

**MINUTES
SPECIAL MEETING
CITY OF GLENDALE PLANNING COMMISSION
FOOTHILLS RECREATIONAL AND AQUATICS CENTER
GLENDALE, ARIZONA 85308
SATURDAY, APRIL 23, 2016
10:00 AM**

CALL TO ORDER

The meeting was called to order at approximately 10:00 a.m.

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

Commissioners Absent: Chairperson Steve Johnston and Commissioner Jack Gallegos were absent and excused.

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

APPROVAL OF MINUTES

Vice Chairperson Dobbelaere called for Approval of Minutes. There were none.

WITHDRAWALS AND CONTINUANCES

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

PUBLIC HEARING ITEMS

Vice Chairperson Dobbelaere called for staff's presentation. He noted that Jon Froke will be making the opening remarks.

1. **GPA16-01:** Major General Plan Amendment GPA16-01 – **Envision Glendale 2040.** This is a request by the City of Glendale to adopt a new general plan, Envision Glendale 2040. This is the Glendale General Plan Update and will apply city-wide, including the entire Municipal Planning Area. Every city and county in Arizona is required by state law to prepare and maintain a planning document called a general plan. Staff Contact: Thomas Ritz, AICP, Senior Planner.

ITEM WAS PRESENTED AS INFORMATIONAL ONLY; THUS, NO MOTION OR VOTE WAS REQUIRED.

Jon Froke, AICP, Planning Director, provided some opening remarks on this item. He stated that GPA16-01 was a request by the City of Glendale to adopt a new General Plan. He said the General Plan serves as the official statement of the city to guide the public and private development of the community by guiding new development and redevelopment initiatives. He noted that Ron Short, who retired from the city, had worked extensively on this project 15 years

ago and appreciates him being here as a Glendale resident. He added that by state law the city must conduct two public hearings to determine if this request is in the best long-term interest of the community. He explained that the Commission will not be voting today but only hearing testimony.

Mr. Froke also thanked the Commission and staff for their work and support of the project. He introduced the Planning Consultant, Matrix Design Group, to provide the presentation.

Ms. Celeste Werner, AICP, Project Manager, presented a power point presentation. She said she was glad to provide the final public draft document for the General Plan update. She provided an introduction of key staff from the Matrix Design Group who were involved in the development. She talked about the valuable input from the Steering Committee, as well as the role it played in making this process a success.

Ms. Werner explained that the General Plan Update is primarily an update rather than a complete rewrite of the plan. However, there are some changes to the General Plan. She noted that one change is where the general plan elements are now grouped. Within each theme, the general plan elements are arranged as follows: The Growth and Development Theme include the Land Use, Housing Growth Areas, Urban Design, and Military and Aviation elements.

- Growth and Development
- Community Preservation and Revitalization
- Economic Vitality
- Connectivity
- Public Facility and Services
- Environment Sustainability

Ms. Werner stated that changes to the land use map in the eastern part of the Municipal Planning Area include revisions to reflect the Aspera development, other changes to reflect existing land use and downtown land use pattern revised to reflect existing land use and add the new Downtown Mixed-Use category. Additionally, changes to the land use map in the western part of the Municipal Planning Area include a new Regional Mixed-Use category added to promote growth along the 303 corridor, Luke Air Force Base boundaries filled in as Public Facility, development residential areas updated to reflect existing and planned development and changes to reflect existing non-residential land use.

The current General Plan includes two existing mixed-use categories. Corporate Commerce Center describes mixed-use employment centers with a desired mix of 15 percent residential, 30 percent commercial and 55 percent office. The Entertainment Mixed-Use category is intended to host regional level sports, entertainment, shopping, and employment centers, a wide range of commercial and office and multi-family residential at a minimum of 18 dwelling units per acre.

Ms. Werner stated the proposed General Plan includes new mixed-use categories. The Downtown Mixed-Use is roughly bounded by Glenn Drive to the north, Land Road to the south, 51st Avenue to the east and 59th Avenue to the west. The Downtown Mixed-Use (DMU)

encourages a mix of residential and commercial in the historical downtown. The Regional Mixed-Use encourages new multi-modal, mixed-use development in regionally significant areas featuring an intensive use of land with a compact urban form along the Loop 303 corridor with minimized residential.

Ms. Werner continued remarking on the Public Comment Period. She stated that Public Draft of the General Plan was available for review and comment from February 9 to April 9, 2016. She added that the Draft Plan was also posted on Glendale 2040 web page. She said that three public draft workshops were held March 14, 24, and 30. Approximately 40 public comments were received from the public, along with several comments from city departments which were mostly editorial changes.

Ms. Werner stated the next steps in the process after the two public hearings were for City Council to vote on the General Plan this month followed by the Primary Election on Tuesday, August 30, 2016. In closing, she reviewed the major changes that were made in the General Plan which include: Introduction, Growth and Development, Community, Preservation and Revitalization, Economic Vitality, Connectivity, Public Facility and Services, and Environment Sustainability. She asked if the Commission had any questions.

Vice Chairperson Dobbelaere asked the Commission if they had any questions.

Commissioner Hirsch asked if the new downtown mixed-use proposal would have any impact on the centerline overlay. Ms. Werner stated that it does not but rather supports it. Commissioner Hirsch asked how it supports it. Ms. Werner explained stating that it supports the economic vitality of the downtown area as well as promotes the light rail that is coming in the future. She asked Mr. Froke if he had any additional comments. Mr. Froke added that this does support the downtown area and works nicely with the overlay district.

Commissioner Hirsch had a question in regards to a change with the area on Cotton Lane and Olive Avenue. Mr. Froke explained that the property owners were seeking the next step-up for density and Planning agreed. He said the owners were thinking of marketing the property and it was also an area the city would like to annex should the General Plan be approved.

Vice Chairperson Dobbelaere asked for any comments from the public.

Glendale resident Ron Short provided supporting comments. He said the General Plan is the official policy statement and a critical document to the future of the city. He thanked staff and Matrix Design for their outstanding work on this document.

Commissioner Moreno thanked everyone for all their hard work on this project.

OTHER BUSINESS FROM THE FLOOR

Vice Chairperson Dobbelaere asked if there was any Business From The Floor. There was none.

PLANNING STAFF REPORT

Vice Chairperson Dobbelaere asked for the staff report. There was none.

COMMISSION COMMENTS AND SUGGESTIONS

Vice Chairperson Dobbelaere called for Comments and Suggestions. There were none.

NEXT MEETING: April 25, 2016

ADJOURNMENT

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

THE MEETING WAS ADJOURNED AT 10:30 a.m.