



PLANNING COMMISSION REPORT

CASE: GPA22-03 and ZON22-12 Cotton 303 PAD - Northeast
Corner of 173rd Avenue and Olive Avenue
CASE #: GPA22-03 and ZON22-12
MEETING DATE: 11/10/2022
FROM: , ,

SUBJECT

A request by William Lally and Ray Banker / Tiffany & Bosco, PA for CCI-Fennemore LLC (owner) for consideration of a minor amendment to the Glendale General Plan from LDR-2.5 (Low Density Residential / 2.5 units/acre) to RMU (Regional Mixed Use); and a rezone from RU-43 (Rural / 1 unit per 43,000 square foot lot) to PAD (Planned Area Development). The site is approximately 64 acres located at the Northeast corner of 173rd Avenue and West Olive Avenue; and is part of the Yucca District (pending annexation). Staff Contact: George Gehlert, Senior Planner (623)930-2597. Presented By: Alex Lerma, Senior Planner (623) 930-2810.

REQUEST

1. Minor amendment to the Glendale General Plan from LDR-2.5 (Low Density Residential / 2.5 units/acre) to RMU (Regional Mixed Use).
2. Rezone from RU-43 (Rural / 1 unit per 43,000 square foot lot) to PAD (Planned Area Development).

APPLICANT/OWNER

William Lally and Ray Banker / Tiffany & Bosco, PA for CCI-Fennemore LLC.

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 to extend the adjacent RMU (Regional Mixed Use) area, in order to enable the development of approximately 64 acres as part of a 1,100,000 square foot industrial development to be known as the Cotton 303 Industrial PAD.

BACKGROUND INFORMATION

General Plan Designation:

The City's General Plan land use designation for this site is LDR-2.5 (Low Density Residential).

Zoning:

The site currently zoned RU-43, which is a single-family zoning district with a minimum lot size of 43,000 square feet.

Property Location and Size:

The site is located at the northeast corner of 173rd Avenue and Cotton Lane and includes approximately 64 acres.

Project History:

The site, although vacant is used for agriculture. The property is currently subject to annexation (pending City Council action November 22, 0222).

Adjacent uses/Zoning:

Much of the adjacent property is unincorporated. Properties located east of the annexation territory (on the east side of Cotton Lane) were recently annexed as part of the Parkway 303 West PAD (AN-231). The Fertizona property, also to the east, is unincorporated (zoned IND-3P). Unincorporated large lot, residential properties are located to the north, west and across Olive Avenue to the south (zoned RU-43). The unincorporated enclave on Olive Avenue residential subdivision (zoned R1-6) is also developing to the west.

The subject property exists outside the 65 LDN noise contour of Luke AFB; and is outside the FEMA floodplain. EPCOR will provide potable water and sewer services to the site.

Project Details:

The PAD proposal would enable 1.1 million square feet of industrial floor space on 64 acres. The site plan depicts the central placement of two large industrial buildings encircled by access routes, parking facilities and landscaping. Employee parking is located north and south of the buildings. Truck docks will be located along the east and west frontages.

Primary access from Loop 303 to the subject property is derived principally from Peoria and Northern Avenues, via Cotton Lane to Olive Avenue. All adjacent roadways are unincorporated and subject to regulation and maintenance by the Maricopa County Department of Transportation.

The site fronts Olive Avenue to the south, where two access drives are located, in addition to the 173rd Avenue access route. Access to Cotton Lane is obstructed by the

Fertizona property and the ATSF Railway. Frontages along Olive Avenue and Cotton Lane will both require 65' dedications and full half street improvements.

A third corridor (173rd Avenue) exists to the immediate west of the property, also in service to residential areas located to the north and west of the subject site. The south half of 173rd Avenue includes a half street County public right-of-way. The north half of the corridor crosses a series of privately owned residential properties. Two additional access drives have also been planned for the public half of this route. A 30' public dedication would be required along the entire length of the subject property's west boundary as part of this proposal. A "bulb" or other curb will be installed to eliminate the truck movement to the north of the northern access drive along 173rd Avenue.

MCDOT has also required signalization of the 173rd Avenue intersection, turn lane improvements and other access control measures along Olive Avenue, which is also part of an active transportation improvement project.

A fourth route also fronts the property to the north, known as Mountain View Road (also private). No access is planned along this route.

Summary of proposed land uses:

The PAD would support M-1 type uses, including light manufacturing, warehousing/distribution and e-commerce. Conditional and accessory uses would also be the same as those listed within the M-1 zone.

