



PLANNING COMMISSION REPORT

CASE: Cornerstone at Camelback PAD Amendment located at the NEC of Camelback Road & 99th Avenue
CASE #: GPA22-02 & ZON22-10
MEETING DATE: 08/25/2022
FROM: Edward Vigil, Senior Planning Project Manager , Planning, EVigil@glendaleaz.com, 623-930-3071

SUBJECT

GPA22-02 -ZON22-10 Minor General Plan Amendment and Rezoning Application: A request by Benjamin Graff, on behalf of Quarles & Brady, LLP., for a Minor General Plan Amendment from PC (Planned Commercial) to EMU (Entertainment Mixed Use) and a Rezoning application to amend the existing Cornerstone at Camelback PAD (Planned Area Development). The site is located at the northeast of and Camelback Road and 99th Avenue and is in the Yucca District. Staff Contact: Edward Vigil, Senior Planner, (623) 930-3071, evigil@glendaleaz.com

REQUEST

1. Minor General Plan Amendment from PC (Planned Commercial) to EMU (Entertainment Mixed Use).
2. Amend the existing Cornerstone at Camelback PAD (Planned Area Development).

APPLICANT/OWNER

Benjamin Graff representing Quarles & Brady, LLP.

REQUIRED ACTION

The Planning Commission must conduct a public hearing and determine if this request is in the best long-term interest of the neighborhood and consistent with the General Plan.

SUMMARY

The applicant is requesting a minor general plan amendment from PC (Planned Commercial) to EMU (Entertainment Mixed Use) and to rezone the property to amend the existing PAD (Planned Area Development) to create a multifamily mixed-use project with 3 buildings, 320 units, 4 stories tall with a maximum height of 56 feet. The request includes:

- A mixed-use multifamily development that will include retail on the first floor of buildings 1 & 2.
- Create development standards for the multifamily with retail on the ground floor site only.
- Increase the density for the multifamily site from 30 dwelling units per acre to 38 dwelling units per acre.
- Create sign criteria for the 3 multifamily buildings with retail on the ground floor of buildings 2 and 3 only.

BACKGROUND INFORMATION

General Plan Designation:

The property land use designation is PC (Planned Commercial).

Zoning:

The property is currently zoned PAD (Cornerstone at Camelback-ZON05-04).

Property Location and Size:

The property is located at the northeast corner of 99th Avenue and Camelback Road and is approximately 10.28 acres in size.

Project History:

- The property was annexed into the City of Glendale on April 22, 2003, with annexation number 146.
- The site was approved for a minor general plan amendment and rezoning in 2005 with cases GPA05-04 & ZON05-04.
- The original zoning case was amended in 2018 to allow a self-storage land use, with case ZON18-13.

Project Details:

The Cornerstone at Camelback PAD originally included approximately 18.23 acres when approved in 2005. In 2018, the PAD amended approximately 12.91 acres of the site to allow a self-storage facility. The entire site currently allows several commercial zoning districts that allow land uses of office, retail, hotel, restaurants, personal, financial, business services, medical and dental offices, and self-storage. Currently, there is an existing hotel, bank, and restaurants to the east and south of the PAD site. The self-storage building has been constructed and is to the north. Two existing pads under control of the existing property owner, also exist within the site being amended and would be developed with the already allowed uses and development standards.

The applicant is requesting to amend the existing PAD to include the multifamily land use with retail on the ground floor and to create its own development standards. This mixed-use project will include 320 units in three buildings and four stories in height with a maximum height of 56 feet. The proposed density is 38 dwelling units per acre and will offer both 1 and 2 bedrooms and provide a total of 565 parking spaces. In addition to the 280,000 sq. ft. of multifamily, this development will incorporate 7,070 sq. ft. of new ground floor commercial/retail uses integrated into the multifamily buildings.

Amenities will include tuck under single car garages, clubhouse, a fitness area, a pool area, BBQ stations, a putting green, fire pits, fireplaces, and an outdoor game area.

Additionally, the billboard existing at the northeast portion of the property will continue to operate and will be maintained by existing ownership.

All other zoning land uses and development standards previously approved with cases ZON05-04 and ZON18-13 shall remain in effect.

The development standards proposed for the multifamily/retail site are listed below:

Development Standard		Proposed Development Standard for Multifamily/Retail Site
Number of Units		320
Density		38 dwelling units per acre.
Minimum Building Setbacks	99 TH Avenue	20 ft.

	North	10 ft.
	East	10 ft.
	West	10 ft.
	South	10 ft.
Open Space	Active Open Space	3%
	Passive Open Space	20%
	Total Open Space	23%
Minimum Landscape Area & Setbacks	Total Site Area to be Landscaped	15%
	99 TH Avenue	30 ft.
	North	16 ft.
	East	12 ft.
	West	18 ft.
Parking	Parking Space Dimension	9 x 18

Off Street Parking Requirements by Use shall comply with requirements outlined within Section 7.403 of the City of Glendale Zoning Ordinance.

