



## PLANNING COMMISSION REPORT

CASE: GPA22-12 & ZON22-26 - KEBEDE RESIDENCES - NORTHWEST CORNER OF ORANGEWOOD AVENUE AND 43RD AVENUE  
CASE #: GPA22-12 & ZON22-26  
MEETING DATE: 10/24/2024  
FROM: Joseline Castaneda, Planner, Planning, JCastaneda@glendaleaz.com, 623-930-2823

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### **SUBJECT**

GPA22-12 & ZON22-26 A request by Million Kebede representing RENAISSANCE G C LLC, for General Plan Amendment from OFC (Office) to MHDR 8 (Medium-High Density Residential: 5.0 to 8.0 d/u per acre) and rezone from C-O (Commercial Office) to R1-6 PRD (Single Residence Planned Residential Development) for approximately 1.48 acres, for a single-family residential development. The site is located on the northwest corner of Orangewood Avenue and 43rd Avenue and is in the Cactus District.

Presented by: Joseline Castaneda, Planner

### **REQUEST**

Planning Commission recommendation to amend the General Plan Land Use Designation and Rezone classification for Kebede Residences (GPA22-12 & ZON22-26).

### **APPLICANT/OWNER**

Million Kebede (623) 755-4659 / RENAISSANCE G C 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 site is comprised of two parcels and about 1.49 acres and is currently vacant. The proposal is to use the site to develop seven (7) single family homes within an existing residential neighborhood. The minimum lot size will be 7,650 square feet.

### **BACKGROUND INFORMATION**

#### **General Plan Designation:**

The property is designated as OFC (Office).

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

The 1.48-acre property is located at the northwest corner of Orangewood Avenue and 43rd Avenue, it is comprised of two parcels (APN's 147-06-091A & 147-06-091B) and is in the Cactus District.

#### **History:**

The property was annexed April 28, 1959 (Annexation Number 23). In 1987, the property was rezoned (Z-87-04) from A-1 (Agricultural) to C-O (Commercial Office).

**Project Details:**

- The property is comprised of two (2) parcels and is currently a vacant, undeveloped site. All lots will have property frontage along Orangewood Avenue, which provides direct access to 43<sup>rd</sup> Avenue to the east.
- The proposal is for a property to be rezoned to R1-6 PRD for the development of seven (7) single family residential lots. The development will include a passive recreation park of 6,547 square feet in size that will include a children’s playground and picnic areas.
- Lot sizes will be a minimum 7,650 square feet and a maximum 10,399 square feet in size.
- Proposed open space and retention area will be 15.27% or 0.23 acres of the project size.
- The site to implement the following proposed R1-6 PRD development standards:

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

**CITIZEN PARTICIPATION TO DATE:**

**Applicant’s Citizen Participation Process:**

On February 4, 2022, the applicant mailed notification letters to adjacent property owners and interested parties. A neighborhood meeting was held via ZOOM on February 16, 2022. Two neighbors attended the meeting virtually and expressed their support for the proposed single-family development. A second notification letter was sent on August 16, 2024, to provide an update on the project as the proposal changed from 8 to 7 lots. There was no participation as correspondence was not received by the applicant or staff during this second mailing . 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 October 2, 2024. Notification postcards for the public hearing were mailed to adjacent property owners and interested parties on October 4, 2024. The property was posted on October 9, 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:**

**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.

**This site has remained vacant, even after this property was rezoned in 1987 with the intent to develop in accordance with the Commercial Office zoning district. Developing a site that has remained underutilized meets the City's goal of development.**

**Allowing this property to develop as a single-family development allows for the expansion of the existing single family neighborhood and to meet the priority of the General Plan for infill development.**

**Goal NPR-1:** Glendale retains a sense of community through preserving and enhancing the character, identity and quality of its diverse neighborhoods.

**Policy NPR-1.1:** The City shall exemplify pride in neighborhood character and community appearance through landscape themes and property maintenance.

**As the site has direct access to 43<sup>rd</sup> Avenue from Orangewood Avenue, the community identity is enhanced with site improvements along this entryway.**

**Along 43<sup>rd</sup> Avenue, there will be significant landscaping along the foot buffer between the right of way and the first residential lot, creating a distinct entrance to the neighborhood that leads to the new and existing residences.**

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

o **Staff Analysis:**

**Goal LU-2:** There are transition and buffer areas between unrelated land uses.

**Policy LU-2.3:** The City should use spatial transitions, design buffers or similar techniques between incompatible land uses.

**Although these properties are compatible in residential use as the adjacent properties to the west and north, spatial buffers were applied to accommodate the existing residences. To allow the abutting residential properties to the north more privacy as two-story homes are proposed, the minimum rear setback was increased to 30 feet, pushing the building farther from the neighbors to the rear.**

**The adjacent properties to the north and west have a designation of MHDR 5 and the property to the south is MDHR 12, and the proposed designation of MHDR 8 for this site provides the transition between both densities.**

**Goal CRR-1:** Deteriorating neighborhoods are revitalized and blight is removed.

**Policy CRR-1.11:** The City should ensure that new development in revitalization areas is appropriate in form and scale.

**The addition of new single-family homes and removal of blight with on this site contributes to the revitalization of the existing neighborhood. The size of the lots are similar in size to the adjacent residential lots, which make it**

**appropriate for this area. In addition to new homes, a new public space is being proposed that will contribute to the general welfare of the community.**

**The proposed amendment makes a positive impact as it allows for an underutilized site to contribute to the growth of the existing residential neighborhood. The incorporation of the PRD overlay also encourages the development to provide public open spaces for the benefit of all community members.**

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:**

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

**Policy HE-2.1:** The City should encourage variety in siting, floor plans, elevations, massing, materials, and color schemes in housing units included in new residential developments.

