



# Orangewood Meadows II

## PP22-03

Planning Commission Hearing – February 27, 2025

Joseline Castaneda  
Planner





# Request

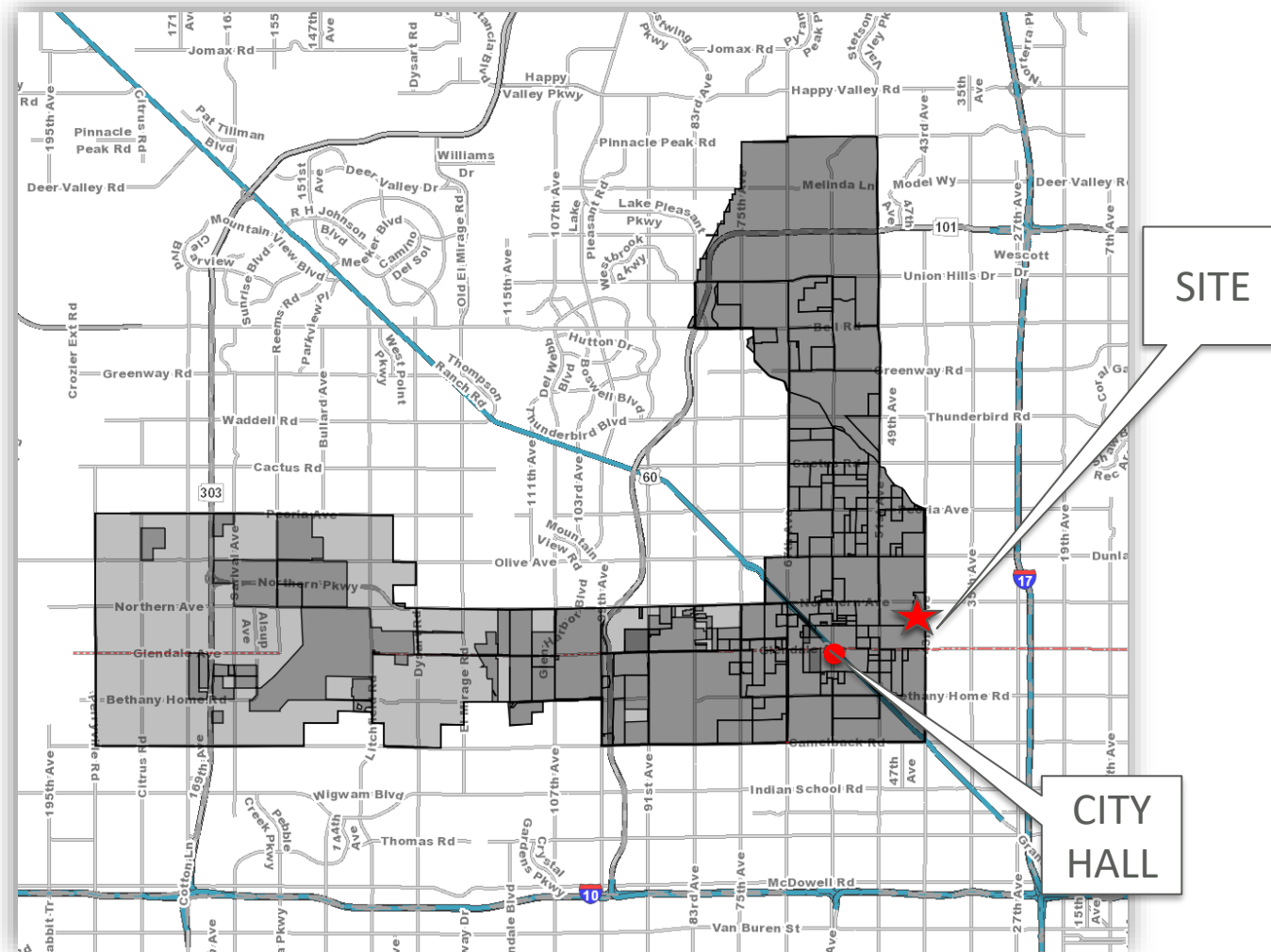
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Request for a preliminary plat to develop a 7-lot residential subdivision known as Orangewood Meadows II.

