

7448 North 83rd Avenue
Residential Zone Change and General Plan
Amendment Proposal

**REQUEST FOR R1-8 ZONING AND MINOR GENERAL PLAN
AMENDMENT**

**NORTHWEST CORNER OF NORTH 83rd AVENUE AND WEST
ORANGEWOOD AVENUE**



ZON #23-05/GPA 23-03

SR #22-459

January 2024



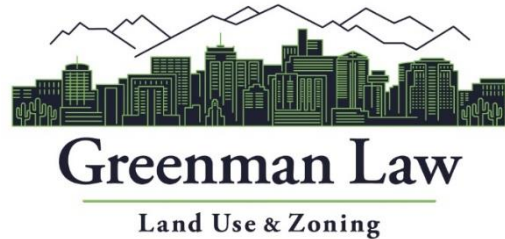
PROJECT TEAM

PROPERTY OWNER

Flores Family Trust and Olivas Family Trust
7448 North 83rd Avenue
Glendale, AZ 85303

LAND USE ATTORNEY

Greenman Law
Jordan Evan Greenman
1111 West Woodland Avenue
Phoenix, AZ 85007
248.225.0428
jordan@greenmanlawfirm.com



SITE DESIGN FIRM

ProCAD Design LLC
Angelica Armenta
2406 South 24th Street
Phoenix, AZ 85034
602.748.3153



GRADING AND DRAINAGE FIRM

To be determined

TOPOGRAPHICAL FIRM

To be determined

TRAFFIC ENGINEER

To be determined

Table of Contents

I. Introduction.....4
 A. Background.....4
 B. Purpose of Request.....4

II. Site Analysis.....4

III. Description of Proposal.....4
 A. Introduction and Site Layout.....4
 B. Permitted Uses.....5
 C. R1-8 Site Development Standards.....5
 Table 1: *R1-8 Single Family Zoning Development Standards*.....5

IV. Relationship to Surrounding Properties5
 Table 2: *On Site & Surrounding Uses, Comprehensive Plan, & Zoning Designations*....6

V. Long Range Planning6

VI. Location & Accessibility.....6

VII. Site Circulation.....6
 Table 3: *Roadway Analysis*.....7

VIII. Community Facilities, Public Safety, and Public Utilities & Services7

IX. Floodplain Information7

X. Topography, Grading and Drainage.....7

XI. Conclusion7

List of Tables

Table 1 – R1-8 Development Standards.....5
Table 2 – On Site & Surrounding Uses, Comprehensive Plan, & Zoning Designations.....6
Table 3 – Roadway Analysis.....7

List of Exhibits

Exhibit A – Legal Description.....8
Exhibit B – Historical Aerial 2015.....9
Exhibit C – Historical Aerial 2023.....10
Exhibit D – Conceptual Site Plan11
Exhibit E – Adjacent Land Use Map.....12
Exhibit F – General Plan Land Use Designation Map.....13

I. Introduction

A. Background

This request seeks to rezone the property addressed 7448 North 83rd Avenue in Glendale, Arizona 85303 from A-1 Agricultural to R1-8 Single Family Residential. The APN of the property is 142-31-001D (“Site”). The Site is owned by the Flores Family and the Olivas Family (the “Owners”).

The Site sits at the northwest corner of North 83rd Avenue and West Oranewood Avenue. The 40,528 square foot (.93 acres) parent parcel will be subdivided to create three parcels. *Exhibit A – Legal Description* provides the legal description of the parent parcel. The Site is zoned A-1 Agricultural.

The completion of the 101 Freeway in 2002 brought exponential growth to the area. Single family subdivisions have crept in from all directions. This once rural area is transitioning from desolate to energetic as growth continues at astounding rates. *Exhibit B – Historical Aerial 2015* and *Exhibit C – Historical Aerial 2023* highlight the aggressive transition in the area over the last eight years.

B. Purpose of Request

Greenman Law, on behalf of the Owners, proposes a zone change of the Site from Agricultural (A-1) to Single Family Residential (R1-8). This request proposed a small three lot on an undersized agricultural parcel. The proposed zone change will bring an antiquated parcel into conformance with the true character area of the neighborhood.

II. Site Analysis

A. Property Location

The deep but narrow property is located at the northwest corner of North 83rd Avenue and West Oranewood Avenue. It is primarily surrounded by incorporated Glendale subdivisions. The Site measures approximately 97.5 feet wide by 436.2 feet deep. The Site is narrow but has sufficient depth to accommodate the proposed development.

B. Existing Conditions

Currently, the Site currently has one single family home on the entire parcel. According to Maricopa County Assessor, the home was built in 1900. The home is small, measuring only 1,020 square feet in area. The applicant did not remodel or update the home.

