



# Kebede Residences GPA22-12 & ZON22-26

City Council Hearing – November 26, 2024

Joseline Castaneda  
Planner





# Request

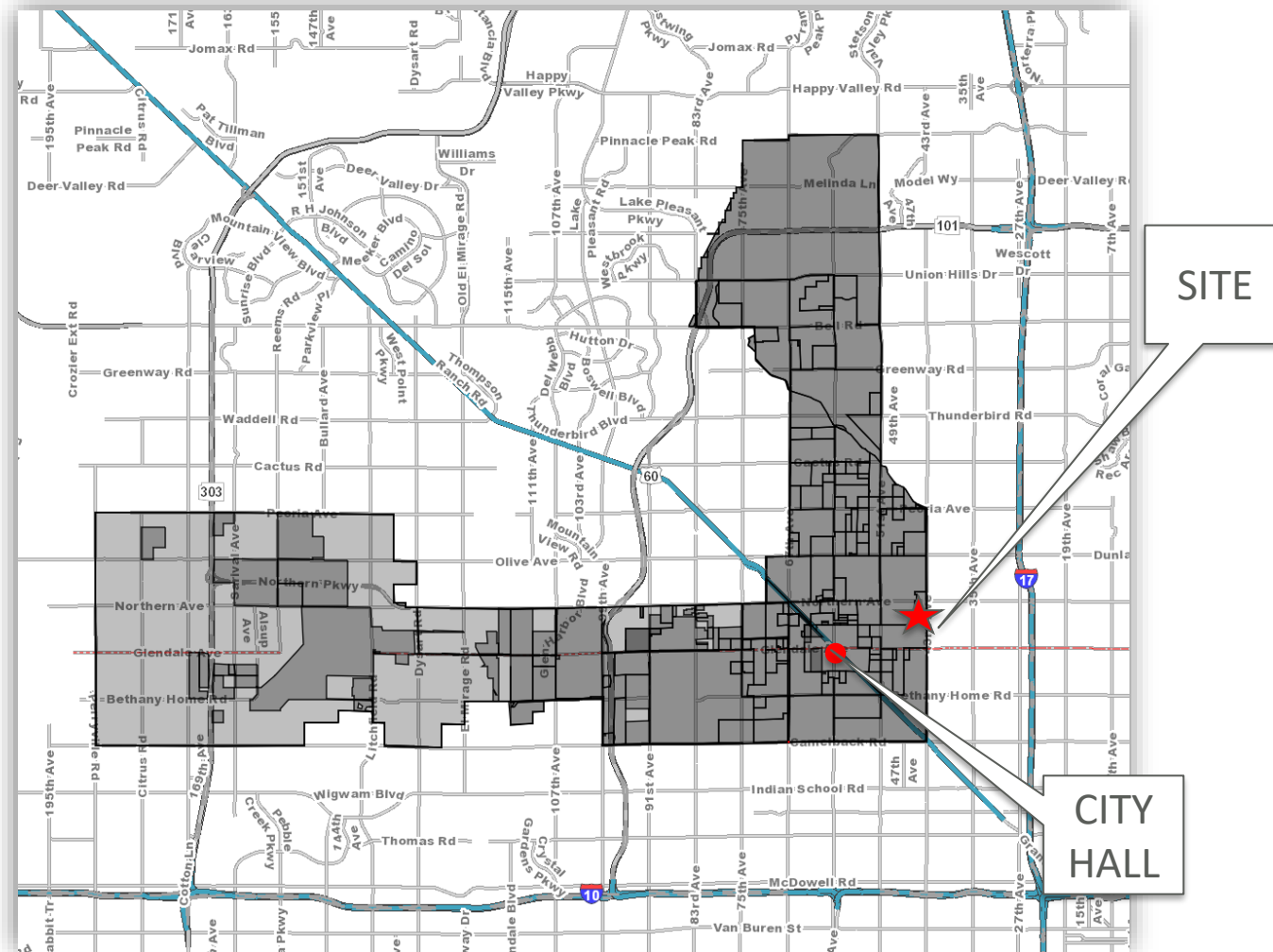
---

- 1) Minor General Plan Amendment from OFC (Office) to MHDR 8 (Medium-High Density Residential: 5.0 to 8.0 d/u per acre)
- 2) Rezone from C-O (Commercial Office) to R1-6 PRD (Single Residence Planned Residential Development)

