



# Planning Department Staff Report

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**DATE:** November 5, 2009 **AGENDA ITEM:** 3

**TO:** Planning Commission

**FROM:** Tabitha Perry, Principal Planner  
**PRESENTED BY:** Remigio Cordero, Planner

**SUBJECT:** **REZONING APPLICATION ZON08-19: DOWNTOWN IMPLEMENTATION – 5139 WEST GLENDALE AVENUE**

**REQUEST:** Rezone from M-1 (Light Industrial) to C-2 (General Commercial).

**APPLICANT/OWNER:** City of Glendale Planning Commission/GLC Glendale Holding.

**REQUIRED ACTION:** The Planning Commission must conduct a public hearing and determine if this request is in the best long-term interest of this neighborhood and consistent with the General Plan.

**RECOMMENDATION:** The Planning Commission should recommend approval of ZON08-19.

**PROPOSED MOTION:** Move to recommend approval of ZON08-19.

**SUMMARY:** This is a request to rezone these properties from M-1 to C-2 zoning district. This rezoning is to implement the proper zoning district with the existing land uses.

**COMMISSION ACTION:** Motion made by \_\_\_\_\_ to recommend \_\_\_\_\_ of ZON08-19 as written. Motion seconded by \_\_\_\_\_. The motion was \_\_\_\_\_ to \_\_\_\_\_.

## **DETAILS OF REQUEST:**

### **General Plan Designation:**

The property is designated as PC (Planned Commercial).

### **Property Location and Size:**

The property is located west of the southwest corner of 51<sup>st</sup> and Glendale avenues and is 2.5 acres in size.

### **History:**

This case was initiated by the Planning Commission on November 6, 2008. The fire station was recently constructed and issued a Certificate of Occupancy on August 25, 2009. The Fresh & Easy tenant suite has been reviewed and approved through the Design Review process in May, 2008.

## **CITIZEN PARTICIPATION TO DATE:**

### **Applicant's Citizen Participation Plan:**

On September 16, 2009, the applicant mailed notification letters to adjacent property owners and interested parties. The Planning Department did not receive any response regarding the request either. The applicant's Citizen Participation Final Report is attached.

### **Planning Commission Public Hearing:**

A Notice of Public Hearing was published in *The Glendale Star* on October 15, 2009. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on October 16, 2009. The property was posted on October 16, 2009.

## **STAFF FINDINGS AND ANALYSIS:**

### **Findings:**

- The proposed amendment is consistent in substance and location with the development objectives of the General Plan and any adopted specific area plans.
- The proposal will be compatible with other existing and planned development in the area.
- The proposal will result in a quality living environment and accommodate desired lifestyles.

### **Analysis:**

- All applicable city departments have reviewed the application and recommend approval of the application.
- The C-2 zoning district is compatible with the current existing land uses in the surrounding area.
- Rezoning these properties to C-2 will ensure that any future development will be consistent with the land uses of the surrounding area.
- Fire Station #151 is an amenity that is utilized by the surrounding community for rapid response to emergencies.

**RECOMMENDATION:**

ZON08-19 should be recommended for approval.

**ATTACHMENTS:**

1. Vicinity Zoning Map.
2. Aerial Photograph, dated November, 2007.
3. Citizen Participation Final Report (without mailing labels), approved September 28, 2009.

