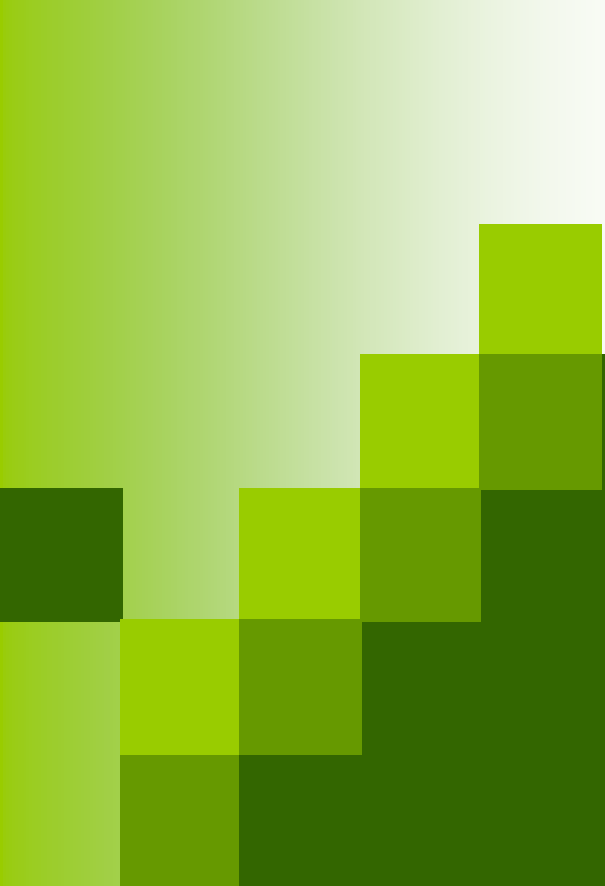


City of Glendale City Council

April 26, 2016

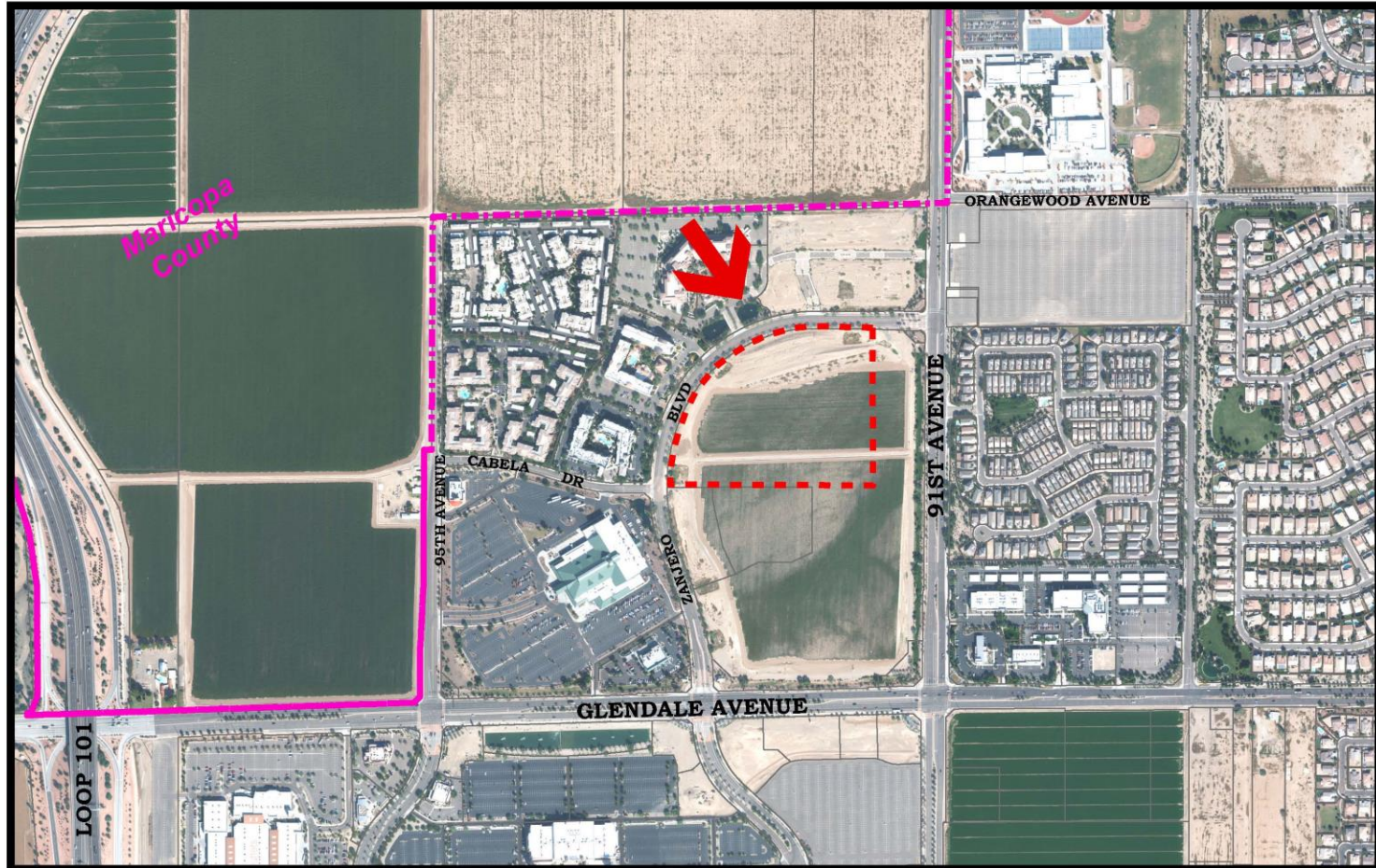




GPA15-02 and ZON15-07

Zanjero Apartments
9300 West Glendale Avenue

Aerial Photograph



Aerial Date: October 2014



CASE NUMBER
GPA15-02
ZON15-07



Zanjero Apartments - Planned Area Development

[illegible]

A. PROVIDE FIRE ACCESS AS PER U.F.C. 2009 SECTIONS D103.1, D103.2, D103.3 W/ AMENDMENTS SECTIONS 5011.4, 5011.5, AND 5011.6

B. PROVIDE FIRE HYDRANTS AS PER 2015 DESIGN AND CONSTRUCTION STANDARDS.

C. SECURITY GATES SHALL COMPLY AS PER 503.6 OF THE U.F.C. 2009 CODES.

D. ALL TURNING RADIUS SHALL COMPLY SO PER 2015 DESIGN AND CONSTRUCTION STANDARDS DETAIL 3-454.

[illegible][illegible]

REQUIRED:		
1 STALL PER 1 SUVW =	175 LIMIT 1 X STALLS =	175
2 STALLS PER 2 & 3 EDPM =	765 LIMIT 2 X STALLS =	1530
