

**MINUTES
CITY OF GLENDALE PLANNING COMMISSION**

**CITY COUNCIL CHAMBERS
5850 WEST GLENDALE AVENUE
GLENDALE, ARIZONA 85301**

**THURSDAY, NOVEMBER 18, 2010
7:00 P.M.**

CALL TO ORDER

The meeting was called to order at approximately 7:00pm.

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

City Staff Present: Tabitha Perry, Principal Planner, Jon Froke, AICP, Planning Director, Deborah Robberson, Deputy City Attorney, Bill Luttrell, Senior Planner, Thomas Ritz, AICP, Senior Planner, Deborah Mazoyer, Assistant Deputy City Manager, Justine Cornelius, Deputy City Manager's Office, and Chris Lemka, Principal Engineer

APPROVAL OF MINUTES

Chairperson Kolodziej called for a motion to approve the Meeting Minutes of the October 21, 2010 public hearing. Commissioner Sherwood made the motion to approve as written. Commissioner Petrone seconded the motion, which was approved unanimously.

WITHDRAWALS AND CONTINUANCES

Chairperson Kolodziej called for any withdrawals and/or continuances. Ms. Perry stated there were none.

PUBLIC HEARING ITEMS

Chairperson Kolodziej stated the two items would be heard simultaneously, however, each requires its own motion. He called staff's presentation.

GPA10-02

This is to inform you of a request by Snell & Wilmer representing the Pendergast Family Limited Partnership to amend the General Plan Land Use Map from CCC (Corporate Commerce Center) to EMU (Entertainment Mixed Use). The site is located at the southwest corner of 91st Avenue and Maryland Avenue (6252 North 91st Avenue). Staff Contact: Bill Luttrell, Senior Planner (Yucca District).

ZON10-03

This is to inform you of a request by Snell & Wilmer representing Pendergast Family Limited Partnership to rezone approximately 24.5 acres from A-1 (Agricultural) to PAD (Planned Area Development) for a mixed-use development titled "Centrada Norte". The site is located at the southwest corner of 91st Avenue and Maryland Avenue (6252 North 91st Avenue). Staff Contact: Bill Luttrell, Senior Planner (Yucca District).

Mr. Bill Luttrell, Senior Planner, presented the request. He stated this is a request to amend the General Plan Land Use Map from Corporate Commerce Center (CCC) to Entertainment Mixed Use (EMU) and to rezone from A-1 (Agricultural) to PAD (Planned Area Development). He provided background information regarding this request and stated the Planning Commission must determine if this request is in the best long-term interest of this neighborhood and consistent with the General Plan. He stated the Planning Commission should recommend approval of GPA10-02 as filed and ZON10-03, subject to the stipulations contained in the staff report. Mr. Luttrell asked the Commission if they had any questions.

Chairperson Kolodziej referred to the PAD booklet, page 7. He verified that Stipulation #3 does put a maximum amount of residential units at 365 units. Mr. Luttrell stated that this is correct.

Chairperson Kolodziej referred to page 42. He asked if the 24 acre property could be developed with a single land use such. He asked if this could potentially be a 24 acre property developed as an apartment complex. Mr. Luttrell explained that is not the intent. He said the PAD is designed to be a mixed use development incorporating commercial and offices uses, with the potential to include residential and hotel, and hotel/condominiums. He said the Commission has the ability to stipulate the project as they see fit to restrict this from taking place.

Chairperson Kolodziej called for the applicant.

Mr. Nick Wood, Snell and Wilmer, One Arizona Center, Phoenix, representing the Pendergast Family introduced himself. Mr. Wood stated this area is an urban, dynamic core. He said everything needed is in this area including sports, entertainment, hotels, restaurants, retail, office buildings, and residential to support it. He said there are many different business opportunities for those coming into the state and this area.

Mr. Wood displayed a presentation showing different possibilities of how the area could develop. He explained if a hotel were constructed it could be up to 112 feet tall. He indicated that there is a lot of green area and open space. He stated the neighbors asked that no tall buildings but constructed directly behind their homes. Mr. Wood said heights would be limited to two stories along 91st Avenue, stepping back to three stories, and so on. He added the buildings will be designed so that the adjacent residents will not see the loading/unloading areas, dumpsters, or the back of the buildings.

He continued his presentation by describing the pedestrian circulation of the proposal. He also explained the traffic circulation.

He said the neighbors have been very helpful and are in agreement with staff's report and the included stipulations. Mr. Wood was available for questions from the Commission.

Chairperson Kolodziej stated he appreciated the applicant's efforts not only on this project but others as it relates to citizen participation. He stated there is a 30 foot buffer along Maryland Avenue. He asked if the same consideration was given to the neighborhood to the east of this project.

Mr. Wood said yes. He explained that the neighborhood along Maryland Avenue is condominiums and the homes are fairly tall. These residents are looking down rather than across. Mr. Wood said the 30 foot buffer would allow for more landscaping at the back of the site.

Chairperson Kolodziej asked if the area between Stadium Way and Maryland Avenue has three entrances. Mr. Wood stated when development occurs on the site, along with assistance from staff, it will be determined how many entrances are actually needed.

Chairperson Kolodziej opened the public hearing.

Reverend Jacob Kolbar, 6612 North 90th Drive, Glendale, 85305, stated he felt the state of Arizona owes the Pendergast Family a great thankful for what they have done. He requested the Commission consider naming one of the streets in the project be named Pendergast Boulevard.

Ms. Amy Haley, 6130 North 90th Drive, Glendale, 85305, wished not to speak but indicated she is in support of this application.

Mr. Herb Haley, 6130 North 90th Drive, Glendale, 85305, stated that he is in support of this request.

Mr. Walter Aydlett, 9344 West San Miguel, Glendale, 85305, indicated that this is a great project and supports this project. He stated this will be an asset to the stadium.

With no one else wishing to speak, Chairperson Kolodziej closed the public hearing.

Chairperson Kolodziej asked the applicant if he had any closing comments. The applicant did not.

With no comments from the Commission, Chairperson Kolodziej called for a motion.

Commissioner Larson made a motion to recommend approval of GPA10-02. Commissioner Sherwood seconded the motion, which was approved unanimously.

Ms. Deborah Robberson, Deputy City Attorney, stated this recommendation will be forwarded to the City Council.

Commissioner Larson made a motion to recommend approval of ZON10-03 subject to the staff stipulations. Commissioner Sherwood seconded the motion, which was approved unanimously.

Ms. Deborah Robberson, Deputy City Attorney, stated this recommendation will be forwarded to the City Council.

Commissioner Sherwood said although he appreciates open space, and had there not been the downturn in the economy, more exciting development would have taken place.

Commissioner Petrone stated he agreed with the Reverend and felt this will be a great addition to the community.

Commissioner Larson thanked the applicant for the effort put forth to work and including the neighborhood. The neighbors appear to be happy.

OTHER BUSINESS

There was none.

PLANNING STAFF REPORT

Ms. Perry asked the Commission to vacate the December 2, 2010, workshop and public hearing.

Commissioner Petrone made a motion to vacate the December 2, 2010, workshop and public hearing. Commissioner Shaffer seconded the motion, which was approved unanimously.

COMMISSION COMMENTS AND SUGGESTIONS

There was none.

ADJOURNMENT

With no further business, the meeting adjourned at 7:33pm.

Respectfully submitted,


Diana Figueroa, Recording Secretary