



# 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 91<sup>st</sup> 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 91<sup>st</sup> 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 51<sup>st</sup> 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](mailto: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.



# Planning Staff Report

**DATE:** February 4, 2016 **AGENDA ITEM:**

**TO:** Planning Commission

**FROM AND PRESENTED BY:** Tabitha Perry, Assistant Planning Director

**SUBJECT:** **GENERAL PLAN AMENDMENT (GPA) GPA15-02 AND REZONING (ZON) APPLICATION ZON15-07: ZANJERO APARTMENTS – 9300 WEST GLENDALE AVENUE**

**REQUESTS:** Amend the General Plan from Corporate Commerce Center (CCC) to HDR 12-20 du/ac (High Density Residential).

Rezone from Planned Area Development to Planned Area Development.

**APPLICANT/OWNER:** Earl, Curley & Lagarde P.C./Fore Property Company.

**REQUIRED ACTION:** The Planning Commission must conduct a public hearing and determine if this request is in the best long-term interest of the neighborhood and consistent with the General Plan.

**RECOMMENDATION:** The Planning Commission should recommend approval of GPA15-02, as written, and ZON15-07, subject to the stipulation contained in the staff report.

**PROPOSED MOTION:** Move to recommend approval of GPA15-02, as written, and ZON15-07, subject to the stipulation contained in the staff report.

**SUMMARY:** Approval of these requests will allow for an apartment complex development on approximately 18 acres titled Zanjero Apartments. The apartment complex will generally consist of 175 one bedroom units, 147 two bedroom units and 18 three bedroom units for a total of 340 units.

**COMMISSION ACTION:** Motion made by \_\_\_\_\_ to recommend \_\_\_\_\_ of GPA15-02 as written. Motion seconded by \_\_\_\_\_. The motion was \_\_\_\_\_ to \_\_\_\_\_.

**COMMISSION ACTION:** Motion made by \_\_\_\_\_ to recommend \_\_\_\_\_ of ZON15-07, subject to the stipulation contained in the staff report. Motion seconded by \_\_\_\_\_. The motion was \_\_\_\_\_ to \_\_\_\_\_.

## **DETAILS OF REQUEST:**

### **General Plan Designation:**

The property is designated as Corporate Commerce Center (CCC).

### **Property Location and Size:**

The property is located northwest of the northwest corner of Glendale and 91<sup>st</sup> avenues and is approximately 18 acres in size.

### **History:**

This property is currently part of the Zanjero PAD which received City Council approval on May 13, 2003. The original PAD included a mixed use development of 158 acres for such lands uses as hotels, retail, multi-family residential and restaurants. A portion of the 158 acre site has been developed with hotels, multi-family residential and restaurants such as Cabela's, Cracker Barrel restaurant, Native Grill and Wings, Residence Inn at Marriott, and Springhill Suites Hotels at Marriott.

### **Design Review:**

A design review application has been submitted concurrently with the rezoning application.

### **Project Details:**

The site is vacant and is in close proximity to a Cabela's store located at the northeast corner of Glendale and 95<sup>th</sup> avenues; Tanger Outlet Mall, and Westgate Sports and Entertainment District located south of Glendale Avenue between the Loop 101 (Agua Fria Freeway) and 93<sup>rd</sup> Avenue.

If the General Plan Amendment and Rezone is granted, the applicant proposes to develop a project titled "Zanjero Apartments". The development would consist of 175 one bedroom units, 147 two bedroom units and 18 three bedroom units for a 340 unit multi-family residential community. The multifamily complex will offer 198 uncovered parking spaces, 320 covered parking spaces and 101 garages for a total of 619 parking space options for residents and guests.

This proposed development will be a gated community with a main and secondary access along Zanjero Boulevard. The site plan depicts a safe traffic circulation flow internal and external to the site. Building heights are proposed at a maximum height of 48 feet (3-story) and details have been given to ensure some level of security between buildings as it relates to safety and lighting. The applicant's proposal for a four-sided architecture design with appropriate materials and color scheme will provide a unique but harmonious style for the proposed development and existing surrounding developments.

This community, if approved, will provide ample amount of amenities for community use such as two resort-style lagoon pools with cabanas and ramadas, whirlpool spas, a fitness center, and a park area to include a play structure.

## **CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:**

City staff and the applicant have spoken with a representative for the Peoria Unified School District to ensure that there are adequate elementary and high school facilities in the respective

school district. In accordance with Section 3.812 (Adequate School Facilities) of the Zoning Ordinance, the applicant shall provide city staff with a copy of the required Certificate for Adequate School Facilities signed by a representative for the Peoria Unified School District prior to the cases being scheduled for a future City Council voting meeting.

### **CITIZEN PARTICIPATION TO DATE:**

#### **Applicant's Citizen Participation Process:**

On November 12, 2015, the applicant mailed notification letters to adjacent property owners and interested parties advising of a scheduled neighborhood meeting on November 30, 2015. In summary, the applicant's development team, city staff and one individual attended the neighborhood meeting. The one individual, representing TNW LLC, was presented with relevant information regarding the project which included visuals of the site plan, specifics to the number of units and an anticipated project schedule for development. The information was well received and concluded with support for the proposed development.

Planning did not receive any response regarding the request. The applicant's Citizen Participation Final Report is attached.

#### **Planning Commission Public Hearing:**

A Notice of Public Hearing was published in *The Glendale Star* on January 14, 2016. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on January 15, 2016. The property was posted on January 15, 2016.

