

# ENVISION ENCORE

This PAD Narrative is for an approximately 39-gross acre site located south of the southwest corner of Ballpark Boulevard and 99<sup>th</sup> Avenue, outlines a mixed-use development with residential, commercial, retail, and hotel land uses. It includes standards to create a vibrant, pedestrian-friendly environment that complements the nearby sports and entertainment area and surrounding developments.

PLANNED AREA  
DEVELOPMENT  
(PAD)

**GPA24-02 and  
ZON24-02**

Submittal: February 3,  
2025

PLANNING DIVISION  
**RECEIVED**  
[14 MARCH 2025]

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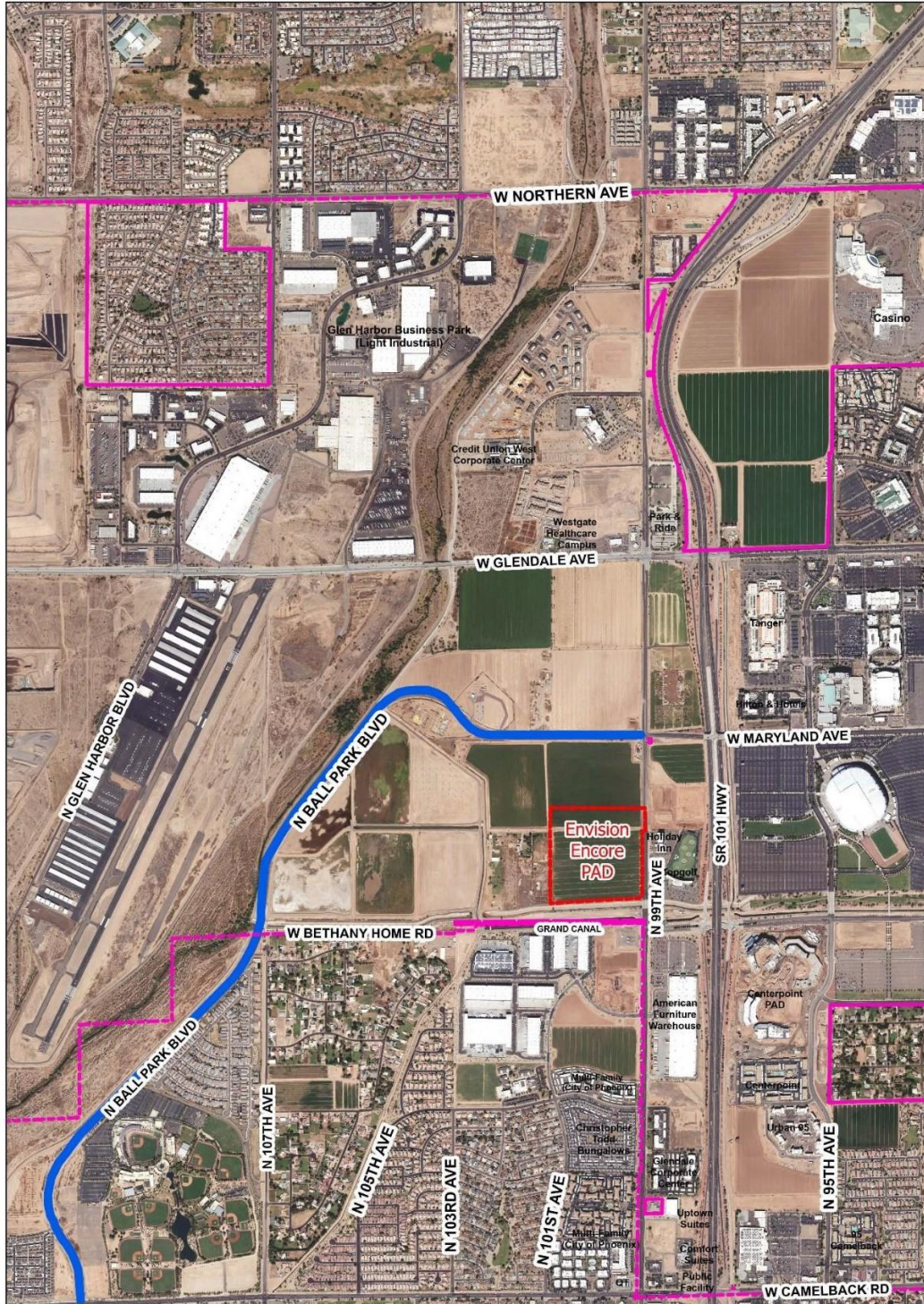
## INTRODUCTION, REQUEST & PURPOSE

