

Gardenia Variance East

Project Narrative

Application No.: VAR19-15
APN: 147-18-094B
Glendale, AZ 85301

Development Team

Property Owner / Agent:

Jaime Carrillo Palacios Roque

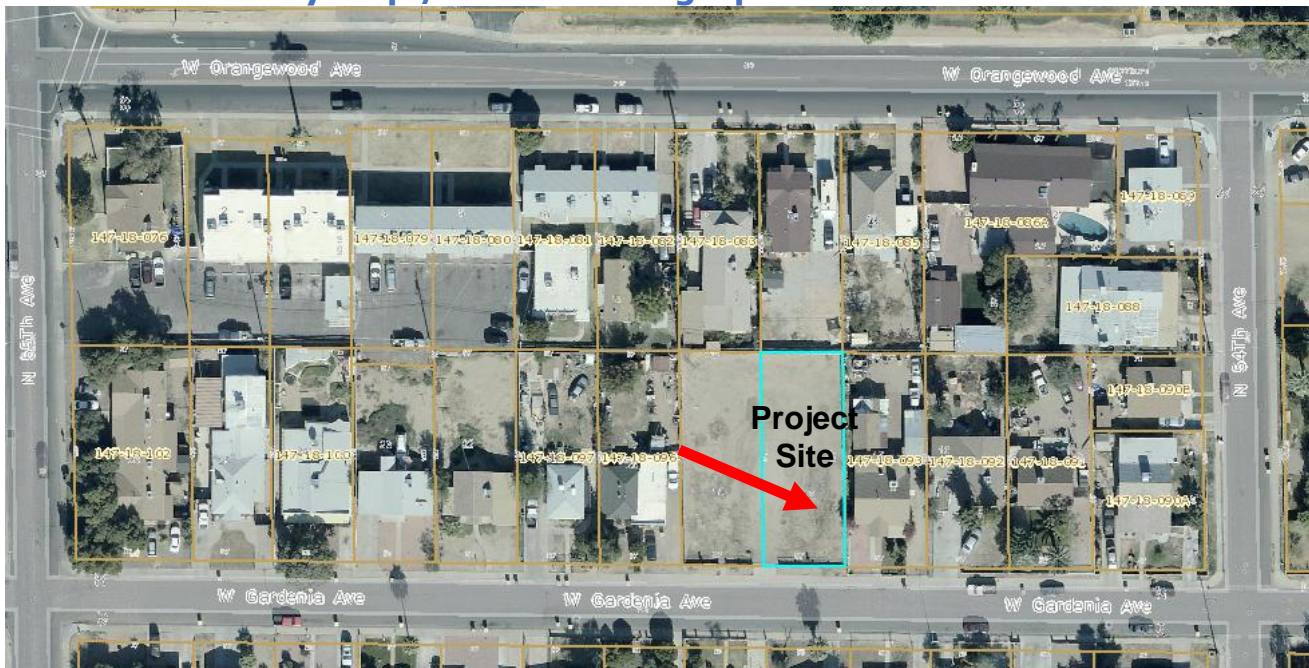
Applicant / Planning Consultant:

Blueprint & Design

1. Introduction

Jaime Palacios Roque ("Property Owner"), requests consideration of a variance to reduce lot size, setbacks and lot width to a newly split parcel within the City of Glendale in Maricopa County most commonly referred to as parcel number 147-18-094B. Per the R-2 Zoning District development standards requires where a minimum lot area of 10,000 sq.ft. is required the applicant is requesting 6,498 sq.ft. lot size. Where a minimum lot width of 60 feet is required, the applicant is asking for a minimum lot width of 50 feet. Where a 15 foot perimeter setback is required, the applicant is requesting a side building setback per the R1-6 Zoning District (5' & 10').

Exhibit A: Vicinity Map / Aerial Photograph



Surrounding Land Use & Zoning

The Project Site is an infill parcel surrounded by vacant lots and existing residential development. The surrounding land uses are as follows:

- North:** Single-family residential
- East:** Single-family residential
- South:** Single-family residential
- West:** Single-family residential

All surrounding residential development and vacant lots are currently zoned R-2 with exception of a few parcels to the north which are zoned R1-6

2. Project Description & Development Concept

The Applicant proposes said lot a single-family residential development that is complimentary to surrounding development. The project proposes 1 single-family home with attached 2 car garage with covered front and rear patios. The site will also include fully landscaped front yard as well as a concrete driveway.

The newly constructed single-family home will be available for sale or for tenants to rent. This new single-family home will add an additional housing option for those looking to live in the area and will help address the demand for housing in the area.

The Variance application requests to change the setbacks and over all lot size on the property for R-2 Single Residence.

The requested rezoning to R-2 is consistent with the General Plan and should be approved, similar to the recent approve of R-2 zoning just north-east of this site.

On & Off-Site Improvements

Water improvements will include the installation of water lines within the Project Site. The water line will connect to existing waterlines along Gardenia Ave. No other off-site water improvements are required.

Sewer improvements include the installation of sewer lines within the Project Site. The sewer line will connect to existing sewer lines. No other off-site sewer improvements are required.

Transportation & Circulation

The new single-family home will be accessed from a new driveway off of Gardenia Ave. Parking will be provided for residents within the site. Enclosed attached garage will be provided with this in-fill project and details will be determined at the time of Design Review.

3. Findings

This application warrants approval based on the following findings and conclusions:

- The proposal will be compatible with existing residential and is consistent with the General Plan land use.

- The proposal meets the City’s expectations regarding site planning, landscaping, building materials.
- The completed project will provide a housing option that is unique and of a higher density than the surrounding development.
 - This varied housing style may cater demographics that single-family housing developments do not.
- This proposed development will serve two primary objectives of the General Plan by:
 - Creating a new housing option for the demand of housing in the area.

4. Conclusion

The Applicant has proposed the development of vacant and under-utilized land along Gardenia Ave. This proposal provides an opportunity for infill development and will complement existing residential development of the area.

It will also allow new investment in an established part of the City near the amenities found Downtown Glendale. The requested R-2 zoning is consistent with the adopted General Plan and should be approved, consistent with nearby properties.