

StoneHaven 9050 West Camelback Road GPA17-01 & ZON17-01

City Council Voting Meeting
June 27, 2017

Development Services Department / Planning Division



StoneHaven Project History

- General Plan Designation of Medium Density Residential 2.5 – 3.5 DU/AC
- GP Amended to allow Commercial at 2 locations
- PAD zoning approved in 2016
- A master-planned mixed use project
- The project proposed 2 commercial areas and 11 Residential Planning Parcels
- The project is entitled for 1,161 total dwelling units; and
- 334,759 SF of Commercial



StoneHaven 2016 PAD



STONEHAVEN

PLANNED AREA DEVELOPMENT

GENERAL DEVELOPMENT PLAN

PROJECT DATA:

RESIDENTIAL GROSS LAND AREA: 349.74 AC.
COMMERCIAL GROSS LAND AREA: 30.77 AC.
PLANNED PROJECT DENSITY: 3.30 DU./AC.
PLANNED PROJECT INTENSITY: .24 F.A.R.

PLANNED NUMBER OF RESIDENTIAL UNITS: 1,161
PLANNED COMMERCIAL SQUARE FOOTAGE: 334,750

LEGEND:

	SHD-8 PAD 70' WIDE LOTS		TOT LOT
	SHD-7 PAD 60' WIDE LOTS		MULTI-USE TRAIL
	SHD-5 PAD 50' WIDE LOTS		SPORT COURT
	MODEL COMPLEX		SHADE RAMADA
	COMMERCIAL		SPORT FIELD
	AQUATIC CENTER		SPLASH PAD
	WASTEWATER LIFT STATION		TURF AREAS
			LANDSCAPE AREAS
			GATED ENTRY
			COMMUNITY ENTRY MONUMENT

Subject to engineering and City review and approval.

SCALE: 1" = 200'



NORTH



PRELIMINARY - NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

Date: 6/12/14 Project No. 1317

LVA urban design studio

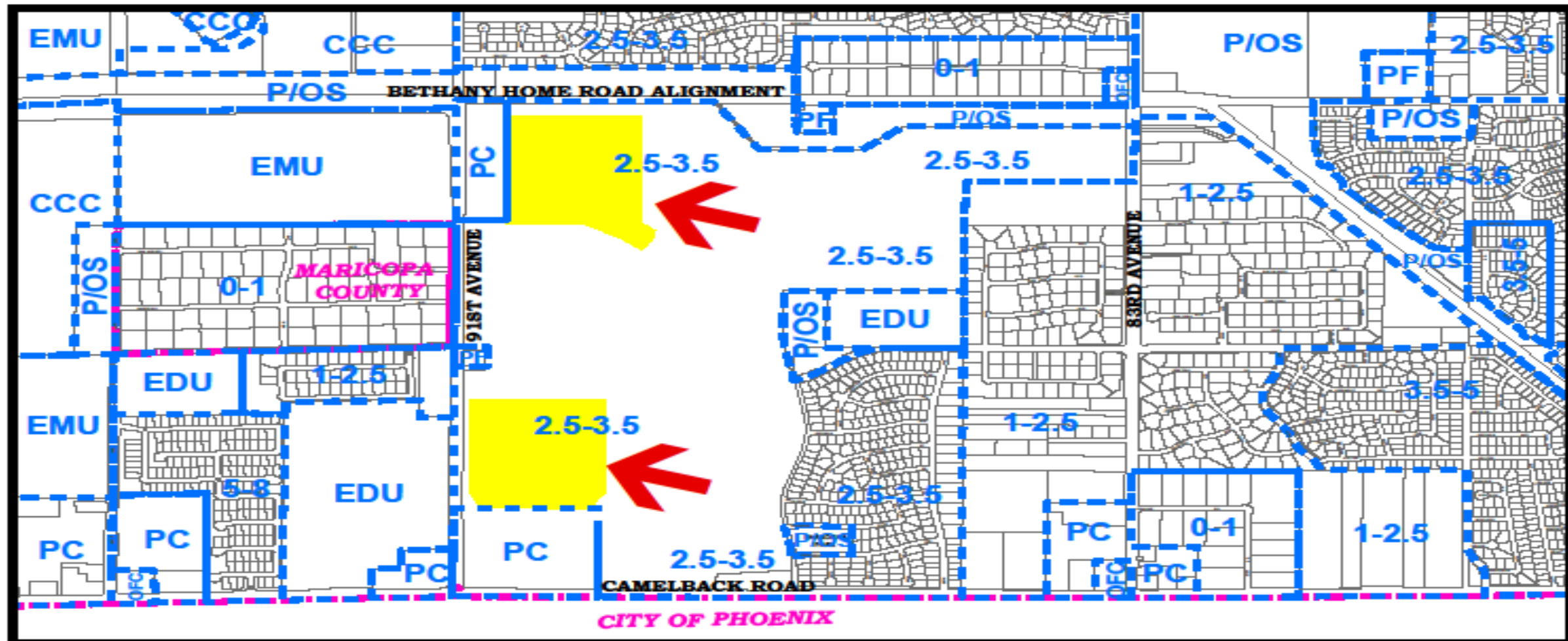
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GPA17-01

