

**MINUTES OF THE PLANNING COMMISSION
CITY OF GLENDALE, ARIZONA
COUNCIL CHAMBERS
5850 WEST GLENDALE AVENUE**

**JUNE 3, 2010
7:00 P.M.**

CALL TO ORDER

Chairperson Kolodziej called the meeting to order at approximately 7:00 p.m.

ROLL CALL

Commissioners Present: Chairperson Kolodziej (Yucca), Vice Chairperson Spitzer (Barrel), Commissioner Petrone (Cholla), Commissioner Sherwood (Sahuaro), Commissioner Hendrix (Ocotillo), Commissioner Shaffer (Cactus), Commissioner Larson (Mayoral)

City Staff Present: Tabitha Perry, Principal Planner, Jon M. Froke, AICP, Planning Director, Sherry Schurhammer, Budget Director, Ron Short, FAICP, Deputy Director Long Range Planning, Thomas Ritz, AICP, Senior Planner, Karen Stovall, Senior Planner, Marilyn Clark, Recording Secretary

APPROVAL OF MINUTES:

None.

WITHDRAWALS AND CONTINUANCES:

Chairperson Kolodziej asked if there were any withdrawals or continuances. Ms. Perry, Staff Liaison, stated there were no withdrawals or continuances.

OTHER BUSINESS:

Fiscal Year 2010-2011 of the Fiscal Year 2011-2020 Preliminary Capital Improvement Plan:

Thomas Ritz, AICP, Senior Planner presented the details of this request to determine if the Fiscal Year 2010-2011 (FY11) of the Fiscal Year 2011-2020 (FY20) Preliminary Capital Improvement Plan (CIP) conforms to the General Plan. He stated the ten year CIP is updated annually to ensure consistency with the City Council strategic goals, objectives and priorities, intergovernmental agreements, and on-going projects in the community. In Glendale, the only responsibility the Planning Commission has in the CIP process is to review the ensuing year, to determine if the projects are in conformance with the adopted General Plan.

Mr. Ritz stated that Staff's recommendation is to indicate that the fiscal year 2011 preliminary CIP is in conformance with Glendale's General Plan and that the required action of the Planning Commission is to report to the City Council that the fiscal year 2011 preliminary CIP of the fiscal year 2011-2020 preliminary CIP is in conformance with the General Plan. He stated a vote is needed to send a letter to council and a motion should be made to have a letter forwarded to the City Council indicating that the Planning Commission believes that the fiscal year 2011 preliminary CIP of the fiscal year 2011-2020 preliminary CIP is consistent with the General Plan.

Chairperson Kolodziej called for questions from the Commission. As there were none, he called for a motion to have a letter forwarded to the City Council indicating the Planning Commission believes that the Fiscal Year 2011 Preliminary CIP of the Fiscal Year 2011-2020 Preliminary CIP is consistent with the General Plan. A Motion was made by Commissioner Hendrix and Seconded by Commissioner Sherwood. The Motion passed 7 to 0.

PUBLIC HEARING ITEMS

Chairperson Kolodziej explained the policies and procedures of the public hearing then called for the public hearing items to be presented.

GPA08-08/ZON08-22:

Karen Stovall, Senior Planner presented the details of both applications for a request by Mashburn Companies, representing 51 Palms, LLC, for the property located at 8045 North 51st Avenue, which is in the Cactus District. The site is 5.9 acres in size, located approximately 300 feet north of the northeast corner of 51st and Northern avenues.

The property is currently vacant and is bordered by single family residential to the north, multi-family residential to the east, and commercial to the south and west. The requests are to amend the General Plan land use map from High Density Residential, 12-20 dwelling units per acre and Office to Planned Commercial and to amend the permitted land uses and development standards of the existing 51 Palms Planned Area Development (PAD). Currently, the PAD permits residential condominiums and office development. The conceptual development plan proposes approximately 72,000 square feet of building area that includes a gas station, self-storage warehouses to the east, and a restaurant along Northern Avenue. The PAD includes a limited list of permitted uses. In addition to gasoline sales, restaurants, and self-storage warehouses, this list includes banks, drugstores, retail, office, and one drive-thru use. The plan shows two driveways on 51st Avenue and one on Northern Avenue. The south driveway on 51st Avenue will be shared with the EY Plaza located to the south. Access to the self-storage facility is by a single drive aisle that runs along the north side of the gas station. An eight-foot high wall and an average landscape buffer of 10 feet are proposed along the north and east property lines adjacent to the residential land uses. The gas station is expected to be developed in the first phase of the project and is likely to occur in the next year. The self-storage and restaurant parcels should follow in the next two to three.

