



**GLENDALE CITY COUNCIL WORKSHOP SESSION**  
**Council Chambers – Workshop Room**  
**5850 West Glendale Avenue**  
**October 3, 2006**  
**2:30 p.m.**

**WORKSHOP SESSION**

1. [DESIGN CONCEPT FOR PARK-AND-RIDE LOT AT GLENDALE AVENUE AND LOOP 101](#)
2. [MAJOR GENERAL PLAN AMENDMENT \(M-GPA06-12\): TURNING LEAF AT THE MEADOWS](#)
3. [COUNCIL ITEMS OF SPECIAL INTEREST](#)

**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)).

## 2. LEGAL MATTERS – PROPERTY & CONTRACTS

- A. Discussion/consultation with the City Attorney and City Manager to receive an update, to consider its position, and to provide instruction/direction to the City Attorney and City Manager regarding Glendale's position in connection with a possible stadium and multi-purpose facility located west of the Agua Fria Freeway between Bethany Home Road and Glendale Avenue and ancillary development that is the subject of negotiations. (A.R.S. §§38-431.03 (A)(3),(4),(7))

## 3. PERSONNEL MATTERS

- A. Various terms have expired on Boards and Commissions. The City Council will be discussing appointments involving the following Boards and Commissions. (A.R.S. §38-431.03 A.1)

1. Ad-Hoc Event Advisory Committee
2. Arts Commission
3. Aviation Advisory Commission
4. Board of Adjustment
5. Citizen Bond Election Committee
6. Citizens Advisory Commission On Neighborhoods
7. Citizens Bicycle Advisory Committee
8. Citizens Transportation Oversight Commission
9. Commission On Persons With Disabilities
10. Community Development Advisory Committee
11. Historic Preservation Commission
12. Housing Advisory Commission
13. Industrial Development Authority
14. Judicial Selection Advisory Board
15. Library Advisory Board
16. Parks and Recreation Advisory Commission
17. Personnel Board
18. Planning Commission
19. Public Safety Personnel Retirement System/Fire Board
20. Public Safety Personnel Retirement System/Police Board
21. Risk Management/Worker's Compensation Trust Fund Board

**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

10/03/2006

Item No. 1

TO: Honorable Mayor and City Council

FROM: Ed Beasley, City Manager

PRESENTED BY: Horatio Skeete, Deputy City Manager

SUBJECT: **DESIGN CONCEPT FOR PARK-AND-RIDE LOT AT GLENDALE AVENUE AND LOOP 101**

### *Purpose*

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- This is a request for City Council to review a design concept prepared by Edwards and Kelcey (formerly INCA Engineers, Inc.) for a proposed park-and-ride lot located on city-owned property at the northwest corner of Glendale Avenue and Loop 101.

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

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- One of Council's goals is to provide high quality services to citizens. Improving and providing transportation options within the city will assist in achieving this goal.

### *Background*

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- On November 6, 2001, voters approved funding to construct park-and-ride lots to meet transit needs. Construction of the park-and-ride lot for commuter use is partially funded with federal transit funds. This site was chosen for its easy access to the freeway, as well as existing transit service on Glendale Avenue. This park-and-ride lot will also facilitate planned new express bus routes, which begin in 2007.
- The design of this park-and-ride facility includes bus bays, platform(s), passenger shelters, lighted canopies, site lighting, landscaping and irrigation, and a security building. In addition, design elements and features that address easy control of entry points into the facility, security, and the separation of park-and-ride vehicles and event-related traffic are considerations of the overall design plan.

## *Previous Council/Staff Actions*

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- On December 13, 2005, Council approved a professional services agreement in an amount of \$1,587,382 with INCA Engineers, Inc. for the design of this park-and-ride lot.
- On May 24, 2005, Council approved the purchase of 22 acres of surplus right-of-way from the Arizona Department of Transportation for transit related use on the northwest corner of Loop 101 and Glendale Avenue.

