

Palmaire Living – Phase 2

Rezoning and Minor General Plan Amendment Narrative

SEC Palmaire Avenue and 45th Avenue
Glendale, Arizona



Prepared by:

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Submittal Date: September 2020

PLANNING REC'D
9/21/2020
GPA20-09-ZON20-15

PROJECT TEAM

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I. INTRODUCTION

Palmaire Living is a newly proposed multi-family development on Palmaire Avenue (between 43rd and 45th Avenues) (the “Property”). Phase 1 is already zoned R-4 and is currently going through plan review and permitting with the City of Glendale.

Palmaire Investments, LLC proposes to develop a second phase, “Phase 2” on the parcel directly to the east. The Phase 2 parcel is approximately 1.77 acres located at the southeast corner of 45th Avenue and Palmaire Avenue (the “Property”) as shown on the Vicinity and Aerial Map attached as **Exhibit 1** and Parcel Map at **Exhibit 2**. The Phase 2 parcel is zoned C-2 and is currently used as outdoor vehicle and trailer storage.

Palmaire Investments proposes to rezone the Property from C-2 to R-5 land use designation to develop 42 apartment units with identical architecture, design and features as Phase 1.

II. CURRENT ZONING

The Property is currently zoned General Commercial (C-2). Given the R-3 (Multiple Residence) zoning to the north and R-4 (Multiple Residence) zoning to the east, and the charter school use to the west, a multifamily residential use is appropriate at this location. See zoning map at **Exhibit 3**. A multifamily use provides a good transition from the heavy commercial uses along Glendale Avenue to more single-family neighborhoods located further north of the Property. Lastly, multi-family uses on this property allow for the Phase 2 expansion of the Palmaire Living apartment community.

III. GENERAL PLAN CONFORMANCE

The Property’s current General Plan Classification is General Commercial. This application includes a request to amend the General Plan Classification to HDR 30 (High Density Residential 20.0 – 30.0 du/ac), which is similar to the residential communities that surround the site. See Existing General Plan Map at **Exhibit 4**.

The proposed project also meets goals and policies of the General Plan, as outlined below.

Housing Element - Policy HE-5.3: The City should develop safe, well built, attractive housing that adds variety to neighborhoods, thereby serving as a catalyst for the improvement of the surrounding neighborhoods.

The proposed development provides a quality workforce housing product that offers a new housing option in the neighborhood. The existing use on the site is an outdoor vehicle and trailer storage, which is an underutilized use and therefore a new, multifamily project will enhance the neighborhood and area.

Community Preservation & Revitalization – Policy CRR-2.1: The City shall encourage and support infill development to take advantage of existing infrastructure, community and educational facilities, and enhance existing neighborhoods.

The proposed multifamily project will take advantage of an underutilized infill site and the existing infrastructure to enhance the existing neighborhood. In addition, this request is Phase 2 of the Palmaire Living apartments and therefore the larger connected community will provide a quality lifestyle to its residents while promoting new development in the vicinity.

Bicycle and Pedestrian Connectivity - Policy BP-4.1: The City should develop, operate and maintain comprehensive and continuous pedestrian facilities.

The development will provide continuous pedestrian facilities around the project site. The development includes detached sidewalks along 45th Avenue and Palmaire Avenue for safe pedestrian connections to and from the property.

IV. PROJECT DESIGN AND SITE PLAN

The vision for this development is to create a unique urban living environment that caters to a variety of lifestyles. This development proposal aims to provide convenient access to services, employment opportunities and area amenities while enjoying a maintenance free lifestyle.

Palmaire Living also helps fill the need for more workforce housing which is significantly underserved in the Valley. Generally, multi-family development has trended toward luxury apartments commanding higher and higher rents. This pattern of development has left a significant gap of the population underserved – working individuals and families seeking for-rent housing at an attainable price. The proposed development provides an opportunity to bring new, financially attainable, modern rental housing to Glendale.

The proposed community has a residential scale that is appropriate for the surrounding area, which includes apartments adjacent to the north and east. The Phase 2 development will include 42 units with a mix of two-bedroom and three-bedroom units. The development will have building heights of both two and three-stories. The design of the buildings will match the elevations proposed in Phase 1 of the development. Between Phase 1 and 2, Palmaire Living will provide 94 combined units. A site plan of Phase 2 is at **Exhibit 5** and a site plan with both Phase 1 and Phase 2 is at **Exhibit 6**.

The main entrance will be from Palmaire Avenue which will serve both phases of the development. The development will be served through a reciprocal cross access easement that will benefit both parcels. A gated egress only exit will be on 45th Avenue. The primary entrance will be gated and will have an entry feature with monument signage and enhanced landscaping. Detached sidewalks will be included along 45th Avenue and Palmaire Avenue to accommodate pedestrian circulation.

Approximately 28 percent of the overall site will provide open space per city code. The central open space will be used for active recreation and will include turf, playground equipment, seating and shade areas. In addition, the Phase 2 development will have common access with Phase 1 and residents will be able to enjoy both amenity areas including the pool and barbeque facilities planned in Phase 1.

V. BUILDING ELEVATIONS

Located in the heart of Glendale, our team has implemented a timeless, clean and simple design that has a mid-modern theme to reflect the vision of the future of Glendale architecture. The main building color scheme is soft with neutral tones (Smokey White, Light Gray and Taupe colors) to blend in with the surrounding environment. Key elements of design have been added including different textures and materials to make it a vibrant, long-lasting project for us and the City of Glendale. We have implemented a smooth coat stucco finish with "wood look" (Brown) tile accents to help the building pop. Staggered roof heights will add dimension, steel staircases, and updated windows and doors will give the site the fresh look that is appealing to the area. All design elements will be consistent through the whole project and will reflect in the amenities design, monument signs, landscaping, and common areas. This design will maintain a high standard of building for other new projects in the area. See Building Elevations at **Exhibit 7**.

