



CENTERLINE ON GLENDALE GPA21-11 and ZON21-27

City Council Voting Meeting – April 26, 2022





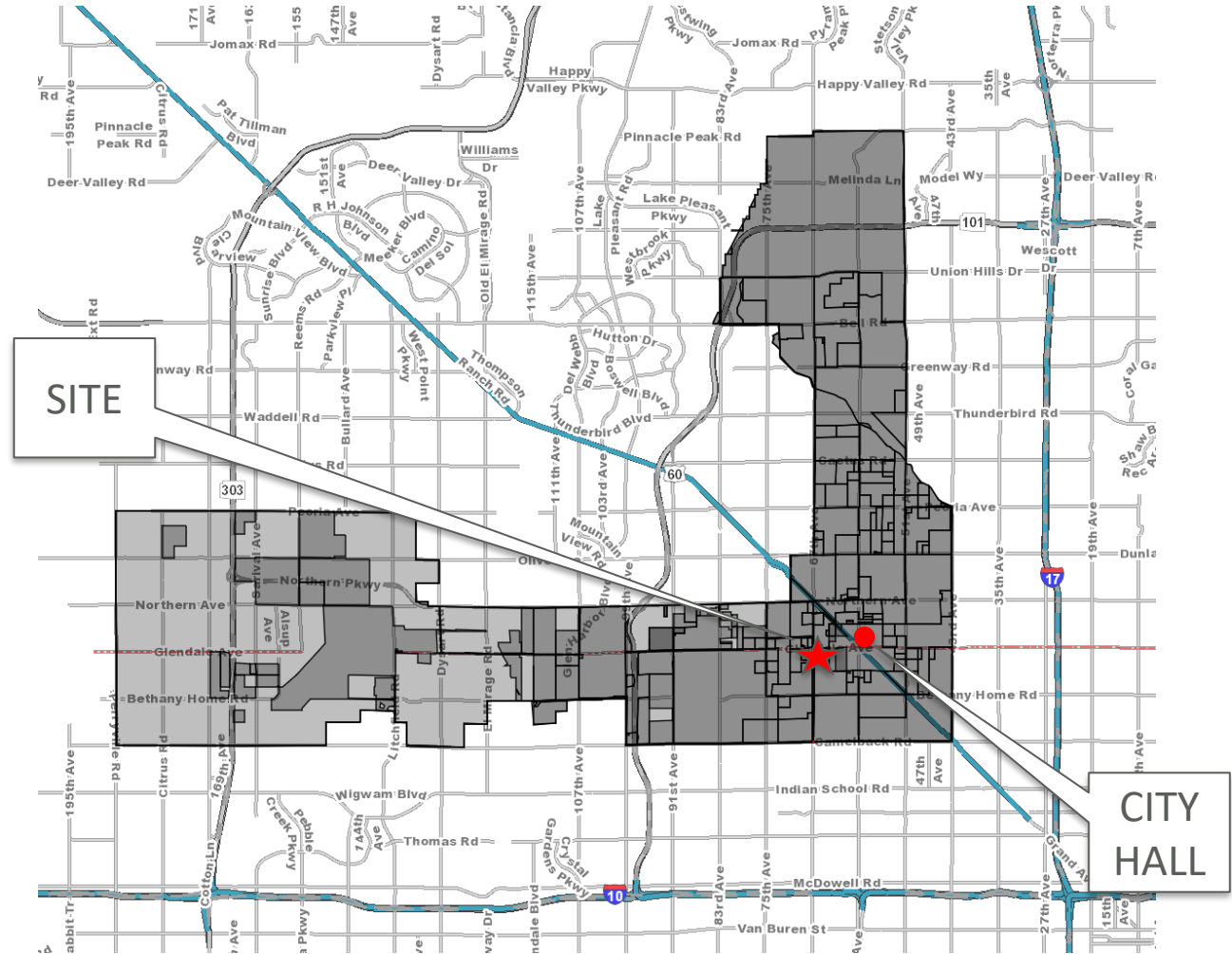
Request

- 1) Minor General Plan Amendment from HDR-20 (High Density Residential 12-20 du/ac) to DMU (Downtown Mixed Use); and
- 2) Zone change from R-4 (Multiple Residential) to PAD (Planned Area Development).

