



Hopewell Rezoning ZON21-16

Planning Commission – October 7, 2021

Edward Vigil
Senior Planning Project Manager



Request

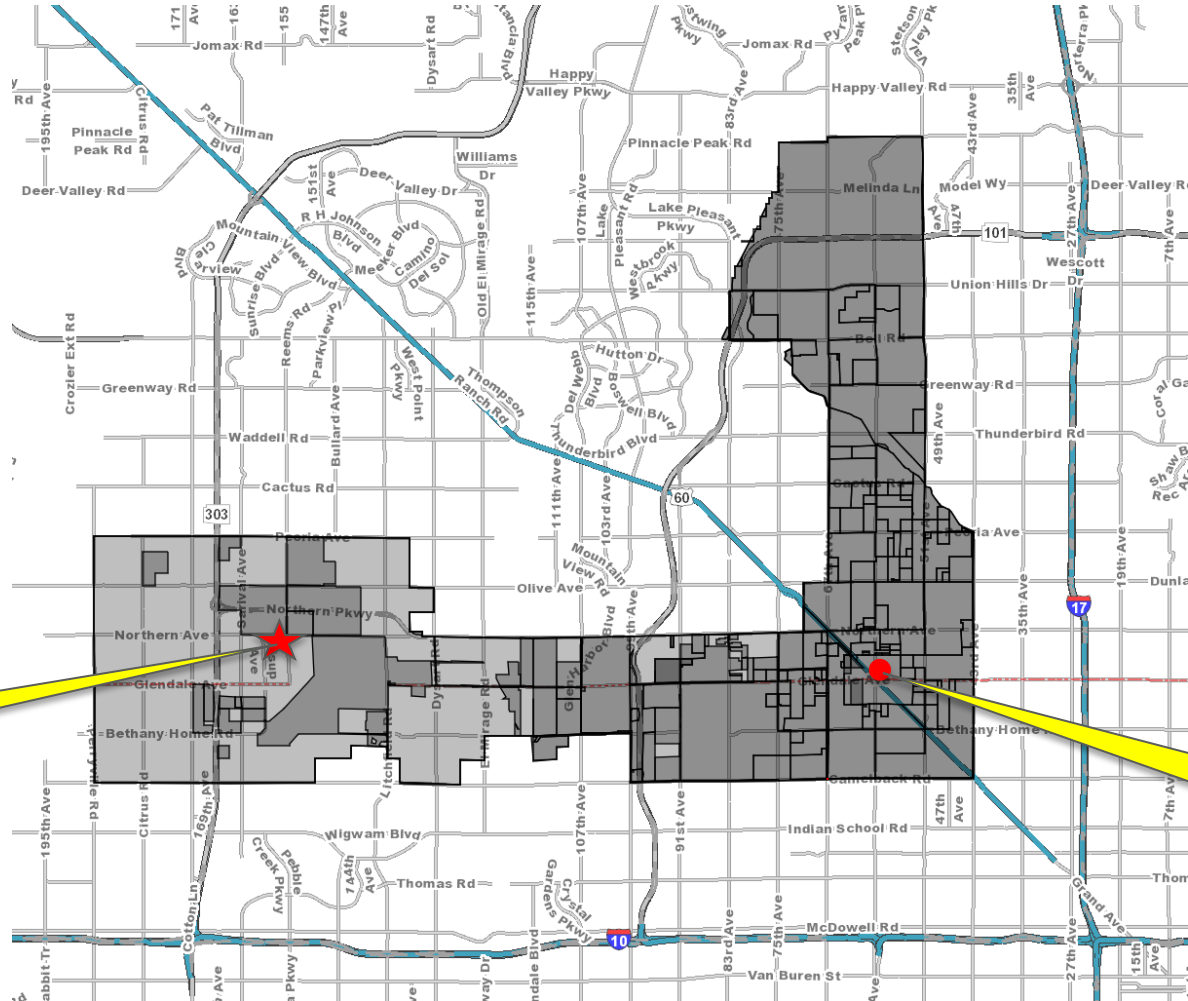
Rezone approximately 104 acres from RR- 45 to PAD (Planned Area Development).

