



Planning Memorandum

DATE: June 27, 2024

TO: Planning Commission

THRU: Tabitha Perry, Deputy Director

FROM: Development Services, Planning Division

SUBJECT: 2022-2023 Annual Report

INTRODUCTION

This is an annual Planning Commission Report providing statistics of the membership term(s), the public hearing requirements and actions taken by the Commission per the Unified Development Code and reflect goals and work plan established by the Commission. This document serves as the first annual report. As such, the years 2022 and 2023 will be reported here within. For the subsequent annual reporting periods, the report will detail the data collected from the previous reporting period (i.e., a report will be provided in early 2025 with 2024 data).

MEMBERSHIP

2022: Planning Commission members for this reporting for the period were:

District	Name	Member Since	Term Expire	Attendance	Training Hours
Cactus	Vern Crow	2019	1/31/25	9/9	2 hours-2022
Cholla	Edwin Nyberg	2019	1/31/25	6/9	2 hours-2022
Yucca	Martin Nowakowski	2019	1/31/25	8/9	2 hours-2022
Ocotillo	John Geurs	2022	1/31/25	7/9	2 hours-2022
Barrel	Tom Cole	2021	1/31/25	9/9	2 hours-2022
Mayoral	John Crow	2018	1/31/25	8/9	2 hours-2022
Sahuaro	Vacant	N/A	N/A	N/A	N/A

2023: Planning Commission members for this reporting for the period were:

District	Name	Member Since	Term Expire	Attendance	Training Hours
Cactus	Vern Crow	2019	1/31/25	10/10	3 hours –2023
Cholla	Edwin Nyberg	2019	1/31/25	10/10	3 hours –2023
Yucca	Martin Nowakowski	2019	1/31/25	9/10	3 hours –2023
Ocotillo	John Geurs	2022	1/31/25	9/10	3 hours –2023
Barrel	Tom Cole	2021	1/31/25	9/10	3 hours –2023
Mayoral	John Crow	2018	1/31/25	8/10	3 hours –2023
Sahuaro	Brian Hooper	2023	1/31/25	10/10	3 hours - 2023

MEETINGS

The City Code requires, or AZ Statute requires the Planning Commissions meet 12 times a year. The Planning Commission meets regularly on the 2nd or 4th of every Thursday of each Month. The Commission held nine regular meetings and one special meeting in 2022. The Commission held eight (8) regular meetings and zero (0) special meetings in 2023.

The City of Glendale's Planning Commission is established in the city code of ordinances in Chapter 35, Article 6, and consists of 7 members. The Planning Commission is responsible for:

1. Hearing requests for amendments of the text or the official zoning map and recommending approval, denial, or approval with conditions to the City Council
2. Hearing requests and approving or denying Conditional Use Permits (CUP)
3. Hearing design review appeals from the decision made by the Development Services Director or designee resulting from the design review process
4. Hearing requests to amend the General Plan text or maps and recommend approval, denial, or approval with changes to the City Council
5. Making recommendations to City Council on the City's Capital Improvement Plans

GOALS AND WORK PLAN - 2024

1. Continued Zoning Ordinance Amendment

Continue to review the Unified Development Code and make recommendations to the City Council on amendments to the UDC. Amendments which should be undertaken include the following topics:

- Improvement and better integration of definitions into appropriate sections.
- Optimization of Specific Chapters (Group Homes, Medical and Recreational Marijuana, CUP Finding, Signs).