Amend the City's General Plan

- The Applicant requests an amendment to the general plan land use map for 2 locations:
 - Establish Medium-High Density Residential – 8DU/AC residential densities on Parcel 2 (35.4 acres) and Parcel 17 (28.6 acres) (64 Total acres)
 - Parcels are located on the east side of 91st Avenue at the SEC of Bethany Home Road & the NEC of Camelback Road





CASE NUMBER

GPA17-01



LOCATION

9050 W. CAMELBACK ROAD

REQUEST

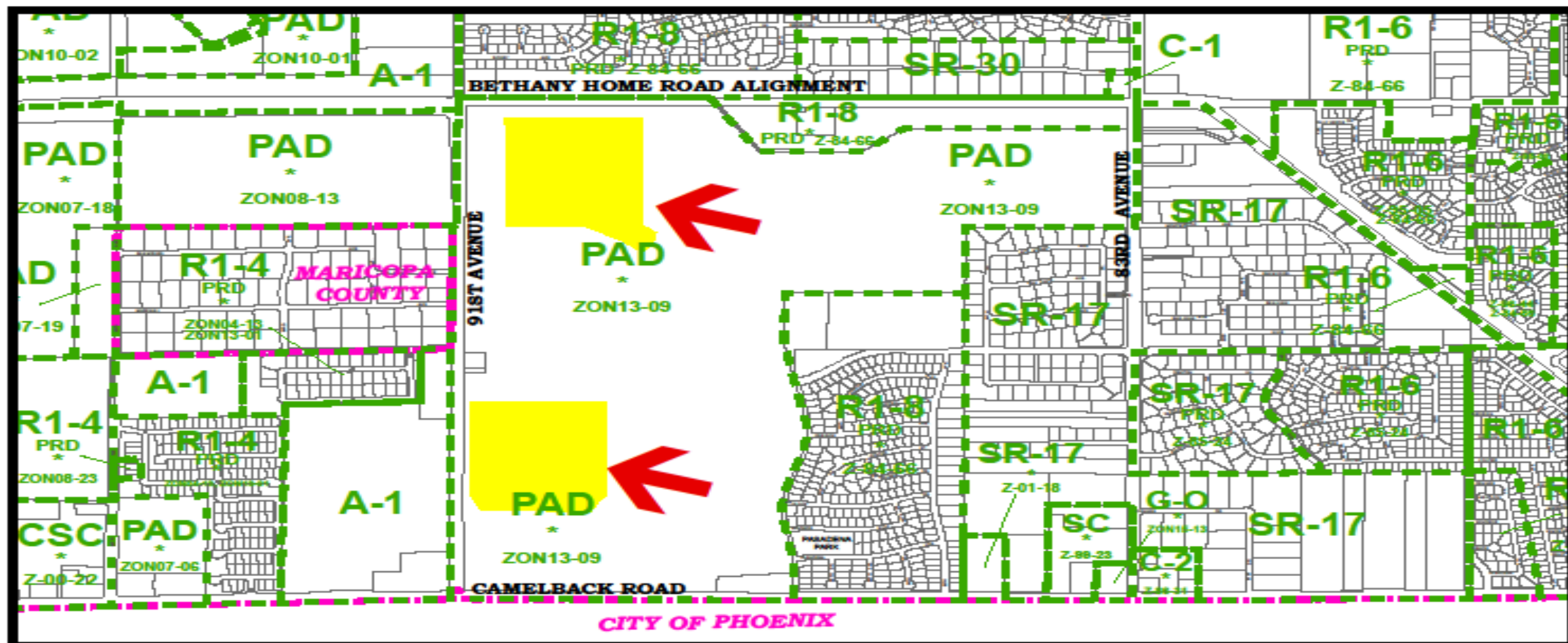
AMEND APPROXIMATELY 65 ACRES OF THE GENERAL PLAN FROM MDR (MEDIUM DENSITY RESIDENTIAL, 2.5-3.5 DU/AC) TO MHDR (MEDIUM-HIGH DENSITY RESIDENTIAL, 5-8 DU/AC).

