



# Village 83 Multi-Family GPA22-01 and ZON22-01

Planning Commission Hearing – April 28, 2022

George Gehlert  
Senior Planner





# Village 83 Multi-Family

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## **Requests:**

- Minor General Plan Amendment from LDR-2.5 to HDR-20.
- Rezoning from SR-17 to R-3

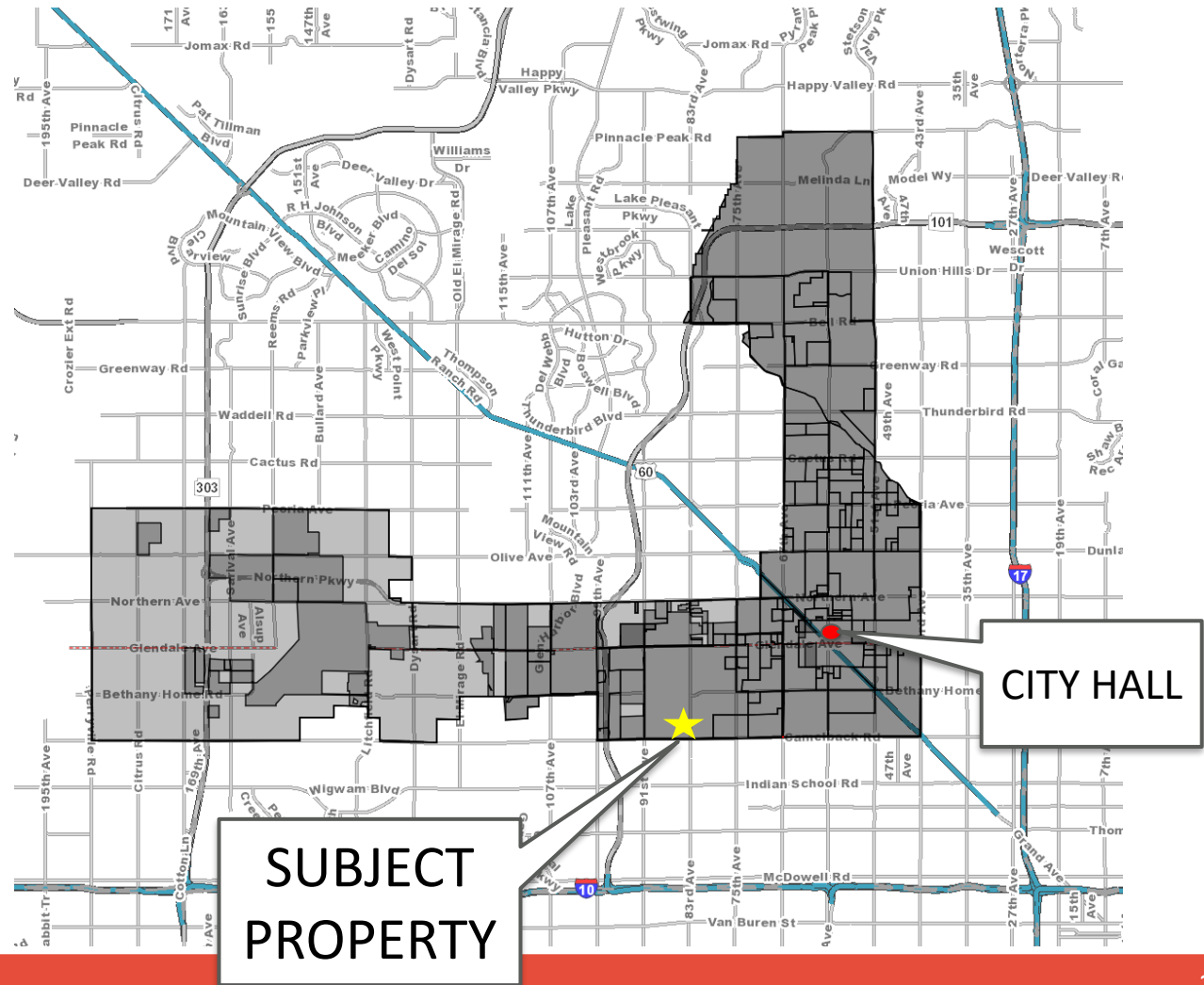
**Project Size:** 5.03 Acres

**Applicant:** Jon/Adam Froke, Froke Urban Planning LLC, for Dorothy Keith and Teresa Zaddack.



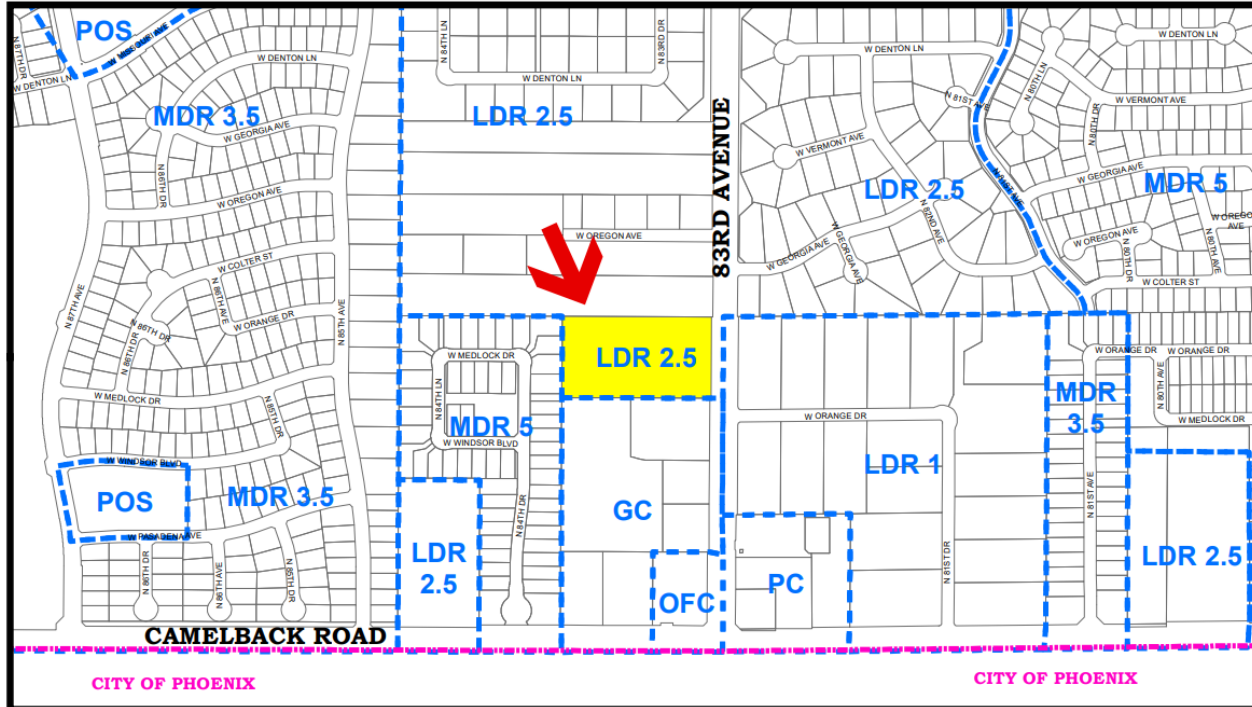
# Vicinity Map


1000' north of  
NWC Camelback  
and 83<sup>rd</sup> Avenue





