

THE CAPISTRANO



Minor General Plan Amendment and Planned Area Development Rezoning Application Narrative

Application #'s GPA21-10 & ZON21-25

City of Glendale

1st Submittal: August 30th, 2021

2nd Submittal: September 30, 2021

3rd Submittal: October 13, 2021

PLANNING DIVISION
Received
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I. PROJECT PROFILE

Project Name	The Capistrano
Property Owner	Nirvana at Zanjero, LLC
Assessor Parcel Numbers	142-56-033 (7.5 ac)
Project Location	Northwest of the northwest corner of 91st Avenue and Zanjero Boulevard
Project Area	7.5 acres (gross)
Current Zoning	Zanjero Planned Area Development (PAD)
Current General Plan	Corporate Commerce Center
Development Team	<u>Developer</u> Nirvana at Zanjero, LLC Shaun Kanaka 6031 E. Paradise Drive Scottsdale, Arizona 85254 <u>Legal Counsel</u> Tiffany & Bosco, P.A. Shaine T. Alleman Seventh Floor, Camelback Esplanade II 2525 East Camelback Road Phoenix, Arizona 85016 <u>Architectural</u> Biltform Architecture Group Vince Scarano 11460 N. Cave Creek Road #11 Phoenix, Arizona 85020

II. EXECUTIVE SUMMARY

This proposed application request is to rezone approximately 7.50 acres generally located northwest of the northwest corner of 91st. Avenue and Zanjero Boulevard and identified as APN: 142-56-033 (the "Property"). The Property is located at 7410 N. Zanjero Boulevard., Glendale, Arizona 85305. Specifically, the request seeks two applications, which will include 1) amending the Property's General Plan Classification from Corporate Commerce Center ("CCC") to Entertainment Mixed-Use (EMU) and 2) rezoning the Property from the existing Zanjero Planned Area Development ("PAD") to this The Capistrano PAD (f/k/a Nirvana at Zanjero PAD), which will only apply to the Property.

The approval of this Application will allow for the development of approximately 314 dwelling units on the Property, which will include repurposing the existing 3-story building on the Property to be used for a residential use. The existing structure will be converted to allow for multi-family uses, a new four-story building will be developed along the Property's western and northern boundaries, and new resident amenities will be programmed into the over development. The General Plan Amendment is being filed concurrently with the rezoning request to ensure that the proposed use is in conformance with the City of Glendale (the "City") General Plan.

For more than a decade, the Property has been underutilized as the large senior living care facility never materialized and the existing building has been unused since it was constructed. The Applicant intends to repurpose the Property to allow multi-family uses and to beautify the Property by constructing a dog park, a pool area, a yoga lawn, fitness studio, club room, and other high quality amenities. The repurposed development will feature a mixture of 1, 2, and 3 bedroom units ranging in size from approximately 655 sq. ft. to 1,476 sq. ft.

The proposed conceptual site plan, elevations, and land use and development standards will create a framework for a quality development that is compatible with and supportive of surrounding properties, while providing a design that promotes a healthy and livable community through open space and connectivity. The prime location of the site provides the opportunity to bring a beautiful community into an active area of the City and near major roadways. We are certain that the City will be proud of this development for many years to come.

III. INTRODUCTION

The Property is approximately 7.50 acres and is located northwest of the northwest corner of 91st Avenue and Zanjero Boulevard (*See Exhibit 1-Regional Context Aerial Map*). The Property is identified as APN: 142-56-033 and is located at 7410 N. Zanjero Boulevard, Glendale, Arizona 85305 (*See Exhibit 2-Context Aerial Map*). The current building on the Property is a 3-story structure that was originally built to house a senior living facility. Due to economic conditions, the senior living facility was never completed for its intended use. The Applicant's proposed development is a multifamily residential community totaling approximately 314 units. The proposed development is consistent and compatible with other land uses within the Zanjero development, Westgate, and the surrounding area. This application is requesting to rezone the Property to PAD and is seeking to amend the Property's General Plan designation from CCC to Entertainment Mixed-Use (EMU) through a Minor General Plan Amendment ("Minor GPA").

The Property is designated CCC according to the City's General Plan (*See Exhibit 3-City of Glendale General Plan Map*). The Minor GPA will amend the Property's designation to EMU. Additional information on this land use designation and how this proposed use conforms to the City's General Plan is included hereto.

The Property is currently zoned PAD ("Zanjero PAD") and is within the planning jurisdiction of the City (*See 4-City of Glendale Zoning Map*). The Property is mostly developed, but remains unused as the proposed use failed to materialize during the last market recession. Additionally, the Property is located within the Western Area Plan, also known as the "Western Area General Plan Update, Application No. GP-00-04."

IV. SURROUNDING PROPERTY DESCRIPTION

The Property is not currently being used for any use. The Property is approximately 850' west of 91st Avenue and is less than 2,000' north of Glendale Avenue. Zanjero Boulevard is just south of the Property. A Cabela's and Cracker Barrel are located southwest of the Property, north of Glendale Avenue, whereas the Westgate commercial development is located southwest of Property south of Glendale Avenue. The Summerly at Zanjero apartment complex is located southeast of the Property and single family residences are located southwest of the Property east of 91st Avenue.

As stated above, the Property is designated on the City's General Plan Map as CCC and the Property is zoned PAD ("Zanjero PAD"). The existing Zanjero PAD allows commercial, retail, office, restaurants, hotel, and multifamily uses similar to this request's proposed development.