**Applicant/ Owner:** Million Kebede / RENAISSANCE G C LLC

# Vicinity Map

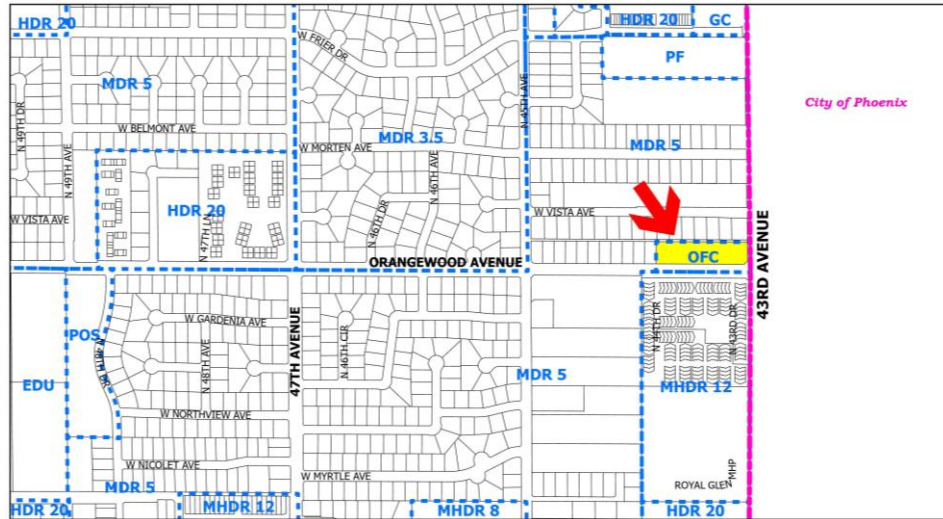
Northwest  
Corner of  
43rd Avenue  
and  
Orangewood  
Avenue



