



Pencco Manufacturing Plant CUP24-01

Planning Commission Hearing – April 25, 2024

Sydney Tirella
Planner





Request

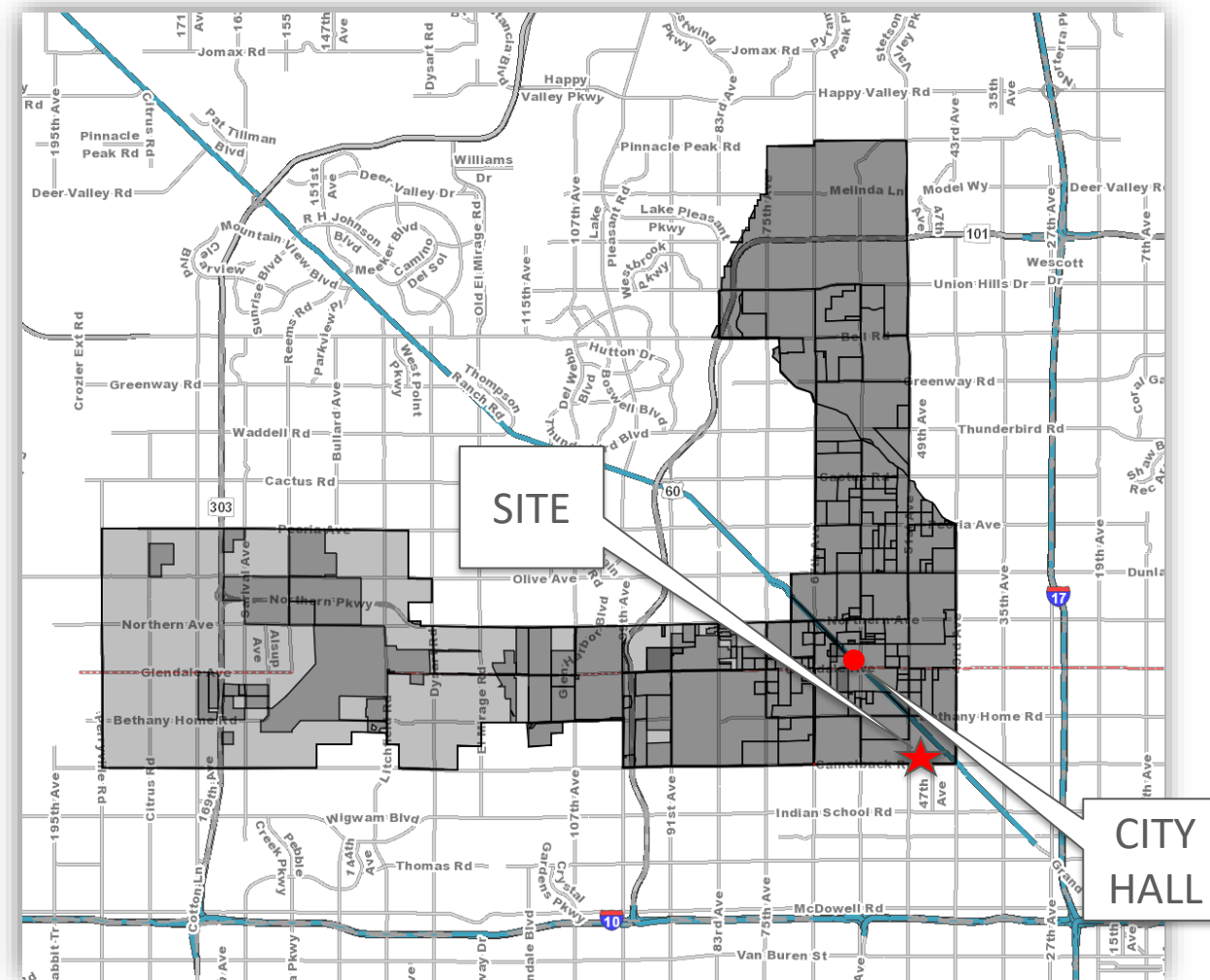
The applicant is requesting Conditional Use Permit Approval to allow the manufacturing of chemicals or allied products in the M-2 (Heavy Industrial) zoning district.

