

**MINUTES
CITY OF GLENDALE PLANNING COMMISSION**

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

**THURSDAY, JULY 17, 2014
6:00 PM**

CALL TO ORDER

The meeting was called to order at approximately 6:00 p.m.

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

Commissioner Absent: Commissioner Johnston was absent and excused.

City Staff Present: Tabitha Perry, Assistant Planning Director, Thomas Ritz, Senior Planner, AICP, Deborah Robberson, Deputy City Attorney, and Diana Figueroa, Recording Secretary.

APPROVAL OF MINUTES

Vice Chairperson Aldama called for a vote of the May 1, 2014 Planning Commission Public Hearing minutes.

Commissioner Dobbelaere made a motion to approve the minutes of the May 1, 2014 Planning Commission Hearing. Commissioner Lenox seconded the motion, which passed unanimously.

WITHDRAWALS AND CONTINUANCES

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

PUBLIC HEARING ITEMS

Vice Chairperson Aldama called for staff's presentation clarifying that the following two items would be presented concurrently but the Planning Commission will make separate motions on the items.

1. **GPA14-02:** A request by Keith Kesti, Atwell LLC, representing Phoenix SNF Real Estate Group, LLC, to amend the General Plan land use designation from BP (Business Park) to INST (Institutional) and to amend the North Valley Specific Area Plan land use designation from BP (Business Park) to INST (Institutional) on an approximately 3.88 acre property located at 7201 West Camino San Xavier and is located in the Sahuaro District. Staff Contact: Thomas Ritz, AICP, Senior Planner.

2. **ZON14-03:** A request by Keith Kesti, Atwell LLC, representing Phoenix SNF Real Estate Group LLC, to rezone approximately 3.88 acres from Planned Area Development (PAD) to Planned Area Development (PAD) amended to permit a Skilled Nursing Facility as a permitted use. The property is located at 7201 West Camino San Xavier and is located in the Sahuaro District. Staff Contact: Thomas Ritz, AICP, Senior Planner.

Mr. Thomas Ritz, AICP, Senior Planner, stated General Plan Amendment GPA14-02 and Rezoning Application ZON14-03, are requests by Mr. Keith Kesti, Atwell LLC/BVP Arrowhead LLC, to amend the General Plan from Business Park (BP) to Institutional (INST) and amend the North Valley Specific Area Plan (NVSAP) from Business Park (BP) to Institutional (INST) and to rezone from Planned Area Development (PAD) to Planned Area Development (PAD) Amended. This request will permit the construction of a skilled nursing facility on approximately 3.88 acres.

He said the property is located northeast of the northeast corner of Bell Road and 73rd Avenue at 7201 West Camino San Xavier and is 3.88 acres in size. The North Valley Specific Area Plan was adopted on December 12, 1989 by the Glendale City Council and it acts as the General Plan for this area.

Mr. Ritz said there have been no recent land use actions on the property.

He described the project as a new 78,000 square foot skilled nursing facility. The proposed building will be three stories tall and will include 96 private patient room suites, a physical rehabilitation gym, a full service kitchen and dining facilities, activity areas, administrative offices and related services.

The Planned Area Development as amended will add Skilled Nursing Facility to the list of permitted uses in the PAD, will amend the maximum height permitted to 60 feet from the current 56 feet, will permit a 0.47 Floor Area Ratio (FAR) from the current .3, and will establish the standard of 1.20 parking spaces per bed, resulting in a minimum of 130 parking spaces required for this use, as the current Planned Area Development does not establish required parking criteria for this type of use.

He said all landscaping will meet the required amounts and other requirements of the city's landscape ordinance, including providing over 20 percent landscape area. All signs will meet current sign ordinance criteria.

In conclusion, Mr. Ritz stated this request appears to meet the required findings and the Planning Commission should recommend approval of GPA14-02 as filed and ZON14-03, subject to the conditions listed in the staff report. This request will permit the construction of a skilled nursing facility on approximately 3.88 acres.

Vice Chairperson Aldama called for the applicant's presentation.

Mr. Curtis Hendershott, H&L Architecture, introduced himself, and stated Mr. Ritz summarized the project very well. To explain further, there were questions received from the adjacent retail

businesses. Mr. Hendershott said one of the concerns was the proposed wall height and the possibility of the wall blocking the retail frontage. The project and the location of the facility were explained, and he added the facility will be located behind the retail space therefore no access will be blocked. Another business asked if access through their drive would be allowed. Both inquiries were addressed. He had no further comments.

Vice Chairperson Aldama called for questions from the Commission. There were none.

Vice Chairperson Aldama opened the public hearing. No one wished to speak.

Vice Chairperson Aldama closed the public hearing.

Vice Chairperson Aldama made a motion to recommend approval of GPA14-02.

Commissioner Lenox made a motion to recommend approval of GPA14-02. Commissioner Hirsch seconded the motion, which passed unanimously.

Deborah Robberson said this decision is a recommendation which will be forwarded to the City Council for final approval.

Commissioner Dobbelaere made a motion to recommend approval of ZON14-03. Commissioner Lenox seconded the motion, which passed unanimously.

Deborah Robberson, said this decision is a recommendation which will be forwarded to the City Council for final approval.

OTHER BUSINESS

Vice Chairperson Aldama called for Other Business. There was none.

PLANNING STAFF REPORT

Vice Chairperson Aldama asked if there was a Planning Staff Report. Ms. Perry introduced Tom Dixon, Senior Planner, a new hire of the Planning Division.

COMMISSION COMMENTS AND SUGGESTIONS

Vice Chairperson Aldama called for Comments and Suggestions. There were none.

MOTION TO VACATE THE AUGUST 7, 2014 PUBLIC HEARING

Commissioner Hirsch made a motion to vacate the August 7, 2014, Public Hearing. Commissioner Berryhill seconded the motion. The motion passed unanimously.

ADJOURNMENT

With no further business, Commissioner Lenox made a motion to adjourn. Commissioner Dobbelaere seconded the motion, which was approved unanimously. The meeting adjourned at 6:19 p.m.

NEXT MEETING: September 4, 2014 Public Hearing at 6:00 p.m.