ZON17-01

Amending the StoneHaven PAD

- Establish 5 residential land use classifications
- Establish the minimum lot size as 4,000 square feet
- Reconfigure 11 development parcels into 19
- Increase lot count to 1,392 from 1,161
- Increase of 231 lots (20%)





CASE NUMBER

ZON17-01

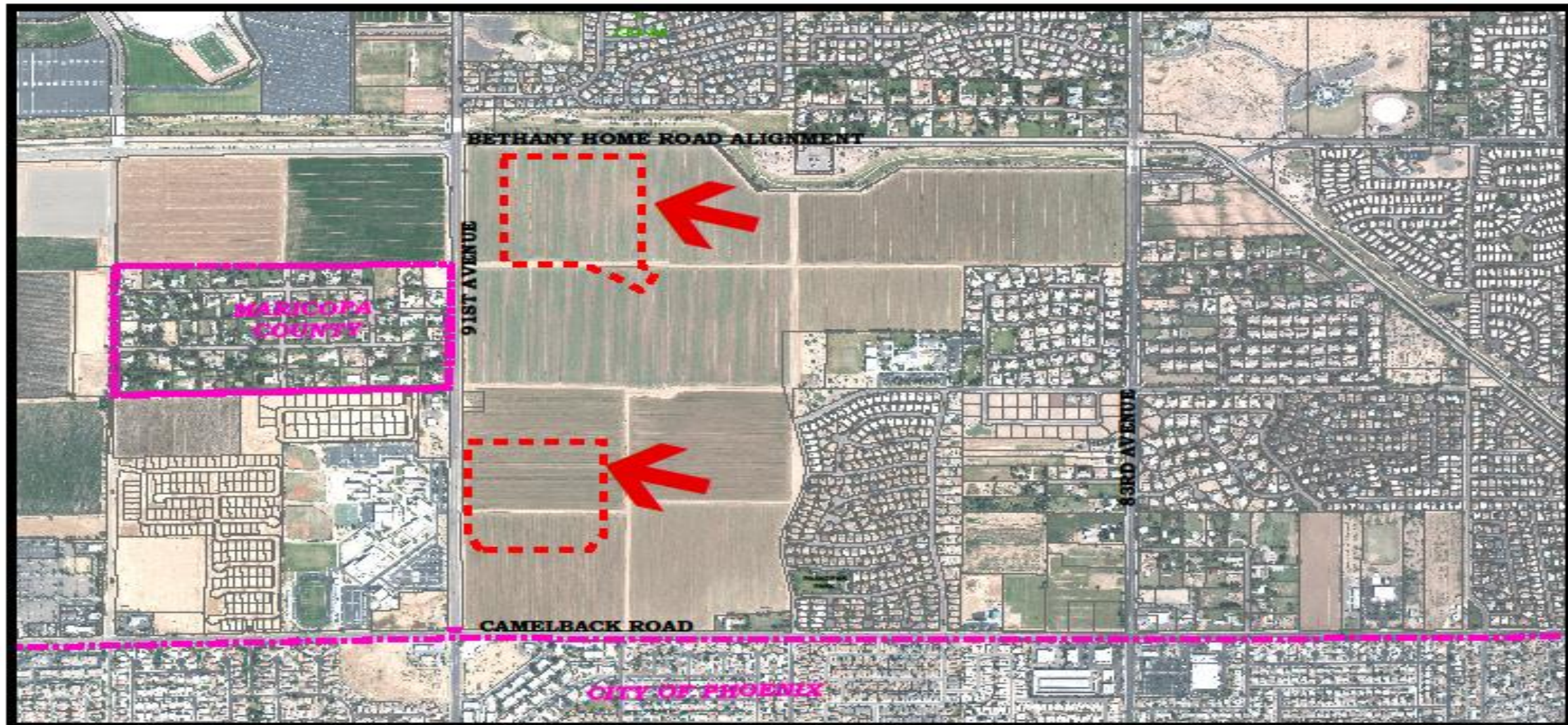


LOCATION

9050 W. CAMELBACK ROAD

REQUEST

AMEND THE PAD TO ALLOW 4,000
SQUARE FOOT LOTS.



Aerial Date: October 2014



CASE NUMBER

GPA17-01

ZON17-01



StoneHaven 2017 PAD



NOTE: IT IS THE INTENT OF THE OPEN SPACE MASTER PLAN TO ILLUSTRATE THE CURRENT DEVELOPMENT STRATEGY OF THE COMMUNITY, WITH THE MAJOR CONSIDERATIONS THAT CONTRIBUTE TO THIS DEVELOPMENT STRATEGY, SUCH AS MARKET CONDITIONS, ACCESS, EXTENSIONS OF INFRASTRUCTURE, FINAL SUBDIVISION DESIGN, AND THE ARRIVAL EXPERIENCE TO THE COMMUNITY. THE OPEN SPACE MASTER PLAN DEFINES ONE POSSIBLE STRATEGY FOR THE DEVELOPMENT OF THE COMMUNITY. IT IS NOT THE INTENT OF THE OPEN SPACE MASTER PLAN TO SET A REGULATORY STANDARD FOR DEVELOPMENT BUT TO