



# PLANNING COMMISSION REPORT

**CASE:** Vision 2 Rezoning Application  
**CASE #:** ZON22-02  
**MEETING DATE:** 05/26/2022  
**FROM:** Tabitha Perry, Interim Planning Manager, Planning,  
 tperry@glendaleaz.com, 623-930-2596

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## **SUBJECT**

ZON22-02 Vision 2-A request by City of Glendale on behalf of Emrland LLLP and Ferrantino Enterprises AZ LLC to rezone approximately 161 acres from A-1 (Agricultural), BP (Business Park), and PAD (Planned Area Development) to the PAD zoning district. The PAD zoning will allow for a mixed-use development titled Vision 2. The site is located south of Glendale Avenue, and west of the Loop 101 and is in the Yucca District. Staff Contact: Tabitha Perry, Planning Manager, (623) 930-2596, tperry@glendaleaz.com

## **REQUEST**

Rezoning of approximately 161 acres from multiple zoning districts (A-1, BP, and PAD) to a PAD Overlay District titled "Vision 2" to allow for a cohesive mixed-use development.

## **APPLICANT/OWNER**

City of Glendale/Emrland LLLP and Ferrantino Enterprises AZ LLC.

## **REQUIRED ACTION**

The Planning Commission must conduct a public hearing and make a recommendation to the City Council whether this request is in the best long-term interest of the community and consistent with the General Plan and the Zoning Ordinance.

## **SUMMARY**

The request to rezone approximately 161 acres of vacant land to PAD intended for future construction of a mixed-use development titled "Vision 2" that will include office, retail, hotel, and high density multifamily. The PAD will allow for a cohesive development that will support economic growth through employment, residents and entertainment.

## **BACKGROUND INFORMATION**

### **General Plan Designation:**

The General Plan land use designation is Business Park (BP).

### **DETAILS OF REQUEST:**

Vision 2 is planned as a high-quality master planned development, providing the foundation for high intensity, pedestrian active, mixed-use/urban developments. The applicant and property owners anticipate the construction of a mixed-use development that will include such land uses as office, retail, hotel, and high density multifamily residential. The various complementary uses and buildings throughout Vision 2 are proposed to be unified through the use of thematic architectural

features, colors, building materials, common area elements, and signage while still allowing each building element to be distinctive. At a minimum main entrance points will provide visual public art.

Land uses and development standards are created to allow for flexibility to meet market demands. The proposed PAD provides minimum development standards for building heights and open space required. The PAD identifies generally permitted land uses and specifically outlines prohibited land uses.

The project includes 5 project “gateway” entries along Ballpark Boulevard, 99th Avenue and Glendale Avenue. These gateway entrances will be used as the primary access to general circulation routes within the Vision 2 development and will be designed to create an enhanced sense of arrival for the users into the development. The project’s landscape areas are planned with varying levels of treatments appropriate to their use and functionality for specific landscape areas.

The main objective of the signage program for Vision 2 is to establish criteria for high quality signage consistent with this urban style mixed use project and yet also allow for flexibility to respond to changing conditions and newer designs of an urban type of land use with a board range in the tenant mix. Signs will vary in size and intensity to engage the vehicular visitor first from the freeway, then through the arterial street system and finally through an internal street system.

### **CITIZEN PARTICIPATION TO DATE:**

On February 4, 2022, notification letters were mailed to adjacent property owners (within 300 ft) and interested parties inviting them to attend a virtual meeting regarding the rezoning proposal. The virtual meeting was held on February 16, 2022, at 6:00pm. Two individuals attended the virtual meeting with general questions regarding proposed land uses, landscaping requirements and a concern with potential of rooftop signage. After further review of the draft Vision 2 PAD, rooftop signs were removed as a permitted signage. The Citizen Participation Final Report is attached.

A Notice of Public Hearing was published in the Arizona Republic on May 11, 2022. The property was posted on May 5, 2022. Notification postcards for the public hearing were mailed to 64 adjacent property owners and interested parties on May 6, 2022.

The Planning Commission initiated this application at their workshop on November 7, 2019 (vote of 6-0).

### **CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:**

Vision 2 is located within the Pendergast Elementary School District (PESD) and Tolleson Union High School District (TUHSD). On May 6, 2022, Tolleson Union High School District confirmed that the school district has adequate facilities to accommodate Vision 2.

On May 5, 2022, Pendergast Elementary School District (PESD) confirmed that the school district has adequate facilities to accommodate Vision 2.

### **STAFF FINDINGS AND ANALYSIS**

#### **PLANNED AREA DEVELOPMENT (PAD) DISTRICT REQUIREMENTS**

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.

**Staff Analysis:** The subject area is considered a prime location for new development opportunities in the city. The overall project concept is to create a high-energy urban-style mixed-use development revolving around a broad spectrum of employment and service opportunities. Future developments will fully use Ballpark Boulevard, Glendale Avenue, 99th Avenue, and Loop 303. Appropriate internal circulation will be designed to allow traffic to flow appropriately.

- B. Encourage residential development to provide a mixture of housing types and designs.

**Staff Analysis:** The proposal, when developed, will provide a quality living environment, and will contribute to providing a variety of desired housing types in the area and designs for multifamily developments within the subject property. The final quality and details of each multifamily development design will be evaluated through the City's Design Review process.

- C. Encourage innovative development or redevelopment concepts for all land use types to provide a greater variety and intensity of uses.

**Staff Analysis:** The permitted land uses are reasonable and appropriate given the location of this site. The land uses proposed will be compatible with existing and future developments surrounding the site. The overall planned area development is positioned to take advantage of the proximity to the Loop 101 and support surrounding businesses.

