

NBA Camelback Minor General Plan Amendment 23-700-00001



Location



SOUTH OF CAMELBACK RD, WEST OF COTTON LANE

53.24 acre site

Currently designated as “Neighborhoods”

Request to change to “Business and Commerce”

Rezoning case also being considered.

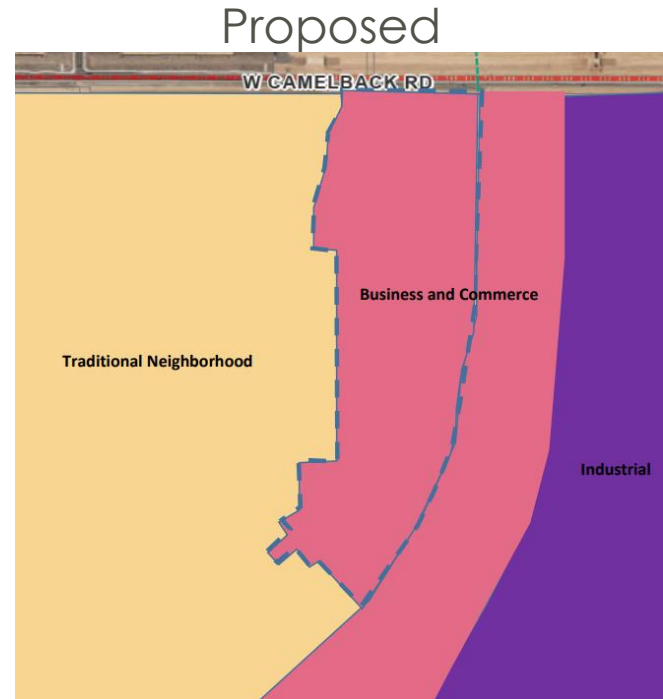
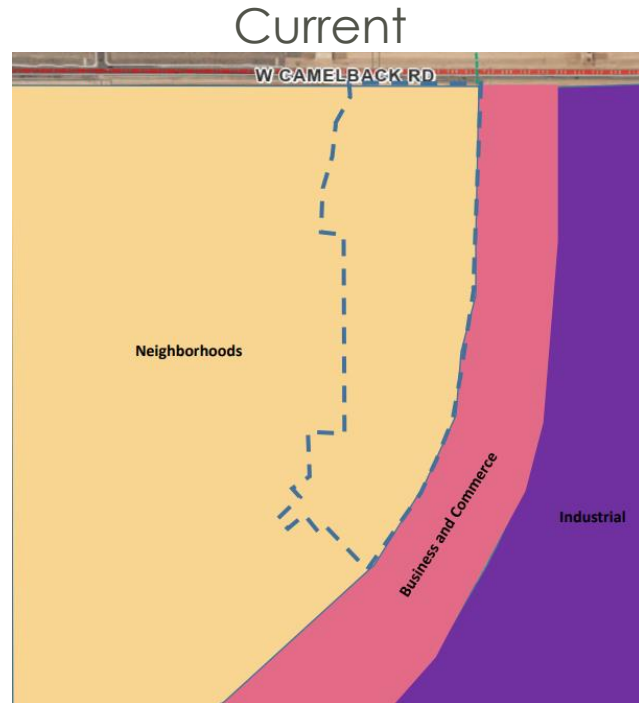
Just outside the 65 DNL for Luke AFB.



Land Use Designations



SOUTH OF CAMELBACK RD WEST OF COTTON LANE





Public Participation

NOTICES AND PLANNING AND ZONING COMMISSION

- Public Notice process followed
 - Postcards
 - Site Posted
 - Newspaper
 - City Website
- 1 Letter of Opposition received which was included in the packet. (This has been partially withdrawn)



Public Participation

NOTICES AND PLANNING AND ZONING COMMISSION

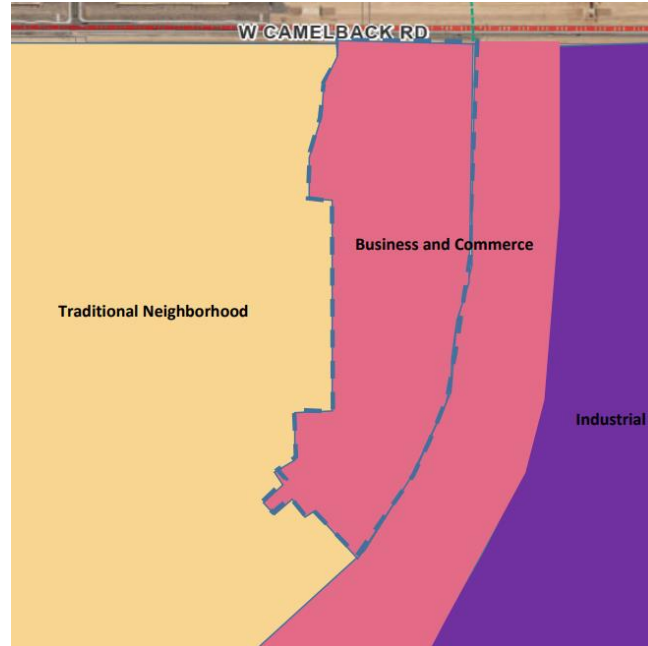
- Public Notice process followed.
- Planning Commission meeting held on April 17, 2024.
- Staff gave presentation, and answered questions related to the deleted landscaping requirement on the north side of the building.
- There were no public comments during the meeting.
- Commission voted 6-0 to send a recommendation for approval to the Council.

