COTTON PROPERTIES

Planned Area Development

APPROVED 06/23/2020
Glendale Planning Division
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Executive Summary

This is a request to amend the zoning for the 161-acre property known as Cotton Properties. It is currently zoned Rural-43 and C-3 in the jurisdiction of Maricopa County; the applicant is requesting a PAD overlay was recently annexed into the City of Glendale. The applicants have held the property for many years, including the recent downturn. They have been advised by their professional consultants now is the appropriate time to entitle the property to its "Highest and Best Use". The consultant's experience with properties of similar positioning, timing, infrastructure and regional growth/ land uses are comfortable with retail commercial, support commercial/offices and industrial as the most viable use. The applicant has been assured these uses will be in demand due to the location in this area.

Cotton Properties located in the Western Planning Area of the City of Glendale, is positioned just west of the newly completed Loop 303 Freeway. The land has been farmed for decades and is currently being farmed. The utilities provided by private companies are partially in place. The necessary sewer service is adjacent to the property. In addition, a water line under construction will cross the property. The applicant has been an active participant in the formulation of these utilities. There exist arterial roadways on three sides, a majority of the property boundary. The applicant will be ready to continue the development of the adjacent roadways in the future. Luke Air Force Base has influence in this area with its Western Maricopa County/Luke Air Force Base Regional Compatibility Plan. Luke A.F.B. has been contacted and they are in agreement their current mission will not be impacted by this development as proposed. A Luke A.F.B. letter will be sent directly to the City of Glendale, an email of Luke A.F.B.'s wishes is attached with this submittal.

Currently, Cotton Properties recently annexed was zoned Rural-43 in the jurisdiction of Maricopa County. There is a minor portion of the property zoned C-3. The property has just been annexation into the City of Glendale.

Cotton Properties will be planned and organized to provide substantial areas for employment, using site coverage as required by this ordinance, there will be several hundred thousand square feet of commercial, office and industrial development located on this site. Access, infrastructure, visibility, compatibility and a plan will allow for a quality, attractive venue for future users on site that will support the surrounding neighborhoods. Careful attention has been taken to blend this development with the neighboring properties.

The applicant requests the City of Glendale Council approve the Cotton Properties Master Development Plan and Land Use Program; approving the amended base zoning districts for Cotton Properties as supported by the Master Development Plan and Land Use Program.

1. Project Introduction and Overview

1.1 Property Description and Location

The Cotton Properties' site is approximately 161-acres. The property is located in the Western Planning Area of the City of Glendale, just west and contiguous to Loop 303. The property is east of Cotton Lane and located between Bethany Home Road and Glendale Avenue. Annexation into the City of Glendale was just recently completed.

The Western Maricopa County/Luke Air Force Base Regional Compatibility Plan shows that this site is impacted by the study results. Two noise contour lines cross the site, the least restrictive noise contour level 65 Ldn and the next level 70 Ldn. The upper northwest portion of the site falls outside the 65 Ldn noise levels. Residential is allowed in the area outside 65 Ldn, but no residential is proposed with this PAD. Retail shopping, such as grocery supermarket and allied uses are compatible, as well as support commercial uses at other locations on the site. Manufacturing will be allowed by the use tables provided in the PAD. To support Luke A.F.B.s mission, future users will refrain from providing venues for educational institutions, large gatherings of people or employees and any "overnight use facilities".

The property is generally defined as being the majority of the west half of Section 12 within Township 2 North and Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. The table below shows the 4 Maricopa County Assessor Parcels which compose the property.

Table 1 - Assessor Parcels

	APN	Acres	Location
1	501-03-009F	36.56	NEC of West Bethany Home Road and N. Cotton Lane
2	501-03-009G	17.06	NWC of Loop 303 and Bethany Home Rd
3	501-03-10A	77.00	East of and contiguous to N. Cotton Lane
4	501-03-010B	30.00	SEC of N. Cotton Lane and West Glendale Rd.
		160.52	

The land is currently being farmed; there are no natural vegetation or washes areas on this site. Section 12, where the property is located, has been bisected north-south by Loop 303, a modern, just completed freeway. The west half of the Section 12 has been further bisected north-south by large steel pylon mounted overhead electrical power lines. Within

the same corridor there is a sufficient sewer line, 18-inch sewer line, and construction is currently underway for a 12-inch water line.

In more detail, and shown on Figure 1, the "L" shaped property is contiguous to Cotton Lane for the mile in between Bethany Home Road and Glendale Avenue, extending east to Loop 303 along Bethany Home Road. There is a gap between the property and the Loop 303 for approximately three quarters of the eastern boundary of the property. The property owner of the excepted area has just begun coordinating activities with the applicant. It is the intent of the applicant to work with both the other land owner, EH KEMF Cotton 303, LLC and the City of Glendale when subsequent entitlement phases occur for either party. Several included figures show the shape and location of the property. The visibility to and from the freeway is good.

Loop 303 is a newly completed state-of-the-art suburban freeway connecting north Metropolitan Phoenix to west Metropolitan Phoenix. Additions to this freeway are underway south of Interstate 10. Currently this portion of the freeway connects Interstate 17 with Interstate 10; both interchanges are about 15 miles away from urban congestion. The history over the past 30 years has shown that frontage to a freeway is great for business and the interchanges are nodes of high intensity development. Cotton Properties is contiguous to or located at three key intersections that can take advantage of the market preference to generate high valued real estate, when the appropriate entitlements are in place. The intersections are;

1. The southeast corner of West Glendale Avenue and North Cotton Lane
2. The northeast corner of West Bethany Home Road and North Cotton Lane
3. The northwest corner of Loop 303 and West Bethany Home Road.

The Property was recently annexed, it was zoned Rural-43 in Maricopa County. There is small area zoned C-3 located at the southeast corner of Cotton Lane and Glendale Avenue.

The City of Glendale's General Plan, see Figure #3, and other plans show constraint areas known as the "Luke Compatible Land Uses" crossing the property. This area is designated by noise contour lines; the noise is generated by jet airplanes flying maneuvers at the nearby Luke Air Force Base. The lines are highly defined and there has been significant history by developer actions and jurisdictional requirements that all development in areas with numbers higher than or equal to 65Ldn cannot be used for residential, assembly, schools or for overnight stays. When in areas outside 65Ldn, the uses mentioned above can be built, but at generally a lesser intensity. Terms and definitions mentioned by the "Graduated Density Concept" are to be followed if residential were to be considered. Only

non-residential uses are proposed at this time. The property is impacted by two of the contour lines, in 5 Ldn increments, crossing the property, a 65 Ldn line and a 70 Ldn line. There is approximately 45 acres of the site outside the 65 Ldn. This area, as stated above, can have up to 2 du/ac single family residential pursuant to the Luke A.F.B. Graduated Density Concept.

Generally 2du/ac residential is considered a desired use due to a potentially greater need, however this need may not be justified financially, but commercial, industrial, warehousing, and distribution are more viable uses because of the availability to quality transportation and utility infrastructure. The City of Glendale General Plan defines the area to the north as RMU-Regional Mixed Use, see Figure #3.

There are two easements along the east side of the longer east boundary line, almost mid-point between Cotton Lane and Loop 303;

1. There is a 100 wide electrical easement with 50 feet of this easement impacting the Cotton Properties' site in the northern portion of the property and all 100 feet on the southern approximate ¼ of the property.
2. The second easement is a 20 foot sewer easement along the west side of the electrical easement. An overlapping water easement is in the same sewer easement.

The property is served by EPCOR, a private utility company serving vast areas of Phoenix. Funding of the extension of the sewer and water services is through the Loop 303 Corridor Group, a collection of property owners and developers. The applicant is one of the participants. Stated above, the applicant is negotiating with the neighbor to the east.

The property is contiguous to Loop 303 at the southern end of the property, with +/- 1,869.43 feet of frontage on Bethany Home Road, +/-5,231.70 feet along Cotton Lane, and 1,185.53 feet along Glendale Avenue.

1.2 <u>Statement of Purpose and Intent</u>

The purpose for creating the Cotton Properties Zoning Application and Planned Area Development District is to govern the development of the Cotton Properties property. The Cotton Properties establishes policies and regulatory standards for the property related to land use, intensity, public infrastructure, and signage.

