

City of Glendale Received
September 1, 2023

AUGUST 31, 2023

GLEN LAKES PAD

PLANNED AREA DEVELOPMENT

PLANNING DIVISION

GPA23-04/ZON23-06

Glen Lakes PAD

INTRODUCTION

Developing approximately 1.5 net acres of vacant real property located at the northeast corner of 55th Avenue and Northern Avenue in Glendale, Arizona (APN 148-13-002E). The subject developed property is currently zoned A-1 (Agricultural).

A development could potentially provide an approximately 35,400 sq. ft. building footprint with commercial type uses as more fully described in this narrative. Figure 1 provides an aerial of the subject property and surrounding areas.

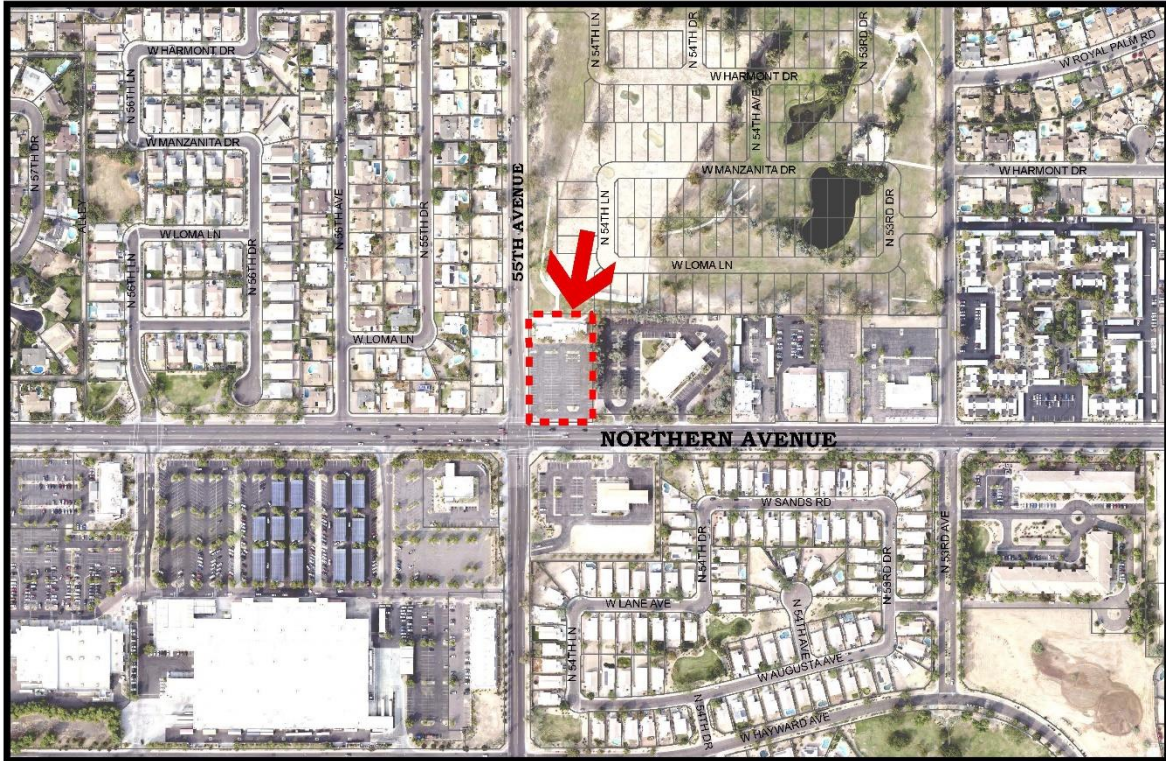
The Planned Area Development (“PAD”) has been prepared pursuant to Section 5.900 of the Glendale Zoning Ordinance and is intended to be a standalone set of zoning regulations for a development. Provisions not specifically regulated by the PAD are governed by the City of Glendale Zoning Ordinance.

This PAD provides regulatory zoning provisions designed to guide the implementation of the overall site for development through the City of Glendale development review and permit process. The provisions provided within this PAD shall apply to all property within the PAD development boundary.

It is the intent of this PAD to establish the permitted uses, identify prohibited uses, create development standards, and modify various provisions of the Glendale Zoning Ordinance that will govern this development. In the event of a conflict between a use, a development standard, or a described development procedure between the Glendale Zoning Ordinance and the PAD, the PAD shall prevail. Similarly, where the PAD narrative is silent on a requirement, the applicable Zoning Ordinance provision shall prevail.

