



PLANNING COMMISSION REPORT

CASE: Woolf Crossing Planned Area Development Amendment
CASE #: ZON21-11
MEETING DATE: 06/17/2021
FROM: Tabitha Perry, Special Projects Executive Officer, Planning,
tperry@glendaleaz.com, 623-930-2596

SUBJECT

WOOLF CROSSING PLANNED AREA DEVELOPMENT (PAD) AMENDMENT

ZON21-11: A request by the City of Glendale on behalf of Woolf Family Enterprises, LTD, to amend the approved 2006 Woolf Crossing PAD. The proposal will remove residential, neighborhood park, and elementary school as permitted land uses, allow an expansion of commercial and Luke Compatible land uses, and establish development standards for approximately 300 acres. All other components of the existing PAD will remain as approved in the 2006 Woolf Crossing PAD. The site is generally located east of the southeast corner of Olive Avenue and Loop 303 Freeway (15551 West Olive Avenue) and is in the Yucca District. Staff Contact: Tabitha Perry, Executive Officer, Special Projects, 623-930-2596.

REQUEST

A request to amend the existing 2006 approved Woolf Crossing PAD zoning district to remove the residential land use category planned for single-family residential lots; remove education (elementary school) and neighborhood park land uses; allow commercial and Luke Compatible Land Uses as permitted land uses, and establish development standards for parcels C through J.

APPLICANT/OWNER

City of Glendale / Woolf Family Enterprises, LTD

REQUIRED ACTION

The Planning Commission must conduct a public hearing and determine if this request is in the best long-term interest of the City, vicinity area and consistent with the General Plan.

BACKGROUND INFORMATION

General Plan Designation:

The property is designated as RMU (Regional Mixed-Use). RMU designation is designed to encourage new, multi-modal, mixed use development in regionally significant areas. RMU's land use designation permits a cohesive, large-scale, mixed-use planned development fostering urban, multi-modal opportunities. RMU does not define a desired land use mix, but a wide range of commercial and office uses is expected.

Property Location and Size:

The subject property is approximately 300 acres located east of the southeast corner of Olive Avenue and Loop 3003 (15551 West Olive Avenue). The proposed rezoning is located in the Yucca District.

Adjacent Uses and Zoning:

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

History:

In 2006, an approved Woolf Crossing PAD was intended to develop 738 acres with a planned community of residential, commercial, industrial, open space and educational land uses on 13 parcels. The development plan for the PAD proposed the following land use designations:

Approximately 37% Residential

- Approximately 31% Commercial
- Approximately 29% Luke Compatible Land Use (LCLU)
- Less than 1% Neighborhood Park
- Less than 3% Elementary School

The subject site was part of the General Plan Amendment (GPA05-06), which was a major amendment approved by Council on November 22, 2005. This General Plan Amendment comprised of Luke Compatible Land Uses, Low Density Residential, and Entertainment Mixed-Use land use designations as part of the 2020 General Plan. As part of the 2040 Envision Glendale, General Plan Update, adopted in 2016, the 738 acres land use designation was changed to RMU.

Future Transportation Plans for Northern Parkway realigned Sarival Avenue and provided a larger commercial node than originally planned for the master development.

Project Details:

In 2006, City Council approved a rezoning request for an approximately 738-acre site to PAD to allow a mixed land use development. At that time, the applicant, Element Homes, planned to develop a 656-lot single-family residential development in a portion of the PAD.

The residential and supporting land use categories are located east of Sarival Avenue, west of the LCLU parcels, and extend from Olive Avenue to Northern Avenue. Permitted uses in these categories includes single-family development, an elementary school and

a neighborhood park.

The proposal is to remove the residential (Parcels C, D, E, H, I, and J), neighborhood park (Parcel F) and elementary school (Parcel G) land use designations as permitted land uses. Allow Parcels C through J to be developed with commercial and Luke Compatible Land Uses as described for Parcels A, B, K, L, and M).

- The commercial land use category is designated for parcels A and B. Permitted uses in this category include employment, retail and residential. Retail permitted uses generally include those permitted in the General Commercial (C-2) and Community Shopping Center (CSC) zoning districts.
- The residential uses permitted in the commercial designated area, parcels A and B, may not exceed 80 acres. The different types of permitted residential development includes single-family attached, multi-family, and mixed-use residential integrated into commercial buildings. (Parcels C through J are not intended to extend the allowance of residential uses as described above.)
- The Luke Compatible Land Use categories is designated for parcels K, L, and M and the permitted land uses are industrial in nature.

