



Planning Commission Meeting Agenda

COUNCIL CHAMBERS
MARCH 6, 2014
6:00 P.M.

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 December 5, 2013 Workshop
December 5, 2013 Public Hearing
February 20, 2014 Public Hearing

IV. WITHDRAWALS AND CONTINUANCES

V. PUBLIC HEARING ITEMS

1. **CUP13-10:** A request by Charles Huellmantel, representing USA Pawn, for a Conditional Use Permit to permit a Pawn Shop in the General Commercial (C-2) zoning district. The site is located at the southeast corner of 67th Avenue and Bethany Home Road (5847 North 67th Avenue) and is located in the Ocotillo District. Staff Contact: Thomas Ritz, AICP, Senior Planner.

2. **GPA13-04/ZON13-07:**
A request by Edwin C. Bull, Burch & Cracchiolo, P.A., representing Cardon Development Group, for a General Plan Amendment and Rezoning application. The requests are to:
 - 1) Amend the General Plan land use designations from Low Density Residential (1-2.5 dwelling units per acre), Office, Public Facility, and Parks and Open Space to Medium High Density Residential, High Density Residential, Planned Commercial, Office, and Public Facility.
 - 2) Rezone from A-1 (Agricultural), R1-6 (Single Residence), and PAD (Planned Area Development) to PAD.

The applicant intends to develop a mixed use project titled “Aspera” that will include multi-family residential, supervisory care, professional and medical office, hospital, commercial, and public facility land uses. The approximate 78 acre

property is located at the northwest corner of 75th Avenue and the Loop 101 Freeway (20250 North 75th Avenue) and is located in the Cholla District. Staff Contact: Jon M. 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: April 3, 2014
- 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.