



**PARKWAY 303 EAST
GPA22-05 & ZON22-20 MAJOR
GENERAL PLAN AMENDMENT &
REZONING**

Planning Commission, December 8, 2022





Request

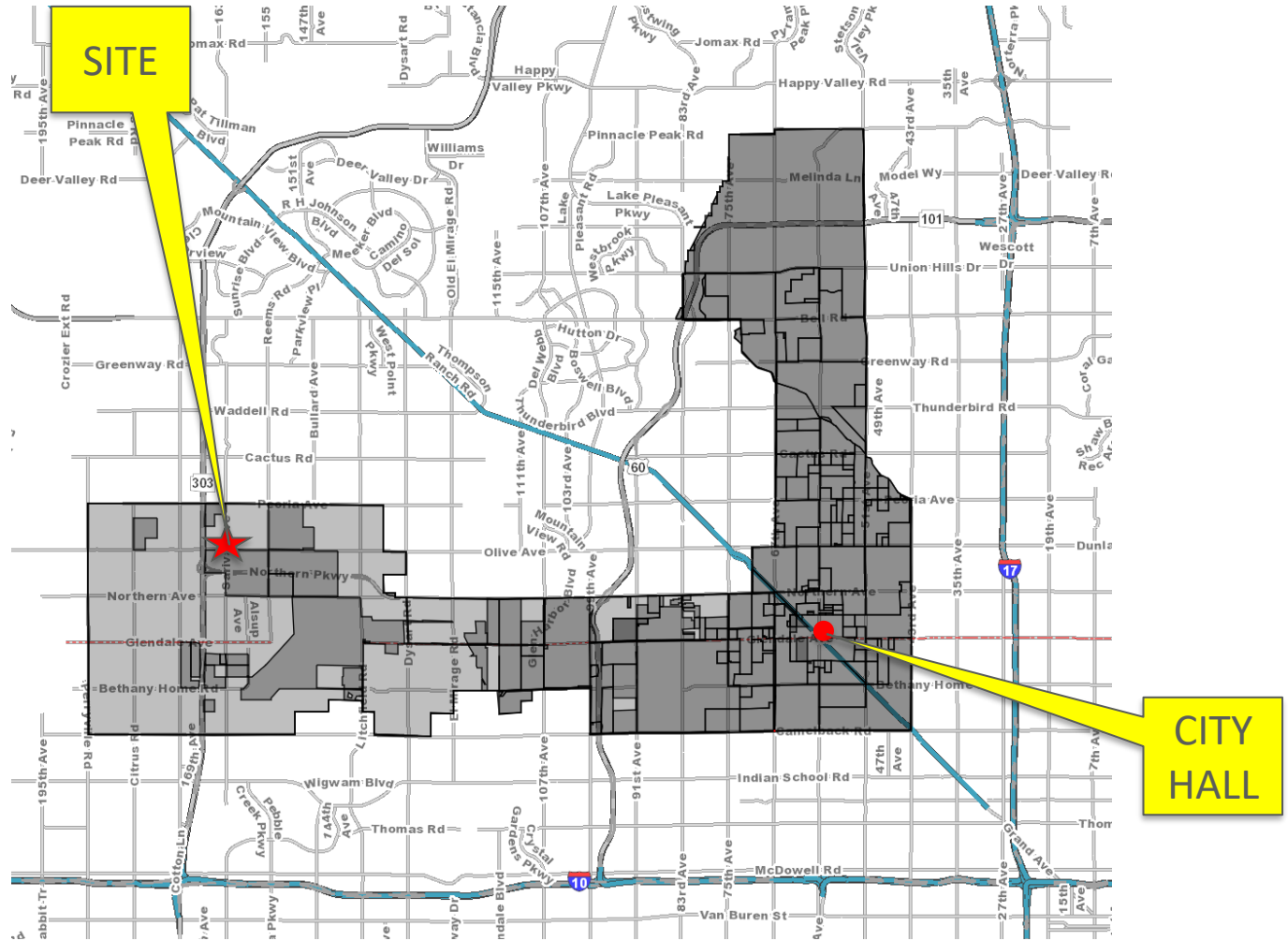
Request 1: Major General Plan Amendment from RMU, MDR3.5, and MDR5 to LI (Light Industrial).