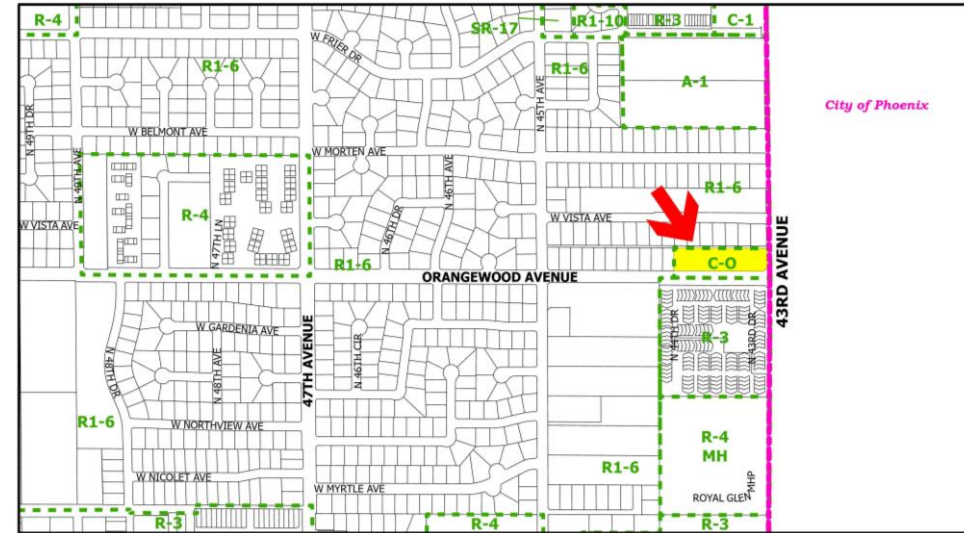


# General Plan / Zoning Maps

## General Plan Proposal: MHDR 8

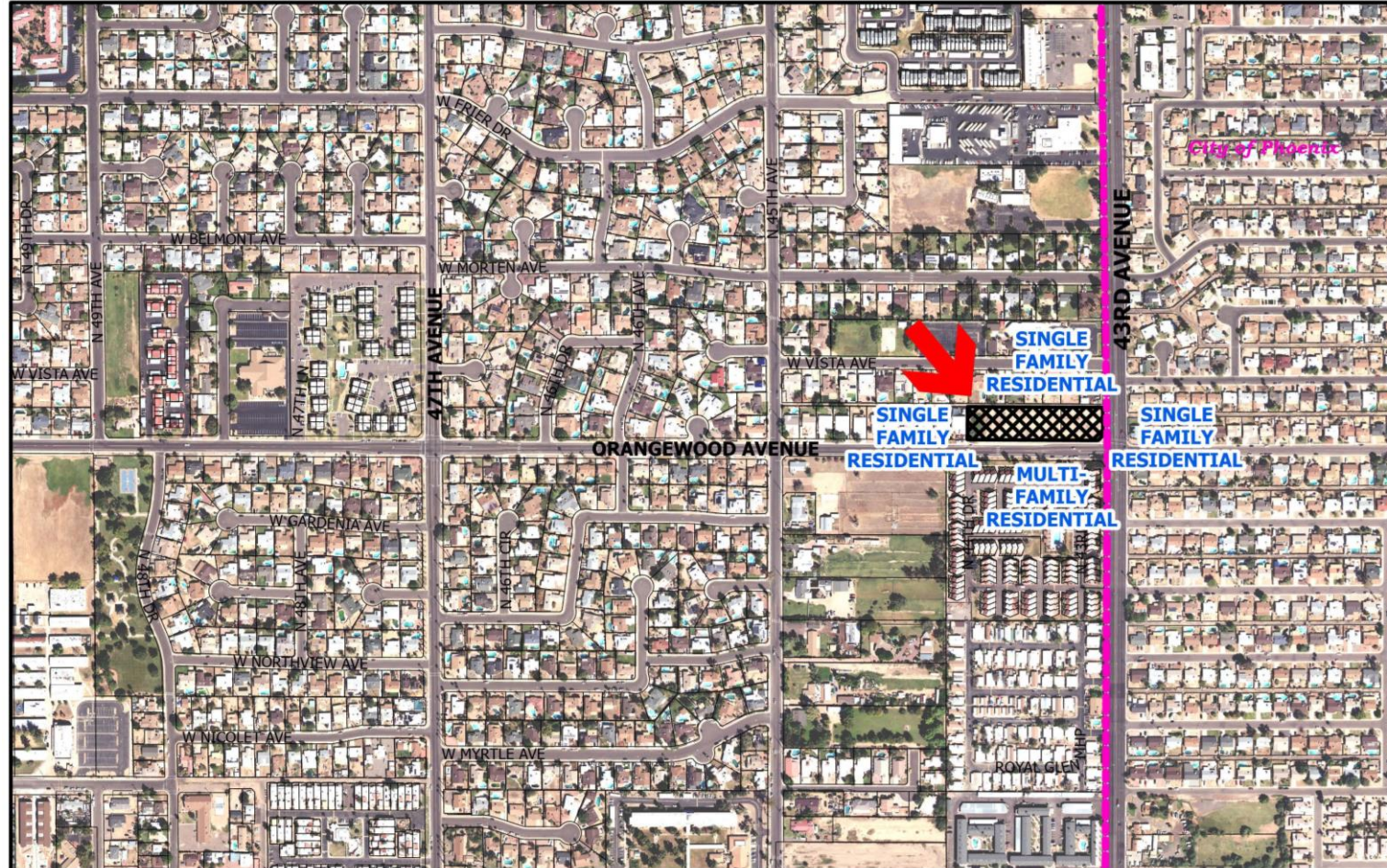


## Zoning Proposal: R1-6 PRD





# Aerial Map





# Standards Table

	R1-6	Proposed (R1-6 PRD)
Minimum Net Lot Area	6,000 square feet	<b>7,650 square feet</b>
Minimum Lot Width	60 feet	60 feet
Minimum Lot Depth	100 feet	<b>127.5 feet</b>
Minimum Front Setback	15 feet to living area, 20 feet to garage or carport	<b>20 feet to living area, 25 feet to garage or carport</b>
Minimum Rear Setback	20 feet	<b>30 feet</b>
Minimum Side Setback	5 feet & 10 feet, minimum 15 feet separation between buildings on adjacent lots	5 feet & 10 feet, minimum 15 feet separation between buildings on adjacent lots
Minimum Street Yard Setback	10 feet	10 feet
Maximum Building Height	30 feet, limit two-story maximum	30 feet, limit two-story maximum
Maximum % Lot Coverage	40%	40%



