



PLANNING COMMISSION REPORT

CASE: ZON22-14 Bethany Home 303 located south of the southeast corner of Loop 303 and Bethany Home Road.
CASE #: ZON22-14
MEETING DATE: 11/10/2022
FROM: Alejandro Lerma, Senior Planners, Planning, alerma@glendaleaz.com,

SUBJECT

ZON22-14 Bethany Home 303 A request by Michael S. Buschbacher II, on behalf of Earl & Curly, representing Mckinney Investment, to rezone approximately 38.1-acre site from M-1 (Light Industrial) to PAD (Planned Area Development) to allow for industrial and commercial uses. The site is located south of the southeast corner of State Route 303 and Bethany Home Road and is in the YUCCA District. Staff Contact: Alex Lerma, Senior Planner (623) 930-2810.

REQUEST

Request to rezone from M-1 (Light Industrial) to PAD (Planned Area Development) to allow for industrial and commercial uses.

APPLICANT/OWNER

Michael S. Buschbacher II/ Mckinney Investments

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 proposed Planned Area Development zoning district will allow high-tech industrial and commercial development with multiple, midsize warehouse buildings near State Route 303. The proposed PAD zoning district will allow for deviations from industrial development standards including modified building heights, FAR, setbacks and parking standards.

BACKGROUND INFORMATION

General Plan Designation:

The property is designated as LCLU (Luke Compatible Land Uses). The LCLU designation is applied to property surrounding Luke Air Force Base that are delineated by the 1988 Air Installation Compatible Use Zone 65 Ldn noise contour. Permitted uses shall conform with Arizona land use compatibility requirements and Arizona Revised Statute 28-8481.

Zoning:

The property is currently zoned M-1 (Light Industrial).

Property Location and Size:

The subject property includes 38.1 acres and is located south of the southeast corner of State Route 303 and Bethany Home Road. The site is bounded by State Route Loop 303 to the west, the Missouri Avenue alignment to the south, a private shared access road to the east and a palm farm to the north. The site is located in near proximity to the Luke Air Force Base and is within the noise contour of 70 Ldn and 75 Ldn.

Adjacent Uses and Zoning:

North: Vacant/ Agriculture, (Maricopa) RU-43

East: Vacant/ Agricultural, Organics PAD

South: Vacant/Agriculture, (Maricopa) AD-2

West: Loop 303 Freeway and further west Vacant/ Agriculture, Allan Ranch PAD

History:

The property has historically been used for agricultural purposes. November 24th, 2014, City Council annexed the subject property through Ordinance No. 2917. At their regularly scheduled voting meeting of January 13, 2015, City Council unanimously approved a request to rezone the property from A-1 (Agriculture) to M-1 (Light Industrial).

Project Details:

The proposed Planned Area Development will be compatible with the existing PAD zoned properties along the Loop 303 corridor by offering similar land uses and development standards. The intent of the Bethany Home 303 PAD is to allow, industrial, manufacturing, commerce, general commercial and office uses which will be compatible with the sites Luke Compatible Land Use designation.

The applicant proposed development standard similar to those regulated in the M-1 zoning district but with certain modifications to ensure appropriate flexibility for such development along the freeway and proximity to LAFB (Luke Air Force Base). Below is a comparison between the existing and proposed development standard:

DEVELOPMENT STANDARD	M-1 Standards	Proposed PAD Standards
Minimum Net Lot Area	6,000 SF	6,000 SF
Maximum Lot Area	N/A	N/A
Building Setbacks		
Front Setback	25-feet	20-feet
Rear Setback	60-feet ²	60-feet ²
Side Setback	60 feet ²	60-feet ²
Street Side Setback	25-feet	25-feet
Landscape Setbacks		
Front	20-feet	15-feet
Rear	20-feet	10-feet
Street Side	20-feet	20-feet
West	10-feet	10-feet

Maximum Building Height	30 feet	60 feet Rooftop building appurtenances and material silos, or other similar building specific support elements can exceed roof height of 60 feet maximum provided they are more than 20 feet from the building's roof edge and approved by LUKE AFB and the FAA. Roof mounted equipment shall be fully screened.
Maximum FAR	0.3	.5 (Mezzanine SF area excluded from FAR ratio)
Auto Parking (Minimum Required)		
<ul style="list-style-type: none"> • Warehouse, Distribution & Data Center • Office/Medical • Commercial/Retail 	1/600 SF 1/300 SF 1/300 SF 10' X 20'	1/2,000 SF 1/500 SF 1/500 SF 9'X18'³
Signage Height Standards		
Freeway Pylon Sign (Square Feet of Sign Area)		
Multi-Tenant Pylon Signs (Square Feet of Sign Area)	N/A	Max. Height 50 feet 450 SF¹
<u>Note:</u> Two Signs are allowed per street frontage at a minimum separation of 330 feet. Existing Billboards will remain in place.	10-feet	30-feet 450 SF¹

¹Sign area includes up to two (2) multi-tenant signs.