### **STAFF FINDINGS AND ANALYSIS:**

#### **General Plan Amendment**

##### **Findings:**

- The amendment is consistent with the policies and objectives of the rest of the General Plan; and
- The proposed amendment furthers the public health, safety and general welfare of the citizens of Glendale.

##### **Analysis:**

- The proposed request to amend the land use designation from CCC to HDR 12-20 du/ac is appropriate for the site and is compatible with the surrounding land use designations identified on the General Plan Map.
- The proposed General Plan Amendment is consistent with the Land Use Element, Goal 1, of relating residential areas with work places through recognizing the value in establishing desirable, varied residential options for local workforce and community.
- The proposed General Plan Amendment is consistent with the Housing Element, Goal 3 (Promote quality, affordable housing for every citizen of the City of Glendale) by providing a choice and value in residential opportunity intended for all household income levels and living preference.

## **Rezoning**

### **Findings:**

- The amendment is consistent with the policies and objectives of the Glendale General Plan;
- The proposed amendment furthers the public health, safety and general welfare of the citizens of Glendale;
- If the amendment is to the official Zoning Map, the proposed change will include any conditions necessary to mitigate any adverse impacts on the businesses, persons, or properties adjacent to the requested amendment; and
- A finding is made that there are adequate school facilities, if the amendment is to the Official Zoning Map, and if Section 3.812 (Adequate School Facilities) is applicable.

### **Analysis:**

- The applicant's proposed land use, site plan, development standards and design concept are compatible with the surrounding area. The site is surrounded by commercial development and multifamily development.
- Rezoning the property to PAD would support a high density residential development that will provide additional pedestrian support to the surrounding businesses.
- The intent of a PAD district is to accommodate mixed use development which combines residential and nonresidential land uses. The existing Zanjero PAD allows for a specific percentage of residential and nonresidential development creating a mixed use development. Although the proposed PAD does not meet the intent of such zoning district, the existing Zanjero PAD which surrounds the proposed PAD would maintain the principal intent of an all-inclusive Zanjero Planned Area Development.
- All applicable city departments have reviewed the application and recommend approval of the application, subject to stipulations.

## **RECOMMENDATION:**

The Planning Commission should recommend approval of GPA15-02, as written, and ZON15-07, subject to the following stipulation:

1. Development shall be in substantial conformance with the development plan outlined in the PAD document, date stamped January 20, 2016.

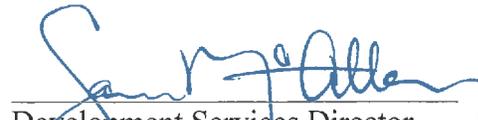
## **ATTACHMENTS:**

1. General Plan Amendment Narrative and PAD Booklet, date stamped January 20, 2016.
2. Citizen Participation Final Report (without mailing labels), approved January 20, 2016.
3. Vicinity General Plan Map.
4. Vicinity Rezoning Map.
5. Aerial Photograph, dated October 2014.

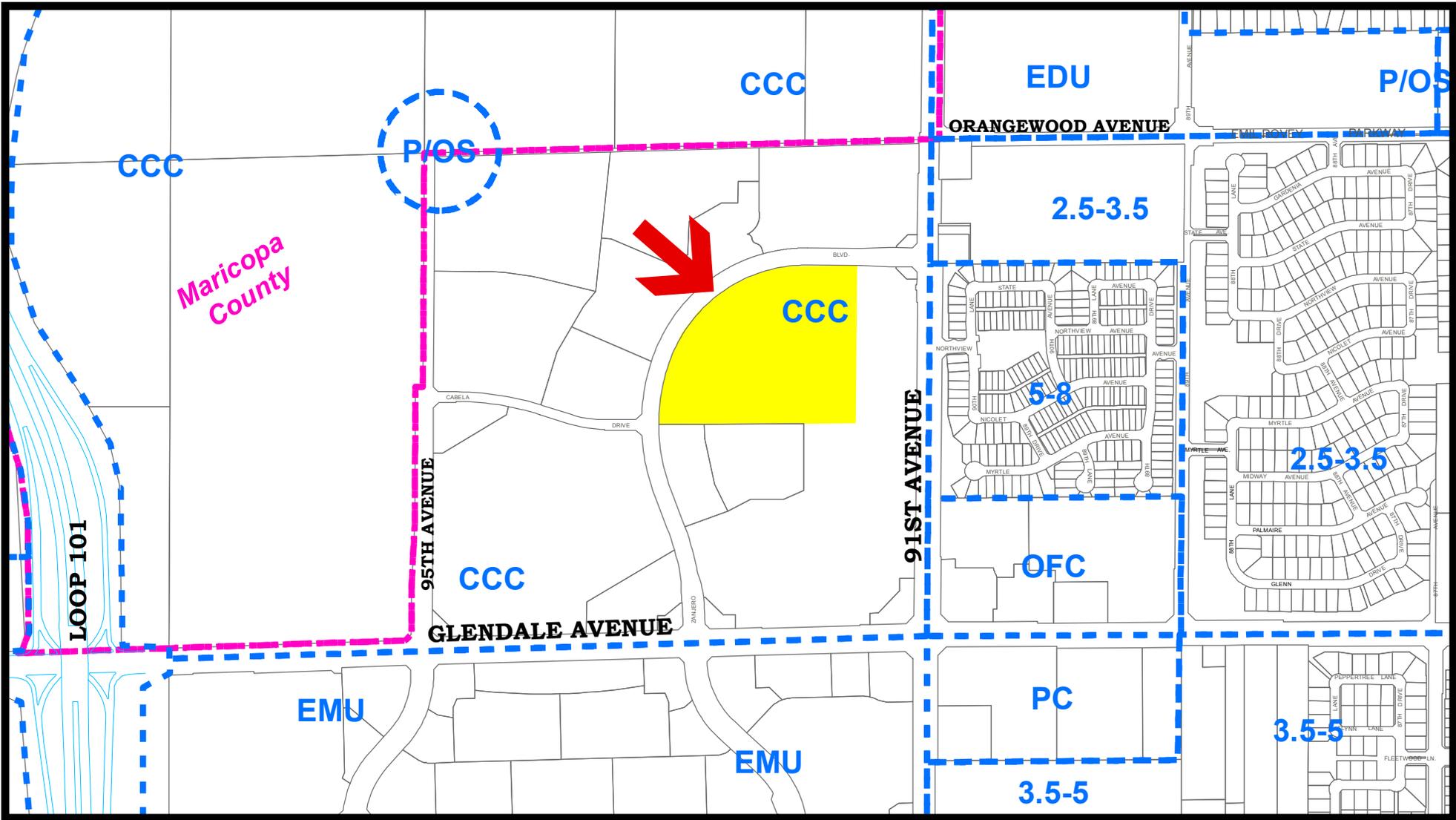
**PROJECT MANAGER:** Tabitha Perry, Assistant Planning Director (623) 930-2596  
[tperry@glendaleaz.com](mailto:tperry@glendaleaz.com)

