



PLANNING COMMISSION REPORT

CASE: Ambra Residential General Plan Amendment and Rezoning Application
CASE #: GPA21-03 & ZON21-07
MEETING DATE: 08/05/2021
FROM: Edward Vigil, Planner, Planning, EVigil@glendaleaz.com, 623-930-3071

SUBJECT

AMBRA RESIDENTIAL MINOR GENERAL PLAN AMENDMENT GPA21-03 AND REZONING APPLICATION ZON21-07: A request by Taylor C. Earl, Earl & Curley, P.C., for a Minor General Plan amendment from LDR 2.5 (Low Density Residential, 1-2.5 du/ac) to MDR 5 (Medium Density Residential, 3.5-5 du/ac) and to Rezone approximately 24 acres of land from R1-6 PRD (Single Family Residence Planned Residential Development) and R1-6 (Single Family Residence) to R1-4 PRD (Single Family Residence Planned Residential Development) to allow 122 single family homes with a minimum lot size of 4,500 square feet. The site is located east of the southeast corner of Northern Avenue and 80th Drive and is in the Yucca District. Staff Contact: Edward Vigil, Senior Planning Project Manager, (623) 930-3071, evigil@glendaleaz.com

REQUEST

- Approval of a Minor General Plan Amendment from LDR-2.5 (Low Density Residential /1-2.5 units/acre) to MDR-5.0 (Medium Density Residential (3.5-5 units/acre); and
- Rezone the property from R1-6 PRD (Planned Residential Development-6,000 square foot lot minimum) and R1-6 (Single Family Residential - 6,000 square foot lot minimum) to R1-4 PRD (Planned Residential Development, 4,500 square foot lot minimum).

APPLICANT/OWNER

Taylor C. Earl, on behalf of Earl and Curley, P.C. / various owners

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 LDR-2.5

Zoning:

The current zoning is R1-6 PRD and R1-6.

Property Location and Size:

The 24 acre property is located east of the southeast corner of 83rd and Northern Avenues.

Adjacent Zoning and Land Uses:

The property is bounded by Northern Avenue along the north. Northern Avenue is the city-limit line between the City of Glendale and the City of Peoria. To the west of this property are residential lots zoned R1-6 within Maricopa County jurisdiction. To the east is a dairy, also within Maricopa County jurisdiction, zoned R1-6. To the south is a subdivision and large vacant residential lots. The western 1/5 of the southern boundary is next to the existing Topaz subdivision located within the City of Glendale and zoned SR-17. The remaining 4/5's of the southern boundary is next to a single residential lot located within Maricopa County jurisdiction, zoned R1-6. The rectangular shaped property will have direct and full access onto Northern Avenue.

History:

The subject property, which is currently vacant, is within Maricopa County jurisdiction and zoned R1-6 PRD and R1-6. The property has been used for agricultural purposes. No additional history is available.

Project Details:

- This site is currently being annexed into the City of Glendale under Annexation AN-217.
- The existing topography of the proposed development site is generally flat.
- The applicant proposes to construct 122-lots, a single-family residential subdivision developed under the proposed R1-4 PRD standards with a minimum lot size of 4,500 square feet.
- The development proposes vehicular ingress/egress with full right of way access along Northern Avenue.
- A 20' emergency only access easement is proposed at the west side of the project's main entry at Northern Avenue.
- The gated subdivision provides for streetscape, continuous landscaping and decorative site walls.

DEVELOPMENT STANDARDS	PROPOSED R1-4 PRD	TYPICAL R1-6
Min Lot Area	4,500 SF	6,000 SF
Min Lot Width	45 FT	60 FT
Min Lot Depth	108 FT	100 FT
Min Front Yard (to living)	10 FT	15 FT
Min Front Yard (to garage)	18 FT	20 FT
Min Side Yards	5 FT & 5 FT	5 & 10 FT
Min Bldg Separation	10 FT	15 FT

Min Rear Yards	15 FT	20 FT
Max Lot Coverage	60%	40%
Max Building Height	30 FT	30 FT

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

Ambra Residential is located within the City of Glendale Elementary/High School District. The district has confirmed that they have adequate facilities to accommodate the new residences. A copy of the certificate is attached.

CITIZEN PARTICIPATION TO DATE:

Applicant’s Citizen Participation Process:

On May 21, 2021, the applicant mailed notification letters to adjacent property owners and interested parties summarizing the proposal and inviting recipients to a neighborhood meeting to be held on June 7, 2021. One resident participated in the virtual neighborhood meeting with questions regarding the landscaping along Northern Avenue and the project timing of when homes would be for sale. The applicant’s Citizen Participation Final Report is attached.

Planning Commission Public Hearing:

A Notice of Public Hearing was published in The Glendale Star on July 15, 2021. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on July 16, 2021. The property was posted on July 21, 2021.

STAFF FINDINGS AND ANALYSIS

Findings:

- The proposal would develop an infill property near existing infrastructure; and enable higher residential densities close to jobs, shopping and services; and thereby adds to the housing variety in the area.
- The proposal will provide additional support to the existing commercial and retail services.
- Development standards would provide for smaller lots than are typical of the R1-6 zone.
- This suggests a high level of conformity to the City’s Residential Design and Development Manual (RDDM) standards.
- The proposal is consistent with the policies and objectives of the General Plan.

Analysis:

- All appropriate City departments have reviewed the proposal.
- The City’s Transportation Engineer and the City of Peoria’s Transportation Engineer have authorized and approved 1 full access onto Northern Avenue as shown on the preliminary site plan.

RECOMMENDATION

The Planning Commission should recommend approval of request GPA21-03 as written.

The Planning Commission should recommend approval of ZON21-07, subject to the following stipulations:

1. Development shall be in substantial conformance to the project narrative and PRD Booklet, entitled "Ambra," and dated June 15, 2021.
2. The developer shall provide one main entrance and one emergency only fire access point as part of the preliminary plat application that complies with the 2018 IFC, Appendix D, Section D107, or as approved by the Fire Marshall.

PROPOSED MOTION

The Planning Commission should recommend approval of request GPA21-03 as written.

The Planning Commission should recommend approval of ZON21-07, subject to the two stipulations noted in the staff report.

Attachments

Project Narrative

Citizen Participation Final Report

Certificate of Adequate Schools

Zoning Map

Aerial Map