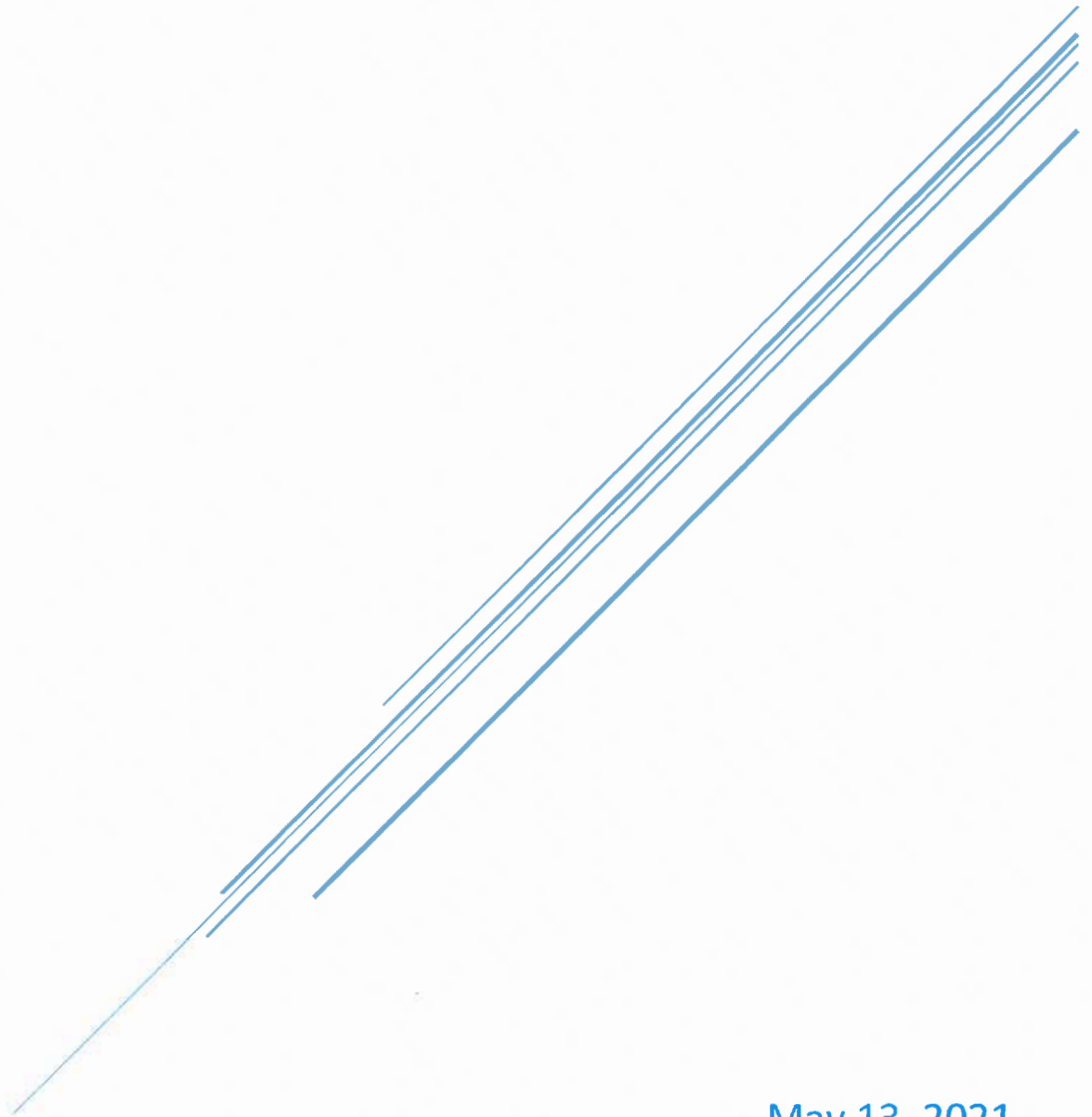


WOOLF CROSSING PLANNED AREA DEVELOPMENT AMENDMENT

Amendment to sections of the existing Woolf Crossing PAD
(ZON05-20)



May 13, 2021
City of Glendale, AZ

History

The originally approved 2006 Woolf Crossing PAD proposed a 738-acre planned community. At that time, the General Plan land use designations were Luke Compatible Land Use (LCLU), EMU (Entertainment Mixed Use), and Low Density Residential (LDR, 1-2.5 dwelling units per acre), and deemed consistent with the proposed PAD. The PAD zoning district created a mixed-use development for residential and non-residential land uses.

In 2016, as part of the Envision Glendale 2040 General Plan Update, the City amended the land use designation to RMU (Regional Mix Use).