The following uses and properties are located adjacent to the Property:

- North:
 - Jurisdiction – Tohono O'odham Nation
 - The Desert Diamond Casino – West Valley is located directly north of the Property and is owned and operated by the Tohono O'odham Nation.
 - The property is zoned A-1 and is designated CCC by the City's General Plan.
- East:
 - Jurisdiction – The City of Glendale
 - The property to the east is vacant and is proposed to be a high density residential development named Sparrow.
 - The property is zoned as PAD and is designated HDR 30 by the City's General Plan.
- South:
 - Jurisdiction – The City of Glendale
 - The property to the south is currently being used as the Palo Verde Cancer Specialists' office.
 - The property is zoned Zanjero PAD and is designated CCC by the City's General Plan.
- West:
 - Jurisdiction – The City of Glendale
 - The Zone Apartments are located to the west of the property.
 - The property is zoned PAD and is designated CCC by the City's General Plan.

V. PROPOSED MINOR GENERAL PLAN AMENDMENT

This application is requesting to amend the Property's General Plan designation of CCC to EMU. After discussions with City staff, it was decided that EMU is the best General Plan land use category that accommodates the proposed multifamily density of 314 units on the Property and the limited commercial uses that cater to the Property residents. The EMU category allows for urban style housing and multifamily residential uses that are a minimum of 18 du/ac, allows general commercial uses, and has no desired land use mix required.

As such, this request is consistent with the City's land use goals found in their General Plan and in their Western Area General Plan. Specifically, the Minor GPA 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; this City shall ensure that sufficient infrastructure is in place for desired land uses.***

Sufficient infrastructure surrounds the Property. Specifically, the Property's close proximity to Glendale Avenue, 91st Avenue, and Zanjero Boulevard ensures any future development will be adequately served by the surrounding infrastructure. The Property is located in a strategic growth area that has seen numerous recent developments and is dominated by planned commercial, retail, entertainment, employment and high density residential uses, therefore making this Minor GPA compatible and complementary to the surrounding area.

- **Land Use Element Goal LU-3; Policy LU-3.6: *Land uses tie into existing and future transportation systems; the City should encourage developers to establish densities of at least 15 dwelling units per acre for new residential development in areas within a quarter mile radius of high capacity transit stations.***

There are multiple transportation systems located within the surrounding area. Specifically, the Property is approximately 3,000 feet from both the Loop 101 and Glendale Avenue interchange and the Loop 101 and Northern Avenue interchange. Public transportation stations exist at the northwest corner of Glendale Avenue and 91st Avenue and at the southwest corner of Glendale Avenue and 93rd Avenue, approximately 2,250 feet, and 2,000 feet respectively from the Property. This request meets the aforementioned land use goal by placing high-density residential uses within close proximity of the City's transportation systems. Additionally, the proposed multifamily use of this development will be greater than 15 dwelling units per acre, thus meeting this land use goal.

- **Housing Element Goal HE-6; Policy HE-6.2: *Residential areas relate to work places; the City shall encourage housing in close proximity to designated employment areas.***

The Property is zoned PAD and is located within the Zanjero PAD. The Zanjero PAD permits a multitude of desirable uses including commercial, retail, office, restaurant, hotel, and multifamily. Additionally, the Property is located in close proximity to Westgate, therefore providing a vast number of employment opportunities for residents of the proposed development. The proposed multifamily residences will be in close proximity to the existing and future employment opportunities located within the surrounding area.

- **Economic Development Element Goal ED-1; Policy ED-1.6: *Glendale has a diversified economy; The City should monitor the Bell Road corridor and Sports and Entertainment District to ensure the corridors remain fresh and relevant to the current economic potential; and, continually explore opportunities to upgrade the tenant mix or enhance the area with residential opportunities.***

This Minor PGA merely responds to growing market demand for additional high-density housing in the surrounding area and will simultaneously support the Sports and Entertainment District. The proposed high density development will upgrade the tenant mix in the surrounding area with energetic and enthusiastic residents ready to call the City home.

The Minor GPA is also supported by the following goals and polices of the Western Area General Plan:

- **Goal #4: High Quality Development: *Encourage only high quality development that supports new employment opportunities and enhances the character of the area.***

The proposed development will adhere to Goal #4 of the Western Area General Plan as the proposed development will result in a high quality housing product that will attract residents to meet the needs of the City's future employers. Additionally, the proposed development's superior architectural design and enhanced amenities will result in a development that will enhance the character of the surrounding area.

VI. PAD ZONING DISTRICT CONFORMANCE

This PAD rezoning request will permit the development of a high density multifamily development and will satisfy the defined purpose of the PAD zoning district contained in Section 5.900 of the City Zoning Ordinance as follows:

A. Encourage creative and effective use of land and circulation systems to accommodate changes in land development technologies.

This PAD allows an existing mixed-use development, the Zanjero PAD, to continue to be developed with creative and effective land uses that are compatible with the surrounding Zanjero area. Specifically, this PAD's proposed development will complement and support the entertainment mixed-use concepts of the area by resulting in a high quality multifamily residential product.

B. Encourage residential development to provide a mixture of housing types and designs.

This PAD provides additional multifamily units to support the commercial and entertainment uses within the area. Specifically, the additional multifamily units will add to the single-family homes in the surrounding area while providing a mixture of housing types and featuring attractive residential building designs.

