



# Kebede Residences GPA22-12 & ZON22-26

Planning Commission Hearing – October 24, 2024

Joseline Castaneda  
Planner





# Request

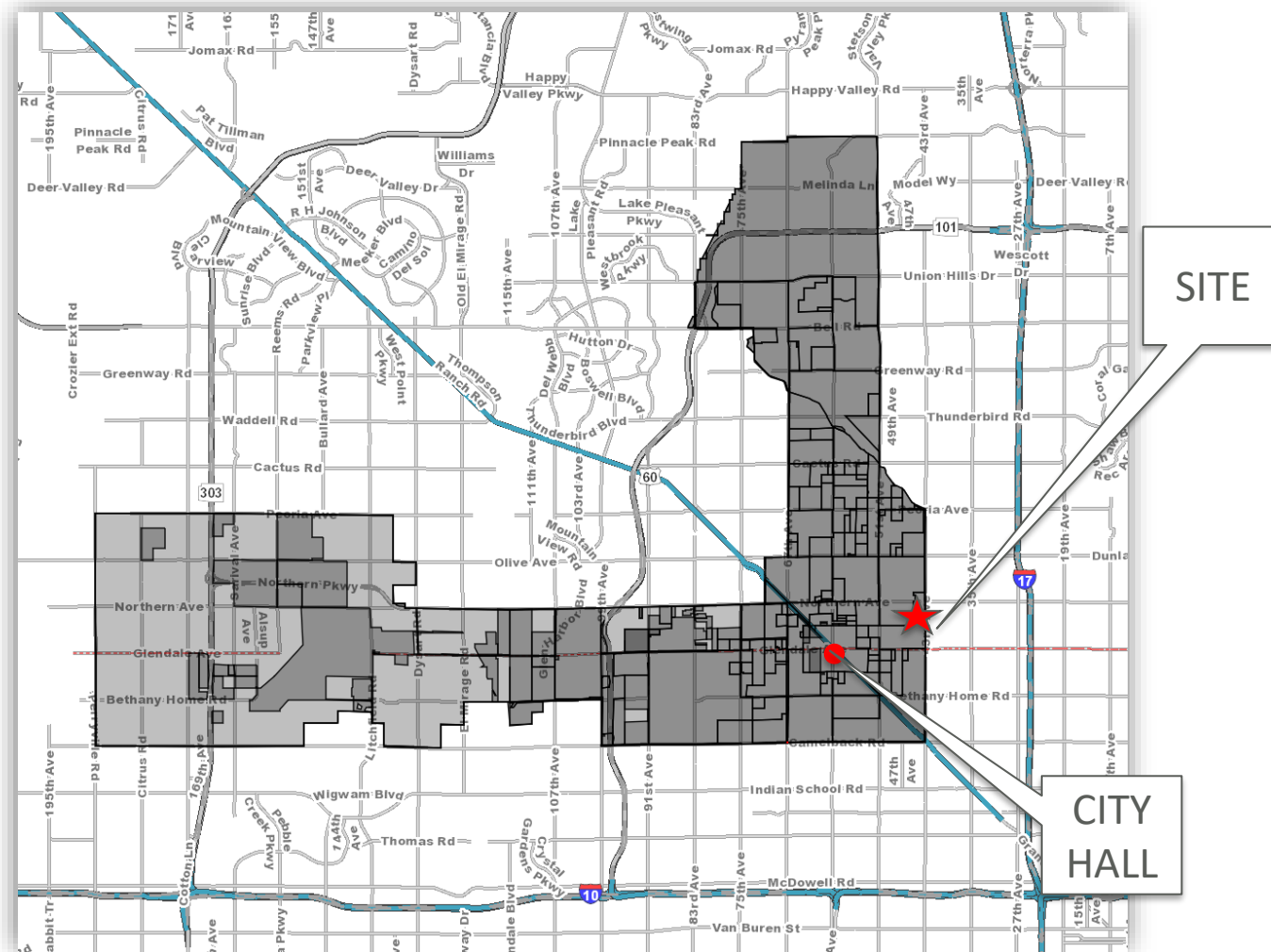
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- 1) Minor General Plan Amendment from OFC (Office) to MHDR 8 (Medium-High Density Residential: 5.0 to 8.0 d/u per acre)
- 2) Rezone from C-O (Commercial Office) to R1-6 PRD (Single Residence Planned Residential Development)

