



Planning Commission Meeting Agenda

*Chairperson Steve Johnston
Vice Chairperson Al Lenox
Commissioner Arthur Dobbelaere
Commissioner Jack Gallegos
Commissioner Rick Harper
Commissioner Gary Hirsch
Commissioner David Moreno*

Thursday, February 4, 2016

6:00pm

COUNCIL CHAMBERS

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 None.

IV. WITHDRAWALS AND CONTINUANCES

V. PUBLIC HEARING ITEMS

1. **GPA15-02:** A request by Earl, Curley, and Lagarde, PC, representing Zanjero Glendale LLC, to amend the General Plan from CCC (Corporate Commerce Center) to HDR 12-20 du/ac (High Density Residential) for a project titled Zanjero Apartments. The site is located northwest of the northwest corner of 91st Avenue and Glendale Avenue (9300 West Glendale Avenue) and is in the Yucca District. Staff Contact: Tabitha Perry, Assistant Planning Director.
2. **ZON15-07:** A request by Earl, Curley, and Lagarde, PC, representing Zanjero Glendale LLC, to rezone from PAD (Planned Area Development) to PAD (Planned Area Development, Multiple Family Residential) on approximately 18 acres. The site is located northwest of the northwest corner of 91st Avenue and Glendale Avenue (9300 West Glendale Avenue) and is in the Yucca District. Staff Contact: Tabitha Perry, Assistant Planning Director.
3. **GPA15-03:** A request by the City of Glendale Planning Commission to establish a Scenic Corridor on both sides of the Loop 101 (Agua Fria Freeway) between 51st Avenue and Bell Road. GPA15-03 is a request to amend the

General Plan Map, the Arrowhead Ranch Specific Plan and the North Valley Specific Area Plan to establish a Scenic Corridor for this same area. The site is located on the Loop 101 between 51st Avenue and Bell Road (5900 West Loop 101 Highway). The site is located in the Cholla District. Staff contact: Jon Froke, AICP, Planning Director.

4. **ZTA15-01:** A request by the City of Glendale Planning Commission for a Zoning Text Amendment that will amend various sections of the Zoning Ordinance to establish a Scenic Corridor and to provide definitions and regulations. The amendment is intended to protect view corridors of the portion of the Loop 101 through Arrowhead Ranch and vicinity. This would include preserving existing natural areas, washes, desert, hills and mountains. Off-premise signs (billboard signs and digital billboard signs) would be prohibited in the Scenic Corridor. The site is located on the Loop 101 between 51st Avenue and Bell Road (5900 West Loop 101 Highway). The site is located in the Cholla District. Staff contact: Jon Froke, AICP, Planning Director.

VI. **OTHER BUSINESS**

VII. **OTHER BUSINESS FROM THE FLOOR**

VIII. **PLANNING STAFF REPORT**

IX. **COMMISSION COMMENTS AND SUGGESTIONS**

X. **NEXT MEETING:** March 3, 2016

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.