

**SPECIAL WORKSHOP MINUTES
CITY OF GLENDALE PLANNING COMMISSION**

**CITY HALL
CONFERENCE ROOM 2A
5850 GLENDALE AVENUE
GLENDALE, ARIZONA
JUNE 19, 2014
6:00 PM**

CALL TO ORDER

The meeting was called to order at approximately 6:01 pm.

ROLL CALL

Commissioners Present: Dobbelaere (via telephone), Berryhill, Hirsch, Lenox, and Vice Chairperson Aldama were in attendance.

Commissioner Absent: Commissioner Johnston

City Staff Present: Tabitha Perry, Assistant Planning Director, Jon Froke, AICP, Planning Director, Deborah Robberson, City Attorney's Office, Marcheta Strunk, Marketing and Communications Department, and Diana Figueroa, Recording Secretary.

Others Present: Mike Curley, Earl, Curley and Lagarde, Norm Nichols, Fulton Homes, Jake Long and Shirley Long, John F. Long Properties

ITEM

**GENERAL PLAN AMENDMENT GPA13-06 AND REZONING APPLICATION
ZON13-09: STONEHAVEN – 9050 WEST CAMELBACK ROAD**

- 1) Amend the General Plan land use designations from Residential (2.5 – 3.5 dwelling units per acre) to Planned Commercial on Parcel 1 and to expand and reconfigure the Planned Commercial designation on Parcel 12.
- 2) Rezone from R1-8 PRD (Single Residence, Planned Residential Development), C-O (Commercial Office), and C-2 (General Commercial) to PAD (Planned Area Development) on Parcels 1 through 12.

The site is located in the Yucca District. Staff Contact: Jon M. Froke, AICP, Planning Director.

Mr. Jon Froke, AICP, Planning Director, began his presentation by explaining the applicant intends to develop a mixed use project titled "StoneHaven" that will include single family residential of various lot sizes and commercial land uses on two separate parcels. The land use is devoted to 351.3 acres for residential and 31.2 acres of commercial.

He described Parcel 1 proposes 10.8 acres of commercial located at the southeast corner of Bethany Home Road and 91st Avenue. Parcel 12 proposes 20.4 acres of commercial located at the northeast corner of Camelback Road and 91st Avenue.

Mr. Froke said approximately 1,157 lots are planned in 11 individual neighborhoods. The proposed residential density is 3.29 DU/AC. Parcels 2 through 11 propose lot widths of 50 feet, 60 feet and 70 feet. A 15 foot separation is proposed between houses.

He said a network of planned open space, trail systems and amenities are planned throughout the project to link the neighborhoods with a centralized aquatics center and to the Grand Canal Linear Park and the commercial areas.

Commissioner Dobbelaere asked about the finish of the driveways. Mr. Froke explained each would have interlocking brick pavers.

Vice Chairperson Aldama asked if this development would have a Homeowners Association. Mr. Froke said yes.

Vice Chairperson Aldama asked what type of commercial uses are proposed in this area. Mr. Curley, Earl, Curley, and Lagarde, applicant, stated standard commercial uses are being proposed.

Mr. Jake Long, John F. Long Properties, indicated there are restaurants located nearby at 91st Avenue and Bethany Home Road.

Mr. Froke explained how future residents would be able to access the commercial properties without having to access 91st Avenue.

The Commission believed this is a nice, upgraded project and thanked Mr. Froke for the presentation.

OTHER BUSINESS

Ms. Tabitha Perry, Assistant Planning Director, explained that projects which staff deems complex will be brought forward to the Planning Commission during a workshop. StoneHaven is one of these types of projects. She added that a text amendment would also come before the Commission during a workshop setting.

Ms. Robberson added if the Commission had questions for staff, it would be appropriate to restate those questions during the public meeting.

Vice Chairperson Aldama asked if Commissioners had questions of staff, would staff reply by email to all the Commission.

Ms. Robberson said staff can take that approach if the Commission wishes. The Commissioners said yes, they would like to be informed.

ADJOURNMENT

With no further business, Commissioner Lenox made a motion to adjourn the meeting. Commissioner Hirsch seconded the motion, which was approved unanimously. The meeting adjourned at 6:48 p.m.