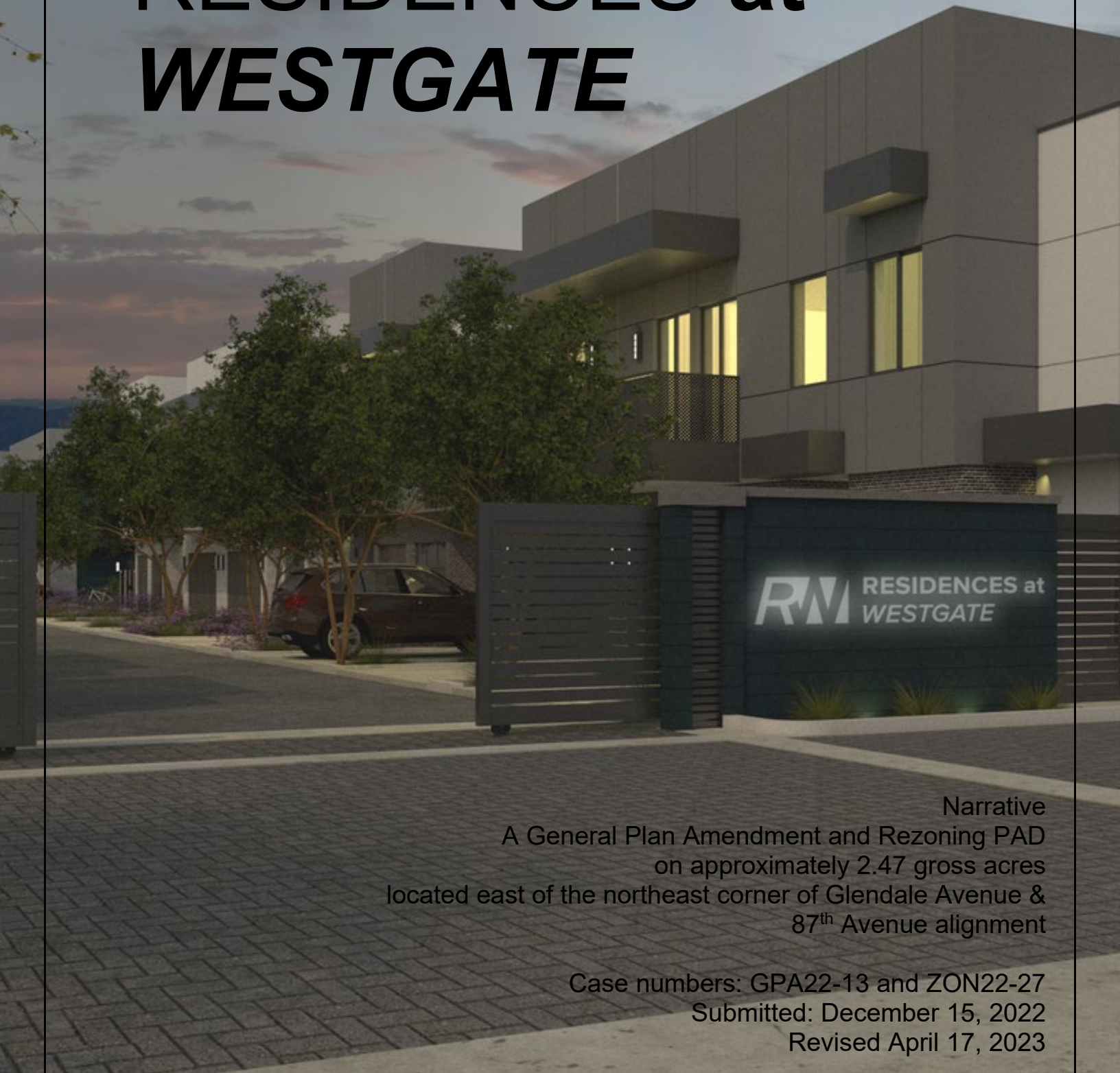


# RESIDENCES at *WESTGATE*



Narrative  
A General Plan Amendment and Rezoning PAD  
on approximately 2.47 gross acres  
located east of the northeast corner of Glendale Avenue &  
87<sup>th</sup> Avenue alignment

Case numbers: GPA22-13 and ZON22-27  
Submitted: December 15, 2022  
Revised April 17, 2023



TOMECAK  
DESIGN



Earl & Curley  
ZONING & LAND USE LAW

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ENGINEERING - PLANNING - MANAGEMENT

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## 1. Regulatory Provisions

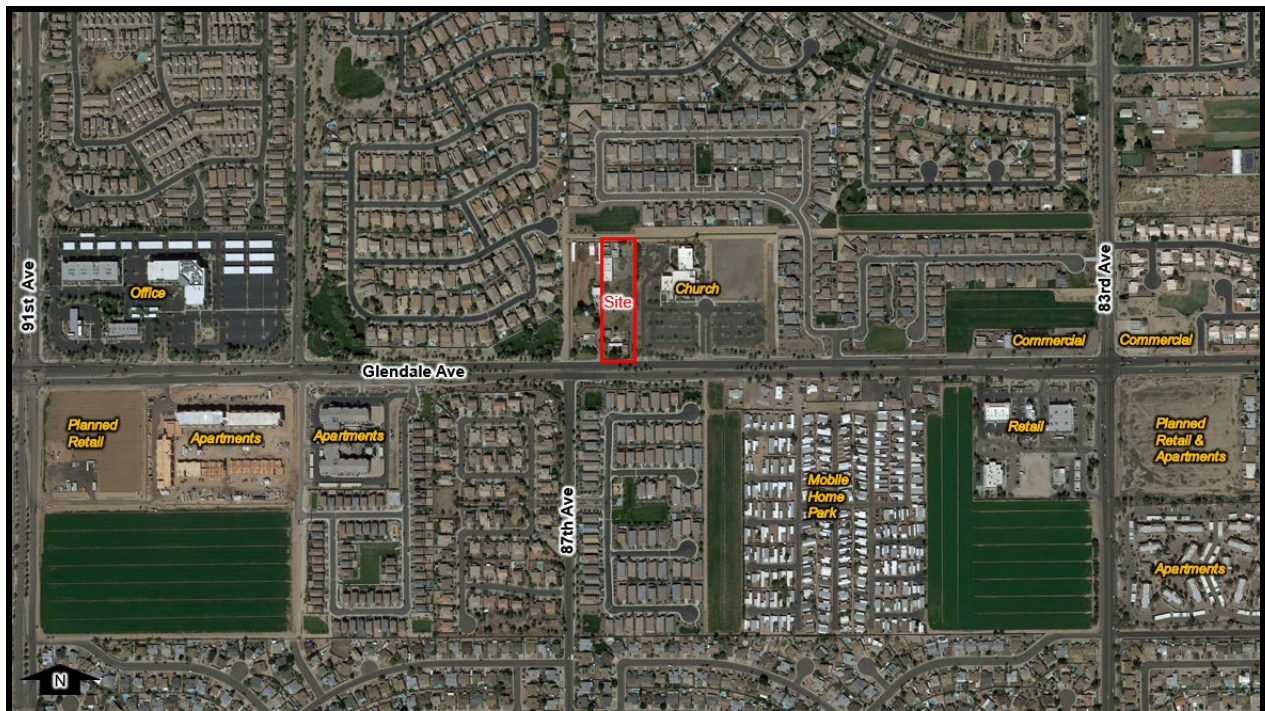
The **Residences at Westgate** PAD has been prepared pursuant to Section 5.900 of the Zoning Ordinance of the City of Glendale to establish the regulatory framework for this infill development. This PAD (underlying R-3 zoning district) is intended to be a stand-alone document comprised of zoning regulations, including permitted uses, development standards and design guidelines for the entire 2.47 gross acre project located east of the northeast corner of Glendale Avenue and 87<sup>th</sup> Avenue alignment. The PAD includes substantial background information to illustrate the intent of the development. All images including the site plan are conceptual representations of the character and quality of the development. Plans and documents with specific designs will be processed through the City of Glendale Design Review process in accordance with Section 3.600 of the City of Glendale Zoning Ordinance. Provisions not specifically regulated by this PAD are governed by the City's zoning ordinance. This PAD only modifies zoning ordinance regulations and does not modify other City Codes or requirements.

## 2. Zoning Ordinance Applicability

Unless a use or standard for development is specifically re-stated herein, the Zoning Ordinance of the City of Glendale, Arizona as adopted and periodically amended, is applicable to the **Residences at Westgate** PAD. It is the intent of this PAD to establish the limited permitted uses, development standards and amended provisions that will govern this development. In the event of a conflict between a use, a development standard, or described development procedure between the City of Glendale Zoning Ordinance and the PAD, the PAD shall govern. Similarly, where the PAD narrative is silent on a requirement, the applicable Zoning Ordinance provisions shall control.

**A. EXECUTIVE SUMMARY**

On behalf of our client, Glendale Farms LLC, we are pleased to submit this General Plan Amendment and PAD Rezoning request for an approximate 2.47 gross acre (2.26 net) infill subject site located east of the northeast corner of Glendale Avenue and 87<sup>th</sup> Avenue alignment (see below Vicinity Map). The overall property consists of a single parcel and is identified in Maricopa County Assessor's database as APN: 142-28-005P. The project is proposed as a multifamily residential community featuring 37 luxury townhomes for rent. However, this project may be converted to a condominium plat for sale of the units in the future. The preliminary name for the project is "**Residences at Westgate.**" Scottsdale-based developer Glendale Farms is proposing a community that will appeal to higher-income earners looking for a luxury residential experience with modern design, enhanced interiors, and highly usable common amenities that is near Glendale's Entertainment District.



Vicinity Map

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. Records show that the house was built in 1960. The property is rectangular in shape with approximately 165' of frontage on Glendale Avenue and is 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 PAD zoning district was selected due to the difficult shape of the project and then uniqueness of the product type. Due to those factors, this project would not fit squarely into a straight Multiple Residence zoning district without the need for a variance(s). The

PAD purpose states that this district promotes flexibility and encourages variations in building design, lot arrangement, circulation patterns, and land uses. The purpose of the proposed PAD is to create specific standards to guide the development of this infill property so that it fits seamlessly within the surrounding area.

