

**MINUTES
CITY OF GLENDALE PLANNING COMMISSION**

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

**THURSDAY, JUNE 6, 2013
7:00PM**

CALL TO ORDER

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

Commissioners Present: Chairperson Petrone (Cholla), Vice Chairperson Larson (Mayoral), Commissioner Penilla (Sahuaro), and Commissioner Aldama (Yucca).

Commissioners Absent: Commissioners Lenox and Johnston were absent. (Ocotillo) – Vacant seat.

City Staff Present: Jon M. Froke, AICP, Planning Director, Russ Romney, Deputy City Attorney, Remigio Cordero, Planner, and Diana Figueroa, Recording Secretary.

APPROVAL OF MINUTES

Chairperson Petrone called for the Approval of Minutes.

Commissioner Penilla made a motion to approve the minutes of the May 2, 2013 Planning Commission Public Hearing. Vice Chairperson Larson seconded the motion, which was approved unanimously.

WITHDRAWALS AND CONTINUANCES

Chairperson Petrone called for any withdrawals and/or continuances.

ZON13-01: A request by Bowman Consulting Group representing D.R. Horton to amend the development standards of the existing R1-4 PRD (Single Residence, Planned Residential Development) zoning district, as approved in ZON04-13. The site is located north and east of the northeast corner of 95th Avenue and Camelback Road (9300 West Camelback Road). Staff Contact: Karen Stovall, Senior Planner (Yucca District).

PP13-01: A request by Bowman Consulting Group, representing D.R. Horton to approve the preliminary plat for Copper Cove Phase 2. The site is located north and east of the northeast corner of 95th Avenue and Camelback Road (9300 West Camelback Road). Staff Contact: Karen Stovall, Senior Planner (Yucca District).

The request to continue the item was made by the applicant.

Vice Chairperson Larson made a motion to continue ZON13-01 and PP13-01 to the August 1, 2013 Public Hearing. Commissioner Penilla seconded the motion, which was approved unanimously.

PUBLIC HEARING ITEM

Chairperson Petrone called for staff's presentation.

CUP12-10: A request by U-Haul for a Conditional Use Permit (CUP) for a self-storage warehouse in the C-2 SUD (General Commercial Special Use District) zoning district. The site is located east of the northeast corner of 67th Avenue and Bell Road (6542 West Bell Road). Staff Contact: Remigio Cordero, Planner (Sahuaro District)

Remigio Cordero, Planner, presented this item. He said Case CUP12-10 is a request by U-Haul for a Conditional Use Permit (CUP) to allow a self-storage warehouse in the C-2 (General Commercial) zoning district for the property located at 6542 West Bell Road.

Mr. Cordero explained that U-Haul is proposing to renovate an existing 58,276 square foot building into a self-storage warehouse. Currently, U-Haul operates and owns the building and property to the west of this site. U-Haul proposes to renovate the exterior façade of the building as well as update the landscaping on site and resurface the parking lot throughout their expansion site. He noted that the hours of operation will be Monday through Saturday from 7:00am to 7:00pm. The hours of operation on Sunday will be 9:00am to 5:00pm. Primary vehicular access is off of Bell Road, which is a major arterial street. There is an additional access point off of 67th Avenue.

On January 15, 2013, the applicant mailed 124 notification letters to adjacent property owners and interested parties. The applicant did not receive any response regarding the request. Planning did receive one telephone call from a nearby resident in support of the request.

Mr. Cordero stated that the proposed use is consistent with the General Plan designation of GC and the C-2 zoning district permits self-storage warehouses with CUP approval. The self-storage warehouse will not have an adverse effect on the surrounding neighborhood or the City. The hours of operation will not impact the adjacent neighborhood.

In addition, the site is adequate in size and shape to accommodate the intended use of the site as a self-storage warehouse. The building setbacks, landscaping, and parking meet the zoning ordinance standards. The two lots should be combined to eliminate the property line. Additional R.O.W. is required on Bell Road. He said that the Transportation and Fire Department has determined that there is adequate circulation and parking throughout the site. All other applicable city departments have reviewed the plan and recommend approval.

In conclusion, Mr. Cordero stated this request appears to meet the required findings for CUP12-10 approval and should be approved, subject to the stipulations listed in the staff report.

Chairperson Petrone called for questions from the Commission.

Vice Chairperson Larson asked if there was a need to rezone this permit to C-2. Mr. Cordero explained that there is no need since the C-2 SUD permits all the uses that are needed.

Commissioner Aldama asked if the Fire Department will require an upgrade to the sprinkler system since it will now be used as a storage unit. Mr. Cordero stated the Fire Department reviewed the requests from a building safety aspect and will require the facility upgrade the fire sprinkler system.

Chairperson Petrone called for the applicant to make a presentation.

Mr. Robin Benning, representing U-Haul, 2727 North Central Avenue, #9N, Phoenix, stated he appreciates the Commission's time and concern. He will be happy to answer any questions. He added that they were agreeable to the three stipulations as stated by Mr. Cordero.

Chairperson Petrone opened the public hearing.

Since there was no discussion, he closed the public hearing on CUP12-10.

Commissioner Penilla made a motion to approve CUP12-10 subject to the stipulations listed in the staff report. Commissioner Aldama seconded the motion, which was approved unanimously.

Russ Romney, Deputy City Attorney, 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.

Mr. Froke stated Planning will begin preparations for the General Plan update. The General Plan will be brought forward first to the community, Planning Commission and then City Council. From there, it will proceed to the electorate in a general election for all of Glendale. The last General Plan update was in 2001/02 and was adopted by Council in the fall of 2002. It was voted into effect in a general election by Glendale voters by a high percentage of approval. The city is required by state statute to update the General Plan. Planning will begin their initial work efforts and would like to schedule a public meeting with the Commission sometime in August to gather input.

Chairperson Petrone stated he will get together with the rest of the Commissioners to find a day that works best for everyone and get back to him.

PLANNING STAFF REPORT

Chairperson Petrone asked if there was a Planning Staff Report. There was none.

COMMISSION COMMENTS AND SUGGESTIONS

Chairperson Petrone called for Comments and Suggestions. There was none.

ADJOURNMENT

With no further business, Commissioner Penilla made a motion to adjourn the meeting. Vice Chairperson Larson seconded the motion. The meeting adjourned at 7:15pm.

The next meeting is scheduled for August 1, 2013.