

**WORKSHOP MINUTES
CITY OF GLENDALE PLANNING COMMISSION**

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

**THURSDAY, FEBRUARY 6, 2014
5:00 PM**

CALL TO ORDER

The meeting was called to order at approximately 5:00 pm.

ROLL CALL

Commissioners Present: Chairperson Petrone, Vice Chairperson Larson, Commissioner Penilla, Commissioner Johnston, Commissioner Aldama, and Commissioner Berryhill were present.

Commissioner Absent: Commissioner Lenox

City Staff Present: Jon M. Froke, AICP, Planning Director, Deborah Robberson, Deputy City Attorney, Tabitha Perry, Assistant Planning Director, Chris Lemka, Principal Traffic Engineer, and Diana Figueroa, Recording Secretary.

ITEMS

**1. GENERAL PLAN AMENDMENT GPA13-04 AND REZONING APPLICATION
ZON13-07: ASPERA – 20250 NORTH 75TH AVENUE**

Mr. Jon M. Froke, AICP, Planning Director, provided a summary PowerPoint presentation on the requests by Burch & Cracchiolo, representing Cardon Development Group, for the General Plan Amendment and Rezoning applications for an approximately 78 acre property located at the northwest corner of 75th Avenue and the Loop 101 Freeway and is in the Cholla District. He said the request amends the General Plan land use designation from low Density Residential, Office, Public Facility, and Parks and Open Space to Medium High Density Residential, High Density Residential, Planning Commercial, Office and Public Facility.

He discussed aspects of the application on the aerial photograph and vicinity map. He stated the applicant intends to develop a mixed use project titled “Aspera” that will include multi-family residential, supervisory care, professional and medical office, commercial and public facility land uses. He discussed the traffic patterns and how staff and transportation have been working to address the existing traffic situation. He said this application was presently under review by the city’s project team. He added the applicant had embarked on a significant citizen participation effort and is trying to get the word out to various HOA’s in the area.

Commissioner Larson inquired as to some of the parking slots being removed from the church. Mr. Froke stated they were currently reviewing that as part of the review process and he will be able to answer any questions before this comes back to the Commission.

Commissioner Larson asked about the entrance being a bit short coming off of the Loop 101. Mr. Chris Lemka, Principal Traffic Engineer, stated the access point to the west was about 1,000 feet away from the Beardsley Connector. He explained that ADOT had looked at it and had approved that location. Commissioner Larson suggested alternatives that might help with the traffic flow to that entrance.

Chairperson Petrone commented on the traffic situation and feels confident it will be addressed.

Chairperson Petrone inquired as to what Treasure House was since there might be some misinformation as to what type of housing this development was.

Mr. Ed Bull, representing the Cardon Development Group, stated that Treasure House was a consortium between families that have various common interests and one was that each of those families has a young adult in their family who were not in a position to live independently. The young adults have learning disabilities and other challenges. He explained that these parents recognized that they are not immortal and would like to set up their children to live as independently as possible in a supervised and safe environment. He said this was not a drug and alcohol addiction rehabilitation center.

Chairperson Petrone noted that the property at 75th Avenue and Rose Garden Lane seemed to be a sticking point at the meeting and suggested that possibly the powers that be might consider not developing it in the first phase of this project. Mr. Bull stated they will consider it and come back with an honest answer. Mr. Froke stated the plan was to bring both the General Plan Amendment and the Zoning case back to the Planning Commission for consideration of a vote on March 6, 2014.

2. GENERAL PLAN AMENDMENT GPA14-01 AND REZONING APPLICATION ZON14-01: BETHANY 101 – 9801 WEST BETHANY HOME ROAD

Ms. Tabitha Perry, Assistant Planning Director, discussed requests by Withey Morris PLC, representing American Furniture Warehouse, to amend the General Plan from EMU (Entertainment Mixed Use) to PC (Planned Commercial) and rezone a 47 acre site from PAD (Planned Area Development) to PAD located at the southeast corner of 99th Avenue and Bethany Home Road, just west of the Loop 101 and is in the Yucca District. She said the proposed project was titled “Bethany 101.” The mixed use development includes retail, furniture warehouse, and office components. She said these applications will be brought before the Planning Commission at a Public Hearing scheduled for February 20, 2014. She noted a neighborhood meeting was held on February 3 to discuss the application with the citizens. The applicant was in the process of completing the citizen’s participation process and thus far, neither the applicant nor staff has received any opposition to the proposal. She concluded her presentation and asked for questions from the Commission.

3. DISCUSSION REGARDING POTENTIAL CHANGE OF PLANNING COMMISSION WORKSHOP SCHEDULE

Ms. Tabitha Perry, Assistant Planning Director opened the discussion to received input from the Commission regarding possibly adjusting the day and time of the Planning Commission workshops. She explained staff has experienced some difficulties with the start times for the Planning Commission workshops at 5:00 p.m. She suggested the workshops be scheduled the second Thursday of the month starting at 6:00 p.m. The Planning Commission meeting will remain the same starting at 6:00 p.m. the first Thursday of the month. She asked for feedback from the Commission prior to presenting the request before the Government Services Committee.

Commissioner Penilla commented it was difficult making a 5:00 p.m. meeting coming from downtown. He said he would welcome the change in time as well as maybe allowing more time for the workshop.

Commissioner Aldama stated he had a prior commitment on the second Thursday of the month. However, he will discuss this with staff.

Commissioner Larson asked when this change will start. Ms. Perry replied she was uncertain since it would have to be approved by the Government Service Committee.

Chairperson Petrone asked if they could meet another day other than Thursday. Ms. Perry said they could entertain the possibility of a different date; however, it would have to go to the Government Service Committee for input. She suggested each Commissioner email staff their suggestions and preferences.

OTHER BUSINESS

As no further business was discussed, the meeting was adjourned.

ADJOURNMENT

The meeting adjourned at 5:35 p.m.