These applications request a minor General Plan Amendment from BP (Business Park) to EMU (Entertainment Mixed Use) and a concurrent rezone from A-1 (Agricultural) to PAD (Planned Area Development) for a master development plan titled Envision Encore.

The zoning narrative includes regulations for development of an approximately 39-gross acre property in Glendale, Arizona, designated for future urban mixed-use development. The project envisions a high density multi-functional development opportunity consisting of residential multifamily housing and diverse commercial employment opportunities. This Plan incorporates retail and hospitality services, such as hotels, and other permitted land uses that complement and enhance the sports and entertainment designated area. The proposal includes the establishment of development standards and design guidelines to ensure the project achieves a cohesive and high-quality character. These standards emphasize a pedestrian-friendly environment, aesthetic architectural design guidelines, and integrated uses to create a vibrant sustainable development. The future development will support the economic growth of Glendale by fostering connectivity and synergy with surrounding development, contributing to a dynamic destination for residents, visitors, and businesses. The PAD seeks to align with the city's long-term vision for growth, offering flexibility while ensuring a structured framework for harmonious integration with existing and future developments in the area.

While there is no associated development plan or end users to accompany these applications, these requests will aid in locating prospective end users for economic growth and development.

# Aerial Map



## Relationship to Surrounding Properties

To the North: Mainstreet Mixed Use PAD, Vacant

To the West: Mainstreet Mixed Use PAD, Single Family Residence

To the East: Celebration Commerce Mixed Use PAD, Top Golf and Hotel

To the South: City of Phoenix



**Parcel Map**

## General Plan Amendment Request

In keeping with the goals and policies of the Envision Glendale 2040 General Plan, future developments will be encouraged to maintain this intent as specifically crafted in the proposed PAD zoning application. The request is to amend the land use designation from Business Park to Entertainment Mixed-Use to accommodate the highest density for the development of 30 dwelling units on the acre.

The land use designation is consistent with other land use designations in the area and offer flexibility to develop and design the site to accommodate necessary transitions between existing developments and vision within the area.



## General Plan

### General Plan Goals and Policies

#### Growth and Development (Land Use Element):

**Goal LU-1 Development is guided by sound growth management. Policy LU-1.4 The city shall actively monitor land absorption by land use type.**

The requested general plan amendment allows for the appropriate land use designation to support the existing and future desirable land use types in the specific area. EMU is an appropriate land use designation based on the surrounding existing entertainment, retail, and services uses in the area and will continue to accommodate existing and future desirable uses.

#### Growth and Development (Land Use Element):

***Goal LU-4 Mixed-use projects provide urban clusters with housing, retail, restaurants, and integrated transit facilities in Glendale. Policy LU-4.3 The city shall prepare criteria to address compatibly needs and establish incentives to promote mixed-use development.***

The request allows for the opportunity of an entertainment mixed-use development that is supportive of an urban cluster of land uses. The proposed land uses, such as commercial, hotel, retail, and residential, are compatible with the intent of the city's marketed Sports and Entertainment District.

**Economic Vitality (Economic Development Element):**

***Goal ED-5 Glendale has events and attractions throughout the city that expand and promote economic growth. Policy ED 5.2 The city should facilitate opportunities for downtown promotion or attraction during national events and other significant activities taking place in the Sports and Entertainment Districts. The city should support and foster new tourist-based attraction developments.***

The requested land use designation is intended to support and foster additional development that will be supportive of the State Farm Stadium and Desert Diamond Arena. The EMU Land Use Designation will allow for a variety of developments that will further the positive economic growth for the city.

