



PLANNING COMMISSION REPORT

CASE: GPA23-05, ZON23-07 WESTGATE MIXED USE LOCATED NORTH OF THE NORTHWEST CORNER OF 99TH AVENUE AND GLENDALE AVENUE

CASE #: GPA23-05, ZON23-07

MEETING DATE: 08/22/2024

FROM: Christina Lavelle, Senior Planner, Planning, CLavelle@glendaleaz.com, 623-930-2553

SUBJECT

*GPA23-05 & ZON23-07 - A request by Brian Greathouse, of Burch & Cracchiolo, representing 101 W Healthcare Subsidiary, LLC for General Plan Amendment from BP (Business Park) and PC (Planned Commercial) to EMU (Entertainment Mixed Use) and to rezone the property from PAD (Planned Area Development) to PAD for approximately nineteen (19) acres, to allow a mixed multifamily residential and commercial development. The site is located north of the northwest corner of Glendale Avenue and 99th Avenue and is in the Yucca Council District.

Presented by: Alex Lerma, Senior Planner

REQUEST

Planning Commission recommendation to amend the General Plan Land Use Designation and Rezone for a project titled "Westgate Mixed Use Development" (GPA23-05, ZON23-07).

APPLICANT/OWNER

Brian Greathouse, Burch & Cracchiolo, P.A \ 101 Health Subsidiary, LLC

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.

SUMMARY

The applicant is requesting a General Plan Amendment and a Rezone of a nineteen (19) acre property to develop a four (4) story, two hundred and ninety-two (292) dwelling, multifamily residential complex and a stand-alone commercial development. The multifamily community proposes a density of thirty (30) dwelling units per acre with a maximum building height of fifty-six (56) feet. The commercial development proposes a maximum height of thirty (30) feet with

a minimum of twenty percent (20%) open space. Direct access to the multifamily residential development is by way of drive aisles from Myrtle and 99th Avenues. Direct access to the commercial development is limited to 99th Avenue. Shared access to Glendale Avenue is provided at the southern boundary through the medical office complex.

BACKGROUND INFORMATION

General Plan Designation:

The property is designated as BP (Business Park) and PC (Planned Commercial).

Zoning Classification:

The property is classified as PAD (Planned Area Development).

Property Location and Size:

The nineteen (19) acre property is located north of the northwest corner of Glendale Avenue and 99th Avenue and is in the Yucca District.

History:

The property is undeveloped with portions of the site having different PAD zoning classifications. The southernmost portion of the property that abuts Glendale and 99th Avenues, was rezoned in 2015 from A-1 (Agricultural) to PAD to develop a medical healthcare campus. In 2021, the northwest portion of the property which abuts Myrtle Avenue and 99th Avenue, received approval to amend the General Plan Designation from BP (Business Park) to EMU (Entertainment Mixed Use) and to rezone the property from PAD to PAD.

Project Details:

The applicant is requesting a General Plan Amendment from BP (Business Park) and PC (Planned Commercial) to EMU (Entertainment Mixed Use) and a Rezone from PAD (Planned Area Development) to PAD to allow four (4), four-story, buildings with two hundred and thirty-nine (239) multifamily residential units (30 du/ac) and a thirteen thousand (13,000) square foot commercial retail building. The site will be developed as a master development. Four (4) access points are proposed for the development. A right turn deceleration lane is proposed on 99th Avenue for southbound traffic to the commercial development access point.

The proposed multifamily complex takes full access from the north at Myrtle Avenue (currently unimproved), to the east with an exit only access at 99th Avenue and from the south through a shared access drive (for the Healthcare Center) to Glendale Avenue.

The multifamily development is proposed to be phased out with four (4) buildings grouped into two (2), separate developments. Both developments provide amenities for their respective units, which include a clubhouse, pool, fitness center, tot lot, putting greens, pickle-ball courts, game lawn and entertainment pavilion. The four (4) story units include one (1), two (2), and three (3) bedroom units which each provide either a balcony or patio. The buildings include four (4)

sided architecture that incorporates a varied roof-line and will be painted in muted desert colors of beige, tan, off-white, grays, and orange. The building design incorporates masonry, stone, veneer, metal rails, and metal shade canopies. To enhance the look and feel of the site, the landscaping along the street frontages incorporates lush desert plants and trees. On the west property line and adjacent to the commercial development to the east, the applicant will provide an eight (8) foot, decorative masonry wall that will be consistent with the development.

The permitted uses for the multifamily site include multifamily residential uses, parks, government buildings, places of worship, and a playfield. Through the Conditional Use Permit process, the site could allow for short-term rentals, childcare centers, residential care centers, mixed-use residential, and live/work dwellings.

