



# Ergas 303 ZON21-20

Planning Commission – November 4, 2021

Christina LaVelle  
Planning Project Manager



# Request

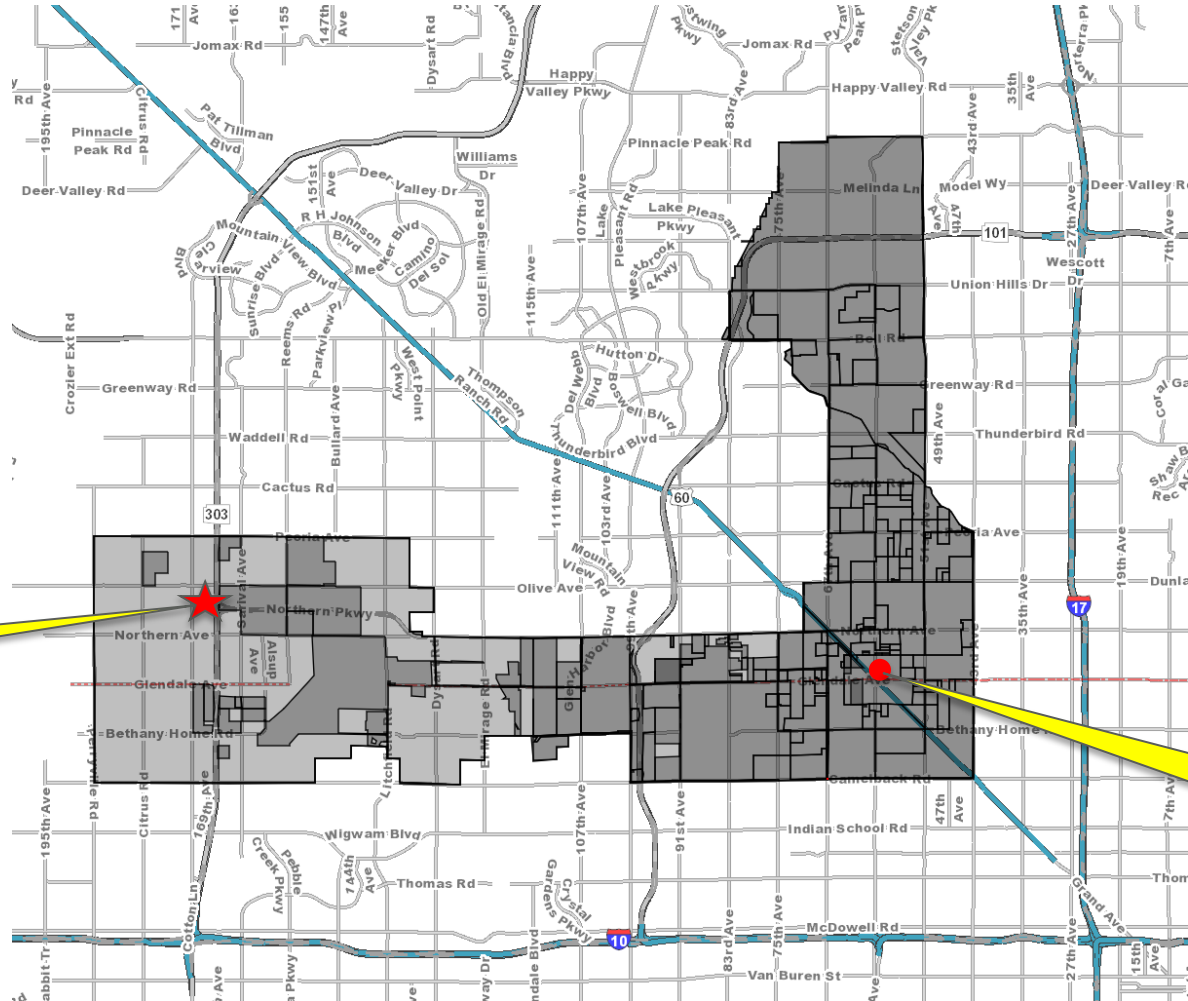
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Rezone approximately 63 acres from M-1 to PAD (Planned Area Development).

