SUBJECT
WEST POINTE ESTATES PAD AMENDMENT ZON18-17: A request by Carolyn Oberholtzer, Esq. with Bergin, Frakes, Smalley & Oberholtzer, PLLC to amend the existing West Pointe Estates PAD (Planned Area Development) to allow an increase in lot coverage from 45% to 55%. The amendment affects the single-family residential portion of the PAD, consisting of approx. 22.9 acres of the overall 24.8-acre PAD. The site is located at the southeast corner of Olive Avenue & 71st Avenue and is in the Barrel District. Staff Contact: Jeremy Underwood, Planner, 623-930-2553.

REQUEST
Amend the existing PAD (Planned Area Development) to allow an increase in lot coverage from the current 45% maximum lot coverage to a proposed 55% maximum lot coverage for the single-family residential portion of the PAD.

APPLICANT/OWNER
Carolyn Oberholtzer, Esq. (Bergin, Frakes, Smalley & Oberholtzer, PLLC) / Westside Land, LLC (Owner).

REQUIRED ACTION
The Planning Commission must conduct a public hearing and make a recommendation to the City Council whether this request is in the best long-term interest of the community and consistent with the General Plan and the Zoning Ordinance.

BACKGROUND INFORMATION
General Plan Designation:
The General Plan land use designation for the northern portion of the PAD is HDR 20 (High Density Residential, 12-20 du/ac). The designation for the southern portion of the PAD is MHDR 8 (Medium-High Density Residential, 5-8 du/ac).

Property Location and Size:
The property subject to this request is located at the southeast corner of 71st Avenue and Olive Avenue and is approximately 22.9 acres in size.

History:
The subject site is within the existing West Pointe Village PAD (Planned Area Development), originally approved by the City in 2007 (Case #ZON07-23). In 2014, the original PAD was amended (Case #GPA13-03 & ZON13-06) to reduce the density and eliminate the planned multi-family development on the site. In 2015, the City approved Final Plat #15-02, allowing for the subdivision of the property into 89 single-family lots.

Project Details:
The applicant is proposing an increase in the maximum lot coverage allowed within the single-family residential portion of the PAD. The PAD amendment would allow a maximum lot coverage of 55%, instead of the current 45% limitation. Garrett-Walker Homes is the potential home-builder for the 89 single-family lots within the project area and the additional lot coverage allowance will help facilitate the development of multiple single-story floor plans. The applicant is proposing no further changes to development standards for the PAD at this time.

The property is located on the western edge of the City of Glendale, just east of Grand Avenue. To the north of the site, across Olive Avenue, is single-family residences in the City of Peoria, to the east is Westpark Manor single-family subdivision, to the south are single-family homes, zoned A-1 (Agricultural), as well as a mobile home park. West of the site lies a vacant field located within the City of Peoria. Access to the site will primarily be via Olive Avenue, with a secondary access planned off of the future 71st Avenue.

CITIZEN PARTICIPATION TO DATE:

Citizen Participation Process:
On January 2, 2019, the applicant mailed notification letters to adjacent property owners and interested parties regarding the proposal. To date, neither the applicant, nor City staff has received any comments or questions about the proposed PAD amendment. The applicant’s Citizen Participation Final Report is attached.

Planning Commission Public Hearing:
A Notice of Public Hearing was published in The Glendale Star on March 14, 2019. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on March 15, 2019. The property was posted on March 20, 2019.

STAFF FINDINGS AND ANALYSIS
Rezoning

Findings:

- The rezoning (PAD amendment) is consistent with the policies and objectives of the Glendale General Plan;
- The proposal, when developed, will provide a quality living environment and will contribute to providing a variety of desired housing types in the area;
- The final quality and details of the final house product design will be evaluated through the City’s Design Review process.

Analysis:

- All applicable City Departments have reviewed this proposal and recommended
approval or conditional approval of the rezoning request;

- The proposed changes to the existing PAD involve only the maximum lot coverage on the individual single-family lots and does not affect any other development standard for the PAD;
- Staff supports the proposed rezoning (PAD amendment) of the subject property since it is consistent with the General Plan overall.

**RECOMMENDATION**
The Planning Commission should recommend approval of ZON18-17, subject to two stipulations.

**PROPOSED MOTION**
I move to recommend approval of ZON18-17, subject to the following stipulations:

1. Development shall be in substantial conformance with the development plan and narrative for ZON18-17, dated February 5, 2019.

