



## PLANNING COMMISSION REPORT

CASE: General Plan Amendment and Rezoning Application for Paradise Enclave  
CASE #: GPA20-06 & ZON20-14  
MEETING DATE: 03/04/2021  
FROM: Christina Lavelle, Planner, Planning,  
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### SUBJECT

**PARADISE ENCLAVE REZONING APPLICATION / GENERAL PLAN AMENDMENT – GPA20-06 AND ZON20-14:**

A request by Jon Froke, Jon M. Froke Urban Planning, on behalf of Brian Matlock, for a zone change request from R1-4 (Single Residence) to R-3 (Multiple Residence) on 4.78 acres; and a General Plan Amendment request from MDR5 (Medium Density Residential) to HDR20 (High Density Residential). The site is located at the northeast corner of 69<sup>th</sup> Avenue and Paradise Lane; and is in the Sahuaro District. Staff Contact: Christina LaVelle, Planner clavelle@glendaleaz.com (623)930-2553.

### REQUEST

General Plan Amendment from MDR 5 (Medium Family Residential 3.5 to 5.0 dwelling units per acre (du/ac) to HDR 20 (High Density Residential 12.0-20.0 du/ac). Rezone from R1-4 (Residential) to R-3 (Multiple Residence).

### APPLICANT/OWNER

Jon Froke, Jon Froke Urban Planning, LLC / Brian Matlock

### REQUIRED ACTION

The Planning Commission must conduct a public hearing as required by state law.

### BACKGROUND INFORMATION

**General Plan Designation:**

The property land use designation is MDR5 (Medium Density Residential 3.5 to 5.0 du/ac).

**Property Location and Size:**

The property is located at the northeast corner of North 69th Avenue and West Paradise Lane and is approximately 4.78 acres in size.

**History:**

The property was annexed into the City of Glendale on December 25, 1979 (Annexation Number 96). The property received City Council approval on August 17, 2006 (ZON05-22) to rezone from A-1 (Agricultural) to R1-4 (Single Residence, Planned Residential Development). The rezone was to allow for the construction of twenty-one (21) single family residences. The Final Plat was recorded on May 15, 2008.

**Project Details:**

This proposal is for a rezone and general plan amendment to allow for the development of a multiple family development. The request consists of a Minor General Plan Amendment from MDR 5 (Medium Density Residential up to 3.5 to 5.0 du/ac ) to HDR 20 (High Density Residential 12.0 to 20.0 du/ac) and a Rezone from R1-4 (Single Residence) to R-3 (Multiple Residence) on 4.78 acres. The site is located at the northeast corner of 69th Avenue and West Paradise Lane.

The property is surrounded by residential uses to the north, south, west and east. The developments to the north are multiple family developments approximately 8.0 to 12 dwelling units per acres; single family residential developments to the south approximately 3.0 to 5.0 dwelling units to the acre. The residential developments to the west are single family residential and properties to the east are approximately are approximately 8.0-12.0 dwelling units per acre.

The zoning of those areas is as follows:

- North– Northern Somerset Patio Homes – R-3-multi-family zoning
- South- Granada Estates- R1-6 residential single-family zoning
- East– Single Family Residence- R1-4- residential single-family zoning
- West– Granada Estates – R1-6 residential single-family zoning

**CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:**

Paradise Enclave is located within the Peoria Unified School District. The applicant has met with the school district to ensure that there are adequate school facilities in the district. The Peoria Unified School District confirmed that the school district has adequate facilities to accommodate Paradise Enclave. A copy of the certificate is provided as an attachment.

#### **CITIZEN PARTICIPATION TO DATE:**

Applicant's Citizen Participation Process:

On November 10, 2020, the applicant mailed notification letters to adjacent property owners and interested parties regarding a neighborhood meeting to be held on November 30, 2020. A second meeting was noticed on January 6, 2021 to adjacent property owners and interested parties regarding a neighborhood meeting to be held on January 14, 2021. The applicant's Citizen Participation Final Report is attached.

#### **Planning Commission Public Hearing:**

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 11, 2021.

### STAFF FINDINGS AND ANALYSIS

#### **Findings:**

- The amendment is consistent with the policies and objectives of the City's General Plan, Zoning Ordinance, and Residential Design and Development policies.
- Promotes infill development within portions of the City where infrastructure is already available.
- Contributes to the supply and diversity of housing.
- Overall furthers the public health, safety and general welfare of the citizens of Glendale.

#### **Analysis:**

- The proposed multi-family development will allow for infill development and provide additional residential options in the general area.

- The rezoning request is consistent with the minor general plan amendment to allow for a land use designation of HDR20.
- The applicant has met with representatives of the Peoria Unified School District and the district has confirmed adequate school facilities exist.
- The Paradise Enclave rezone and general plan amendment are consistent with land uses in the surrounding area.
- Transportation, Land Development Engineering as well as other City departments have reviewed the proposal to assure adequate utilities, drainage, and transportation migrations were considered to serve the development and to minimize the impact on existing or future adjacent development.

## RECOMMENDATION

The Planning Commission should recommend approval of request GPA20-06 and ZON20-14, subject to the stipulations found in the staff report.

## PROPOSED MOTION

The Planning Commission should move to recommend approval of GPA20-06, as written.

The Planning Commission should recommend approval of ZON20-14, subject to the following stipulations:

1. Development in substantial conformance with the applicant's development booklet, date updated December 23, 2020.
2. Dedication of additional right-of-way on 69<sup>th</sup> Avenue to provide a total half-width of 35 feet shall be made before building permits are issued for any development on the property.
3. Dedication of additional right-of-way on Paradise Lane to provide a total half-width of 35 feet shall be made before building permits are issued for any development on the property.
4. All half-street improvements on 69th Avenue and Paradise Lane adjacent to the site must be completed with development of the property. Required improvement standards are determined by the City of Glendale Design Guidelines for Site Development and Infrastructure Construction.

5. A right-of-way abandonment shall be processed for all interior streets.
6. Gated driveways shall require a turnaround area.
7. All overhead utility lines, including communication lines and electric lines less than 69 kv on or adjacent to the site shall be undergrounded as part of this project.
8. Vacation of ZON05-22 and final plat approval for a one-lot subdivision.

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## Attachments

Narrative

CP Final Report

Certification of Adequate Schools

Letter Of Support

Vicinity Zoning Map

Aerial Photograph

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