Applicant: Shaine T. Alleman (Tiffany & Bosco)



Vicinity Map

SWC
Corner
Northern
Avenue &
Reems
Road

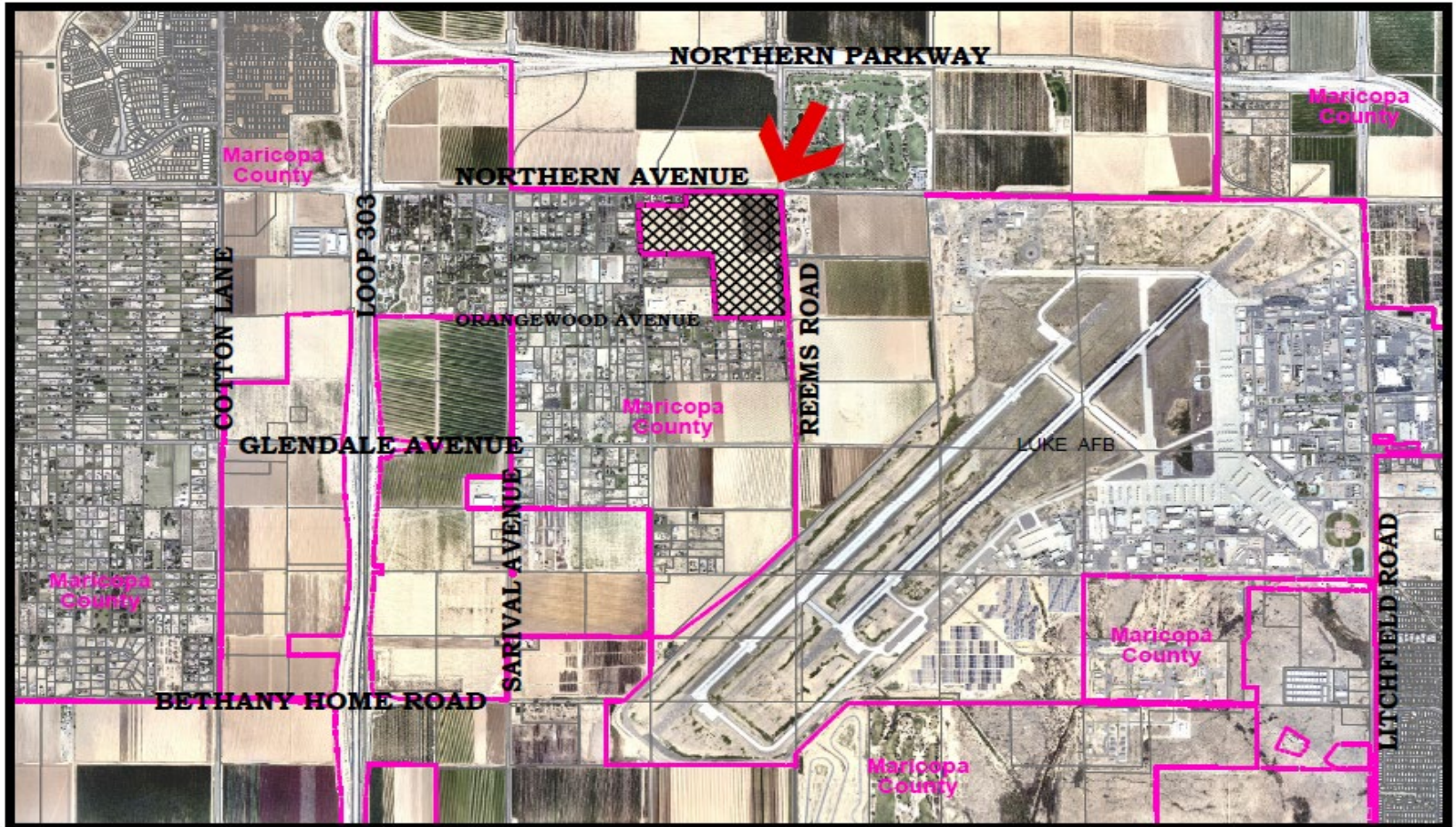


SITE

CITY HALL

