



**ATTN: City of Glendale – Development Services Department**

5850 West Glendale Avenue  
Glendale, Arizona 85301

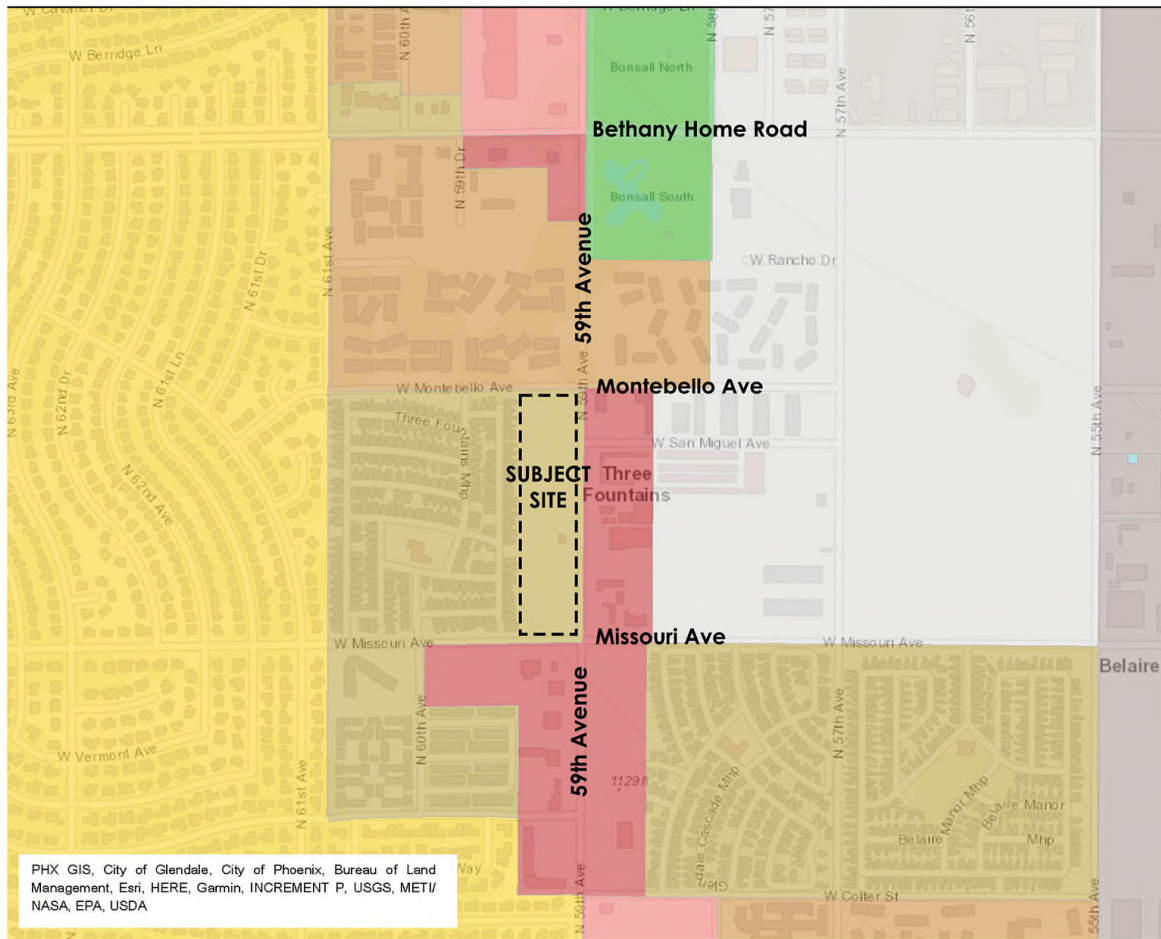
**RE: Sun Rise Luxury Apartments – Proposed Residential Community at 5544  
North 59<sup>th</sup> Avenue – Rezoning Narrative**

January 21st, 2022

**PROJECT SITE OVERVIEW AND REQUEST:**

We are proposing development of a vacant property located on the west side of 59<sup>th</sup> Avenue and bounded by Missouri Avenue to the south and Montebello Avenue to the north. The property is approximately 10 acres gross and 7.7 acres net. The subject property is currently zoned C-2 General Commercial, and we are requesting rezoning to R-4 Multiple Residence to allow for the proposed use and density.

