



Zoning Interpretation Letter Appeal (ZIL24-01)

City Council Voting Meeting – June 25, 2024





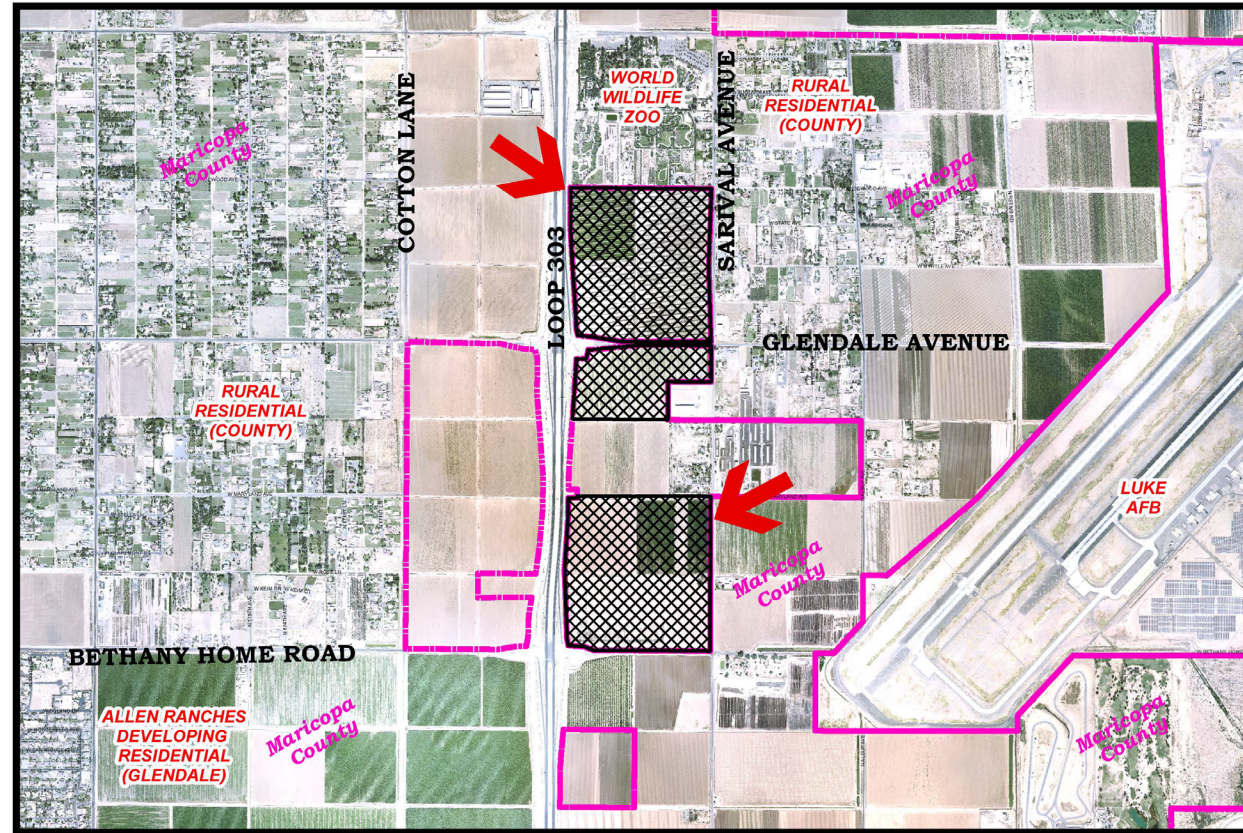
ZVL Appeal

Request: Appeal of Zoning Interpretation Letter, (ZIL24-01)

Applicant: Gammage & Burnham, P.L.C.



Aerial Photograph



Aerial Date: May 2017

	PARK 303 REZONING (ZON20-09)	Legend Glendale City Limits ZON20-09 - Park 303 PAD Area	
--	---	---	--



Park 303 PAD Billboards Development Standards

- Billboard signs, including double sided, static and digital, shall be permitted within the Park 303 PAD, as located on the site plan, and subject to the standard noted below, in the event that billboard signs are permitted along the 303 freeway corridor:
 - There shall be a minimum distance of four hundred ninety (490) feet between all Digital Billboard Signs within and contiguous to the Park 303 Planned Area Development



PAD Approval with Stipulations

Stipulation #6

Billboards and Digital Billboards as proposed in the PAD are expressly not permitted per current zoning ordinance regulations which cannot be amended through a PAD, except that billboards and digital billboards shall be permitted if ordinances are amended at a future dated (sic) that **would** allow them as proposed in the PAD.



City Regulations (Z.O. & UDC)

- All standards are established within the approval process including residential density, lot sizes, building setbacks, lot coverage, and building heights, except as follows:
 - See Section 35.4.300 Signage, standards may be established in the approval of a PAD, however, special sign standards may not deviate from the standards set forth in Sections 35.4.310.A Billboards and Section 35.4.310.B Digital Billboards. Billboard Signs and Digital Billboard Signs are prohibited on property located within a Scenic Corridor.



