



# Residences at Westgate GPA22-13 and ZON22-27

Planning Commission Public Hearing – June 22, 2023

**Christina LaVelle**  
**Senior Planner**





# Request

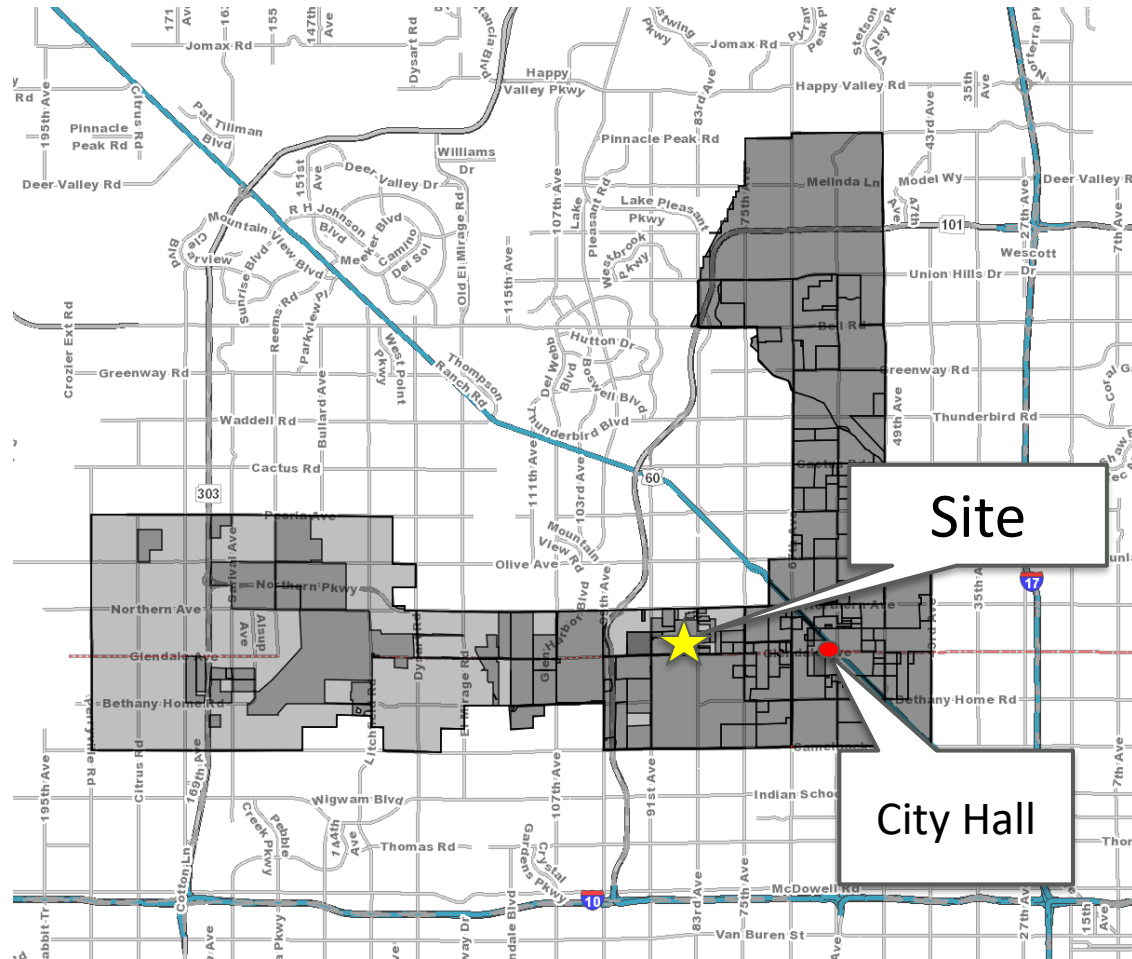
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- 1) Minor General Plan Amendment from MDR 3.5 to HDR 20 (2.77 acres)
- 2) Rezone from A-1 to PAD