The proposed project includes a 120-unit, two story, luxury apartment residential community with accompanying leasing office, clubhouse, courtyards, and amenity areas. The proposed density is 12 dwelling units per acre which is on the light side of the allowed 20 d.u./acre density under R-4. We believe that the proposed development is compatible in use, density, and character with the neighborhood and surrounding area. This request is consistent with the City of Glendale 2040 General Plan, which clearly shows this property as medium to high density residential. In addition, the surrounding properties to the north, northeast, west, southwest are similarly zoned R-4. Therefore, allowing this property to convert into R-4 will merely extend the already established residential zoning district on the west side of 59<sup>th</sup> Avenue. The R-4 zoning within this property reduces the intensity of land use from the C-2 zoning allowed uses, and serves as an appropriate transition from the commercial and industrial properties to the east and south.



PHX GIS, City of Glendale, City of Phoenix, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, METI/ NASA, EPA, USDA

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General Plan

Medium Density Residential: 3.5 - 5.0 du/ac

Medium-High Density Residential: 8.0 - 12.0 du/ac

High Density Residential: 12.0 - 20.0 du/ac

General Commercial

Planned Commercial

Light Industrial

Heavy Industrial

Educational

Parks and Open-Space

Public Facility

**City of Glendale 2040 General Plan – partial area around subject site**

**PROJECT DESCRIPTION AND SCOPE:**

The project consists of the development of this vacant property into a 120-unit garden-style apartment residential community. The units will be contained within nine (9) two-story buildings. Two residential building sizes have been designed to provide variety in the building arrangement and massing. Buildings I, III, IV, VI, VII, and IX have footprints consisting of 8 units per floor for a total of 16 units each. Buildings II, V, and VIII are smaller footprints providing 4 units per floor for a total of 8 units per building. The buildings have been arranged into smaller groupings of three residential buildings each, except for the central grouping, which includes the leasing/clubhouse building and the larger amenity areas. This arrangement promotes smaller neighborhood clusters focusing on a common central courtyard. Arranging the buildings into

smaller groupings allows the building massing to be reduced and facilitates improved distribution of parking areas. The common courtyards created by the building groupings will be enhanced with useable open space areas such as: gardens, lawn areas, benches, playground equipment, picnic ramadas, BBQ grills, and other outdoor resident amenities. These outdoor areas will be further programmed, designed, and refined during subsequent phases of design. A centrally located, one-story leasing office building will include space for a social clubhouse and fitness room for residents. The clubhouse will have a large, covered patio for outdoor seating along the west side facing the proposed pool and amenity area. This covered patio will also provide shade to the large areas of glass and sliding doors facing the amenity. Common mailboxes will be centrally located adjacent to the clubhouse, and convenient resident access from the internal pedestrian walkways will be provided.

The apartment community will offer two types of units including 30 one-bedroom, and 90 two-bedroom floor plan configurations. Each unit will contain living and dining areas, kitchen, bathrooms, closets, washer and dryer, and other support spaces. Each unit will have access to a ground-floor patio or balcony for second floor units. The patios and balconies will be sized to provide a minimum of 100 sq. ft. of outdoor private open space. An exterior storage closet will be provided to house the water heater and provide additional storage for each unit.

### **ARCHITECTURAL FEATURES AND ARTICULATION:**

The proposed residential community has been designed with quality of living in mind by providing a series of smaller buildings arranged around useable courtyards and landscaped areas that will visually enhance the living environment and provide opportunities for outdoor activities for the residents. Each of the residential buildings is further divided by entry passages, or breezeways, that allow air to flow from one side to another. These breezeways also allow for visual and walking connections between the resident parking, residential units, and the interior courtyards. Each breezeway will serve not more than 4 units per floor. Therefore, creating a sense of smaller neighborhoods within each building. Furthermore, the overall building arrangement has been divided up into three building clusters of 40 units each. This smaller building grouping will create a sense of community within each cluster. This arrangement also reduces the scale and monotony of larger connected buildings, and facilitates the break-up and even distribution of parking areas and vehicular circulation throughout the site.

