



PLANNING COMMISSION REPORT

CASE: GPA23-06 & ZON23-09 PUDA PROPERTY LOCATED AT SOUTHWEST CORNER WEST NORTHERN AVENUE AND NORTH ALSUP AVENUE
CASE #: GPA23-06 & ZON23-09
MEETING DATE: 04/25/2024
FROM: Evan Evangelopoulos, Senior Planner, Planning, EEvangelopoulos@glendaleaz.com, 623 930-3071

SUBJECT

GPA23-06 & ZON23-09 A request by Jack Gilmore, on behalf of James Puda, for a minor General Plan amendment on 2.6-acres of land from Low-Density Residential Land Use (LDR-1) to Luke Compatible Land Use (LCLU), and rezoning of 2.6-acres of land from Rural Residence—45 (RR-45) to General Commercial District (C-2). The site is located at the southwest corner of West Northern Avenue and North Alsup Avenue in the Yucca District.

Presented by: Evan Evangelopoulos, Senior Planner

REQUEST

Planning Commission recommendation to amend the General Plan Land Use Designation and zoning classification for Puda Property (GPA23-06 & ZON23-09).

APPLICANT/OWNER

Jack Gilmore, 602-266-5622 or 602-999-8860 / James Puda

REQUIRED ACTION

The Planning Commission must conduct a public hearing and determine if this request is in the best long-term interest of the neighborhood and consistent with the General Plan.

SUMMARY

The Glendale General Plan 2040 designates most of the subject property as LDR-1 (Low-Density Residential 0-1 Du/Ac) while the southeastern tip of the parcel falls within the Luke Airforce Base noise contour and is designated as LCLU (Luke Compatible Land Use Area). The General Plan Amendment request (GPA23-06) is to amend the subject property to LCLU (Luke Compatible Land Use Area).

The rezoning request (ZON23-09) is to rezone the subject property from RR-45 (Rural Residence - 45) to C-2 (General Commercial District). The intent of this district is to accommodate either integrated or freestanding commercial uses and services that serve at both the neighborhood and community levels, as well as attract regional shoppers.

BACKGROUND INFORMATION

General Plan Designation:

The Glendale General Plan 2040 designates most of the subject property as LDR-1 (Low-Density Residential 0-1 Du/Ac) while the southeastern tip of the parcel falls within the Luke Airforce Base noise contour and is designated as LCLU (Luke Compatible Land Use Area).

Zoning and Land Use: RR-45 (Rural Residence—45) and is currently developed with a structure used as an office and portions of the yard as construction storage.

Property Location and Size: The 2.6-acre property is located at the southwest corner of Northern and Alsup Avenues and the rezoning request (ZON23-09) is to rezone the entire parcel from RR-45 (Rural Residence - 45) to General C-2 (Commercial District).

History:

The subject parcel is currently going through an annexation process from Maricopa County to the City of Glendale. Within the Maricopa County jurisdiction, it is zoned for RU-43 (Rural Zoning District - One Acre Per Dwelling Unit). Upon annexation, the parcel automatically acquires the city of Glendale zoning district that most closely resembles the County designation which is RR-45 (Rural Residence-45). To this point, the undergoing annexation process includes a City Council workshop (February 22, 2024) and a Blank petition hearing (March 26, 2024).

Project Details:

The 2.6-acre subject parcel has a 4,700-square-foot structure on-site which has been used as an office, with other portions of the property used as a construction storage yard for a previous tenant, J&S Sand Spreaders. The applicant has not submitted a development plan, and the intent is to simply rezone the property for future commercial development proposals. The proximity to the Loop 303 corridor makes this parcel attractive for future commercial developments.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On January 15, 2024, the applicant mailed notification letters to adjacent property owners and interested parties. The applicant conducted a neighborhood meeting on February 7, 2024, at 6:00 pm with no attendees. A phone call and concern by a neighbor about the condition of the fence along the southern boundary of the subject property has already been addressed, and the fence has been repaired. 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 April 3, 2024. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on April 5, 2024. The property was posted on April 2, 2024.

STAFF FINDINGS AND ANALYSIS

Required General Plan Amendment Findings:

Section 35.6.206(G) of the Unified Development Code required the following General Plan Amendment Findings:

1. Amendments to the General Plan of the City of Glendale shall be approved only if:
 - a. The amendment is consistent with the policies and objectives of the General Plan.

