

ZON22-10 and GPA22-02: PAD Amendment and Minor General Plan Amendment Requests for a Mixed-Use Development

Amendment to ZON05-04 and ZON18-13 of a Planned Area
Development for Cornerstone at Camelback and Minor General Plan
Amendment

Cornerstone at Camelback



10.28-acre site located approximately 500 feet north of the Northeast corner of
99th Avenue and Camelback Road (5419 and 5205 North 99th Avenue, Glendale,
AZ 85305; Parcel No. 102-14-648 and 102-14-279) (the "Property")

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I. Introduction

The Cornerstone at Camelback Planned Area Development (the "PAD"), located at the Northeast corner of 99th Avenue and Camelback Road, was originally approved via Case No. ZON05-04 in 2005 and allowed for a mix of uses, including: (1) Office; (2) Retail; (3) Hotel; (4) Restaurants; (5) Personal, Financial, Business Services; and (6) Medical and Dental Offices. Then, in 2019 Case No. ZON18-13 amended the PAD for the limited purpose of adding a new self-storage use. All other permitted uses, development standards, and PAD regulations remained unchanged. The purpose of this application is to request a second amendment to the PAD as is described in detail below.

Our firm represents Anton DevCo ("Anton" or the "Applicant") in regard to a request for a limited second amendment to the Cornerstone at Camelback Planned Area Development (the "PAD") and the General Plan Designation, for the purpose of adding a mixed-use multifamily development as a permitted use within the PAD. This amendment only impacts a roughly 10.28-acre site within the PAD located approximately 500 feet north of the Northeast corner of 99th Avenue and Camelback Road (5419 and 5205 North 99th Avenue, Glendale, AZ 85305; Parcel Nos. 102-14-648 & 102-14-279) (the "Property"). See Aerial and Zoning Maps Attached at **Tab A** and Property Survey Attached at **Tab B** for specific Property location. The Property is limited to a future mixed use multifamily development, an existing pad for future medical office use (or other uses as permitted by the PAD), and an existing pad for future retail use (or other uses as permitted by the PAD). Therefore, this PAD amendment only impacts the Property and leaves all other land portions of the PAD, and associated regulations, unchanged.

This application seeks to amend the following in regard to the specific Property and limited to the new multifamily use: **(1)** Land Use Regulations by adding multifamily as a new permitted use; **(2)** Development Standards; **(3)** Architectural Design Standards; **(4)** Materials and Color Palette; **(5)** the Landscaping Theme; and **(6)** the Sign Package. Any property, use, development standards, or PAD regulations not expressly addressed by this second amendment shall continue to be regulated by the original PAD and first PAD amendment approved via Case Nos. ZON05-04 and ZON18-13.

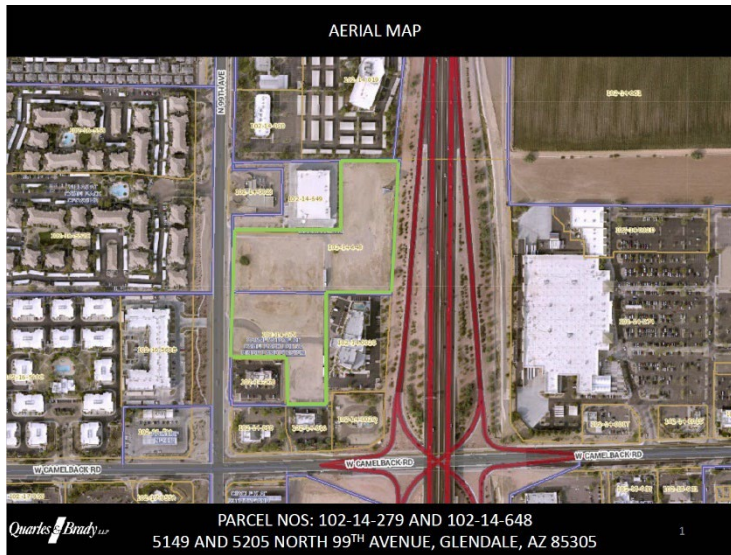
This second PAD Amendment seeks to amend the current Cornerstone at Camelback PAD ("Planned Area Development") zoning under ZON18-13 and ZON05-04 to allow for the construction of a new mixed-use multifamily development consisting of a 320 unit, 38 dwellings units per acre, 4-story multifamily development with approximately 7,070 sq. ft. of ground-floor retail near 99th Avenue and approximately 4,000 sq. ft. of internal amenities including a leasing office, clubhouse, mailroom and a fitness area. In addition to the mixed-use multifamily development proposed in this application, the development of the vacant parcels will consist of an approximate 20,000 sq. ft. medical office building (other permitted PAD uses may also be developed), and one for an approximate 4,000 sq. ft. retail or restaurant use (other permitted PAD uses may also be developed) to be development in future phases. In addition to the Amendment to the PAD zoning, Anton intends to process a Minor General Plan Amendment (applicable only to the Property) to change the existing land use designation from Planning Commercial to Entertainment Mixed Use to allow the Property to be utilized for multifamily

residential.

