



City of Glendale

5850 West Glendale
Avenue
Glendale, AZ 85301

Special Meeting Agenda City Council

Mayor Jerry Weiers
Vice Mayor Ian Hugh
Councilmember Jamie Aldama
Councilmember Samuel Chavira
Councilmember Gary Sherwood
Councilmember Lauren Tolmachoff
Councilmember Bart Turner

Tuesday, May 5, 2015

12:30 PM

Council Chambers

Special Voting Meeting

One or more members of the City Council may be unable to attend the Council Meeting in person and may participate telephonically, pursuant to A.R.S. § 38-431(4).

CALL TO ORDER

POSTING OF COLORS

PLEDGE OF ALLEGIANCE

PRAYER/INVOCATION

Any prayer/invocation that may be offered before the start of regular Council business shall be the voluntary offering of a private citizen, for the benefit of the Council and the citizens present. The views or beliefs expressed by the prayer/invocation speaker have not been previously reviewed or approved by the Council, and the Council does not endorse the religious beliefs or views of this, or any other speaker. A list of volunteers is maintained by the Mayor's Office and interested persons should contact the Mayor's Office for further information.

CITIZEN COMMENTS

If you wish to speak on a matter concerning Glendale city government that is not on the printed agenda, please fill out a Citizen Comments Card located in the back of the Council Chambers and give it to the City Clerk before the meeting starts. The City Council can only act on matters that are on the printed agenda, but may refer the matter to the City Manager for follow up. When your name is called by the Mayor, please proceed to the podium. State your name and the city in which you reside for the record. If you reside in the City of Glendale, please state the Council District you live in (if known) and begin speaking. Please limit your comments to a period of three minutes or less.

RESOLUTIONS

1. [15-323](#) OPPOSITION TO A PROPOSED RESIDENTIAL DEVELOPMENT AT 107TH AVENUE AND CAMELBACK ROAD NEAR THE GLENDALE

MUNICIPAL AIRPORT AND CAMELBACK RANCH
Staff Contact: Michael D. Bailey, City Attorney

Attachments: [Resolution 4954](#)

COUNCIL COMMENTS AND SUGGESTIONS

ADJOURNMENT

Upon a public majority vote of a quorum of the City Council, the Council may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purposes:

- (i) discussion or consideration of personnel matters (A.R.S. § 38-431.03(A)(1));
- (ii) discussion or consideration of records exempt by law from public inspection (A.R.S. § 38-431.03(A)(2));
- (iii) discussion or consultation for legal advice with the city's attorneys (A.R.S. § 38-431.03(A)(3));
- (iv) discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid or resolve litigation (A.R.S. § 38-431.03(A)(4));
- (v) discussion or consultation with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. § 38-431.03(A)(5)); or
- (vi) discussing or consulting with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. § 38-431.03(A)(7)).



Legislation Description

File #: 15-323, Version: 1

OPPOSITION TO A PROPOSED RESIDENTIAL DEVELOPMENT AT 107TH AVENUE AND CAMELBACK ROAD NEAR THE GLENDALE MUNICIPAL AIRPORT AND CAMELBACK RANCH

Staff Contact: Michael D. Bailey, City Attorney

Purpose and Recommended Action

This is a request for City Council to adopt a resolution opposing a proposed residential development at 107th Avenue and Camelback Road near the Glendale Municipal Airport and Camelback Ranch.

Background

Bela Flor developer has proposed rezoning and general plan amendment requests for land in the City of Phoenix, adjacent to the Glendale Municipal Airport and Camelback Ranch. A proposed residential development has been developed for the northwest corner of 107th Avenue and Camelback Road. The proposed residential development is less than 1,500 feet from the Glendale Municipal Airport's runway and is not an appropriate land use.

Camelback Ranch leadership has joined the City of Glendale in voicing its opposition to the proposed Bela Flor development. Widespread neighborhood opposition to the proposed residential development has emerged from residents from both Phoenix and Glendale, causing the City of Phoenix's Maryvale Village Planning Committee to recommend that the Phoenix City Council reject the request rezoning of the development.

Community Benefit/Public Involvement

The Glendale Municipal Airport serves as a crucial reliever airport for Phoenix Sky Harbor International Airport and accommodates air traffic and pilots from throughout the Phoenix metro area. The Glendale Municipal Airport acts as an economic engine for Glendale and metro Phoenix. A residential development in close proximity to an airport is detrimental to the airport, creating an increase in noise related complaints from adjacent residents relating to airplane and helicopter noise from the airport.

Camelback Ranch represents a regional partnership between the cities of Glendale and Phoenix to host the Los Angeles Dodgers and Chicago White Sox organizations in a premier baseball facility that operates nearly year-round. The increased traffic and population generated by the potential Bela Flor residential development would interfere with the use of and access to the facility by fans and the major leagues baseball organizations that train at the site.

RESOLUTION NO. 4954 NEW SERIES

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, EXPRESSING ITS OPPOSITION TO A PROPOSED RESIDENTIAL DEVELOPMENT AT 107TH AVENUE AND CAMELBACK ROAD NEAR THE GLENDALE MUNICIPAL AIRPORT AND CAMELBACK RANCH.

WHEREAS, the Glendale Municipal Airport serves as a crucial reliever airport for Phoenix Sky Harbor International Airport and accommodates air traffic and pilots from throughout the Phoenix metro area and;

WHEREAS, the Glendale Municipal Airport acts as an economic engine for Glendale and metro Phoenix; and

WHEREAS, residential development in close proximity to an airport is detrimental to the airport, as such development results in increased complaints regarding the airport from adjacent residents, particularly related to airplane and helicopter noise; and

WHEREAS, the proposed residential development by the Bela Flor developer at the northwest corner of 107th Avenue and Camelback Road, which is less than 1,500 feet from the Glendale Municipal Airport's runway is not an appropriate land use; and

WHEREAS, Camelback Ranch represents a regional partnership between the cities of Glendale and Phoenix to host the Los Angeles Dodgers and Chicago White Sox organizations in a premier baseball facility that operates nearly year-round; and

WHEREAS, the increased traffic and population density generated by the potential Bela Flor development will interfere with the use of and access to the facility by fans and the major league baseball organizations that train at the site; and

WHEREAS, Camelback Ranch leadership has joined the City of Glendale in voicing its opposition to the proposed Bela Flor development; and

WHEREAS, widespread neighborhood opposition to the proposed residential development has emerged from residents from both Phoenix and Glendale, causing the City of Phoenix's Maryvale Village Planning Committee to recommend that the Phoenix City Council reject the requested rezoning of the development.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GLENDALE as follows:

SECTION 1. That the Glendale City Council opposes Bela Flor's rezoning and general plan amendment requests for land adjacent to the Glendale Municipal Airport and Camelback Ranch.

SECTION 2. That the Glendale City Council requests and urges the Phoenix City Council to reject Bela Flor's rezoning and general plan amendment requests and all future requests for changes from S-1 SP to any higher density residential use of Maricopa County Parcel No. 102-59-023, Lot 8, in the Glendale Spring Training Complex.

SECTION 3. That the Glendale City Council directs the Glendale City Manager and City Attorney to take all reasonable, necessary and prudent actions to oppose Bela Flor's rezoning and general plan amendment requests.

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this _____ day of _____, 2015.

M A Y O R

ATTEST:

City Clerk (SEAL)

APPROVED AS TO FORM:

City Attorney

REVIEWED BY:

Acting City Manager