



VAI RESORT

GPA23-02: Minor General Plan Amendment
SEC Cardinals Way and Loop 101 Freeway

Development Team



Developer
Vai Resort/Fisher
P.O. Box 1034
Dickinson, ND 58602-1034



Attorneys/Representative
Withey Morris Baugh, PLC
2525 E. Arizona Biltmore Cir.
Suite A-212
Phoenix, AZ 85016

Architect
Baker Barrios
189 S Orange Avenue
Suite 1700
Orlando, FL 32801



Engineer
EPS Group
1130 N. Alma School Rd.
Suite 120
Mesa, AZ 85201

Table of Contents

Introduction..... 5

Site Overview 5

Request..... 5

Analysis..... 6

Summary 7

Exhibits

Aerial Map	Exhibit 1
Zoning Map	Exhibit 2
Current General Plan Land Use Map	Exhibit 3
Proposed General Plan Land Use Map.....	Exhibit 4
Conceptual Site Plan.....	Exhibit 5

Introduction

Vai Resorts proposes to develop approximately 66.31 gross acres located at the southeast corner of Cardinals Way and the 101 Freeway. There is a current Planned Area Development (“PAD”) District amendment into the City of Glendale to allow the development of a resort and entertainment venue. The new Vai Resort is expected to be the largest in Arizona once built and comprised of a variety of entertainment, dining and retail attractions for both day and night-time activities. In total, the development is planned to have 1,200 hotel rooms and suites, theme park, concert venue, and swimming lagoon.

There is a portion of this larger development that includes roughly 10 gross acres located south of Cardinals Way between 95th Avenue and 94th Avenue (the “Property”) as shown on the Aerial Map in **Exhibit 1**. This application requests approval of a Minor General Plan Amendment, in conjunction with a concurrent Planned Area Development (“PAD”) amendment to create a consistent general plan land use designation for the proposed Vai Resort boundary.

Site Overview

As noted above, the roughly 10-acre site current is sandwiched between 94th Avenue and 95th Avenue and is currently undeveloped land. Vai Resort owns that Property and desires to incorporate it into the larger Vai Resort PAD.

The Property is currently zoned PAD, as shown on the Glendale Zoning Map at **Exhibit 2**. The Glendale General Plan identifies the Property as Parks and Open Space designation, as shown on the General Plan Land Use Map at **Exhibit 3**.

Request

Vai Resort requests to amend the General Plan land use designation of the Property from POS to CCC Corporate Commerce Center as shown on the Proposed General Plan Land Use Map at **Exhibit 4**. This modification will create a consistent general plan land use designation for the Vai Report development.

Analysis

The proposed Minor General Plan Amendment will allow the development of a destination entertainment and resort venue. The new Vai Resort is expected to be the largest in Arizona once built and comprised of a variety of entertainment, dining and retail attractions for both day and nighttime activities. The Property is a part of the larger plan for the Vai Resort and is critical in its development. The parcels will include a resort building and the employee parking areas. See site plan at **Exhibit 5**.

The proposed PAD zoning and concurrent Minor General Plan Amendment is also compatible with the existing and emerging development in the surrounding area that includes an existing Westgate City Center, Tanger Outlets Mall, Zanjero, Main Street, Glendale Corporate Center, Sportsman Park, State Farm Stadium, Gila River

Arena, all along the Loop 101 Freeway including the City’s municipal airport. The Vai Resort project also provides an excellent opportunity for a variety of users with freeway frontage and good freeway and arterial roadways access, especially with the opening of 95th Avenue between Cardinals Way and Camelback Road.

The Minor General Plan Amendment will help to clean up the General Plan land use map and create a cohesive designation for the entire Vai Resort development area.

In addition, the proposed Minor General Plan Amendment meets the following Glendale General Plan goals and policies, as outlined below:

Goal LU-4: Mixed-use projects provide urban clusters with housing, retail, restaurants and integrated transit facilities in Glendale.

Policy LU-4.4 The City shall encourage a variety and mix of uses, including both vertical and horizontal mixed-use where appropriate.

Vai Resort will be a mix of uses including entertainment, resort, and dining options that will be clustered within the project. This will provide a key service to residents and visitors alike.

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

Policy GA-2.1 The City shall concentrate growth in areas that may be served most efficiently.

This Property is located in a prime location along the Loop 101 Corridor and adjacent to major sports arenas, entertainment opportunities, and commercial activity. The location provides existing infrastructure to support similar uses within this larger entertainment district.

Goal ED-2: Promote locations that are appropriate for future commercial, office, and industrial development.

Policy ED-2.3 The City should continue to maximize freeway, major arterial, and transit service access as opportunities for employment sites.

Loop 101 corridor has been identified by the City of Glendale and other jurisdictions along its route as a major transportation corridor for entertainment, commercial, hospitality, and employment users. This land use pattern is consistent with the existing Westgate City Center, Tanger Outlets Mall, Zanjero, Main Street, Glendale Corporate Center, Sportsman Park, State Farm Stadium, Gila River Arena. Vai Resorts is compatible and will be a key destination along this corridor.

Summary

The proposed Minor General Plan Amendment will allow development of the highly anticipated Vai Resort. The proposed land use designation will advance many of the goals and policies in the City of Glendale’s General Plan. The development is consistent with prevailing land use and development patterns in this area along this stretch of Loop 101.