Request 2: Rezone the site from RR-45 to PAD (Planned Area Development).

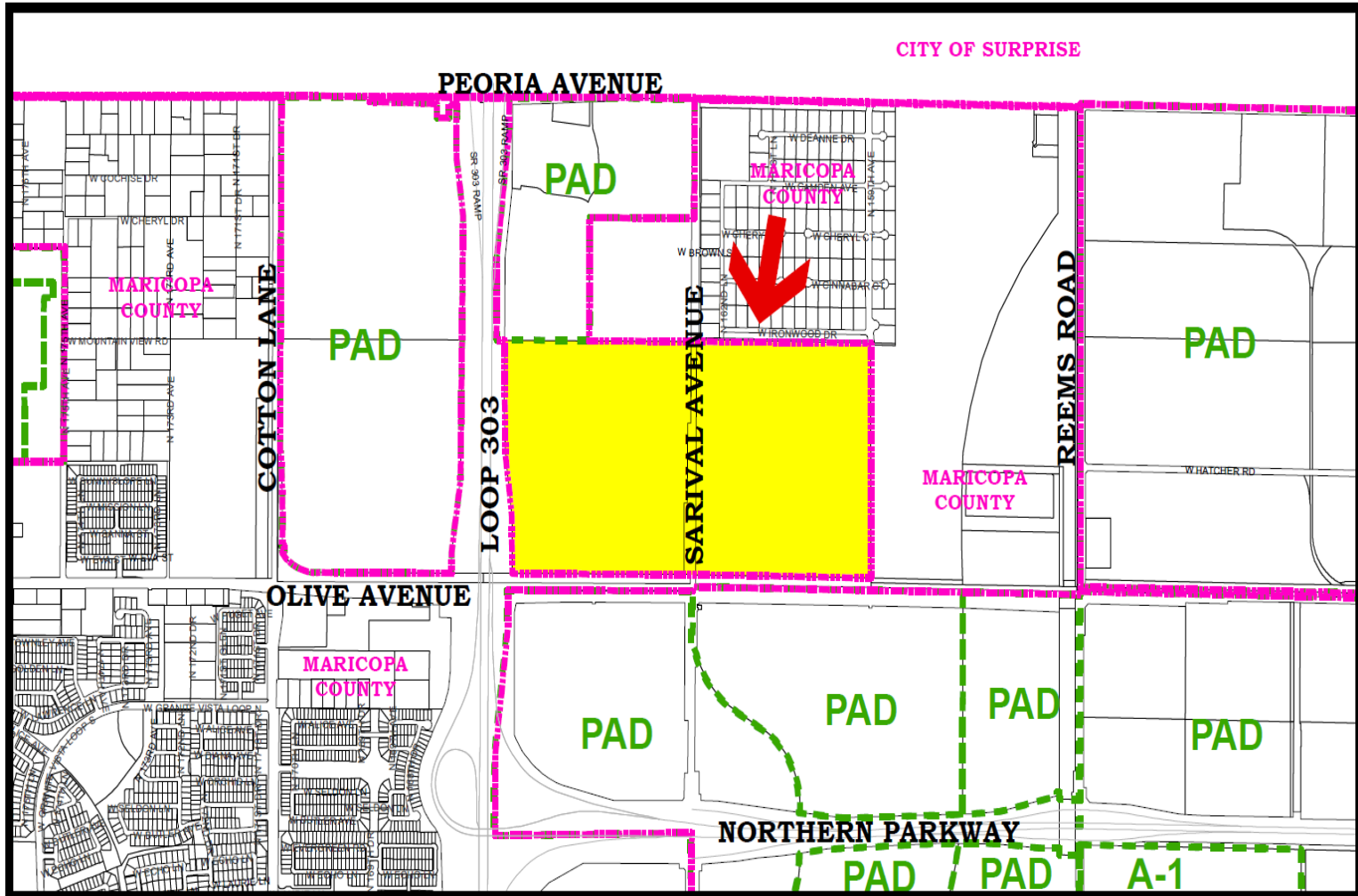
Project Size: 276 acres.