2. Legislative Changes Updates

Legislative changes that may impact actions by the Planning Commission including the following topics:

- HB 2570: home design; restrictions; prohibition
- HB 2720: Accessory dwelling units; requirements
- HB 2721: Municipal zoning; middle housing
- HB 2297: Zoning; adaptive reuse; commercial buildings
- SB 1665: Municipal development; permits; review

3. Comprehensive Rewrite and Adopt the General Plan

- Policies and Goals
- Department Compliance by Budget Accomplishments

4. Commission Training and Annual Report

- Bylaws that may be impacted by legislative changes or UDC changes

THE PLANNING COMMISSION ACTIVITY IN 2022 AND 2023 INCLUDES, BUT IS NOT LIMITED TO: ZONING ORDINANCES, UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS, GENERAL PLAN AMENDMENTS, REZONINGS, CONDITIONAL USE PERMITS, & PRIMARILY PLATS WITH DEVELOPMENT STATUS

Zoning is the legal mechanism which turns planning goals into reality via land use and physical regulations. It is imperative that a community maintain an up-to date zoning ordinance which aligns with those goals and addresses emerging trends.

THROUGHOUT THE YEAR 2022, THE PLANNING COMMISSION DISCUSSED AND ACTED ON THE FOLLOWING PROJECTS:

(To find the development, click the link, “Development Application Status”, click the “search by project #, and type in the case number in the search bar. An example of the application type and case number would be CUP21-12)

Project No. & Location	Acres	Project Request	Planning Commission Action Date	Development Application Status
CUP21-12 Location: 5616 W. Glendale Avenue	0.78	Pete’s Fish and Chips: A request for a CUP to permit a drive-thru expansion and a water/ice kiosk.	02/24/22	Conditional Use Permit approved. Not yet in Construction Document review.
CUP21-14 Location: 13820 N 51 st Avenue	0.27	51 st Ave Beer & Wine: A request for a CUP to allow a convenience store in the C-2 district.	02/24/22	Conditional Use Permit approved. No new construction.
CUP21-06 Location: 7504 W Glendale Avenue	0.63	Gas N Auto: A request for a CUP to allow rentals of U-Haul trucks and trailers.	04/28/22	Conditional Use Permit approved. No new construction.
CUP22-02 Location: 8251 W Glendale Avenue	2.79	QuikTrip: A request to allow a gas station and convenience store within a PAD, known as G83 PAD.	05/26/22	Conditional Use Permit approved. Not yet in Construction Document review.
CUP22-03 Location: 4820 W Montebello Avenue	0.17	Imperator Products LLCL: A request for a CUP to allow the sale of firearms as a home occupation class II in the R1-6 zoning district.	08/25/22	Conditional Use Permit Approved. No new construction.
CUP22-04 Location: 9865 W Northern Avenue	1.36	Cobblestone Carwash: A request for a CUP to allow a carwash in Thompson Thrift PAD.	08/25/22	Conditional Use Permit approved. Construction is 99% complete.
CUP22-07 (Development on Pause)	1.16	A request for a CUP to allow a car wash in a C-2 zone.	08/25/22	Project resubmitted as CUP23-19.
CUP22-01	1.3	Circle K: A request for a CUP to allow for a	12/08/22	Conditional Use Permit approved. In Construction Document review.

Location: 637 N 75 th Avenue		convenience store and retail gasoline on a property within the C-2 zoning district.			
CUP22-10 Location: 7443 W Glendale Avenue	3.2	Goodwill: A request for a CUP, to allow a thrift store in the PAD zoning district.	12/08/22	Conditional Use Permit approved. Construction Documents approved, not yet in construction.	
Case No. & Location	Acres	Project Request	Planning Commission & City Council Action Date	Ordinance No.	Development Application Status
ZON21-26 Location: Southeast Corner of Glendale Avenue & Alsup Avenue	146.9	Crow 303 AZ: A request to rezone the site to PAD to allow a combination of industrial distribution and warehouse land uses in a development titled Crow 303 AZ.	Planning Commission Action: 01/13/22 City Council Action: 01/25/22	022- 10	Planned Area Development (PAD) approved. Not yet in construction.
ZON21-17 Location: Northwest Corner of Camelback Road & 83 rd Avenue	11.3	Take 5 Car Wash: A request to amend an existing PAD to include a car wash as a permitted use.	Planning Commission Action: 02/24/22 City Council Action: 03/22/22	022- 17	Planned Area Development (PAD) approved. Construction Documents Approved, not yet in construction.
ZON21-29 Location: Northwest Corner of Reems Road & Northern Avenue	166.4	Woolf Crossing PAD: A request to rezone the existing PAD development standards for the Luke Compatible Land Use parcels (Parcels K, L, and M). The amendment will allow consistency with the development standards for parcels C through J, approved in the 2021 PAD amendment.	Planning Commission Action: 02/24/22 City Council Action: 03/22/22	022-16	Planned Area Development approved. Not yet in Construction Document review.
ZON21-28 Location: 5544 N 59 th Avenue	7.28	Sun Rise Luxury Apartments: A request to rezone from C-2 to R-4 to allow for a 120-unit multifamily development.	Planning Commission Action: 03/24/22 City Council Action: 04/26/22	022-25	Rezoning approved. In Construction Document review.
ZON22-03	7.3	Tanger PAD: A request to	Planning Commission	022-36	Planned Area