**Applicant:** Rod Miller, Ryan Companies, US Inc.

# Vicinity Map

South of  
the SEC of  
Cotton  
Lane and  
Northern  
Avenue



**SITE**

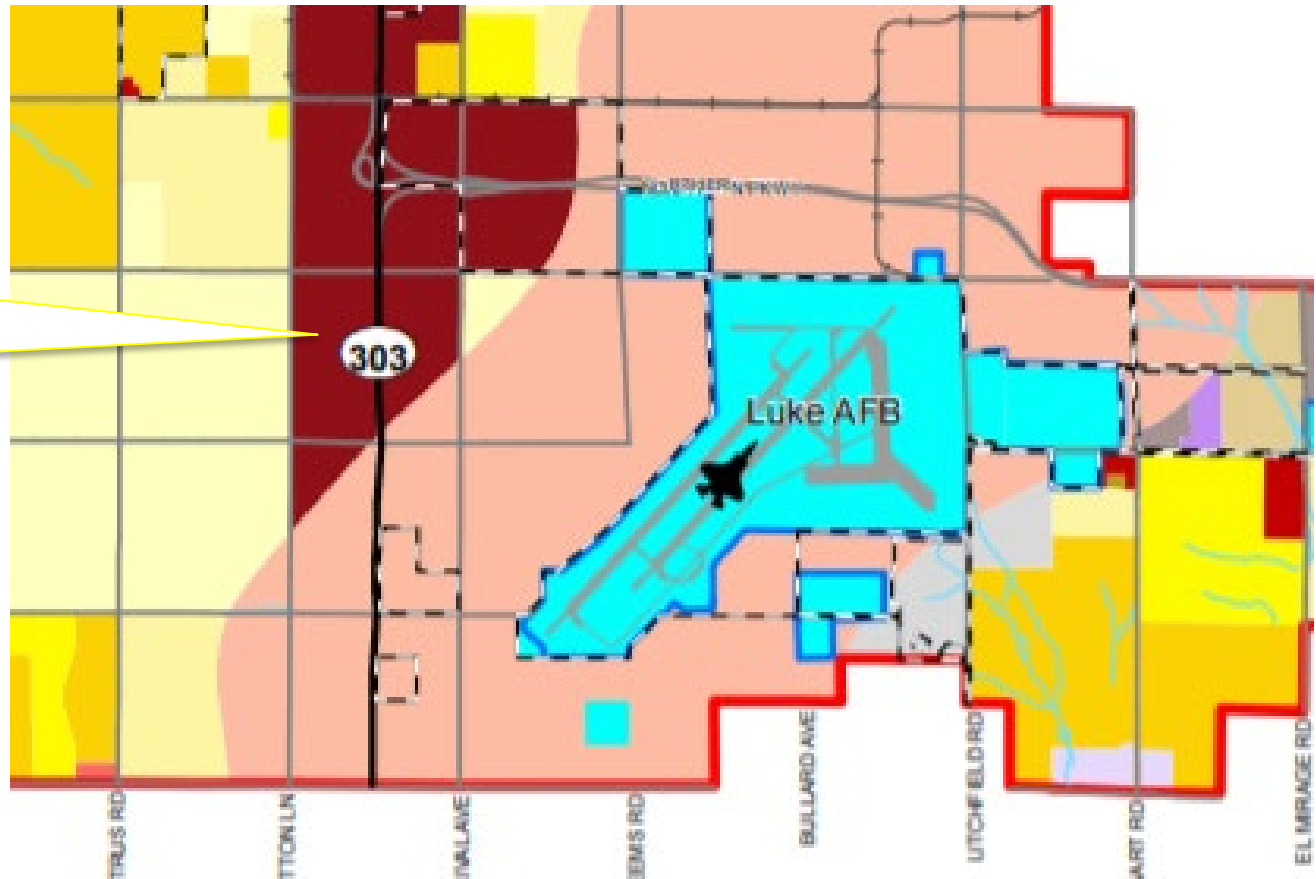
