



PLANNING COMMISSION REPORT

CASE:	ZANJERO PASS - REZONING
CASE #:	ZON21-05
MEETING DATE:	June 17, 2020
FROM:	Alex Lerma, Planner, Planning Project Manager alerma@glendaleaz.com, (623)-930-2810

SUBJECT

ZANJERO PASS ZON21-05: A request by Brennan Ray of Burch & Cracchiol, P.A., to rezone approximately 171.56 acres of land from R1-7 PRD (Single Residence, Planned Residential Development), R1-8 PRD and R1-10 PRD zoning district to R1-6 PRD (50' Wide Lots), R1-6 PRD (45' Wide Lots), and R1-10 PRD zoning district to allow a single-family residential subdivision of various lot sizes.

REQUESTS

Rezone from R1-7 PRD, R1-8 PRD, and R1-10 PRD zoning districts to R1-6 PRD (50' Wide Lots), R1-6 PRD (45' Wide Lots), and R1-10 PRD zoning district for 171.56 acres.

APPLICANT/OWNER

Brennan Ray on behalf of Burch & Cracchiol, P.A., representing owner DR Horton,

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.

BACKGROUND INFORMATION

General Plan Designation:

The property land use designation is MDR-5 (Medium Density Residential / 3.5-5.0 du/ac.

Zoning:

The current zoning is R1-7 PRD (Single Residence, Planned Residential Development), R1-8 PRD, and R1-10 PRD zoning district.

Property Location and Size:

The property is located at the northeast corner of Citrus Road and Olive Avenue and extends north to the Cheryl Drive alignment and east to 175th Avenue. The site contains

approximately 171.56 acres of undeveloped desert land. The site is located in the YUCCA district.

Adjacent Zoning and Land Uses:

The property is bounded to the north and east by RU-43 (County) rural zoning district. To the west properties are zoned R1-6 (County) single family residential subdivision known as Cortessa. To the south is zoned C-1 (Neighborhood Commercial) and R1-6 (County) single family residential.

History:

The property was originally platted through Maricopa County as a 155 detached signal family residential lot subdivision. The site was petitioned for annexation into the City of Glendale municipal limits on October 14, 2014. On November 24, 2014, City Council approved a pre-annexation development agreement by resolution.

On January 8, 2015, the Planning Commission approved a Preliminary Plat (PP13-03) proposing a total of 491 single-family residential lots on 171.55 acres along with a 8.18-acres commercial parcel.

On February 10, 2015, City Council approved the site’s request (AN-197) to annex into Glendale municipal limits. On the same date, City Council approved a General Plan Amendment (GPA13-05) to change approximately 171.55 acres of the site’s designation from Low Density Residential (0 –1 du/ac) to Medium Density Residential (3.5 – 5 du/ac) and approximately 8.18 acres from Low Density Residential (0 –1 du/acre) to General Commercial. Furthermore, City Council approved a rezoning request (ZON13-08) for approximately 171.55 acres from R1-8 and R1-10 (Single Family Residential Zoning Districts, Maricopa County) to R1-7 PRD (Single Residence, Planned Residential Development), R1-8 PRD (Single Residence, Planned Residential Development), R1-10 PRD (Single Residence, Planned Residential Development), and approximately 8.18 acres to C-1 (General Commercial).

Project Details:

1. The applicant is proposing to develop a master planned community of 605 residential lots, the 8.18-acre commercial parcel, which was part of the ZON13-08 zoning case and located on northeast corner of Citrus Road and Olive Avenue, is not included of this request. The development will include internal private streets, parks, trails, and other amenities related to a suburban project of this size and scale.
2. The site shall conform to the City of Glendale Development Standards except as indicated in the Table below:

Proposed Development Standards			
Description	R1-10PRD ¹	R1-6 ¹	
		50' wide lots	54' wide lots
Minimum Lot Area (sf)	10,000	6,000	5,400
Minimum Width	80'	50'	45'
Minimum Depth	130'	120'	120'
Front Setback ⁴	15'-20' ²	15'-20' ²	15'-20' ²

Side Setback ⁴	5'-10' ²	5' ²	5' ³
Street Side Setback ⁴	10'	5'	5'
Rear Setback ⁴	19'	20'	20'
Lot Coverage	45%	55%/50% ⁵	55%/50% ⁵

1-Two story maximum, refer to Section 7.300 for accessory buildings.