Location: Southeast Corner of Glendale Avenue & Loop 101		rezone from A-1 to PAD.	Action: 04/28/22 City Council Action: 05/24/22		Development approved & in construction.
ZON22-02 Location: South of Glendale Avenue & West of Loop 101	161	Vision 2: A request to rezone from A-1, BP, and PAD to PAD zoning district to allow for mixed-use development.	Planning Commission Action: 05/26/22 City Council Action: 06/28/22	O22-46	Planned Area Development approved. Not yet in Construction Document review.
ZON22-05 Location: Northwest Corner of Bethany Home Road & Litchfield Road	84.6	The Base North: A request to rezone from M-1 to PAD.	Planning Commission Action: 05/26/22 City Council Action: 06/28/22	O22-44	Planned Area Development (PAD) approved, construction is 35% complete.
ZON22-06 Location: South West Corner of Bethany Home Road & Litchfield Road	60.07	The Base Industrial Park: A request to rezone from M-1 to PAD.	Planning Commission Actions: 05/26/22 City Council Action: 06/28/22	O22-45	Planned Area Development (PAD) approved. Not yet in Construction Document review.
ZON21-24 Location: Southwest Corner of Northern Avenue & 75 th Avenue	120	Legacy Place: A request to rezone land from R1-6 zoning to R1-6PRD zoning to allow a 425 single-family residential subdivision of various lot sizes.	Planning Commission Action: 06/23/22 City Council Action: 08/22/22	O22-53	Rezoning approved. Not yet in Construction Document review.
ZON22-04 Location: South East Corner of 99 th Avenue & Northern Avenue	24	99 th Avenue & Northern PAD Amendment: A request to rezone from existing Thompson Thrift PAD, to modify the building height from 30 feet to 60 feet, to reduce the number of parking spaces for the self-storage land use from 63 to 27 parking spaces, and to reduce the landscape setback from 20 feet to 10 feet along the	Planning Commission Action: 06/23/22 City Council Action: 08/23/22	O21-76	Planned Area Development (PAD) Amendment approved, construction is 99% complete.