C. Encourage innovative development or redevelopment concepts for all land use types to provide a greater variety and intensity of uses.

This PAD will permit an unused and underutilized property to redevelop and better serve the area. Additionally, the proposed development is innovative in its design by repurposing an otherwise worthless building. Overall, the proposed development provides an innovative concept that will result in a greater variety of uses.

D. Provide a process which relates the urban design and scope of the project to the unique characteristics of the site.

The vision for The Capistrano PAD is to create a modern and sophisticated high density multifamily development that highlights the unique characteristics of the site. The proposed development will highlight the unique characteristics of the site by repurposing the already constructed 3-story building into a multifamily development and by utilizing the available access point off of Zanjero Boulevard.

E. Require the nature and intensity of development to be supported by adequate utilities, transportation, drainage, and common open space to serve the development and to minimize impact on existing or future adjacent development.

The Property is already mostly developed and will merely be repurposed and enhanced. Existing infrastructure is available to serve the proposed development. Additional infrastructure necessary to serve the Site will be determined, designed, and constructed in accordance with the City's requirements and policies. The proposed development is designed in manner that will minimize any potential impact on the surrounding area.

F. Encourage development that is consistent with the policies and the guidelines established in any specific plan and the General Plan.

As stated above, the proposed development is consistent with a number of the goals and policies contained in the General Plan and the Western Area General Plan. More specifically, a goal of the General Plan is to encourage the integration of compatible uses in order to provide a cohesive environment that is in harmony with the existing character of the area. It is also a goal of the City to facilitate infill development of vacant and underutilized properties. This PAD meets the City's enumerated policies and goals. Therefore, the proposed multifamily development is compatible and complementary to the existing uses within the surrounding area.

VII. THE CAPISTRANO PAD STANDARDS

A major objective of PAD zoning is to accommodate a mix of uses that combine residential and nonresidential land uses through the Site's layout and common design elements, development guidelines, and development standards to create a dynamic project that will be an asset in the area. Another objective of PAD zoning is to create an innovative development for all land use types to provide a greater variety and intensity of uses.

The intent of this PAD is to accomplish those objectives by rezoning the Property from the current Zanjero PAD to the stand alone The Capistrano PAD to allow for a high density multifamily development compatible with the surrounding area. All development will comply with the City's Zoning Ordinance, except as modified herein.

It is anticipated that the Property will be developed in 2 or more phases. The 1st phase of the development will consist of repurposing and reconfiguring the existing 3-story building on the Property to accommodate high density multifamily development. It is proposed that the existing building will be repurposed to accommodate 105 units as follows:

- 9 units - 750 square foot 1-bedroom/1-bathroom
- 77 units - 1,156 square foot 2-bedroom/2-bathroom
- 2 units - 1,140 square foot 2-bedroom/2-bathroom
- 13 units - 1,346 square foot 3-bedroom/2-bathroom
- 4 units - 1,476 square foot 3-bedroom/2-bathroom

Additional phases will consist of construction an additional 4-story multifamily buildings on the north and west boundary lines of the Property. The newly constructed building will accommodate 209 units as follows:

- 109 units - 655 square foot 1-bedroom/1-bathroom
- 36 units - 696 square foot 1-bedroom/1-bathroom
- 32 units - 784 square foot 1-bedroom/1-bathroom
- 25 units - 1,111 square foot 2-bedroom/2-bathroom
- 7 units - 1,408 square foot 3-bedroom/2-bathroom

All areas of the Property will have easy access to the surrounding roadways and pedestrian sidewalks.

A. Permitted Uses

The Permitted Uses on the Property are those permitted uses permitted in the City's R-5 zoning district in addition to the following uses:

- Multiple-residence dwellings (including apartments)
- Boardinghouse
- Accessory uses and buildings incidental to the principal use such as clubhouses, swimming pool, community building, on-site manager’s office, and garages.
- Private and public parks and private or public recreation facilities.
- Community recreational facilities of a non-profit nature when associated with a residential project.
- A temporary construction office, shed and/or storage yard in conjunction with on-site construction subject to the Glendale Zoning Ordinance.
- Restaurants without drive-thrus
- Personal services such as barber and beautify shops, shoe repair, and tailor shops
- Laundry, cleaning, and dry cleaning establishments, limited as follows:
 - Maximum of one thousand (1,000) square feet of floor area to be occupied by or devoted to machinery to be used for laundry, cleaning, dyeing, and finishing work
 - Retail service to individual customers only and no wholesaling of any commodity or service shall be permitted

B. Development Standards

Site Development Standards	The Capistrano PAD Standards
Min. Residential Density	42.00 du/ac
Min. Open Space	20%
Min. Perimeter Landscape Setback	15' Landscape setback measured from the property line.
Min. Perimeter Building Setback	15' Building setback measured from the property line.
Max. Building Height	Existing Building – 85’ (i.e. existing height) New Buildings – 65’
Max. Lot Coverage	70%

C. Parking Standards

The Property currently has ample amount of parking that includes a garaged area underneath the existing building and surface parking surrounding. Even with the additional proposed buildings on the west and north boundary lines, the proposed development will still have adequate parking spaces. Additional parking spaces for any limited commercial uses on the Property are not required as they will be geared towards the personal needs of the residents already on the Property.

