

**MINUTES
CITY OF GLENDALE PLANNING COMMISSION**

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

**THURSDAY, APRIL 4, 2013
7:00 PM**

CALL TO ORDER

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

Commissioners Present: Chairperson Petrone (Cholla), Commissioner Williams (Ocotillo), Commissioner Larson (Mayoral), Commissioner Aldama (Yucca), Commissioner Lenox (Barrel) and Commissioner Johnston (Cactus)

Commissioners Absent: Commissioner Penilla (Sahuaro)

City Staff Present: Jon M. Froke, AICP, Planning Director, Deborah Robberson, Deputy City Attorney, Remigio Cordero, Planner, Martin Martell, Planning Intern and Diana Figueroa, Recording Secretary.

APPROVAL OF MINUTES

Chairperson Petrone called for the Approval of Minutes.

Commissioner Larson made a motion to approve the minutes of March 7, 2013 Planning Commission Public Hearing. Commissioner Williams seconded the motion, which was approved unanimously.

Commissioner Larson made a motion to approve the minutes of March 7, 2013 Planning Commission Workshop. Commissioner Williams seconded the motion, which was approved unanimously.

WITHDRAWALS AND CONTINUANCES

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

PUBLIC HEARING ITEMS

Chairperson Petrone called for staff's presentation.

CUP13-01: A request by Ali Fakh with SEG, representing Fry's Food and Drug Stores, for a Conditional Use Permit (CUP) to allow a convenience use (fuel center) in the C-2 (General Commercial) zoning district. The site is located west of the northwest corner of 51st and Olive Avenues at 5116

West Olive Avenue. Staff Contact: Remigio Cordero, Planner (Barrel District).

Mr. Remigio Cordero, Planner, presented this item. He said CUP13-01 is a request by the applicant Ali Fakih with SEG representing Fry's Food and Drug Stores for a conditional use permit to allow convenience use in the C-2 (General Commercial) zoning district for the property located at 5116 West Olive Avenue. The property is located west of the northwest corner of 51st and Olive Avenues and is 24,770 square feet in size. Fry's is proposing to construct a 5,418 square foot gas canopy with a 176 square foot pay kiosk that will be integrated within the existing shopping center's parking lot. Fuel Center operation hours will be 24 hours a day, seven days a week, with an attendant on site from 5 a.m. to 11p.m. only. Hours between 11p.m. and 5 a.m. will be for card transactions only. Customers will be able to pay at the fuel pump with a credit or debit card during these hours.

Vehicular access to this project will be provided through one driveway entering off of the major arterial, Olive Avenue, and this project can be accessible through the shopping center parking lot which has another access point off of 51st Avenue.

On February 4, 2013, the applicant mailed 113 notification letters to adjacent property owners and interested parties. Neither the applicant nor the Planning Department received any response regarding the request. The Planning Department received two additional phone calls regarding the request after the notification postcards were mailed. One resident that saw the posting sign stated that they are against fuel centers and feel that it is too harmful for our environment to sustain. The other resident had issues with the amount of traffic this use would generate.

In conclusion, this request appears to meet the required findings for CUP13-01 approval and should be approved, subject to the following stipulations listed in the staff report.

Chairperson Petrone called for any questions from the Commission.

Commissioner Larson inquired as to possibly adding a right-turn to the plan. Mr. Cordero explained that after examining this aspect, the Transportation Department concluded a right-turn lane was not needed.

Commissioner Aldama asked what a shared drive-way signified in the site plans. Mr. Cordero stated the drive-ways at this location were shared by all tenants on the site.

Chairperson Petrone called for the applicant's presentation.

Jeffrey Guyette, applicant's representative, stated that Fry's objective was in trying to keep up with competition in the surrounding area to accommodate their customers. He explained the convenience of fuel centers to their customers. Additionally, this will enhance the appearance of the location instead of having a dirt pad visible.

Chairperson Petrone commented on the added incentives of having a gas station and customers redeeming their Fry's value points there. Mr. Guyette? agreed and added customers received significant savings on gas. Chairperson Petrone remarked on the added convenience to the surrounding community by including the gas station.

