

Received
City of
Glendale
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Paradise Enclave

General Plan Amendment & Rezoning Application

Project Narrative

Application No. SR 20-0017

NEC Paradise Lane & 69th Avenue

16231 North 68th Lane

Glendale, AZ

Submitted: December 2020

Development Team

Property Owner / Agent:

Paradise Enclave LLC.
Phoenix, AZ

Applicant / Planning Consultant:

Jon M. Froke Urban Planning, LLC.
Phoenix, AZ

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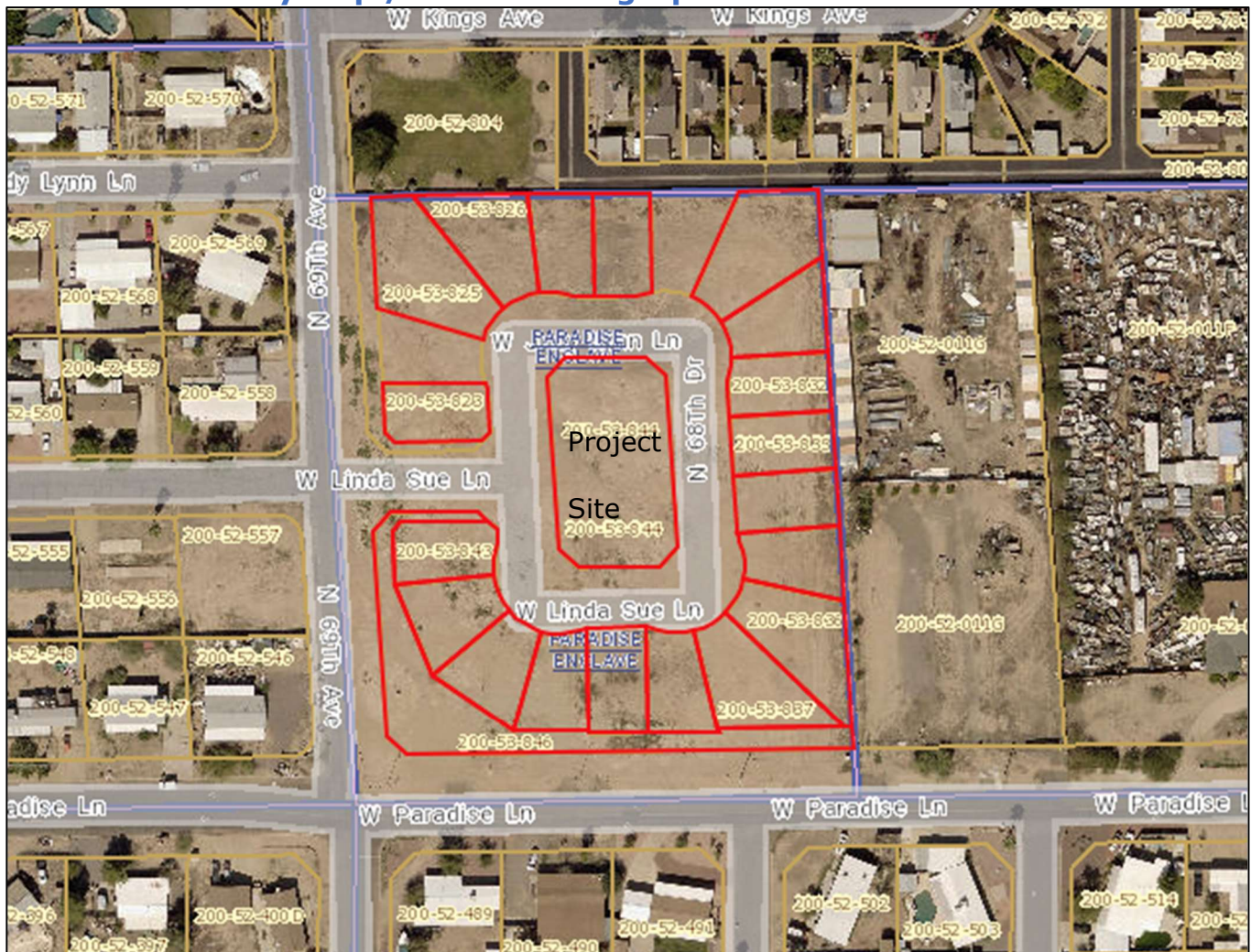
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1. Introduction

Paradise Enclave LLC (the "Property Owner"), requests consideration of a General Plan Amendment and Rezoning Application for the property located on the northeast corner of Paradise Lane and 69th Avenue in the City of Glendale (the "Project Site"). The property has an existing General Plan designation of MDR 5, Medium Density, and zoning designation of R1-4, Single Residence. Our request is for a General Plan Amendment to HDR 20, High Density Residential and a rezoning to R-3, Multiple Residence. The General Plan Amendment will result in a density increase of 15 du/ac. **Paradise Enclave** has a proposed density of 12-20 du/ac.