III. Description of Proposal

A. Introduction and Site Layout

This zone change seeks to create a three-lot subdivision. All three proposed parcels will be approximately 97 feet wide by 145 feet deep. One single family home is proposed on each site. Each parcel will conform to R1-8 development standards. The parcels will have access to North 83rd Avenue through a 20-foot wide access easement on the north side of the parcels.

Lot A (western lot) will be 14,298 square feet in area. Lot B (central lot) will be 14, 181 square feet in area. Lot C (eastern lot) will be 14,181 square feet in area. All three lots will be approximately 1.76 times larger than the minimum R1-8 lot size. The existing home on the

Site will become Lot C (east parcel) of the subdivision. The proposed site plan is shown in ***Exhibit D – Conceptual Site Plan***.

B. Permitted Uses

The parcels will comply with all R1-8 Single Family Residential Permitted Uses, Permitted Conditional Uses, and Accessory Uses set forth by Section 5.307 of the City of Glendale Zoning Ordinance.

C. R1-8 Site Development Standards

The three parcels will conform to all development standards identified in Section 5.329 of the Zoning Ordinance. The site standards are shown below in ***Table 1: R1-8 Single Family Zoning Development Standards***. There will be no deviations from these standards.

Table 1: R1-8 Single Family Zoning Development Standards

Site Standard	R1-8 Zoning District Regulations
Front Yard	15'
Side Yard	5' and 10'
Rear Yard	20'
Height (Max.)	30'
Lot Area (Min.)	8,000 sq. ft.
Lot Width (Min.)	80'
Lot Depth (Min.)	100'
Lot Coverage (Max.)	40%

IV. Relationship to Surrounding Properties

Given the Site’s current awkward and unsuitable A-1 Agricultural zoning, the proposed rezoning will bring the Site into conformance with the established suburban area. The site is primarily surrounded by R1-6, R1-8, and R1-10 zoned residential properties. The area has changed drastically over the last decade years as suburban developments have crept in from all directions.

Orangewood Ranch, a newly developed R1-8 subdivision, is north and west of the Site. Orangewood Ranch was approved with 43 R1-8 residential lots. A large subdivision called Rovey Farms Estates sits directly south and west of the Site. Rovey Farms is a massive Planned Residential Development with over 380 R1-10 parcels. There is an extremely narrow property immediately north of the Site that is zoned A-1 as well. There are very few A-1 zoned properties left in the area.

To the east, across North 83rd Avenue, are large unplatted R1-6 parcels within a small unincorporated Maricopa County island. To the southeast of the Site is West Glenn Estates, a large R1-8 subdivision with about 100 residential properties. See ***Exhibit E – Adjacent Land Use Map*** for the nearby land use designations.

The surrounding land uses are a blend of several variations of single family residential zoning. The proposed R1-8 zoning is consistent with nearby residential zoning and is suitable for the

area. **Table 2 - On Site and Surrounding Uses, Comprehensive Plan and Zoning Designations** below provides a summary of the surrounding land uses.

Table 2: On Site & Surrounding Uses, Comprehensive Plan, & Zoning Designations

Direction	Land Use	Zoning
Site	Single Family Residential	A-1
North	Single Family Residential	A-1
West	Single Family Residential	R1-8
East	Single Family Residential	R1-6
South	Single Family Residential	R1-10

V. Long Range Planning

The City of Glendale has agreed to review this proposal as a Minor General Plan Amendment and a rezoning simultaneously because the proposed development is a proper fit in this residential area. The General Plan designation for the Site is Low Density Residential 1 – 2.5 dwelling units per acre (“LDR 2.5”). The General Plan Land Use Designation Map is shown in **Exhibit F – General Plan Designation Map**. LDR 2.5 allows 1 to 2.5 dwelling units per acre. This site is approximately 40,528 square feet (.93 acres) and proposes three units, slightly greater than the allowable density under LDR 2.5. As such, we propose the Site is designated Medium Density Residential zoning, increasing it to 2.5 to 3.5 dwelling units per acre.

VI. Location & Accessibility

The Site is conveniently located approximately two miles east of the 101 Freeway, making it easily accessible to both local and regional traffic. The proposed development will be highly beneficial to the surrounding area, as it adds housing during Arizona’s historic shortage while maintaining a minimal footprint.