		commercial property line.			
ZON22-09 Location: Northwest Corner of 91 st Avenue & Camelback Road	4.96	91 and Camelback PAD: A request to rezone from A-1 to PAD to enable a planned commercial development.	Planning Commission Action: 8/25/22 City Council Action: 09/27/22	O22-59	Planned Area Development (PAD) Amendment approved, first portion of project construction is 50% complete.
ZON22-11 Location: Southwest Corner of 95 th Avenue & Missouri Avenue	34.06	Urban 95 PAD Amendment: A request for an amendment to the PAD for Urban 95 to retain the uses, incorporate the newly acquired parcel & revise land us configuration.	Planning Commission Action: 08/25/22 City Council Action: 9/27/22	O22-61	Planned Area Development (PAD) approved. Construction on Cardinals 95 Apartments Complete.
ZON22-13 Location: 7510 N Dysart Road	134	Northern Parkway Commerce Center: A request to rezone from RR-45 to PAD to allow for development of an industrial, logistics, and commerce complex.	Planning Commission Action: 08/25/22 9/27/22	O22-58	Planned Area Development (PAD) approved. Not yet in Construction Document Review.
ZON22-14 Location: South of Southwest Corner of Bethany Home Road & Loop 303	38.1	Bethany Home 303 PAD: A request to rezone from M1- to PAD to allow for industrial and commercial uses.	Planning Commission Action: 11/10/22 City Council Action: 12/13/22	O22-85	Planned Area Development (PAD) approved. Not yet in Construction Document review.
ZON22-19 Location: 4850 W Glendale Avenue	1.05	Tricolor Auto Sales: A request to rezone approximately 1.05 from GCO to C-3.	Planning Commission Action: 12/08/22 City Council Action: 02/28/22	O23-02	Rezoning approved. No new construction.
GPA21-08 & ZON21-23 Location: 6801 N 91 st Avenue	19.15	District at Westgate: A request for a minor general plan amendment from medium-density residential to high-density	Planning Commission Action: 02/24/22 City Council Action: 11/22/22	R22-26 O22-15	General Plan Amendment & Rezoning Approved. Construction Documents

		residential 20-30 du/ac land use and a zone change from A-1 to PAD zoning district to allow for a residential missed-use project development.			approved, not yet in construction.
GPA21-11 & ZON21-27 Location: 6529 W Glendale Avenue & 6775 N 67 th Avenue	14.6	Centerline on Glendale: A minor general amendment from high-density residential to downtown mixed-use designation. To rezone for a 14.6-acre site from an R-4 zoning district to a PAD zoning district.	Planning Commission Action: 03/24/22 City Council Action: 04/26/22	R22-42 O22-26	General Plan Amendment & Rezoning approved. Construction Phase I 70% & Phase II 60% complete.
GPA22-01 and ZON22-01 Location: 5136 N 83 rd Avenue	5.03	Village 83: A request for a minor amendment to the Glendale Plan from LDR-2.5 to HDR-20; and for a rezoning from SR-17 to R-3	Planning Commission Action: 04/28/22		Denied Application withdrawn.
GPA22-02 & ZON22-10 Location: 5225 N 99 th Avenue	10.28	Cornerstone at Camelback: A request for a minor general plan amendment from planned commercial to entertainment mixed-use and a rezoning application to amend the existing cornerstone at Camelback PAD to create multifamily mixed-use project with 3 buildings.	Planning Commission Action: 08/25/22 City Council Action: 9/27/22	R22-99 O22-60	General Plan Amendment & Rezoning Approved. Construction Document review is in progress.
GPA22-04 & ZON22-07 6856 W Maryland Avenue & 6548 N 67 th Avenue	30.04	67 Flats & Juniper Square: A request for a minor General Plan Amendment and rezone to PAD to enable a slight increase to the allowable residential units (from 600 units to 605 units); as well as to build 3-story and 4-story apartments where only 2-story structures are currently permitted.	Planning Commission Action: 9/22/22 City Council Action: 10/25/22	22-110 O22-70	General Plan Amendment & Rezone approved. Construction is in early stages.