The property has an existing plat that the Property Owner will seek to vacate upon approval of the General Plan Amendment and Rezoning. The Property Owner will work with the City of Glendale to replat the property as appropriate for a multi-family residential development.

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. Details about the surrounding land uses, zoning districts, and general plan land use designations are as follows:

Direction	Use	Zoning	General Plan Land Use
Project Site	Vacant	R1-4	MDR 5, Medium Density Residential: 3.5 – 5.0 du/ac
North	Detached, Single-Family Residential	R-3	MDHR 12, Medium-High Density Residential: 8.0 – 12.0 du/ac
East	Vacant	R1-4 & A-1	MDHR 12, Medium-High Density Residential: 8.0 – 12.0 du/ac
South	Detached, Single-Family Residential (Manufactured Housing)	R1-6	MDR 5, Medium Density Residential: 3.5 – 5.0 du/ac
West	Detached, Single-Family Residential (Manufactured Housing)	R1-6	MDR 5, Medium Density Residential: 3.5 – 5.0 du/ac

Exhibit B: General Plan Land Use Map

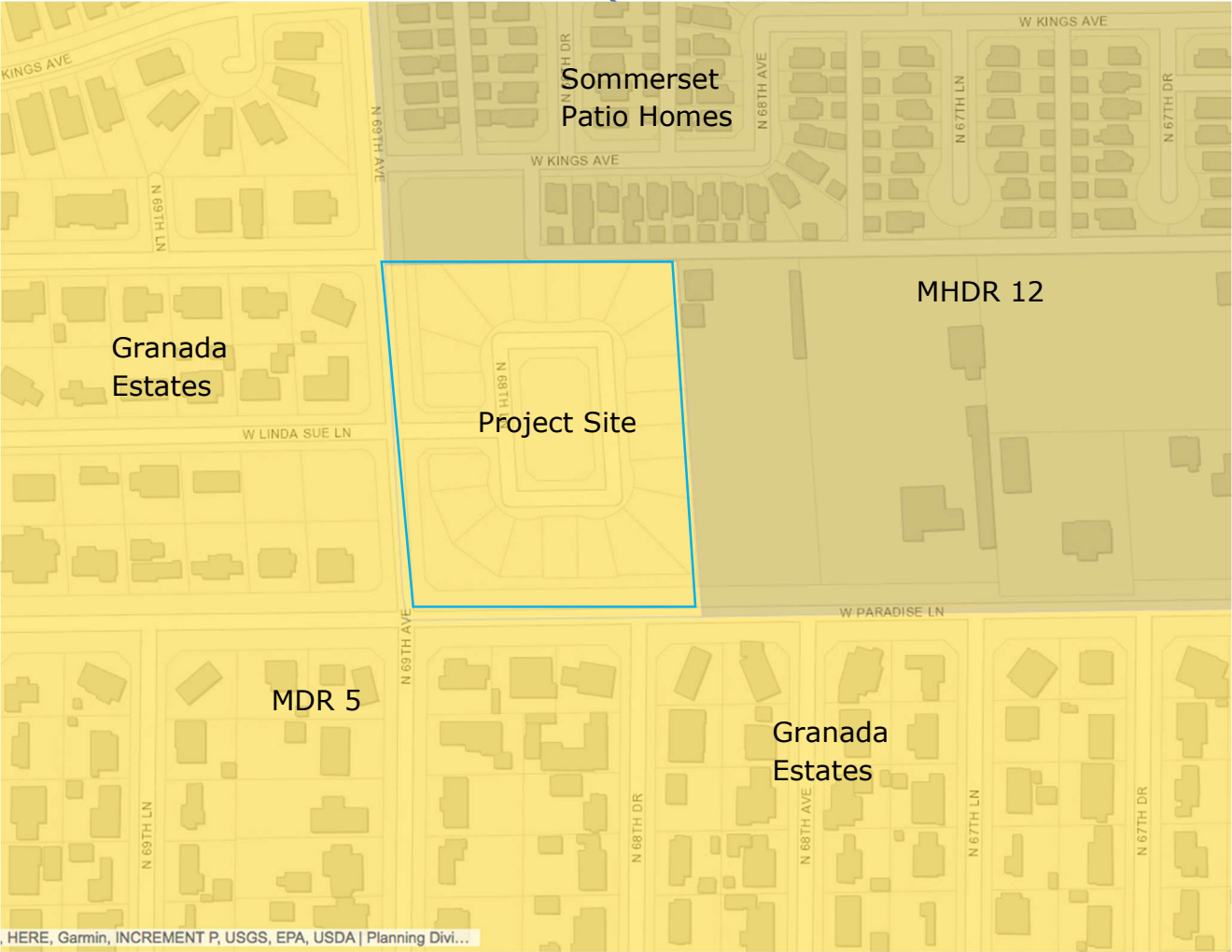
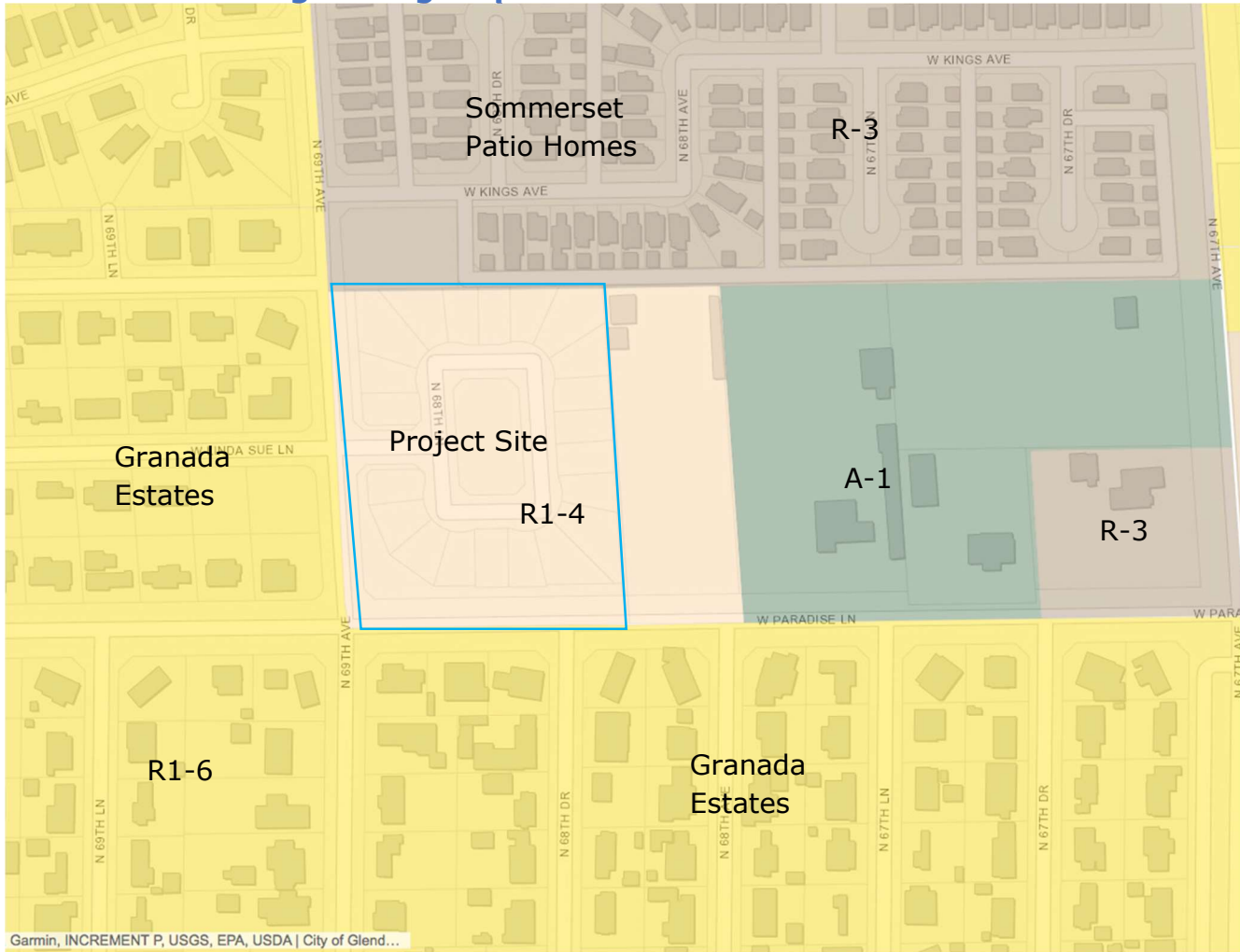


Exhibit C: Existing Zoning Map



2. Project Description & Development Concept

The Applicant proposes ***Paradise Enclave*** as a multi-family residential development that is complimentary to surrounding neighborhoods. The project proposes a mixture of one- and two-bedroom attached townhomes. Each unit will have a maximum building height of 30 feet, as provided by the development standards for the R-3 zoning district. The site will include ample planned open space and amenities including landscaping, a swimming pool, guest parking, and an administrative office.