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Figure 1 – Site Aerial

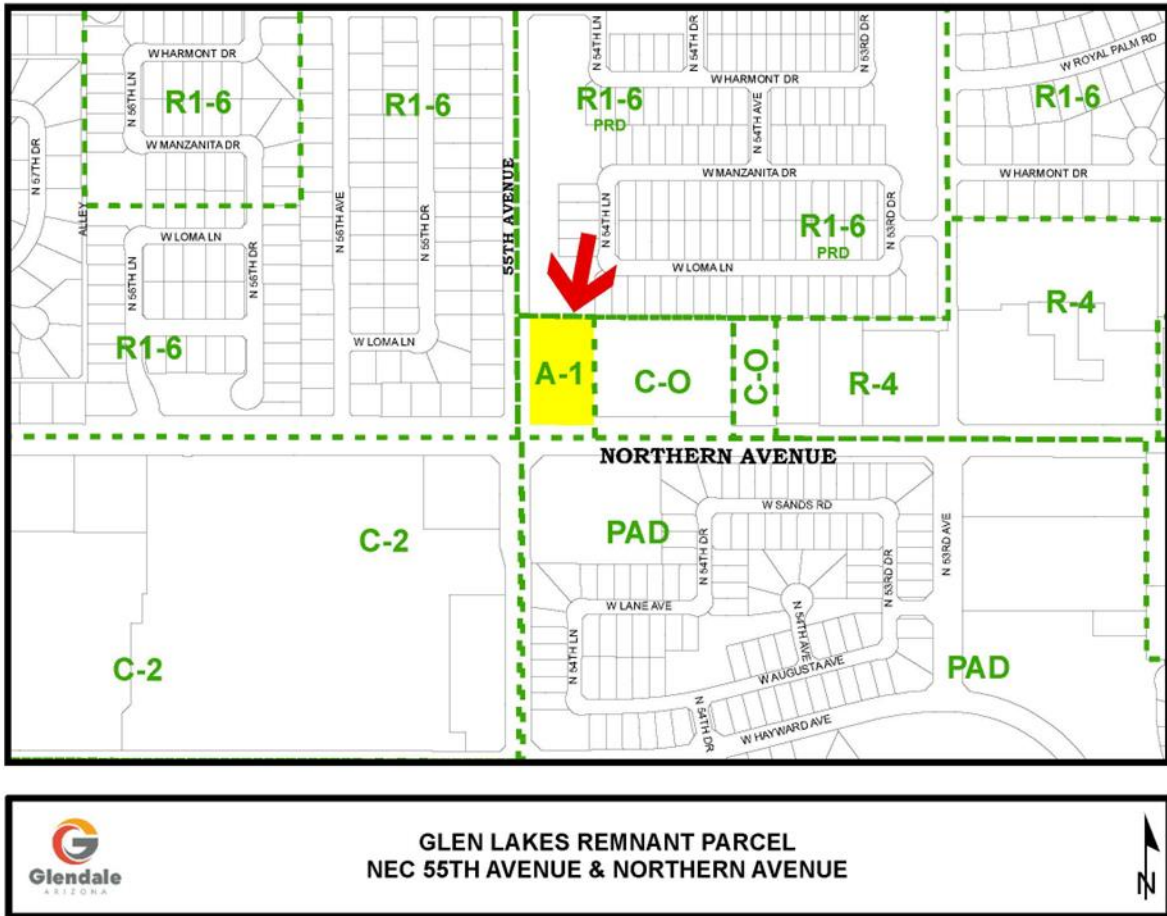


 **GLEN LAKES REMNANT PARCEL**
NEC 55TH AVENUE & NORTHERN AVENUE



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Figure 3 – Existing Zoning Map



SITE CONDITIONS AND SURROUNDING PROPERTIES:

As noted, the property is located at the northeast corner of 55th Avenue and Northern Avenue and is an approximately 1.5-acre site developed with a commercial building. The property is surrounded by various developments as depicted below on Figure 4.