**REVIEWED BY:**

  
\_\_\_\_\_  
Planning Director

  
\_\_\_\_\_  
Development Services Director

TP/df

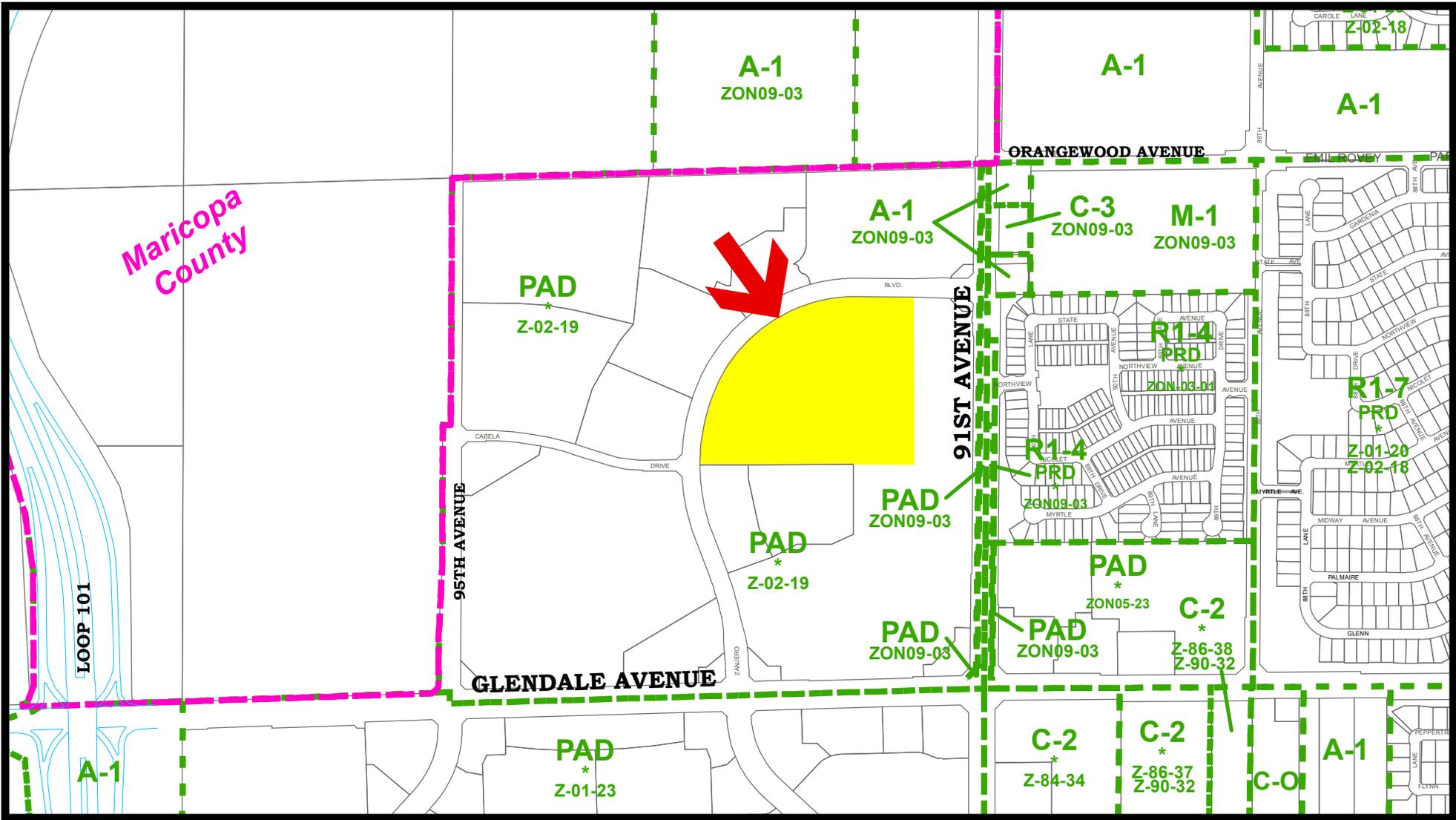


**CASE NUMBER**  
GPA15-02



**REQUEST**  
AMEND THE GENERAL PLAN FROM CCC (CORPORATE COMMERCE CENTER) TO 12-20 DU/AC (HIGH DENSITY RESIDENTIAL)

**LOCATION**  
9300 W. GLENDALE AVENUE



Maricopa  
County



**CASE NUMBER**

**ZON15-07**

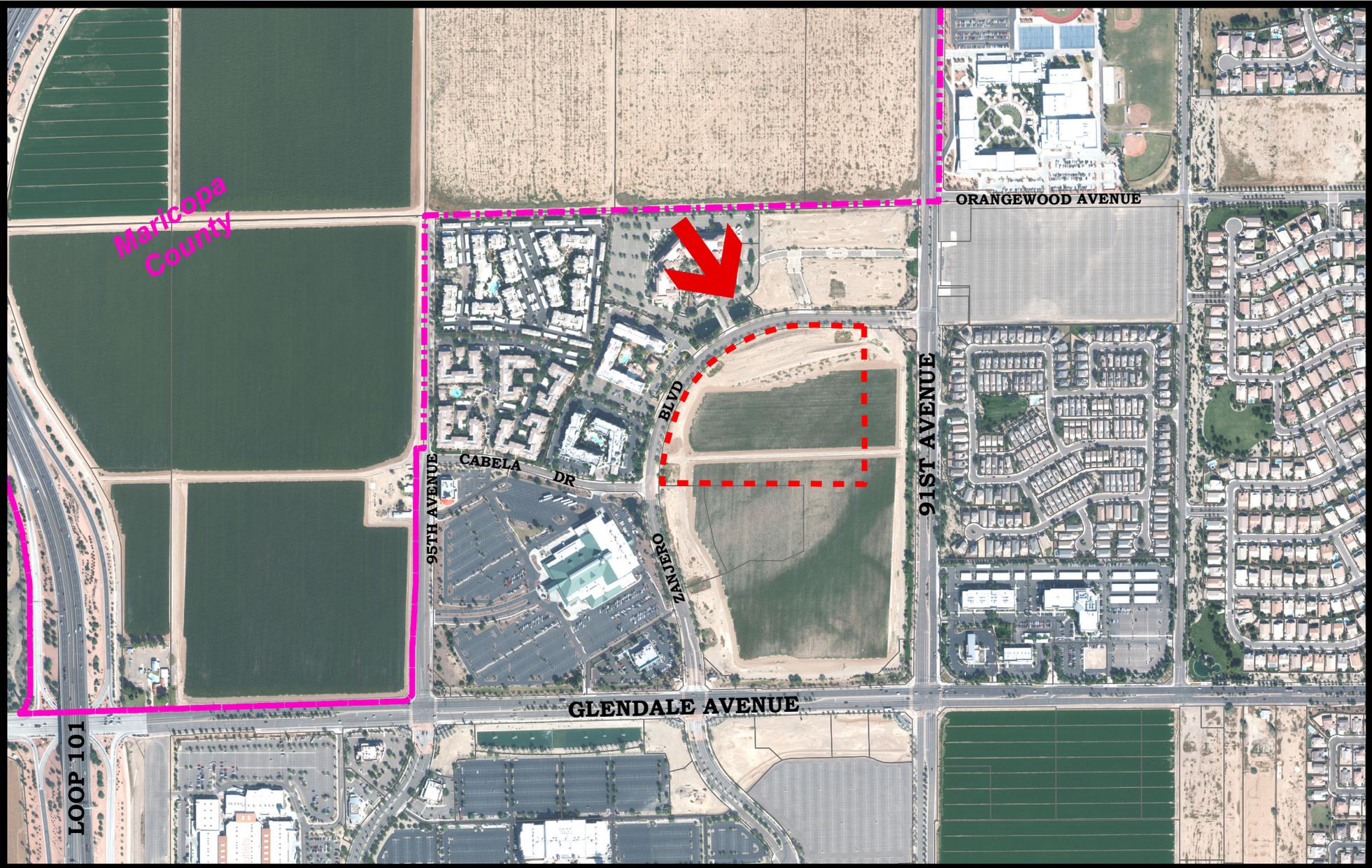


**REQUEST**

**REZONE APPROXIMATELY 18 ACRES FROM PAD (PLANNED AREA DEVELOPMENT) TO PAD (PLANNED AREA DEVELOPMENT).**

**LOCATION**

**9300 W. Glendale Avenue**



Aerial Date: October 2014



**CASE NUMBER**

**GPA15-02  
ZON15-07**





# Planning Staff Report

**DATE:** February 4, 2016 **AGENDA ITEM:** 2

**TO:** Planning Commission

**FROM:** Tabitha Perry, Assistant Planning Director  
**PRESENTED BY:** Jon M. Froke, AICP, Planning Director

**SUBJECT:** **GENERAL PLAN AMENDMENT (GPA) GPA15-03 AND ZONING TEXT AMENDMENT (ZTA) APPLICATION ZTA15-01: LOOP 101 SCENIC CORRIDOR – 5900 WEST LOOP 101 HIGHWAY**

**REQUESTS:**

- 1) A request by the City of Glendale to amend the General Plan, Arrowhead Ranch Specific Plan and the North Valley Specific Area Plan to establish a Scenic Corridor on portions of the Loop 101.
- 2) A request by the City of Glendale for a Zoning Text Amendment to establish a Scenic Corridor on portions of the Loop 101.