Land Use	Parking Ratio (Minimum / Maximum)
Multiple-residence dwellings (including apartments) and Boardinghouse	1.75 parking spaces/per dwelling unit

C. Site Layout

The Capistrano will be a high-quality multifamily development, providing on-site amenities and open space for both the modern professional and those interested in a “lock and leave” lifestyle. The development’s amenities and lifestyle will result in a vibrant community in the heart of Glendale. While adding to the existing housing in the area, The Capistrano provides a unique housing development that caters to those looking for something different than the typical traditional housing offered in Glendale. The development will feature an integrated clubhouse and ample pool space to attract citizens of all backgrounds.

The Applicant is applying for a Minor General Plan Amendment and Rezone of the Property because the Property is designated “CCC” by the General Plan and is zoned Zanjero PAD. The GPA amendment and PAD rezone would allow for high density residential development in an area needing additional residential development to support the surrounding commercial developments.

This high density residential use is compatible with the surrounding land uses. Currently, there are proposed high density land uses to the east of the Property that serve as an appropriate transition of land uses to the commercial uses in the area. The Capistrano will provide higher density housing that will bring the residents and synergy needed to attract and support the nearby entertainment, commercial, and mixed-use development in the area.

The developer will be able to create a high density development that will be unique to the area. This will allow the Property to develop in a manner that is compatible with the intent of the General Plan. As such, the Applicant has provided development standards in this PAD that will further allow this vision to be realized.

Exhibit 5–Conceptual Development Plan and Exhibit 6–Conceptual Building Image (Existing 3-story and new 4-story buildings)) are included as part of this submittal for the project descriptions herein.

The common open space areas are abundant in size and amenities, with many smaller gathering spaces for residents and their guests to engage socially with each other, distant from other groups, and geared to people of different ages and interests. A centralized area contains an enhanced pool recreation area with cabanas and shade structures for socializing and relaxation. There will also be other open space areas that are strategically located to offer opportunities for a wealth of other resident activities, including a dog park, yoga lawn, multiple seating areas, and connective walkways.

D. Landscaping and Open Space

The physical design of The Capistrano is intended to foster connections and relationships among neighbors, while respecting privacy. Buildings are massed to facilitate open space areas which create a sense of place and security.

The Capistrano development will facilitate pedestrian circulation within the entire project. The layout of the buildings and residential units facilitate the integrated pedestrian pathways, which encourage residents to use on-site recreational amenities.

The development will provide a minimum of 20% open space. The quality of these spaces will be strong with the inclusion of high-quality amenities. The central area will consist of a club room, a pool area, fire pits, and shaded cabanas. This centralized area will create a space for community gatherings to allow individuals and families a place to socialize and recreate.

The common open spaces are abundant in size and amenities, with many smaller gathering spaces for residents and their guests to engage socially with each other, distant from other groups, and geared to people of different ages and interests. Landscaping will be provided throughout the site and will provide aesthetic enhancements and additional shading for the residents (See *Exhibit 8–Preliminary Landscape Plan*).

E. Signage Standards

Signs shall comply with sign requirements as outlined within Section 7.100 of the City of Glendale’s Zoning Ordinance for Agricultural and Residential Districts.

VIII. ARCHITECTURAL DESIGN

The proposed architectural design will consist of high-quality multifamily units with multi-story residential buildings and supportive recreational amenities. The architectural theme will be consistent with the architectural theme already established by the existing 3-story building on the Property.

The following information is provided as additional support for the design criteria required for the proposed development. See *Exhibit 6 & 7* for additional information related to the architectural theming and building form design of the development. These conceptual exhibits are included as a part of this submittal for the project descriptions herein.

Minor modifications to the conceptual elevations may be approved by the City administratively during the Site Plan/Design Review process. However, the conceptual elevations contained within this PAD depict the architectural style, form, massing, materials, and colors that will be utilized in development of the site.

A. Building Design

The existing building architecture has a contemporary Santa Barbara style with varied roof lines, canopy projections, and stucco clad cornices that create a signature appearance from near and afar. Different types of living space openings provide variation on the elevations, with covered and uncovered balcony projections, metal railing and stepped massing at both the second and third floors.

The new 4-story multifamily buildings will adhere to the established architectural themes on the Property, with the following design features serving as guidelines for the ultimate approval at the Site Plan and Design Review phase:

- Parapets and rooflines to match the existing building
- Pitched barrel roof tile with tower elements at the ends of the buildings
- Trellis and column details
- Undulating building face planes
- Varied arched windows with highlighting color trim
- Architectural details including quatrefoil medallions, balcony trellises, and column details

B. Building Materials & Color Palette

The project proposes a wide variety of materials to accentuate the architectural style and theme. The proposed color palette will be a mixture of colors that are already used on the existing 3-story building. All building material will be selected to act as secondary colors

