



TANGER PAD

ZON22-03

Planning Commission – April 28, 2022

Edward Vigil
Senior Planner





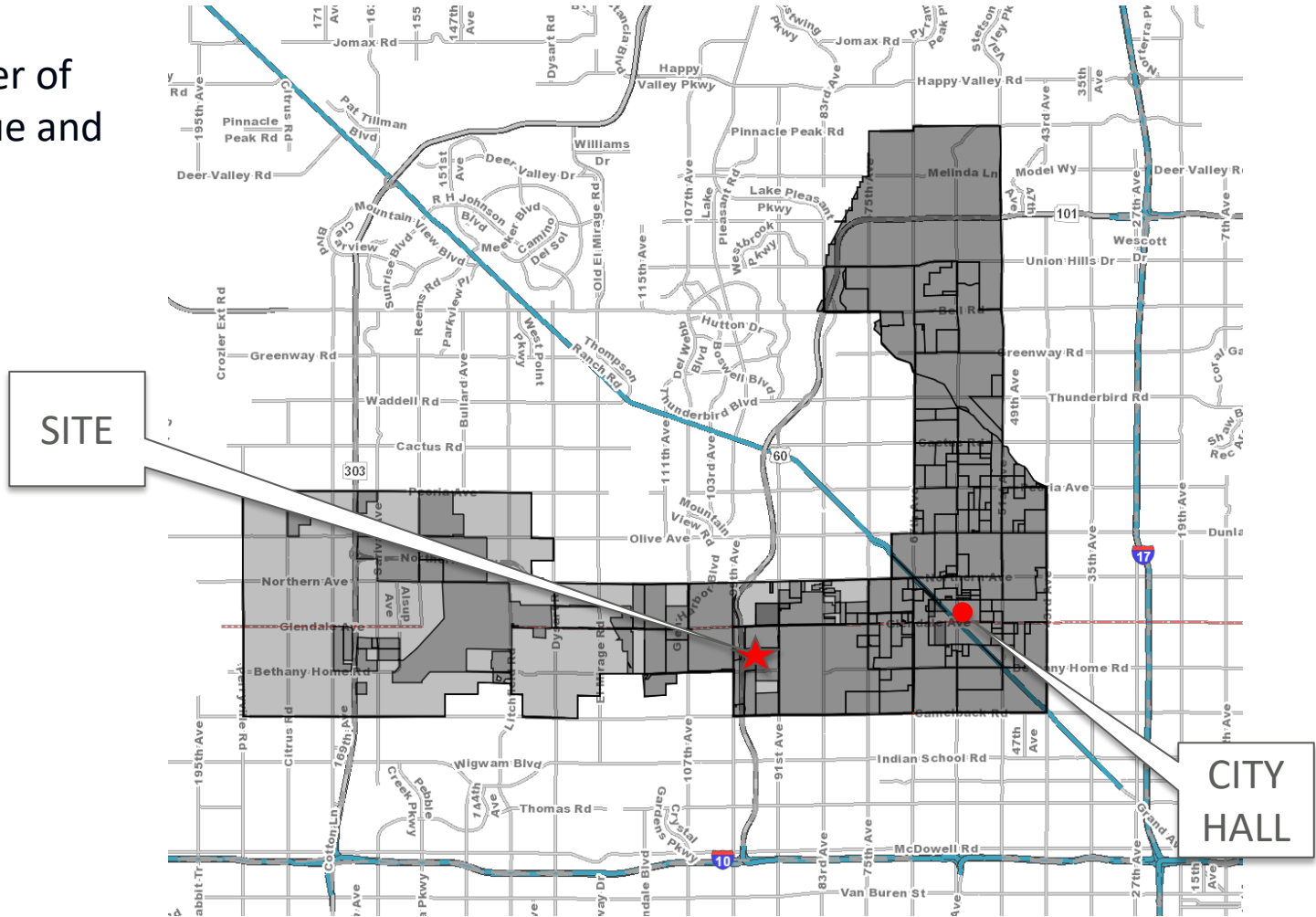
Request

A request to rezone approximately 7.3-acres from A-1 (Agricultural) to PAD (Planned Area Development).