VII. Site Circulation

The Site will be accessed through a single driveway along North 83rd Avenue. The Site has a 30-foot-wide driveway at North 83rd Avenue which turns into a 23-foot-wide drive aisle and access easement along Lot B and Lot C. This drive and easement connects two way traffic from the parcels to the street. A fire turnaround/hammerhead is located on Lot B and Lot C to allow proper site circulation. The Site is on the west side of North 83rd Avenue, which is classified as an Arterial road in the Glendale Roadway Classifications. The posted speed limit is 40 mph and on-street parking is prohibited.

North 83rd Avenue is currently undersized. Pursuant to City of Glendale and Maricopa County right of way requirements, the Site must dedicate 20 feet of right of way along the eastern property line. Entry to the Site will be right-in/right out only, a median will be required

to make this restriction. **Table 3 – Roadway Analysis** outlines the roadway classification below.

Table 3: *Roadway Analysis*

Roadway	Classification	Future Condition
North 83 rd Avenue	Arterial A-3	120' ROW (60' half-street)

VIII. Community Facilities, Public Safety, and Public Utilities & Services

The Site is within the City of Glendale School District boundary. The Site will have access to necessary public utilities and services such as refuse, sewer, water, electric, police services and fire services. A fire hydrant will be added on North 83rd Avenue for fire protection and a fire turnaround will be created on Lot B and Lot C to allow a fire truck to maneuver in and out of the Site. An agreement will be executed between the three lot owners addressing the maintenance of the access road and private utilities within the access road.

The City of Glendale has agreed to allow the western two parcels to utilize septic services. The easternmost parcel is connected to the existing sewer line within North 83rd Avenue. No sewer main extension will be required to complete this project. The Site is within the City of Glendale sewer and water service areas. The following services will be provided to the Site:

- Refuse – City of Glendale
- Electric – City of Glendale
- Police – City of Glendale
- Fire – City of Glendale

IX. Floodplain Information

The Site is in Zone X on FEMA Floodplain FIRM Panel 1715. Zone X denotes areas of 0.2% change flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

X. Topography, Grading and Drainage

The topography on site is flat and uneventful. The Site will maintain its historical drainage pattern and will ensure no adverse offsite flows occur after development. Sufficient on-site retention will be provided for 100-year and two-hour storm occurrences.

XI. Conclusion

The area surrounding the Site is primarily characterized by single family residential developments. This proposed R1-8 rezoning will provide a high-quality yet small-scale development that fits in with the true character area of the neighborhood. As such, we request approval of the proposed R1-8 rezoning. Please see all exhibits and attachments as reference. Thank you for your time and consideration.

Exhibit A – Legal Description

The following real property situated in Maricopa County, Arizona:

The part of the South half of the Southeast quarter of the Northeast quarter of Section 3, Township 2 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows::

BEGINNING at the East quarter corner of said Section;

THENCE North 147.41 feet;

THENCE West 476.2 feet;

THENCE South 147.8 feet;

THENCE East 476.2 feet to the POINT OF BEGINNING;

EXCEPT the NORTH 50 feet thereof; and

EXCEPT any portion within the North 13 acres as described in Docket 383, page 85.