GUIDE THE DISTRIBUTION OF RESIDENTIAL DENSITY AND COMMERCIAL INTENSITY WHILE ADDRESSING THE PROVISION OF INFRASTRUCTURE AND PROMOTING LAND USE TRANSITIONING TO EXISTING (OR) ADJACENT LAND USE. THEREFORE, THE DEVELOPER OF STONEHAVEN MAY PROPOSE AN ALTERNATIVE OPEN SPACE MASTER PLAN AS NECESSARY TO ADDRESS DEVELOPMENT PRIORITIES AND / OR MARKET CONDITIONS OVER TIME. IT IS THE INTENT OF THIS PROVISION TO BRING THE SUBSIDIARY PLANNING DIRECTOR WITH ADMINISTRATIVE AUTHORITY TO REVIEW AND APPROVE SUCH ALTERNATIVES TO THIS MASTER PLAN, SO LONG AS FULFILLING REQUIREMENTS FOR THE ALTERNATIVE OPEN SPACE MASTER PLAN ARE COMPATIBLE WITH DEVELOPMENT AND THE EXISTING SURROUNDING COMMUNITY.

STONEHAVEN

PLANNED AREA DEVELOPMENT

FIGURE 11
OPEN SPACE MASTER PLAN

LEGEND:

CHD-4	TYPICAL AMENITY AREA
CHD-4.5	TURF AREAS
CHD-5 & CHD-6	LANDSCAPE AREAS
CHD-7	COMMUNITY ENTRY MONUMENT
ADD'L HOME LOT LOCATIONS	NEIGHBORHOOD ENTRY MONUMENT
COMMERCIAL	POTENTIAL GATED ENTRY

ZONING CASE #, ZON 17-01
Subject to engineering and City review and approval.

