



Sonoma Cotton “Cotton Northern Mixed-Use” PAD ZON21-14

City Council Voting Meeting – October 26, 2021





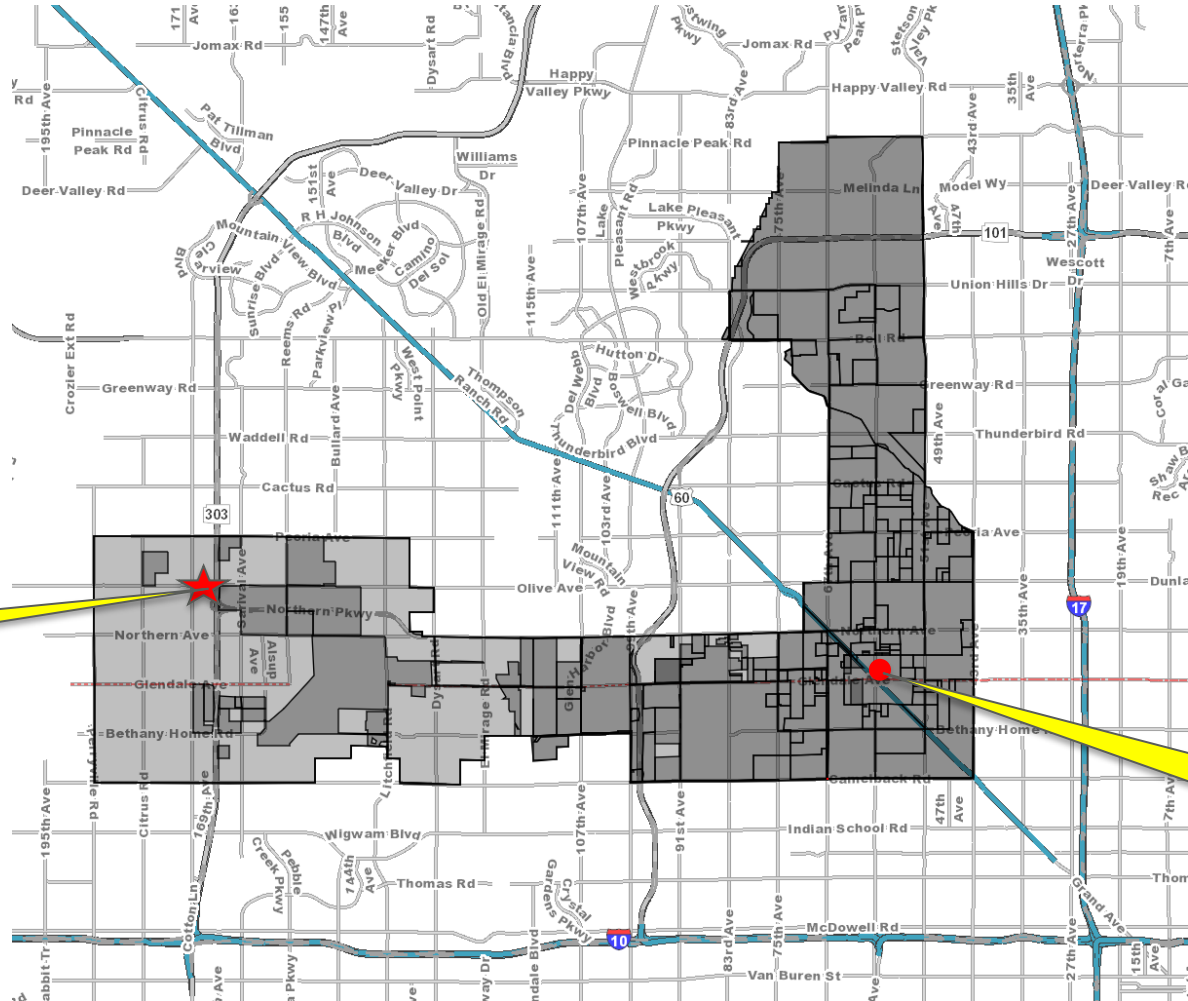
Request

Rezone approximately 36 acres from M-1 (Light Industrial) and C-2 (General Commercial) to PAD (Planned Area Development).