The proposed building architecture and open space areas will provide a distinct, upscale living environment for the residents of this community. The design, use of various materials and architectural focal points will emphasize the project's unique theme. All of the architectural elements will tie together to provide a strong identity for the site that complements the surrounding properties and creates an inviting atmosphere for both residents and guests. This well-conceived infill concept offers to add to the diverse housing types in this growth area of Glendale.

We are concurrently filing two separate applications with this PAD zoning case: (1) 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); and (2) Design Review for specific design approval of the proposed community and its residential structure.

The GPA is a natural result of the dramatic shift in development and City priorities in the surrounding area. The area has evolved from mostly suburban neighborhoods with corresponding suburban style retail centers and employers to a dynamic area featuring several professional sports and entertainment venues and the regional commercial and employment uses along the Loop 101 Freeway, including VAI Resort, State Farm Stadium, Desert Diamond Arena, Desert Diamond Casino, the spring training ballpark for the Los Angeles Dodgers and Chicago White Sox teams, near 107th Avenue and Camelback, and the major retail/entertainment venues in Westgate Center.

This property is located about a half mile from 91<sup>st</sup> Avenue. It makes sense for higher density apartment projects to be in the immediate vicinity surrounding the Entertainment District. The subject site falls outside of that immediate vicinity. Instead, the site is within the next ring, at .5 mile. Within that ring, proper planning would call for a product of the type we are proposing, which is not well represented in Glendale. This townhouse community will offer a luxury housing alternative to the apartment projects near the freeway but will still provide the needed density to take full advantage of and provide financial support to the Entertainment District. And because this type of community is not one the City has in great supply, the proposal will also provide a valuable housing alternative for the City.

## **B. *SITE, LOCATION and CONTEXT***

### **1. Site, Location and Acreage**

The subject site consists of approximately 2.47 gross acres and fronts Glendale Avenue. The subject property is a rectangular shaped developed site currently in residential use. This property is long and narrow, with only approximately 165' of

width from west to east along Glendale Avenue and is approximately 596’ deep from north to south. We refer to parcels of this shape as ‘bowling alleys.’ The property is currently developed with a single-family residential home near the south end of the property and includes several accessory buildings near the north end of the property. An existing block wall separates this Property from the adjacent uses to the north, west and east. The home and accessory structure will be removed as part of the proposed development.

The property is generally bounded by Glendale Avenue along the south; the existing Central Christian Church along the east; an existing residential home on the west; and a park/open space/retention area that is part of the Garden Grove subdivision on the north.

## 2. Topography and Natural Features

The existing property topography is relatively flat with a slight slope from the northeast to southwest and with no natural features. The property has small irrigation ditch and dirt road within and along the north side of the overall property that are currently serving the current farming operations in the area. This irrigation ditch and farm road are located within a separate easement and therefore will not be removed or affected.

## 3. Surrounding Context

The site enjoys excellent regional access due to its strategic location being approximately 1.3 miles east of the Loop 101 Freeway. Freeway interchanges already exist at Glendale Avenue, Cardinals Way/Bethany Home Road, and Camelback Road with an HOV interchange at Loop 101 and Maryland Avenue. The property also enjoys close proximity to the Westgate Entertainment Center, nearby Tanger Outlet Mall, shopping, offices, Desert Diamond Arena, Desert Diamond Casino, major sports venues (Camelback Ranch and State Farm Stadium), numerous restaurants and the future VAI Resort. The property is situated in an area of the City which includes a wide spectrum of complementary uses, including entertainment and both multi-family and single-family residential uses.

The Land Uses, General Plan Land Use designations, and existing Zoning for the subject site and properties surrounding the subject site are as follows:

<b>Surrounding Land Uses, General Plan and Zoning</b>			
	Land Use	General Plan	Zoning
On site	A residential home and accessory structures.	MDR 3.5 (Medium Density Residential 2.5 – 3.5 du/ac)	A-1 (Agricultural)
North	Single family residential	MDR 3.5 (Medium Density Residential 2.5 – 3.5 du/ac)	R1-7 PRD (Single Residence, Planned Residential Development)

South	Glendale Avenue. Beyond Glendale Avenue, Single family residential.	MDR 5 (Medium Density Residential 3.5 – 5.0 du/ac)	R1-7 PRD (Single Residence, Planned Residential Development)
East	Church	MDR 3.5 (Medium Density Residential 2.5 – 3.5 du/ac)	R1-10 (Single Residence)
West	Single family residential	MDR 3.5 (Medium Density Residential 2.5 – 3.5 du/ac)	A-1 (Agricultural)

**C. MINOR GENERAL PLAN AMENDMENT REQUEST**

Concurrent to this PAD, we are filing for 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) for the approximate 2.47 acre property. The high-density designation is necessary to accommodate the residential townhome community being proposed.

The existing land use designation is outdated. Since it was approved, the Entertainment District has developed and expanded extensively. The very reason general plan amendments exist is to account for changed circumstances. Here, the 2.5-3.5 density designation is inconsistent with the vision the City has for the Entertainment District and the level of density needed to support that District. The City has dozens of square miles where low-density housing makes more sense. But here, near the most important entertainment zone in the West Valley, the City should concentrate more density.

In short, given the land uses and development pattern along Glendale Avenue corridor, the City’s desire for more intensity near the Loop 101 Corridor and entertainment district, the proposed HDR 20 designation is appropriate in this context.

But the subject site’s surroundings are also highly relevant in evaluating the appropriateness of HDR 20. To the north is the existing irrigation canal, which will remain. Beyond that is a larger retention basin, which will also remain. This provides a deep and wide buffer between the subject site the residential subdivision to the north.

To the east is a church and church parking lot, where there are no sensitivities to height and density. Indeed, the church has already granted us a water line easement over their property.

To the south is Glendale Avenue, which provides a deep buffer to the uses on the other side.

And finally, to the west is a single-family lot that is prime for redevelopment. Although that property owner certainly has the right to preserve that property in its current condition forever, all signs point to that property redeveloping in the future with a density more in line with the subject request. Additionally, we have designed the plan to both provide a buffer between the buildings and our western property line and we have

constrained the height to two stories, which is consistent with single-family properties. Finally, the actual house of that lot is along Glendale Avenue.

Furthermore, the HDR 20 (High Density Residential: 12 to 20 du/ac) designation serves as a transition between Glendale Avenue and the adjacent residential development to the north. It also provides an alternative housing type to the traditional large scale multifamily developments nearer the Westgate area.

There is a tax base and economic benefit derived by this proposal. The increased population of residences with an expanded income created by new residences translates into additional retail sales tax when residents shop and dine at local and area businesses. Future residents will surely take advantage of the site's close proximity to a wide variety of shopping, entertainment venues and restaurants, including those at Westgate. Additionally, with the collection of sales tax for online retail purchases, increases in residential density equate to an increase in tax revenue for the City.

### ***Findings.***

The section below identifies how the proposed project meets the statements in the City of Glendale's Zoning Ordinance, Section 3.528 – Findings.

#### ***A. Amendment to the General Plan of the City of Glendale shall be approved only if:***

- 1. The amendment is consistent with the policies and objectives of the rest of the General Plan; and***

The proposed amendment is consistent with several policies and objectives of the General Plan as noted throughout this Minor General Plan Amendment Request section of this narrative. The GPA is an appropriate land use decision considering the dramatic shift in development along the Glendale Avenue corridor and City's priorities in the surrounding area. Glendale's General Plan is designed to answer two key policy concerns: maintaining the excellence of the existing community while continuing to evolve to changing needs as the community grows. This amendment addresses the two key policy concerns. First, not all of today's residential market is looking for a high-density apartment style community. The evolving demand is for multifamily communities to have a more residential scale and feel. With the companion rezoning request, we are proposing a land use that is needed in today's residential market to help address the housing shortage while maintaining quality in the existing community. It provides an enhancement over the underutilized existing land use and allows for the development of this infill property with a unique residential community that the City needs more of. Secondly, the request uses many of the policies and objectives in the Land Use Element, Housing Element, Growth Areas Elements and Urban Design Elements of the General Plan.

- 2. The proposed amendment furthers the public health, safety, and general welfare of the citizens of Glendale.***

The proposed GPA meets this objective completely. First, the develop is proposed as a high-end residential community, that will help establish a standard for high-quality design and communities near the City's Entertainment District. This will have a positive ripple effect on other developments in the area.

Second, this development would bring new residents to an area that needs density. Residents dine at local city restaurants, purchase goods at retail stores, pay for entertainment, purchase personal services, etc. All of these lead to increases in sales tax revenue to the City. Additionally, more residents increase the likelihood of new retailers, which would further increase Glendale's sales tax base.

Additionally, one benefit that is often overlooked is what increased density can bring to the area and City. The City of Glendale would benefit from the increase in state shared revenue. The portion of that state shared revenue flowing to Glendale is a function of Glendale's population base. Therefore, increasing the population through the addition of density on the subject parcels would increase population and thus increase Glendale's portion of state shared revenue. Glendale's share of state shared revenues could be used to pay for essential city services like police, fire, road maintenance and parks.

*B. If the amendment is to the Land Use Map, an additional finding must be made that the proposed change will be compatible with other land uses, existing or planned, in the vicinity.*

You need to look at all of the different land uses in the area, the land uses along Glendale Avenue, the City's desire for more intensity near the Loop 101 Corridor and entertainment district, the development pattern along Glendale Avenue, and existing built-in buffers when evaluating this request. This request needs to be evaluated based on a larger area and not just the immediate four properties surrounding this subject site and those designations. HDR designation can coexist next to low density residential when you consider the type of project, building heights, setbacks, and the existing surroundings and context. When consideration is given to the existing irrigation canal and the large retention basin to the north, the adjacent church parking lot, Glendale Avenue and the propose building setbacks, we believe the proposed change from MDR 3.5 to HDR 20 is compatible with other land uses in the vicinity. With the significant built-in buffers and that the companion zoning limits building height to 30-feet or 2-story, we believe it meets this finding and will be compatible with other land uses, existing or planned, in the vicinity.