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Figure 4 – Surrounding Uses Table

Direction	General Plan 2040-Land Use Designation	Existing Zoning	Existing Use
North	Medium Density Residential; 3.5 – 5.0 du/ac	R1-6 PRD (Planned Residential Development)	Vacant (Future Single Family Residential Development)
West (Across 55 th Avenue)	Medium Density Residential: 3.5 - 5.0 du/ac	R1-6	Single Family Residential Subdivision
South (Across Northern Avenue)	Office	PAD	Financial Institution

LAND USES

Permitted Uses:

This PAD permits professional and commercial land uses as described below:

- Live-Work Units, limited as follows:
 - Exclusively residential buildings are not permitted
 - Residential units are not permitted on the first floor
 - Live-Work Units are encouraged to provide private open spaces for the residential units but not required.
 - Public open space should include amenities that supports the live-work concept
 - Exterior design of live/work buildings is compatible exterior design of commercial, and residential buildings in the area, while remaining consistent with the predominant workspace character of live/work buildings
 - Required parking will be based on the applicable parking standard for the nonresidential use or the closest similar use as determined by the city’s regulations
- Financial Institution
- Professional offices, such as, but not limited to, those of architects, medical doctors, interior designers, physical therapists, state-licensed massage therapists, dentists, engineers, attorneys, public accountants, stockbroker’s offices, real estate offices, executive or administrative offices for business, insurance offices; travel agencies; post offices
- Personal Services such as barber shop and beauty salons
- Child Care Facility
- Restaurant, Full Service
- Service establishments such as tailor, shoe repair, watch and clock repair, electrical appliances, television and radio repair, telecommunications, and printing establishments.
- Laundry, cleaning, and dry-cleaning establishments, limited as follows:

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- Maximum of one thousand (1,000) square feet of floor area to be occupied by or develop devoted to machinery to be used for laundry, cleaning, dyeing, and finishing work.
- Retail service to individual customers only and no wholesaling of any commodity or service shall be permitted.
- Recreational Facilities within enclosed soundproof building(s)
- Business or Trade School
- Arts, performing arts and craft studios
- Assisted Living/ nursing home
- Physical Therapy Rehabilitation Center.
- Business support services

Permitted, Subject to Performance Conditions:

- Restaurant with drive through services
 - Building on corner lots shall be designed with two facades of equal architectural expression
 - A combination of landscaping and opaque screen wall may be utilized for minor portions of the drive-through stacking lanes with Design Review approval.
 - Drive-through stacking spaces will not infringe on any parking lot spaces.
 - 8 ft wall required adjacent to any residential zoned property

Permitted, Subject to Conditional Use Permit Approval

- Outdoor Recreational Facilities
- Minor Auto Repair Shop

Prohibited Land Uses:

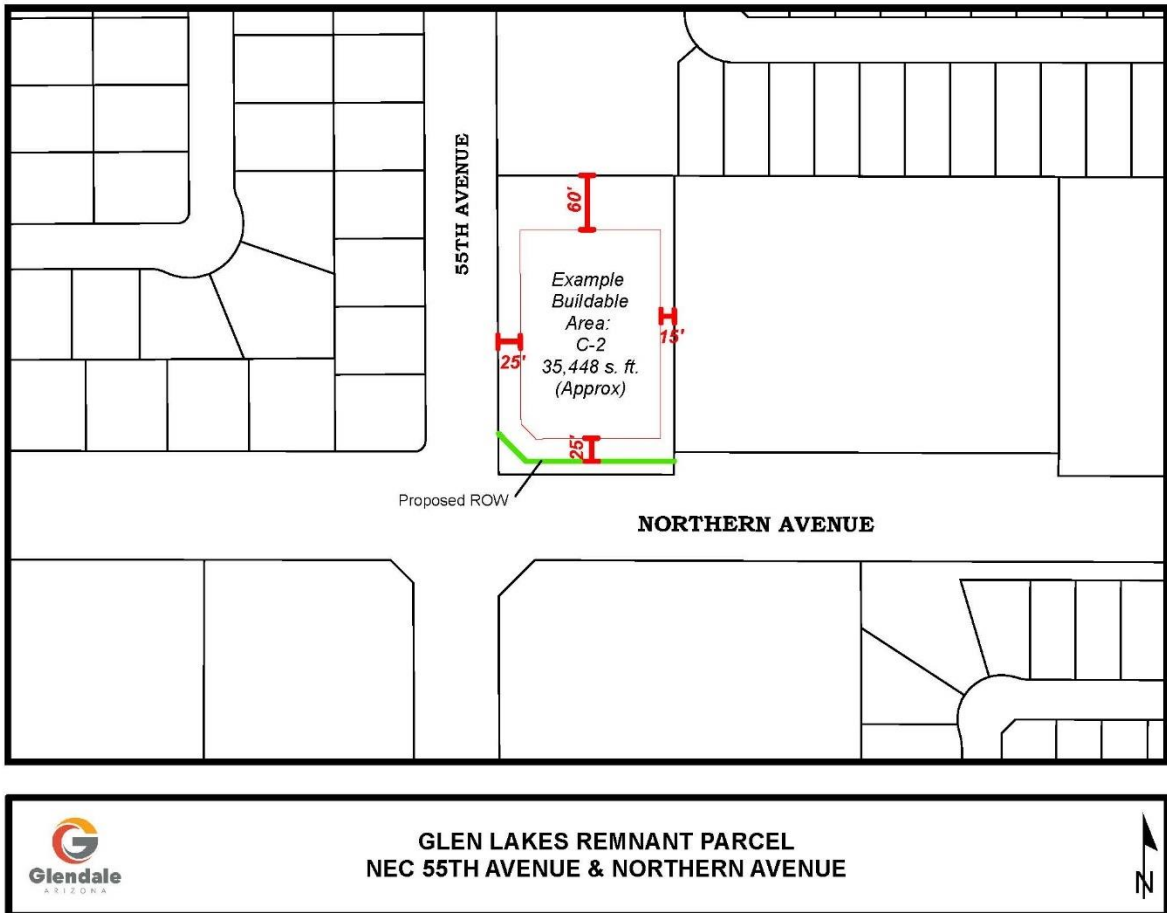
- Adult Oriented Business
- Car Wash
- Self-Storage
- New and used car, boat, RV sales and/or repairs
- Thrift Store
- Pawn Shops
- Tattoo Parlor
- Plasma Donation Center
- Deferred Presentment Company
- Gas Station