**Economic Vitality (Economic Development Element):**

***Goal ED-1 Glendale has a diversified economy. Policy ED-2.1 The city shall examine zoning and develop a strategy to encourage appropriate zoning for areas that would be well-suited for future development.***

The city has the opportunity to ensure the owners of this property develop the property with both a land use designation and zoning district strategically comprised of regulations that will significantly reduce barriers to attract and retain business, and to co-locate and develop on the property.

[Rezoning Application Request](#)

This request seeks to rezone the property from A-1 (Agriculture) to PAD (Planned Area Development). The PAD zoning district will allow for flexible regulations to meet market demands and complement existing zonings and developments in the immediate area, which is unique to the City of Glendale.

In accordance with the intent of a PAD request, the Envision Encore PAD complies with the district as follows:

**Encourage creative and effective use of land and circulation systems to accommodate changes in land development technologies.**

This area is unique to Glendale as it is driven by a pedestrian-centered framework to attract pedestrian activity by providing sports and entertainment, restaurant and retail opportunities.

**Encourage residential development to provide a mixture of housing types and designs.**

The PAD allows for high density residential to support development(s) that provide a unique urban dense residential development. The immediate area does not support low to medium residential, which aligns with single-family residential housing, nor the single-level multifamily. The PAD provides provisions to support various design mixtures comprised of different materials, heights, and color palettes to encourage a variety of designs to be reviewed and approved by the city.

**Encourage innovative development or redevelopment concepts for all land use types to provide a greater variety and intensity of uses.**

The overall vision of Envision Encore is to encourage a dynamic, unique development opportunity that furthers employment, services, and pedestrian activities. The ability to combine residential and non-residential land use types with greater intensity in development standards provides flexibility for creative development and future redevelopment ideas that are uniquely specific to the city's sports and entertainment area.

**Provide a process which relates the urban design and scale of the project to the unique characteristics of the site.**

All developments will require complying with the governing bodies' design review process for approval. The PAD proposal provides guidance to encourage human-centric designs with a scaled urban density, that facilitates an urban development design that reflects and complements the elevated live, work, and play experience that surrounds the site.

**Require the nature and intensity of development to be supported by adequate utilities, transportation, drainage, and common open spaces to serve the development and to minimize impact on existing or future adjacent development.**

The PAD proposal provides regulations to develop the site without negatively impacting existing or future adjacent development. There is an agreement in place for a lift station to assist with providing adequate services to the site.

**Encourage development that is consistent with the policies and the guidelines established in any specific plan and the General Plan.**

The regulated standards that are specific to this site are consistent with the Minor General Plan Amendment of Entertainment Mixed Use that supports the vision in

the immediate area and the goals and policies of the Envision Glendale 2040 General Plan.

## RESIDENTIAL

Residential land use is designed to provide modern to unique high-density development. The intent of this type of development is to capture a vibrant non-traditional multifamily residential living through listed design elements that provide guidance to compact building arrangements and architectural features such as lighting and architectural expression.

### **Residential Permitted Uses:**

Multifamily to include condominium and skyrisers.

## COMMERCIAL

The commercial land use designation seeks to provide traditional and modern commercial development which may include retail, office, and service activities to satisfy the needs of the community. The intent of this designation is to create a development environment by assembling community-serving businesses and services in commerce centers. The PAD provides for commercial uses to be strategically located at primary roadway intersections within the development for ease of access and visibility to residents within and surrounding the property.

### **Commercial Permitted Uses:**

- Restaurants which may include outdoor dining
- Retail stores
- General merchandising including variety and specialty stores
- Grocery store, maximum of 35,000 square feet
- Apparel and accessories
- Home and office furnishings
- Professional services
- Barber shops and beauty salons
- Laundry, cleaning, and dry-cleaning establishments
- Indoor and outdoor recreation facilities
- Music or dance schools and studios
- Childcare center
- Medical or dental offices, clinics, and laboratories
- Commercial, trade, business schools, colleges, and universities