**CITY HALL**

# General Plan- Envision Glendale 2040

## Land Use:

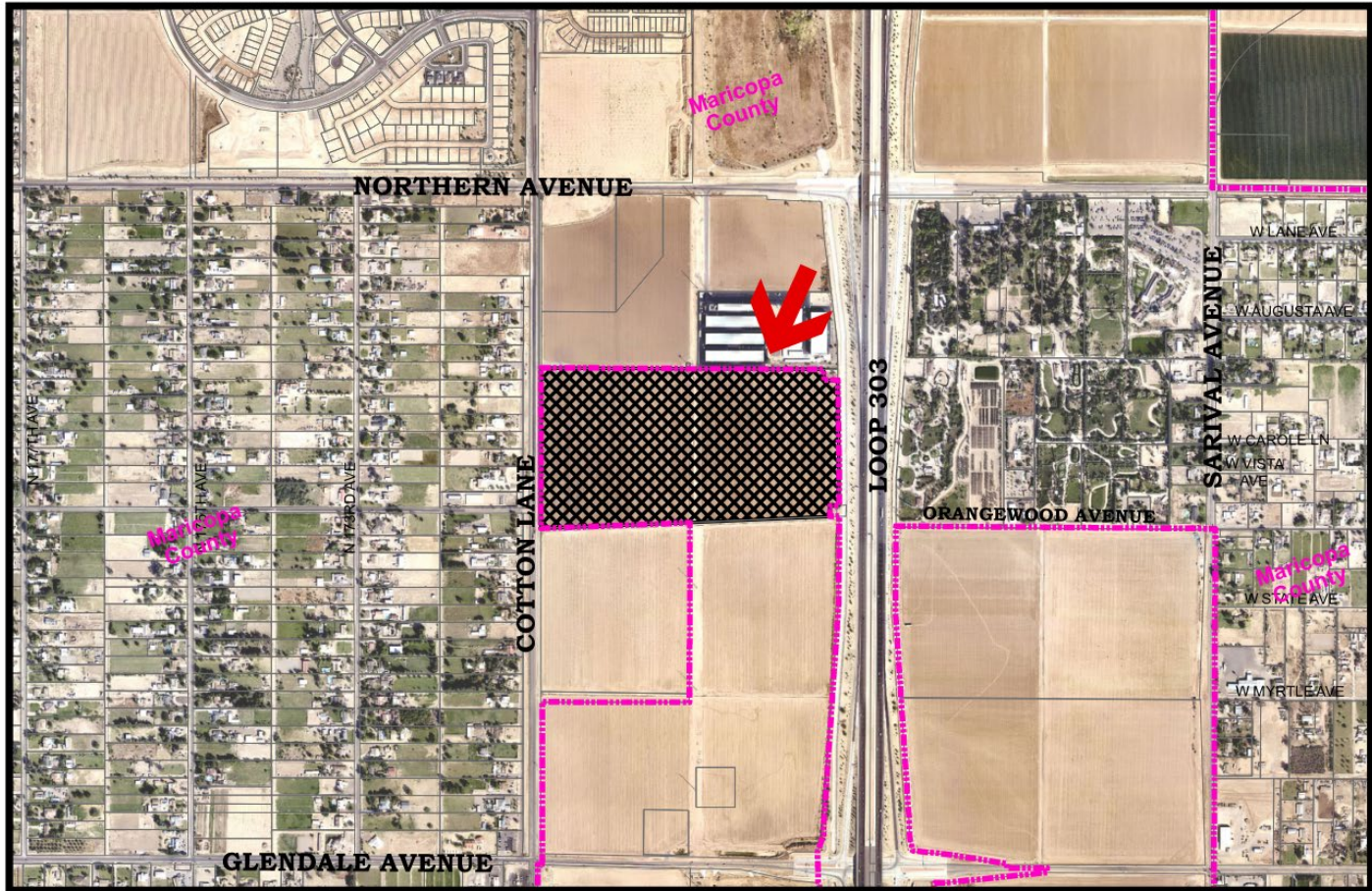
- Regional Mixed Use (RMU)

