

**Minor General Plan Amendment
and
Rezone**

for



Palomino

**South and East of the Southeast corner of
51st Avenue and Peoria**

by:

NexMetro Development, LLC

Case No.:

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AVILLA PALOMINO

I. INTRODUCTION

NexMetro Development, LLC (“NexMetro”) has built a reputation for developing high quality and successful single story, detached, rental casitas in Chandler, Gilbert, Phoenix, Goodyear, Queen Creek, Mesa, Peoria, and other parts of the country. Building on their experiences, NexMetro is the proposed developer of approximately 17.72 gross (17.44± net) acres located at the south and east of the southeast corner of 51st Avenue and Peoria Avenue (the “Site”). NexMetro is in escrow to acquire this challenging, infill Site and develop it with a unique, innovative, and high-quality, residential community known as “Avilla Palomino.” Avilla Palomino will contain approximately 197, 1-story, predominately detached residences that will be an attractive presence in the area and provide an appropriate transition between the existing commercial developments to the west and the existing residential development to the east and proposed residential development to the south. To achieve this, NexMetro is requesting a minor amendment to the General Plan to change the current designation (GC – General Commercial and MDR 5 – Medium Density Residential 3.5 – du/ac) to MHDR 12 (Medium High Density Residential, 8.0-12.0 du/ac) and to rezone the Site from R1-6, C-3, and C-2 to R-2 (Multiple Residence).

Avilla Palomino will be compatible with the neighboring developments and will provide high quality, unique, and additional housing opportunities within the City of Glendale (the “City”). The 1-story residences and architecture are consistent with the existing ranch subdivisions in the area, which of themselves are typically 1-story. The higher density of the project will help support the many commercial businesses not only located immediately at the intersection but also within the adjacent area. Managed by a professional management company, maintenance of all the landscaping, walls, and structures is entrusted into one entity providing a higher level of maintenance without the HOA viability concerns of a typical single-family subdivision. The Site has been designed to provide direct access only to the adjacent arterial roadways. This was deliberate to eliminate concerns from neighbors on increased traffic within their neighborhoods.

II. SITE AND SURROUNDING AREA

An aerial of the Site is attached as *Exhibit 1*. The Site was once part of a larger development known as Sarival Farms. Existing structures along Peoria Avenue within the property were removed in approximately 2008. The Site now sits vacant. The immediate corner of 51st Avenue and Peoria Avenue is a gas and convenience station. Located immediately to the south of the Site is Sarival Farms, a single-family residential development. This development received final plat approval for 86 lots in 2018 but has not broken ground. Further south and to the immediate east (across 49th Avenue) are the Greenbrier and Adventure Home single-family projects, both constructed in the 1970s.

Despite the General Commercial designation and C-2/C-3 zoning, the Site has failed to develop. That portion of the Site zoned R1-6 is also likely to develop consistent with the zoning because of its small size and rectangular shape.

III. PROPOSED MINOR GENERAL PLAN AMENDMENT

As explained, NexMetro is requesting an amendment from the Site's existing General Plan designations of GC and MDR to MHDR. Despite the current General Plan designations this challenging, infill site has failed to develop. The Minor GPA request is supported by the following goals and policies of the General Plan:

- **Land Use Element Goal LU-1, Policy LU-1.1:** Development is guided by sound growth management; the City shall ensure that sufficient infrastructure is in place for desired land uses. There is adequate infrastructure surrounding the Site with 51st Avenue and Peoria Avenue located adjacent to the Site.
- **Housing Element Goal HE-2, Policy HE-2.2:** Glendale has a wide variety of housing types, styles and options; the City shall foster a pleasing, comfortable blending of single family and multifamily housing units through use of compatibility techniques. Avilla Palomino represents a lifestyle choice, presenting future residents a unique living experience and an alternative housing choice to the traditional options of single-family residences or apartment complexes. The development combines the best elements of residential single-family living with multi-family-like lease terms and management. The combination of these elements creates a desirable residential option with upscale features and spacious indoor/outdoor living areas maintained by a professional management company, without the mortgage payment or HOA fees of a typical single-family development. The casita-style residences are one story in height, with the majority of them containing no more than 1 du/building, creating a “single family subdivision” feel throughout the neighborhood.
- **Community Preservation & Revitalization Goal CRR-2, Policy CCR-2.1:** Infill Development is a top priority; the City shall encourage and support infill development to take advantage of existing infrastructure, community and educational facilities, and enhance existing neighborhoods. The proposed development is the textbook definition of developing an infill site—it is surrounded by existing development on all sides. The development will utilize the existing infrastructure in 51st Avenue and Peoria Avenue. Additionally, half-street improvements will be made to 51st Avenue, Peoria Avenue, and 49th Avenue, improving the circulation around the Site for the existing residences and businesses in the area.
- **Neighborhood Preservation and Revitalization NPR-1, Policy NPR-1.8:** Glendale retains a sense of community through preserving and enhancing the character, identity and quality of its diverse neighborhoods; the City shall require new housing infill and additions to existing residential structures that are visible from adjoining properties or the street, to be sited and designed to be compatible with the character of the existing neighborhood.

