



AVILLA PALOMINO

GPA21-02 and ZON21-02

City Council, August 10, 2021





Request

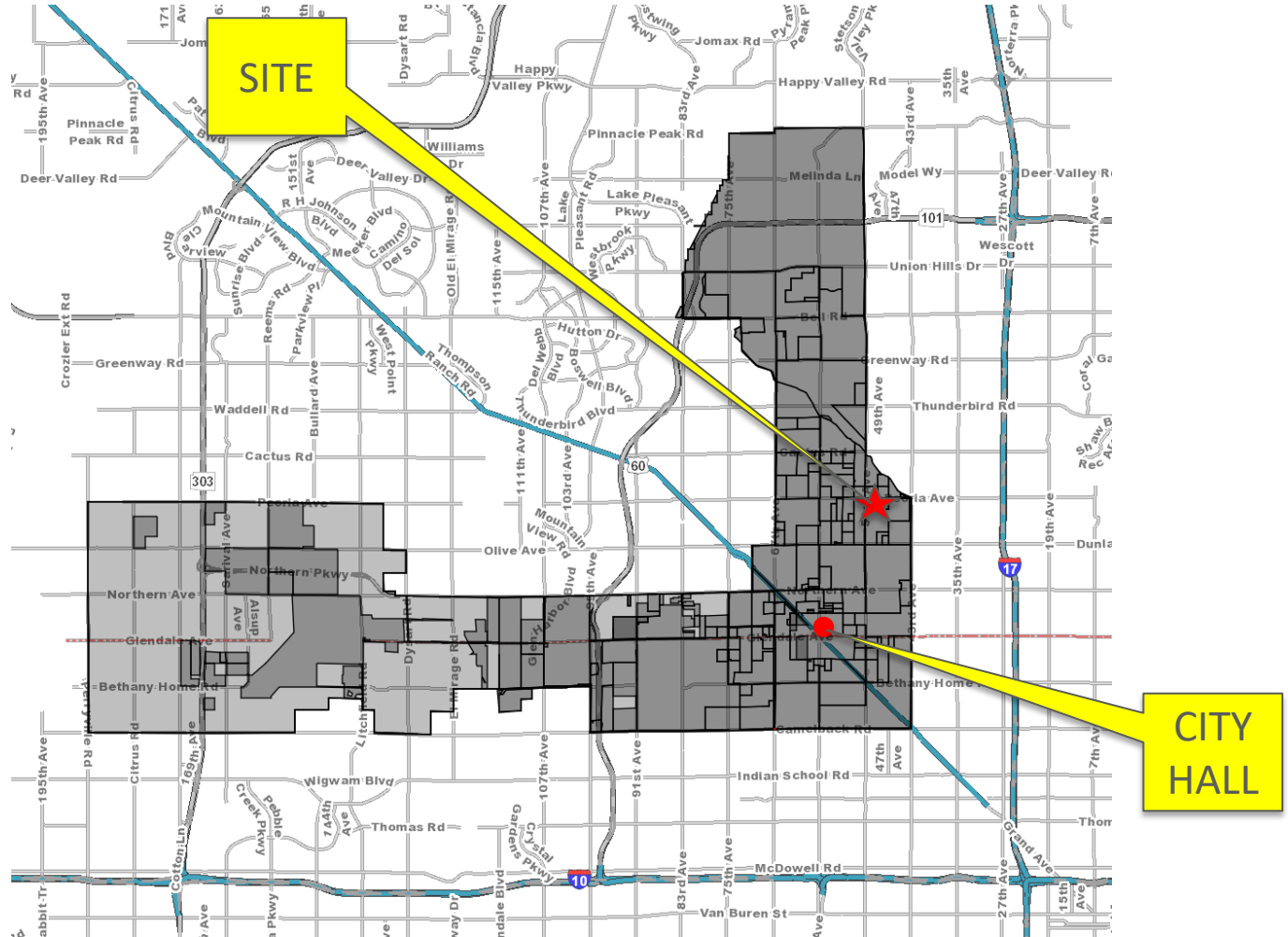
Request 1: Minor General Plan Amendment from GC (General Commercial) & MDR5 (Medium Density Residential, 3.5-5 du/ac) to MHDR12 (Medium High Density Residential, 8-12 du/ac);

Request 2: Zone change from R1-6, C-2, & C-3 to R-2 (Mixed Residence).

Project Size: 17.72 acres.