**APPLICANT:** Planning Commission.

**REQUIRED ACTION:** The Planning Commission must conduct a public hearing and determine if these requests are in the best long-term interest of the neighborhood and consistent with the General Plan.

**RECOMMENDATION:** The Planning Commission should recommend approval of GPA15-03 and ZTA15-01.

**PROPOSED MOTION:** Move to recommend approval of GPA15-03 and ZTA15-01.

**PRIOR ACTION:** The Planning Commission initiated these applications at their workshop on April 2, 2015.

**SUMMARY:** These requests will amend the General Plan and establish a Scenic Corridor in the Zoning Ordinance.

<p><b>COMMISSION ACTION:</b> Motion made by _____ to recommend _____ of GPA15-03. Motion seconded by Commissioner _____. The motion was _____ with a vote of _____ to _____.</p> <p><b>COMMISSION ACTION:</b> Motion made by Commissioner _____ to recommend _____ of ZTA15-01. Motion seconded by Commissioner _____. The motion was _____ with a vote of _____ to _____.</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

## **DETAILS OF REQUEST:**

### **General Plan Amendment:**

The request will amend the General Plan Map to depict a Scenic Corridor on both sides of the Loop 101 from 51st Avenue to Bell Road. It will also amend the Arrowhead Ranch Specific Plan to establish a Scenic Corridor on the Loop 101 from 51st Avenue to Union Hills Drive and finally it will amend the North Valley Specific Area Plan to depict a Scenic Corridor on both sides of the Loop 101 from Union Hills Drive to Bell Road.

Each of these three plans needs to be amended since they govern certain geographic portions of the Loop 101 in this area. The south side of Beardsley Road is not part of the Arrowhead Ranch Specific Plan. The portion of the Loop 101 from Union Hills Drive to Bell Road is part of the North Valley Specific Area Plan.

### **Zoning Text Amendment:**

The request will establish a definition and other standards for a Scenic Corridor since no such definition nor do standards currently exist in the Zoning Ordinance. Various portions of the Zoning Ordinance text to add a Scenic Corridor are proposed.

## **CITIZEN PARTICIPATION TO DATE:**

### **Applicant's Citizen Participation Process:**

The applicant held a neighborhood meeting on September 23, 2015. Notification postcards were sent to 143 property owners and interested parties. Approximately 63 people were in attendance along with City staff and Councilmember Tolmachoff. There was overwhelming support for the Scenic Corridor and that the boundaries of the Scenic Corridor extend between 51<sup>st</sup> Avenue and Bell Road.

Since then Planning Staff has received three telephone calls from nearby residents who are in support of the Scenic Corridor. The applicant's Citizen Participation Final Report is attached.

### **Planning Commission Public Hearing:**

A Notice of Public Hearing was published in *The Glendale Star* on January 14, 2016. Notification postcards of the public hearing were mailed to 143 adjacent property owners and interested parties on January 15, 2016. The Planning Division posted the property at 6 locations on January 14, 2016.

## **STAFF FINDINGS AND ANALYSIS:**

### **General Plan Amendment**

#### **Findings:**

- The amendment is consistent with the policies and objectives of the General Plan; and
- The proposed amendment furthers the public health, safety and general welfare of the citizens of Glendale.

**Analysis:**

- Establishing a Scenic Corridor will be achieved by policy established in the General Plan, the Arrowhead Ranch Specific Plan and the North Valley Specific Area Plan.
- There is a one mile stretch of the Loop 101 outside of Arrowhead Ranch located between Union Hills Drive and Bell Road. This area is not part of Arrowhead Ranch and consists of big box retail stores, office buildings, and apartment complexes. The New River is located in this general area of the City and provides natural open space. Thunderbird Park and the Hedgepeth Hills are visible from the Loop 101.
- The amendment to the General Plan would include a one half mile stretch on the south side of the Loop 101 between 51<sup>st</sup> and 55<sup>th</sup> avenues that are not part of the Arrowhead Ranch Specific Plan.
- The proposed General Plan Amendment is appropriate for this area and meets the expectations of surrounding neighborhoods to protect view corridors and eliminate the threat of visual blight from billboards and digital billboards.
- Approximately 4.5 miles of freeway frontage will be included in the Scenic Corridor.

**Zoning Text Amendment**

**Findings:**

- The amendment is consistent with the policies and objectives of the General Plan;
- The proposed amendment furthers the public health, safety and general welfare of the citizens of Glendale; and

**Analysis:**

- This amendment will address a specific issue which continues to be of interest to the community.
- 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 (billboards and digital billboards) would be prohibited in the Scenic Corridor.
- The Zoning Text Amendment will provide regulations of the Scenic Corridor through the Zoning Ordinance.
- The amendment will help preserve existing natural features and help protect existing residential areas.

**RECOMMENDATION:**

The Planning Commission should recommend approval of these requests.

**ATTACHMENTS:**

1. General Plan Amendment & Zoning Text Amendment text, dated January 11, 2016.
2. Citizen Participation Final Report, dated December 31, 2015.
3. Correspondence from the City of Peoria, dated January 5, 2016.
4. Vicinity Map.
5. Aerial Photograph, dated November 2014.

