

Peoria & 303 PAD

Citizen Participation Final Report

Case No. ZON24-05

Submitted: September 25, 2024

APPROVED

9 October 2024
ZON24-05

City of Glendale
Planning Division



WITHEY
MORRIS
BAUGH

2. Project Description

The subject property is 72.16 gross acres located at the southwest corner of Sarival Avenue and Peoria Avenue, which is otherwise commonly known as Maricopa County Assessor (“Assessor”) Parcel Numbers 501-06-011D and -012B (the “Property”). See Aerial Map attached at **Tab 1**. The Property consists of vacant land that is located along a freeway growth corridor with frontage along the Loop 303 Freeway, as well as Peoria and Sarival Avenues, both arterial roadways.

The purpose of the Peoria & 303 PAD is to create a regulatory framework for development of the Property as mixed employment and commercial development that will permit flexible uses intended to attract a range of targeted industry including technology, light manufacturing, and other typical commerce park and commercial uses.

3. Citizen Participation Plan Elements

The Applicant mailed a project notification and neighborhood meeting letter (**TAB 2**) to the applicable parties as set forth in Section 6 below. Included in the notification letter was the Applicant’s contact information so that any interested parties could contact the Applicant with questions or comments regarding the proposal. A neighborhood meeting sign was also posted to the Property (**TAB 3**) with project details, applicant contact and neighborhood meeting information.

4. Notification Details

The notification letter was mailed to applicable parties on July 2, 2024. The neighborhood meeting sign was also posted to the property on July 2, 2024.

5. Property Owner Notification Boundary Map

Attached at **TAB 4** is a property owner notification map.

6. Notification List

The notification lists included (i) property owners within 600 feet (ii) an expanded area which includes all properties in which the notification boundary touches; and (iii) city-provided interested parties. See attached at **TAB 5**. A total of approximately 224 interested parties were notified.

7. Citizen Participation Summary

The required neighborhood meeting for the project was held on Wednesday, July 17, 2024, at 6:00 PM at Marley Park Elementary School, located at 15042 W Sweetwater Ave, Surprise,

Arizona. The neighborhood meeting was noticed in accordance with the City's code requirements.

In addition to the development team, two (2) interested people attended the neighborhood meeting in addition to a member of city staff. See **TAB 6**, Sign-in Sheet. One (1) of the attendees owns the County RU-43 property to the south of the Property, which is being proposed for an industrial development. The other attendee owns a vacant residential property within the County Island to the east, across Sarival Avenue.

The applicant provided an overview of the application request to each attendee, and shared exhibits to illustrate the proposal. Two (2) project-specific questions were raised regarding the development including (i) dark skies regulations; and (ii) types of contemplated retail to be provided for the development.

The applicant responded that, with respect to nighttime lighting requirements, the project would comply with the city's lighting requirements. It was also confirmed that the PAD will incorporate specific lighting requirements for signage to avoid light pollution. The PAD was revised subsequent to the neighborhood meeting to incorporate sign lighting standards. With respect to types of retail, it was confirmed that tenants will be per market demand, however the PAD provides flexibility for various types of service-based retail and more.

After a dialogue with the attendees, the neighborhood meeting ended at approximately 7:00pm.

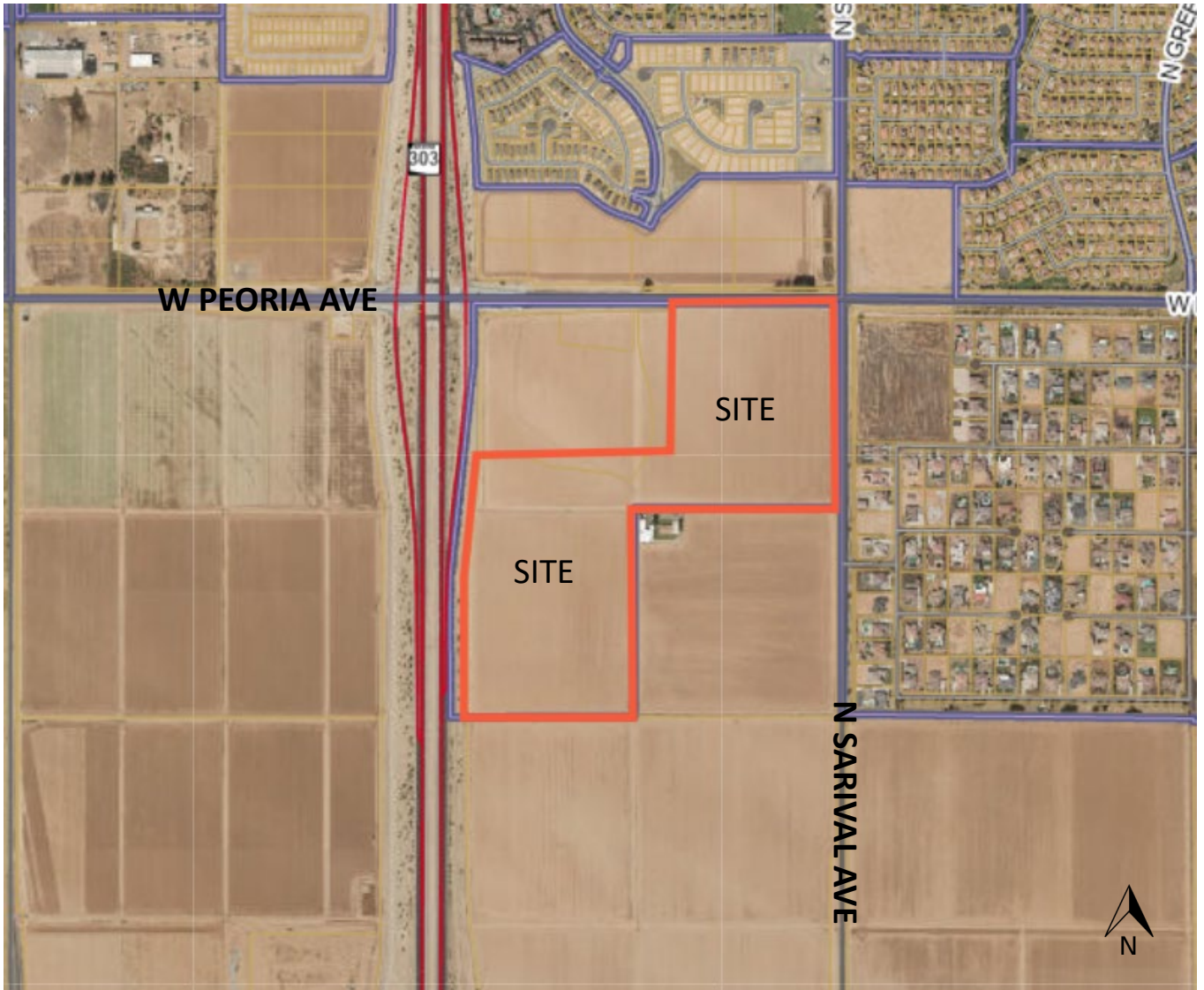
To summarize, we are not aware of any community opposition or concerns at this time. The Applicant will continue to be available to discuss the proposal with interested parties throughout the application process.

