



Legislation Text

File #: 17-291, **Version:** 1

RESOLUTION NO. R17-53

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 GPA17-01 FOR PROPERTY LOCATED AT 9050 WEST CAMELBACK ROAD.

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

ORDINANCE NO. 017-29

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT 9050 WEST CAMELBACK ROAD FROM STONEHAVEN SHD-5 PAD, SHD-7 PAD, AND SHD-8 PAD TO STONEHAVEN ZONING CLASSIFICATIONS SHD-4 PAD, SHD-4.5 PAD, SHD-5 PAD, SHD-6 PAD AND SHD-7 PAD; AMENDING THE STONEHAVEN PAD MAP; PROVIDING FOR AN EFFECTIVE DATE; AND ORDERING THAT A CERTIFIED COPY OF THIS ORDINANCE IS 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 for property located at 9050 West Camelback Road.

Background

The property currently used for agricultural production, and bounded by the Bethany Home Road alignment to the north, 83rd Avenue to the east, Camelback Road to the south, and 91st Avenue to the west, was rezoned to PAD when the City Council approved applications GPA13-06 and ZON13-09 on April 26, 2016. The approved PAD allows approximately 938 to 1,313 dwelling units with a gross density of 3.04 dwelling units per acre and equal to or greater than the 15% required planned open space.

Per this request, the gross density would increase to 3.53 dwelling units per acre while maintaining the minimum 15% open space provided throughout the site at various locations. Approximately 1,024 to 1,504 dwelling units are proposed in StoneHaven.

The Planning Commission conducted a public hearing on May 18, 2017. Five speakers supported and 21 opposed (26 total speakers) the request. The Planning Commission recommended denial of the proposal on a 4-1 vote.

Analysis

The proposed General Plan designations and the proposed rezoning of the StoneHaven development plan is appropriate for this site. The two proposed Medium-High Density Residential parcels 2 and 17 with access to major arterial roadways will provide a buffer zone between the traditional single-family residential neighborhoods and the more-intense commercial land uses.

The PAD zoning district modifications are also appropriate for implementing the proposed General Plan land use designations and developing a flexible and creative mixed-use project unified by architecture, landscaping, signage, and lighting with complementary land uses.

The City Council should approve this request with the following 7 stipulations:

1. Development shall be in substantial conformance with the Amended PAD document, date stamped December 22, 2016. Less intensive development may be deemed substantially conforming by the Planning Director, subject to Preliminary Plat and Design Review approval.
2. All stipulations, agreements and conditions of approval accompanying the original General Plan and PAD approvals (April 26, 2016) shall remain in effect unless otherwise noted.
 - a. *Right-of-way dedications and off-street improvements shall be completed in conjunction with Final Plat and Design Review approval.*
 - b. *There shall be a 30-foot landscaped triangle provided on the corner of Camelback Road and 91st Avenue and on the corner of Bethany Home Road and 91st Avenue.*
 - c. *Sidewalk improvements adjacent to and vehicular access to 91st Avenue along the existing SRP well site shall be provided by the applicant.*
 - d. *Construction of Camelback Road roadway improvements to the Planned Commercial roadway shall be designed so that the 69kV power poles shall not split the westbound through lanes from the right turn lane, and that the relocated 69kV poles shall be relocated at the ultimate buildout location.*
3. Adequate landscape buffering and screening shall be provided to buffer the existing Missouri Ranch residences.
4. Traffic calming on 87th Avenue at Windsor Boulevard shall be designed and constructed by the applicant in conjunction with Preliminary Plat approval of the adjacent parcel.
5. Planning Parcels 2A, 2B, 17A, and 17B as amended shall be limited to a gross density of 5.0 DU/AC.
6. Planning Parcels 3 thru 16, 18, 19, and 20 shall be limited to gross densities of 3.5 DU/AC. Twenty-seven (27) lots shall be eliminated to provide a density that does not exceed 3.5 DU/AC.
7. Lot coverage on all residential development parcels shall not exceed 55%.

Previous Related Council Action

The City Council approved the General Plan Amendment (Application No. GPA13-06), and the rezone of the subject property (Application No. ZON13-09) on April 26, 2016 thereby creating the StoneHaven Planned Area Development (PAD).

The StoneHaven Development Agreement was approved by City Council on April 26, 2016.

Community Benefit/Public Involvement

Notification letters were sent to 1,392 property owners with the first of three neighborhood meetings occurring January 11, 2017, approximately 75 people attended in addition to the applicant, City staff and Yucca District Councilmember Clark. Issues of concern focused on existing infrastructure capacities, future traffic volumes and impacts, lot size and project density, quality of housing products, and the overall impacts of the project to the surrounding neighborhoods. Approximately 16 people attended a second meeting on February 1, 2017, and 4 persons attended a third neighborhood meeting on February 8, 2107.

A Notice of Public Hearing was published in *The Glendale Star* on April 27, 2017. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on May 2, 2017. The property was currently posted by the applicant on May 3, 2017.