Neighborhood Preservation and Revitalization NPR-4, Policy NPR-1.8: Neighborhoods are safe and well-maintained; the City should protect neighborhoods from intrusive traffic from areas outside the neighborhood (pass-through traffic). All

neighborhood streets (local streets) and circulation improvements should favor pedestrians, bicyclists and local traffic.

Avilla Palomino has been designed to protect the existing single-family residences east of the Site through its layout and design. Primary access to the Site will occur from Peoria Avenue and secondary access will be from 51st Avenue. No access is provided to/from 49th Avenue in an effort to minimize the impact to the existing residences and traffic along 49th Avenue. The proposed one-story residences are consistent with the existing single-family, one-story residences built in the 1970s. Avilla Palomino also provides a transition from lower density residential south and east of the Site to more intense commercial and employment uses.

IV. PROPOSED REZONE

NexMetro is proposing to rezone the Site from a combination of R1-6, C-3, and C-2 to R-2. Avilla Palomino will comply with the R-2 development standards. The R-2 zoning, like the development itself, is consistent with good planning principles providing an appropriate transition and buffer between more intense uses (commercial/employment) and less intense uses (single-family residential)

V. PROPOSED DEVELOPMENT

A. Site Plan, Landscape Plan, and Amenities

As is depicted on the Site Plan, NexMetro is proposing to develop a high-quality residential development that will make good use of this challenging, infill site. Careful consideration has gone into planning Avilla Palomino to create a community that is attractively designed, and aesthetically landscaped. *See Exhibit 2, Conceptual Landscape Plan and Exhibit 3, Preliminary Site Plan.*

The primary entry to the community will be located off of Peoria Avenue across from 50th Avenue. This entry has been designed to create a sense of arrival. *See Exhibit 4, Peoria Avenue Enhanced Entrance and Exhibit 5, Peoria Avenue Enhanced Perspective.* This thoughtfully located and designed entryway will lead existing and prospective residents to views of the resort style pool. Current residents will continue to either side of the gated entry while prospective residents will be able to park and enter the fully staffed leasing office. A secondary entry is located off of 51st Avenue, which contains elements and features similar to the primary entrance. *See Exhibit 6, 51st Avenue Enhanced Entrance and Exhibit 7, 51st Avenue Entrance Perspective*

Within the pool area, residents will be able to enjoy a variety of amenities. A pool and jacuzzi will be the focal point of the main amenity area. *See Exhibit 8, Pool Amenity Perspective.* Additionally, a shade trellis and outdoor kitchen will be located within the pool area offering residents with a place to relax and socialize. A green open space will be anchored behind the pool area allowing residents an area to play. *See Exhibit 9, Open Space Amenity Perspective.* A walking corridor through the center of the site will lead residents to a tot lot and community dog park located by a secondary entrance off of 51st Avenue. *See Exhibit 10, Tot Lot Amenity Perspective and Exhibit 11, Dog Park Amenity Perspective.* The dog park will offer shaded areas and a dog wash station for residents to interact with and exercise their pet.

