

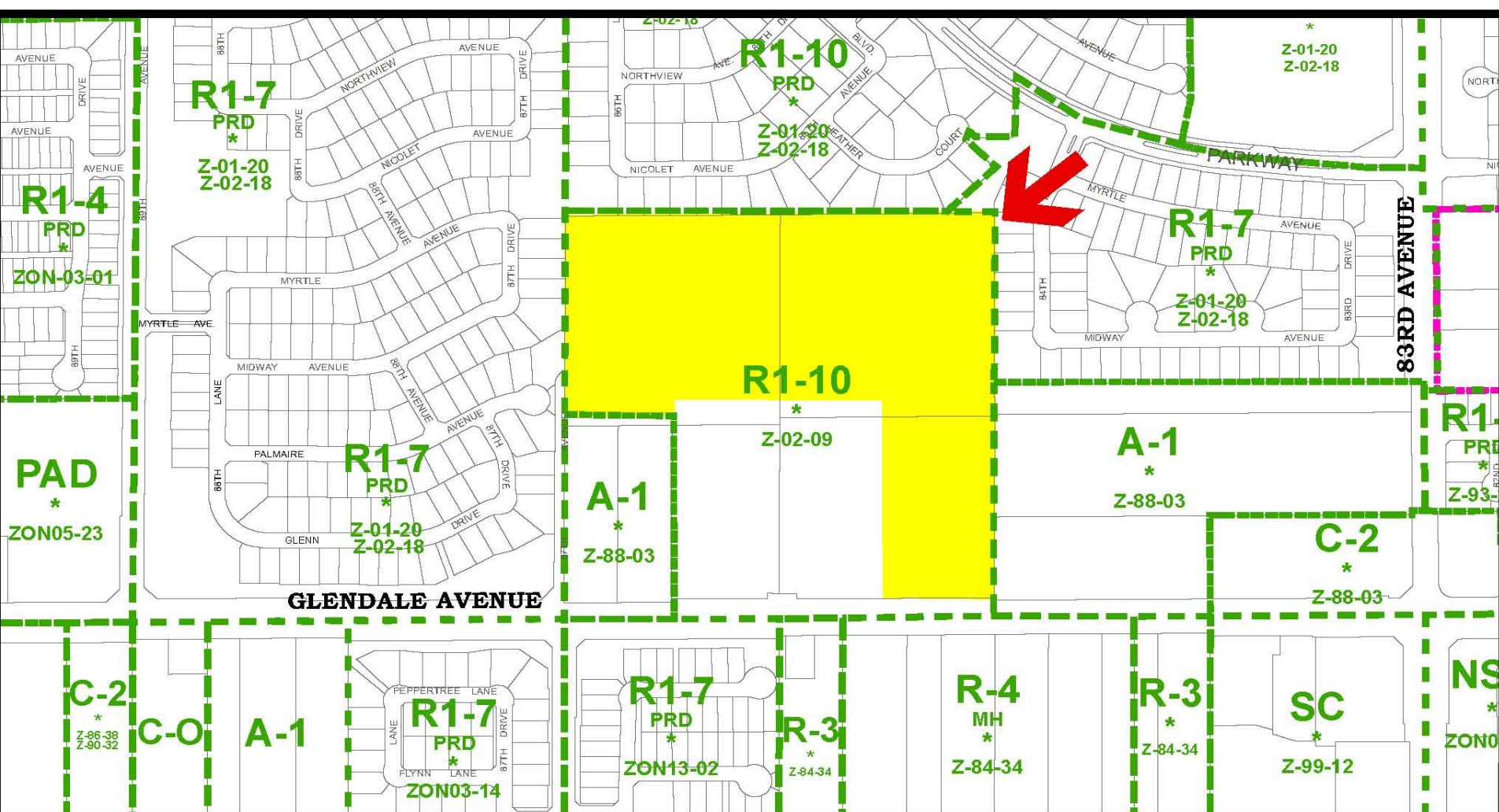
ZON15-14 Rezoning Application 8510 West Glendale Avenue