VI. LANDSCAPING, ENTRY FEATURES, PERIMETER WALL

The site is designed with an internal roadway that creates a main open space area to be enjoyed by community residents. The central open space area for this infill site is intended to be used for active recreation. Amenities that may be provided within the open space areas include, but are not limited to turf, playground equipment, benches, BBQs and shade structures. Overall open space will be approximately 28%.

The development will include a landscape entry feature that highlights the community entry point. The landscape concept utilizes a plant palette indigenous to the area and will be complementary to the proposed architectural theme. Drought resistant plants and trees will be the predominant materials used in the overall landscape design with colorful accent materials incorporated in the open spaces. All plant materials throughout the project will be chosen for their qualities of lushness and color capabilities.

Streetscape standards along Palmaire Avenue and 45th Avenue will include plant materials compatible with the City's street landscape program. The applicant will be responsible for the installation of street side landscaping with the right-of-way. See landscape rendering at **Exhibit 8**.

Monument signage will be provided at the entrance on Palmaire Ave. Materials used will complement the surrounding neighborhood. The theme perimeter wall design will be simple, while also reflecting the patterns and forms of the entry features. A combination of split face

block will create a unique pattern with columns, caps, and pop outs that will help set apart the project and complement the entry feature.

VII. GRADING AND DRAINAGE CONCEPT

The development will provide for onsite retention for 100-year, 2-hour storm event. Drainage for the site is proposed between the two buildings for Phase 2, as noted on the site plan in **Exhibit 5**.

VIII. TRANSPORTATION & CIRCULATION

The project is located along a collector street which provides excellent off-site transportation. Access to the development will be served from Palmaire Avenue, with an egress-only exit onto 45th Avenue. The required half street improvements have already been completed. In addition, the site is in walking distance to public transit bus lines traveling east and west along Glendale Avenue.

IX. PUBLIC IMPROVEMENTS

The City of Glendale has a 6" water line in Palmaire Avenue and an 8" sewer main in 45th Avenue which can be used to serve this development. Additional sewer and water lines will be constructed within the interior streets that will properly serve the proposed development to meet domestic standards. All utilities will be underground in accordance with the City of Glendale Ordinance.

X. LIGHTING AND SCREENING

Full lighting will not exceed 0.1 footcandles at the property boundary, per the City requirements. All mechanical equipment will be completely screened. Metal flashing, vents, pipes, electrical panels and other exposed metal will be painted to match the color of the roof or building.

XI. SUMMARY

Overall, the change in zoning is appropriate for the area and compatible with the R-4 zoning to the east and R-3 zoning to the north. The Phase 2 addition creates a better planned community and good land use transition to the commercial uses along Glendale Road. In short, Palmaire Living will have no impact on the existing and surrounding land uses and will be a benefit for the overall area.