The development standards proposed for signs for the multifamily/retail mixed-use site are listed below:

Wall Sign Standard Proposed:

	Building 1	Building 2&3	Ground Floor Retail on Building 2&3.
Number of Wall Signs Allowed	1	2	2
Sign Letters			
Length	3 inches	3 inches	6 inches
Width	3 inches	3 inches	3 inches
Height	2 inches	3 inches	1 foot 6 inches
Total Sign Area	39 square feet	63 square feet	9 square feet
Sign Height	32 feet	15 feet	10 feet
Sign Colors	See Exhibit H		
Sign Materials	Aluminum	Aluminum	Aluminum
Sign Illumination	Illuminated	Illuminated	Illuminated

Any sign standard not stated in the table above shall be governed by Cases ZON05-04 and ZON18-13. Ground monument signs for multifamily residential, retail, or commercial uses are permitted and shall comply with the above zoning cases or the City of Glendale Sign Code requirements.

NOTIFICATION:

Applicant's Citizen Participation Process:

On June 7, 2022, the applicant mailed notification letters to adjacent property owners and interested parties. The applicant did not receive any response regarding the request. Planning did not receive any response regarding the request either. 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 August 3, 2022. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on August 5, 2022. The property was posted on August 5, 2022.

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.

Response: The proposed development utilizes a unique configuration of parcels to achieve an integrated and seamless mixed-use development. Direct access to the proposed development will be provided from several full access driveways located along the existing internal roadway network. Right turn lanes and a two-way left-turn lane currently exist along 99th Avenue at each existing shared access driveway to facilitate right and left turning movements for ingress and egress. The proposed circulation will provide for a seamless environment for residents, pedestrians, and patrons of the retail uses.

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

Response: The proposed development seeks to integrate a high quality multifamily residential development in addition to medical office, retail/commercial, and restaurant uses. The residential development consists of higher end one- and two-bedroom units with a large number of amenities and open space. The design of the buildings is contemporary in nature and seeks to promote a dynamic layered look.

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

Response: The proposed development will feature a mixture of uses including the residential component with ground floor retail. In addition, two pads will include land uses such as medical office and retail. This provides a greater variety and intensity of uses throughout the overall PAD area.

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

Response: The urban design goal of the landscaping within the project is to provide residents and

visitors a sense of community with a strong sense of place. The architecture is contemporary with undulating planes mixed with other earth-colored tones to give the facade a dynamically layered look. The roofline is also articulated with various heights and finishes. Metal railings for the decks and storefront glass for the retail component offer a stark contrast to the architectural planes. The architectural theme of these three buildings is consistently maintained not only on the public facing facades, but also on the internal courtyards and auto courts.

- 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.

Response: The proposed development is adequately supported by the current water and sewer lines. All retention will be placed underground, and the development consists of 23.88% open space for the enjoyment of residents.

- F. Encourage development that is consistent with the policies and the guidelines established in any specific plan and the General Plan.

Response: The proposed development is consistent with the requested Minor General Plan Amendment, Western Area Plan and Airpark Character Area as described further in Section VIII.

Staff Findings:

- The amendment is consistent with the policies and objectives of the Glendale General Plan, the Western Area Plan, and the Cornerstone at Camelback PAD;
- The amendment is compatible with other existing and planned development in the area;
- 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.
- There are adequate school facilities.
- Transportation and Land Development Engineering among other departments have all reviewed and approved these applications.

RECOMMENDATION

Should the Planning Commission recommend approval of GPA22-02, it should be as written.

Should the Planning Commission recommend approval of ZON22-10, it should be subject to the stipulations in the staff report.

PROPOSED MOTION

The Planning Commission should recommend approval of request GPA22-02, as written.

The Planning Commission should recommend approval of request ZON22-10, subject to the following stipulations:

1. Development shall be in conformance with the revised PAD booklet entitled "Cornerstone at Camelback," dated July 28, 2022.

2. The north driveway along 99th Avenue shall be a right in right out driveway with a turn restricting median.

3. Any proposed land uses and development changes not governed by this second PAD amendment shall comply with the previously approved zoning cases ZON05-04 and ZON18-13 including the 19 stipulations approved by City Council on June 14, 2005.

Attachments

PAD Narrative

Citizen Participation Plan Final Report

Prop 207 Waiver

TIA

Certificate of Adequate Schools

Certificate of Adequate Schools

Certificate of Adequate Schools

Certificate of Adequate Schools

General Plan Map

Zoning Map

Aerial Map

Presentation
