



# **MODERNE AT ARROWHEAD GPA21-04 and ZON21-08**

**City Council, August 10, 2021**





# Request

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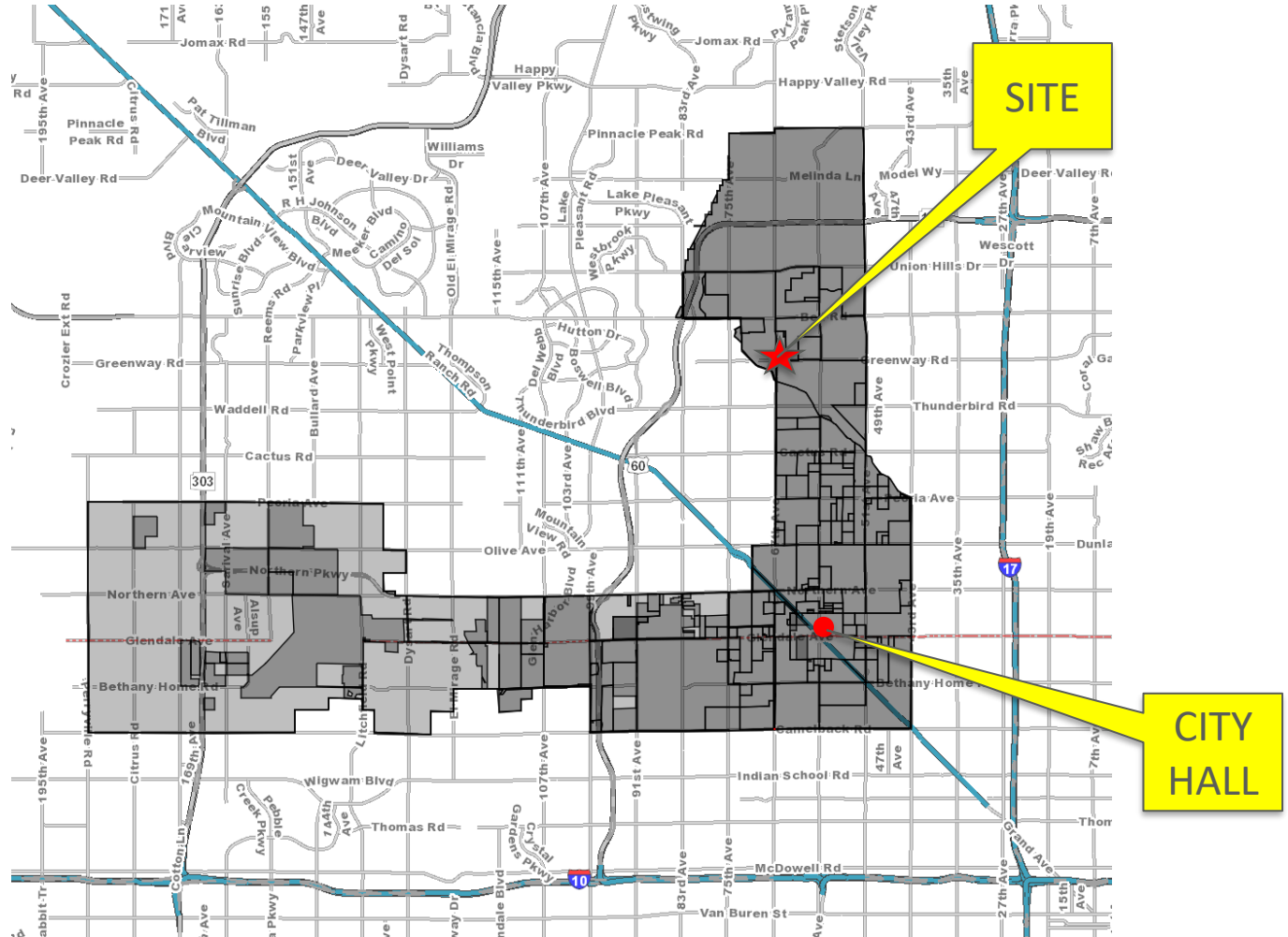
**Request 1:** Minor General Plan Amendment from GC (General Commercial) to HDR20 (High Density Residential, 12-20 du/ac);

