



Peoria & 303 PAD ZON24-05

Planning Commission Hearing – December 12, 2024

Alex Lerma
Senior Planner





Request

Rezone from Planned Area Development (PAD) to Planned Area Development (PAD).

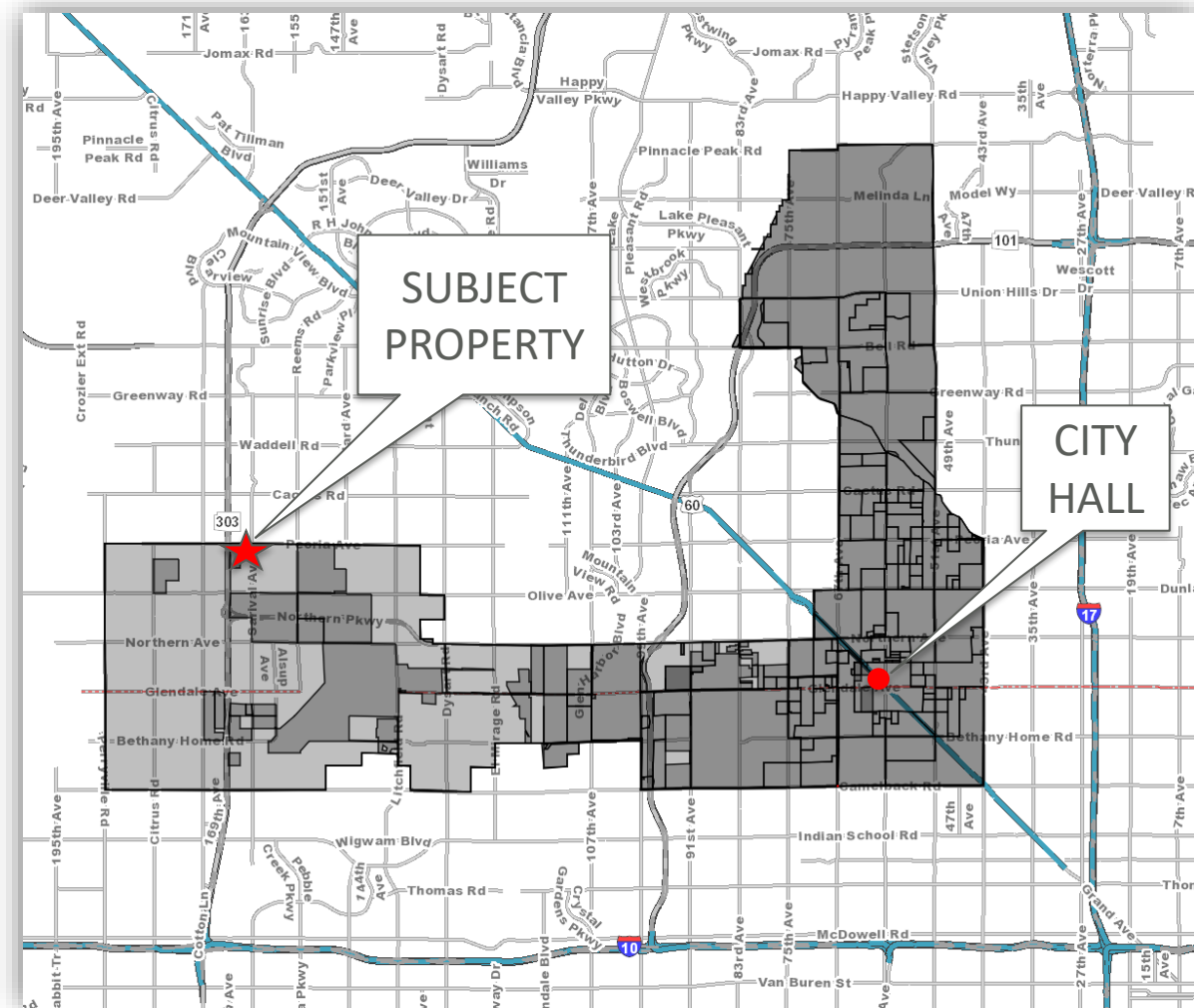
Applicant/ Owner:

Jason Morris, Withey Morris Baugh, PLC, CNI 303 & Peoria LLC ET AL



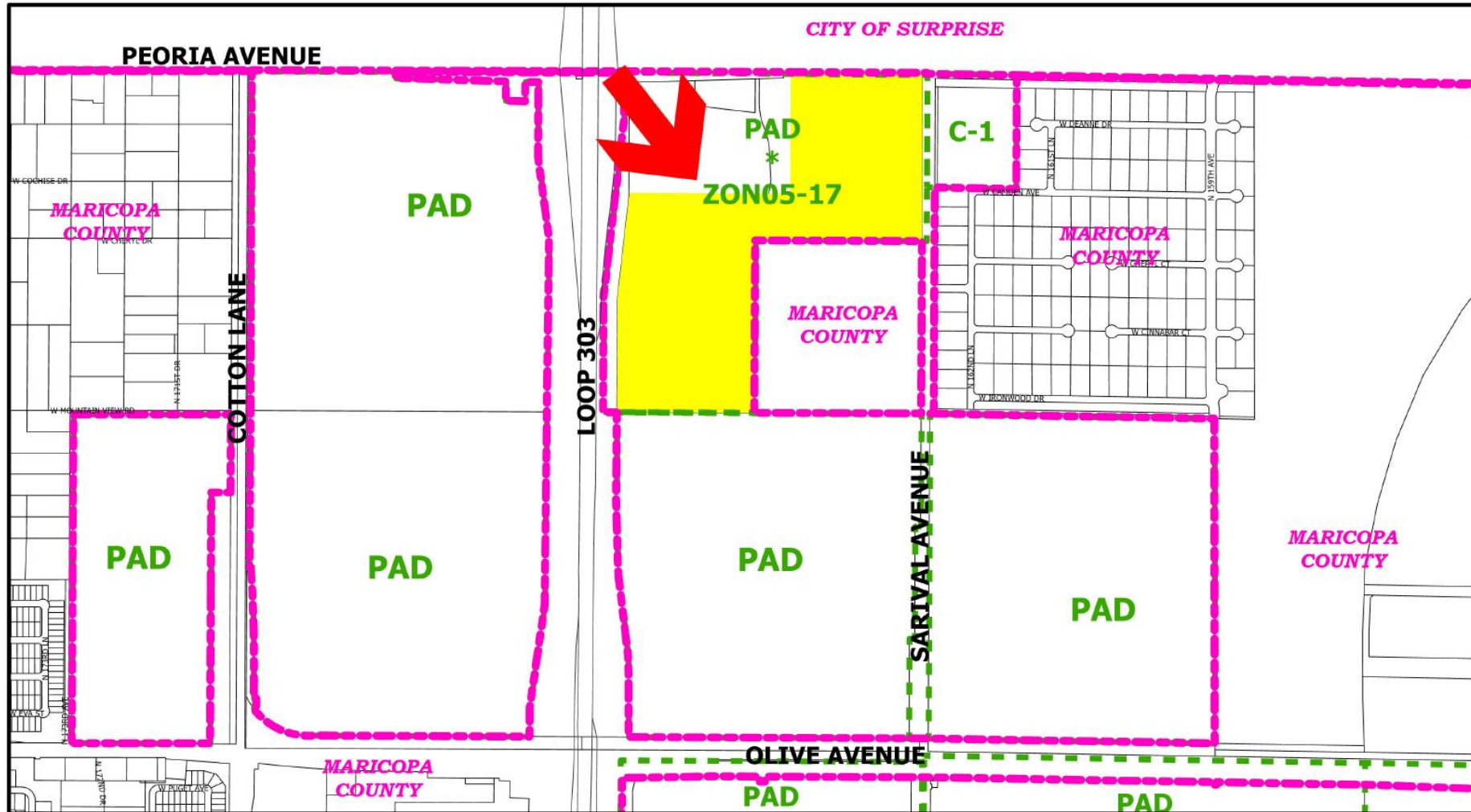
Vicinity Map

Located at the Southwest corner of Sarival and Peoria Avenues



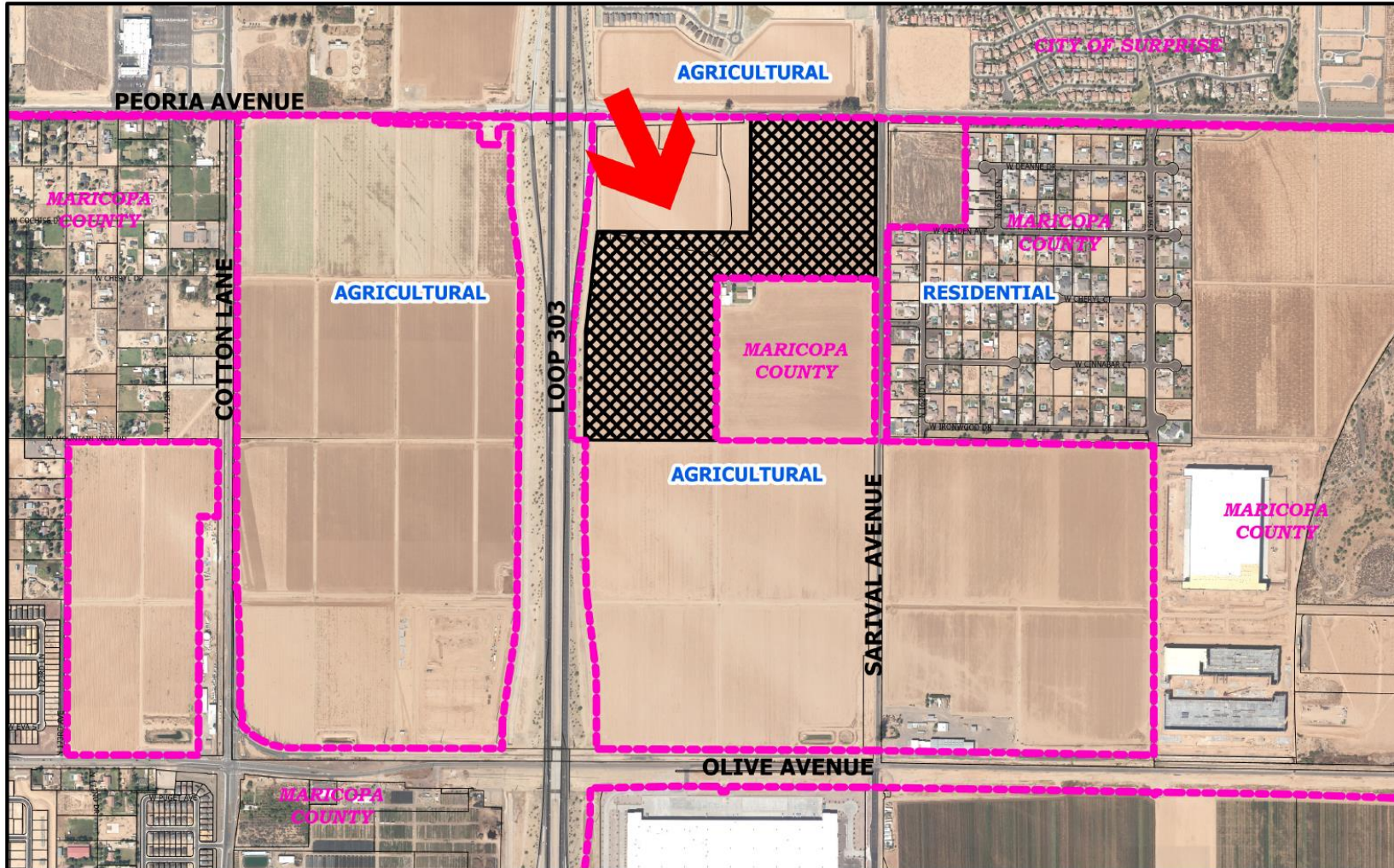


Zoning Map



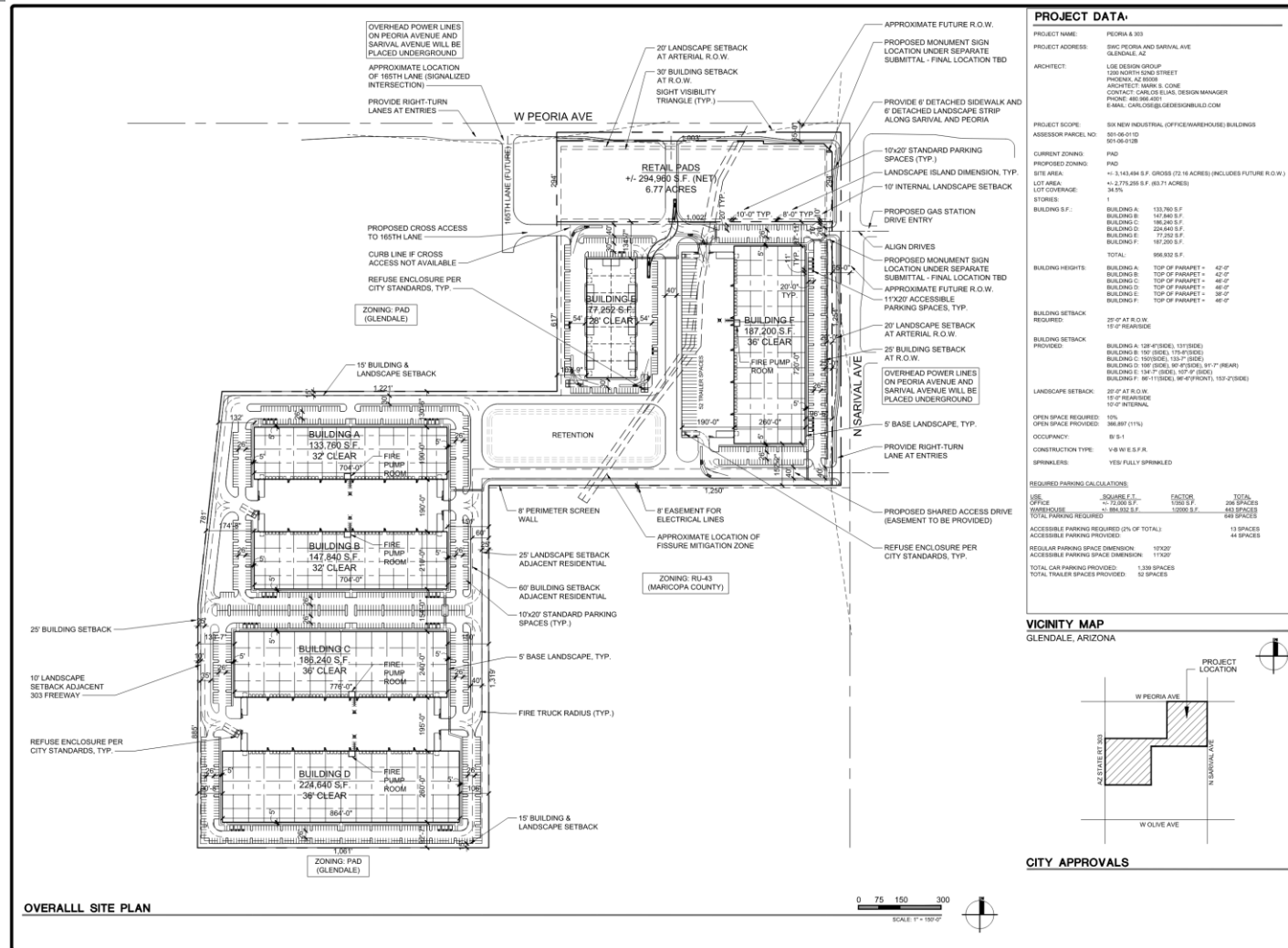


Aerial Map



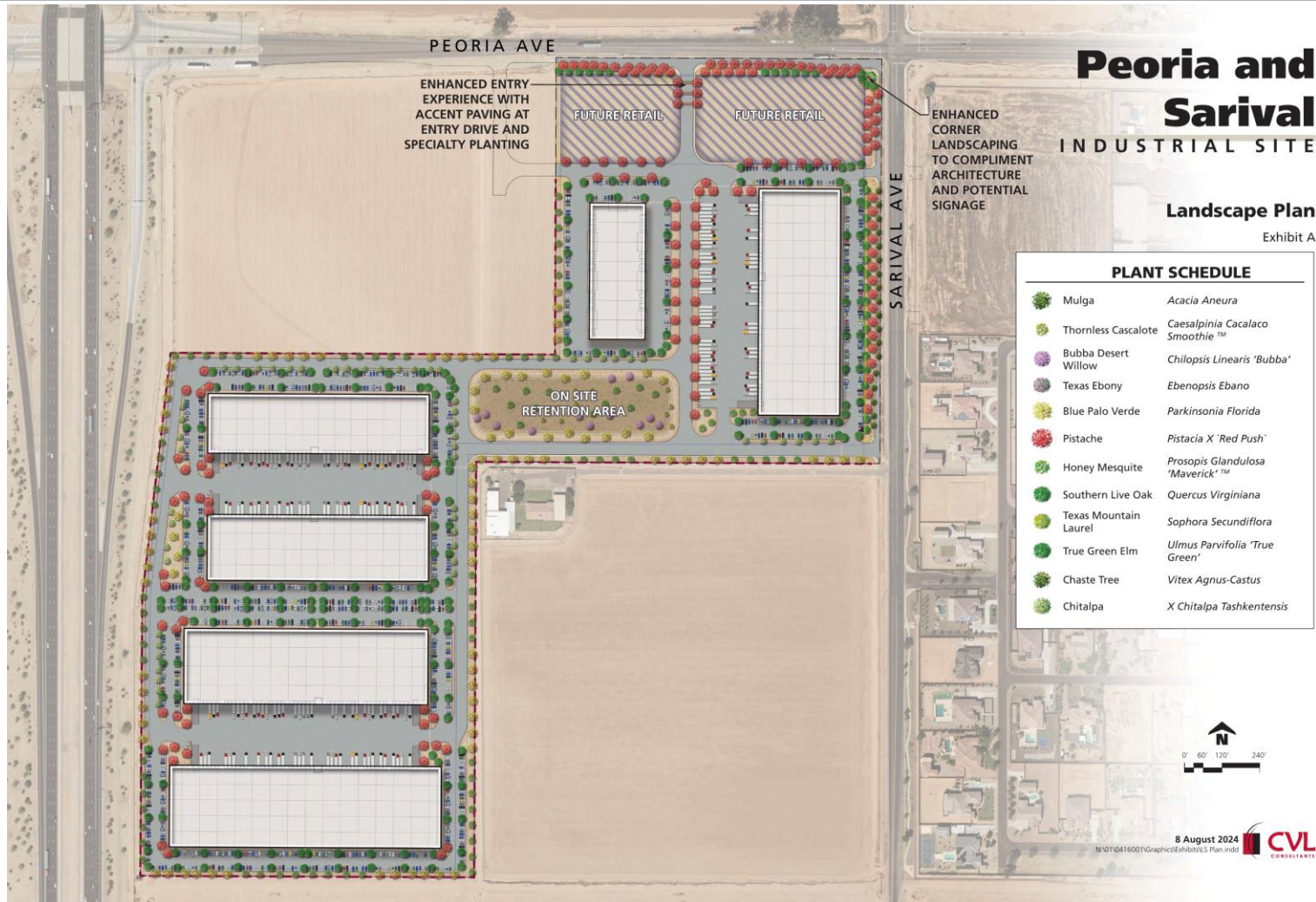


Conceptual Site Plan





Conceptual Landscape Plan





Public Involvement

- Notice mailed July 2, 2024.
- In person neighborhood meeting held July 17, 2024.
- Hearing notices mailed on November 18, 2024.
- Advertised in *The Arizona Republic* on November 20, 2024.
- Property posted on-site November 22, 2024.



