



PLANNING COMMISSION REPORT

CASE: GLEN LAKES SUBDIVISION REZONING APPLICATION
CASE #: ZON19-17
MEETING DATE: 08/20/2020
FROM: Lisa Collins, Interim Development Services Director ,
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SUBJECT

GLEN LAKES SUBDIVISION REZONING APPLICATION ZON19-17: A request by the City of Glendale, to rezone approximately 42.8 acres A-1 to R1-6 PRD. The proposal would allow for a maximum 173-lot single family residential community. The site is located at 5450 West Northern Avenue and is in the Barrel District. Staff Contact: Lisa Collins, Interim Development Services Director.

REQUEST

Rezone from A-1 (Agricultural) to R1-6 PRD (Single Family Residential, Planned Residential District).

APPLICANT/OWNER

City of Glendale / City of Glendale

REQUIRED ACTION

The Planning Commission and City Council must conduct a public hearing and determine if this request is in the best long-term interest of the community and consistent with the General Plan.

BACKGROUND INFORMATION

General Plan Designation:

The property land use designations is POS (Parks Open Space).

Property Location and Size:

The property is located at the Northwest Corner of 55th Avenue and Northern Avenue and is approximately 42.8 acres in size.

History:

This site was formerly Glen Lakes Municipal Golf Course. Glen Lakes Golf Course was originally farm land and was developed as a 9 hole golf course in 1966. The Golf Course was purchased by the City of Glendale in 1979.

On December 11, 2018, the City of Glendale passed a resolution authorizing the "Disposition and Sale of the Property". In the months leading up to the resolution, the City Council held several workshops and on November 27, 2018 gave direction that the

Glen Lakes Golf Course would close. The golf course remained in operation until March of 2019 when it closed, and studies began to determine the best use for the community.

On June 25, 2019, the City Council approved entering into an Exclusive Listing Agreement (C19-0596) with Nathan & Associates for marketing, negotiating and assisting the City with the sale of the property.

After review of many proposals, the City Council approved a Purchase and Sale Agreement with Homes by Towne. The proposal included a single-family neighborhood development along with an open space area that would become a City Park designed for use by the adjacent neighborhoods.

The requested Major General Plan Amendment and Rezoning would allow the development to move forward.

Project Details:

This proposal is for a single family home neighborhood with 173 lots and an approximately 10 acre linear park that will be dedicated to the city upon completion.

The property is approximately 42.8 acres and is bordered by 56th Ave on the west, 53rd Ave on the east, Northern Manor West on the north and various commercial properties on the south. Immediately west of 56th Ave to 56th Ave are the Deborah Homes subdivisions, phases 1, 2 and 3. Immediately east of 53rd Ave to 51st Ave is the Northern Palms Unit Four subdivision

Northern Manor West is a multi-family development with a density of 9.0 dwelling units to the acre. The Deborah Homes Subdivisions have a density of 3.9 dwelling units to the area and the Northern Palms Unit Four subdivision has a density of 3.69 dwelling units to the acre.

The Trevino at Glen Lakes development proposal is for 4.0 dwelling units to the acre. Density is calculated on the gross area. Approximately 10 acres of the total parcel will be developed as a public park.

The zoning of the adjacent residential areas is as follows:

- Northwest boundary – Northern Manor West Townhouses – R-4 multi-family zoning
- Northeast boundary – Waymark Gardens - Senior Living - R-4 multi-family zoning
- West – Deborah Homes Subdivision – R1-6 residential single family zoning
- East – Northern Palm subdivision – R1-6 residential single family zoning

Trevino at Glen Lakes has proposed the following development standards:

PROPOSED DEVELOPMENT STANDARDS	
Regulation:	Proposed R1-6 standard
Height Maximum	30 feet / 2 Stories
Front yard Minimum	18 feet garage/10 feet livable, side-entry garage, covered front porch and court yards
Side Yard Minimum	5 feet

Rear Yard Minimum	15 feet
Minimum Lot Area	5,175 square feet
Lot Width Minimum	45 feet
Lot Coverage Maximum	60%

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

The proposed development is located within the Glendale Elementary School District (ESD) and Glendale Union High School District (#205 HSD). The applicant has met with both school districts to ensure that there are adequate school facilities in their respective districts. Both the Glendale Elementary (ESD) and the Glendale Union #205 (HSD) confirmed that the school districts have adequate facilities to accommodate This development of 173 residences. Copies of the certificates are provided as attachments.

CITIZEN PARTICIPATION TO DATE:

Applicant’s Citizen Participation Process:

On December 9, 2019, the applicant mailed notification letters to adjacent property owners and interested parties regarding a neighborhood meeting to be held on December 17, 2019. A second neighborhood meeting notification letter was sent on December 20, 2019 for a neighborhood meeting held on January 7, 2020.

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 June 25, 2020. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on June 26, 2020.

The Planning Commission has held two Public Hearings: July 16, 2020 and August 6, 2020 and received public testimony at both hearings.

STAFF FINDINGS AND ANALYSIS

General Plan Amendment

Findings:

- The amendment is consistent with the policies and objectives of the rest of the General Plan; and
- The proposed amendment furthers the public health, safety and general welfare of the citizens of Glendale.

Analysis:

- The proposed infill development will redevelop a property that can no longer be operated with the previous golf course use.
- The proposal is consistent with other residential development in the area. Single family homes to the west, east and south have comparable densities and zoning classifications with the Manistee Ranch PAD property to the south have similar lot sizes.
- A city park will be developed for the primary use of neighbors in the area and for

the new residents of the Trevino development.

Rezoning/PRD

Findings:

- The proposal is consistent in substance and location with the development objectives of the General Plan and any adopted specific area plans.
- The proposal will be compatible with other existing and planned development in the area
- The proposal meets or exceeds the City's Subdivision Design Expectations regarding site planning, architecture, landscaping, building materials and colors, and screening of mechanical equipment
- The proposal will result in a quality living environment and accommodate desired lifestyles.
- The proposed project amenities including equestrian and pedestrian trails, bike paths, landscaped areas, entry features, decorative theme walls, parks, playgrounds, and other public or commonly owned open space and recreation facilities are adequate and appropriate for this development
- The type and quality of house products will be consistent with the intended character of the development.

Analysis:

- The proposed development provides residential housing that is consistent with the new development occurring in the City along with existing single-family homes in the area. Manistee Ranch PAD on the south side of Northern Ave. provides lot sizes similar to those proposed for the development.
- The proposed development meets and exceeds the Design Expectations by proposing a neighborhood that provides homes and overall design and development standards that are more consistent with new neighborhood communities. Some of the features include coordinated architectural design with building materials and colors that create a common theme. Landscaped entry features and perimeter walls that provide a sense of place. A linear park surrounding the neighborhood to unite the new neighborhood with the existing neighborhoods.
- The proposed development offers housing products that are currently being built in subdivisions with the communities. The area of the proposed development offers a wide variety of housing types to accommodate various lifestyles. Homes immediately adjacent to this proposed development include single family, townhomes and apartments.
- The housing type proposed will be consistent with the intended character of the development offering housing types that offer modern amenities. The housing architecture will blend with the overall development design and will complement the area.

RECOMMENDATION

The Planning Commission should recommend approval of this request, subject to the following stipulation:

1. Conformance with the Trevino at Glen Lakes General Plan Major Map Amendment MGPA 20-01 and R1-7 Planned Residential Development Booklet dated June 15, 2020.

PROPOSED MOTION

Recommend approval of ZON19-17, subject to the stipulation contained in the staff report.