Anton DevCo has over 25 years of experience in quality mixed use and multifamily development. Anton is led by Steven L. Eggert, Founder and President, along with Managing Partner and Chief Investment Officer, Trisha Malone, and Managing Partner, Development and Construction, Andy Davidson. Anton DevCo is a fully integrated company including expertise in development, financing, construction and property management. Anton is detail oriented and intimately involved in every phase of each project from concept to completion. This includes site selection, architectural and structural design, permit issuance, construction and day-to-day operations. Anton DevCo and its affiliates have completed 54 high-quality multifamily communities totaling 9,000 developed units. Please visit their website at www.AntonDev.com for more information on past and current projects.

A. The Property

The Property is currently vacant and situated between a self-service warehouse to the north and a hotel, bank, and restaurants to the east and south. Two other vacant pads, under control of the existing property owner, also exist within the Property. The future development of those parcels for medical office, retail, or other uses permitted by the PAD are addressed in this application, in addition to the proposed mixed-use multifamily use. See Aerial Maps Attached at **Tab A**.



B. Surrounding Zoning

Surrounding Zoning	
North	C-O - Commercial Office
East	CSC - Community Shopping Center (across the Loop 101)
South	PAD - Planned Area Development

West	R-3A PCD - Multifamily Residence, Planned Community Development C-2 HGT/WVR PCD - Intermediate Commercial with a height waiver, Planning Community District (City of Phoenix Jurisdiction)
Onsite	PAD - Planned Area Development

C. Zoning History

The Property is currently zoned in accordance with the Cornerstone at Camelback PAD,, per Case No. ZON05-04, which rezoned 18.23 acres on June 14, 2005 from Agricultural District (A-1) to PAD. The Property has a General Plan designation of Planned Commercial. The Cornerstone at Camelback PAD originally approved this area for primarily commercial uses including: (1) Office; (2) Retail; (3) Hotel; (4) Restaurants; (5) Personal, Financial, Business Services; and (6) Medical and Dental Offices. Portions of the original PAD have since been developed including a hotel, bank, and several restaurants

The PAD was then amended on April 23, 2019 via Case No. ZON18-13 to allow for a new self-storage use. The first PAD amendment revised the permitted uses and development standards to support the development of the self-storage warehouse, which has since been fully developed.

Due to the unique location of the Property and the downturn of office utilization and development, a multifamily mixed-use development is an appropriate use for the area and surrounding uses. See Zoning and General Plan Maps Attached at **Tab A**. Additionally, the subject Property has remained vacant after being unsuccessfully marketed for office uses for 17 years. The proposed mixed-use multifamily development is not only economically viable but will also bring customers within walking distance to the existing and proposed retail/commercial uses.

II. Project Description

The mixed-use multifamily project will consist of 320 dwelling units across three buildings, all four-stories in height with elevators, corridors, tuck under single car garages and surface parking. Amenities will include the following:

- Leasing Office
- Mailroom
- Multi-Sport Courts
- Putting Greens
- Pools / Hot Tubs
- Barbeque / Pizza Oven stations
- Lounge / Tenant Gathering Area
- Dog Run / Dog Wash
- Firepits

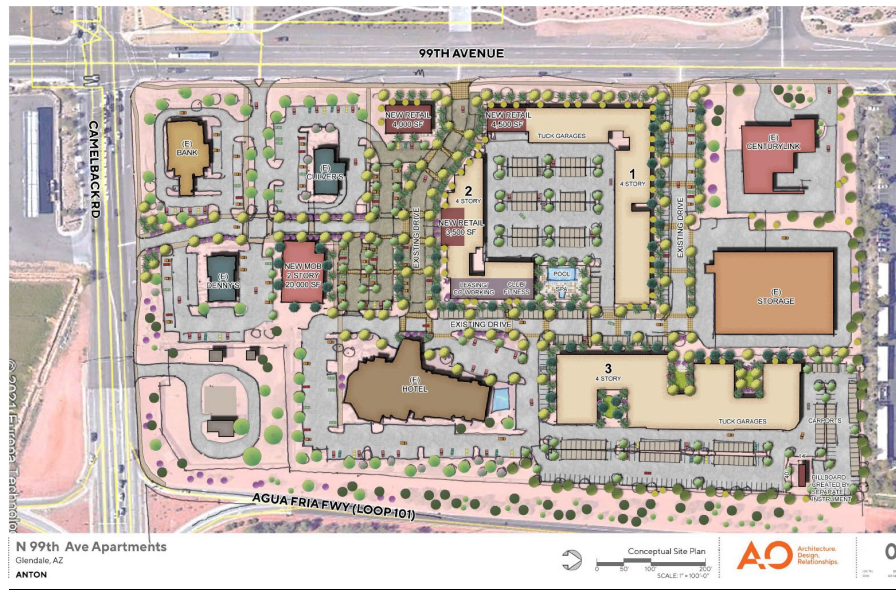
- Clubhouse (Including Prep Kitchen, Oven, Dishwasher, Full Sink, Heating Tray/Microwave, Seating Areas, TVs, Video Games)
- VR / Sports Simulation Room / Gaming Room (Video Games and Table Games)
- Collaborative Workspace / Office
- Package Locker Room
- Coffee Bar (Coffee Station for Tenants and Guests on Property Tours)
- Waiting Lounge for Ride Share Pickup
- Gyms/Yoga Room
- Bike Repair Station