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DEVELOPMENT STANDARDS AND GUIDELINES

DEVELOPMENT STANDARDS (See Figure 5)	
Lot Dimensions	N/A
Building Setbacks	Front-25 feet Side-15 feet Side Street-25 feet Rear-60-ft (North Property Line)
Maximum Building Height	35'
Common Open Space, minimum percentage of net lot area	20%
Lot Coverage	Maximum of 80% of net lot area

Figure 5 – Building Area Example



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Parking Requirements:

The minimum parking requirements will be determined by the specific end user(s). Any development will need to provide onsite parking with adequate parking for business purposes.

Parking requirements will follow the approved city parking regulations by Ordinance, at the time of development.

Parking stall dimensions will be a minimum of 10 X 20.

Design Guidelines:

Future development will provide an architectural character that complements the existing area by utilizing visually appealing architectural details and high-quality materials, such as decorative textured brick and refined smooth stucco and metal guardrails and canopies.

The building(s) will exhibit four-sided architecture. Exterior materials will include at least three (3) of the following exterior materials:

- Textured brick
- Refined smooth stucco
- Non-reflective coated metals
- Concrete
- Masonry
- Wood, painted or stained
- Tile
- Veneer

- Other materials as approved by the Planning Division as part of the Design Review process

The development will provide a minimum of 20% of the exterior elevations, on all four sides of the building), to be decorated with accent materials. Such building design will complement the area's character and create a modern design that exhibits quality and durability.

Color Palette:

A Colors and Materials Board will be provided as part of the city's required Design Review process for approval.

Architectural Character:

The development will create a diverse façade incorporating vertical and horizontal architectural articulations including assorted detailing such as textural changes, window fenestration and overhead canopies.

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The building utility, roof drainage and roof top mechanical units, will be integrated into the building to help clear away some of the less attractive utilities a building requires to function.

Acknowledging these utilities need to be accessible, the design will use parapet screens, landscaping or door panels to mask their appearance.

Overall, Moreover, all visible sides of the building will have the same treatments/detailing to create 4-sided architecture which will require a Design Review approval by the City's Planning Division.

Circulation:

Ingress and egress to the property will be from the adjacent streets. Given the size of the site, traffic generated from this site should not appreciably impact neighboring businesses or neighborhoods. As part of the development of the site, all city's transportation standards and requirements will be adhered.

Landscape and Open Space:

Landscaping will be provided along the site's boundaries. A future proposal will be designed to fit the site and mitigate any potential impacts on adjacent properties.