The townhomes in ***Paradise Enclave*** may be available for sale or for rent. ***Paradise Enclave*** will complement the surrounding residential development which is comprised of high density, detached patio homes and manufactured housing. As the surrounding area is comprised of either detached single family residences or manufactured housing, the

attached townhomes at **Paradise Enclave** will add an additional housing option for those looking to live in the area and will help address the demand for new housing in the city.

The general plan amendment and rezoning requests are as follows:

	Existing	Proposed
Land Use	MDR 5, Medium Density	HDR 20, High Density Residential
Zoning	R1-4, Single Residence	R-3, Multiple Residence

The General Plan Amendment application requests a change in land use designation from MDR 5, Medium Density Residential, to HDR 20, High Density Residential. Additionally, the Rezoning application requests to change the zoning on the property from R1-4, Single Residence, to R-3, Multiple Residence.

Paradise Enclave meets the purpose of R-3 as defined in the Glendale Zoning Ordinance:

This district provides for medium density urban residential development. The intent of this district is to allow a variety of building types, including apartments, town houses, and cluster housing.

Paradise Enclave also meets the purpose of HDR 20 as defined in the Envision Glendale 2040 General Plan:

The High-Density Residential designations provide for multi-family dwellings that may include multi-story structures. These designations would allow for townhouses, condominiums and apartments. Substantial common open space, recreational amenities and on-site support facilities would be provided to serve residents. The density of these land use designations is as follows:

HDR 20 Up to 20.0 du/ac

As previously stated, **Paradise Enclave** has a proposed density of 12-20 du/ac.

A sample site plan is provided as Exhibit D. The final site plan will be determined at the time of Design Review approval.

PROJECT DATA:
 SITE ACREAGE: 4.78
 DENSITY: 14.6 DU/AC

70 TOTAL UNITS

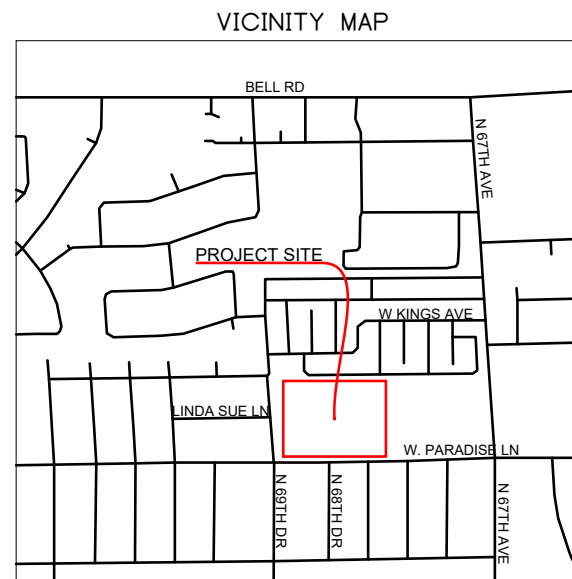
PARKING SPACES
 RESIDENT: APPROX. 105
 GUEST: 27

POTENTIAL OPEN SPACE AMENITIES

- PARK BENCHES
- RAMADA
- TABLE & CHAIRS
- GRILL

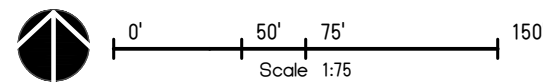
A MINIMUM 30% OPEN SPACE WILL BE PROVIDED

ALL LANDSCAPING WILL MEET LOW WATER USE LIST PROVIDED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES.



Paradise Enclave | Conceptual Site Plan

December 2020



Development Standards

The dwelling units within **Paradise Enclave** will meet all the development standards for the R-3 zoning district. These standards are outlined below.

