

MINUTES
CITY OF GLENDALE PLANNING COMMISSION

CITY COUNCIL CHAMBERS
5850 WEST GLENDALE AVENUE
GLENDALE, ARIZONA 85301

THURSDAY, NOVEMBER 15, 2012
7:00pm

CALL TO ORDER

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

Commissioners Present: Chairperson Sherwood (Sahuaro), Commissioner Petrone (Cholla), Commissioner Larson (Mayoral), Commissioner Williams (Ocotillo), and Commissioner Penilla (Barrel).

There are two vacant positions, Cactus and Yucca.

City Staff Present: Tabitha Perry, Assistant Planning Director, Jon M. Froke, AICP, Planning Director, Craig Tindall, City Attorney, Karen Stovall, Senior Planner, and Diana Figueroa, Recording Secretary.

APPROVAL OF MINUTES

Chairperson Sherwood called for Approval of Minutes.

Commissioner Petrone made a motion to approve the minutes of the September 6, 2012, Workshop. Commissioner Williams seconded the motion, which was approved unanimously.

Commissioner Petrone made a motion to approve the minutes of the September 6, 2012, Public Hearing. Commissioner Penilla seconded the motion, which was approved unanimously.

Commissioner Penilla made a motion to approve the minutes of the October 4, 2012, Workshop. Commissioner Petrone seconded the motion, which was approved unanimously.

Commissioner Petrone made a motion to approve the minutes of the October 4, 2012, Public Hearing. Commissioner Penilla seconded the motion, which was approved unanimously.

WITHDRAWALS AND CONTINUANCES

Chairperson Sherwood called for any withdrawals and/or continuances. There were none presented for approval.

PUBLIC HEARING ITEMS

Chairperson Sherwood called for staff's presentation.

GPA12-01: A request by Midwestern University to amend the land use designation on approximately 7 acres within the Arrowhead Ranch Specific Plan from Business Park to Education. The site is located south of the southwest corner of 57th Avenue and Utopia Road (19555 North 59th Avenue). A second request to amend the General Plan land use designation on approximately 2.5 acres from Low Density Residential, 1-2.5 du/ac to Education. The site is located at the southeast corner of 53rd Avenue and the Loop 101 Freeway (19555 North 59th Avenue). Staff Contact: Karen Stovall, Senior Planner (Cholla District).

ZON12-04: A request by Midwestern University to rezone approximately 32 acres from A-1 (Agricultural), C-2 (General Commercial), and B-P (Business Park) to PAD (Planned Area Development). The site is generally located at the southeast corner of 59th Avenue and the Loop 101 Freeway (19555 North 59th Avenue). Staff Contact: Karen Stovall, Senior Planner (Cholla District).

Ms. Karen Stovall, Senior Planner, presented GPA12-01 and ZON12-04. She said these are requests by Midwestern University for several properties totaling 32 acres and generally located south of the Loop 101 Freeway, between 51st and 59th Avenues.

She stated that in 1996, City Council approved Rezoning Application Z-95-16, which established the existing Planned Area Development zoning for the Midwestern University – Glendale Campus. The land area included in the PAD at that time was 123 acres.

Ms. Stovall explained that the two General Plan Amendment requests are to amend the land use designation on approximately seven acres within the Arrowhead Ranch Specific Plan from Business Park to Education and amend the General Plan land use designation on approximately 2.5 acres from Low Density Residential, 1-2.5 du/ac to Education.

She added that the rezoning request is to rezone 32 acres from A-1 (Agricultural), C-2 (General Commercial), and B-P (Business Park) to PAD and add these properties to the existing Midwestern University PAD. A property owned by Arizona Public Service, located south of the southeast corner of 57th Avenue and the Loop 101 Freeway is included in these 32 acres. While the zoning district on this property will change, the existing land use and operation of the substation will remain. This rezoning request would expand the campus. Future phases of the campus include a veterinary medicine school and clinic as well as a small inn.

The applicant held a neighborhood meeting in June 2012. Excluding city staff and Midwestern employees, two people attended and expressed overall support. The applicant also held a one-on-one meeting at the request of an individual representing nearby property owners. No concerns were expressed.

Ms. Stovall reported that following approval of the Citizen Participation Final Report, a homeowner near 53rd Avenue, south of Escuda Road, contacted Planning with questions about future development of the property at the northwest corner of 53rd Avenue and Escuda Road. Planning staff responded to the questions and referred the resident to the applicant for more details. The applicant contacted the

homeowner and explained that no plans for the property are in place; however, prior to development, Midwestern will notify adjacent property owners and request input regarding the proposed development. The individual was satisfied with this response.