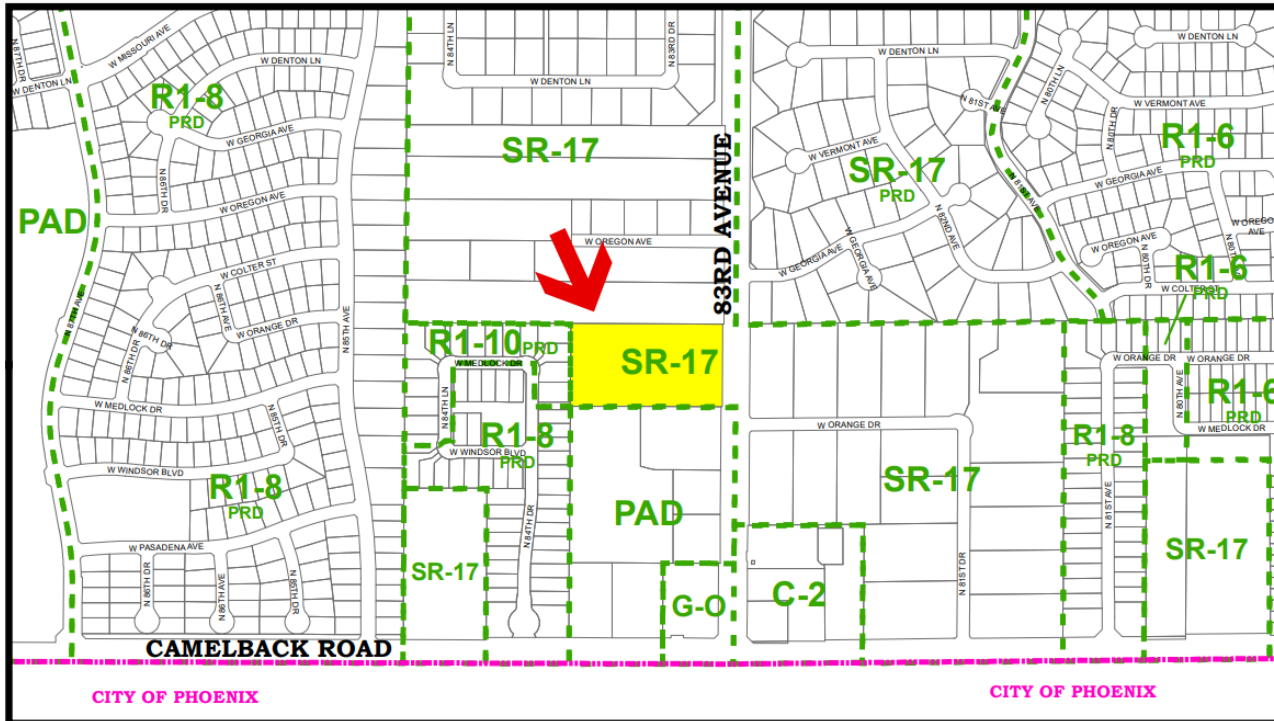
# General Plan




 <p><b>VILLAGE 83 GENERAL PLAN AMENDMENT (GPA22-01)</b></p>	<p><b>REQUEST</b> AMEND THE GENERAL PLAN FROM LDR 2.5 (LOW DENSITY RESIDENTIAL) TO HDR 20 (HIGH DENSITY RESIDENTIAL).</p>
<p><b>LOCATION</b> 5136 N. 83RD AVENUE</p>	