8. Returned Notification Envelopes

Seven (7) notification letters which were mailed to applicable parties were returned to the applicant. Please see a copy of the returned notices at **TAB 7**.

Tab 1

EXHIBIT A: SITE AERIAL MAP



Tab 2



Planning Division

NEIGHBORHOOD NOTIFICATION LETTER

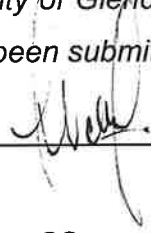
AFFIDAVIT OF MAILING

Case No. (if available) ZON24 - 05

Project Name: Peoria & 303 PAD

I, Stephanie Watney certify that I am the authorized applicant /

representative to the City of Glendale for the above application and do hereby affirm that notice, as required for the case noted above, has been completed in accordance with the Citizen Participation Process in the City of Glendale's Zoning Ordinance, and a copy of the letter and mailing labels has also been submitted.

Applicant/Representative Signature: 

STATE OF ARIZONA

SS.

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 2nd day of July, 2024.


Notary Public

My Commission Expires:

February 22nd, 2026



Cowley Companies

1242 East Jackson Street

Phoenix AZ 85034

July 2, 2024

Subject: Peoria & 303 PAD, Case No. ZON24-05

Dear Property Owner, Neighborhood Association Representative or Interested Party:

This letter is to inform you that we have applied for a rezoning application with the City of Glendale for our 72-acre property located at the southwest corner of Sarival Avenue and Peoria Avenue in the Yucca Council District. Please see the enclosed site aerial map for reference.

As background, Cowley Companies is a diversified family real estate business with a strong local presence in the Valley, including our headquarters. Our focus has traditionally been geared toward raw land and adaptive re-use projects, where a long-term view of property, community and market success is taken.

Our request is to rezone the property from PAD to PAD to expand uses to include light industrial and commercial uses (Rezoning Case No. ZON24-05) at the Property. This request is necessary because the subject site is currently zoned with a 20-year-old PAD which does not address modern day market factors. Thus, given the long-time vacancy of the site, together with commercial retail trends since the original zoning was approved for the Property in 2005, we are proposing to rezone the site to create a regulatory framework for development of it as a high-quality flex light industrial / commerce park development which will allow for a range of uses intended to attract targeted industry including technology, light manufacturing, and other typical commerce park uses. The proposed development, which includes planned retail and commercial uses along its Peoria Avenue frontage, is consistent with the land use trend for land adjacent to the Loop 303 freeway. The development will feature quality architecture and landscaping with meaningful building setbacks and screening. The proposed building height is approximately 46 feet; however, portions of the buildings may exceed this to accommodate architectural enhancements, up to a maximum of 56 feet, consistent with the Glendale Unified Development Code's requirements for the M-1 District. Please see the enclosed conceptual site plan and building elevations for reference.

We will be hosting a neighborhood meeting to provide an opportunity for interested parties to learn about this proposal, as follows:

Neighborhood Meeting

Date: July 17, 2024
Time: 6:00 PM to 7:00 PM
Location: Marley Park Elementary School
Cafeteria
15042 W Sweetwater Ave, Surprise, AZ 85379



If you are unable to attend the meeting, or if you have any questions or comments regarding this proposal, please feel free to contact Stephanie Watney, AICP, regarding this request. Ms. Watney may be contacted via email at stephanie@wmbattorneys.com, or via telephone at 602-230-0600. You may also contact Ms. Christina Lavelle with the City of Glendale via e-mail at clavelle@glendaleaz.com or by telephone at 623-930-2553.

For additional details about this project or to be added to the Interested Parties mailing list, scan the QR code:



Thank you for your courtesy and consideration.