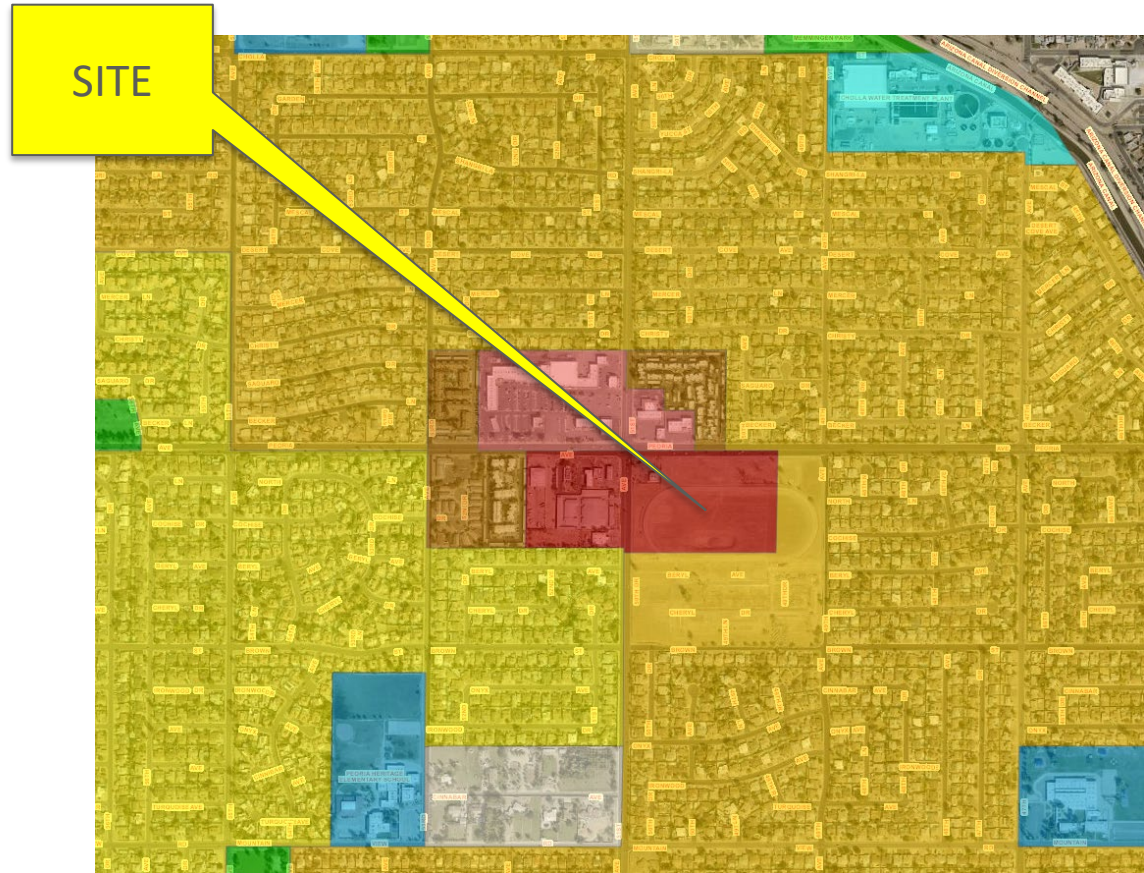
Vicinity Map

East of the
SEC of 51st
Ave &
Peoria Ave

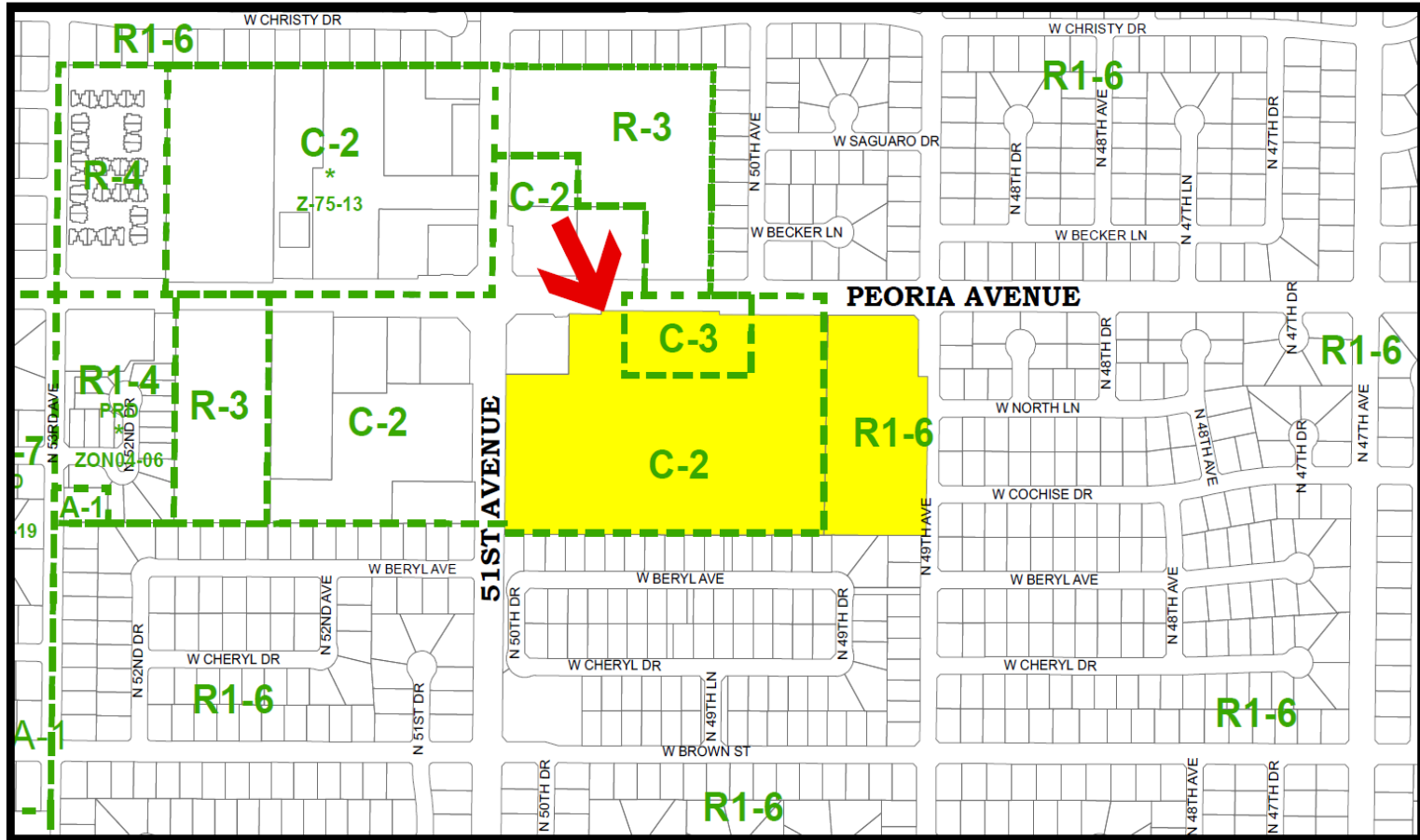


General Plan

General Plan
designation
is GC &
MDR5
(General
Commercial
& Medium
Density
Residential
3.5 -5 du/ac).



Zoning Map







Conceptual Site Plan





Conceptual Building Elevations



POP-OUT NOT TO BE INCLUDED IN PRIVATE YARD OR SIDE YARD SPACES.

Rear Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (lit)



Right Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (lit)



Left Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (lit)



KL OVER STUCCO RECESS 1-2/3" TYP.

Front Elevation

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (lit)



Public Involvement

Citizen Involvement:

- Notice mailed January 20, 2021 to property owners within 300 feet.
- Proposal posted on-site July 21, 2021.
- Hearing/Request advertised July 15th in *The Glendale Star*.
- Neighborhood Meeting Held February 3, 2021.
- No Comments have been received.



Findings

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

- Promotes infill development.
- By providing a variety of housing types for all income levels and to support people at various stages in their lives.



Recommendation

At the August 5th PC hearing, the Planning Commission recommended approval subject to the following stipulations:

1. Conformance to the Avilla Palomino Project Narrative, dated February 5, 2021.
2. The developer shall provide 55' half street R/W (measured from centerline) for Peoria Avenue.



Recommendation

3. The developer shall provide 45' Half street of R/W (measured from Centerline) for 51st Avenue.
4. The developer shall provide an additional 20' of R/W and complete roadway improvements to increase the roadway width to 36 feet back of curb to back of curb for 49th Avenue.



Recommendation

5. 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.
6. The right of way improvements along Peoria Avenue, 51st Avenue, and 49th Avenue shall include Sidewalk, Curb & Gutter, Ramps, Landscaping, and Streetlights and compliant with ADA standards.



Recommendation

7. On Peoria Avenue, the unused driveway shall be removed and replaced with a sidewalk.
8. The developer will work with City Staff including the Traffic Engineer to determine if a right out only along 51st Avenue is warranted.



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