



AMBERLIN ARROWHEAD GPA21-07 and ZON21-19

Planning Commission – December 2, 2021

Alex Lerma
Planning Project Manager





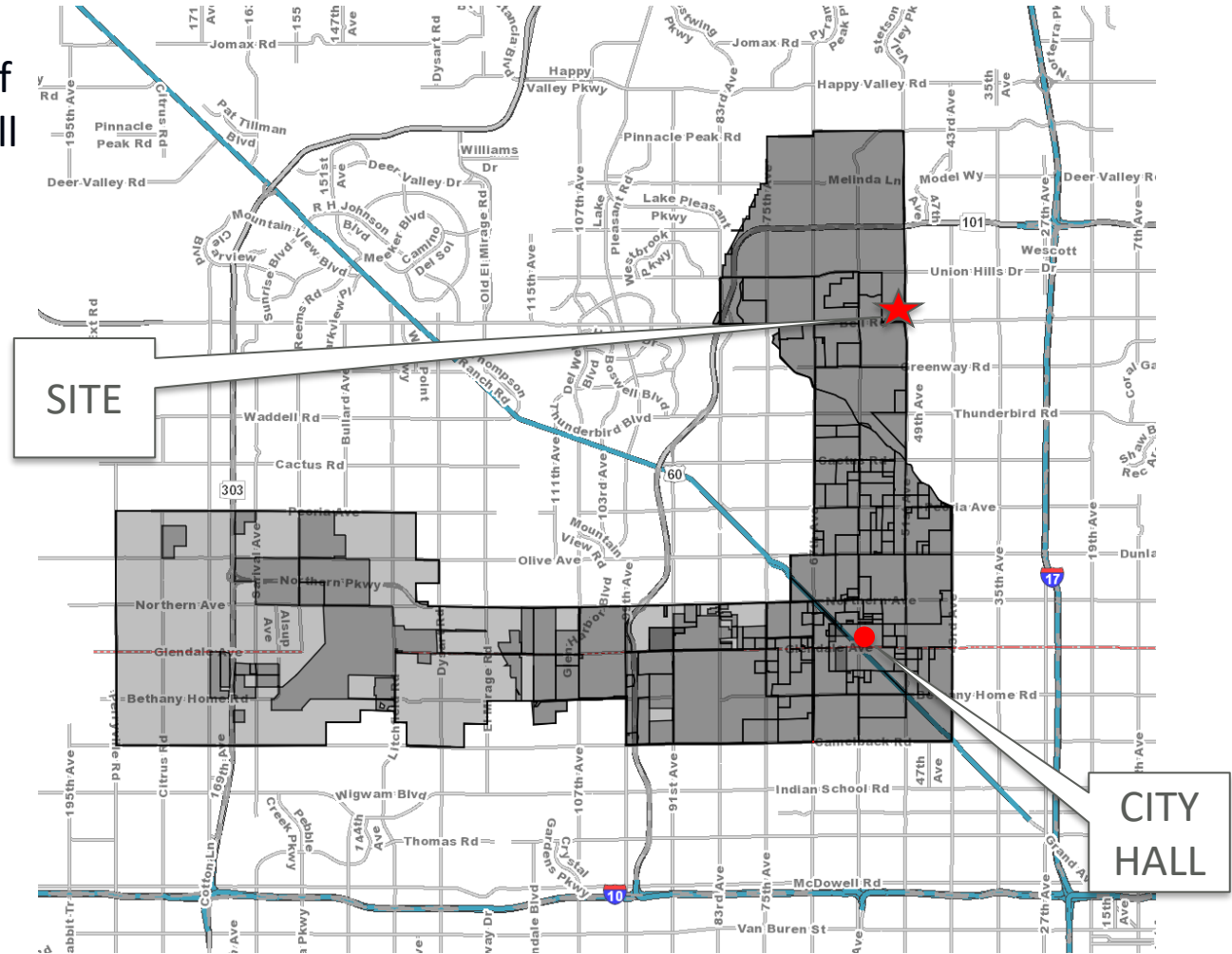
Request

- 1) Minor General Plan Amendment from PC (Planned Commercial) to HDR-30 (High Density Residential 20-30 du/ac); and
- 2) Zone change from PAD (Planned Area Development) to PAD (Planned Area Development).

