



# PLANNING COMMISSION REPORT

**CASE:** GPA23-03 & ZON23-05, FLORES AND OLIVAS LOCATED NORTHWEST SIDE OF ORANGGEWOOD AND 83RD AVENUES  
**CASE #:** GPA23-03 & ZON23-05  
**MEETING DATE:** 02/22/2024  
**FROM:** Evan Evangelopoulos, Senior Planner, Planning, EEvangelopoulos@glendaleaz.com, 623 930-3071

## **SUBJECT**

GPA23-03 & ZON23-05: A request by Jordan Greenman with Greenman Law Firm, for a Minor General Plan Amendment from Low Density Residential (LDR 2.5, 1 – 2.5 dwelling units per acre) to Medium Density Residential (MDR 3.5, 2.5 - 3.5 dwelling units per acre) and a rezoning from A-1 (Agricultural) to R1-8, Single Family Residential, to allow for a three-lot single family development. The site is at 7448 North 83rd Avenue and is located on the northwest side of the intersection of Orangewood and 83rd Avenues in the Yucca District.

Presented by: Evan Evangelopoulos, Senior Planner

## **REQUEST**

1. Minor General Plan Amendment from Low Density Residential (LDR 2.5, 1 – 2.5 dwelling units per acre) to Medium Density Residential (MDR 3.5, 2.5 - 3.5 dwelling units per acre)
2. Rezone .93 acres from A-1 (Agricultural) to R1-8 (Single Residence-8).

## **APPLICANT/OWNER**

Jordan Greenman with Greenman Law Firm / Flores Family Trust and Olivas Family Trust

## **REQUIRED ACTION**

The Planning Commission must conduct a public hearing and determine if this request is in the best long-term interest of the neighborhood and consistent with the General Plan vision.

## **SUMMARY**

The applicant is proposing 3 single-family residences in the proposed 3-lot land division, with a private driveway providing access to the 83rd Avenue. The subject property is .93 acres, and the 3 proposed lots are approximately 14,000 square feet each. In the vicinity there are single-family uses of one- or two-story single-family homes.

## **BACKGROUND INFORMATION**

### **General Plan Designation:**

The property land use designation is Low Density Residential (LDR 2.5, 1 – 2.5 dwelling units per acre).

**Zoning:** A-1 (Agricultural)

### **Property Location and Size:**

The property is located on the northwest side of the intersection of Orangewood and 83rd Avenues in the Yucca District and is approximately .93 acres in size.

**Adjacent Zoning and Uses:**

- North: R1-8 (ZON14-06), Single Family Residential.
- South: R1-10 (PRD Z-01-20, Z-02-18), Single Family Residential.
- East: Maricopa County Zoning R1-6, Single Family Residential.
- West: R1-8 (ZON14-06) Single Family Residential.

**History:**

The property was annexed on September 22, 1987, and rezoned in March of 1988 to agricultural under zoning case Z-88-03. The existing single-family home on site is on the eastern end of the subject property and will occupy Lot C of the proposed three-lot subdivision.

**Project Details**

The applicant is proposing 3 single-family residences in the proposed 3-lot land division. The existing residence will be renovated and occupy Lot C, while the 2 additional single-story, detached, proposed homes will occupy Lots A and B to the west.

A 23 foot wide private driveway, with access from 83rd Avenue, will run along the north part of the subject property to provide access to the three proposed lots. The driveway will include a hammerhead at the end to accommodate turning vehicles.

<b>R1-8 Single Family Development Standards:</b>	
Minimum lot area:	8,000 square feet
Minimum lot width:	80 feet
Minimum front setback	15 feet (20 for front entry Carport/garage)
Minimum side setback	Minimum 5-10' (minimum separation between buildings on adjacent lots shall be fifteen (15) feet)
Minimum rear setback	20'
Building Height, maximum	30'
Maximum Lot Coverage	40%

**CITIZEN PARTICIPATION TO DATE:**

**Applicant’s Citizen Participation Process:**

On January 5, 2024, the applicant mailed notification letters to adjacent property owners and interested parties regarding a virtual neighborhood meeting that was held on January 17, 2024. Several residents participated in the neighborhood meeting where a main concern was the number of stories in the future single-family residential buildings. Residents were worried about potential privacy and viewshed issues in case of two-story buildings, but overall, the residents were supportive of the project. Attached is the applicant’s Citizen Participation Final Report, dated January 22, 2024.

**Planning Commission Public Hearing:**

A Notice of Public Hearing was published in The Arizona Republic on January 31, 2024. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on February 5, 2024. The property was posted on January 23, 2024.

