



## PLANNING COMMISSION REPORT

CASE: 75th & Glendale Retail Center Rezoning Application  
CASE #: ZON21-06  
MEETING DATE: 08/05/2021  
FROM: Alejandro Lerma, Planner, Planning,  
alerma@glendaleaz.com,

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### **SUBJECT**

**75<sup>TH</sup> & GLENDALE RETAIL CENTER REZONING APPLICATION ZON21-06:** A request by Maria Grishina, SimonCRE JC Tucker IV, LLC, representing H & W Properties, Inc., for approval of a zone change from C-2 (General Commercial) zoning district to PAD (Planned Area Development) zoning district on an approximate 7.46-acre parcel. The site is located at the southeast corner of 75<sup>th</sup> Avenue and Glendale Avenue and is in the Yucca District. Staff Contact: Alex Lerma, Project Planner, (623) 930-2810, [alerma@glendaleaz.com](mailto:alerma@glendaleaz.com)

### **REQUEST**

This request is to rezone from C-2 (General Commercial) to PAD (Planned Area Development) for a future commercial mix development.

### **APPLICANT/OWNER**

Maria Grishina with SimonCRE/H&W Properties, Inc.

### **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.

### **BACKGROUND INFORMATION**

#### **General Plan Designation:**

The property is designated as PC (Planned Commercial).

#### **Zoning:**

The current zoning is C-2

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

The subject property includes 7.46 acres located at the southeast corner of 75th and Glendale Avenues.

#### **Adjacent Uses and Zoning:**

Both residential and commercial uses bound the property. To the north, properties are

zoned C-2 with existing commercial uses in The Shoppers at Glendale 75 commercial shopping center. To the south and east, properties are zoned R1-6 (Single Residence) with a single-family residential use within Shadow Run Subdivision. The vacant property, to the west, is zoned R-3 (Multiple Residence).

**History:**

The property was rezoned to C-2 through zoning case Z-84-34 on June 26, 1984. The request was a Commission-initiated rezoning application pertaining to properties within the Western Annexation Area No. 103. Historically the site has remained vacant with no improvements except for two (2) billboards erected in 1984.

**Project Details:**

This request to rezone to PAD is intended to accommodate a mix of commercial development similar to the C-2 (General Commercial) zoning district. The proposed development will consist of five (5) commercial pads. Land uses envisioned for the subject site allows up to three (3) uses with drive-thru services, offices, retail, personal services and financial institutions. Individual pads within the project will be subject to separate Design Review applications as well as adherence to the City of Glendale Commercial Design standards. Development standards for the project will be similar to those required in the C-2 zoning district. The PAD design criteria does not limit the use of exterior finish materials to a specific palette. Instead, the proposal is to allow a variety of exterior finish materials with a condition that the materials and colors complement those of the existing buildings. No specific thematic or repetitive design elements on the building facades will be required by the PAD design guidelines. The site will provide two (2) access points with deceleration lanes on 75th Avenue and one access point with a deceleration lane on West Glendale Avenue. A preliminary master site plan is outlined within the PAD Booklet.

**CITIZEN PARTICIPATION TO DATE:**

**Applicant’s Citizen Participation Process:**

On January 22, 2021, the applicant mailed notification letters to adjacent property owners and interested parties. The virtual neighborhood meeting was held on February 10, 2021. Five people attended the meeting and asked general questions regarding the development schedule and sound mitigation measures for the existing residential subdivision. 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 July 15, 2021. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on July 16, 2021. The property was posted on July 16, 2021.

**STAFF FINDINGS AND ANALYSIS**

**Findings:**

- The proposed amendment is consistent in substance and location with the development objectives of the General Plan.
- The proposed development meets several goals and policies of the General Plan specifically related to concentrating new growth in areas which are served most efficiently with infrastructure; coordinated building design, site arrangements, and intended uses.
- The proposal is compatible with other existing and planned developments in the

area.

### **Analysis:**

- The development will be oriented towards major streets with the largest retail building being located to the southeast portion of the site. The orientation of the buildings and parking fits the site while allowing lush landscaping and an eight (8) foot screen wall to buffer residential uses to the south and west.
- The required 25-foot landscape buffer serves to enhance the site and provide sight and noise mitigation.
- Based on the applicant's desire to attract certain end-users, those uses that would otherwise be allowed in the C-2 zoning district subject to conditions or with a conditional use permit, have been removed from the permitted use section of the PAD.
- Sidewalks proposed along 75th and Glendale Avenues will connect internally within the development's sidewalk paths leading to each building.
- The proposed project meets the intent of the PAD zoning district to create a mix of uses.
- All applicable city departments have reviewed the application. There are no significant issues associated with the request. Transportation has reviewed the Traffic Study and concurs within its findings of adequate serviceability.

### **RECOMMENDATION**

Should the Commission choose to move forward with a recommendation for approval, staff suggests the following stipulations:

1. Development shall be in substantial conformance with the Master Site Plan outlined in the PRD Booklet and the PAD Booklet entitled "75<sup>th</sup> & Glendale Retail Center," dated July 19, 2021.
2. 75% of the proposed trees along the south and east property lines shall be a minimum of 24" box.
3. The Developer shall dedicate an additional 10 feet on Glendale Avenue for a total of 65 feet half street right-of-way (measured from Centerline) for the length of the development.
4. Developer shall dedicate an additional 10 feet along 75<sup>th</sup> Avenue for 65 feet half street of right-of-way (measured from Centerline) within 250 feet south of 75<sup>th</sup> and Glendale Avenues intersection.
5. A right turn deceleration lane shall be required at the two points of access on 75<sup>th</sup> Avenue and at the single point of access on Glendale Avenue.
6. A left turn deceleration lane shall be required at the median on Glendale Avenue leading to the north project access.
7. The property frontage along 75th and Glendale Avenues shall require a minimum 6-foot sidewalk.
8. A minimum 5-foot sidewalk shall be required on all sidewalk paths within the development.
9. A minimum 5-foot ADA compliant path shall be required leading from each building to the public right-of-way.
10. As part of the master development, the developer shall complete all perimeter improvements before or as part of the first development.

## **PROPOSED MOTION**

- Move to recommend approval of **ZON21-06**, subject to the stipulations contained in the staff report.

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## **Attachments**

ZON21-06 PAD Booklet  
ZON21-06 Master Site Plan  
CP Final Report  
ZON21-06 Zoning Map  
ZON21-06 Aerial Map