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

# Vicinity Map

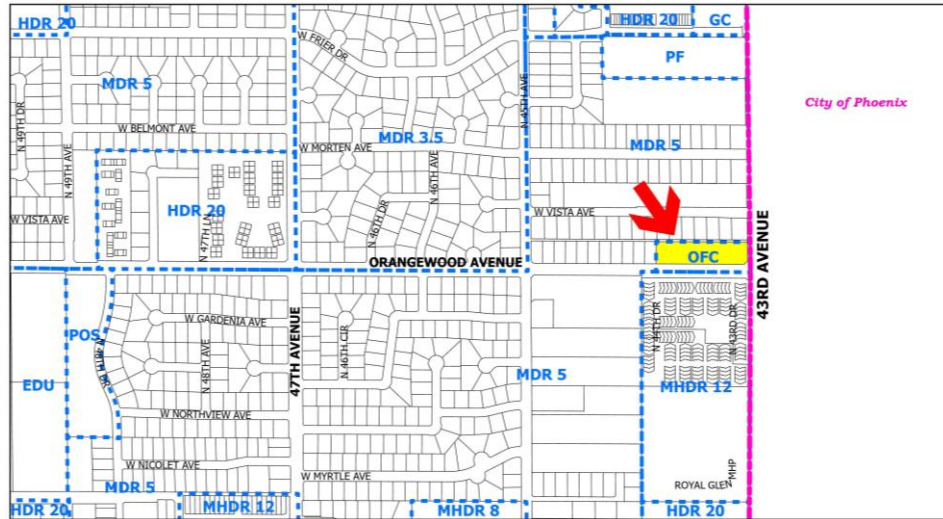
Northwest  
Corner of  
43rd Avenue  
and  
Orangewood  
Avenue