# Site Plan

## SITE LAYOUT PLAN FOR KEBEDE RESIDENCES

### BUILDING DATA:

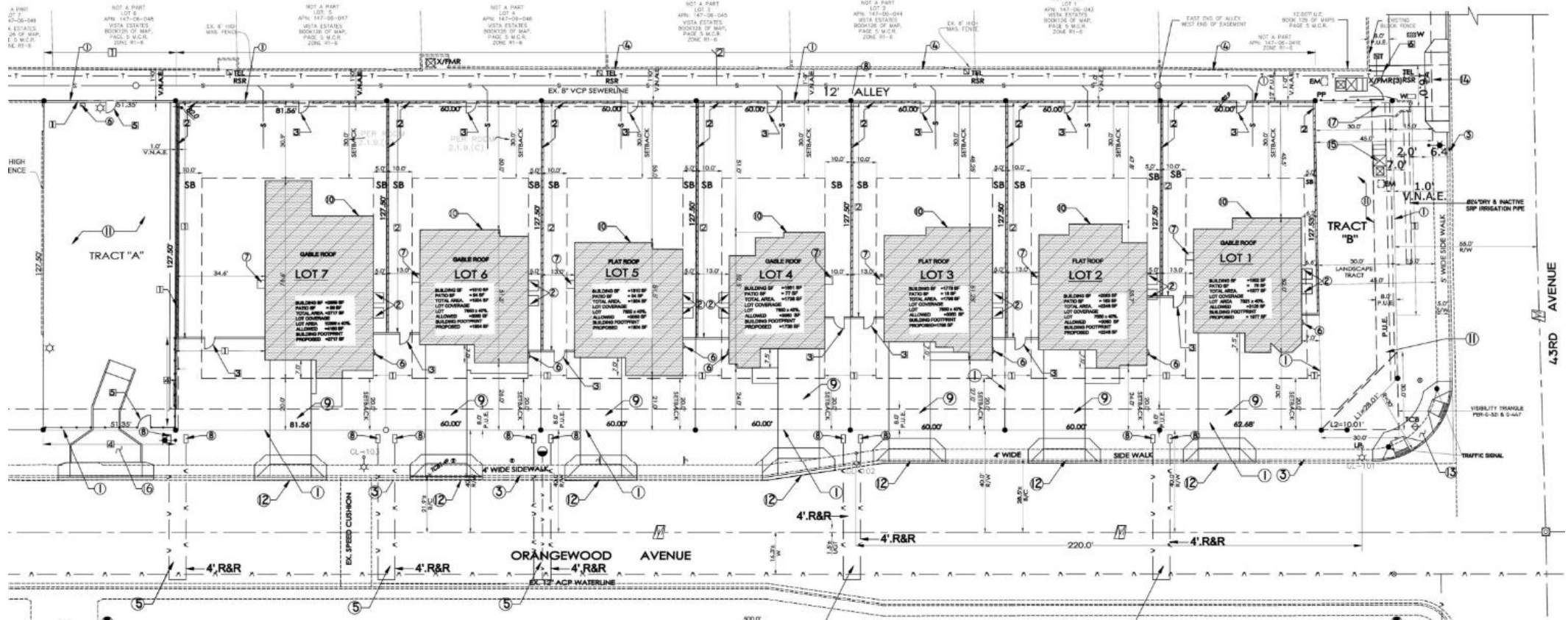
USE: RESIDENTIAL  
 EXISTING ZONING: C-0  
 PROPOSAL ZONING: R1-6 PRD  
 OCCUPANCY: R1-6  
 V-8  
 CONSTRUCTION TYPE: APN 147-06-091-A & APN 147-06-091-B

### ADDRESS:

7510N 43RD AVENUE  
GLENDALE, AZ

### SITE DATA:

GENERAL PLAN DESIGNATION: MH-DR-8  
 COUNCIL DISTRICT: CACTUS  
 ZONING: R1-6 PRD  
 PARCEL NUMBER: APN 147-06-091-A & APN 147-06-091-B





# Kebede Residences GPA22-12 & ZON22-26

City Council Hearing – November 26, 2024

Joseline Castaneda  
Planner