**Applicant:** Taylor C. Earl / Glendale Farms, LLC

# Vicinity Map

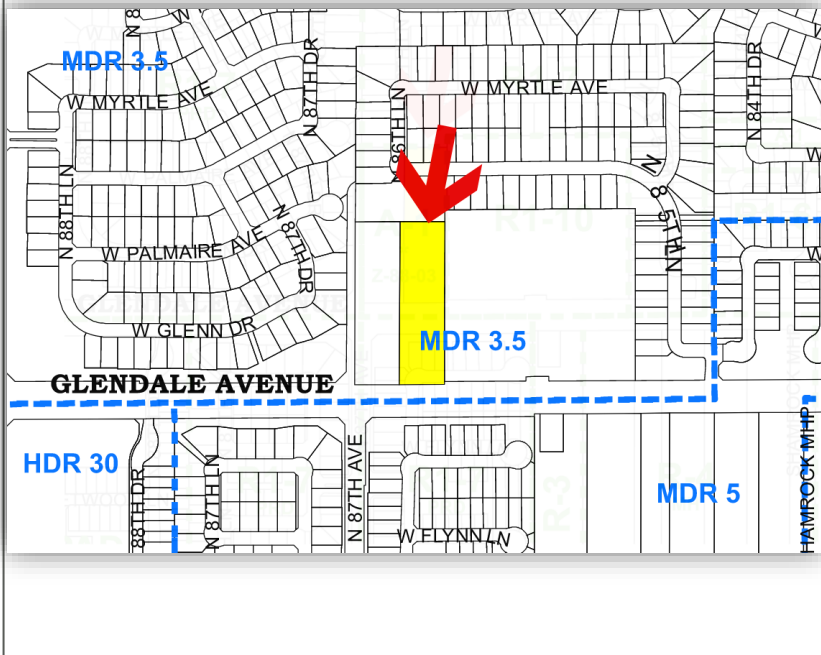
Located East  
of the NEC of  
Glendale  
Avenue and  
87<sup>th</sup> Avenue