The PAD proposes the following development standards for the multifamily complex:

Density	30 dwelling units per acre
Perimeter Setbacks	20 feet minimum
Setback to Adjacent Commercial Development	10 feet minimum
Lot Coverage (% of net common lot area)	55%
Building Height	56 feet maximum
Common Open Space	25% of net lot area
Parking Stall Dimensions	9 feet by 20 feet
Parking Space Requirements	1- and 2-bedroom units: 1.5 spaces 3-bedroom units: 2 parking spaces

The commercial property takes direct access from 99th Avenue, but has three access points in total. Access will be provided via a full-access drive off Glendale Avenue, a new full-access drive off 99th Avenue, and a secondary exit-only access off 99th Avenue. A shared access aisle between the multifamily development and the commercial development will be established to provide connectivity on site for vehicles and pedestrians.

To buffer the multifamily development from the commercial site, an eight (8) foot tall screen wall and fifteen (15-foot landscape buffering will provide screening between disparate uses. The building will not exceed thirty feet (30) feet in height and will provide the same roof lines, colors, and materials as the multifamily units. The allowed uses for the commercial site have been evaluated and revised to those which are appropriate adjacent to the multifamily units. Examples of permitted uses include retail, art galleries, microbreweries, coffee shops, and medical offices. Those uses that require additional review to mitigate potential

impacts (i.e. car wash, animal pet store, or a health fitness center) would require a Conditional Use Permit.

The PAD proposes the following development standards for the commercial component:

Setbacks (Minimum)	Front: 25 feet Side: 15 feet Street Side: 25 feet Rear: 15 feet
Building Height	30 feet maximum
Common Open Space	20% of net lot area
Parking Stall Dimensions	9 feet by 20 feet
Parking Space Requirements	1 space per 300 feet of gross floor area

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Plan Process:

On November 14, 2023, the applicant mailed notification letters to adjacent property owners and interested parties for a neighborhood meeting that was held on November 29, 2023. One family attended and was in support of the project. No other comments or concerns have been received to date. The applicant's Citizen Participation Final Report is attached.

Planning Commission Public Hearing:

A Notice of Public Hearing was published in *The Arizona Republic* on July 31, 2024. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on July 26, 2024. The property was posted on July 24, 2024.

Certificate of Adequate Schools:

The certificate of adequate schools was sent to Mr. Mike Mass, for the Peoria Unified School District on August 1, 2023. No response was received.

STAFF FINDINGS AND ANALYSIS

Required General Plan Amendment Findings:

Section 35.6.206(G) of the Unified Development Code requires the following General Plan Amendment Findings:

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

- **Staff Analysis:**

- Goal LU-1 -Development is guided by sound growth management.
- Goal GA-3: Growth is achieved through reasonable, responsible, urban development.

The proposed General Plan Amendment to EMU for this site supports sound growth management (Goal LU-1) and growth that is reasonable and responsible (Goal GA-3). Within a half mile of the site, the general plan designations range from Entertainment Mixed Use, Business Park, and Planned Commercial with land uses that range from commercial, multifamily, office, to mixed use. The proposal supports the City's goals by responsibly situating a mixed-use development that balances the City's needs for quality, affordable housing with employment centers in a region with similar development trends.

1b. The proposed amendment furthers the public health, safety, and general welfare of the citizens of Glendale.

● **Staff Analysis:**

- Policy LU-4.1 The City should support and facilitate the creation of mixed-use projects that locate housing, employment, retail, entertainment, and services in condensed areas to support walkability and reduce vehicle trips.
- Policy GA-2.1 The City shall concentrate growth in areas that may be served most efficiently.
- Goal HE-3.1- Glendale has housing options that meet the range of socioeconomic needs of the City's current and future residents.

The proposed amendment furthers public health, safety, and general welfare of the citizens of Glendale by providing additional affordable multifamily housing stock for the City (HE-3.1) and supports new and existing employment opportunities for the area (LU-4.1). Located within a half mile of the Loop 101 Interchange and within a mile of the Tanger Outlets and Westgate Entertainment District, residents of the multifamily community will have easy access to jobs and entertainment, reducing vehicular trips and encouraging walkability (LU-4.1). By concentrating growth in a region with easy access to transit, employment centers, and entertainment, the residents of the development are served efficiently (GA-2.1).

2. 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.

● **Staff Analysis:**

- Policy LU-2.4 The City shall ensure that adequate buffers between residential and non-residential uses are included, except in cases where the residential is a part of a mixed use development where it relates to the adjacent use.
- Policy LU-2.3 The City should use spatial transitions, design buffers or similar techniques between incompatible land uses.

The amendment is compatible to existing and planned land uses within the vicinity. The proposed mix of uses is compatible with adjacent development. The

multi-residential community is proposed to be built along the western property line adjacent to the existing Springs at Westgate (currently under construction). Due to the increased heights of the buildings, at approximately 56 feet, the development will provide an eight (8) foot tall decorative screen wall, increased planting density, within the landscape buffer, and increased building setbacks to mitigate potential visual nuisances to the adjacent property. To mitigate the impact of commercial uses on residential uses, the project provides spatial transitions such as increased building setbacks, eight (8) foot tall screen wall, and a fifteen (15) foot landscape buffering (Policy LU-2.3, Policy LU-2.4).

