

	<p style="text-align: center;">PLANNING COMMISSION REPORT</p>
<p>CASE:</p>	<p>Palermo Residential Subdivision</p>
<p>CASE #:</p>	<p>GPA20-08 AND ZON20-13</p>
<p>MEETING DATE:</p>	<p>September 3, 2020</p>
<p>FROM:</p>	<p>George Gehlert, Senior Planning Project Manager ggehlert@glendaleaz.com, (623)-930-2597</p>

SUBJECT

PALERMO GPA20-08 and ZON20-13

Approval of these requests would enable a re-plat of the existing 27-lot Northern Place Subdivision, recorded in 2013.

Staff Contact: George Gehlert, Senior Planning Project Manager.

REQUESTS

- Approval of a Minor General Plan Amendment from LDR-2.5 (Low Density Residential / 2.5 units/acre) to MDR-5.0 (Medium Density Residential (5 units/acre));
- Zone change from R1-10 PRD (Residential Single Family – Planned Residential Development / 10,000 square foot minimum lot size) to R1-6 PRD (Residential Single Family - Planned Residential Development, 6,000 square foot lot minimum).

APPLICANT/OWNER

Taylor C. Earl, on behalf of Earl and Curley, P.C., representing First American Title Insurance Company TR8666.

REQUIRED ACTION

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

BACKGROUND INFORMATION

General Plan Designation:

The property land use designation is LDR-2.5 (Low Density Residential / 1-2.5 units per acre).

Zoning:

The current zoning is R1-10 PRD (Residential Single Family – Planned Residential Development / 10,000 square foot minimum lot size).

Property Location and Size:

The property includes 12 acres located at the southeast corner of Northern and 87th Avenue and is in the Yucca District.

Adjacent Zoning and Land Uses:

The Rovey Farm Estates North subdivision is located to the west and south of Palermo and is zoned R1-7 (Single Residential) to the west and R1-8 (Single Residential) to the south. To the south, between the Palermo community and Rovey Farm Estates North, is an SRP irrigation ditch and access roadway. Located north of the Palermo project across from Northern Avenue are three commercial properties within the City of Peoria. Two parcels are zoned C-1 (Neighborhood Commercial) and contain undeveloped commercial property and the Brighton Charter School. East of the Brighton Charter School is a commercial parcel containing a StorAmerica Self Storage zoned PAD. The properties located east of the Palermo project are unincorporated Maricopa County residential lots zoned RU-43 (Rural).

History:

The subject property, which is currently vacant, was rezoned (ZON06-07) to establish the Northern Place PRD. A 27-lot subdivision plat known as Northern Place Subdivision, was approved and recorded in 2013. It remains undeveloped.

Project Details:

- The existing topography of the proposed development site, which is generally flat, has a gradual slope from the northeast to the southwest.
- The applicant proposes to re-plat the existing 27-lot subdivision to accommodate 46-lots developed under the proposed R1-6 PRD standards.
- Vehicular entry is aligned with the entry originally platted for the existing plat and provides the 50' right-of-way width intended for the parkway project.
- The subdivision's access will occur along the 87th Avenue alignment, just south of Northern Avenue, which is in design for reconstruction as "Northern Parkway" by the Maricopa County Department of Transportation and access will become restricted to right-in/right-out with the completion of the parkway project.

- A 20' emergency access easement is proposed from the north end of the southern cul-de-sac north to the project's main entry at 87th Avenue. This emergency access easement runs along the west side of the property.
- This approximately 25' wide irrigation ditch provides a buffer between the Palermo development and the existing Rovey Farm Estates North development located to the south.
- The subdivision provides for streetscape, continuous landscaping and decorative site walls as buffers. The site wall proposal for the east boundary is 6 feet.

DEV. STANDARDS	REQUESTED R1-6 PRD	TYPICAL R1-6
Min Lot Area	5,000 SF	6,000SF
Min Lot Width	50 FT	60 FT
Min Lot Depth	92 FT	100 FT
Min Front Yard (to living)	12' FT	15 FT
Min Front Yard (to garage)	20 FT (from sidewalk)	20 FT (from prop line)
Min Side Yards	5 FT	5/10 FT
Min Bldg Separation*	15 FT*	15 FT
Min Rear Yards	15 FT	20 FT
Max Lot Coverage	55%	40 FT
Max Building Height	30 FT	30 FT

* Applies to distance between buildings on adjacent lots

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

Palermo is located within the Peoria Elementary/Middle/HS District (including Cotton Boll K-8; and Raymond S. Kellis High School). The district has confirmed that they have adequate facilities to accommodate the 46 new residences. Copy of the certificate is attached.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On July 17, 2020, the applicant mailed notification letters to adjacent property owners and interested parties summarizing the proposal and inviting recipients to a neighborhood meeting to be held on August 3, 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 August 13, 2020. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on August 14, 2020. The property was posted on August 12, 2020.

STAFF FINDINGS AND ANALYSIS

General Plan Amendment

Findings:

- The proposal would provide a viable use of an infill property near existing infrastructure; and enable higher residential densities close to jobs, shopping and services; and thereby adds to the housing variety in the area.
- The proposal features higher density than the surrounding residential areas.
- Development standards would provide for smaller lots than are typical of the R1-6 zone and additional lot coverage.
- Garage front setbacks relate to sidewalk placement rather than property line and are, therefore, undetermined relative to the property boundary (because right-of-way and sidewalks have not yet been platted).
- This suggests a high level of conformity to the City's Residential Design and Development Manual (RDDM) standards, although submitted house product concepts are generally absent any functional front porches.
- Overhead utilities will be placed underground.
- Pedestrian and bicycle connectivity.
- The proposal is consistent with the policies and objectives of the General Plan.

Analysis:

- All appropriate City departments have reviewed the proposal. The Fire Marshal is still reviewing the secondary "emergency access" issue. Airport officials are also requiring standard impact related advisories, due to proximity to the airport.

RECOMMENDATION

The applicant suggests the proposed subdivision will be compatible with the existing uses in the area while creating a needed transition between the existing commercial on Northern Avenue and the existing neighborhoods to the west and south. The proposal also incorporates significant landscaped buffers along the north side adjacent to Northern Avenue and along the west and south sides adjacent to the Rovey Farm Estates North community.

PROPOSED MOTIONS

The Planning Commission should recommend approval of request GPA20-08 as written.

The Planning Commission should recommend approval of ZON20-13, subject to the following stipulation:

1. Substantial conformance to the project narrative and PRD Booklet, entitled "Palermo," and dated June 11, 2020.

2. Placement of an 8' tall decorative masonry wall along the east boundary
3. Recording of the required avigation easement (approved by the City Attorney), Notice to Prospective Property Purchasers regarding proximity to airport; and similar advisories to be placed within subdivision CC&Rs.

ATTACHMENTS:

1. Applicant's Narrative, dated June 11, 2020.
2. Citizen Participation Final Report (without mailing labels), dated 8/21/20.
3. Adequate School Facilities Certification, dated 8/15/20
4. Vicinity Zoning Map.
5. Aerial Photograph