Applicant/Owner: Adam Hawkins, Pencco Inc / BNSF Railway



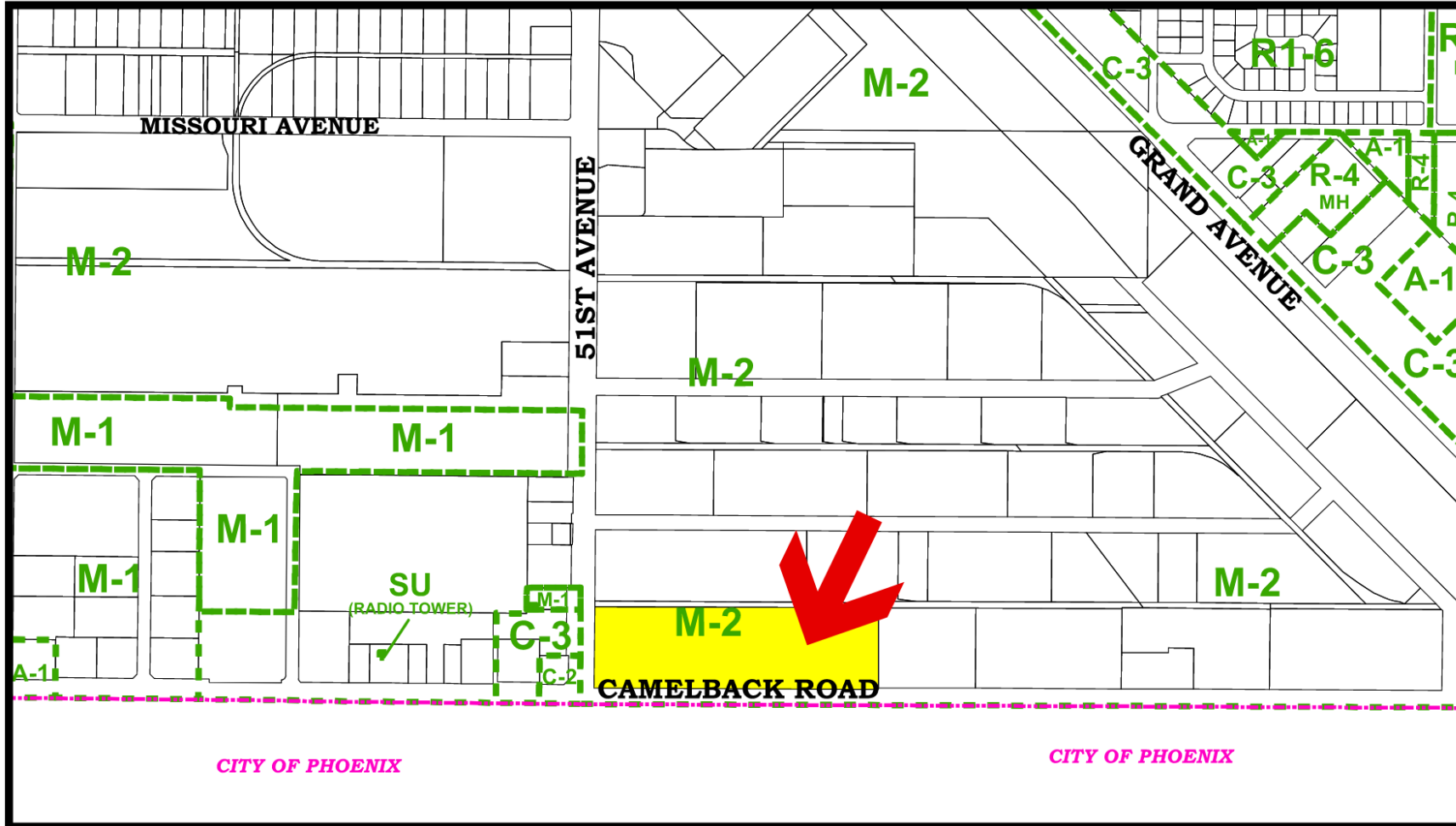
Vicinity Map

NEC of 51st
Avenue and
Camelback Road



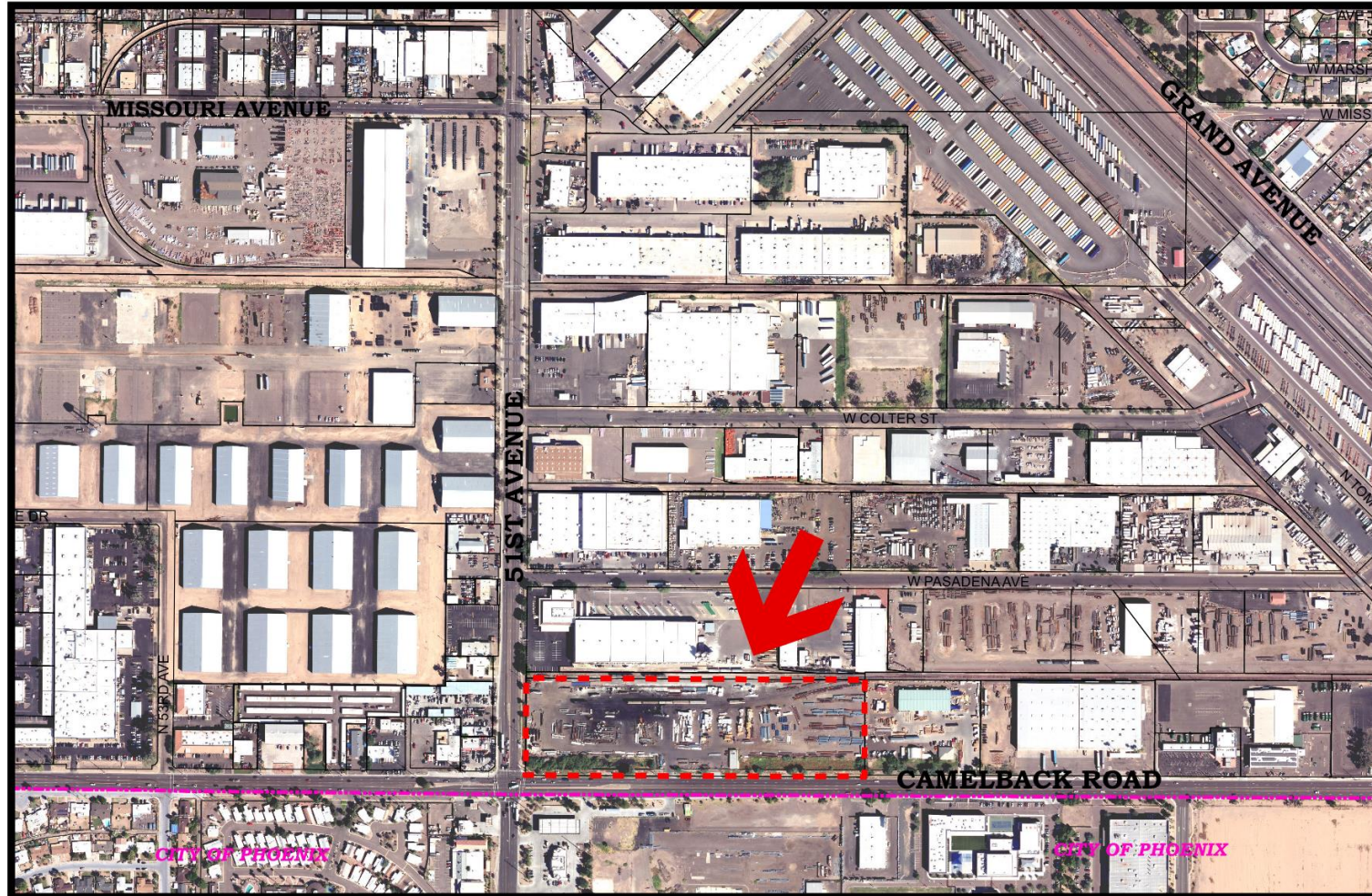


Zoning Map





Aerial Map





Project Details

- Utilizing a portion of the overall site
- Located to minimize impact to operations – current and future
- Landscaping in right-of-way
- Limiting operations, staggering shifts