The Plan has been designed to accommodate large scale development through comprehensive planning that is consistent with the City of Glendale General Plan. It is the intent of the narrative to promote a development plan and development standards that are tailored to the specific opportunities and constraints of the subject site that are not

possible utilizing conventional zoning district standards. Therefore, the customization of standards is of particular importance to the phased development of Cotton Properties. Further, it is the intent of the General Development Plan to define the individual zoning districts within the gross planning area. Specifically, the PAD requests the approval of the following, seen in Table 2 and Figure #6:

Table 2 – PAD District Areas

District PAD	Percentage of Land Area	Net Acres*
Commercial Uses (+/24.5 Ac. or 15.2% Outside 65 Ldn)	29.3 %	+/- 47.03 Acres
Manufacturing, M-1	58.6 %	+/-94.06 Acres
Flex	12.1 %	+/- 19.43 Acres
Total	100.0%	+/-160.52 Acres

It is the intent of Preliminary Site Plans and subsequent approvals to set the precise final description of vested zoning under the directive of the plan.

1.3 Organization of the Report

There are five primary components within the zoning narrative intended to meet the requirements to establish this Planned Area Development. These elements consist of the following:

- Property Introduction and Overview
- Property Context
- Site Analysis
- Site Plans
- Regular Development Standards

Each of these components contains several subcomponents listing information that represents property background and analysis, policy planning elements, and regulatory planning elements. Most information pertaining to the establishments of the Planned Area Development are contained within this document. Parts not included are standards accepted for this PAD that will be addressed during subsequent submittals. Future Preliminary or Conceptual Plans and subsequent requests for approvals which do not agree with this PAD will require a zoning amendment. This document is organized into sections based on logical development of the Plan, from the existing conditions (informational component), to its ultimate regulatory standards (regulatory component).

Sections 1 through 3 contain the project introduction and the overview, regional context and site analysis. These sections establish the basis for the Cotton Properties Plan. Section 4 promotes the General Development Plan, the intended Land Use Program and two commercial components. Section 5 equates to the Development Plan with the regulatory development standards intended to guide the development of the plan.

1.4 Ownership Verification and Authorization

An ALTA Survey is attached that depicts the property area held by the ownership.

