

Bungalows on Paradise

Rezoning Application Project Narrative

Application No. ZON19-12
Paradise Lane east of 67th Avenue
6566 West Paradise Lane

Submitted: July 2019
Revised: October 2019
Updated: December 2019

Development Team

Property Owner / Agent: TMG Construction, LLC

Applicant / Planning Consultant: Jon M. Froke Urban Planning, LLC

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detached, single-family homes and manufactured housing. Rental duplexes will add an additional housing option for those looking to live in the area and will help address the demand for rental housing in the area.

The Rezoning application requests to change the zoning on the property from R1-6, Single Residence, to R-2, Mixed Residence. The ***Bungalows on Paradise*** meets the purpose of R-2 as defined in the Glendale Zoning Ordinance:

This district provides a transition from urban single residence districts to a mixture of residential land uses which include low-density, multiple-residence dwellings. The intent of the district is to preserve and encourage the development of a variety of attached and detached housing units which include common open space and recreational amenities. The district encourages the clustering of single residence units which can provide a varied residential environment.

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 west 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 Paradise Lane. 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.

A power pole is located along the northside of Paradise Lane. This power pole will be removed and the utility lines will be placed underground, unless waived by the City Engineer, consistent with past practices by that office.

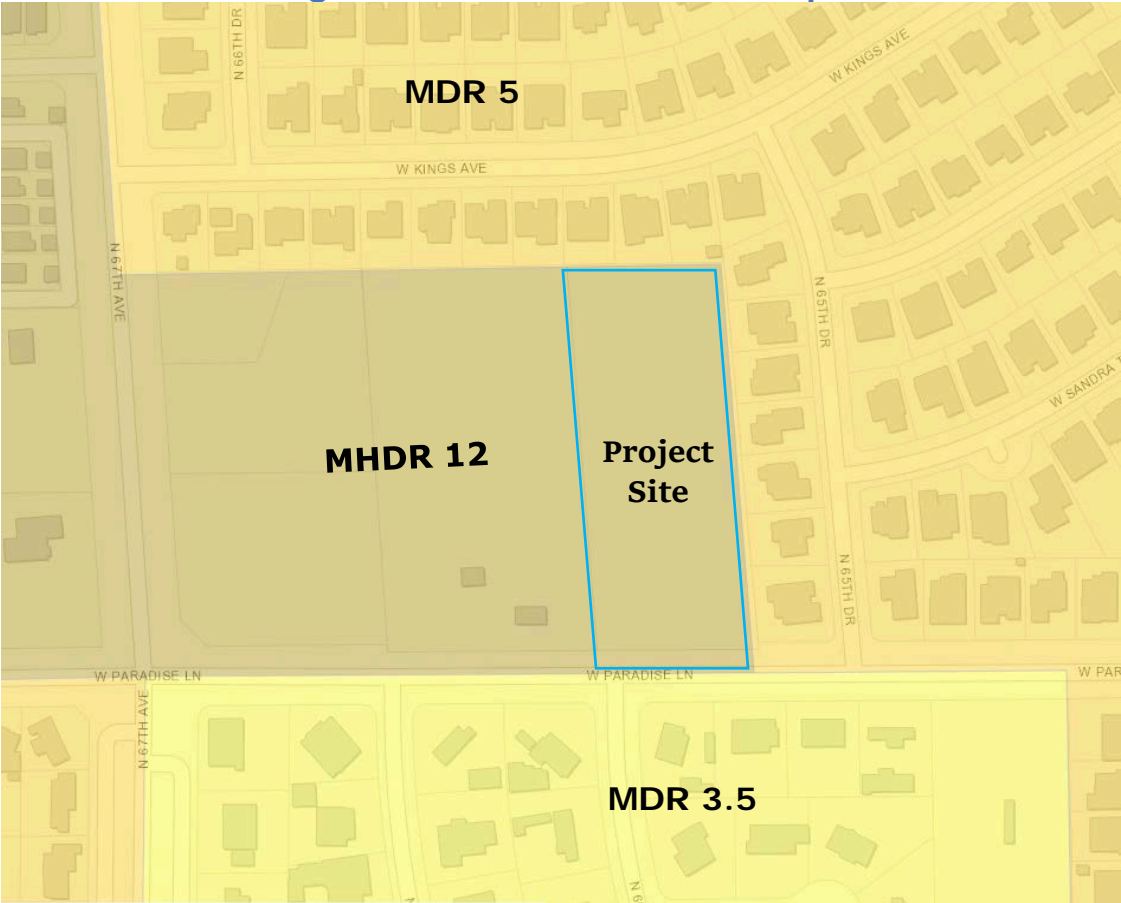
Transportation & Circulation

The ***Bungalows on Paradise*** will be accessed from a new driveway off of Paradise Lane. An existing light pole on the north side of Paradise Lane will be relocated to provide access to the site. It is not anticipated that additional right-of-way dedications will be needed.

