
December 6, 2022

Superintendent Dr. Jason Reynolds
Peoria Unified School District
6330 W. Thunderbird Road
Glendale, Arizona 85306

RE: General Plan Amendment and Rezoning requests
Proposed Multifamily residential community (Townhomes)
City Application Number: SR#21-0069
Property address: 8636 W. Glendale Avenue (East of the northeast corner
of Glendale Avenue and 87th Avenue alignment)

Dear Superintendent Dr. Reynolds,

This letter is being sent to you pursuant to the City of Glendale Planning Department Adequate School Facilities notification policy for zoning classification changes.

Please be advised that we are applying for a General Plan Amendment and Zoning change, for an approximate 2.47 gross acres (2.26 net acres) property located at 8636 W. Glendale Avenue, Glendale, AZ (see attached Aerial location map). The overall property consists of a single parcel and is identified in Maricopa County Assessor's database as APNs: 142-28-005P. The project is proposed as a multifamily residential community featuring 37, for-sale, luxury townhomes. Our client, Scottsdale-based developer Glendale Farms, is proposing a community that will appeal to higher-income earners who are looking for a residential experience that goes above and beyond the traditional apartment rental, with greater privacy, enhanced interiors, and superior amenities.

The purpose of this request is to submit, process, and obtain approval for a Minor General Plan Amendment and Rezoning/PAD for the proposed project. Both requests are being filed concurrently.

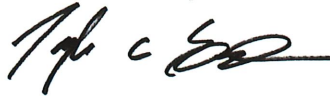
The first request seeks a Minor General Plan Amendment ("GPA") to change the existing MDR 3.5 (Medium Density Residential: 2.5 to 3.5 du/ac) land use designation to HDR 20 (High Density Residential: 12 to 20 du/ac).

The second companion request seeks to rezone the approximate 2.47 gross acre (2.26 net) property from the current A-1 ("Agricultural") to Planned Area Development ("PAD") to allow for the development of a planned multifamily residential community with 37 units. This subject site is a single property that has been zoned A-1 (Agricultural) for decades and developed with a single house with multiple accessory structures on the property. Records show that this house was built in 1960. The overall property is rectangular in

shape and generally bounded by Glendale Avenue on the south, a residential home on the west, an existing irrigation canal on the north and an existing church on the east. The rectangular shaped property has approximately 165-feet of Glendale Avenue frontage. The project is proposed as a multifamily residential community featuring 37 townhomes units providing an overall project gross density of +/- 14.9 du/ac. Because of the narrow and deep shaped parcel and limited access we believe the proposed requests are appropriate and are a good land use solution for this challenging site.

As required per the above Planning Department policy, please find an aerial location map, site plan, and Certification of Adequate School Facilities Form enclosed. You are requested to respond to the City of Glendale Planning Department by utilizing the Certification of Adequate School Facilities Form within 30 days of receipt of this notification. If you would like to discuss the proposal, you can call me or Ric Toris, my in-house planner, at (602) 265-0094 or email Ric at rtoris@earlcurley.com.