Figure #1 Property Location Map

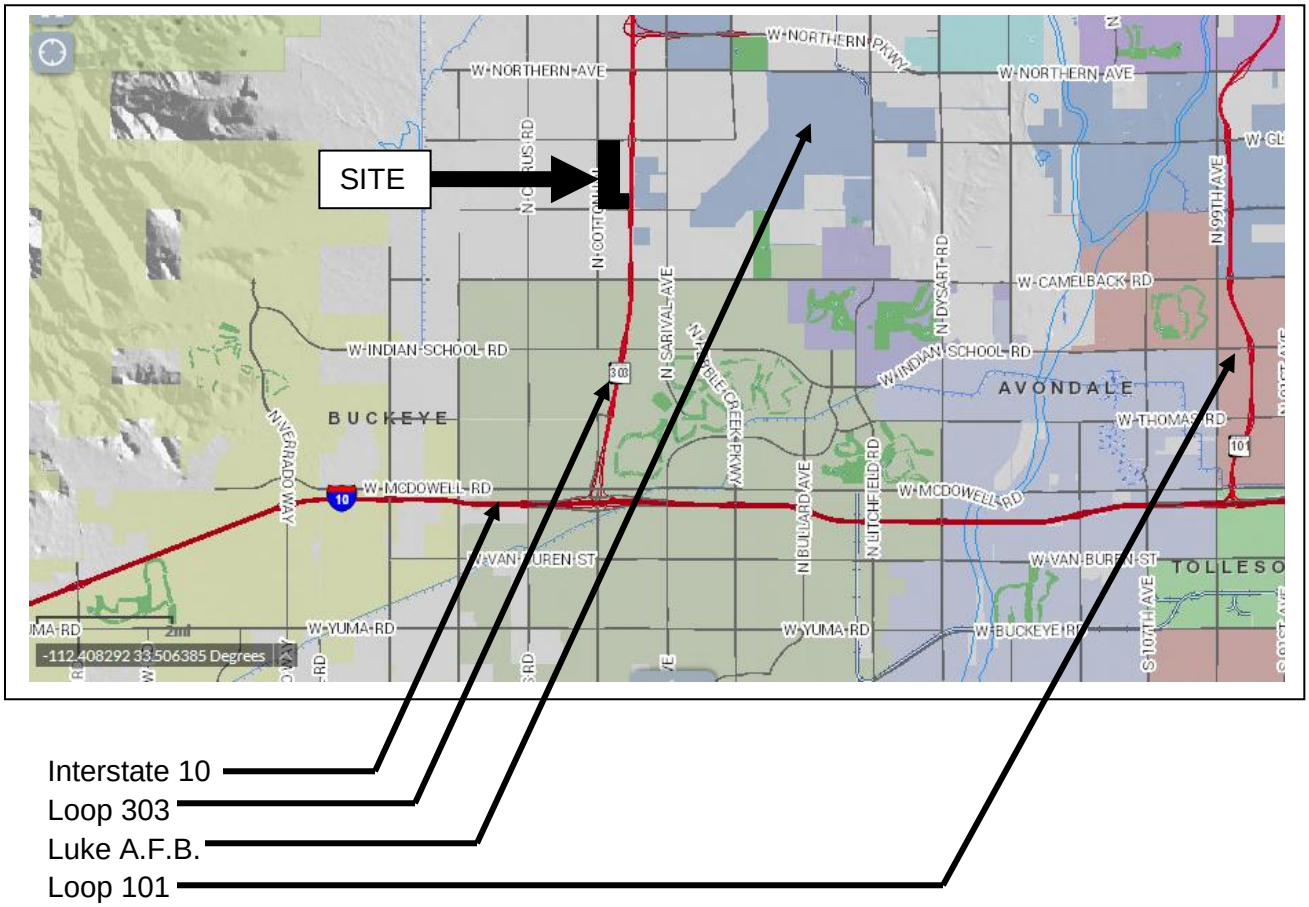


Figure #2 Annexation Map

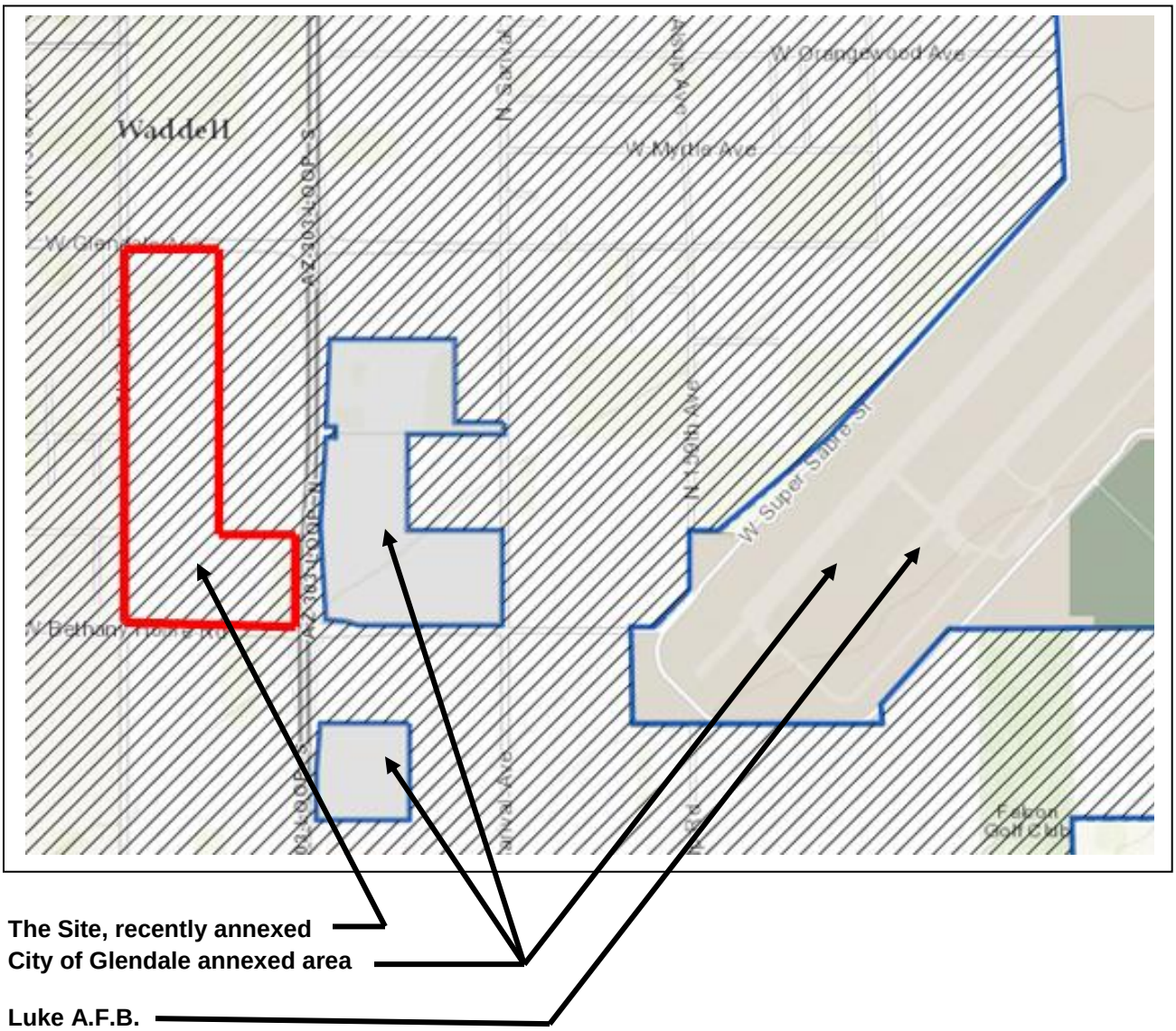
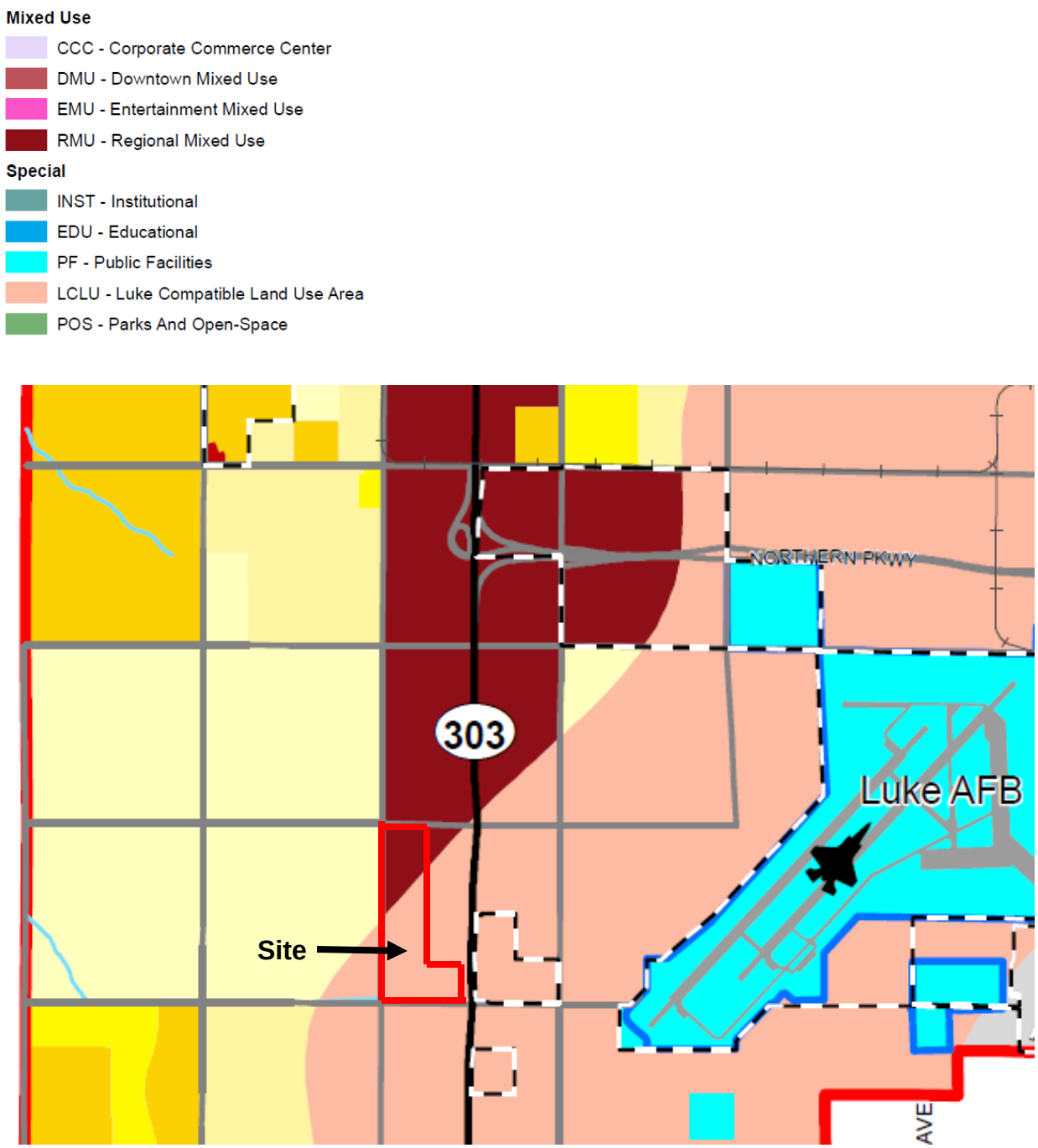


Figure #3 General Plan Map



2. Regional Context

The following provides a description of the surrounding uses and infrastructure. A regional freeway and local arterial access, water, sewer and electrical services are at the property and in the vicinity. The development of Cotton Properties will assist in the further development and additions necessary to serve the users on the site and adjacent community via additions to the arterials, extensions of utilities and services.

2.1 Property Ownership-Vicinity

The property is located in an area that was generally large lot residential and farming activities, all impacted by the presence of United States Air Force training operations and the addition of Loop 303. Many users and uses have dramatically set a course for the future of this area. Loop 303 cuts through the middle of the area between the White Tank Mountains and the Agua Fria River. The freeway and the expansion from the previous economic boom and current favorable economic cycle have resulted in the creation of many new developments to be built in the area. There is now a demand for several new single family residential developments and non-residential users. Cotton Properties is not positioned to be a part of the residential growth, but it is set for the non-residential needs. Employment in many forms is in demand, with convenience to the access being a critical element. The following does describe the existing and the known future plans at this time.

See Figure #4

North: There are currently farming operations north of this portion of the boundary. There are no known development plans at this time.

East: Loop 303 Freeway at the southern portion of the property is where the applicant has control of the property. Approximately 3922 feet on the upper portion of the property next to the freeway belongs to another owner, (EH KEMF Cotton 303, LLC), a.k.a referred as the "exception" in this document. There are plans for distribution warehousing on this exception at this time. See Figures #1 thru 3.

The applicant has provided a water line easement within their current sewer easement, at the "exception" neighbor's expense. In addition, the neighbor to the east has depicted their main service drive just east of the power line and utility easements on their property, somewhat setback from the property line. The power poles, too expensive to relocate, are on the property line. Further to the east, just east and contiguous to the freeway are properties annexed to the City of Glendale that are zoned M-1. This area will be a similar

market offering as the Cotton Properties' market. A significant demand in the market allows both to be feasible at this time.

South: There are currently farming operations on this portion of the boundary. There are development plans in process at this time, known as Allen Ranches. The properties within Allen Ranches not impacted by the Western Maricopa County/Luke Air Force Base Regional Compatibility Plan will be varying sized residential units. Some of the lots will be smaller in size compared to previous lots in the region. The areas impacted by the Luke A.F.B. operations are proposed to be similar to the proposed uses for Cotton Properties.

West: The west side is developed by 12 large lot ranchette residences that back to Cotton Lane on the western boundary. There is a large vacant area that is to the north of the residences for approximately ¼ mile that are several feet deep. The final ¼ mile of the western boundary has a vacant parcel. This is not as deep as the one to the south, see Figure 6**.**

2.2 Municipal Boundaries

This area is generally in the jurisdiction of Maricopa County. There is a City of Glendale Annexation on the northeast corner of Loop 303 and Bethany Home Road that is just east of Cotton Properties, separated by the freeway.

2.3 Activity in the Immediate Vicinity

There are many applications in process in the vicinity west of Loop 303. There is active resurgence of activity with formally platted subdivisions. Many of the past impediments, including the lack of easy access and infrastructure, have matured from being a liability to now becoming an asset for the area.

