

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

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

CALL TO ORDER

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

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

Commissioners Absent: None.

City Staff Present: Tabitha Perry, Assistant Planning Director, Thomas Ritz, AICP, Senior Planner, James Gruber, Assistant City Attorney, Doug Howard, Planner, and Diana Figueroa, Recording Secretary.

APPROVAL OF MINUTES

Chairperson Johnston called for Approval of Minutes.

Planning Commission Workshop – January 7, 2016 – Commissioner Hirsch made a motion to approve the Workshop minutes. Commissioner Harper seconded the motion, which was approved unanimously.

Planning Commission Public Hearing – January 7, 2016 - Commissioner Hirsch made a motion to approve the Workshop minutes. Vice Chairperson Dobbelaere seconded the motion, which was approved unanimously.

Planning Commission Public Hearing – February 4, 2016 - Commissioner Harper made a motion to approve the Workshop minutes. Commissioner Hirsch seconded the motion, which was approved unanimously.

WITHDRAWALS AND CONTINUANCES

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

PUBLIC HEARING ITEMS

Chairperson Johnston called for staff's presentation.

Doug Howard, Planner, presented the next two cases jointly.

1. **GPA15-05:** A request by Bill Arsenault, Mays & Company Real Estate Development, LLC, representing 83rd and Camelback, LLC, for a General Plan Amendment changing 1.884 acres of the General Plan Land Use Map from Planned Commercial (PC) to Office (OFC). The site is located at the northwest corner of 83rd Avenue and Camelback Road (8310 West Camelback Road) and is in the Yucca District. Staff Contact: Doug Howard, Planner.
2. **ZON15-13:** A request by Bill Arsenault, Mays & Company Real Estate Development, LLC, representing 83rd and Camelback, LLC, to rezone 1.884 acres from Shopping Center (SC) to General Office (G-O). The site is located at the northwest corner of 83rd Avenue and Camelback Road (8310 West Camelback Road) and is in the Yucca District. Staff Contact: Doug Howard, Planner.

Doug Howard, Planner, stated this was a request by Bill Arsenault, Mays & Company Real Estate Development, LLC, representing 83rd and Camelback, LLC, for a General Plan Amendment changing 1.884 acres of the General Plan Land Use Map from Planned Commercial to Office. The site is located at the northwest corner of 83rd Avenue and Camelback Road and is in the Yucca District.

Mr. Howard stated that in order to construct an 8,300 square foot freestanding Emergency Room facility, the applicant is requesting to amend the General Plan Land Use Map for 1.884 acres from Planned Commercial to Office and to rezone the property from Shopping Center to General Office. He noted that in April 25, 2000, City Council approved a rezone for 15 acres at the northwest corner of 83rd Avenue and Camelback Road from Agricultural and Suburban Residence to Shopping Center. He explained that the proposed site has a net acreage of 1.51 acres. He indicated that the applicant is proposing to construct an 8,300 square foot building, thus the reason for the request. He said the site shall include approximately 40 parking spaces along 83rd Avenue and Camelback Road. He noted the building entrance will face Camelback Road. The building is approximately 25 feet in height with the company's signature tower element reaching 36 feet in height. He indicated the development will incorporate landscaping throughout the site with larger buffers around the perimeter for total landscape coverage of approximately 26,000 square feet, about 40% of the site.

Mr. Howard stated that on January 14 and January 27, 2016, the applicant mailed notification letters to adjacent property owners and interested parties. He noted that the applicant did not receive any response regarding the request. Additionally, Planning did not receive any response regarding the request.

In conclusion, Mr. Howard stated these two requests appear to meet the required findings. Staff recommends approval of the two cases listed above, subject to the stipulations contained in the staff report. He asked if the Commission had any questions.

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.

Bill Arsenault, applicant's representative, and developer for this project, stated they represent a group of Arizona General Hospitals. He stated they had built one other facility here in Glendale located on 51st and Olive Avenues. He stated he did not have a formal presentation to provide, however, he was available for questions. He hopes the Commission gives them the opportunity to develop this project.

Chairperson Johnston asked for any comments or questions.

Commissioner Harper asked if this was an emergency walk-in facility or would ambulances also be allowed to bring patients into the facility. Mr. Arsenault explained that this was not that type of facility. However, should an emergency arise, an ambulance can be called to transport the patient to a hospital.

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

Chairperson Johnston called for a motion.