City Council Voting Meeting
October 25, 2016



ZON15-14 | Garden Grove

- The site is approximately 24 acres in size
 - Currently vacant
 - Site is being sold by the adjacent church
- A new single family residential subdivision is planned known as Garden Grove
- Rezoning the site from R1-10 to R1-7 PRD will allow 82 lots
 - Proposed density is 3.5 DU/AC. Consistent with General Plan
 - 3.4 acres of planned open space provided



CASE NUMBER
ZON15-14

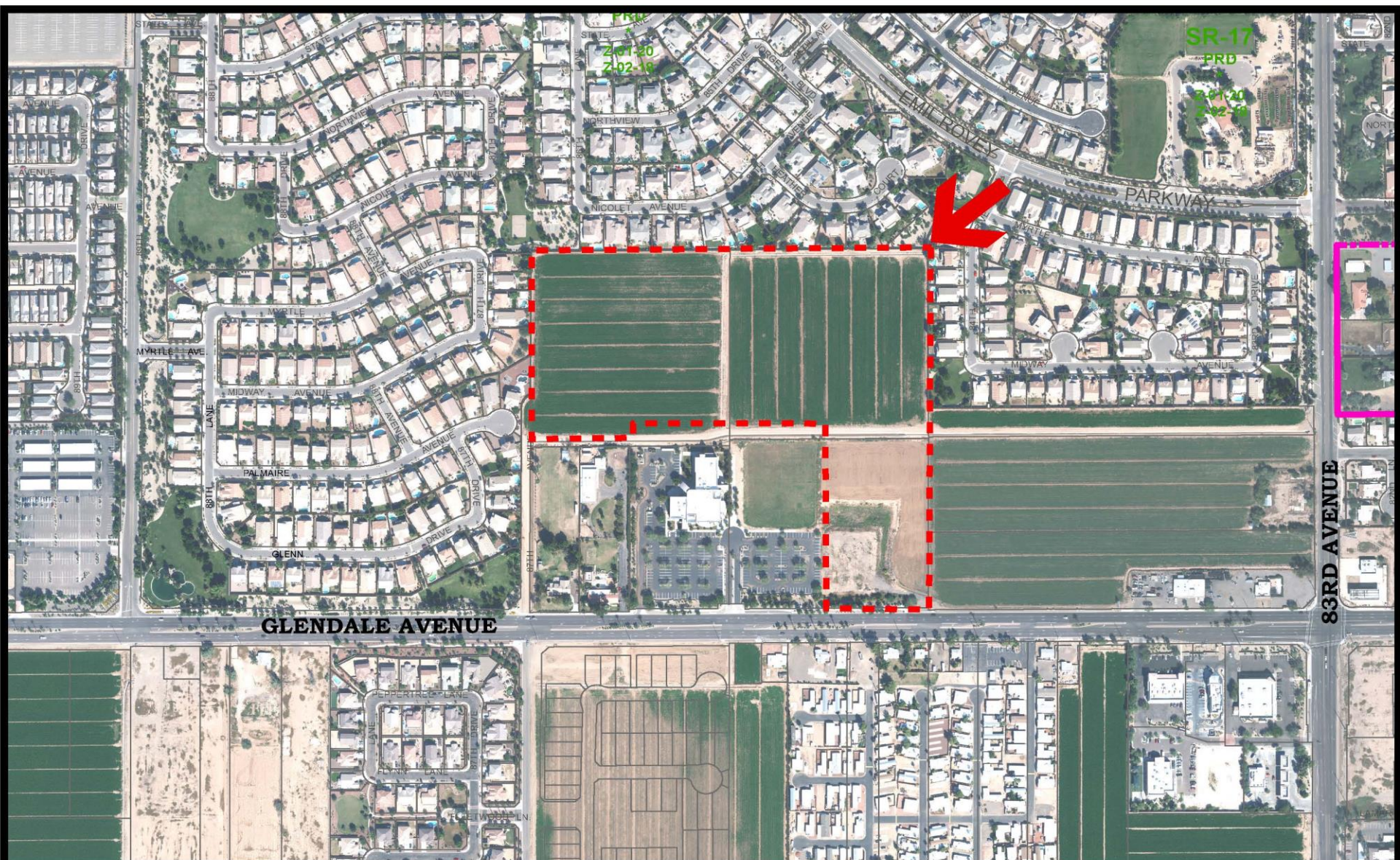


LOCATION

8510 W. Glendale Avenue

REQUEST

REZONE FROM R1-10 (SINGLE RESIDENCE)
TO R1-7PRD (SINGLE RESIDENCE, PLANNED
RESIDENTIAL DEVELOPMENT).



Aerial Date: October 2014



CASE NUMBER

ZON15-14





A ACTIVE AMENITY



B PASSIVE AMENITY AREA



C COMPACTED DECOMPOSED GRANITE PATH



D PEDESTRIAN BENCH



E SHADE RAMADA



F SHADE STRUCTURE



CONCEPTUAL PLANT LIST:

TREES

- ANACARDIO ORNAMENT*
- CACALOT*
- DESERT WILLOW*
- PANTEX ASH*
- CHANDLER PISTACHIO*
- ARIZONA MESQUITE*
- LIVE OAK*
- TEXAS MOUNTAIN LAUREL*
- CHANDLER PALM*

SHRUBS

- ROSEMARY*
- BUTTERFLY BUSH*
- FARTY CLUSTER*
- VALERIAN BUSH*
- CHAMPAGNE*
- PERK GUARD*
- SAGE*
- PERK MULCH*
- JOLLY*
- COMMON RUELLIA*
- YELLOW BELL*
- CAPE HONEYBUCKLE*

CENTURY PLANT*

- CENTURY PLANT*
- CORAL ALOE*
- MEXICAN GRASS TREE*
- SOFT LEAF YUCCA*
- VINE*
