

Palm Canyon PAD

Rezoning Application ZON13-04

City Council Workshop

March 18, 2014



City of Glendale Planning Division

Overview

- On February 25, 2014 a request was made that the Palm Canyon PAD be discussed at this Council workshop
- Palm Canyon Business Park is an existing PAD (Planned Area Development) located in the Bell Road Corridor
- The site is located at the NWC of Bell Road & the Loop 101
- The 26.1 acre site is vacant and is planned for three two story office buildings totaling approximately 195,300 square feet



NOTE:
SPECIAL ARRANGEMENTS MAY BE PROVIDED TO ADJUST TO NEIGHBORING ADJUT. PROPORTIONATE.

NOTE:
EXISTING QUALITY TREES IN ADJUT. SHALL BE REMOVED PER ADUT. REQUIRE.

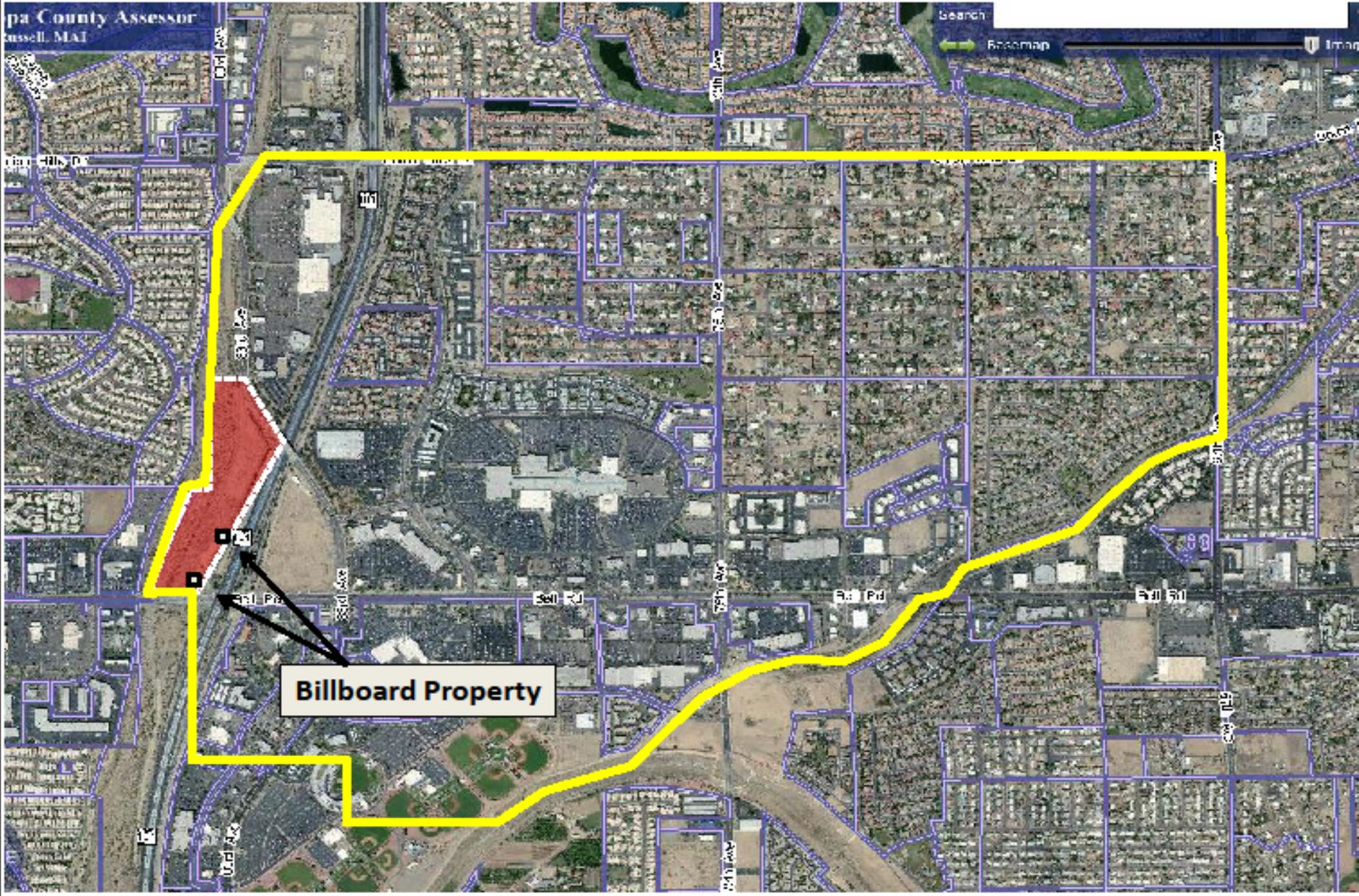
PRELIMINARY PLANT LIST

EXISTING TREES TO BE MAINTAINED OR REMOVED	ADJUT. PLANTING SPECIES TO BE MAINTAINED OR REMOVED
NEW TREES TO BE PLANTED AT THE TIME OF CONSTRUCTION	ADJUT. PLANTING SPECIES TO BE MAINTAINED OR REMOVED
PLANTING TO BE PLANTED AT THE TIME OF CONSTRUCTION	ADJUT. PLANTING SPECIES TO BE MAINTAINED OR REMOVED
ADJUT. PLANTING TO BE PLANTED AT THE TIME OF CONSTRUCTION	ADJUT. PLANTING SPECIES TO BE MAINTAINED OR REMOVED

PALM CANYON

Glendale PRELIMINARY LANDSCAPE CONCEPT Arizona





Billboard Property



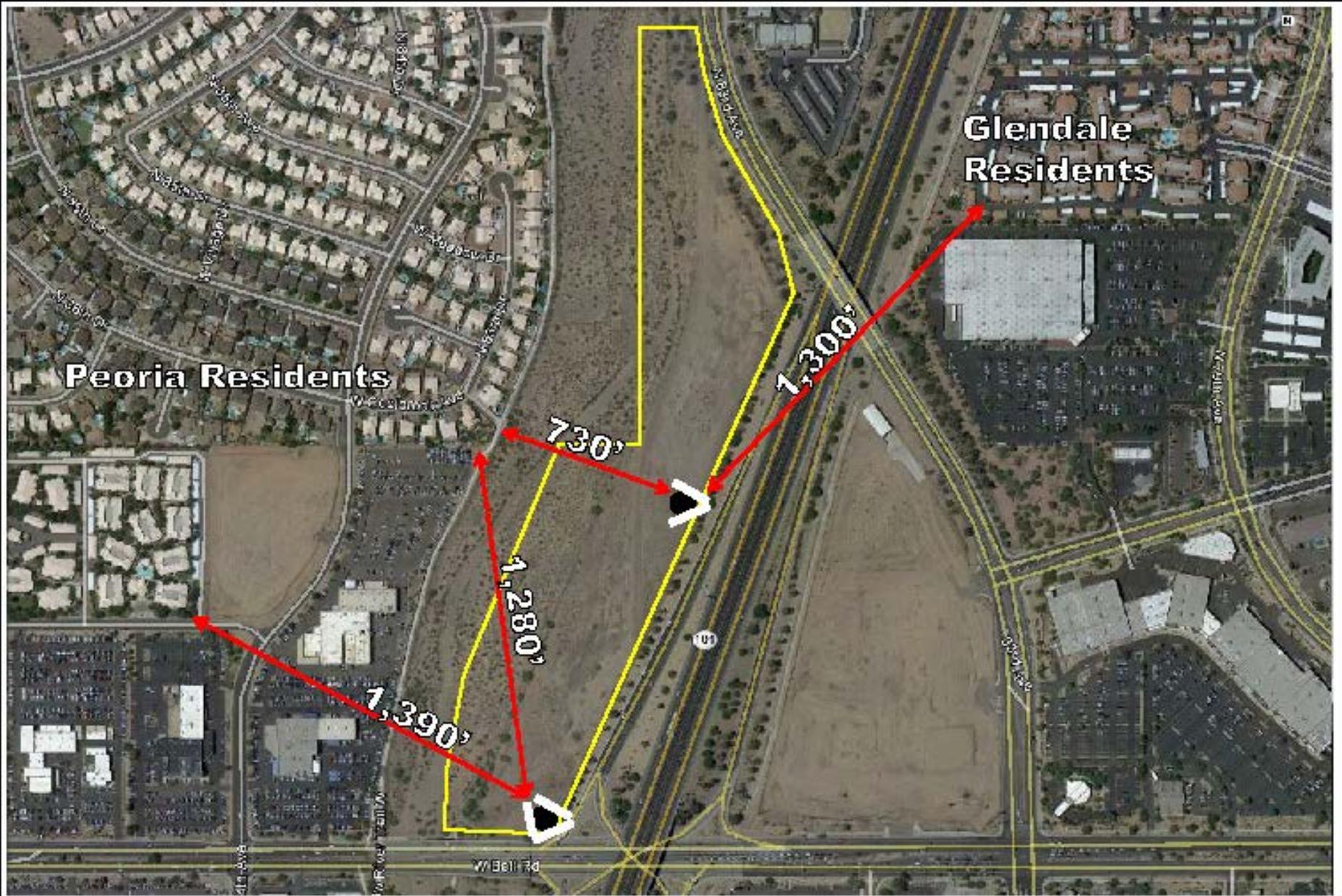
Palm Canyon Billboards PAD Amendment
Exhibit A - NVSAP with Palm Canyon Business Park and Billboard Property Identified