²60 feet to residential uses. 15 feet to non-residential uses.

³The reduction in parking stall length will not include the overhang as part of the length (A parking stall cannot be striped at 16.5' long with a 1.5' overhang).

The PAD includes a conceptual site plan to help illustrate how the property could be potentially developed with two mid-sized warehouse buildings but can potentially change based on market conditions. The conceptual site plan depicts 4 points of access to the site all along the east property line abutting a private access road.

The site will have a primary point of access from State Route 303 from either Bethany

Home Road or Camelback Road via Sarival Avenue. Access to the site will be served primarily by two shared private access roadway easements. The primary private shared access will be a north-south route that will provide direct access to Bethany Home Road. This access will run along the east edge of the site from the Missouri alignment to Bethany Home Road. The secondary access will be along the other private shared access roadway, which will occur along the Missouri Avenue Alignment as an east-west route to Sarival Avenue. This roadway along with a portion of Sarival Avenue will occur within the no-build zone for Luke Air Force Base.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On July 15th, 2022, the applicant mailed notification letters to adjacent property owners and interested parties. 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 October 19, 2022. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on October 14, 2022. The property was posted on October 14, 2022.

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 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 site is a prime location for new development opportunities on the west side of the city along Loop 303. The applicant proposes to develop the site with a similar product to those currently in the developing stages east of the site, west of Loop 303 and north of Bethany Home Road. The overall project concept is to create a mixed development of both industrial and commercial uses in state-of-the-art warehouse buildings. The PAD development standards will allow new technologies to be integrated into warehousing and distribution uses.

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

Staff Analysis: The PAD regulations will encourage commercial and industrial development. Residential land uses in close proximity to the LAFB are discouraged and are not being proposed as part of this project.

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

Staff Analysis: The PAD will enable an underutilized property for development along the Loop 303 corridor. The PAD permitted land uses are reasonable and appropriate given the location of this site. Such uses will be compatible with the existing surrounding uses. The commercial land use component has the potential to provide the needed services currently lacking for workers in the area.

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

Staff Analysis: While still in a conceptual stage, the proposed architectural and site design will encourage the use of cool and light colors which will assist in making the building mass blend with the surrounding area. The proposed warm and cool neutral colors will embrace the surrounding desert area. The roof line is also articulated with various heights and finishes. Building parapets will be extended above the roof line in certain areas to screen rooftop equipment. The architectural theme of the buildings will complement each other by maintaining the same building facades.

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: Existing infrastructure is available to serve the proposed development. Water will be provided by Adaman Water District and Sewer will be provided to the site by EPCOR. Landscaped and sidewalk areas will be located along the private access easements and internal landscaped walkways will provide shade areas.

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

Staff Analysis: The proposed PAD is consistent with the policies and guidelines of the General Plan. The PAD land uses will be compatible with those encouraged by the Luke Compatible Land Use designation. The uses within the PAD will be limited to industrial and commercial, minimizing activity near and around the LAFB runway, where there is a higher potential for accidents.

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 by creating a mixed-use development that combines commercial and industrial 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 warehousing, distribution, office, restaurants and retail. The PAD proposal provides appropriate development standards to accommodate various types of land uses and flexibility to ensure enhanced design elements.

RECOMMENDATION

Should the Commission choose to move forward with a recommendation for approval, staff suggests the following stipulations:

1. Development shall be in substantial conformance with the PAD Narrative entitled, Bethany Home 303 dated stamped October 3, 2022.
2. An FAA form 7460-1 shall be submitted, reviewed and approved by the FAA prior to issuance of any building permits.

PROPOSED MOTION

Move to recommend approval of **ZON22-14**, subject to the stipulations contained in the staff report.

Attachments

PAD Narrative
CPP Final Report without labels
TIA Executive Summary
Prop 207 Waiver
Zoning Map
Aerial Map
Presentation