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**To:** Planning Commission  
**From:** Edward Vigil, Senior Planner  
**Date:** December 8, 2022  
**Re:** ZON22-20 Planned Area Development Changes

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Since the 1<sup>st</sup> Public Hearing on the Major General Plan Amendment held on November 17<sup>th</sup> at an offsite location, the applicant has been working with the residents of the 12 Oaks Residential Community on design mitigation efforts related to the PAD document, site plan, and landscape plan. Staff became aware of these changes on December 6, 2022. Staff has been working diligently revising material information for tonight's presentation in efforts to keep the item on the agenda.

For tonight's Planning Commission presentation, the following items have been revised:

1. The PAD narrative has been amended with changes outlined in red print and include a revised site plan exhibit.
2. The PowerPoint has been revised with changes outlined in red print.
3. The stipulations have been revised and are shown below:
  1. All development shall be in conformance with the project narrative dated June 3, 2022, and Planned Area Development narrative dated December 8, 2022.
  2. All lighting for this development shall be dark sky compliant, fully shielded, directed downward, and shall not exceed 0- foot candles at the property line in any direction.
  3. Any buildings or structures or mechanical equipment with a height greater than 55 feet shall be required to submit FAA form 7460 for review and approval from the Federal Aviation Administration.
  4. The property owner and/or developer shall comply with the right-of-way dedications and/or street improvements required by MCDOT for Olive Avenue.
  5. The property owner and/or developer shall improve Sarival Avenue with a minimum of 110 feet of right-of-way and shall be constructed using Glendale Standard Detail G-302 and G-322. A minimum of 130 feet of right-of-way will be required within 250 feet of the intersection of Sarival Avenue and Olive Avenue. Additional right of way may be required at deceleration lanes to encompass the roadway and appurtenances such as sidewalks, streetlights, fire hydrants, etc.
  6. The property owner and/or developer shall provide right turn deceleration lanes at all access points that serve heavy vehicles on Sarival Avenue in both the north and southbound directions.

7. The property owner and/or developer shall enter into a Development Agreement with the City of Glendale, the City of Surprise, and Maricopa County to construct a signal(s) at the intersection of Sarival Avenue and Olive Avenue and Sarival Avenue and Peoria Avenue prior to receiving a Certificate of Occupancy for any proposed building.
8. Light poles within the employee and guest parking areas shall be limited to 15 feet in height.
9. Wall mounted lighting for building C shall be no more frequent than every other bay.
10. Lighting in the truck well area for building C shall be on the south side of the screen wall, shall include house shields, and shall be no taller than 20 feet.
11. A photometric plan shall be submitted with the Design Review application demonstrating lighting shall not exceed 0-foot candles at the property line.
12. Landscaping along the north side of building C shall be in conformance with the conceptual landscape plan dated December 8, 2022, and shall include:
  - a. A staggered row of trees planted along the north perimeter property line of building C; and
  - b. A staggered row of trees planted along the truck well wall of building C; and
  - c. A meandering loop pedestrian trail with accompanying trees and shrubs.
13. There shall be no windows on any internal second story, occupational space on the north side of building C.
14. The truck well for building C shall have a minimum 10-foot-tall wall measured from the finished grade of the internal truck well.
15. The truck well shall be setback a minimum of 200 feet measured from the north property line.
16. Building C shall be setback a minimum of 400 feet measured from the north property line.
17. There shall be no off-site parking for trucks or delivery vehicles.
18. A traffic impact study shall be reviewed and approved by the City of Glendale Transportation Department prior to Design Review approval.