

Westgate Village

8847 West Glendale Avenue, Glendale, Arizona

A PLANNED AREA DEVELOPMENT
Southeast corner of Glendale Avenue and 89th Avenue
Case Nos.: GPA16-02 and ZON16-01
Land Use and Development Standards

Submitted to the City of Glendale

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Prepared by:

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ATTORNEYS AT LAW

A Planned Area Development (PAD) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PAD are governed by the zoning ordinance. A PAD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PAD only modifies zoning ordinance regulations and does not modify other City Codes or requirements.



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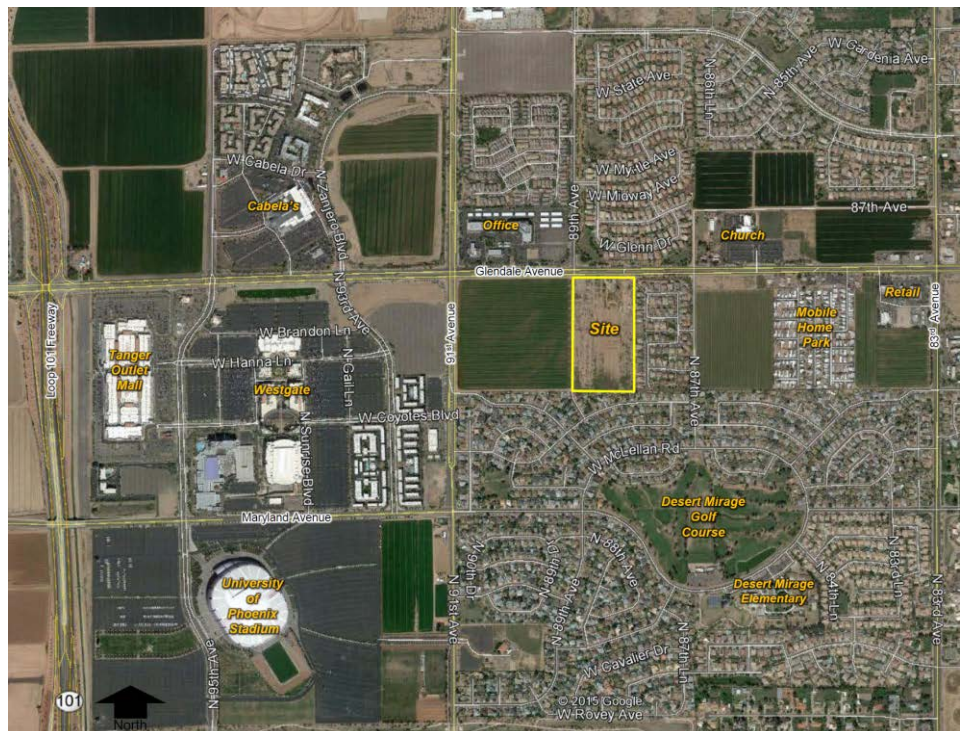
A. EXECUTIVE SUMMARY

Santé Partners (“Santé”) is collaborating with Holiday Retirement (“Holiday”) and the property owners to develop the approximately 19.81 acre property located at the southeast corner of Glendale Avenue and 89th Avenue.

The purpose of the proposed PAD is to create specific standards to guide the development of the subject property so that it fits seamlessly within the surrounding area. This request is an assemblage of several properties that have been vacant (with the exception of one old and dilapidated house). Records show that this house was built in 1957 and has been in severely deteriorated condition for many years. The overall property is rectangular in shape and generally bounded by Glendale Avenue on the north, 89th Avenue (alignment) on the west, an existing single-family residential project on the east and a single-family residential neighborhood on the south. The rectangular shaped property enjoys approximately 633-feet of Glendale Avenue frontage in the western portion of Glendale.

Two requests are being filed concurrently with this PAD to allow the northern portion of the property to be developed with a Senior Independent Living community and/or Office, with a neighborhood of single family homes on the southern portion in a cohesive setting. The first request seeks a Minor General Plan Amendment (“GPA”) to change the existing Medium Density Residential (3.5 to 5.0 du/ac) land use designation to Medium-High Density Residential (5 - 8 du/ac) and High Density Residential (20 – 30 du/ac). The second companion request seeks to rezone the approximate 19.81 acre property from the current A-1 (“Agricultural”), C-0 (“Commercial Office”) and R1-6 (“Single Family Residence”) to Planned Area Development (“PAD”) to allow for the development of a master planned development which implements the City’s vision for new residential development along the Glendale Avenue corridor. The resulting project will be called **Westgate Village**.

There has been tremendous growth in the West Valley along the Loop 101 Freeway corridor and near the Westgate Entertainment Center. The area has evolved from mostly suburban neighborhoods with corresponding suburban



style retail centers and employers to a dynamic area featuring several professional sports and entertainment venues and the regional commercial and employment uses along the Loop101 Freeway, including: University of Phoenix Stadium, Jobing.com Arena, the new spring training ballpark for the Los Angeles Dodgers and Chicago White Sox teams, near 107th Avenue and Camelback and the major retail/entertainment venues in Westgate Center.

This uniquely situated property enjoys direct access to an arterial street (Glendale Avenue) and nearby access to the Loop 101 Freeway. This master plan capitalizes on its proximity to Westgate entertainment center, nearby Tanger Outlet Mall, shopping and nearby restaurants. The **Westgate Village** PAD is focused on a senior independent living community with office and single family residential components, within three development sectors, identified as Areas A, B, and C. The overall master plan shows Area A as a +/- 5.97 acre senior independent living parcel located at the northwest corner of the property adjacent to Glendale Avenue and 89th Avenue; Area B is a +/- 2.75 acre parcel (between the senior independent living parcel and the existing residential on the east) which could be developed either as a small expansion of the senior independent living community, to be developed either with senior townhomes, senior cluster homes, senior courtyard homes, senior cottages, or small scale office uses; The flexible land use approach for Area B is necessary to allow the **Westgate Village** project to expand their senior independent living community with another senior housing product based on demand. There could also be a need for small scale offices that related back to or compliment the independent living use. Finally, Area C is a +/- 11.08 acre parcel located on the southern portion of the master plan that is being designated for single family residential. The intent of this parcel is to create a high quality single family detached residential development with its own open space and entry and to act as a transition to the existing residential homes to the east and south.

The proposed building architecture and open space areas will provide a distinct, up-scale living environment for the residents of this community. The design, use of various materials and architectural focal points will emphasize the project's unique theme. All of the architectural elements will tie together to provide a strong identity for the site that compliments the surrounding properties as well as creating an inviting atmosphere for both residents and guests. This well-conceived infill concept offers to add to the diverse housing types in this growth area of the Glendale.

It is the Glendale Avenue frontage and the nearby entertainment core to the west of the subject site that creates an exciting opportunity for this new mixed-use development, with the components described above on an infill site of exceptional quality, character and iconic identification that will support nearby retail and restaurant venues as well as add to the social and employment fabric of western Glendale.

B. PURPOSE and INTENT

1. Regulatory Provisions

The **Westgate Village** PAD has been prepared pursuant to Section 5.900 of the Zoning Ordinance of the City of Glendale in order to establish the regulatory framework for this mixed-use development. This PAD is intended to be a stand-alone document comprised of zoning regulations, including permitted uses, development standards and design guidelines for the entire 19.81 acre project located at the southeast corner of Glendale Avenue and 89th Avenue. The PAD includes substantial background information to illustrate the intent of the development. All images including the three component site plan are conceptual representations of the character and quality of the development. Plans and documents with specific designs will be processed through the City of Glendale Design Review process in accordance with Section 3.600 of the City of Glendale Zoning Ordinance. Provisions not specifically regulated by the **Westgate Village** PAD are governed by the City's zoning ordinance. This PAD only modifies zoning ordinance regulations and does not modify other City Codes or requirements.

2. Zoning Ordinance Applicability

Unless a use or standard for development is specifically re-stated herein, the Zoning Ordinance of the City of Glendale, Arizona as adopted and periodically amended, is applicable to the **Westgate Village** PAD. It is the intent of this PAD to establish the limited permitted uses, development standards and amended provisions that will govern this development. In the event of a conflict between a use, a development standard, or described development procedure between the City of Glendale Zoning Ordinance and the PAD, the PAD shall govern. Similarly, where the PAD narrative is silent on a requirement, the applicable Zoning Ordinance provisions shall control.

C. LOCATION, SITE and CONDITIONS

1. Location, Site, and Surrounding Context

The approximately 19.81 acres subject property is an assemblage of seven parcels located at the southeast corner of Glendale Avenue and 89th Avenue. The site enjoys exceptional regional access due to its strategic location on Glendale Avenue approximately 1 mile east of the Loop 101 Freeway. This master plan capitalizes on its proximity to Westgate entertainment center, nearby Tanger Outlet Mall, shopping, offices, major sport venues and restaurants. The property is situated in an area of the City which includes a wide spectrum of commercial retail uses, office buildings up to three stories, restaurants, and 1-2 story residential homes.

The property is rectangular in shape and generally bounded by Glendale Avenue on the north, 89th Avenue (alignment) on the west, an existing single-family residential project on the east and an existing single-family residential project on the south. The rectangular shaped property enjoys approximately 633-feet of Glendale Avenue frontage. Glendale is fully improved with pavement, curb and gutter, asphalt sidewalk and street lights. 89th Avenue does not yet exist. With the exception of an old dilapidated home located near Glendale Avenue, the subject site is vacant and undeveloped. Records show that this home was built in 1957 and has since deteriorated to its current condition that is no longer viable.