GPA22-03 & ZON22-12 Location: 17240 & 17210 W Olive Avenue	64	Cotton 303 Industrial: A request for consideration of a minor amendment to the Glendale General Plan from LDR-2.5 (Low Density Residential / 2.5 units/acre) to RMU (Regional Mixed Use); and a rezone from RU-43 (Rural / 1 unit per 43,000 square foot lot) to PAD (Planned Area Development).	11/10/22 11/22/22	R22-118 O22-84	General Plan Amendment and Rezoning Approved. Construction of Olive Logistics Center is 12% complete.
	276	Parkway 303 East: A request for a Major General Plan Amendment from RMU, MDR 3.5, and MDR 5 to LI (Light Industrial); and a rezone from RR-45 (Rural Residential) to PAD.	Planning Commission Action: 12/08/22 City Council Action: 12/13/22	R22-124 O22-87	General Plan Amendment & Rezoning approved. Not yet in Construction Document review.
ZTA21-02 Location: Citywide	N/A	A request to amend the Glendale Zoning Ordinance for Board of Adjustment, Sections 3.701 through 3.707 and renumbering 3.708, 3.709, 3.711 through 3.714. Zoning Text Amendment to amend the zoning ordinance to reinstate the regulations and renumber the sections regarding the Variance process and requirements as outlined in Section 3.700 Variances and Appeals.	Planning Commission Action: 09/22/22 City Council Action: 10/25/22	022-69	N/A
ZTA22-01 Location: Citywide	N/A	A request to allow dispensaries to locate within (M-1 and M-2); removing the distance requirement between marijuana dispensaries and related cultivation and product manufacturing facilities located within M-1	Planning Commission Action: 9/22/22 City Council Action: 10/25/22	022-71	N/A

		and M-2 zones; and requiring emission controls for marijuana cultivating, dispensing, and manufacturing facilities.			
PP21-01 Location: 75 th Avenue & Northern Avenue	79.3	Legacy Place – Phase 1: A request for approval of a preliminary plat to enable the development of a 269-lot residential for a subdivision.	12/08/2022		Preliminary Plat approved. Not yet in Construction Document review.

THROUGHOUT THE YEAR 2023, THE PLANNING COMMISSION DISCUSSED AND ACTED ON THE FOLLOWING PROJECTS:

Project No. & Location	Acres	Project Request	Planning Commission Action Date	<u>Development Application Status</u>
CUP23-03 Location: 8830 N 43 rd Avenue	0.1	Gala Event Center: A request for a CUP to allow an event center with live music.	06/22/23	Conditional Use Permit Approved. No new construction.
CUP23-13 Location: 7201 W Beardsley Road	14	Sunrise Montessori School & Childcare: A request for a CUP to allow a private school and childcare center within an existing church complex.	06/22/23	Conditional Use Permit Approved. No new construction.
CUP23-04 Location: Northwest Corner of Camino San Xavier & 73 rd Avenue	1.93	Modern Stay: A request for a CUP to allow a hotel.	8/24/23	Denied
CUP23-12 Location: 5050 W Northern Avenue	0.5	Take 5 Oil Change: A request for CUP to develop an oil change facility with three service bays that will be drive-thru.	08/24/23	Conditional Use Permit approved. Construction 55% Complete.

CUP23-17 Location: 4402 W Glendale Avenue	0.5	Dunkin: A request for a CUP to develop a new Dunkin Donuts restaurant with a drive-thru.	08/24/23	Conditional Use Permit approved. Construction Document review is in progress.
CUP23-14 Location 5616 N 67 th Avenue	1.4	Fry's Fuel Center: A request for a CUP to develop a fuel center with 6 fuel dispensers and a walk-up kiosk.	08/24/23	Conditional Use Permit approved. Construction Document review is in progress.
CUP22-12 Location: 5119 W Bethany Home Road	2.2	Express Car Wash Facility: A request for a CUP to allow for a convenience land use regarding a car wash facility.	08/24/23	Conditional Use Permit approved. Construction Document review is in progress.
CUP23-05 Location: 91 st Avenue & Cardinals Way	9.75	America First Federal Credit Union: A request for a CUP to allow a bank with a drive-thru automatic teller machine (ATM).	08/24/23 Proposed Revision on 08/28/23	Conditional Use Permit approved. Not yet in Construction Document review.
CUP23-06 Location: 91 st Avenue & Cardinals Way	9.75	Birdcall: A request for a CUP to allow a drive-thru restaurant.	08/24/23 Proposed Revision on 08/28/23	Conditional Use Permit approved. Not yet in Construction Document review.
CUP23-07 Location: 91 st Avenue & Cardinals Way	9.75	Burger Rush: A request for a CUP to develop a 3,200 sq stand-alone restaurant with a 600 sq. patio with a single-lane drive-thru.	08/24/23 Proposed Revision on 08/28/23	Conditional Use Permit approved. Not yet in Construction Document review.
CUP23-08 Location: 91 st Avenue & Cardinals Way	9.75	Delite Healthy on the Go: A request for a conditional use permit to allow for a drive-thru restaurant.	08/24/23 Proposed Revision on 08/28/23	Conditional Use Permit approved. Not yet in Construction Document review.
CUP23-09 Location: 91 st Avenue & Cardinals Way	9.75	Jeremiah's Italian Ice: A request for a CUP to develop a 2,000 sq stand-alone restaurant with a single-lane drive-thru.	08/24/23 Proposed Revision on 08/28/23	Conditional Use Permit approved. Not yet in Construction Document review.
CUP23-10	9.75	Starbucks Coffee: A request for a	08/24/23	Conditional Use Permit approved. Not yet