Ms. Stovall explained that the amendment from Business Park to Education will create minimal impact to the neighborhood and is compatible with the area. It is directly adjacent to the existing Midwestern campus, which is also designated as Education, and will be an extension of this land use designation along 57th Avenue. The requested Specific Plan amendment is consistent with the General Plan, which encourages infill development. The expansion of the campus takes advantage of an undeveloped parcel with existing infrastructure.

Ms. Stovall stated that the amendment to the land use designation from Low Density Residential, 1-2.5 du/ac to Education will be compatible with the area. The location of this property better suits the Education land use. The site fronts the Loop 101 Freeway frontage road. Development under this land use will provide a transition from the freeway to the residential uses to the south. She stated while infrastructure exists adjacent to the site, the property has remained vacant since the development of the freeway. The proposed land use designation will encourage development of this property.

She continued explaining that if the proposed Specific Plan and General Plan amendments are approved, the requested PAD expansion will be consistent with the adopted plans. The majority of land being added to the existing PAD is adjacent to the university campus and will serve to expand a land use that fits well with the existing neighborhood. All development standards and design guidelines of the existing PAD, including setbacks, landscaping, and architectural themes will remain the same. The language of the proposed PAD amendment anticipates necessary off-site improvements for future campus development. All applicable city departments have reviewed the application and recommend approval, subject to one stipulation.

Ms. Stovall concluded by saying that the Planning Commission should recommend approval of GPA12-01 and ZON12-04, subject to the stipulation listed in the staff report.

Chairperson Sherwood called for any questions.

Commissioner Penilla asked about the adequacy of the notice to adjacent homeowners and interested parties. He also questioned the project narrative on page four which refers to the general plan amendment and the change in land use designation from Low Density Residential to Education. And on page five, there is a discussion that the property might be developed as a small inn for visitors and guests to the campus. He asked if that language is meant to designate a dormitory or something similar to a large hotel.

In reply, Ms. Stovall explained that the existing planned area development permits this specific wording for the associated campus services, use of a hotel. It could be open to the public; however, the applicant can discuss the intent.

Commissioner Penilla referenced the June 11, 2012, notice to property owners and interested parties, the first four paragraphs regarding change in usage. The fourth paragraph discusses in detail their

commitment to maintenance. He asked if the notice for the original PAD zoning case was adequate to the people adjacent to the area that they were going to potentially have a hotel. From this letter, anyone concerned would have no notice of a potential use of the land and the intended change.

Staff was not sure if the letter sent out for the 1995 rezoning application included information about a hotel.

Commissioner Penilla expressed concern that we adequately notify people that they might have a hotel across the street instead of a university. He felt it might make the difference for an interested property owner to attend a public meeting.

Ms. Tabitha Perry added a correction by stating that as part of the process in a rezoning case, the process stands today as it was during the time of the original PAD. The applicant had to go through the same process as they would today. Therefore, a notice was sent out. A letter does exist; however, staff does not have that letter. She said these requests are for an amendment to make additions. The hotel as a land use was permitted within the original PAD. The individuals who live in the area have the opportunity to attend the meeting and are provided more specific information that is not typically provided in a notification letter. The intent in the process is to give notification that they can be aware of and if the applicant or surrounding neighbor desire more specific information, there are several avenues in which to seek that information. For this project, the original PAD stands that a hotel is a permitted use.

Commissioner Penilla said his concern is about adequate notice of a potential hotel and traffic implications.

Ms. Perry replied that it is based on a practice and process that adequate information was provided. It is possible that the applicant has the ability to provide additional information because the letter comes from the applicant.

Commissioner Penilla responded that he understands and believes when it says in the letter and notice, similar campus buildings, that the university is an educational institution and that education is their business and not lodging.

Ms. Perry commented that based on the original PAD approval and the intent of a university, they envision down the road there was a possibility for a need for a hotel.

Chairperson Sherwood called for the applicant's presentation.

Dr. Kathleen Goepfinger, President of Midwestern University, introduced herself and said they are in the housing business and have many overnight stays. It is within the scope of a university. Dr. Goepfinger stated they envision an inn, not a big hotel. Applicants are brought on campus for interviews. An inn at the corner of 59th Avenue and Loop 101 would give access for visitors and families. With 2,800 students on campus, their families visit on a regular basis. Others visit for continuing medical education hours and housing would be helpful. She said the building would look like others on the campus and be for people coming on a temporary basis.

Commissioner Penilla asked about the language and meaning of a small inn.

Dr. Goeppinger stated that it could be a two or three story building. It may include a courtyard; it will be well landscaped.

Commissioner Penilla commented that he likes the project. His concern is about giving notice to the adjacent property owners and if that was done properly. It would be helpful to have the concern clarified that the original notice was provided to adjacent homeowners.

Dr. Goeppinger said there were several meetings and discussions on campus. When inviting people to campus for this zoning process, there were phone calls and there was no concern about the project. Commissioner Penilla said that the letter in no way would advise anyone that there would be a hotel built and that is the concern.

