



PLANNING COMMISSION REPORT

CASE: Terra Pointe PAD
CASE #: ZON20-17
MEETING DATE: 03/04/2021
FROM: George Gehlert, Senior Planning Project Manager,
 Planning, ggehlert@glendaleaz.com, 623-930-2597

SUBJECT

TERRA POINTE PAD – REZONING APPLICATION ZON20-17: A request by Benjamin Graff, on behalf of Quarles & Brady LLP, representing Terra Pointe LLC, for approval of a rezoning from SR-30 (Suburban Residential) and A-1 (Agricultural) to PAD (Planned Area Development) to enable expansion of an existing Senior Living and Assisted Care facility known as Terra Pointe, on 7.2 acres located at the northwest corner of Union Hills Drive and 53rd Avenue (5330 West Union Hills Drive); and is in the Cholla District. Staff Contact: George Gehlert, Senior Planning Project Manager, ggehlert@glendaleaz.com (623) 930-2597.

REQUEST

Approval of a rezoning from SR-30 (Suburban Residential) and A-1 (Agricultural) to PAD (Planned Area Development) to enable expansion of an existing Senior Living and Assisted Care facility known as Terra Pointe.

APPLICANT/OWNER

Benjamin Graff, on behalf of Quarles & Brady LLP, representing Terra Pointe LLC

REQUIRED ACTION

The Planning Commission must conduct a public hearing and determine if this request is in the best long-term interest of the neighborhood and consistent with the General Plan.

SUMMARY

Project Details:

The applicant is requesting a rezoning from SR-30 and A-1 to PAD to enable the expansion of the existing facility. Expansion would be constructed within vacant parcels to the north and east. The proposal would add 119,000 SF to the current facility, including 112 new units (for a total of 186 units). The resulting facility will also include offices, dining, kitchen and common amenity areas. The site is currently accessed from Union Hills Drive. New driveway connections would be provided to 54th Avenue, as well as to 53rd Avenue.

Residential zones are located north and east of the project site. A church is located to the west. A school is located across Union Hills Drive to the south.

BACKGROUND INFORMATION

General Plan Designation:

The property land use designation is LDR-1 (Low Density Residential).

Property Location and Size:

The 7.2-acre site is located at the northwest corner of Union Hills Drive and 53rd Avenue (5330 West Union Hills Drive) and is in the Cholla District.

Project History:

The site currently includes an existing senior living facility, constructed in 1981. The facility was renovated in 2015 as a 74-bed memory care center.

Planning Commission Public Hearing:

Notice regarding the proposal and information regarding a virtual neighborhood meeting was mailed to property owners and other interested parties on January 6, 2021. The neighborhood meeting was held January 21, 2021. The Citizen Participation Plan Final Report is attached for your review.

A Notice of Public Hearing was published in The Glendale Star on February 11, 2021. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on February 12, 2021. The property was posted on February 8, 2021.

No responses to the notifications have been received.

STAFF FINDINGS AND ANALYSIS

Analysis

- The narrative says the PAD will accommodate congregate care as well as multi-family uses. The facility will be designed to accommodate possible future transition to a multi-family facility, in the event that future changes to demand warrant such a use change. Although staff supports this kind of flexibility in the physical design of the project, any future multi-family use of the property should be subject to further hearing action, including General Plan Amendment.
- The narrative also says the PAD will allow other uses “derived from the C-2 zoning district.” This should be clarified to allow “accessory offices and select personal services (barber, etc.)”. Other C-2 uses have not been considered in the review of this proposal.

STAFF FINDINGS

- With the included stipulations, the request will be consistent with the policies and objectives of the General Plan.
- The proposal would provide for a highly needed service in the community.
- Approval of the request would encourage development within a portion of the community where infrastructure already exists.
- Compatible with adjacent facilities and residences.

RECOMMENDATION

The Planning Commission should recommend approval of request subject to the identified stipulations.

PROPOSED MOTION

Motion to approve ZON20-17, subject to the following stipulations:

1. Development in substantial conformance to the PAD book, dated December 7, 2020. Narrative to be amended in order to clarify that any future multi-family use of the property will be subject to further hearing action; and to allow “accessory offices and select personal services (barber, etc.)”. No other uses will be allowed without further hearing action.
2. Dedication of a 10-foot right-of-way adjacent to APN #200-25-004F to bring the total right-of-way on Union Hills Drive to 65 feet.

3. Dedication of additional right-of-way on 54th Avenue so that the public sidewalk and public streetlights are encompassed within right-of-way. 35' Half street R/W dedication is required.
4. As the right-of-way for N 53rd Avenue is private, an ingress/egress easement shall be recorded along the eastern edge of APN #200-25-004F to encompass the existing pavement being utilized by properties adjacent to this property and by properties to the north so that they (and emergency/service vehicles) will have legal access. The dedication shall include the easement required for the placement of a sidewalk along the property frontage.