



## PLANNING COMMISSION REPORT

CASE: GPA24-04 & ZON24-08 BROADSTONE ARROWHEAD  
PLANNED AREA DEVELOPMENT LOCATED WEST OF  
THE SOUTHWEST CONRER OF 75TH AVENUE AND  
ROSE GARDEN LANE

CASE #: GPA24-04 & ZON24-08

MEETING DATE: 03/27/2025

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### **SUBJECT**

GPA24-04 & ZON24-08 A request by Brian Greathouse on behalf of Burch & Cracchiolo, representing School Campus LLC, for a Minor General Plan Amendment from POS (Parks and Open-Space) and LDR 2.5 ( Low-Density Residential 1–2.5 du/ac) to HDR 20 (High Density Residential 12.0–20.0 du/ac) and rezone from A-1 (Agricultural) and PAD (Planned Area Development) to PAD (Planned Area Development) for approximately 19 acres, to allow for multifamily development. The site is located west of the southwest corner of 75<sup>th</sup> Avenue and Rose Garden Lane and is in the Cholla Council District.

Presented By: Alex Lerma, Senior Planner

### **REQUEST**

Planning Commission recommendation to amend the General Plan Land Use Designation and Zoning classification for Broadstone Arrowhead (GPA24-04 and ZON24-08).

### **APPLICANT/OWNER**

Brian Greathouse on behalf of Burch & Cracchiolo, representing School Campus 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 seeks an amendment to the property land use designation and zoning classification to establish the necessary framework to develop a multifamily community. The development will offer 368 units (19.3 units per acre) in both townhome-style and apartment-style housing. Building heights will vary from two to three stories. Primary access to the site will be located on Rose Garden Lane, with a secondary access point on the east side of the development leading to Joy Boulevard. Two

(2) additional emergency vehicle access points will be located along Rose Garden Lane.

## **BACKGROUND INFORMATION**

### **General Plan Designation:**

The property is designated as POS (Parks and Open-Space) and LDR 2.5 (Low-Density Residential 1–2.5 du/ac).

### **Zoning Classification:**

The property is currently zoned A-1 (Agricultural) and PAD (Planned Area Development).

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

The approximate 19-acre property is located west of the southwest corner of 75<sup>th</sup> Avenue and Rose Garden Lane and is in the Cholla Council District.

### **History:**

A portion of the property is currently being used as outdoor recreational areas associated with the Dream City Church and Christian School.

The majority of the property is within the Church of Joy Planned Area Development.

### **Project Details:**

The applicant's request includes an amendment to the site's land use designation and the adoption of a new PAD in order to establish the regulatory framework for multi-family development. The PAD will facilitate the on-site development of 368 residential units (19.3 units per acre) with a mixture of 1, 2 and 3 bedrooms in both townhome-style and apartment-style buildings. The applicant anticipates developing the site in a single phase.

The two-story townhome-style buildings will be located on the north side of the development closest to the existing single-family development, located north of Rose Garden Lane. The three-story apartment-style buildings will be located on the southern portion of the site, closest to the church building, commercial development, and the Aspera multi-family project. The placement of the various building types will allow a smooth transition as density increases from single-family uses to the north to multi-family uses to the south. The 2-story buildings will be oriented with the short side facing north with clerestory windows for added privacy.

The proposed multifamily development's primary access will be from Rose Garden Lane, with a secondary access to the east side of the project leading to Joy Boulevard. Two (2) additional emergency vehicle access points will be located along Rose Garden Lane, on opposite sides of the primary access.

The development will have ample open space, including approximately 51,000 square feet of either active or passive open space dedicated to amenities. The on-site amenities are anticipated to include a large amenity courtyard, tot lot, resort style pool with spa, clubhouse, dog park, and multiple BBQ/lawn areas. A

leisure path, spanning over half a mile through the community, is also planned for the site. All residential units will have private open space with either a balcony or patio. Approximately 48% of the site is planned for open space.

