



# Northern Parkway Commerce ZON22-13

City Council Public Hearing – September 27, 2022





# Request

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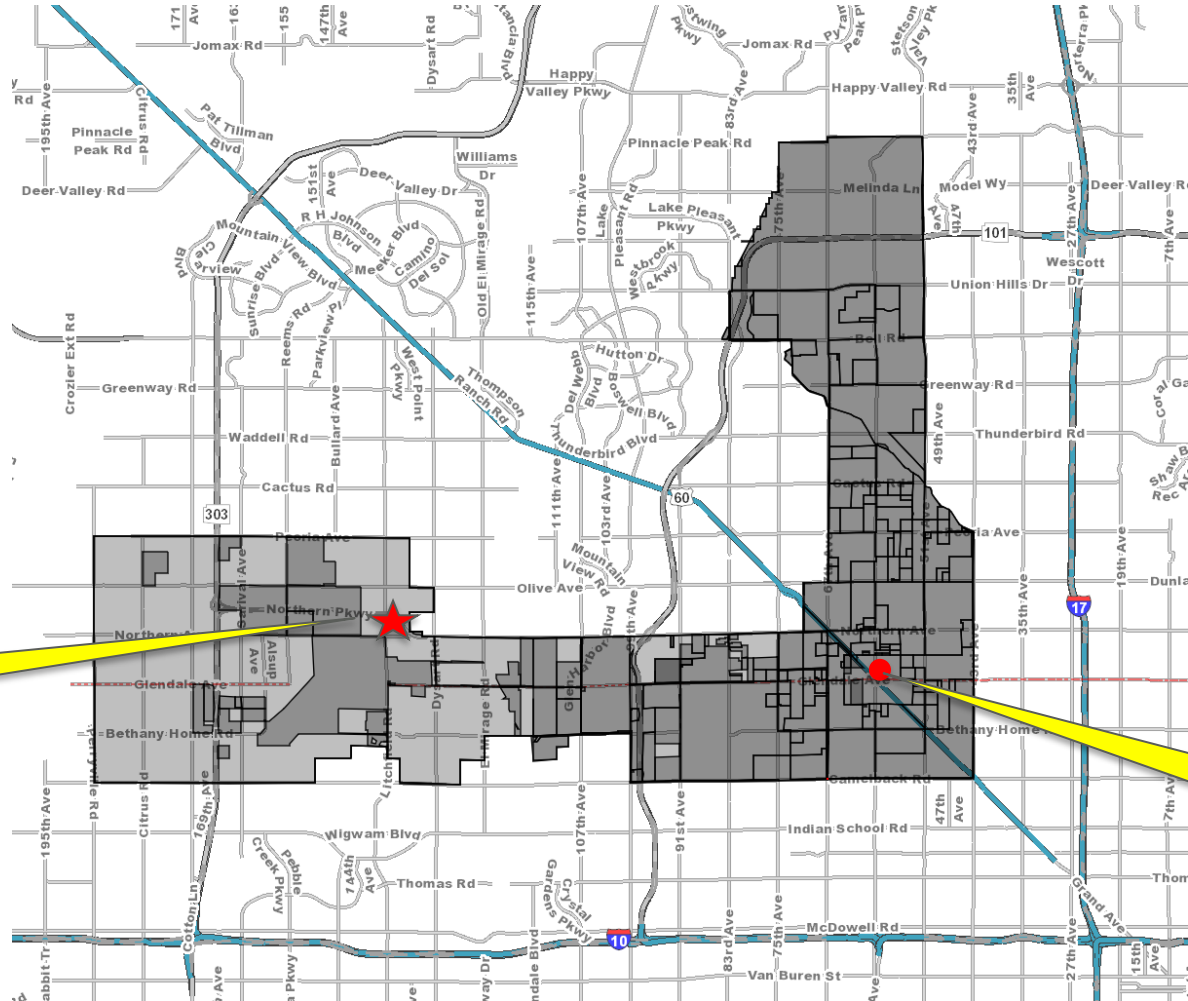
Rezone approximately 134 acres from RR-45 (Rural Residential-45) to PAD (Planned Area Development).