Figure #4 Context Map

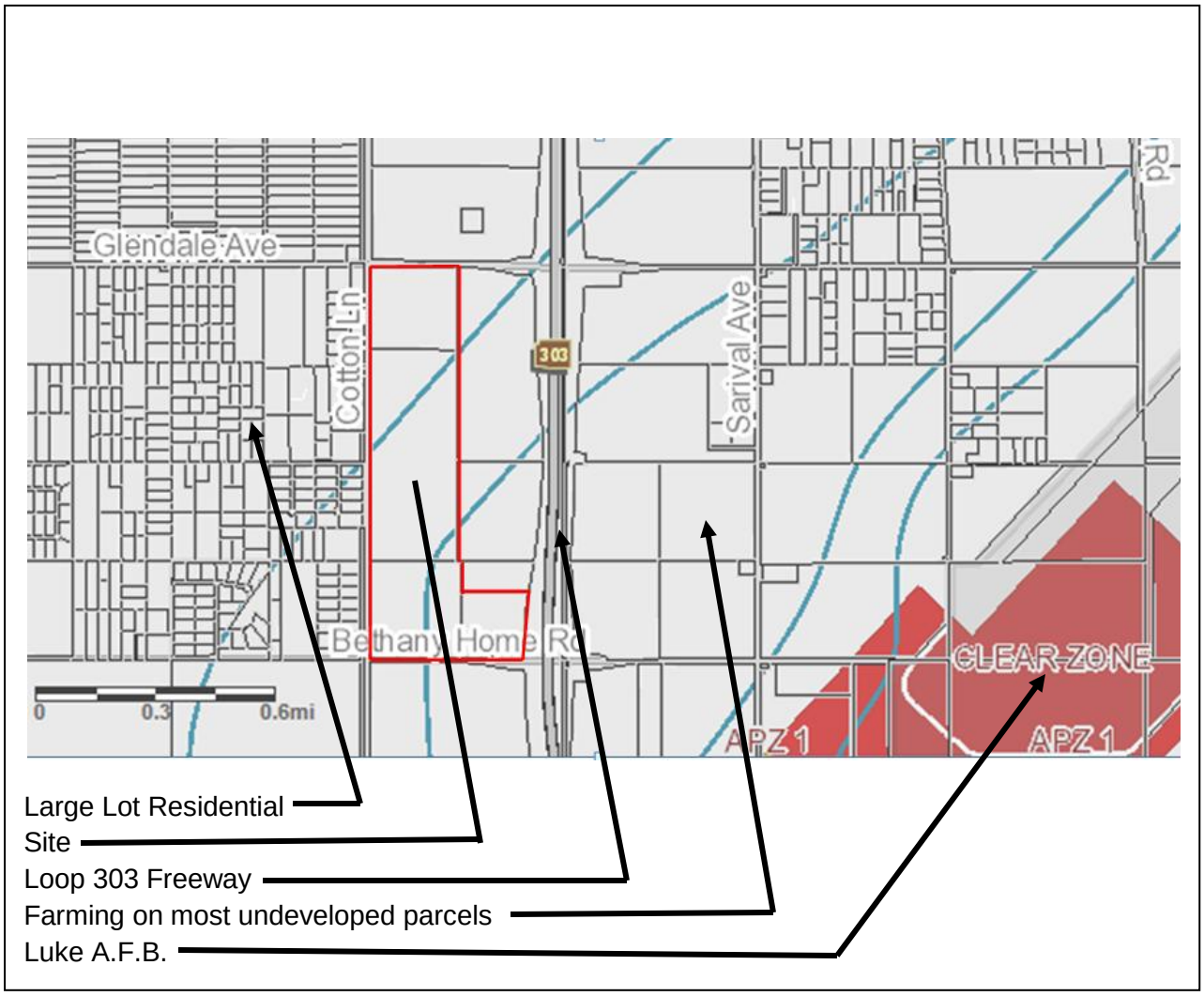
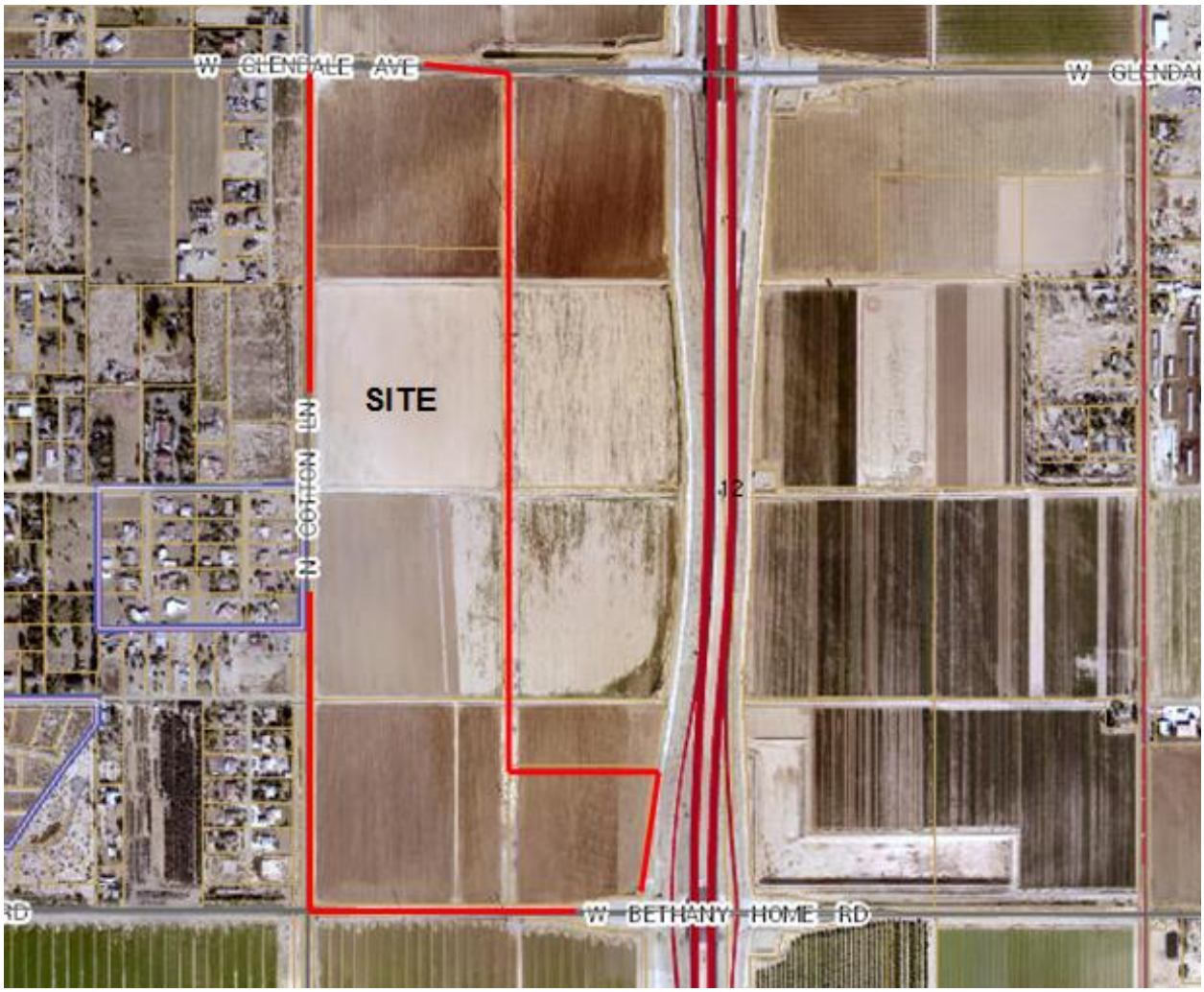


Figure #5 Aerial Plan



3. Site Analysis

3.1 Existing Land Use

The existing use is farming. In addition, there are several utility corridors crossing the property. The property is fronted on three sides by paved streets. Farming in the region is gradually being over taken by residential and non-residential development.

3.2 Existing Zoning

The property has been recently annexed into the City of Glendale. The existing zoning of the Subject Property is predominately Rural 43, with a small portion of C-3 at the northwest corner of the property. The previous zoning was in the jurisdiction of Maricopa County. In general as plans are proposed in this regional area, the large lot development is being replaced by smaller lot development due the economic demand, pricing, better planning techniques and infrastructure availability.

3.3 Topography and Drainage

Generally, the drainage flows are gradual, flowing northwest to southeast. Regional storm drainage was a strong impediment in the past. With additional regional studies and drainage/retention engineering techniques, the grading and drainage solutions are being implemented. Many section arterial roadways acted as weirs in the past, this issue is being mitigated with new development. Future submittals for entitlement will be required to submit grading and drainage studies to the City if Glendale Engineering Department. Engineering will be processed and will be required to be approved as directed by the city accordingly.

3.4 Roads and Rights-of-Way

There are section line arterials on the south, west, and north side of the property. There is a new freeway on part of the east side of the property.

Cotton Lane: North Cotton Lane will be developed to an A-1 development section. Therefore, 55 foot half street right of ways shall be dedicated along these arterials and 65 feet right of ways at the Arterial-Arterial intersection for 500 feet.