Summary of proposed development standards:

The request would increase building height and FAR (Floor Area Ratio) over what is normally allowed in the M-1 zone; as well as some increases to signage; and reductions to setbacks and parking. Below is a comparison of the proposed PAD standards to the those of the M-1 zone:

	M-1 Standards	PAD Proposal
Minimum Net Area	6,000 sf	6,000 sf
Building Setbacks		
• Front Yard	25 ft	25 ft
• Rear Yard	60 ft	60 ft
• Side Yard	60 ft	60 ft
• Street Side Yard	25 ft	25 ft

Maximum Building Height	30'	65' Rooftop towers and building equipment may exceed the max. building height by 15 feet as long as they are fully screened from line of sight adjacent public streets. (Material silos, product tanks or other similar support elements may exceed roof height up to 100' max.)
Maximum FAR	.3	.5 (mezzanine SF area excluded from FAR)
Auto Parking (Minimum Required)		
<ul style="list-style-type: none"> • Warehouse, Distribution & Data Center 	1/2,000 sf	1/2,000 sq. ft. (Mezzanine sq. ft. area excluded from parking calculations)
<ul style="list-style-type: none"> • Office 	1/250 sf	1/500 sf
Signage Height Standards		
<ul style="list-style-type: none"> • Multi-Tenant Pylon Signs (Square Feet of Sign Area) 	10 ft / 60 sf	30 ft / 270 sf
<ul style="list-style-type: none"> • Freestanding Monument Signs (Square Feet of Sign Area) 	10 ft / 60 sf	30 ft / 200 sf
Landscape Setbacks (where loading docks and service drives abut residential districts)	30 ft	10 feet (with 8 feet height screen wall)
Perimeter Landscape Setback (excluding all loading areas)	20 ft	15 ft
<i>1 – Sign area includes up to 4 multi-tenant signs total.</i>		

NOTIFICATION:

Applicant's Citizen Participation Process:

The applicant hosted an in-person neighborhood meeting on July 11, 2022, as well as three on-line meetings. Notification regarding these events was distributed June 27, 2022. Several members of the public attended these events, many in opposition to the request. The applicant's Citizen Participation Final Report is attached.

Planning Commission Public Hearing:

The property was posted on September 12, 2022. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on October 14, 2022. A Notice of Public Hearing was published in *The Arizona Republic* on October 19, 2022.

STAFF FINDINGS AND ANALYSIS

Required Finding of Planning Commission:

Section 5.914 of the Zoning Ordinance requires that 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. 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.

The proposal is making use of a location in near proximity to the Loop 303, which is very a significant conveyor of trucking/distribution traffic. The site also exists adjacent to Cotton Lane, a burgeoning industrial corridor which parallels this arterial from Bell Road to I-10. The potential for this site to benefit from such a location is likely to increase over time. The requested General Plan Amendment to Regional Mixed Use is an extension of the RMU area already designated to the east.

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

Although the RMU would support residential development, the PAD proposal does not provide for any residential use of the property. Employment which may be generated by the industrial use may provide demand for the development of various housing types within the nearby RMU area.

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

The RMU designation does not prescribe a specific mixture of land uses, rather a wide range of commercial and industrial uses. Developments are expected to make the highest and best use of exposure to the 303 highway corridor.

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

The site proposal will help to support the commercial/employment core developing along the Loop 303 and nearby railroad lines.

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.

Primary access to the site is confined to Olive Avenue, and to the south half of 173rd Avenue, avoiding residential properties further north. The 173rd Avenue intersection at Olive Avenue will be signalized as part of this project. Streetside landscaping and drainage improvements will also be required. Although the site plan concept suggests significant landscaping and setback adjacent to residential areas, the proposed PAD development standards suggest a reduction.

Staff does not support the proposed setbacks adjacent to the residential areas.

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

The proposal would amend the General Plan to expand the RMU area already located to the east. Given the nearby access and railway facilities, the industrial use of the property seems like a logical extension of the RMU area.

RECOMMENDATION

Given the findings outlined above, Staff is recommending the following:

Approval of **GPA22-03** as written.

Approval of **ZON22-12** subject to the following stipulations:

1. Development in substantial conformance with the project narrative entitled, Cotton 303 Industrial, dated September 1, 2022.
2. All adjacent roadways are controlled by MCDOT. The development will be required to provide right-of-way and roadway improvements in accordance with MCDOT requirements.

3. Dedication of 30 feet of public right-of-way along 173rd Avenue and along Mountain View Road; and all associated half street improvements.
4. Any additional right-of-way required by the Maricopa County Department of Transportation during the permit process.
5. Right turn lanes at both the 173rd Avenue and the West Olive Avenue access shall be installed with 160' of storage and adequate taper.
6. Developer to provide the warranted traffic signal at 173rd Avenue and Olive Avenue.
7. North 173rd Avenue Access shall be striped as a Left out only. No right turns.
8. A "bulb" or other curb shall be installed to eliminate the truck movement to the north of this access point.
9. Half-street improvements along the Site frontage shall be as per MCDOT RDM Figure 5.14 meeting industrial/commercial roadway cross-section (or) as per the direction from MCDOT permits department during offsite permit plan review process.
10. The Developer shall provide a minimum setback of 230 feet along the North property line, and 116 feet along the West and South property lines of the subject property. Also, the Developer shall provide a total minimum 50-foot-wide landscape buffer/retention at the north end of the property between parking lots and the north property line along Mountain View Road.

PROPOSED MOTION

The Planning Commission should motion to recommend approval of GPA22-03 as presented.

The Planning Commission should motion to recommend approval of ZON22-12, subject to the stipulations outlined in the Staff Report.

Attachments

Project Narrative Minor General Plan
Project Narrative-PAD Zoning Proposal
Citizen Participation Plan - Final Report

Traffic Study - Executive Summary

Prop 207 Waiver

Aerial Map, dated October/2020

General Plan Map

Zoning Map

Letters

PowerPoint Presentation