



Planning Commission Special Meeting Agenda

COUNCIL CHAMBERS
JANUARY 8, 2015
6:00 P.M.

AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AT THE COMMISSION'S DISCRETION. APPLICANTS ARE ENCOURAGED TO ARRIVE PRIOR TO THE START OF THE MEETING.

One or more members of the Planning Commission may be unable to attend the Meeting in person and may participate telephonically, pursuant to A.R.S. § 38-431(4).

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES June 19, 2014 Special Workshop
October 2, 2014 Regular Meeting

IV. WITHDRAWALS AND CONTINUANCES

V. PUBLIC HEARING ITEMS

1. **CUP14-07:** A request by Paul O'Conner, representing Patricia Guizan, for a Conditional Use Permit to permit a dancing and live entertainment at a proposed banquet hall located within 500 feet of residentially zoned property in the Glendale Centerline Overlay (GCO) zoning district. The site is located south of the southwest corner of 55th Avenue and Glendale Avenue (6830 North 55th Avenue) and is located in the Ocotillo District. Staff Contact: Thomas Ritz, AICP, Senior Planner.

2. **GPA13-05:** A request by Land Solutions, Inc., representing Maricopa County Municipal Water Conservation District 1, to amend approximately 179.73 acres of the general plan designation from Low Density Residential (0 –1 du/acre) to Medium Density Residential (3.5 – 5 du/acre) and General Commercial. The site is located at the northeast corner of Citrus Road and Olive Avenue and is located in the Municipal Planning Area (17750 West Olive Avenue). Staff Contact: Tom Dixon, CPM, Senior Planner.

ZON13-08: A request by Land Solutions, Inc., representing Maricopa County Municipal Water Conservation District 1, to rezone the property from R1-8 and R1-10 (Single Family Residential Zoning Districts, Maricopa County

designations) to R1-7 PRD (Single Residence, Planned Residential Development), R1-8 PRD (Single Residence, Planned Residential Development), R1-10 PRD (Single Residence, Planned Residential Development), and C-1 (Neighborhood Commercial). The site is located at the northeast corner of Citrus Road and Olive Avenue and is located in the Municipal Planning Area (17750 West Olive Avenue). Staff Contact: Tom Dixon, CPM, Senior Planner.

3. **PP13-03:** A request by Land Solutions, Inc., representing Maricopa County Municipal Water Conservation District 1, to approve a preliminary plat for Zanjero Pass, a 491-lot subdivision with an 8.18-acre commercial parcel. The site is located at the northeast corner of Citrus Road and Olive Avenue and is located in the Municipal Planning Area (17750 West Olive Avenue). Staff Contact: Tom Dixon, CPM, Senior Planner.

VI. OTHER BUSINESS

Appointment of Acting Chairperson

VII. OTHER BUSINESS FROM THE FLOOR

VIII. PLANNING STAFF REPORT

IX. COMMISSION COMMENTS AND SUGGESTIONS

X. NEXT MEETING: February 5, 2015

XI. ADJOURNMENT

FOR SPECIAL ACCOMMODATIONS



Please contact Diana Figueroa at (623) 930-2808 or dfigueroa@glendaleaz.com at least three working days prior to the meeting if you require special accommodations due to a disability. Hearing impaired persons should call (623) 930-2197.

After 5:00 p.m. on Monday, prior to the meeting, staff reports for the above referenced cases will be available online at <http://www.glendaleaz.com/planning/boardsandcommissions.cfm>. If after reviewing the material you require further assistance, please call the staff contact listed for each application at (623) 930-2800.

In accordance with [Title 38](#) of the Arizona Revised Statute (A.R.S.), upon a public majority vote of a quorum of the Planning Commission, the Commission may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purpose:

- (i) discussion or consideration of records exempt by law from public inspection (A.R.S. § 38-431.03(A)(.2));
- (ii) discussion or consultation for legal advice with the city's attorneys (A.R.S. § 38-431.03(A)(3)); or
- (iii) discussion of consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid or resolve litigation (A.R.S. § 38-431.03(A)(4)).

Confidentiality Requirements Pursuant to A.R.S. § 38-431.03(C)(D): Any person receiving executive session information pursuant to A.R.S. § 38-431.02 shall not disclose that information except to the Attorney General or County Attorney by agreement of the Planning Commission, or as otherwise ordered by a court of competent jurisdiction.