



PLANNING COMMISSION REPORT

CASE: HOPEWELL REZONING APPLICATION LOCATED AT THE SWC OF NORTHERN AVENUE & REEMS ROAD
CASE #: ZON21-16
MEETING DATE: 10/07/2021
FROM: Edward Vigil, Senior Planning Project Manager , Planning, EVigil@glendaleaz.com, 623-930-3071

SUBJECT

HOPEWELL REZONING APPLICATION ZON21-16: A request by Shaine T. Alleman, Tiffany & Bosco, P.A., to rezone approximately 103.78 acres from RR-45 (Rural Residential) to PAD (Planned Area Development) to allow a variety of mixed commercial and industrial uses. The site is located at the southwest corner of Northern Avenue and Reems Road, and is in the Yucca District. Staff Contact: Edward Vigil, Senior Planning Project Manager, (623) 930-3071, evigil@glendaleaz.com

REQUEST

Rezone approximately 104 acres from RR-45 to PAD.

APPLICANT/OWNER

Tiffany & Bosco, P.A. / Henry & Patricia A. Conklin.

REQUIRED ACTION

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

SUMMARY

The applicant is requesting to construct an industrial development. The development will include 5 industrial warehouse buildings with cross dock access areas tailored to allow semi-trucks to access the property for loading and unloading various types of inventory for distribution.

At the September 2, 2021, Planning Commission Public Hearing:

The Planning Commission requested additional information for the drainage requirements, feedback on the proposed building height from Luke Air Force Base, and the Traffic Study. The Commission voted unanimously to continue the public hearing to the October 7, 2021, Planning Commission Public Hearing. One resident voiced concerns regarding trucks traveling along Alsop Avenue.

BACKGROUND INFORMATION

General Plan Designation:

The property land use designation is LCLU (Luke Compatible Land Use Area).

Zoning: RR-45**Property Location and Size:**

The property is located on the southwest corner of Northern Avenue and Reems Road and is approximately 104 acres in size.

Adjacent Zoning and Land Uses:

North - Single Family Residential/PAD & Maricopa County RU-43

South - Single Family Residential/Maricopa County RU-43

East - Industrial/ PAD (The Cubes at Glendale)

West - Single Family Residential/Maricopa County RU-43

History:

The property has been used as agricultural farmland within Maricopa County and zoned RU-43. This property is currently in the process of Annexation (AN-228) into the City of Glendale.

Project Details:

The subject property consists of approximately 104 acres located on the southwest corner of Northern Avenue and Reems Road and will be developed by Hopewell Development. The property is currently within the jurisdiction of Maricopa County and is zoned Rural-43. Hopewell intends to annex the property and rezone to Planned Area Development (PAD) to allow for industrial uses compatible with the City's M-1, M-2, and C-3 (Light Industrial, Heavy Industrial, and Heavy Commercial) zoning districts. The approval of this application will allow for an industrial/manufacturing and warehouse distribution development that proposes to include 5 industrial warehouse buildings with cross dock access areas tailored to allow semi-trucks to access the property for loading and unloading various types of inventory for distribution. Once specific users are identified, a Design Review application will be submitted to the City for review.

The property will be accessed from Northern Avenue, Reems Road, and Alsup Avenue with all access and circulation adhering to the City of Glendale's Transportation Departments rules and regulations. There are current irrigation easements and property owned by Adaman Water Company on the north and east property boundaries. Hopewell is currently working with Adaman Water Company and the City to facilitate proper access to the property. The Loop 303 and Northern Avenue onramp is approximately 1 mile from the northwest corner of the property. Therefore, traffic will not have to traverse the residential neighborhoods to access the property.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On July 13, 2021, the applicant mailed notification letters to adjacent property owners and interested parties regarding a virtual neighborhood meeting that was held on July 27, 2021. Approximately 8 residents participated in the neighborhood meeting with concerns regarding the project, sound, lighting, traffic, road improvements, buffering and landscaping, the existing irrigation lines, and current annexations within the City. Overall, the residents were supportive of the project. The applicant's Citizen

Participation Final Report dated August 9, 2021, is attached.

Planning Commission Notice of Public Hearing:

A Notice of Public Hearing was published in The Glendale Star on August 12, 2021. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on August 13, 2021. The property was posted on August 16, 2021.