SCALE: 1" = 600'



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Dwn.

04/11/17

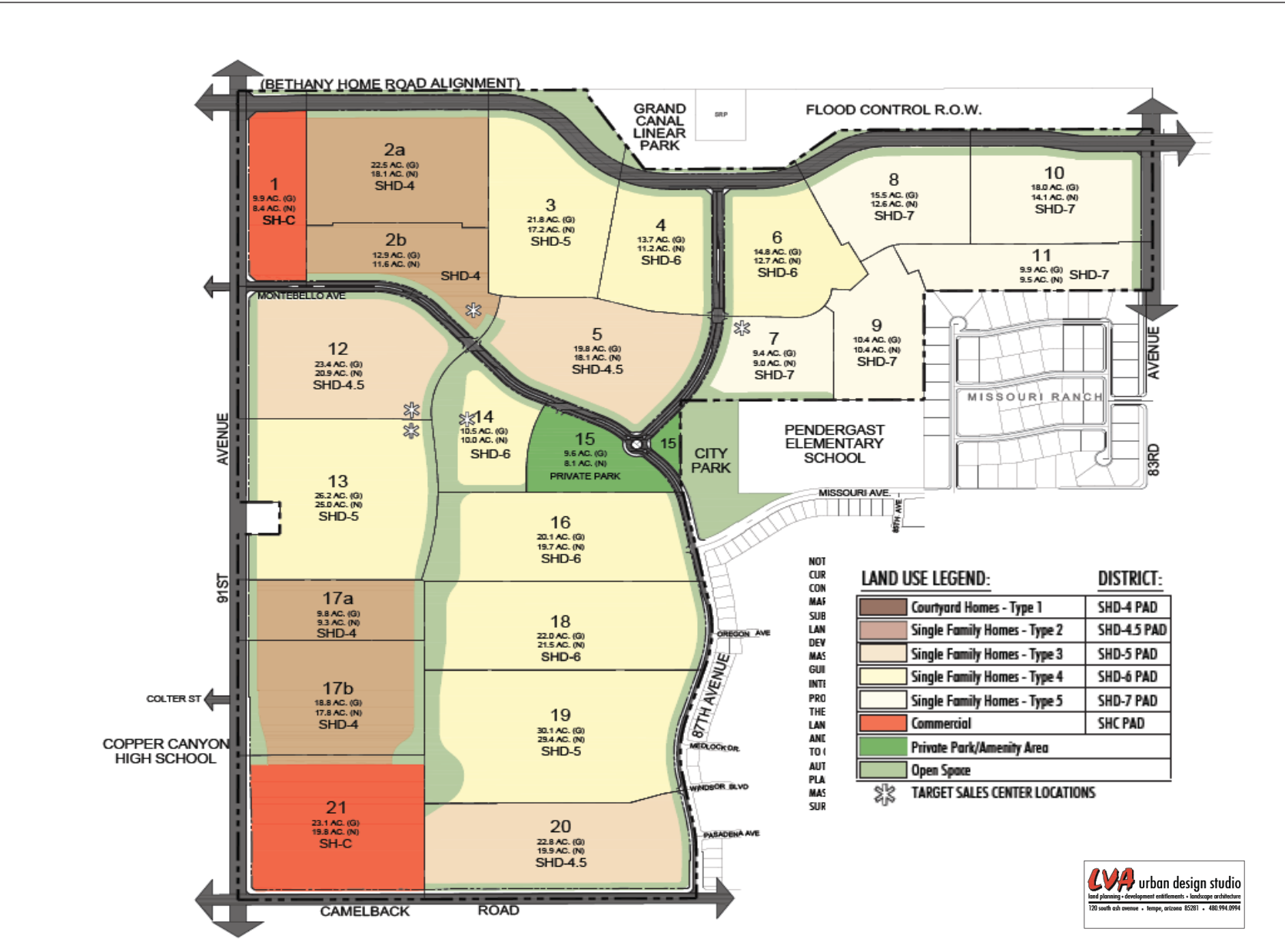
Project No.