The existing land uses and General Plan Land Use Designations for the properties surrounding the subject site are as follows:

Surrounding Land Uses, General Plan designation and Zoning			
	Land Use	General Plan	Zoning
On site	Vacant undeveloped with 1 existing older depilated home.	3.5 – 5 Medium Density Residential.	C-O, R1-6 and A-1
North	Beyond Glendale Avenue, is a landscape tract - part of Rovey Farms single family residential subdivision.	2.5 - 3.5 Medium Density Residential.	R1-7 PRD
South	West Plaza single family residential subdivision. Records show these homes were built in the early 1990's.	3.5 – 5 Medium Density Residential.	R1-8 PRD
East	Boardwalk Place single family residential subdivision.	3.5 – 5 Medium Density Residential.	R1-7 PRD
West	Vacant undeveloped land.	PC and 3.5 – 5 (Planned Commercial and Medium Density Residential).	A-1 and C-2

The pattern of development between 83rd Avenue and the Loop101 on Glendale Avenue consists of a vacant undeveloped land, a mixture of commercial uses, mobile home park, churches, bars, restaurants, 1 to 3 story offices, residential subdivisions, Westgate entertainment district and Cabella's.



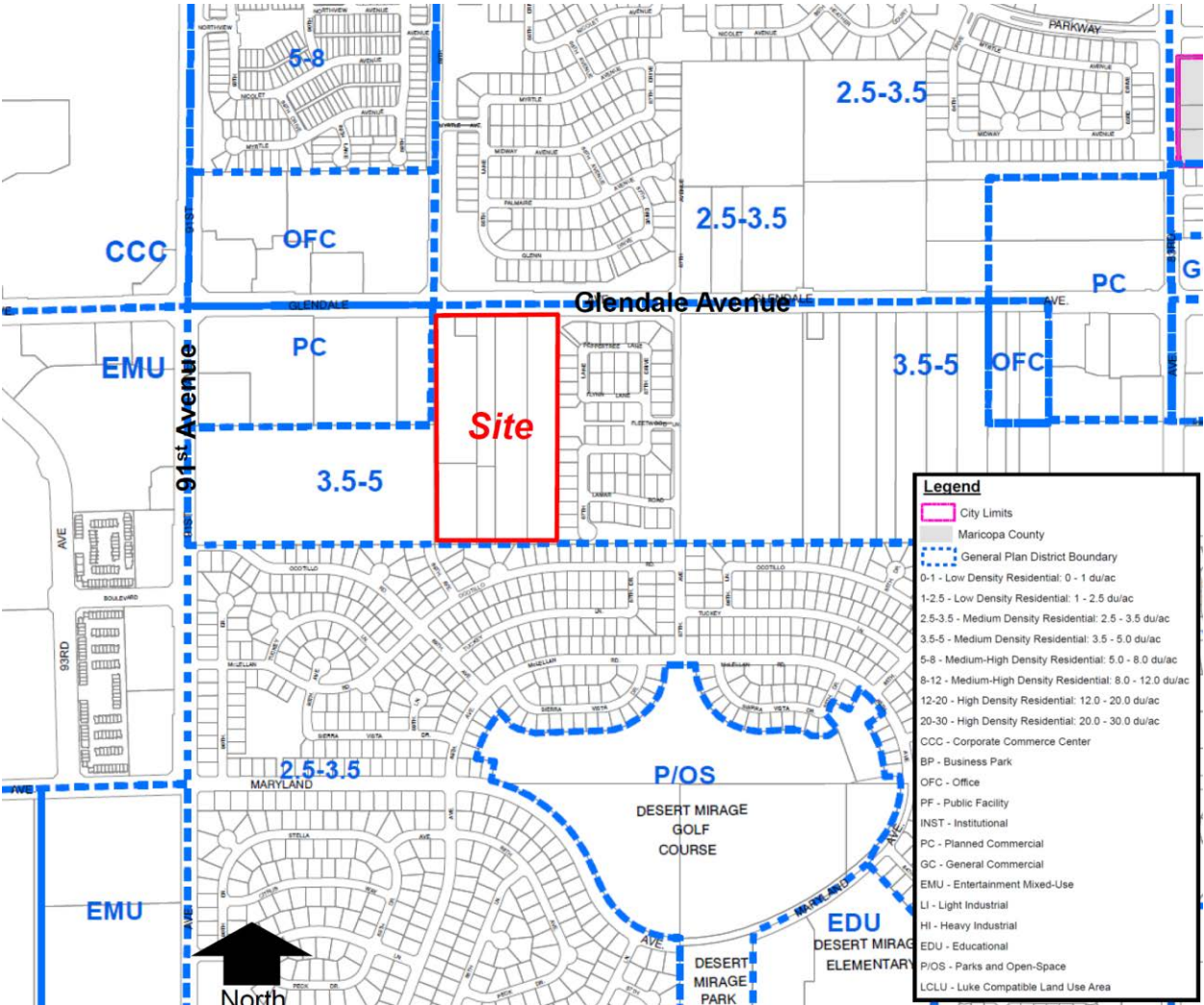
Surrounding uses and zoning

2. Topography and Natural Features

The existing property topography is relatively flat with a slight slope from the northeast to southwest and with no natural features.

D. MINOR GENERAL PLAN AMENDMENT REQUEST

As previously mentioned, two requests are being filed concurrently. The first request is for a Minor General Plan Amendment (“GPA”) which seeks to change the existing Medium Density Residential (3.5 - 5.0 du/ac) land use designation on the entire approximate 19.81 acre property to approximately 11 acres of Medium-High Density Residential (5 - 8 du/ac) on the southern 1/2 portion of the property and High Density Residential (20 – 30 du/ac) on the remainder northern 8 acres of the property. The high density designation is necessary to accommodate the senior independent living community being proposed.



Existing General Plan and Subject Site

Again, the intent of the Minor General Plan Amendment (under separate filing) and this companion rezoning is to allow this property the ability to bring together an senior independent living community (under the multi-family residential designation), and/or a small scale office element with a new single-family residential neighborhood of homes in a cohesively planned setting. This unique location, with close proximity to a wide

variety of shopping and entertainment venues, is uniquely and appropriately situated to attract new home buyers who desire a smaller lot lifestyle, ease of reduced yard maintenance, with close proximity to area amenities such as those found in Westgate, together with a senior independent living community that is demographically appropriate in this part of Glendale.

The intent of the General Plan Amendment is to provide a compatible land use designation of Medium-High Density Residential (5 - 8 du/ac) on the southern 1/2 portion of the property and High Density Residential (20 – 30 du/ac) for the senior living facility on the northern 8 acres of the property to allow the implementation of the companion rezoning case. These categories are the best categories to enable the uses described above.

The proposed amendment will be compatible with the existing Westgate Development to the west, future commercial to the immediate west and is compatible with the approved surrounding approvals. Additionally, the sites proximity to Glendale Avenue, 91st Avenue, Maryland Avenue and the adjacent freeway makes the proposed land use designations a more consistent and compatible land use for the area. Furthermore, the Medium-High Density Residential (5 - 8 du/ac) designation on the southern 1/2 portion acts as an appropriate transition between the adjacent arterial street and planned commercial land uses on the south side of Glendale Avenue. The proposed Medium-High Density Residential (5 - 8 du/ac) on the southern 1/2 portion of the property and High Density Residential (20 – 30 du/ac) on the remainder northern 8 acres of the property designation is an ideal transitional use in this area between the inevitable commercial uses on the corner of 91st Avenue and Glendale, and the single family neighborhoods to the east and south, a practical and useful land use solution to a vacant site, and replacement to the dilapidated vacant home.

As proposed, the Medium-High Density Residential (5 - 8 du/ac) designation on the southern 1/2 portion of the property for single family residential and High Density Residential (20 – 30 du/ac) designation for the senior independent living community on the north 1/2 portion of the property, helps create additional employment and housing opportunities for the area residents. The new expendable income from the increased population generated by single family and senior independent living community should translates into additional retail sales tax when residents shop and dine at local businesses. There is a tax base and economic benefit derived by this amendment.

The proposed amendments will better meet the Goals and Objectives set forth in the General Plan. The General Plan Goals being met are as follows:

- **Land Use Goal 1 – Relate residential areas with work places.**

The site enjoys exceptional regional access due to its strategic location approximately 1 mile east of the Loop 101 Freeway. This master plan capitalizes on its proximity to Westgate entertainment center, nearby Tanger Outlet Mall, shopping, offices and nearby restaurants. The new residents will benefit from the nearby Loop 101 Freeway and the City's Park and Ride on 99th Avenue which provides regional

access to valley wide employment areas. The City's Park-n-Ride facility provides these future residents an alternative to driving by using the transit system already in place **Westgate Village** is a project which provides the opportunity for single family ownership, high quality senior rental housing and/or office options in this part of the City.

- **Land Use Goal 2 – Promote sound growth management methods.**

This minor amendment and the companion rezoning request will allow for both single family and senior independent living developments which will bring new residents to support the nearby existing and planned commercial and entertainment venues. Senior independent living uses also result in a significant reduction of vehicle trips that might otherwise exist with virtually any other use, whether residential, commercial or employment. This proposal will improve the east half of 89th Avenue and complete the unfinished Glendale Avenue street improvements. These improvements will help complete the City street system, which in turn benefits Glendale residents. The development standards attached to this PAD request will also help promote sound growth and compatibility with the surrounding area.

- **Land Use Goal 3 – Create transition and buffer areas.**

This amendment and the companion rezoning request will establish land uses that will be designed to be compatible with the existing surrounding planned commercial, single family, and mix of use land uses along Glendale Avenue. This amendment creates a transition from the planned commercial at the arterial southeast corner at 91st Avenue and Glendale Avenue to the existing neighbors to the east and south. When the site is developed the buildings and new subdivision will help provide a noise buffer for these adjacent developments. The proposed applications will allow the ability for new development, which is consistent with the surrounding area and can provide jobs, housing, senior independent living and open space.

- **Land Use Goal 4 – Ensure compatibility between land uses and transportation.**

The proposed Minor General Plan Amendment and companion PAD zoning request at this location is compatible with the existing and emerging development in the immediate area that includes an existing Westgate City Center (a mixed use entertainment, retail, office and residential development), planned commercial immediately to the west of the site, office to the northwest and the existing residential to the north, south and east. In this setting, the minor amendment to the General Plan to allow a single family on the south half of the property and senior independent living and a potential small scale office on the north half of the property is a logical land transitional use adjacent to arterial street frontage. And as earlier noted, the predominant land use being proposed, the senior living community will vastly reduce traffic impacts on the adjacent streets more than any other use and these senior residents use alternative modes of transportation, such as van pool and buses.