Applicant: Stephen W. Anderson on behalf of Gammage & Burnham, PLC, representing Saia Family Limited Partnership

Vicinity Map

Located east of the southeast corner of 67th Avenue and Glendale Avenue.

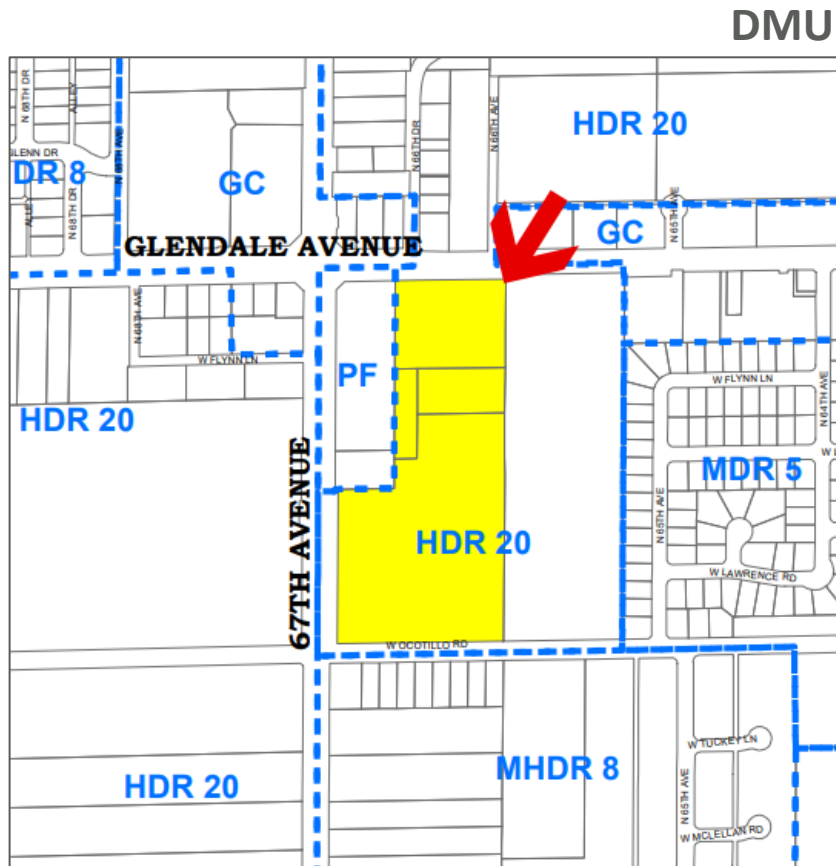




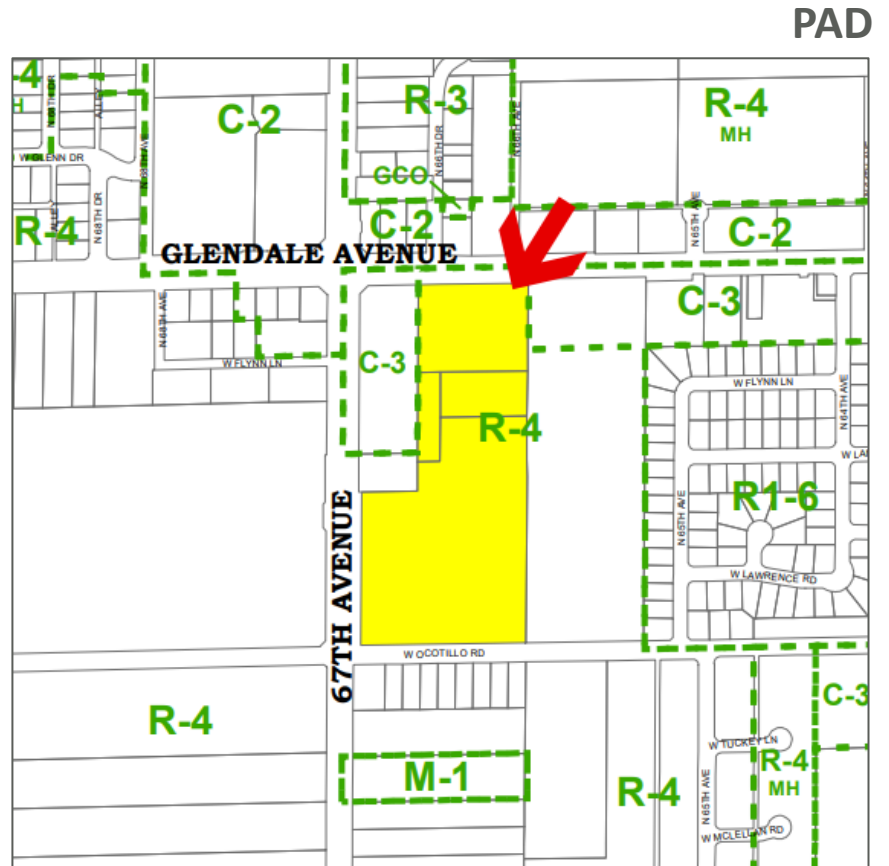


General Plan

GENERAL PLAN DESIGNATION



ZONING CLASSIFICATION





Proposed Development Standards:

Standard	Existing (R-4) Development Standards	Proposed PAD Development Standards
Density and Number of Dwelling Units	20 du/ac	30 du/ac; 368 units maximum for the overall site
Building Setbacks (street frontage)	20 feet, increase 1 foot to 1 foot ratio for buildings over 20 feet	10 feet
Minimum Perimeter (non-street frontage external to the overall site)	20 feet, increase 1 foot to 1 foot ratio for buildings over 20 feet	20 feet
Accessory Building Setbacks	Per Section 7.301 of the Glendale Zoning Ordinance	Per Section 7.301 of the Glendale Zoning Ordinance
Minimum Net Lot Area	6,000 SF	5 acres
Minimum Width	60 feet	300 feet
Minimum Depth	94 feet	200 feet



Proposed Development Standards:

Standard	Existing (R-4) Development Standards	Proposed PAD Development Standards
Private Open Space	100 SF per dwelling unit	70 SF per dwelling unit
Public Open Space	30% exclusive of parking areas	23 % exclusive of parking areas
Lot Coverage	50%	30%
Parking (Multi-family)	Studio or 1 Bedroom: 1 space 2 or more Bedrooms: 2 spaces 1 Designated guest space for every 3 units 689 spaces	488 spaces for the overall site. 482 spaces are unreserved, and intended for residents. 6 spaces will be reserved for visitor parking for the ground floor of Building A. If the project is phased, there must be at least 245 spaces provided with any single phase.