Ergas 303





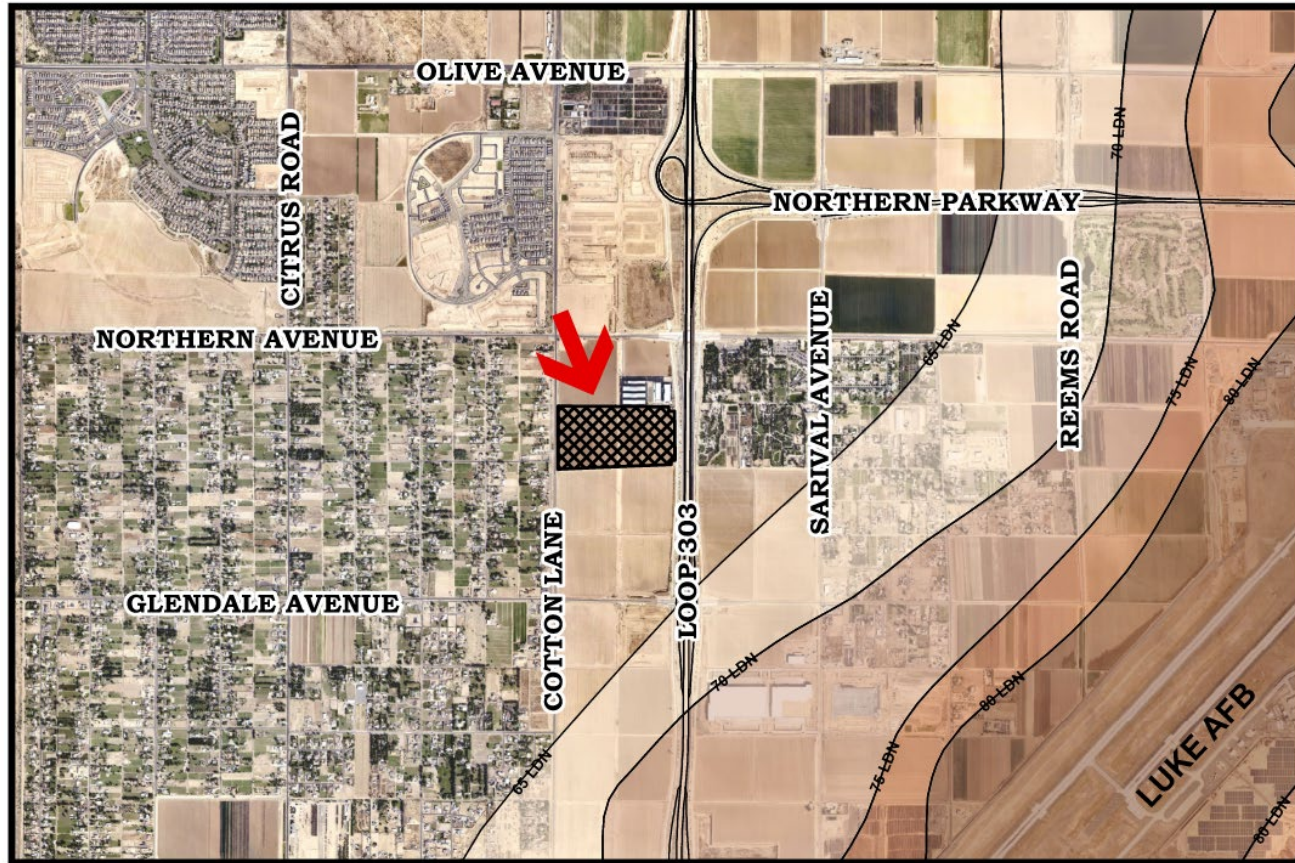
# Aerial Map



Aerial Date: October 2020




# Luke Air Force Base Contours



Aerial Date: October 2020



 Proposed Annexation - Ergas 303/AN-230

 65 LDN	 75 LDN
 70 LDN	 80 LDN





# Development Standards

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## **Proposed Land Uses: M-1 & C-2**

- Building Height: 100 feet.
- Max FAR: .50
- Billboards not allowed.
- Parking is 1/2000.
- Front landscaping buffer: 15 feet (8' wall)
- Front setback: 20'
- Parking stalls: 9' X 18'



# Elevations





# Public Involvement

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- Notification Letters mailed to property owners on August 26.
- Request advertised on October 13.
- Site posted October 15.
- Hearing notices mailed October 15.

**Three comments were received.**



# Findings / Analysis

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- The proposed Rezoning is consistent with the policies and objectives of the Zoning Ordinance.
- The proposal will be compatible with the General Plan Designation of Regional Mixed Use.
- Contributes to the balancing of new jobs in relation to housing.



## Findings / Analysis

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- The development will further the public health, safety, and general welfare of the citizens of Glendale.



# Recommendation

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Staff recommends approval of ZON21-20, subject to the following:

1. Development shall be in substantial conformance with the Ergas 303 Planned Area Development Booklet dated October 13, 2021.



# Recommendation

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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, and approved by the FAA prior to issuance of any building permits.



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