TAB 1

Aerial Map

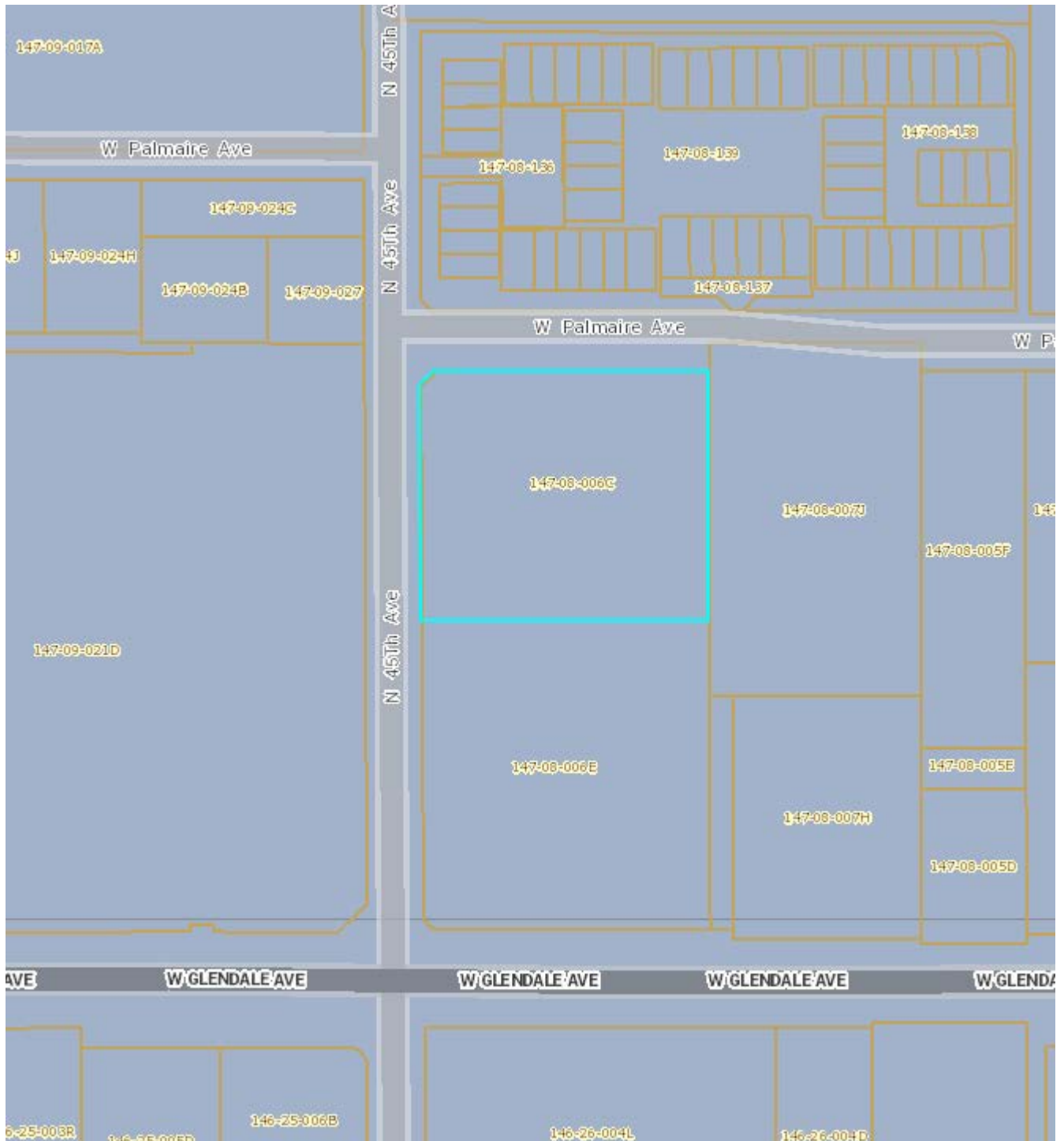


SEC of Palmyra Avenue and 45th Avenue



TAB 2

Parcel Map

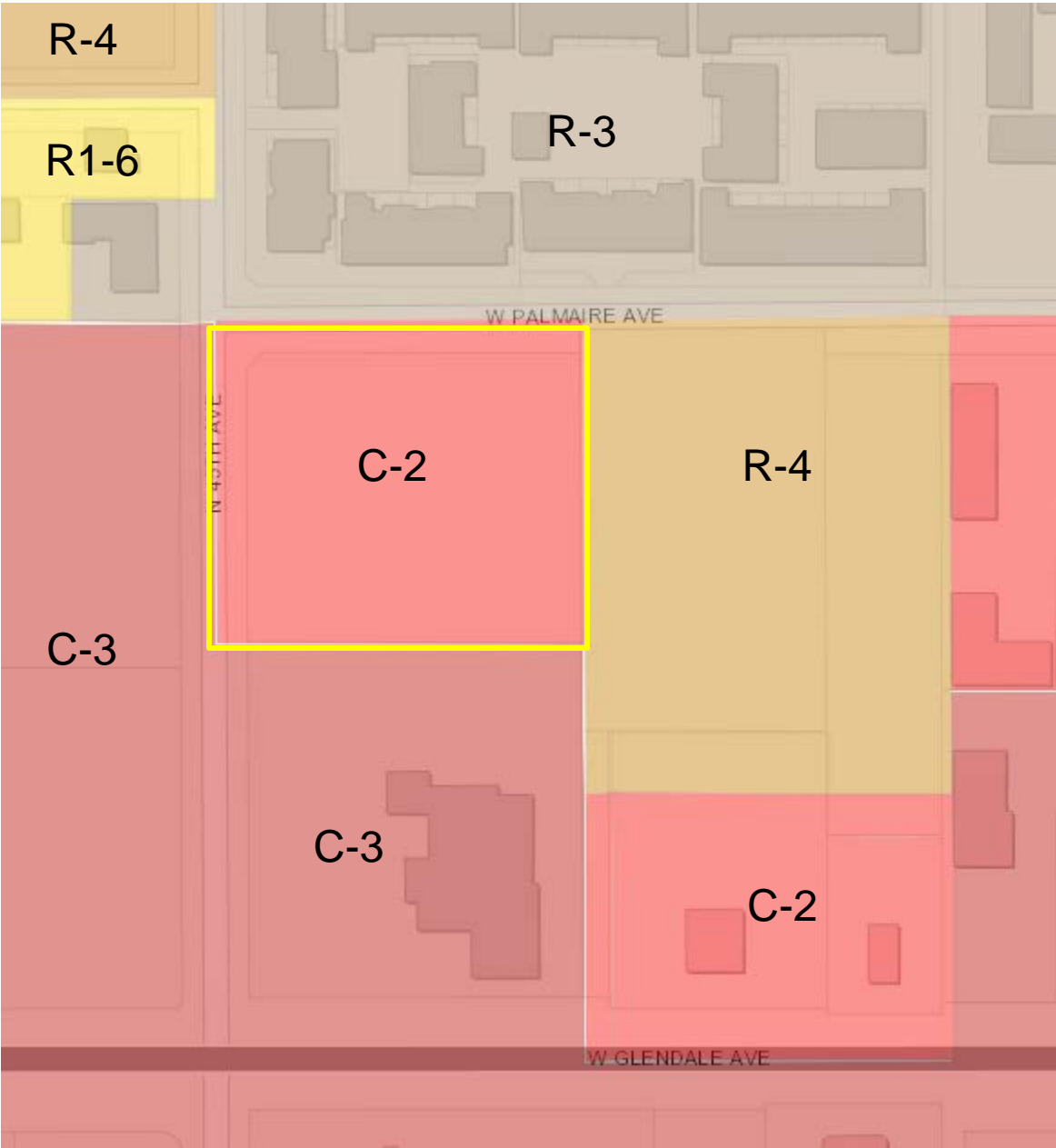


SEC of Palmaire Avenue and 45th Avenue



TAB 3

Zoning Map

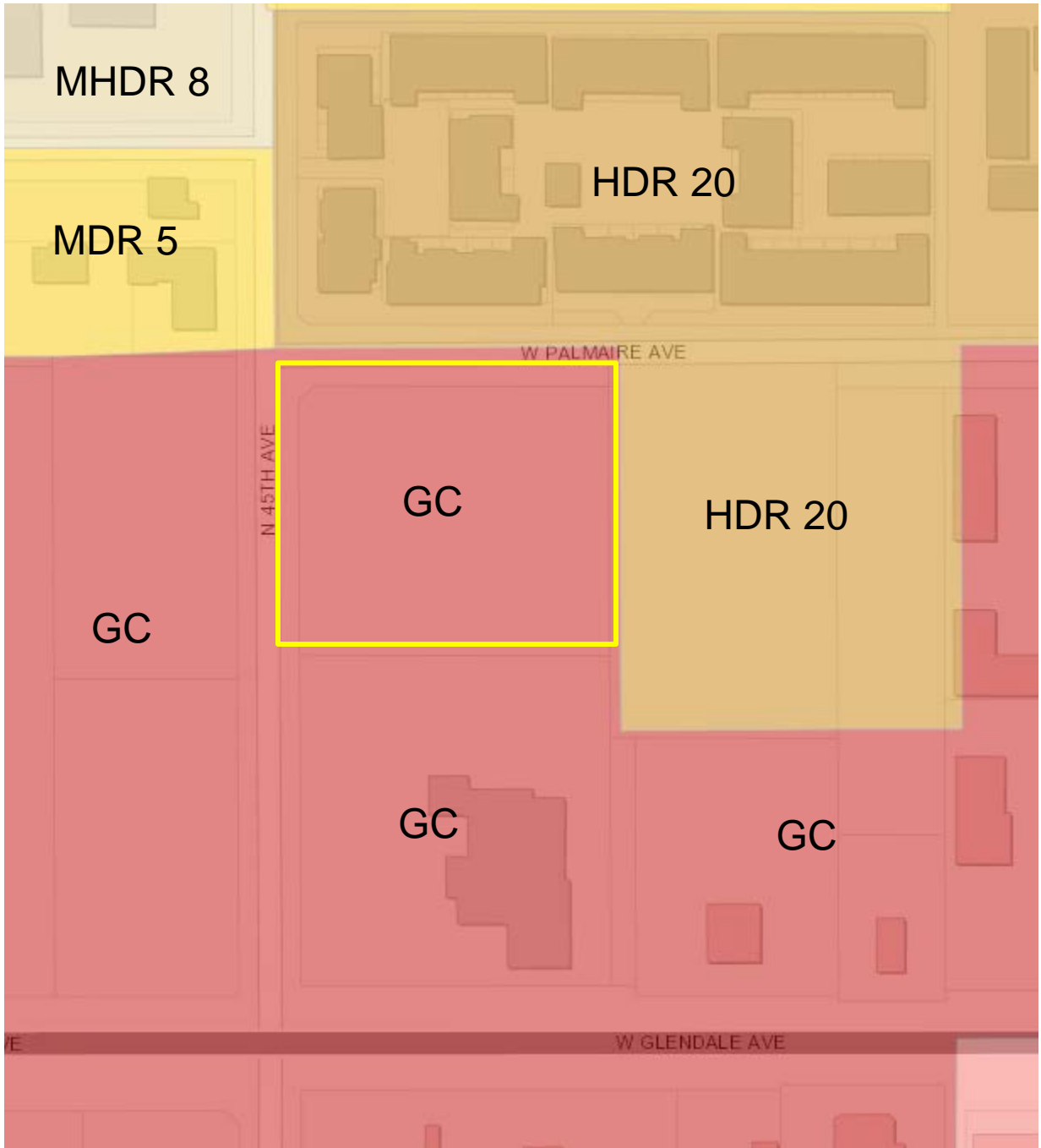


SEC of Palmaire Avenue and 45th Avenue



TAB 4

General Plan Land Use Map



SEC of Palmaire Avenue and 45th Avenue



TAB 5

PRELIMINARY SITE PLAN

FOR

PALMAIRE CONDOMINIUMS PH. 2

7087 N 45TH AVE., GLENDALE, ARIZONA, 85301
A PORTION OF SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH,
RANGE 2 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

PROJECT DESCRIPTION
A PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING
OF CONDOMINIUMS.
TOTAL ACREAGE = 1.77 AC

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE SOUTH 372.18 FEET; AND
EXCEPT THE NORTH 30 FEET; AND
EXCEPT THE WEST 30 FEET; AND

EXCEPT THAT PORTION DEEDED TO THE CITY OF GLENDALE FOR RIGHT OF WAY DEDICATED MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 45 FEET SOUTH AND 30 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY;

THENCE NORTH ALONG A LINE WHICH IS PARALLEL TO AND 30 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER, TO A POINT WHICH LIES 30 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER;

THENCE EAST ALONG A LINE WHICH IS PARALLEL TO AND 30 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 15.00 FEET TO A POINT;