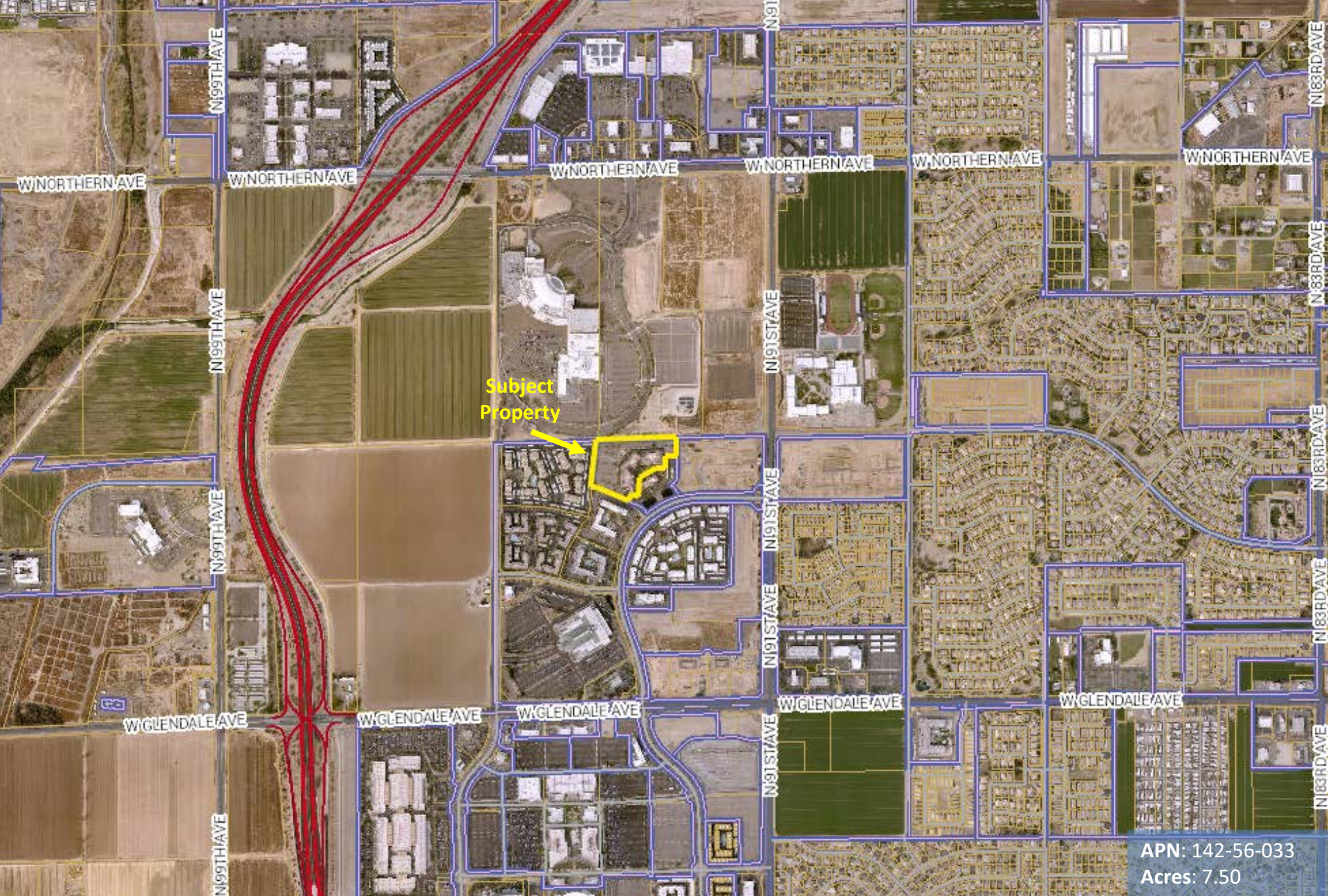
and help accentuate the primary theme. Specific details regarding building colors and materials will be determined during the Site Plan and Design Review application.

IX. CONCLUSION

The proposed development is located near multiple recent and planned developments. The Property's location is ideal for an urban, high density, multifamily development that will synergize with and support the surrounding area. The proposed PAD creates design and development standards that complement the surrounding employment, commercial, and residential uses while providing a luxury, urban housing development and repurposing an underutilized building.

As stated above, the proposed PAD is consistent with many of the policies and goals in the City of Glendale's General Plan. The proposed plan will develop an underutilized site while providing a high quality multifamily development that will further the City of Glendale's enumerated missions and goals. The proposed development pristine location and thoughtful design will ensure the development seamlessly integrates into the Sports and Entertainment District while providing an upscale residential options for Glendale's ever growing population.

Overall, the proposed PAD established a high level of quality building design and site design expectations. The proposed PAD includes exhibits and imagery that represents and reflects this level of quality. The proposed development will be similar to or greater than the designs represented in this PAD and the proposed development will result in a project the City of Glendale and the community can be proud of.



Subject
Property

APN: 142-56-033
Acres: 7.50

Exhibit 1 - Regional Context Aerial Map
The Capistrano - 7410 N. Zanjero Blvd., Glendale, Arizona 85305



Desert Diamond Casino

Subject Property

Sparrow PAD

Zone Apartments

N 95th Ave

Zone Luxe

Springhill Suites & Residence Inn

Summerly at Zanjero

Holiday Inn Express

Native Grill & Wings

Cabela's

TownePlace Suites

APN: 142-56-033
Acres: 7.50

Exhibit 2 - Context Aerial Map
The Capistrano - 7410 N. Zanjero Blvd., Glendale, Arizona 85305