Parking will be provided for residents and guests within the site. The project proposes 58 parking spaces for the development including 3 ADA parking spaces. Enclosed garages will provided with this in-fill project and details will be determined at the time of Design Review.

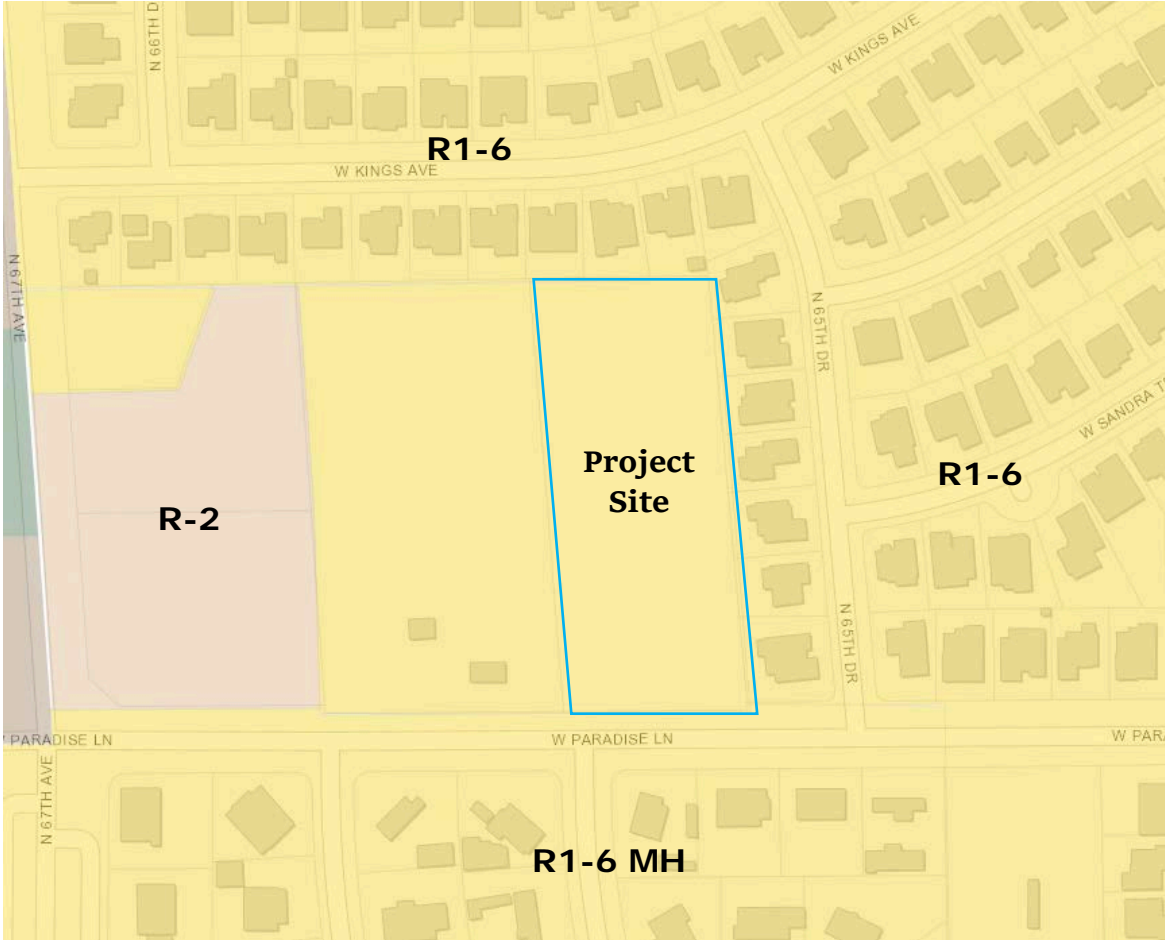
Local bus transit service is available along 67th Avenue, with stops at Paradise Lane. The Glendale Dial a Ride service is also available to the site.