Applicant: Brian Greathouse on behalf of Burch & Cracchiolo, PA, representing Nirvana at Empire Residential Communities Fund, III LLC

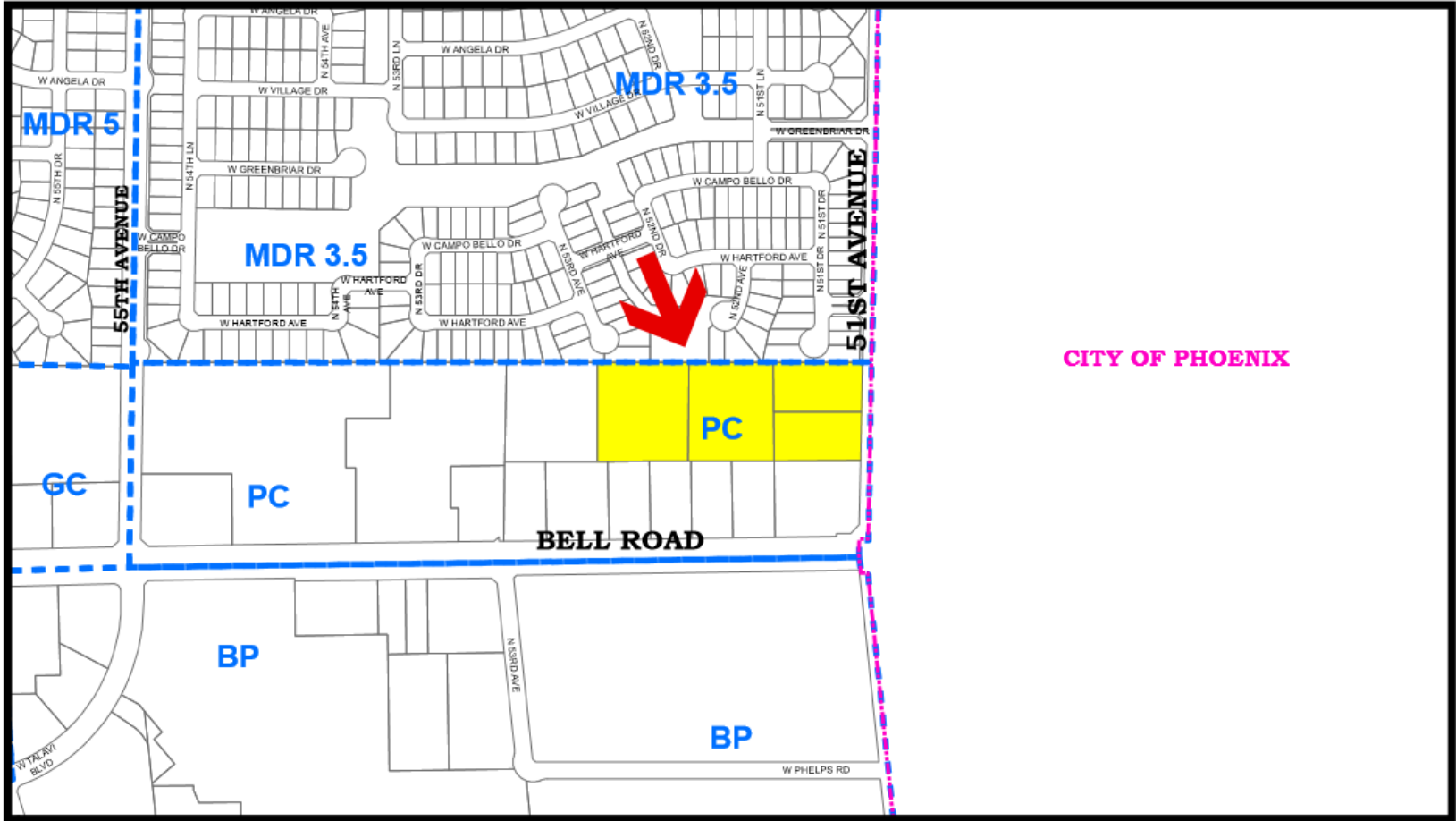
Vicinity Map

Located at the northwest corner of 51st Avenue and Bell Road.

