



PLANNING COMMISSION REPORT

CASE: Ergas 303 located south of the SEC of Northern Avenue and Cotton Lane
CASE #: ZON21-20
MEETING DATE: 11/04/2021
FROM: Christina Lavelle, Planner, Planning,
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SUBJECT

ERGAS 303 REZONING APPLICATION ZON21-20: A request by Rod Miller, of Ryan Companies US Inc., to rezone approximately 63 acres from M-1 (Light Industrial) to PAD (Planned Area Development) to permit an industrial and commercial complex. The site is located on the south of the southeast corner of Northern Avenue and Cotton Lane and is in the Yucca District. Staff Contact: Christina Lavelle, Planner, (623) 930-2553, clavelle@glendaleaz.com

REQUEST

This is a request to rezone from M-1 to PAD.

APPLICANT/OWNER

Rod Miller, Ryan Companies, LLC / 303 Capital Holdings

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

The applicant is requesting to develop approximately 63 acres under a PAD to allow for industrial and distribution facilities. The development may include four (4) industrial or commercial warehouse buildings with cross dock access areas tailored to allow semi-trucks to access the property for loading and unloading of various types of inventory for distribution.

BACKGROUND INFORMATION

General Plan Designation:

The property land use designation is RMU (Regional Mixed Use).

Zoning:

The current zoning is Maricopa County IND-1 (Planned Industrial) and IND-2 (Light Industrial).

Property Location and Size:

The subject property includes approximately 63 acres located at the south of the southeast corner of Cotton Lane and Northern Avenue.

Adjacent Uses and Zoning:

- North: Vacant/ Maricopa County C-2 and IND-1.
- West: Single Family Residential / Maricopa County- RU-43.
- South: Vacant / Maricopa County-IND-2 and City of Glendale- PAD.
- East : Arizona Loop 303.

History:

The property has historically been used as agricultural farmland within Maricopa County.

Project Details:

The Ryan Companies proposes to develop approximately 64 acres located south of the southeast corner of Northern Avenue and Cotton Lane. The application request is for approval for a Planned Area Development zoning district to all for the development of an industrial warehouse and distribution complex known as Ergas 303. The applicant seeks to develop the property in accordance with the M-1 zoning district with modified development standards which include, but are not limited to, modifications to parking, maximum height, and landscape buffers.

The land is currently in the unincorporated area of Maricopa County, but within the City of Glendale Planning Area. It is approximately two miles west of the Luke Air Force Base. The property is outside the 65 LDN Luke Air Force Base noise contours.

The intent is to allow manufacturing, assembly, employment, distribution, and other industrial uses. Specific end users have not been identified. Three site driveways from Cotton Lane are planned for the development. All driveways will access both the employee parking areas and truck yards. The three driveways are intended to have full access movements.

CITIZEN PARTICIPATION TO DATE:**Applicant's Citizen Participation Process:**

On August 26, 2021, the applicant mailed notification letters to adjacent property owners and interested parties. A virtual meeting was held on September 9, 2021. Two residents attended the virtual meeting and had questions about the uses and jobs that would be created. Two letters of concern were received via email related to the proximity of the proposed land uses to the existing residential uses as it relates to noise, traffic, and lighting. The applicant's Citizen Participation Final Report is attached.

Planning Commission Public Hearing:

A Notice of Public Hearing was published in *The Arizona Republic* on October 13, 2021. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on October 15, 2021. The property was posted on October 15, 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.

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. Findings:
 - The rezoning is consistent with the policies and objective of the City's zoning ordinance.
 - The rezoning is consistent with the General Plan designation of Regional Mixed Use.
 - Contributes to the balancing of new jobs in relation to housing.

- There are adequate transportation and infrastructure access.
- The development will further the public health, safety, and general welfare of the citizens of Glendale.

Analysis:

- The property is currently under annexation (AN-230) into the City of Glendale. The annexation adoption will occur before the City Council takes final vote on the rezoning application.
- Transportation, Land Development Engineering, as well as other City Departments have reviewed the proposal to assure adequate utilities, drainage, and transportation mitigations 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 Cotton Lane, as required by the Maricopa County Department of Transportation, the City’s Traffic Engineer, and Land Development Engineering.

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 Ergas 303 Planned Area Development Booklet dated October 13, 2021.
2. Cotton Lane shall require 65-foot half street right-of-way improvements with curb, gutter, and a continuous six-foot-wide detached sidewalk.
3. An FAA form 7460-1 shall be submitted, reviewed by the FAA prior to issuance of any building permits.

PROPOSED MOTION

Move to recommend approval of **ZON21-20**, subject to the stipulations contained in the staff report.

Attachments

- PAD Narrative
- Citizen Participation Final Report
- TIA Executive Summary
- Zoning Map
- Aerial Photograph
- LDN Map
- Presentation