West Bethany Home Road: West Bethany Home Road will be developed to an A-4 development section. Therefore, 65 foot half street right of ways shall be dedicated along these arterials and 75 feet right of ways at the Arterial-Arterial intersection for 500 feet.

West Glendale Avenue: West Glendale Avenue will be developed to an A-4 development section. Therefore, 65 foot half street right of ways shall be dedicated along these arterials and 75 feet right of ways at the Arterial-Arterial intersection for 500 feet.

Half mile and quarter mile collector alignments: These streets shall be maintained for public rights of way for efficient traffic circulation.

3.5 Utilities: There are large metal pylons carrying high tension electrical lines partially bordering the site on the northeastern portion of the site, and also bisecting the property at the southern portion of the site. EPCOR, has a sewer and water easement through the property, inside the electrical easement, this private company provides the water and sewer services to the property.

3.6 Local Airports: There are two local airports, one located in the City of Glendale and one in the City of Goodyear, both airports are within a 30 minute drive on local streets to the property.

3.7 Site Opportunities and Constraints: The site is encumbered by two large north-south easements. There will be a need to work with the irrigation district to maintain farming services in the region.

As further entitlements are needed, knowing that this document only provides the acceptance of the use, there will be site plans submitted along with the required studies for review. Additional studies and submittals in the future and before any building permits will define the actual site plan parameters, infrastructure design, building design, landscaping, signage, theme design, traffic, drainage, and all other specific Site Plan and Construction Document requirements.

4. SITE PLANS

4.1 Project Description

Cotton Properties is planned as four different zoned areas. These areas shown on Figure #6 are to be allowed to be flexible for the ability to market the property to a somewhat unknown user. The flexibility will allow different sized operators to purchase properties in an organized fashion to set up their employment based businesses.

The commercial parcels have been sized based on normal demands. Over time demands may change. The northern commercial area is proportioned to have a large box anchor with allied pad stores that in concept caters to a larger radius. The southern commercial area is proportioned for providing services to the immediate area or highway user. An area at the NEC of Bethany Home Road and Cotton Lane is designated as "Flex", which allows commercial and light industrial uses allowed in this document.

The site is impacted by a FEMA Floodplain as seen on Figure#7. This floodplain type is common in this relatively flat farm land area. Existing arterials create drainage concentrations that are shown as floodplains. These areas when developed will be engineered and managed to concentrate drainage into defined areas. Retentions basins are generally used to collect, hold, and drain water within the specified time. CLMRs will be applied for and obtained as needed to amend the FEMA Floodplain maps.

This area has been shown to have some subsidence, see Figure #8. The Arizona Geological Survey map shows an area of subsidence under the freeway at the Glendale Avenue Interchange, it shows none under the site.

All future site plans will comply with the zoning and development standards described in this development booklet.

4.2 Land Use Master Plan

4.2.1. Commercial Uses

Commercial uses for Cotton Properties have been shown to accept proposals and applications for a wide array of uses and configurations. Large box anchored centers with allied pad stores, strip centers, and many types of retail are listed below in the list of potential applicants. Many of the larger brands named large box and grocery stores show large box store anchoring various uses from small restaurants \fast food, banks, and a myriad of businesses suggested in Section 5, from uses mentioned in the City Ordinance.

Office, not a specified use in similar types of use zones will be allowed in the commercially designated areas.

4.2.2. Industrial Use

The industrial area is an open campus that is left for detailed reviews on a case-by-case basis with the City of Glendale Planning and Development Department.

4.2.3. Flex

Flex is combination of commercial and industrial uses, see Section 5 for more detail.