Staff Analysis:

Goal LU-5: Glendale implements a cohesive land planning approach throughout the Municipal Planning Area.

Policy LU-5.3: The City shall pursue a better balance of jobs to housing in the community by increasing local employment and thereby reducing travel demand and improving quality of life.

Goal GA-2: Glendale's identified Growth Areas are supported with appropriate infrastructure.

Policy GA-2.2: The City shall locate growth nodes where traffic capacities can expand, such as near freeway corridor intersections with major streets.

Policy GA-2.6: When determined to be cost-beneficial, the City shall work with landowners in Growth Areas to annex into the city.

Goal MA-3: The City, Luke AFB, residents, industry, and agencies collectively participate in all phases.

Policy MA-3.4: The City shall actively lead in promoting land use compatibility around Luke AFB and in implementing the Luke Compatible Land Use (LCLU) Area to restrict unsuitable developments.

Goal MA-5: Maintain the Luke Compatible Land Use Area.

Policy MA-5.1: The City shall protect the future mission of Luke AFB through the use of appropriate open space buffers and setbacks adjacent to and in the vicinity of the perimeter fence of Luke AFB.

- b. The proposed amendment furthers the public health, safety, and general welfare of the citizens of Glendale.

Staff Analysis:

The proposed General Plan amendment supports the Loop 303 Corridor Growth area as described in the Growth Areas Element of the General Plan. A commercial development on the subject property will support both traffic from 303 and local low-density residential growth surrounding the corridor and in the vicinity of the subject parcel. Any future commercial development on site will offer supporting services targeting both regional and local markets, including the relatively low-density residential growth surrounding the corridor.

2. If the amendment is to the Land Use Map, an additional finding must be made that the proposed change will be compatible with other land uses, existing or planned, in the vicinity.

Staff Analysis:

The proposed General Plan Amendment is consistent with the Luke Air Force Compatibility designation partially within and immediately to the east and south of the subject parcel.

Several Elements in the City of Glendale General Plan incorporate their vision along the 303 corridor. The Growth and Development Element, the Growth Areas Element, the Circulation element, and the Economic Development Element, in their introductions, envision developments designed to make the highest and best use of exposure to the 303-highway corridor, which represents a major growth opportunity in the Glendale Municipal Planning Area (MPA). Such developments are shopping and employment centers along with complimentary commercial and employment cores with supporting services targeting both regional markets and relatively low-density residential growth surrounding the corridor. Commercial annexations along the Loop 303 will have the benefit of generating new one-time revenue to the city at the time of construction and on-going revenue from sales and property tax collections.

The proposed project, about a mile east of the 303 corridor, fulfills this vision by proposing a future commercial development to potentially support both traffic from 303 and local low-density residential growth surrounding the corridor.

Required Zoning Amendment Findings:

Section 35.6.207.I of the Unified Development Code states that amendments to the Unified Development Code text and official Zoning Map of the City of Glendale shall be approved only if:

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

Staff Analysis:

The rezoning amendment conforms with the Loop 303 corridor growth area description in the general plan, which is a major growth opportunity in the Glendale Municipal Planning Area (MPA) and emphasizes shopping and employment centers as the primary development, with relatively low-density residential growth surrounding the corridor.

- b. The proposed amendment furthers the public health, safety and general welfare of the citizens of Glendale.

Staff Analysis:

The Puda minor General Plan amendment and rezone are compatible with the Loop 303 corridor growth area description in the General Plan, and is expected to provide services to local low density residential in the 303 corridor area of the Glendale Municipal Planning Area (MPA).

- c. If the amendment is to the official Zoning Map, the proposed change will include any conditions necessary to mitigate any adverse impacts on businesses, persons, or properties adjacent to the requested amendment.

Staff Analysis:

Any future commercial development on the parcel will go through necessary design review and/or conditional use permit review and approval prior to construction, thus ensuring, design, engineering, infrastructure, and zoning code compliance.

RECOMMENDATION

Should the Planning Commission recommend approval of GPA23-06, it should be as written in the staff report.

Should the Planning Commission recommend approval of ZON23-09, it should be as written in the staff report.

PROPOSED MOTION

Move to recommend approval of GPA23-06, as written.

Move to recommend approval of ZON23-09, as written.

Attachments

Narrative
Citizen Participation Report
207 Waiver
General Plan Map
Zoning Map
Aerial Photo
PowerPoint Presentation