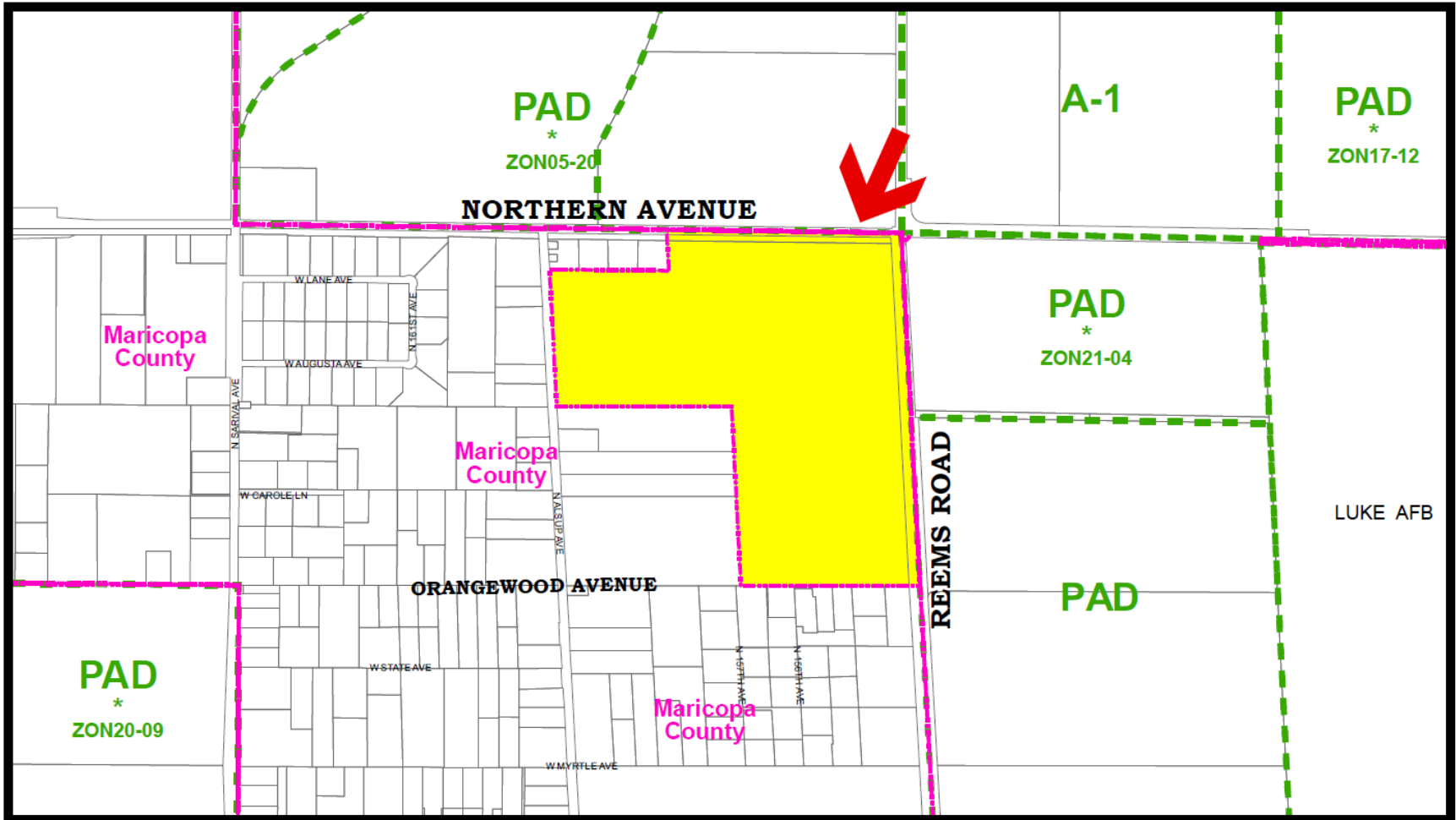


Aerial Map





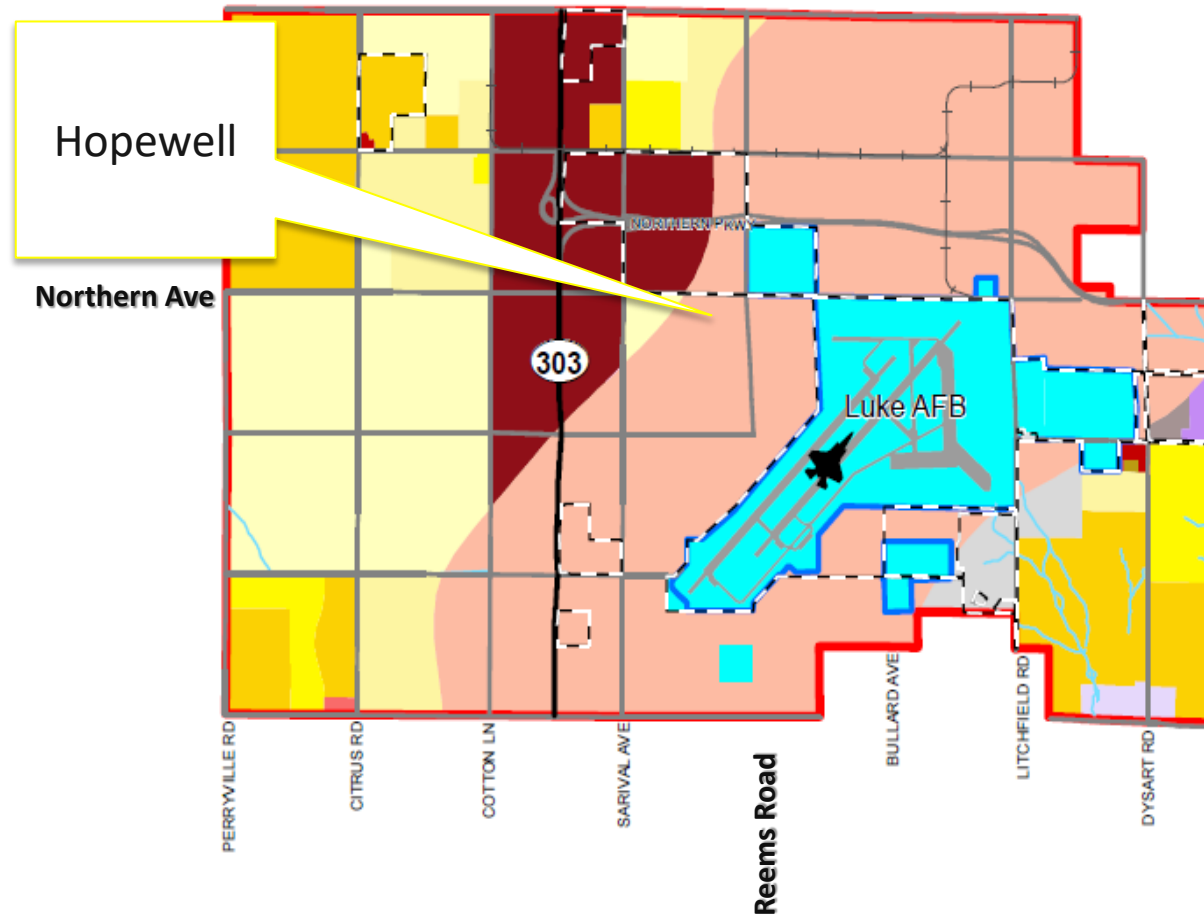
Zoning Map