4.3 General Development Plan

See Figure 6

Figure #6 Character Plan – Proposed Zoning

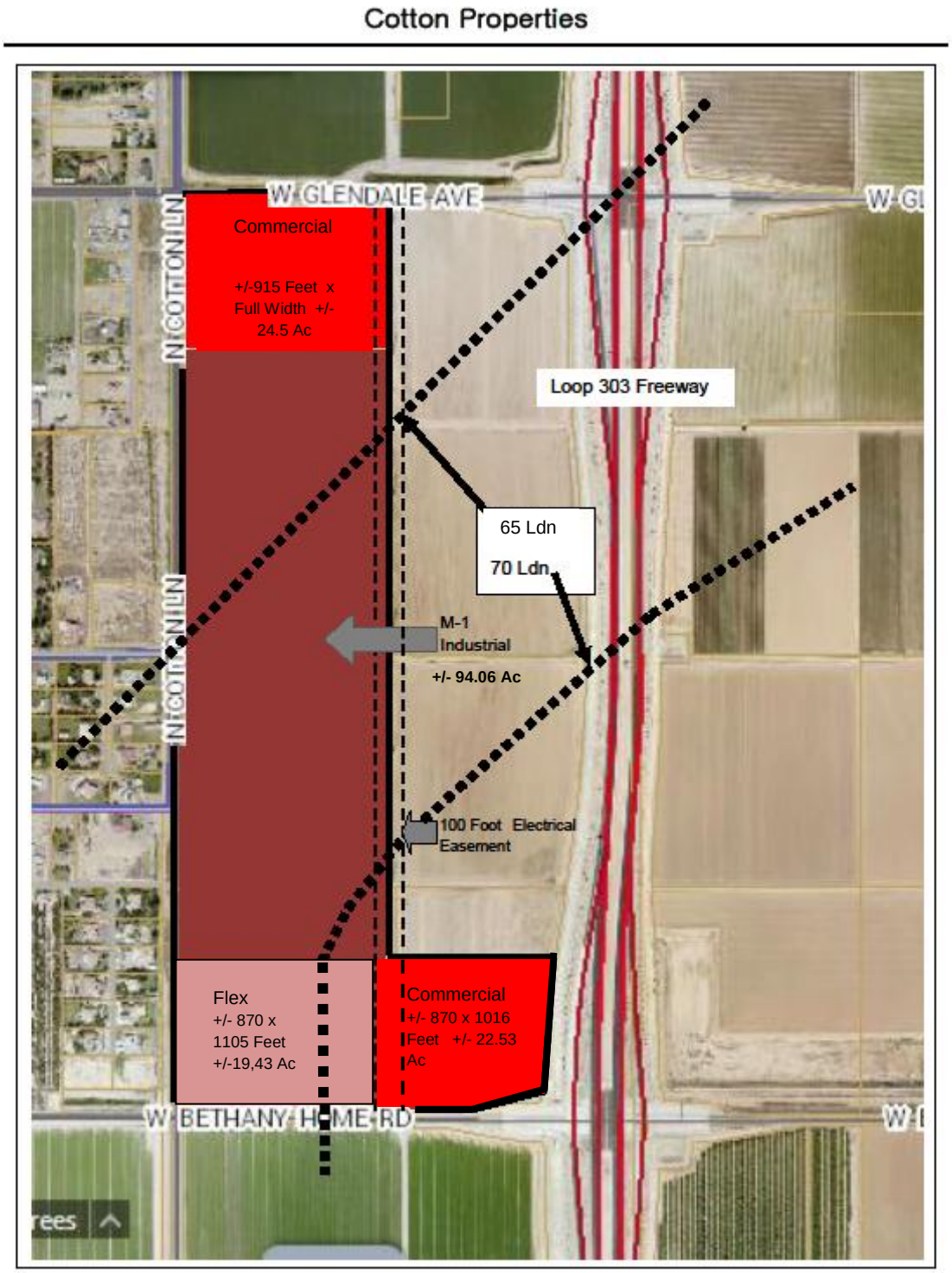


Figure #7 FEMA Floodplain Exhibit

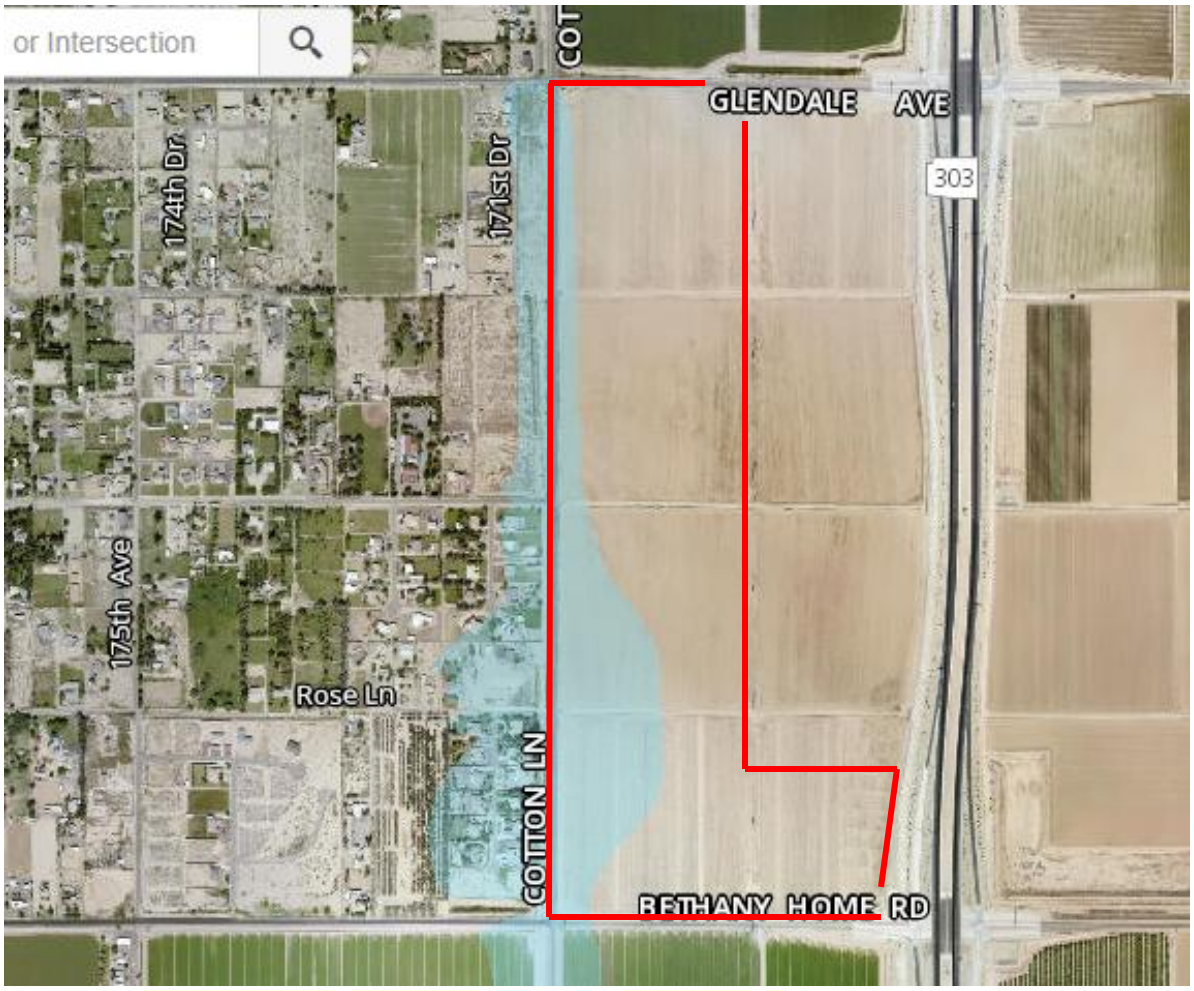
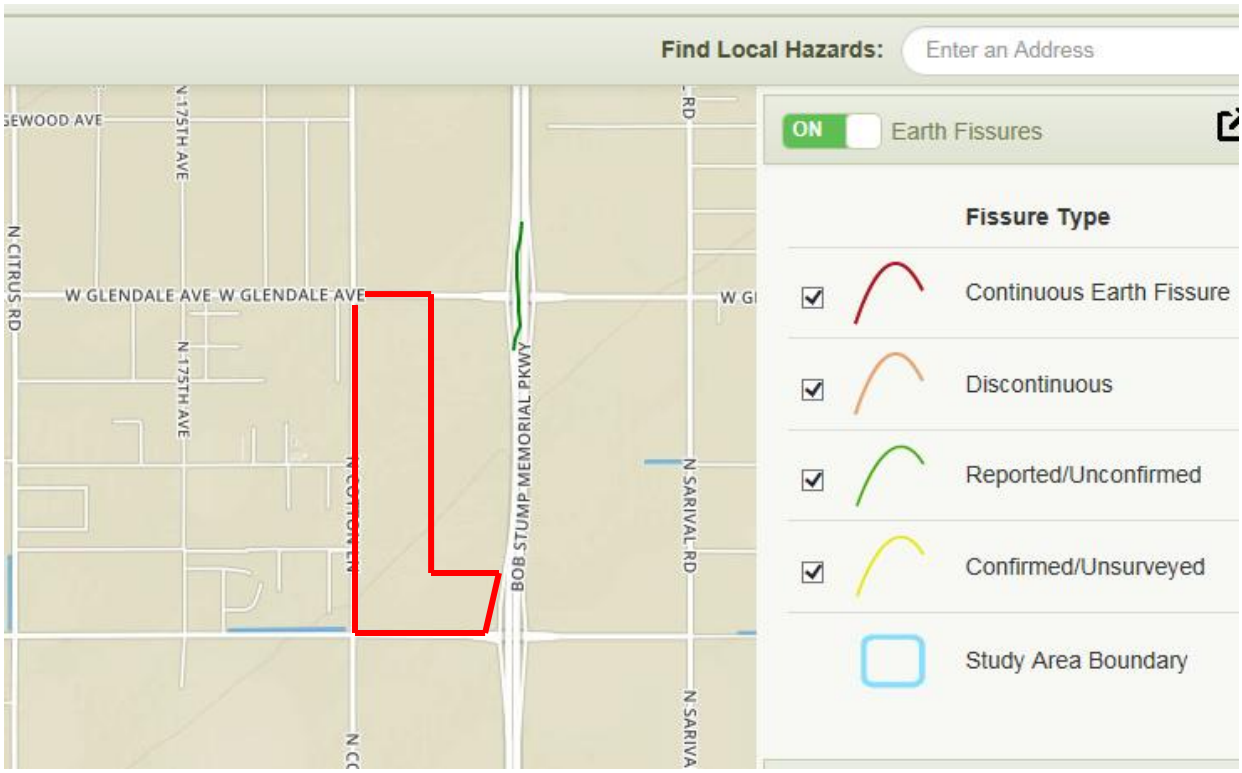


Figure #8 Subsidence/Fissures

Arizona Geological Survey



5. Regulatory Development Standards

The Development Standards will follow the City of Glendale Standards as written. Variations to the Standards will be stated directly in the tables and provided language within this document. Land uses within the various districts will be stated below with the supporting standards allowed in the different use categories.

5.1 Commercial

5.1.1 - Purpose.

The commercial district along Glendale Avenue is intended to meet the consumer demands of large segments of the community by accommodating large-scale shopping centers. These centers are designed to serve residents of an entire community and attract regional shoppers. Uses include everything from small shops to the biggest of the big box retailers, including entertainment and restaurants. Commercial shopping centers are to be planned, developed and operated as single entities, with shared access and parking and common architecture, landscaping, and signage. A majority of the northern commercial site is located in areas outside 65 Ldn areas. This type of use will require a Master Development Plan to be submitted with required additional items when submitting to the City of Glendale.

The commercial along West Bethany Home Road will cater to local and highway users. This commercial area is intended to be composed strip centers, commercial pad users, and smaller scale businesses offering personal items, food, and services. Highway related will be a permitted use.

The overall site is overlaid by noise levels inside 65 Ldn and above. Large gatherings of people, schools, over-night stays, and offices over 2500 square feet in commercial and flex districts will not be permitted inside 65 Ldn and above. Offices of larger sizes will be allowed in areas outside 65 Ldn.

Signs and parking will be in conformance with city code requirements. Applicants making requests to place any structure on the Cotton Properties' site will be required to inform Luke A.F.B.

5.1.2 Permitted Uses:

Included:

A. General merchandising including food stores, apparel, hardware, and accessory stores.
B. Home furnishings.
C. Home improvement stores.
D. Warehouse stores.

E. Repair services for small appliances, bicycles, watches, musical instruments, and similar items.
F. Full service restaurants, and up to 2 drive-thru restaurant businesses.
G. Cocktail lounges.
H. Financial institutions.
I. Professional, administrative, and business offices.
J. Laundry, dry cleaning, and dyeing establishment, retail and wholesale, including bulk storage.
K. Professional services such as barber and beauty shops, shoe repair, and tailor shops.
    a. Maximum of one thousand (1,000) square feet of floor area to be occupied by or devoted to machinery to be used for laundry, cleaning, dying, and finishing work.
    b. Retail and wholesale service to individual customers only, and no wholesaling of any commodity or service shall be permitted.
    c. Financial institutions, real estate and insurance offices.
L. Indoor recreation facilities.
M. Music and dance studios.
N. Business support services.
O. Business schools.
P. Medical and dental clinics.
Q. Wholesale, trade and storage of durable and non-durable goods.
R. Building supplies and hardware sales and service.
S. Automobile/semi-truck repair/truck stop, services.
    a. Major engine and transmission repair.
    b. Automotive body and fender shops.
    c. Minor auto repair including lubrication, tires, engine tune-ups, washing and polishing, brakes, muffler, and maintenance of other similar accessories.
    d. All repair areas must be within an enclosed building. Service bays shall be screened from view of public streets.
T. Cocktail lounges with live entertainment or patron dancing, this does not include adult live entertainment.
U. Equipment and machinery sales and rental other than industrial.
V. Sales storage warehouses.
W. Self Storage.
    a. All storage shall be within an enclosed building, except that boats, trailers and motor vehicles may be placed in outdoor storage areas which is separate from buildings and screened from the view of adjacent streets by walls and landscaping.

b. Outdoor storage shall not exceed ten (10) percent of the gross site area and shall not count towards meeting the parking requirements.
c. All service storage warehouse facilities are to be used for storage purposes only.