**PROJECT MANAGER:** Jon M. Froke, AICP, Planning Director (623) 930-2585  
[jfroke@glendaleaz.com](mailto:jfroke@glendaleaz.com)

**REVIEWED BY:**

  
Planning Director

JMF/df

  
Development Services Director

# THE LOOP 101 SCENIC CORRIDOR

General Plan Amendment GPA15-03

&

Zoning Text Amendment ZTA15-01

5900 West Loop 101 Highway



## Project Narrative

January 11, 2016

Applicant: City of Glendale Planning Commission

### **General Plan Amendment GPA15-03**

The General Plan Map will be amended to depict a Scenic Corridor on both sides of the Loop 101 (Agua Fria Freeway) between 51<sup>st</sup> Avenue and Bell Road. Glendale 2025: The Next Step is the city's current General Plan. This plan will be amended to include the Scenic Corridor. The Arrowhead Ranch Specific Plan and the North Valley Specific Area Plan will also be amended to establish a Scenic Corridor for this same geographic area.

### **Zoning Text Amendment ZTA15-01**

The Zoning Text Amendment will amend various sections of the Zoning Ordinance to establish a Scenic Corridor and to provide definitions and regulations as noted below.

**[Additions are indicated by underline; deletions by ~~strikeout~~.]**

The Zoning Ordinance of the City of Glendale, Arizona, Article 2 (Definitions and Rules of Construction), Sec. 2.300 (Definitions) will be amended by adding the following definition to read as follows:

...

Scenic Corridor: is the required landscape setback and land abutting the Agua Fria Freeway (Loop 101) between 51<sup>st</sup> Avenue and Bell Road. The Scenic Corridor extends ¼ -mile on both sides of the freeway. This distance is measured from the freeway right-of-way.

...

The Zoning Ordinance of the City of Glendale, Arizona, Article 5 (Zoning District Regulations) Sec. 5.900 and Sec. 5.910 will be amended to read as follows:

Sec. 5.900 PAD – Planned Area Development.

Sec. 5.910 Signs.

See Section 7.100. Special signage standards may be established in the approval of the PAD. However, special sign standards may not deviate from the standards set forth in Sections 7.106 and Section 7.110. Billboard Signs and Digital Billboard Signs are expressly prohibited on property located within a Scenic Corridor.

The Zoning Ordinance of the City of Glendale, Arizona, Article 6 (Overlay District Regulations) will be amended by adding a new Sec. 6.900 to read as follows:

Sec. 6.900. Scenic Corridor.

Sec. 6.901. Purpose.

The Scenic Corridor seeks to protect view corridors, preserve existing natural areas, washes, rivers, creeks, desert, hills and mountains. The Scenic Corridor prohibits Billboard Signs and Digital Billboard Signs.

Sec. 6.902. Loop 101 Scenic Corridor.

A. Boundaries:

1. Both sides of that portion of the Loop 101 (Agua Fria Freeway) located between 51st Avenue and Bell Road. The Scenic Corridor extends ¼ -mile on both sides of the freeway. This distance is measured from the freeway right-of-way.

Sec. 6.903. Permitted Land Uses.

- A. Land use shall conform to the uses permitted in the underlying zoning district, except that Billboard Signs and Digital Billboard Signs are expressly prohibited.

The Zoning Ordinance of the City of Glendale, Arizona, Article 7 (General Development Standards), Sec. 7.100, Sec. 7.101, 7.103, Sec. 7.700 and Sec. 7.702 will be amended to read as follows:

...

Sec. 7.100 Signs.  
7.101 Purpose.

- F. Billboard Signs and Digital Billboard Signs are expressly prohibited on property located in a Scenic Corridor.

Sec. 7.103. Prohibited signs.

Any sign not specifically listed as permitted by this ordinance is prohibited, including, but not limited to the following:

...

- N. Billboard Signs and Digital Billboard Signs are prohibited in a Scenic Corridor.

...

Sec. 7.700. Freeway Development Standards.

Sec. 7.702. General Requirements.

E. Billboard Signs and Digital Billboard Signs are prohibited in a Scenic Corridor.

...

# **CITIZEN PARTICIPATION FINAL REPORT**

FOR

**GPA15-03**

**&**

**ZTA15-01**

**THE LOOP 101 SCENIC CORRIDOR**

**PLANNING COMMISSION INITIATED**

**GENERAL PLAN AMENDMENT**

**&**

**ZONING TEXT AMENDMENT**



PREPARED ON: December 31, 2015

PREPARED BY: City of Glendale Planning Division

## **STAFF CONTACT**

Jon Froke, AICP, Planning Director  
City of Glendale, AZ  
Planning Division  
(623) 930-2585  
[jfroke@glendaleaz.com](mailto:jfroke@glendaleaz.com)

The purpose of the Citizen Participation Final Report is to provide information regarding the methods and results of the public notification process.

## **PROJECT DESCRIPTION**

This is a request by the City of Glendale Planning Division to amend the General Plan Map to depict a Scenic Corridor on both sides of the Loop 101 (Agua Fria Freeway) between 51<sup>st</sup> Avenue and Bell Road. The Arrowhead Ranch Specific Plan and the North Valley Specific Area Plan will also be amended to establish a Scenic Corridor for this same area.

The Zoning Text Amendment 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.

## **PROPOSED PUBLIC NOTIFICATION AND CITIZEN PARTICIPATION TECHNIQUES**

Staff utilized several techniques to involve the public. A neighborhood meeting was held On September 23, 2015 to introduce the Scenic Corridor to the community. The meeting was held at the Arrowhead Country Club and approximately 63 people were in attendance along with City staff and Councilmember Tolmachoff. There was overwhelming support for the Scenic Corridor and that the boundaries of the Scenic Corridor extend between 51st Avenue and Bell Road.