- **Circulation Goal 7 – Integrate land use and transportation.**

The proposed land uses are a good land use solution. Many successful multi-family sites are those located at the intersection of major transportation routes; such as, arterial streets or near freeway interchange. As mentioned, the site is strategically located along a major arterial street, Glendale Avenue, which provides access to shopping and downtown Glendale. Additionally, the City's Park and Ride is located at 99th Avenue and Glendale which will provide residents an alternative mode of transportation.

- **Redevelopment Goal 2 – Consider infill development a top priority.**

The change in land use designations at this location is an overall improvement to the existing land use map because it provides a quality senior independent living/multi-family opportunity and another single family residential opportunity that will help support the nearby retail, hotel, and/or Westgate entertainment and future planned commercial along Glendale Avenue. This site has been vacant for decades and this new development (on an infill lot) will help to spur new development along Glendale Avenue and this area of the City. This amendment also constitutes an overall improvement to the Plan, because it provides transitional uses and densities to the existing residential and also provides new employment opportunities for this infill site.

The proposed amendment achieves each of these Goals while improving the land use mix in the area. As stated previously, the site is an ideal location for senior independent living, office, and/or single-family residential development due to parcel size, its proximity to the nearby freeway and area commercial services as well as access to Glendale Avenue. This development will provide a logical land use for this small, underutilized parcel.

Based upon the analysis provided above, we believe the proposed minor amendment is consistent with the overall intent and goals of the General Plan and will be beneficial to the surrounding area. The proposed amendment will not adversely impact any portion of the planning area. In fact, it will do the opposite. It will provide an excellent land use elements to appropriately buffer existing neighborhood and add to the overall mix of housing. In addition, these new residents will support local businesses.

E. DEVELOPMENT PLAN

This PAD proposes a unique development, which includes a senior independent living community, small scale office and single family residential on 19 acres at the southeast corner of Glendale Avenue and 89th Avenue. The proposed development is compatible with surrounding development, but requires a minor amendment to the General Plan Land Use Map and rezoning. The General Plan Land Use Map currently designates the land as “3.5-5 (Medium Density Residential)”, which allows traditional single family residential.

Two companion requests are being filed concurrently. The requests are: 1) a Minor General Plan Amendment to amend the General Plan Land Use map from “3.5-5 MDR” to “Medium-High Density Residential MHDR” and “High Density Residential HDR.” The MHDR is for the proposed single family residential component and the HDR is for the senior independent living community; and 2) a companion rezoning from C-O, A-1, and R1-6 to PAD (“Planned Area Development”).

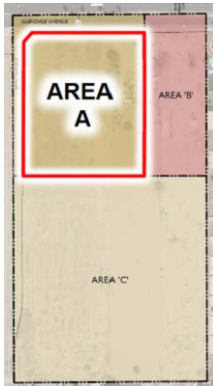
The **Westgate Village** PAD is an integrated plan with three distinct development components identified as Areas A, B, and C. The PAD option is intended to promote exceptional projects with excellence architectural design, innovative site planning, site amenities and overall positive community impact. This **Westgate Village** project will incorporate all of these features and enhance the character of the area by replacing the old dilapidated house with an exciting new mix of housing on Glendale Avenue for both new families and senior living. Each sector of the overall master plan is defined below.

District (PAD)	% of Land Area	Gross Area (Acres)
Area A	+/- 30%	5.97
Area B	+/- 14%	2.75
Area C	+/- 56%	11.08
Total	100%	19.81

Area A is the +/- 5.97 acre senior independent living parcel at the northwest corner of the property adjacent to 89th Avenue and Glendale Avenue. Area B is the +/- 2.75 acre parcel fronting onto Glendale Avenue (between the senior independent living parcel and the existing residential on the east). The focus of this parcel is to develop this piece as either a future expansion of the senior independent living community with senior townhomes, cluster homes, courtyard homes or senior cottages, or perhaps a small single level office. The flexible land use approach for Area B is necessary to keep the **Westgate Village** project competitive in a market place where users (namely the Independent Living user) may need to expand their range of independent living options for seniors based on demand. Or for example, there may be a need for small scale offices that can feed off of the independent living use. Finally, Area C is the +/- 11.08 acre parcel located on the southern portion of the master plan and is designated for single family residential. Area C is designed to accommodate only single family detached home products. The intent of this parcel is to create a single family residential neighborhood with high quality single family homes with its own open space amenities

and a neighborhood that serves as a seamless transition from the planned and existing commercial uses at the arterial corner of 91st and Glendale avenues to the existing residential homes to the east and south.

AREA A



Holiday Retirement, one of the largest senior living operators in the United States, and Santé, a seasoned senior housing and healthcare developer, are collaborating together to develop this new multiple residence senior independent living community. Under this partnership, Santé will be the developer and owner of the facility, and Holiday will be the manager and operator. Santé has a long history of building senior living communities at top quality with a full spectrum of amenities and services for their residents. The senior independent living community will be known as “**Westgate Village**”

The proposed site plan for the **Westgate Village** community has been carefully designed and will provide senior living up to an overall density of 30 dwelling units per acre, which is typical density for senior housing. Given the significantly lower occupancy per unit and resulting reduced impacts on public infrastructure and service demands as well as low traffic generation, the density requested will fit well into this setting and be a great neighbor. **Westgate Village** will provide high quality architectural design with an enhanced level of landscaping and streetscape treatments. As designed, this area provides a minimum of 40% open space. The proposed percentage of open space is 15% more than what is required by the Ordinance.

Westgate Village will serve the needs of seniors with a luxury level retirement lifestyle that will support nearby shopping and restaurant venues and yet also operate at a low level of activity compatible with surrounding developments. The main senior living building will offer a high level of resident services, including dining, library, transportation, housekeeping, laundry, exercise/wellness and activity programming. The proposed senior living community offers a homelike environment in which residents enjoy meals, social activities, housekeeping and other services. Resident units will be a variety of sizes with studio units, 1 bedroom and 2 bedroom units with a full bath for each bedroom. Each resident unit will have a living/dining space and full kitchen. If residents prefer they have the option to dine in the restaurant style dining room. The interior amenities for residents include: a bistro, home health office, salon/barber shop, restaurant style dining, private dining room, fitness gym, country store, card tables, pool tables, library/reading areas, meeting room, and convertible multi-purpose/event area. The community is staffed with chefs, cooks, and servers, an activities director, housekeepers, managers, and a maintenance engineer. In Addition, the building will be equipped with an alert system for assistance, Wi-Fi, and commercial laundry service to create a very comfortable residential community.

The project will consist of a 3-story multiple residence building, including approximately 110,378 gross square feet, landscaping, surface parking, and amenities. As designed, this building is placed near the northwest portion of the master plan adjacent to Glendale Avenue. The placement at this location provides generous setbacks and separation from existing residential to the east. The building is configured in a U-shape with a lushly landscaped perimeter and shaded exterior seating areas. The generously landscaped site will feature an outdoor pool, fountain, bistro and dining seating, shaded seating areas, and courtyard gardening. The **Westgate Village** senior living community's main entry from 89th Avenue has been enhanced with landscaping, a colored concrete driveway and a grand porte cochere entrance at the middle of the building. All of these project enhancements are exactly what is intended to be achieved with the use of the PAD district.

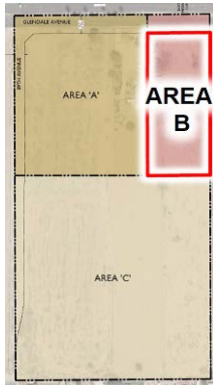
East of the main building the senior living facility will feature small scale senior cottage homes as a transition to the existing neighborhood to the east. There will be no detrimental impact on the neighborhood if this request is approved, rather a well-designed senior community on this vacant infill corner will provide a compatible residential transition from the activity of the arterial street traffic and office uses to the single-family residential neighborhoods to the south. **Westgate Village** will also add to the diversity of housing choices in Glendale and meet a growing need for variety in senior living, particularly for more affluent retirees. The **Westgate Village** community will provide up to a total of approximately 175 residential units specifically designed to meet the needs of senior residents looking for an active lifestyle.

Santé's and Holiday's experience has been that its residents are active, mobile seniors with expendable incomes who want activities, amenities and a sense of vitality in the areas in which they choose to live. As more active seniors, they are interested in ease of access to shopping, dining and entertainment activities. Although Holiday's communities offer a wide range of amenities on the property, **Westgate Village** residents do not want to be limited to on-site amenities and are interested in participating in an active community lifestyle. These engaged-in-life seniors want opportunities to experience activities in nearby commercial areas, including entertainment and sporting venues. Convenient access to a hospital and medical services is another element that appeals to residents. Transportation to such venues is often provided by use of multi-passenger vans provided by **Westgate Village**.

The proposed building architecture and open space areas will provide a distinct, up-scale living environment for the residents of this community. The use of various materials and both horizontal and vertical plane movement will emphasize the building's unique design both for the residents of the new community and also for the area residents when walking or driving past the development. All of the architectural elements will tie together to provide a strong identity for the site that compliments the surrounding properties as well as creating an inviting atmosphere for both residents and guests. The project provides a design that uses view corridors and architectural focal points to emphasize the interior residential amenities. This well-conceived infill concept offers to add to the diverse housing types in this growing area of the community.

The senior independent living community is an ideal use for this site at the intersection of 89th Avenue and Glendale Avenue. The configuration of this portion of the master plan and the resulting building layout provides a transitional buffer from 89th Avenue and Glendale Avenue to the existing single family residential to the east and south. Additionally, because of its low traffic generation, the senior living community reduces traffic on the adjacent streets, which could be far more impacted by the traffic generated by office uses or retail uses that could be a land use solution adjacent to a major arterial street. The proposed senior independent living community is appropriately located along an arterial street and near an area of the city identified for a mix of residential, retail, office and entertainment uses. The quiet, low impact senior independent living residential use will be a good neighbor at this location and fills a growing need in the community for senior housing offering a range of resident services.