1 SLEET STALL PER 3 UNITS =	240 TOTAL UNITS / 3	80
TOTAL REQUIRED PARKING		2555
PROVIDED:		
UNDESIGNED PARKING STALLS =		180
CARPPOOL STALLS =		320
CARAGE STALLS =		121
TOTAL PROVIDED		621
TOTAL REMAINING UNDESIGNED PARKING SPACES:		
UNDESIGNED PARKING STALLS =	2 P.S. INCLUDING 1 VAN P.	180
CARPPOOL STALLS =	2 P.S. INCLUDING 1 VAN P.	320
CARAGE STALLS =	2	2
TOTAL PROVIDED		502

Figure 1 is a diagram illustrating the components and dimensions of a parking space. The diagram shows a rectangular parking space with dimensions: 10'-0" width, 18'-0" length, and 1'-6" curb. It also shows a 1'-6" curb, a 1'-6" turning radius, and a 1'-6" turning radius. Dimensions for the parking space are given as 10'-0" and 18'-0". A legend identifies symbols for: GUIDING NUMBER, BIDDING UNIT TYPE, ACCESSIBLE PARKING, PEDESTRIAN CROSSWALK, NO. ACCURATE PROPERTY LINE, FIRE HYDRANT, and ADVERSE PATH OF TRAVEL.

