



Planning Commission Meeting Agenda

COUNCIL CHAMBERS
MARCH 5, 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 January 8, 2015 Special 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. **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: Thomas Ritz, AICP, Senior Planner.
3. **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: Thomas Ritz, AICP, Senior Planner.

4. **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.
5. **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.

VI. **OTHER BUSINESS**

Richard A. Bowers, Acting City Manager, to address the Planning Commission

VII. **OTHER BUSINESS FROM THE FLOOR**

VIII. **PLANNING STAFF REPORT**

IX. **COMMISSION COMMENTS AND SUGGESTIONS**

X. **NEXT MEETING:** April 2, 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.