Vicinity Map

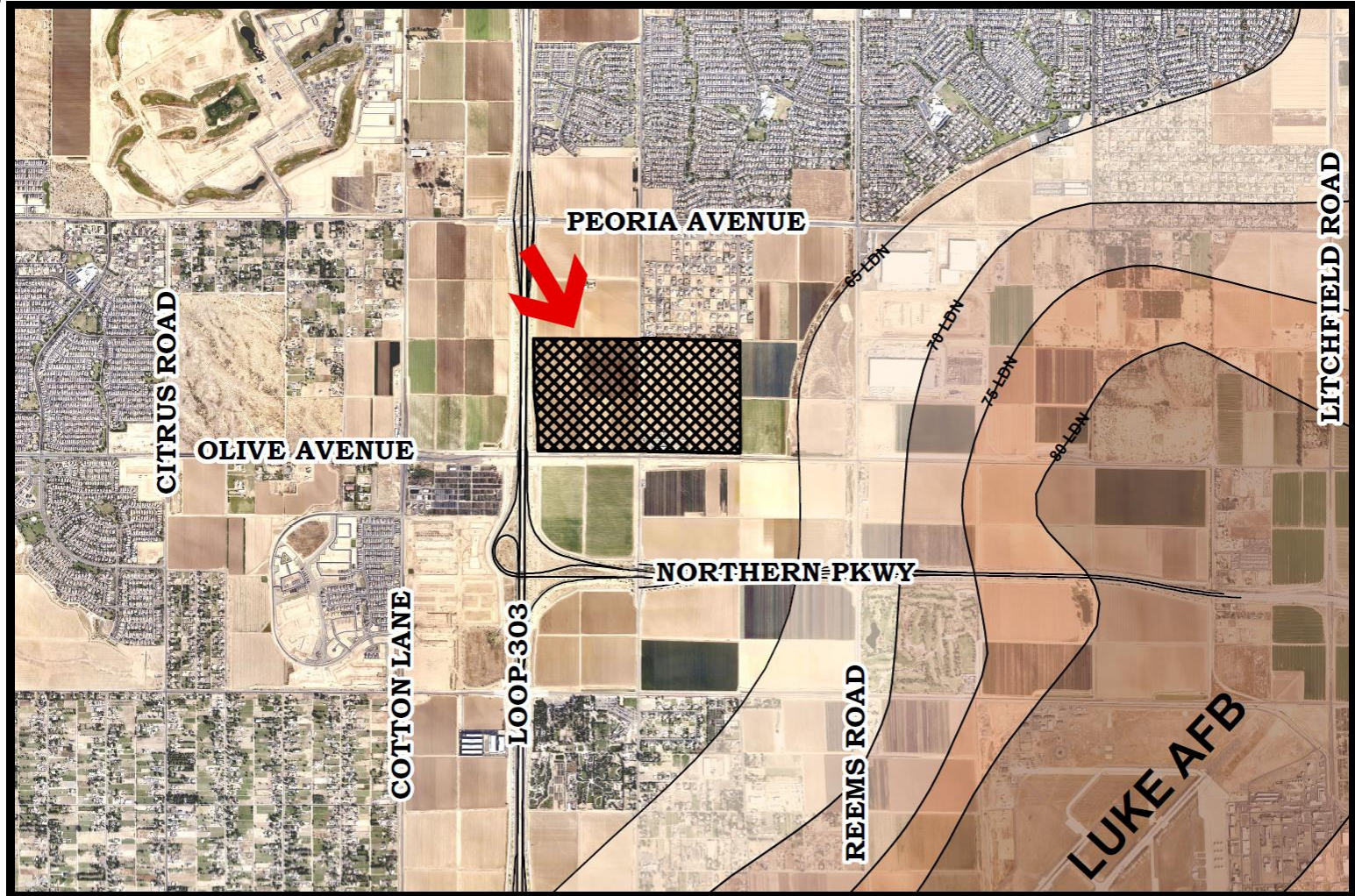
NWC &
NEC of
Sarival
Ave. &
Olive Ave.