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

**Staff Analysis:** The proposed architectural theme will unify all parcels and uses in the PAD. The proposed design standards will aid in creating a sense of place. The proposed sign standards are appropriate for a mixed-use development over approximately 161 acres in size. The PAD booklet proposes a unique architectural design theme that will create a high-quality mixed-use development. The design, through permitted building materials and colors described in the plan, creates a compatible design in keeping with the overall development. The buildings are to provide a variety of features that will help enhance the overall visual experience of the development. The architectural design of the site shall be done in a manner that foster a walkable, urban environment that utilizes high-quality design and amenities to create a unique sense of place. This will aid in making Vision 2 a destination location.

- 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.

**Staff Analysis:** Landscaping requirements will create an inviting environment for pedestrian users. The landscape will be designed in a manner that adds to the aesthetics and ambience of Vision 2 as a cohesive development. Development in the subject area will require the construction of a lift station followed by being dedicated to the city. All relevant City of Glendale standards concerning drainage and utilities will apply. The City of Glendale will provide police and fire protection and refuse collection to the residential properties and may provide refuse collection to the commercial properties.

- F. Encourage development that is consistent with the policies and the guidelines established in

any specific plan and the General Plan.

**Staff Analysis:** The BP designation is intended to encourage large-scale development with enhanced amenities, with perpetuation of mixed-use activities within the designation. The proposed mixed-use development plan meets the General Plan intent of development of mixed-use employment with complimentary community and specialty retail, and hotels, The emphasis in Vision 2 PAD is on employment uses which is consistent with the policies and goals of the General Plan.

Required Findings:

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 PAD application is consistent with the purpose of the district. The evaluation shall include land use mixture, land use categories, land use intensities, and the proposed development standards.

**Staff Analysis:** The proposed development plan meets the purpose of the PAD zoning district to create a mixed-use development that combines residential and non-residential land uses through common design elements. The PAD zoning request is appropriate for developing a mixed-use development unified by architecture, landscaping, signage, and lighting with complementary land uses such as offices, retails, hotels, and multifamily high density residential units. The PAD proposal provides appropriate development standards to accommodate various types of land uses and flexibly to ensure enhanced design elements to for well-rounded built master development for residential and non-residential land uses.

## RECOMMENDATION

Should the Planning Commission motion to recommend approval of this request (ZON22-02), it should be subject to the following stipulations:

1. Development will be in substantial conformance with the development booklet dated May 16, 2022
2. Unless otherwise expressly modified within the Vision 2 PAD, all city standards apply to the Rezoning Application. City standards will be analyzed and applied during the Design Review application submittal, review, and approval process.
3. Unless otherwise approved in writing by the City, all developments located west of 99th Avenue, South of Glendale Avenue and North of Ballpark Boulevard are required to connect to the designated lift station and enter into a cost sharing agreement to pay for and utilize a proportionate share of the capacity of the lift station. Such agreement must be executed prior to the city issuance of any permits.
4. Prior to issuance of any building permit, the applicant shall submit a Form 7460 to the Federal Aviation Administration (FAA), and any comparable form to any applicable state agency, and shall submit to the City the determination, findings, rulings, responses, or the like of these agencies. Applicant will furnish to the city a copy of Applicant's Form 7460 as well as any comparable forms submitted to any other agency. Applicant will install any obstruction marking or lighting required by the agencies. Applicant must also modify the development design in order to avoid the impact of the development on airport operations.
5. The following Transportation related requirements should be completed/constructed by the master developer:
  1. A Master TIA for the entire site based on the land use assumptions within the Planned Area Development.
  2. A landscaped median on Glendale Avenue along the property frontage. Median openings will be determined by the City's Transportation Department.

3. Completion of Glendale Avenue, 99th Avenue, and Ball Park Boulevard to include curb, gutter, sidewalk, streetlights, and landscaping. Five-foot bike lanes will be required as part of the roadway improvements on site and off site.
4. Turn lanes will be required in advance of all intersections and driveways along Glendale Avenue and 99th Avenue. Turn lanes will be a minimum of 150 feet in length plus the taper.
5. Design, installation and modifications to all traffic signals required for the project. Please note the following related to traffic signals:
  1. There will be only one signal allowed on Glendale Avenue and on 99th Avenue along the property frontage (west and south of the 99th Avenue and Glendale Avenue Intersection)
  2. There will be no signal within 1/4 mile of any existing arterial intersections/existing signalized intersection
6. In the event that there is no master developer for the Vision 2 site, the above listed requirements will be evaluated by the Transportation Department, in conjunction with the appropriate Traffic Impact Analysis, to determine how the improvements will be implemented over various phases of development.
7. A 65-foot right-of-way dedication will be required on Glendale Avenue, with a 75-foot dedication being required within 250 feet of the intersection of 99th Avenue and Glendale Avenue. A 40-foot by 40-foot right-of-way triangle will also be required at this intersection. The right-of-way for 99th Avenue and Ballpark Boulevard is existing; however, additional right-of-way may be required to accommodate turn lanes, bike lanes and sidewalks. A 30-foot by 30-foot right-of-way triangle will also be required at the 99th Avenue and Ballpark Boulevard intersection and any other major intersections along Ballpark Boulevard.

## PROPOSED MOTION

Motion to move to recommend approval of ZON22-02, subject to the stipulations as described in the staff report.

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### Attachments

Vision 2 PAD Booklet

Aerial Map

Zoning Map

Citizen Participation Final Report

TUHSD-Certification of Adequate School Facilities

Pendergast-Certification of Adequate School Facilities

Presentation

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