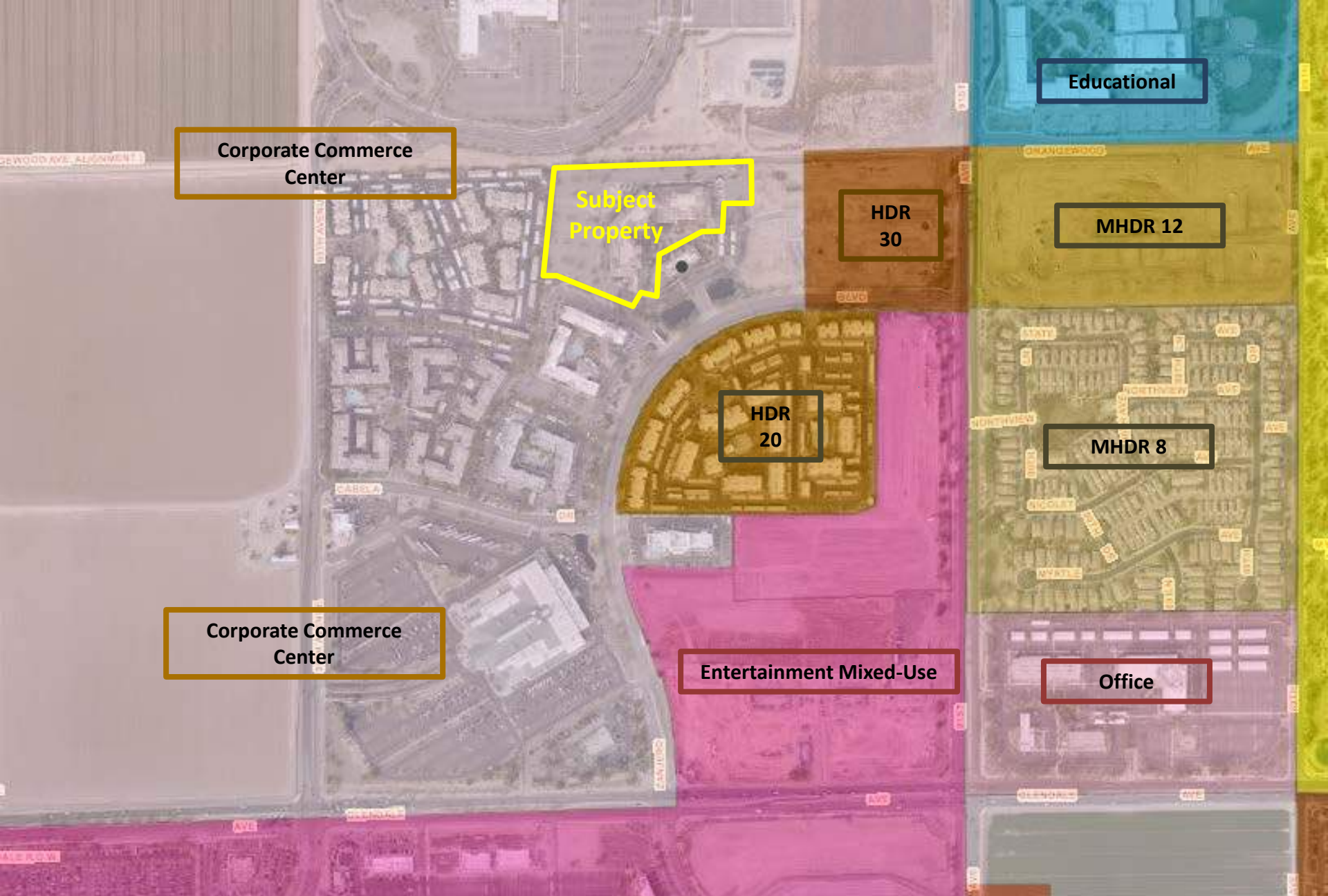
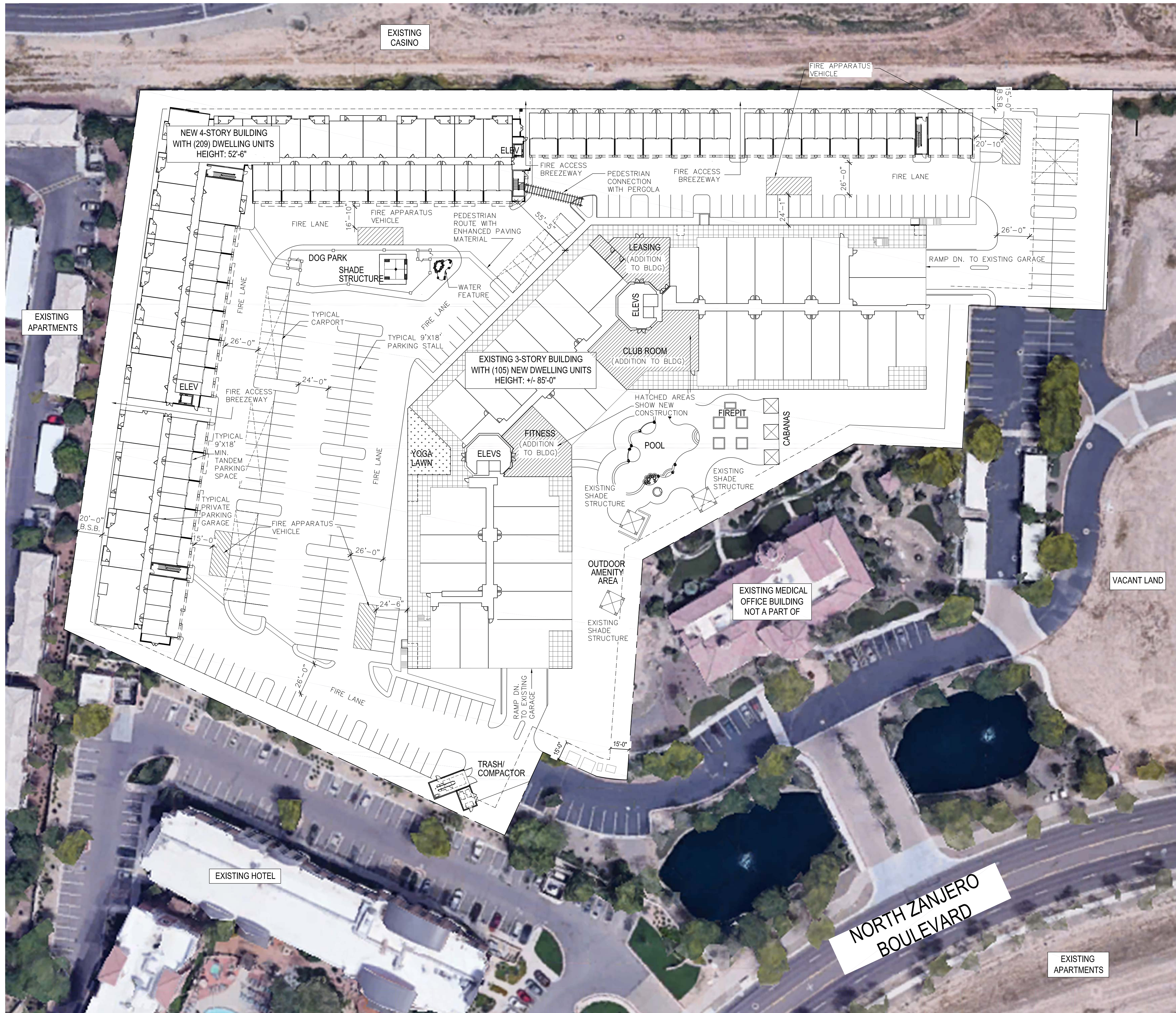