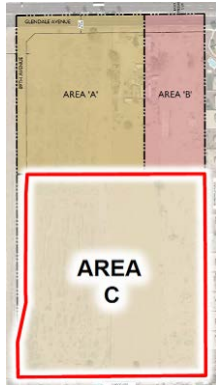
AREA B



Area B is a +/- 2.75 acre parcel fronting onto Glendale Avenue (between the senior independent living parcel and the existing residential on the east). The focus of this parcel is for expansion of the senior independent living community with smaller scale senior living units with reduced height and density, such as senior townhomes, cluster homes, courtyard homes or cottages. These uses would be allowed to share the interior and exterior amenities of the main building in Area A. They would have access to all of the amenities, such as the bistro, home health office, salon/barber shop, restaurant style dining, private dining room, fitness gym, country store, card tables, pool tables, library/reading areas, meeting room, convertible multi-purpose/event area, activities, housekeeping, commercial laundry, outdoor pool, fountain, and courtyard gardening.

As an alternative to additional senior living units, due to the small size of this parcel, this area could also develop as a small scale single level professional office development. The flexible land use approach for Area B is necessary to keep the **Westgate Village** project competitive in a market place where expansion capability is necessary to satisfy the growing demand. The alternative use for professional office could be space for dentist, doctors, chiropractor, vision or other small scale professional office users. Due to the proximity of the existing single family residential to the east, the height and density for this area will be reduced to single story and the building and landscape setbacks for this area have been increased to provide a smooth and seamless transition with the existing residential.

AREA C



The **Westgate Village** has a planned single family residential component designed around its own entrance, a loop street pattern with a large interior central open space/amenity area that acts as the project's main focal point, as well as generous landscaping down 89th Avenue. The **Westgate Village** proposes to change the zoning on these parcels to a single cohesive "PAD" Planned Area Development zoning district to allow for a fully integrated planned residential community. This residential community concept is proposed as an R1-4 with a PAD overlay request to develop up to 63 detached single-family homes on approximately 11.08-acre parcel, at a density of 5.8 units per acre.

Westgate Village offers future residents an intimate sense of community and opportunities to interact together as neighbors, via thoughtful community design, and home orientation to the central amenity. **Westgate Village** is an appropriate transition from the existing commercial uses north and west of the Site and will be compatible with the residential development south and east of the Site.

The Property is designed with emphasis on the simplicity of an internal loop road circulation design with one main entrance. **Westgate Village** is a proposed 63-lot residential development. The physical design of **Westgate Village** is dictated by the property's size and location. **Westgate Village** proposes a minimum lot area of 4,000 square feet, providing an overall project density of 5.8 du/ac. A continuous landscape strip is provided adjacent to 89th Avenue and along the south side of the entrance to the property on to the internal park to create a pleasant drive up and a sense of arrival to this community. **Westgate Village** is designed as a community with landscaped open space areas and amenities to provide residents with an appealing, active environment to play, relax, and socialize with each other. The layout and design of **Westgate Village** creates an attractive development that faces all lots on this property inward onto the property's internal loop street and open space.

Careful consideration has been taken into the design and layout of **Westgate Village** residential parcel to ensure compatibility with the adjacent residential communities. An existing block wall separates this Property from the adjacent uses to the south and east. The subdivision is designed with an internal street (50 foot wide right-of-way) inclusive of an approximately 4-foot wide landscape tract behind an attached sidewalk, with trees and shrubs, along the western boundary.

This home design is on a 40 by 100-foot lot layout with a 15-foot front yard from living area to the back of a sidewalk, 20-foot driveway between garage door face and back of sidewalk, two 5-foot side yards and a minimum 15-foot rear yard. The garage is located at the front of the home in a traditional design with the garage door slightly recessed. All homes have a covered entry, with some homes offering a small covered front porch.

The rooflines on homes are varied with a combination of hip, gable and gable end designs. All lots on along the east and south boundary are 105-feet deep.

Architecturally the five different house plans shared many common architectural elements. The design team has kept consistent with the existing architectural guidelines while designing these plans. The house plans emphasize entries with an inviting entry through the use of varying roof elements, porches, columns, pop-outs, and other architectural features. The plans utilized a variety of roof forms and ridgelines thus creating elevations that are structurally different. Each plan will have a minimum of four (4) distinct elevation styles – Spanish, Southern Italian, and Tuscan, and each offer four (4) distinct color schemes. The Tuscan elevation will feature stone elements. Additionally, three different garage door styles are being offered – each tied to a specific elevation style.

The single family development plan provides approximately 16.5 percent open space. The central open space, located off of the main entrance, incorporates a Ramada with BBQ grill and picnic table, tot-lot, pedestrian walkways, and a large turf area for active recreation. A series of active landscape open spaces and landscape walkways provide pedestrian connections between residential units and blocks and allow access to the central open space recreation area.

The **Westgate Village** residential community will be a very positive addition to this area by providing a single family development that is vibrant and compatible with the existing and new residential uses in the area while responding to the demand for the type of market housing demand offered by this community.

F. LIST OF USES

The following list of uses is intended to define authorized Permitted Uses, Uses Subject to Conditions, Uses Subject to Conditional Use Permit and Accessory Uses within each of the development sectors, Area A, Area B and Area C of the **Westgate Village PAD**. The Master Developer or any property owner within the **Westgate Village PAD** may request an interpretation of analogous use to the defined list below from the City of Glendale Planning Director. The Planning Director may administratively approve a use analogous to those listed below.

The following uses are allowed within each of the development sectors, **Area A**, **Area B** and **Area C** of the **Westgate Village**:

AREA A – Permitted Uses.

The intent of this sub area of the **Westgate Village** PAD is to accommodate the development of a “Senior Independent Living Community” and its ancillary uses on this property. This PAD zoning will allow this sub-area to be developed as a senior independent living community. This Senior Independent Living Community is a long-

term multiple residence building for senior citizens with a mix of studio, one-bedroom, and two-bedroom residences each including a kitchen and at least one full bathroom. The building also includes a variety of common gathering spaces including restaurant style dining options, fitness multipurpose, and recreational spaces. The building is staffed during business hours with administrative, kitchen, dining room, housekeeping and maintenance personnel. The Senior Independent Living Community will provide activities and other services such as transportation for routine social and medical appointments.

- A. Senior Independent Living Community.
- B. Congregate Care Facility.
- C. Assisted Living Facility.
- D. Single residence dwelling unit for on-site manager as an ancillary to principal use.
- E. Professional, medical or dental offices as an ancillary to principal use.
- F. Libraries and museums as an ancillary to principal use.
- G. Administrative offices (marketing, managers, activity coordinator etc.).
- H. Restaurant as an ancillary to principal use.
- I. Bistro as an ancillary to principal use.
- J. Coffee Shop as an ancillary to principal use.
- K. Formal, private and casual dining areas as an ancillary to principal use.
- L. Stadium seating theatre as an ancillary to principal use.
- M. Hair salon and barber shop as an ancillary to principal use.
- N. Health and fitness (workout facility with classes and spa area) as an ancillary to principal use.
- O. Spa as an ancillary to principal use.
- P. Home healthcare office as an ancillary to principal use.
- Q. Bank as an ancillary to principal use.
- R. Pharmacy as an ancillary to principal use.
- S. Gift shop and/or country store as an ancillary to principal use.
- T. Game Room/Arcade as an ancillary to principal use.
- U. Meeting Room as an ancillary to principal use.
- V. Communication center as an ancillary to principal use.
- W. Commercial Laundry as an ancillary to principal use.
- X. Churches as an ancillary to principal use.
- Y. Any similar related use as approved The Planning Director or his designee.

AREA A – Uses Subject to Conditions.

These uses subject to conditions shall comply with the City's specific conditions or requirements for administrative review.

- A. Public utility facilities required for local service, provided that there are no offices, maintenance facilities, outdoor storage, or full-time employees related to the site.

- B. Wireless communication facilities, subject to Sections 7.506 and 7.600 of the City of Glendale Zoning Ordinance.
 - 1. Building mounted antennas and roof top mounted antennas.
 - 2. Alternative tower structure mounted antennas which utilize existing light pole or electric utility pole. The related equipment shelter must be located on property developed for non-residential use or in public right-of-way subject to approval of City Engineer.

AREA A – Uses Subject to Conditional Use Permit.

These specific uses subject to a conditional use permit shall comply with the City's specific conditions or requirements for a Use Permit.

- A. Child care center.
- B. Veterinary offices with no boarding of animals.
- C. Freestanding Restaurant-full service.
- D. Freestanding Churches.
- E. Wireless communication facilities-new monopole or changes to existing tower subject to development standards in Table 3-A of the City of Glendale Zoning Ordinance.
- F. Wireless communication facilities-alternative design tower structure.
- G. Wireless communication facilities-alternative tower structure, otherwise not permitted under Section 7.506 of the City of Glendale Zoning Ordinance.
- H. Financial institutions with drive-through service.

AREA A – Accessory Uses.

Accessory uses are uses which are customary and incidental to the principal use of the property and shall comply with the City's specific conditions or requirements for accessory uses.

- A. Fences and walls. See Section 7.201 of the City of Glendale Zoning Ordinance.
- B. Garage or enclosed storage.
- C. Satellite earth station.
- D. Automatic teller machine.
- E. Amateur radio tower.

AREA B – Permitted Uses.

The intent of this sub-area of the *Westgate Village* PAD is to accommodate the development of a "Senior Independent Living Community" and its ancillary uses on this property. This PAD zoning will allow this sub-area to be developed as a senior independent living community. This Independent Living Community is a long-term residential building for elderly persons within which living and sleeping rooms, a common dining room, laundry services, and room cleaning are provided. The

Independent Living Community will provide these and other services such as transportation for routine social and medical appointments.