Billboard Regulation(s) Comparison

UDC REGULATION(S) -
DIGITAL BILLBOARDS

PARK 303 PAD REGULATIONS(S)-
STATIC/DIGITAL



Legend

Potential Billboards

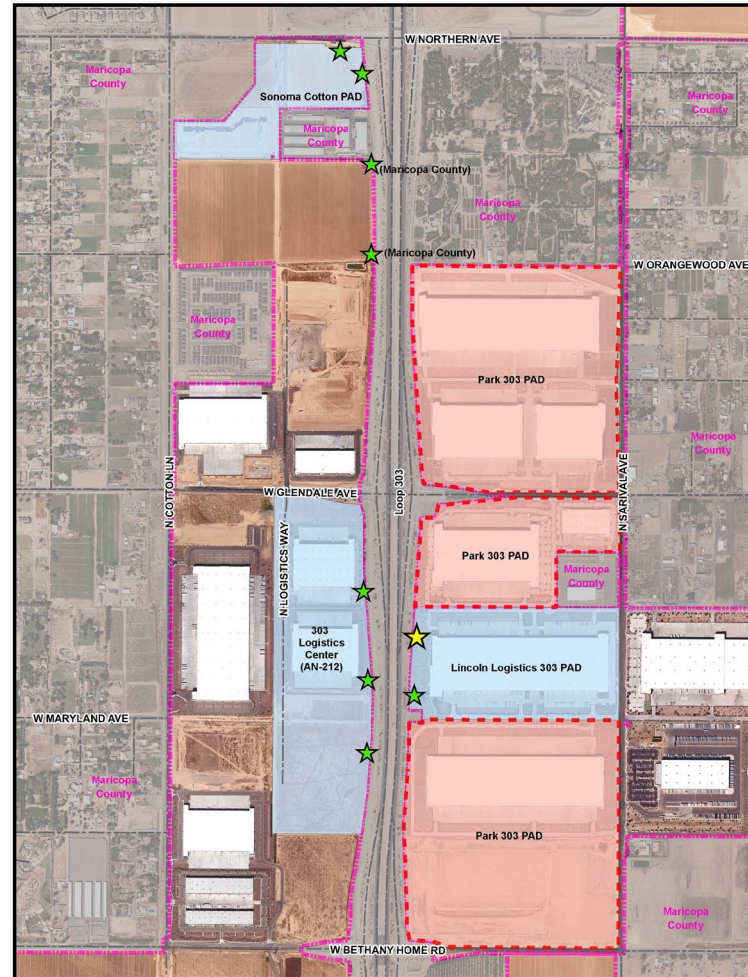
- Yellow circle: Digital
- Orange circle: Static/Digital

PAD

- Blue shaded area: Lincoln Logistics 303 PAD
- Red dashed line: Park 303 PAD



Existing Billboards in the Area



Existing Billboards

- ★ Digital
- ★ Static

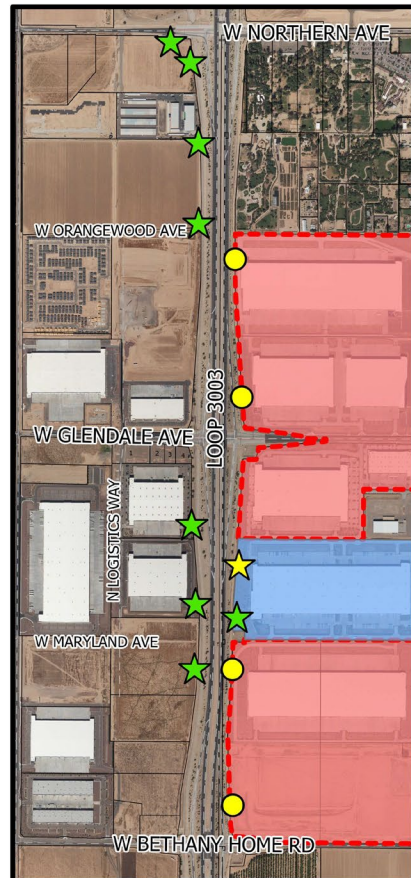
Jurisdiction

- City of Glendale
- Maricopa County



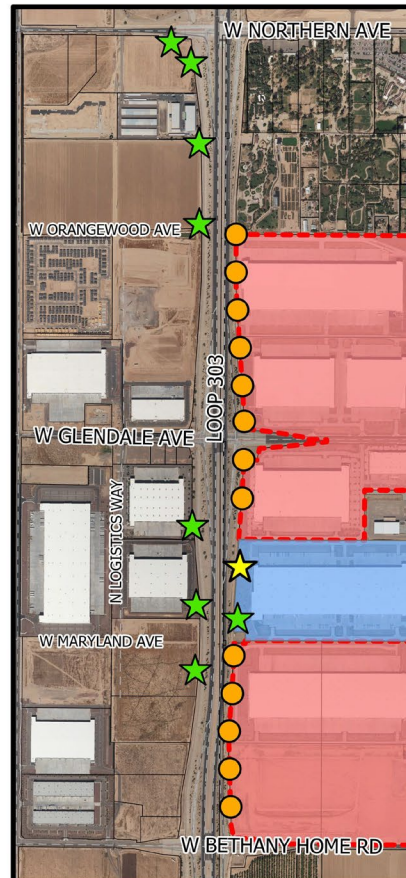
Visual Impact of Potential Billboards

INTERPRETATION UPHELD



UDC REGULATION(S)

INTERPRETATION REJECTED



PARK 303 REGULATION(S)

Legend

Existing Billboards

- ★ Digital
- ★ Static

Potential Billboards

- Digital
- Static/Digital

PAD

- Lincoln Logistics 303 PAD
- Park 303 PAD



Conclusion

- Excerpt of Stipulation #6 “...except that billboards and digital billboards shall be permitted if ordinances are amended at a future dated (sic) that **would** allow them as proposed in the PAD.”
- Excerpt of UDC “...special sign standards may not deviate from the standards set forth in Sections [35.4.310.A](#) Billboards and Section [35.4.310.B](#) Digital Billboards.”
- Per UDC Section 35.1.105: Conflict With Other Rules or Regulations-UDC prevails.



Zoning Interpretation Letter Appeal (ZIL24-01)

City Council Voting Meeting – June 25, 2024