Exhibit 3 – City of Glendale General Plan Map
 The Capistrano - 7410 N. Zanjero Blvd., Glendale, Arizona 85305

EXHIBIT 5



PROJECT DATA

DEVELOPMENT NAME: NIRVANA AT ZANJERO
 SITE ADDRESS: 7410 NORTH ZANJERO BOULEVARD (LOT 3A)
 APN NO.: 142-56-033
 EXISTING/PROPOSED ZONING: 142-56-033 - PAD
 PROPOSED BOUNDARY OF PAD DISTRICT: SITE BOUNDARY
 PROPOSED USE: (314) MULTI-FAMILY RESIDENTIAL & AMENITIES
 GROSS SITE AREA: ±7.5 ACRES (326,723 S.F.)
 MAXIMUM HEIGHT: EXISTING BUILDING 3-STORIES / 85'-0"
 NEW CONSTRUCTION 4-STORIES / 52'-6"

UNIT MIX

EXISTING BUILDING			
UNIT A1-L	1 BED / 1 BA	750 S.F. AVG.	9 UNITS
UNIT B1-L	2 BED / 2 BA	1156 S.F. AVG.	77 UNITS
UNIT B2-L PENTHOUSE	2 BED / 2 BA	1140 S.F. AVG.	2 UNITS
UNIT C1-L	3 BED / 2 BA	1346 S.F. AVG.	13 UNITS
UNIT C2-L PENTHOUSE	3 BED / 2 BA	1476 S.F. AVG.	4 UNITS
NEW BUILDING			
UNIT A1	1 BED / 1 BA	655 S.F.	53 UNITS
UNIT A2	1 BED / 1 BA	655 S.F.	56 UNITS
UNIT A3	1 BED / 1 BA	695 S.F.	36 UNITS
UNIT A4	1 BED / 1 BA	784 S.F.	32 UNITS
UNIT B1	2 BED / 2 BA	1111 S.F.	25 UNITS
UNIT C1	3 BED / 2 BA	1408 S.F.	7 UNITS
TOTAL:			314 UNITS