Summary of the development standards proposed for parcels C through J are:

Maximum Building Height	100 feet
Maximum Lot Coverage	60%
Minimum On-site Landscape/Open Space	10% of the net site area or the ground floor area of all buildings, whichever is greater.

Private utility companies will provide water and sewer services.

Architectural design theme will include varied wall planes, window treatments, accent features, and the use of varying materials and colors to create distinctive appearance and strong visual character.

The development plan proposes signage in compliance with the most recent adopted Zoning Ordinance Section, 7.104.C.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On May 7, 2021, property owners within 300 feet of the site and interested parties were mailed notification letters regarding the proposed amendment. Several responses in opposition of the proposal were received. In summary, property owners expressed concerns with traffic due to semi-trucks, additional enormous warehouses being developed in the area, potential property devaluing due to industrial development, concerns of protection of farm animals, and beliefs of not being appropriately notified.

On May 19, 2021, Luke Air Force Base provided a favorable letter in support to the PAD amendment. As a standard requirement and noted in Luke's response letter each development is subject to submittal of the Federal Aviation Administration (FAA) Form 7460-1.

A copy of the Citizen Participation Final Report is attached.

Planning Commission Public Hearing:

A Notice of Public Hearing was published in *The Glendale Star* on May 27, 2021. Notification postcards of the public hearing were mailed on May 26, 2021 to adjacent property owners and interested parties. The property was posted on May 25, 2021.

STAFF FINDINGS AND ANALYSIS

Findings:

- The proposed amendment is consistent in substance and location with the development objectives of the General Plan.
- The proposal will be compatible with other existing and planned developments in the area.

Analysis:

- The PAD zoning district remains consistent in substance with the RMU land use designation and objective of the General Plan. The PAD amendment maintains the overall development plan to create a development unified by architecture, landscaping, signage and lighting with complimentary land uses.
- The proposed PAD amendment maintains the integrity of the original PAD to provide opportunities for a mixed-use development that encourage innovative development concepts for land use types to provide for greater variety and intensity of uses.
- The 2006 Woolf Crossing PAD permitted uses listed for the LCLU, residential, and commercial land uses were reasonable and appropriate given the location of the project at the time of approval. As development occurred over the last four years, development of residential lots no longer provides for a best and highest use in the subject area.
- The eastern boundary of Woolf Crossing is approximately one-half mile west of Luke Air Force Base. Removal of residential and residential supporting land uses is favorable to protecting the base.
- The proposed amendment to permitted land uses for LCLU and commercial instead of residential land use designations are reasonable and appropriate given the location of the project.
- The proposed land uses promote developments to viable, economical use of property, and as a protection of public health and safety as these uses are near Luke Air Force Base. As noted in the original Woolf Crossing PAD (ZON05-20); each use will require a Design Review Application submittal and approval that will ensure the use complies with state statutes that are in effect at the time of the development.
- The residential land use category established the necessity for a stipulation within case ZON05-20 requiring the applicant to donate a parcel of land up to five-acres in size for the development of a public safety facility. The proposal to remove residential development within parcels C, D, E, H, I and J eliminates the need for a public safety facility.

- Section 6.7, Walls and Monumentation, of the original Woolf Crossing PAD states the required screen walls for an employment or retail use located along Northern Parkway, the Loop 303 or the Loop 303 frontage road is limited to the parking lot screen wall not less than three (3) feet six (6) inches in height as required for any adjacent parking areas and a truck loading dock screen wall, constructed at or near the building and limited to a maximum height of 14 feet, to screen any truck loading dock or outside storage area visible from Northern Parkway, the Loop 303 or the Loop 303 frontage road. The PAD amendment shall include these regulations to apply to Olive and Northern Avenues. The final approval of the design and height of the walls to be approved during the Design Review Application for each project development.
- All applicable city departments have reviewed the application.

RECOMMENDATION

Should the Commission choose to move forward with a recommendation for approval of ZON21-11, staff suggests the following stipulations which shall replace stipulations approved within case ZON05-20:

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

10. All irrigation ditches located on the property shall be tilled or abandoned.
11. All references to a single-family residential development in the original Woolf Crossing PAD (ZON05-20) shall be non-valid at the effective date of this ordinance and there shall be no single-family residential development on any property within the Woolf Crossing PAD.

PROPOSED MOTION

Move to recommend approval of ZON21-11, subject to the stipulations contained in the staff report.

Attachments

ZON05-20 approved, Woolf Crossing PAD
ZON21-11 Woolf Crossing PAD, Amendment
ZON21-11 CP Final Report
ZON21-11 Zoning Map
ZON21-11 Aerial Map