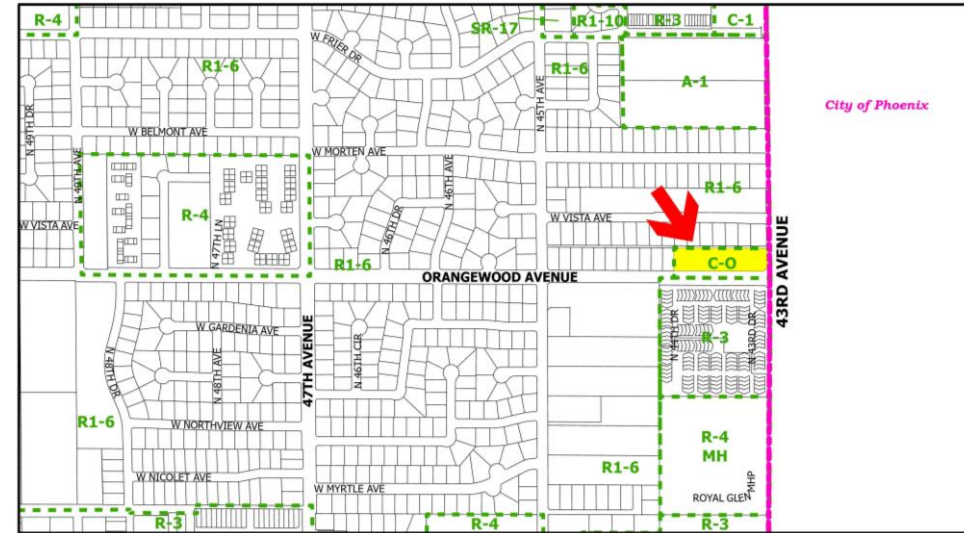


# General Plan / Zoning Maps

## General Plan Proposal: MHDR 8

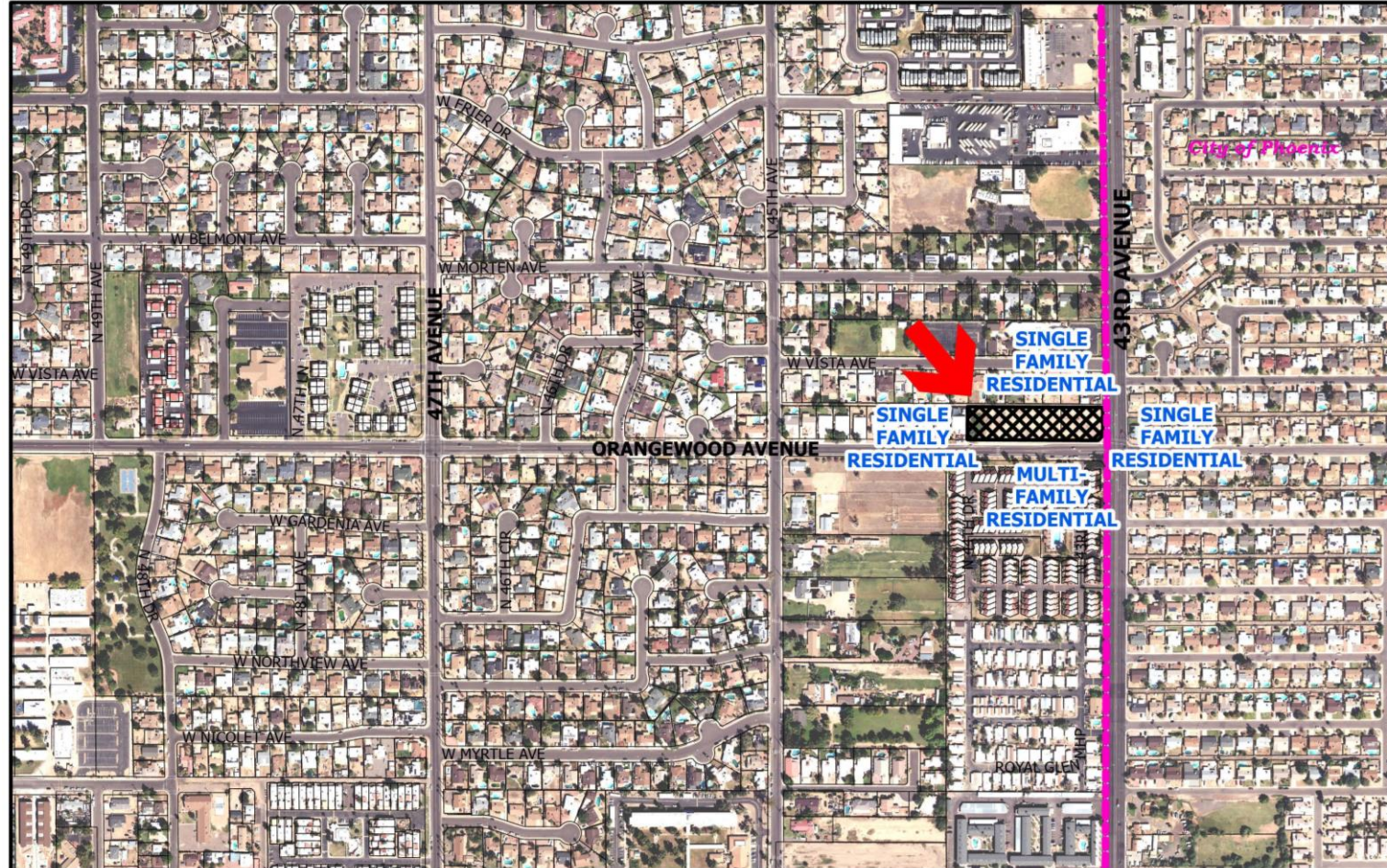


## Zoning Proposal: R1-6 PRD





# Aerial Map



# Street View



# Street View





# Project Details

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- Vacant site - 1.48 acres
- Single Family Development – 7 lots
- Two-story homes
- Recreation area – park, playground, picnic area



