



ZON21-11

**Wolf Crossing PAD
Amendment**

City Council Hearing– June 22, 2021

Tabitha Perry

Special Projects Executive Officer

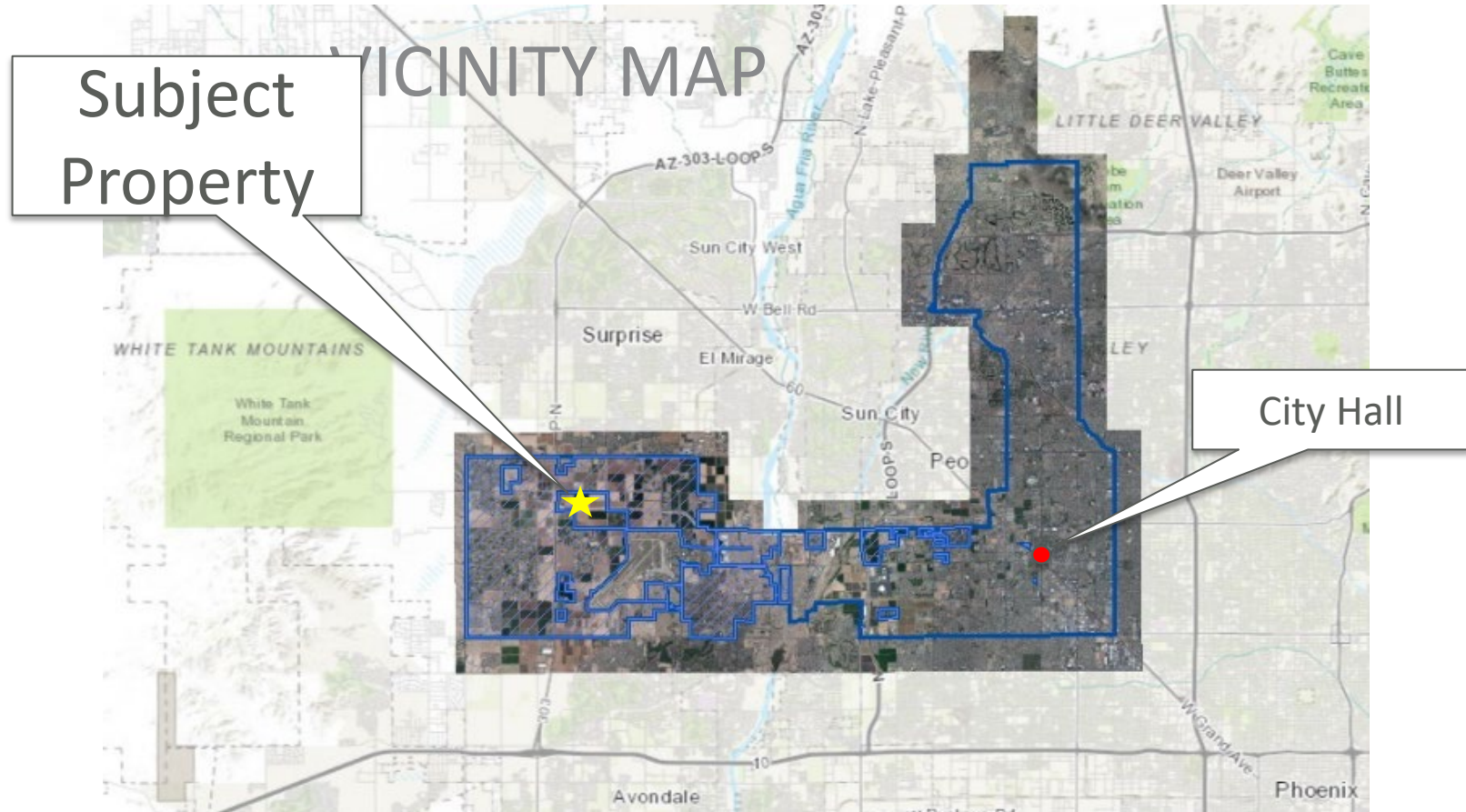


Zoning Request

- Woolf Crossing PAD, approved in 2006, located at the southeast corner of Olive Avenue and the Loop 303
- Request is to amend the PAD to remove residential components and allow commercial and Luke Compatible Land Uses as permitted land uses with development standards for parcels C through J

