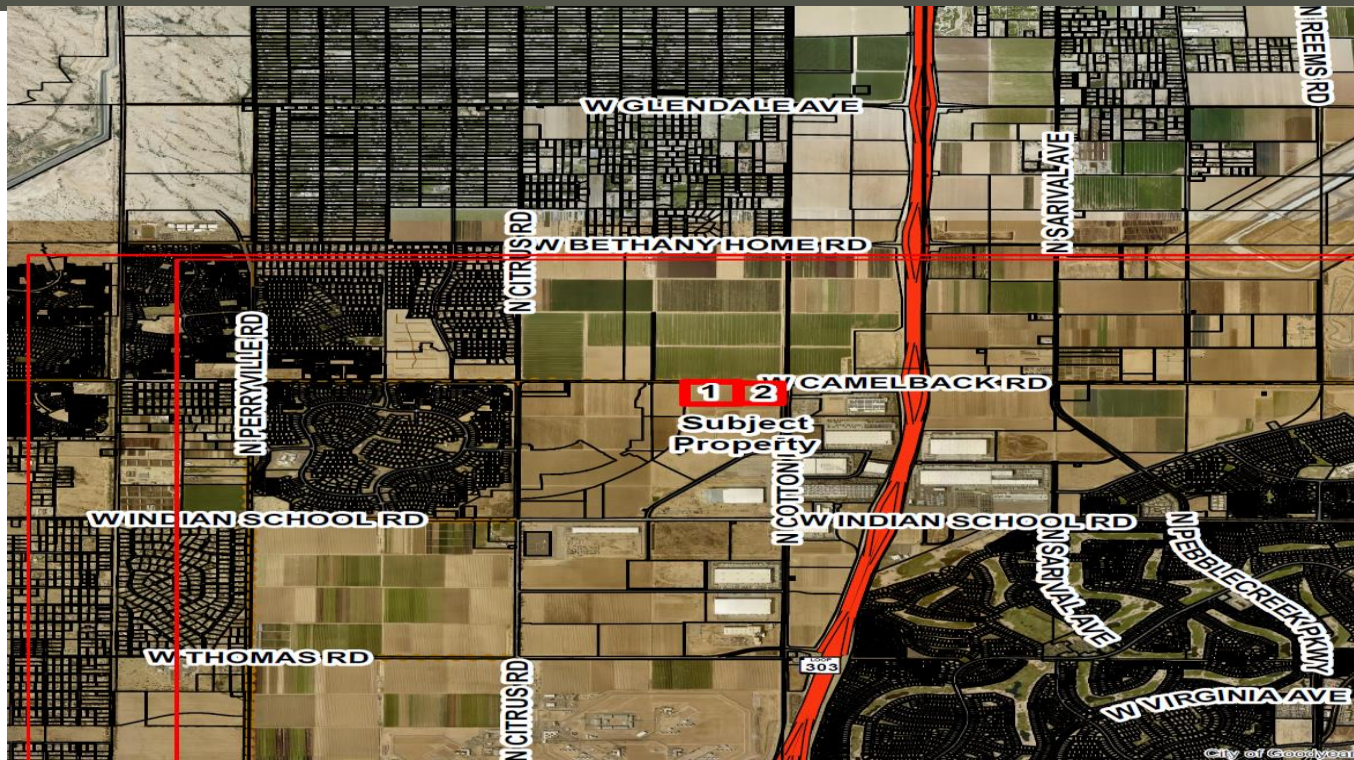


Camelback 303 Industrial and Camelback & Cotton Industrial

Rezoning



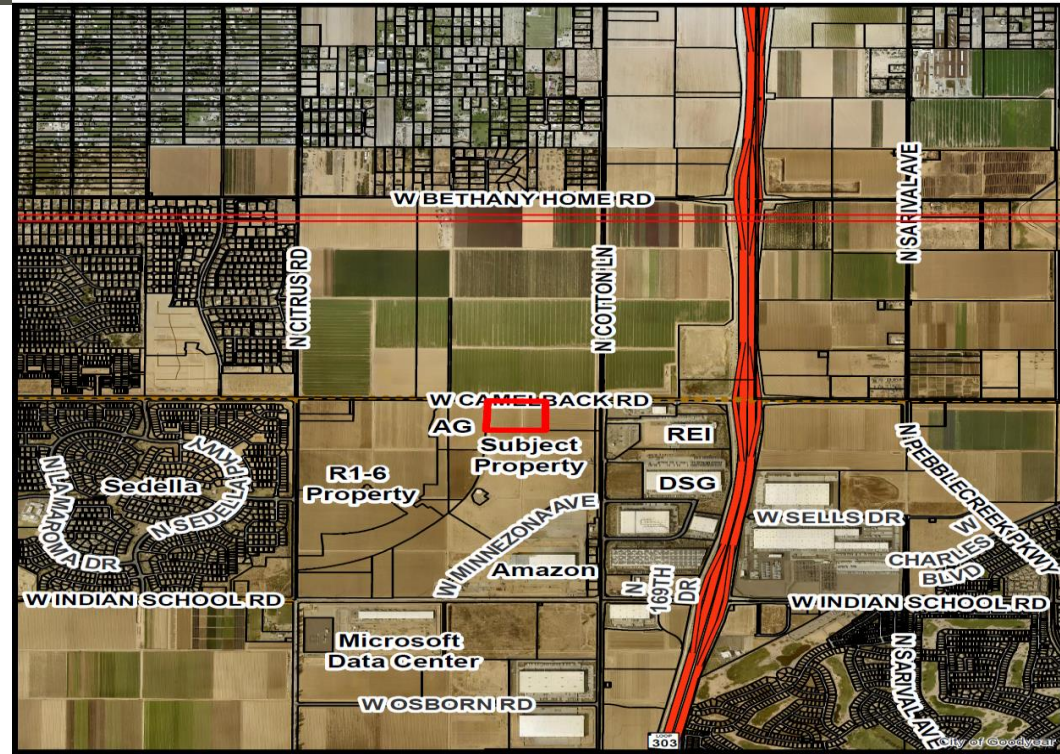
Sites 1 & 2



Site 1 Location & Current Zoning



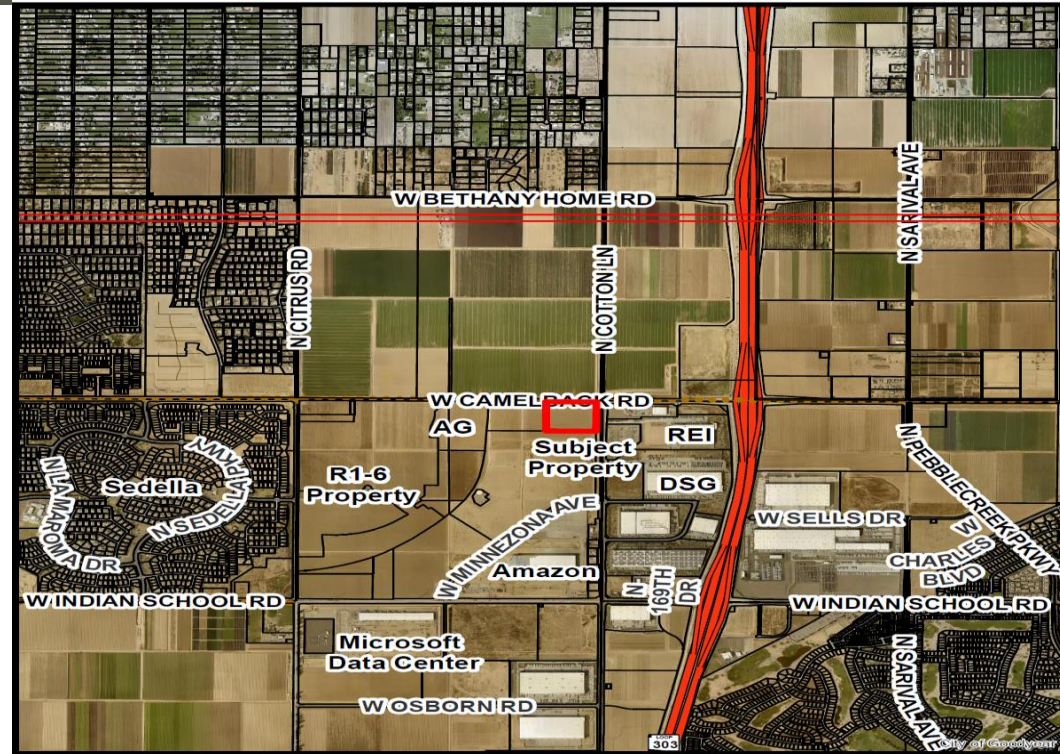
- West of the SR 303 Corridor
- 19 acres on the south side of Camelback Rd & west of Cotton Lane
- Was zoned C-2 General Commercial, with a PAD Overlay, in 2006
- Planned Camelback 303 Commerce Park did not develop



Site 2 Location & Current Zoning



- 18 acres at the Southwest corner of Camelback Rd & Cotton Lane
- Was zoned PAD for commercial & business park uses, in 2010
- Planned Cotton Camel Center did not develop

