



ZANJERO PASS ZON21-05

City Council – June 22, 2021

Jamsheed Mehta,
Development Service Director



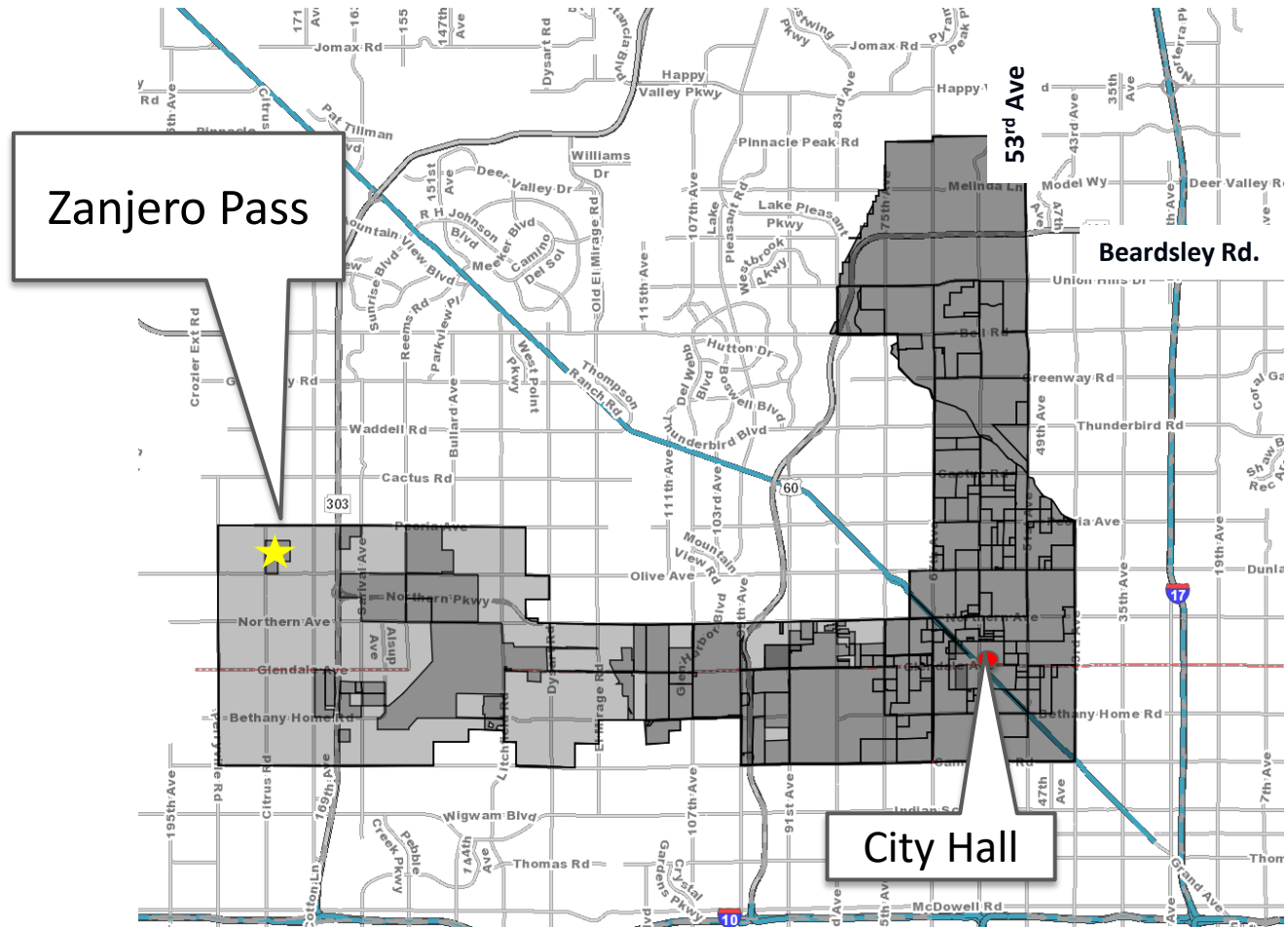


Request

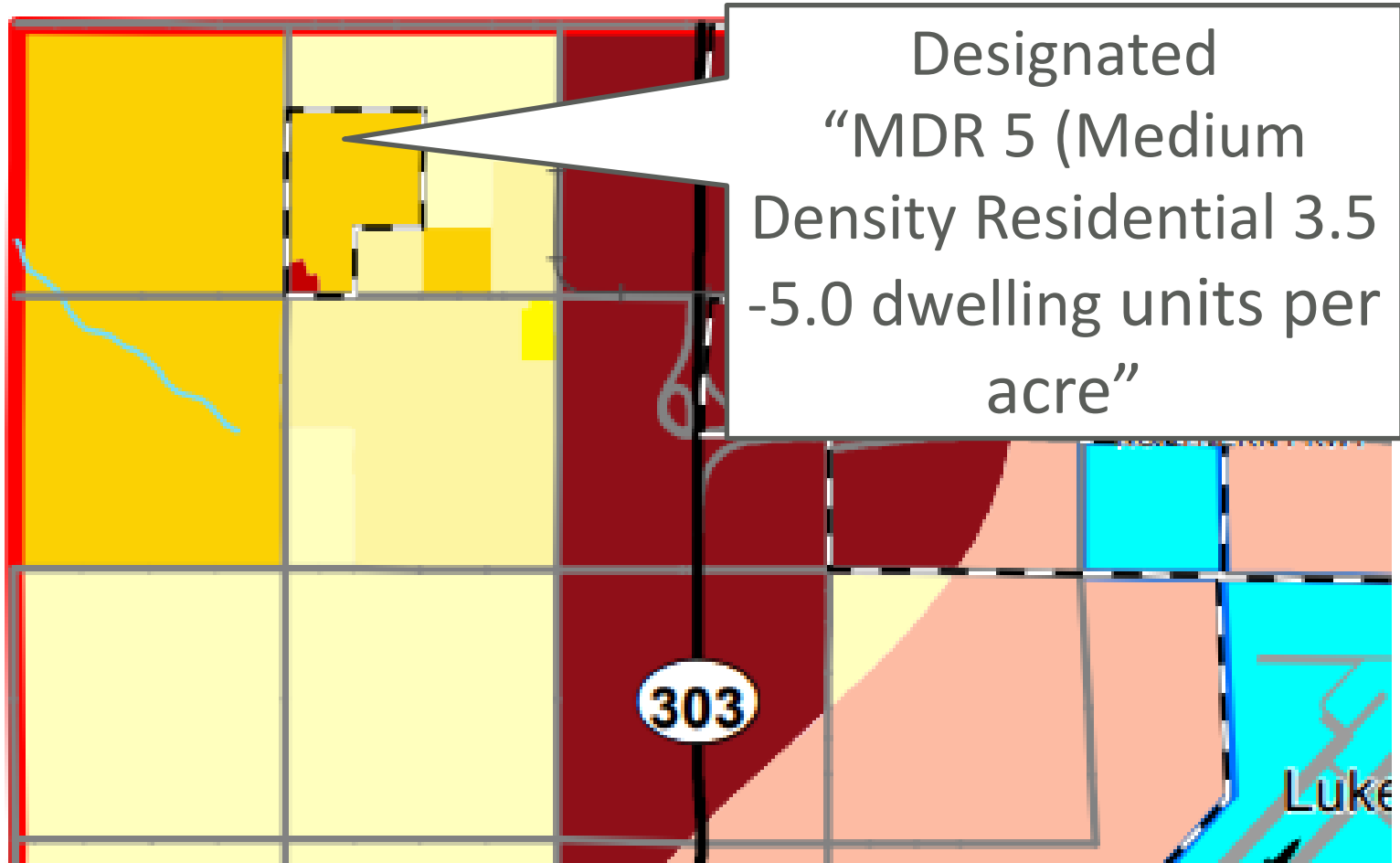
Rezone from R1-7 PRD, R1-8 PRD, and R1-10 PRD zoning districts to R1-6 PRD (50' Wide Lots), R1-6 PRD (45' Wide Lots), and R1-10 PRD zoning district for 171.56 acres.

Applicant: Brennan Ray/Burch & Cracchiolo, P.A.

