

# VILLAGE 83

## Project Narrative

Case No. SR 21-0190

83rd Avenue North of Camelback Road

5136 North 83rd Avenue



Submitted December 2021

### **Project Team:**

#### **Property Owner:**

Dorothy Keith & Teresa Zaddack

#### **Applicant/Planning Consultant:**

Jon M. Froke Urban Planning, LLC.

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## 1. Introduction

Dorothy Keith (the "Property Owner"), requests consideration of a General Plan Amendment and Rezoning Application for the property located on 83rd Avenue, north of Camelback Road (the "Project Site"). The property has an existing General Plan designation of LDR 2.5, Low Density Residential, and zoning designation of SR-17, Suburban Residence. The request is for a General Plan Amendment to HDR 20, High Density Residential and a rezoning to R-3, Multiple Residence.

### Exhibit A: Vicinity Map/Aerial Photography



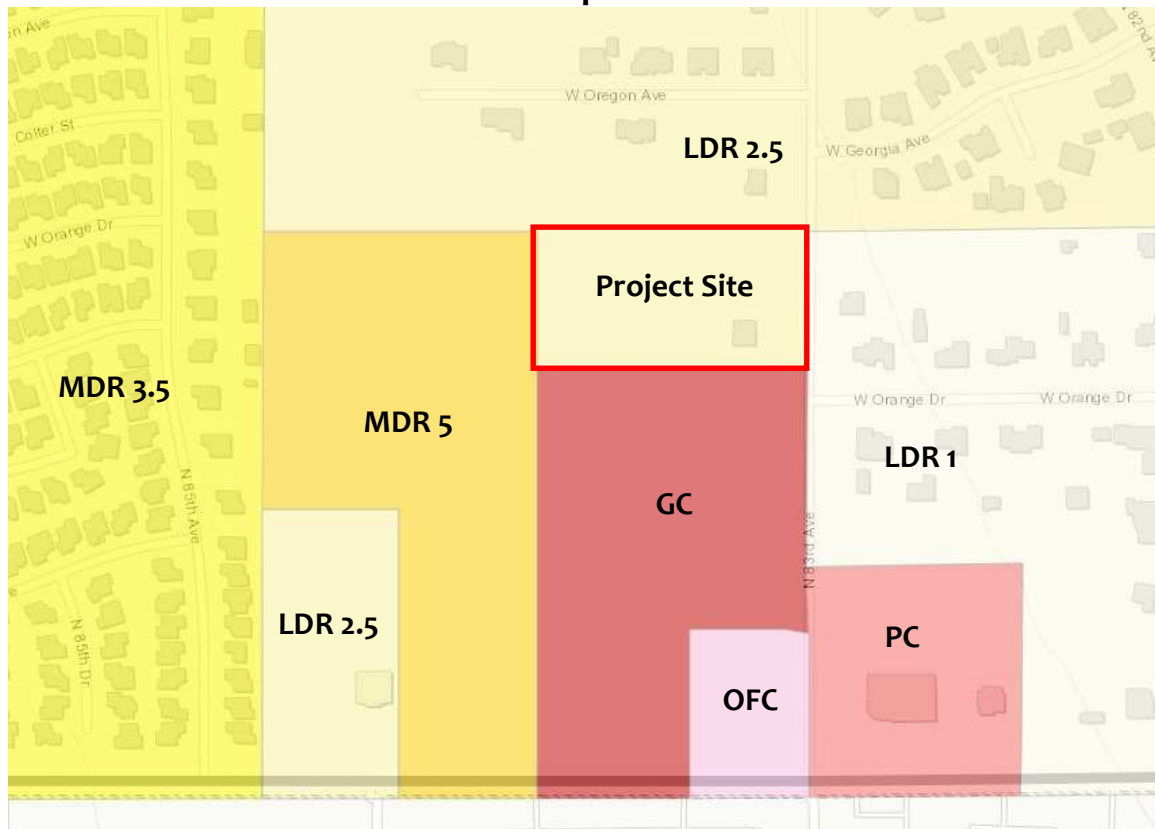
### Surrounding Land Uses & Zoning

The Project Site consists of a detached, single-family house, a modular home, and additional accessory structures for stabling horses and dogs. The site is surrounded by existing residential, planned residential, and commercial development. Details about the surrounding uses, general plan land use designations and zoning districts, are provided in Table 1 and the following exhibits.

