



Legislation Details (With Text)

File #:	16-423	Version:	1	Name:	GENERAL PLAN AMENDMENT GPA16-02 (RESOLUTION) AND REZONING APPLICATION ZON16-01 (ORDINANCE): WESTGATE VILLAGE PAD-8847 WEST GLENDALE AVENUE (PUBLIC HEARING REQUIRED)
Type:	Public Hearing - Land Development Actions	Status:	Passed		
File created:	8/25/2016	In control:	City Council		
On agenda:	9/13/2016	Final action:	9/13/2016		
Title:	RESOLUTION NO. 5153 NEW SERIES				

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AMENDING THE GENERAL PLAN MAP OF THE CITY OF GLENDALE, ARIZONA, BY APPROVING GENERAL PLAN AMENDMENT GPA16-02 FOR PROPERTY LOCATED AT 8847 WEST GLENDALE AVENUE.

ORDINANCE NO. 3002 NEW SERIES

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT 8847 WEST GLENDALE AVENUE FROM A-1 (AGRICULTURAL), C-O (COMMERCIAL OFFICE), AND R1-6 (SINGLE FAMILY RESIDENCE) TO PAD (PLANNED AREA DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED "WESTGATE VILLAGE", AMENDING THE ZONING MAP; PROVIDING AN EFFECTIVE DATE; AND ORDERING THAT A CERTIFIED COPY OF THIS ORDINANCE BE RECORDED.
Staff Contact: Jon M. Froke, AICP, Planning Director

Sponsors:

Indexes:

Code sections:

Attachments: 1. Resolution 5153, 2. Ordinance 3002 with Exhibit A, 3. Planning Staff Report, 4. Narrative-GPA & REZONING (Hearing Submittal), 5. Citizen Participation Final Report, 6. Certification of Adequate School Facilities, 7. GPA16-02, 8. ZON16-01, 9. ZON16-01 & GPA16-02A, 10. POWERPOINT

Date	Ver.	Action By	Action	Result
9/13/2016	1	City Council	approved	Pass
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DEVELOPMENT PLAN ENTITLED “WESTGATE VILLAGE”, AMENDING THE ZONING MAP; PROVIDING AN EFFECTIVE DATE; AND ORDERING THAT A CERTIFIED COPY OF THIS ORDINANCE BE RECORDED.

Staff Contact: Jon M. Froke, AICP, Planning Director

Purpose and Recommended Action

These requests are for City Council to conduct a public hearing, waive reading beyond the title and adopt a resolution to approve a General Plan Amendment and adopt an ordinance to approve a Rezoning Application on approximately 19 acres for a development entitled Westgate Village.

Background

Earl, Curley & Lagarde P.C. in collaboration with Santé Partners and Holiday Retirement is representing various property owners to develop a mixed use development. The rectangular shaped parcels are located at the southeast corner of Glendale and 89th Avenues.

If the General Plan Amendment and Rezoning Application are granted, the applicant proposes to develop a project entitled “Westgate Village”. The development would consist of approximately 175 residential units within a three story senior independent living facility with ancillary uses on approximately 5.9 acres. There is a potential for developing a single level medical and/or professional office building on approximately 2.8 acres. In addition, the applicant is proposing a single family residential subdivision comprising of 63 lots on approximately 11 acres.

The applicant is eager to start construction of the proposed senior independent living facility provided the requests are approved by City Council in conjunction with an approved design review application which was submitted concurrently with the General Plan and Rezoning applications.

Analysis

General Plan Amendment:

The proposed request to amend the land use designation from Medium Density Residential (3.5-5 du/ac) to Medium-High Density Residential (5-8 du/ac) on the southern half portion of the site and High Density Residential (20-30 du/ac) on the remainder northern eight acres is compatible with surrounding land use designations identified on the General Plan Map.

The proposal supports the General Plan goals to provide residential areas in close proximity to employment opportunities. The project will also provide a range of housing options to promote socio-economic balance, and 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:

The proposed land uses, site plan layout, proposed development standards and design concept are compatible with the surrounding area and will not be detrimental to the neighborhood.

The proposed Westgate Village PAD meets the intent of a mixed use development consisting of residential and nonresidential development options.

All applicable city departments have reviewed the applications and recommended approval of the applications, subject to stipulations.

Staff, through the recommendation of Planning Commission, recommends approval of GPA16-02 as written, and 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. Prior to vertical construction, dedication of right-of-way to provide a total half-street width of 40 feet along the northern 250 feet of 89th Avenue and a total half-street width of 35 feet until the curvature of the existing 89th Avenue connects. All half-street improvements adjacent to 89th Avenue including street lights, curb, gutter, and sidewalk shall be completed prior to issuance of a Certificate of Occupancy except for that portion of 89th Avenue which will be completed when the site to the west develops. An in-lieu payment will be made for the improvements between the residential site entrance and where the horizontal curve connects to the existing alignment south of the project.
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 the Design Review and Preliminary Plat application submittal and review.

Community Benefit/Public Involvement

The proposed development will provide additional housing options for Glendale residents while supporting businesses and the surrounding area.

Both cases were presented and unanimously recommended for approval by Planning Commission on August 4, 2016.

The applicant completed the required Citizen Participation Process by mailing notification letters to adjacent property owners and interested parties advising of a scheduled neighborhood meeting on May 11, 2016. In summary, five individuals attended the meeting and expressed an overall positive perspective for the project. Neither the applicant nor the Planning Division received any opposition regarding the requests.

A Notice of Public Hearing was published in *The Glendale Star* on August 25, 2016. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on August 26, 2016. The property was posted on August 25, 2016.