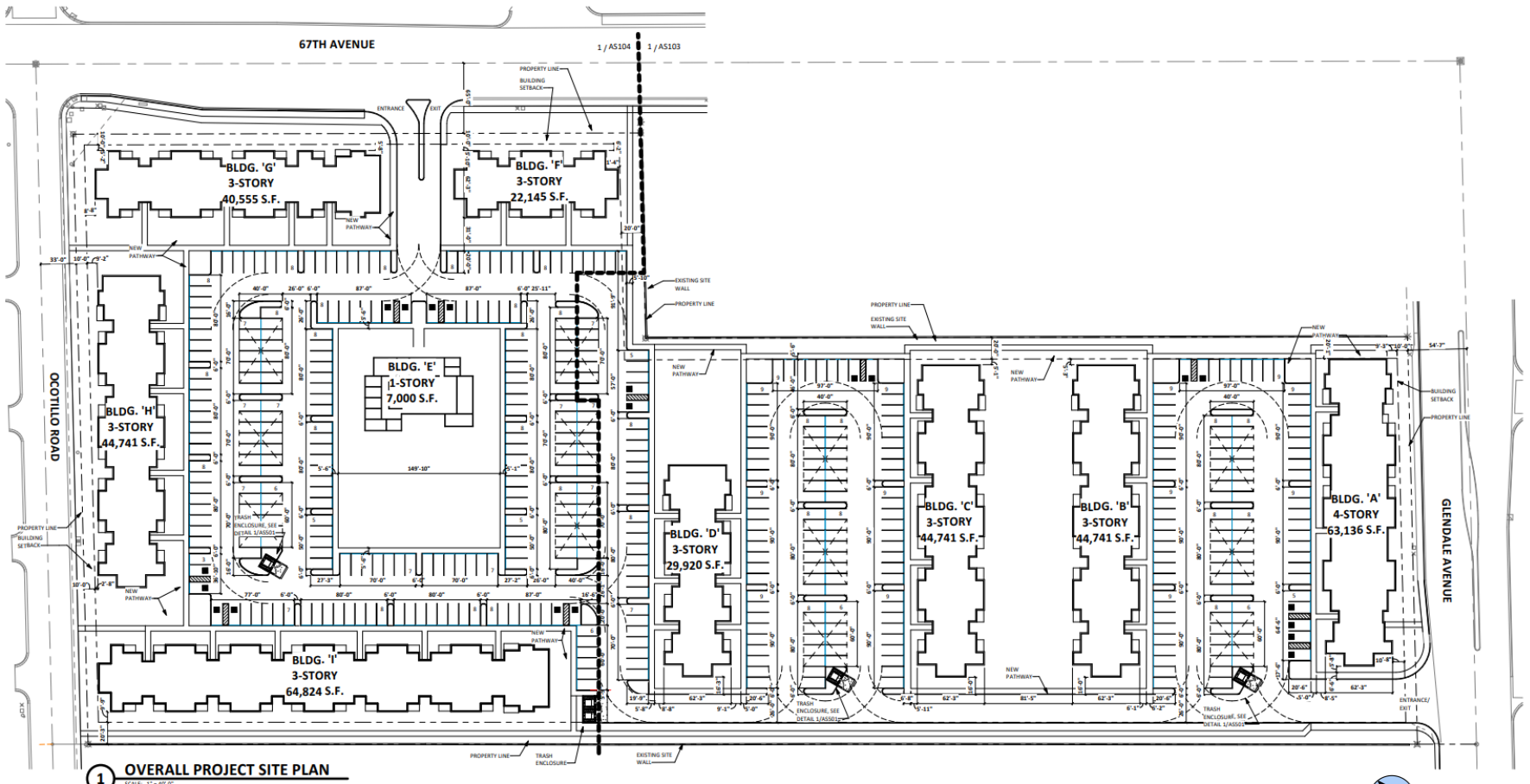


Proposed Development Standards:

Standard	Existing (R-4) Development Standards	Proposed PAD Development Standards
Building Heights (Maximum Structure Height)	30 feet, two story maximum for principal buildings	Building A: 4 stories (60 feet) Building B thru D and F thru I: 3 stories (40 feet) Building E: 1 story (25 feet)
Walls	6' on property lines	No screen walls required adjacent to public right-of-way; 6' screen walls along shared property lines with private properties adjacent to the overall site.