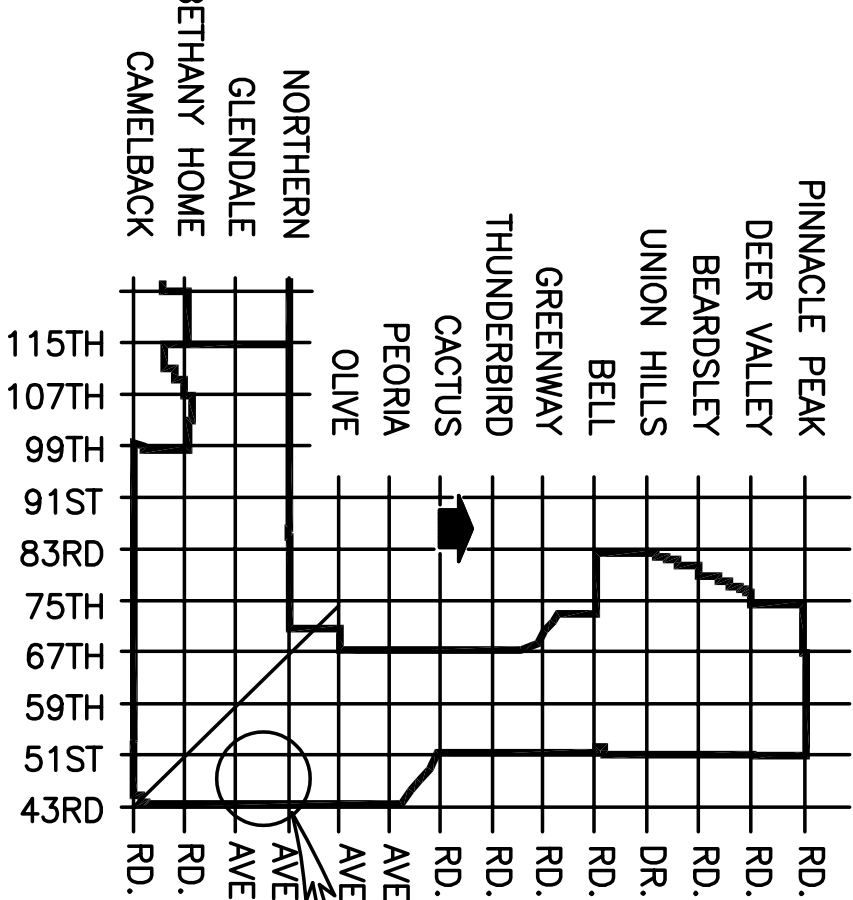
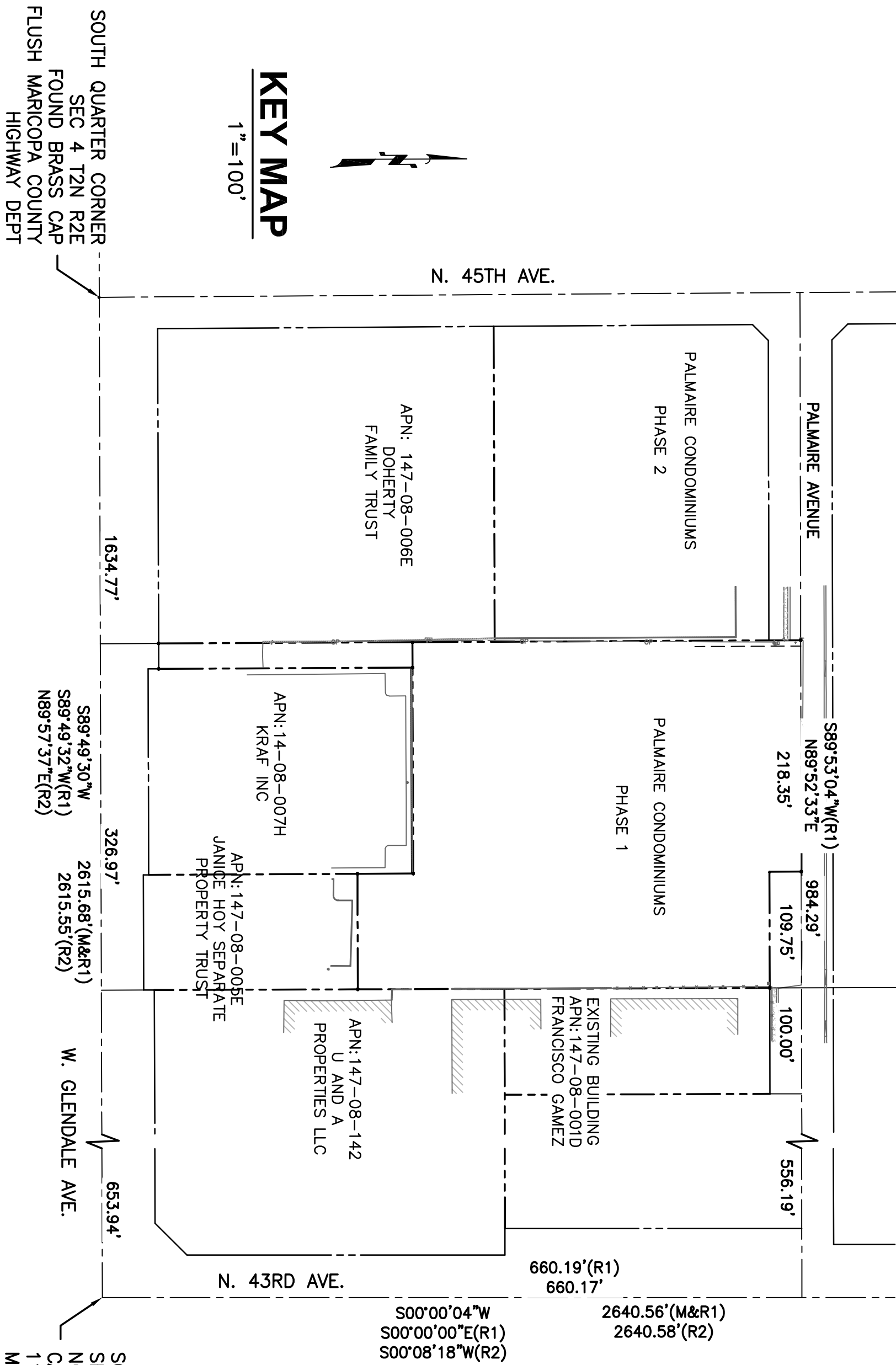
THENCE SOUTHWEST TO THE POINT OF BEGINNING.

APN: 147-08-006C

LEGEND	
---	EASEMENT
---	RIGHT OF WAY (R/W)
---	BOUNDARY LINE
---	CENTER LINE
---	EXISTING WATER
---	EXISTING SEWER
---	EXISTING STREET LIGHT
---	EXISTING ELECTRIC LINE
---	EXISTING POWER POLE
---	SEWER LINE
---	SEWER MANHOLE
---	FIRE HYDRANT
---	WATER LINE
---	WATER VALVE
---	STORM DRAIN PIPE
---	DRIVEWELL
---	NATURAL GRADE
---	EXISTING PAVEMENT
---	EXISTING GUTTER
---	PAVEMENT
---	CONCRETE
---	TOP OF CURB
---	GRADE BREAK
---	FINISHED GRADE
---	UNFINISHED GRADE
---	STORM DRAIN
---	INVERT

KEY MAP

1" = 100'



VICINITY MAP

N.T.S

DEVELOPER

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PHONE: 520-876-4786
CONTACT: COLE HARVEY