**STAFF FINDINGS AND ANALYSIS**

**Per Section 3.528 of the Zoning Ordinance required are the following General Plan Amendment Findings:**

**Findings:**

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

- **Staff Analysis:**

The proposed single-family development will allow for infill development within available city infrastructure and provide additional residential options in the general area.

**Goal LU-1:** Development is guided by sound growth management.

Policy LU-1.4: The City shall actively monitor land absorption by land use type.

Policy LU-1.5: The City shall tie development approvals to availability of infrastructure, both existing and proposed as part of a development.

**Goal HE-2:** Glendale has a wide variety of housing types, styles, and options.

Policy HE-2.4: The City shall reserve areas in appropriate locations for low-density, custom housing.

**Goal HE-5:** Glendale has diverse, safe, resource-efficient and high-quality housing options that blend with and enhance its image.

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.

**Goal CRR-2:** Infill development is a top priority.

Policy CRR-2.1: The City shall encourage and support infill development to take advantage of existing infrastructure, community and educational facilities, and enhance existing neighborhoods.

Policy CRR-2.5: The City should protect established areas/neighborhoods by promoting context appropriate infill development, redevelopment, and rehabilitation; sensitive neighborhood and property assemblage; and innovative adaptive reuse of existing community resources and historic properties.

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

- **Staff Analysis:**

The Flores and Olivas Land Division rezone and minor general plan amendment are consistent with land uses in the general vicinity. The development promotes infill development where infrastructure is already available, contributes to the supply of housing, and is compatible with other land uses, existing or planned, in the area.

3. The proposed amendment is compatible with other land uses, existing or planned, in the vicinity.

- **Staff Analysis:**

The City of Glendale General Plan designates land-use around the subject property as Low Density Residential (1 - 2.5 du/ac) and Medium Density Residential (2.5 - 3.5 du/ac), and thus the proposed Medium Density Residential General Plan amendment is compatible with surrounding land-uses.

**Per Section 3.809, the Zoning Ordinance requires the following finding to be met prior to approval of a rezoning request:**

- A. The amendment is consistent with the policies and objectives of the Glendale General Plan.

- **Staff Analysis:**

The rezoning request is consistent with the General Plan goals and policies. The request to allow for an R1-8 Zoning District is consistent with the minor general plan amendment request for an MDR-3.5 land use designation.

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

o **Staff Analysis:**

The proposed infill development will be consistent in character, density, and land use of the surrounding development, thus complimenting the surrounding single-family neighborhoods.

C. If the amendment is to the official Zoning Map, the proposed change will include any conditions necessary to mitigate any adverse impacts on businesses, persons, or properties adjacent to the requested amendment.

o **Staff Analysis:**

The custom homes and the renovation of the existing residence will follow the City of Glendale's building safety, transportation, and engineering processes and permitting to ensure high quality and safe development. Transportation, Land Development Engineering as well as other City departments have reviewed the proposal to assure adequate utilities, drainage, and transportation migrations were considered to serve the development and to minimize the impact on existing or future adjacent development.

### **RECOMMENDATION**

Should the Planning Commission recommend approval of GPA23-03 it should be as written in the staff report.

Should the Planning Commission recommend approval of ZON23-05, it should be subject to the stipulations in the staff report.

### **PROPOSED MOTION**

Move to recommend approval of GPA23-03, as written.

Move to recommend approval of ZON23-05, subject to the following stipulations:

- ~~1. Development in substantial conformance with the applicant's Project Narrative, dated January 2024.~~
- ~~2. Conformance with all City of Glendale regulations, application processes, and necessary permits for the residential development of the lots.~~
3. The City of Glendale requires that the driveway connection be 30 feet wide at 83rd Ave. This driveway width may then taper for a distance of 20 feet to become a 23 foot wide 2-way drive aisle to serve the developments within the lot.
4. The City of Glendale will be reconstructing 83rd Ave at this site to include a right-of-way need, at a minimum, equal to 57 feet, curb, gutter, landscape buffer, and a 6 feet wide sidewalk. In order to preserve the needs for the reconstruction the development's driveway apron location and construction will be in compliance with City of Glendale's reconstruction plans of 83rd Ave at Orangewood Ave.

---

---

**Attachments**

Project Narrative  
Final Citizen Participation Report  
Prop 207 Waiver  
Certificate of Adequate Schools  
General Plan Map  
Zoning Map  
Aerial Map  
PowerPoint Presentation

---

---