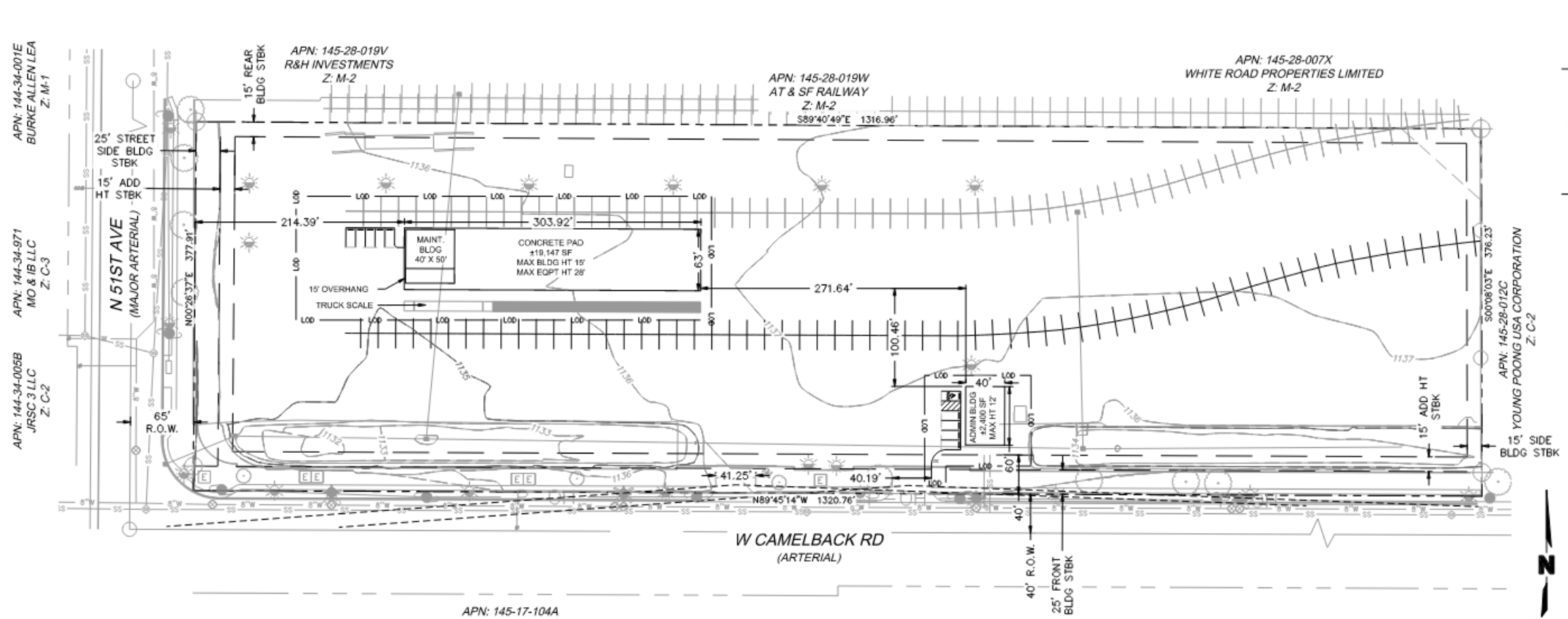
Public Involvement

- Notification Letters: September 14, 2023
- Neighborhood Meeting: October 18, 2023
- Mailing: March 29, 2024
- Site Posting: March 28, 2024
- Published: April 3, 2024

No comments were received.



Conceptual Site Plan





Findings & Analysis

- Proposed use is consistent with the policies, objectives, and land use map of the Glendale General Plan and the purpose of the zone district in which the site is located.
- Not materially detrimental to the health, safety or general welfare of persons when consideration is given to the character and size of the use and hours of operation.



Findings & Analysis

- Site is adequate in size and shape to accommodate the intended use and all requirements for the zone district are met.
- Site has adequate access and on-site circulation is adequate in a manner which is safe and efficient.
- Adequate conditions or stipulations have been incorporated to ensure that any anticipated detrimental effects can be mitigated.