General Plan- Envision Glendale 2040

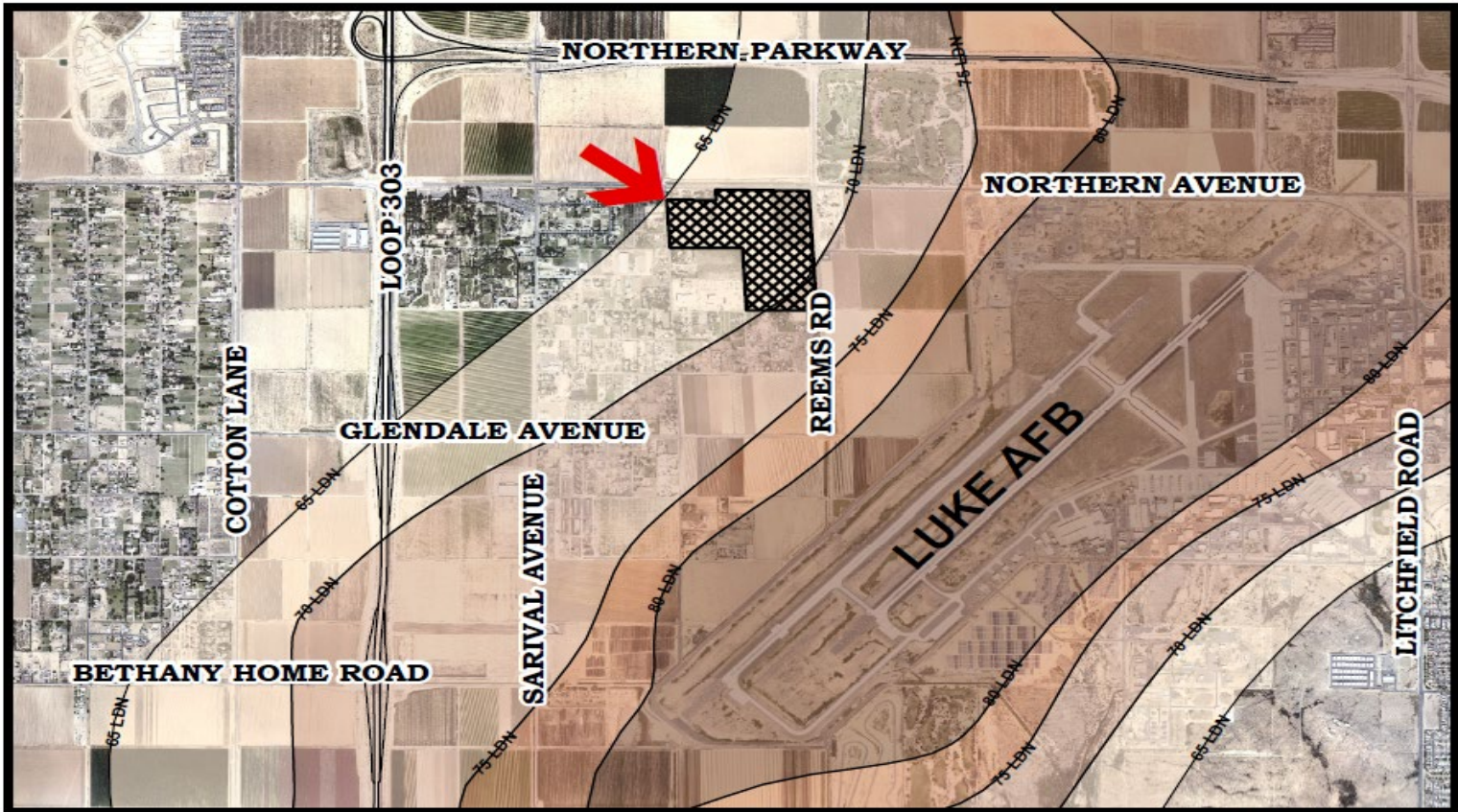
Land Use:

- Luke Compatible Land Use Area

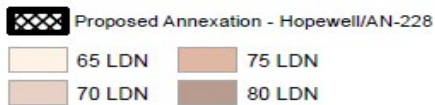




Luke Air Force Base Contours



Aerial Date: June 2020



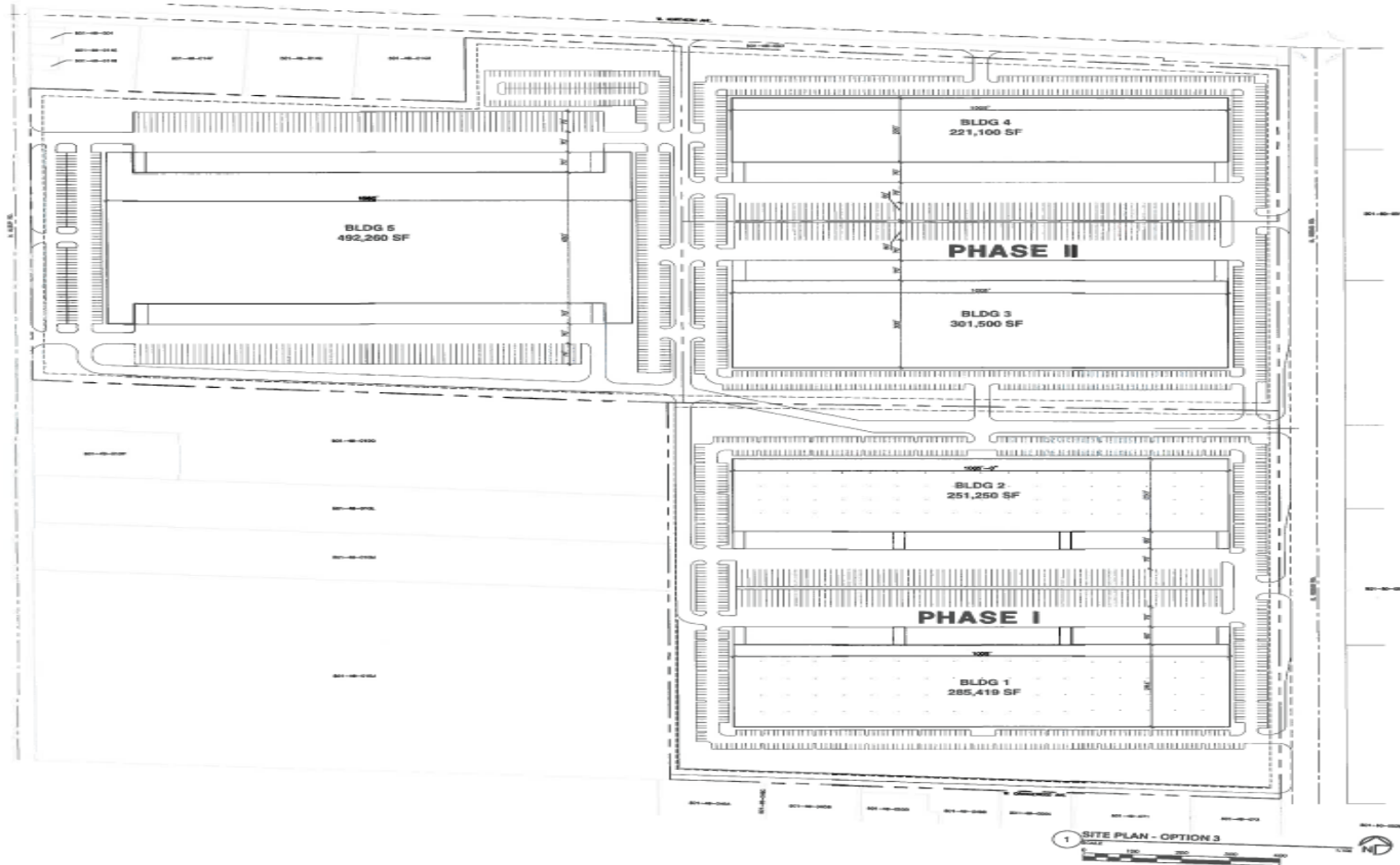


Development Standards

Proposed Land Uses: M-1, M-2 & C-3

- Front Setback: 15 feet
- Perimeter landscape setback: 15 feet
- Building Height: 85 feet.
- Max FAR: 50%
- Billboards not allowed.
- Parking is 1/2000.

Site Plan





Public Involvement

- Notification Letters mailed to property owners on July 13.
- Neighborhood meeting held on July 27.
- Site posted August 16.
- Advertised on August 12.
- Hearing notices mailed August 13.
- As of September 2, several emails from 4 property owners in opposition re: semi-truck traffic along Alsup Avenue.



Findings

- The proposed Rezoning is consistent with the policies and objectives of the 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.



Recommendation

Staff recommends approval of ZON21-16, subject to the following:

1. Development shall be in conformance with the Hopewell Development PAD 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 narrative dated July 21, 2021.



Recommendation

2. The developer shall be required to provide 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, drainage, curb, gutter, detached sidewalk, street lighting, signing, pavement markings, and landscaping.



Recommendation

3. The developer shall be required to provide right of way dedication of 55 feet for Reems Road with improvements to include, but not limited to, roadway widening, drainage, curb, gutter, detached sidewalk, street lighting, signing, pavement markings, and landscaping.



Recommendation

4. The developer shall place overhead powerlines on Alsup and Northern Avenues underground.
5. All proposed access points on Reems Road shall align with the planned access points to the proposed Cubes 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.



Recommendation

7. A right turn lane will 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 (driveway) requirements (width, location, number, type, etc.) onto Alsup Avenue with the final decision during Design Review.



Recommendation

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.



Recommendation

10. The City may require the developer to 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.



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