Exhibit B: Existing General Plan Land Use Map



ZON19-12

Exhibit C: Existing Zoning Map



ZON19-12

Exhibit D: Conceptual Site Plan

BUNGALOWS IN PARADISE



PARCEL INFORMATION	
ADDRESS:	T.B.D.
PARCEL NUMBER:	200-31-956A
SUBDIVISION:	N.A.
LOCAL JURISDICTION:	GLENDALE
CURRENT ZONING DISTRICT:	R1-8
LOT NUMBER:	NA
GROSS AND NET	
GROSS =	2.94 ACREAGE
NET =	2.78 ACREAGE
PARKING SPACES	
(25) UNITS OF 2 BEDROOMS + (5) 1 BEDROOM STUDIOS	
22 X 2 = 44 + 5 = 49 PARKING SPACE	
27 UNIT / 3 = 9 GUEST PARKING	
58 PARKING REQUIRED	
58 PARKING PROVIDED INCLUDING 3 ADA.	
LOT PROPOSED	
THE PROPOSED OF THIS UNITS WILL BE FOR RENT.	
PROJECT DESCRIPTION	
27 UNITS (LARGE VILLAGES, OFFICE, AND SWIMMING POOL)	
CONTACT INFO.	
CONTACT: LUISIS DONAZALEZ	
ADDRESS: 4318 W. BERTRIE LN. GLENDALE AZ	
PHONE: 480.797.3478	
EMAIL: jumbua2015@yahoo.com / lreconstructure23@gmail.com	
VICINITY MAP	
NOTES	
ALL SKINS BY SEPARATE PERMIT	
EXISTING DRIVEWAYS SHALL BE REMOVED AND REPLACED WITH CURB, GUTTER, AND SIDEWALK ACCORDING TO CURRENT CITY CODE	
BUILDING AREA SCHEDULE	
1 BEDROOM UNIT (5)	3,125 SF
2 BEDROOM UNIT (22)	37,730 SF
OFFICE	637 SF
OFFICE PORCH	185 SF
OFFICE PATIO	321 SF
COVER PARKING	6,342 SF
TOTAL UNDER ROOF	48,342 SF
LOT SIZE	121,482 SF
MAX. COVERAGE	50%
LOT COVERAGE	39.78 %
MIN. OPEN SPACE	30%
OPEN SPACE AREA	42,863 SF
OPEN SPACE PROVIDED	36.13 %

Pedestrian Circulation

Pedestrian movement within the site itself will be facilitated through a series of sidewalks and pathways. Notable points throughout the site including the pool, playgrounds, and office will be easily accessible on foot. A key component of the site design will be pedestrian sidewalks that are removed from vehicular roadways.

Planned Open Space & Amenities

The *Bungalows on Paradise* will include a minimum of 30% of open space. Both pedestrians and bicyclists will be accommodated in the design of the site. Final design and amenities will be determined at the time of Design Review. Proper landscaped buffers will be included in the design to meet city requirements.

R-2 Zoning Request.

The *Bungalows on Paradise* will provide the following plans at the time of Design Review. Again, ZON19-12 is a request for rezoning the site.

Grading & Drainage

Building Architecture

Lighting Plan

Landscape Plan

Stormwater Prevention Plan

4. 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 designation of MHDR 12.
- The proposal meets the City's expectations regarding site planning, landscaping, building materials, colors, and screening of mechanical equipment.
- 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 new infill development opportunities; and
 - Create a variety of housing types
- **Conservation, Rehabilitation and Redevelopment Element Policy.** The City shall encourage and support in-fill development to take advantage of existing infrastructure, community and educational facilities, and enhance existing neighborhoods.

- The ***Bungalows on Paradise*** will fulfill the City’s goal of promoting in-fill development
- **Housing Element.** The City shall foster a pleasing, comfortable blending of single family and multi-family housing units through use of compatibility techniques.
 - When developed, the ***Bungalows on Paradise*** will comply offer multi-family housing options with an area that lacks this type of housing.

5. Conclusion

The Applicant has proposed the development of vacant and under-utilized land along Paradise Lane. 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 in the nearby Bell Road Corridor. The requested R-2 zoning is consistent with the adopted General Plan and should be approved, consistent with nearby properties to the west.