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

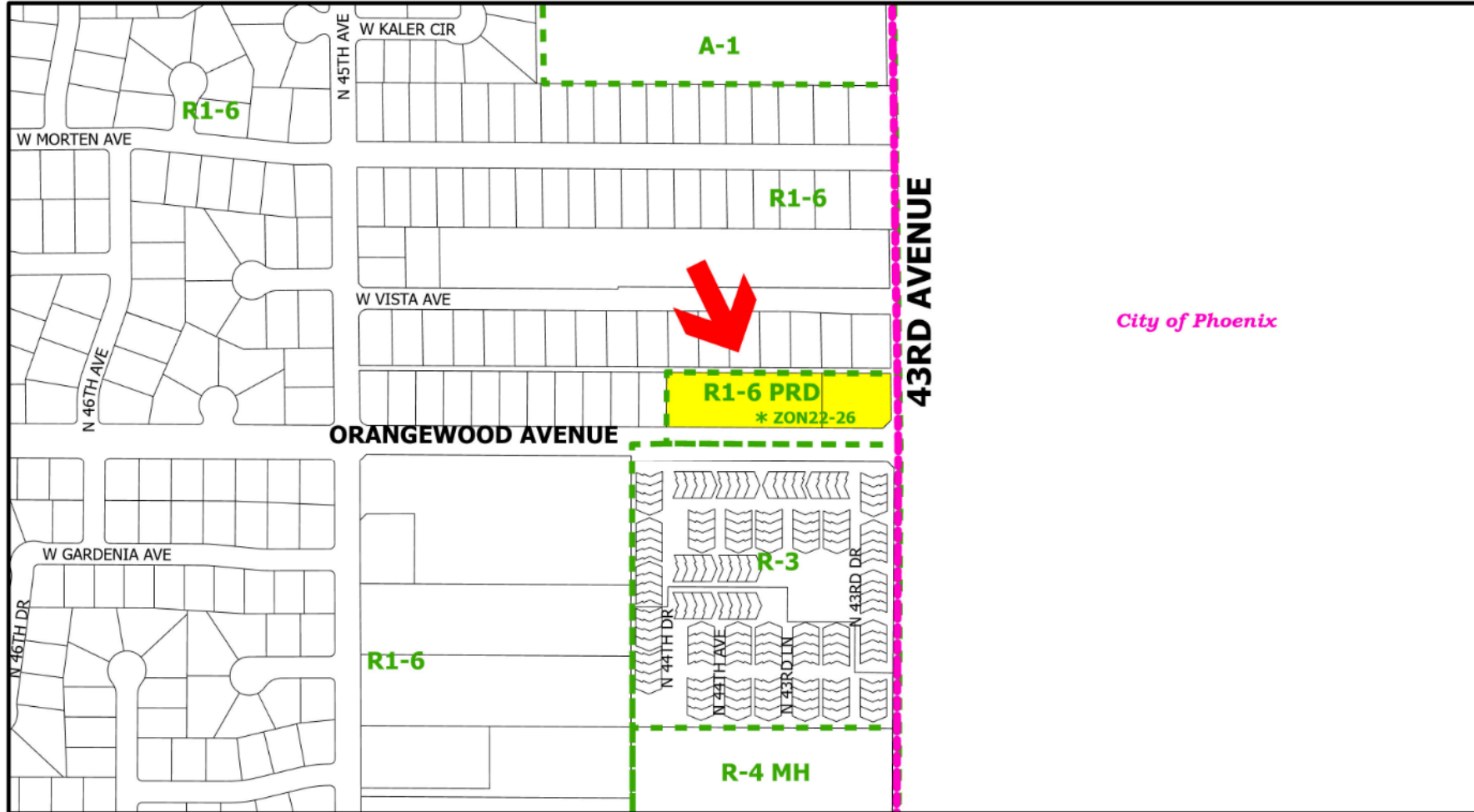
# Vicinity Map

Northwest  
Corner of  
Orangewood  
Avenue and  
43rd Avenue



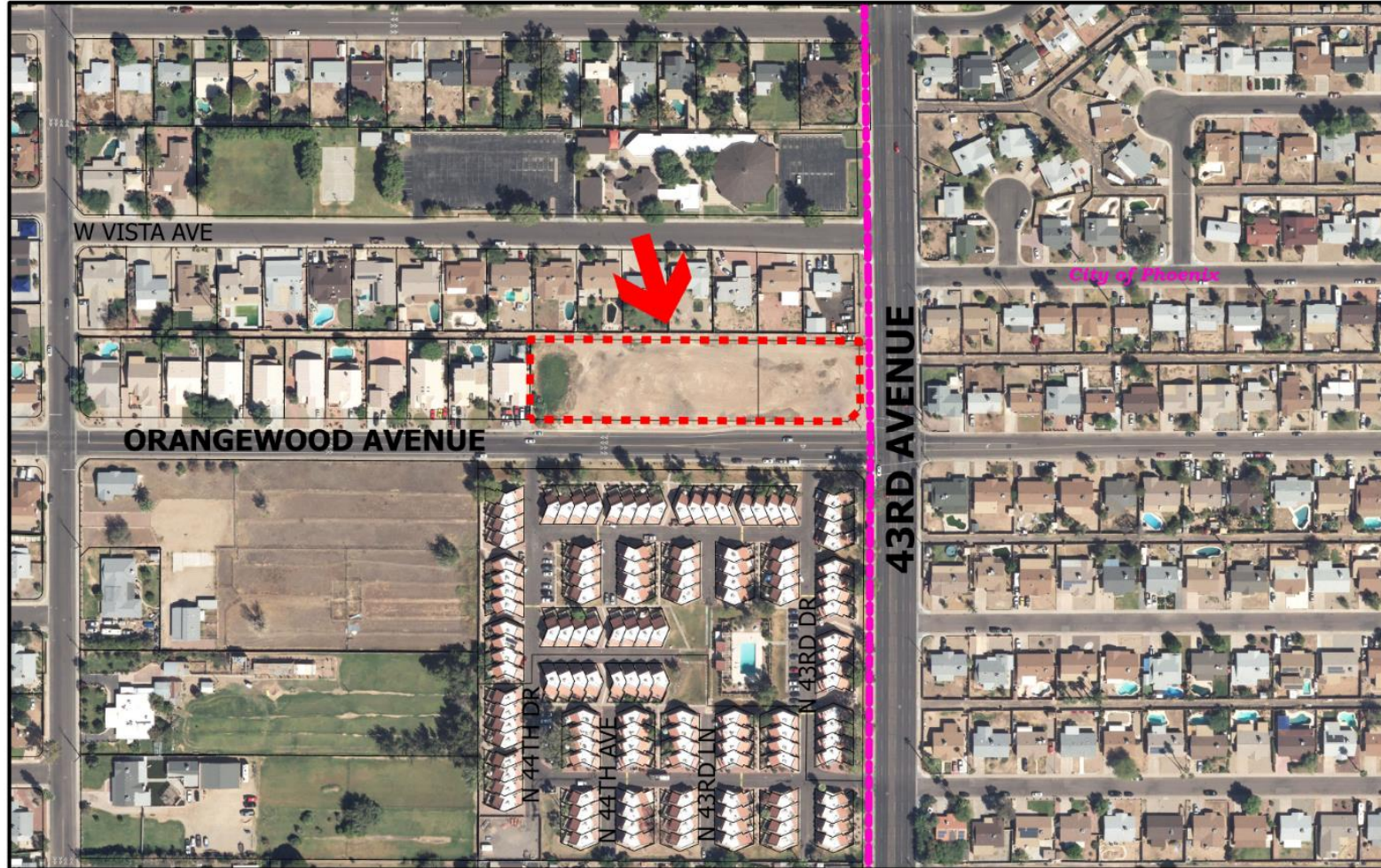


# Zoning Map





# Aerial Map





# 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



# Public Involvement

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- 1<sup>st</sup> Letter: February 4, 2022
- Neighborhood Meeting: February 16, 2022
- 2<sup>nd</sup> Letter: August 16, 2024
- Notices mailed: January 31, 2025
- Published in *Arizona Republic*: February 5, 2025
- Property posted on-site: February 12, 2025

No comments.