SHEET INDEX

1:.....COVER SHEET
2:.....PRELIMINARY SITE PLAN

BENCHMARK

A MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE FOUND AT THE INTERSECTION OF 43RD AVENUE & ORANGEWOOD, ALSO BEING THE EAST QUARTER CORNER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. ELEVATION = 1179.611' (NAVD 29 DATUM)

BASIS OF BEARING

THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEARING S89°49'30"W. (ASSUMED BEARING)

FLOOD INSURANCE RATE MAP (F.I.R.M.) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	FIRM DATE (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
0413C	1720	L	10/16/13	X	N/A

SITE SUMMARY

GROSS SITE AREA: 94,754 S.F. (2.175 ACRES)
NET SITE AREA: 77,233 S.F. (1.773 ACRES)
EXISTING ZONING: C-2
PROPOSED ZONING: R-5
PROPOSED UNITS: 42
PROPOSED NO. BLDGS: 2
ALLOWABLE DENSITY: 1,452 SF/UNIT
= 94,754 SF / 1,452 SF/UNIT = 65.26 UNITS
PROPOSED DENSITY: = 42 DU / 2,175 AC
= 19.31 DU/AC
ALLOWABLE LOT COVERAGE: 55.0% MAX
PROPOSED LOT COVERAGE: 21.5%
REQUIRED OPEN SPACE: 25.0% MIN
PROPOSED OPEN SPACE: 27.9% (21,520 SF)
PARKING REQUIRED: 2 SPACES PER UNIT + TOTAL UNITS/3
= 2 * 42 UNITS + 42 UNITS/3
= 97.86 TOTAL STALLS = 98 STALLS MIN
PARKING PROVIDED: 100 TOTAL STALLS
4 ADA ACCESSIBLE

NOT APPROVED FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
NO. 14423
DAVID M. BOHN
EXPIRES 07/31/2025

CALL TWO WORKING DAYS BEFORE YOU DIG
(602) 263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

JOB NO.
00201910020PSP11

SHEET NO.
1

1 OF 2

COVER SHEET

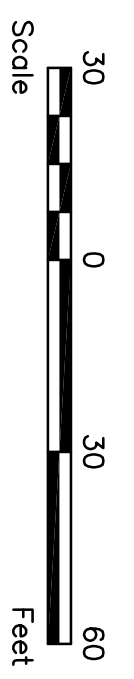
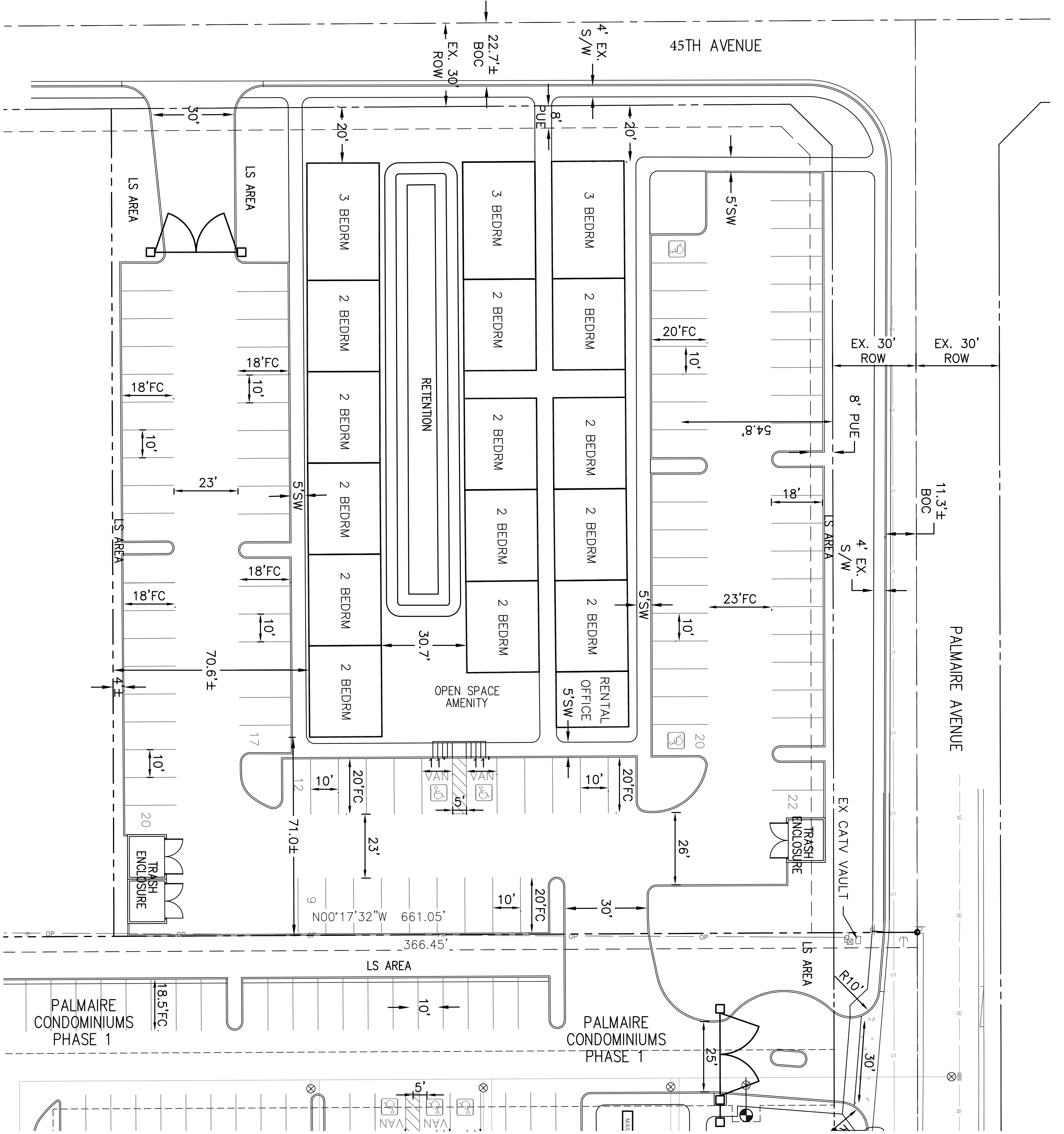
PROJECT: PALMAIRE CONDOMINIUMS MULTI-FAMILY
4443 W. PALMAIRE AVE., GLENDALE, ARIZONA, 85301

