

**MINUTES
CITY OF GLENDALE PLANNING COMMISSION**

**CITY COUNCIL CHAMBERS
5850 WEST GLENDALE AVENUE
GLENDALE, ARIZONA 85301**

**THURSDAY, JULY 7, 2011
7:00 P.M.**

CALL TO ORDER

The meeting was called to order at approximately 7:00pm.

Commissioners Present: Chairperson Kolodziej (Yucca), Vice Chairperson Spitzer (Barrel), Commissioner Petrone (Cholla), Commissioner Sherwood (Sahuarro), and Commissioner Larson (Mayoral)

Commissioners Absent: Commissioner Shaffer (Cactus) and Commissioner Williams (Ocotillo)

City Staff Present: Tabitha Perry, Principal Planner, Deborah Robberson, Deputy City Attorney, Bill Luttrell, Senior Planner, Karen Stovall, Senior Planner, Deborah Mazoyer, Assistant Deputy City Manager, and Diana Figueroa, Recording Secretary

APPROVAL OF MINUTES

Chairperson Kolodziej stated there were no minutes for approval.

WITHDRAWALS AND CONTINUANCES

Chairperson Kolodziej called for any withdrawals and/or continuances. There were none.

PUBLIC HEARING ITEMS

Chairperson Kolodziej called for staff's presentation.

CUP10-07: A request by J & D Accounting and Tax Service, representing Village 67, to approve a Conditional Use Permit to allow live entertainment in the C-2 (General Commercial) zoning district. The site is located approximately 200 feet south of the southeast corner of 67th Avenue and Bethany Home Road (5821 North 67th Avenue). Staff Contact: Karen Stovall, Senior Planner (Yucca District).

Ms. Stovall stated this is a request for approval of a Conditional Use Permit to allow live entertainment at the Mariscos Culiacan restaurant and bar located at 5821 North 67th Avenue. Approval of this request will allow live bands at the facility. She explained the restaurant and bar currently occupies three suites within an existing commercial center. Ms. Stovall said the hours of operation are Monday through Thursday 8:30am through 10:00pm and Friday through Sunday 8:30am through 2:00am. Live bands will perform inside the building Friday through Sunday from 5:00pm through 2:00am. Bands could range from two to ten performers. The floor plan shows a 120 square foot stage for the performance area and does not designate a dance floor.

Ms. Stovall said the proposed use will not be materially detrimental to or have an adverse effect on the surrounding neighborhood or the city.

She said the site has adequate access to public streets and on-site circulation to carry the type and quantity of traffic that may be generated by the proposed use. The adjacent arterial streets and existing parking lot are adequate to support any additional traffic that may be generated.

Ms. Stovall concluded by stating the request appears to meet the findings for Conditional Use Permit approval and should be subject to the stipulations contained in the staff report.

Commissioner Larson referred to the Citizen Participation Final Report with regard to the window tinting on the building and security concerns at the exterior of the building. Ms. Stovall explained that design review does not require buildings to have a minimum number of transparent windows, so whether they had a solid wall or tinted windows did not cause an issue. She said the applicant will be adding security lighting along the exterior of the building and staff has no concerns.

Chairperson Kolodziej called for the applicant.

Ms. Delfina Amarillas, 3802 North 19th Avenue, introduced herself and stated she is in agreement with the staff report and the stipulations.

Chairperson Kolodziej opened the public hearing.

With no one wishing to speak, Chairperson Kolodziej closed the public hearing.

Chairperson Kolodziej asked the applicant if she had any closing comments. The applicant did not.

With no comments from the Commission, Chairperson Kolodziej called for a motion.

Commissioner Sherwood made a motion to approve CUP10-07 subject to the stipulations as noted in the staff report. Commissioner Petrone seconded the motion, which was approved unanimously.

Ms. Deborah Robberson, Deputy City Attorney, stated this is a final decision by the Planning Commission.

ZON11-01: A Planning Commission initiated request to amend the existing PAD (Planned Area Development) ZON11-01, located at 9802 West Bethany Home Road adjacent to the Loop 101 freeway on the north side of Bethany Home Road. The amendment will incorporate additional land uses that create more flexibility in developing the property. These uses will include hotels, entertainment, professional offices and general retail. High density urban residences incorporated into mixed-use building forms are encouraged with the development of this site. Staff contact: Bill Luttrell, Senior Planner (Yucca District).

Mr. Luttrell stated this is a Planning Commission initiated request to amend the existing PAD on property located at 9802 West Bethany Home Road. He said the amendment to the PAD will incorporate additional land uses that create more flexibility in developing the property. These uses will include an emphasis on commercial retail, hotels, entertainment and professional offices.

High density urban residences incorporated into mixed-use building forms are also encouraged with the development of this site.

He said the request appears to meet the required findings and the Planning Commission should recommend approval subject to the two recommended stipulations. The first stipulation read 1) Incorporate the proposed land uses into the PAD that are proposed in the applicant's narrative dated May 27, 2011; and 2) Adult businesses or sexually oriented businesses shall not be allowed.

Commissioner Sherwood verified that approval of this request would standardize the uses along the freeway. Mr. Luttrell said that is correct.

Chairperson Kolodziej opened the public hearing. No one wished to speak.

Chairperson Kolodziej closed the public hearing.

Chairperson Kolodziej called for a motion.

Commissioner Petrone made a motion to recommend approval of ZON11-01 subject to two stipulations. Commissioner Sherwood seconded the motion, which was approved unanimously.

Ms. Deborah Robberson, Deputy City Attorney, stated this recommendation will be forwarded to the City Council for final approval.

OTHER BUSINESS

Chairperson Kolodziej called for Other Business.

OTHER BUSINESS FROM THE FLOOR

Chairperson Kolodziej called for Other Business From The Floor. There was none.

PLANNING STAFF REPORT

Chairperson Kolodziej called for the Planning Staff Report. There was none.

COMMISSION COMMENTS AND SUGGESTIONS

Chairperson Kolodziej called for Commission Comments and Suggestions.

ADJOURNMENT

With no further business, Commissioner Spitzer made a motion to adjourn the Meeting. Commissioner Williams seconded the motion, which was approved unanimously. The meeting adjourned at 7:18pm.

Respectfully submitted,



Diana Figueroa, Recording Secretary