1317.9

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StoneHaven PAD Land Use Map



StoneHaven Land Use Program							
Parcel #	Gross Area (Acres)	Net Area (Acres)	Land Use Designation	Min. Lot Area	Maximum Residential Units	Max. Comm. Sq. Ft.	Phase
1	9.9	8.4	SH-C	-	-	117,000	-
2A	22.5	18.1	SHD-4	4,000	114	-	3
2B	12.9	11.6	SHD-4	4,000	58	-	1
3	21.8	17.2	SHD-5	5,000	74	-	3
4	13.7	11.2	SHD-6	6,000	41	-	3
5	19.8	18.1	SHD-4.5	4,500	83	-	3
6	14.8	12.7	SHD-6	6,000	34	-	3
7	9.4	9.0	SHD-7	7,000	29	-	1
8	15.5	12.6	SHD-7	7,000	53	-	3
9	10.4	10.4	SHD-7	7,000	29	-	1
10	18.0	14.1	SHD-7	7,000	52	-	2
11	9.9	9.5	SHD-7	7,000	38	-	2
12	23.4	20.9	SHD-4.5	4,500	110	-	1
13	26.2	25.0	SHD-5	5,000	113	-	1
14	10.5	10.0	SHD-6	6,000	26	-	1
15	9.6	8.1	PAD	-	-	-	1
16	20.1	19.7	SHD-6	6,000	71	-	1
17A	9.8	9.3	SHD-4	4,000	55	-	1
17B	18.8	17.8	SHD-4	4,000	95	-	2
18	22.0	21.5	SHD-6	6,000	85	-	2
19	30.1	29.4	SHD-5	5,000	131	-	2
20	22.8	19.9	SHD-4.5	4,500	101	-	2
21	23.1	19.9	SH-C	-	-	217,800	-
Totals:	395.2	354.4			1392	334,800	

Citizen Participation Efforts

- The applicant held multiple neighborhood meetings to review the proposal with local residents
 - Some common concerns and issues included:
 - Schools: (“Capacity for new students”)
 - Traffic Impacts: (“already congested streets - made worse”)
 - Densities and House Product Impacts: (“Project too dense / Houses too small, cause future blight & impact area housing values”)



GPA17-01 Findings & Analysis

Findings:

- Consistent with General Plan policies & objectives; and
- Advances public health, safety and general welfare of the citizens of Glendale by providing new housing opportunities and increasing densities

Analysis:

- GP designations appropriate for site and consistent with StoneHaven development plan
- The increased density would allow more housing opportunities in close proximity to major transportation systems
- StoneHaven is located within walking distance of the Sports & Entertainment District
- The project is consistent with the Economic Development Element



ZON17-01 Analysis & Findings

Findings:

- Consistent with General Plan and the Western Area Plan
- Promote Public health, safety and general welfare; and
- Local school districts have advised that adequate school facilities available to serve the anticipated number of students

Analysis:

- The PAD zoning classification is the most appropriate zoning district for implementing the proposed General Plan land use designations and developing a mixed-use project
- Development plan meets the intent of the PAD zoning district by creating a mixed-use master planned development
- All applicable city departments have reviewed the application