The proposed density is 38 dwelling units per acre and will offer both 1 and 2 bedrooms and provide a total of 565 parking spaces. In addition to the 280,000 sq. ft. of multifamily, this development will incorporate 7,070 sq. ft. of new ground-floor commercial/retail uses integrated into the multifamily buildings. Main access to the site will be off of 99th Avenue and the Property will be adequately landscaped.

In addition to the mixed-use multifamily site to be developed by Anton, the overall master-planned area includes two additional vacant parcels ripe for development. Please See Vacant Parcel Map Exhibits Attached at Page 3 of **Tab A**. In addition to the mixed-use multifamily development proposed in this application, the current property owner intends to develop Vacant Parcel A as an approximate 20,000 sq. ft. medical office building (other permitted PAD uses may also be developed), and Vacant Parcel B as an approximate 4,000 sq. ft. retail or restaurant use (other permitted PAD uses may also be developed). Therefore, the aggregate impact of the proposed PAD Amendment and associated new development will consist of: **(1)** 280,000 sq. ft. of new multifamily; **(2)** 7,070 sq. ft. of new ground floor retail/restaurant; **(3)** approximately 4,000 sq. ft. of internal amenities including a leasing office, clubhouse, mailroom and a fitness area to benefit future residents. **(4)** a 4,000 sq. ft. detached commercial pad for retail/restaurant (other permitted PAD uses may also be developed); **(5)** a 20,000 sq. ft. Medical Office (other permitted PAD uses may also be developed) building; and See Conceptual Master Plan Exhibit Attached at **Tab C**¹. The mixed-use multifamily development may be developed as its own phase and independent of any additional retail, medical office, or other new uses within the PAD.

Additionally, the billboard existing on the Property will continue to operate and will be maintained by existing ownership, rather than by Anton. A separate parcel with appropriate access easements will be created and recorded in the future specifically for the billboard.

¹ Conceptual Master Plan Exhibit is for the purposes of illustration of the overall incorporation of the Property into the rest of the PAD area. Please refer to **Tab D** for Conceptual Site Plan for the Mixed-Use Multifamily Portion. The future commercial pads will be developed under future and separate phases.



A. Architectural Design

This second PAD Amendment will amend the previous approved Architectural Design Standards and Materials and Color Palette, but only in regard to the proposed mixed-use multifamily development. The future commercial pads within the Property and overall PAD shall continue to be regulated by Case Nos. ZON05-04 and ZON18-13 for Architectural Design Standards and Materials and Color Palette. See Site Plan Attached at **Tab D** for specific site layout and locations of buildings, retail spaces and amenities. See Elevations Attached at **Tab E** for specific locations of materials and colors and overall material and color board.

Three four-story mixed-use buildings are strategically placed to for the future mixed-use multifamily within the Property. The most prominent of these buildings faces 99th and includes approximately 3,800 sq. ft. of retail space located at the corner of the building as one enters the project. The architecture is contemporary with undulating planes of stucco and other materials mixed with other earth-colored tones to give the façade a dynamically layered look. The architecture includes numerous building materials that will consist of: **(a)** aluminum framing surrounding storefront glazing for retail storefronts; **(b)** metal railings for the decks and balconies; **(c)** vinyl windows; **(d)** wood porcelain tile accents; **(e)** metal awnings; **(f)** sectional metal garage doors; **(g)** fiber cement siding; and **(h)** omega stucco. The earth-colored tones will consist of: **(a)** white; **(b)** iron ore; **(c)** thatch brown; **(d)** urbane bronze; **(e)** caviar; and **(f)** folkstone. The roofline is also articulated with various heights and finishes. Metal railings for the decks and storefront glass for the retail component offer a stark contrast to the architectural planes. See Site Plan Attached at **Tab D** for specific site layout and locations of buildings, retail spaces and amenities. See Elevations Attached at **Tab E** for specific locations of materials and colors and overall material and color board.

