



PLANNING COMMISSION REPORT

CASE: CROW 303 AZ LOCATED AT THE SEC OF GLENDALE AND ALSUP AVENUES
CASE #: ZON21-26
MEETING DATE: 01/13/2022
FROM: Edward Vigil, Senior Planning Project Manager , Planning, EVigil@glendaleaz.com, 623-930-3071

SUBJECT

ZON21- 26 CROW 303 AZ REZONING: A request by Michael Buschbacher II, with Hunter Engineering Inc., to rezone approximately 146 acres from RR-45 (Rural Residential) to PAD (Planned Area Development) to allow a variety of mixed general commercial and industrial land uses. The site is located at the southeast corner of Glendale Avenue and Alsup Avenue and is in the Yucca District. Staff Contact: Edward Vigil, Planner, evigil@glendaleaz.com.

REQUEST

Rezone approximately 146 acres from RR-45 zoning district to a PAD.

APPLICANT/OWNER

Michael Buschbacher II, with Hunter Engineering Inc./Jack Herrill-Crow Holdings Industrial.

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

Crow Holdings Industrial request to rezone an approximately 146-acre site to PAD to allow a combination of industrial distribution and warehouse land uses in a development titled Crow 303 AZ. The proposed PAD will include typical land uses consistent with the C-2 (General Commercial) and M-1 (Light Industrial) land uses.

BACKGROUND INFORMATION

General Plan Designation:

The property is designated as LCLU (Luke Compatible Land Uses).

Zoning:

The current zoning is Maricopa County RU-43 (Single Family Residential).

Property Location and Size:

The subject property includes approximately 146 acres located at the southeast corner of Glendale Avenue and Alsup Avenue. The subject site is located in the Yucca District.

Adjacent Uses and Zoning:

North: Glendale Avenue and the Bickman Industrial site (PAD).

East: Reems Road, The Cubes at Glendale Industrial site (PAD) and Luke Air Force Base.

South: Luke Air Force Base.

West: Maricopa County RU-43 (existing and occupied single family residential) and Alsup Avenue.

History:

The property is currently within Maricopa County jurisdiction and zoned RU-43 (Single Family Residential), however, the property is in review for Annexation with application AN-234. The site has been used for agricultural purposes and is undeveloped.

Project Details:

Crow Holdings Industrial plan to rezone the 146-acre site to Planned Area Development to allow a combination of industrial distribution and warehouse uses in a development titled Crow 303 AZ. The proposed PAD will include typical uses that are consistent with the M-1 (Light Industrial) and C-2 (General Commercial) land uses. The property has been used for agricultural purposes for many years and is unimproved. The preliminary site plan shows 5 full access drives along Alsup Avenue, 3 full access drives along Glendale Avenue, and 3 driveways along Reems Road. Residential uses of any kind are prohibited within the LCLU designation. There is an existing easement that runs north and south along the east property boundaries adjacent to Luke Air Force Base that is controlled by the United States. The easement is approximately 290 feet wide and runs the length of the Luke Air Force Base runway. No structures with any amount of height, landscaping with shrubs and trees are allowed to be constructed in this easement. This includes the parking of vehicles or trucks. The proposed PAD zoning is consistent with the Industrial PAD zoning on nearby properties along the Loop 303 corridor. There are many other similar industrial zoned properties in this corridor. The proposed PAD development standards are below:

| DEVELOPMENT STANDARDS | M-1 | PAD PROPOSAL |
|------------------------------|---------------------|---------------------|
| Min. lot area | 6,000 sq.ft. | 6,000 sq. ft. |
| Max. lot area | N/A | N/A |
| Building Setbacks | Front 25 feet | Front 25 feet |
| | Side 60 feet | Side 60 feet |
| | Rear 60 feet | Rear 60 feet |
| | Street Side 25 feet | Street Side 25 feet |

| | | |
|--|----------------|---|
| Max Building Height | 30 feet | 55 feet |
| Max FAR | .3 | .5 |
| Parking Warehouse Distr. | 1/2000 sq. ft. | 1/2000 sq.ft. |
| Parking Office | 1/300 sq.ft. | 1/500 Sq.ft. |
| Parking for Commercial Uses | 1/300 sq.ft. | 1/500 sq.ft. |
| Parking for Automotive Services | 1/250 sq.ft. | 1/300 sq.ft. |
| Freestanding Signage Height | 10 feet | 20 feet for single users, and 50 feet for multi-tenant users. |

Any additional development standards not mentioned in this PAD shall conform to the City of Glendale Zoning Ordinance.