- LADY BANKS ROSE*
- JASMINE*
- GROUND COVER*
- LANTANA*
- DWARF RUELLIA*
- YELLOW DOT*
- VIBURNUM*

*INDICATES SPECIES IS APPROVED BY ARIZONA DEPARTMENT OF WATER RESOURCES

CONCEPTUAL AMENITY LEGEND

- A ACTIVE AMENITY AREA
- B PASSIVE AMENITY AREA
- C COMPACTED DECOMPOSED GRANITE PATH
- D PEDESTRIAN BENCH
- E SHADE RAMADA
- F SHADE STRUCTURE
- G PLAY STRUCTURE
- H PERGOLA
- I SPECIALTY PEDESTRIAN PAVING
- J TRAFFIC CALMING-LOCAL STREET CHOKE
- K BARBECUE
- L COMMUNITY MAILBOX

SITE SUMMARY TABLE	
GROSS AREA RESIDENTIAL	1,019,857 S.F. - 23.41 AC.
NET AREA	1,004,879 S.F. - 23.07 AC.
OPEN AREA	149,080 S.F. - 3.422 AC.
NUMBER OF LOTS	82
GROSS DENSITY RESIDENTIAL	3.50 DU/AC
MINIMUM LOT AREA	7,000 SQ. FT.
AVERAGE LOT SIZE	87x125
EXISTING ZONING	R1-10
EXISTING LAND USE	SINGLE RESIDENCE
PROPOSED LAND USE	R1-7 PLANNED RESIDENTIAL



G PLAY STRUCTURE



H PERGOLA



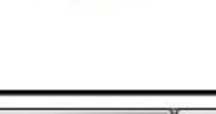
I SPECIALTY PEDESTRIAN PAVING



J TRAFFIC CALMING-LOCAL STREET CHOKE



K BARBECUE



L COMMUNITY MAILBOX

Recommendation

- At their meeting of September 1, 2016, the Planning Commission unanimously recommended approval of this request subject to 2 stipulations
- This request should be approved subject to the 2 stipulations found in the Ordinance

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