



# PLANNING COMMISSION REPORT

CASE: The Capistrano located at the northwest corner of 91st Avenue and Zanjero Boulevard at 7410 North Zanjero Boulevard.  
CASE #: GPA21-10 & ZON21-25  
MEETING DATE: 11/04/2021  
FROM: Alejandro Lerma, Planner, Planning, [alerma@glendaleaz.com](mailto:alerma@glendaleaz.com),

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## SUBJECT

### **THE CAPISTRANO GENERAL PLAN AMENDMENT GPA21-10 AND REZONING APPLICATION**

**ZON21-25:** A request by Shaine T. Alleman, on behalf of Tiffany & Bosco, PA, representing Nirvana at Zanjero LLC, for a Minor General Plan Amendment from (CCC) Corporate Commerce Center to (EMU) Entertainment Mix-Use designation and Rezone on a 7.50-acre site from Planned Area Development (PAD) zoning district to Planned Area Development (PAD) zoning district. The site is located at the northwest corner of 91st Avenue and Zanjero Boulevard at 7410 North Zanjero Boulevard and is in the Yucca District. Staff Contact: Alex Lerma, Planning Project Manager, (623) 930-2810, [alerma@glendaleaz.com](mailto:alerma@glendaleaz.com)

## REQUEST

1. Minor General Plan Amendment from CCC (Corporate Commerce Center) to EMU (Entertainment Mix-Use); and
2. Rezone approximately 7.50 acres of real property from PAD (Planned Area Development) zoning district to PAD zoning district.

## APPLICANT/OWNER

Shaine T. Alleman on behalf of Tiffany & Bosco, PA, representing Nirvana at Zanjero LLC

## REQUIRED ACTION

The Planning Commission must conduct a public hearing and determine if this request is in the best long-term interest of this neighborhood and consistent with the General Plan.

## SUMMARY

The applicant is seeking entitlements to allow for a mixed use development. The proposal includes the multifamily development of approximately 314 dwelling units, which will include repurposing the existing 3-story building on the property to be used for a residential use along with a new 4-story building located on the northern and western boundaries of the site. Commercial uses will be located within the bottom floor of the existing 3-story building.

## BACKGROUND INFORMATION

### **General Plan Designation:**

The property is designated CCC (Corporate Commerce Center).

### **Zoning:**

The current zoning is PAD (Planned Area Development).

**Property Location and Size:**

The site is located at the northwest corner of 91<sup>st</sup> Avenue and Zanjero Boulevard at 7410 North Zanjero Boulevard and is approximately 7.50 acres in size.

**Adjacent Uses and Zoning:**

North: Desert Diamond Casino, A-1 (Maricopa County Zoning) Tohono O'odham Nation Jurisdiction

East: Vacant, PAD zoning

South: Palo Verde Cancer Center, PAD zoning

West: Multi-Family Residential, PAD zoning

**History:**

On May 23, 2003, City Council approved Z-02-19 to rezone the site and the surrounding area from A-1 (Agricultural) to PAD for a 156.7 acre mix development project known as Zanjero PAD.

Site improvements were initiated in 2007-2008. The property has been underutilized for more than a decade as the Zanjero Falls project, which includes a large senior living care facility that never materialized, and the existing building has been unused since it was constructed.

The property has no recent land use actions.

**Project Details:**

The applicant is proposing to develop the site as a mix use project consisting of (i) a multifamily use comprised of 314 dwelling units and (ii) limited commercial uses geared towards the personal needs of the residents within the development. The residential component 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 project has a 15-foot-wide landscape perimeter buffer requirement, a 15-foot building setback requirement and 70% lot coverage. In addition, a maximum building height of 85 feet and 65 feet will be applied for the existing building and the new building respectively. A minimum residential density of 42 dwelling units per acre will apply to the project. An existing 6-foot-tall perimeter decorative block theme wall is located to the north, east, and west boundaries of the project.

The existing 3-story building will be repurposed and used for both the residential and the limited commercial use in the first-floor level. A new 4-story building will be developed along the western and northern boundaries of the property. The site modifications will allow the developer to add additional residential amenities to the project including the construction of a dog park, a pool area, a yoga lawn, a fitness studio, clubroom, and other high-quality amenities.