Sincerely,

Cowley Companies

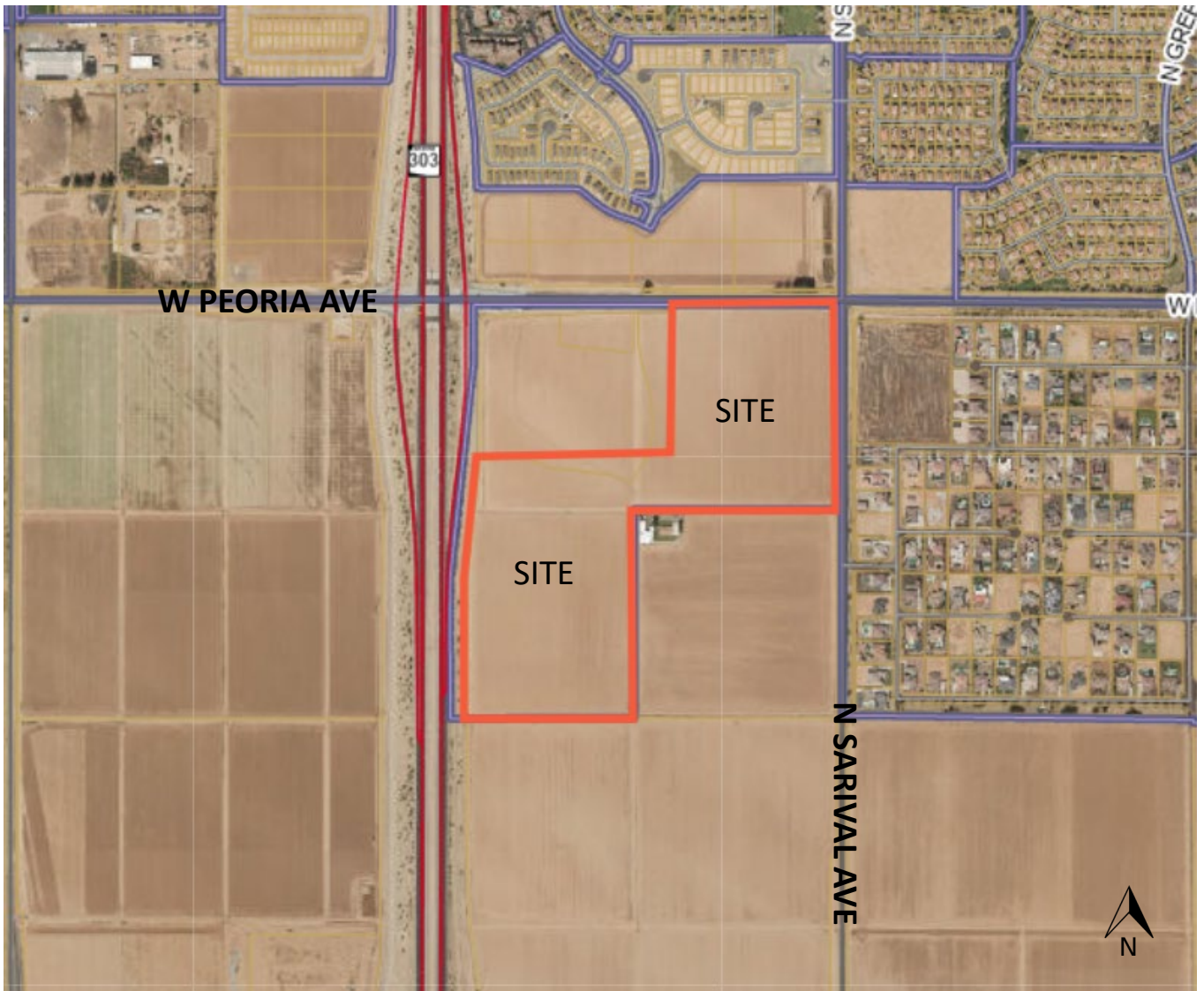
Encl:

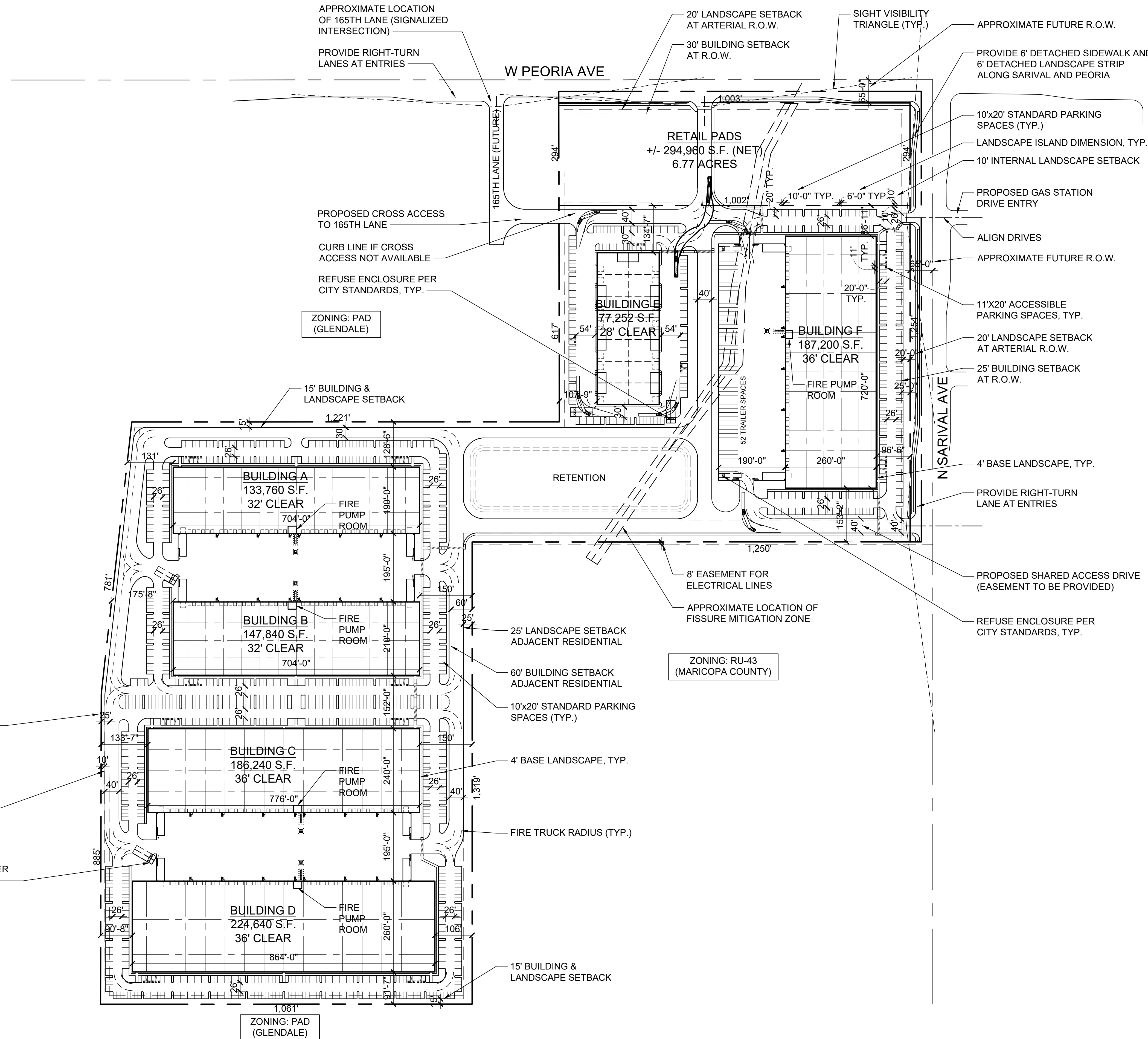
Site Aerial

Conceptual Site Plan

Conceptual Building Elevations

SITE AERIAL MAP





PROJECT DATA:

PROJECT NAME: PEORIA & 303
 PROJECT ADDRESS: SWC PEORIA AND SARIVAL AVE GLENDALE, AZ
 ARCHITECT: LGE DESIGN GROUP
 1200 NORTH 52ND STREET PHOENIX, AZ 85008
 CONTACT: CARLOS ELIAS, DESIGN MANAGER
 PHONE: 480.966.4001
 E-MAIL: CARLOSE@LGEDESIGNBUILD.COM

PROJECT SCOPE: SIX NEW INDUSTRIAL (OFFICE/WAREHOUSE) BUILDINGS
 ASSESSOR PARCEL NO: 501-06-011D 501-06-012B

CURRENT ZONING: PAD
 PROPOSED ZONING: PAD
 SITE AREA: +/- 3,143,494 S.F. GROSS (72.16 ACRES) (INCLUDES FUTURE R.O.W.)
 STORIES: 1
 BUILDING S.F.: BUILDING A: 133,760 S.F.
 BUILDING B: 147,840 S.F.
 BUILDING C: 186,240 S.F.
 BUILDING D: 224,640 S.F.
 BUILDING E: 77,252 S.F.
 BUILDING F: 187,200 S.F.
 TOTAL: 956,932 S.F.

LOT AREA: +/- 2,775,255 S.F. (63.71 ACRES)
 LOT COVERAGE: 34.5%

BUILDING HEIGHTS: BUILDING A: TOP OF PARAPET = 42'-0"
 BUILDING B: TOP OF PARAPET = 42'-0"
 BUILDING C: TOP OF PARAPET = 46'-0"
 BUILDING D: TOP OF PARAPET = 46'-0"
 BUILDING E: TOP OF PARAPET = 38'-0"
 BUILDING F: TOP OF PARAPET = 46'-0"

BUILDING SETBACK REQUIRED: 25'-0" AT R.O.W.
 15'-0" REAR/SIDE

BUILDING SETBACK PROVIDED: BUILDING A: 128'-6"(SIDE), 131'(SIDE)
 BUILDING B: 150'(SIDE), 175'-8"(SIDE)
 BUILDING C: 150'(SIDE), 133'-7"(SIDE)
 BUILDING D: 106'(SIDE), 90'-8"(SIDE), 91'-7"(REAR)
 BUILDING E: 134'-7"(SIDE), 107'-9"(SIDE)
 BUILDING F: 86'-11"(SIDE), 96'-6"(FRONT), 153'-2"(SIDE)

