



Legislation Details (With Text)

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Title: REZONING (ZON) APPLICATION ZON15-02 (ORDINANCE): PARKSIDE SUBDIVISION - 7225 NORTH 77TH LANE (PUBLIC HEARING REQUIRED)
Staff Contact: Tabitha Perry, Assistant Planning Director

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ordinance 2934 with exhibits.pdf, 2. Narrative, 3. Site Plan, 4. CP Final Report, 5. Emails, 6. ZON15-02, 7. ZON15-02a

Date	Ver.	Action By	Action	Result
4/14/2015	1	City Council	approved	Pass

REZONING (ZON) APPLICATION ZON15-02 (ORDINANCE): PARKSIDE SUBDIVISION - 7225 NORTH 77TH LANE (PUBLIC HEARING REQUIRED)

Staff Contact: Tabitha Perry, Assistant Planning Director

Purpose and Recommended Action

This is a request for City Council to conduct a public hearing, waive reading beyond the title, and adopt an ordinance for ZON15-02 subject to the stipulation as recommended by the Planning Commission.

TTG Engineers is requesting to rezone approximately 3.39 acres of land from R1-6 to R1-6 PRD (Planned Residential Development) on a parcel of land located approximately 900 feet north of West Glendale Avenue on the east side of North 77th Lane.

Background

The subject parcel is undeveloped although previous disturbance is evident on the site due to the appearance of dirt mounds and other modifications. The area around the property is completely built out with varying densities of single residence development. To the north is Orangewood Estates, zoned R1-7; to the east is El Majestic Estates, zoned R1-6; to the south is Desert Glen Estates, zoned R1-6; and to the west is Glen Park, amended, zoned R-2. The rezone to R1-6 PRD would allow the project, considered an infill development proposal, to have a reduced lot width in order to accommodate the proposed 13-lot land subdivision known as Parkside. The development of the site would also necessitate the developer to complete a half-street improvement to the property’s west frontage along North 77th Lane. Presently, that section of North 77th Lane is limited to little more than a half-street improved width. The required improvement to North 77th Lane will make it a full-width street.

Analysis

This undeveloped site is presently zoned R1-6 (Single Residence). The City of Glendale's General plan designates the site as Medium Density Residential (MHDR), 3.5-5 du/ac. As noted, this site is considered an infill development opportunity for the City due to the ready availability of all essential urban services and its location surrounded by existing development of the same general type.

The subject site is limited in its access or circulation to North 77th Lane. Previous land use approvals did not require or allow a tie-in to adjacent developments and their street systems. This has resulted in a design where a double cul-de-sac will provide frontage and access to the proposed lots in Parkside. To attain this and still allow the desired density to be achieved, a couple of lots need to have their frontages reduced from the required 60 feet in the R1-6 zoning district to 53 feet. However, due to extended lot depths, all proposed lots will still satisfy the minimum lot area requirements of the R1-6 zoning district.

The Parkside Subdivision is in the process of obtaining design review approval for Hancock Companies' house products line through case file DR15-02. That review was submitted by Hancock Companies in anticipation of moving Parkside Subdivision into final platting.

Community Benefit/Public Involvement

Planning staff has received three inquiries from the same person regarding this project as well as a letter from the Orangewood Estates Homeowners' Association. The primary concern was the placement of a 6-foot tall, decorative fence along Parkside's north property line which abuts a retention area/open tract of the Orangewood Estates HOA. As part of that request, a two-foot setback from the property line of the retention area was requested so that the perimeter wall could be constructed and maintained without trespassing onto the HOA's property. Two parties spoke about this concern at the Planning Commission hearing. The applicant's Citizen Participation Final Report is attached.

A Notice of Public Hearing was published in *The Glendale Star* on March 26, 2015. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on March 27, 2015. The property was posted by the applicant on February 20, 2015.