The residential buildings have been designed to respond to their location and surroundings. The longer buildings have all been arranged with a north-south

solar orientation, which is also perpendicular to 59<sup>th</sup> avenue to avoid long, linear building edges along the public ways. The smaller buildings have limited east-west exposure, and they have all been located toward the middle of the site to keep the patios, balconies, and unit views away from the mobile park to the west and away from traffic noise at 59<sup>th</sup> Avenue to the east.

The proposed architectural character will invoke a sophisticated, contemporary style with earthy tones of warm and neutral grays accentuated with light colored canopies, modern shadow-box elements, and entry features. The accent desert color "Sonora Shade" will liven up the mostly warm-grey color scheme, and will brighten the development into a more friendly and joyful community. This color selection was also influenced by the client-selected name of "SUN RISE", which intends to uplift and bring a new hope for the start of each day. The overhangs at patios, balconies, and resident entries have been designed to provide additional relief, contrast, and provide shade and shadow. The entry breezeways which will lead into the units have been designed to visually divide the residential buildings into smaller components and help articulate the building massing. Feature corner balcony units have been located toward the east side of the development to provide visually attractive architectural features along 59<sup>th</sup> Avenue. The units located toward the west have been designed with balconies that focus views toward the inside of the development, and limit views toward the west boundary and the mobile park neighbors.

The flat-roof structures will provide parapets that will fully screen all roof-top mechanical equipment, or other appurtenances. The parapets and building massing will vary in height to avoid long uniform and monotonous building facades with vertical massing elements of varying colors, and coping cap features. The proposed floor to floor height is 10'-6", which will allow generous 9' ceilings inside the units. The straight run for the stairs is the preferred configuration for move-ins, instead of switch back stairs and the challenges of maneuvering large items such as couches, beds, dressers, etc. The proposed floor-to-floor height is less than 12'-0"; therefore, a single stair run is allowed by code.

The buildings have been arranged into smaller courtyard configurations with inter-connecting 5' concrete walkways. The use of open space and proposed landscape concept is to provide low-water use plants around the perimeter of the property and the parking areas, and provide enhanced landscaped areas within the central courtyards, main amenity area, and the project entry. The landscape areas will be irrigated with automatic systems and maintained by the developer, and/or management company.

There is an existing 20' alley along the western property line that separates the parcel from a mobile home park that is also zoned R-4. The City of Glendale staff is recommending that we include the 20' alley within our development to avoid an empty dirt area between our property and the existing mobile park to the west. The current site plan follows this direction and includes the alley as a landscape buffer between the two properties. Decomposed granite, ground cover, and some small shrubs will be maintained in that area. Tree planting in this area will not be possible, because of an existing sewer line and easement within the alley.

### **CIRCULATION AND PARKING:**

The main entrance to the development is located toward the middle of the site along 59<sup>th</sup> Avenue. Enhanced paving, landscape, lighting, and signage will be provided at the main entry for an extraordinary appearance and inviting first impression into the development. Public vehicular access, guest parking, and turnaround is allowed near and around the leasing/clubhouse building. The proposed enhanced paving area allows for a 105' diameter turnaround per City of Glendale Fire Department standards. A combination of stamped, colored concrete and pavers will be utilized to delineate and enhance the entry feature paving surface.

Vehicular ingress and egress to the residential areas will be provided via two gated access points into the north and south areas of the community. Both north and south sides provide adequate vehicular circulation with evenly distributed parking areas that are broken up into smaller parking fingers to minimize the impact of large asphalt areas. Two exit-only driveways are proposed at the south and north sides of the project onto Missouri and Montebello. These automatic gate-controlled exits will add convenience to residents in the far north and south areas of the community and will provide easy egress to emergency and service vehicles. Landscape islands are generously distributed within the parking areas. Covered parking spaces and carport structures have been located away from 59<sup>th</sup> Avenue to minimize visual impact. One covered parking space per unit will be provided for a total of 120. The carports provided will be pre-manufactured metal structures painted with the neutral base color to match and blend with the proposed buildings. In addition, 32 single-car garages will be provided within four separate garage buildings of 8 garages each. The two garage buildings along 59<sup>th</sup> Avenue will serve as additional parking screening from public view. These buildings will be a maximum of 12' high and will also serve as step-downs to visually reduce the massing of the two-story residential buildings. The character, materials, and colors will match the proposed buildings and will blend-in with the screen walls and view fencing concept.