- Business support services
- Financial institutions without drive-through facilities
  - Financial institutions with a drive-through facility will require a Conditional Use Permit Approval
- Professional, administrative, or business offices
- Laboratories for research and product development
- Hotels, and residential time-share units
- Health club
- Fast food restaurants
  - Restaurants with a drive-thru will require a Conditional Use Permit Approval
- Entertainment facilities, including uses such as e-sports, live music, arcades, restaurants, and bars
- Indoor and outdoor live entertainment establishments
- Indoor shooting range, subject to Conditional Use Permit approval to include the following regulation:
  - The use shall be located more than 300 feet from any residential development
- Indoor and outdoor recreational facilities
- Car rental facility with the following regulation:
  - No vehicles to be located along arterial streets
- Multipurpose mixed-use development consisting of:
  - Horizontal - this type of development (any combination of permitted land uses) may occur within a single building where uses are separated by walls or within multiple buildings.
  - Vertical - This type of development (any combination of permitted land uses) may occur within a single building or multiple buildings on the same site where uses are separated by floors.

## PROHIBITED LAND USES

The following land uses with general description are prohibited within the development of Envision Encore.

- Tattoo Parlors
- Adult Businesses and Sexually Oriented Businesses
- Marijuana Facilities
- Thrift Stores and Donation Centers
- Pawn Shops
- Recreational Vehicle Storage Facilities
- Self-Storages
- Automotive and Recreational Vehicle Rentals and Sales

- Warehousing and Distribution-Logistics and distribution facilities for bulk shipping of goods; facilities that use special machinery, chemicals, or material such as food producers and machinery manufacturers.
- Automobile, Boat, Motorcycle, and Recreational Vehicle Dealerships
- Vehicle Repair, Minor and Major
- Assisted, Memory, & Congregate Care Facilities; to include Nursing Home

*Excluding - Active Adult Retirement Community - A housing development that is designed for and restricted to occupancy by households having at least one member who is 55 years of age or older. Active adult retirement housing includes at least 5 of the following related facilities or services for residents: security entrance, clubhouse with wellness and/or fitness facility, computer resources, and central meeting areas within a multifamily development.*

- Deferred Presentation Company (Payday Loan)-Business that makes transactions pursuant to a written agreement
- Plant Nursery (Wholesale) - Facility where live plants are grown or propagated for sale to retail operations
- Recycling Centers and Land Fills
- Homeless Shelter Care Facility - A facility that provides free lodging and one or more of the following supportive services for indigent individuals and/or families with no regular home or residential address, on a non-profit basis. Supportive services include but are not limited to provision of meals; assistance in obtaining permanent housing; medical counseling, treatment, and/or supervision; psychological counseling, treatment, and/or supervision; assistance in recuperating from the effects of, or refraining from, the use of drugs and/or alcohol; nutritional counseling; employment counseling; job training and placement; and childcare.
- Children's Residential Care Facility-Short and long-term care including lodging, meals, and counseling to children.
- Data Centers- Facilities that typically house rows and rows of computer servers, massive amounts of cabling, and telecommunications equipment and have very few employees.
- Correctional Jail or Prison Facilities - A publicly or privately owned building(s), and all accessory uses and structures, used to confine, house, and supervise persons held in lawful custody including those who are serving terms of imprisonment for violations of criminal laws or who are awaiting trial for alleged violations of criminal laws.
- Funeral Homes/Cremation Facilities
- Gas Stations
- Dwelling-Single-Family Detached or attached, Single or Duplex for Rent Community

- All land uses permitted in the city’s M-1 (Light Industrial) and M-2 (Heavy Industrial) zoning districts.

## REGULATORY DEVELOPMENT STANDARDS AND DESIGN REVIEW

This section is intended to provide the regulatory zoning provisions designated to guide the implementation of the Envision Encore PAD vision through the plan review and development permit process under provisions of the PAD (Planned Area Development) District. The development regulations below will govern the land use densities, intensities, and location criteria within the Envision Encore PAD. This section includes development standards related to land use, lot sizes, building and landscape setbacks, building heights, and commercial and residential design guidelines. The intent of these standards is to establish clear minimum standards, allow for the orderly progression of development, and provide flexibility over time without compromising the goals and overall vision for the Envision Encore PAD.

### Special Regulatory Compliance

Mixed-use development is defined as consisting of one or more mixed-use buildings or a combination of single and mixed-use buildings in a pedestrian-oriented environment. The Envision Encore PAD will not be developed in part or entirely as a single land use. This special regulation will ensure an overall dense urban development that provides pedestrian activities to the site and surrounding area.