- A. Senior Independent Living Community.
- B. Residential, such as but not limited to, senior cluster housing, senior courtyard homes, senior single family casitas and/or senior cottage style homes.
- C. Congregate Care Facility.
- D. Assisted Living Facility.
- E. Single residence dwelling unit for on-site manager as an ancillary to principal use.
- F. Professional, medical or dental offices.
- G. Libraries and museums.
- H. Administrative offices (marketing, managers, activity coordinator etc.).
- I. Bistro as an ancillary to principal use.
- J. Coffee Shop as an ancillary to principal use.
- K. Formal and casual dining areas as an ancillary to principal use.
- L. Stadium seating theatre as an ancillary to principal use.
- M. Hair salon and barber shop as an ancillary to principal use.
- N. Health and fitness (workout facility with classes and spa area) as an ancillary to principal use.
- O. Spa as an ancillary to principal use.
- P. Home healthcare office as an ancillary to principal use.
- Q. Bank as an ancillary to principal use.
- R. Pharmacy as an ancillary to principal use.
- S. Gift shop as an ancillary to principal use.
- T. Game Room/Arcade as an ancillary to principal use.
- U. Communication center as an ancillary to principal use.
- V. Any similar related use as approved The Planning Director or his designee.

AREA B – Uses Subject to Conditions.

These uses subject to conditions shall comply with the City's specific conditions or requirements for administrative review.

- A. Public utility facilities required for local service, provided that there are no offices, maintenance facilities, outdoor storage, or full-time employees related to the site.
- B. Wireless communication facilities, subject to Sections 7.506 and 7.600 of the City of Glendale Zoning Ordinance.
 - 1. Building mounted antennas and roof top mounted antennas.
 - 2. Alternative tower structure mounted antennas which utilize existing light pole or electric utility pole. The related equipment shelter must be located on property developed for non-residential use or in public right-of-way subject to approval of City Engineer.

AREA B – Uses Subject to Conditional Use Permit.

These specific uses subject to a conditional use permit shall comply with the City’s specific conditions or requirements for a Use Permit.

- A. Child care center.
- B. Single residence dwelling occupied by owner or employee of business on the property.
- C. Veterinary offices with no boarding of animals.
- D. Restaurant-full service.
- E. Churches.
- F. Wireless communication facilities-new monopole or changes to existing tower subject to development standards in Table 3-A of the City of Glendale Zoning Ordinance.
- G. Wireless communication facilities-alternative design tower structure.
- H. Wireless communication facilities-alternative tower structure, otherwise not permitted under Section 7.506 of the City of Glendale Zoning Ordinance.
- I. Financial institutions with drive-through service.

AREA B - Accessory Uses.

Accessory uses are uses which are customary and incidental to the principal use of the property and shall comply with the City’s specific conditions or requirements for accessory uses.

- A. Fences and walls. See Section 7.201 of the City of Glendale Zoning Ordinance.
- B. Garage or enclosed storage.
- C. Satellite earth station.
- D. Automatic teller machine.
- E. Amateur radio tower.

AREA C - Permitted Uses.

- A. One (1) detached or attached single residence dwelling per lot.
- B. Public schools, parks, and playgrounds.

AREA C - Uses Subject to Conditions.

- A. Public utility facilities required for local service, provided that there are no offices, maintenance facilities, outdoor storage, or full-time employees related to the site.
- B. Adult Care Homes, Juvenile Group Homes and Group Homes for the disabled, subject to administrative review as described in Sections 7.501 and 7.502 of the City of Glendale Zoning Ordinance.
- C. Subdivision model home complexes, subject to administrative review as described in Sections 7.501 and 7.504 of the City of Glendale Zoning Ordinance.

- D. Temporary office or construction trailers, subject to administrative review as described in Sections 7.501 and 7.505 of the City of Glendale Zoning Ordinance.
- E. Home Occupations (Class I): See Section 7.304 of the City of Glendale Zoning Ordinance.
- F. Wireless communication facilities, subject to Sections 7.506 and 7.600 of the City of Glendale Zoning Ordinance.
 - 1. Building mounted antennas may locate on buildings used for non-residential uses including churches, schools, public buildings, and other institutional uses.
 - 2. Alternative structure mounted antennas which utilize existing light pole or electric utility pole. The related equipment shelter must be located on property developed for non-residential use or in public right-of-way subject to approval of City Engineer.

AREA C - Uses Subject to Conditional Use Permit.

- A. Home child care center.
- B. Churches, on property located at the intersection of two (2) collector streets or fronting or siding on an arterial street.
- C. Private schools, excluding dormitories, on property located at the intersection of two (2) collector streets or fronting or siding on an arterial street.
- D. Home Occupations (Class II): See Section 7.304 of the City of Glendale Zoning Ordinance.
- E. Subdivision model home complexes with off-site sales: See Section 7.504 of the City of Glendale Zoning Ordinance.

AREA C - Accessory Uses.

Uses which are customary and incidental to the principal use of the property. All accessory uses are subject to Section 7.300 of the City of Glendale Zoning Ordinance.

- A. Fences and walls. See Section 7.201 of the City of Glendale Zoning Ordinance.
- B. Garage or enclosed storage.
- C. Swimming pool.
- D. Satellite earth station.
- E. Amateur radio tower.
- F. Home Occupations (Class I): See Section 7.304 of the City of Glendale Zoning Ordinance.
- G. Yard sales, subject to Section 7.320 of the City of Glendale Zoning Ordinance.
- H. Household pets.

G. DEVELOPMENT STANDARDS

The intent of the Development Standards defined within the **Westgate Village PAD** is to promote the development of unique, mixed-use development that will provide compatibility with the surrounding environment and opportunities for a high quality mixed-use project with ancillary uses through common and compatible standards and design features.

Development Standards			
	Area A	Area B	Area C
Description	Multi-Family Residential	Multi-Family Residential or Office	Single-Family Residential
Minimum Lot Area	N/A	N/A	4,000 sf
Minimum Lot Width	N/A	N/A	40'
Minimum Lot Depth	N/A	N/A	Interior - 100' Perimeter – 106'
Maximum Floor Area Ratio (F.A.R.)	N/A	N/A	N/A
Maximum Density	30	20	6.0 du/ac
Minimum Open Space (1)	40%	25%	16.5% (active)
Minimum Private Individual Open Space Per Unit	55 sq. ft.	55 sq. ft.	N/A
Maximum Lot Coverage	50%	50%	55%
Building Setbacks			
Front	30' (Front shall be considered 89 th Avenue)	20' (2) (Front shall be considered Glendale Avenue)	15' to livable area 20' to face of garage door
Rear	0' (Rear shall be considered east property line)	20' (2) (Rear shall be considered south property line)	15' (Lots adjacent to the east and south Property Lines: 15' – 1 story 20' – 2 story)
Side	30' (Side shall be considered south property line)	25' (2) east property line 0' west property lines	5' (3)
Street Side	30' (Street side shall be considered Glendale Avenue)	20' (2)	5' with a 5' adjacent landscape tract (3)
Minimum Distance between buildings on Adjacent Lots	N/A	N/A	10'
Maximum Structure Height	48'	Residential - 30' (2) Office-24' (1 story)	30'
Perimeter Landscape Setbacks			
Glendale Avenue	20'	20'	N/A
89th Avenue	20'	N/A	15'
Adjacent to residential	N/A	15'	N/A

- (1) *Open Space is defined as: An area that is intended to provide light and air and is designed for either environmental, scenic, or recreational purposes. Open space includes, but is not limited to lawns, decorative planting, walkways, active and passive recreation areas, playgrounds, fountains, swimming pools, wooded areas, water courses, perimeter landscaping, plazas and rooftop amenities.*
- (2) *Setback increase 1 foot to 1 foot ratio for buildings over 25-feet.*
- (3) *Bay windows, roof overhangs, and entertainment centers may project 2' into the side yard for a horizontal distance not to exceed 10', except where contiguous to a driveway.*

The private open space requirement for individual units in multi-family district (such as Area A and Area B) is a minimum of 75 square feet. However, this guideline assumes a development is only meeting and maintaining the minimum open space requirements and does not take into consideration projects that provide larger interior and exterior common open space with enhanced amenities. This development merely seeks to shift a portion of the required individual private open space to a more useable common open space area. This shift of open space square footage area is not lost but rather being shifted to more useable common open space/landscape area within the proposed project. It is important to note that this request does not reduce the amount of open space required by the Code but merely shifts a portion of the private open space area to common open space/landscaping area to a more centralized open space/landscape area. Each of the proposed dwelling units will have private patio space of 55 square feet. This amount of private patio space is adequate space for outdoor furniture, without becoming large enough to accommodate unsightly resident storage. In lieu of the larger private outdoor space that typically become outside storage, the developer is merely shifting the private open space requirement for Area A and Area B to common interior amenities and/or open space to allow for larger and more useable areas. Furthermore, as mentioned, Area A is proposing a minimum of 40% open space which substantially exceeds the Ordinance requirement for common open space of 25%. This additional open space is beneficial to the community as a whole, and supports more resident interaction in the amenity areas.

H. DESIGN GUIDELINES

Due to the three unique components of this mixed-use senior independent living community, potential professional office and single family residential master plan, the design guidelines vary and therefore are identified by each development sectors, **Area A, Area B, and Area C.**

AREA A and AREA B

All buildings shall be designed with 4-sided architecture, to offer pleasing views and vistas both for tenants and adjacent neighbors. The street level of all buildings will be designed to create an inviting pedestrian experience and express the vitality of the project. The landscaping and pathways will aid in transitioning from buildings to pedestrian features and outside amenities. It's critical that the design and layout of the project provide a comfortable and user friendly environment. Shade elements will be incorporated into the project.

The building architecture and open space areas will project a consistently pleasing and distinct living environment, building articulation, complimentary materials and colors, and pedestrian-scale elements. Many of the units face into the internalized pool and recreational amenities. The pool area provides a pleasing ambiance for the residential community. Tenants of the property will have use of the private bistro, home health, salon/barber shop, restaurant style dining, private dining room, fitness gym, country store, card tables, pool tables, library/reading areas, meeting room, convertible multi-purpose/event area, activities director, full-time housekeeping, commercial laundry, outdoor pool, fountain, and courtyard gardening. All of these amenities will be for the exclusive use of those renting at the property in either Area A or Area B. The exterior amenity area and pool area will be interior to the U-Shaped building, thus providing a private, unique, discreet space for apartment dwellers.