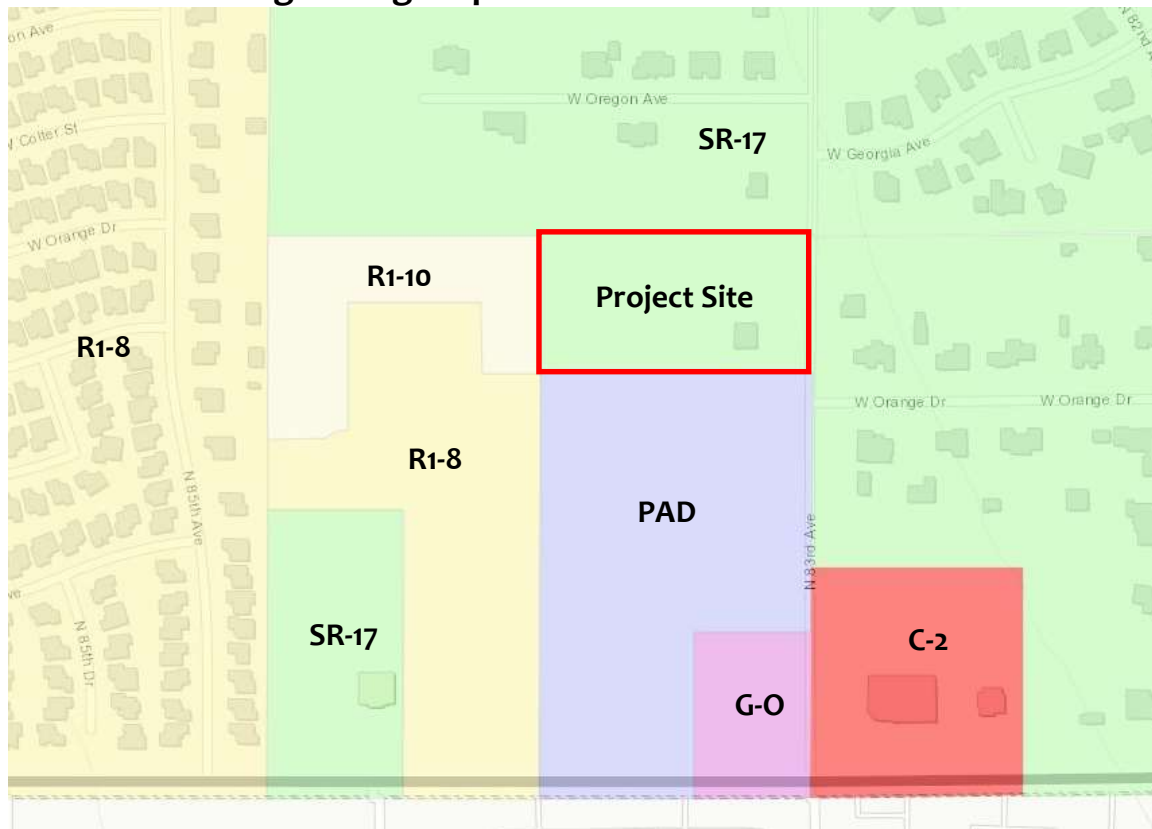
**Table 1 - Surrounding Property Information**

Direction	Use	General Plan Land Use	Zoning
<b>Project Site</b>	<b>Detached, Single-Family Residential</b>	<b>LDR 2.5</b>	<b>SR-17</b>
North	Detached, Single-Family Residential	LDR 2.5	SR-17
East	Detached, Single-Family Residential	LDR 1	SR-17
South	Commercial	GC	PAD
West	Detached, Single-Family Residential	MDR 5	R1-8 & R1-10

**Exhibit B: General Plan Land Use Map**



## Exhibit C: Existing Zoning Map



## 2. Project Description & Development Concept

The Applicant proposes Village 83 as a multi-family residential development that is complementary to this changing area of Glendale. The project envisions redeveloping the property with attached townhomes. To achieve this end use, the Applicant is requesting a General Plan land use amendment to HDR 20 and a rezoning to R-3. The project request is outlined in Table 2. Once developed, the site will include ample private open space, communal open space, various amenities, parking, and landscaping. The project will adhere to the development standards provided in the R-3 zoning district.