Zoning Map

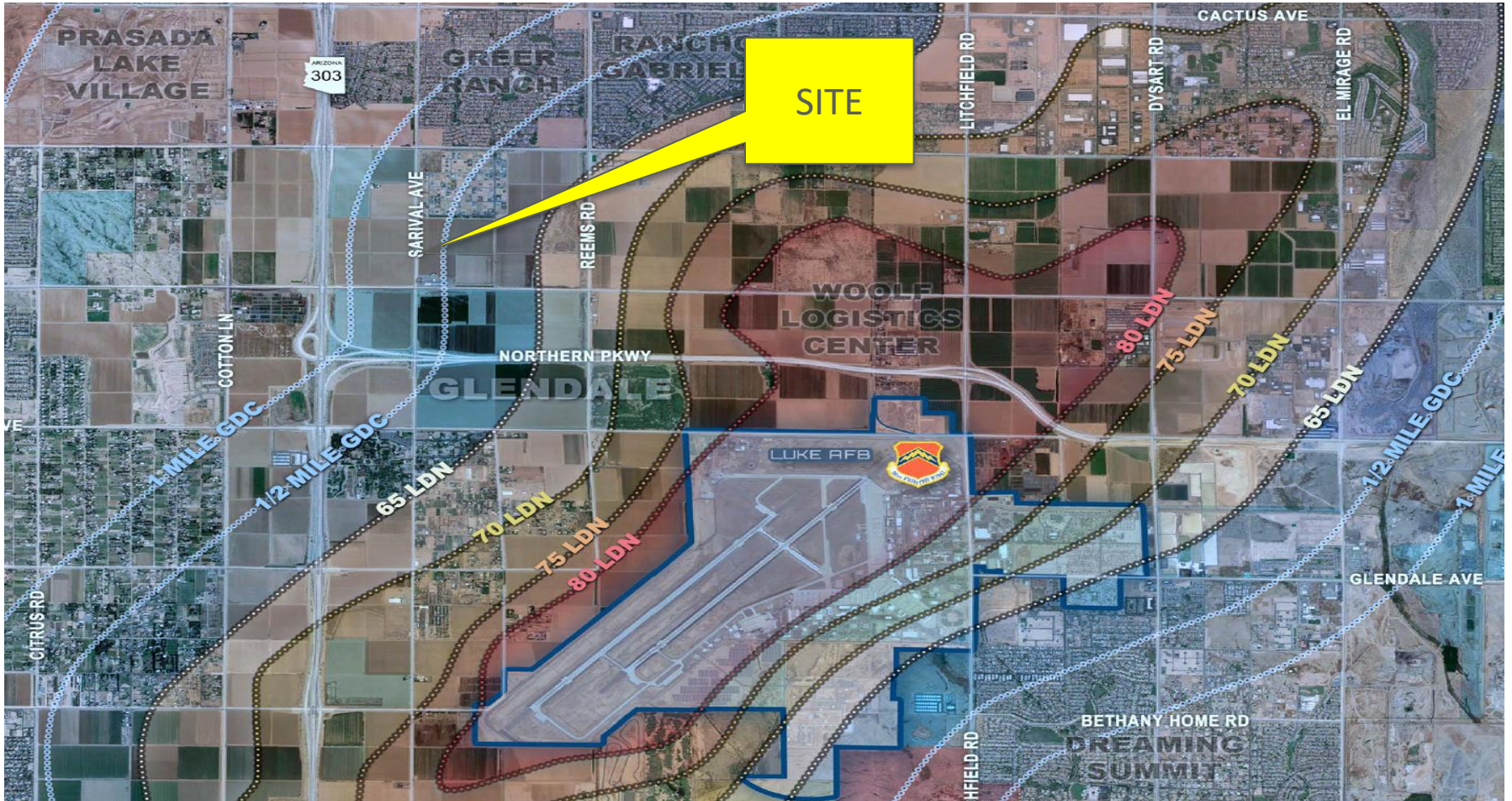


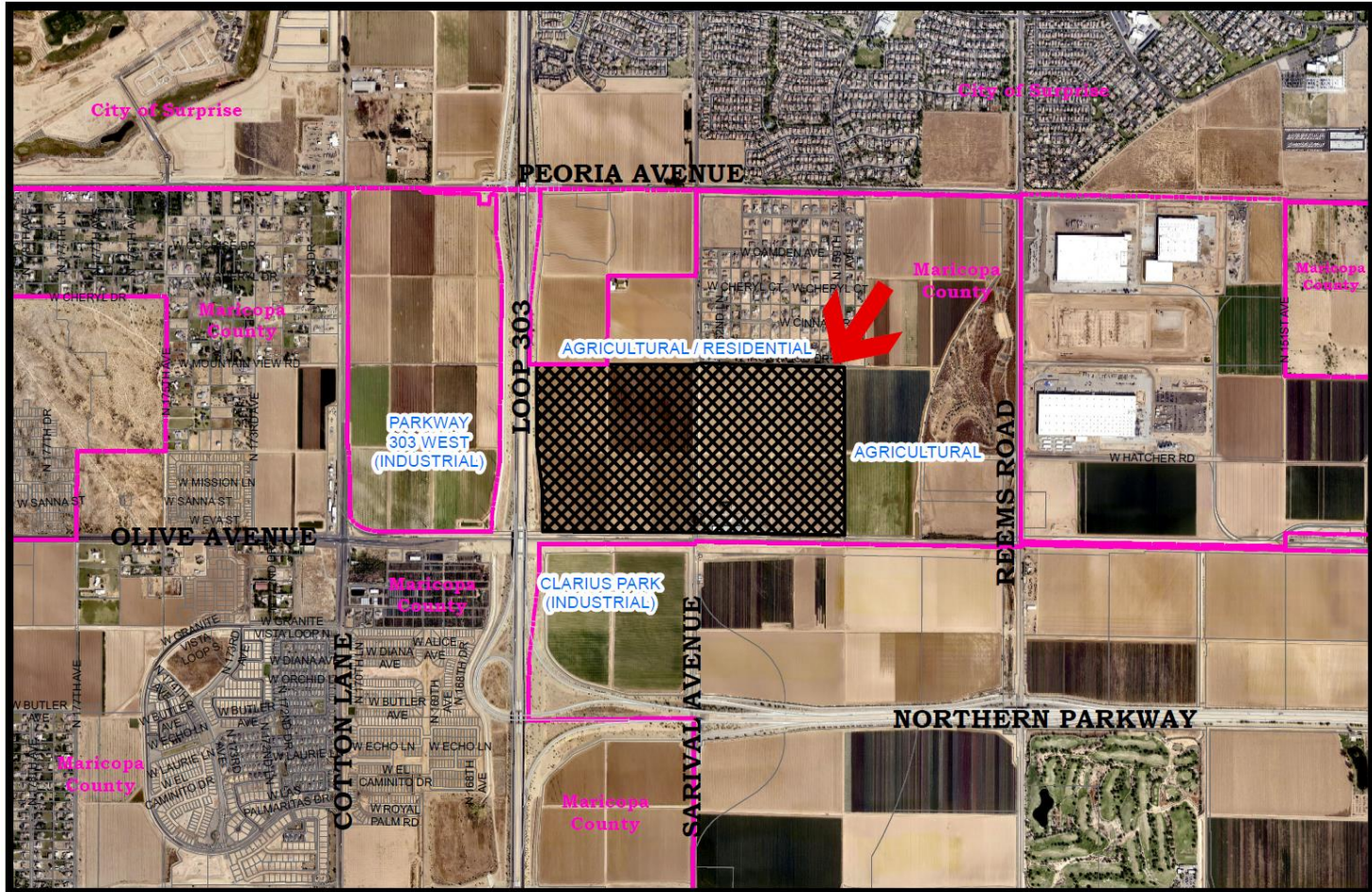
LDN Map





LAFB GRADUATED DENSITY MAP







Proposed Development Standards for PAD

DEVELOPMENT STANDARDS			
Regulation	Business Park (BP)	Light Industrial (LI)	Proposed PAD
Max Height	30 ft.	30 ft.	60 ft.*
Front Setback	25 or 50 ft.	25 ft.	25 ft.
Side Setback	15 or 60 ft.	15 or 60 ft.	60 ft.
Street Side Setback	25 or 50 ft.	25 ft.	25 ft.
Rear Setback	15 or 60 ft.	15 or 60 ft.	60 ft.
Minimum Building setback adjacent to Residential zoning districts	60 ft.	60 ft.	200 ft.