<i>Building Articulation</i>	<p>The visual impact of a building depends not only on its size, but also on the relationship between its height, length, articulation and width, including such features as prominent entries, windows, color and materials.</p> <p>As noted, articulation shall be required on all buildings facades with appropriate details and elements to recognize the pedestrian scale environment and a sense of place. A minimum of 4 elements of the following modes of articulation shall be include per building facade:</p> <ul style="list-style-type: none"> • Changes in the horizontal wall plane. • Changes in the vertical wall plane. • Variation in the roof lines and form. • Use of balconies. • Use of ground level arcades and covered areas. • Use of protected and recessed entries.
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	<ul style="list-style-type: none"> • Use of vertical elements on or in front of expansive blank walls. • Use of pronounced wall plane offsets or projections. • Use of vertical accents and focal points. • Change in use of materials or color to provide a clear distinction between roof, body and base of a building. • Changes in predominant material use. • Other form of building façade articulation as approved by Planning & Development Department.
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Materials	<p>Approved exterior wall materials include the following list, unless otherwise approved by the Planning & Development Department:</p> <ul style="list-style-type: none"> • Common clay brick • Granite, Marble, or other natural stone • Tile cladding • Concrete masonry unit (provided that surfaces are integrally colored, painted, stained or have attractive exposed aggregate which must be approved as to color and texture) • Architectural metal panels • Stucco or plaster (synthetic systems simulating stucco or plaster are permitted) • Concrete, pre-cast or poured in place • Glass • Metal panels and/or trim • Metal and composite panels • Metals (polished and rusted) • Perforated metals and meshes • Poured in place, tilt-up or pre-cast concrete, provided that surfaces must be painted or have exposed aggregate finish (color and texture of exposed aggregate must be approved through the Design Review process). • Masonry • Green-Screen or Green walls including trellises to reduce excessive radiant heat in pedestrian areas and to screen the project from the adjacent dental office.
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Roofs	<p>Any pitched roof structure shall use concrete tiles or “pre-finished” metal roofing or other acceptable material as approved by Planning & Development Department. Flat roofs shall be non-reflective material.</p>
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Final determinations on material and roof types are subject to Design Review approval from city staff.

AREA C

This portion of **Westgate Village** PAD shall conform to the design guidelines contained within the City of Glendale Residential Design and Development Manual (“RDDM”) dated June 22, 2004 except for the deviations listed herein.

As mentioned previously, this is a relatively small infill parcel that has been vacant for decades. The physical design of the **Westgate Village** single family residential parcel is dictated by its size, style of housing, location and adjacent streets. This is a unique housing product designed for the special needs of both the millennial and baby boomer generations. The millennial buyer is no longer looking for the standard single family lot with large front and backyards. They don’t want to devote their weekend to yard maintenance rather they are looking for smaller homes, yet with interiors with well appointed, amenitized and structured yards with easy maintenance. The yards are therefor designed for covered patios, indoor/outdoor living, BBQ’s, hardscape, flowers, modest turf areas (even using the new synthetic turf), seating, play areas and spas. Aging baby boomers are likewise downsizing from their large, expansive homes into this same carefree and yet well-appointed lifestyle. They don’t want to be bound to hours of weekly maintenance of yards, but rather enjoying utilizing manicured and highly designed and yet moderately sized outdoor environments. To ensure compatibility with the adjacent residential communities, all lots along the east and south boundary are designed to be deeper than the other lots-with a minimum depth of 108-feet. Additionally these lots will have a minimum 15-foot rear yard setback for single story home and a 20-foot rear yard setback for any two-story homes.

The RDDM makes it very difficult to develop this innovative new housing in 40-foot wide lots without some deviations to the guidelines. Indeed the RDDM could not have anticipated this major shift in the housing market. While efforts have been made to comply with the majority of the Residential Design and Development Manual some minor modifications are necessary. These deviations are designed to address the narrow feature of the lots, required setbacks and house width and yard size. This PAD request seeks deviations from the following RDDM guidelines.

To off-set the minor deviations to a few guidelines, the single family development plan provides approximately 16.5 percent open space. The central open space, located off of the main entrance, incorporates a Ramada with BBQ grill and picnic table, tot-lot, pedestrian walkways, off-street parking spaces, and a large turf area for active recreation. A series of active landscape open spaces and landscape walkways provide pedestrian connections between residential units and blocks and allow access to the central open space recreation area.

1.1.12-Delete Standard. Locate the garage door a minimum of 5 feet back from the living area. Increased depths for recessed garages are encouraged.

Justification for Deviation: As noted above, these proposed smaller size lots are designed to accommodate the new wave of alternative homebuyer who specifically want smaller yards with less maintenance, while still owning their attractively designed

single-family home on its own lot. The size of these lots are 40-feet wide and when consideration is given to the lot width, the required setbacks, designed for a different style of living, and the standard width of the house ranging between 28-feet and 30-feet together with a standard two car garage, there simply is not sufficient room to accommodate a functional living area in front of the garage. To break up the streetscape appearance this development proposes a mixture of single level and two story homes. Furthermore, each plan includes a front porch and no two identical elevations shall be placed on adjacent lots or directly across the street from each other. This will create a diversity of appearance without sacrificing the inherent nature of this new style of home ownership in a carefree living environment.

1.1.26-Delete Standard. Side entry garages are to be a minimum of 20 feet from the face of the garage to the opposite side property line to allow for adequate vehicular maneuverability.

Justification for Deviation: Side entry garages or circular driveways cannot be accommodated on 40-foot wide lots. There is not sufficient width to provide adequate turning radius to enter into a side entry garage. We believe this standard was intended for much wider lots where appropriate turning radius can be accommodated. Again, without understanding the nature of the market demand for this innovative carefree housing to move-up millennial and move-down baby boomers buyers, it might seem that the product should be sacrificed to achieve side entry garages. But this type of home is directed toward a specific and growing segment of the market.

1.1.27-Delete Standard. Provide a mix of driveway orientations to include straight, angled, or side entry so that no more than 75% of the drives are straight.

Justification for Deviation: These standards were not designed to accommodate the shift in the market place. A mixture of driveway orientations such as straight, angled or side entry cannot be accommodated on 40-foot wide lots. As mentioned, the narrowness of these lots does not allow for angled or side entry driveways, because there is not sufficient width to provide adequate turning radius to enter into a side entry garage. We believe this standard was intended for wider lots where appropriate turning radius can be accommodated.

5.1.10-Delete Standard. All front entryways to be emphasized, lighted and open. Side entries and doorways are allowed if the door is visible from the street and not behind the garage or living area. Narrow front porches are not permitted in order to avoid potential safety hazards.

Justification for Deviation: All plans will have front porches. The all porches will be opened, provide lighting and will be visible from the street, however, the design of the house necessitate the porches to be located behind the garage plane. The narrowness, required setbacks simply do not allow enough space to create a meaningful livable area space. The quality and design innovation of these homes must be measured in its context, which is a new market paradigm we are now experiencing.

5.1.11-Delete Standard. A minimum of one window from the living area of the house on the first floor must be visible from the street.

Justification for Deviation: See above 1.1.27 and 5.1.10 response.

5.1.19-Delete Standard. Recessed garages have been addressed in the small and medium lot development expectations under Lot Layout.

Justification for Deviation: See 1.1.12 response. Furthermore, this proposal provides a mixture of single level and two story homes, each having a front porch. Five different house plans are proposed to provide variety and a pleasant streetscape. The house plans emphasize entries with an inviting entry through the use of varying roof elements, porches, columns, pop-outs, and other architectural features. The plans utilized a variety of roof forms and ridgelines thus creating elevations that are structurally different. Each plan will have a minimum of three (3) distinct elevation styles and each offer three (3) distinct color schemes.

5.1.20-Delete Standard. Garages should not be the dominant feature on the lot but shall be located a minimum of 5 feet back from the entry feature or living area in medium and large lot developments. In small lot developments the garage should be located in excess of the 5-foot requirements.

Justification for Deviation: All plans have the garage at the front of the home for the same reasons as above. (See 1.1.27 reason). The garage is located at the front of the home in a traditional design with the garage door slightly recessed. The rooflines on homes are varied with a combination of hip, gable and gable end designs to provide variation and varied streetscape.

The **Westgate Village** residential community will be a unique and positive addition to this area by providing a different style single family detached home that is both vibrant, market responsive and compatible with other residential uses in the area, while responding to the new housing demand for the type of carefree living environment. The home design will feature common and yet exceptional design elements that contribute to the character of each individual home and the collective character of the neighborhood.

I. LANDSCAPE CONCEPT

The landscape concept for Area A and Area B may be characterized as “Mediterranean Sonoran”, with the perimeter of the project being more of a Xeriscape Concept and the interior of the project providing more of a lush Mediterranean theme. Glendale Avenue and 89th Avenue will be lined with Red Push Pistache to provide a unifying street tree and a sense of place per City guidelines. As one enters the project, Desert Museum Palo Verde trees will mark the entry experience with lush accents. Turf will be used within the pool and amenity areas, to provide a cooling oasis environment. These areas will be planted with lush/flowering species to provide a variety of color, form and textures. The variety of amenities provided for the residents will allow both passive and active areas.

The landscape plan for Area C, the single family portion, uses plants that are low water use and consistent with the proposed architectural character of the homes. Drought resistant plants and trees will be the predominant materials used in the overall landscape design for entry areas and streetscape using colorful accent materials incorporated in open space areas and other featured spaces. Some turf will be used in landscape tracts to also create an oasis feel in certain featured locations. Streetscape standards along 89th Avenue are designed as an integral part of the project's landscape theme and include plant materials compatible with the City's street Landscape Program and Landscape Ordinance. Pedestrian walkways are located within many of the landscape tracts to encourage pedestrian access throughout the residential community.