2-15 feet to living area, or side entry garage, 20 feet to face of garages.

3-Minimum 10 feet separation between buildings on adjacent lots within R1-6 and minimum 15-foot separation between buildings on adjacent lots within R1-10.

4- Architectural design elements, including but not limited to, window bays, fireplaces, porches/patios, or similar, may encroach into building setback up to 3 feet.

5- Maximum lot coverage is 55% when less than 7,000 S.F. lot area and 50% when exceeding 7,000 S.F. lot area.

3. Access points to the project are identified on the Master Development Plan as occurring from Citrus Road and Olive Avenue. Internal roads serving the residential development are proposed as private streets with construction in accordance with design standards established by the City and maintained by the Zanjero Pass Homeowners Association.
4. The Site will feature a six-foot (6') detached sidewalks along both Citrus Road and olive Avenue, as well as a ten-foot (10') decomposed granite trail along Citrus Road. Internally, five-foot (5') detached sidewalks lead into the site from Citrus Road and Olive Avenue and continue around the roundabout and portions of the centralized open areas.
5. The development plan includes approximately 30.74 acres (17.9%) of the site as landscape and open space areas. The planned open space includes a 5-acre centralized park, a smaller 1.21 acre neighborhood park, dog park and landscape buffers.
6. The development of the project would include a perimeter theme wall along all four sides of the site.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

Zanjero Pass is located within the Dysart Unified School District (including Mountain View Elementary, Sonoran Height Elementary and Shadow Ridge High School) The district has confirmed that they have adequate facilities to accommodate the additional residences. Copy of the certificate is attached.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On December 4, 2020, the applicant mailed notification letters to property owners within 300' of the subject property, as well as the interested parties, notifying the public of a virtual neighborhood meeting which was held December 15, 2020. The virtual neighborhood meeting had four attendees. The applicant's Citizen Participation Final Report is attached including the minutes of the neighborhood meeting.

Planning Commission Public Hearing:

A Notice of Public Hearing was published in *The Glendale Star* on May 13, 2021. Due to a change in public hearing dates, the notice was republished in the *West Valley View* on June 2, 2021. Notification postcards of the public hearing were originally mailed to

adjacent property owners and interested parties on May 14, 2021 and again on May 28th, 2021. The property was posted on May 19, 2021, date modifications to the sign were completed on May 29, 2021.

STAFF FINDINGS AND ANALYSIS

- Zanjero Pass PRD Booklet, date stamped 4/20/2021 with its associated development plan proposes several amendments to the existing Zanjero Pass PAD including access points to the project, interior circulation, lot size modifications and an increase in number of lots.
- The proposal would provide a viable use to an underutilized and vacant site.
- The projects overall density will be 3.5 homes/units per the acre which is consistent with the City of Glendale General Plan designation of Medium Density Residential 3.5-5.0 du/acre.
- The proposal would result in a density which is intermediate to the adjacent properties locate north, east and west; and to the higher densities located to the south.

RECOMMENDATION

The Planning Commission should recommend approval of ZON21-05, subject to the following stipulation:

1. Development shall be in substantial conformance to with the development plan outlined in the PRD Booklet and the PRD Booklet entitled “Zanjero Pass,” date stamped April 20, 2021.
2. Per the Pre-Annexation Development Agreement (PADA), approved by resolution on November 24, 2014, the original approved 491 detached single-family residential lots will be assessed at \$1,888.00 for in-lieu fee per residential dwelling unit. The additional proposed 114 lots will be assessed at \$6,140.00 for in-lieu fee per residential unit. Such fee shall be paid individually to the City upon issuance of a building permit.
3. The lots along the northern portion of Zanjero Pass, abutting Cheryl Drive, shall be limited to single story homes specifically Lots 362 through 369 and Lots 375 through 389 as shown on the preliminary plat.
4. Developer shall coordinate the road right-of-way requirements as well as road improvements with Maricopa County.

PROPOSED MOTIONS

- Motion to approve **ZON21-05**, subject to stipulations outlined in the staff report.

- ATTACHMENTS:**
1. Applicant’s Zanjero Pass PRD Booklet, date stamped 4/20/2021.
 2. Citizen Participation Final Report, date stamped 2/11/2021.
 3. Adequate School Facilities Certification, dated 2/4/2021.
 4. Vicinity Zoning Map.

5. Aerial Photograph