Another notification technique that was used by staff, as the applicant, was the mailing of notification post cards for the general plan amendment and zoning text amendment to all property owners that abut the Loop 101 on both sides of the freeway between 51<sup>st</sup> Avenue and Bell Road. Additional notification was provided to those listed on the Interested Party list for the City-wide Additional Notification list maintained by the Planning Division. A total of 143 individuals were contacted by notification postcard.

The notification postcard provided a brief description of the general plan amendment and zoning text amendment requests and provided several ways for individuals to respond with questions or concerns.

The proposed changes were posted on the Planning Department website on December 24, 2015.

A notice of public hearing for the general plan amendment and zoning text amendment will be published in *The Glendale Star* as part of the required process in advance of the Planning Commission and City Council meetings.



**Office of the City Council**

8401 West Monroe Street  
Peoria, Arizona 85345  
(623) 773-7306  
Fax (623) 773-7301

January 5, 2016

Glendale Planning Department  
Jon Froke  
5850 West Glendale Avenue  
Glendale, AZ 85301

RE: Draft Loop 101 Scenic Corridor

Mr. Froke:

Thank you for the opportunity to comment on the proposed scenic corridor contemplated by the City of Glendale for the northern portion of Loop 101. While I applaud the effort to establish the corridor, I was keenly interested in the segment of the corridor adjacent to the City of Peoria. As you know, many of my constituents were opposed to the recent effort by Becker Boards to place billboards near the neighborhoods along our common border. Ultimately, the measure was defeated (twice).

The Loop 101 Scenic Corridor offers the ability to close the issue once and for all, and to provide fatigued citizens in the area with measure of confidence and stability on this issue. With this in mind, I reviewed the draft documents posted on the Glendale website. I am very pleased with the Draft indicating the placement of the Scenic Corridor on Loop 101 and extending all the way to Bell Road, thereby prohibiting both static and digital billboards in the area. Accordingly, I wish to offer my support for the Draft Loop 101 Scenic Corridor as presented.

In closing, we appreciate the City of Glendale working with impacted neighborhoods and considering the input from residents in the area.