Access to the residential areas will be secured and gated with a combination of 6' high solid screen wall, view fence, and combination of half-wall/half fence. The location of each fence type will depend on visual impact, privacy, security, and some aesthetic considerations. Vehicular gates at the main entrance will be controlled via two keypads near the center of the turnabout. Design and refinement of the circulation near the gates, controllers, and operators will be fine-tuned during subsequent phases of design and technically reviewed during the design review process. Pedestrian gates will be controlled with resident electronic fobs.

Typical 5' wide concrete walkways will be provided throughout the community to interlace the various buildings and amenities, including various connections to the public sidewalks along the perimeter of the site. These walkways will encourage pedestrian circulation and interaction between the residents. The site has an existing 6' wide separated sidewalk with enhanced landscape along the 59<sup>th</sup> Avenue right-of-way frontage. Additional street improvements will be made along Missouri and Montebello. A 5' wide concrete sidewalk separated from the curb with a minimum of 5' landscape will be provided along Missouri Avenue. A 5' concrete sidewalk will be provided along Montebello Avenue. All proposed off-site improvements will be follow the City of Glendale standards.

#### **UTILITES AND PUBLIC SERVICES:**

The proposed project will utilize City of Glendale Water and Sewer Services. It has been determined during previous conversations with the city engineering department staff that there is enough water and sewer capacity for this project along 59<sup>th</sup> Avenue, Missouri Avenue, and Montebello Avenue. In addition, there is an existing sewer line within the 20' existing alley along the western boundary of the property. Emergency Services including Public Safety and Fire will also be provided by City of Glendale municipal services. Electrical power will be provided by Salt River Project.

Based on projected demographics for the project, the 120-unit apartments are anticipated to house about 28 school-aged children. The school districts in the vicinity are Glendale Elementary School district and Glendale High School Union #205. We have contacted both school districts to confirm that there is adequate capacity for this project. No response has been received as of this date.

## **PRELIMINARY GRADING AND DRAINAGE INFORMATION:**

The proposed development will maintain existing flow patterns in the area and will not adversely impact drainage conditions on adjacent properties. Stormwater retention will be provided on-site for the 100-year 2-hour event in accordance with City of Glendale requirements. Onsite runoff will be collected and routed to surface retention basins and underground retention tanks. Conveyance of onsite flow will be accomplished using curb & gutter and underground storm drain pipes to proposed retention facilities. Drywells will be installed as necessary to empty basins and tanks within 36-hour of the rainfall event.

The project is located within FEMA Flood Zone "X". The site does not have any Army Corp. of Engineers jurisdictional areas requiring a 404 Permit.

Lowest floor elevations and/or flood proofing elevation(s) are sufficiently high to provide protection from flooding caused by a 100-year storm.

## **REZONING JUSTIFICATION:**

The proposed project use and density is compatible with adjacent residential properties on the west side of 59<sup>th</sup> Avenue and to the north of this site. The City of Glendale 2040 General Plan reinforces this request by delineating this property as a medium to high density residential use. Allowing the rezoning of this property from C-2 General Commercial to R-4 Multiple Residence will reduce the intensity of use of the property including any future negative impacts to the existing residential neighborhoods from additional noise, odors, traffic, security, and other issues that are more prevalent in commercial uses. The inclusion of this high-quality residential development, as part of the already established residential communities within this area, will ensure that the residential characteristics of the area are maintained and enhanced. Also, the proposed community will serve as a proper transition from the higher intensity uses on the east side of 59<sup>th</sup> Avenue and south of Missouri Avenue which include commercial and industrial uses.

The current site zoning of C-2 General Commercial allows for a multitude of commercial uses: restaurants, retail and grocery stores, professional offices, automotive services, laundry and dry-cleaning services, mortuaries, veterinary clinics, childcare centers, medical or dental clinics, churches, financial institutions, and bars, among others. Depending on the mix of tenants and uses, the potential for added noise, odors, traffic, and safety concerns is increased. The parking characteristics of commercial properties and the transient nature of its uses will generate increased daily trips to and from the site throughout the day. Specially, restaurants and bars, which would

generate high volumes of traffic during morning, mid-day, and evening hours. This would include truck deliveries of supplies, added removal of trash, and cleaning of grease traps for restaurant uses. Odors from kitchen hoods, trash bins, and grease traps are also intensified with commercial uses. Safety is also of concern depending on the nature and quality of the store, restaurant, bar, and its patrons.