Sincerely,

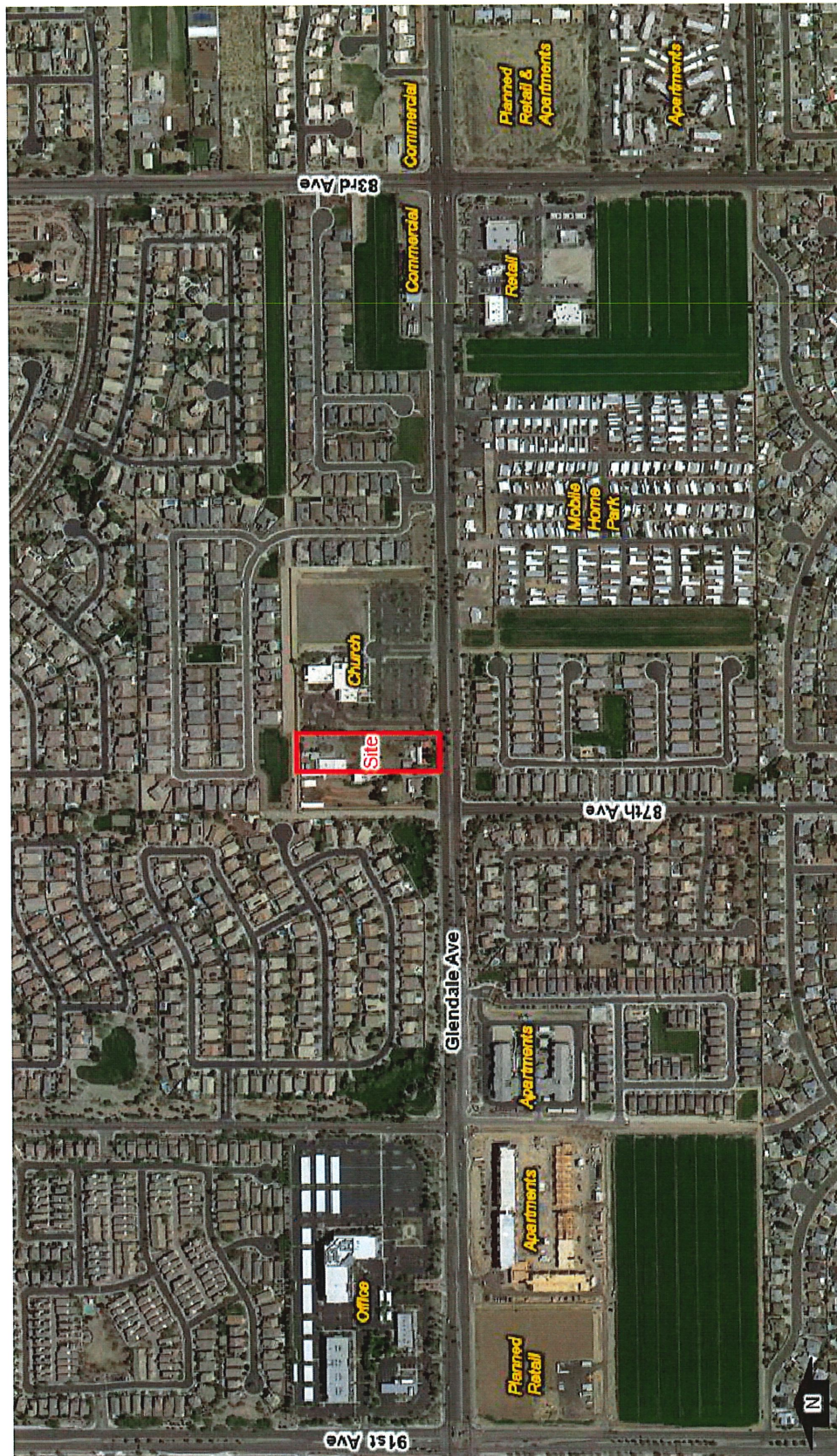


Taylor C. Earl
Partner

o (602) 265-0094
tearl@earlcurley.com

Attachments: Aerial Location Map
 Conceptual Site Plan
 Certification of Adequate School Facilities form

O:\INDEX\Glendale Farms LLC\Docs\Certification of Adequate Schools Letter and Form-Peoria Unified School District(Final)_12.6.2022.docx



Aerial Location map

SITE PLAN FOR "RESIDENCES AT WESTGATE" PROJECT

PARKING SUMMARY

PARKING REQUIRED:

MULTIFAMILY	3 SPACES
STUDIO OR HEDGEMAN	1 SPACE
2-3 BDRM RESIDENCES	13 SPACES
4-5 BDRM RESIDENCES	15 SPACES
TOTAL REQUIRED	32 SPACES
PROVIDED:	
STREET	84 SPACES
GAZON	15 SPACES
DRIVEWAY	44 SPACES
UNASSIGNED	28 SPACES
TOTAL PROVIDED	171 SPACES

VICINITY MAP



CODE REVIEW

AUTHORITY: CITY OF GLENDALE, ARIZONA
 CODE: 2008 RESIDENTIAL BUILDING CODE
 2008 INTERNATIONAL CONVENTION CODE
 2008 INTERNATIONAL FIRE CODE
 OCCUPANCY: R-2
 CONSTRUCTION TYPE: V-B

PROJECT INFORMATION

PROJECT NAME: RESIDENCES AT WESTGATE
 ADDRESS: 880 WEST GLENDALE AVENUE
 GLENDALE, ARIZONA 85205
 APN: 142-28-029

CONTRACTOR: M&K
 ARCHITECT: M&K
 NUMBER OF UNITS: 37 UNITS
 STORIES: 10 TWO-STORIES

ALLOWED: 10 TWO-STORIES
 PROPOSED: 10 TWO-STORIES
 HEIGHT: 30'-0" HIGH
 PROPOSED: 30'-0" HIGH

NET AREA: 98,875 SF (2,247 SQ FT)
 GROSS AREA: 107,593 SF (2,477 SQ FT)
 BUILDING FOOTPRINT: 13,353 SF (308.58 ACRES)

LOT COVERAGE: 33.24% TOTAL
 ALLOWED: 50% (14,439 SF)
 PROPOSED: 34% (13,353 SF)