Location: 91 st Avenue & Cardinals Way		CUP to allow for a drive-thru restaurant.	Proposed Revision on 08/28/23	in Construction Document review.
CUP23-11 Location: 91 st Avenue & Cardinals Way	9.75	Senor Taco: A request for a CUP to develop a 4,200 sq restaurant within a 3-tenant, 7,200 sq retail building with a single-lane drive-thru.	08/24/23 Proposed Revision on 08/28/23	Conditional Use Permit approved. Not yet in Construction Document review.
CUP23-18 Location: 8250 W Glendale Avenue	1.4	Ultra Clean Car Wash: A request for a CUP to redevelop an existing commercial site with a new convenience use of a 4,600 sq foot automatic carwash with covered vacuum spaces.	09/28/23	Conditional Use Permit Approved. Construction Documents approved, not yet in construction.
CUP23-19 Location: 5131 W Olive Avenue	1.16	Superstar Car Wash: A request for a CUP to redevelop an existing commercial site for 4,620 sq automatic carwash with covered self-service vacuum spaces.	09/28/23	Conditional Use Permit Approved. Construction Documents approved, not yet in construction.
CUP23-15 Location: 5960 N 75 th Avenue	3.7	Dutch Bros: A request to develop PAD A of the master development site plan as a coffee shop with drive-thru services.	10/26/23	Conditional Use Permit approved. Construction 30% Complete.
CUP23-16 Location: 5940 N 74 th Avenue	3.7	Shops @ 75 th PAD: A request for a CUP to develop pad B of the commercial center as a multi-tenant building with drive-thru services for one of the suites.	10/26/23	Conditional Use Permit approved. Construction 20% Complete.
CUP23-01 Location: 5123 W Glendale Avenue	0.46	Starbucks: A request for a CUP to allow a convenience use/drive-thru in the C-2 zoning district.	12/14/23	Conditional Use Permit approved. Construction 15% Complete.
CUP23-22 Location: 99 th Avenue & Ballpark Boulevard	59	99 th Avenue & Ballpark Boulevard: A request for a CUP to allow for the distribution of finished goods.	12/14/23	Conditional Use Permit approved. Not yet in Construction Document review.