- High-Density Residential Development will be developed with a minimum of one commercial, retail, or service land use component such as a mini market, childcare, dry cleaners, café, etc.
- A single building will be developed to allow for a mixture of tenants.

## HDR DEVELOPMENT STANDARDS

The HDR Development Standards Table is provided to address various product types to provide innovation and development flexibility while ensuring a high quality of design. In addition to the development standards, all HDR development parcels will be designed in accordance with the city’s approved Residential Design and Development Manual.

### HDR – Development Standards Table:

High-Density Residential Development Standards*	
Perimeter Setback	Minimum 20 ft

Distance Between Buildings	Building Separation will be per the International Building Codes or other applicable city regulations
Minimum Building Height	55 ft (4 and 5 Stories)**
Maximum Lot Coverage	70 % overall or 80% per parcel
Minimum Private Open Space	60 sq ft
Minimum Common Open Space	20%
Minimum Density/Gross Acre	Minimum 30 du/ac with a minimum of a combination of 4 and 5 stories**

**The Commercial Development Standards Table:**

<b>Commercial Development Standards*</b>	
Minimum Area	N/A
Minimum Width	N/A
Minimum Depth	N/A
Minimum height	35 ft
Perimeter Setback	Minimum 20 ft
Distance Between Buildings	Building Separation will be per the International Building Codes or other applicable city regulations

*\*For building heights that exceed 65 ft height, prior to the city’s issuance of permit(s) for vertical construction of building(s), Developer will submit FAA form 7460-1 to the FAA Regional Office for the FAA’s determination of whether such building(s) would be a hazard to aviation and what additional conditions (if any) are recommended by the FAA.*

*\*\*A multifamily development project may include a mix of four-story and five-story buildings. However, a development consisting entirely of four-story buildings is not permitted, while a development consisting entirely of five-story buildings is allowed.*

**Transportation:**

Traffic will access the project site from 99<sup>th</sup> Avenue, which is located along the east side of the property. Regional Traffic will access the site via Loop 101 at the Cardinals Way and Maryland Avenue traffic interchanges. 99<sup>th</sup> Avenue is a north-south arterial street running adjacent to the site.

Primary access points from the immediate arterial street network (99<sup>th</sup> Avenue and Glendale Avenue) are ideally located to provide the most flexibility and cross connectivity in and between development parcels. Below are access points envisioned at the following locations, and are existing or most likely locations for traffic signals, if needed, to support development for the subject property and surrounding developments.

Final determination of access points, to include along Rose Lane and half street improvements requirements, will be determined by a Traffic Impact Study and other city regulations, at the time of development proposal to the city.

- Glendale Avenue at 101<sup>st</sup> Avenue (existing traffic signal)
- 99<sup>th</sup> Avenue at Ocotillo Road
- 99<sup>th</sup> Avenue at Maryland Avenue (existing traffic signal)
- 99<sup>th</sup> Avenue and Rose Lane



**Conceptual Main Access Points**

## LANDSCAPING REQUIREMENTS

Development within the Envision Encore PAD will adhere to the regulations of Section 35.4.100 Landscaping of the city's Unified Development Code, excluding as noted within this Section of the PAD.

### Landscape Plant Palette

The following plant palette outlines allowed tree types along arterial streets and a prohibited plant list throughout all areas of Envision Encore PAD.

Trees located along 99<sup>th</sup> Avenue or other arterial streets are restricted to appropriate pedestrian shade trees, to assure lush pedestrian shading and to provide similarity

between neighboring developments. Street trees should be no more than forty feet on center maximum. The street trees shall meet city standards for installation, species types and size with the following exception for trees along arterial streets in which the tree caliber will be 35% at 2 to 3 inches or larger and the remaining calibers will be 4 to 5 inches at 65%.