LANDSCAPE SETBACK: 20'-0" AT R.O.W.
 15'-0" REAR/SIDE
 10'-0" INTERNAL

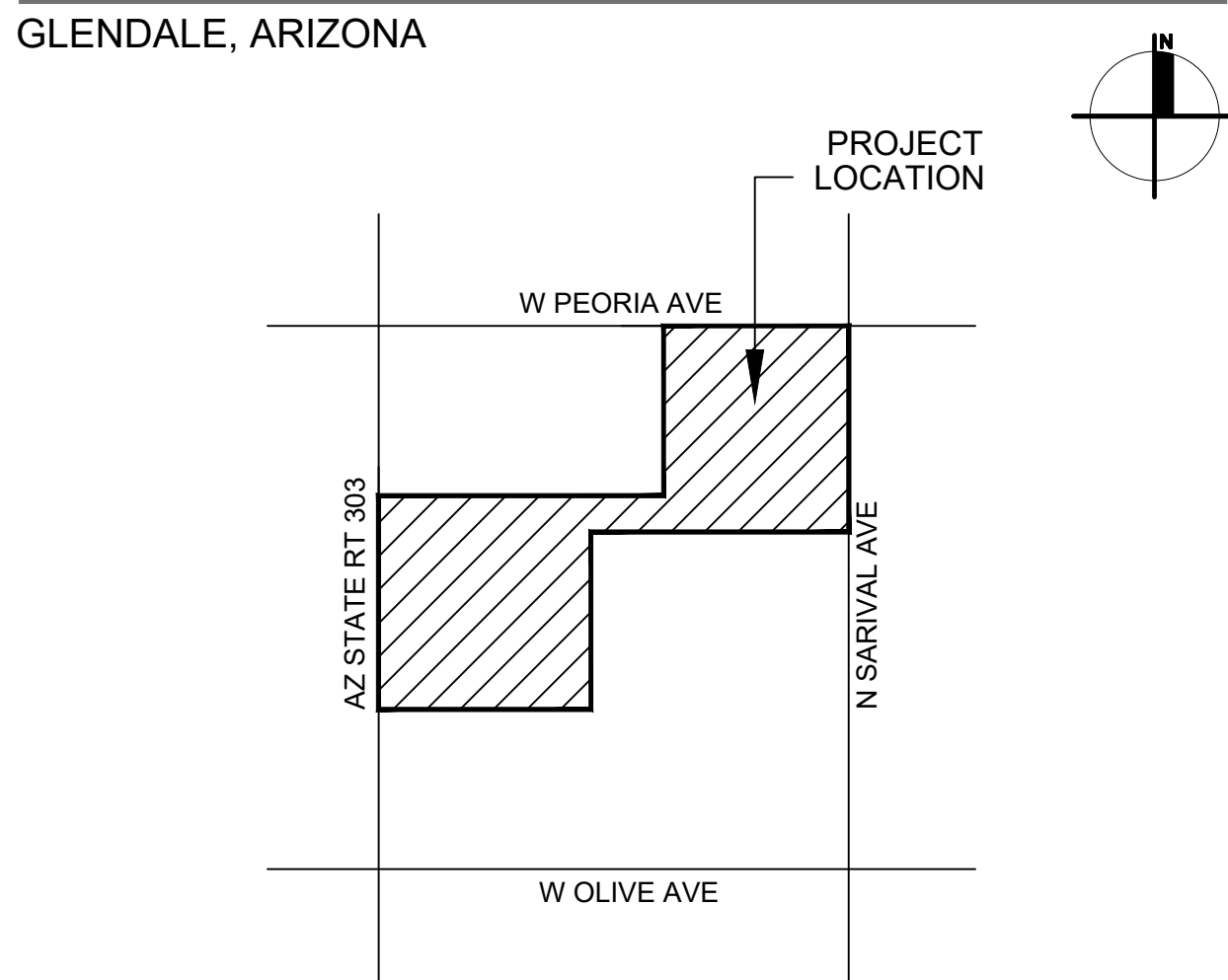
OPEN SPACE REQUIRED: 10%
 OPEN SPACE PROVIDED: 366,897 (11%)

OCCUPANCY: B/ S-1
 CONSTRUCTION TYPE: V-B W/ E.S.F.R.
 SPRINKLERS: YES/ FULLY SPRINKLED

REQUIRED PARKING CALCULATIONS:

USE	SQUARE F.T.	FACTOR	TOTAL
OFFICE	+/- 72,000 S.F.	1/350 S.F.	206 SPACES
WAREHOUSE	+/- 884,932 S.F.	1/2000 S.F.	443 SPACES
TOTAL PARKING REQUIRED			649 SPACES
ACCESSIBLE PARKING REQUIRED (2% OF TOTAL):			13 SPACES
ACCESSIBLE PARKING PROVIDED:			44 SPACES
REGULAR PARKING SPACE DIMENSION:	10'x20'		
ACCESSIBLE PARKING SPACE DIMENSION:	11'x20'		
TOTAL CAR PARKING PROVIDED:		1,339 SPACES	
TOTAL TRAILER SPACES PROVIDED:		52 SPACES	

VICINITY MAP

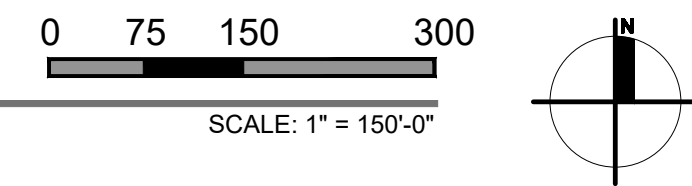


CITY APPROVALS

NUMBER	REVISION	DATE

SHEET TITLE: OVERALL SITE PLAN
 ISSUE DATE: 05/07/2024
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT No.: _____
 SHEET: _____