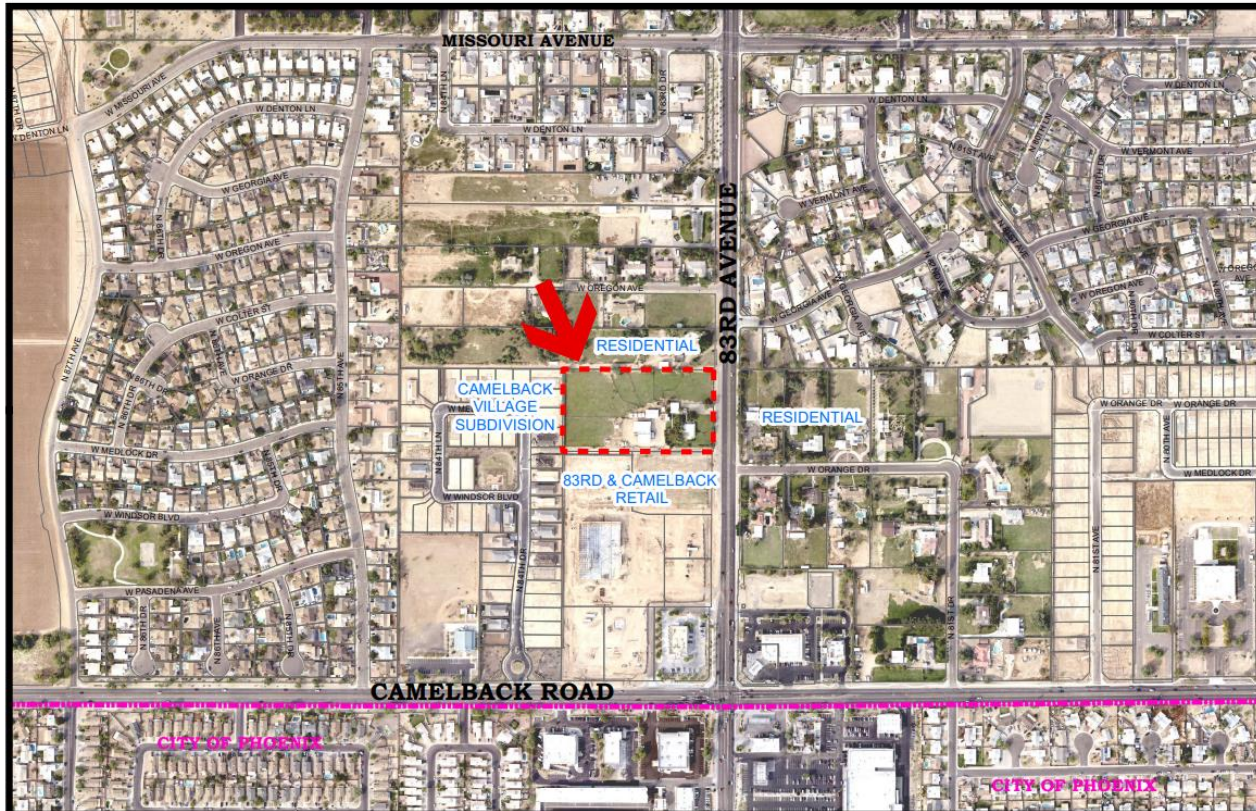
# Zoning




	<p><b>VILLAGE 83 REZONING (ZON22-01)</b></p>	<p><b>REQUEST</b> REZONE FROM SR-17 (SUBURBAN RESI- DENCE) TO R-3 (MULTIPLE RESIDENCE).</p>
<p><b>LOCATION</b> 5136 N. 83RD AVENUE</p>		