Proposed Street Improvements: As part of the proposed Crow 303 AZ site, offsite improvements for the half street will occur along Alsup Avenue, immediately adjacent to the project site. Glendale Avenue will be widened from a two-lane roadway to a five-lane roadway (with a two-way center left turn lane) with curb, gutter, sidewalk, signing, striping, associated landscaping, and roadway lighting. Private access roads will be constructed internally to provide access to Alsup Avenue. These private drives will be connected to Alsup Avenue throughout the project, which will act as a spine for this development and other similar industrial sites recently approved along this corridor. A traffic study has been provided and will be updated during the design review process for the entire development, to determine the final circulation plan for that project.

Traffic Summary: Upon initial review of the site plan and the TIA, the City met to decide whether collector roads on the Ocotillo and Maryland alignment would be included with this development. It was determined that to best serve the residential community adjacent to the development that existing access to Alsup Avenue will remain in place through a network of internal existing dirt roads. An 8' fence will be located along the property lines surrounding the residential area and an internal private access drive will be provided setback from the fence with a landscape buffer. Glendale Avenue and Alsup Avenue will be improved as noted above. Reems Road south of Glendale Avenue will become a shared private access road with a cul-de-sac to provide access for the property to the east of this development.

Water services will be provided by Adaman Water District, sewer will be provided by Epcor, and public services such as fire and police will be provided by the City of Glendale once the site is annexed.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On September 22, 2021, the applicant mailed notification letters to adjacent property owners and interested parties. 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 December 22,

2021. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on December 23, 2021. The property was posted on November 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.

Staff Analysis:

- The proposed project will provide economic viability to the community.
- The proposed project meets the intent of the PAD zoning district to create a mix

of land uses and intensities of use.

- The request is consistent with the goals and objectives of the Luke Air Force Base guidelines and requirements.
- The zoning request makes 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 has designed the site to mitigate building height and proximity adjacent to the existing Single Family Residential lots through increased setbacks and landscaping.
- All applicable city departments have reviewed the application and recommend approval. 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 PAD Booklet dated November 11, 2021.
2. The developer shall place overhead powerlines on Glendale Avenue underground.
3. The developer will need to coordinate with The Cubes at Glendale on possible shared access of the private drive that will be constructed in the Reems Road alignment, south of Glendale Avenue.
4. Access along Glendale Avenue shall be aligned with the Bickman Industrial access points.
5. The developer will be required to work with the appropriate water company to extend a water distribution main in Alsup Avenue from Glendale Avenue to the south end of the project. The main should be able to supply fire hydrants along Alsup Avenue with the required flow per the Fire Code. The line should also be sized to provide domestic and fire flow requirements to Crow 303 in addition to future developments south of Crow 303.
6. Access shall continue to be provided to the State and Federal Government (Luke Air Force Base) through the easement located along the East property boundaries adjacent to Luke Air Force Base as recorded as Docket 3643 page 267.
7. The design of the intersection of Reem's Road and Glendale Avenue shall be coordinated with the Bickman Industrial project to the north and The Cubes at Glendale project to the east.
8. Digital Billboards or signs with electronic displays shall not be allowed.
9. Any development standards not mentioned in this PAD shall conform to the City of Glendale Zoning Ordinance for the M-1 zoning district.

PROPOSED MOTION

Move to recommend approval of **ZON21-26**, subject to the stipulations contained in the staff report.

Attachments

PAD Narrative

Final Citizen Participation Plan
Zoning Map
Aerial Map
Presentation