**Request 2:** Zone change from C-2 (General Commercial) & R-3 (Multiple Residence) to R-5 (Multiple Residence).

**Project Size:** 9.4 acres.

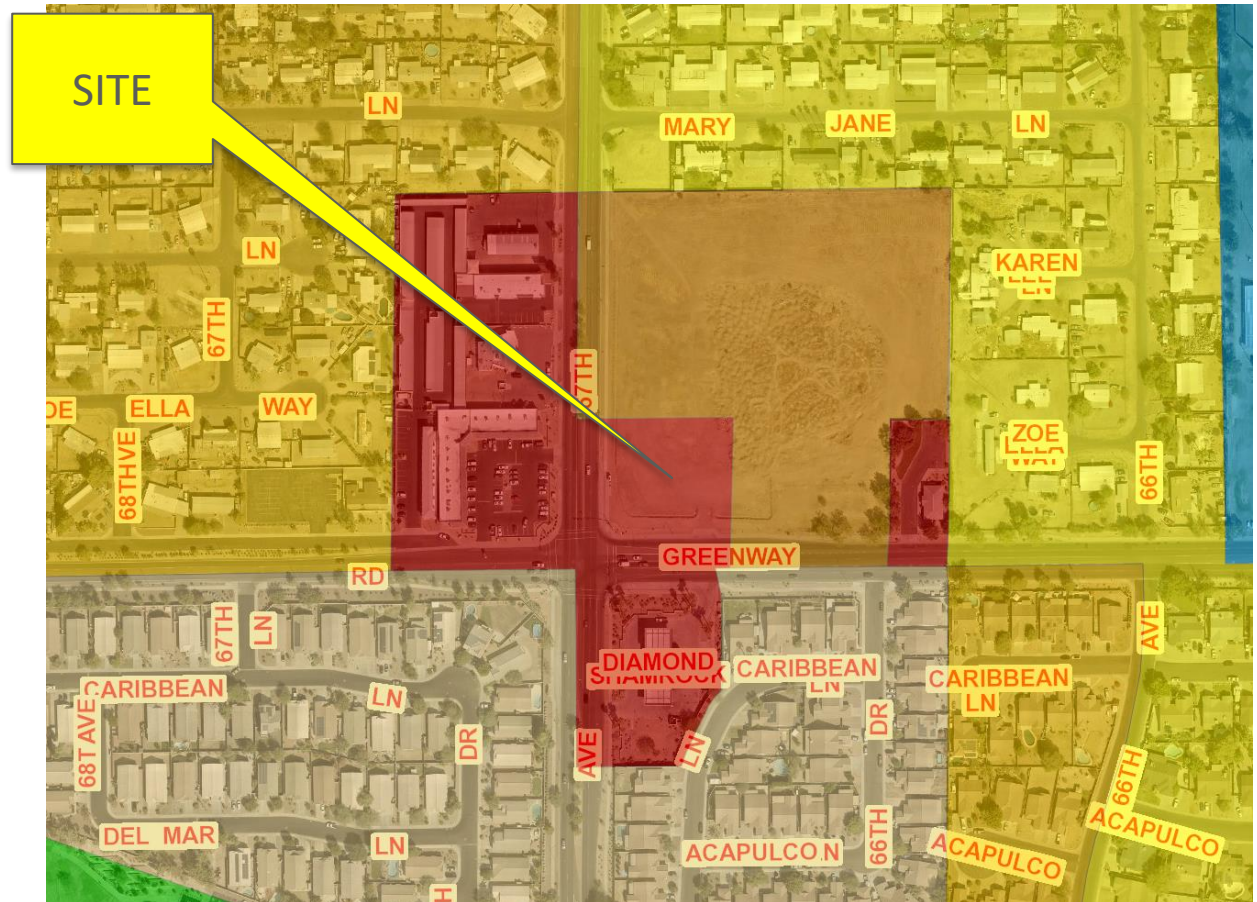
# Vicinity Map

NEC of 67<sup>th</sup>  
Ave &  
Greenway

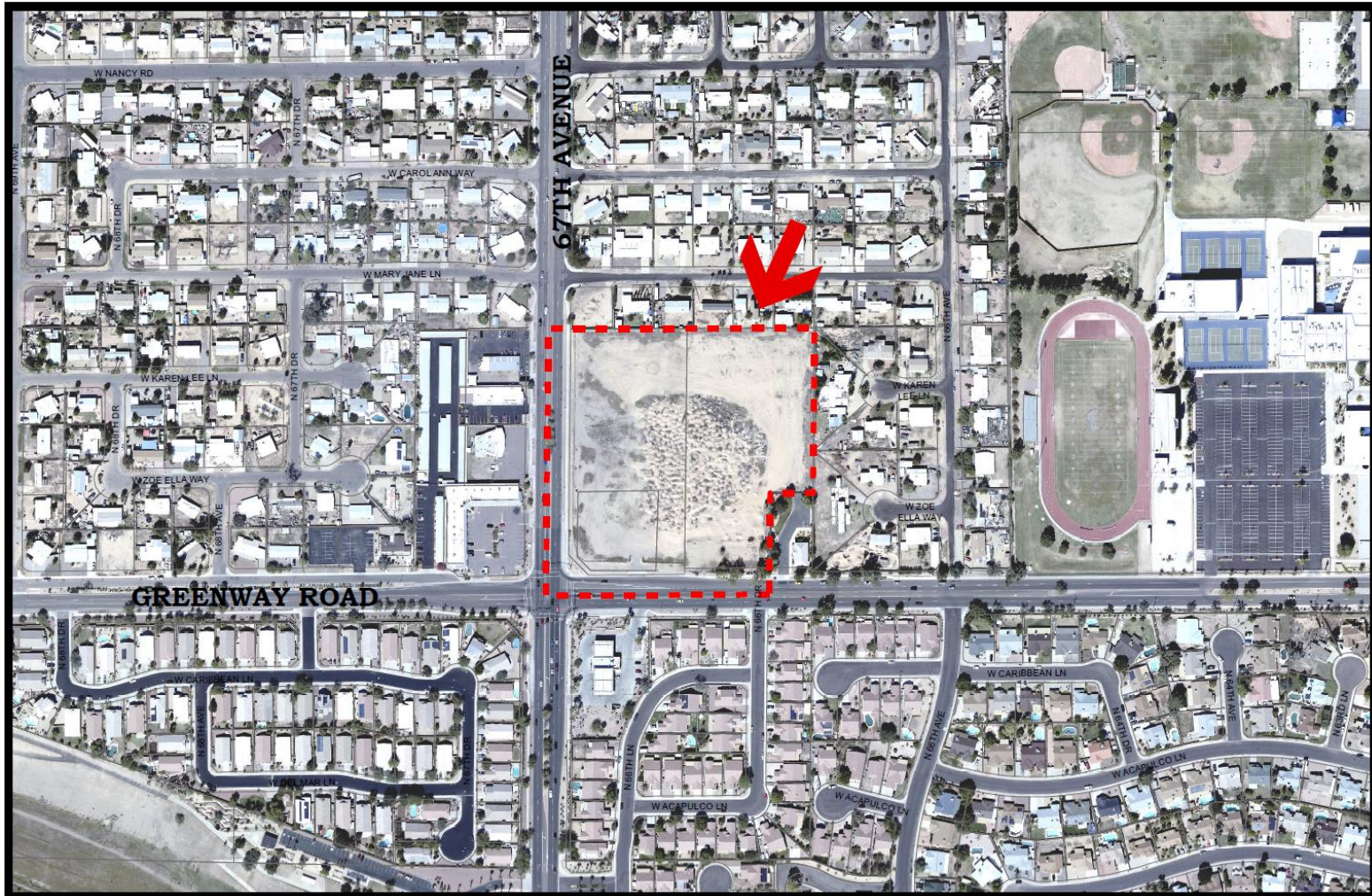


# General Plan

General Plan designation is GC & HDR20 (General Commercial & High Density Residential 12-20 du/ac).











# Conceptual Building Elevations



**PRELIMINARY BUILDING TYPE 2 FRONT / BACK ELEVATION**

SCALE: 1/8"=1'-0"



# Public Involvement

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- Notice mailed June 8, 2021 to property owners within 300 feet.
- Proposal posted on-site July 15, 2021.
- Hearing/Request advertised July 15th in the Glendale Star.
- Neighborhood Meeting Held June 24, 2021.
- No Comments have been received.



# Findings

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1. The amendment is consistent with the policies and objectives of the City's General Plan, Zoning Ordinance, and Residential Design and Development policies.
2. Promotes infill development within portions of the City where infrastructure is already available.
3. Contributes to the supply and diversity of housing.



# Findings

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4. Overall furthers the public health, safety and general welfare of the citizens of Glendale.



# Recommendation

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The Planning Commission recommended approval subject to the following stipulations:

1. Development in substantial conformance with the applicant's Project Narrative, dated April 19, 2021.
2. The Developer shall provide 65' half street R/W for 67<sup>th</sup> Avenue to be in compliance with Section A-4 (3-M-3) in



# Recommendation

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the City of Glendale's Standard Detail G-303. The Developer will be required to provide 75' of half street R/W within 250' of the intersection.

3. The Developer shall provide 55' half street R/W (measured from centerline) for Greenway Road to be in compliance with Section A-1 (2-1-2) in the City of Glendale's Standard Detail G-302.



# Recommendation

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The Developer will be required to provide 65' half street R/W within 250' of the intersection.

4. A right turn lane on Northbound 67<sup>th</sup> Avenue shall be provided to be 150' in length and have a taper of 100'.



## Recommendation

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5. A Minor Land Division is required to tie the parcels together (200-51-952B, 200-51-953A, and 200-51-953B).

6. 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.



# Recommendation

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7. A current Phase 1 ESA Assessment is required for easement and/or R/W dedications within 6 months of going to City Council.



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