Minimum landscape setback adjacent to Residential zoning districts	15 ft.	15 ft.	30 ft.

Street Side Landscape setback	20 ft.	20 ft.	20 ft.
Minimum Landscape coverage	5%	5%	10%
Min. Net Lot Area	6,000 sq.ft.	6,000 sq.ft.	6,000 sq.ft.
Max FAR	0.3	0.3	0.5***
Max Lot Coverage	NA	NA	NA
Parking for warehouse & Distribution & Office	1/2000 1/300 office	1/2000 1/300 office	1/2000****
Parking Stall dimensions	10 x 20	10 x 20	9 x 20



Continuation of PAD Standards

***Rooftop building appurtenances can exceed roof height up to a 100' maximum height provided they are more than 20' from the building's roof edge.** Roof mounted equipment shall be fully screened from the adjacent public street views. Material silos or other similar building specific support elements may exceed roof height up to 100' maximum. An FAA Form 7460-1 Determination of No Hazard will be completed as necessary depending upon the height of any proposed structure.

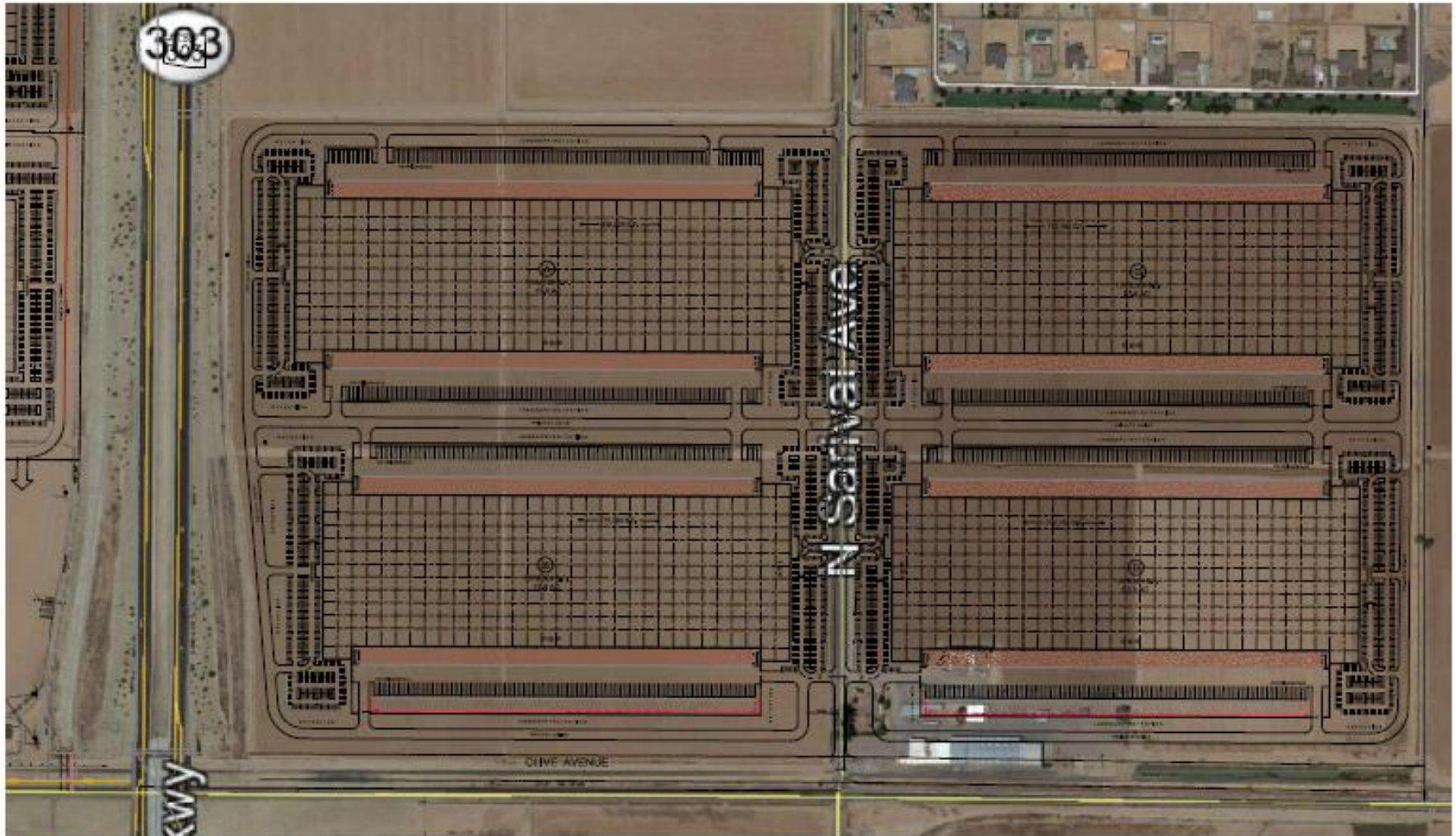
****Excludes rural residential districts (RR-45 and equivalent districts)**