X. Towing business.
Y. Recreational vehicle storage facility.
Z. Churches
AA. Convenience uses, limited as follows:
a. No more than three (3) convenience uses shall be allowed in each center.
b. All uses that include retail sales of gasoline shall be designed to orient the gasoline pumps and canopies covering the pumps to the exterior of the site; closer to the street.

5.1.3 a Prohibited Uses: Outside the 65Ldn

A. Adult businesses
B. Community Corrections Facilities.
C. Indoor motion picture theatres, including adult theatres.
D. Religious mission and shelter workshops.
E. Kennels, animal shelters and veterinary hospitals.
F. Deferred Presentment Companies

5.1.3b Prohibited Uses: Inside the 65Ldn

G. Child Care Centers.
H. Indoor motion picture theatres, including adult theatres.
I. Religious mission and shelter workshops.
J. Kennels, animal shelters and veterinary hospitals.
K. Adult businesses
L. Deferred Presentment Companies.
M. Hotels and motels.
N. Lodges and fraternal associations.
O. Private recreational clubs, YMCA and YWCA.
P. Nursing homes.
Q. Children's residential care facility.
R. Office exceeding 2500 SF per use
S. Community Corrections Facilities.

5.1.4 Uses Subject to Conditions:

A. Seasonal sales and special events businesses.

B. Thrift stores, subject to the following conditions:
   a. A storage area must be provided for all discarded items. All storage areas for individual items, including receptacles, shall be entirely enclosed or screened and not visible from the public right-of-way or from adjacent residential areas.
   b. All collection receptacles shall be secure from public access during non-business hours.
   c. No material, goods, or merchandise may be stored outside of an approved collection receptacle unless it is within an approved screened area.
C. Wireless communication facilities, antennas will not exceed 140 feet in height. These structures will be allowed after informing Luke A.F.B. and then only if the City of Glendale permits its use.

5.1.5 Uses subject to Conditional Use Permit:

Included:

A. Any single retail use that is greater than seventy-five thousand (75,000) square feet of gross floor area.
B. Live entertainment facilities that include music performed by more than one musician, or dancing. Does not include adult live entertainment.
C. Night clubs.
D. Outdoor recreation facilities not to exceed three (3) acres in size.
E. New and used automobile, motorcycle, boat, truck, and recreational vehicles sales and services.
F. Automotive truck/trailer or RV leasing and rental facilities where vehicles are stored on-site..
G. Outdoor recreation facilities, and all types of new and used vehicle sales will only be permitted outside the 65 Ldn contour.

5.1.6 Performance Standards:

A. Site plan review will be reviewed and approved on a case-by-case basis.

B. Prior to certificate of occupancy of any building on the site, the developer shall provide certification that that the noise level from the mechanical equipment does not exceed 55 dBA, (normal speaking voice) at the property line.

C. Site lighting, signs and parking to be to City of Glendale ordinance.

5.1.7 Sections referring to Accessory Uses, Design Guidelines, Landscaping and Screening, Signs and Parking will be compliance with city code requirements.

5.1.8 Development Standards, see Table #3.

Section 5.2 - M-1- Light Industrial.

5.2.1 Purpose.

This district is intended to accommodate industries involving light manufacturing, assembling, warehousing, and wholesale activities of medium intensity compatible with adjacent properties. Associated office and support commercial uses are also included within this district. The manufacturing or assembly of finished products so long as the primary use of the property is not the basic processing and compounding of raw materials.

Signs, parking, site lighting, and landscaping to be to City of Glendale Standards.

5.2.2 Permitted Uses.

A. Manufacturing and Assembly

1. Food processing and kindred products, except:
   a. Fish canning and curing.
   b. Meat products.
   c. Rendering or refining of fats and oils.
2. Textile mill products not including dyeing or finishing.
3. Leather and leather products.
4. Stone, clay and glass products.
5. Fabricated metal products.
6. Machinery.
7. Electrical machinery, equipment, and supplies.
8. Transportation equipment.
9. Wood products, finished.

B. Non-Manufacturing

1. Wholesalers, except those involving explosives, fowl, fish, or seafood.
2. Lumber and building materials placed indoors.
3. Contract construction.
4. Trucking and warehousing.
5. Recycling centers or automated collection center.

6. Recreational vehicle storage facilities.
7. Laundry, dry cleaning, and dyeing establishments, retail or wholesale, including bulk storage.
8. Vehicle repair, minor and major.

C. Support Office

1. Administrative offices directly related to a permitted use.
2. Restaurants.
3. Business Support Services-office supply, photocopy, and delivery services.

5.2.3 Prohibited Uses:

1. Any use associated with overnight stays.
2. Lodges and fraternal associations.
3. Commercial kennels, animal shelters, and veterinary hospitals.
4. Amateur radio towers.
5. Schools.
6. Child Care Centers.
7. Indoor motion picture theatres, including adult theatres.
8. Religious mission and shelter workshops.
9. Adult businesses
10. Deferred Presentment Companies.
11. Private recreational clubs, YMCA and YWCA.
12. Office exceeding 2500 SF per use.
13. Community Corrections Facilities.

5.2.4 Uses Subject to Conditions

A. Seasonal sales and special events, subject to administrative review standards.

5.2.5 Uses Subject to Conditional Use Permits

A. Commercial retail sales and services, other than those otherwise permitted, including those listed in the Commercial designation.

5.2.6 Accessory Uses.

Uses which are customary and incidental to the principal use of the property.

A. Satellite earth station.

5.2.7 Development Standards.

See Table 3.

5.2.8 Performance Standards

A. Uses or operations of products within this district shall be permitted unless such uses are or may become obnoxious or offensive by reason of the emission of odor, dust, smoke, noise, gas fumes, cinders, vibrations, glare, refuse, or air or water pollution.

B. All uses permitted in this district shall be primarily conducted within a fully enclosed building unless otherwise permitted. Outside storage of materials and equipment related to the primary activity is permitted provided that the outside storage area is partially screened by a wall with the design and height to be approved by the City of Glendale.

C. Explosive or hazardous processes require approval by Glendale Fire Department that all manufacturing, storage, and waste processes meet all safety and environmental standards as administered by the department.

D. Site lighting, signs and parking to be to City of Glendale ordinance.

5.2.9 Design Guidelines

A. Design Review is required.

B. Refer to Industrial Design Expectations.

C. All wireless communication facilities are subject to Design Review and must be consistent with wireless communication facilities design guidelines.

5.2.10 - Landscaping and Screening

A. Landscape buffer and screen wall requirements will be to the City of Glendale ordinance.

5.2.11 – Signs will be in compliance with city code requirements.

5.2.12 - Parking will be in compliance with city code requirements.

5.3 Flex

5.3.1 - Purpose.

The Flex district located at the northeast corner of Bethany Home Road and Cotton Lane is intended to meet the consumer demands of the community and regional businesses. This district allows the uses included in Sections 5.1 and 5.2. The Flex portion of the property is

located inside the 65 and 70 Ldn contour areas; no residential, overnight stays or uses prohibited in the previous sections shall apply.

5.3.2 Permitted Uses:

The uses included within the 5.1.2 (Commercial) and 5.2 2 M-1 (Light Manufacturing) sections located within this document.

5.3.3 Prohibited Uses:
The uses included within the 5.1.2 (Commercial) and 5.2.2 M-1 (Light Manufacturing) sections located within this document.

5.3.4 Uses Subject to Conditions:

Uses included in Sections 5.1.3 and 5.2.3 of this document.

5.3.5 Uses subject to Conditional Use Permit:

Included: Uses included within Section 5.1.4 and 5.2.4.

