



Legislation Details (With Text)

File #: 17-002 **Version:** 1 **Name:** REZONING (ZON) APPLICATION ZON16-04 (ORDINANCE): FRYE BUSINESS PARK - 6502 NORTH SARIVAL AVENUE (PUBLIC HEARING REQUIRE)

Type: Public Hearing - Land Development Actions **Status:** Passed

File created: 1/3/2017 **In control:** City Council

On agenda: 1/24/2017 **Final action:** 1/24/2017

Title: ORDINANCE NO. O17-05

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT 6502 NORTH SARIVAL AVENUE FROM A-1 (AGRICULTURAL) TO M-1 (LIGHT INDUSTRIAL); AMENDING THE ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE; AND ORDERING THAT A CERTIFIED COPY OF THIS ORDINANCE BE RECORDED.

Staff Contact: Jon M. Froke, AICP, Planning Director

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ordinance No. O17-05 with Exhibit A, 2. Planning Staff Report, 3. PowerPoint

Date	Ver.	Action By	Action	Result
1/24/2017	1	City Council	approved	Pass

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Staff Contact: Jon M. Froke, AICP, Planning Director

Purpose and Recommended Action

This is a request for City Council to conduct a public hearing, waive reading beyond the title, and adopt an ordinance rezoning approximately 55 acres from A-1 (Agricultural) to M-1 (Light Industrial). The property is located on the east side of State Route 303 one-quarter mile south of Glendale Avenue at 6502 North Sarival Avenue.

Background

The property is located one-quarter mile south of the southeast corner of State Route 303 and Glendale Avenue. The property is bounded by farm land to the north, part of which is proposed to be developed as a building to be used for the storage and refrigeration of recently harvested vegetables. To the east of the property are the homes of several Frye family members, and across Sarival Avenue a dairy. South is farmland,

half recently annexed and rezoned to M-1 as the Sabre Business Park, also for industrial uses. West is the State Route 303 freeway. The property has about a quarter-mile of frontage along the 303.

The rezoning request involves 55 acres owned by a single property owner. The property is presently farmed. Per past Council direction, Glendale will not provide water and sewer services west of 115th Avenue. Viable private companies will provide water and sewer services for this property. This property is presently within the water service area of Adaman Mutual Water Service Company. The property owner has been a participant in the Loop 303 Corridor Group, which is working to fund a viable private provider (EPCOR) of sewer service to the Loop 303 Corridor. The property will be developed as an industrial park in the future.

Analysis

Rezoning to M-1 is consistent with the General Plan designation of Luke Compatible Land Use (LCLU). The M-1 district is the most appropriate zoning district for this site. The proposal will be compatible with other existing and planned development in the area.

Frye Business Park is located within the Luke Air Force Base noise contours of 65 ldn and 70 ldn. Future development will comply with all state statutes and city zoning ordinance provisions for development in the vicinity of a military airport. Industrial land uses for these properties are appropriate for this region considering the impact from daily activities conducted on the base and the close proximity to the base runway.

Previous Related Council Action

The property was annexed into the City of Glendale by Annexation case AN-198 on March 22, 2016. The property was given the City of Glendale zoning designation of A-1 (Agricultural) zoning which most closely matched the existing Maricopa County zoning of RU-43 (Rural Residential) at that time.

Prior to the annexation of this property, a public hearing on the blank petition was held by City Council on September 8, 2015.

Community Benefit/Public Involvement

The Loop 303 Corridor is an opportunity to develop an employment base in this portion of Glendale. Job creation, employment opportunities, and private sector investment will be realized as it develops for industrial uses.

On December 15, 2016 the Planning Commission unanimously recommended approval of this request subject to two stipulations.

The applicant completed the required Citizen Participation Process. On June 3, 2015, the applicant mailed notification letters to adjacent property owners and interested parties. The applicant did not receive any response regarding the request. Planning did not receive any response regarding the request.