



**GLENDALE CITY COUNCIL WORKSHOP SESSION**  
**Council Chambers – Workshop Room**  
**5850 West Glendale Avenue**  
**September 19, 2006**  
**1:30 p.m.**

**WORKSHOP SESSION**

1. [PROPOSED AMENDMENTS TO THE LANDSCAPE ORDINANCE](#)
2. [MAJOR GENERAL PLAN AMENDMENT \(M-GPA06-14\): THUNDERBIRD, THE GARVIN SCHOOL OF INTERNATIONAL MANAGEMENT](#)

**CITY MANAGER'S REPORT**

**This report allows the City Manager to update the City Council about issues raised by the public during Business from the Floor at previous Council meetings or to provide Council with a response to inquiries raised at previous meetings by Council members. The City Council may only acknowledge the contents to this report and is prohibited by state law from discussing or acting on any of the items presented by the City Manager since they are not itemized on the Council Workshop Agenda.**

**COUNCIL COMMENTS AND SUGGESTIONS**

**EXECUTIVE SESSION**

1. LEGAL MATTERS
  - A. The City Council will meet with the City Attorney for legal advice, discussion and consultation regarding the city's position in pending and contemplated litigation, including settlement discussions conducted in order to avoid or resolve litigation. (A.R.S. §§38-431.03 (A)(3)(4)).

**Upon a public majority vote of a quorum of the City Council, the Council 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 purposes:**

- (i) discussion or consideration of personnel matters (A.R.S. §38-431.03 (A)(1));**
- (ii) discussion or consideration of records exempt by law from public inspection (A.R.S. §38-431.03 (A)(2));**
- (iii) discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03 (A)(3));**
- (iv) discussion or 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));**
- (v) discussion or consultation with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03 (A)(5)); or**
- (vi) discussing or consulting with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03 (A)(7)).**

**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 City Council, or as otherwise ordered by a court of competent jurisdiction.**



CITY OF GLENDALE

# Council Communication

## Workshop Agenda

09/19/2006

Item No. 1

TO: Honorable Mayor and City Council

FROM: Ed Beasley, City Manager

PRESENTED BY: Jon Froke, AICP, Planning Director

SUBJECT: [PROPOSED AMENDMENTS TO THE LANDSCAPE ORDINANCE](#)

### *Purpose*

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- This is a request for City Council to review and discuss the proposed amendments to the Landscape Ordinance, as recommended by the Code Review Committee (a subcommittee of the City Council).

### *Council Strategic Goals Or Key Objectives Addressed*

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- The proposed amendments to the Landscape Ordinance will provide an updated ordinance for staff and the development community to refer to during the design review and construction process.
- The proposed amendments will more accurately describe the quality of landscaping required in new development projects, establish enhanced buffers to improve the visual quality along major streets in the city, and clarify enforcement of the Landscape Ordinance.

### *Background*

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- The Code Review Committee initiated a review of the current Landscape Ordinance when it reconvened in October of 2005 and began discussing the proposed amendments in December of 2005. After the review, it was decided that updates to the ordinance would be appropriate since the last update was in 1987.
- The process for the proposed amendments to the Landscape Ordinance was extensive in scope. The research effort included an analysis of the deficiencies of the previous

ordinance, a survey of ordinances from other Valley cities, site analysis of development projects throughout the Valley and a calculation of landscape improvements based on the proposed requirements.

- The proposed amendments to the Landscape Ordinance focus on:
  - o Strengthening requirements for developers to include larger landscaped areas within each project; increasing the amount of landscape material used in projects; and widening landscaped areas along city arterial streets (for landscaped areas privately maintained).
  - o Clarifying and enhancing the landscape maintenance responsibilities of property owners.
  - o Further identifying and clarifying enforcement procedures.
  - o Replacement of missing plant material.
  - o Increasing arterial street landscape setbacks from 20 to 30 feet.

## *Previous Council/Staff Actions*

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- On August 25, 1987, Council adopted amendments to the Landscape Ordinance.
- On July 31, 1984, Council adopted amendments to the Landscape Ordinance.
- On July 14, 1983, Council adopted the initial Landscape Ordinance.

## *Community Benefit*

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- The Landscape Ordinance is intended to improve the visual and aesthetic appearance of the city through: improved site design; improved livability of residential neighborhoods by ensuring adequate buffers between land uses; and through beautification of the city's streetscape.
- There are no budget implications relative to the proposed amendments as additional landscape plant material and water use will be negligible.

## *Public Input*

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- Valley Partnership, a non-profit organization consisting of public and private sector groups that advocates responsible development, reviewed the proposed amendments and provided positive feedback and supported the proposed changes being incorporated into the ordinance.

## *Policy Guidance*

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Staff is requesting Council to review the proposed amendments to the Landscape Ordinance and provide guidance.



CITY OF GLENDALE

# Council Communication

## Workshop Agenda

09/19/2006

Item No. 2

TO: Honorable Mayor and City Council

FROM: Ed Beasley, City Manager

PRESENTED BY: Jon M. Froke, AICP, Planning Director

SUBJECT: **MAJOR GENERAL PLAN AMENDMENT (M-GPA06-14):  
THUNDERBIRD, THE GARVIN SCHOOL OF  
INTERNATIONAL MANAGEMENT**

### *Purpose*

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- This is a request for City Council to discuss a Major General Plan Amendment to the General Plan Land Use Map for Thunderbird, The Garvin School of International Management.

### *Council Strategic Goals or Key Objectives Addressed*

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- Glendale 2025, the city's General Plan, includes specific goals addressing the need for growth management. Major General Plan Amendments are tools that can be used by the city to direct and manage growth.

### *Background*

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- The request is for a Major General Plan Amendment from Education (EDU) and Business Park (BP) to Corporate Commerce Center (CCC).
- This is a Major General Plan Amendment only, and is not a rezoning request. While a rezoning request has been filed on the property, it will be brought to Council at a later date.
- The Corporate Commerce Center designation provides for the development of mixed-use employment centers with complementary community and specialty retail, hotels, restaurants, major medical facilities, entertainment and destination uses serving the region. Integrated urban character housing is permitted in limited quantities and at certain phases of the development.

- The desired land use mix within the Corporate Commerce Center designation is 55 percent office, 30 percent retail, and 15 percent housing.
- Because of its size, approximately 150 acres, this request is considered a Major General Plan Amendment by the City of Glendale, and processed by the city in conformance with state statutes governing Major General Plan Amendments, including two public hearings (one at an off-site location) by the Planning Commission, and one public hearing by Council, prior to adoption by a two-thirds vote in favor of the amendment. Major General Plan Amendments do not require voter approval.
- The site is approximately 150 acres in size, generally bounded by Greenway Road on the north, 55<sup>th</sup> Avenue on the east, the Deerview single-family residential subdivision on the south, and 59<sup>th</sup> Avenue on the west.
- The property currently has three components. The major portion of the property (approximately 82 acres) is used as the university. The YMCA occupies approximately five acres at the southwest corner of the site. The remainder of the property, approximately 63 acres, is now vacant, and the General Plan Amendment is the first step in developing a new plan for this property and updating the master plan for the school.

## *Community Benefit*

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- The Major General Plan Amendment will encourage in-fill development on one of the largest tracts of vacant land in this part of Glendale.

## *Policy Guidance*

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Staff is seeking guidance from Council to continue with the Major General Plan Amendment process for this request in accordance with the procedure prescribed in the state statutes.