*****Mezzanine SF area excluded from FAR**

******For the purposes of meeting the minimum parking requirement based upon this ratio, the developer may include both standard parking spaces and transport trailer stalls.**



Conceptual Site Plan





Proposed Building Setbacks





Public Involvement

- Posted on-site October 28, 2022
- Advertised November 16, 2022
- Neighborhood Meeting on October 24, 2022
- Approximately 30 letters received in opposition.
Concerns regarding annexation, MGPA, and rezoning applications (traffic, noise, height, lighting & safety).



Findings MGPA

- 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.
- If the amendment is made to the Land Use Map, an additional finding must be made that the change will be compatible with the surrounding community, the existing rail line, and Luke Air Force Base.



Findings for PAD

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



Findings for PAD

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

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



Findings for PAD

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.

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



Recommendation

Should the Planning Commission motion to recommend approval of GPA22-05, it should be as written.

Should the Planning Commission motion to recommend approval of ZON22-20, it should be subject to the following stipulations:



Recommendation

1. All development shall be in conformance with the project narrative dated June 3, 2022, and the Planned Area Development dated October 6, 2022.
2. All lighting for this development shall be dark sky compliant, fully shielded, directed downward, and less than 0.1-foot candle at the property line in any direction.



Recommendation

3. Any buildings, structures, or mechanical equipment with a height greater than 55 ft. shall be required to submit FAA form 7460 for review and approval from the FAA.

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.



Recommendation

5. The property owner and/or developer shall improve Sarival Avenue with a minimum of 110 ft. of right-of-way and shall be constructed using Glendale Standard Detail G-302 and G-322. A minimum of 130 ft. 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.



Recommendation

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 the north and southbound directions.
7. The property owner and/or developer shall enter into a development agreement with the City of Glendale, Surprise, and Maricopa County to construct a signal at the intersections of Sarival Avenue & Olive Avenue and also Sarival Avenue & Peoria Avenue before receiving a Certificate of Occupancy for any building.



Proposed Motion

1. Move to recommend approval of GPA22-05 as written.
2. Move to recommend approval of ZON22-20, subject to the stipulations contained in the staff report.



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