**PROJECT MANAGER:**

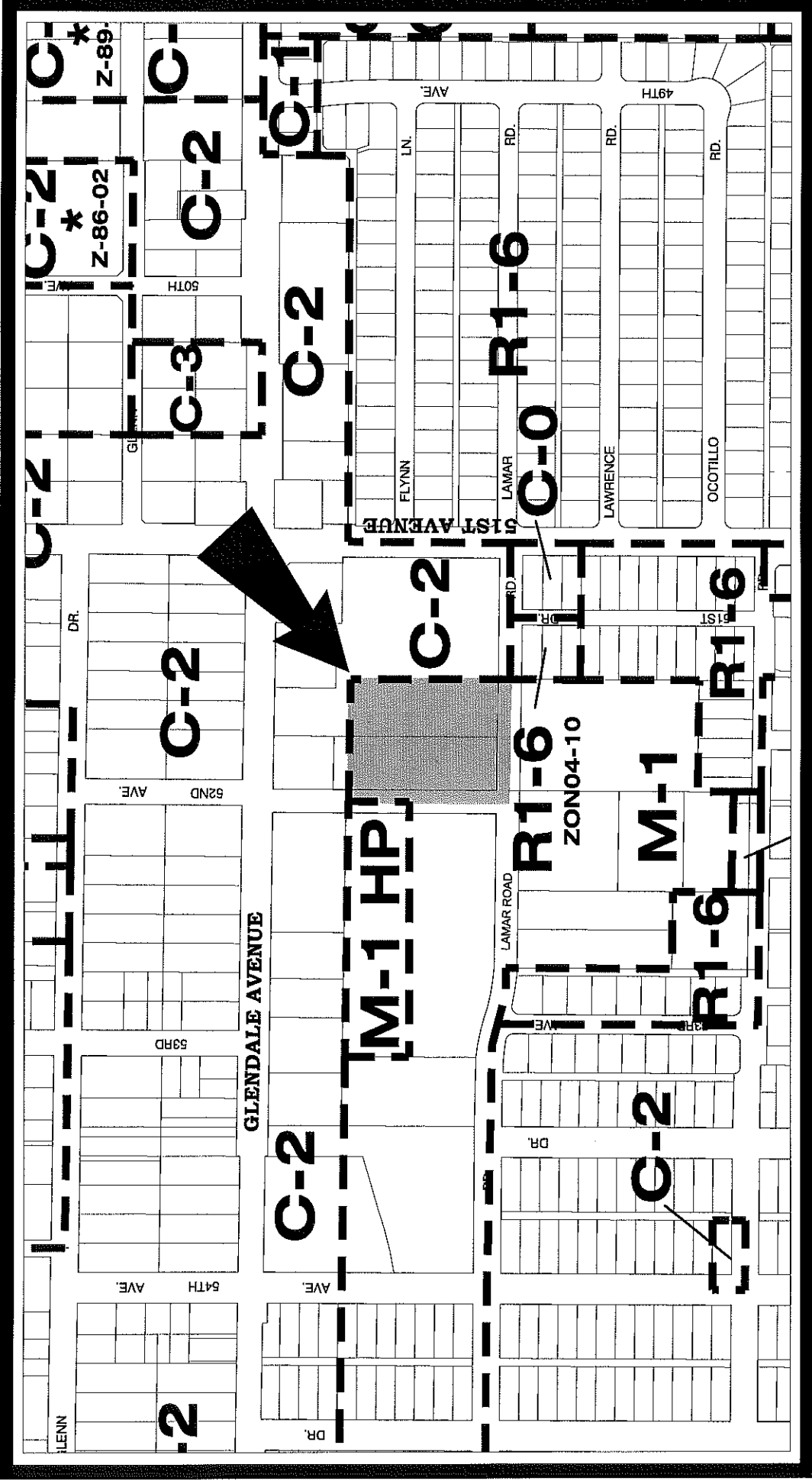
Remigio Cordero, Planner (623) 930-2597  
[rcordero@glendaleaz.com](mailto:rcordero@glendaleaz.com)

**REVIEWED BY:**

  
\_\_\_\_\_  
Planning Director

RC/lh

  
\_\_\_\_\_  
Deputy City Manager

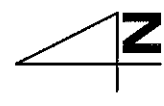


**REQUEST**

**A REQUEST TO REZONE 2.5 ACRES FROM M-1 (LIGHT INDUSTRIAL) TO C-2 (GENERAL COMMERCIAL).**

**CASE NUMBER**

**ZON08-19**



**LOCATION**

**5139 W. GLENDALE AVENUE**



**CITIZEN  
PARTICIPATION  
PLAN  
FINAL REPORT**

ZON08-19

**Downtown Implementation**

**5139 W. Glendale Avenue  
Glendale, AZ.**

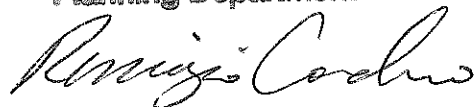
Planning Commission Initiative Rezone

09/28/2009

**APPROVED**

SEP 28 2009

City of Glendale  
Planning Department



**Brief Description:**

This is a Planning Commission initiative to rezone Fire Station #151 and the Fresh and Easy grocery store from M-1 (Light Industrial) to C-2 (General Commercial). A grocery store is not a permitted use within the M-1 zoning district. This rezoning will allow the grocery store and fire station to be placed in the appropriate zoning district.

**State which public notification technique is most appropriate:**

The Planning Department has determined that a notification letter is the most appropriate public notification technique for this project. During the 10-day notification process there were no comments received. Attached to this final report is the notification letter and the boundary these letters were mailed to.

**Home Owners Associations:**

There are no homeowner associations in this notification area.

**Notification of Glendale Registered Neighborhood Groups:**

On September 16, 2009 notification letters were sent to all Glendale Registered Neighborhood Groups or Associations. There were no comments received.