Applicant: Adam Baugh, Withey Morris PLC

Vicinity Map

SEC Corner
Northern
Avenue &
Cotton
Lane



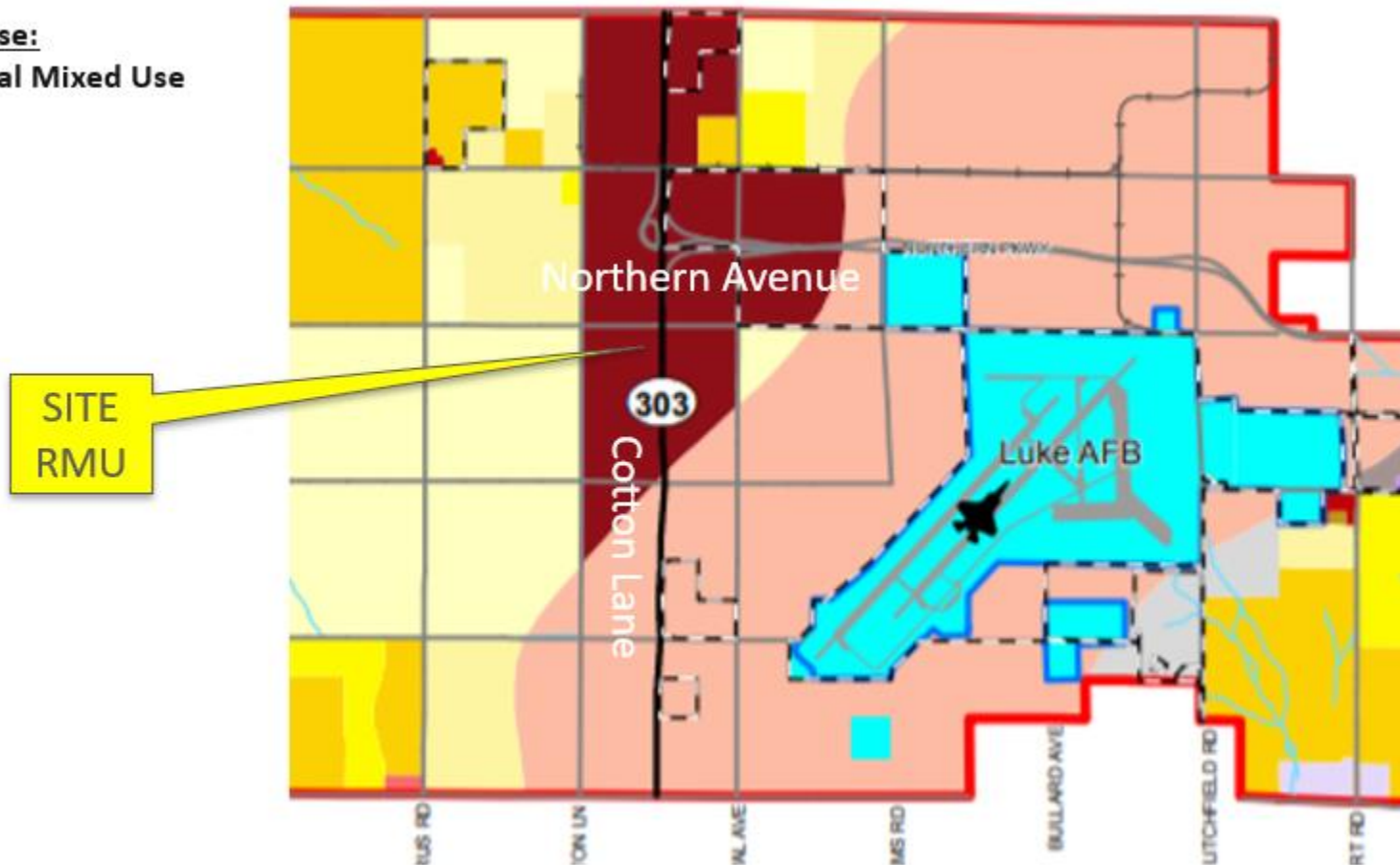
SITE

CITY HALL



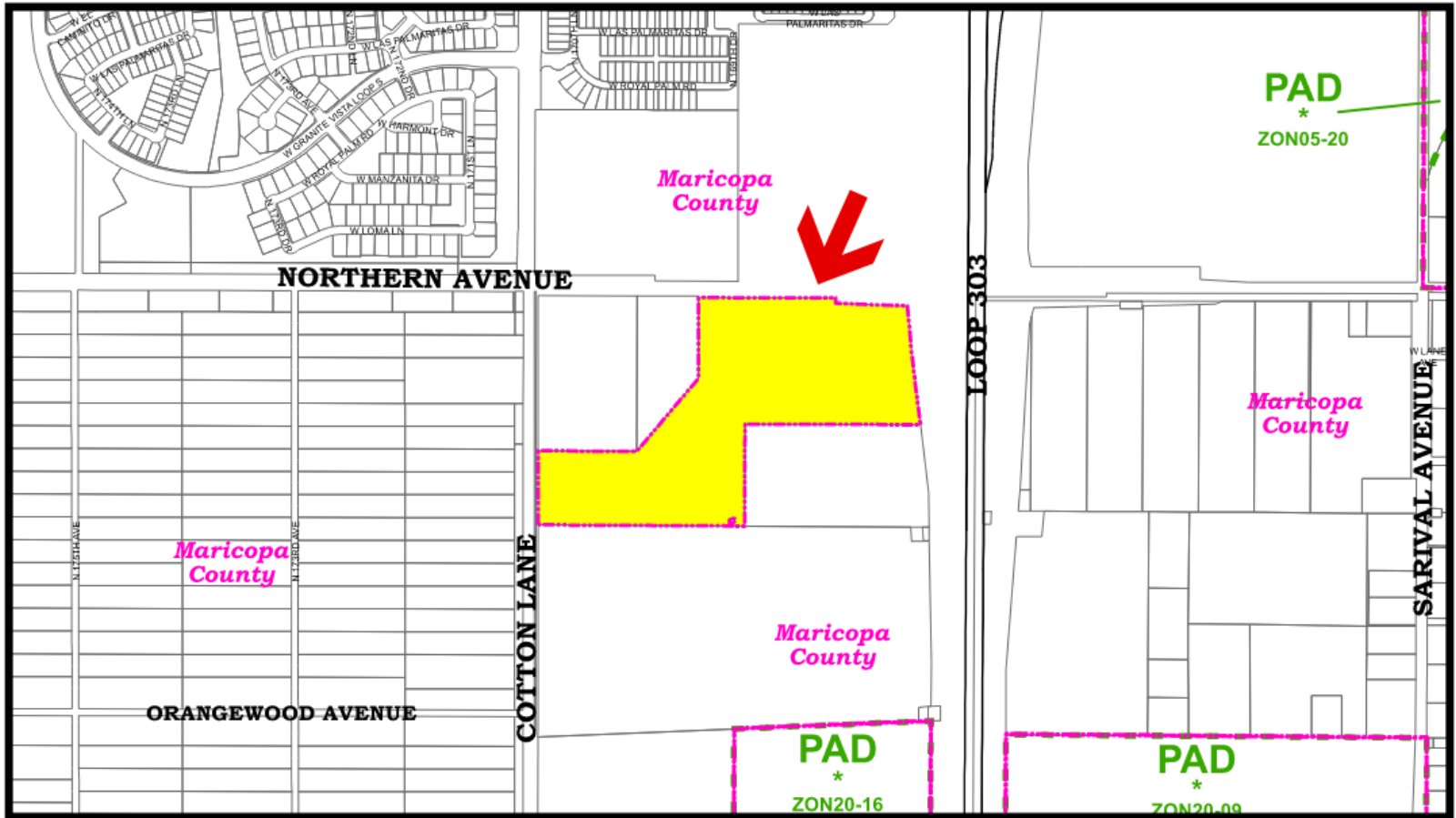
General Plan- Envision Glendale 2040

Land Use:
Regional Mixed Use





Zoning Map





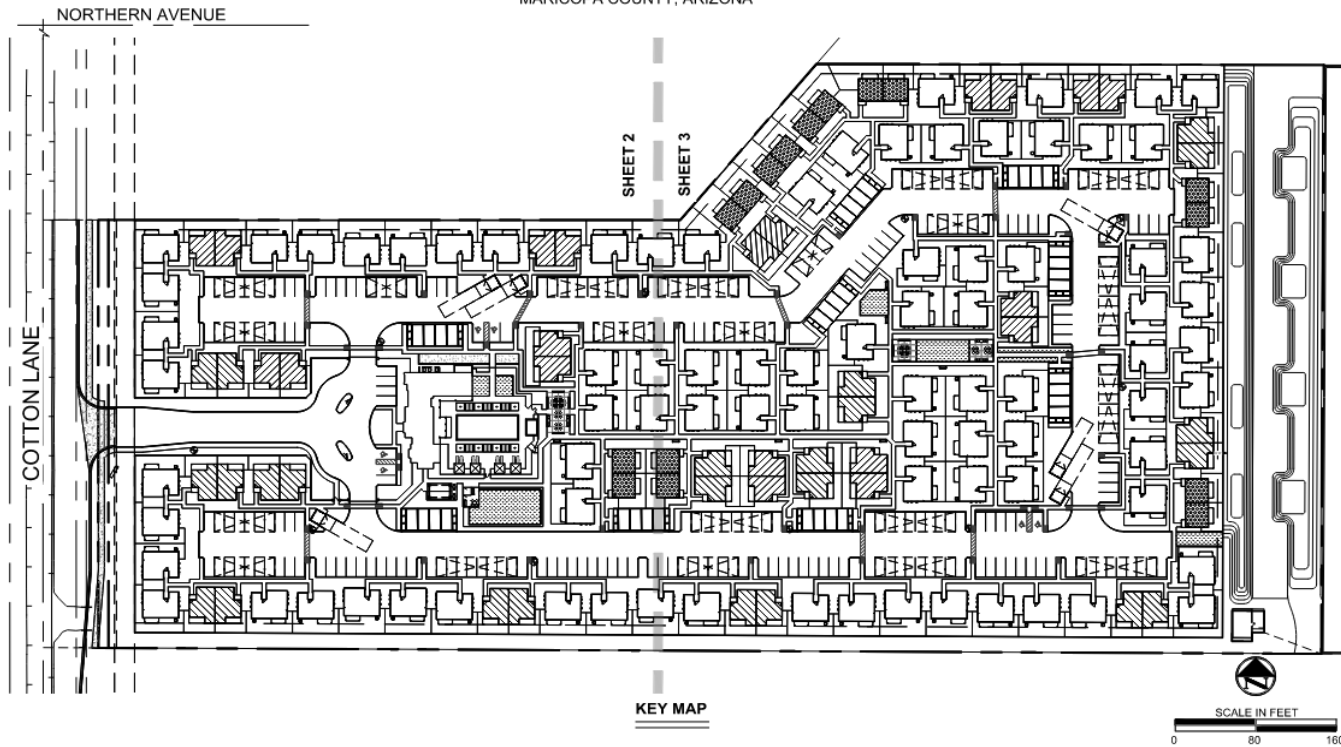
Conceptual Site Plan

PRELIMINARY SITE PLAN FOR THE RESIDENCES AT COTTON LANE

SEC COTTON LANE & NORTHERN AVENUE

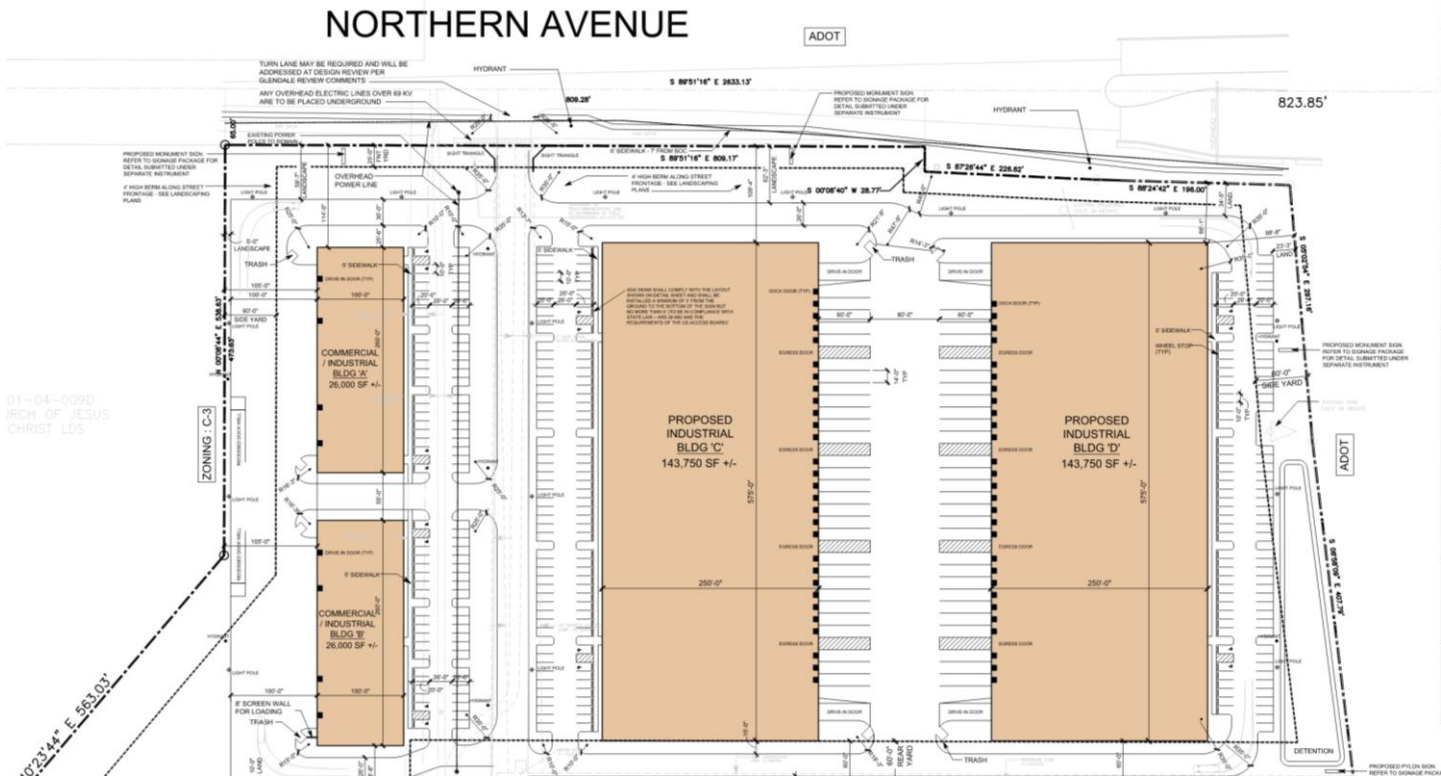
GLENDALE, ARIZONA

LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA





