

**MINUTES  
CITY OF GLENDALE PLANNING COMMISSION WORKSHOP**

**CITY HALL  
CONFERENCE ROOM 2A  
5850 WEST GLENDALE AVENUE  
GLENDALE, ARIZONA 85301**

**THURSDAY, JULY 7, 2011  
6:00 P.M.**

CALL TO ORDER

The meeting was called to order at approximately 6:10pm.

**Commissioners Present:** Chairperson Kolodziej (Yucca), Vice Chairperson Spitzer (Barrel), Commissioner Petrone (Cholla), Commissioner Sherwood (Sahuaro), and Commissioner Larson (Mayoral)

**Commissioners Absent:** Commissioner Shaffer (Cactus) and Commissioner Williams (Ocotillo)

**City Staff Present:** Tabitha Perry, Principal Planner, Deborah Robberson, Deputy City Attorney, Bill Luttrell, Senior Planner, Deborah Mazoyer, Assistant Deputy City Manager, and Diana Figueroa, Recording Secretary

ITEM

Chairperson Kolodziej stated there is one item on the agenda. He called staff's presentation.

**ZON11-01:** A Planning Commission initiated request to amend the existing PAD (Planned Area Development) ZON11-01, located at 9802 West Bethany Home Road adjacent to the Loop 101 freeway on the north side of Bethany Home Road. The amendment will incorporate additional land uses that create more flexibility in developing the property. These uses will include hotels, entertainment, professional offices and general retail. High density urban residences incorporated into mixed-use building forms are encouraged with the development of this site. Staff contact: Bill Luttrell, Senior Planner (Yucca District).

Mr. Luttrell stated this is a request that the Planning Commission initiate a request to amend the existing PAD on property located at 9802 West Bethany Home Road. He said the amendment to the PAD will incorporate additional land uses that create more flexibility in developing the property. These uses will include an emphasis on commercial retail, hotels, entertainment and professional offices. High density urban residences incorporated into mixed-use building forms are also encouraged with the development of this site.

He said the Planning Commission must decide whether to initiate the requested amendment and consider whether or not a public purpose would be served. Therefore, staff recommends the Planning Commission initiate the request.

Commissioner Sherwood asked if this request would make the location consistent with the surrounding area. Mr. Luttrell said yes.

Commissioner Larson questioned whether the City would initiate an amendment if the request were made privately by a property owner. He wanted to verify that if a representative from the private sector requested such an amendment, the city would treat them fairly and process the amendment in the same method as this application. Mr. Luttrell said yes.

Chairperson Kolodziej questioned if adult entertainment would be allowed with approval of this application. Ms. Perry stated that no adult businesses would be allowed and this could be stipulated if the Commission wished.

Mr. Luttrell stated a second stipulation would read: No adult businesses or sexually oriented businesses shall not be allowed. The Commission agreed to the second stipulation.

There were no further questions.

OTHER BUSINESS

There was none.

ADJOURNMENT

With no further business, the meeting adjourned at 6:40pm.

Respectfully submitted,

  
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Diana Figueroa, Recording Secretary