The proposed residences within the project are a mix of one, two, and three bedrooms, with approximately 70% of the residences being detached and the one-bedroom residences being attached in a duplex style. Unlike traditional apartment complexes where the majority of the units are 1 and 2 bedrooms (typically 50-60% 1 bedrooms, 30-40% 2 bedrooms, and less than 10% 3 bedrooms), Avilla Palomino has more 2- and 3-bedroom residences. The residences will range in square footage between approximately 690 sq. ft. and 1,265 sq. ft. The 1-story buildings are similar to what would be found in traditional single-family residential subdivisions and are a lower profile than what would be found in traditional garden style multi-family communities (2- and 3-story buildings) or commercial developments. The residences are grouped around pedestrian corridors to create a sense of arrival and place within the greater context of the community and greater connection within the community. The home interiors are an open concept design with 10-foot ceilings, large windows, and high-end finishes such as stainless-steel appliances and granite countertops.

The placement of the buildings and yard walls interact with the streetscape and adjacent developments by varying the roof lines and orientations, providing small scale pedestrian corridors, amenities and landscape features, and architectural detail. Materials for both hardscape elements and housing product establish a theme and work harmoniously to create a visually pleasing environment. A unique feature for Avilla Palomino is that every residence includes a private, 6-foot masonry wall enclosing the rear yard that is nearly as wide as the residence itself, with a minimum depth of 8 feet. Prior to residents moving in, the entire yard will be covered with decomposed granite, an ample patio space, and a minimum of one tree will be installed. Residents are allowed to customize their yards upon approval by the property management company. Common improvements by residents include extended brick paver patios, barbeques, patio furniture, and trellises or umbrellas.

B. Landscaping and Open Space

The overall landscape theme is inspired by luxury living while also embracing an adapted Sonoran Desert style landscaping. As shown on the *Conceptual Landscape Plan (Exhibit 2)*, the design, elements, and materials will create a sense of community and neighborhood, while adding a fresh approach to timeless desert environments for Arizona residential communities. The elements and features are designed to create a “sense of place” and a permanence achieved by relating the elements to the “human scale” and integrating with the architecture.

The landscaping theme draws from the lush desert look and feel of an adapted Sonoran landscape tempered for the Arizona climate through the use of drought tolerant elements. The use of palms at the entry and pool area creates a sense of entry and a resort style landscape look and feel. The landscape elements will provide a diversity of colorful plant materials and are evocative of luxury living. Together these elements will embrace the architecture of the proposed homes and blend with the existing built environment of the area.

Open space requirements for multi-family residential developments are a result of the lack of private usable space typically associated with standard two and three-story multi-family communities. Avilla Palomino provides the best of both multi-family and single-family developments. The development contains a total of approximately 7.66 acres (44% of the Site) of total open space through improved open space, private open space, and common open space. *See*

Exhibit 12, Open Space Exhibit. Residents enjoy a ground level, private backyard space for their use and enjoyment that measures a minimum of 8' deep across the width of the home. This provides a minimum 208 square foot private space for the one-bedroom duplex units while three-bedroom units would have a minimum 352 square foot private yard. These areas are only minimums with some deeper yards rivaling some newer single-family developments. The public open space occurs in convenient locations throughout the Site for residents to use and enjoy.

C. Architecture

The proposed architecture for Avilla Palomino is in keeping with the adjacent single-family homes and the surrounding area. There are three floor plans (1-, 2-, and 3-bedroom residences), each with distinct architectural elevations. Each floor plan has three separate, yet complementary architectural styles provide visual interest and a change to the streetscape, each colorized to maintain the architectural character of the individual style. *See Exhibit 13, Elevations & Floor Plans and Exhibit 14, Color & Material Selections.* The colors and style for the homes surrounding each courtyard will be similar in order to create a consistent identifiable aesthetic. The varied colors will aid in creating the distinct character for each courtyard within the community.

The leasing office will be architecturally compatible with building elevations. *See Exhibit 15, Leasing Office Elevation & Floor Plan.*

Noticeably absent from the four-sided elevations are garages. Due to the unique design of Avilla Palomino, detached garages and covered metal carport parking are internalized and screened from adjacent roadways. The garage elevations incorporate similar elements from the residences in order to create a consistent design throughout the neighborhood. *See Exhibit 16, Garage Elevations & Floor Plan.*

VI. CONCLUSION

Avilla Palomino's casita-style community is an exciting and unique housing choice that makes good use of this Site. The proposed development is compatible with the surrounding area and would provide a high-quality, development that is an appropriate transition between the existing commercial uses north and west of the Site and the single-family uses south and east. Avilla Palomino creates a sustainable solution for this Site and an attractive presence in the area. We request your approval.

NexMetro Development, LLC