2. A Design Review is required for all new development on the subject parcel.

**Attachments**

<table>
<thead>
<tr>
<th>Narrative</th>
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<tbody>
<tr>
<td>CP Final Report</td>
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<tr>
<td>Vicinity Zoning Map</td>
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<tr>
<td>Aerial Photograph</td>
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</table>
West Pointe Village

PAD Amendment

A Single-Family Residential Community
at the Southeast Corner of 71st Ave & Olive Ave
Glendale, AZ

Development Plan Narrative
Case Number:
SR18-0276

December 7, 2018
PROJECT TEAM

DEVELOPER

GARRETT-WALKER HOMES

Local - Experienced - Quality

1838 WEST PARKSIDE LANE, SUITE 200
PHOENIX, AZ 85027
CONTACT: RICK TAYRIEN
TEL. 480.607.6580

LAND USE ATTORNEY

BF SO

BERGONI, FRIKES, SULLIVAN & OBERHOLTZER

4343 EAST CAMELBACK ROAD, SUITE 210
PHOENIX, AZ 85018
CONTACT: CAROLYN OBERHOLTZER
TEL. 602.888.7860
Introduction

Garrett-Walker Homes ("GWH") has enjoyed building successful communities in Glendale at Bethany Ranch and Alice Park. They hope to build on the success of those communities with the West Pointe Village project, located at the southeast corner of 71st and Olive Avenues, identified on the map below. GWH is seeking this Amendment to the West Pointe Village Planned Area Development ("PAD") to increase the lot coverage from 45% to 55% to facilitate the development of multiple single-story floor plans.

The current zoning on the property is PAD which allows for 89 single-family residential lots on approximately 22.433 gross acres, for a density of 3.97 du/ac, and 1.854 gross acres of commercial development. The Property was originally approved for PAD zoning with Case # ZON7-23 which had an accompanying General Plan Amendment ("GPA"), Case # GPA7-09. In 2014, the Property was approved for a Minor GPA and an amendment to the PAD, cases GPA13-03 and ZON13-06, respectively. The Minor GPA modified the General Plan designation for a 12.6-acre portion of the Property from High Density Residential (12-20 du/ac) to Medium-High Density Residential (5-8 du/ac) and the PAD Amendment eliminated a planned multi-family development and redesigned the Property to the current configuration with 89 single-family lots. Final Plat approval, Case #FP15-02, was received on February 23, 2016. GWH now seeks this Amendment for the portion of the PAD designated as Single-Family Residential.

This Amendment to increase the maximum lot coverage from 45% to 55% will permit GWH to move forward with a range of single-story floor plans. Example plot plans, which demonstrate the increase lot coverage, are attached as Exhibit A. Example floor plans are attached as Exhibit B. While the PAD provides for a minimum lot size of 6,000 sq. ft., the Final Plat contains lot sizes that are all over sized with the smallest being 6,164 sq. ft. and the vast majority over 6,300 sq. ft. Additionally, the approved plat provides for a lower lot density than permitted in the PAD. Even with larger lots, the proposed revision to the lot coverage requirement is necessary to provide multiple single-story plans. All other development standards will remain as previously approved. See Table 1.
Table 1

<table>
<thead>
<tr>
<th>Development Standards</th>
<th>Current PAD</th>
<th>Proposed PAD Amendment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area</td>
<td>6,000 sq. ft.</td>
<td>6,000 sq. ft.</td>
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<tr>
<td>Minimum Lot Width</td>
<td>55'</td>
<td>55'</td>
</tr>
<tr>
<td>Minimum Lot Depth</td>
<td>115'</td>
<td>115'</td>
</tr>
<tr>
<td>Maximum Lot Coverage</td>
<td>45%</td>
<td>55%</td>
</tr>
<tr>
<td>Maximum Building Height</td>
<td>30'</td>
<td>30'</td>
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<tr>
<td>Front Yard Setback</td>
<td>20'</td>
<td>20'</td>
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<tr>
<td>Side Setback</td>
<td>5'</td>
<td>5'</td>
</tr>
<tr>
<td>Street Side Yard Setback</td>
<td>10'</td>
<td>10'</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>20'</td>
<td>20'</td>
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This proposed Amendment will not have any effect on the Commercial portion of the PAD.

Existing Conditions

The Property is currently vacant and located on the western boundary of the City of Glendale, approximately half-mile east of Grand Avenue/US 60. Surrounding Uses and Zoning are indicated in Table 2.

Table 2

<table>
<thead>
<tr>
<th></th>
<th>Existing Use</th>
<th>Existing Zoning</th>
</tr>
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<tbody>
<tr>
<td>North</td>
<td>Olive Park (SFR)</td>
<td>RM-1 (City of Peoria)</td>
</tr>
<tr>
<td></td>
<td>Olive Square Condominiums</td>
<td>RM-1 (City of Peoria)</td>
</tr>
<tr>
<td>East</td>
<td>West Park Manor (SFR)</td>
<td>R1-6 PRD</td>
</tr>
<tr>
<td>South</td>
<td>Mobile Home Park</td>
<td>R-4 MH</td>
</tr>
<tr>
<td>West</td>
<td>Vacant</td>
<td>PAD (City of Peoria)</td>
</tr>
</tbody>
</table>