Development Standards Data Table	
Lot Size	4.78 acres (208,216.8 sqft.)
Approx. Parking	132 total parking spaces (105 resident spaces & 27 guest spaces)
Public Open Space	35% of the total lot.
Private Open Space	125 ft. per unit in the form of a balconies and/or patios.
Northern Perimeter Setback	30 ft.
Southern, Eastern, & Western Setback	40 ft.
Max. Structure Height	30 ft.

The development standards for **Paradise Enclave** meet the standards required for 2-story units throughout the entire site.

The parking provided in the table is an approximation based on 50% of the dwelling units within **Paradise Enclave** being one-bedroom (requiring 1 space) and 50% of units being two-bedroom (requiring 2 spaces). The final breakdown of bedrooms per unit and required parking spaces will be determined at the time of Design Review.

On & Off-Site Improvements

Water

Water improvements will include the installation of water lines within the Project Site. The water line will connect to the existing 8" waterline along 69th Avenue and the 12" waterline along Paradise Lane.

Sewer

Sewer improvements include the installation of sewer lines within the Project Site. The sewer line will connect to existing sewer lines located at 67th Avenue. The 8" offsite sewer line will extend from 67th Avenue, west along Paradise Lane, to the project entrance on Paradise Lane. This project seeks a Development Impact Fee credit or a line extension agreement for extending the sewer line to this property and other properties on the north side of Paradise Lane.

Electrical

There are overhead power lines along the Project Site frontage of Paradise Lane. These will be removed and the utility lines will be placed underground.

Roadway

Half-street improvements will be constructed for both 69th Avenue and Paradise Lane along the Project Site frontage. These improvements will include paving, curb, gutter, sidewalks, streetlights, and landscaping. All improvements will adhere to City of Glendale standards as provided in the 2015 Engineering Design Standards & Details.

Existing Plat

The property owners will seek to vacate the existing plat for the project site and will work with the City to replat the property as appropriate for a multi-family residential development. This process will include the abandonment of the interior right of way and easements.

Transportation, Circulation, & Parking

Paradise Enclave will be accessed via two driveways. The first along Paradise Lane that will align with 68th Drive. The second along 69th Avenue that will align with Linda Sue Lane. It is understood that half street improvements are required along 69th Avenue and Paradise Lane. Included in this submittal are cross sections of each street that meet the standards in the 2015 Engineering Design Standards & Details.

Parking within the project will adhere to the City's guidelines.

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.

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 swimming pool, planned open space, and office will be easily accessible on foot.

Planned Open Space & Amenities

Paradise Enclave will include a minimum of 30% of open space. Both pedestrians and bicyclists will be able to access amenities included in the design of the site. Potential amenities that could be located on site include:

- Pool/Pool House
- BBQ/Grill in the pool area
- Tables/chairs in the pool area
- Ramada with seating
- Benches
- Trash receptacles
- Bike racks

Final design and amenities will be determined at the time of Design Review. Proper landscaped buffers and screen walls will be included in the design to meet city requirements.

Grading & Drainage

The site will be designed to provide on-site storm water retention facilities.

Architectural Character

The architectural character of **Paradise Enclave** will be finalized during design review, however potential architectural elements may include:

- Smooth stucco exterior with accents
- Stucco accents and window treatments
- Screen walls
- Exterior light fixtures at front door entrances
- Entry features at gates with integrated landscaping
- Landscaping and trees to screen balcony space

Paradise Enclave will adhere to the Multifamily Design Expectations.

The following architectural renderings are a potential example of what the project may look like once developed. The applicant is not the builder. The applicant recognizes that the builder will be required to submit detailed plans during the design review process and may or may not include garages or other design elements in the exhibit below.





Lighting Plan

A Lighting Plan will be designed in conjunction with the Construction Documents for the site.

Landscape Plan

A Landscape Plan will be designed in conjunction with the Construction Documents for the site. Entry features and landscape focal points will be part of the landscape design for **Paradise Enclave**. Landscaping will be used to shield any balconies and patios visible from the street and all landscaping in the project will adhere to the City's Landscape Ordinance. Additionally, all landscaping will meet low water use list provided by the Arizona Department of Water Resources.

Stormwater Prevention Plan

A Stormwater Prevention Plan will be designed in conjunction with the Construction Documents for the site.

4. Findings

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

- The proposal will be compatible with existing residential development in the area.
- 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.
 - **Paradise Enclave** 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, **Paradise Enclave** will 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 so that future residents can enjoy the amenities found in the nearby Bell Road Corridor. The HDR 20 General Plan Amendment and requested R-3 zoning is consistent with the adopted General Plan and goals of the City for in-fill development.