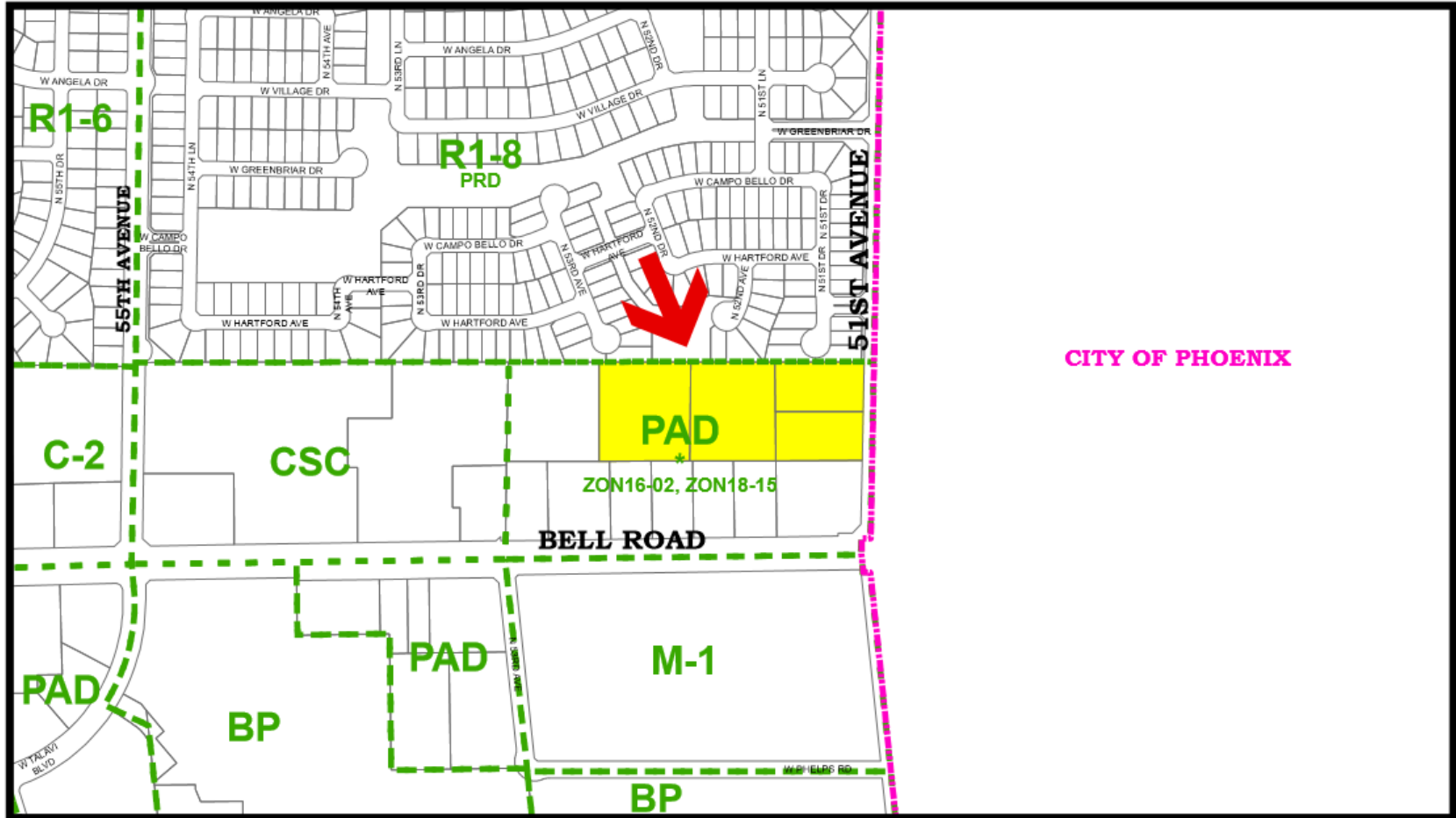


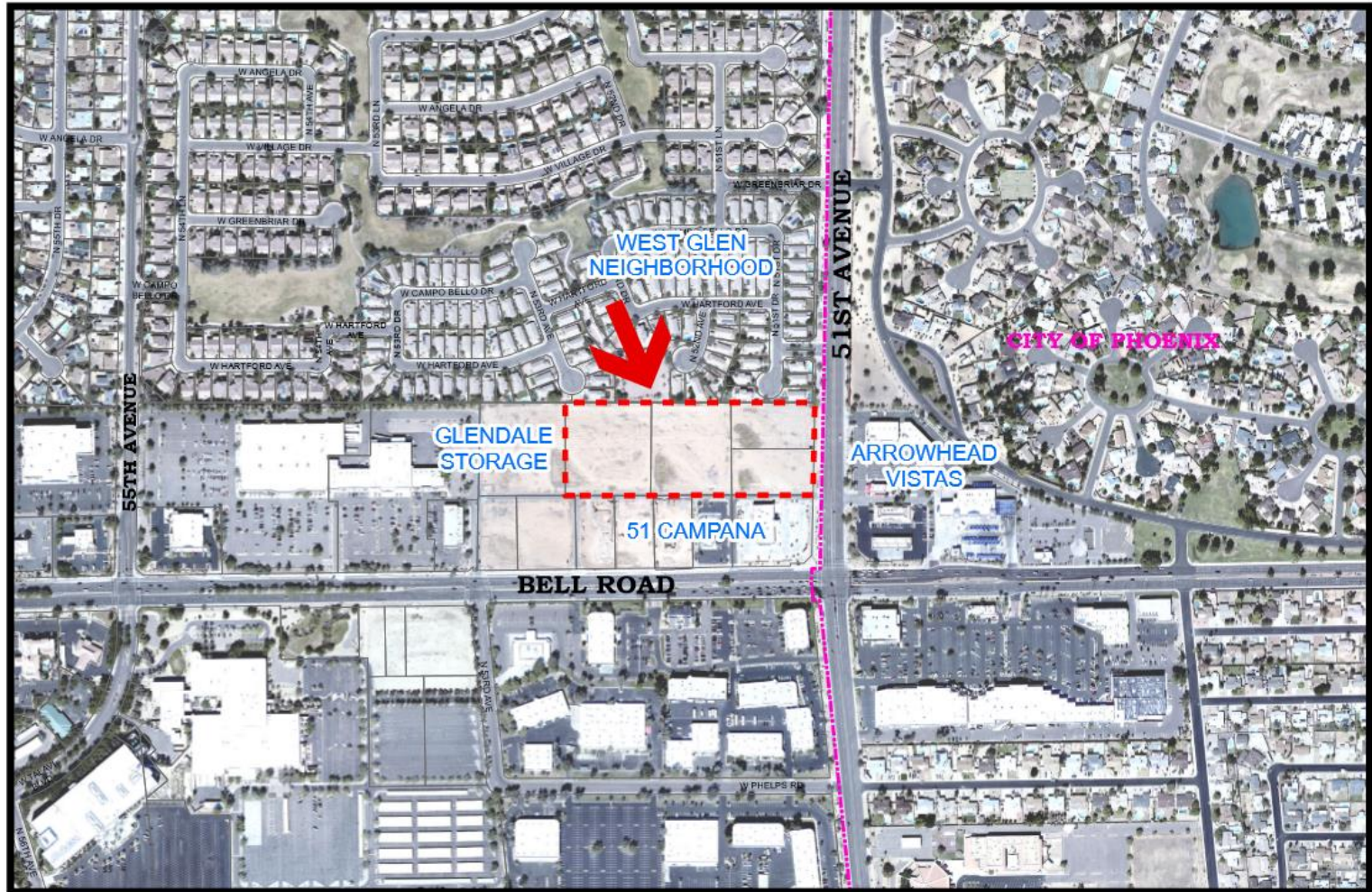


General Plan