Based upon the analysis provided above, we believe the proposed Minor Amendment is consistent with the statements in the City of Glendale's Zoning Ordinance, Section 3.528 – Findings. As such it will be a good land use solution for the subject site.

For the reasons stated above and below, the proposed amendment and future development will better meet the Goals and Objectives set forth in the General Plan than the existing land use designation and underdeveloped parcel. The General Plan Goals being met are as follows:

***Land Use Element Goal LU-2 – There are transition and buffer areas between unrelated land uses.***

This amendment and the companion rezoning request will pave the way for a residential community that is compatible with both the existing single family and multifamily land uses in the surrounding area. The proposal does create both a transition and has built-in buffers. As for a transition, the proposal would be a transition between Glendale Avenue to the south and the single-family community to the north. Our development will significantly block the sound coming from Glendale Avenue to that community.

As for buffers, those have been detailed above but consistent of a canal and retention basin to the north, a church to the east, Glendale Avenue to the south, and purposeful height and setback standards to the west, to bridge the time between now and when that property chooses to redevelop.

Directly north of the site is a canal and a retention basin (in the Garden Grove subdivision) that provides an existing buffer to the residential lots; to the south is Glendale Avenue, an arterial six lane with center median roadway;

***Housing Element Goal HE-6 – Residential areas relate to work places.***

The site enjoys exceptional regional access due to its location +/- 1.3 miles east of the Loop 101 Freeway. This will serve commuters exceptionally well and will connect them to employment areas across the Valley.

This site is also near the many jobs within and near the Westgate Entertainment District, including the many shopping establishments, offices, and restaurants. We also note the City is focused on attracting additional office developments near Westgate—employees of which would be attracted to this site.

***Conservation, Rehabilitation and Redevelopment Element Goal CRR-2 – Infill development is a top priority.***

The general plan calls for a focus on infill development, and that is exactly what this GPA would allow for. The subject site is a challenge due to its size and the existing developments on all sides. This change in land use designation on the subject site will allow new residential living, which constitutes an improvement to the City's General Plan, because it will convert this underdeveloped challenging site into an attractive residential community that will serve a needed market. It will also support the nearby retail, restaurants, and office buildings, including at Westgate District and uses within the Loop 101 corridor.

Most of the infrastructure necessary to accommodate the proposed request is in place adjacent to the site and therefore this request complies with the General Plan goal to encourage infill development to take advantage of existing infrastructure. That same principle applies to developing near Westgate because it takes full advantage of existing development.

Based upon the analysis provided above, we believe the proposed Minor Amendment is consistent with the development pattern of this area and the overall intent and goals of the General Plan. As such it will be beneficial to the surrounding area.

The proposed amendment will be compatible with the existing single family residential to the west and north and does not adversely impact any portion of the planning area. It will create a compatible land use with appropriate buffers. When consideration is given to the surrounding existing development pattern, the HDR 20 designation, in this case, can coexist with the adjacent neighborhoods and complements the overall mix of housing along the Glendale Avenue corridor and in the City. This development will provide a logical land use for this small, underutilized parcel. In addition, new residents resulting from the townhome community will support local businesses within Glendale.

#### **D. REZONING REQUEST**

The PAD option provides a mechanism for quality projects to be developed on challenging parcels. This **Residences at Westgate** community will incorporate attractive architecture, innovative sign design, and upgraded community amenities all within a challenging infill parcel. It will serve as a transition project that is a hybrid between traditional multifamily projects and traditional single-family detached communities. It will implement the City's vision for new residential development along the Glendale Avenue corridor. As stated previously, the proposed density is important in this location, given the site's convenient access to the Loop 101 and the Westgate entertainment area.

The formal request is to rezone the approximate 2.47 gross acre (2.26 net) property from the current A-1 ("Agricultural") to Planned Area Development ("PAD").

The proposed community caters to renters who are looking for a hybrid living situation between traditional multifamily and traditional single-family communities. Traditional Multifamily projects feature higher density, larger project footprints, communal parking, neighbors sometimes above and below, and no private open space. This project provides a multifamily residential community with only 37 units. This project may be converted to a condominium plat for sale of the units in the future. Each resident will have private parking adjacent to the townhome. There will be no neighbors living above or below, and each house will have its own private open space.

Traditional single-family communities are also much larger in size, feature front yards and larger backyards to develop and maintain, and generally have community amenities geared toward kids and families. This community will be a small intimate community

where neighbors will become very accustomed to each other—providing better security and a greater sense of community. The rear yards will be sized for those looking for an outdoor space that still allows for low maintenance. And the amenities will feature highly usable amenities.

The proposed site plan layout shows a single access point to/from Glendale Avenue. The physical design of the residential development is dictated by the property's size, shape, and location. The proposed layout is designed with an emphasis on the simplicity of a single drive design that will serve buildings on both sides of the drive aisle. The single drive and the gated design help create that feeling of a small, exclusive enclave community. The first units are setback a minimum of 32' from the new proposed Glendale Avenue right-of-way line to allow for a significant open space/landscape buffer area that acts as the project's main focal point and create a sense of arrival into the community. It also provides a generous landscaped frontage along Glendale Avenue.

Each townhome will include its own one- or two-car garage directly adjacent to the unit and its own private, fenced-in outdoor rear yard space.

There are two types of lots and three Building Types for this community. The first lot type is for those who prefer to have a driveway long enough for a car (or two cars in the case of the two-car garage units). They may desire this to have more use of the garage space (for things like a home gym/storage) or because they need to park an extra car on the driveway. This lot type has a 10' rear yard, which is smaller than the other lots in the community yet sufficiently sized to accommodate a well-appointed outdoor living area. This PAD modifies the perimeter setback from 20' to 10' for these units. This reduced building setback is only on the east side next to the church, where a greater setback is not needed.



The second lot type shifts most of the front yard area to the rear yard and provides a 20' rear yard. These units are located on the west side of the overall property and do not include a full-size driveway but still include the same garage space.

These two lot options create a dynamic streetscape and diversity of lot layout for residences to choose from.

There are also three types of buildings. The first building type is Building Type A which consists of four attached 2-story units. Each unit within this building cluster includes a 2-car garage. Each of these units includes 3 bedrooms. The second building type is Building Type B which consists of five 2-story attached units. Building Type B includes single and double car garage units. Building Type B includes three 1-car garage units and two 2-car garage units. The single car garage units have 2 bedrooms, and the 2 car garage units have 3 bedrooms. Building Type C is similar to Building Type B except the single car garage units have 1 bedroom and a den versus the single car garage units in Building Type B which has 2-bedroom units. Access to each individual unit is from the main private drive aisle. Each of the 37 two-story units include individual private rear yards. Each of the building clusters are separated by a minimum 10' open space area.

Ample parking is provided for the overall site. As mentioned, each unit in the buildings along the east side all have a garage and driveway to allow for personal and/or individual guest parking. The 2 car garage units provide two garage spaces and 2 driveway parking spaces, and the 1 car garage units provides one garage space and 1 driveway parking space. Their guests may park in their driveway when visiting. On the west-side buildings, each unit also has garage parking space for their personal use. The overall project proposes 37 units and provides 98 spaces of which 9 are specifically designated as common guest spaces. This is sufficient parking for tenants and guests.

Consistent with the high-end living experience being created, each unit will have a private garage, a private backyard, and a balcony. In addition to each home's private outdoor yard space, the project will also include community amenities. The amenities will include a nicely landscaped community entrance, sport court, children play station area, dog park, pool, and BBQ area with gathering space with seating, and a centralized common open space. A pedestrian pathway is provided along the west side of the drive aisle that goes from north to south and connects to Glendale Avenue sidewalk. The pedestrian pathway also provides connections to the internal amenity areas.



*Representation of dog park*



*Representation of pool area*



*Representation of sport court*

This PAD also modifies the parking space dimensions. The community will provide sufficient parking spaces for owners and guests. This slight reduction allows for more open space %. The City's standard for parking spaces is 10' x 20'. We seek to reduce the width from 10' to 9' and the length from 20' to 18'. Our office conducted a parking dimension analysis of 13 jurisdictions and found only one jurisdiction still has 10' x 20' parking dimensions (City of Glendale). All the other jurisdictions surveyed allowed either 9' or 8'-6" wide parking spaces and allowed 18' to 19' parking space depths. When consideration is given to the odd shaped parcel, the need to provide sufficient parking for tenants and guests, and the many jurisdictions that use 9' by 18' parking space dimension, the requested parking size is justified.

This private multifamily residential community includes a gated entry flanked by large landscape tracts on each side of the main drive to create a sense of arrival and community identity. The large landscaped open space areas include trees and other landscaping to create an attractive entry drive. The Plan identifies an 8' high decorative theme wall, tapering down to 6' high, being placed approximately 38' north of Glendale Avenue property line. The entry gate will be electronically controlled through a weighted

sensor in the drive aisle and automatically open when a vehicle approaches. The City's Street Transportation Department shall review and approve the gate access control design and gate opening mechanism. The entrance is designed to allow vehicles to turn around and return to Glendale Avenue if they cannot gain entry.

## **E. PAD FINDINGS**

The section below identifies how the proposed project meets the statements within Section 5.901 of the City of Glendale's Zoning Ordinance, related to the intent of the PAD district:

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

This infill development makes effective use of a narrow and difficult parcel. Its single driveway will accommodate the 37 units that will use it. And by bringing all residents through the single driveway, it will cultivate a sense of community and security—as residents will better recognize one another.

The project incorporates different front setbacks on the east and west side, which creates variety in the streetscape. Additionally, the site design features open spaces along the drive, to add variety and beauty to the driveway.

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

Unlike larger multifamily projects, this project provides a hybrid community that functions more like a small single-family community but has the conveniences and amenities of a multifamily project. Additionally, within this community, there is a mix of building type and lot type, which provides options to future residents. There are two major house sizes and a variety with driveway and backyard sizes.

