



PLANNING COMMISSION REPORT

CASE: ZON25-02 ADVANCE WEST PAD LOCATED AT 5150 WEST CAMELBACK ROAD
CASE #: ZON25-02
MEETING DATE: 05/22/2025
FROM: Phillip Martinez, Senior Planner, Planning, pmartinez@glendaleaz.com,

SUBJECT

ZON25-02, A request by Taylor C. Earl on behalf of Earl and Curley P.C., representing Advance-West LTD, to rezone approximately 3 acres from M-2 (Heavy Industrial District) to PAD (Planned Area Development). The site is located north of West Camelback Road and west of North 51st Avenue and is in the Cactus Council District.

Presented by: Phil Martinez, Senior Planner

REQUEST

Planning Commission to recommend amending the zoning classification for Advance-West (ZON25-02) from M-2 (Heavy Industrial District) to PAD (Planned Area Development).

APPLICANT/OWNER

Taylor C. Earl on behalf of Earl and Curley P.C., representing Advance-West LTD.

REQUIRED ACTION

The Planning Commission must conduct a public hearing and determine if this request is in the best long-term interest of the neighborhood and consistent with the General Plan.

SUMMARY

The applicant is requesting a rezoning from M-2 (Heavy Industrial District) to PAD (Planned Area Development) for approximately 3 acres. The proposed PAD contains a variety of commercial and industrial uses, to include the existing use of self-storage.

BACKGROUND INFORMATION

General Plan Designation:

The property is designated as GC (General Commercial).

Zoning Classification:

M-2 (Heavy Industrial District).

Property Location and Size:

The subject site is approximately 2.61 acres in size and is located north of W. Camelback Road and west of North 51st Avenue and is in the Cactus Council District.

History:

The property contains a self-storage facility that was developed in 1976. With the adoption of the Unified Development Code in January 2024, the existing self-storage development became a legal, non-conforming use, as “Storage, Self-service” is not a permitted use in the M-2 zoning district.

The surrounding zoning districts, General Plan land use designations, and land uses include:

- North: M-2 (Heavy Industrial District), BP (Business Park), warehouses
- South: M-2 (Heavy Industrial District) and Phoenix R-5 (Multi-family Residence District – Restricted Commercial), GC (General Commercial), and Phoenix Residential 15+ dwelling units per acre, specialty retail, daycare, automotive repair, and the Longhaven Estates mobile home park
- East: C-3 (Heavy Commercial District) and M-2 (Heavy Industrial District), GC (General Commercial), automotive repair, commercial services, and restaurant
- West: M-2 (Heavy Industrial District), GC (General Commercial), specialty retail, medical offices

Project Details:

The existing General Plan designation, General Commercial, is compatible with the proposed PAD, which proposes a variety of commercial and industrial uses.

The subject property, which contains a 16-building self-storage facility, forms a unique “T” shape. The bottom portion of the “T” is the gated driveway that connects the existing development to West Camelback Road. As the property is uniquely shaped with a narrow entry, the PAD proposes appropriate development standards for the existing self-storage facility and for future developed self-storage facilities. If approved, the PAD would create legal, conforming characteristics for the existing self-storage facility. Legal, non-conforming characteristics that the PAD seeks to remedy are the setbacks, open space, and permitting “Storage, Self-service, with or without manager’s living quarters” use. In addition, the PAD proposes permitted and conditional uses, as well as development standards for uses (other than self-storage facilities), including use-specific standards. The PAD’s proposed standards are compatible with the subject property and the surrounding area. The applicant removed high-intensity uses from this proposed PAD, that would have otherwise been permitted or conditional in the existing M-2 zoning district. Such high-intensity uses include waste management and sexually-oriented businesses.

CITIZEN PARTICIPATION TO DATE:

Applicant’s Citizen Participation Process:

On March 31, 2025, the applicant mailed notification letters to property owners and interested parties in accordance with Unified Development Code Section 35.6.202 – Common Procedures.

C. Citizen Participation. At the time of this writing, May 6, 2025, city staff, as well as the applicant, have not received questions or comments pertaining to the proposed rezoning. The applicant's Citizen Participation Final Report is attached.

Planning Commission Public Hearing:

A Notice of Public Hearing was published in *The Arizona Republic* on April 30, 2025. Notification postcards of the public hearing were mailed to applicable property owners and interested parties on April 25, 2025. The property notice was posted on April 29, 2025.

STAFF FINDINGS AND ANALYSIS

PAD Purpose:

Per Section 35.2.901 - Planned Area Development, the purpose of Planned Area Development district is to encourage new and imaginative concepts in urban design and land development to promote and improve the health, safety, and general welfare of the residents of the city and to create distinct developments with unique urban design, single or mixed uses, and/or substantial additional benefit to the City that would not otherwise be required by this Code.

Section 35.2.901(A) of the Unified Development Code states that the intent of the PAD (Planned Area Development) district is to:

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

Staff Analysis:

The PAD proposes standards that are appropriate for the existing self-storage facility and for developments that may occur in the future. Such standards take into consideration the existing, narrow access point to West Camelback Road, as well as the subject property's unique "T" shape.

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

Staff Analysis:

The subject property is not an appropriate location for residential uses, as the corridor on the north-side of W. Camelback Road consists of industrial and commercial uses. The PAD's proposed uses and use-specific standards are designed to be compatible with the nearby commercial uses and with the residential uses across W. Camelback Road.

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

Staff Analysis:

The PAD proposes permitted and conditional uses for commercial and industrial development. The proposed mix of uses is appropriate for the subject property and for the surrounding area. In this area, the north side of W. Camelback Rd. contains a hybrid of commercial and industrial uses, while the south side of West

Camelback Road is predominately residential. As such, this PAD is designed to continue the appropriate mixture of non-residential uses on the north side of West Camelback Road, while proposing development standards that are compatible for the subject property and for the vicinity.

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

Staff Analysis:

As the property is uniquely shaped, containing a narrow entry, staff finds the proposed development standards, including the proposed setbacks and landscaping standards, to be appropriate for the subject property. Such standards are designed to bring the existing self-storage facility into a legal, conforming status, and propose reasonable, area-appropriate development standards for future developments.

5. 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.

Staff Analysis:

There is an existing self-storage facility on the subject property. Should the property be redeveloped at a future date, it will be subject to the City's Design Review process. In addition, the applicant has proposed development standards, uses, and use-specific standards to minimize impacts on properties within the surrounding area.

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

Staff Analysis:

The proposed PAD is consistent with the existing General Plan designation, General Commercial. The PAD proposes a mixture of non-residential uses in a corridor that is largely commercial and industrial in nature. Such PAD standards are compatible with adjacent uses and neighborhoods. The PAD furthers the General Plan Goal ED-2, "Promote locations that are appropriate for future commercial, office, and industrial development."- page 4-8

RECOMMENDATION

Should the Planning Commission recommend approval of ZON25-02, it should be subject to the stipulation in the staff report.

PROPOSED MOTION

Move to recommend approval of ZON25-02, subject to the following stipulation:

Development shall be in conformance with the Advance-West PAD Narrative, date-stamped by the Glendale Planning Division on April 16, 2025.

PAD Narrative
CP Final Report
Prop 207 Waiver
Zoning Map
Aerial Map
PowerPoint Presentation