The 2nd building completes the corner of the project, containing approximately 3,300 sq. ft. of retail on the ground floor. At the east portion of this building, over 4,000 sq. ft. of internal amenities are programmed for the enjoyment of the residents. The fitness center opens out to the resort type pool deck. The 3rd building consists of an all-residential program with three outdoor courtyards created by a meandering building composite. The architectural vocabulary of these 3 buildings is consistently maintained not just on the public facing facades, but also on the internal courtyards and auto courts. See Site Plan Attached at **Tab D** for specific site layout and locations of buildings, retail spaces and amenities. See Elevations Attached at **Tab E** for specific locations of materials and colors and overall material and color board.

B. Landscape and Design

This second PAD Amendment will amend the previously approved Landscape Theme, but only as it applies to the proposed mixed-use multifamily development. All remaining portions of the PAD shall continue to be regulated by the Landscape Theme approved in Case Nos. ZON05-04 and ZON18-13. See Conceptual Landscape Plan and Open Space Plan Attached at **Tab F** for overall Landscape Theme including Planting Materials and Programming of Open Space for the mixed-use multifamily development.

The mixed-use multifamily development portion of the Property shall be amended to the following planting materials listed below:

Planting Materials²	Proposed³	Size
Trees	Chitalpa	24" Box
	Texas Ebony	24" Box
	Wilsonii Olive	24" Box
	Date Palm	14' CTH
	Mastic Tree	24" Box
	Southern Live Oak	24" Box
	Yellow Oleander	24" Box
	Tipu Tree	24" Box
	Allee Elm	24" Box
Extra Large Shrubs	Hopbush	5 gal.
	Desert Lavender	15 gal.
	Orange Jubilee	15 gal.
	Arizona Rosewood	15 gal.
Large Shrubs	Red Fairy Duster	5 gal.
	Silver Cassia	5 gal.
	Chihuahuan Sage	5 gal.
	Jojoba	15 gal.
	Goldeneye	1 gal.
Medium Shrubs	Winter Blaze	5 gal.

² Any Planting Materials not expressly stated in the table shall be governed by Case Nos. ZON05-04 and ZON18-13.

³ Common Name included only; Refer to **Tab F**: Landscape Plan for locations of Planting Materials.

	Blue Bells Turpentine Bush Mexican Honeysuckle Thunder Cloud Sage Tuscan Blue Rosemary Desert Ruellia Bush Germander	5 gal. 1 gal. 5 gal. 5 gal. 5 gal. 5 gal. 5 gal.
Small Shrubs	Pink Fairy Duster Little John Bottle Bush Spanish Lavender Dwarf Myrtle Dwarf Olive Sugar Bush	5 gal. 5 gal. 5 gal. 5 gal. 5 gal. 5 gal.
Groundcovers	Prostrate Acacia Damianita Ground Morning Glory Sierra Gold Dalea Outback Sunrise Eremophila Sandpaper Verbena	1 gal. 1 gal. 1 gal. 1 gal. 1 gal. 5 gal.
Cacti/Accents	Twin Flowered Agave Blue Elf Aloe Blonde Ambition Shrubby Bulbine Desert Spoon Yellow Yucca Giant Hesperaloe Deer Grass Dwarf Elephant Food Twisted Leaf Yucca	5 gal. 5 gal. 1 gal. 1 gal. 5 gal. 5 gal. 5 gal. 1 gal. 5 gal. 5 gal.
Vines	Orange Bougainvillea Purple Lilac Vine Lady Bank's Rose	<u>5 gal.</u> <u>5 gal.</u> <u>5 gal.</u>
Inerts	Decomposed Granite - 1" screened Painted Desert Concrete Pavers Synthetic Turf Concrete Header - 6" Wide Standard Color and Finish	

The design goal of the landscape within the project is to provide residents and visitors a sense of community with a strong sense of place. The landscape calls attention to entryways and the pool area through the use of palms as well as ordered planting to draw the eye toward these wayfinding locations. The plant palette for the project is comprised of vegetation selected from the "Low Water Use and Drought Tolerant Plant List" ("LWU") in order to compliment the fabric of Glendale, integrate the proposed development into the context of the surrounding area,

and support sustainable use of water in an arid environment. Trees were carefully located to provide ample shade, a visual transition between the proposed development and adjacent uses, and to frame elements of the architecture. Amenity spaces are focused to create unique recreational zones for residents to enjoy from a pool/spa area, gaming lawn, gathering area, and putting green.

Adjacent to the fitness center and main offices for the proposed development, the pool and spa amenity area set a visual tone for the project. Palms and ordered planting frame the pool and cabanas, creating a serene soft backdrop for relaxation. A water feature near the spa adds an additional element of visual and auditory enhancement. A barbeque pit invites residents outside to grill and gather.

The proposed development includes three courtyard amenity areas, each dedicated to a variety of active and passive recreational needs. One is a dedicated flexible space for residents to come together and enjoy lawn games and sitting by the fire. A section of artificial turf as well as hardscape areas provide ample space for recreation. Moveable seating allows residents the flexibility to adjust the space to their needs, allowing for more active games or a more comfortable relaxed setting. Trees around the periphery soften the visual of the architecture and shade. The second courtyard offers opportunities for residents to enjoy a small artificial turf putting green. The third courtyard includes ample seating, string lights, and double fireplaces to provide a relaxed setting for residents to sit back and enjoy. See Conceptual Landscape Plan and Open Space Plan Attached at **Tab F** for overall Landscape Theme including Planting Materials and Programming of Open Space for the mixed-use multifamily development.