We find that this type of product and community is currently undersupplied in Glendale. For a City's housing supply to be sustainable, a variety of different housing products and communities is important. This proposal would provide a high-end townhome community for the segment of the market looking for such a product—and we believe the size of that segment is significantly growing at this time.

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

This type of development is currently not being provided in this area of the city. This townhome residential community provide the City another housing option and one that is compatible with the adjacent land uses and surrounding area. As

mentioned, this project provides a product and at a density that is needed in this area of the City.

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

The subject site is a challenge due to its size and the existing developments on all sides. However, the developer has created a product that will work well within the long and narrow site and creates a unique residential community on a challenging infill property.

Greater buffers have been added on the west side of the site, adjacent to the single-family lot. Although this lot is a prime candidate for similar redevelopment, our project assumes that it will not redevelop and provides adequate buffers. The north end of the project has its own built-in buffer because of the canal and community open space. The reduced buffers are on the east side next to the church, where the same sensitivities do not exist.

Buildings heights have also been limited to two stories, which fits the scale of the area.

- 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.*

This subject site is an infill site and most of the infrastructure adjacent to this property already exists. The property will be developed with 37 residential townhomes in a cohesive setting. Each of the 37 two-story units include individual private rear yards. Each of the building clusters are separated by a minimum 10' open space area. In addition to each home's private outdoor yard space, the project will also include community amenities such as, sport court, dog park, pool, and BBQ area with gathering space with seating, and a centralized common open space.

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

See General Plan Amendment request section in this narrative.

The **Residences at Westgate** residential community will be a unique and positive addition to this area by providing a different style attached homes that is both vibrant, market responsive and compatible with other residential uses in the area. **Residences at Westgate** is an appropriate transition from the existing 6-lane arterial street south of the Site to the residential community to the north and will be compatible with the residential development north and west of the Site.

**F. LIST OF USES**

The following list of uses is intended to define authorized Permitted Uses, Uses Subject to Conditions, Uses Subject to Conditional Use Permit and Accessory Uses within the *Residences at Westgate* PAD.

**Permitted Uses.**

- A. Single residence dwelling.
- B. Multiple-residence dwellings.
- C. Boardinghouse.
- D. Public schools, parks, and playgrounds

**Uses Subject to Conditions.**

- A. Public utility facilities required for local service, provided that there are no offices, maintenance facilities, outdoor storage, or full-time employees related to the site.
- B. Adult Care Homes, Juvenile Group Homes, Group Homes for the Disabled and Supervisory Care Facilities, subject to administrative review as described in Sections 7.501 and 7.502.
- C. Wireless communication facilities, subject to Section 7.600.

**Uses Subject to Conditional Use Permit.**

- A. Child care center or home child care center.
- B. Churches, on property located at the intersection of two (2) collector streets or fronting or siding on an arterial street.
- C. Private schools, on property located at the intersection of two (2) collector streets or fronting or siding on an arterial street.
- D. Nursing homes.
- E. Home Occupations (Class II): See Section 7.304.

**Accessory Uses.**

Uses which are customary and incidental to the principal use of the property. All accessory uses are subject to Section 7.300.

- A. Fences and walls. See Section 7.201.
- B. Garages, carports, or enclosed storage.
- C. Swimming pool, recreational facilities, or laundry facilities.
- D. Satellite earth station.
- E. Amateur radio tower.
- F. Home Occupations (Class I): See Section 7.300.

**G. DEVELOPMENT STANDARDS**

The purpose and intent of the Development Standards is to define the development standards of this townhome residential community that will provide compatibility with the surrounding environment and opportunities for a high-quality project through common and compatible standards.

Development Standards Table		
	R-3 Development Standards	Proposed PAD Development Standards
Minimum Net Lot Area	6,000	6,000
Minimum Width	60	60
Minimum Depth	94	94
Minimum Perimeter Setback – North and East	20 <sup>(2)</sup>	<b>10</b> <sup>(4)</sup>
Minimum Perimeter Setback – West	20 <sup>(2)</sup>	20 <sup>(4)</sup>
Minimum Perimeter Setback – South	20 <sup>(2)</sup>	<b>25</b> <sup>(4)</sup>
Maximum Density Gross Acre	16	16
Minimum Open Space %	30	30 <sup>(3)</sup>
Maximum Structure Height	30 <sup>(1)</sup>	30 <sup>(1)</sup>
Maximum % Lot Coverage	50%	50%
Parking spaces size	10' x 20'	<b>9' x 18'</b>
Maximum Number of Units		37

- (1) *Two story maximum for principal buildings, refer to Section 7.300 for accessory buildings.*
- (2) *Setbacks increase 1 foot to 1 foot ratio for buildings over 20'.*
- (3) *Open Space is defined as: An area that is intended to provide light and air and is designed for either environmental, scenic, or recreational purposes. Open space includes, but is not limited to private rear yards, lawns, decorative planting, walkways, active and passive recreation areas, playgrounds, fountains, swimming pools, perimeter landscaping, plazas, and rooftop amenities.*
- (4) *Bay windows, roof overhangs, and entertainment centers may project 2' into the side or rear yards for a horizontal distance not to exceed 10', except where contiguous to a driveway.*

The private open space requirement for individual units in R-3 multifamily district is a minimum of 125 square feet. The minimum private open space requirement is being exceeded for each unit by providing individual private rear back yards for each unit. The minimum private yard is 160 square feet in area. It should be noted that in addition to the individual private rear yards the community also provides a larger common open space area with enhanced amenities. Each of the proposed 2 car units will also include 2 private balcony spaces with a minimum of 60 square feet in the back balcony and 80 square feet in the front balcony. This amount of private patio space is adequate space for outdoor furniture, without becoming large enough to encourage unsightly resident storage. Furthermore, this community is proposing a minimum of 30% private/public open space. This amount of open space is beneficial to the community as a whole and supports more resident interaction in the amenity areas.

**H. DESIGN GUIDELINES**

Careful consideration has been taken into the design and layout of **Residences at Westgate** residential parcel to ensure compatibility with the adjacent residential communities. **Residences at Westgate** offers future residents an intimate sense of community and opportunities to interact together as neighbors, via thoughtful community design, and home orientation to the central amenity.

The attached “Conceptual Representations” are illustrations of how the multifamily residential and site plan may be developed. It is anticipated that the project will be developed in a single phase and subject to the City’s normal Design Review process.

All buildings shall be designed with 4-sided architecture and share common architectural elements. The design team has kept consistent with the goal of creating a unique residential community that uses various materials, colors, and architectural features to break up the building massing.

**Residences at Westgate** is designed as a community with landscaped open space areas and amenities to provide residents with an appealing, active environment to play, relax, and socialize with each other. The layout and design of **Residences at Westgate** creates an attractive development that faces all lots on this property inward onto the property’s internal loop street and open space.

<b>Building Design</b>	<p>All multi-family residential buildings will conform to the City of Glendale’s Residential Development and Design Manual, except as modified by this PAD.</p> <p>The attached “Conceptual Representation...” examples are representations intended to illustrate and establish a level of quality which will be the benchmark against Design Review. While the applicant may submit elevations, which differ in some ways from the representations shown in this PAD submittal, the intent of the submittal exhibits is to establish a level of foundational quality.</p>
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<b>Materials</b>	<p>Approved exterior wall materials include the following list, unless otherwise expanded with approved by the Planning Division:</p> <ul style="list-style-type: none"> <li>• Common clay brick</li> <li>• Granite</li> <li>• Marble, or other natural stone</li> <li>• Tile cladding</li> <li>• Concrete masonry unit (provided that surfaces are integrally colored, painted, stained, or have attractive exposed aggregate which must be approved as to color and texture)</li> <li>• Architectural metal</li> <li>• Stucco or plaster (synthetic systems simulating stucco or plaster are permitted)</li> </ul>
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	<ul style="list-style-type: none"> <li>• Concrete, pre-cast or poured in place</li> <li>• Glass</li> <li>• Metal panels and/or trim</li> <li>• Metal and composite panels</li> <li>• Metals (polished and rusted)</li> <li>• Perforated metals and meshes</li> <li>• Stucco</li> <li>• Exposed finished structural steel</li> <li>• Stone</li> <li>• Masonry</li> </ul> <p>Green-Screen or Green walls including trellises to reduce excessive radiant heat in pedestrian areas.</p> <p>Any pitched roof structure shall use concrete tiles or “pre-finished” metal roofing or other acceptable material as approved by Planning Division. Flat roofs shall be non-reflective material (minimum SRI of 78 for non-occupiable roof patios).</p>
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<b>Amenities</b>	<p>This development will provide the following:</p> <ul style="list-style-type: none"> <li>• A garage shall be provided for each unit</li> <li>• Front porch and/or balcony shall be provided for each unit</li> <li>• Each unit shall include a private rear yard</li> <li>• Child tot lot area</li> <li>• Pool</li> <li>• Sport Court</li> <li>• Seating area for gathering</li> <li>• Barbeque</li> <li>• Ramada</li> <li>• Dog Park</li> <li>• Grassed Activity Area with Seating</li> </ul> <p>Other form of amenity may be used instead of any one of the above as administratively approved by the Planning Division.</p>
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<b>Paving Materials Design</b>	<p>Pedestrian crossing area shall have a different color, texture or material to define these areas with one of the following methods:</p> <ul style="list-style-type: none"> <li>• Stamped concrete or asphalt</li> <li>• Interlocking concrete pavers</li> <li>• Stained concrete</li> <li>• Integral colored concrete.</li> <li>• Or other acceptable method as approved by the Planning Division.</li> <li>• All materials within the Pedestrian crossing shall meet ADA requirements and may not create a significant noise issue with vehicle traffic.</li> </ul>
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<b>Walls/Fences</b>	Thematic wall and/or fence shall be utilized along Glendale Avenue to provide a cohesive project as approved by the Planning Division. Up to 8' tall wall is permitted. Approved wall materials include the following list, unless otherwise approved by the Planning Division: <ul style="list-style-type: none"><li>• Metals, wrought iron, view fencing, steel tube (polished and rusted).</li><li>• Perforated metals and meshes.</li><li>• Architectural masonry products as CMU, integral color CMU, textured CMU.</li><li>• Architectural masonry bricks and veneers.</li><li>• Architectural metal works, stand alone or integrated into masonry walls.</li><li>• Stucco or synthetic applied to all exposed surfaces of masonry CMU.</li><li>• Poured in place concrete works.</li></ul>
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<b>Lighting Design</b>	All lighting shall comply with Section 26.5 Outdoor Lighting Controls of the City of Glendale's Municipal Code.  All exterior lighting on the site is to be shielded from view of the light source off-site to the extent feasible. Parking lot fixtures and wall lights shall not exceed 25' in height.
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<b>Main Project Entry Point</b>	Main project entry point shall be created to convey the identity of the development. The main project entry point shall be designed as part of the overall development and shall be part of the Design Review application when submitted to the City for review and approval.
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**I. LANDSCAPE CONCEPT**

The landscape plan uses plants that are low water use and consistent with the proposed architectural character of the homes. Drought resistant plants and trees will be the predominant materials used in the overall landscape design for entry areas and streetscape using colorful accent materials incorporated in open space areas and other featured spaces. Some turf will be used in landscape tracts to also create an oasis feel in certain featured locations. Streetscape standards along Glendale Avenue are designed as an integral part of the project's landscape theme and include plant materials compatible with the City's Street Landscape Program and Landscape Ordinance.

