

	<h1>PLANNING COMMISSION REPORT</h1>
CASE:	TANGER PAD
CASE #:	ZON22-03
MEETING DATE:	APRIL 28, 2022
FROM:	Edward Vigil, Senior Planner evigil@glendaleaz.com , (623) 930-3071

SUBJECT

A request by Alex Hayes with Withey Morris PLC., representing the Outlets at Westgate LLC., to rezone approximately 7.3-acres from A-1 (Agricultural) to PAD (Planned Area Development). The site is located south of Glendale Avenue and east of the Loop 101 Freeway and is in the Yucca District.

REQUEST

This is a request to rezone approximately 7.3-acres from A-1 to PAD (ZON22-03) to allow for an indoor recreation facility, 4 new restaurants, and a digital billboard.

APPLICANT/OWNER

Alex Hayes, Withey Morris PLC., on behalf of the Outlets at Westgate LLC.

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 rezone the property to PAD to construct an indoor recreation facility, 4 restaurants, and one digital billboard along the east side of Loop 101, west of the existing Tanger Outlet site.

BACKGROUND INFORMATION

General Plan Designation:

The property is designated as EMU (Entertainment Mixed Use).

Zoning:

The current zoning is A-1 (Agricultural).

Property Location and Size:

The site is approximately 7.3-acres and located south of Glendale Avenue and east of the Loop 101 Freeway just west of the existing Tanger Outlets and is in the Yucca District.

Adjacent Uses and Zoning:

North: RU-43 (Maricopa County Zoning)
East: Tanger Outlets (PAD)
South: State Farm Stadium and parking (PAD).
West of Loop 101: Agricultural farmland (PAD).

History:

The site was originally annexed into the City of Glendale with approximately 330-acres with Annexation #131 on July 13, 1999. The property was formerly owned by ADOT and was purchased by Tanger Outlet Centers in September 2021.

Project Details:

The applicant is requesting to construct an indoor recreational facility, four new restaurants, and one digital billboard through a PAD (Planned Area Development). The proposed PAD would include the C-1 (Neighborhood Commercial) and C-2 (General Commercial) land uses and would be similar to the approved Tanger Outlet PAD's development standards except for a reduced side and rear setback, a building height of 40 feet, and one digital billboard along the Loop 101. The digital billboard is being proposed about halfway down the site on the west side of the property and will be subject to the development standards listed in Section 7.110 of the City of Glendale Zoning Ordinance. The four restaurants would total approximately 30,346 square feet. The indoor recreational facility will be comprised of approximately 14,000 square feet. The site has been used as overflow parking in the past for the Tanger Outlets and Westgate sites. Circulation is already in place and vehicles would access the site through the Tanger Outlets internal driveways. The Transportation Department did not require a Traffic Study for this application because circulation and road improvements have already been completed for the entire area. The Tanger Outlets are accessed from 95th Avenue via Glendale Avenue to the north or Maryland Avenue to the south. Loop 101 provides access to Glendale Avenue. The Tanger Outlets are part of the "Westgate" PAD and was approved with zoning case ZON01-23 and amended with case ZON08-05. The applicant is requesting the following PAD development standards for the proposed Tanger PAD:

DEVELOPMENT STANDARD	WESTGATE PAD	PROPOSED TANGER PAD
Minimum Building Setback		
Front Setback -West	25 feet	25 feet
Side Setback	30 feet	15 feet
Rear Setback - East	30 feet	0 feet
Street Side Setback	25 feet	25 feet
Maximum Structure Height	30 feet	40 feet
Maximum FAR	1.0	1.0
Minimum lot area	N/A	N/A
Maximum lot area	N/A	N/A
Parking		
Restaurant	1/100	1/00
Indoor Recreational Facility	1/100	1/00
Landscaping	20% of site	20% of site

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On March 23, 2022, the applicant mailed notification letters to adjacent property owners and interested parties. Planning staff did not receive any responses regarding the request. 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 April 6, 2022. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on April 8, 2022. The property was posted on April 8, 2022.

STAFF FINDINGS AND ANALYSIS

Required Findings of Planning Commission:

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 innovative development or redevelopment concepts for all land use

types to provide a greater variety and intensity of uses.

- C. Provide a process which relates the urban design and scale of project to the unique characteristics of the site.
- D. 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.
- E. 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 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 site.

Staff Analysis:

- The PAD zoning district remains consistent in substance with the EMU land use designations and objective of the General Plan. The PAD proposes the overall development plan to create a development unified by architecture, landscaping, signage, and lighting with land uses that compliment the existing Tanger Outlets and Westgate.
- The proposed development standards will facilitate the development of an indoor recreational facility, four new restaurants, and a digital billboard.
- The proposed development standards create compatibility with the existing Tanger Outlets and Westgate.
- Each development will require a design review application submittal and approval to ensure that all applicable standards and regulations are met, and the use minimizes potential impact on adjacent property.
- Since the circulation and access for this site has already been approved, no TIS was required by the Transportation Department.
- All applicable city departments have reviewed the application and have recommended approval.

RECOMMENDATION

Should the Planning Commission motion to recommend approval of ZON22-03, it should be subject to the following stipulations:

1. Development shall be in substantial conformance with the PAD Booklet entitled "Tanger PAD," dated April 1, 2022.
2. The digital billboard shall conform to the Zoning Ordinance Section 7.110.

PROPOSED MOTION

- Move to recommend approval of **ZON22-03**, subject to the stipulation(s) contained in the staff report.

ATTACHMENTS:

1. Applicant's PAD Narrative
2. CPP Final Report (w/ mailing labels)
3. Prop 207 Waiver
4. Vicinity Zoning Map.
5. Aerial Photograph.
6. Presentation