**Table 2 – Land Use and Zoning Request**

	Existing	Proposed
Land Use	LDR 2.5, Low Density Residential	HDR 20, High Density Residential
Zoning	SR-17, Suburban Residence	R-3, Multiple Residence

The Project Site is advantageously located near the Westgate Entertainment District. As such, this portion of Glendale is experiencing considerable growth and development. Camelback Village is a new residential subdivision that is currently under construction to the west. This subdivision has 53 lots that

have all been sold and are in various stages of development. Immediately south of the Project Site is a large commercial development that is also under construction and includes an EOS Fitness Center that recently opened. Commercial pads are planned adjacent to the south property line of Village 83.

A conceptual site plan for Village 83 is provided as Exhibit D. The final site plan will be determined at the time of Design Review approval.

### **Project Justification**

As Glendale has grown and matured as a city, the large lot zoning concept seen at the Project Site has become less and less common. There are only a few small pockets of Glendale where this type of development is still present. The previously mentioned Camelback Village and EOS Fitness Center underwent similar development applications in the recent past:

- In January 2018, the Camelback Village site underwent a General Plan Amendment from LDR 2.5 to MDR 5 and concurrent rezone from SR-17 to R1-8 and R1-10.
- In April 2000, the EOS Fitness Center site was rezoned from A-1 and SR-17 to SC. The site underwent one more rezoning in October 2019 to PAD which has led to the site being developed.

These are just two examples of previously large-lot development being reused for higher intensity uses.

### **Development Standards**

As previously stated, Village 83 will meet the development standards for the R-3 zoning district. Ample setbacks, landscape buffers, and screening will be provided throughout the site.

### **Screening**

Village 83 will incorporate appropriate screening methods. Decorative CMU block walls and/or landscaping will be used for parking lot screening. Trash and recycling dumpsters will be enclosed with decorative masonry and will include metal gates. All mechanical equipment will be screened from public view.

### **On & Off-Site Improvements**

#### **Water**

Water improvements will include the installation of water lines within the project site. The project will connect to the existing 12-inch water line in 83rd Avenue and/or the existing 8-inch waterline in the emergency access road immediately south of the project site. Project staff will work with the City to determine the best options for water access.

There is a 1-inch water service and meter adjacent to the existing house, which will be abandoned if not utilized in the proposed redevelopment of the site.

### **Sewer**

Sewer improvements will include the installation of sewer lines within the project site. The project will connect to the existing 21-inch sewer line in 83rd Avenue.

### **Electrical**

There are overhead powerlines along the project site frontage of 83rd Avenue. These will be removed, and the utility lines will be placed underground.

### **Roadway**

At the time of development, half-street improvements will be constructed for 83rd Avenue along the project site frontage. These improvements will include paving, curb, gutter, sidewalks, streetlights, and landscaping. All improvements will adhere to City of Glendale standards as provided in the 2015 Engineering Design Standards & Details.

### **Transportation, Circulation, & Parking**

Village 83 will be accessed via 83rd Avenue. Village 83 will provide a 5-foot dedication to complete the half-street improvements previously mentioned.

There is an existing 30-foot access road immediately south of the project site. An emergency access gate will be constructed along this roadway to provide an additional access point for emergency responders. An easement will be secured to allow emergency access to the existing access road.

Valley Metro bus transit service is available along 83rd Avenue, with stops at Georgia Avenue and at Camelback Road. The Glendale Dial-a-Ride service is also available to the site.

### **Pedestrian Circulation**

Pedestrian and bicycle movement within the project site will be facilitated through a series of sidewalks and pathways. Designated pedestrian pathways and accommodation for bicycles will be provided through designated access points.