Vicinity Map

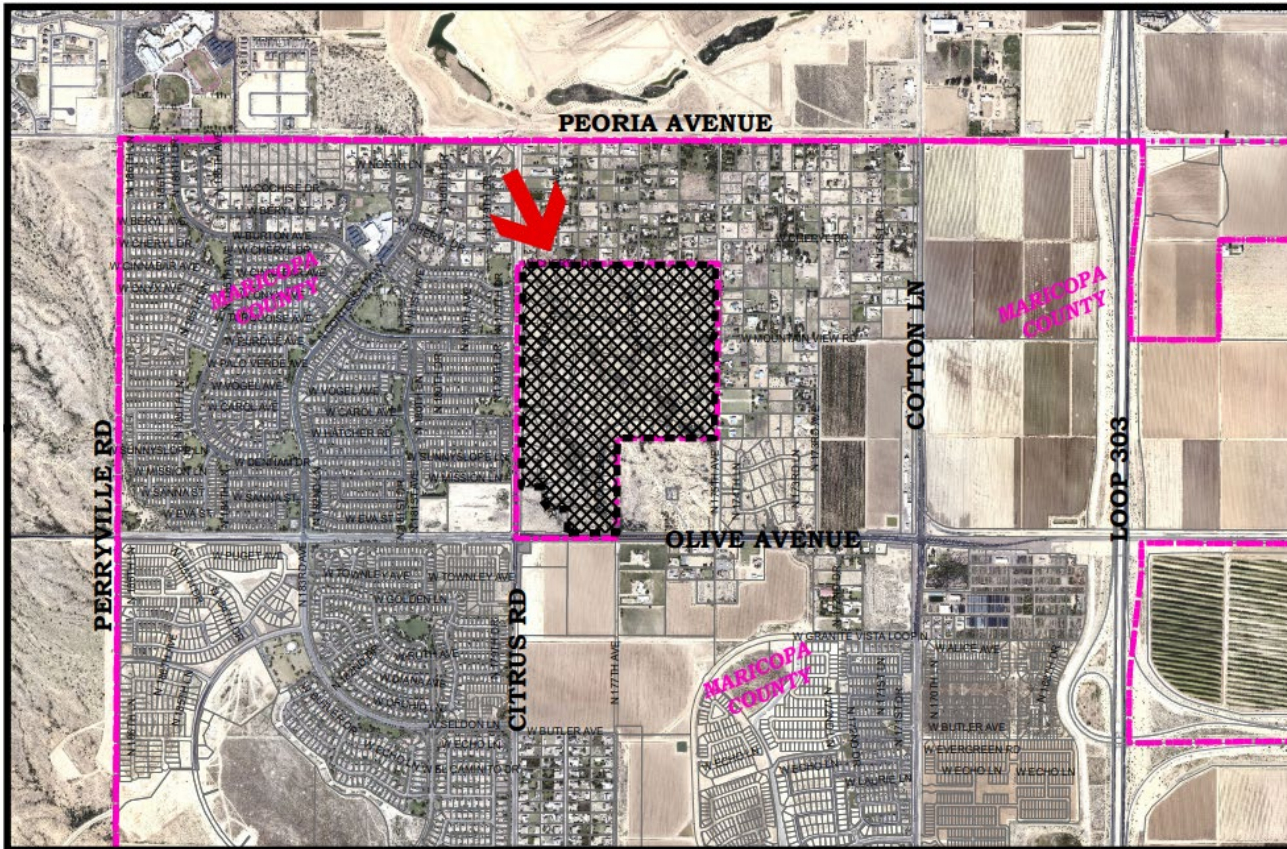


General Plan





Aerial





Planned Residential Development Standards

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'



Planned Residential Development Standards

Proposed Development Standards			
Description	R1-10PRD ¹	R1-6 ¹	
		50' wide lots	54' wide lots
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



Planned Residential Development Standards

Proposed Development Standards			
Description	R1-10PRD ¹	R1-6 ¹	
		50' wide lots	54' wide lots
Street Side Setback ⁴	10'	5'	5'
Rear Setback ⁴	19'	20'	20'
Lot Coverage	45%	55%/50% ⁵	55%/50% ⁵



Planned Residential Development Standards

- 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.



Planned Residential Development Standards

- 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.



Public Involvement

- Initial notice mailed December 4, 2020, to surrounding property owners and other interested parties.
- Virtual neighborhood meeting was held December 15, 2020
- Request advertised May 13, 2021, and again on June 2, 2021.



Public Involvement

- Hearing notices mailed May 14, 2021, and again on May 28, 2021.
- Site posting was posted on May 19, 2021, dates on the sign were modified on May 29, 2021.



Findings

- 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.



Findings

- 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.



Findings

- The proposal would result in a density which is intermediate to the adjacent properties located north, east and west; and to the higher densities located to the south.



Recommendation

Staff recommends approval of ZON21-05; subject to the following:

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.



Recommendation

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.



Recommendation

3. The lots along the northern portion of Zanjero Pass, abutting Cheryl Drive, shall be limited to single story homes specifically Lots 362 - 369 and Lots 375-389 as shown on the preliminary plat. In addition, lots along 175th Drive, shall also be limited to single story homes, these shall include lots 455-460, 504-509, 516, 517 and 526 as shown on the preliminary plat.



Recommendation

4. Developer shall coordinate the road right-of-way requirements as well as road improvements with Maricopa County.



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