## **CITIZEN PARTICIPATION TO DATE:**

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

On June 4, 2024, the applicant mailed notification letters to adjacent property owners and interested parties. An in-person neighborhood meeting was held on June 19, 2024. There were 23 attendees at said meeting. Those who attended raised concerns regarding traffic, people cutting through the Eagle Height Community to get to 75<sup>th</sup> Avenue, and the proposed building heights. Apart from the formal neighborhood meeting, the applicant had two informal meetings with the Eagle Height HOA representatives to address the outstanding issues. 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 March 5, 2025. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on March 5, 2025. The property was posted on March 7, 2025.

## **ADDITIONAL PROJECT INFORMATION:**

### **Certificate of Adequate Schools:**

The certificate of adequate schools was sent to Deputy Superintendent Dr. Gary Zehrbach, from the Deer Valley Unified School District on July 30, 2024. The applicant is in discussions to finalize a per unit payment agreement with the Deer Valley Unified School District.

### **Effluent Water:**

Land Development and Water Services have determined that the development will not be required to construct any lakes nor be required to utilize effluent for landscape irrigation purposes. It is noted that this area was originally part of the Church of Joy PAD that was approved in 1995. The Church of Joy PAD did have a requirement to utilize lakes for storing effluent and utilizing the effluent for landscape irrigation. Since this time, water-efficient appliances have become the norm and water conservation practices have become more prevalent. Accordingly, the volume of wastewater discharging to the city's Arrowhead Wastewater Reclamation Facility have decreased and it would be a hardship to provide additional effluent to this development.

## **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

### **Staff Analysis:**

**Land Use 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.

The purpose of the proposed General Plan Amendment to the High Density Residential land use designation is to provide for multi-family dwellings with common open space, recreational amenities, and on-site support facilities. With the project site surrounded by single family residential, open space areas, a church and a school, the development will be providing substantial buffering and through creative site design, provide a smooth transition in land uses.

**Staff Analysis:**

**Growth Area Goal GA-4:** Growth Areas are connected by a mix of pedestrian, bicycle, transit and vehicular connectivity.

**Policy GA-4.3:** The City shall coordinate a balance multimodal circulation system that can accommodate changing patterns of development within identified Growth Areas.

With the redevelopment of the site and in turn, a change in land use patterns, most of the infrastructure is already in place and able to support the increase in residential uses in the area. The development will provide a level of organized circulation both internally and externally by providing connectivity to the right-of-way to accommodate both pedestrians and vehicles.

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

**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.

The PAD narrative includes a conceptual site plan which identifies site access, off-site connectivity and interior circulation. Primary access to the site will be located along Rose Garden Lane, with a secondary access point on the east side of the development leading to Joy Boulevard. In addition, two (2) emergency access points will be located on opposite sides of the primary access on Rose Garden Lane to facilitate entry to the site by emergency vehicles during crisis situations.

**Staff Analysis:**

**Growth Area Goal GA-1:** Glendale's identified Growth Areas are supported with appropriate infrastructure.

**Policy GA-2.1:** The City shall concentrate growth in areas that may be served most efficiently.

The site is located in an area that not only has available infrastructure but daily services within close proximity. The project is located near a major arterial road, with 75<sup>th</sup> Avenue east of the project, and the Loop 101 freeway, southeast of the site. Medical, health and retail options are located within close proximity, with additional services available along the Loop 101 corridor. By concentrating growth in a region with easy access to transit, employment centers, and entertainment, the residents of the development are served efficiently.

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.

**Staff Analysis:**

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

**Policy HE-2.2:** The City shall foster a pleasing, comfortable blending of single-family and multi-family housing units through the use of compatibility techniques.

With both single-family and multi-family housing already established directly adjacent to the subject property, the proposed development will provide additional housing options for those interested in residing in the area. The project will provide a variety of housing styles and options by providing both townhome and apartment-style units as part of the development.

**Staff Analysis:**

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

**Policy LU-2.4:** The City shall ensure that adequate buffers between residential and non-residential uses are included, except in cases where the residential is a part of a mixed-use development where it relates to the adjacent use.

The proposal is compatible with adjacent development. Both building heights and density will be at their lowest point closest to single-family residential uses and will gradually increase as the development gets closest to existing multi-family uses. A higher level of plants, within the landscape buffer, and increased building setbacks will be applied to mitigate potential visual nuisances to the adjacent property.