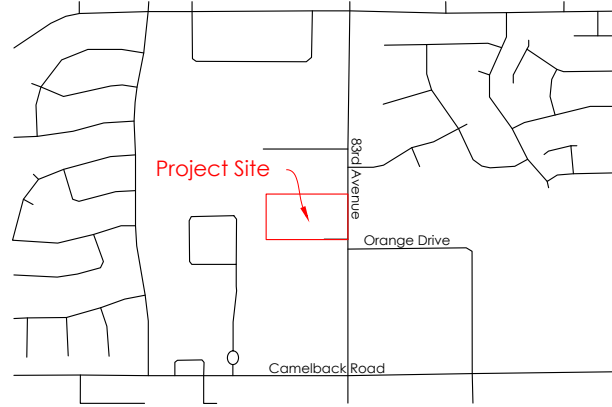
### **Parking**

Parking will comply with the Zoning Ordinance. The project will self-park with on-site parking provided with each alternative plan.

### **Grading & Drainage**

The site will be designed to provide on-site storm water retention facilities.

### Vicinity Map



### Project Data

Address	5136 N. 83rd Avenue
Parcel No.	102-11-001J
Case No.	SR21-0026
Property Size	5.03 Acres (Gross)

### Parking Spaces

138 Assigned Parking Spaces  
 70 Units / 3 = 23 Guest Parking Spaces  
 161 Parking Spaces Required  
 161 Parking Spaces Provided including 2 ADA

### Building Area Notes

Min. Open Space	30%
Open Space Area	56,200 sqft.
Open Space Provided	30%

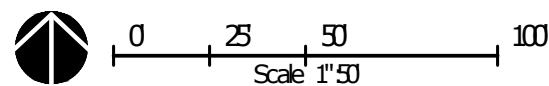
### Project Notes

All lighting will conform with the City's Outdoor Light Control Ordinance.  
 All mechanical equipment will be screened from public view.



# Village 83 | Conceptual Site Plan

December 2021



Prepared for: **Keith Properties**

Prepared by: **FROKE URBAN PLANNING, LLC.**



## Architectural Character

The architectural character of Village 83 will be finalized during design review, however potential architectural elements may include:

- Smooth stucco exterior with accents
- Stucco accents and window treatments
- Screen Walls & Landscaped Buffers
- Exterior light fixtures at front door entrances
- Entry features at gates with integrated landscaping
- Landscaping and trees to screen balcony/patio space

The following architectural renderings are an example of what the project may look like once developed. Final design will be determined at the time of Design Review.



### Lighting Plan

A lighting plan will be designed in conjunction with the construction documents for the site.

### Landscape Plan

A landscape plan will be designed in conjunction with the construction documents for the site. Entry features and landscape focal points will be part of the landscape design for the project. Landscaping will be used to shield any balconies and patios visible from the street and all landscaping in the project will adhere to the City's Landscape Ordinance. Additionally, all landscaping will meet low water use list provided by the Arizona Department of Water Resources.

### Stormwater Prevention Plan

A stormwater prevention plan will be designed in conjunction with the construction documents for the site.

### Signage

All signage will meet Section 7.100 of the Zoning Ordinance. Monument signage is depicted on the conceptual site plan and will be subject to a separate sign permit.

## 3. Findings

This application warrants approval based on the following findings:

- The proposal will be compatible with existing residential and commercial development in the area.
- There is a precedent in this area of Glendale for redeveloping lower intensity uses to higher intensities.
- The proposal meets the City's expectations regarding site planning, landscaping, building materials, and screening.
- The completed project will provide a housing option that is unique to this area and of a higher density than the surrounding development.
  - This varied housing style may cater to demographics that single-family housing developments do not.
- This proposed development will serve the policies of the General Plan:
  - **Housing Element Policy HE-2.2** . The City shall foster a pleasing, comfortable blending of single family and multi-family housing units through use of compatibility techniques.
  - **Housing Element 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.

## 4. Conclusion

The Applicant has proposed the redevelopment of an underutilized large lot single-family home along 83rd Avenue. This proposal provides an opportunity for additional multi-family homes that will complement the existing development pattern of the area. It will also provide for an additional housing type that is currently not available in the direct vicinity of the project site. The HDR 20 General Plan Amendment and requested R-3 zoning is consistent with the goals of the adopted General Plan.



102-11-0038

102-33-447

1270'±

943

102-30-444

102-31-445

102-32-446

102-33-447

102-34-448

102-35-449

102-36-450

102-11-0015

N 83RD AVE

N 83RD AVE

W Orange