C. Street Improvements, Circulation and Parking

All changes and updates to ingress, egress, and internal circulation are limited to the mixed-use multifamily portion of the Property. All other previously approved ingress, egress, and internal circulation throughout the PAD remain regulated by Case Nos. ZON05-04 and ZON18-13. The proposed development will be accessible from the external roadway network via two existing shared access driveways located along 99th Avenue. These existing driveways are located approximately 670 feet and 1,070 feet north of Camelback Road and connect to the existing internal roadway network of the surrounding sites, allowing circulation between the adjacent parcels. Direct access to the proposed development will be provided from several full access driveways located along the existing internal roadway network. Right turn lanes and a two-way left-turn lane currently exist along 99th Avenue at each existing shared access driveway to facilitate right and left turning movements for ingress and egress. A pork chop or "right in/right-out" access point will be provided on the northern most drive along 99th Avenue. Additionally, 99th Avenue half-street of right-of-way for the Property will be improved with landscaping that meets City of Glendale Code requirements.

The proposed parking plan will offer 94 garages and 441 surface parking spaces to address the anticipated parking demand for residents, visitors, and costumers for the retail space. A total of 565 parking spaces or approximately 1.82 spaces per dwelling unit is provided

throughout the community, which exceeds the City's parking requirements by approximately 13 spaces.

D. Water, Sewer, and Underground Retention

All changes and updates to water, sewer, and retention are limited to the mixed-use multifamily portion of the Property. All other previously approved water, sewer, and retention configurations throughout the PAD remain regulated by Case Nos. ZON05-04 and ZON18-13. Underground retention will be placed in the parking lots and connect to a storm water system that will collect and drain drainage flows. Water and sewer connections will be made to existing lines within the project or to existing connections from the 99th Avenue right-of-way.

E. Economic and Fiscal Impact

Anton conducted an economic and fiscal analysis of the proposed Mixed-Use Development. This analysis shows the multifamily development will produce a net positive impact to the businesses surrounding the proposed Anton Glendale Development as well as the City of Glendale. Adding 304 new households (320 units at 95% occupancy) would represent \$23.6 million (average household income of \$77,600) of new household income. Based on the U.S. Consumer Expenditure Survey, this equates to \$9.0 million of additional disposable income that can be recirculated within the City of Glendale.

The Economic Impact derived from the cost of developing the proposed Mixed-Use Village would generate \$78.1 million in wages and a regional economic impact of \$154.1 million during construction (compared to \$19.7 million in wages and \$45.4 million in economic impact if the existing zoning is implemented).

III. Amended PAD Use Regulations⁴

A. Permitted Uses

Any use not listed in this second amendment to the PAD shall be regulated by Case Nos. ZON05-04 and ZON18-13. All permitted uses listed in Case Nos. ZON05-04 and ZON18-13 shall continue to be permitted on the Property. This second PAD amendment amends the Permitted Uses to allow the following additional use within the Property:

1. Multifamily Residential with a density up to 38 du/acre

⁴ Any use not expressly listed in this second amendment will be regulated by Case Nos. ZON05-04 and ZON18-13

IV. PAD Use Regulations Consistent with ZON05-05 and ZON18-13

A. Uses Subject to Conditions

The regulations applicable to Uses Subject to Conditions previously approved in Case Nos. ZON05-04 and ZON18-13 shall remain in full force and effect.

B. Uses Subject to a Conditional Use Permit

The regulations applicable to Uses Subject to a Conditional Use Permit previously approved in Case Nos. ZON05-04 and ZON18-13 shall remain in full force and effect.

C. Accessory Uses

The regulations applicable to Accessory Uses previously approved in Case Nos. ZON05-04 and ZON18-13 shall remain in full force and effect.

D. Prohibited Uses

The regulations applicable to Prohibited Uses previously approved in Case Nos. ZON05-04 and ZON18-13 remain in full force and effect.

V. Signage

The Sign Package previously established in the original PAD shall be amended, but only as it pertains to the mixed-use multifamily portion of the Property. The amended multifamily wall sign materials, colors, individual dimensional letters, and overall design are included in the attached Conceptual Sign Plan at **Tab H**. All other portions of the PAD shall comply with the previously established Signage Package as approved in Case Nos. ZON05-04 and ZON18-13. Ground monument signs for multifamily residential, retail or commercial uses are permitted and shall comply with the City of Glendale Signage Code Requirements.