Exhibit B – Historical Aerial 2015



Exhibit C – Historical Aerial 2023



Exhibit D – Conceptual Site Plan

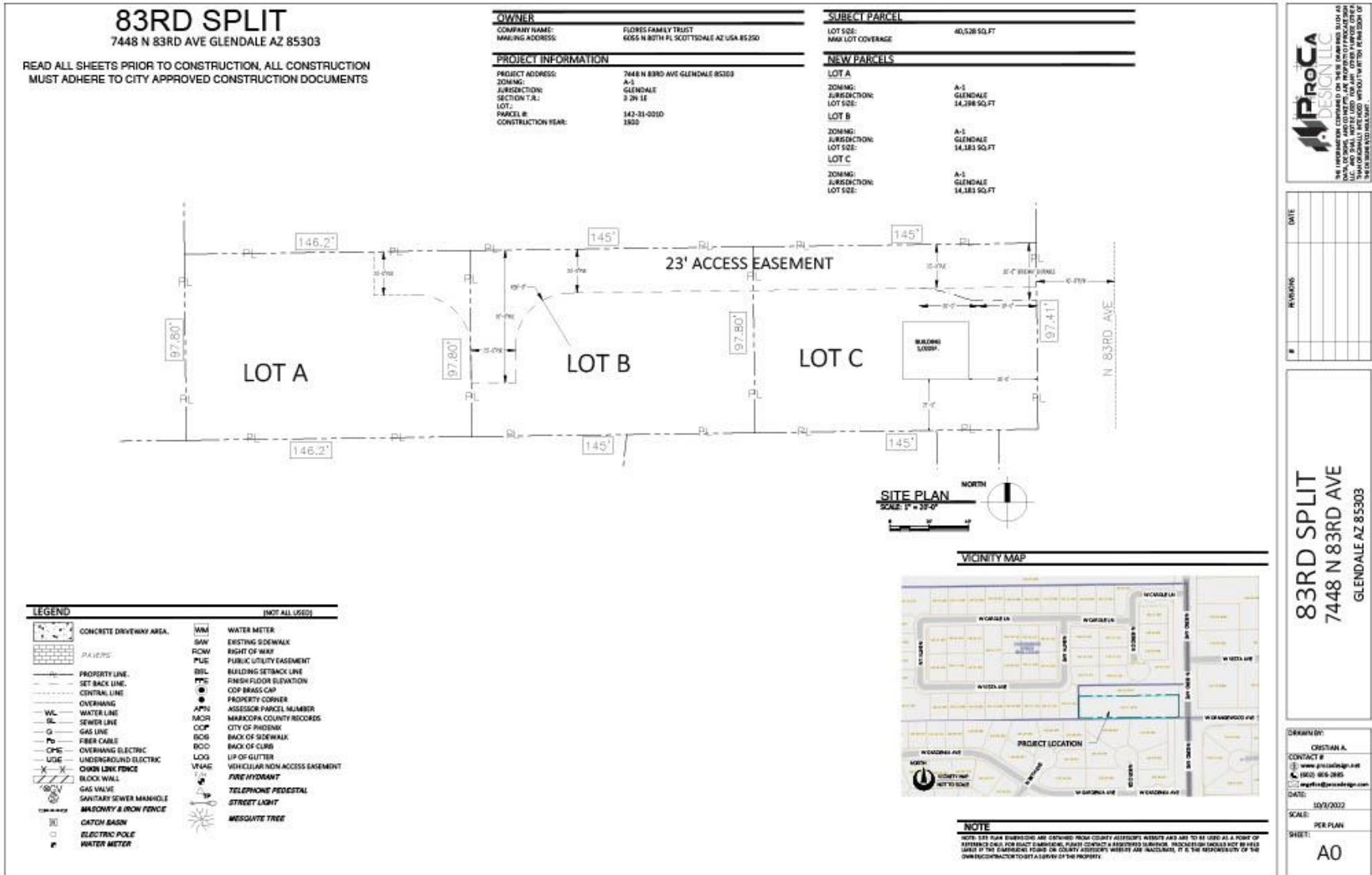


Exhibit E – Adjacent Land Use Map

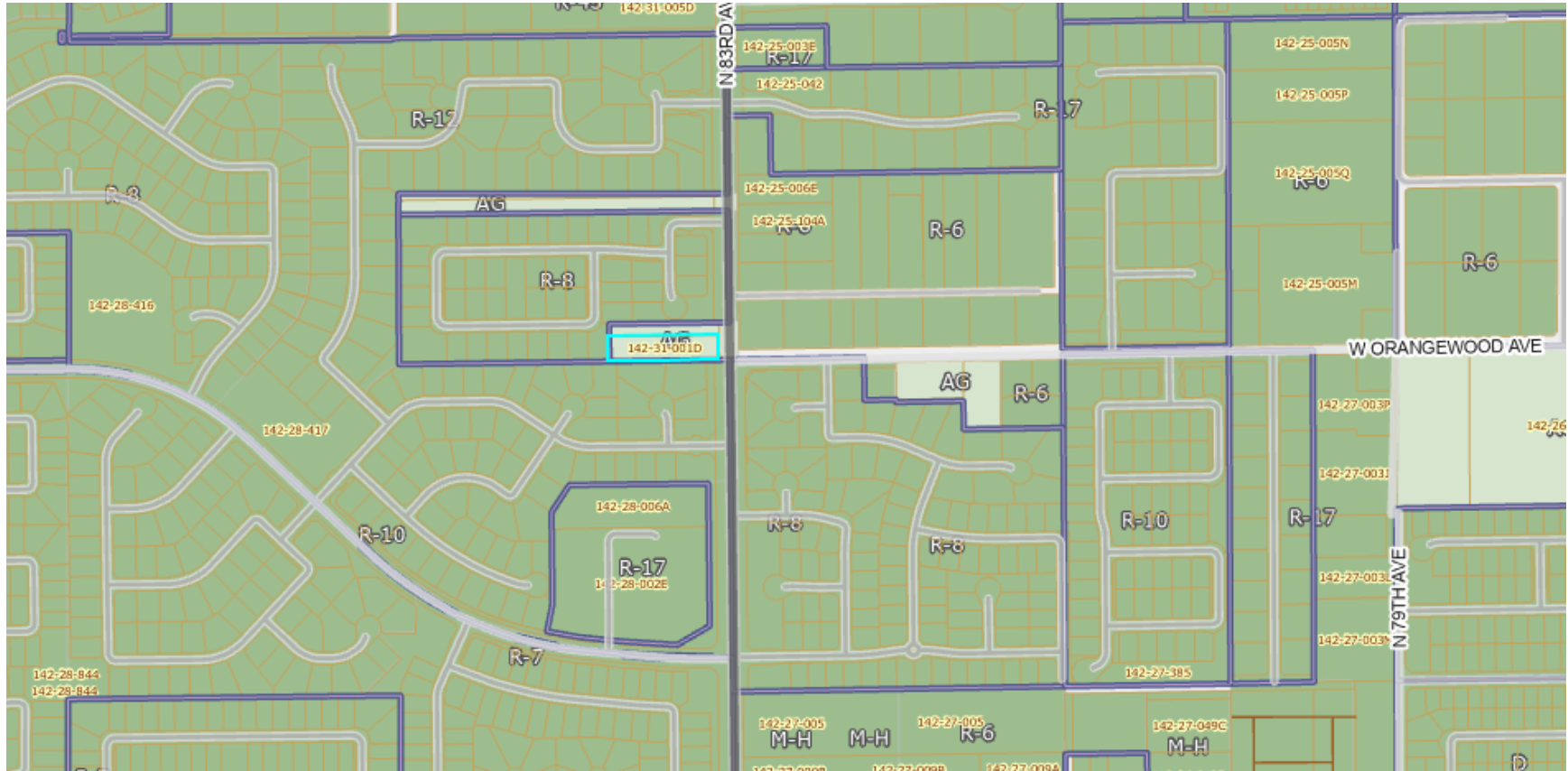
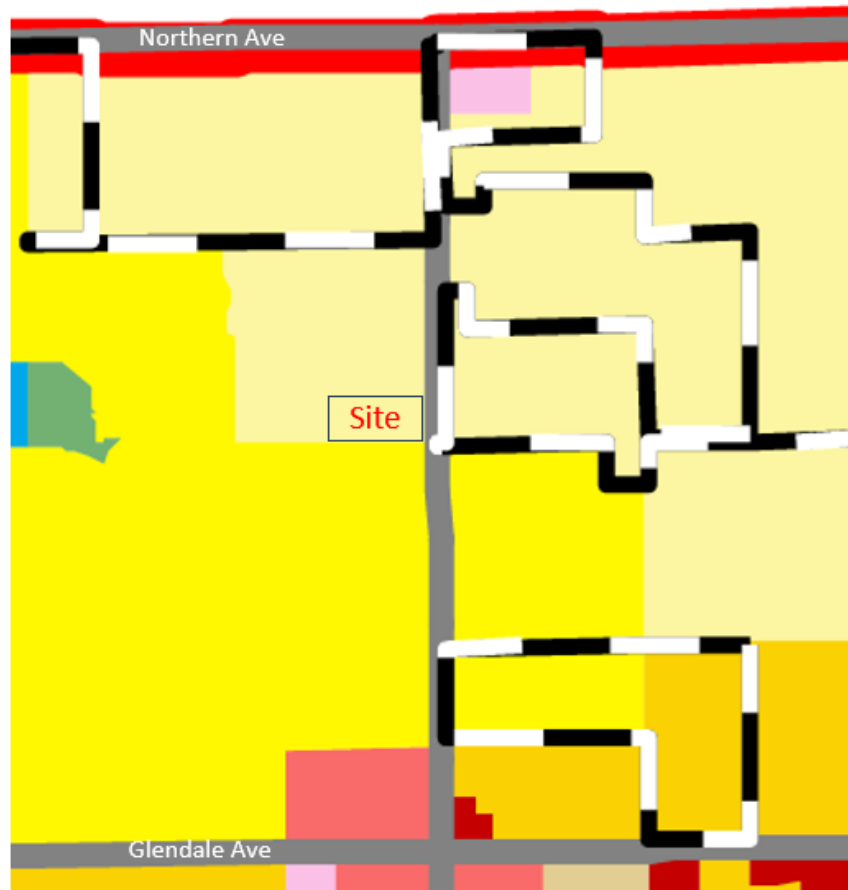





Exhibit F – General Plan Land Use Designation Map



General Plan Catagories

Residential

-  LDR 1 - Low Density Residential 0 - 1 du/ac
-  LDR 2.5 - Low Density Residential 1 - 2.5 du/ac
-  MDR 3.5 - Medium Density Residential 2.5 - 3.5 du/ac