## *Community Benefit*

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- Construction of the park-and-ride facility at Loop 101 and Glendale avenues will encourage public transit use by commuters, and will benefit existing bus service on Glendale Avenue.
- This location will be served by a Regional Super Grid route starting in July 2007. In addition, an Express Bus Service to downtown Phoenix is scheduled to begin operation in fall of 2007.

## *Public Input*

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- This project was presented at public meetings held as part of the Glendale Onboard Transportation Program.
- A public open house regarding this Park and Ride facility was held on September 28, 2006. Citizens met with Glendale staff and the design consultants to have questions answered and to provide input to the project.

## *Budget Impacts & Costs*

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- Construction costs in the amount of \$6.2 million are fully programmed with a combination of GO and federal funds. In addition, GO funds are committed for the on-going operation and maintenance of this facility.

## *Policy Guidance*

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Staff is providing Council with an update of the design concept of a park-and-ride lot at Glendale Avenue and Loop 101.



CITY OF GLENDALE

# Council Communication

## Workshop Agenda

10/03/2006

Item No. 2

TO: Honorable Mayor and City Council

FROM: Ed Beasley, City Manager

PRESENTED BY: Jon M. Froke, AICP, Planning Director  
Thomas Ritz, Senior Planner

SUBJECT: **MAJOR GENERAL PLAN AMENDMENT (M-GPA06-12):  
TURNING LEAF AT THE MEADOWS**

### *Purpose*

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- This is a request for Council to discuss a Major General Plan Amendment to the General Plan Land Use Map for Turning Leaf at the Meadows.

### *Council Policies Or Goals 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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- This is a request by Kohner Properties for a Major General Plan Amendment from 0-1 dwelling units per acre (Low Density Residential) to 1-2.5 dwelling units per acre (Low Density Residential). The request will result in a planned residential community rather than piece meal development.
- The 1 to 2.5 dwelling units per acre represent a range of densities; final density within this range will be approved as part of the rezoning request.
- The proposed General Plan designation is intended to accommodate semi-rural, large lot development with generous distances to streets and between residential dwelling units and a viable semi-rural character setting.

- Because of its size, approximately 451 acres, the city considers this a General Plan Amendment. A Major General Plan Amendment is to be processed 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. Major General Plan Amendments do not require voter approval.
- The site is approximately 451 acres in size, generally bounded by Olive Avenue on the north, Cotton Lane on the east, Northern Avenue on the south, and Citrus Road on the west.
- The property is currently vacant. The property owners are interested in developing a residential community, called Turning Leaf at the Meadows, including adjunct open space and recreational features on the entire 451 acres.
- The property is undergoing simultaneous requests for annexation and rezoning along with this Major General Plan Amendment. The property is the first west of the Loop 303 to request annexation into Glendale.
- The property is located outside of the Luke Air Force Base 65 LDN noise contour.
- Located outside of the Luke Compatible Land Use area, and away from the Loop 303 corridor, staff recommends the General Plan designation of Low Density Residential, 1-2.5 du/ac for this site.

### *Community Benefit*

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- The Major General Plan Amendment will permit consideration of a rezoning, which will permit the development of a single-family residential subdivision.

### *Direction/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.



CITY OF GLENDALE

# Council Communication

## Workshop Agenda

10/03/2006

Item No. 3

TO: Honorable Mayor and City Council

PRESENTED BY: Ed Beasley, City Manager

SUBJECT: [COUNCIL ITEMS OF SPECIAL INTEREST](#)

### *Purpose*

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- This is the quarterly opportunity for City Council to identify topics of interest they would like the City Manager to research and assess for placement on a future workshop agenda.

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

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- In the fall of 2002, Council approved a procedural guideline allowing for topics of special interest to be identified by Council on a quarterly basis for follow-up by the City Manager.

### *Policy Guidance*

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Staff requests Council to identify items of interest for follow-up by staff during the next quarter.