

**MINUTES
SPECIAL MEETING
CITY OF GLENDALE PLANNING COMMISSION
COUNCIL CHAMBERS
GLENDALE, ARIZONA 85301
MONDAY, APRIL 25, 2016
6:00PM**

CALL TO ORDER

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

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, and Thomas Ritz, AICP, Senior Planner.

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, AICP, Planning Director will be making the presentation.

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.

Jon Froke, AICP, Planning Director, provided a brief summary on the item. He stated that the Planning Commission must conduct two public hearings to determine if this request is in the best long-term interest of the community. He noted that the first public hearing was held Saturday, April 23rd at the Foothills Recreational and Aquatic Center. Mr. Froke thanked the Steering Committee for their tireless work on this project. He 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, gave a PowerPoint presentation. She said she was honored 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 and 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 (DMU) category. In addition, 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 DMU 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 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, 2016. 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 these two public hearings, and if recommended by the Planning Commission, was for this initiative to go before City Council on Tuesday, April 26 to be voted on. If approved, it will then move forward to the Primary Election held Tuesday, August 30, 2016. She concluded her presentation and asked if the Commission had any questions.

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

Commissioner Moreno asked if Bethany Home Road was going to open from 81st to 91st or 83rd. Mr. Froke explained that there was a plan to extend Bethany Home Road and complete the arterial street grid network between 83rd and 91st Avenues. He added that the mapping in the General Plan will be reflected to show that future infrastructure improvement.

Vice Chairperson Dobbelaere opened the public hearing. Since there was no one wishing to speak, he closed the public hearing.

Vice Chairperson Dobbelaere asked for a motion.

**COMMISSIONER LENOX A MOTION TO RECOMMEND APPROVAL of GPA16-01.
COMMISSIONER HARPER SECONDED THE MOTION, WHICH WAS APPROVED
UNANIMOUSLY.**

Vice Chairperson Dobbelaere asked for any additional comments.

Commissioner Hirsch thanked the members of the Steering Committee and provided words of praise for the incredible work they did on this project. He believes the community as a whole should be proud of the end result.

Vice Chairperson Dobbelaere also thanked the Matrix Design Group for all their work and the quality product they presented to the Commission.

Vice Chairperson Dobbelaere asked for the next step in the process.

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

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: May 5, 2016

ADJOURNMENT

Vice Chairperson Dobbelaere called for a motion to adjourn.

COMMISSIONER HARPER MADE A MOTION TO ADJOURN THE MEETING, COMMISSIONER HIRSCH SECONDED THE MOTION AND IT WAS APPROVED UNANIMOUSLY.

The meeting was adjourned at 6:31 p.m.