A landscape plan will incorporate arid-climate, drought-tolerant trees, shrubs, cacti and ground covers, to provide shade, seasonal color and interesting textures, enhancing beatification views and screen negative views such as of mechanical equipment.

An active irrigation ditch is located on the surrounding residential properties adjacent to the property lines on the south and west, but not on the subject site.

A conceptual Landscape Plan will be submitted for review and approval by the City of Glendale's Planning Division as part of the Design Review Application.

Walls:

Walls will be provided in accordance with the applicable City codes. The perimeter walls will be treated with stucco or constructed of decorative masonry block

Refuse Collection Area:

All refuse collections areas shall be visually screened in an architecturally compatible manner so that materials stored within these areas shall not be visible from the street and adjacent property.

Lighting:

All lighting fixtures shall be full cut-offs and complement the design of the building through style, material, and color.

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Lighting will be located and directed downward as to avoid glare outside of property lines to be Dark Sky compliant. Special consideration will be given to avoid glare to any neighboring residential area. Illuminance from the site will not exceed 1 footcandle beyond the property line.

Pedestrian connections shall be illuminated with pedestrian scale lights with a maximum height of twelve (12) feet and/or lighted bollards.

Lights in parking lots and driveways shall not exceed fifteen (15) feet in height. Poles shall be located within planting strips and shall be recessed at least four (4) feet from back of curbs.

Signage:

Signage shall comply with the adopted City Zoning Ordinance at the time of development.

Phasing:

The project is anticipated to be built in a single phase to include offsite improvements, perimeter landscaping and construction of the main drive aisle(s).

PROPOSED MINOR GENERAL PLAN AMENDMENT CONFORMANCE

This minor request to amend the Property's General Plan designation of Parks and Open Space to Planned Commercial meets Arizona Statutes, several goals and policies & goals of the Envision Glendale 2040 General Plan, and Section 3.520 (3.528) of the City's Zoning Ordinance as follows:

- This Minor General Plan Amendment responds to market demand for economic growth.
- Planned commercial is encouraged at intersections and areas where low to medium-high density residential uses need commercial uses. Providing additional commercial uses on this corner will contribute to providing needed services to residences in the area.
- The property could be considered an infill site because it is surrounded by existing and planned development. The site has been underutilized for several years and future development would add services to the subject area.
- Opportunity to optimally use remaining land to ensure the highest and best use for economic opportunities. This entitlement proposal presents the opportunity to develop the site with the highest and best use for the land because it promotes practical land use regulations that are appropriate for how the subject area has developed and the transition of the subject property from a golf course development.
- This proposal encourages and facilitates the redevelopment for a commercial development that meets market demands and would provide additional services to the area.

PPROPOSED PAD ZONING CONFORMANCE

This PAD rezoning request will permit the development of a commercial development with acceptable specific land uses to support surrounding existing land uses and will satisfy the defined purpose of the PAD zoning district contained in Section 5.900 of the City Zoning Ordinance as follows:

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- This PAD will permit an unused and underutilized property to redevelop and better serve the area.
- The proposed zoning permits a live-work concept that provides an opportunity for a greater variety of uses.
- Adjacent to the site and within the immediate surrounding area, there are various commercial developments with zoning congruent with this proposal. The proposed development will integrate into the surrounding area and enhance growth patterns in this area while maintaining appropriate transitions to existing residential development.
- Existing infrastructure is available to serve the proposed development. Additional infrastructure necessary to serve the Site will be determined, designed, and constructed in accordance with the City's requirements and policies. Any future proposed development will be designed in a manner that will minimize any potential impact on the surrounding area.
- The proposed land uses with the PAD proposal is consistent with several goals and policies contained in the General Plan. The General Plan encourages the integration of compatible uses to provide a cohesive environment that is in harmony with the existing character of the area. It is also a goal of the city to facilitate infill development and underutilized properties. This PAD meets the City's enumerated policies and goals as proposed with the Minor General Plan Amendment.

CONCLUSION

The proposed entitlement for this vacant underutilized site is a valuable community enhancement opportunity for the site, surrounding area, nearby existing and future businesses. This PAD provides standards and guidelines that will guide a future development and ensure its high-quality development, desert compatibility and harmony with nearby existing and future developments that provide diverse opportunities in the area.

The PAD is written to provide regulations for this remnant parcel that considered various impacts on surrounding development and potential traffic generation increase. The ultimate development of this site will provide an excellent opportunity to offer additional neighborhood services and provide a visually appealing development on the subject corner.

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