



## PLANNING COMMISSION REPORT

CASE: GPA22-08 & ZON22-18 SHAMROCK MH OVERLAY  
EXTENSION LOCATED WEST OF THE SOUTHWEST  
CORNER OF 83RD AVENUE AND GLENDALE AVENUE

CASE #: GPA22-08 & ZON22-18

MEETING DATE: 08/22/2024

FROM: Alejandro Lerma, Senior Planner, Planning,  
alerma@glendaleaz.com, 623 930-2810

---

### **SUBJECT**

\*GPA22-08 and ZON22-18 - A request by Taylor C. Earl on behalf of Earl & Curley, P.C., representing Shamrock Land Holdings LLC, for a Minor General Plan Amendment from MDR 5 (Medium Density Residential 3.5 to 5.0 du/ac) to MHDR 12 (Medium-High Density Residential 8.0 to 12.0 du/ac) and to Rezone approximately 6 acres of land from R-3 (Multiple Residence- 3) to R-3 MH (Multiple Residence- 3, Mobile/Manufactured Home Overlay) to allow the expansion of the existing Shamrock Mobile Home Park. The site is located west of the southwest corner of 83rd Avenue and Glendale Avenue and is in the Yucca District.

Presented by: Alex Lerma, Senior Planner

### **REQUEST**

Planning Commission recommendation to amend the General Plan land use designation and zoning classification for Shamrock Mobile/Manufactured Home Overlay extension (GPA22-08 & ZON22-18).

### **APPLICANT/OWNER**

Taylor C. Earl on behalf of Earl & Curley, P.C., representing Shamrock Land Holdings 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's request is to extend the existing Shamrock Mobile Home Park to an additional 6-acre area that is currently vacant. The expansion will allow for fifty-four (54) additional mobile/manufactured home spaces with a minimum space size of 3,000 square feet. Landscape areas will be provided for active spaces and perimeter buffering from adjacent single-family residential uses. The project is intending to use the existing Shamrock Mobile Home Park driveway located along Glendale Avenue to access the proposed extended area.

## **BACKGROUND INFORMATION**

### **General Plan Designation:**

The property is designated as MDR 5 (Medium Density Residential 3.5 to 5.0 du/ac).

### **Zoning:**

The current zoning classification is R-3 (Multiple Residence- 3).

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

At approximately 6-acres, the property is located west of the southwest corner of 83<sup>rd</sup> Avenue and Glendale Avenue.

### **History:**

The site has historically been used as a single-family residence and for agricultural purposes.

There have been no recent land use actions for the property.

### **Project Details:**

The applicant seeks a land use action for the expansion of the existing Shamrock Mobile Home Park. The 6-acre expansion will allow the addition of fifty-four (54) additional mobile home spaces with a minimum space size of 3,000 square feet. The development will have a maximum gross density of 9.49 dwelling units per acre.

The proposed expansion will provide approximately 30% open space for active and passive use. Since no site access is proposed on the north site of the development, a 20-foot landscape area will be provided along the street frontage of Glendale Avenue. Furthermore, a 20-foot landscape area will be placed along the projects west and south boundaries adjacent to existing single family residential developments to serve as a buffer between the two developments. Within this landscaping buffer, the applicant is proposing a walking path and a row of columnar ficus trees. The mobile home expansion will serve as an opportunity to improve the existing mobile home site amenities and open space areas by adding or updating such amenities to include benches and associated shade trees, BBQ stations, ramadas with seating, basketball court, dog park, a tot-lot area, and a large non-programmed turf area that can accommodate a host of different activities.

The subject property will have no direct access to Glendale Avenue. The applicant is intending to use the existing driveway located at the operating portion of the mobile home

park along Glendale Avenue.

## **CITIZEN PARTICIPATION TO DATE:**

### **Applicant's Citizen Participation Process:**

On October 26, 2022, the applicant mailed notification letters to adjacent property owners and interested parties. An in-person neighborhood meeting was held on November 9, 2022. There were three (3) attendees at said meeting. Those who participated had questions regarding safety, leasing regulations and lease duration. Based on the extended review period of the project, the applicant conducted a follow-up meeting. On June 12, 2024, the applicant mailed notification letters to adjacent property owners and interested parties for the follow-up meeting. An in-person neighborhood meeting was held on June 26, 2024. There was one (1) attendee at said meeting. 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 August 2, 2024.

## **STAFF FINDINGS AND ANALYSIS**

### **Required General Plan Amendment Findings:**

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

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

#### **o Staff Analysis:**

Housing Element Goal HE-3: Glendale has housing options that meet the range of socioeconomic needs of the city's current and future residents.

Policy HE 3.6: The City shall encourage planned residential communities to provide a range of housing options and promote socioeconomic balance in the Glendale housing supply.

**The proposed mobile/manufactured home overlay expansion will continue to provide housing options for Glendale residents. The mobile home park use has been a continual on-site use since the late 1960's and has periodically expanded through the years as the demand for alternative housing types increases. With the existing housing prices and high rents, the expansion of the mobile/manufactured home park could become a solution for potential or existing residences as a housing option in a viable city area.**

Housing Element Goal HE-6: Residential areas related to work places.

Policy HE-6.2: The City shall encourage housing in close proximity to designated employment areas.

