Stipulation

A truck stop use will be permitted in the Cotton Properties PAD with the following conditions:

a. Only one Truck Stop Use shall be allowed on the Cotton Properties PAD revised June 8, 2020, consisting of 161 acres.
b. If a Truck Stop use is developed within the Cotton Properties development, it shall be located within the 22.53 acre parcel immediately adjacent to the Loop 303 on Bethany Home Road identified as “commercial” on the “character plan” submitted as part of the PAD.
c. Signage prohibiting truck traffic west of Cotton Lane shall be installed in accordance with City of Glendale Transportation Department regulations.
d. All lighting shall be in accordance with codes and ordinances with additional security lighting to be provided in accordance with best practices as determined by the Glendale Police Department at the time of Site Plan approval.
e. Video surveillance cameras, with access available to Glendale Police Department, shall be installed to provide visual access to the entire site.
f. If a truck stop is constructed prior to the development on the adjoining parcel to the west, an 8 foot screen wall shall be constructed during the first phases of the truck stop site development.
g. A “signed” office space within the truck stop shall be made available to Glendale Police Department, Maricopa County Sheriff’s Office, Department of Public Safety and Good year Police Department.
h. On-site security officers shall be provided by the Truck Stop if determined necessary by the Glendale Police Chief.