**Types of trees allowed along arterial streets include:**

<b>Botanical Name</b>	<b>Common Name</b>
Cercidium (see Parkinsonia)	Palo Verde
Dalbergia sissoo	Indian Rosewood
Fraxinus velutina 'Fan-tex'	Fan-tex Ash
Olneya tesota	Desert Ironwood
Parkinsonia floridum	Blue Palo Verde
Parkinsonia hybrid 'Desert Museum'	Desert Museum Palo Verde
	Red Push Pistache
Prosopis hybrid 'Glendale'	Glendale Mesquite, Argentine Mesquite, Thornless
	South American Mesquite, Chilean Mesquite
Quercus virginiana	Live Oak
Ulmus parvifolia	Chinese Elm
Ulmus parvifolia Allee	Chinese Elm Allee, Chinese Elm Bosque
<i>The city may consider other trees that are consistent with existing tree types along 99<sup>th</sup> Avenue</i>	

**Prohibited Plant List to include:**

<b>Botanical Name</b>	<b>Common Name</b>
Baccharis sarathroides	Desert Broom
Brassica tournefortii	Saharan Mustard
Bromus rubens	Red Bromegrass
Red Bromegrass	Beefwood
Centaurea melitensis	Malta Starthistle
Camacari's species	False Cypress
Cynodon dactylon	Common Bermuda Grass
Grevillea robusta	Silk Oak
Pennisetum ciliare	Buffel Grass
Tamarix aphylla	Tamarisk or Salt Cedar
Olea Europea	Swan Hill Olive
Morus Alba	White Mulberry

Landscape Maintenance shall be the responsibility of the property owner(s) of each parcel or the Property Owners Association for common open spaces and landscaping in the right-of-way.

## PARKING

### **Parking Strategies:**

- Discourage street frontage parking
- Provide flexible spaces for compact cars
- Encourage shared parking and access between adjacent properties in residential and mixed-use areas
- Provide special parking provisions for electric vehicles, Zipcar (rental on demand)
- Encourage destination drop off and pick up zones for ride share

### **Parking Standards:**

- Surface parking spaces are prohibited in the primary frontage area of the site.
- Parking space dimensions are a minimum of 9 X 18 feet; an exception to this minimum requirement is for specific parking dimensions to accommodate compact cars.
- Residential - Parking requirement is a minimum of 1.5 parking spaces per unit. Development can deviate from minimum parking space requirement by providing a parking justification study in compliance with the city of Glendale's Unified Development Code.
- Non-residential or Mixed-Use Development-Parking requirements will be determined a submitted parking justification study provided by the applicant at the time of Design Review. If the parking study is not provided, parking requirements will default to the city of Glendale's Unified Development Code.
- Electric Vehicle Charging Parking Provision - For every electric charging station provided, the required number of parking spaces may be reduced by the equivalent number of standard parking spaces.

## DESIGN ELEMENTS/CONCEPTS:

Sense of Place - Combining a “lush” oasis appearance with focal points of open space and artwork.

Interior/Exterior Connectivity: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

### Open Space Uses:

- Meeting User Needs - Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.
- Connections to Other Open Space - Site and design project-related open spaces should connect with, or enhance, the uses and activities of other nearby public open spaces where appropriate. Look for opportunities to support uses and activities on adjacent properties development.

Compact Building Arrangement - Taller buildings should cluster together with a centered focus that contributes natural shading for pedestrian foot traffic and roofline variation.

### Massing:

- Site Characteristics and Uses - Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.
- Reducing Perceived Mass - Use secondary architectural elements to reduce the perceived mass of larger projects. Creating recesses or indentations in the building envelope; adding balconies, bay windows, canopies, or other architectural elements; and/or highlighting building entries will aid in the reduction of perceived mass.

Focal Points - Create thematic features that convey the identity of development(s). Focal points should mark a gateway feeling to entrances and create subtle experiences for pedestrians as they pass from one area to another. Examples of such transitions may include towers, fountains, or public art displays that provide desired visual effects.

Architectural Features - Throughout the development, buildings, pathways, and landscaping should be accommodated with architectural pieces such as light fixtures, and decorative material.

### Architectural and Facade:

- Façade Composition - Design all building facades considering the composition and architectural expression of the building as a whole. Ensure all facades are attractive and well-proportioned through the placement and detailing of all elements, including materials, and any patterns created by their arrangement. Consider wrapping the treatment of the street-facing façade around the corner of the building. Buildings will include articulated wall planes, projection, and recesses to provide

shadow and depth, and will combine multi-story forms with stepped-stacked, or sloped facades.

