



PLANNING COMMISSION REPORT

CASE: ZON25-14 LARKSPUR ENERGY STORAGE LOCATED
AT THE NORTHEAST CORNER OF COTTON LANE AND
OLIVE AVENUE

MEETING DATE: 08/27/2026

FROM: Sydney Tirella, Senior Planner, Planning,
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SUBJECT

ZON25-14, a request by Chris Webb on behalf of Rose Law Group, P.C., representing Suburban Land Reserve, Inc., for a Planned Area Development (PAD) amendment to the Parkway 303 West PAD for the development of a Battery Energy Storage System (BESS). The site is located at the northeast corner of Cotton Lane and Olive Avenue, in the Yucca District.

Presented By: Sydney Tirella, Senior Planner

REQUEST

Planning Commission recommendation to amend the Parkway 303 West PAD for Larkspur Energy Storage (ZON25-14).

APPLICANT/OWNER

Chris Webb, Rose Law Group P.C. / Suburban Land Reserve, Inc.

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 proposed PAD amendment includes adding an entitlement for a BESS facility with associated performance standards. The amendment is specific to a 37-acre portion of the overall PAD. Conceptual development plans include a BESS site with battery storage cabinets, maintenance yard, and substation.

BACKGROUND INFORMATION

General Plan Designation:

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

Property Location and Size:

The approximately 37-acre property is located at the northeast corner of Cotton Lane and Olive Avenue and is in the Yucca District.

History:

The Parkway West 303 PAD (ZON21-22) is largely undeveloped, with solely an APS substation developed in the southeastern corner of the PAD area. No formal development applications have been received for the remainder of the PAD area.

Project Details:

The applicant proposes to add a BESS as a permitted use with performance standards in a 37-acre portion of the PAD. Performance standards include elements such as screening, landscaping, lighting, and parking standards. There is one access point on Cotton Lane which leads to a private drive and gated site entrance. Battery units are housed within retrofit shipping containers in lieu of a traditional industrial building.

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

On April 3, 2026, the applicant mailed notification letters to adjacent property owners and interested parties. No responses were received regarding the request. A neighborhood meeting was held on April 15, 2026. There were no attendees. 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 August 5, 2026. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on July 31, 2026. The property was posted on August 7, 2026.

STAFF FINDINGS AND ANALYSIS**Required Rezoning Findings:**

Section 35.6.206(G) "Amendments to the General Plan" and Section 35.6.207(I) "Amendments to the Unified Development Code (Rezoning and Text Amendments)" of the Unified Development Code require the following findings to be met. Section 35.2.901(A)1-6 "Planned Area Development" of the Unified Development Code provides the intent of this zoning district.

The amendment is consistent with the policies and objectives of the rest of the General Plan; and

Staff Analysis:

Policy LU-1.5: The City shall tie development approvals to availability of infrastructure, both existing and proposed as part of a development.

Policy LU-2.3: The City should use spatial transitions, design buffers or similar techniques between incompatible land uses.

The additional entitlement was limited to the southwestern corner of the PAD to minimize the area this use may occupy and ensure the most appropriate location in respect to existing infrastructure. The BESS site is collocated with an APS substation; the proposed on-site substation will tie-into this existing substation. The development team reviewed the application to ensure all local fire codes and setbacks specific to BESS sites are maintained; these minimum requirements are included in the proposed development standards.

The proposed amendment furthers the public health, safety, and general welfare of the citizens of Glendale.

Staff Analysis:

As opposed to permitting the use throughout the PAD, the proposal includes a 37-acre portion of the approximately 265-acre PAD area. Staff and the applicant discussed the appropriateness of both scenarios: permitting the use throughout the PAD or permitting the use in a specified area. The proposed PAD amendment limits the permitted area while ensuring setbacks from property lines are required per fire code requirements; these setbacks require the development to be located interior to the site and bordering roadways.

If the amendment is to the Land Use Map, an additional finding must be made that the proposed change will be compatible with other land uses, existing or planned, in the vicinity.

Staff Analysis:

A General Plan Amendment is not included with this request; this finding is not applicable.

If the amendment is to the official Zoning Map, the proposed change will include any conditions necessary to mitigate any adverse impacts on businesses, persons, or properties adjacent to the requested amendment.

Staff Analysis:

Stipulations included in this application ensure adherence with the proposed narrative and the performance standards therein. These performance standards provide for safe future development of a BESS site that is considerate of the surrounding property owners and developments.

RECOMMENDATION

Should the Planning Commission recommend approval of ZON25-14, it should be subject to the stipulations in the staff report.

PROPOSED MOTION

Move to recommend approval of ZON25-14, subject to the following stipulations:

1. Development shall be in substantial conformance with the Larkspur Energy Storage narrative, date stamped received May 27, 2026.
2. A Minor Land Division for the amended area shall be approved prior to approval of the subsequent Design Review application.

Attachments

Narrative
Citizen Participation Final Report
Prop. 207 Waiver

Traffic Impact Statement Executive Summary

Zoning Map

Aerial Map

PowerPoint Presentation