Surrounding Properties and Developments:

Existing land uses surrounding the mixed-use development includes:

On-site:	Vacant, agricultural, Woolf Crossing, PAD Zoning District
North of Olive Avenue:	Vacant, agricultural land, Cactus Lane Ranch Packaging and Warehousing Buildings within Maricopa County Jurisdiction, RU-43, and R1-35, Zoning Districts
South of Northern Avenue:	Residential and Vacant land within Maricopa County Jurisdiction, RU-43 Zoning District
East of Reems Road:	Industrial Developments, Woolf Logistic PAD Zoning District; Falcon Dunes Golf Course, A-1 Zoning District
West of Loop 303:	Developing Residential, agricultural land, within Maricopa County Jurisdiction, R1-6 and RU-43 Zoning Districts

Woolf Crossing PAD Summary

The Land Use Summary:

Land Use Category	Total Gross Ac	Proposed Units	Total Proposed Gross Density	
Residential	274.7	656	2.4	4
Neighborhood Park	5.2	-		
Elementary School	20.8	-		
Commercial	225.5	-		

LCLU (Luke Compatible Land Use Area)	212.11	-		
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Figure 9 from the Woolf Crossing PAD, approved 2006, depicts the parcels' locations indicated.

Residential Use: (Parcels C, D, E, F, G, H, I, and J)

Permitted Uses-one (1) detached single residence dwelling per lot. (2) Public schools, parks, and playground.

Development Standards

Minimum Lot Area	Range from 7,500 to 11,475 square feet
Maximum Height	30 feet

Commercial Use: (Parcels A, and B)

Permitted Uses-Employment Uses, Retail Uses, and Residential Uses. All permitted land uses within the General Office (GO) zoning district pursuant to the Zoning Ordinance of the City of Glendale in effect at the time of the approval of the PAD (Ordinance) as either a Permitted Use or an Accessory Use.

Development Standards

Minimum Development Site Area	N/A
Maximum Height	96 ft; single-family attached 30 feet
Maximum Density	Single-Family Attached- 8 du per acre Multi-family-30 du per acre

Note: Page 33 of the PAD allows for a maximum of eighty (80) acres of the total Commercial acreage (Parcels A and B) may be utilized for residential uses (single-family attached or multi-family).

LCLU Use: (Parcels K, L, and M)

Permitted Uses-All permitted uses within the M-1 (Light Industrial) district, Section 5.842 of the City of the Glendale Zoning Ordinance in additional manufacturing and non-manufacturing uses as identified in the Woolf Crossing PAD. These uses are subject to current Arizona State Statutes.

Development Standards

Minimum Net Lot Area	43,000 square feet	43,000 square feet
Maximum Height		30 feet

Note: The construction of Northern Parkway roadway was completed in 2014. The completion reduced the overall acreage of the Woolf Crossing PAD. The acreage of the

of the entire PAD was is 670 acres and the proposed PAD amendment is 287 acres (See, Exhibit A).

Proposed PAD Amendment

Purpose

Since the approval of the original Woolf Crossing PAD, the Loop 303 Corridor has capitalized on the market for employment and industrial development, primarily for warehouse and distribution developments. These types of developments have eliminated the need for a single-family subdivision within the existing PAD.

Request

The request is to amend approximately 287 acres identified as Parcels C though J in the existing Woolf Crossing PAD. The amendment will make the following changes to Section 6.2-Land Use:

1. Remove the residential land use that was planned for 657 single-family residential lots as depicted in Sub-Section A- Residential Land Use Category (pages 19 through 21).
2. Remove education (elementary school) and neighborhood park land uses, as depicted in Sub-Sections D- Park and E-Elementary School (pages 27 through 28).
3. Allow for Employment and Luke Compatible Land Uses to include warehouse and distribution as permitted land uses on the approximately 287 acres. The permitted land uses will be as described in Sub-Section B- Commercial Land Use identified as 1 a(1) and a(2). Also, as described in Sub-Section C- Luke Compatible Land Use (LCLU), (pages 25 through 27).

Development Standards for Parcels C through J:

Minimum Lot Size	35,000 square feet
Parking Space	1/600 square feet
Minimum Building Setback	
Front Setback (2)	25 feet
Side Setback (2)	15 feet
Rear Setback (2)	15 feet
Street Setback	25 feet

Maximum Structure Height	100 feet	Prior to the City's issuance of permit(s) for vertical construction of building(s) or other improvements, Developer shall submit FAA Form 7460 to the FAA Regional Office for the FAA's determination of whether such building(s) or other improvements (as designed) would be a hazard to aviation and what additional conditions (if any) are recommended by the FAA.
Maximum Lot Coverage	60% for individual parcels	
Minimum On-site Landscaping/Open Space	10% of the net site area or the ground floor area of all buildings, which ever is greater	
Landscape Setback		
Olive Avenue and Northern Avenue	20 feet	
Northern Parkway, Sarival Avenue, all other public streets	15 feet	

All other development standards will comply with LCLU standards as regulated in the existing PAD such as performance standards, walls & monumentation and landscaping buffers & screening.