The applicant held a neighborhood meeting in July of 2009. Issues discussed included the proposed wall and landscaping along the north property line, vehicular circulation, plans for security, delivery times, hours of operation, building design, lighting, and whether a caretaker would live on the self-storage facility. The Planning Department received two telephone calls and one e-mail regarding these requests. The individuals were asking for general information and did not express any concerns.

The PC land use designation is intended for commercial developments that are constructed and operated as a single entity. The proposed project will meet this intent by sharing driveways, identification signs, and a common landscape theme. The Land Use Element of the General Plan

encourages infill development. This proposal will make use of existing municipal infrastructure. The project will have direct access to existing streets and utilities within Glendale's core.

The PAD zoning district is the most appropriate zoning district for implementing the Planned Commercial General Plan land use designation and developing this infill commercial project. The proposed development plan meets the intent of the PAD district to create an effective use of land and circulation systems. The plan combines three parcels, including one with no existing street frontage, into a cohesive, master planned project.

Ms. Stovall stated that in conclusion, the Planning Commission should recommend approval of GPA08-08 and ZON08-22, subject to the stipulations listed in the staff report and reminded the Commission that two separate motions are required for these items.

Chairperson Kolodziej called for questions from the Commission. As there were none, he asked the representative of the project to come forward and state his name for the record.

The applicant, Mr. Lee Mashburn stated his name for the record. He said he was representing the Mashburn Companies located at 7450 East Pinnacle Peak Road, Scottsdale, Arizona 85255. Mr. Mashburn stated staff's presentation clearly demonstrated the intent of the project and he was excited about starting construction on the project. Mr. Mashburn said he would be happy to answer any questions.

Chairperson Kolodziej asked for questions from the Commissioners.

Commissioner Shaffer wanted to know when the storm water construction project would be completed. Ms. Perry stated that the Jon Froke, Planning Director indicated that the timeframe for completion would be sometime in August of 2010.

There were no additional questions from the Commission. Chairperson Kolodziej asked that the public hearing be open to audience participation. As there were no speaker cards and no members of the audience that wished to speak on this item, Chairperson Kolodziej asked Ms. Perry if there were any final comments or procedural guidance for GPA08-08. Ms. Perry answered no. Therefore, Chairperson Kolodziej closed the public hearing and asked for a motion regarding GPA08-08. A Motion was made by Commissioner Shaffer to Recommend Approval of GPA08-08. Chairperson Kolodziej asked for a roll call vote. The Motion was seconded by Commissioner Sherwood. The Motion was Approved 7 to 0.

Chairperson Kolodziej asked Ms. Perry if there were any final comments or procedural guidance on ZON08-22. Ms. Perry answered no. Therefore, Chairperson Kolodziej asked for a Motion to approve ZON08-22 subject to the stipulations contained in the staff report. A Motion made by Commissioner Shaffer to Recommend Approval of ZON08-22, subject to the stipulations contained in the staff report. Motion seconded by Commissioner Sherwood. Chairperson Kolodziej asked for a roll call vote. The Motion was Approved 7 to 0.

Chairperson Kolodziej asked Ms. Perry to state the next step in the approval process. Ms. Perry stated that the Planning Commission's action on General Plan Amendment GPA08-08 and ZON08-22 is a recommendation, which is forwarded to City Council for final approval.

PLANNING STAFF REPORT

Chairperson Kolodziej called for the Planning Staff Report. Ms. Perry stated she had two items to report to the Commission. The first item was a project update. She stated that on April 1, 2010, Planning Commission recommended approval for General Plan Amendment for GPA08-10, and a rezoning application for ZON08-23 titled Urban 95. The request was to amend the General Plan Use Map from Business Park and Planned Commercial to Entertainment Mixed Use and to rezone from Business Park and Community Shopping Center to Planned Area Development for the property located at the southwest corner of 95th and Missouri avenues. The property consists for 45 acres of a mixed use development that includes office, commercial, hotel, and residential land uses in addition to open space. The project was heard before the City Council on May 25, 2010 and was approved.

Ms. Perry stated the second item was a request to vacate the Planning Commission Workshop and Public Hearing meeting for July 1, 2010.

Chairperson Kolodziej asked for a motion to vacate the Planning Commission Workshop and Public Hearing meeting for July 1, 2010. The motion was made by Commissioner Shaffer and seconded by Commissioner Hendrix. Chairperson Kolodziej asked for a roll call vote. The motion passed unanimously.

COMMISSION COMMENTS AND SUGGESTIONS

Chairperson Kolodziej called for Commission Comments and Suggestions. There were no comments or suggestions.


NEXT MEETING:

Chairperson Kolodziej asked Ms. Perry for the date of the next public hearing. Ms. Perry announced that the next public hearing was anticipated to be the first Thursday in August.

ADJOURNMENT

The meeting was adjourned at 7:20 p.m.

Respectfully Submitted,


Marilyn Clark