



PLANNING COMMISSION REPORT

CASE: SONOMA COTTON REZONING APPLICATION
CASE #: ZON21-14
MEETING DATE: 10/07/2021
FROM: Christina Lavelle, Planner, Planning, CLavelle@glendaleaz.com, 623-930-2553

SUBJECT

SONOMA COTTON MIXED USE REZONING APPLICATION ZON21-14: A request by Adam Baugh, Withey Morris LLC, to rezone approximately 36 acres to PAD (Planned Area Development) to allow a variety of mixed commercial, industrial uses, and multi-family residential uses. The site is located on the southeast corner of Northern Avenue and Cotton Lane and is in the Yucca District. Staff Contact: Christina Lavelle, (623) 930-2553, clavelle@glendaleaz.com

REQUEST

This is a request to rezone approximately 36 acres from M-1 (Light Industrial) and C-2 (General Commercial) to PAD to develop industrial, commercial, and multi-family residential land uses.

APPLICANT/OWNER

Adam Baugh, Withey Morris / 303 and Lower Buckeye LLC

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.

SUMMARY

A request by Adam Baugh of Withey Morris LLC, to rezone approximately 36 acres from M-1 and C-2 to PAD to allow a variety of mixed commercial, industrial uses and multi-family residential uses.

BACKGROUND INFORMATION

General Plan Designation:

The property is designated as RMU (Regional Mixed Use). RMU developments accommodate a variety of complementary uses, both physically and functionally integrated, including commercial, employment, residential, open space, and other supportive uses.

Zoning:

The current zoning is Maricopa County, IND-1 and C-2/ City initial zoning upon Annexation of M-1 and C-2.

Property Location and Size:

The subject property includes approximately 36 acres located at the southeast corner of Northern Avenue and Cotton Lane.

Adjacent Zoning:

Adjacent zoning are:

- North West: C-3 (General Commercial)- vacant parcel
- North East: RU 43 (One Acre Subdivision)
- West: RU-43 (One Acre Subdivision) -Maricopa County Single Family Subdivision, Romola of Arizona Grapefruit Unit No. 43
- South: IND-1 (Planned Industrial) and IND-2 (Light Industrial) - vacant parcel
- South East: IND 2 (Light Industrial)- UHAUL site and vacant
- East: Arizona Loop 303

History:

The property is unincorporated Maricopa County. The property has been historically utilized as an agricultural use and is vacant.

Project Details:

The applicant is requesting a Planned Area Development to allow for industrial, commercial, and multi-family residential land uses. The industrial uses will include such uses as warehousing and manufacturing. The commercial land uses would permit uses such as retail, restaurant and professional office uses.

The approximately 36 acre site is irregularly shaped and does not include the land at the immediate intersection or the parcel to the southeast of the site. There is no south-bound freeway off-ramp or northbound freeway off ramp from the Loop 303.

The project will include right-of-way dedications on Northern Avenue and Cotton Lane. Cotton Lane is within the Maricopa County jurisdiction and will be improved with 65-foot half street improvements, a median, two traffic lanes and a bike lane per County standards. Northern Avenue which is currently controlled partially by the Arizona Department of Transportation (ADOT) and the County, will be improved with 65-foot half street improvements, two traffic lanes, curb and gutter, and 6-foot detached sidewalks.

Two access points for the project have been proposed: one access point is provided from Northern Avenue and one is provided from Cotton Lane.

The site is located .65 miles outside the Luke Air Force Base noise contours and is not subject to the height or use restrictions of the Base. However, due to the site's proximity to the Air Force Base, the residential development is subject to the Luke Air Force Base Graduated Density Concept (GDC) guidelines and requirements. The GDC residential density allowance increases as the properties move away from the 65 Ldn noise contours of the Base. At .65 miles outside the noise contours, the site has a maximum allowance of four (4) dwelling units per acre. The applicant is proposing a maximum of four dwelling units per acre calculating the entire 36- acre site.

The industrial and commercial development is proposed off Northern Avenue. The preliminary site plan is proposing four buildings. Two buildings (closest to the residential proposal) are proposed at approximately 27,000 square feet each. The two buildings east of these buildings are proposed at approximately 143,000 square feet in size.

The PAD has identified permitted land uses, development standards, landscape requirements, parking standards and sign regulations that are PAD specific for the industrial and commercial component. In summary, the PAD proposes maximum heights for the two larger buildings of fifty (50) feet, parking ratios of one space per two thousand (2000) square feet of warehouse space, rear yard setbacks of forty-eight (48) feet, signage standards, and floor area ratios of thirty-seven (37) percent.

The PAD residential conceptual site plan proposes one hundred and forty-four (144) residential units. The proposal includes a mixture of detached and attached one bedroom and two-bedroom units. Each will be one story in height with a front porch and will have private open space. The PAD proposes amenities such as a clubhouse, leasing office, pool, spa, dog park, interconnected trails, and view corridors.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

Sonoma Cotton is located within the Litchfield Elementary School District No. 79 and Agua Fria High School. Litchfield Elementary School has confirmed that they have adequate facilities to accommodate the additional residences. Copy of the certificate is attached.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On June 1, 2021, the applicant mailed notification letters to adjacent property owners and interested parties regarding a virtual neighborhood meeting that was held on June 17, 2021. No citizens attended the meeting, and no comments were received by staff or the applicant. Four notification letters which were mailed were returned to the applicant. 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 September 16, 2021. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on September 17, 2021. The property was posted on September 17, 2021.

