

CITY OF GLENDALE

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the City of Glendale Planning Commission will hold a public hearing on March 5, 2015, at 6:00 p.m. in the Glendale Council Chambers Building, 5850 West Glendale Avenue, Glendale, Arizona, to hear the following:

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.

CUP14-08: A request by Beus Gilbert, PLLC, representing KIR Glendale LP and Hospice of the Valley, for a Conditional Use Permit to allow a thrift store in the C-2 (General Commercial) zoning district. The site is located north of the northeast corner of Bell Road and 59th Avenue (17045 North 59th Avenue) and is located in the Sahuaro District. Staff Contact: Jon M. Froke, AICP, Planning Director.

ZON14-04: A request by Mandalay Communities, Inc. to amend the development standards for the Carmel Estates Planned Residential Development in the R1-6 PRD (Single Residence, Planned Residential Development) zoning district. The site is located at the northwest corner of Skunk Creek and 54th Avenue (19268 North 54th Avenue) and is located in the Cholla District. Staff Contact: Jon M. Froke, AICP, Planning Director.

ZON15-02: A request by TTG, representing Hancock Homes, to apply the Planned Residential Development overlay to the R1-6 zoning district for Parkside Subdivision. This would allow a reduction in lot widths from 60 to 53 feet for a proposed 13-lot subdivision for single-family residential development. The site is located at 7225 North 77th Lane and is located in the Yucca District. Staff Contact: Tom Dixon, CPM, Senior Planner.

PP14-03: A request by TTG, representing Hancock Homes, for approval of a 13-lot single-family subdivision known as Parkside on two parcels totaling 3.39 acres in size and with a gross density of 3.83 dwelling units per acre. The proposed lot sizes range from 6,119 to 8,287 square feet in size. The site is located at 7225 North 77th Lane and is located in the Yucca District. Staff Contact: Tom Dixon, CPM, Senior Planner.

Copies of all applications, exhibits, and documents are available for public review at the Development Services Department, 5850 West Glendale Avenue, Second Floor, Glendale, Arizona, between the hours of 8:00am and 5:00pm weekdays or will be available online at <http://www.glendaleaz.com/boardsandcommissions/PlanningCommission.cfm> by 5:00pm

Monday prior to the public meeting. For further information, please call the case staff contact at (623) 930-2800. Interested parties are invited to attend and participate in the public meeting.

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.

CITY OF GLENDALE
Brenda S. Fischer, ICMA-CM
City Manager

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