GLENDALE-ZANUJO APARTMENTS IS A GATED MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF A 4-1/2-15 NPT ACRES LOCATED NORTH OF THE NORTHEAST CORNER OF GLENDALE AVENUE AND ZANUJO BOULEVARD IN GLENDALE CITY. THIS MULTI-FAMILY RESIDENTIAL DEVELOPMENT IS BEING REQUESTED ON BEHALF OF THE PROPERTY COMPANY, IN ORDER TO BUILD AN ENVIRONMENT RESPONSIVE, FULLY AMENISHED MULTI-FAMILY RESIDENTIAL COMMUNITY. SUBJECT REQUEST SEEKS TO REZONE THE SITE FROM PUD (PLANNED UNIT DEVELOPMENT) TO PUD ZONING TO ALLOW A 360 UNIT MULTI-FAMILY RESIDENTIAL COMMUNITY.

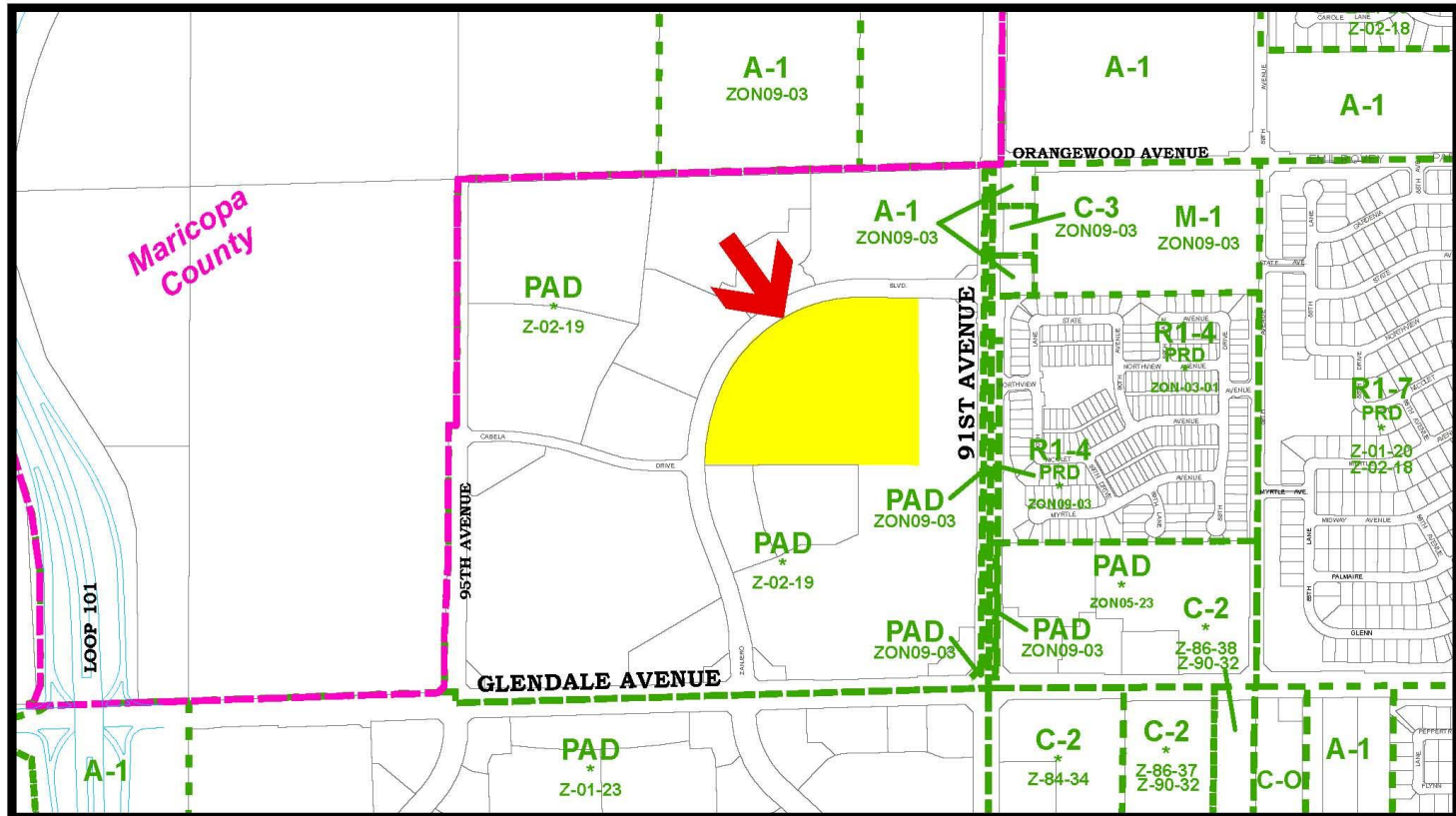
A1.0



DESIGN REVIEW
CONDITIONAL APPROVAL
REVISIONS
DECEMBER 11, 2011

Fore Property Company
7470 N. Pacesetter Way, Scottsdale, AZ 85255
Glendale, Arizona
East of Cabela Drive and Zanjero Boulevard