Retail stores, offices, and medical offices and clinics would also generate additional traffic during the daytime and early evening hours. Offices and Medical offices require a higher ratio of parking spaces per square feet of building area than multi-family residential uses. Per the city of Glendale requirements, the minimum Retail parking ratio is 1 space per 250 sq. ft. Office is 1 space per 300 sq. ft. Medical Office is 1 space per 150 sq. ft. Free-standing Restaurant and Bar uses are 1 space per 100 sq. ft. In contrast, the proposed multi-family development reduces these parking requirements by half, or more in some cases, to about 1 space per 570 sq. ft. (estimated based on total residential area proposed and parking provided, for comparison). According to the traffic statement prepared for the proposed residential community, the maximum number of daily trips expected will not affect the existing capacity of the adjacent roads, and will not impact nearby traffic control. Based on our calculations, commercial uses will at least double, or even triple, the amount of traffic coming and going into this site. Commercial uses would likely bring in customers from other areas and increase transient, temporary traffic to and from this site. Additional noise and odors from increased traffic and commercial vehicles may occur.

Unless the property gets subdivided and sold into smaller pieces, large Commercial developments are typically planned and built as a shell, then leased to prospective tenants. Generally, the developer does not get to determine the retail tenants that will occupy the building. That is determined through a marketing campaign by a retail broker to find the businesses interested in the location and demographics. Therefore, the market determines the commercial tenants, uses, sizes, and their quality. Based on the existing residential developments, and demographics in this area, it is very likely that any potential commercial use within this property will not attract high-quality businesses to this location. The property is not large enough to attract the larger "power centers" with larger anchor stores. The narrow site depth would not permit that type of development which would provide a higher chance of success as a commercial property. Also, those types of larger, established tenants prefer locations near main intersections of two arterial streets. Therefore, if this site were to remain as a commercial property, it will likely attract smaller strip center, type uses like smaller restaurants with drive-through lanes, neighborhood bar/lounge, small convenience stores, service retail like dry-cleaning, laundromats, automotive shops, veterinary

clinics, pawn shops, etc. Furthermore, smaller new businesses always have low rate of success and turnover is likely.

In addition, with the recent pandemic and current economic trends, people are moving away from retail and office spaces. They are getting a lot of their goods and services online and delivered at home. Commercial and Office developments have been shrinking and adjusting to a new normal. It is anticipated that this trend will continue as the delivery of goods and remote services continue to improve and get more sophisticated virtually. The population growth in the Phoenix metropolitan area continues to expand, and the need for additional housing continues to grow. These factors reinforce the request of allowing the conversion of the proposed site into R-4 Multiple Residence which will greatly improve the possibility of brining a high-quality and successful project that will help rejuvenate the area along 59<sup>th</sup> Avenue.

### **CLOSING STATEMENT:**

The immediate area to this site, along 59<sup>th</sup> Avenue is aging and in disrepair, full of old, small, rundown shops, and old houses converted into second-hand commercial uses. The only bright spots in the immediate area are the apartment communities located on both sides of 59<sup>th</sup> Avenue, and Bonsall Park, just north of the proposed site. The proposed project will help rejuvenate, update, and uplift a good portion of 59<sup>th</sup> Avenue frontage with a very desirable residential community. This residential community will upgrade and attract new residents to this area to be closer to Downtown Glendale, Grand Canyon University, Glendale Community College, entertainment venues, and other employment and education centers in the vicinity.

We are proposing a high-quality residential project that is consistent with the needs and character of the area. The proposed building layout is responsive to its surroundings and incorporates generous landscaped areas that will be visible and inviting from the perimeter of the site and will enhance the neighborhood. The two-story buildings will maintain a residential scale and massing that is appropriate and comparable with other multi-family residential projects nearby. The clean, contemporary architectural styling will serve as an effective transition from the commercial properties to the east and will provide a softer edge to the residential properties to the west. Any traffic impact will be minimized in contrast to commercial uses. This project will help enhance and revitalize this neighborhood, and hopefully will help attract other similar quality projects in the near future. The vision of the 2040 Glendale General plan reinforces this request, and we believe that approving this request will result in the best possible fit for this site and the Glendale community.