A six-foot high decorative theme wall will be located along 89th Avenue. The decorative theme walls along 89th Avenue shall turn the corner along the main project entrance and along the retention basins. A six foot-high integrated color block wall will be along the north property line. All walls for rear yards will be six foot-high integrated color block walls. Return walls between residential units will be six foot-high painted and stuccoed to match the residence. Six foot-high view walls will be located in rear yards where lots side or back to open spaces. The wall location exhibit identifies the general location of these walls, however the exact locations may vary when the final construction plans and house product floor plans are complete.

J. SIGNS

All signage shall comply with the City's Zoning Ordinance, Section 7.100-7.110 except the height of freestanding monument signs shall not exceed a maximum height of 10-feet.

K. PHASING PLAN

This PAD will be phased in over a period of time. Forecasting the pace and composition of each phase is challenging, because it depends upon market conditions. However, all needed off-site and on-site improvements will be constructed at the time each parcel is developed. These infrastructure improvements will provide proper access to streets, pedestrian routes, water and sewer connections into the City system, on-site storm water retention, and perimeter streetscape improvements adjacent to the parcel.

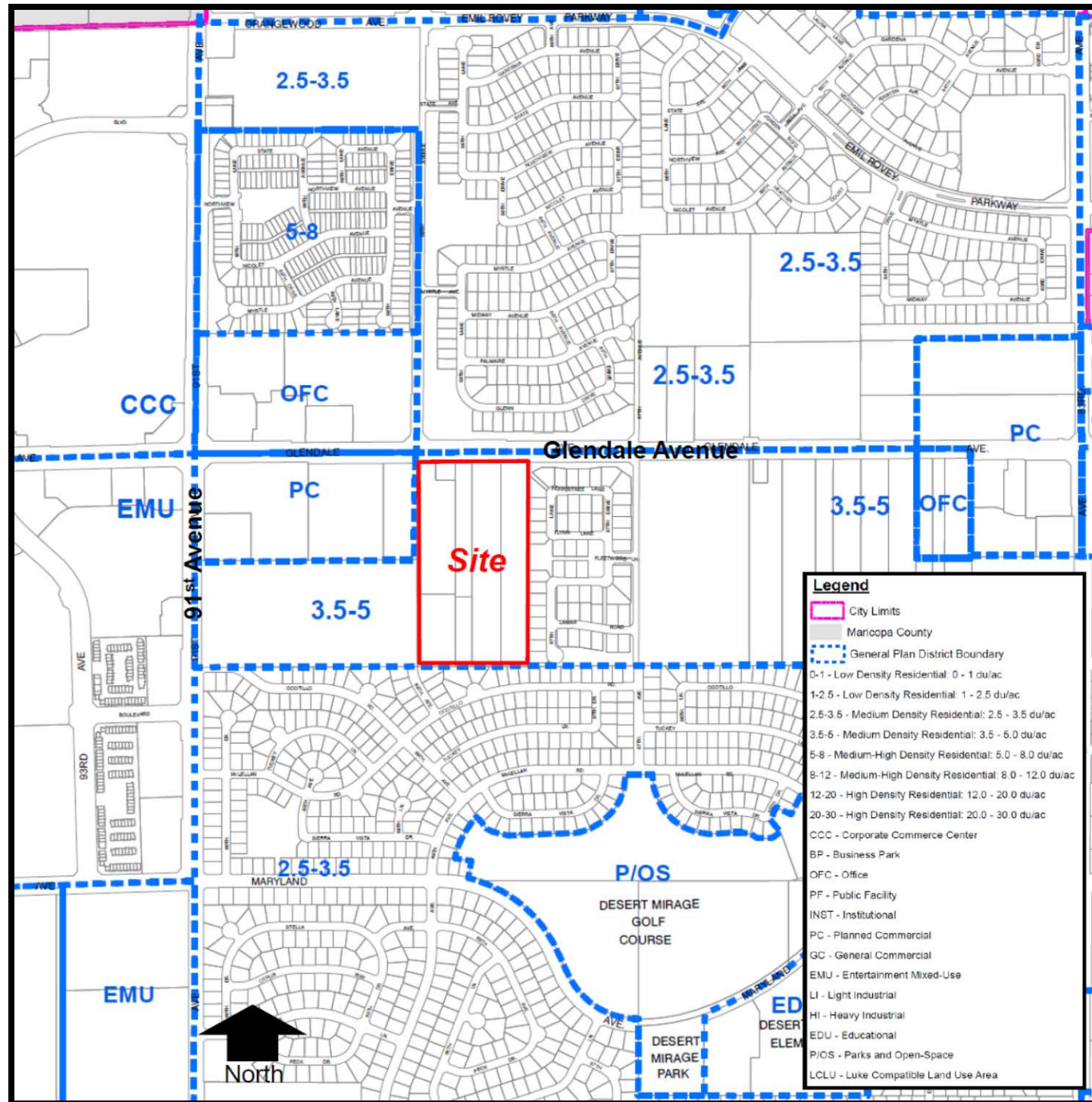
L. CONCLUSION

The intent of the overall proposal is to provide a balance of land uses and residential development that compliments the area while upholding the planning principles and supporting the economic goals and objectives of the City of Glendale and nearby

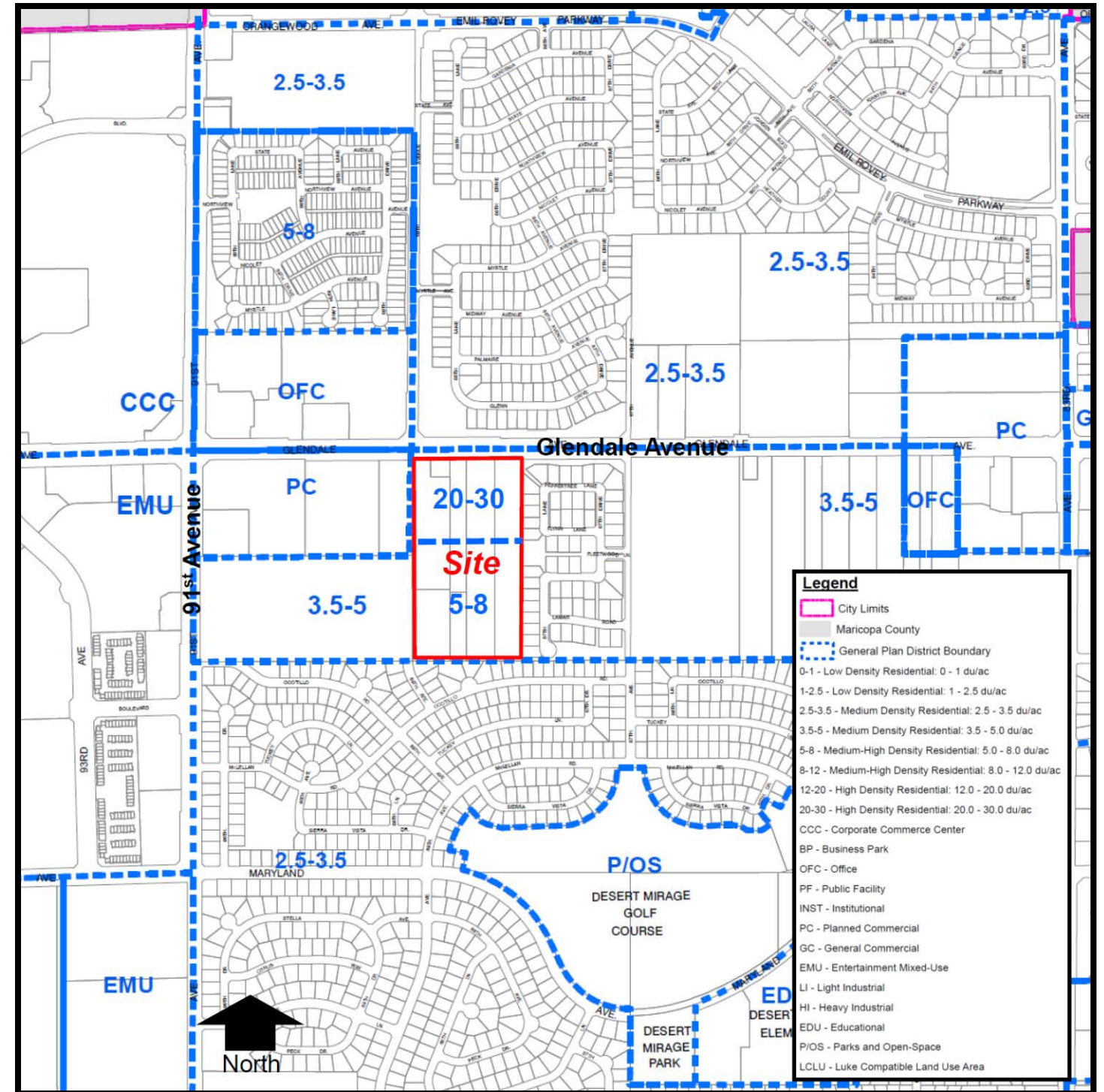
Westgate entertainment and shopping core. The long vacant infill site will be transformed into an attractive, high-quality residential development that will enhance the streetscape appearance with attractive new architectural designs, open space areas, amenities and lush landscaping features along Glendale Avenue and 89th Avenue.

The overall project will attract senior residents looking for an enhanced level of living and on-site amenities (with access to quality care, as needed)-all without having to worry about the cost and commitment to maintenance of a single family house. These new residents and their guests will become customers and patrons of all the nearby shopping, restaurants, and entertainment venues. The single family housing component will attract young professionals, business representatives/employees, and other individuals who prefer new homeownership with excellent local and regional access and smaller (but well appointed) yards that won't require the heavy cost and time commitment for maintaining.