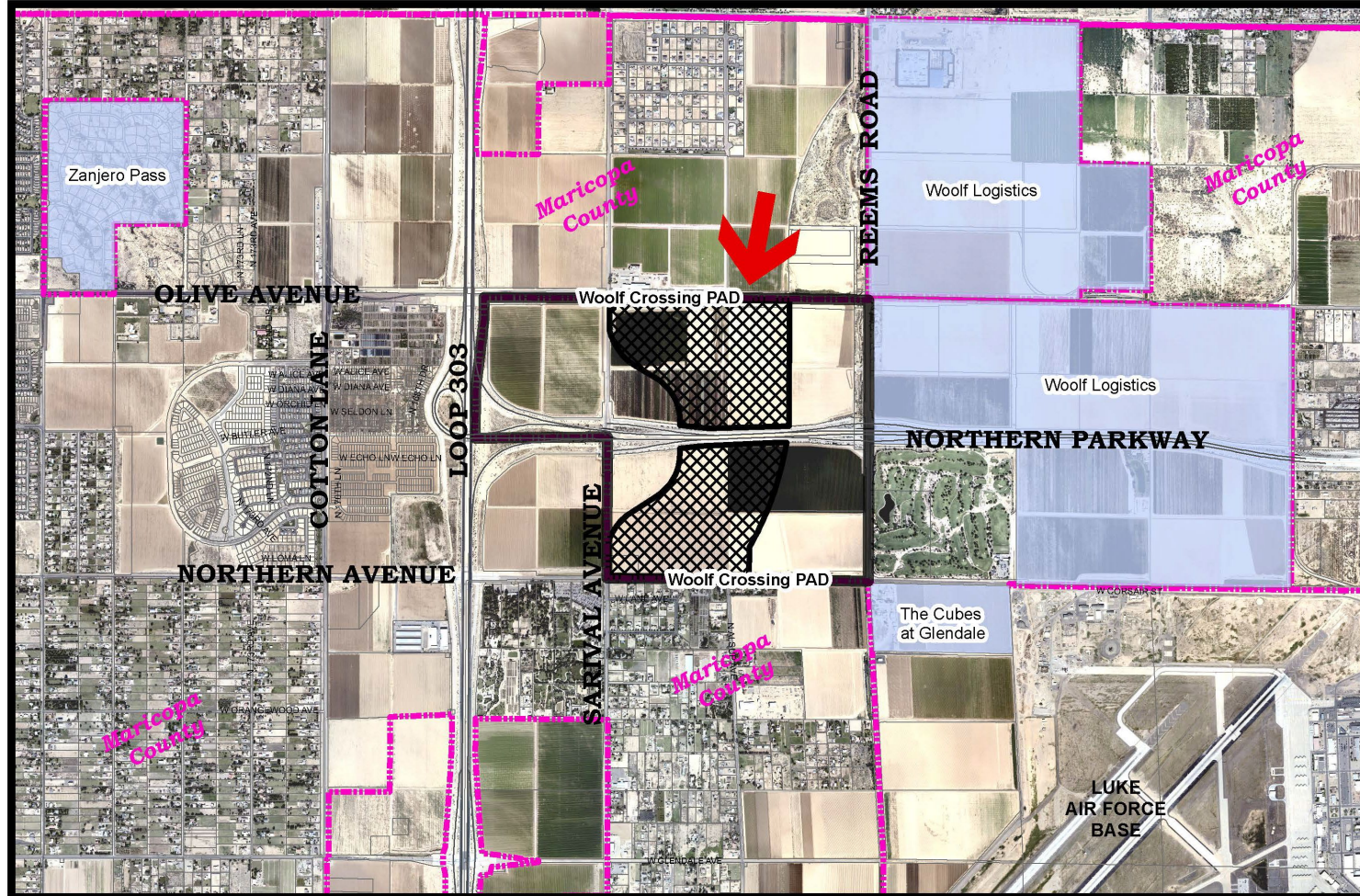


General Location



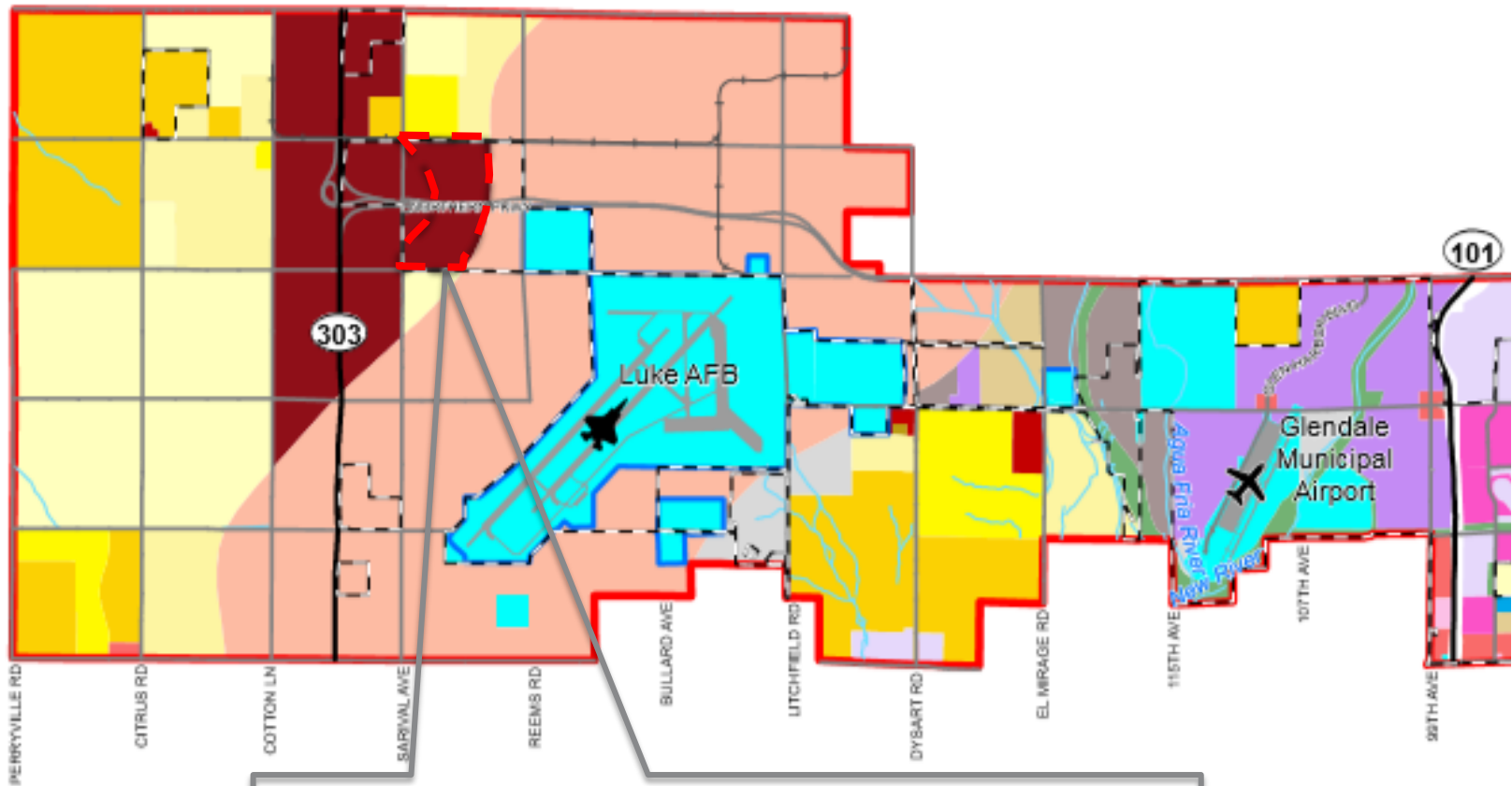


Aerial Map





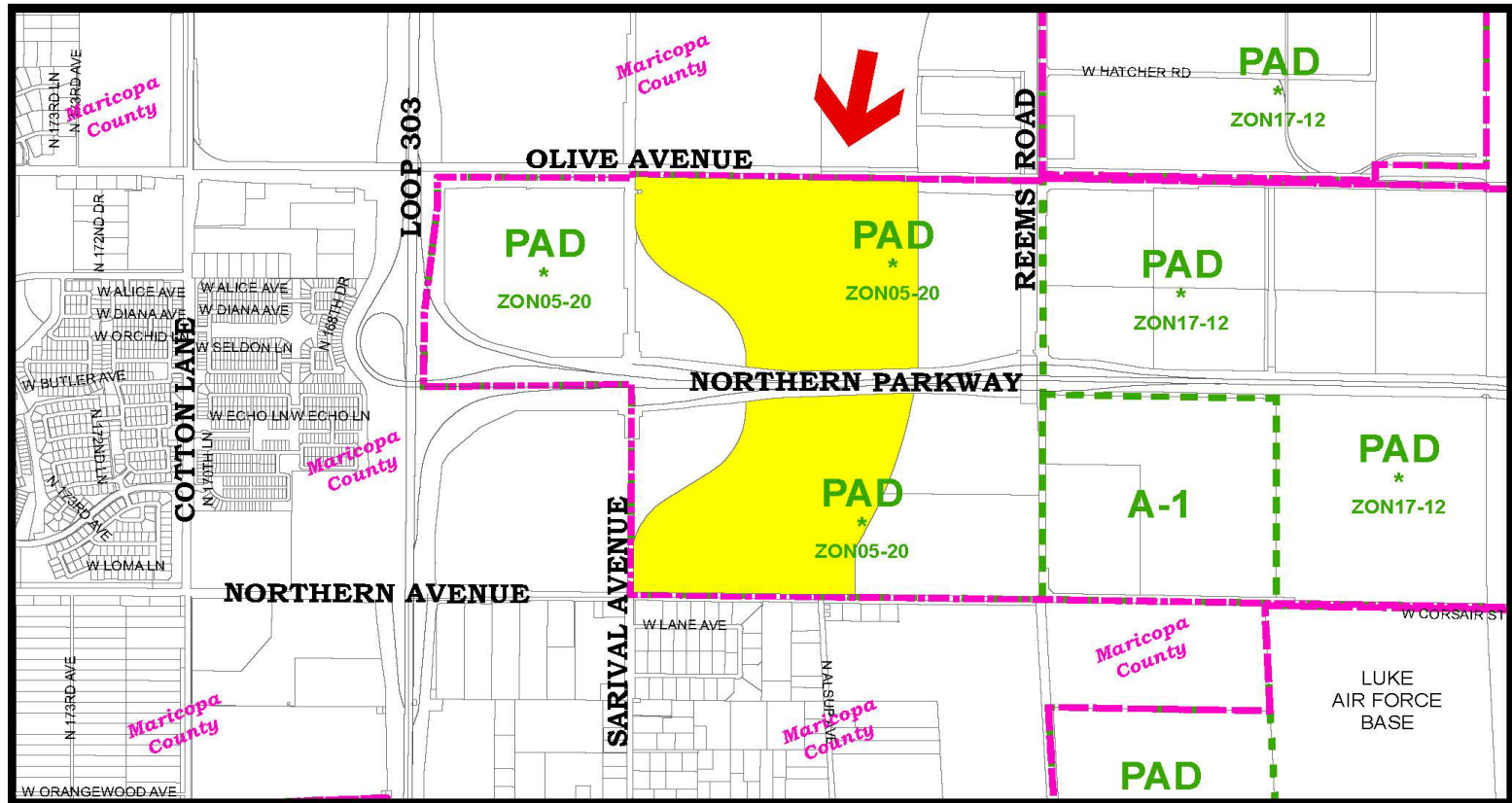
General Plan Designation



Designated Regional Mixed Use

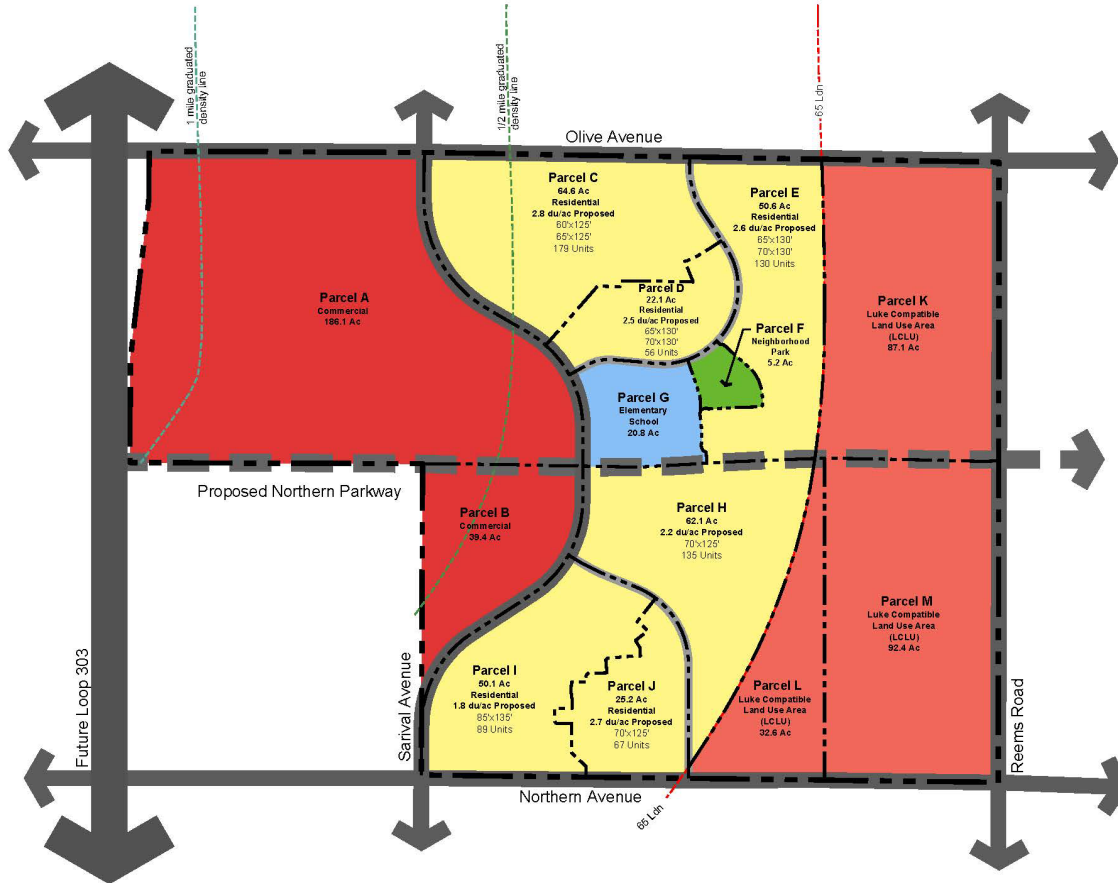


Zoning





Woolf Crossing Exhibit

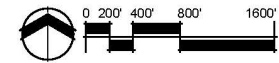


Woolf Crossing

Glendale, Arizona
Planned Area Development

Proposed Land Use

Figure 9



North Scale: 1" = 800'

Legend

- Project Boundary
- Parcel Boundary

Site Data

Parcel	Gross Ac.	Land Use Category	Proposed Units	Proposed Gross Density (du/ac)
A	186.1	Commercial	--	--
B	39.4	Commercial	--	--
C	64.6	Residential	179	2.8
D	22.1	Residential	56	2.5
E	50.6	Residential	130	2.6
F	5.2	Neighborhood Park	--	--
G	20.8	Elementary School	--	--
H	62.1	Residential	135	2.2
I	50.1	Residential	89	1.8
J	26.2	Residential	67	2.7
K	87.1	Luke Compatible Land Use Area (LCLU)	--	--
L	32.8	Luke Compatible Land Use Area (LCLU)	--	--
M	92.4	Luke Compatible Land Use Area (LCLU)	--	--
Totals	738.3		656	0.9

Notes

- Residential densities will not exceed 2 du/ac within the 1/2 mile graduated density line and 4 du/ac within the 1 mile graduated density line.
- There will be no homes within the 65' Ldn line.