An 8' high decorative theme wall tapering down to 6' high will be located along Glendale Avenue frontage.

***Landscaping along Glendale Avenue frontage and Site Entrance.***

The entry into the site shall be clearly identified as the project's entry point with the use of landscape materials in conjunction with community signage. This may include increased plant massing, themed plant species as well as site walls consistent with the project. This may include native trees, with shrub accent and groundcover plantings, landscaped mounds, site walls and signage. A minimum 25 feet landscape setback shall be provided along Glendale Avenue, drive aisle/driveway, sidewalks, and/or turnaround may encroach into the landscape setback.

Our design intent for the Residences at Westgate is to create a formal landscape design to follow the design cues predominant in the residential structures. We have chosen regionally appropriate plant material to create strong visual appearance using bold textures and contrasting colors. Desert museum palo verde trees have been used along the Glendale Avenue street frontage because of the artistic branch structure.

***Internal Landscape***

Chinese elm trees have been selected internal to the site because of the high canopy that allows for ease of movement around the drives and walkways. Shrubs and ground cover have been carefully selected to create interest and year-round color. High-use open spaces include small pockets of turf while lesser-use open space areas have open granite areas with interesting vegetation to ensure there is a sense of openness about the community.

***Perimeter Landscape Setback***

A minimum of a 5-foot-wide landscape setback shall be provided along the north property line. A minimum 10 feet wide landscape setback shall be provided along the west and east perimeter sides, except if a rear yard or amenity area is proposed.

***Hardscape***

A mixture of different hardscape and paving materials shall be integrated into the site to emphasize key focus areas. These areas may include major vehicular entrances, pedestrian crossings, and/or pedestrian plazas. Architecturally themed signage, screen walls and decorative elements will be selected to integrate with the overall character of the development.

**J. INFRASTRUCTURE and IMPROVEMENTS****Transportation:**

***Residences at Westgate*** is located on Glendale Avenue, which an arterial roadway with six lanes and a center median. The arterial street and freeway network already exist in the area. The proposed site plan layout shows a single access point to/from Glendale Avenue. A hammerhead turnaround is provided at the north end of the site. An internal pedestrian walkway and connection to the City's sidewalk network.

**Right-of-way:**

Glendale Avenue is currently a 55-foot half street right-of-way. The City is requesting an additional 10-foot dedication for a total of 65-foot half street right-of-way. All street

improvements will follow the City of Glendale requirements. The pedestrian sidewalk network exists on Glendale Avenue adjacent to the property. Sidewalk and required street improvements for the north half of Glendale Avenue adjacent to the site will be done when development occurs. Final half-street improvements, which may include streetlights, will be submitted to the City for Design Review.

**Grading and Drainage:**

Grading and drainage will be submitted as part of the Design Review submittal and shall meet all City of Glendale requirements, including the 100-year-2 hour storm requirements.

**Water and Wastewater:**

Water and wastewater infrastructure requirements will be determined at the time of the Design Review for this development. The project site is located by existing City of Glendale water and wastewater systems. Any such improvements will be designed and constructed in accordance with City Design Standards and Policies.

**K. SIGNS**

All signage shall comply with the City's Zoning Ordinance, Section 7.100-7.110.

**L. PHASING PLAN**

The intent is to develop this community in one phase. Forecasting the pace is challenging because it depends upon market conditions. However, all needed off-site and on-site improvements will be constructed as approved by the City. These infrastructure improvements will provide proper access to streets, pedestrian routes, water, and sewer connections into the City system, on-site storm water retention, and perimeter streetscape improvements adjacent to the parcel.

**M. AMENDMENTS**

The following provisions are intended to provide criteria for Administrative Interpretations and for the determination of a Major Amendment or Minor Amendment.

*Administrative Interpretations*

On occasion, it may be necessary to request a formal or informal interpretation from the City of Glendale Planning Administrator related to the implementation and/or interpretation of the project intent, use, or development standards as may be applicable to the interpretation of the provisions of the City of Glendale Zoning Ordinance or to the interpretation of the intent of narrative descriptions/statements contained in this PAD application. Such requests for interpretation to these provisions will be made in written

form to the City of Glendale Planning Administrator, or his/her designee, by the property owner.

### *Major Amendments*

A Major change is a substantial alteration to the “List of Uses” or increase in density of the Property as set forth in this PAD, as deemed to be substantial by the Planning Administrator or his/her designee. Major Changes shall comply with the procedural/public hearing requirements set forth in City of Glendale Zoning Ordinance and State Statute.

### *Minor Amendments*

The City of Glendale Planning Administrator or his/her designee may allow minor changes to the PAD, provided that such proposed changes do not rise to the level of a major change as outlined above. Minor Amendment shall be acted upon administratively by the Planning Administrator, or his/her designee. Unless otherwise required by law, those changes determined to be minor by the City shall not require public notice or public hearings. The following items shall be considered as minor changes to the PAD:

- Any alterations to the PAD narrative which do not directly impact the health, safety and welfare for any adjacent property owner or that of the general public as determined by the Planning Administrator, or his/her designee;
- Changes or modifications in setbacks by less than 15% of the required development standard in order to accommodate for unique circumstances or specific site constraints, so long as the change does not conflict with the City of Glendale Building Code;
- Any analogous interpretations of the List of Uses of the property as set forth in the PAD, as determined by the Planning Administrator or his/her designee;
- Other changes not identified above, but deemed appropriate by the Planning Administrator, or his/her designee, as long as the change does not impact the general health, safety, and welfare of the residents of the City of Glendale and does not impact the overall intent of the approved PAD.

Upon the approval of any proposed amendment to the Planned Area Development (PAD), the amendment shall be attached to the PAD as an addendum and shall become a part thereof.

## **N CONCLUSION**

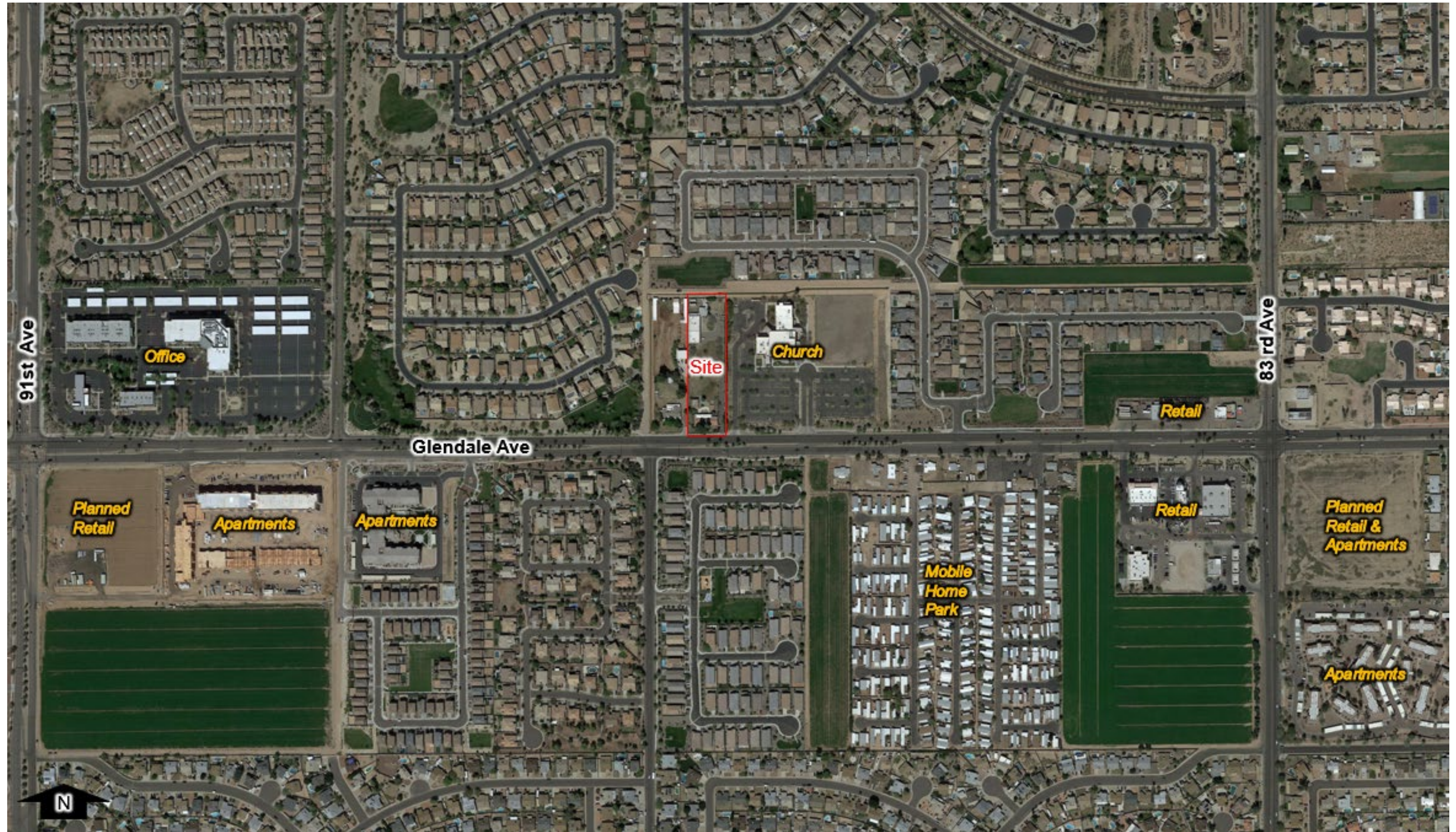
The intent of the overall proposal is to provide a residential development that complements the area while upholding the planning principles and supporting the

economic goals and objectives of the City of Glendale and nearby Westgate entertainment and shopping core. The infill site will be transformed into an attractive, high-quality residential development that will enhance the streetscape appearance with attractive new architectural designs, open space areas, amenities, and lush landscaping features along Glendale Avenue.

