



Legislation Details (With Text)

File #:	16-514	Version:	1	Name:	REZONING APPLICATION ZON15-14 (ORDINANCE): GARDEN GROVE R1-7 PRD - 8510 WEST GLENDALE AVENUE (PUBLIC HEARING REQUIRED)
Type:	Public Hearing - Land Development Actions	Status:			Passed
File created:	10/5/2016	In control:			City Council
On agenda:	10/25/2016	Final action:			10/25/2016
Title:	ORDINANCE NO. 3012 NEW SERIES				

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT 8510 WEST GLENDALE AVENUE FROM R1-10 (SINGLE RESIDENCE) TO R1-7 PRD (SINGLE RESIDENCE, PLANNED RESIDENTIAL DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED "GARDEN GROVE," 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. Ordinance No. 3012 with Exhibit A, 2. Staff Report, 3. POWERPOINT

Date	Ver.	Action By	Action	Result
10/25/2016	1	City Council	approved	Pass

ORDINANCE NO. 3012 NEW SERIES

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT 8510 WEST GLENDALE AVENUE FROM R1-10 (SINGLE RESIDENCE) TO R1-7 PRD (SINGLE RESIDENCE, PLANNED RESIDENTIAL DEVELOPMENT) FOR A DEVELOPMENT PLAN ENTITLED "GARDEN GROVE," 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

This request is for City Council to conduct a public hearing, waive reading beyond the title and adopt an ordinance to approve a Rezoning application on approximately 24 acres for the development of an 82-lot subdivision entitled Garden Grove.

Background

LVA Urban Design Studio is requesting to rezone the subject site to R1-7 with a PRD overlay that would allow the property to be developed as the Garden Grove subdivision. If the rezoning request is granted, the

applicant proposes to subdivide the property into 82 single family lots. The proposed lot sizes range from 7,200 to 19,900 square feet in size. The average lot size is approximately 7,500 square feet.

Vehicular access is provided from a single connection to Glendale Avenue with what will become the 85th Avenue alignment. The applicant has worked with the City of Glendale's Transportation Engineering division to ensure city standards for the alignment are met. The developer will provide adequate infrastructure to ensure access to the vacant property to the east is from the 85th Avenue alignment for future development.

Garden Grove is proposing 3.4 acres of open space for active and passive amenities. An active amenity is centrally located. It contains a large turf area for various outdoor activities and features a 30' x 45' children's shaded play structure with shaded sitting areas. There are also several passive amenity locations located throughout the development. These areas will include picnic areas, BBQ areas, benches, shade structures, and walking/jogging paths. The furthest distance a resident would have to travel to utilize an amenity would be approximately 400 feet.

Analysis

The proposed density of 3.5 Dwelling Units per Acre (DU/AC) is appropriate for this site, as the General Plan Designation allows for Medium Density Residential of up to 3.5 DU/AC.

The proposed subdivision is consistent with the design guidelines and expectation of the City's Residential Design and Development Manual. The applicant will dedicate approximately 15% of the site as planned open space. Streetscapes and road widths meet the standards and expectations of the City's ordinances and guidelines. The Garden Grove subdivision will provide a variety of active and passive amenities for community members of all ages to enjoy. The elements of their amenities will provide for an enhanced quality of life that will benefit the community.

The lot layout will provide a mix of lot sizes. Garden Grove is proposing larger lots, minimum of 8,000 square feet, to the north of the subdivision, which will provide as a transition from the 10,000 square foot lots of the R1-10 zoning district to the north. The rest of the subdivision will have a minimum of 7,000 square foot lots, consistent with the R1-7 PRD districts to the east and west of the subject site.

Previous Related Council Action

There have been no recent Council Actions for this site.

Community Benefit/Public Involvement

On February 2, 2016, the applicant mailed notification letters to adjacent property owners and interested parties notifying the public of a neighborhood meeting which was held on February 22, 2016. Prior to this meeting, the applicant held a meeting with the Rovey Estates Homeowners Association on October 20, 2015. A total of seven people have participated in feedback through the neighborhood meetings, telephone/email, and written responses. The applicant has reported that no significant concerns were relayed during the Citizen Participation process. General questions concerning the community product, timeline, and the treatment of the SRP easement to the south were asked.

Staff has received general concerns about access to the development from the property owner directly to the east; adjacent to project site. The neighboring property owner is concerned that the access being proposed by the applicant, which will become 85th Avenue, may not be adequate for the future development of the property east of the site. The proposed subdivision has been reviewed by City staff and is in compliance with City standards. Once the adjacent property owner develops, adequate access will be available.

A Notice of Public Hearing was published in The Glendale Star on October 6, 2016. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on October 6, 2016. The property was posted by the applicant on October 7, 2016.

At the Planning Commission meeting on September 1, 2016, the Commission unanimously recommended approval of the rezoning request, subject to two stipulations.