OVERALL SITE PLAN

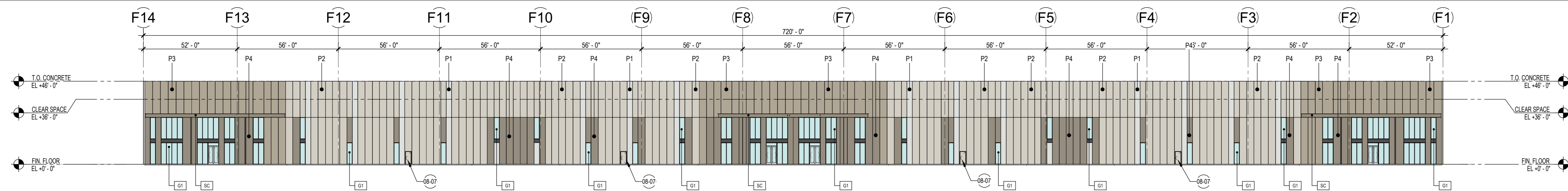


PRELIMINARY NOT FOR CONSTRUCTION

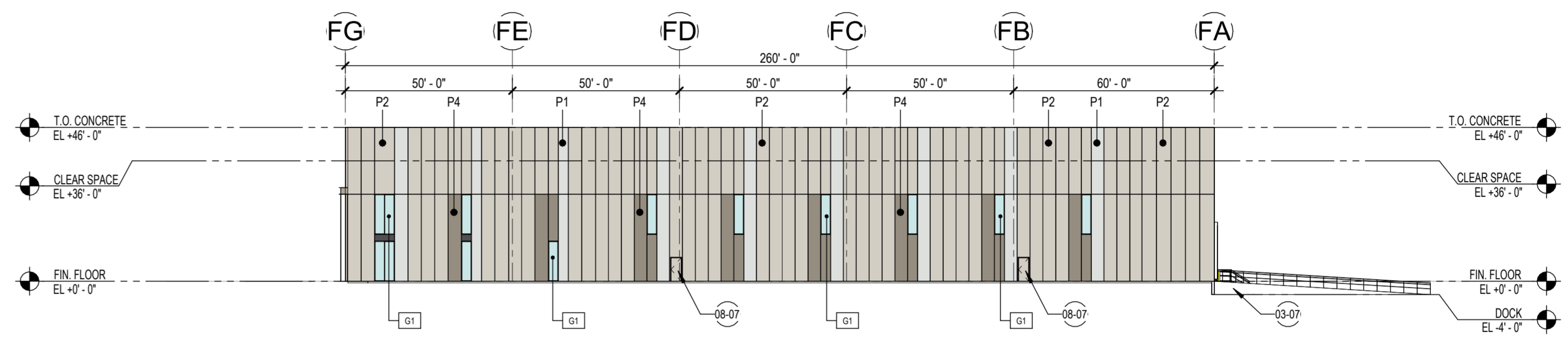
#	REVISION	DATE

NOT FOR CONSTRUCTION

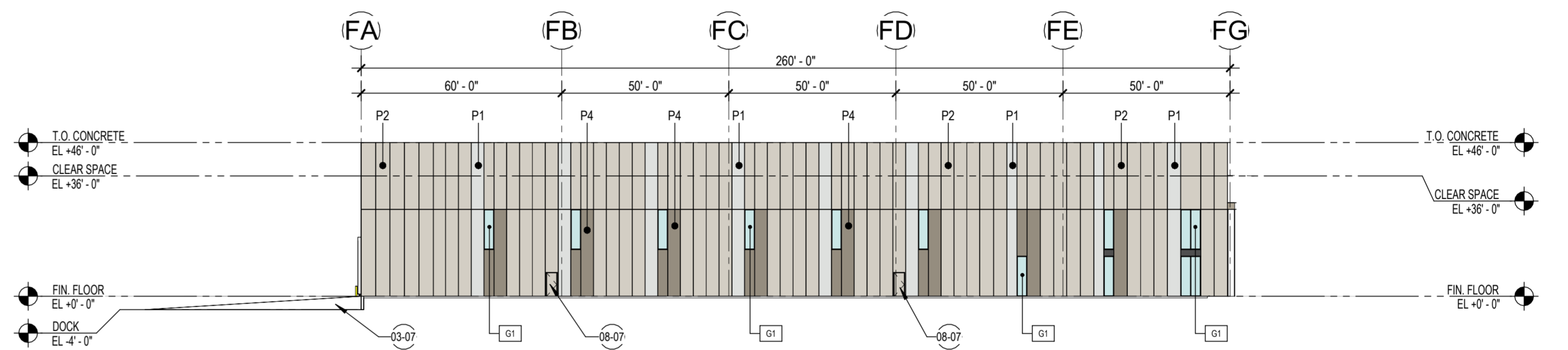
SHEET TITLE:
 EXTERIOR BUILDING ELEVATIONS - BUILDING F
 ISSUE DATE: 04/18/24
 DRAWN BY: LGE DESIGN GROUP
 CHECKED BY: --
 PROJECT No: --



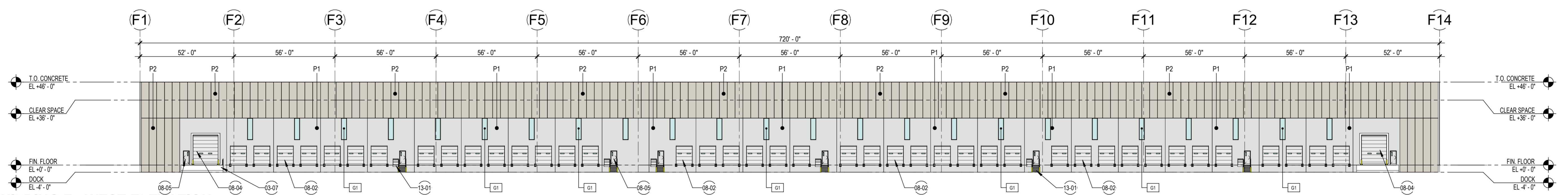
1 BUILDING F - EAST ELEVATION
 1" = 30'-0"



2 BUILDING F - NORTH ELEVATION
 1" = 30'-0"



3 BUILDING F - SOUTH ELEVATION
 1" = 30'-0"



4 BUILDING F - WEST ELEVATION
 1" = 30'-0"

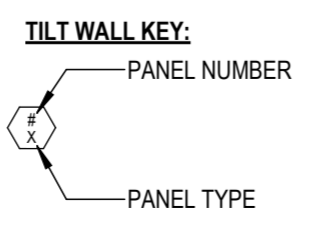
MATERIALS

MISC. ARCHITECTURAL ELEMENTS

SC STEEL CANOPY - STL FRAMING W/ STL FASCIA BEAMS & OPEN TRELIS TO MATCH ARCHITECTURAL BATTENS -CANOPY STEEL FRAMING TO BE PAINTED [P3]

EXTERIOR WALLS

EXTERIOR WALL KEY:
CT CONCRETE TILT PANEL W/ VERTICAL REVEALS - PAINTED. REFER TO TILT WALL COORDINATION PLAN AND A5.3.1 FOR TYPICAL DETAILS
FL FORMLINER (WHERE OCCURS) - REFERENCE FORMLINER & REVEAL KEY
 FORMLINER PATTERN TBD