DATE: 09/03/2020
DRAWN BY: DB
CHECKED BY: DB

REVISIONS:

BFH Group
3707 EAST SOUTHERN AVENUE
MESA, ARIZONA, 85206
PHONE: 480.734.1446

REVISIONS:



LEGEND	
---	EASEMENT
---	RIGHT OF WAY (R/W)
---	BOUNDARY LINE
---	CENTER LINE
---	EXISTING WATER
---	EXISTING SEWER
---	EXISTING STREET LIGHT
---	EXISTING ELECTRIC LINE
---	EXISTING POWER POLE
---	SEWER LINE
---	SEWER MANHOLE
---	FIRE HYDRANT
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---	WATER VALVE
---	STORM DRAIN PIPE
---	DRYWELL
---	NATURAL GRADE
---	EXISTING PAVEMENT
---	EXISTING GUTTER
---	PAVEMENT
---	CONCRETE
---	TOP OF CURB
---	FINISH GRADE
---	GRADE BREAK
---	FINISHED GRADE
---	GUTTER
---	STORM DRAIN
---	INVERT

NOT APPROVED FOR CONSTRUCTION

SHEET NO. **2**
 JOB NO. _____
 00/28/19/10/20/PS/P02

PRELIMINARY SITE PLAN
 PROJECT: **PALMAIRE CONDOMINIUMS**
 MULTI-FAMILY
 4443 W. PALMAIRE AVE., GLENDALE, ARIZONA, 85301
 CALL TWO WORKING DAYS BEFORE YOU DIG
 (602) 263-1100
 1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)

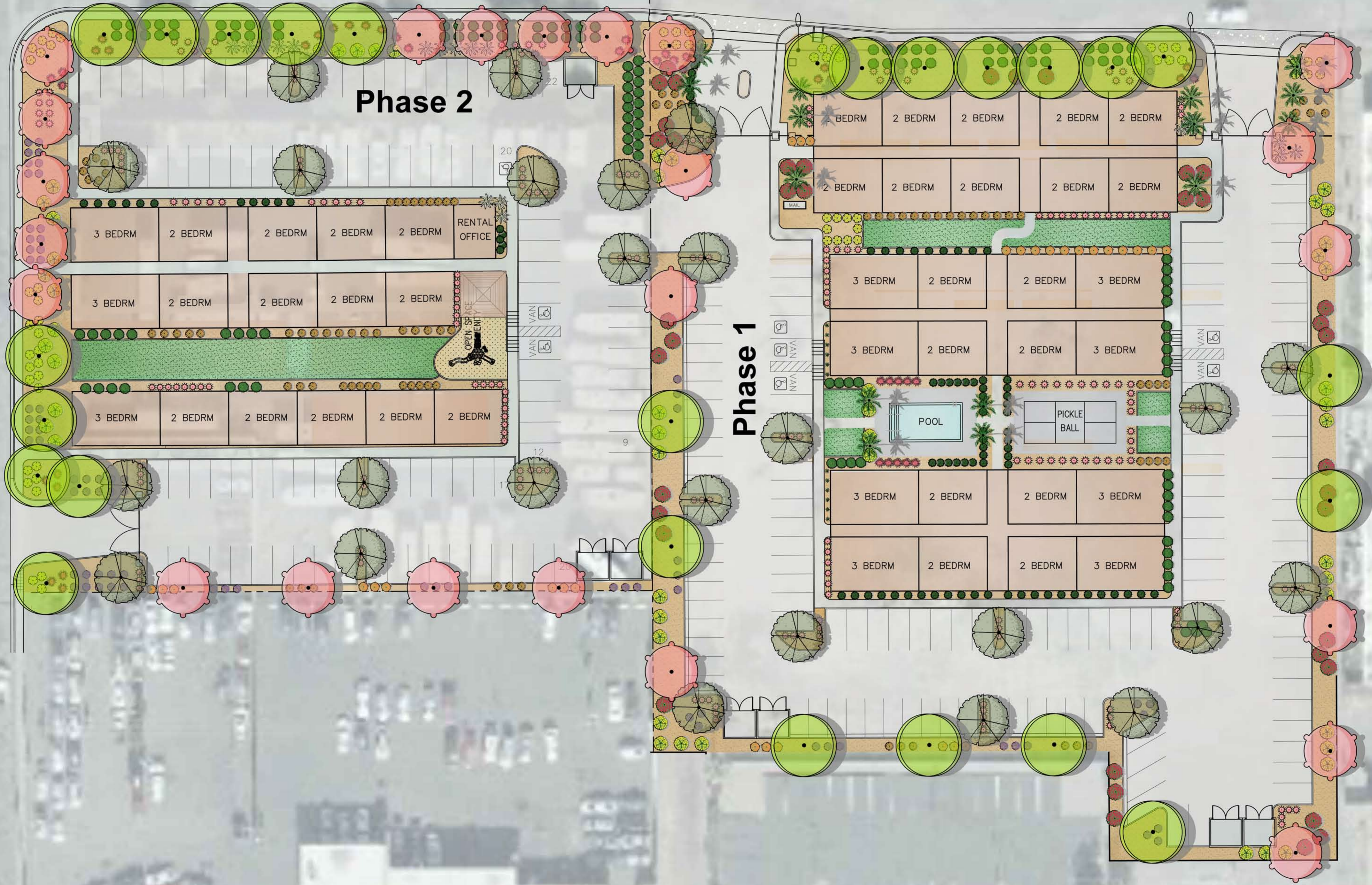
REVISED	DATE	BY	REASON

BFH Group
 3707 EAST SOUTHERN AVENUE
 MESA, ARIZONA, 85206
 PHONE: 480.734.1446

TAB 6

N. 45TH Avenue

W. Palmaire Avenue



Phase 2

Phase 1

NOT APPROVED FOR CONSTRUCTION

JOB NO.