Conclusion

The lot coverage revision will increase GWH’s ability to provide multiple single-story options in West Pointe Village and looks forward to working with the City through this Amendment process.
Exhibit A
Example Plot Plans
Exhibit B
Example Floor Plans
Citizen Participation Report

West Pointe Village

Southeast corner of 71st Avenue and Olive Avenue

Case #ZON18-017

Prepared by:
Bergin, Frakes, Smalley & Oberholtzer, PLLC
For GWH West Pointe Village, LLC

Submitted: January 22, 2019
Introduction

This report outlines the results of the Citizen Participation Plan that was implemented in conjunction with the PAD Amendment application for West Pointe Village. The purpose of the Plan was to:

1. Ensure that the applicant pursues early and effective citizen participation in conjunction with their application, giving them the opportunity to understand and try to mitigate any real or perceived impacts the application may have on the community;
2. Ensure that the citizens and property owners of Glendale have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage in the process; and
3. Facilitate ongoing communication between the applicant, interested citizens and property owners, city staff, and elected officials throughout the application review process.

Project Description

The larger site consists of approximately 26.29 acres located at the southeast corner of 71st Ave and Olive Avenue in the Barrel District. The PAD Amendment is applicable to 22.43 gross acres on parcels identified on the Maricopa County Assessor’s map as 143-20-001S and 143-20-001T. Both parcels are currently zoned PAD. Garrett-Walker Homes (“GWH”) is seeking a PAD Amendment to increase the maximum lot coverage from 45% to 55%, all other development standards will remain the same. As was approved with the prior zoning case, the proposed community will have 89 lots with a minimum lot size of 6,000 sq. ft. No changes are being proposed for the commercial portion of the PAD.

Access to the property will be at two points off 71st Avenue and one point off Olive Avenue. The anticipated products will accommodate a mix of one- and two-story homes ranging from 2,000 sq. ft. to 2,644 sq. ft.

Neighborhood Meeting & Notification Process

It was determined that a notification letter is the most appropriate public notification technique for this project. Our Planner, Jeremy Underwood, stated that a neighborhood meeting was not required. A notification letter was sent to property owners within 300’ of the project boundary, registered Homeowners’ Associations, individuals on the Barrel District and City-wide Interest List, and individuals on the Additional Notification List on January 2, 2019. A total of 93 letters were mailed out and two were returned as undeliverable. The letter advised of a 14-day period within which recipients with concerns or questions should contact the applicant, Carolyn Oberholtzer, or City Planner, Jeremy Underwood. The comment period ended on January 16, 2019. As of the date of this report, this office did not receive any correspondence from neighbors expressing concerns or with questions. Likewise, Mr.
Underwood advises that he has not receive any correspondence with regards to the proposed PAD Amendment.

A complete list of all the individuals and organizations that were sent the letter is attached as Exhibit A. A copy of the notification letter is attached as Exhibit B. The notification area map is attached as Exhibit C.

Should we receive any correspondence from a neighbor in the future, we will make Mr. Underwood aware.
Exhibit A
Intentionally Left Blank
January 2, 2019

Dear Neighbor:

The purpose of this letter is to inform you that a Planned Area Development ("PAD") Amendment (Case #ZON18-17) to increase the maximum lot coverage from 45% to 55% for single-family homes has been filed with the City of Glendale on behalf of Garrett-Walker Homes AZ ("GWH") for the West Pointe Village project, located at the southeast corner of 71st Avenue and Olive Avenue, in the Barrel District in the City of Glendale (the "Property").

The Property is currently zoned PAD for 89 single-family residential lots on approximately 22.9 gross acres. The amendment to increase the maximum lot coverage from 45% to 55% will permit GWH to move forward with a range of single-story floor plans. All other development standards will remain as previously approved. Included with this letter are the approved Final Plat and an aerial photograph for your reference.

The surrounding properties include: residential (zoned RM-1 in the City of Peoria) to the north; single-family residences (zoned R1-6 PRD) to the east; a mobile home park (zoned R-4 MH) to the south; and vacant land planned for single-family residential (zoned PAD in the City of Peoria) to the west of the Property.

Comments and questions will be accepted until January 16, 2019. I can be reached by phone at 602-888-7860 or by email at coberholtzer@bfsolaw.com. You may also contact Jeremy Underwood, Planner, with the City of Glendale Planning Department at 623-930-2553 or junderwood@glendaleaz.com.

Sincerely,

Carolyn Oberholtzer, Esq.

Enclosures
300’ Notification Boundary
WEST POINTE VILLAGE PAD AMENDMENT (ZON18-17)

LOCATION
SEC 71ST AVENUE & OLIVE AVENUE

REQUEST
AMENDMENT TO WEST POINTE VILLAGE PAD TO ALLOW A MAXIMUM LOT COVERAGE OF 55% INSTEAD OF THE CURRENT 45%.