## **Required PAD Purpose:**

The Unified Development Code requires the following the purpose of this district is to encourage new and imaginative concepts in urban design and land development to promote and improve the health, safety, and general welfare of the residents of the city and to create distinct developments with unique urban design, single or mixed uses, and/or substantial additional benefit to the City that would not otherwise be required by this Code.

## **Section 35.2.901(A) of the Unified Development Code states that the purpose of the PAD (Planned Area Development) district is to:**

1. Encourage creative and effective use of land and circulation systems to accommodate changes in land development technologies.

### **Staff Analysis:**

The PAD proposal provides an opportunity to develop an underutilized site. Access and circulation have been thoughtfully designed to be efficient and safe and by doing so provide effective use of land internally and externally. Internal to the site, vehicular and pedestrian traffic circulation have been designed to connect at various points and provide links between the buildings, amenities and open spaces. Internal driveways will lead offsite to the public roadway and connect to Rose Garden Lane and Joy Boulevard.

2. Encourage residential development to provide a mixture of housing types and designs.

### **Staff Analysis:**

The PAD proposes a unique multifamily development with innovative urban design. The townhome-style and apartment-style buildings, in addition to multiple unit sizes, will provide residents with various options for living arrangements. The development will offer a mixture of 1, 2 and 3 bedroom units. The townhome-style buildings are proposed at 2-stories with eight different building designs. The apartment-style buildings are proposed at 3-stories with three different building designs. The building designs will implement varied rooflines and will utilize specific materials and colors to accentuate the development while providing continuity in the surrounding area.

3. Encourage innovative development or redevelopment concepts for all land use types to provide a greater variety and intensity of uses.

### **Staff Analysis:**

The PAD encourages an innovative approach to development with a multifamily project that has continuity on-site and complements surrounding developments. The proposal will take full advantage of a reuse opportunity

for a housing need. The development will continue the land use trends in the area by providing additional housing options to an area that is dominated by single family residential developments.

4. Provide a process which relates the urban design and scale of the project to the unique characteristics of the site.

**Staff Analysis:**

The projects site design and building arrangement will take into account the existing surrounding uses. The placement of the various building styles is strategically placed to allow a smooth transition as density increases within the development, with 2-story townhome style buildings closest to the adjacent single-family residential and the 3-story apartment style building closer to existing multi-family development to the south. Through site design, major amenities will be located in a centralized location with minor amenities distributed throughout the remainder of the site.

5. Require the nature and intensity of development to be supported by adequate utilities, transportation, drainage, and common open spaces to serve the development and to minimize impact on existing or future adjacent development.

**Staff Analysis:**

Adequate utilities exist in the area. As part of on-site development, the applicant will contribute to the costs of tapping into City sewer and water. Through the formal submittal process, the applicant was required to include a Traffic Impact Analysis to address the additional traffic generated by the site. The Transportation Department has reviewed and approved the applicant's Traffic Impact Analysis. The City of Glendale internal departments have reviewed the proposal and are in support of the application.

6. Encourage development that is consistent with the policies and the guidelines established in any specific plan and the General Plan.

**Staff Analysis:**

The PAD supports the goals and policies of the General Plan by concentrating growth in areas that may be served most efficiently (Policy GA-2.1), encouraging housing with quality level amenities and architectural quality (Policy HE-5.2), and ensure that adequate buffers between residential and non-residential uses are implemented (Policy LU-2.4).

**RECOMMENDATION**

Should the Planning Commission recommend approval of GPA24-04, it should be as written in the staff report.

Should the Planning Commission recommend approval of ZON24-08, it should be subject to the stipulations in the staff report.

**PROPOSED MOTION**

Move to recommend approval of GPA24-04, as written.

Move to recommend approval of ZON24-08, subject to the following stipulations:

1. Development shall be in substantial conformance with the Broadstone Arrowhead PAD Narrative, final date stamped January 31, 2025.
2. Per the City of Glendale Open Space and Trails Master Plan, the developer shall continue the trail system along New River, on the west perimeter of the project.

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**Attachments**

PAD Narrative  
CP Final Report\_without labels  
Prop207  
TIA Executive Summary  
Adequate Schools  
GPA Map  
ZON Map  
Aerial Map  
PowerPoint Presentation