



PLANNING COMMISSION REPORT

CASE:	AMBERLIN ARROWHEAD
CASE #:	GPA21-07 & ZON21-19
MEETING DATE:	December 2, 2021
FROM:	Alex Lerma, Planner, Planning Project Manager, alerma@glendaleaz.com, 623-930-2810

SUBJECT

Amberlin Arrowhead- GPA21-07, ZON21-19: A request by Brian Greathouse on behalf of Burch & Cracchiolo, PA, representing Empire Residential Communities Fund, III LLC, for a Minor General Plan Amendment from PC (Planned Commercial) to HDR-30 (High Density Residential 20-30 du/ac) designation and Rezone approximately 7.44 acres site from PAD (Planned Area Development) zoning district to PAD (Planned Area Development) zoning district to allow for an active adult (55+) senior multifamily development. The site is located north of the northwest corner of 51st Avenue and Bell Road in the Cholla District. Staff Contact: Alex Lerma, Planning Project Manager, (623) 930-2810.

REQUESTS

1. Minor General Plan Amendment from PC (Planned Commercial) to HDR-30 (High Density Residential 20-30 du/ac); and
2. Rezone approximately 7.44 acres site from PAD (Planned Area Development) zoning district to PAD (Planned Area Development) zoning district.

APPLICANT/OWNER

Brian Greathouse on behalf of Burch & Cracchiolo, PA, representing Empire Residential Communities Fund, III LLC.

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 seeks to amend the existing 51 Campana PAD to create a mixed-used development that combines residential and nonresidential land uses. The PAD

amendment will accommodate for a 204-unit multifamily active adult project to accommodate residents aged 55 years and older. The development will include approximately 128 one-bedroom units and 76 two-bedroom units in a 4-story building. Main access to the site is proposed along 51st Avenue with a secondary access along the private drive to the south of the property.

BACKGROUND INFORMATION

General Plan Designation:

The property land use designation is PC (Planned Commercial).

Zoning:

The current zoning classification is PAD (Planned Area Development).

Property Location and Size:

The property is located at the north of the northwest corner of 51st Avenue and Bell Road and is approximately 7.44 acres in size.

Adjacent Uses and Zoning:

North: Touchstone Residential Subdivision, R1-8 PRD (City of Glendale Zoning)

East: Commercial shopping center, PSC (City of Phoenix)

South: Fast-food chain restaurants and Dignity Health, PAD (City of Glendale Zoning)

West: Self-storage facility, PAD (City of Glendale Zoning)

Project History:

On April 11, 2017, City Council approved ZON16-02 to rezone a 20.74-acre property from B-P (Business Park) to PAD (Planned Area Development) allowing for a mixed-use development known as 51 Campana PAD.

On May 28, 2019, City Council approved ZON18-15 to amend the 51 Campana PAD development standards and add additional entitlements to the mix-use development.

Project Details:

The applicant seeks to amend the existing 51 Campana PAD to create a mixed-used development that combines residential and nonresidential land uses and meet the defined purpose of the Planned Area Development (PAD) zoning district under Section 5.900 of the Zoning Ordinance. Through the PAD narrative, the applicant has provided a Conceptual Site Plan, design elements, development guidelines and developments standards to make the residential use compatible with the existing uses within the PAD.

The PAD amendment will accommodate for a 204-unit multifamily community designed to accommodate residents aged 55 years and older who are looking to maintain an active lifestyle by providing a wide variety of amenities and services on site. The development will include approximately 128 one-bedroom units and 76 two-bedroom units in a 4-story building. The multifamily community is designed for all areas of the site to have easy access to the surrounding roadways and pedestrian sidewalks.

The applicant has taken extensive design initiatives of the buildings, layouts, 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. Design initiatives includes, utilizing a one-story clubhouse, designing the

central/middle “wing” of the building to line up proximate to the open retention area to the north (as opposed to single family homes), placed the amenity areas on the north side of the building and pushed the west-east portion of the building approximately 170 feet away from the north property line, and placed one-story garages on the north portion of the Site to give the appearance of a single-family home like elevation. Further, the trash enclosures have been moved away from the single-family homes and a robust heavily landscaped buffer is provided in the northern setback area.

Based on the current 51 Campana PAD being oriented to commercial uses and development, as part of the PAD amendment, the applicant is proposing the following Development Standards to accommodate the proposed multifamily use. Such standards will be exclusive to the project site.