CUP23-25 Location: 5712 W Maryland Avenue	0.24	Dog Boarding Facility: A request for a CUP to allow for a commercial kennel on a developed property within the M-1 zoning district.	12/14/23	Conditional Use Permit approved. No new construction.	
Project No. & Location	Acres	Project Request	Planning Commission & City Council	Ordinance No.	Development Application Status
ZON22-24 Location: 99 th Avenue & Desert River Boulevard	65.58	Desert River II PAD Amendment: A request to amend Desert River II PAD for lots 1 through 4 and to amend the current parking requirements to 1 space for every 100 storage units. Approximately 900 storage units are proposed.	Planning Commission Action: 03/23/23 City Council Action: 04/25/23	023-13	Rezoning approved. Two projects in Construction Document Review and Aviva Villa & Flats Construction 40% complete.
ZON22-25 Location: North of Northwest Corner of Loop 303 & Bethany Home Road	0.9	LP PAD Rezoning: A request to amend a rezone from RR-45 to PAD to develop the site with a showroom and service facility for an outdoor heavy machinery equipment rental and sales company.	Planning Commission Action: 03/23/23 City Council Action: 04/25/23	023-10	Rezoning approved. Construction Documents approved, not yet in construction.
ZON23-02 Location: Southeast Corner of Northern Avenue & 99 th Avenue	0.75	Thompson Thrift PAD Amendment: a request to amend the existing PAD to eliminate the gross floor area ratio of 0.3 and instead establish lot coverage of 60% got parcel 8 only.	Planning Commission Action: 05/25/23 City Council Action: 06/27/23	023-19	Rezoning approved. Construction 99% complete.

GPA22-06 & ZON22-16 Location: Southwest Corner of 75 th Avenue & Bethany Home Road	3.7	Shops at 75 th request to amend the property's general plan designation from office to general commercial. In addition, to amend the property's zoning classification from commercial office to neighborhood commercial.	Planning Commission Action: 03/23/23 City Council Action: 05/09/23	R23-31 O23-12	General Plan, Amendment, and Rezoning approved with two sites under construction.
GPA23-01 & ZON23-01 Location: South of Southwest Corner of Bell Road & 59 th Avenue	2.77	Dunamis Storage: A request for a minor general plan amendment from office to planned commercial. Rezoning from commercial to PAD to develop the site with a three-story climate controlled indoor self-storage facility.	Planning Commission Action: 05/25/23 City Council Action: 6/27/23	R23-67 O23-20	General Plan Amendment and Rezoning approved. Not yet in Construction Document review.
GPA22-13 & ZON22-27 Location: 8636 W Glendale Avenue	2.47	Residences at Westgate: A request for a general plan amendment from medium-density residential to high-density residential. To rezone the property from agriculture to PAD.	Planning Commission Action: 6/22/23 City Council Action: 8/22/23	R23-74 O23-28	General Plan Amendment and Rezoning approved. Not yet in Construction Document review.
GPA23-04 & ZON23-06 Location: Northeast Corner of 55 th Avenue & Northern Avenue	1.5	Glen Lakes: A minor general plan amendment from public open space to planned commercial. Rezoning from agriculture to PAD.	Planning Commission Action: 9/28/23 City Council Action: 10/24/23	R23-85 O23-50	General Plan Amendment and Rezoning approved. Not yet in Construction Document review.
ZTA23-01 Location: 67 th Avenue – 43 rd Avenue/ Myrtle Avenue –	N/A	A request was initiated by the Planning Commission for an amendment to the Glendale Zoning Ordinance, Section 6.806 - Parking, for the Glendale Centerline Overlay District. The intent is to amend the parking	Planning Commission Action: 09/28/23 City Council Action: 11/28/23	O23-55	N/A

Ocotillo Road		requirements to provide flexibility for required parking spaces regarding multifamily residential developments.			
ZTA23-02 Location: Citywide	N/A	A request to adopt the Unified Development Code (UDC) as the official zoning regulations replacement of the 1993 Zoning Ordinance.	Planning Commission Action: 11/26/23 City Council Action: 12/12/23	023-60	N/A
PP22-02 Location: 7111 N 83 rd Avenue	6	Sina Estates: A request to subdivide approximately 6 acres of vacant land into a twenty-one (21) lot, residential, subdivision.	Planning Commission Action: 10/26/23	N/A	Preliminary Plat approved. Construction document not in view.