# 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:

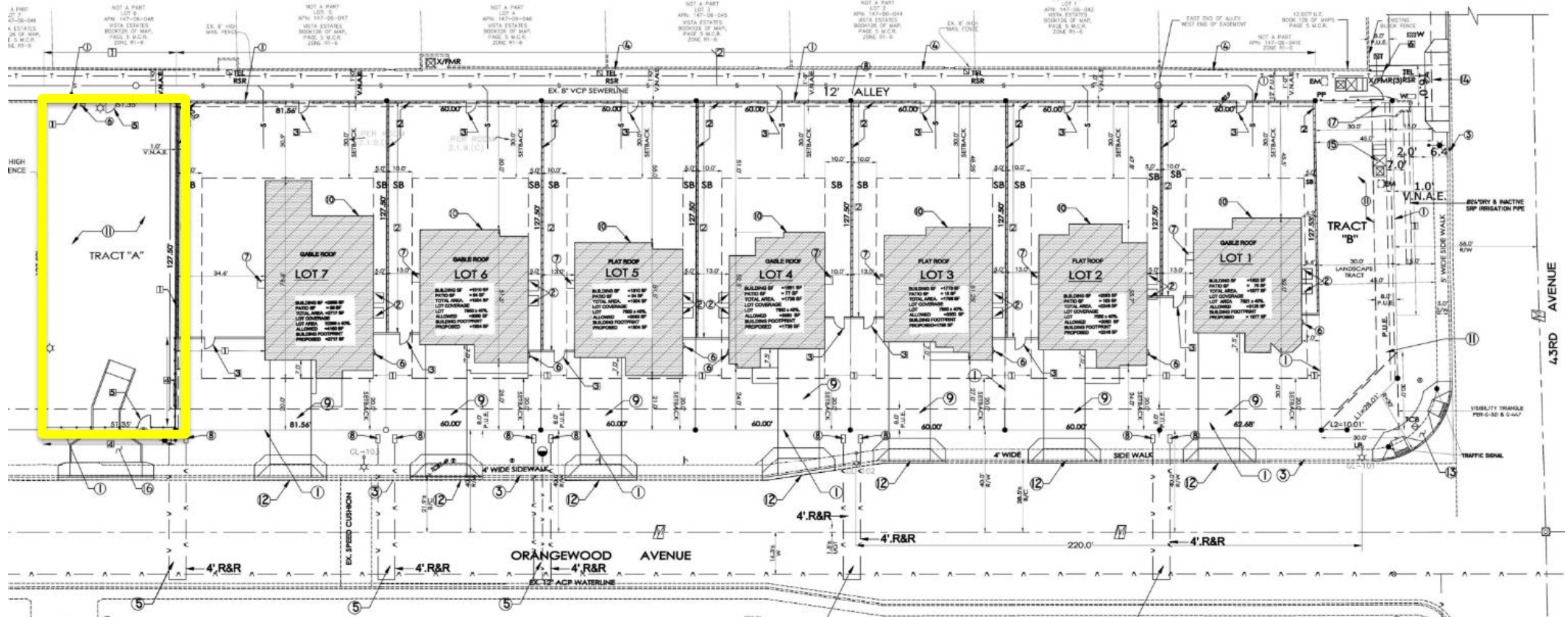
USE: RESIDENTIAL  
EXISTING ZONING: C-0  
PROPOSAL ZONING: R1-6 PRD  
OCCUPANCY: R1-6  
V-8  
CONSTRUCTION TYPE: APM 147-06-091-A  
& APM 147-06-091-B

### ADDRESS:

7510N 43RD AVENUE  
GLENDALE, AZ

### SITE DATA:

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





# Conceptual Elevations



FRONT ELEVATION -SOUTH  
 $\frac{1}{4}''=1'-0''$



FRONT ELEVATION -SOUTH  
 $\frac{1}{4}''=1'-0''$



FRONT ELEVATION -SOUTH  
 $\frac{1}{4}''=1'-0''$



# Public Involvement

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- 1<sup>st</sup> Letters sent February 4, 2022
- Neighborhood Meeting: February 16, 2022
- 2<sup>nd</sup> Letters sent August 16, 2024
- Notices mailed: June 03, 2024
- Published in *Arizona Republic*: October 2, 2024
- Property posted on-site: October 4, 2024

No comments.



# Findings & Analysis – General Plan

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Amendments to the General Plan of the City of Glendale shall be approved only if

- The amendment is consistent with the General Plan; and
- The proposed amendment furthers the general welfare of the citizens of Glendale.
- The proposed change will be compatible with other land uses, existing or planned, in the vicinity.



# Findings & Analysis – Rezone & PRD

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- Encourage imaginative and innovative planning of residential neighborhoods by providing greater flexibility in design.
- Encourage variation in lot size, lot width, building setback, building orientation, and house product design within neighborhoods.



# Findings & Analysis

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- Establish residential neighborhoods which have a distinct character and convey a sense of place.
- Proposal will be compatible with other existing and planned development in the area.



# Findings & Analysis

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- The proposal meets or exceeds the City's Subdivision Design Expectations
  
- The proposal will result in a quality living environment and accommodate desired lifestyles.



# Recommendation

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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 Oranewood Meadows - II PRD Narrative, dated August 20, 2024, and site plan dated June 05, 2024.



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