Conceptual Site Plan

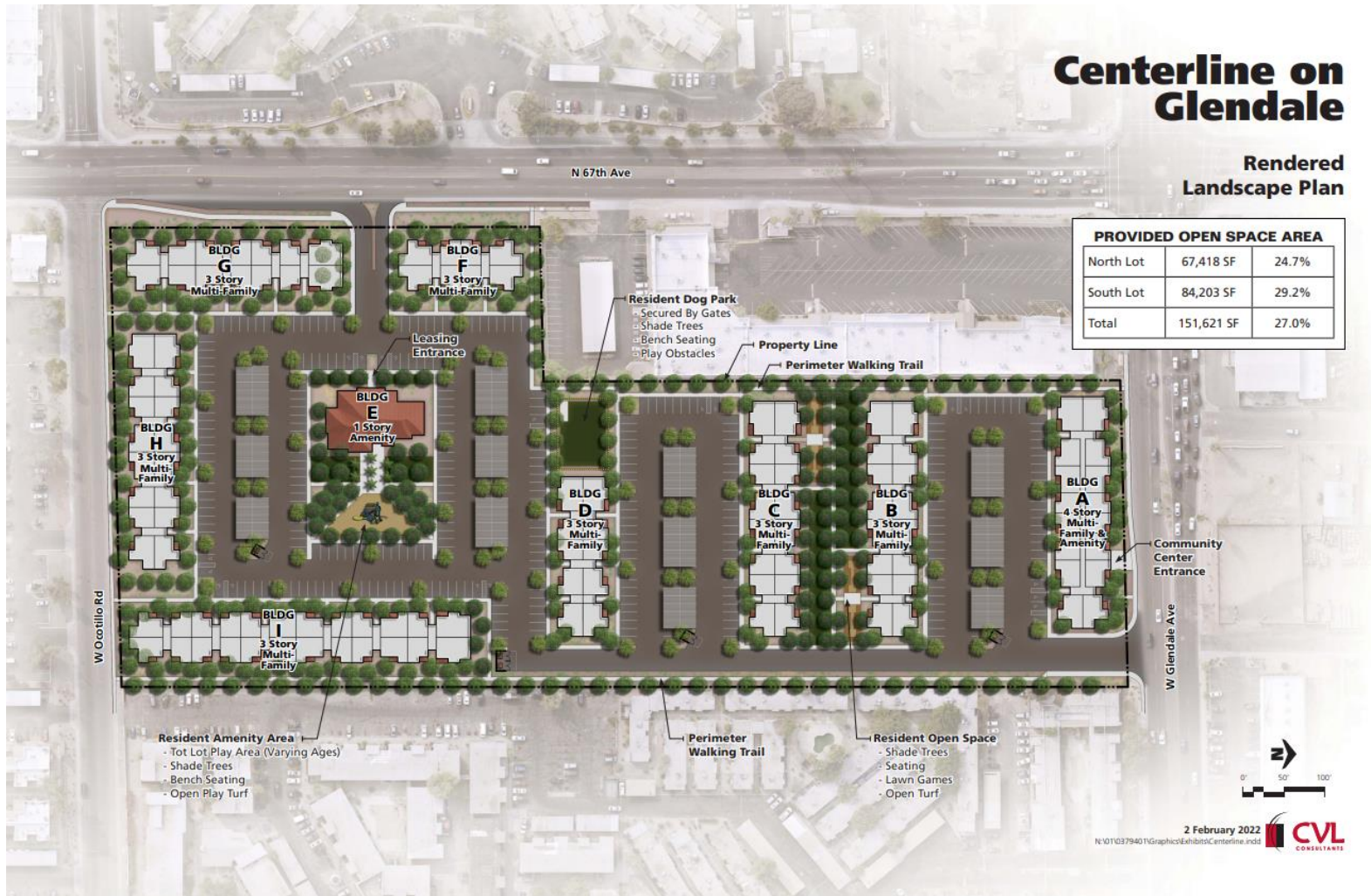


1 OVERALL PROJECT SITE PLAN





Conceptual Landscape Plan



Conceptual Rendering



Gracie's Village





Recommendation

The Planning Commission recommended approval of GPA21-11, as written.

The Planning Commission recommended approval of ZON21-27, subject to the stipulations outlined in the staff report.



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Recommended Stipulations

1. Development shall be in substantial conformance to the PAD Booklet entitled “Centerline on Glendale,” date stamped February 4, 2021.
2. A turn lane on 67th Avenue northbound shall be required, such land shall be designed to a length of 150’ turn land + 100’ Taper.



Recommended Stipulations

3. A 30' X 30' right-of-way triangle shall be dedicated at the corner of 67th Avenue and Ocotillo Road.
4. The new sidewalk on 67th Avenue shall be 6-foot wide and detached from the curb.



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