5.3.6 Performance Standards:

A. Site plan review will be reviewed and approved on a case-by-case basis.

B. Prior to certificate of occupancy of any building on the site, the developer shall provide certification that that the noise level from the mechanical equipment does not exceed 55 dBA, (normal speaking voice) at the property line.

C. Site lighting, signs and parking to be to City of Glendale ordinance.

D. Landscape and screening to be to the City of Glendale ordinance that pertains to the type of use submitted.

Table 3
Commercial/Employment Districts Development Standards

District	Min. Net Area	Max. Lot Area	Minimum Setback (5)				Max. Structure Ht. (4)	Max. F.A.R. (4)
			Front	Rear	Side	Street Side		
Commercial (Along Bethany Home Road)	N/A	N/A	25	60 (1)	60 (1)	25	30	0.3
Flex	N/A	N/A	25	60 (1)	60 (1)	25	48	0.3
Commercial (Along Glendale Ave.)	N/A	N/A	25 (5)	60 (1)	60 (1)	25 (3)	40	0.3
M-1	6,000 SF	N/A	25	60 (1)	60 (1)	25	70 (7)	0.4

(1) 60 feet to residential uses: 15 feet to non-residential uses.

(2) 50 feet for major street, 40 feet collector street, 25 feet local street

(3) Building setback for arterial streets shall be a minimum of 1 foot for each foot of building height.

(4) Maximum height of accessory structures is 15 feet.

(5) One foot for each foot of building height, not less than 25 feet.

(6) 80 feet to residential, 25 feet to non-residential.

(7) FAA form 7460 approval is needed for all structures over 30 feet. A letter from Luke A.F.B. is required

5.4 Land Use Standards

The following standards are to be required in all zones.

A. Coordinate with Environmental Resources concerning the possible extinguishment of any agricultural groundwater rights (IGFR) associated with the property. Extinguishment of these rights, if any, needs to be completed prior to the final plat approval, see below.
   a. It will be the intent of the applicant and the developer to extinguish only groundwater rights on properties intended for immediately development.

B. Existing driveways shall be removed and replaced with curb, gutter and sidewalk according to current city code.

C. Parking
   a. Required parking shall be provided on-site or on contiguous lots.
   b. Each parking space shall be dimensioned and labeled as 10 x 20 feet.
   c. Forty percent (40%) of the required parking spaces may be compact spaces.
   d. All parking spaces and driveway areas serving such parking areas shall be surfaced with concrete, asphalt, or paving blocks.
   e. All parked vehicles must comply with unobstructed view easements and sight distance requirements as identified in the City of Glendale Engineering Design Guidelines.
   f. No Part of any vehicle may overhang into a public sidewalk or within five feet of a street curb where no sidewalk exists.

D. Pedestrian Paths
   a. Ensure that pedestrian walkways are separated from vehicles.
   b. Provide an overall pedestrian circulation scheme, linking activity points within the development to adjacent pedestrian destinations.

E. Accent entries to the development with signage, landscaping, median islands or similar treatments. Match requirements by the City of Glendale.

F. Provide a design treatment for common mailbox areas. Match requirements by the City of Glendale.

G. All overhead utility lines, including communication lines and electrical lines less than 69kv on or adjacent to the site shall be undergrounded as part of this project when site conditions allow and is appropriate for the site.

H. Screening
   a. All work areas shall be partially screened by a solid block wall or by being stored within an enclosed building.
   b. All storage shall be partially screened, either by a solid block wall or by being stored within an enclosed building.
   c. All outdoor areas where work is being performed shall be partially screened and all outside storage shall be partially screened.

I. Explosive and hazardous processes require approval by the Glendale Fire Department that all manufacturing, storage, and waste processes meet all safety and environment standards as administered by the department.

J. All open irrigation ditches on or adjacent to the site being developed shall be tiled or undergrounded at the time of development.

K. All irrigation ditches that must remain active shall be piped or relocated as the immediate area develops.

L. Final Grading and Drainage Plan will need to be sealed by an engineer. A Storm Water Prevention submittal is required to keep dirt of all public streets during construction.

M. The project must comply with the City of Glendale Outdoor Light Control Ordinance.

N. Lighting

a. Lighting plans shall be submitted with each Design Review application illustrating that on-site lighting does not exceed one foot candle at the property line.
b. All the on-site lighting should be dark sky compliant.
c. Street lighting is a required component of development. The developer shall install required street lights adjacent to their property during on-site improvements.
d. Street light plans shall go through the city's review process prior to installation.
e. Street light installation shall be completed prior to issuing any Certificates of Occupancy.

O. Sidewalks shall be installed by the developer along the streets in accordance with the current city policy.

P. The property is currently composed of multiple parcels. The Primary and Final Plat process is required to tie the parcels together; otherwise setbacks will be based on the existing lot lines.

Q. All retention basins to meander the side slopes with a maximum side slope of 4:1 and must not exceed 6:1 along any public or private sidewalk.

R. Walls

a. The developer of property in the commercial and industrial zoning districts must provide a wall with a minimum height along abutting property lines.
b. The wall must be at least 8 inches thick and constructed of decorative block or other finish, consistent with the project and the adjoining residential areas.
c. Any loading docks within 100 feet of any residential district must have a separate 8-foot wall of similar materials to screen the dock area.
d. Any wall or fence exceeding 6-feet in height requires approval of fence construction plans to ensure structural stability.

S. Streets an Drives

a. All streets shall provide the proper fire truck turning radius and surface.
b. The minimum required street right-of-way widths for all streets shall be as required by the current City design guidelines for the site development and infrastructure construction.
c. Coordination with the Transportation Department to dedicate any additional required right-of-way is required.

d. All street improvements adjacent to the property shall be completed before the Certificate of Occupancy is issued for that property.

T. The project must comply with the Commercial Design Expectations.

Planning/Landscape.

a. This development will be required to comply with the landscape ordinance.
b. The minimum on-site landscaping as a percentage of the total site area is 5 percent in the industrial zoning districts, 20% in Commercial or Office zoning districts.
c. A 15-foot landscape buffer is required where a non-residential use abuts a single family district.
d. A landscape area not less than the average width of 20-feet shall be established and maintained along all the street frontages between any building, on-site parking area or outdoor storage area and the nearest point of existing or future required street / sidewalk improvements.
e. Develop the overall landscape concept for all the common areas of the project, arterials, street plantings, medians, park and retention areas, and arterial walls.
f. Landscape areas along the street frontages shall be contoured or bermed to provide variations in grade.
g. Perimeter landscaping and screening of parking lots shall be in accordance with the City of Glendale Landscape Ordinance.
h. More detailed requirements for on-site and off-site landscaping are indicated in the City of Glendale Landscape Ordinance (Chapter 19 of the City Code).
i. All landscape plants shall be on the Phoenix Active Management Area Low Water Use / Drought Tolerant Plant list.
j. For landscape irrigation, drip irrigation shall be provided to the landscape plants in accordance with the City of Glendale requirements.
k. Landscaping – To comply with the landscape ordinance, all 15-gallon trees must be a minimum of 8-feet in height, 4-feet spread and 1 ¼ inch trunk caliper at the ground level. Also, accordance to Section 19-42 of the landscape ordinance, all shrubs shall be a minimum of 5 gallons in size.
l. Note the required minimum sized trees, shrubs, and other plant materials noted in the landscape ordinance.

U. Land Development Engineering

a. Engineers should refer to the following documents for their complete guidelines and requirements; Engineering Design and Construction Standards, Floodplain Management Ordinance (Chapter 17), Grading and Drainage (Chapter 18.5), Subdivision Ordinance (Chapter 31), and Utility Undergrounding Ordinance (Chapter 32.5). Additional information may also be found on the Engineering website at http://www.glendaleaz.com/engineering.
b. All development shall conform to the 2015 Engineering Design and Construction Standards.
c. The City of Glendale does not have water and sewer facilities in this area, therefore the development will need to be served by private utilities companies.

d. Right-of-way dedications will be required for the adjacent half-streets on Glendale Avenue, Cotton lane, and Bethany Home Road. A Phase 1 Environmental Assessment will be required for the right-of-way dedications.
e. All power lines adjacent to the site will need to be placed underground, if less than 69 kv.
f. All irrigation ditches within the site will need to be tiled.
g. There is a potential to have significant offsite drainage impacting the site. Please consult studies prepared by the Flood Control District of Maricopa County and / or the Drainage Study prepared in conjunction with the Loop 303 freeway for hydrology in this area.
h. This area lies within a Fissure Study Area. Confirm with the Arizona Geological Survey that there are no known fissures on the site.

Appendices:

Legal Description:

See Attached, located as part of the Preliminary Title Report and on the provided ALTA.