- Blank Building Walls - Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

#### Building Materials:

- Exterior Finish Materials - Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are expected. Consider the following materials: common clay brick, architectural metal panels, or EIFS (exterior insulated finish system), natural stone, ceramic tile, or other material approved by the city. Smooth or sand finish stucco will only be allowed on the first two floors of a building(s).
- Climate Appropriateness - Select durable and attractive materials that will age well in Arizona's climate, taking special care to detail corners, edges, and transitions. Highly visible features, such as balconies, trellises, and railings should be especially attractive, well-crafted, and easy to maintain.

#### Lighting:

- Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.
- Architectural and Landscaping: Architectural lighting should be used to highlight special features only. Landscape features and lighting at the pedestrian level is encouraged.
- Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.
- Outdoor lighting fixtures will be located and shielded to prevent light from shining or reflecting onto adjacent properties.

Parking - Covered and uncovered surface parking and parking structures should be integrated into the overall site layout and building design. Parking areas will be located behind and/or between buildings, thus allowing the streetscape to be dominated by buildings along the perimeter.

Environmental Sensitivity-Landscape - Landscape design will create a woven fabric within the overall development by creating continuity in design throughout the subject area. The landscaping will give a sense of direction and orientation. Landscaping has the ability to soften the hard edges and tie together architectural elements within the

development. Landscaping should be integral to the overall design concept and should be carefully planned to serve more than one purpose (appearance and function of the site, as well as the streetscape).

- Choice of Plant Materials - Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Choose plants that will emphasize or accent the design, create enduring open spaces, and be appropriate to particular locations taking into account adjacent patterns. Select landscaping that will thrive under desert conditions.
- Hardscape Materials - Use exterior courtyards, plazas, and other hard-surfaced areas as an opportunity to add color, texture, and/or pattern and inviting public areas using distinctive and durable paving materials. Use permeable materials wherever possible.
- Sensitivity - Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended. It may be necessary to create a landscaping plan for various stages of plant maturity in order to ensure the landscaping will perform and function as needed over the life of the project.
- Place Making - Create a landscape design that helps define spaces with significant elements such as trees.

Signage - Signs should be considered an essential part of the architectural schematics. Signage types, sign area, and locations should be creative, and flexible to meet reasonable visibility needs that are complementary to the immediate area.

- Scale and Character - Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its surroundings. Signage should be compatible in character, scale, and location while still allowing businesses to present a unique identity.
- Coordination with Project Design - Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project in addition to the surrounding context.

### Sign Regulations

All signage will comply with the regulations of the city of Glendale's Unified Development Code.

### General Guidelines for the Entire Development

1. Adjust planting locations to maintain a planting distance of 15 feet from all underground utilities.

2. No material planted within 6 feet of the end of street median islands.
3. Focal points near node's circumference will not block traffic view triangles.
4. No multi-trunk or low-breaking trunk trees to be planted in areas less than 10 feet in width and/or at the end of the street median island.
5. No vines or spreading ground cover plant material within 5 feet of curb or sidewalk.
6. No shrubs with a mature height of 3 feet or greater to be installed on street median islands or within 10 feet of curb on right-of-way.
7. Plant material to be placed in groupings with adequate open space for service vehicle parking.

## Public Art

At a minimum, main entrance points will provide visual public art. Developments adjacent to arterial streets require artwork, sculpture, or other types of architectural elements to complement main entrance features.

The general design principles for public art installations should emphasize inclusivity, creativity, and site-specific relevance.

### General Design Principles for Public Art at Envision Encore

Inclusivity and Accessibility - All public art should be displayed in spaces that are accessible to the public, ensuring that everyone can engage with and appreciate the artwork.

Variety of Artistic Expression - The art can encompass various forms including, but not limited to:

- **Sculpture:** Three-dimensional works that can be freestanding or integrated into existing structures.
- **Murals and Paintings:** Large-scale works that enhance walls or public surfaces.
- **Hybrid Forms:** Combinations of different mediums and styles to create unique installations.
- **Lighting:** Artistic lighting installations that enhance visibility and aesthetic appeal, especially during nighttime.
- **Earthworks:** Art that incorporates natural materials or interacts with the landscape.