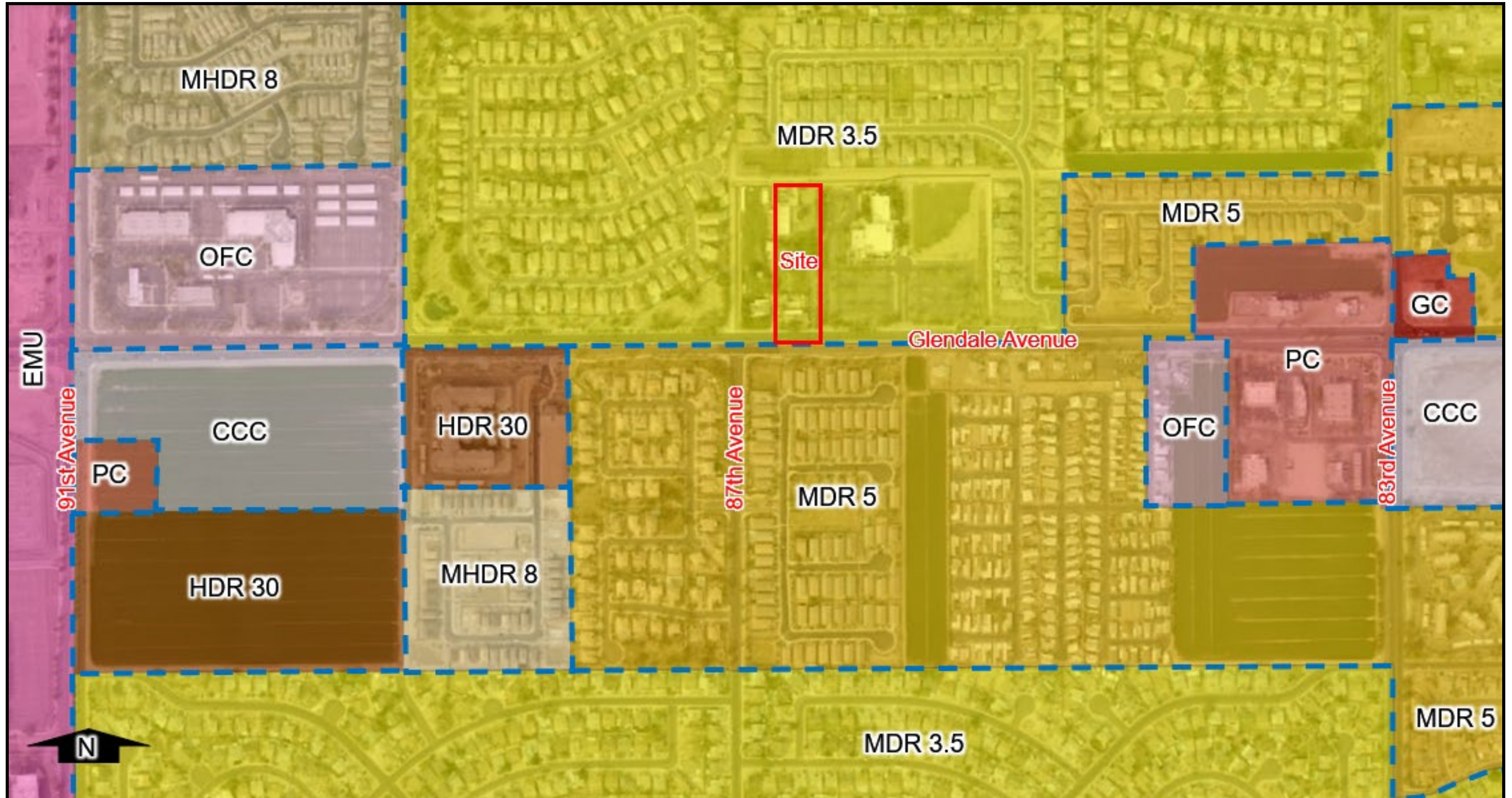
The overall project will attract residents looking for an enhanced level of living with on-site amenities. These new residents and their guests will become customers and patrons of all the nearby shopping, restaurants, and entertainment venues.

We believe this community will be warmly embraced at this location and will be a benefit for Glendale. The subject parcel is long and narrow and would be difficult for many developers. The concern for such parcels is finding a developer and community type that can be successful within those site parameters and maintain the level of quality the City wants, especially in the shadow of Westgate. The proposed community can navigate those challenges very well and will deliver a quality product to the City.

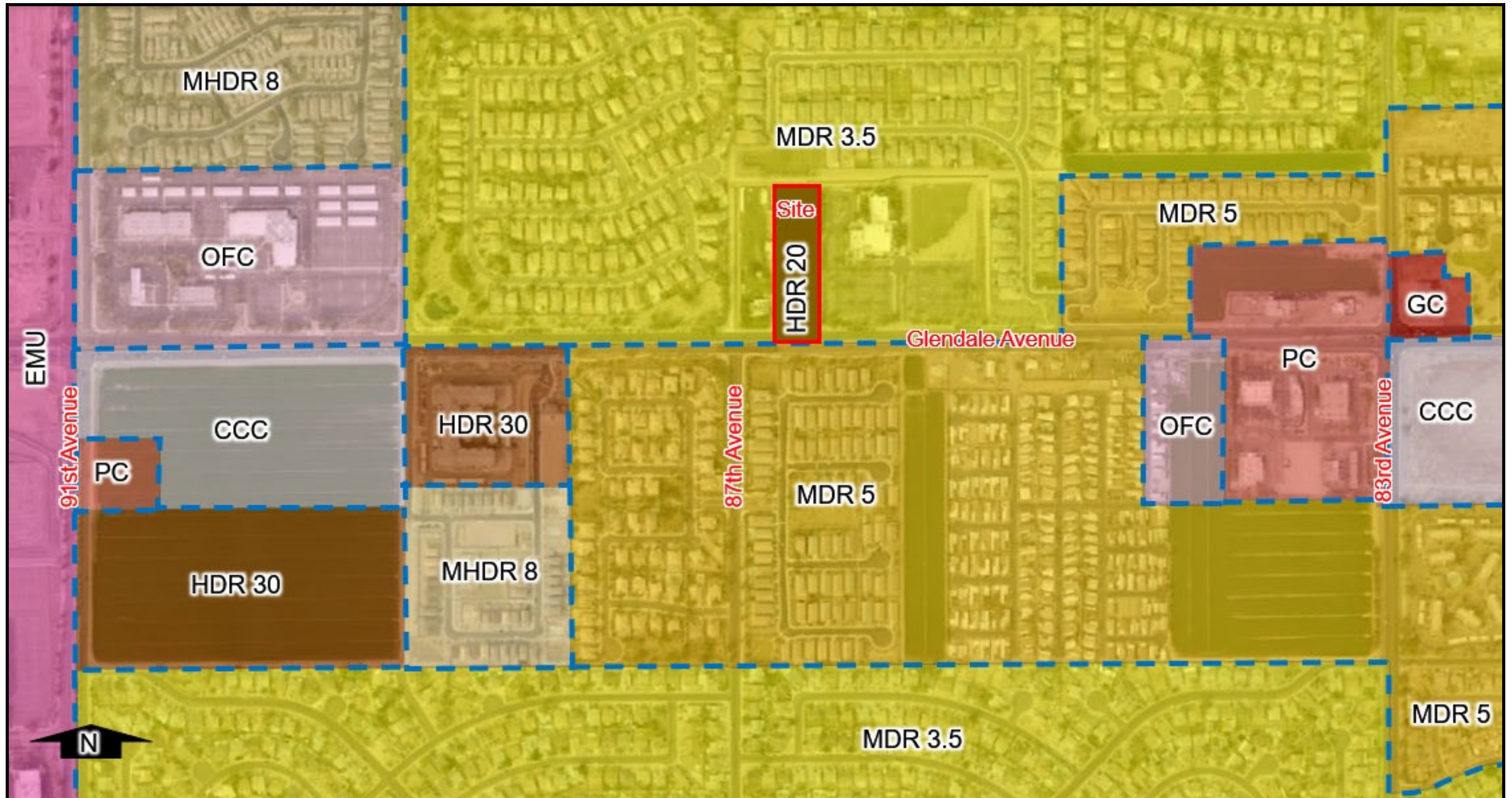
O:\INDEX\Glendale Farms LLC\Docs\NARRATIVE-GPA & REZONING (2nd Submittal)(FINAL)\_5.15.2023.doc



