



# Planning Staff Report

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**DATE:** August 4, 2016

**TO:** Planning Commission

**FROM/  
PRESENTED BY:** Tabitha Perry, Assistant Planning Director

**SUBJECT:** **GENERAL PLAN AMENDMENT (GPA) GPA16-02 AND  
REZONING (ZON) APPLICATION ZON16-01: WESTGATE  
VILLAGE – 8847 WEST GLENDALE AVENUE**

**REQUESTS:** Amend the General Plan land use designation on approximately 19 acres from Medium Density Residential (3.5 to 5 du/ac) to Medium High Density Residential (5 to 8 du/ac) and High Density Residential (20 to 30 du/ac).

Rezone 19.81 acres from A-1 (Agricultural), C-O (Commercial Office), and R1-6 (Single Family Residence) to PAD (Planned Area Development).

**APPLICANT/OWNER:** Earl, Curley, & Lagarde, P.C./Various Owners.

**REQUIRED ACTION:** The Planning Commission must conduct a public hearing and determine if these requests are in the best long-term interest of the neighborhood and consistent with the General Plan.

**RECOMMENDATION:** The Planning Commission should recommend approval of GPA16-02, as written, and ZON16-01, subject to the stipulations contained in the staff report.

**PROPOSED MOTION:** Move to recommend approval of GPA16-02, as written, and ZON16-01, subject to the stipulations contained in the staff report.

**COMMISSION ACTION:** Motion made by Commissioner Hirsch to recommend APPROVAL of GPA16-02. Motion seconded by Vice Chairperson Dobbelaere. The Motion was APPROVED with a vote of 7 to 0.

Motion made by Vice Chairperson Dobbelaere to recommend APPROVAL ZON16-01 subject to the stipulations contained in the staff report with a revision to stipulation #3. Motion seconded by Commissioner Harper. The Motion was APPROVED with a vote of 7 to 0.

**SUMMARY:** The proposed development would allow for a master planned development titled “Westgate Village”. The development would be comprised of a mixed-use project with such land uses as a senior independent living facility and a single family residential subdivision consisting of 63 lots.

**DETAILS OF REQUEST:**

**Property Location and Size:**

The 19.81 acre property is an assemblage of seven parcels located at the southeast corner of 89<sup>th</sup> and Glendale Avenues.

**Design Review:**

Design review approval will be required prior to construction of any portion of the proposed site. A Design Review Application (DR16-06) is currently under review for Westgate Village Independent Senior Living Facility and is subject to GPA16-02 and ZON16-01 approval.

**Project Details:**

The property is currently designated in the General Plan as Medium Density Residential, 3.5 to 5 dwelling units per acre. The request to amend the land use designation to Medium-High Density Residential, 5 to 8 dwelling units per acre and High Density Residential, 20 to 30 dwelling units per acre. A concurrent rezoning request has been submitted to rezone the 19.81 site from A-1 (Agricultural), C-O (Commercial Office), and R1-6 (Single Family Residence) to PAD (Planned Area Development).

If the General Plan Amendment and Rezoning applications are granted, the applicant proposes a mixed-use development titled “Westgate Village”. Conceptually, the proposed development will consist of three areas in with the development:

Area A is depicted as approximately 5.97 acres located on the northwest corner of the property adjacent to 89<sup>th</sup> and Glendale Avenues. The proposed development is for a 3-story multiple residence senior independent living facility with a maximum approximate total of 175 units specifically designed to meet the needs of residents desiring an active lifestyle.

Area B is identified as approximately 2.75 acres fronting onto Glendale Avenue. The primary emphasis is for expansion of the senior independent living community with smaller scale senior living units with reduces a height and density, such as senior cluster homes, senior cottages or senior townhomes. An alternative appropriate land use could be a small scale single level professional office development.

To accommodate an active lifestyle the proposal provides amenities, such as bistro, salon/barber shop, outdoor pool, fountain(s), library/reading areas and courtyard gardening to be utilized by the senior residents which will be located on the interior and exterior of the main 3-story building.

Area C is presented to be developed with 63 detached single-family homes on an approximately 11.08 acre parcel, at a density of 5.8 units per acre. The entrance will be located on 89<sup>th</sup> Avenue. Development standards for the proposal will consist of a minimum lot size of 4,000 square feet, maximum lot coverage at 55%, and a minimum active open space of 17.5%, in addition to other development standards outlined in the proposed PAD Booklet.

