



**GPA20-06 and ZON20-14  
Paradise Enclave: 69<sup>th</sup> Ave.  
& Paradise Lane**

**City Council April 13, 2021**





# Paradise Enclave

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**Request 1:** General Plan Amendment from MDR (Medium Density Residential 3.0-5.0 du/ac to HDR 20 (High Density Residential 12.0-20 du/ac);

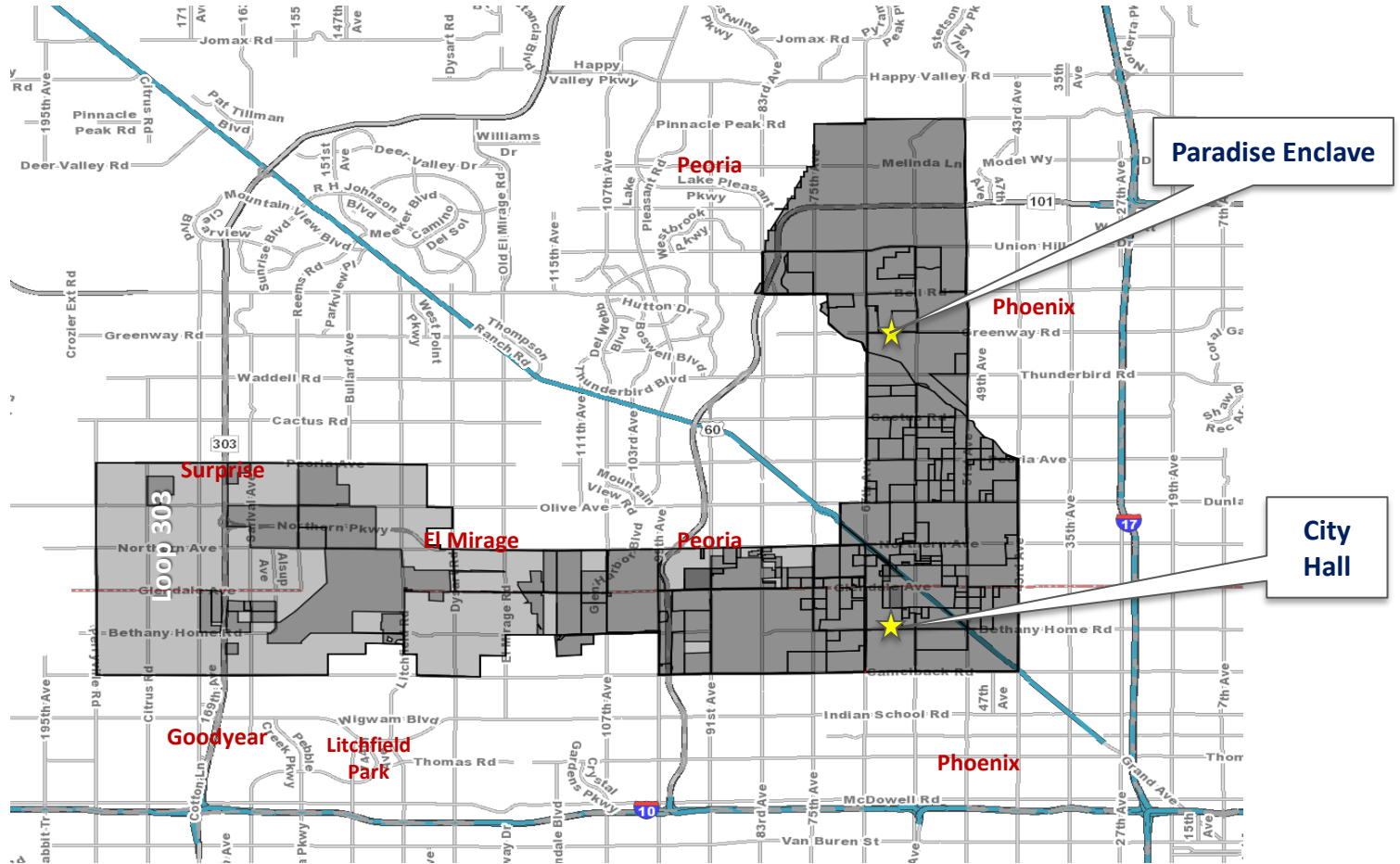
**Request 2:** Zone change from R1-4 (Single Residence to R-3 (Multiple Residence.