**The Shamrock Mobile Home Park and its proposed expansion is in a viable city location. The site is located in one of the city's main avenues and is in close proximity to Westgate and Loop 101 to the west and the downtown area to the east. This centralized location, near employment areas, provides potential residents with the opportunity to work near their place of residence.**

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

o **Staff Analysis:**

Public Health and Safety Element Goal S-2: Glendale maintains effective fire protection services and the incorporation of fire safety features in new development.

Policy S-2.7: The City shall require that new development provide adequate access for emergency vehicles, particularly firefighting equipment, and evacuation routes, as appropriate.

**Although not necessarily a new development, the proposed expansion of the project is intended to use the existing on-site improvements provided by the established portion of the mobile/manufactured park including site access and internal road network. The internal roadway system will be modified by eliminating the existing cul-de-sacs and further extending the driving aisles westbound into the extended area and ending in a hammer head. Through the design review process, the development will be required to provide a fire access plan to address the modification and expansion of the internal roadway system and demonstrate that such modifications comply with city safety requirements that allow emergency vehicles to safely access and maneuver internal to the site.**

Land Use Element Goal LU-1: Development is guided by sound growth management.

Policy LU-1.1 The City shall ensure that sufficient infrastructure is in place for desired land uses.

**The Developer intends to dedicate additional right-of-way along Glendale Avenue frontage adjacent to the subject property and make the proper off-site improvements which include roadway, pedestrian sidewalk, and landscape areas.**

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.

o **Staff Analysis:**

Conservation, Rehabilitation and Redevelopment Element 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 exiting infrastructure, community and educational facilities, and enhance existing neighborhoods.

**The zoning request is specifically for the Mobile/Manufactured Home Overlay District, which allows the placement of mobile/manufactured homes and not necessarily to change in land use type. The property will remain for residential purposes. The expansion of the mobile/manufactured home park will be complying with the city's goals for infill development. The vacant 6-acre lot has some challenges based on site configuration and adjacent development which limits the options of potential land uses. The developer will take advantage of the existing infrastructure necessary to accommodate the proposal and the available services provided within the general area.**

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

Policy CRR-2.2: The City shall identify neighborhoods and areas that have availability for residential infill development.

**As previously mentioned, the subject property has some challenges based on the site configuration and adjacent development which limits the land use options available for the site. Recognizing that this is an infill project, special precaution needs to be taken while developing adjacent to established land uses and ensuring that the proposed use is compatible with these adjacent uses. As a residential infill development, the project protects these established areas from the negative impact incompatible land uses might cause.**

### **Zoning Findings:**

**Section 35.6.207(l) Amendment to the Unified Development Code text and official Zoning Map of the City of Glendale shall be approved only if:**

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

● **Staff Analysis:**

**Section 35.2.1005 of the Unified Development Code states that the purpose and intent of the Mobile/Manufactured Home Overlay District is to provide for and preserve mobile/manufactured home subdivisions and mobile/manufactured home park developments which are compatible with the surrounding neighborhood.**

**The zoning amendment is consistent with the purpose of the overlay district and with the policies and objectives of the General Plan. The mobile home expansion will contribute to the preservation of the mobile home use by investing in additional amenities and buffer areas to the extension and making needed upgrades to the existing mobile home park. The project supports infill development as a top priority (Goal CRR-2) by proposing a compatible land use to a property that presents challenges for development based on lot configuration and existing surrounding uses.**

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

● **Staff Analysis:**

**Although compatible with the adjacent land uses to the west and south, the development will provide sufficient buffering to these areas. Through site design, city staff will ensure that green spaces and amenities are placed in areas that preserve the safety of the residents while not impeding site circulation. The proposed extended area is proposing to use the existing driveway and internal driving aisles of the already established mobile/manufactured park to accommodate emergency service vehicles.**

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.

● **Staff Analysis:**

**Staff has included stipulations that are more related to traffic and focused on the public health, safety, and general welfare of the citizens. The developer is required to complete a design review process prior to development. Through this process, city staff will ensure that the project complies with the mobile home park development standards, landscape standards and design criteria.**

Section 35.6.207(L) (1.) Adequate School Facilities - The provisions of this section shall apply only to applications for residential rezoning which will increase the projected number of students for any school district's school attendance area as a result of the proposed rezoning.

**The applicant reached out to both Tolleson High School District and Pendergast Elementary School District superintendents by mail on August 5, 2022. Per city process, the applicant provided a one (1) month deadline to the superintendent to provide a response. No response was provided by the said deadline, and it is assumed that there are adequate school facilities for the proposed use. A copy of the Adequate School Facilities Certification is attached.**

**RECOMMENDATION**

Should the Planning Commission recommend approval of GPA22-08, it should be as written in the staff report.

Should the Planning Commission recommend approval of ZON22-18, it should be subject to the stipulations in the staff report.

**PROPOSED MOTION**

Move to recommend approval of GPA22-08, as written.

Move to recommend approval of ZON22-18, subject to the following stipulations:

1. Development shall be in substantial conformance with the narrative and conceptual site plan date stamped May 15, 2024.
2. A sixty-five-foot right of way dedication along Glendale Avenue in addition to a six-foot wide concrete sidewalk and landscape buffer.

---

### **Attachments**

Narrative

Site Plan

Citizen Participation Final Report

Prop207

TIS Executive Summary

Adequate Schools

GPA Map

ZON Map

Aerial Map

Presentation\*