Required PAD Purpose:

The Unified Development Code states that the purpose of this district is to encourage new and imaginative concepts in urban design and land development, to promote and improve the health, safety, and general welfare of the residents of the city and to create distinct developments with unique urban design, single or mixed uses, and/or substantial additional benefit to the city that would not otherwise be required by this Code.

Section 35.2.901(A) of the Unified Development Code states that the purpose of the PAD (Planned Area Development) district is to:

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

o **Staff Analysis:**

Creativity and effective use of land has been provided internal and external to the site. Internal to the site, vehicular and pedestrian traffic circulation have been developed to provide connectivity with both developments as a single planned site. Offsite at Glendale Avenue, a shared access aisle will provide access to the site through the adjacent property to the south. Primary access to the multifamily community is by way of Myrtle Avenue with secondary access provided from 99th Avenue. The commercial development will have primary access off of 99th Avenue by two (2) drive aisles.

2. Encourage residential development to provide a mixture of housing types and designs.

o **Staff Analysis:**

The PAD proposes a unique multifamily development with innovative and urban design. Four (4) buildings are arranged in two (2) groupings with each group connected by a shared clubhouse and shared amenities for all age groups. Each building provides a mix of one (1), two (2), and three (3) bedroom units. The building elevations are proposed at four (4) stories in height, with varied roof-lines, and will utilize materials and colors to accentuate the development while providing continuity throughout the master development and surrounding area.

3. Encourage innovative development or redevelopment concepts for all land

use types to provide a greater variety and intensity of uses.

o **Staff Analysis:**

The PAD encourages an innovative approach to development with commercial and multifamily development that has continuity on-site and complements surrounding developments. Permitted land uses for the PAD have been carefully chosen to reduce any negative impacts from the more intensive nature of commercial use. Moreover, the PAD provides for additional setbacks, landscaping, and screening to protect the multifamily residential units from nuisances associated with commercial businesses.

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

o **Staff Analysis:**

The site is located within an area in various stages of development. To the south of the site, there exists a medical center and to the direct west a multifamily residential community. The PAD has provided a process for development that is site and region specific, taking into account the unique characteristics and challenges of an infill site. As part of the PAD approval, a conceptual master development plan was established to establish building envelopes for the development to ensure that impacts from an increase in building heights or disparate uses are addressed prior to construction. Project locations, increased setbacks, landscaping and screening have been identified in those areas that will be the most affected by the development.

5. 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 the impact on existing or future adjacent development.

o **Staff Analysis:**

Adequate utilities exist in the area and are readily available to be tapped into the development. As part of the development of the property, the applicant will contribute to the costs of tapping into City sewer and water. Additional right-of-way will be dedicated along 99th Avenue for a total of sixty-five (65) feet and at Myrtle Avenue for a total of thirty-five (35) feet. Southbound along 99th Avenue, a deceleration lane will be installed to mitigate traffic impacts from the new use and to provide safe ingress and egress into the site. On-site retention will be provided for the 100-year, 2-hour stormwater retention for the site and the adjacent portion of Myrtle Avenue. The City of Glendale Transportation and Land Development Departments have reviewed the proposal and have supported the application.

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

● **Staff Analysis:**

The PAD supports the goals and policies of the General Plan by encouraging economic diversity in each growth area (Policy GA-4.3), encouraging housing with quality level amenities and architectural quality (Policy HE-5.2), and providing housing options that meet the range of the socioeconomic needs of the City's current and future residents (Goal HE-3).

RECOMMENDATION

Should the Planning Commission recommend approval of GPA23-05, it should be as written in the staff report.

Should the Planning Commission recommend approval of ZON23-07, it should be subject to the stipulations in the staff report.

PROPOSED MOTION

Move to recommend approval of GPA23-05, as written.

Move to recommend approval of ZON23-07 subject to the following stipulations:

1. Development shall be in substantial conformance with the Westgate Mixed Use Development PAD Narrative, final date stamped received June 15, 2024.
2. Dedication of sixty-five (65) feet of right of way measured from centerline to right of way line along 99th Avenue with half-street improvements completed before building permits are issued for any development on the property.
3. Dedication of thirty-five (35) feet of right-of-way measured from centerline to right-of-way line along Myrtle Avenue with half-street improvements completed before building permits are issued for any development on the property.
4. Installation of a right-turn lane for southbound traffic on 99th Avenue at Access D, per approved TIS date stamped May 22, 2024.
5. The right turn lane at Access D, per approved TIS date stamped, May 22, 2024, will be designed with a minimum of one hundred fifty (150) feet of storage with a 150-foot radius S-curve taper, approximately 84 feet.
6. Access B, per approved TIS stamped May 22, 2024, will be designed as a right-out-only driveway.

Attachments

Narrative*

Citizen Participation Final Report

Executive Summary- Traffic

Prop 207 Waiver

Certificate of Adequate Schools

GPA Map

Zoning Map

Aerial Map

Presentation*