Conceptual Site Plan



DEVELOPER:	1784 CAPITAL HOLDINGS, LLC 8777 N GAINY CENTER DRIVE SUITE 101 SCOTTSDALE, AZ 85258
ARCHITECT:	GMA ARCHITECTS 800 N ROCK HILL ROAD ST LOUIS, MO 63118
DESIGN / BUILDER:	ARCOMMURRAY 4849 GREENVILLE AVE SUITE 1400 DALLAS, TX 75206
GENERAL PLAN DESIGNATION	REGIONAL MIXED USE
PROPOSED USE	LIGHT INDUSTRIAL / COMMERCIAL
EXISTING ZONING	C-2 / COMMERCIAL
PROPOSED ZONING	FAD / M-1 & C-2
GROSS SITE AREA	22.00 ACRES
NET SITE AREA	21.32 ACRES
GROSS MINUS ACCESS ESM²	
BUILDING DATA (TOTAL)	
AREA:	339,500 SF
OCCUPANCY:	B / S / FI
CONST. TYPE:	20
F.A.R.:	0.366
MAX HEIGHT:	50 FEET
LANDSCAPING	
REQUIRED:	47,620 SF
% REQUIRED:	5% OF SITE
PARKING	
STALL SIZE:	10' X 20'
PARKING REQUIREMENTS	
FITNESS & RETAIL:	1:400
ALL OTHER USES:	1:2,000
STANDARD REQ:	170 *
(1:2,000)	
H/C REQUIRED:	6
STANDARD PROV:	267
H/C PROVIDED:	16
* PARKING IS BASED ON INDUSTRIAL USES AND REQUIRED PARKING WILL BE DETERMINED AT THE TIME OF DESIGN REVIEW SUBMISSION	
BUILDING SETBACKS (PROP)	
BUILDING A FRONT:	114'-0"
BUILDING A/B SIDE:	105'-0"
BUILDING B REAR:	45'-0"
BUILDING C FRONT:	109'-4"
BUILDING D FRONT:	66'-1"
BUILDING CD REAR:	60'-0"
BUILDING D SIDE:	98'-0"
LANDSCAPE BUFFERS (PROP)	
BUILDING A FRONT:	5'-0"
BUILDING A/B SIDE:	5'-0"
BUILDING B REAR:	10'-0"
BUILDING C FRONT:	6'-3"
BUILDING D FRONT:	3'-5"
BUILDING CD REAR:	15'-0"
BUILDING D SIDE:	23'-3"

01-04-009D
RICH OF JESUS
CHRIST L05

0723'44" E 563.03'



Elevations- Residential



FRONT ELEVATION

Elevation A - Cottage



FRONT ELEVATION

Elevation A - Cottage



FRONT ELEVATION

Elevation B - Desert Contemporary



FRONT ELEVATION

Elevation A - Cottage



Elevations- Industrial





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