Site Development Standards	PAD
Max. Residential Density	30 DU/AC
Min. Open Space %	25%
Min. Landscape Setback	20' – 51 st Avenue 0' – South Property Line of Site (Min. of 8' landscape area to be provided on north side of interior private drive curb) 10' – West Property Line of Site 10' North Property Line of Site
Min. Building Perimeter Setback	20' - 51 st Avenue 10' - South Property Line 10' – West Property Line of Site 60' – North Property Line of Site
Max. Building Height	48 feet
Max. Lot Coverage %	55%
Screening	Garages may be provided in lieu of parking lot screen walls.
Min. Landscape Area	49.5%
Min. Parking Stall dimension	9' X 18'
Min. Private Open Space per DU, balcony/patio SF	65 SF per DU (average of 85 SF per DU)
Accessory Building Perimeter Setback	10'

Land Use	Parking Ratio
Multifamily Residential	Min. 1.35 space per unit; inclusive of guest parking spaces. No Maximum Parking Spaces

Site amenities will include a pool area with lap lanes, water wall and a shallow area for exercise purposes, the pool area will be surrounded by a lounge area. An outdoor dining area with outdoor kitchen and shade structures will be provided near the pool area. A pickle ball court will be located next to a natural turf event/yoga area. A dog yard with natural turf, a tree bosque on natural turf and outdoor lounge area with fire feature will be located west of the site.

The project site's main access will be by way of 51st Avenue with a secondary access to the south of the property along the existing private drive.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

Amberlin Arrowhead is located within the Deer Valley Unified School District. The applicant reached out to the school districts to ensure that there are adequate school facilities in their respective districts. The applicant provided a response deadline of August 14, 2021. The district did not respond back before the deadline and it was deemed that there are adequate school facilities for the proposed zoning. A copy of the certificate is provided as attachments.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On April 27, 2021, the applicant mailed notification letters to adjacent property owners and interested parties for the initial neighborhood meeting. On September 14, 2021, the applicant again sent out notification letters for a second neighborhood meeting. The applicant held the first virtual neighborhood meeting on May 12, 2021. Two (2) residents attended said meeting, those in attendance did not have any issues with the development. The second virtual neighborhood meeting was held September 29, 2021. One (1) resident was in attendance who had no issues with the project. Planning did not receive any response regarding the request. 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 November 10, 2021. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on November 13, 2021. The property was posted on November 15, 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 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 amendment is consistent with the policies and objectives of the Glendale 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 any conditions necessary to mitigate any adverse impacts on the businesses, persons, or properties adjacent to the requested amendment.

- A finding is made that there are adequate school facilities, if the 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:
- Land Use Element Goal LU-1: 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.
 - There is adequate infrastructure surrounding the Site with 51st Ave located adjacent to the Site and Bell Road to the south of the Site. Further, the Site is located in an area with existing and planned commercial, retail, employment and medium-density residential uses and this Minor GPA is compatible and complementary to the area.
- Land Use Element Goal LU-3: 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 existing transportation systems available within the area to serve the proposed residential-uses that will be 15 dwelling units per acre. This Minor GPA further complements the area and places more high-density residential uses, promoting additional ridership and use of the City's transportation systems. Valley Metro's Route 170 is a high-capacity transit route that runs along Bell Road.
- Housing Element Goal HE-6: Residential areas relate to workplaces.
 - Policy HE-6.2: The City shall encourage housing in close proximity to designated employment areas.
 - The Bell Road corridor includes a substantial amount of retail trade and employment opportunities. The Minor GPA and the proposed multifamily housing on the Site are located within close proximity of the Bell Road corridor providing a vast number of employment opportunities for residents within this area of Glendale.
- Economic Development Element Goal ED-1: Glendale has a diversified economy.
 - Policy ED-1.6: 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 with residential opportunities.
 - This Minor GPA responds to market demand for more mixed-use development in this area and further supports the Bell Road corridor with shoppers to support local businesses. Further, the proposed mixed-use development on the Site will upgrade the tenant mix in this area with fresh and relevant users in the marketplace.

PAD Zoning Analysis:

- 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 204 dwelling units (27.4 du/ac) multi-family project on a 7.44-acre lot.
- 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.
- 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.
- The on-site traffic is adequately planned to permit safe and efficient circulation.
- The Transportation Department has reviewed the projects Traffic Impact Statement (TIS) and approves 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 GPA21-07, it should be as written.

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

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

PROPOSED MOTIONS

Action on this request will require two motions:

- Move to recommend approval of GPA21-07, as written.
- Move to recommend approval of ZON21-19, subject to the two (2) stipulations contained in the staff report.

ATTACHMENTS:

1. Applicant's Narrative, date stamped October 8, 2021.
2. Citizen Participation Final Report (without mailing labels), approved October 11, 2021.
3. Prop. 207 Waiver
4. TIA Executive Summary
5. Certificate of Adequate Schools
6. Vicinity Zoning Map.
7. Aerial Photograph, dated October 2020.
8. Presentation