

**PLANNING COMMISSION - WORKSHOP MINUTES  
CITY OF GLENDALE**

**GLENDALE MUNICIPAL OFFICE COMPLEX  
CONFERENCE ROOM 2-A  
5850 WEST GLENDALE AVENUE  
GLENDALE, ARIZONA 85301**

**THURSDAY, AUGUST 5, 2010  
5:30 P.M.**

CALL TO ORDER

Chairperson Kolodziej called the meeting to order at approximately 5:30 p.m.

ROLL CALL

**Commissioners Present:** Chairperson Kolodziej (Yucca), Vice Chairperson Spitzer (Barrel), Commissioner Sherwood (Sahuaro), Commissioner Hendrix (Ocotillo), Commissioner Shaffer (Cactus), Commissioner Larson (Mayoral) **Absent:** Commissioner Petrone (Cholla)

**City Staff Present:** Tabitha Perry, Principal Planner, Russ Romney, Assistant City Attorney, Marilyn Clark, Recording Secretary, Remigio Cordero, Planner, Bill Luttrell, Senior Planner, Thomas Ritz, AICP, Senior Planner, Jim Colson, Deputy City Manager, Deborah Mazoyer, Assistant Deputy City Manager, Justine Cornelius, Senior Management Assistant, Deputy City Manager's Office, Jon M. Froke, AICP, Planning Director, Jamsheed Mehta, Transportation Director, Richard Janke, Deputy Transportation Director, Chris Lemka, Principal Engineer, Transportation, Bob Lamb, Administrator, Economic Development

**Note: The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.**

WORKSHOP ITEMS

**REZONING APPLICATION ZON10-01: SPORTSMAN'S PARK EAST – 9435 WEST MARYLAND AVENUE**

Bill Luttrell, Senior Planner presented the details of a request by Earl, Curley, and Lagarde, PC to rezone approximately 58 acres from A-1 (Agricultural) to PAD (Planned Area Development) located at the southeast corner of 95<sup>th</sup> and Maryland avenues. The proposed project is titled "Sportsman's Park East". The mixed use development includes office, retail, hotel, and residential components. The rezoning application is in the Yucca District. This was a discussion item only therefore, no action was taken by the commission.

**GENERAL PLAN AMENDMENT GPA10-01 AND REZONING APPLICATION ZON10-02: SPORTSMAN'S PARK WEST – 6250 WEST 95<sup>TH</sup> AVENUE**

Bill Luttrell, Senior Planner presented the details of a request by Earl, Curley, and Lagarde, PC to amend the General Plan from CCC (Corporate Commerce Center) to EMU (Entertainment Mixed Use) and rezone approximately 70 acres from A-1 (Agricultural) to PAD (Planned Area Development) located at the southeast corner of Loop 101 and Maryland Avenue. The proposed project is titled "Sportsman's Park West". The mixed use development includes office, retail, hotel, and residential components. The General Plan Amendment and rezoning application are in the Yucca District. This was a discussion item only therefore, no action was taken by the commission.

Mike Curley, of Earl, Curley & Lagarde, P.C. gave an overview of the presentation that would be heard at the August 5, 2010 Public Hearing. Mr. Curley spoke on behalf of the owners of Sportsman's Park East and Sportsman's Park West.

**ZONING ORDINANCE TEXT AMENDMENT ZTA09-02: GLENDALE CENTERLINE OVERLAY DISTRICT – 5850 WEST GLENDALE AVENUE: ZONING ORDINANCE TEXT AMENDMENT TO VARIOUS SECTIONS OF THE ZONING ORDINANCE:**

Thomas Ritz, AICP, Senior Planner reviewed a request by the City of Glendale Planning Commission to add a new Section 6.800 Glendale Centerline Overlay District to the Zoning Ordinance and amend Sections 7.103 and 7.104 of the Zoning Ordinance. The proposed changes, if adopted, would add an overlay district, the Glendale Centerline Overlay District which will provide an alternate set of design standards to encourage development and redevelopment. The existing zoning remains and if adopted, the property owner can choose to use either the existing zoning or the overlay district. (City-Wide). The commission initiated ZTA09-02 to go forward to Planning Commission with a vote of 6 to 0.

III. REPORTS AND COMMENTS

IV. ADJOURNMENT 6:45pm