SHEET NO.

1 OF 1

CALL THE WEBSITE OR
 (602) 263-1100
 1-800-STAKE-IT
(outside metro area)

Job No:
 Drawn By: PZ
 Checked: DB

PROJECT: PALMAIRE CONDOMINIUMS
 MULTI-FAMILY
 4443 W. PALMAIRE AVE., GLENDALE, ARIZONA, 85301

CONCEPTUAL LANDSCAPE PLAN

REVISIONS:

BFH Group
 3707 EAST SOUTHERN AVENUE
 MESA, ARIZONA, 85206
 PHONE: 480.734.1446

TAB 7



EXTERIOR ELEVATION - TYPICAL 2 STORY
NORTH AND SOUTH WALLS - TYP.

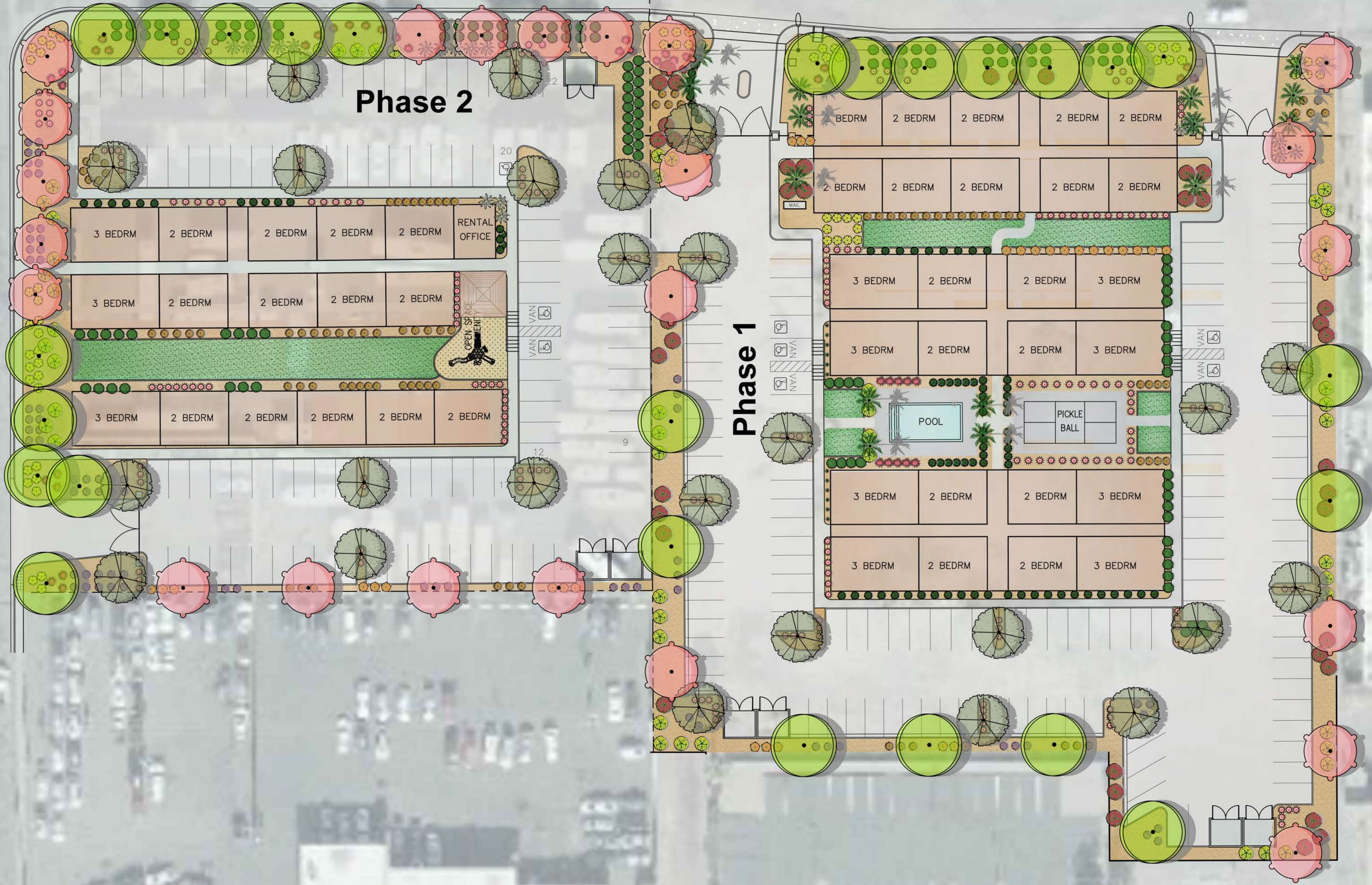


EXTERIOR ELEVATION - TYPICAL 3 STORY
NORTH AND SOUTH WALLS - TYP.

TAB 8

N. 45TH Avenue

W. Palmaire Avenue



Phase 2

Phase 1

NOT APPROVED FOR CONSTRUCTION

JOB NO. _____

SHEET NO. _____

1 OF 1

CALL THE WEBSITE DAYS
(602) 263-1100
1-800-STAKE-IT
(outside metro area county)

Job No: _____
Drawn By: PZ
Checked: DB

CONCEPTUAL LANDSCAPE PLAN

PROJECT: PALMAIRE CONDOMINIUMS
MULTI-FAMILY

4443 W. PALMAIRE AVE., GLENDALE, ARIZONA, 85301

REVISIONS:

BFH Group

3707 EAST SOUTHERN AVENUE
MESA, ARIZONA, 85206
PHONE: 480.734.1446