### **CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:**

The applicant has spoken with a representative for the Pendergast Elementary School District and the Tolleson Union High School District to ensure that there are adequate elementary and high school facilities in the respective school district. In accordance with Section 3.812 (Adequate School Facilities) of the Zoning Ordinance, the applicant has provided city staff with a copy of the required Certificate for Adequate School Facilities signed by a representative for the Pendergast Elementary School District and the Tolleson Union High School District.

### **CITIZEN PARTICIPATION TO DATE:**

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

On April 25, 2016, the applicant mailed notification letters to adjacent property owners and interested parties inviting them to a neighborhood meeting held on May 11, 2016. Excluding city staff and applicant/developers, five individuals attended the meeting and expressed an overall positive perspective for the project. General questions were answered and no concerns were expressed. The applicant's Citizen Participation Final Report is attached.

#### **Planning Commission Public Hearing:**

A Notice of Public Hearing was published in *The Glendale Star* on July 14, 2016. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on July 15, 2016. The property was posted on July 15, 2016.

### **STAFF FINDINGS AND ANALYSIS:**

#### **General Plan Amendment**

##### **Findings:**

- The amendment is consistent with the policies and objectives of the rest of the General Plan; and
- The proposed amendment furthers the public health, safety and general welfare of the citizens of Glendale.

##### **Analysis:**

- Amendment to the land use designation from Medium Density Residential, 3.5 to 5.0 du/ac to Medium-High Density Residential, 5 to 8 du/ac and High Density Residential, 20 to 30 du/ac will be compatible with the general area.
- The senior living facility proposed for Area A, various land use options for Area B, and the minimum lot dimensions for the subdivision lots identified in Area C provide for an

integral development. The proposed Medium to Medium-High Density is in response to an increase in local demand by empty nesters, singles, and those starting families.

- This request to amend the General Plan is consistent with Land Use Goal 1 - Relate residential areas with work places, of the Land Use Element of the General Plan by creating additional residents to support nearby existing commercial development, and offering a variety of housing opportunities.
- The requested General Plan Amendment is consistent with Goal 2 - Provide the citizens of Glendale choices from a wide variety of housing types, of the Housing Element of the General Plan. The project provides a range of housing unit diversity to promote socio-economic balance, foster a blending of single family and multi-family housing units based on market needs and potentially a development with vehicular and non-vehicular traffic circulation.

### **Rezoning**

#### **Findings:**

- The amendment is consistent with the policies and objectives of the Glendale General Plan;
- The proposed amendment furthers the public health, safety and general welfare of the citizens of Glendale; and
- If the amendment is to the official Zoning Map, the proposed change will include any conditions necessary to mitigate any adverse impacts on the businesses, person, or properties adjacent to the requested amendment.
- A finding is made that there are adequate school facilities, if the amendment is to the Official Zoning Map, and if Section 3.812 (Adequate School Facilities) is applicable.

#### **Analysis:**

- The applicant's proposed land uses, site plan, and design concept are compatible with the surrounding area. The site is near existing single family residential subdivisions and vacant land zoned for residential and commercial development in the future.
- Appropriate development standards have been proposed to develop with variations in lot arrangement, circulation patterns, and landscaping patterns to correlate with existing development.
- Rezoning the property to PAD, as proposed, would support community needs for diversity in housing options and additional pedestrian support to the surrounding businesses.
- The proposed Westgate Village PAD meets the intent of a mixed use development consisting of residential and nonresidential development options.
- Representatives from the appropriate school districts have confirmed adequate school facilities to accommodate the proposed 63 lot subdivision.
- All applicable city departments have reviewed the application and recommend approval, subject to stipulations.

**RECOMMENDATION:**

General Plan Amendment

The Planning Commission should recommend approval of GPA16-02.

Rezoning

The Planning Commission should recommend approval of ZON16-01, subject to the following stipulations:

1. Development shall be in substantial conformance with the development plan outlined in the PAD document, date stamped July 22, 2016.
2. LED Streetlights shall be required on all streets and plans shall be submitted with construction drawings submittal.
3. Completion of 89<sup>th</sup> Avenue with curb, gutter, and sidewalk is required to provide connectivity to the south.
4. All applicable city standards shall be applied to the related General Plan Amendment and Rezoning Application. Other applicable city standards will be analyzed and applied during Design Review and Preliminary Plat application submittal and review.

**ATTACHMENTS:**

1. Applicant's Westgate Village PAD Booklet, date stamped July 22, 2016.
2. Citizen Participation Final Report (without mailing labels), dated July 8, 2016.
3. Certification of Adequate School Facilities.
4. Vicinity General Plan Map.
5. Vicinity Rezoning Map.
6. Aerial Photograph for Rezoning, dated October 2014.

**PROJECT MANAGER:**

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**REVIEWED BY:**

  
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Development Services Director