**This project provides additional housing options to an existing residential neighborhood in terms of diverse house designs and types that are still compatible with the existing residences.**

**The variety of house sizes and layouts are also proposed as another tier of variety that the new homeowners can explore when they start the development process on any of these lots.**

**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.

**The proposal creates a continuation of the existing single family residential identity in the neighborhood and contributes to the redevelopment of the streetscape.**

**The project also contributes to the intent of providing more high quality infill housing to a site that has otherwise remained vacant.**

**Required PRD Findings:**

**Section 35.2.1001(4.)** all PRD applications shall be reviewed for conformance with the stated purpose of this overlay district. Prior to approval, the Planning Commission and City Council shall make the following findings:

A. The proposal is consistent in substance and location with the development objectives of the General Plan and any adopted specific area plans.

o **Staff Analysis:**

**The proposal is consistent with the existing general plan designation of adjacent properties. It meets multiple goals related to Housing, Conservation, Rehabilitation, Redevelopment, and Land Use. The new proposed designation of MHDR 8 (Medium-High Density Residential), which allows up to 5.0 to 8.0 dwelling units per acre is being met as the site is 1.49 acres in size, which would allow up to eleven (11 ) single family lots, but only seven (7) are to be developed.**

B. The proposal will be compatible with other existing and planned development in the area.

o **Staff Analysis:**

**The proposal is compatible with the development standards applicable to the existing single family residential neighborhoods.**

C. The proposal meets or exceeds the City's Subdivision Design Expectations regarding site planning, architecture, landscaping, building materials and colors, and screening of mechanical equipment.

o **Staff Analysis:**

**The City's Subdivision Design Expectations have been met as the applicant has applied all requirements in relation to site planning, architecture, landscaping, building materials, colors, screening of mechanical equipment when they designed the site and residential buildings to be built.**

D. The proposal will result in a quality living environment and accommodate desired lifestyles.

o **Staff Analysis:**

**The proposal would allow the addition of more residential properties and complete the residential neighborhood as this site has always remained vacant. It will also positively contribute to the lifestyles of the residents as an active space will be provided, which does not currently exist along this neighborhood street.**

E. The proposed project amenities including equestrian and pedestrian trails, bike paths, landscaped areas, entry features, decorative theme walls, parks, playgrounds, and other public or commonly owned open space and recreation facilities are adequate and appropriate for this development.

o **Staff Analysis:**

**The proposed project will add a recreation area as an amenity to be enjoyed by the new families to occupy the new residential homes as well as the existing residents. The amenities include walkways, children's bike lanes, children's playground, benches, and picnic tables.**

F. The type and quality of house products will be consistent with the intended character of the development.

o **Staff Analysis:**

**The house products to be compatible with the house designs of the existing adjacent neighborhood but will apply a wider range of materials and finishes to update the design.**

G. If development is to be accomplished in phases, the development plan shall coordinate improvement of the open space, the construction of buildings, structures, and improvements in such open space, and the construction of dwelling units in order that each development phase achieves a proportionate share of the total open space and environmental quality of the total planned development.

o **Staff Analysis:**

**The single-family residential development with a new active open space is intended to be developed under one phase. The entire share of open space and environmental quality of the planned development will be provided at once.**

**Purpose:**

**Section 35.2.1001(A)** this overlay district is intended to promote the design and construction of Single-Family or Multi-Family residential development according to an overall development plan.

The purpose of this district is to:

1. Encourage imaginative and innovative planning of residential neighborhoods by providing greater flexibility in design.

o **Staff Analysis:**

**The applicant is proposing to develop residential homes that will be consistent with the existing residential homes, but also provide a variety of additional design elements. The design intent is not only compliment but also enhance the existing architecture in the neighborhood with these new buildings.**

2. Encourage the provision of useable open space and recreation facilities within neighborhoods.

o **Staff Analysis:**

**The usable open space that is being proposed is an amenity that will benefit the new residents from this development as well as existing residents. There will be a variety of amenities that are being proposed for families from a kid's play area to picnic areas to encourage recreation within the area.**

3. Encourage variation in lot size, lot width, building setback, building orientation, and house product design within neighborhoods.

o **Staff Analysis:**

**The new development offers a variation of lot sizes as most lots will be about 7,000 square feet and the largest lot will be 10,399 square feet, allowing for different sizes of residential buildings. The buildings will be offset from each other to create staggering between properties.**

4. Establish residential neighborhoods which have a distinct character and convey a sense of place. Promote the efficient use of land by enabling the development of parcels which would otherwise be difficult to develop.

o **Staff Analysis:**

**There is a continuation of the character of the neighborhood with the new residential development and addition of homes that also mirror the design of existing residential buildings.**

5. Promote the efficient use of land by enabling the development of parcels which would otherwise be difficult to develop.

o **Staff Analysis:**

**The site has been rezoned for commercial office use since 1987 and has remained vacant since then. The proposed use aligns with the existing residential use and would not apply the buffering that would be required for more intense commercial uses.**

**RECOMMENDATION**

Should the Planning Commission recommend approval of GPA22-12, it should be as written in the staff report.

Should the Planning Commission recommend approval of ZON22-26, it should be subject to the stipulation in the staff report.

**PROPOSED MOTION**

Move to recommend approval of GPA22-12, as written.

Move to recommend approval of ZON22-26, subject to the following stipulation:

Development shall be in substantial conformance with the Orangewood Meadows - II PRD Narrative, dated August 20, 2024, and site plan dated June 05, 2024.

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**Attachments**

PRD Narrative

Site Plan

CP Final Report without labels

Prop 207 Waiver

Certificate of Adequate Schools

General Plan Map

Vicinity Zoning Map

Aerial Map

PowerPoint Presentation