Overview (cont.)

- Rose Law Group, representing Becker Boards, has filed an application on .17 acres of the site
- Request is to amend the PAD to allow two externally illuminated static billboards
- The proposed height of each static billboard is 85 feet



Palm Canyon Billboards PAD Amendment
Exhibit C – Aerial Map with Billboard Property Identified



Palm Canyon Billboards PAD Amendment
 Exhibit H – Separation from Residential Land Uses

November 2013

ROSE
 LAW GROUP
 P.C.

Static Billboards

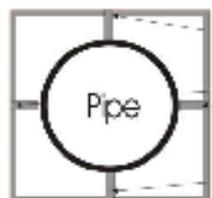
- Billboards are regulated by the Zoning Ordinance
- Primarily placed in heavy commercial or industrial areas and away from residential neighborhoods
- Permitted outright in the M-1 (Light Industrial) and M-2 (Heavy Industrial) zoning districts
- Sign standards may be established in PAD (Planned Area Development) zoning districts, subject to Council approval

Static Billboards (cont.)

- Most commonly located along Grand Avenue, Bethany Home Road, Camelback Road, Glendale Avenue & 67th Avenue
- Some billboards are considered non-conforming as the property zoning no longer allows them
- Requirements for static billboards in M-1, M-2, and PAD districts did not change with the 2012 Zoning Text Amendment

Static Billboards (cont.)

- Zoning Ordinance standards are:
 - Maximum sign area: 300 square feet. Applicant's proposal varies from 420 to 672 square feet
 - Maximum sign height: 25 feet. Applicant's proposal is 85 feet
 - Billboards are to have no more than one support column. Applicant's proposal is for one support column for each static billboard



FABRICATE AND INSTALL ONE POLE COVER SURROUND FOR EACH BILLBOARD. SEE SECTION FOR MORE DETAILS. REFER TO SECTION BY INSTALLER.



Provide the section on the side view.

FABRICATE AND INSTALL ONE POLE COVER SURROUND FOR EACH BILLBOARD.

5' x 6' SQUARE POLE COVER

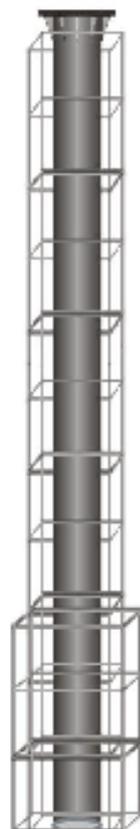
MAIN COLUMN:
INTERNAL FRAME TO BE 1-1/2" X 1-1/2" X 3/16"
OUTER SKIN TO BE 3003 ALUMINUM
WITH HEAVY MONIEX TEXTURED AND PRINTED FINISH.
COLORS TO MATCH CENTER SILCOO FACADE OF BUILDING.

LOWER SECTION TO BE 60" SQUARE.
FALK STONE VINYL SYSTEM TO MATCH
NATURAL CUT GRANITE.

POLE COVER TO BE WELDED TO PIPE
AT EACH SECTION.