Chairperson Petrone thanked him for his time and application.

Chairperson Petrone asked for any additional questions. There were none.

Chairperson Petrone opened the public hearing.

Richard Welling, a Glendale resident, stated that the aerial photo being shown was outdated. He said the area has grown tremendously; therefore, he was concerned with the added traffic. He explained he has had several really close calls with all the extra traffic. He suggested they extend the bus pull-out, make a right-turn only lane, and close off the first driveway that exists at the present time. He believes this will eliminate some of the problems. He was also concerned with the amount of gas pumps being proposed. He noted that service for 14 customers at one time will generate a great deal of traffic and congestion in the area. He suggested they cut down to at least 12 pumps.

Commissioner Lenox remarked there was a center island at the location; therefore, vehicles will not be able to cross over as he suggested. Mr. Welling said that he has seen it done before since there was a small area before the island that they can get through.

Chairperson Petrone wondered how having 12 pumps would reduce traffic since having less pumps would mean additional wait time. Mr. Welling responded the customer would go elsewhere nearby for gas.

Chairperson Petrone thanked him for his time and commitment to the city.

Jeffrey Guyette applicant's representative, stated that in response to the previous speaker, he would like to add that traffic engineering had thoroughly reviewed the site plans and were comfortable with their recommendation. Additionally, the station was designed with 14 pumps to reduce wait time and traffic congestion.

Commissioner Aldama asked how they determine the amount of gas pumps at a location. Mr. Guyette explained that Fry's uses market research, assess amount of space at the location as well as the convenience and safety of their customers to decide. Commissioner Aldama added that he believes this was a great opportunity to revitalize that area.

Commissioner Williams asked to discuss the site map and the way the traffic flowed in the area.

Jon M. Froke, AICP, Planning Director, thanked the applicant and public speaker for tonight's comments. He stated that the Planning Department takes traffic safety very seriously in the City of Glendale. As a result, the city has added safety additions to street intersections such as closing vehicular driveways, constructing raised landscape islands and landscape improvements

as well as requiring public sidewalks be setback away from the curb adjacent to arterial streets. He clarified the past history of the site and the reason for staff's recommendations.

Since there were no additional public comments, he closed the public hearing.

Chairperson Petrone called for a motion.

Commissioner Williams made a motion to recommend approval of CUP13-01 subject to the stipulations listed in the staff report. Commissioner Larson seconded the motion, which was unanimously approved.

Ms. Robberson said this is final approval by the Planning Commission subject to a written appeal if filed within 15 days.

OTHER BUSINESS

Chairperson Petrone called for other business.

OTHER BUSINESS FROM THE FLOOR

Chairperson Petrone called for other business from the floor. There was none.

PLANNING STAFF REPORT

Jon M. Froke, AICP, Planning Director, updated the Commission on new projects occurring in Glendale. The Arrowhead Women's Center on 64th Avenue and Union Hills Drive is underway and compliments the Arrowhead Hospital, the Carmel Estates neighborhood located at 54th Avenue and Skunk Creek has begun clean-up and site work is being done. He said he hopes that Mandalay Homes will be building homes there in less than a year. Performance Steel industrial building at 51st Avenue and Missouri Avenue is under construction. An Industrial Park is being built at Pasadena Avenue and 51st Avenue and will be more state of the art. Finally the Grandview Plaza Shopping Center on 59th Avenue and Camelback Road is receiving upgrades and a contemporary design.

COMMISSION COMMENTS AND SUGGESTIONS

Chairperson Petrone called for Comments and Suggestions.

Chairperson Petrone thanked Mr. Welling for taking the time out of his busy day to come and speak here tonight. He said it was much appreciated and provided value to the meeting.

ADJOURNMENT

With no further business, Commissioner Williams made a motion to adjourn the meeting. Commissioner Aldama seconded the motion, which was approved unanimously. The meeting adjourned at 7:37 p.m.

The next meeting is scheduled for April 18, 2013.