**Interested Parties:**

On September 16, 2009 notification letters was sent to all interested parties, and additional notification parties. There were no comments received.

**Other Parties Notified:**

On September 16, 2009 the surrounding neighbors were notified by mail. There have been no responses from these individuals.

**Those directly and indirectly affected:**

The request does not reflect any physical changes to the public facility or grocery store. This rezone is only for the purpose of the fire station and grocery store to be placed in the appropriate zoning district. There have been no responses during the notification process.

**Concerns and point of contact up until the public hearing:**

All parties can notify me by letter, call me, or visit me up until the Planning Commission Hearing date.



September 16, 2009

RE: NOTIFICATION OF THE PLANNING COMMISSION INITIATED REZONING REQUEST OF TWO PARCELS FROM M-1 (LIGHT INDUSTRIAL) TO C-2 (GENERAL COMMERCIAL): ZON08-19 – 5139 WEST GLENDALE AVENUE

Dear Property Owner:

This letter is to inform you that the City of Glendale Planning Department has initiated a rezoning case for the properties located at 5139 West Glendale Avenue.

The purpose of this rezoning is to bring these particular properties into greater conformance with the City of Glendale's General Plan. The property is currently designated as M-1 (Light Industrial), and the Planning Department is requesting that these properties be rezoned to C-2 (General Commercial) zoning designation to more closely match the parcels General Plan designation of PC (Planned Commercial).

This rezoning application **will not affect** the properties current use as a fire station and commercial retail property, and there are no plans to change these current uses in the future.

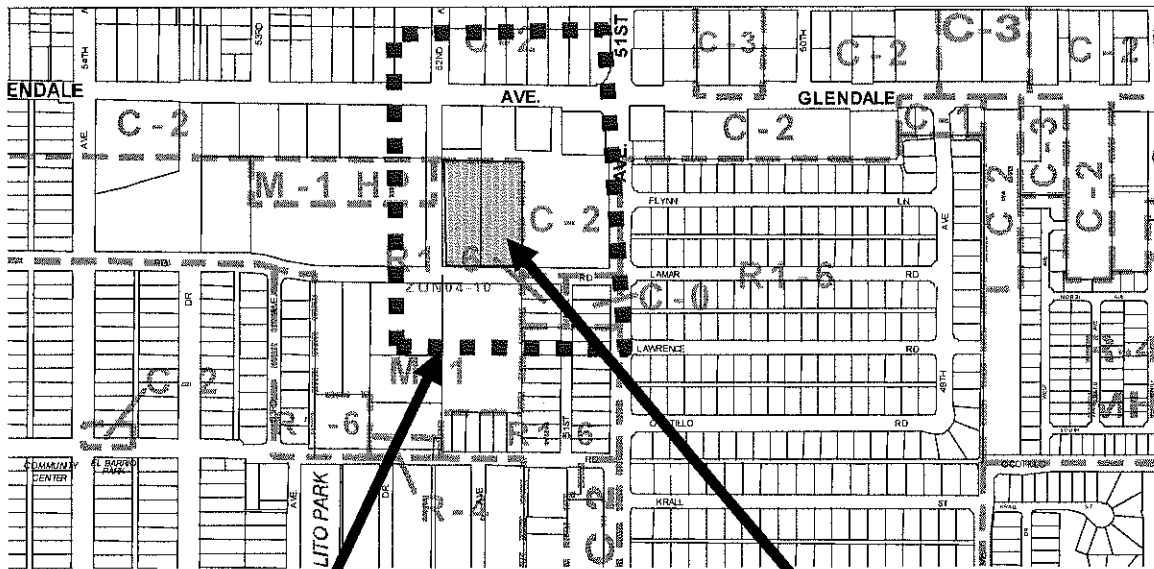
I have included a Vicinity Map for you review. Please provide any comments you may have regarding this rezoning by September 25, 2009. Please feel free to write me at the address below, or call me at 623-930-2597. You may also email me at [rcordero@glendaleaz.com](mailto:rcordero@glendaleaz.com).

Sincerely,

Remigio Cordero  
Planner  
Planning Department

RC/df

<b>NAME OF REQUEST:</b>	DOWNTOWN IMPLEMENTATION REZONE	
<b>LOCATION:</b>	5139 W. GLENDALE AVENUE	
A request to rezone two properties from M-1 (Light Industrial) to C-2 (General Commercial).		
<b>ZONING DISTRICT:</b>	M-1(LIGHT INDUSTRIAL)	<b>COUNCIL DISTRICT:</b> OCOTILLO



**RECOMMENDED NOTIFICATION  
AREA**

**SUBJECT PROPERTIES**