VICE CHAIRPERSON DOBBELAERE MADE A MOTION TO RECOMMEND APPROVAL OF GPA15-05 and ZON15-13 SUBJECT TO THE STIPULATIONS INCLUDED IN THE STAFF REPORT. COMMISSIONER GALLEGOS SECONDED THE MOTION, WHICH WAS APPROVED UNANIMOUSLY.

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.

- 3. ZON15-12:** A request by Wendy Riddell, of Berry Riddell LLC, representing GPW Arrowhead LLC, to rezone approximately three acres from C-O (Commercial Office) to G-O (General Office) for the Honor Health facility. The site is located east of the northeast corner of Bell Road and 63rd Avenue at 6220 West Bell Road and is in the Sahuaro District. Staff Contact: Thomas Ritz, AICP, Senior Planner.

Mr. Thomas Ritz, AICP, Senior Planner, stated this was a request by Wendy Riddell, of Berry Riddell LLC, representing GPW Arrowhead LLC, to rezone approximately three acres from C-O (Commercial Office) to G-O (General Office) for the Honor Health facility. The site is located east of the northeast corner of Bell Road and 63rd Avenue at 6220 West Bell Road and is in the Sahuaro District.

Mr. Ritz indicated that this request was to rezone approximately a three-acre property with a 28,000 square foot recently completed medical office building to General Office to permit overnight patient stays. The General Office district is the only zoning district which permits overnight hospital stays.

He stated that the proposed is to rezone the property of General Office to permit overnight stays. He added that the proposed rezoning is consistent with General Plan designation of Office. The Commercial Office district does not permit overnight stays at the medical office building, thus

the rezoning is required. He noted that the Zoning Ordinance defines a hospital as a medical facility for the diagnosis and treatment of human patients including overnight housing of patients. He explained that the single story 28,000 square foot medical office building opened in December 2015 and primary vehicular access is provided from Bell Road. He indicated that the property is fully developed and that no modification to the building, parking, landscaping, or lighting is proposed.

Mr. Ritz stated that on December 3, 2015, the applicant mailed notification letters to adjacent property owners. On February 22, 2016, the applicant mailed notification letters to adjacent property owners and interested parties. The applicant has met with and discussed this development with the property owner to the northeast. Issues include access, height of the screen wall, and easements. He said the applicant claims they have resolved these issues with the adjacent property owner. Planning also discussed the proposed rezoning with the neighborhood property owner. He noted that the Citizen Participation Final Report was attached, but does not include information concerning the issues raised or how they were resolved.

In conclusion, Mr. Ritz stated this request appears to meet the required findings. Staff recommends approval subject to the stipulation contained in the staff report. He asked if the Commission had any questions. There was 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.

Ms. Wendy Riddell, applicant's representative, explained the building was recently constructed and conforms to the existing zoning district. However, they wanted to have additional opportunities for this building. Therefore, because they wanted to incorporate overnight stays, they were here to ask for the property to be rezoned to General Office instead of Commercial Office. She added that they were not proposing any other changes to the property. She asked the Commission if they had any questions.

Chairperson Johnston asked for any additional comments or questions.

Vice Chairperson Dobbelaere inquired if the facility will be operating as a regular hospital with overnight stays. Ms. Riddell replied no. She explained that this could be used as a sleep lab if necessary or if someone needs to stay overnight, but not like a typical hospital.

Commissioner Hirsh asked how many overnight patients they would typically have at the facility. Ms. Riddell explained how the facility was set up, however, was unsure as to the number of overnight patients they would have at one time. Commissioner Hirsh asked if they were doing any other improvements to the building. Ms. Riddell stated that the only improvements to the building are the required by the building code for overnight stays.

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

Chairperson Johnston called for a motion.

COMMISSIONER HARPER MADE A MOTION TO RECOMMEND APPROVAL OF CASE ZON15-12 WITH THE STIPULATION INCLUDED IN THE STAFF REPORT. COMMISSIONER HIRSCH SECONDED THE MOTION, WHICH WAS APPROVED UNANIMOUSLY.

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.

Ms. Perry advised the Commission there would be two special Planning Commission meetings taking place in April regarding the General Plan Update.

NEXT MEETING: May 5, 2016

ADJOURNMENT

Chairperson Johnston called for a motion to adjourn.

COMMISSIONER GALLEGOS MADE A MOTION TO ADJOURN THE MEETING. COMMISSIONER HIRSCH SECONDED THE MOTION, WHICH WAS APPROVED UNANIMOUSLY.

The meeting was adjourned at 6:24pm.