Commissioner Petrone stated that Midwestern University has been a great neighbor and asked if the inn was built, would it be leased to outside management at the same quality of oversight.

Dr. Goeppinger replied that they do not lease out, they manage, staff, handle maintenance and landscape and are self-contained.

Commissioner Petrone commented that Midwestern University and Dr. Goeppinger have done a wonderful job. When the project was originally approved, this was foreseeable at that time and we are now approving an extension.

Dr. Goeppinger thanked the City of Glendale for being a good neighbor to Midwestern University.

Commissioner Williams asked if the public could use the facility.

Dr. Goeppinger said it will be called The Inn at Midwestern so it doesn't indicate the public could stop; however, this would have to be discussed.

Chairperson Sherwood said that Midwestern University is a great place, a credit to the community and does well for the City of Glendale. It is exciting to see the growth planned and even with the recession, it hasn't slowed down the University.

Chairperson Sherwood opened the public hearing.

Mr. Don May, 19855 N 53rd Avenue, explained he resides south of the subject property along the 2.5 acres in phase III area, and stated that staff provided him the information about the plan. He said the applicant did contact him to discuss their proposal. He said his concerns, having moving here in 2006, are being unaware of any developments, his land value, traffic, carbon dioxide, timeframe and possible eminent domain.

Chairperson Sherwood asked if his questions were resolved after speaking with the applicant.

Mr. May replied that his concern is how he fits in financially. He agrees with the project and doesn't want to be harmed financially.

Chairperson Sherwood asked staff to comment and shared his experience with Thunderbird Hospital's major improvement and noted that properties around there did improve.

Mr. May asked about the timeline.

Ms. Stovall stated that it has been zoned A-1 since it was annexed in to the city in 1979. Since the freeway has been constructed, that property has remained undeveloped and staff believes that allowing Northwestern University to develop the property, it will encourage development. The details will be addressed at the time they submit plans to the city. When a project goes through the development process, transportation makes sure that any type of traffic devices will be installed in the area to ensure there aren't issues with circulation. The applicant has stated that she will notify the adjacent property owners before plans are submitted to the city to give citizens a chance to voice concerns and work through any issues. The city has no desire to take ownership of those properties in that area.

Commissioner Larson asked if the applicant can discuss how they plan to use the land and how that relates to residents and traffic.

Dr. Goepfing stated that the land was planned to be a city fire station. There was a study prepared and it was found the city did not need another full fire station and only a paramedic unit was needed. Northwestern University built an entire unit of the building at no cost to the city for the paramedic truck, for housing of the paramedics and equipment so they have a self-contained area and a better response time. In return, Northwestern received the land. There are no immediate plans. She said there are plans for three additional buildings, one on main campus and two buildings on the clinic side of the campus but no plans for the land that is being discussed at this time.

Commissioner Petrone commented that anecdotally, in 1973, at ASU West, there is a large portion of property at 43rd Avenue and Thunderbird Road and sometimes there is a long gestation period for projects to become what is intended.

Commissioner Penilla questioned about the time of original submission and a traffic study.

In reply, as far as pollution concerns, those issues are not addressed by local jurisdictions, they are handled by Arizona Department of Environmental Quality.

Chairperson Sherwood asked if there were additional comments. There were none.

**Commissioner Petrone made a motion to recommend approval of GPA12-01.
Commissioner Larson seconded the motion, which was unanimously approved.**

The Planning Commission's recommendation will be forwarded to City Council for final action.

Commissioner Penilla made a motion to recommend approval of ZON12-04 subject to the stipulation listed in the staff report. Commissioner Larson seconded the motion, which was unanimously approved.

The Planning Commission's recommendation will be forwarded to City Council for final action.

OTHER BUSINESS

Chairperson Sherwood called for Other Business. There was none.

OTHER BUSINESS FROM THE FLOOR

Chairperson Sherwood called for Other Business from the Floor. There was none.

PLANNING STAFF REPORT

Chairperson Sherwood called for the Planning Staff Report. There was none.

COMMISSION COMMENTS AND SUGGESTIONS

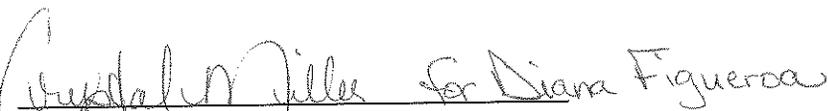
Chairperson Sherwood called for Commission Comments and Suggestions. There were none.

ADJOURNMENT

With no further business, Commissioner Williams made a motion to adjourn the Meeting. Commissioner Petrone seconded the motion, which was approved unanimously. The meeting adjourned at 7:55pm.

The next meeting is scheduled for December 6, 2012.

Respectfully submitted,


Diana Figueroa, Recording Secretary