CMX Project #: 7074.01
March 2008
Project Manager: D. Burrows
Designed By: A. Pargua

Drawn By: J. Newburgh / G. Pasillo



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ZONING and PDPS-11



Project Details

Land Uses:

- Uses compatible with Luke A.F.B.
 - Industrial
 - Manufacturing
 - Distribution
 - Commercial



Development Standards

Parking Space	1/2,000 square feet Parking study may be submitted	
Maximum Structure Height	100 feet	Developer shall submit FAA Form 7460-1 to the FAA
Maximum Lot Coverage	60% for individual parcels	



Public Notification

- Citizen Participation Process
 - Notification Letters mailed May 7th
 - Process Completed May 21st
- Site Posted May 25th
- Hearing Advertised May 27th
- Hearing Postcards mailed May 26th



Analysis / Findings

- Proposed PAD land uses are consistent with the General Plan
- Proposal is compatible with the existing PAD and other PADs in the area; Loop 303 developments
- Removal of an incompatible land use, single-family residential, based on existing and pending surrounding developments



Recommendation

Approval of Rezoning ZON21-11,
subject to the stipulations identified
within the staff report



Recommendation (cont.)

1. Development shall be in substantial conformance with the development plan and narrative of the Woolf Crossing PAD date stamped, June 5, 2006, and the amended Woolf Crossing PAD date stamped May 24, 2021.



Recommendation (cont.)

2. Dedication of additional right-of-way for Northern Avenue to provide for a total half width of 55 feet, except within 250 feet of a major intersection where the right-of-way dedication shall increase to 65 feet. Except for the area between Sarival Avenue



Recommendation (cont.)

and Loop 303, the half street right-of-way in this area shall be 65 feet and increase to 75 feet within 250 feet of a major intersection. Such dedication shall be made at the time of development of adjacent parcel.



Recommendation (cont.)

3. Dedication of additional right-of-way for Sarival Avenue to provide for a total half-street width of 65 feet, except within 250 feet of a major intersection where the right-of-way dedication shall increase to 75 feet. Such dedication shall be made at the time of development of adjacent parcel.



Recommendation (cont.)

4. Dedication of additional right-of-way for Reems Road, south of Northern Parkway, to provide for a total half-width of 55 feet, except within 250 feet of a major intersection where the right-of-way dedication shall increase to 65 feet. Such dedication shall be made at the time of development of adjacent parcel.



Recommendation (cont.)

5. Dedication of additional right-of-way for all collector streets to provide for a total width of 70 feet (90 feet with medians). Such dedication shall be made at the time of development of adjacent parcel.



Recommendation (cont.)

6. Dedication of additional right-of-way for all local streets to provide for a total width of 50 feet shall be made before issuing any building permits for any part of the project.
7. No parallel utilities will be located in the Northern Parkway right-of-way.



Recommendation (cont.)

8. All half-street improvements on Northern Avenue, Reems Road, and Sarival Avenue, which are adjacent to the parcel to be developed, shall be completed prior to Certificate of Occupancy for said development. Required improvement standards are determined by the City of Glendale Engineering Design Construction Standards.



Recommendation (cont.)

9. Maricopa County Department of Transportation (MCDOT) operates and controls Olive Avenue adjacent to the development.



Recommendation (cont.)

The developer shall coordinate with MCDOT on the Right-of-way and Roadway section requirements as well as the timing and required half-street improvements for Olive Avenue. Also, the developer shall be required to coordinate with MCDOT all items related to access to and from the proposed development(s) onto Olive Avenue.



Recommendation (cont.)

10. All irrigation ditches located on the property shall be tiled or abandoned.

11. All reference to a single-family residential development in the original Woolf Crossing PAD (ZON05-20) shall be invalid at the effective date of this ordinance.



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