The project will provide a minimum of 20% open space. The project will facilitate pedestrian circulation within the entire project and connect externally with existing pedestrian paths. These internal paths and the layout of the buildings will make the on-site amenities convenient and easily accessible. The central area will consist of a clubroom, a pool area, fire pits, and shaded cabanas. Common open space areas and landscaping will be provided throughout the site for small gathering spaces.

The architectural theme of the new four-story building will be consistent with the architectural theme already established by the existing 3-story building. 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. The proposed four-story multifamily building will adhere to the same architectural themes including parapets and roof lines matching the existing building, pitched barrel roof tile with tower elements at the ends of the buildings, trellis and column details, undulating building face plans, varied arched windows with highlighting color trim and other similar architectural details.

The property has ample amount of parking that includes an underground garage area underneath the existing 3-story building and surface parking to the north, east and west of the site. Even with the elimination of some of the existing parking area in order to place the additional buildings, the proposed development will still have adequate parking. Additional parking will be provided as private garages on the bottom floor of the proposed 4-story building. Parking spaces for any limited commercial uses on the property will not be required as the internal commercial uses will be geared towards the personal needs of those living in the development.

The site has a shared access with the Palo Verde Cancer Treatment Center located south of the subject property along Zanjero Boulevard. Said access drive leads internally as a two-way drive to the front of the cancer center building and continues in both in a west and eastbound direction to the subject property.

It is anticipated that the property will be developed in two (2) or more phases. The first phase of the development will consist of repurposing and reconfiguring the existing 3-story building to accommodate 105 units. Additional phases will consist of construction of additional 4-story multifamily buildings on the north and west boundary line of the property.

#### **CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:**

The Capistrano is located within the Peoria Elementary School District (PESD) and Peoria High School District (PHSD). The applicant has met with both school districts to ensure that there are adequate school facilities in their respective districts. Both PESD and PHSD confirmed that the school districts have adequate facilities to accommodate the additional residents. Copies of the certificates are provided as attachments.

#### **CITIZEN PARTICIPATION TO DATE:**

##### **Applicant's Citizen Participation Process:**

On September 10, 2021, the applicant mailed notification letters to adjacent property owners and interested parties regarding the applicant's proposal. The applicant received correspondence from two (2) interested parties. Comments were in regard to area traffic and wanting single family homes in the area. The applicant's Citizen Participation Final Report is attached.

##### **Planning Commission Public Hearing:**

A Notice of Public Hearing was published in *The Arizona Republic* on October 13, 2021. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on October 15, 2021. The property was posted on October 20, 2021.

#### **STAFF FINDINGS AND ANALYSIS**

Required General Plan Findings:

- A. Amendments to the General Plan of the City of Glendale shall be approved only if:
  1. The amendment is consistent with the policies and objectives of the rest of the General Plan; and
  2. The proposed amendment furthers the public health, safety and general welfare of the citizens of Glendale.
- B. If the amendment is to the Land Use Map, an additional finding must be made that the proposed change will be compatible with other land uses, existing or planned, in the vicinity.

## Required Zoning Findings:

Section 5.913 of the Zoning Ordinance requires the following finding to be met prior to approval of a PAD (Planned Area Development) district:

The Planning Commission shall find that the PAD application is consistent with the purpose of the district. The Commission evaluation shall include land use mixture, land use categories, land use intensities, and the proposed development standards.

### **Purpose:**

Section 5.901 of the Zoning Ordinance states that the purpose of the PAD (Planned Area Development) district is to:

- A. Encourage creative and effective use of land and circulation systems to accommodate changes in land development technologies.
- B. Encourage residential development to provide a mixture of housing types and designs.
- C. Encourage innovative development or redevelopment concepts for all land use types to provide a greater variety and intensity of uses.
- D. Provide a process which relates the urban design and scale of the project to the unique characteristics of the site.
- E. Require the nature and intensity of development to be supported by adequate utilities, transportation, drainage, and common open spaces to serve the development and to minimize impact on existing or future adjacent development.
- F. Encourage development that is consistent with the policies and the guidelines established in any specific plan and the General Plan.