- Installations: Artworks that are designed to be ephemeral, fostering a dynamic interaction with the community.

Site-Specific Relevance - Art must be appropriate for its specific location, considering the surrounding environment, cultural context, and community identity. Permanent installations should reflect the thematic elements of the desert style and resonate with the uses and activities taking place onsite.

Professional Artists - All artworks should be created by professional artists, ensuring a level of quality and intentionality in the works presented.

Cultural Reflection - Public art should aim to capture and reflect the heritage and narratives of the community, fostering a sense of belonging and shared identity.

Flexibility in Form - While the provided types of public art offer a guide, the principles encourage innovation and flexibility in the creative expressions of artists.

Interaction and Engagement - Artworks should invite interaction and foster engagement among the viewers, encouraging them to reflect, connect, and participate in the artistic experience.

In summary, the public art installations at Envision Encore are envisioned as dynamic expressions that celebrate creativity, community, and the unique characteristics of the environment, enhancing the overall experience for all who engage within the area.

## ENGINEERING/DRAINAGE AND UTILITIES

### Topography and Drainage:

The site currently consists of agricultural fields and associated irrigation ditches. The land generally slopes to the southwest at an average slope of 0.30%. According to the Flood Insurance Rate Map (FIRM) for this area, the site is not within a Special Flood Hazard Area (SFHA) and is located in an area designated as Zone X.

Development of this site will require onsite retention for the 100-year, 2-hour storm event for the gross site area of development (including adjacent half-streets). Runoff generated in excess of the 100-year, 2-hour event will be designed to exit each developed site at the historical discharge location.

### Water:

City of Glendale will be the water service provider for the site. Existing water infrastructure consists of an 8-inch waterline in the Rose Lane alignment and a 12-inch waterline in 99th Avenue. Development for parcel(s) will be required to connect to the public system, completing waterline loops where necessary in

order to provide sufficient domestic, fire and landscape service to the development.

Wastewater:

City of Glendale will be the wastewater service provider for the site. Existing wastewater infrastructure consists of a 42-inch sewer in 99th Avenue and an 8-inch sewer stubbed to the northwest corner of the site at the Rose Lane alignment. This 8-inch sewer drains to a private lift station located south of Ballpark Boulevard and west of the subject site. Due to the topography in the area and the fact that the city does not have a sewer outfall along the New River, a lift station is required to pump wastewater generated by developments west of 99th Avenue to the 42-inch sewer in 99th Avenue. It is understood that lift stations are site specific and are not included in the development impact fee schedule for water and sewer. Accordingly, this development will be required to buy into lift station improvements that are being constructed by the adjacent developer. The fee will be in accordance with the agreement on file with the City of Glendale.

## PAD ADMINISTRATIVE PROCESSES

The following provisions are intended to provide criteria for the determination of alternative equivalent compliance, major and minor amendments to the Envision Encore PAD. Also, the following is intended to define the amendment procedures applicable to the procedures:

Minor Amendments Criteria - If the proposed amendment does not meet the requirements outlined below for a major amendment, then it will be considered a minor amendment and will be acted upon administratively. Unless otherwise required by law, changes determined to be minor amendments will be managed administratively and not require public notice or public hearing(s).

Major Amendment Criteria - An amendment will be deemed to be Major if it involves any of the following:

- Any substantial alteration to the list of permitted land uses of the property set forth in the PAD, as deemed to be substantial.
- Any prohibited land uses set forth in the PAD, to be re-considered as a permitted land use.
- Any development standards change that are not within the authority of Administrative Relief as regulated by the city.

Administrative Relief - Development standards may be modified during the design review process by less than ten (10) percent of the required standards as outlined within the city's Unified Development Code.

Upon the approval of any proposed amendment to the PAD, the amendment will be attached to the PAD as an addendum and will become a part thereof.

Omission of Regulations – Unless otherwise outlined within this PAD, regulatory requirements will default to the city's most recent Zoning regulations.

# ENVISION ENCORE

PLANNED AREA  
DEVELOPMENT (PAD)

**GPA24-02 and  
ZON24-02**

Submittal: February 3, 2025