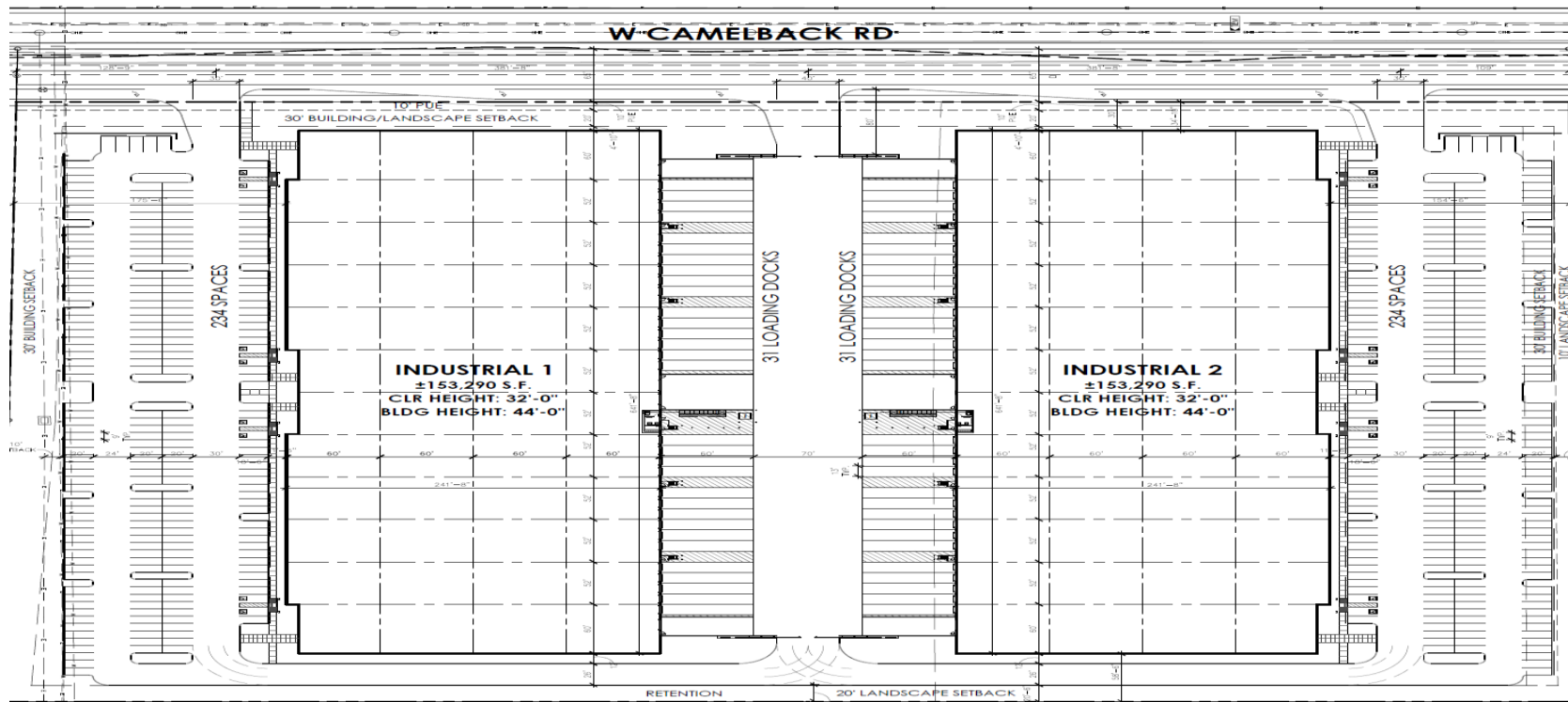


Two rezones – One staff report

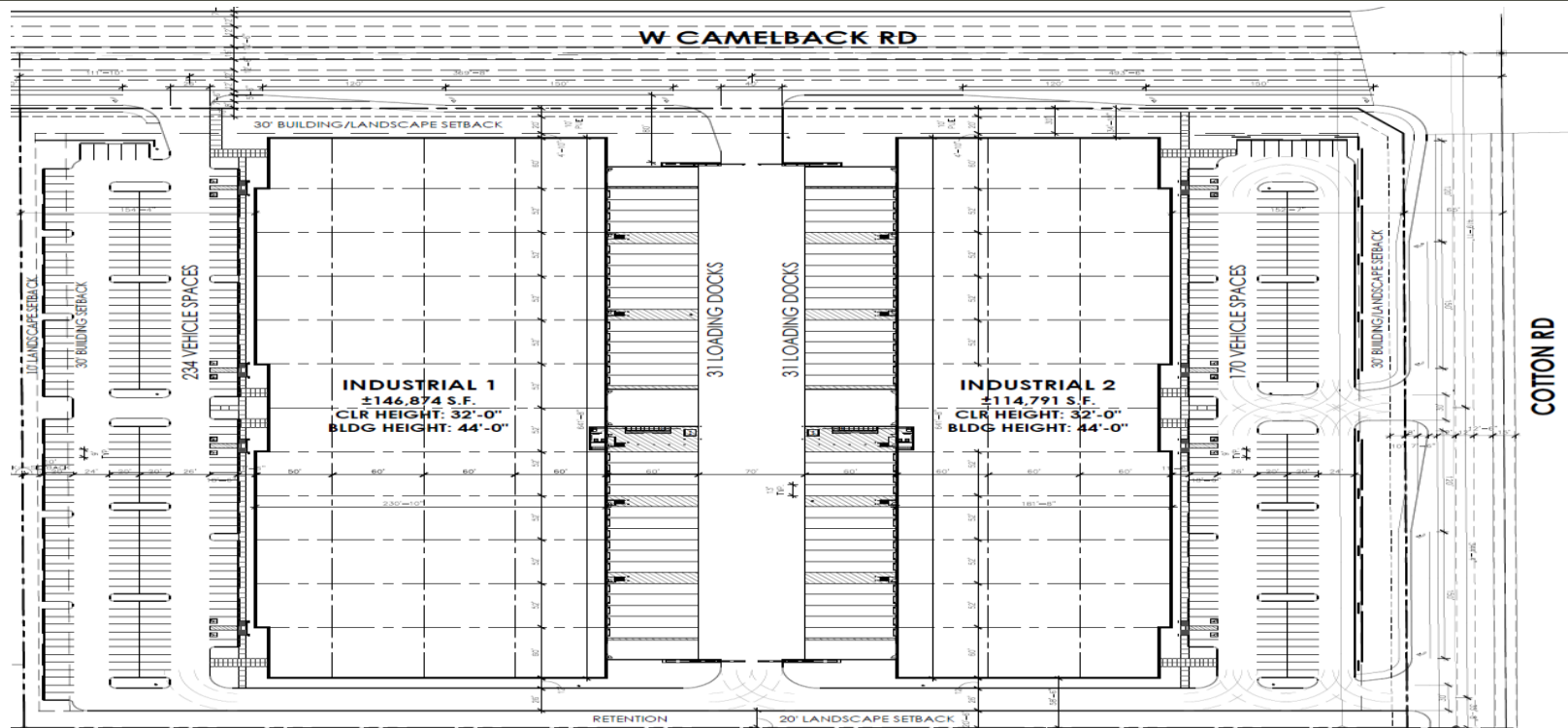


- The two rezones are presented & discussed in one staff report for the following reasons:
 - Contiguous and approximately the same size
 - Both requesting a rezone to I-1, Light Industrial Park
 - GP land use designations of Business & Commerce and Industrial both allow light industrial development
 - Both represented by Attorney Wendy Riddell
 - Both engaged architectural firm DLR Group to develop conceptual site plans

Site 1 Conceptual Site Plan



Site 2 Conceptual Site Plan



Architecture Examples



Architecture Examples



Architecture Examples





Light Industrial Park Zoning

DEVELOPMENT & SCREENING STANDARDS

- **Development Standards:**

- Max Building Coverage: 50% of site
- Max Building Height: 50 ft
- Min Front Setback: 30 ft entirely landscaped
- Min Side Setback: 30 ft w/10-ft landscape strip adjacent to property line
- Min Rear Setback: 20 ft
- Min Street Side Setback: 30 ft
- Min Landscaping: 10% of site

- **Screening Standards:**

- All buildings a minimum of 100 ft from residential
- 10-ft landscape strip along the side property line includes 1 tree every 20 linear feet
- An 8-ft wall will be required adjacent to existing or planned residential
- Loading, delivery & roll-up/dock doors shall be screened from public streets & residential



Public Participation

CITIZEN REVIEW PROCESS & PUBLIC HEARINGS SCHEDULE

- Notified owners of all property within 500 ft of subject properties
- No inquiries were received
- No property owners attended the 4.26.22 Citizen Review mtg
- Same owners notified of the 5.11.22 PZC & 5.23.22 CC mtgs
- Subject properties were posted
- Legal ad appeared in the paper
- Still no inquiries, and no one attended the 5.11.22 PZC mtg

Staff & PZC Recommendation



- Upon evaluating the requests based on the Zoning Ordinance criteria, Staff finds that the rezones promote continued orderly growth and development in conformance with the area, and with the:
 - City General Plan, Zoning Ordinance, Design Guidelines, and Engineering Standards.
- Staff, and the Planning & Zoning Commission by a vote of 6 to 0, recommend approval of the rezones by the City Council.

QUESTIONS????

