



PLANNING COMMISSION REPORT

CASE: Alto Planned Residential Development located at the SEC of Orangewood Avenue and 75th Avenue
CASE #: ZON21-12
MEETING DATE: 11/04/2021
FROM: Christina Lavelle, Planner, Planning,
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SUBJECT

ALTO REZONING APPLICATION ZON21-12: A request by Taylor C. Earl, of Earl and Curley, P.C., to rezone approximately 17 gross acres from R1-6 (Single Residence) to R1-4 PRD (Planned Residential Development). The site is located at the southeast corner of 75th Avenue and Orangewood Avenue in the Yucca District. Staff Contact: Christina Lavelle, Planner, (623) 930-2553, clavelle@glendaleaz.com

REQUEST

Rezone from R1-6 to R1-4 PRD zoning district for approximately 17 gross acres (15 net acres).

APPLICANT/OWNER

Taylor C. Early on behalf of Earl and Curley, P.A., representing owners, Chambers Revocable Trust, Cheryl Chambers, Dwight Chambers, John Chambers, Mark C. Marcos, Elisa Marcos Revocable Trust, Gloria Perez, and Emilio Marcos.

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.

SUMMARY

The applicant proposes to rezone the property from R1-6 (Single Residence) to R1-4 PRD (Planned Residential Development). The intent is to develop an 89 lot subdivision at approximately 5.22 dwelling units per acre.

BACKGROUND INFORMATION

General Plan Designation:

The property land use designation is MHDR 8 (Medium-High Density Residential / 5.0-8.0 du/ac).

Zoning:

The current zoning is R1-6 (Single Residence) zoning district.

Property Location and Size:

The property is located at the southeast corner of Orangewood Avenue and 75th Avenue. The site contains approximately 17 gross acres (15 net acres) of undeveloped land.

Adjacent Zoning and Land Uses:

- The property to the north is zoned R1-6.
- Located east of the subject property is the Desert River Elementary School, zoned R1-6.
- The west properties are zoned R1-7 and are in a single family residential subdivision known as Orangewood Estates.
- To the south is zoned R1-6 and is owned by the Faith Baptist Church of Glendale.

History:

The property was annexed into the City limits on April 27, 1982. The site has been historically used as agricultural land.

Project Details:

1. The applicant is proposing to develop a Planned Residential Community of 89 residential lots. The development will include internal private streets, a tot-lot, and a community park to include a basketball court.
2. The site shall conform to the City of Glendale Development Standards for the R1-4 zoning district except as indicated in the Table below:

	R1-4	Alto (R1-4 PRD)
Minimum Lot Depth	80-feet	95-feet
Minimum Setbacks		
Front	15-feet to living area, 20-feet to garage or carport	10-feet to living area 18- feet to garage from back of sidewalk
Rear	15-feet	15' feet
Side	0 or 10 (Minimum 10 feet separation between buildings on adjacent lots).	5-feet and 5-feet
Maximum Lot Coverage	45%	60%
Minimum Open Space	20%	18.48%

3. Access point to the project is identified on the Master Development Plan is along 75th Avenue. Internal roads serving the residential development are proposed as private streets with construction in accordance with design standards established by the City and maintained by the Alto Planned Area Development's Homeowners Association.
4. The site will feature six-foot (6') detached sidewalks along both Orangewood Avenue and 75th Avenue. Internally, five-foot (5') detached sidewalks lead into the site from 75th Avenue connecting to the amenity areas.
5. The development plan includes approximately 17 gross acres with 18.48% of the site as landscape and open space areas.
6. The development of the project would include a perimeter theme wall along all four sides of the site to allow for a gated community.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

Alto Planned Residential Development is located within Glendale Unified School District (including Desert Spirit Elementary and Independence High School). The district has confirmed that they have adequate facilities to accommodate the additional residences. A copy of the certificate is attached.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On August 13, 2021, the applicant mailed notification letters to property owners within 300' of the subject property, as well as the interested parties, notifying the public of a virtual neighborhood meeting which was held August 30, 2021. The virtual neighborhood meeting included one neighbor. The neighbor had questions and concerns regarding density and lot sizes. Both staff and the applicant emailed additional information to the requestor. The applicant's Citizen Participation Final Report is attached which includes the minutes of the neighborhood meeting.

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 15, 2021.

STAFF FINDINGS AND ANALYSIS

- The proposal would provide a viable use to an underutilized and vacant site.
- The project's overall density will be 5.22 homes/units per the acre which is consistent with the existing General Plan designation of Medium-High Density Residential 5.0-8.0 DU/AC.
- The proposal will support the City of Glendale General Plan, Land Use Element Goal LU-2. 75th Avenue and Orangewood Avenue provide a natural buffer between the proposed development and the neighboring subdivisions (to the north and west) which are built at a lower density.
- The proposal will support the City of Glendale General Plan, Housing Element Goal HE-6. The property is located within three miles of Loop 101 and is nearby employment centers such as Westgate. This supports a live/work environment where the employment opportunities of Glendale support the housing market and vice-versa.
- The proposal will support the City of Glendale General Plan Goal CRR-2. The property is a small infill site that is been underutilized. Developing the site will

promote the General Plan's goal of developing infill sites to their highest and best use.

- There is existing infrastructure to support the development. The property is located on the SEC of a fully developed arterial street (75th Avenue) and a collector street (Orangewood Avenue). Improvements will be made on both streets which will improve both streets for the City.

6.205 – Required Findings.

All PRD applications shall be reviewed for conformance with the stated purpose of this overlay district. Prior to approval, the Planning Commission and City Council shall make the following findings:

A .The proposal is consistent in substance and location with the development objectives of the General Plan and any adopted specific area plans.

B .The proposal will be compatible with other existing and planned development in the area.

C. The proposal meets or exceeds the City's Subdivision Design Expectations regarding site planning, architecture, landscaping, building materials and colors, and screening of mechanical equipment.

D. The proposal will result in a quality living environment and accommodate desired lifestyles.

E. The proposed project amenities including equestrian and pedestrian trails, bike paths, landscaped areas, entry features, decorative theme walls, parks, playgrounds, and other public or commonly owned open space and recreation facilities are adequate and appropriate for this development.

F. The type and quality of house products will be consistent with the intended character of the development.

RECOMMENDATION

If the Planning Commission recommends approval of ZON21-12, staff recommends the following stipulations:

1. Development shall be in substantial conformance to with the development plan outlined in the PRD Booklet and the PRD Booklet entitled "Alto" dated July 23, 2021.
2. The developer will be responsible for improvements along 75th Avenue to include, but not limited to, 6-foot-wide detached sidewalks, curb, and gutters.
3. The developer will be required dedicate and provide 35' half street right-of-way on Orangewood Avenue. This will require right-of-way improvements to include, but not limited to, curb, gutter, and 5-foot-wide sidewalks.
4. A right turn deceleration lane may be required in advance of the proposed driveway on 75th Avenue which will be reviewed and approved during the design review application process.
5. An eight-foot-tall CMU block wall will be required along the residential properties to the north of the basketball court.

PROPOSED MOTION

Motion to approve ZON21-12, subject to the stipulations outlined in the staff report.

PRD Narrative
Citizen Participation Final Report
Certificate of Adequate Schools
Prop 207 Waiver
Executive Traffic Summary
Zoning Vicinity Map
Aerial Map
Presentation