**Project Size:** 4.78 acres.

**Applicant:** Jon Froke, Jon M. Froke Urban Planning on behalf of Brian Matlock



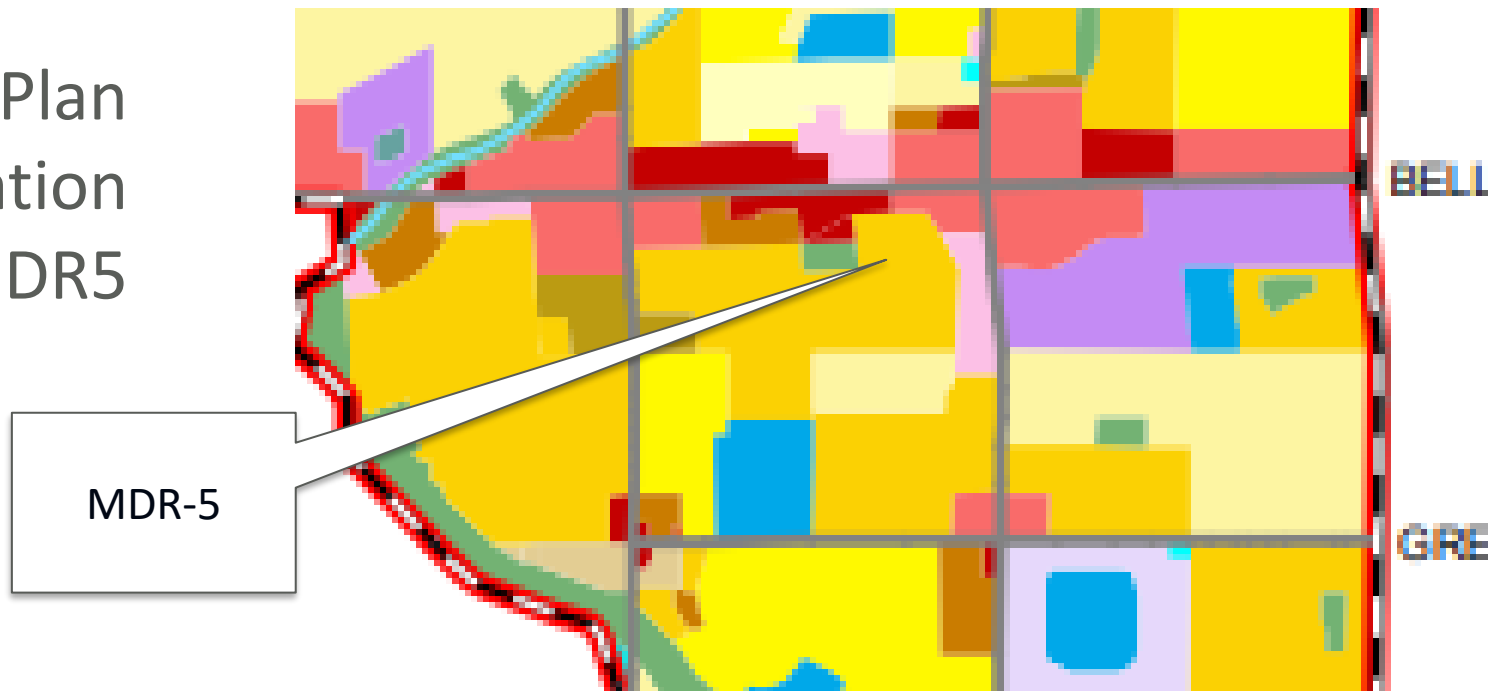
# Paradise Enclave





# Paradise Enclave:

General Plan  
designation  
is MDR5







# Paradise Enclave:

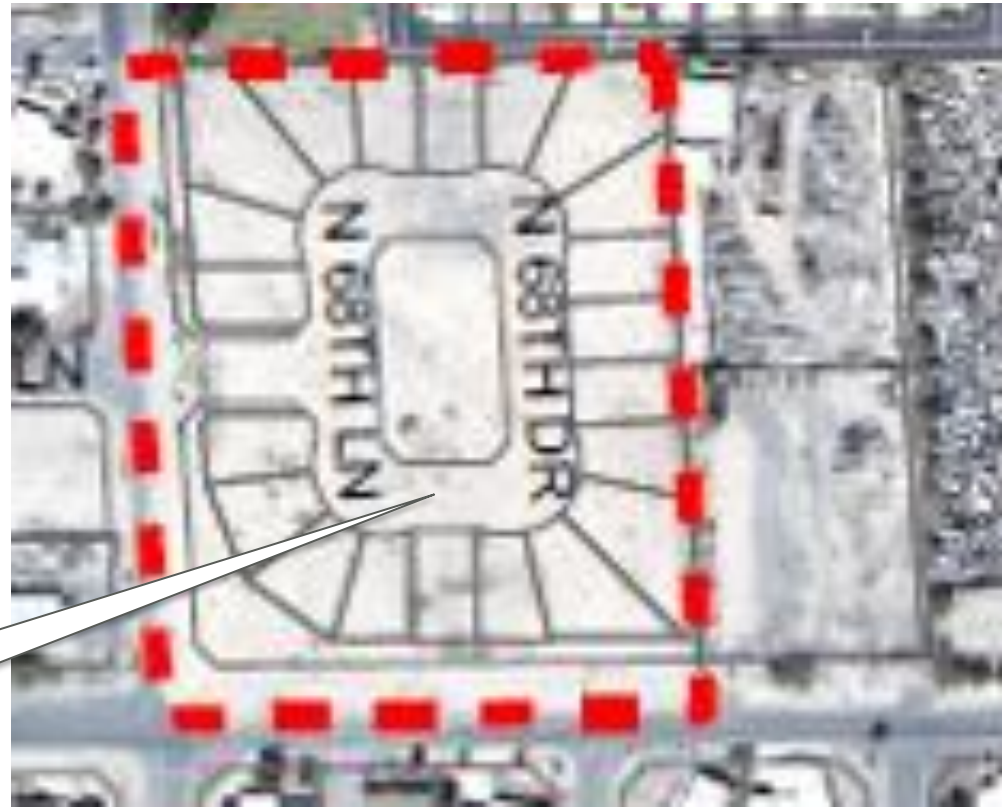


Aerial Date: June 2020



# Paradise Enclave:

**History:**  
Paradise  
Enclave  
approved on



SITE



# Paradise Enclave:

70 unit-  
Townhomes  
15 du/ac  
30' Height



# Paradise Enclave:





# Paradise Enclave:

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## **Citizen Involvement:**

- Neighborhood Meeting-November 30, 2020
- 2<sup>nd</sup> Neighborhood Meeting-January 6, 2021
- Public Hearing Notification sent March 26, 2021
- Glendale Star noticed March 25, 2021
- Site Posted March 25 , 2021

**No comments were received.**



# Paradise Enclave:

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## Findings:

The PAD proposal would result in a quality development product which is consistent with the goals and objectives of the General Plan by:

- Development of in-fill parcels where infrastructure is available.
- Contributes to the diversity and supply of housing within Glendale.



# Paradise Enclave:

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**Recommendation:** Staff finds the request conforms to these standards and recommends approval subject to the following stipulations:

1. Conformance to the Paradise Enclave Minor General Plan Amendment and R-3 Narrative revised submittal dated December 23, 2020.



## Paradise Enclave:

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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. All half-street improvements on 69th Avenue and Paradise Lane adjacent to the site must be completed with development of the property.



## Paradise Enclave:

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5. A right-of-way abandonment shall be processed for all interior streets.

6. Gated driveways shall require a turnaround area.



## Paradise Enclave:

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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. Shall vacate the Paradise Enclave Plat and obtain final plat approval of a one-lot subdivision prior to design review.



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