# Aerial Photograph



Aerial Date: October 2020

 **VILLAGE 83**  
**GENERAL PLAN AMENDMENT & REZONING**  
**(GPA22-01 & ZON22-01)**

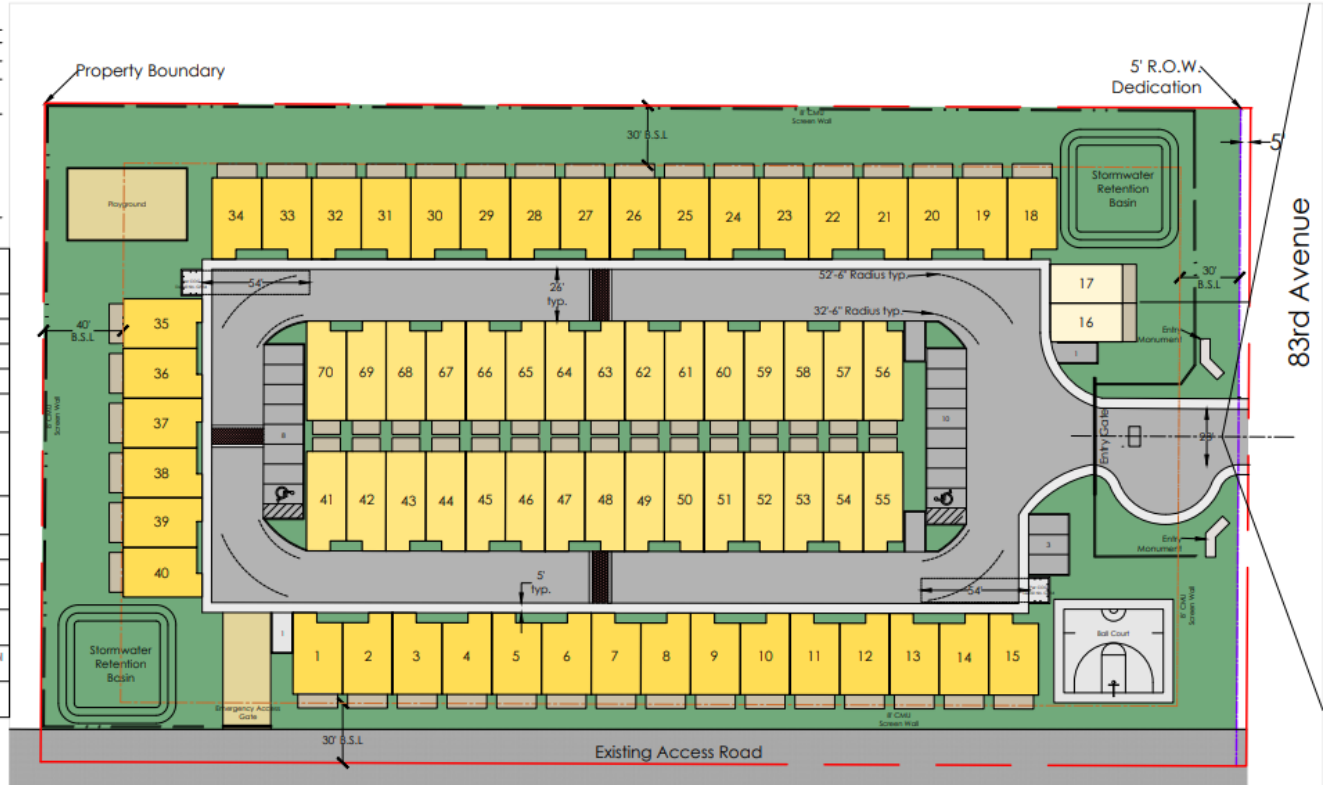




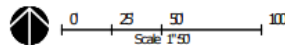
# Site Plan



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.**



# Site Photo





# Adjacent Properties





# Adjacent Properties





# Adjacent Properties





# Public Involvement

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**1<sup>st</sup> Neighborhood Mtg (on-site):** 6/21/21

**2<sup>nd</sup> Neighborhood Mtg (virtual):** 2/16/22

**Mailed Notice:** 2 wks advance notice for each

## Hearing Notices:

- Arizona Republic April 6, 2022
- Site posted by April 7, 2022.
- Mailed April 8, 2022.

**CPP Final Report:** Attached for review.

- Several letters of opposition received.



# Staff Findings

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- The proposed development site is within a portion of the community where infrastructure already exists.
- Promotes housing variety.
- Traffic Statement: At build out, the total traffic volume generated by this proposal would not warrant a right turn decel lane.



# Staff Findings

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- The proposal may not be consistent with the Glendale General Plan policies relating to density, compatibility and buffering of adjacent land uses.



# Staff Findings

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- Site represents an opportunity for a transitional use between the commercial area to the south and lower density residences to the north & west.
- Commission should consider the ability of any new development to provide the appropriate transition and buffering between existing uses and densities.



# Staff Findings

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- Adjacent densities range from 3-5 units per acre. The current request of 20 units to the acre may be excessive.
- 2-story, townhome style development may be out of character with the adjacent low density residential development.



# Recommendation

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Staff would encourage development that is more compatible with the adjacent residential areas (zoned SR-17 and R1-10).

Staff therefore recommends denial of GPA22-01 and ZON22-01.



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# Recommendation

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Should the Commission wish to recommend approval, Staff encourages:

**GPA22-01** - Approval at a lower land use density (MDR-3.5 or MDR-5).

**ZON22-01** - Approval at a lower density zoning classification (R1-8 or R-10) subject also to the following stipulations:



# Recommendation

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1. Dedication of additional right-of-way on 83<sup>rd</sup> Avenue to provide a total half-width of 60 feet shall be made before building permits are issued for any development on the property.



# Recommendation

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2. All half-street improvements on 83<sup>rd</sup> Avenue adjacent to the site must be completed with development of the property. Required improvement standards are determined by the City of Glendale Design Guidelines for Site Development and Infrastructure Construction.