R1-4 Zoning District

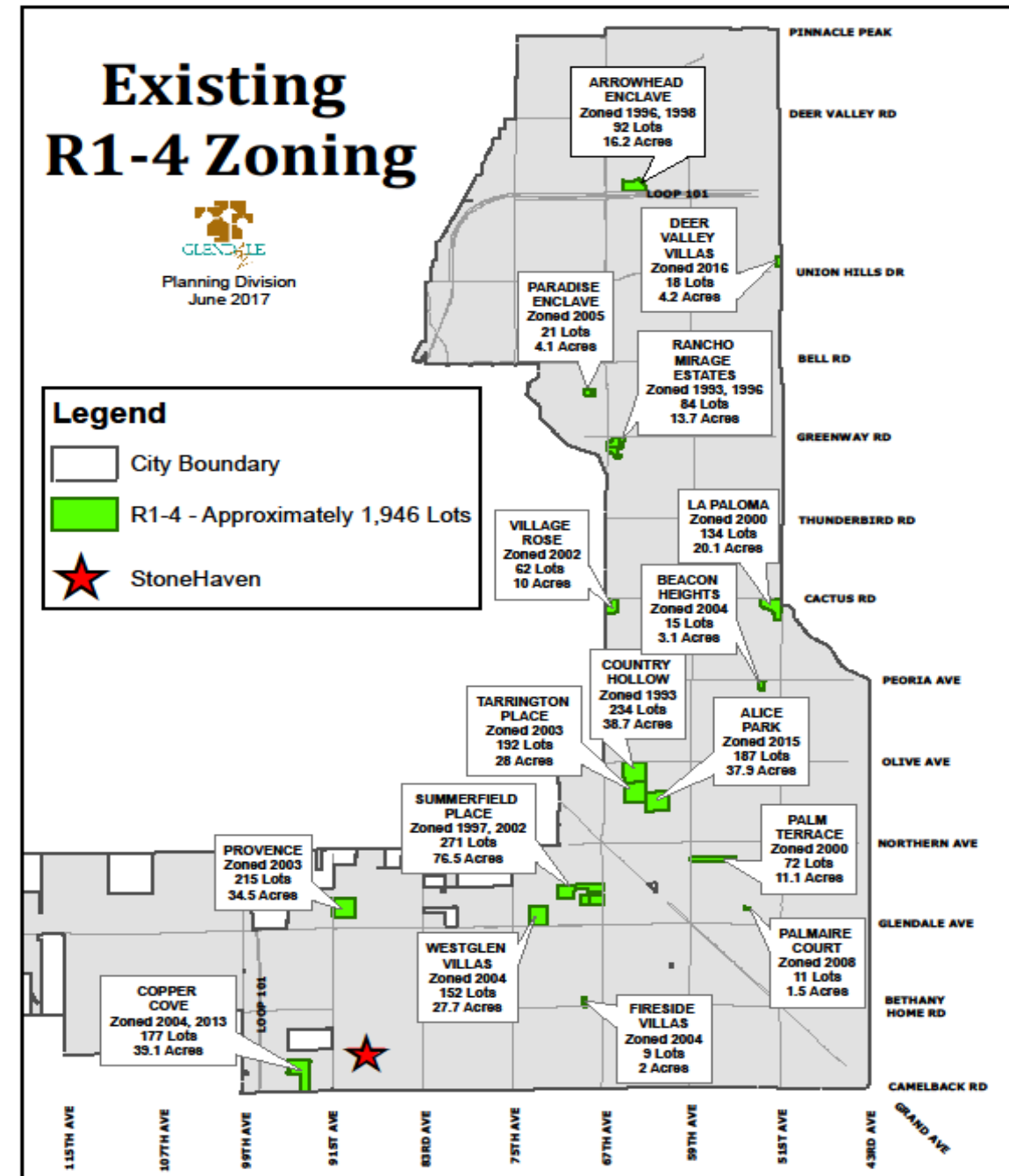
- The R1-4 zoning district was created in June 1993 and has been used throughout Glendale at select locations
- According to the Zoning Ordinance, the purpose of the R1-4, Single Residence zoning district, is as follows:

“Preserve and provide for urban detached or attached single residence housing. The primary intent of this district is to encourage the establishment of functional and attractively designed patio home developments. The subdivision and housing product shall be designed for rear yard privacy and useable open space.”



R1-4 Zoning District

- There are 17 R1-4 zoned residential neighborhoods located throughout Glendale
- We have 3 active R1-4 subdivisions that are currently under construction: Deer Valley Villas, Alice Park and Copper Cove



Conclusion

- The Planning Commission reviewed this application at their public hearing on May 18, 2017
- Most of the public testimony was in opposition
- The Planning Commission recommended denial of the 2 land use applications on a vote of 4-1
- If the applications are approved, the Rezoning Application should be subject to the stipulations found in the packet



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