Conclusion:

The benefits to amending the Woolf Crossing PAD to remove the residential land use and allow for Luke Compatible Land Uses are:

- Alleviating potential residential residents' concerns due to aircraft noise
- Additional industrial/employment opportunities in the City benefits the community at large
- Removal of an improper land use, single-family residential, based on existing and pending surrounding development

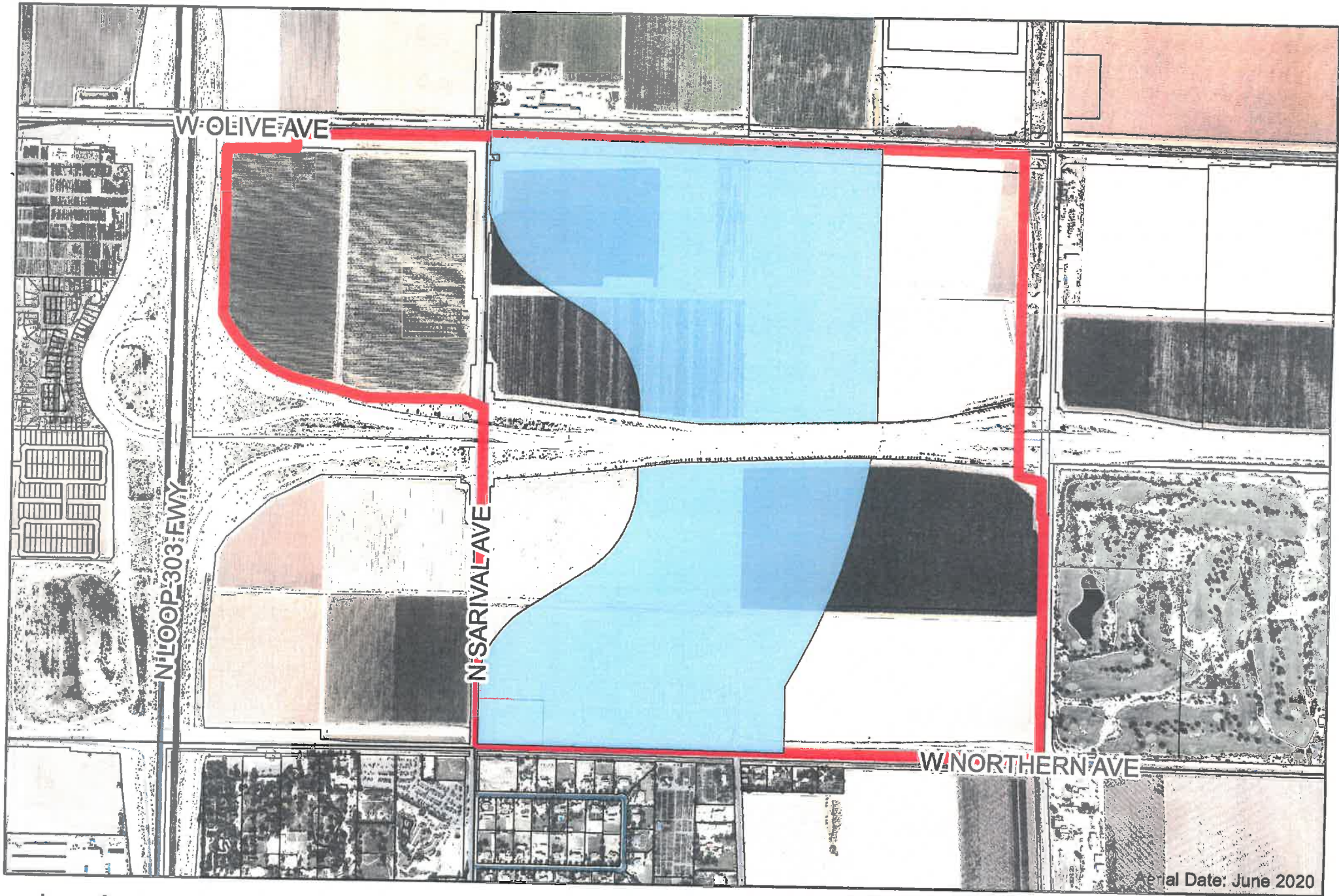
The proposed PAD amendment only amends sections of the 2006 approved Woolf Crossing PAD related to removing all references to Parcels C through J to be developed for residential development with park and elementary school land uses and establishes

development standards. The PAD incorporates development standards for the subject parcels to ensure development standards that will meet industry standards for development. By amending specific portions and all other components of Woolf Crossing PAD to remain as approved in 2006, the subject area is shovel-ready to attract and compete for the highest and best end-users for employment opportunities and economic stability.



Attachments:

Woolf Crossing PAD Amendment Aerial Map, Exhibit A

Woolf Crossing Proposed Land Use, as approved in the 2006 PAD, Figure 9



Legend

-  Woolf Crossing Boundary - Approximately 670 Acres
-  Proposed Woolf Crossing Amendment - Approximately 287 Acres

Planning Division: April 2021

Exhibit A