STAFF FINDINGS AND ANALYSIS

Required Finding of Planning Commission:

Section 5.913 of the Zoning Ordinance requires the following finding to be met prior to approval of a PAD (Planned Area Development) district:

The Planning Commission shall find that the PAD application is consistent with the purpose of the district. The Commission evaluation shall include land use mixture, land use categories, land use intensities, and the proposed development standards.

Purpose:

Section 5.901 of the Zoning Ordinance states that the purpose of the PAD (Planned Area Development) district is to:

- A. Encourage creative and effective use of land and circulation systems to accommodate changes in land development technologies.
- B. Encourage residential development to provide a mixture of housing types and designs.
- C. Encourage innovative development or redevelopment concepts for all land use types to provide a greater variety and intensity of uses.
- D. Provide a process which relates the urban design and scale of project to the unique characteristics of the site.
- E. Require the nature and intensity of development to be supported by adequate utilities, transportation, drainage, and common open spaces to serve the development and to minimize impact on existing or future adjacent development.
- F. Encourage development that is consistent with the policies and the guidelines established in any specific plan and the General Plan.

Findings:

- The rezoning is consistent with the policies and objectives of the City's Zoning Ordinance.
- The rezoning is consistent with the General Plan designation of Luke Compatible Land Use Area.
- Contributes to the balancing of new jobs in relation to housing.
- There are adequate transportation and infrastructure access.
- Overall furthers the public health, safety and general welfare of the citizens of Glendale.

Analysis:

- Transportation, Land Development Engineering, as well as other City departments have reviewed the proposal to assure adequate utilities, drainage, and transportation migrations were considered to serve the development and to minimize the impact on existing or future adjacent development.
- The developer will have to make the necessary dedications and improvements to Northern Avenue, Reems Road, Alsup Avenue, and Orangewood Avenue, as required by The City of Glendale Traffic Engineer and Land Development Engineer.
- The property is within the Luke Compatible Land Use Area. It is located approximately 1,900 feet northwest of Luke Air Force Base. The property falls within the 65 LDN and 70 LDN noise contours of Luke Air Force Base.

RECOMMENDATION

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

1. Development shall be in conformance with the Hopewell PAD development narrative dated July 21, 2021. The Conceptual Site Plan and Conceptual Open Space Plan included with the PAD Application may be modified to accommodate the users on the Property but shall be in conformance with required development standards and regulations outlined in the PAD development narrative dated July 21, 2021.
2. The developer shall provide half-street right of way dedication of 55 feet for Northern Avenue (65' within 250' of the Reems Road intersection) with improvements to include, but not limited to, roadway widening, curb, gutter, detached sidewalk, drainage, street lighting, signing, pavement markings, and landscaping.
3. The developer shall provide half-street right of way dedication of 55 feet for Reems Road with improvements to include but not limited to, roadway widening, curb, gutter, detached sidewalk, drainage, street lighting, signing, pavement markings, and landscaping.
4. The developer shall place overhead power lines located on the frontages of Alsup Avenue and Northern Avenue underground.
5. All proposed access points on Reems Road shall align with the planned access points to the proposed Cubes at Glendale development as per the information available to the City on August 20, 2021.
6. All truck access points on Reems Road and Northern Avenue shall include a right turn deceleration lane.
7. A right turn lane shall be required on eastbound Northern Avenue in advance of the Reems Road intersection.
8. The applicant/developer shall coordinate with Maricopa County regarding the roadway requirements for Alsup Avenue as well as the access requirements (width, location, number, type, etc.) onto Alsup Avenue.
9. Adaman Irrigation has land rights in the future right-of-way of both Northern Avenue and Reems Road. The developer will be required to work with Adaman Irrigation to relocate facilities and the associated land rights in order to complete the required roadway improvements and make the associated right-of-way dedications.

10. The developer shall provide half-street right of way dedication of 40-feet for Orangewood Avenue with improvements to include, but not limited to, 24-feet of paving, curb, gutter, detached sidewalk, drainage, street lighting, signing, pavement markings, and landscaping.
11. The developer shall provide onsite retention for the 100-year, 2-hour storm event for the site and adjacent roadways.

PROPOSED MOTION

Move to recommend approval of **ZON21-16** subject to the stipulations contained in the staff report.

Attachments

PAD Narrative
Citizen Participation Final Report
Prop 207 Waiver
Zoning Map
Aerial Photograph
Letter from Luke AFB
LDN Map
MCDOT Approval
TIA
Presentation