GLAZING / LOUVERS

GLAZING KEY:
 MATERIAL: DESCRIPTION:
 FRAMES 2"x8", 2"x4-1/2" BLACK ANODIZED (A8-B) ALUMINUM STOREFRONT
 GLAZING
G1 SOLARBAN 60, 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARGRAY (OR SOLARBROWNZE TBD)
 NOTE: ALL GLAZING TO COMPLY WITH IBC 2406. **GLAZING ELEVATION KEY:**
WB WINDOW
LV LOUVER KEY:

PAINING NOTES:

- PAINTER TO PROVIDE FOUR COLOR SCHEME WITH ALL DECORATIVE BANKS MASKED AND PAINTED IN COLORS TO BE SELECTED
- SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLOR - NO WHITE OR OFF WHITE COLORS.
- PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
- PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.
- COORDINATE PAINT WITH ALL SIDES AND TURN-BACKS OF TILT WALL PANELS

PAINT

PAINT KEY:
 KEY: DESCRIPTION:
P1 SHERWIN WILLIAMS (LIGHT TAN) 'DIRT OF MIST' #SWDC800
P2 SHERWIN WILLIAMS (MED. TAN) 'GOSSAMER VEIL' #SW9165
P3 SHERWIN WILLIAMS (TAN) 'GRAY AREA' #SW7052
P4 SHERWIN WILLIAMS (DARK TAN) 'STUDIO CLAY' #SW9172

REFERENCE KEYNOTES

- 03-07 CONCRETE DOCK RAMP. REFER TO SITE DETAILS, AND COORDINATE WITH STRUCTURE & CIVIL DRAWINGS. ALL LOCATIONS TO RECEIVE (2) BOLLARDS ALIGNED WITH CENTERLINE OF HANDRAIL AT BASE OF RAMP FOR PROTECTION
- 08-02 9'-0"x10'-0" HIGH LIFT OVERHEAD DOOR. REFER TO DOOR SCHEDULE FOR MORE INFO.
- 08-04 14'-0"x16'-0" HIGH LIFT OVERHEAD DOOR. REFER TO DOOR SCHEDULE FOR MORE INFO. OVERHEAD DOORS TO RECEIVE (2) BOLLARDS ON INTERIOR SIDE, AND (2) BOLLARDS ON EXTERIOR SIDE OF DOOR, ALIGNED WITH DOOR OPENING FOR PROTECTION.
- 08-05 EXTERIOR 2' X 4 1/2" STOREFRONT WINDOW SYSTEM. REFER TO WINDOW SCHEDULE FOR MORE INFO.
- 08-07 EXTERIOR DOOR & FRAME. REFER TO DOOR SCHEDULE FOR MORE INFO.
- 13-01 EXTERIOR STAIRS W/ LANDING, 42" HIGH GUARDRAIL, & 36" HIGH HANDRAILS. ALL STAIRS IN TRUCK COURT LOCATIONS TO RECEIVE (2) BOLLARDS ALIGNED WITH CENTERLINE OF HANDRAIL FOR PROTECTION.

GENERAL DRAWING NOTES

- A. REFER TO THE A0.X SERIES DRAWINGS FOR ARCHITECTURAL GENERAL NOTES, MATERIAL SYMBOLS, ABBREVIATIONS, AND DIMENSIONING CONVENTIONS USED ON THIS DRAWING.
- B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS DRAWING.
- C. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.
- D. REFER TO A4.X.X SERIES DRAWINGS FOR ENLARGED EXTERIOR ELEVATIONS, BUILDING SECTIONS, TILT WALL ELEVATIONS, & WALL SECTIONS
- E. REFER TO A9.2.X SERIES DRAWINGS FOR DOOR, GLAZING & LOUVER SCHEDULES, ELEVATIONS & DETAILS

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Tab 3



PLANNING DIVISION

AFFIDAVIT OF POSTING

Case No. ZON24-05 / Peoria & 303 PAD

Project Name: _____

X Neighborhood Meeting

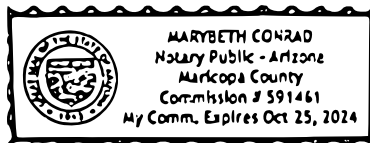
___ Planning Commission

___ Glendale City Council

I, Meghan Liggett, being first duly sworn upon oath, state that on 07/02/24 I posted 2 hearing notice(s) for hearing date July 17, 2024.

Applicant/Representative Signature: Meghan Liggett

STATE OF ARIZONA
SS.
COUNTY OF MARICOPA



Subscribed and sworn to before me 07/02/24

Mary Beth Conrad
Notary Public

My Commission Expires:
10-25-24

**PUBLIC NOTICE
NEIGHBORHOOD MEETING**

PROJECT # / PROJECT NAME: ZON24-05 / Peoria & 303 PAD

PROJECT REQUEST: Rezone of the property from PAD to PAD to expand uses to included light industrial and commercial uses.

NEIGHBORHOOD MEETING DATE/TIME: July 17, 2024 at 6:00 PM

MEETING DETAILS: Marley Park Elementary School Cafeteria
15042 W Sweetwater Ave, Surprise, AZ 85379

APPLICANT CONTACT: Stephanie Watney, AICP, Withey Morris
Baugh PLC (602) 230- 0600 stephanie@wmbattorneys.com

CITY CONTACT: Christina Lavelle (623) 930-2553
clavelle@GLENDALEAZ.COM

COMMENT PERIOD CUTOFF: JULY 31, 2024



July 2, 2024 at 7:30 AM
+33.580646 -112.411512
16413-16699 W Peoria Ave
Glendale AZ 85388
United States



**PUBLIC NOTICE
NEIGHBORHOOD MEETING**

PROJECT # / PROJECT NAME: ZON24-05 / Peoria & 303 PAD

PROJECT REQUEST: Rezone of the property from PAD to PAD to expand uses to included light industrial and commercial uses.