STAFF FINDINGS AND ANALYSIS

Required Findings:

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.

Staff Findings:

- The amendment is consistent with the policies and objectives of the Glendale General Plan;
- The amendment is consistent with the policies and objectives of the Luke Air Force Base GDC;
- The proposed amendment furthers the public health, safety and general welfare of the citizens of Glendale; and
- If the amendment is made to the official Zoning Map, the proposed change will include any conditions necessary to mitigate any adverse impacts on the businesses, persons, or properties adjacent to the requested amendment.
- A finding is made that there are adequate school facilities, if the amendment is to the Official Zoning Map, and if Section 3.812 (Adequate School Facilities) is applicable.

Staff Analysis:

- An annexation application has been filed, AN-227, with the City of Glendale, and is being processed with the rezoning application.
- The proposed project will provide economic viability to the community by developing an underutilized vacant property.
- The proposed project meets the intent of the PAD zoning district to create a mix of land uses and intensities of use. The project provides a mix of development with commercial, industrial and high-density multi-family which meets the intent of the purpose of a PAD and forwards the goals of the RMU General Plan designation.
- The project proposes a graduated density of four (4) dwelling units per acre over the 36-acre site. This is consistent with the goals and objective of the Luke Air Force Base guidelines and requirements.
- The details of the zoning case make specific considerations for ensuring that public health, safety and general welfare for citizens are made by providing various project improvements such as right-of-way dedications, improvement phasing, enhanced landscaping, and deceleration lanes for safe travel in and out of the project site.
- The development will be oriented towards major streets. The buildings and parking have been positioned to fit the site while allowing lush landscaping to buffer residential uses to the west. These required landscape setbacks serve to enhance the site and provide sight and noise mitigation.
- The site will enhance and beautify the street frontages along Cotton Lane and Northern Avenue. Detached sidewalks and lush desert landscaping will buffer the property along the site frontages. Screen walls and view fencing will be provided along the frontages of the multi-family development which will provide a view buffer as well as be aesthetically pleasing from the street.
- The on-site traffic is adequately planned to permit safe and efficient circulation.
- The City of Glendale Fire Department has determined that one single fire access road is acceptable for both Cotton Lane and Northern Avenue, if all residential and non-residential structures propose automatic fire sprinkler systems. Otherwise, two access points will be required for the use(s) that are not sprinkled.
- There are adequate school facilities for the proposed attached and detached multi-family units.
- All applicable city departments have reviewed the application and recommend approval of the application. Stipulations have been added to ensure quality development.

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 Cotton Northern Mixed-Use PAD Booklet dated September 20, 2021.
2. Residential uses shall be limited to four (4) dwelling units per acre for the aggregate PAD site area to comply with the Luke Air Force Base GDC of a maximum of four (4) dwelling units per acre.
3. An FAA form 7460-1 shall be submitted, reviewed by the FAA prior to issuance of any building permits.
4. The developer shall provide a gate at the entrance to the access easement along the southwestern property line. Access to said gate shall be provided to emergency services and utilities.
5. Access from Northern Avenue shall be coordinated with and approved with the Arizona Department of Transportation (ADOT) for compliance with ADOT transportation requirements. Written documentation from ADOT shall be required attesting to compliance prior to design review approvals.
6. Northern Avenue shall require 65-foot half street right-of-way improvements with curb, gutter, and a continuous six-foot-wide detached sidewalk.
7. An eastbound turn lane shall be required in advance of the access on Northern Avenue (150' Turn lane + Taper).
8. A westbound left turn lane shall be required in advance of the access on Northern Avenue (150' Turn lane + Taper). Written approval from ADOT attesting to compliance shall be required prior to design review approval.
9. Cotton Lane is controlled by Maricopa County Department of Transportation (MCDOT). MCDOT has indicated that a minimum of 65 feet of right-of-way will be required to be dedicated and the roadway will need to be improved to MCDOT standards. Prior to Design Review approval from the City, written approval from MCDOT shall be provided for both the access locations on Cotton Lane and the proposed right-of-way improvements.
10. If a single access road is proposed, either from Cotton Lane or Northern Avenue to the site, an automatic fire sprinkler system shall be required in all proposed residential structures.
11. The two existing billboards were approved through development agreement between the City of Glendale and Maricopa County on October 23, 2012. The existing billboards may remain and be utilized by the development. No other billboards shall be approved unless the City's sign ordinance changes in the future.

PROPOSED MOTION

Move to recommend approval of ZON21-14, subject to the stipulations contained in the staff report.

Attachments

PAD Narrative

Citizen's Participation Final Report

Certificate of Adequate Schools

Vicinity Zoning Map

Aerial Photograph

Luke Air Force Base Contour Map

Luke Air Force Base Graduated Density Concept Map

Presentation