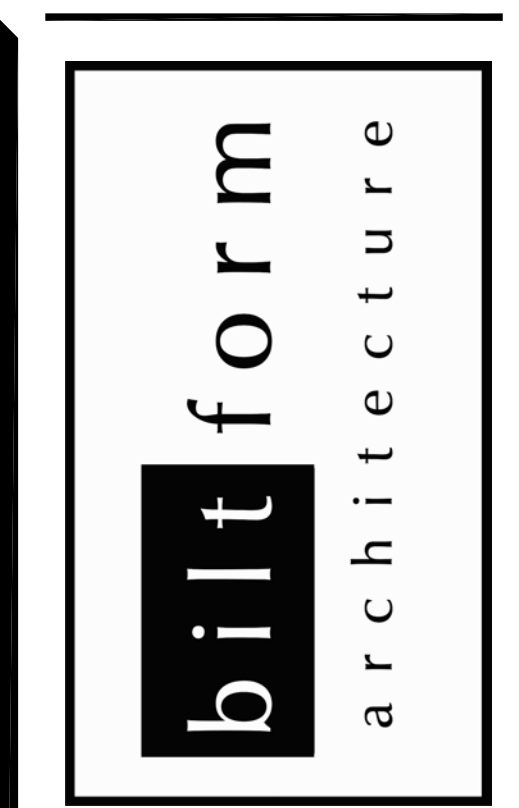
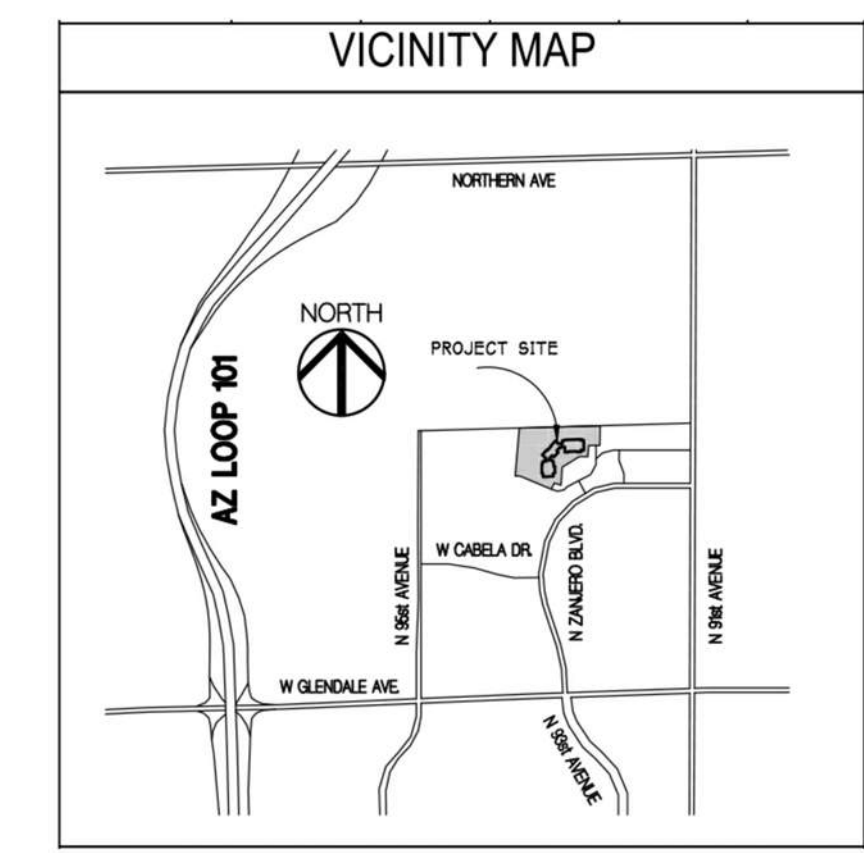
PARKING

PRIVATE GARAGES	73 SPACES
TANDEM SPACES	73 SPACES
EXISTING PARKING GARAGE	186 SPACES
CARPOR/COVERED	40 SPACES
OPEN/UNCOVERED	182 SPACES
TOTAL:	554 SPACES

1.75 P.S./DWELLING UNIT

NOTES:

- NO MAJOR GRADING IS PROPOSED. NEW DESIGN WILL UTILIZE THE EXISTING AS-BUILT GRADING AND DRAINAGE DESIGN/CONDITIONS WHERE POSSIBLE.
- PROJECT WILL REPLACE EXISTING PERIMETER BASINS WITH UNDERGROUND RETENTION IN ACCORDANCE WITH CITY OF GLENDALE STANDARDS AND REQUIREMENTS.
- PROJECT WILL UTILIZE ON-SITE EXISTING UTILITIES WITH MODIFICATIONS AS NEEDED TO ACCOMMODATE THE NEW BUILDING AND USES.



biltform architecture group, LLC.
 11460 north cave creek road - suite 11
 phoenix - arizona 85020
 Phone 602.285.9200 Fax 602.285.9229

PRELIMINARY
 NOT FOR
 CONSTRUCTION

CAPISTRANO
 MULTI-FAMILY COMMUNITY
 7410 N ZANJERO BLVD GLENDALE 85305

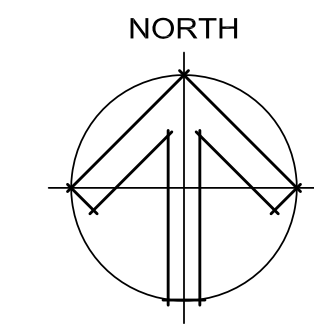
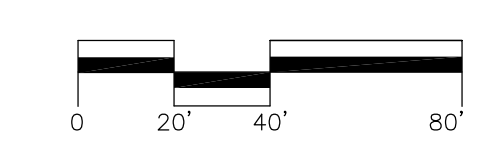
NIRVANA AT ZANJERO L.L.C.
 Phone: (480) 225-3065

6031 East Paradise Drive
 Scottsdale, Arizona 85254

REVISIONS:

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JOB NO: 21-043
 DATE: AUGUST 27TH, 2021
 SCALE: 1"=40'-0"
 SHEET NO:



CONCEPTUAL
 DEVELOPMENT PLAN

A1

EXHIBIT 6



biltform architecture group, LLC.
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PRELIMINARY
 NOT FOR
 CONSTRUCTION

CAPISTRANO
 MULTI-FAMILY COMMUNITY

7410 N ZANJERO BLVD GLENDALE 85305

NIRVANA AT ZANJERO L.L.C.
 6031 East Paradise Drive
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 Phone: (480) 225-3065

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JOB NO: 21-043
 DATE: AUGUST 27TH, 2021
 SCALE: N.T.S.
 SHEET NO:

CONCEPTUAL ELEVATION

A2

EXHIBIT 7