O:\INDEX\Sante Partners\89th Ave & Glendale\Docs\NARRATIVE-GPA & REZONING (HEARING SUBMITTAL)(FINAL)_rev 7.18.2016.doc



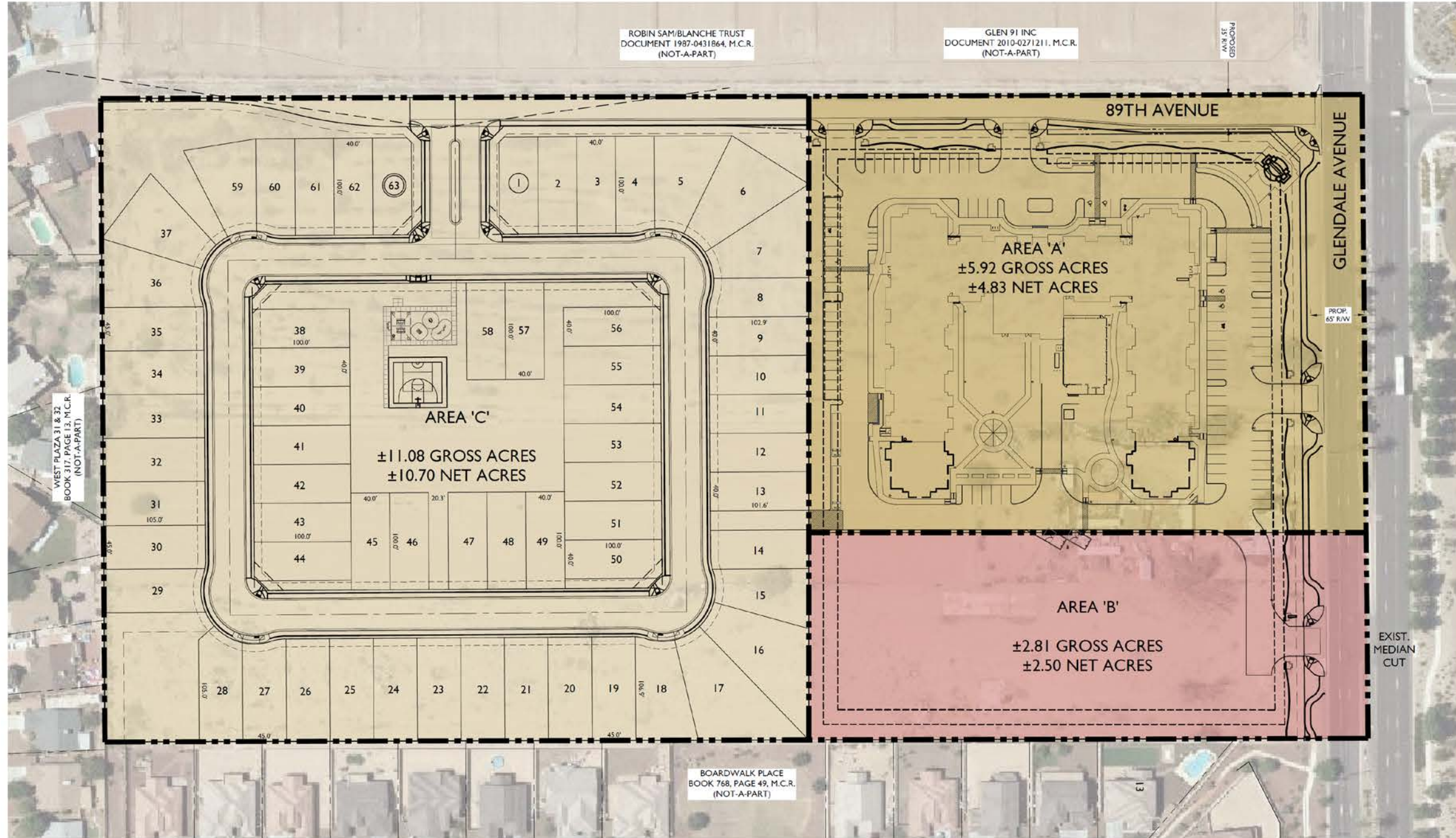
Existing General Plan



Proposed General Plan



Aerial and Zoning Map



VICINITY MAP
N.T.S.



PROJECT TEAM

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CONTACT: RICARDO TORIS

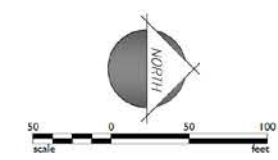
PROJECT INFORMATION

LOCATION: SEC. GLENDALE AVE & 89TH AVE

LEGAL DESCRIPTION: LOCATED IN THE WEST HALF OF THE NORTH-EAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT TOWER MERIDIAN, MARICOPA COUNTY, ARIZONA.

GROSS SITE AREA:	
AREA 'A'	± 5.92 ACRES
AREA 'B'	± 2.81 ACRES
AREA 'C'	± 11.08 ACRES
TOTAL:	± 19.81 ACRES
NET SITE AREA:	
AREA 'A'	± 4.83 ACRES
AREA 'B'	± 2.50 ACRES
AREA 'C'	± 10.37 ACRES
TOTAL:	± 17.70 ACRES

(NET AREA IS LESS ARTERIAL ROAD RIGHT-OF-WAY FOR GLENDALE AVENUE AND COLLECTOR ROAD RIGHT-OF-WAY FOR 89TH AVENUE.)



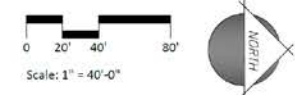
Westgate Village

Glendale, AZ Conceptual Development Plan

05/31/2016



Conceptual Development Plan





② NORTH ELEVATION SOUTH OPP. HAND SCALE: 1/8"=1'-0"



① WEST ELEVATION LEFT SIDE SCALE: 1/8"=1'-0"



③ WEST ELEVATION RIGHT SIDE SCALE: 1/8"=1'-0"

KEYNOTES

- NOTE: TYPICAL WALL FINISH IS STUCCO OVER 1" RIGID INSULATION POPOUTS ARE LISTED AS DEPTH BEYOND THE 1".
 NOTE: BACK OF PARAPET WALLS TO BE PAINTED TO MATCH FACE OF WALL.
 NOTE: ALL MECHANICAL EQUIPMENT IS ROOF MOUNTED AND SCREENED BY PARAPET WALL. ALL ROOF DRAINS ARE INTERNAL.
- ① 8" FASCIA, TYPICAL
 - ② BALCONY RAILING W/ SOLID PANELS
 - ③ 6" WIDE X 3" DEEP POPOUT
 - ④ 11" WIDE X 3" DEEP POPOUT ARCH
 - ⑤ 4" DEEP KEystone POPOUT
 - ⑥ 4" WIDE X 1" DEEP POPOUT TRIM
 - ⑦ TRIM SHAPE-1
 - ⑧ TRIM SHAPE-2
 - ⑨ COLUMN CAP-1
 - ⑩ A/C GRILL
 - ⑪ HOLLOW METAL DOOR
 - ⑫ ALUMINUM WINDOWS
 - ⑬ ROOF TILE: OWENS CORNING COLLECTION #336 COLOR: AMBER
 - ⑭ STONE MOWER: EL DORADO STONE "MILLSTONE", COLOR: "VERONA"
 - ⑮ LIGHT FIXTURE, SEE ELEC.
 - ⑯ GUTTER & DOWNSPOUT

COLOR SCHEME

- P1 MAIN WALL COLOR DE #9141 "SALT BOX"
- P2 SECOND WALL COLOR DEC #617 "FLACSTONE QUARTZITE"
- P3 TRIM COLOR DEC #712 "BRNRT"
- P4 ACCENT COLOR DE #439 "SPACE OF LIFE"

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Westgate Village
 Independent Senior Living
 Glendale Ave at 88th Avenue
 Glendale, AZ



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REVISIONS:

TITLE: ELEVATIONS
 SCALE: 1/8"=1'-0"
 DATE: 5-26-16
 JOB NO: RAR15026

A6.0

Conceptual Architectural Representation of Senior Independent Living Community

THIS PLAN FOR ARCHITECTS, WILL EXPRESSLY RESERVE THE COMPANY AND ARCHITECT'S RIGHTS IN ALL RIGHTS RESERVED. NO PART OF THIS PLAN OR ANY PART THEREOF SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS.



3L EAST ELEVATION LEFT SIDE SCALE: 1/8"=1'-0"

KEYNOTES

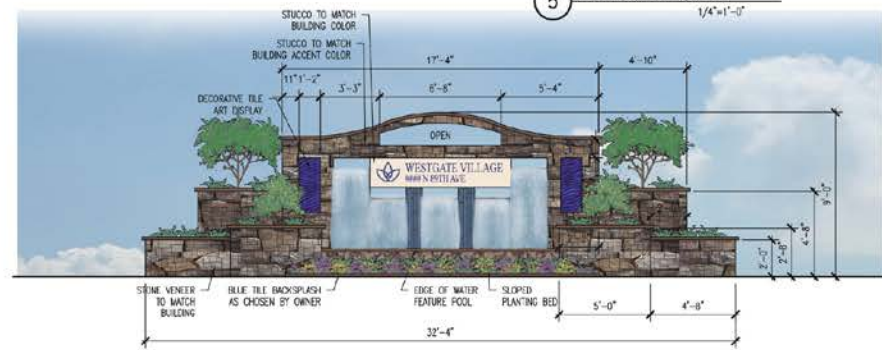
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- P3 TRIM COLOR: DEC #712 "BARK"
- P4 ACCENT COLOR: DE #439 "SPACE OF LIFE"



5 BUILDING SIGN SCALE: 1/4"=1'-0"



4 ENTRY SIGN AND WATER FEATURE SCALE: 1/4"=1'-0"



3R EAST ELEVATION RIGHT SIDE SCALE: 1/8"=1'-0"

Westgate Village
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Glendale Ave at 88th Avenue
Glendale, AZ



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REVISIONS:

TITLE: ELEVATIONS
SCALE: 1/8"=1'-0"
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JOB NO: RAR15026

A6.1

Conceptual Architectural Representation of Senior Independent Living Community



Conceptual Representation of Amenities for Senior Independent Living



Conceptual Representation of Amenities for Residential Parcel