**Applicant:** Benjamin Tate, Withey Morris PLC



# Vicinity Map

SWC  
Corner  
Northern  
Pkwy &  
Dysart  
Road

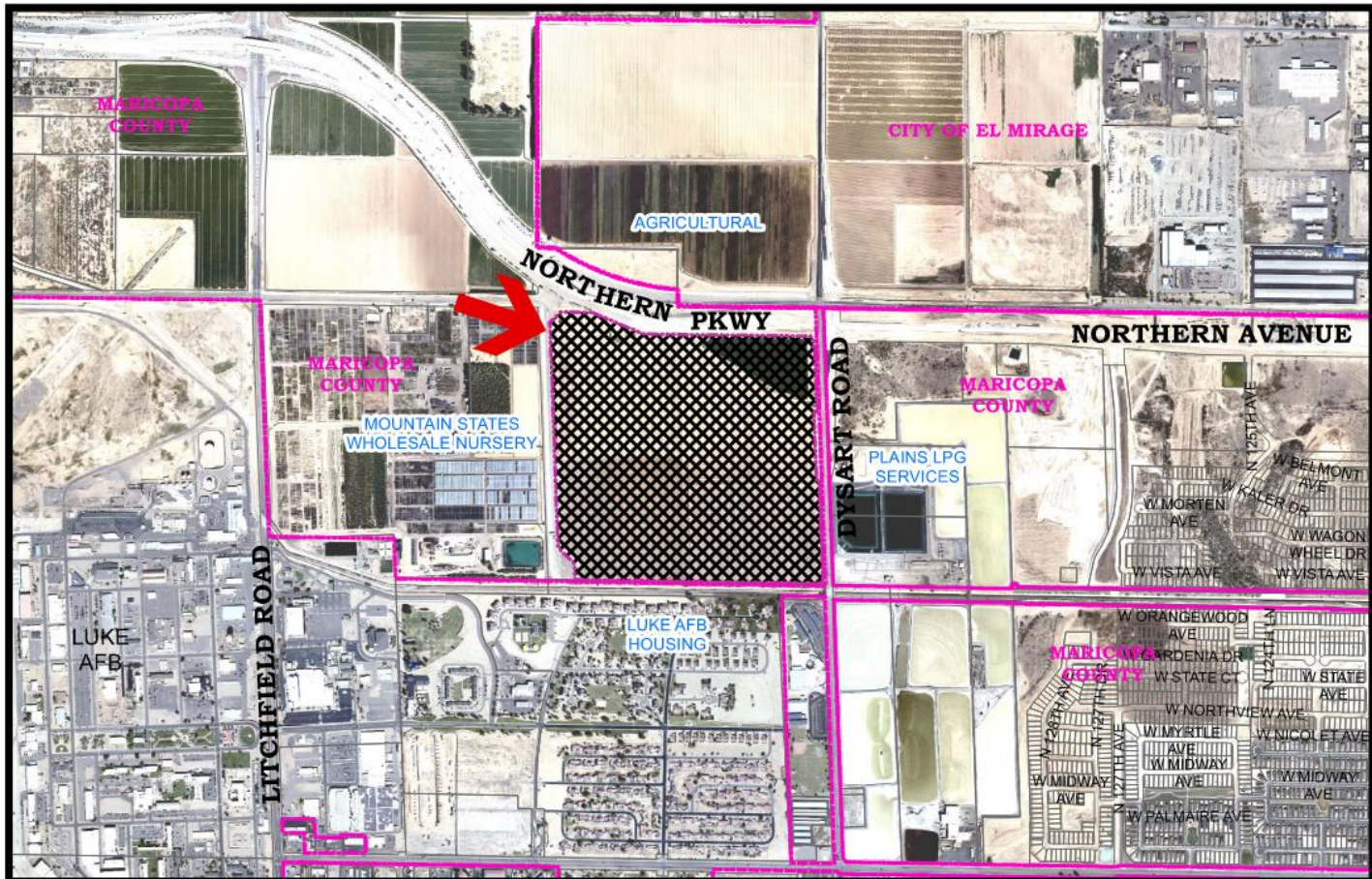


SITE

CITY HALL



# Aerial Map



Aerial Date: October 2020



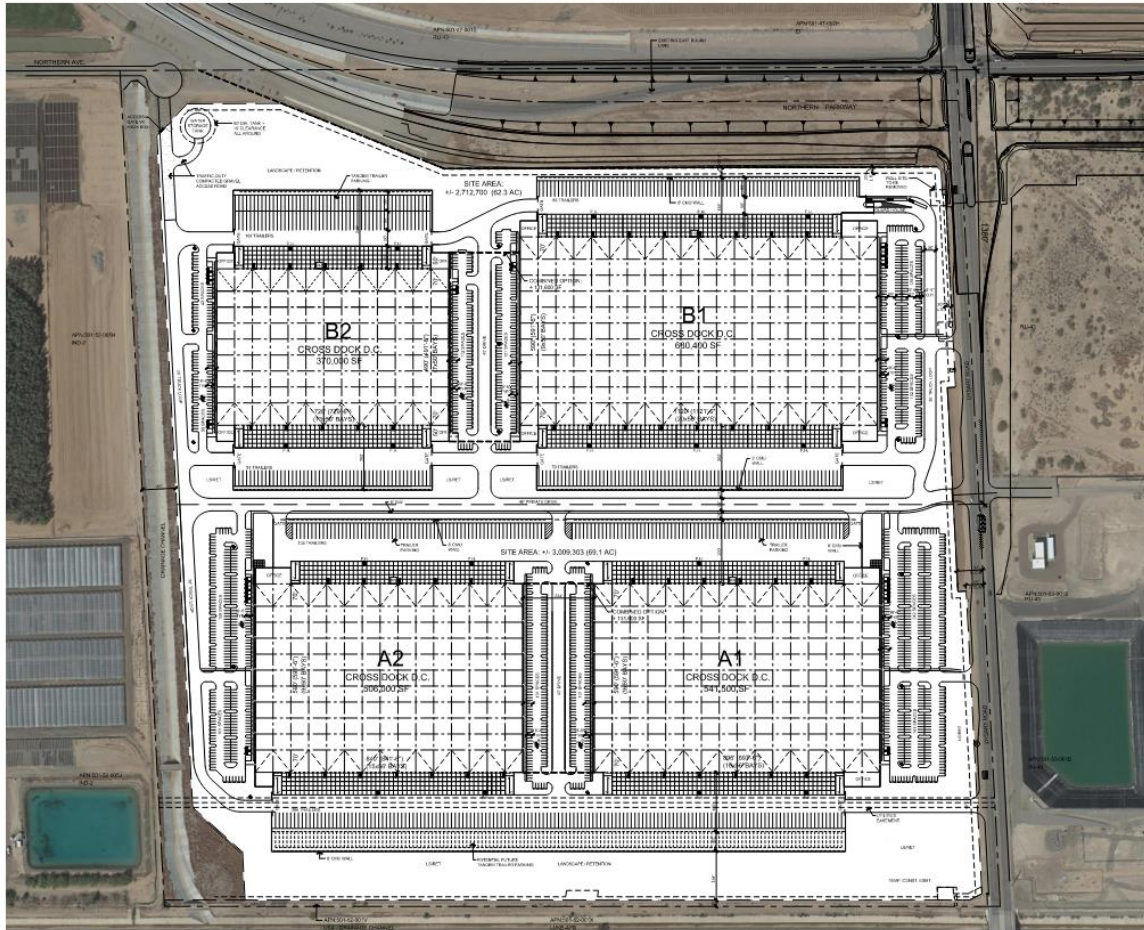
# Development Standards

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- Allowed Uses: M-1, M-2, and Limited Commercial
- Development Standards: M-1 standards with following deviations:
  - Increased Height
  - Increased F.A.R.
  - Increase Landscaping Requirements
  - Reduced Parking Requirements



# Site Plan





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# Recommendation

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The Planning Commission recommended approval of ZON22-13, subject to the following:

1. Development shall be in substantial conformance with the Planned Area Development project narrative entitled, "Northern Parkway Commerce Center" date stamped July 26, 2022.



# Recommendation

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2. An FAA form 7460-1 shall be submitted, reviewed and approved by the FAA prior to issuance of any building permits.
3. Access from Northern Ave shall be coordinated with the Maricopa County Department of Transportation (MCDOT) for compliance with MCDOT requirements. Written documentation from MCDOT shall be required attesting to compliance prior to design review approval.



## Recommendation

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4. Developer shall provide 65 feet half street right-of -way improvements to include curb, gutter and sidewalks along Dysart Road.

5. Developer shall provide 75 feet of right-of -way improvements for a distance of at least 500 feet from arterial intersections to be in accordance with Glendale Engineering Standard Detail G-323.



## Recommendation

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6. All sidewalks on public roadways shall be placed within public right-of-way. If additional right of way is required to accommodate sidewalk within turn lanes, it will need to be dedicated as public right of way.

7. Right turn deceleration lanes shall be required in advance of all driveways along Dysart Road.



## Recommendation

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8. A left turn lanes will be required at all driveways on Dysart Road.
9. Signal foundations and structures shall be in place and ready for operation upon ultimate build-out of the development and signal warrants are met.



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