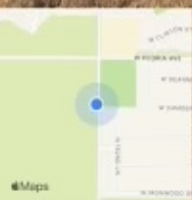
NEIGHBORHOOD MEETING DATE/TIME: July 17, 2024 at 6:00 PM

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15042 W Sweetwater Ave, Surprise, AZ 85379

APPLICANT CONTACT: Stephanie Watney, AICP, Withey Morris
Baugh PLC (602) 230-0600 stephanie@wmbattomeys.com

CITY CONTACT: Christina Lavelle (623) 930-2553
clavelle@GLENDALEAZ.COM

COMMENT PERIOD CUTOFF: JULY 31, 2024

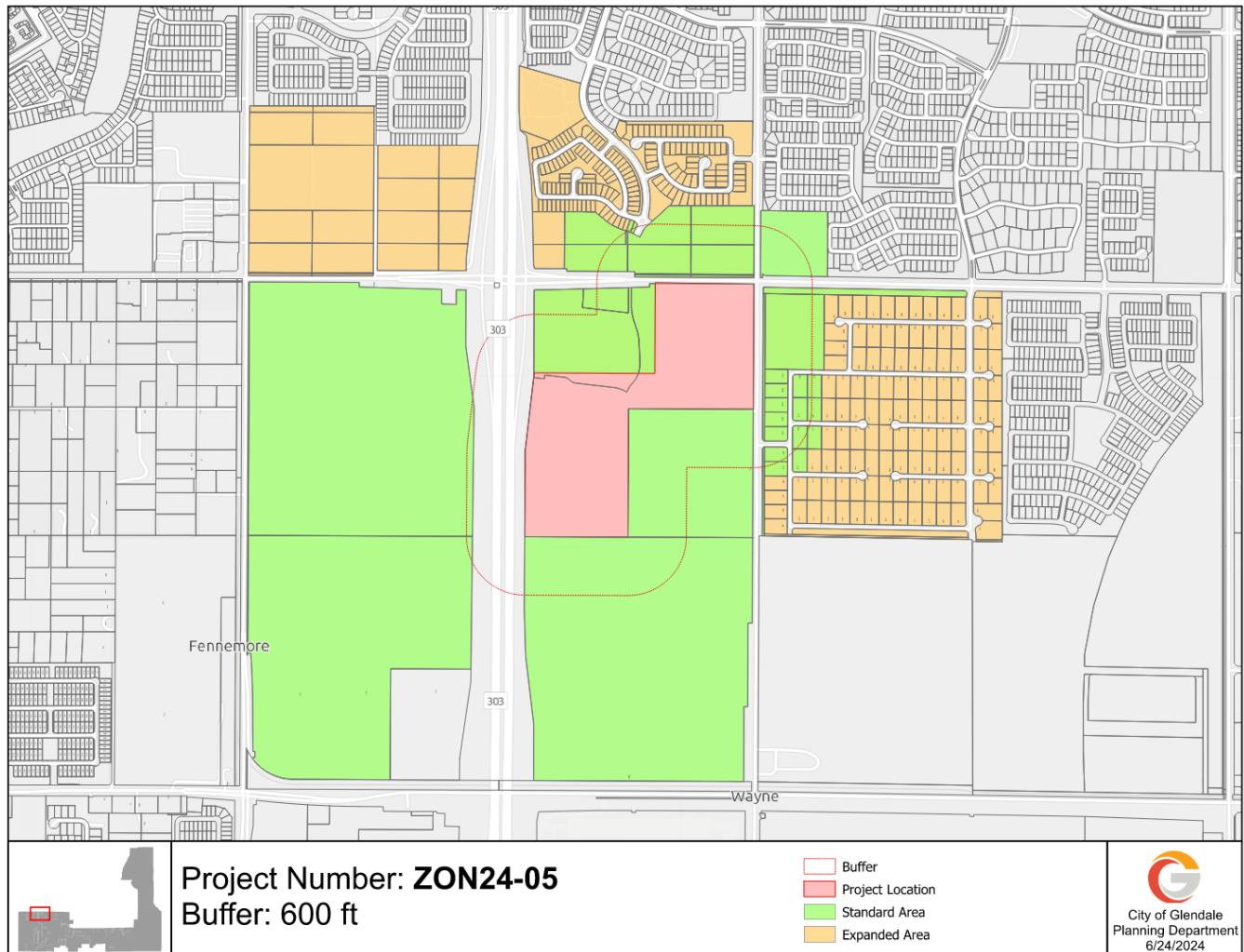


July 2, 2024 at 7:47 AM
+33.578347,-112.409725
10214-10452 N Sarival Ave
Glendale AZ 85355
United States

Tab 4

NEIGHBORHOOD NOTIFICATION AREA

NAME / TYPE OF REQUEST:	Peoria and 303 Planned Area Development (PAD)	
LOCATION:	Southwest corner of Peoria Avenue and Sarival Avenue	
REQUEST:	Rezone of the property from PAD to PAD to expand uses to included light industrial and commercial uses.	
ZONING DISTRICT: PAD		COUNCIL DISTRICT: Yucca
FORMAL APPLICATION SUBMITTED: 6/14/2024		



Tab 5

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Tab 6

SIGN-IN

COWLEY COMPANIES

SOUTHWEST CORNER OF SARIVAL AVENUE AND PEORIA AVENUE, GLENDALE, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

JULY 17TH 2024 – MARLEY PARK ELEMENTARY SCHOOL, CAFETERIA – 15042 W. SWEETWATER AVE, SURPRISE, AZ 85379

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
David Haase	[REDACTED]	[REDACTED]	[REDACTED]
Kevin Jarrell	[REDACTED]	[REDACTED]	[REDACTED]

Tab 7

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