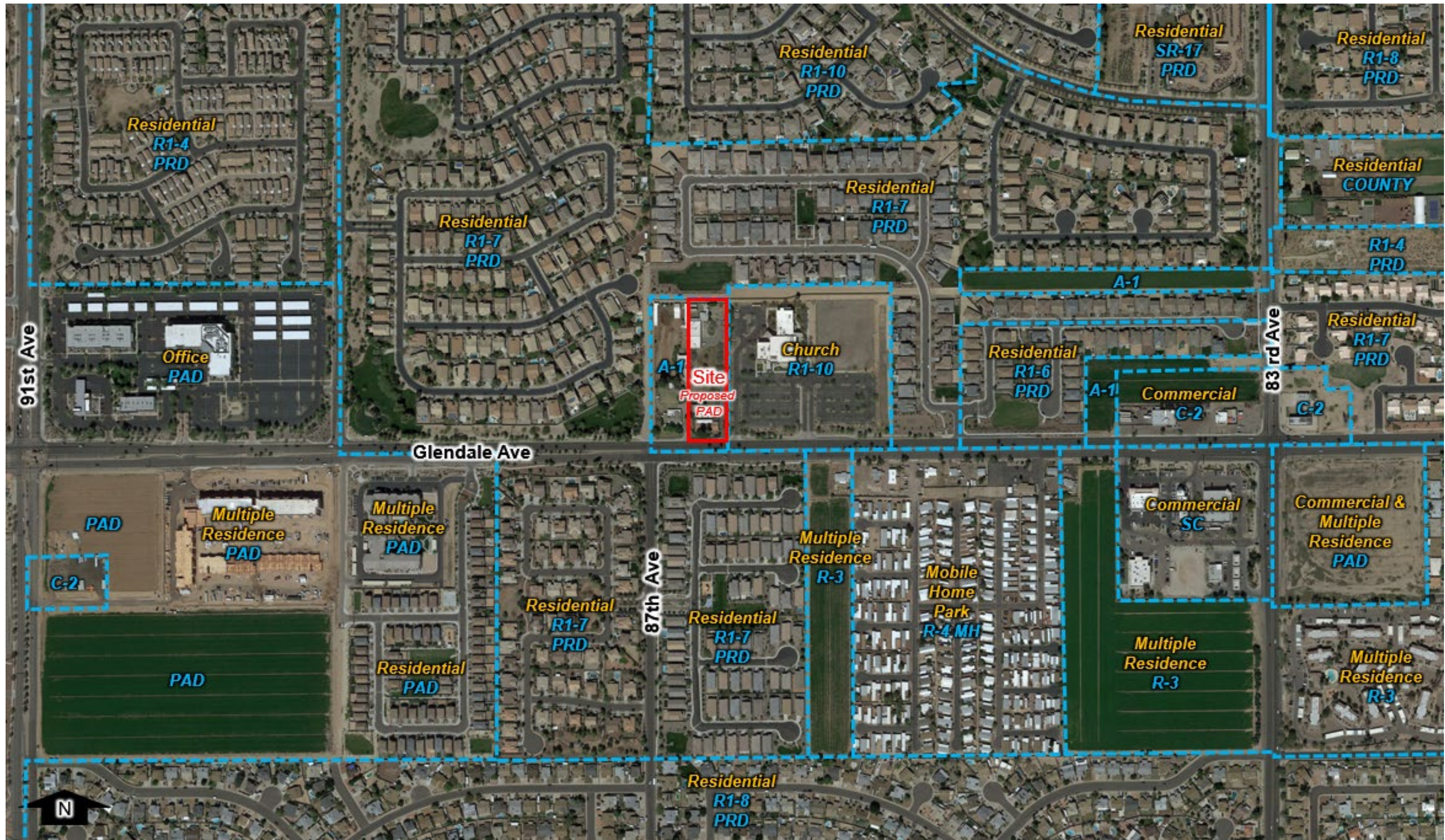
*Vicinity Aerial*



*Existing General Plan*



*Proposed General Plan*



Aerial and Zoning Map

# SITE PLAN FOR "RESIDENCES AT WESTGATE" PROJECT



## VICINITY MAP



## LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND DESCRIBED AS FOLLOWS:  
 THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA, ARIZONA.  
 EXCEPT THE SOUTH 55 FEET THEREOF.

## PROJECT DESCRIPTION

PROPOSED SITE PLAN CONSISTS OF A (37) THIRTY SEVEN UNIT RESIDENTIAL MULTIFAMILY PROJECT IN A NEW DEVELOPMENT. THE PROPERTY IS CURRENTLY ZONED R-1 AND HAS ACCESS TO GLENDALE AVENUE.

## DEFERRED SUBMITTAL

1. FIRE ALARMS
2. FIRE SPRINKLERS
3. FIRE ACCESS GATES
4. ACCESS CONTROL

## PARKING SUMMARY

PARKING REQUIRED		
RESIDENT PARKING REQUIRED:		
(3) STUDIO OR 1 BEDROOM	1 SPACE	3 SPACES
(34) 2 OR MORE BEDROOMS	2 SPACES	68 SPACES
<b>TOTAL RESIDENT PARKING REQUIRED:</b>		<b>71 SPACES</b>
GUEST PARKING REQUIRED:		
(37) UNITS TOTAL	1 FOR EVERY 3 UNITS	13 SPACES
<b>TOTAL GUEST PARKING REQUIRED:</b>		<b>13 SPACES</b>
<b>TOTAL PARKING REQUIRED:</b>		<b>84 SPACES</b>
PARKING PROVIDED:		
RESIDENT PARKING PROVIDED:		
1 CAR GARAGE		15 SPACES
2 CAR GARAGE		44 SPACES
DRIVEWAY		12 SPACES
<b>TOTAL RESIDENT PARKING PROVIDED:</b>		<b>71 SPACES</b>
GUEST PARKING PROVIDED:		
DRIVEWAY		15 SPACES
UNASSIGNED		9 SPACES
UNASSIGNED ADA		2 SPACES
<b>TOTAL GUEST PARKING PROVIDED:</b>		<b>27 SPACES</b>
<b>TOTAL PROVIDED:</b>		<b>98 SPACES</b>

NO PARKING ALLOWED IN 20'-0" WIDE DRIVEWAY OR HAMMERHEAD

## CODE REVIEW

AUTHORITY:	CITY OF GLENDALE, ARIZONA
CODE:	208 RESIDENTIAL BUILDING CODE 208 INTERNATIONAL CONSERVATION CODE 208 PHOENIX FIRE CODE
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	R-2

## PROJECT INFORMATION

PROJECT NAME:	RESIDENCES AT WESTGATE
ADDRESS:	8636 WEST GLENDALE AVENUE GLENDALE, ARIZONA 85305 142-28-005P
APN:	
ZONING:	
CLASSIFIED:	R-1
PROPOSED:	R-2
PROPOSED USE:	MULTIFAMILY
NUMBER OF UNITS:	37 UNITS
STORIES:	
ALLOWED:	(3) TWO STORIES
PROPOSED:	(3) TWO STORIES
BUILDING HEIGHT:	
ALLOWED:	30'-0" HIGH
PROPOSED:	30'-0" HIGH
LOT SIZE:	
NET ACRES:	98,878 SF (2.26 ACRES)
GROSS ACRES:	107,353 SF (2.47 ACRES)
BUILDING FOOTPRINT:	
(3) BUILDING A:	11,805 SF (3,879 SF EACH)
(3) BUILDING B:	13,353 SF (4,451 SF EACH)
<b>TOTAL BUILDING FOOTPRINT:</b>	<b>38,511 SF TOTAL</b>
LOT COVERAGE:	
ALLOWED:	38.0% (49,439 SF)
PROPOSED:	34.0% (33,248 SF)
FIRE PROTECTION:	
FIRE SPRINKLERS:	YES (OR SYSTEM)
FIRE ALARMS:	NO
DENSITY:	
NET:	16.3 DU/ACRE
GROSS:	14.9 DU/ACRE
REFUSE:	COMMUNITY PICK UP
LANDSCAPE AREA:	
PUBLIC:	25,239 SF
PRIVATE:	13,335 SF
<b>TOTAL:</b>	<b>38,565 SF</b>

## PROJECT DIRECTORY

OWNER:	RESIDENCES AT WESTGATE 8636 WEST GLENDALE AVENUE GLENDALE, ARIZONA 85305
CONTACT:	DAVID FREE PHONE: 602.799.7771
ARCHITECT:	TOMECAK DESIGN P.C. 4080 NORTH CENTRAL PLAZA ST. 200 SCOTTSDALE, ARIZONA 85251
PHONE:	602.619.7751
CONTACT:	MARK TOMECAK
CIVIL ENGINEER:	JACOBS TRIALACE, L.L.C. 2233 WEST BETHANY HOME ROAD PHOENIX, ARIZONA 85025
PHONE:	602.757.5544
CONTACT:	CHUCK JACOBS



**TOMECAK DESIGN**  
 4080 North Central Plaza St. 200  
 Scottsdale, Arizona 85251  
 T 602.619.7751  
 F 602.799.7771  
 E mark@tomecakdesign.com



PROJECT:  
**RESIDENCES AT WESTGATE**  
 8636 WEST GLENDALE AVENUE  
 GLENDALE, ARIZONA 85305

REVISED:

JOB #.: 2212  
 DATE: 3.30.2023  
 CONTENTS: SITE PLAN

SHEET NO: **A1.00**

# SITE PLAN FOR "RESIDENCES AT WESTGATE" PROJECT

## SITE PLAN NOTES:

1. DRIVEWAY ENTRY.
2. ADA PATH 3'-0" WIDE TO PUBLIC RIGHT OF WAY.
3. LANDSCAPE AREA.
4. BUILDING SETBACK LINE.
5. CENTERLINE OF STREET.
6. CURB & GUTTER.
7. CONCRETE SIDEWALK.
8. 6'-0" HIGH PERIMETER WALL.
9. ASPHALT PRIVATE DRIVEWAY.
10. 10'X20' SITE VISIBILITY TRIANGLE.
11. PROPERTY LINE.
12. FIRE HYDRANT.
13. GUEST PARKING.
14. 8 YARD DUMPSTER.
15. PRIVATE OPEN SPACE TYPICAL.
16. PEDESTRIAN WALKWAY.
17. SECURITY GATE.
18. PATIO SLAB.
19. COMMUNITY MAILBOXES.

