

THE LOOP 101 SCENIC CORRIDOR

General Plan Amendment GPA15-03

&

Zoning Text Amendment ZTA15-01

5900 West Loop 101 Highway



Project Narrative

January 11, 2016

Amended February 4, 2016

Applicant: City of Glendale Planning Commission

Adopted by the Glendale City Council

February 23, 2016

General Plan Amendment GPA15-03

The General Plan Map will be amended to depict a Scenic Corridor on both sides of the Loop 101 (Agua Fria Freeway) between 51st Avenue and Bell Road. Glendale 2025: The Next Step is the city's current General Plan. This plan will be amended to include the Scenic Corridor. The Arrowhead Ranch Specific Plan and the North Valley Specific Area Plan will also be amended to establish a Scenic Corridor for this same geographic area.

Zoning Text Amendment ZTA15-01

The Zoning Text Amendment will amend various sections of the Zoning Ordinance to establish a Scenic Corridor and to provide definitions and regulations as noted below.

[Additions are indicated by underline; deletions by ~~strikeout~~.]

SECTION 1. That the Zoning Ordinance of the City of Glendale, Arizona, Article 2 (Definitions and Rules of Construction), Sec. 2.300 (Definitions) is hereby amended by adding the following definition to read as follows:

...

Scenic Corridor: The required landscape setback and land abutting the Agua Fria Freeway (Loop 101) between 51st Avenue and Bell Road. The Scenic Corridor extends ¼ -mile on both sides of the freeway. This distance is measured from the freeway right-of-way.

...

SECTION 2. That the Zoning Ordinance of the City of Glendale, Arizona, Article 5 (Zoning District Regulations) Sec. 5.900 and Sec. 5.910 is hereby amended to read as follows:

Sec. 5.900 PAD – Planned Area Development.

Sec. 5.910 Signs.

See Section 7.100. Special signage standards may be established in the approval of the PAD. However, special sign standards may not deviate from the standards set forth in Sections 7.106 and Section 7.110. Billboard Signs and Digital Billboard Signs are prohibited on property located within the Scenic Corridor.

SECTION 3. That the Zoning Ordinance of the City of Glendale, Arizona, Article 6 (Overlay District Regulations) is hereby amended by adding a new Sec. 6.900 to read as follows:

Sec. 6.900. Scenic Corridor.

Sec. 6.901. Purpose.

The Scenic Corridor seeks to protect view corridors, preserve existing natural areas, washes, rivers, creeks, desert, hills and mountains. The Scenic Corridor prohibits Billboard Signs and Digital Billboard Signs.

Sec. 6.902. Loop 101 Scenic Corridor.

A. Boundaries:

1. Both sides of that portion of the Loop 101 (Agua Fria Freeway) located between 51st Avenue and Bell Road. The Scenic Corridor extends ¼ -mile on both sides of the freeway. This distance is measured from the freeway right-of-way.

Sec. 6.903. Permitted Land Uses.

A. Land use shall conform to the uses permitted in the underlying zoning district, except that Billboard Signs and Digital Billboard Signs are prohibited.

SECTION 4. That the Zoning Ordinance of the City of Glendale, Arizona, Article 7 (General Development Standards), Sec. 7.100, Sec. 7.101, 7.103, Sec. 7.700 and Sec. 7.702 are hereby amended to read as follows:

...

Sec. 7.100 Signs.

7.101 Purpose.

F. Billboard Signs and Digital Billboard Signs are prohibited on property located within the Scenic Corridor.

Sec. 7.103. Prohibited signs.

Any sign not specifically listed as permitted by this ordinance is prohibited, including, but not limited to the following:

...

N. Billboard Signs and Digital Billboard Signs are prohibited on property located within the Scenic Corridor.

...

Sec. 7.700. Freeway Development Standards.

Sec. 7.702. General Requirements.

E. Billboard Signs and Digital Billboard Signs are prohibited on property located within the Scenic Corridor.

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