The mixed-use multifamily development portion of the Property shall be amended to the following wall sign standards listed below, which correspond with the Conceptual Sign Plan:

Standard⁵	Proposed		
	<u>Building 1</u>	<u>Building 2 and 3</u>	<u>Retail - Ground Floor Bldg 2 & 3</u>
Number of Wall Signs	1	2	1 per retail suite
Sign Letters Length	3 in.	3 in.	6 in.

⁵ Any sign standard not expressly stated in the table shall be governed by Case Nos. ZON05-04 and ZON18-13. Ground monument signs for multifamily residential, retail or commercial uses are permitted and shall comply with the City of Glendale Signage Code Requirements.

Width	3 in.	3 in.	3 in.
Height	2 in.	3 in.	1 ft. 6in.
Total Sign Area	39 sq. ft.	63 sq. ft.	9 sq. ft.
Sign Height from Ground	32 ft.	15 ft.	10 ft.
Sign Colors	See Conceptual Sign Plan at Tab H		
Sign Materials	Aluminum		
Sign Illumination	Illuminated		

VI. Amended PAD Development Standards: Mixed Use Multifamily Portion

All development standards not addressed within this second amendment shall be regulated by Case Nos. ZON05-04 and ZON18-13. The Development Standards limited to the Mixed-Use Multifamily portion of the Property, shall be amended as listed below:

Standard⁶	Proposed	
Density	Total Multifamily Units	320 units
	Density	38 du/ac

Building Setbacks	99th Avenue	20 ft.
	North	10 ft.
	East	10 ft.
	West	10 ft.
	South	10 ft.

Open Space	Active Open Space	3%
	Passive Open Space	20%
	Total Open Space	23%

Refer to **Tab F**: Open Space Plan for locations of Passive and Active Open Space

Landscape Area and Setbacks	Total Site Area	15%
	99th Avenue	30 ft.
	North	16 ft.
	East	12 ft.
	West	18 ft.

Parking	Parking Space Dimension	9'x18'
	Off-Street Parking Requirements by Use shall comply with requirements outlined within Section 7.403 of the City of Glendale Zoning Ordinance	

⁶ Any development standard not expressly stated in the table shall be governed by Case Nos. ZON05-04 and ZON18-13.

VII. PAD Development Standards: Future Commercial Phases

The development standards for the future medical office, retail, and other uses permitted by the PAD shall be regulated by the development standards approved in Case Nos. ZON05-04 and ZON18-13. Please See Vacant Parcel Map Exhibits Attached at Page 3 of **Tab A** for locations of future commercial pads.

VIII. Compliance with PAD District

As stated in the Glendale Zoning Ordinance, the PAD district accommodates mixed-use development which combines residential and nonresidential land uses through common design elements. The district promotes flexibility and encourages variations in building design, lot arrangement, circulation patterns, and land uses. For the following reasons, the proposed development carries out the intent of the PAD district:

A. Encourage creative and effective use of land and circulation systems to accommodate changes in land development technologies.

The proposed development utilizes a unique configuration of parcels to achieve an integrated and seamless mixed-use development. Direct access to the proposed development will be provided from several full access driveways located along the existing internal roadway network. Right turn lanes and a two-way left-turn lane currently exist along 99th Avenue at each existing shared access driveway to facilitate right and left turning movements for ingress and egress. The proposed circulation will provide for a seamless environment for residents, pedestrians, and patrons of the retails uses.

B. Encourage residential development to provide a mixture of housing types and designs.

The proposed development seeks to integrate a high quality multifamily residential development in addition to medical office, retail/commercial, and restaurant uses. The residential development consists of higher end one- and two-bedroom units with a large number of amenities and open space. The design of the buildings is contemporary in nature and seeks to promote a dynamic layered look.

C. Encourage innovative development or redevelopment concepts for all land use types to provide a greater variety and intensity of uses.

The proposed development will feature a mixture of uses including the residential component with ground floor retail, and separate pads including other permitted PAD uses, such as medical office and retail. This provides a greater variety and intensity of uses throughout the

overall PAD area.

D. Provide a process which relates the urban design and scale of project to the unique characteristics of the site.

The urban design goal of the landscaping within the project is to provide residents and visitors a sense of community with a strong sense of place. The architecture is contemporary with undulating planes mixed with other earth-colored tones to give the façade a dynamically layered look. The roof line is also articulated with various heights and finishes. Metal railings for the decks and storefront glass for the retail component offer a stark contrast to the architectural planes. The architectural theme of these three buildings is consistently maintained not only on the public facing facades, but also on the internal courtyards and auto courts.

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.

The proposed development is adequately supported by the current water and sewer lines. All retention will be placed underground, and the development consists of 23.88% open space for the enjoyment of residents.

F. Encourage development that is consistent with the policies and the guidelines established in any specific plan and the General Plan.

The proposed development is consistent with the requested Minor General Plan Amendment, Western Area Plan and Airpark Character Area as described further in Section VIII.

