

SPECIAL WORKSHOP MINUTES

**PLANNING COMMISSION
GLENDALE CITY HALL
CONFERENCE ROOM 2-A
5850 WEST GLENDALE AVENUE**

**FEBRUARY 16, 2017
5:15 PM**

GENERAL PLAN AMENDMENT (GPA) GPA17-01 AND REZONING (ZON) APPLICATION ZON17-01: STONEHAVEN – 9050 WEST CAMELBACK ROAD

Tabitha Perry, Assistant Planning Director, introduced the agenda item. She stated that staff is seeking input from the Planning Commission on the proposed lot size and density. The Commission is being asked to discuss the requests by Pulte Homes, representing John F. Long Properties, for the General Plan Amendment and Rezoning application for an approximate 395-acre property located at the northeast corner of Camelback Road and 91st Avenue.

Jon M. Froke, AICP, Planning Director, presented a summary of the requests. He said the requests are to amend the General Plan land use designation from Residential to Medium-High Density Residential at two locations: Parcel 2A and 2B on 35.4 acres and Parcel 17A on 29.8 acres and to also amend the Planned Area Development to allow 3,000 square foot lots on the parcel noted above. He stated that all other components of the StoneHaven PAD, approved in April 2016, will remain intact. He explained that the applicant intends to develop a mixed-use project titled “StoneHaven” that will include single family residential of various lots sizes and densities along with two commercial land uses. He noted the land is devoted to approximately 353.8 acres for residential, 31.8 acres of commercial and 9.6 acres of private park space. Mr. Froke reiterated that staff was introducing the project and seeking input from the Planning Commission on the proposed lot size and density. He invited the applicant to give a brief presentation.

Alan Beaudoin with StoneHaven stated that Greg Abrams with Pulte Homes will begin with a few words regarding Pulte Homes and this project.

Greg Abrams with Pulte Homes stated they were a National Company headquartered in Savannah, Georgia with local operations out of Scottsdale, Arizona. He said they had everything from 50 lot neighborhoods to 10,000-acre Master Plan Communities. He stated that they are both a master developer and a home builder.

Mr. Beaudoin provided a review of past development agreements the City of Glendale has had regarding this project. He explained their request to develop five types of homes instead of the three home types that are currently offered. He believes this will attract more buyers offering more choices. He said they wish to introduce 3,000 square foot lots in StoneHaven at two locations. The proposed lot yield would increase from 1,161 lots to 1,406 which represents an increase in lot yield of 249 lots. He explained that some residents want smaller lot homes with smaller yards while others are still looking for the larger lots. He noted that the 3,000 will probably be closer to 4,000 square feet. He noted that they wish to diversify having different alternatives that include different lifestyles.

He also talked about the neighborhood meetings that were held regarding this project. The main issues discussed at the meetings were traffic, lot size and school districts. He noted that they took all comments and input seriously.

Commissioner Moreno asked if 87th turned into Missouri. Mr. Beaudoin responded yes. Commissioner Moreno noted that it was a very narrow street and he was glad they were widening it with lanes going in each direction. Mr. Beaudoin explained other street improvements.

Commissioner Harper asked if any other builders other than Pulte will build there. It was not known but others have expressed interest.

Acting Chairperson Hirsch asked what the initial reaction from the community was. Mr. Beaudoin stated that once everything was explained at the neighborhood meetings, everyone's concern lessened.

The Planning Commission agreed to move forward with this project plan.