### **Staff Findings:**

- The proposed amendment is consistent with the policies and objectives of the General Plan. The proposed amendment meets several of the policies and goals established in the General Plan.
- The proposed amendment furthers the public health, safety and general welfare of the citizens of Glendale; and
- If the amendment is made to the official Zoning Map, the proposed change will include conditions necessary to mitigate and adverse impact on the properties and uses adjacent to the site.
- A finding is made that there are adequate school facilities, if that amendment is to the Official Zoning Map, and if Section 3.812 (Adequate School Facilities) is applicable.

### **Staff Analysis:**

- The proposed amendment is consistent with several of the Goals and Policies depicted within the Envision Glendale 2040 such as the following:
- Goal LU (Land Use): Development is guided by sound growth management.
  - Policy LU-1.1 - The City shall ensure that sufficient infrastructure is in place for desired land uses.
    - 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, making the project compatible and complementary to surrounding uses.

- Goal LU (Land Use) – Land uses tie into existing and future transportation systems.
  - Policy LU-3.6 – 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 91<sup>st</sup> Avenue and at the southwest corner of Glendale Avenue and 93<sup>rd</sup> Avenue, approximately 2,250 feet and 2,000 feet respectively from the property.
- Goal HE-6 (Housing Element) – Residential areas relate to workplaces.
  - Policy HE6.2 – The City shall encourage housing in close proximity to designated employment areas.
    - The subject property as well as other surrounded properties are within the Zanjero PAD, which permits uses such as commercial, retail, office, restaurants, hotels, and multifamily uses. In addition, 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 project will provide economic viability by repurposing and completing improvements to the site that has been abandoned for more than a decade.
- The proposed project meets the intent of the PAD zoning district by creating a mix of land uses and intensity of use. The project provides a mix of high-density multi-family and commercial uses which meets the intent and the purpose of a PAD.
- The project proposes a 314 dwelling units (41.8 du/ac) multifamily project with limited commercial uses on a 7.50-acre lot.
- The project will include the repurposing of the existing 3-story building which will be converted to allow multifamily uses in addition to a new 4-story residential building to be located along the western and northern boundaries of the site.
- The limited commercial uses will be designated to the bottom floor of the existing 3-story building.
- The project will provide a minimum of 20% open space with various amenities located throughout the site including a dog park, a pool area, a yoga lawn, fitness studio, clubroom, and green spaces for small gatherings.
- Additional landscaping will be located along the western and northern boundaries to mitigate the 4-story buildings from the adjacent uses.
- The on-site traffic is adequately planned to permit safe and efficient circulation.
- The Transportation Department has reviewed the project's Traffic Impact Study (TIS) and Executive Summary and approved the findings.
- There are adequate school facilities for the proposed project.
- All applicable city departments have reviewed the application and recommended approval of the application. Stipulations have been added to ensure quality development.

## RECOMMENDATION

Should the Planning Commission motion to recommend approval of GPA21-10, it should be as written.

Should the Planning Commission motion to recommend approval of ZON21-25, it should be subject to the following stipulations:

1. Development shall be in substantial conformance to the development plan outlined in the PAD Booklet and the PAD Booklet entitled "The Capistrano," date stamped October 26, 2021.

2. The owner is required to convey a 20-foot waterline easement to the City for the existing waterline on the site since the easement was not previously conveyed.
3. The developer is required to work with the Palo Verde Cancer Center to re-establish the use of effluent for the lakes and for supplying the landscape irrigation.

## PROPOSED MOTION

Action on this request will require two motions:

- Move to recommend approval of GPA21-10, as written.
  
- Move to recommend approval of ZON21-25, subject to the three (3) stipulations contained in the staff report.

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### Attachments

PAD Narrative

CPP Final Report without labels

Certificate of Adequate Schools

Prop. 207 Waiver

TIS Executive Summary

General Plan Map

Zoning Map

Aerial Map

Presentation

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