IX. Existing General Plan Designation

The Property has a current General Plan designation of Planned Commercial ("PC"). The Planned Commercial designation provides "for commercial retail development that is planned, constructed and operated as a single entity. The intent is to provide neighborhood, community and regional destination shopping that incorporate a pedestrian orientation within the development. Planned Commercial projects require a master development plan to show the relationship between buildings, driveways and internal circulation, pedestrian circulation, gathering areas, parking and landscaped areas. Planned Commercial accommodates several retail businesses within one or more functionally related buildings that share a common architectural theme. These businesses share driveways, identification signs, parking, and a common landscaping theme. Key factors for commercial activity are to minimize development and land use conflicts, maintain appropriate transportation access and parking, ensure development where adequate municipal services are present, and provide community connectivity and convenience."

X. Requested General Plan Designation

The Applicant intends to amend the General Plan, limited to the boundaries of the Property, from PC ("Planned Commercial") to EMU ("Entertainment Mixed Use"). The Entertainment Mixed Use designation provides for "regional level sports, entertainment and employment centers, including public gathering sites with related commercial and public/quasi-public amenities for the benefit of the community. Land uses include large-scale projects such as arenas, stadiums, amphitheaters, public gardens, public plazas, parking garages, offices, retail establishments, and urban style housing. Unified architecture and landscaping, and public art characterize this type of use. As the EMU designation is designed to support unique developments with both a local and regional appeal, no desired land use mix is defined, but a wide range of commercial and office uses is expected. The EMU designation allows multi-family residential units provided residential development is a minimum of 18 dwelling units per acre. The EMU also allows General Commercial uses. Single-family attached or detached structures are not permitted in the EMU land use category." The proposed development is in line with the EMU designation due to its multifamily development and commercial uses providing a unique large-scale project. The City of Glendale General Plan "Envision Glendale 2040" has set forth specific goals to realize each element of the General Plan. Specific policies were created to ensure that each goal is achieved through the General Plan.

XI. Conformance with Goals of General Plan

The following General Plan Goals and Policies are being met with the proposed development:

A. Land Use Element: *The purpose of the Land Use Element is to guide development in an orderly manner while balancing growth with community asset preservation.*

1. Goal LU-2: *There are transition and buffer areas between unrelated land uses.*

- **Policy LU-2.3:** *The City should use spatial transitions, design buffers or similar techniques between incompatible land uses.*
- **Policy LU-2.4:** *The City shall ensure that adequate buffers between residential and non-residential uses are included, except in cases where the residential is a part of a mixed-use development where it relates to the adjacent use.*

Response: The proposed mixed-use development allows the adequate transition from the office complex and self-service warehouse complex to the north and the commercial retail pads to the south of the Property. The high-density mixed-use development allows a necessary buffer from the two uses but also provides much needed residents to service the surrounding businesses.

2 Goal LU-4: *Mixed-use projects provide urban clusters with housing, retail, restaurants and integrated transit facilities in Glendale.*

- **Policy LU-4.1:** *The City should support and facilitate the creation of mixed-use projects that locate housing, employment, retail, entertainment, and services in condensed areas to support walkability and reduce vehicle trips.*
- **Policy LU-4.2:** *The City shall encourage the development of live/work units in areas of the City that are appropriate for mixed-use development.*
- **Policy LU-4.3:** *The City shall prepare criteria to address compatibility needs and establish incentives to promote mixed-use development.*
- **Policy LU-4.4:** *The City shall encourage a variety and mix of uses, including both vertical and horizontal mixed-use where appropriate.*

Response: The proposed mixed-use project meets this goal of the General Plan by not only providing integrated retail with the residential use but also detached commercial pads set aside for future developments. By providing housing and additional retail opportunities it creates a sustainable community within the small project area. Residents will be able to shop, eat, work, receive medical care, and have access to entertainment all within walking distance of their home.

B. Housing Element: *The purpose of this Housing Element is to establish housing goals and policies that respond to local housing conditions and needs.*

1 Goal HE-2: *Glendale has a wide variety of housing types, styles and options.*

- **Policy HE-2.1:** *The City should encourage variety in siting, floor plans, elevations, massing, materials, and color schemes in housing units included in new residential developments.*
- **Policy HE-2.3:** *The City should provide housing areas that allow homeowners to move up in home size, quality, and price.*
- **Policy HE-2.6:** *The City shall develop a comprehensive strategy for attracting a variety of housing opportunities, including higher-end and move-up housing markets.*

Response: The proposed development consists of a total of six floor plans across one- and two-bedroom options. The contemporary architectural design including stucco mixed with other earth-colored tones gives the façade a dynamically layered look. The roof line is also articulated with various heights and finishes. Metal railings for the decks and storefront glass for the retail component provide a stark contrast. This residential apartment use allows individual and families to move to Glendale and allow it to become

home as an above market rate product but also as a transition to home ownership.