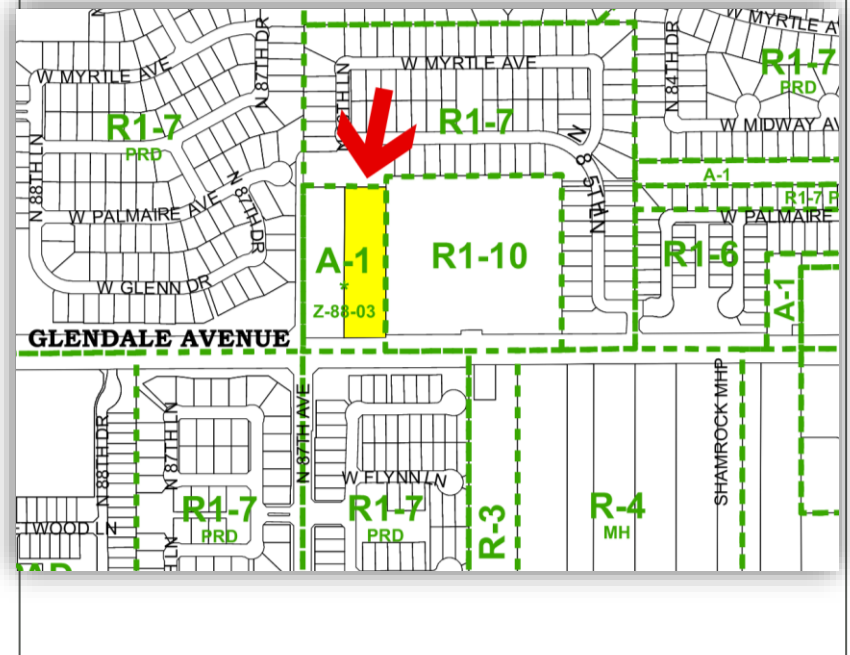


# General Plan/Zoning Maps

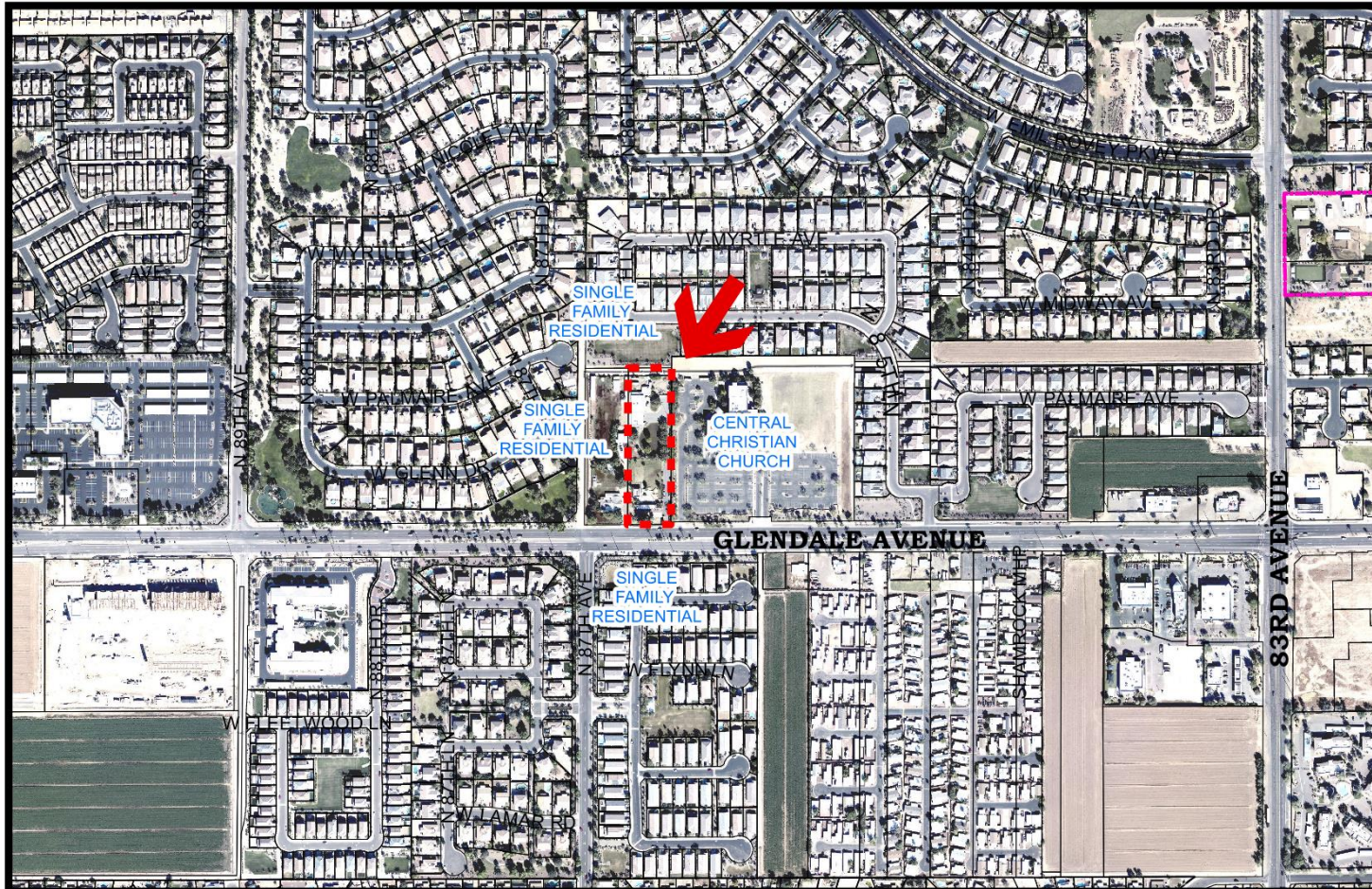
## General Plan Proposal: HDR 20



## Zoning Proposal: PAD



# Aerial Photograph





# Conceptual Site Plan



- Access from Glendale Avenue
- Hammer Head
- 20-foot Setbacks on West



# Public Involvement

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- Notices mailed March 24, 2023
- Neighborhood Virtual Meeting held April 10, 2023
- Published in the Arizona Republic May 31, 2023
- Property posted on-site June 1, 2023
- No comments have been received



# Findings & Analysis

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- Proposal is consistent with the General Plan
- Furthers public health and safety
- Zone change is compatible
- Utilizes creative and effective land use



# Findings & Analysis

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- Uses innovative development strategies
- Process for site design
- Supported by municipal services



# Recommendation

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Move to recommend approval of GPA22-13, as written.

Move to recommend approval of ZON22-27, subject to the following stipulations:

1. Development shall be in substantial conformance with the Residences at Westgate PAD Narrative, final copy date stamped April 17, 2023.
2. A ten-foot right of way dedication is required along Glendale Avenue to complete a sixty-five-foot half street.



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