Recommendation

Planning Commission approval of CUP24-01 subject to the following stipulations:

1. Development shall be in substantial conformance with the site plan, dated December 15, 2023, and the project narrative, dated January 31, 2024, subject to design review approval by the Development Services Department, Planning Division.

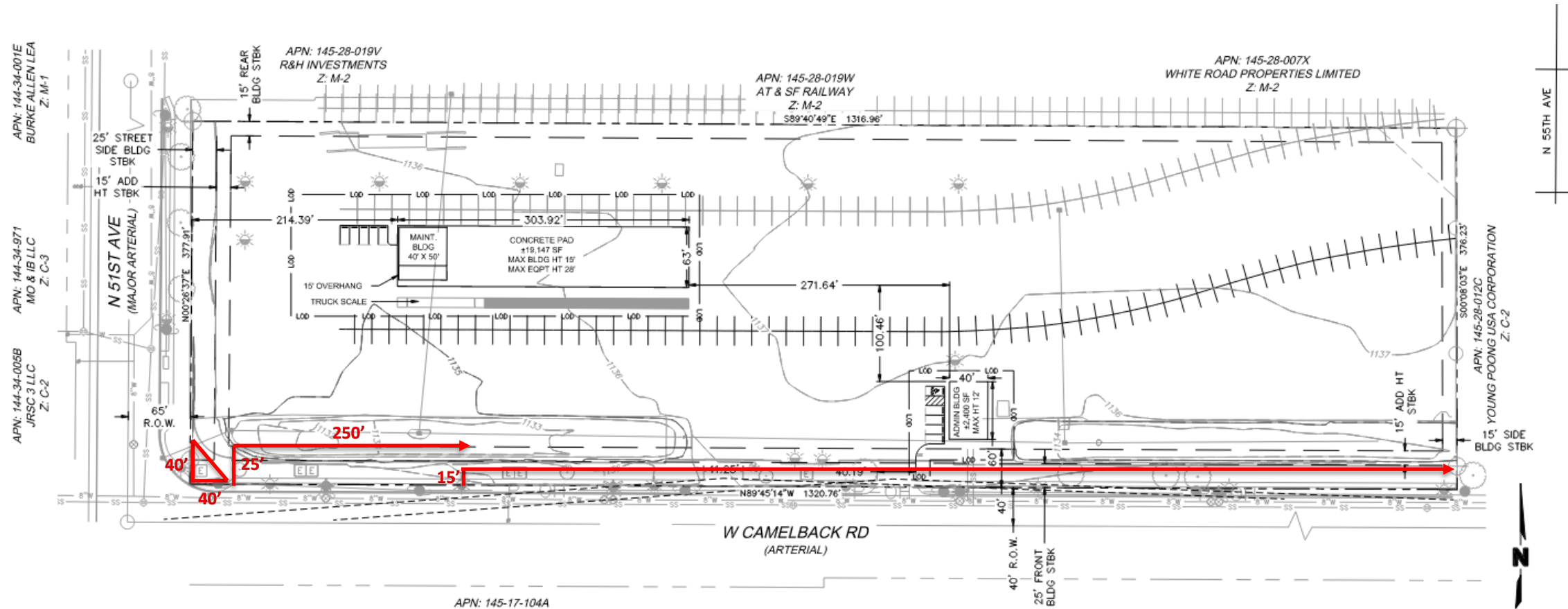


Recommendation

2. Dedication of additional right-of-way on North side of Camelback Road East of the 51st Avenue intersection along property frontage to obtain a 55-foot half street of right-of-way, and an additional 10 feet on approach to the 51st Avenue intersection for a distance of 250 feet East of the Camelback intersection for a total right-of-way of 65 feet prior to obtaining building permits and Certificates of Occupancy. (See Exhibit A)



Exhibit A





Recommendation

3. Dedication of a 40-foot by 40-foot triangular area at the northeast corner of the intersection in accordance with City of Glendale Drawing G-321 prior to obtaining building permits and Certificates of Occupancy.
4. Notify the City's Pretreatment Program at least 180 days prior to discharge of process water to the sanitary sewer. Per City Code Chapter 33, the city may establish permissible limits of concentration for specific substances, materials, waters or waste that can be discharged into the City's sanitary sewer system.



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