Findings & Analysis

- The project site plan demonstrates effective use of land, circulation and site arrangement.
- No residential uses are proposed for the site.
- The PAD's main objective is to provide a mix-use development focused on employment and commercial uses.



Findings & Analysis

- The PAD design standards will be the guiding tool to ensure that site design is of high-quality.
- Adequate utilities exist in the area. With onsite development, the applicant will also be required to make the proper off-site improvements.
- Proposal is consistent with General Plan goals & policies.



Recommendation

Staff recommends approval of ZON24-05 subject to the following stipulations:

1. Development shall be in substantial conformance with the Peoria & 303 PAD Narrative, date stamped November 5, 2024.
2. A 55-foot half street right-of-way will be required along the property frontage on Sarival Avenue. An additional 10-foot right-of-way (for a total of 65 half street right of way) will be required on the west side of Sarival Avenue between the Peoria Avenue intersection and Driveway B. (Refer to Traffic Impact Analysis map for location of Driveway B)



Continued:

3. Both proposed driveway on Sarival Avenue will require 150 feet of storage and a 100-foot taper to meet City of Glendale guidelines.
4. The Developer may be required to provide additional right-of-way in advance of Driveway A along the right turn lane to ensure that the sidewalk is constructed within public right-of-way.(Refer to Traffic Impact Analysis map for location of Driveway A)



Continued:

5. The Developer will be required to complete all off-site improvements which includes the construction of the half street roadway, turn lanes, sidewalk and landscaping.

6. Dedication of right-of-way and all required off-site improvements along Peoria Avenue shall be coordinate with the City of Surprise and/or Maricopa County.



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Driveway Access