1.00 PER PANEL SINGLE
BOARD OF APPROX. 1000' X 1000' X 1/2" THICK.



85'

EAST VIEW



14'

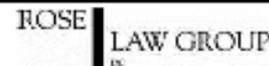


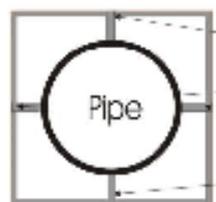
ADDRESS
DATE 07.13
DRAWING NUMBER 1001121



Palm Canyon Business Park PAD Amendment
Exhibit F.2 – Rendering of the Proposed Screening Design

September 2013





REMOVE AND INSTALL ONE-PIECE COVER SURROUND FOR NEW BILLBOARD.



REMOVE AND REINSTALL ONE-PIECE COVER SURROUND FOR NEW BILLBOARD.

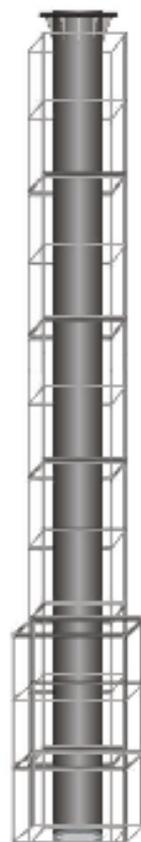
REMOVE AND INSTALL ONE-PIECE COVER SURROUND FOR NEW BILLBOARD.

6" x 6" SGLAVE POLE COVER

MAIN COLUMN:
INTERNAL FRAME TO BE 1 1/2" X 1 1/2" X 3/16"
OUTER SKIN TO BE .030 ALUMINUM
WITH HEAVY MONIEX TEXTURED AND PAINTED FINISH.
COLORS TO MATCH CENTER STUCCO FACIA OF BUILDING.

LOWER SECTION TO BE 6" X 6" SGLAVE.
FAUX STONE PANEL SYSTEM TO MATCH
NATURAL CUT GRANITE.

POLE COVER TO BE WELDED TO PIPE
AT EACH SECTION.



REMOVE AND REINSTALL ONE-PIECE COVER SURROUND FOR NEW BILLBOARD.

85'



14'



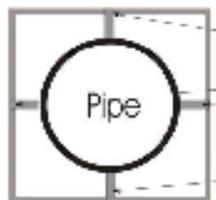
ADDRESS
DATE 2-7-13
DRAWING NUMBER Sub0012



Palm Canyon Business Park PAD Amendment
Exhibit F.3 – Rendering of the Proposed Screening Design

September 2013

ROSE LAW GROUP
P.C.



REMOVE THE PIPE FROM THE FRAME AND INSTALL THE PIPE COVER. RE-INSTALL THE FRAME.



REMOVE THE PIPE COVER FROM THE FRAME.

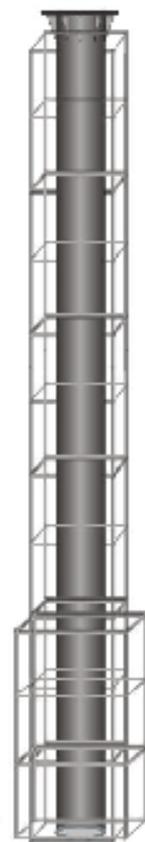
FABRICATE AND INSTALL ONE POLE COVER SURROUND FOR NEW BILLBOARD.

6' X 6' SQUARE POLE COVER

MAIN COLUMN:
INTERNAL FRAME TO BE 1 1/2" X 1 1/2" X 216".
OUTER SKIN TO BE .080 ALUMINUM WITH HEAVY MONTEFEX TEXTURED AND PAINTED FINISH. COLOUR TO MATCH CENTER SUCCO FASCIA OF BUILDING.

LOWER SECTION TO BE 8' X 8' SQUARE. TALK STONE PANEL SYSTEM TO MATCH NATURAL CUT GRANITE.

POLE COVER TO BE WELDED TO PIPE AT EACH SECTION.



1/2" X 1/2" X 216" ALUMINUM FRAME WITH HEAVY MONTEFEX TEXTURED AND PAINTED FINISH.

85'



14'

30'

WEST VIEW

14'

ADDRESS
DATE 9-7-13
DRAWING NUMBER 2013-01



Conclusion

- Planning Commission recommended denial of the Rezoning Application at their public hearing on February 6, 2014
- Citizen Participation results are contained in the Workshop Council Report
- Staff is seeking guidance from Council as the Rezoning Application will be placed on the March 25, 2014 voting meeting agenda

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