2 Goal HE-5: *Glendale has diverse, safe, resource-efficient and high-quality housing options that blend with and enhance its image.*

- **Policy HE-5.1:** *The City shall encourage creatively designed subdivision layouts, particularly layouts in which open space and recreational amenities are thoughtfully integrated throughout.*
- **Policy HE-5.2:** *The City shall encourage housing developments to incorporate the highest possible cost- and quality-effective level of amenities, sustainable design, durability, and architectural quality.*
- **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.*

Response: The proposed development utilizes a unique layout that integrates the residential with the ground floor retail and the existing commercial uses on the larger PAD area. The landscape calls attention to entryways and the pool area with palms as well as ordered planting to draw the eye towards these wayfinding locations. The plant palette for the project is comprised of vegetation selected from the “Low Water Use and Drought Tolerant Plant List” (LWU) in order to compliment the fabric of Glendale, integrate the proposed development into the context of the surrounding area, and support sustainable use of water in an arid environment. This is all to integrate the development into the surrounding community and Glendale as a whole.

C. Growth Area Element: *The goals and policies in this element are designed to ensure orderly development and to ensure a mix of land uses in designated Growth Areas that provide opportunities for commerce, industry, housing and amenities while enhancing connectivity.*

1. Goal GA-2: *Glendale’s identified Growth Areas are supported with appropriate infrastructure.*

- **Policy GA-2.1:** *The City shall concentrate growth in areas that may be served most efficiently.*
- **Policy GA-2.2:** *The City shall locate growth nodes where traffic capacities can expand, such as near freeway corridor intersections with major streets.*

Response: The Property is located within the Western Area Plan and within the Airpark Character Area. With the placement of the proposed development close to a major freeway corridor and along major arterial streets allows for appropriate growth for the area. Residential and mixed-use uses and infrastructure will serve the employment center

for the area and provide appropriate infrastructure for residents and employees.

D. Conservation, Rehabilitation and Redevelopment Element: *The Conservation, Rehabilitation and Redevelopment Element is designed to guide new development, redevelopment and investment to upgrade and revitalize existing neighborhoods and locations*

1. Goal CRR-3: *Underutilized properties are redeveloped and reused.*

- **Policy CRR-3.2:** *The City shall promote reuse and intensification of industrial and / or vacant commercial properties.*

Response: The proposed development is on currently vacant parcels that are currently designated for commercial uses. By amending the underlying PAD zoning district and amendment to General Plan to EMU the redevelop of the parcels will support not only commercial uses but a high-density residential use that will further benefit the area.

E. Western Area Plan Update

The Property is located within the boundaries of the Western Area Plan, which was adopted on June 4, 2002. This plan set forth amendments to the General Plan's Land Use Elements to include the Western Land Use Guidelines, Employment Centers, Floor Area Ratios, Building Heights and Future Land Use Maps. The Western Area Plan allows for additional allowances for floor area ratio and building heights and the proposed development is in compliance with these plans. The Property is located within a designated Employment Center. See Western Area Plan Maps Attached at **Tab A**.

F. Airpark Character Area Element

The Property is located within the boundaries of the Airpark Character Area, including guidance contained within the Western Area Plan. The Airpark Character Area objective is to "create a modern employment center that provides a high-quality work environment, attractive to new business investment, and enhances the physical character of the community. New development will provide a positive identity that complements other development in the area. Planned developments with shared access and circulation, complementary architecture, landscaping, and signage and coordinated marketing are desired. Well-designed buildings with quality materials and construction, screened storage areas, and landscaped grounds will be required." The proposed development compliments and conforms with the Airpark Character Plan by providing retail and commercial uses and also by providing residential units for people to live and work within the employment center. The architecture, landscaping and overall design of the development compliments the surrounding neighborhoods and integrates into the Glendale community.

XII. Conclusion

Anton DevCo a limited and focused amendment to the Camelback at Cornerstone PAD to allow for a mixed-use multifamily development which will reinvigorate the overall PAD and surrounding area. The proposed PAD amendment will include 280,000 sq. ft. of multifamily, 7,070 sq. ft. of ground-floor commercial/retail uses integrated into the multifamily use, 4,000 sq. ft. of stand-alone retail (or other permitted PAD uses), and 20,000 sq. ft. of medical office (or other permitted PAD uses). The proposed density is 38 dwelling units per acre and will offer both 1 and 2 bedrooms and provide a total of 565 parking spaces. Main access to the site will be off of 99th Avenue and the Property will be adequately landscaped. In addition to the Amendment to the PAD zoning, Anton intends to process a Minor General Plan Amendment to change the existing land use designation of the Property from Planning Commercial to Entertaining Mixed Use to allow the Property to be utilized for residential. The architectural and landscaping design is contemporary and creates a sense of place for visitors and residents alike. Additionally, the economic benefits associated with the new mixed-use development are substantial and significantly outweigh any benefit of an office building development as anticipated by the original PAD. The proposed request meets all requisite standards and expectations set forth the by the City of Glendale.