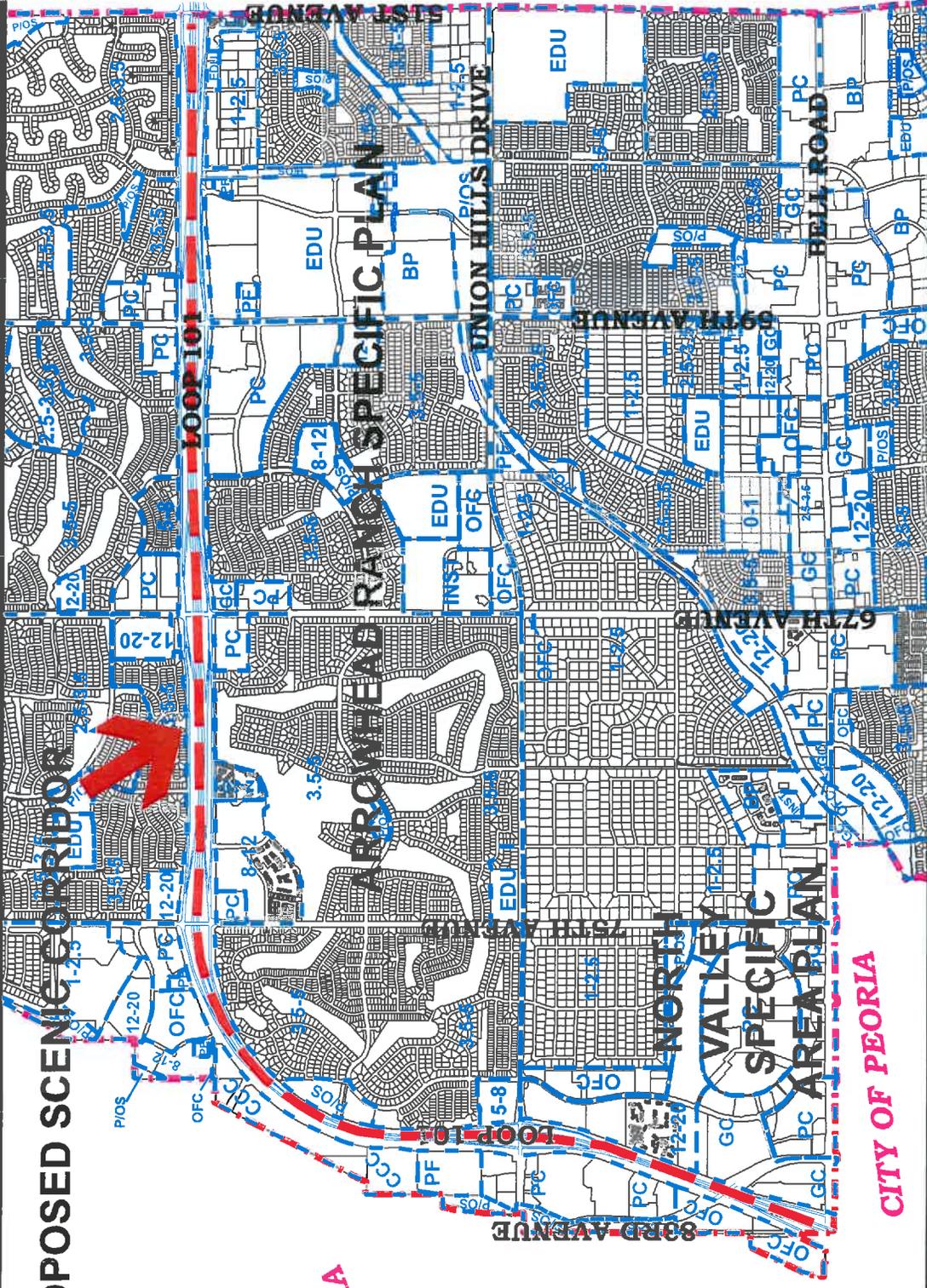
Cordially,

A handwritten signature in black ink, appearing to read "Jon Edwards". The signature is fluid and cursive, with a large initial "J" and "E".

Jon Edwards  
Vice Mayor

**PROPOSED SCENIC CORRIDOR**

**CITY OF PEORIA**



**CITY OF PHOENIX**

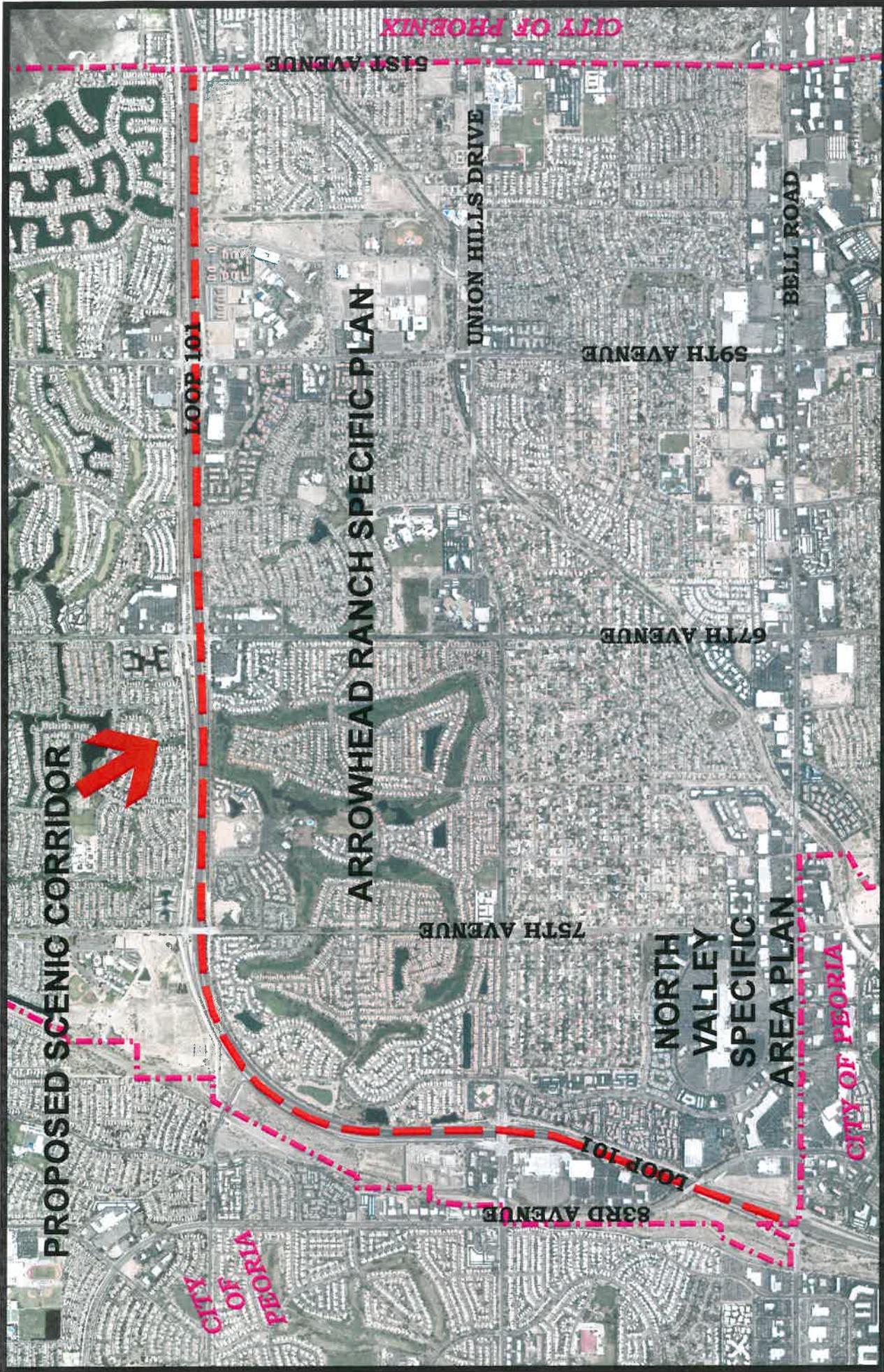


**CASE NUMBER**  
GPA15-03



**LOCATION**  
5900 W. LOOP 101 HIGHWAY

**REQUEST**  
AMEND THE GENERAL PLAN,  
ARROWHEAD RANCH SPECIFIC AREA  
PLAN AND THE NORTH VALLEY SPECIFIC  
AREA PLAN TO CREATE A SCENIC  
CORRIDOR



Aerial Date: November 2014



**CASE NUMBER**  
**GPA15-03 & ZTA15-01**