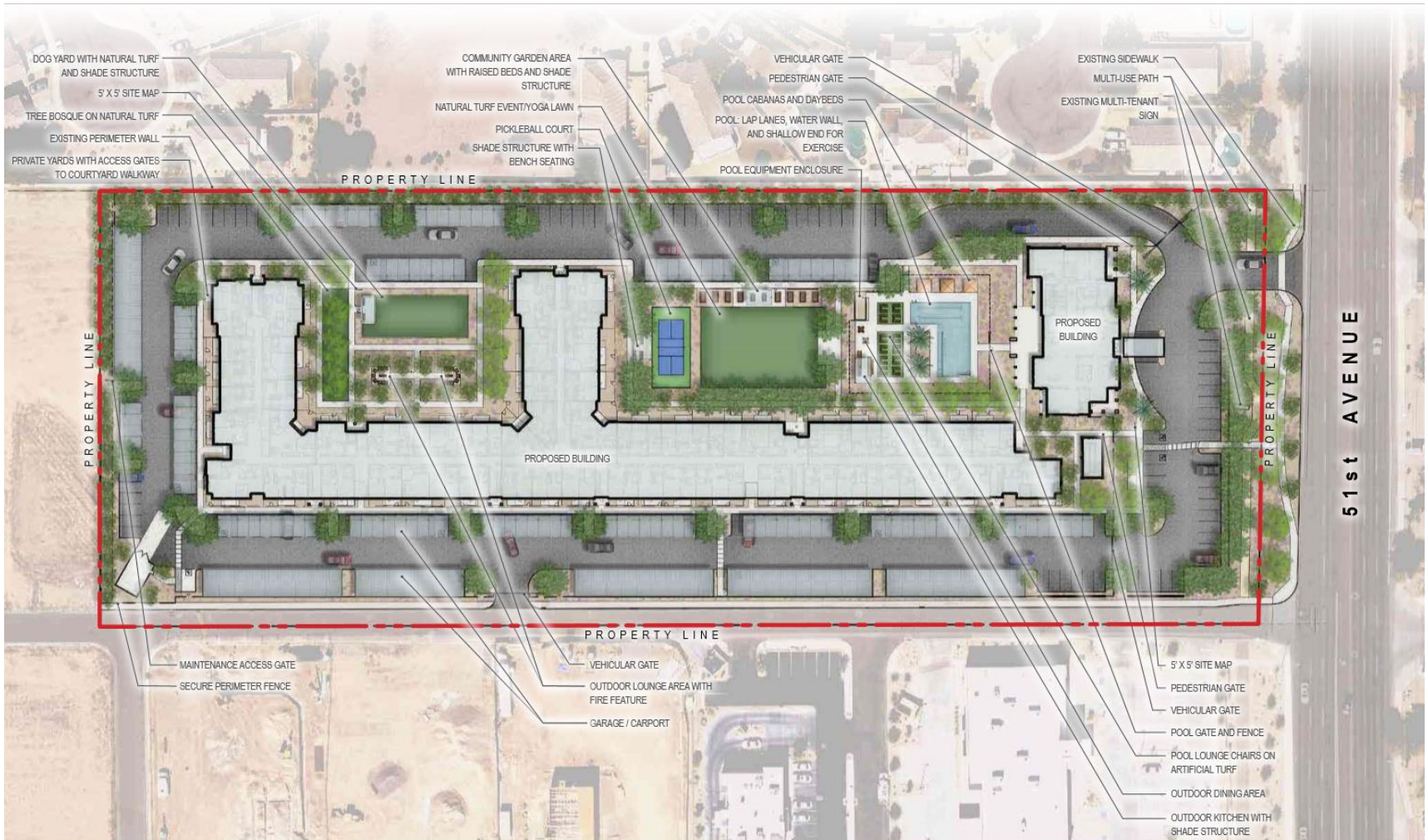
Zoning Map



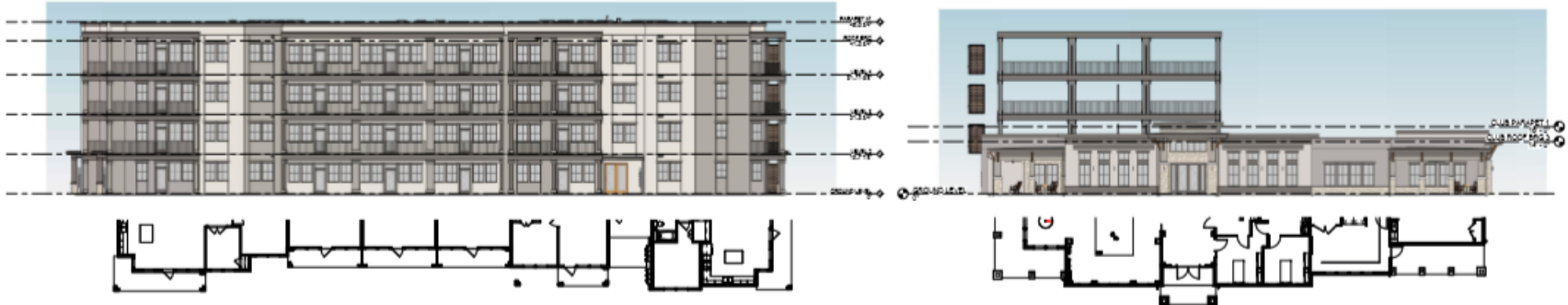




Conceptual Landscape Plan



Conceptual Building Elevations



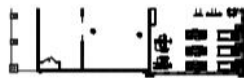
WEST ELEVATION
10'-11"