# Conceptual Site Plan

## SITE LAYOUT PLAN FOR KEBEDE RESIDENCES

### BUILDING DATA:

USE: RESIDENTIAL  
EXISTING ZONING: R1-6 PD  
CONSTRUCTION TYPE: 1-4  
APN 147-06-001-A  
& APN 147-06-001-B

### ADDRESS:

7600N 43RD AVENUE  
GLENDALE, AZ

### SITEID#:

RESR-8

GENERAL PLAN INFORMATION:

ORIG. PROJECT:

TRACT 1

PARCEL NUMBER:

RESR-8

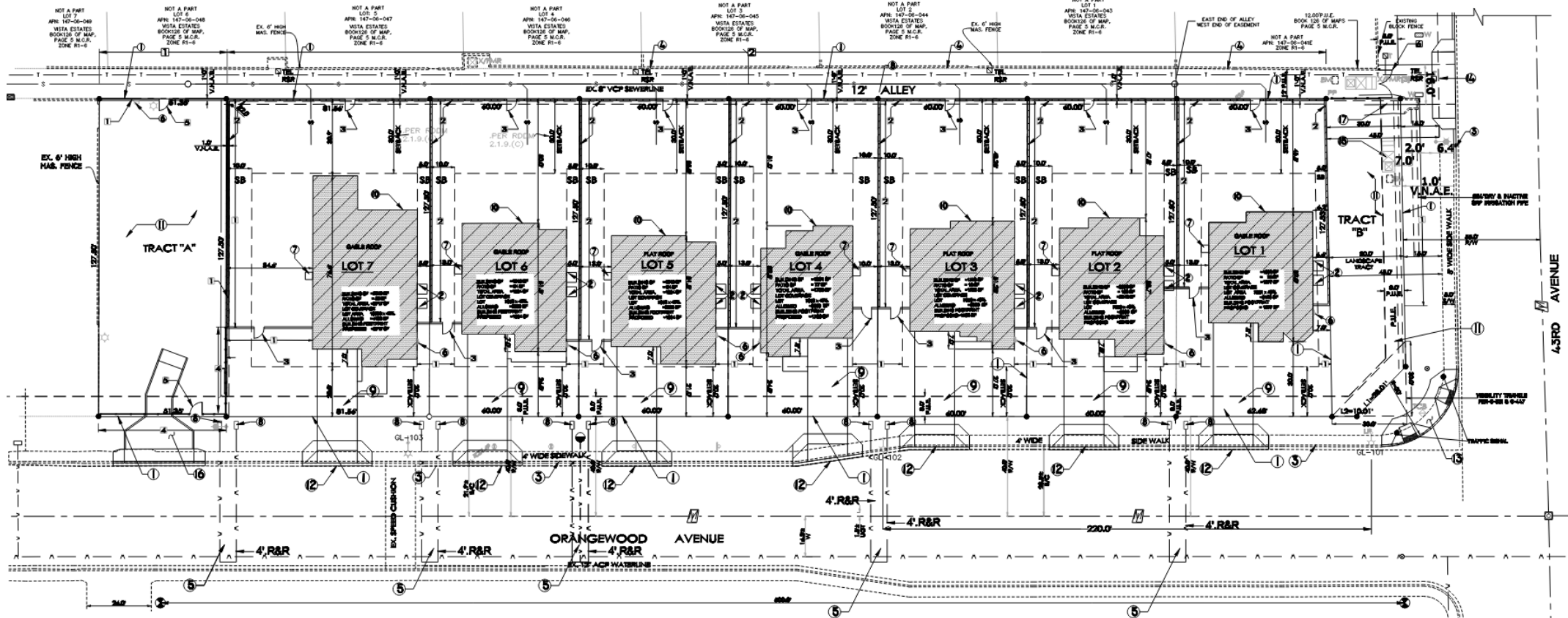
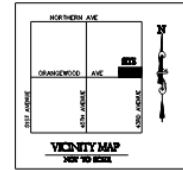
TRACT 1

RESR-8

RESR-8

RESR-8

RESR-8





# Findings & Analysis

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- This request meets the requirements of the Subdivision and Minor Land Division Ordinance and meets the intent of providing suitable building lots under the Residential Design & Development Manual.
- The proposal would be a viable use of an infill property near existing infrastructure, would provide housing in proximity to jobs, shopping, and services, and thereby adds to the housing variety in the area.



# Findings & Analysis

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- The Preliminary Plat has provided all information required in Section 31-24 of the City Code.
- All applicable City Departments have reviewed this request and have recommended approval.



# Recommendation

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The request meets the requirements for preliminary plat approval. Staff's recommendation is for the Planning Commission to approve PP22-03 subject to the following stipulation:

Development shall be in substantial conformance with the Oranewood Meadows II Narrative dated June 13, 2024, and Preliminary Plat dated January 31, 2025.



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