

**MINUTES
CITY OF GLENDALE PLANNING COMMISSION
CITY COUNCIL CHAMBERS
5850 WEST GLENDALE AVENUE
GLENDALE, ARIZONA 85301**

**THURSDAY, JANUARY 7, 2016
6:00 PM**

CALL TO ORDER

The meeting was called to order at approximately 6:00 p.m.

Commissioners Present: Commissioners Arthur Dobbelaere, Rick Harper, Gary Hirsch, Vice Chairperson Al Lenox and Chairperson Steve Johnston were in attendance.

Commissioners Absent: Commissioners David Moreno and Jack Gallegos were absent and excused.

City Staff Present: Tabitha Perry, Assistant Planning Director, James Gruber, Assistant City Attorney, and Diana Figueroa, Recording Secretary.

APPROVAL OF MINUTES

Chairperson Johnston called for Approval of Minutes.

COMMISSIONER HARPER MADE A MOTION TO APPROVE THE DECEMBER 3, 2015 WORKSHOP MINUTES. COMMISSIONER DOBBELAERE SECONDED THE MOTION, WHICH WAS APPROVED WITH A VOTE OF 5 TO 0.

COMMISSIONER HARPER MADE A MOTION TO APPROVE THE DECEMBER 3, 2015 PUBLIC HEARING MINUTES. COMMISSIONER DOBBELAERE SECONDED THE MOTION, WHICH WAS APPROVED WITH A VOTE OF 5 TO 0.

WITHDRAWALS AND CONTINUANCES

Chairperson Johnston called for any withdrawals and/or continuances. There were none.

PUBLIC HEARING ITEM

Chairperson Johnston called for staff's presentation.

1. **ZON15-10:** A request by Burch & Cracchiolo, P.A., representing 101 W. Healthcare, LLC, to rezone approximate 22 acres from PAD (Planned Area Development) and A-1 (Agricultural) to PAD for a project titled Westgate Healthcare Campus. The site is located west and north of the northwest corner of 99th and Glendale Avenues (10020 West Glendale Avenue) and is in the Yucca District. Staff Contact: Tabitha Perry, Assistant Planning Director.

Ms. Tabitha Perry, Assistant Planning Director, stated this was a request by Burch & Cracchiolo, P.A., representing 101 W. Healthcare, LLC, to rezone approximately 22 acres from PAD and

A-1 to PAD for a project titled Westgate Healthcare Campus. She indicated that Westgate Healthcare Campus was projected to be comprised of five buildings ranging from single story to six stories with a maximum building height of 110 feet. Additionally, a contemporary architectural design concept provides a transition from what was described as the "Sports and Entertainment District" to more of a conventional but equally dynamic medical and employment corridor area. She said the site was located west and north of the northwest corner of 99th and Glendale Avenues and was in the Yucca District. She noted this request would facilitate future development on an approximately 22-acre site for multiple building establishing a medical healthcare campus. She explained the Planning Commission must conduct a public hearing and determine if this request was in the best long-term interest of this neighborhood and consistent with the General Plan.

Ms Perry stated that the site was currently vacant. She noted that St. Joseph's Westgate Hospital was located north of the site and the City's Park and Ride Facility was located on the southeastern boundary.

Ms. Perry noted that on July 20, 2015, the applicant mailed notification letters to adjacent property owners and interested parties advising of a scheduled neighborhood meeting on August 3, 2015. She stated the applicant's development team, city staff and two individuals attended the neighborhood meeting. She said the two individuals were presented with relevant information regarding the project which included proposed permitted land uses, site plan layout, design concept and projected scheduling for development. She noted the information was well received.

In conclusion, Ms. Perry stated this request appears to meet the required findings. Staff recommends approval subject to the stipulations contained in the staff report. She asked if the Commission had any questions. There were none.

Chairperson Johnston called for questions from the Commission. There were no questions from the Commission.

Chairperson Johnston called for the applicant to make a presentation.

Mr. Ed Bull, applicant's representative, stated they had worked closely with Ms. Perry and the Planning Division and appreciated staff's recommendation for approval. They agree with the stipulations set forth in the staff report with no changes. He indicated that Ms. Perry had presented the application to their satisfaction and had no further comments and had nothing more to add. However, he would be happy to answer any questions.

Chairperson Johnston asked for any additional comments or questions. There were none.

Chairperson Johnston opened the public hearing. With no one wishing to speak, he closed the public hearing.

Chairperson Johnston called for a motion.

COMMISSIONER HIRSCH MADE A MOTION TO RECOMMEND APPROVAL OF ZON15-10 SUBJECT TO THREE STAFF STIPULATIONS. COMMISSIONER DOBBELAERE SECONDED THE MOTION, WHICH WAS APPROVED WITH A VOTE OF 5 TO 0.

James Gruber, Assistant City Attorney, stated the Planning Commission's actions are not final and the Commission's recommendation will be forwarded to City Council for further action.

OTHER BUSINESS FROM THE FLOOR

Chairperson Johnston asked if there was any Business from The Floor. There was none.

PLANNING STAFF REPORT

Chairperson Johnston asked for the staff report. There was none.

COMMISSION COMMENTS AND SUGGESTIONS

Chairperson Johnston called for Comments and Suggestions.

NEXT MEETING: February 4, 2016

ADJOURNMENT

WITH NO FURTHER BUSINESS, COMMISSIONER DOBBELAERE MADE A MOTION TO ADJOURN. COMMISSIONER HARPER SECONDED THE MOTION, WHICH WAS APPROVED UNANIMOUSLY.

The meeting was adjourned at 6:11 pm.