EAST ELEVATION
10'-11"

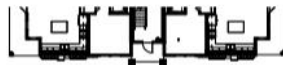


TYPICAL SECTION THROUGH ROOF - MECHANICAL UNITS
10'-11"

Conceptual Building Elevations



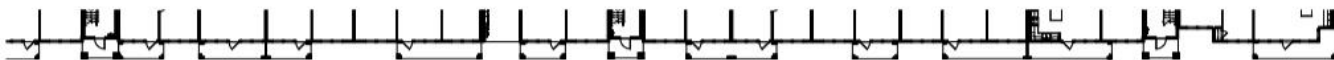
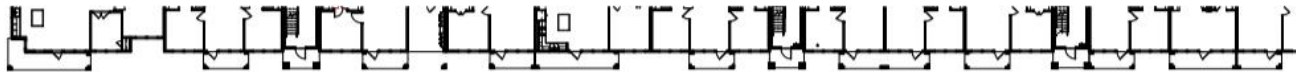
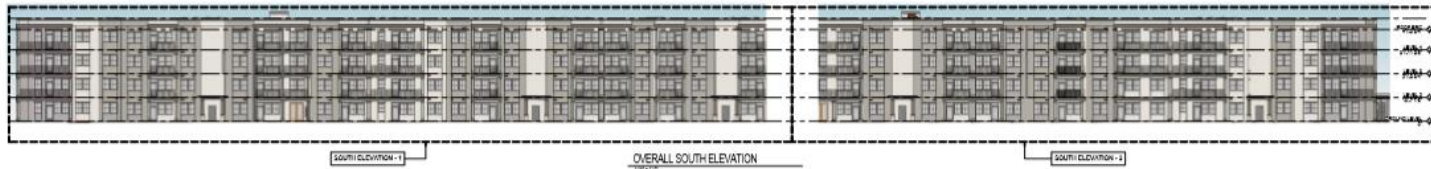
NORTH ELEVATION - 1



NORTH ELEVATION - 2



Conceptual Building Elevations



Building Renderings



CLUBHOUSE ELEVATION



CLUBHOUSE ELEVATION



WEST ELEVATION



SOUTH ELEVATION



Public Involvement

- Notice mailed April 27 and September 14.
- Virtual neighborhood meeting held on May 12 and September 29.
- Request advertised in *The Arizona Republic* on November 10.
- Hearing notices mailed on November 13.
- Property posted on-site November 16.



Finding & Analysis

- The proposed amendment is consistent with several of the Goals and Policies depicted within the Envision Glendale 2040 including development by sound growth management, tying the project to existing and future transportation systems and encouraging housing in close proximities to designated employment areas.



Finding & Analysis

- The proposed project meets the intent of the PAD zoning district by providing a mix of high-density, multi-family and commercial uses.
- The project proposes 204 dwelling units of (27.4 du/ac) multi-family on a 7.44-acre lot.



Finding & Analysis

- The project will include approximately 128 one-bedroom units and 76 two-bedroom units in a 4-story building.
- The project will provide a minimum of 25% open space with various amenities located throughout the site including a dog park, a pool area, a yoga lawn, club house, and lounge areas.



Finding & Analysis

- The applicant has provided extensive design initiatives of the buildings, site layout, building setbacks, and landscape to ensure compatibility with the single-family homes to the north of the site, and through such design, provide a more effective buffer between both residential uses.



Finding & Analysis

- The on-site traffic is adequately planned to permit safe and efficient circulation.
- The Transportation Department has reviewed the project's Traffic Impact Statement (TIS) and have approved the findings.



Finding & Analysis

- 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 GPA21-07, it should be as written.

Should the Planning Commission motion to recommend approval of ZON21-19, it should be subject to the following stipulations:



Continued:

1. Development shall be in substantial conformance to the PAD Booklet entitled “Amberlin Arrowhead,” date stamped October 8, 2021.



Continued:

2. The developer will be required to coordinate with the City of Phoenix on the roadway R/W requirements, roadway typical section requirements (lighting, sidewalk, bike lanes, bus bays, etc.) and roadway access location and type along 51st Avenue.



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