



## PLANNING COMMISSION REPORT

CASE: ZON25-06 SARIVAL LOGISTICS - LOCATED SOUTH OF THE SOUTHWEST CORNER OF PEORIA & SERIVAL AVENUES.

CASE #: ZON25-06

MEETING DATE: 01/22/2026

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### **SUBJECT**

ZON25-06, a request by Jazzmine Clifton on behalf of Evergreen Devco, representing Daniel & Betty Jean Jarrell Trust, to rezone approximately 39 acres from Rural Residence (RR-45) to Planned Area Development (PAD) to allow for industrial development. The site is located south of the southwest corner of Peoria Avenue and Sarival Avenue and in the Yucca District.

Presented By: Alex Lerma, Senior Planner

### **REQUEST**

Planning Commission recommendation to amend the zone classification for Sarival Logistics (ZON25-06).

### **APPLICANT/OWNER**

Jazzmine Clifton, Evergreen Devco, Daniel & Betty Jean Jarrell Trust

### **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 to rezone approximately 39-acres to Planned Area Development (PAD). The proposed PAD will create the necessary regulatory framework for mixed-use development intended to attract a range of end users. The intent of the PAD is to develop the site for industrial development, consisting of three industrial buildings in anticipation of manufacturing and warehouse uses. Three full access points are proposed along Sarival Avenue.

### **BACKGROUND INFORMATION**

**General Plan Designation:**

The property is designated as Regional Mix Use (RMU).

**Property Location and Size:**

The 39-acre property is located south of the southwest corner of Peoria Avenue and Sarival Avenue and in the Yucca District.

**History:**

The property is currently in Maricopa County and is within the city's Municipal Planning Area. Historically, the site has been used for agricultural purposes, and a residential structure remains on the northwest corner of the parcel. The parcel is currently going through an annexation process to be incorporated into the city limits. Within Maricopa County jurisdiction, the property is currently zoned Rural Zoning District - One Acre Per Dwelling Unit (RU-43). Upon annexation, the property will receive the most like zoning of Rural Residence-45 (RR-45).

**Project Details:**

The applicant requests a zoning action to establish the necessary regulatory framework for on-site development. The intent of the PAD is to allow for mixed-use development consisting of both commercial and industrial uses. The project proposal will be consistent with other planned developments in the surrounding area.

The PAD Conceptual Development Plan depicts three industrial buildings totaling 675,500 square feet of building area for manufacturing and warehouse uses. The various building sizes are intended to accommodate a range of potential end users. Site design will be sensitive to the existing adjacent uses.

Three full access points are proposed along Sarival Avenue to serve as primary access to the site. Each access point is thoughtfully placed adjacent to each structure's truck court, ensuring a direct route of ingress and egress. To increase safety, right-in deceleration lanes will be provided for each access point.

**CITIZEN PARTICIPATION TO DATE:****Applicant's Citizen Participation Process:**

On September 16, 2025, the applicant mailed notification letters to adjacent property owners and interested parties. A virtual neighborhood meeting was held on September 29, 2025. There were four attendees that expressed general concerns regarding the existing road conditions on Sarival Avenue, noting that the current roadway conditions are inadequate to support additional development. 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 January 1, 2026. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on December 26, 2025. The property was posted on January 2, 2026.

**STAFF FINDINGS AND ANALYSIS**

## **Required PAD Purpose:**

The Unified Development Code requires the following the purpose of this 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 purpose 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 conceptual site plan demonstrates effective use of land, circulation, and site arrangement. The placement of the buildings is strategically arranged to avoid massing and to conceal loading areas and truck parking from public view. Screening walls and landscape buffers will serve to mitigate from adjacent incompatible land uses.

Ample landscape setbacks will be purposefully provided along Sarival Avenue, creating an attractive street presence, and serving as a buffering measure to the County neighborhood to the east, and creating open space and pedestrian connectivity. Retention will be provided through a combination of underground and above-ground systems as determined during the design development phase.

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

### **Staff Analysis:**

No residential uses are proposed for the site. The PAD's permitted uses will be exclusively related to commercial and industrial land uses.

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

### **Staff Analysis:**

The Sarival Logistics PAD's main objective is to provide a project that offers a mix of land uses focused on commercial and industrial development. The PAD will continue the land use trends in the area, with development primarily focused on warehousing and distribution. The proposed development standards will provide flexibility to allow building types of various heights and sizes to accommodate the variety of land uses allowed on the site.

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

**Staff Analysis:**

The PAD design standards will be the guiding tool to ensure that the building's architectural and overall site design are of high quality. The building design, colors, and materials will have a cohesive palette that maintains consistency throughout the project site. The finished paint patterns of the building design will assist in breaking down the overall massing of the buildings. The PAD narrative includes conceptual architectural renderings and elevations as a guide to establish building design.

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:**

Adequate utilities exist in the area. Water and wastewater services for the property will be provided by EPCOR. As part of the development approval, additional right-of-way will be dedicated along Sarival Avenue. The developer will be required to complete all required off-site improvements and provide connectivity to adjacent developments. The City of Glendale Transportation and Land Development Departments have reviewed the proposal and are in support of the application.

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

**Staff Analysis:**

The project is consistent with several of the goals and policies of the General Plan by encouraging economic diversity and concentrated growth in an established area with appropriate infrastructure (Growth Area Policy-2.1). The property is located near a major transportation corridor along the Loop 303, which is significant for the development in order to establish an employment site (Economic Development Element Policy 2.3). The PAD's architectural design and screening regulations will assure that adequate buffering is in place for those incompatible land uses (Land Use Policy 2.4).

**RECOMMENDATION**

Should the Planning Commission recommend approval of ZON25-06, it should be subject to the stipulations in the staff report.

**PROPOSED MOTION**

Move to recommend approval of ZON25-06, subject to the following stipulations:

1. Development shall be in substantial conformance with the Sarival Logistics PAD Narrative, final date stamped November 21, 2025.
  
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 where turn lanes are proposed.
  
3. All proposed driveways along Sarival Avenue will require 150 feet of storage and a 100-foot taper to meet City of Glendale guidelines.
  
4. The Developer will be required to complete all off-site improvements, which include the construction of the half street roadway, turn lanes, sidewalks, street lighting, and landscaping.

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### **Attachments**

PAD Narrative

CP Final Report\_without labels

Prop207 Waiver

TIA Executive Summary

ZON Map

Aerial Map

PowerPoint Presentation