FIRE SPRINKLER: YES (RISK SYSTEM)
 FIRE ALARM: NO
 NET: 16,230 SQ FT
 GROSS: 14,820 SQ FT

RESIDENTIAL: 20,220 SF
 PUBLIC: 13,353 SF
 PRIVATE: 33,855 SF
 TOTAL: 33,855 SF

PROJECT DIRECTORY

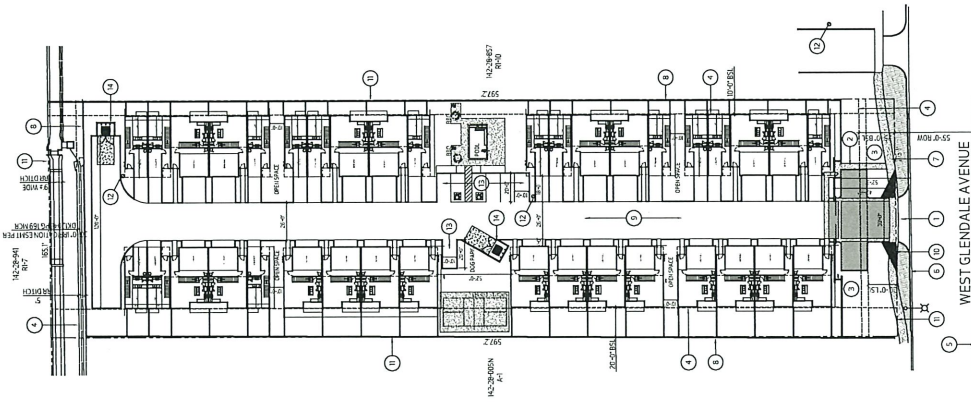
OWNER: RESIDENCES AT WESTGATE
 880 WEST GLENDALE AVENUE
 GLENDALE, ARIZONA 85205
 PHONE: 602-787-7171
 ARCHITECT: TOMECAK DESIGN P.C.
 200 WEST CENTRAL AVENUE, SUITE 100
 GLENDALE, ARIZONA 85205
 PHONE: 602-787-7171
 CIVIL ENGINEER: JACOBS WALLACE LLC
 2325 WEST BETHANY AVENUE, ROOM 100
 GLENDALE, ARIZONA 85205
 PHONE: 602-737-7884
 CONTACT: CHRIS JACOBS

LEGAL DESCRIPTION

THE LAND DESCRIBED TO BE SHOWN HEREIN IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:
 THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST OF SECTION 1, TOWNSHIP 10 NORTH, RANGE 18 EAST OF THE GRAND CANYON TIME BASE AND SECTION 1, TOWNSHIP 10 NORTH, RANGE 18 EAST OF THE GRAND CANYON TIME BASE AND EXCEPT THE CORNER 4 FEET THEREOF.

SITE PLAN NOTES:

1. ALL DIMENSIONS TO CENTER UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS TO PUBLIC RIGHT OF WAY.
3. ALL DIMENSIONS TO PROPERTY LINE UNLESS NOTED OTHERWISE.
4. EXISTING STREET WALL LINE.
5. EXISTING CURB LINE.
6. CONCRETE SIDEWALK.
7. CONCRETE DRIVEWAY.
8. ASPHALT PRIVATE DRIVEWAY.
9. ASPHALT DRIVEWAY.
10. PROPOSED DRIVEWAY.
11. PROPOSED SIDEWALK.
12. UNIMPROVED SIDEWALK.
13. UNIMPROVED DRIVEWAY.
14. 8' WIDE DRIVEWAY.



SITE PLAN
 SCALE: 1/8" = 1'-0"



TOMECAK DESIGN
 4180 North Civic Center Plaza, Suite 100
 Scottsdale, Arizona 85251
 1-800-877-7171
 E: info@tomecakdesign.com

PROJECT: RESIDENCES AT WESTGATE
 880 WEST GLENDALE AVENUE
 GLENDALE, ARIZONA 85205
 REVISION: 2022
 DATE: 03.28.2022
 CONTENTS: SITE PLAN
 SHEET No: A1.00

**Certification of Adequate School Facilities
for
Residential Rezoning – Glendale, Arizona
Revised November 2001**

Glendale City Ordinance No. 2104 applies to applications for residential rezoning which will increase the projected number of students for any school district's attendance area. This includes applications for rezoning which change zoning classifications from non-residential to residential and rezonings, which change residential zoning classifications to a higher density classification.

City Application Number: SR21-0069

City Staff Contact: Edward Vigil Telephone: (623) 930 - 3071

Property Address: 8636 W. Glendale Avenue, Glendale, AZ 85305 (East of the northeast corner of Glendale Ave & 87th Ave)

Property Size: +/- 2.47 acres (gross)

Existing Zoning: A-1 (Agricultural) Proposed Zoning: PAD

Existing Dwelling Unit Potential: Single Family: 1 Multi-Family: 0

Proposed # of Dwelling Units: Single Family: 0 Multi-Family: 37 units (Townhome units)

Net Increase in Dwelling Units from Existing Zoning:

Single Family: 0 Multi-Family: 37 units (Townhome units)

Affected School District(s): Elementary: Peoria Unified School District

Middle: Peoria Unified School District

High School: Peoria Unified School District

Impacted School(s): Elementary: Cotton Boll Elementary School K-8

Middle: Cotton Boll Elementary School PK-8

High School: Raymond S. Kellis High School

Applicant/Contact for Rezoning Application: Taylor C. Earl or Ric Toris of Earl & Curley, P.C.

Address: 3101 N. Central Avenue, Suite 1000, Phoenix, Arizona 85012

Telephone: (602) 265 - 0094 Fax: (602) 265 - 2195

Email: tearl@earlcurley.com / rtoris@earlcurley.com

Sent for Certification to: Superintendent Dr. Jason Reynolds

Referred Date: December 7, 2022

Response Deadline: January 7, 2023

If no response is received by this date, it will be assumed that there are adequate school facilities for the proposed rezoning.

Response Date: No response