## AMENITY LIST

- A. SPORTS COURT
- B. DOG PARK
- C. TURF WITH SEATING
- D. BIKE AREA
- E. POOL AREA
- F. PLAYGROUND AREA
- G. RAMADA

## VICINITY MAP



## CODE REVIEW

AUTHORITY	CITY OF GLENDALE, ARIZONA
CODE	2018 RESIDENTIAL BUILDING CODE 2018 INTERNATIONAL CONSERVATION CODE 2018 PHOENIX FIRE CODE
CONSTRUCTION TYPE	V-B
OCCUPANCY	R-2

## PROJECT INFORMATION

PROJECT NAME	RESIDENCES AT WESTGATE
ADDRESS	8636 WEST GLENDALE AVENUE GLENDALE, ARIZONA 85305 142-28-005P
APN	
ZONING	CURRENT: A-1 PROPOSED: PAD
PROPOSED USE	MULTIFAMILY
NUMBER OF UNITS	37 UNITS
STORIES	ALLOWED: (2) TWO STORES PROPOSED: (2) TWO STORES
BUILDING HEIGHT	ALLOWED: 30'-0" HIGH PROPOSED: 30'-0" HIGH
LOT SIZE	NET ACRES: 98.878 SF (2.26 ACRES) GROSS ACRES: 107.953 SF (2.47 ACRES)
BUILDING FOOTPRINT	(S) BUILDING A: 19,895 SF (3,979 SF EACH) (D) BUILDING B: 13,335 SF (4,445 SF EACH) TOTAL BUILDING FOOTPRINT: 33,248 SF TOTAL
LOT COVERAGE	ALLOWED: 50.0% (49,439 SF) PROPOSED: 34.0% (33,248 SF)
FIRE PROTECTION	FIRE SPROMLERS: YES (DR SYSTEM) FIRE ALARM: NO
DENSITY	NET: 16.3 DU/ACRE GROSS: 14.3 DU/ACRE
REFUSE	COMMUNITY PICK UP
LANDSCAPE AREA	PUBLIC: 20,230 SF PRIVATE: 13,335 SF TOTAL: 33,565 SF

## LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND DESCRIBED AS FOLLOWS:  
THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA, ARIZONA.  
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## DEFERRED SUBMITTAL

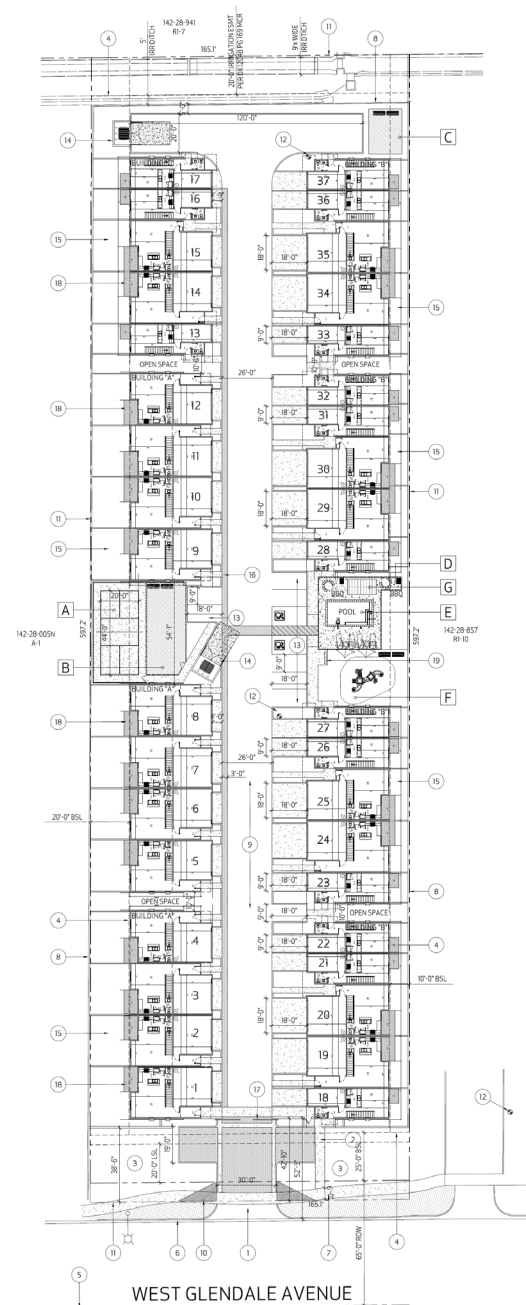
1. FIRE ALARM
2. FIRE SPROMLERS
3. FIRE ACCESS GATES
4. ACCESS CONTROL

## PARKING SUMMARY

PARKING REQUIRED		
RESIDENT PARKING REQUIRED:		
(3) STUDIO OR DR1 BEDROOM	15 SPACES	3 SPACES
(2) 2 GRABBER BEDROOMS	2 SPACES	68 SPACES
<b>TOTAL RESIDENT PARKING REQUIRED:</b>		<b>71 SPACES</b>
GUEST PARKING REQUIRED:	1 FOR EVERY 3 UNITS	13 SPACES
(27) UNITS TOTAL		
<b>TOTAL GUEST PARKING REQUIRED:</b>		<b>13 SPACES</b>
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UNASSIGNED	9 SPACES	
UNASSIGNED ADA	2 SPACES	
<b>TOTAL GUEST PARKING PROVIDED:</b>		<b>27 SPACES</b>
<b>TOTAL PROVIDED:</b>		<b>98 SPACES</b>
NO PARKING ALLOWED IN 28'-0" WIDE DRIVEWAY OR HAMMERHEAD		

## PROJECT DIRECTORY

OWNER	RESIDENCES AT WESTGATE 8636 WEST GLENDALE AVENUE GLENDALE, ARIZONA 85305
CONTACT:	DAVID FREE PHONE: 802.799.7771
ARCHITECT	TOMCEK DESIGN P.C. 4308 NORTH VICE CENTER PLAZA ST. 201 SCOTTSDALE, ARIZONA 85251
PHONE:	602.619.7751
CONTACT:	MARK TOMCEK
CIVIL ENGINEER	JACOBS WALLACE LLC 2233 WEST BETHANY HOME ROAD PHOENIX, ARIZONA 85015
PHONE:	602.723.5954
CONTACT:	CHUCK JACOBS



WEST GLENDALE AVENUE

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



**TOMCEK DESIGN**  
4308 North Vice Center Plaza St. 201  
Scottsdale, Arizona 85251  
T: 602.619.7751  
F: 480.723.5954  
E: mark@tomeckdesign.com



PROJECT:  
**RESIDENCES AT WESTGATE**  
8636 WEST GLENDALE AVENUE  
GLENDALE, ARIZONA 85305

REVISIONS:

JOB #:  
2212

DATE:  
3.30.2023

CONTENTS:  
SITE PLAN

SHEET NO:  
**A1.00**



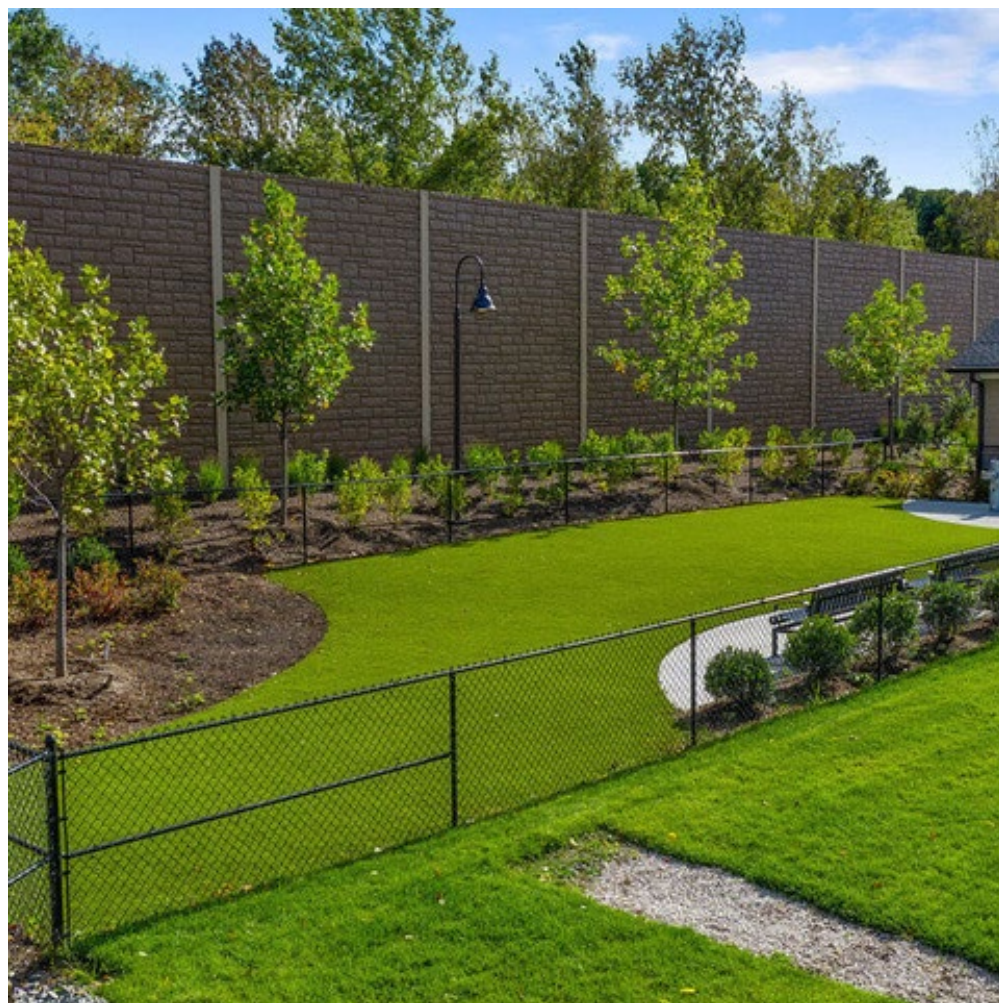
*Conceptual Representation of Community Pool Area*



***Conceptual Representation of Community Entrance Area***



*Conceptual Representation of Community Entry*



***Conceptual Representation of Amenities for Residential Community***