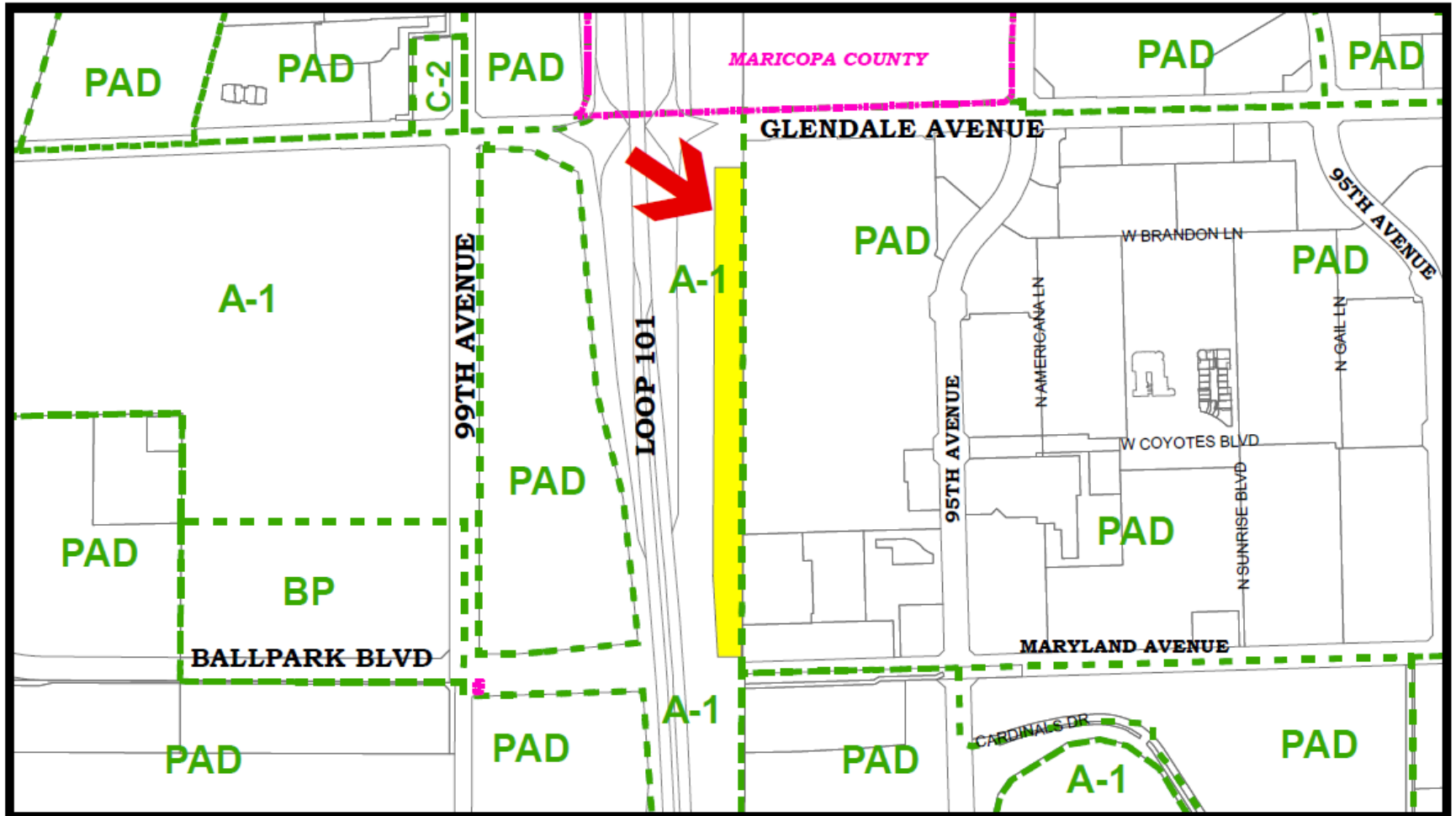
Applicant: Alex Hayes with Withey Morris PLC representing the Outlets at Westgate LLC.

Vicinity Map

Located at the southeast corner of Glendale Avenue and Loop 101.



Zoning Map





Project Details

- To create a PAD with C-1 & C-2 land uses (Neighborhood Commercial & General Commercial).
- To construct an Indoor Recreational Facility, 4 new full-service restaurants, and 1 Digital Billboard.
- Circulation and street improvements already completed.
- Requesting a building height of 40 feet tall, side setback of 15 feet, and 0 rear setback.