Recommendation



STAFF RECOMMENDS APPROVAL

- Application complies with city requirements.





Location / Zoning



SOUTH OF CAMELBACK RD WEST OF COTTON LANE

53.24 Acres

Currently Zoned
Agricultural "AU"

Adjacent to Abel Ranch
and Prologis 303

Currently would allow for
13 rural residential lots.



Request



SOUTH OF CAMELBACK RD WEST OF COTTON LANE

- Rezone from AU to Business Park District (BPD)
- Would allow for construction of 5 business park styled buildings. (891,000 sq ft)
- Height restricted to 40' (up to 56' would be allowed)

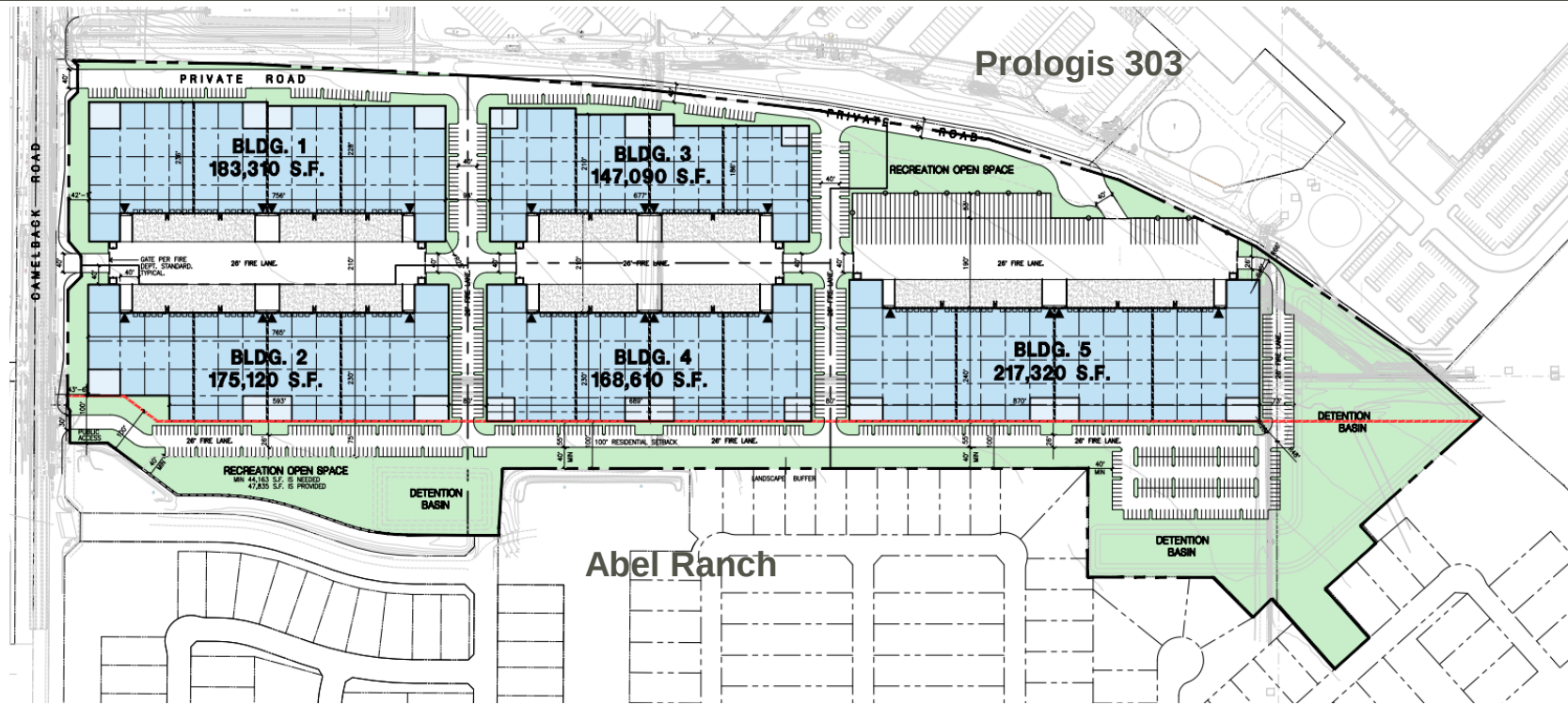


Site



SOUTH OF CAMELBACK RD WEST OF COTTON LANE

City of Glendale





Public Participation

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 - Newspaper
 - City Website
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Modified Stipulations

PLANNING AND ZONING COMMISSION

3. Except as provided herein, there shall be no-cross access between the Property and the residential development to the west of the Property; and,

a. Prior to the issuance of any permit for construction within the Property, Owner shall provide the City, in a form provided by the city attorney or his designee, with a vehicular non-access easement along the western boundary of the Property that prevents any access to or from the Property to or from the property adjacent to the western boundary of the Property, which may be modified by the City, in the City's sole discretion, to allow emergency vehicle access; Emergency access, if needed, will be required to be secured with a gate (no chains), with design complimentary of the residential neighborhood to be approved during the site plan approval process and constructed by owner. and,



Modified Stipulations

PLANNING AND ZONING COMMISSION

7...B... No access points into or out of the Property have been approved. When access point(s) are approved, and if traffic signal(s) required at any of the approved access points, Owner shall, at Owner's sole cost and expense, the full traffic signal (all legs).....



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