Vicinity Zoning Map



CASE NUMBER

ZON15-07



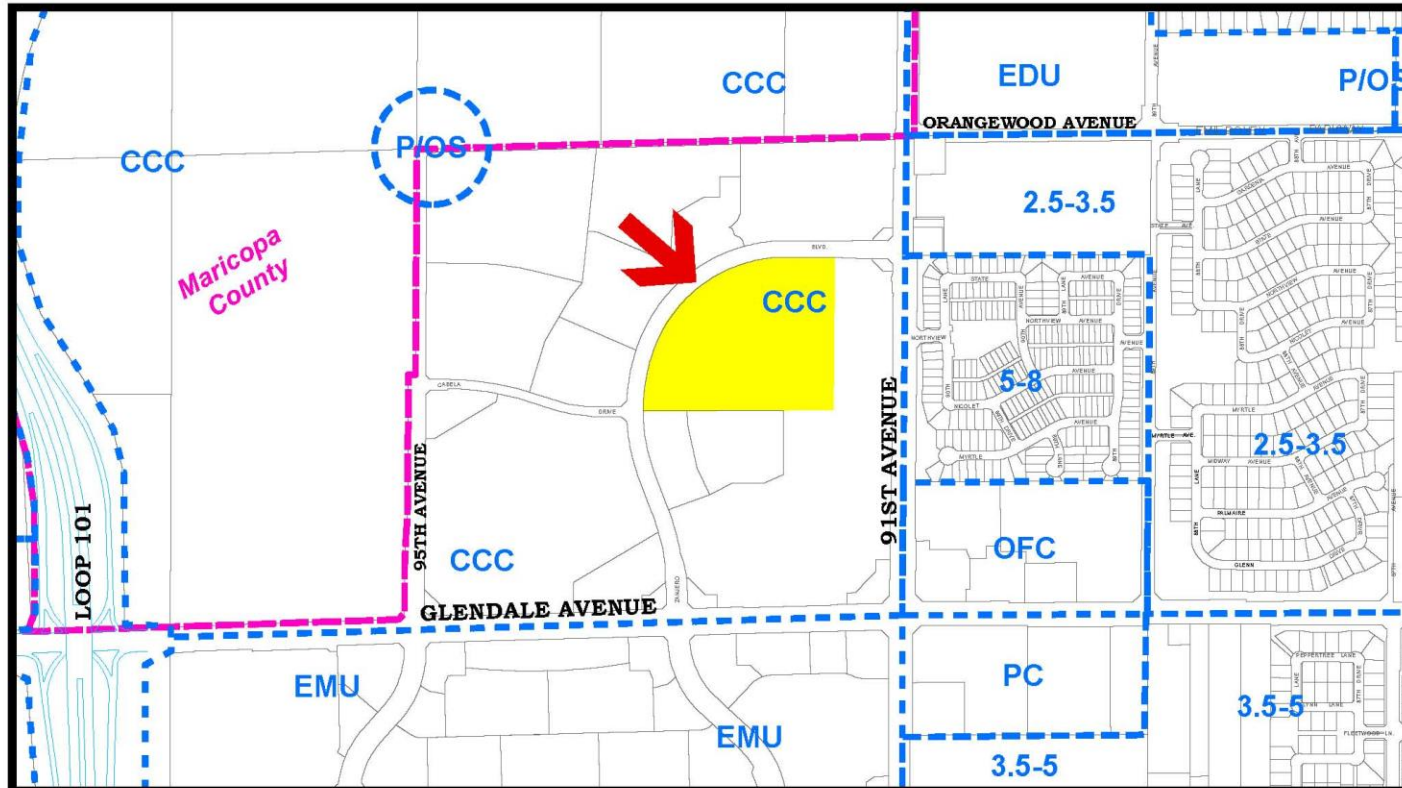
LOCATION

9300 W. Glendale Avenue

REQUEST

REZONE APPROXIMATELY 18 ACRES FROM PAD (PLANNED AREA DEVELOPMENT) TO PAD (PLANNED AREA DEVELOPMENT).

Vicinity General Plan Map



CASE NUMBER

GPA15-02



LOCATION

9300 W. GLENDALE AVENUE

REQUEST

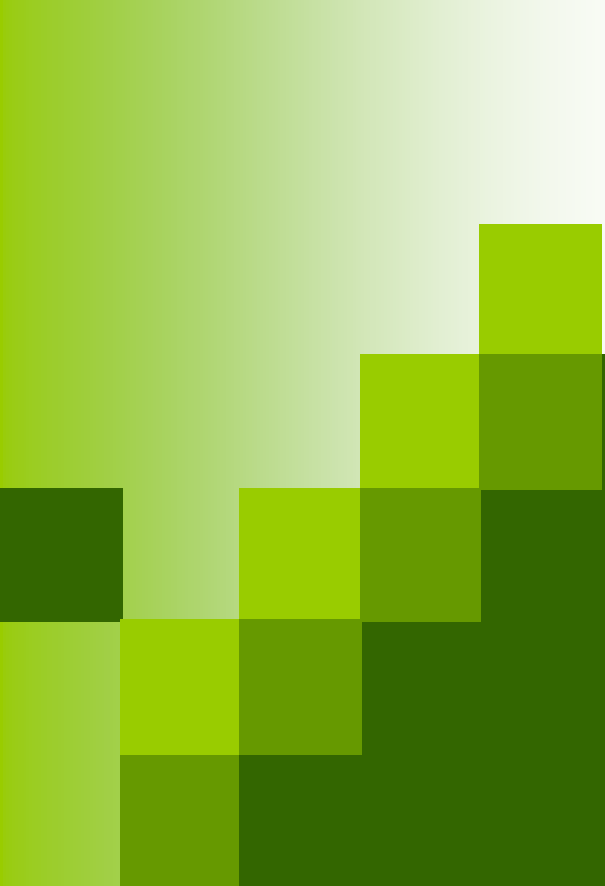
AMEND THE GENERAL PLAN FROM CCC
(CORPORATE COMMERCE CENTER) TO
12-20 DU/AC (HIGH DENSITY RESIDENTIAL)



GPA15-02 and ZON15-07

RECOMMENDATION:

1. Recommend approval of GPA15-02 as written.
2. Recommend approval of ZON15-07, subject to the following stipulation:
 1. Development shall be in substantial conformance with the development plan outlined in the PAD document, dated January 20, 2016.



GPA15-02 and ZON15-07

Zanjero Apartments
9300 West Glendale Avenue