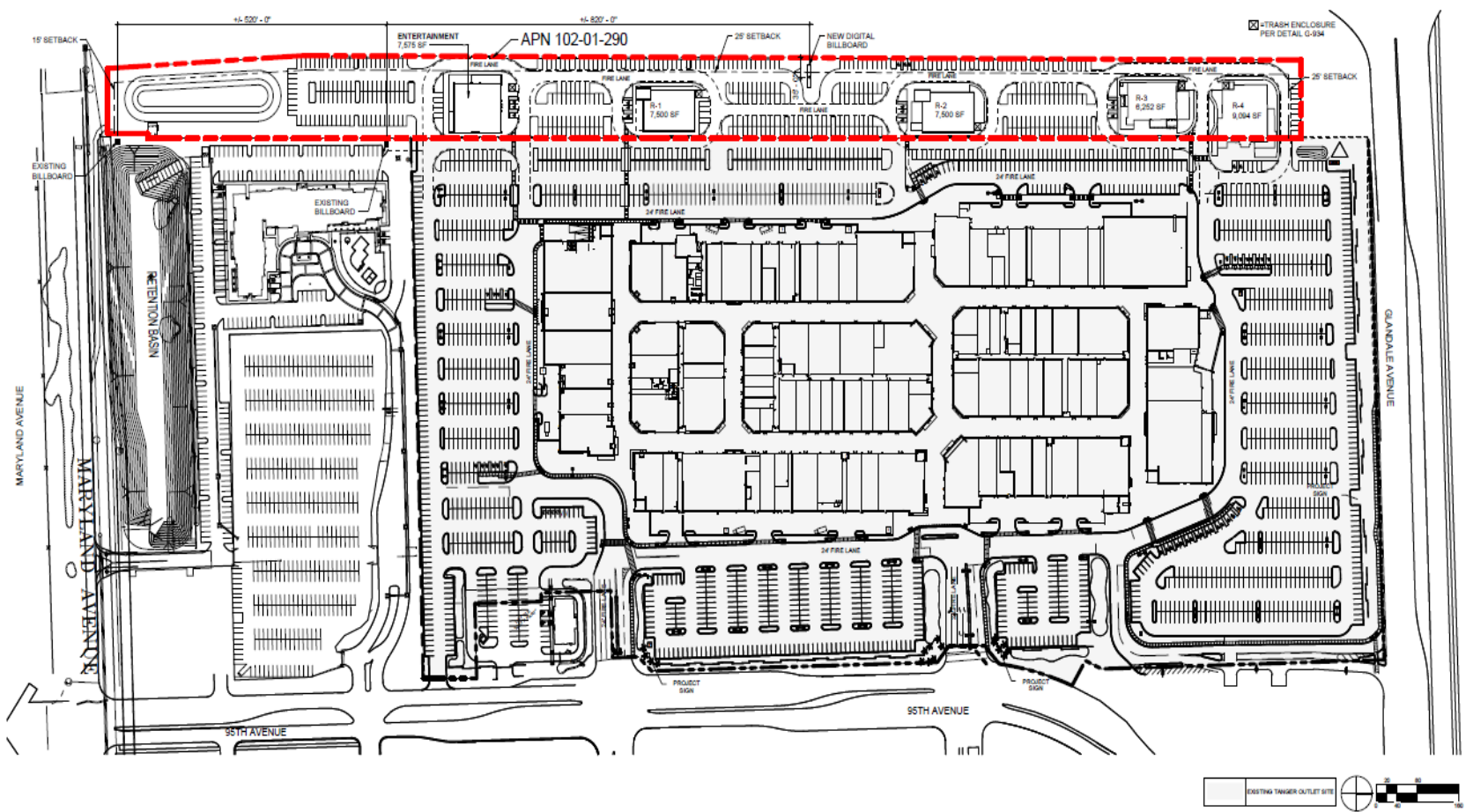
PAD Development Standards

DEVELOPMENT STANDARD	WESTGATE PAD	PROPOSED TANGER PAD
Minimum Building Setback		
Front Setback -West	25 feet	25 feet
Side Setback	30 feet	15 feet
Rear Setback - East	30 feet	0 feet
Street Side Setback	25 feet	25 feet
Maximum Structure Height	30 feet	40 feet
Maximum FAR	1.0	1.0
Minimum lot area	N/A	N/A
Maximum lot area	N/A	N/A
Parking		
Restaurant	1/100	1/00
Indoor Recreational Facility	1/100	1/00
Landscaping	20% of site	20% of site



Conceptual Site Plan

SURVEY PLAN 1" = 80'-0" (03)



Tanger Outlets

WESTGATE SITE PLAN

8800 N 95TH AVE.
GLANDALE, AZ 85305

Project Number: 2018-08
 Created: JONATHAN
 Drawn By: JIMMY
 Date: 05/04/2018

SITE PLAN



SITE PLAN 1" = 80'-0" (01)

A1001



Public Notice

- Public Notice mailed March 23, 2022.
- Request advertised in *The Arizona Republic* on April 6, 2022.
- Hearing notices mailed on April 8, 2022.
- Property posted on-site April 8, 2022.
- No comments/concerns have been received.



Findings

- The amendment is consistent with the policies and objectives of the Glendale General Plan;
- 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 site.



Analysis

- The PAD zoning district remains consistent in substance with the EMU land use designations and objective of the General Plan. The PAD proposes the overall development plan to create a development unified by architecture, landscaping, signage and lighting with land uses that compliment the existing Tanger Outlets and Westgate.
- The proposed development standards will facilitate the development of an indoor recreational facility, four new restaurants, and a digital billboard.
- The proposed development standards create compatibility with the existing Tanger Outlets and Westgate.



Analysis

- Each development will require a design review application submittal and approval to ensure that all applicable standards and regulations are met, and the use minimizes potential impact on adjacent property.
- Since the circulation and access for this site has already been approved, no TIS was required by the Transportation Department.
- All applicable city departments have reviewed the application and have recommended approval.



Recommendation

Should the Planning Commission motion to recommend approval of ZON22-03, it should be subject to the following stipulations:

1. Development shall be in substantial conformance to the PAD Booklet entitled “Tanger PAD,” dated April 1, 2022.



Continued:

2. The Digital Billboard shall conform to the City of Glendale Zoning Ordinance Section 7.110.



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