



Planning Commission Meeting Agenda

COUNCIL CHAMBERS
MARCH 5, 2015
6:00 P.M.

AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AT THE COMMISSION'S DISCRETION. APPLICANTS ARE ENCOURAGED TO ARRIVE PRIOR TO THE START OF THE MEETING.

One or more members of the Planning Commission may be unable to attend the Meeting in person and may participate telephonically, pursuant to A.R.S. § 38-431(4).

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES January 8, 2015 Special Meeting

IV. WITHDRAWALS AND CONTINUANCES

V. PUBLIC HEARING ITEMS

1. **CUP14-07:** A request by Paul O'Conner, representing Patricia Guizan, for a Conditional Use Permit to permit a dancing and live entertainment at a proposed banquet hall located within 500 feet of residentially zoned property in the Glendale Centerline Overlay (GCO) zoning district. The site is located south of the southwest corner of 55th Avenue and Glendale Avenue (6830 North 55th Avenue) and is located in the Ocotillo District. Staff Contact: Thomas Ritz, AICP, Senior Planner.
2. **CUP14-08:** A request by Beus Gilbert, PLLC, representing KIR Glendale LP and Hospice of the Valley, for a Conditional Use Permit to allow a thrift store in the C-2 (General Commercial) zoning district. The site is located north of the northeast corner of Bell Road and 59th Avenue (17045 North 59th Avenue) and is located in the Sahuaro District. Staff Contact: Thomas Ritz, AICP, Senior Planner.
3. **ZON14-04:** A request by Mandalay Communities, Inc. to amend the development standards for the Carmel Estates Planned Residential Development in the R1-6 PRD (Single Residence, Planned Residential Development) zoning district. The site is located at the northwest corner of Skunk Creek and 54th Avenue (19268 North 54th Avenue) and is located in the Cholla District. Staff Contact: Thomas Ritz, AICP, Senior Planner.

4. **ZON15-02:** A request by TTG, representing Hancock Homes, to apply the Planned Residential Development overlay to the R1-6 zoning district for Parkside Subdivision. This would allow a reduction in lot widths from 60 to 53 feet for a proposed 13-lot subdivision for single-family residential development. The site is located at 7225 North 77th Lane and is located in the Yucca District. Staff Contact: Tom Dixon, CPM, Senior Planner.
5. **PP14-03:** A request by TTG, representing Hancock Homes, for approval of a 13-lot single-family subdivision known as Parkside on two parcels totaling 3.39 acres in size and with a gross density of 3.83 dwelling units per acre. The proposed lot sizes range from 6,119 to 8,287 square feet in size. The site is located at 7225 North 77th Lane and is located in the Yucca District. Staff Contact: Tom Dixon, CPM, Senior Planner.

VI. **OTHER BUSINESS**

Richard A. Bowers, Acting City Manager, to address the Planning Commission

VII. **OTHER BUSINESS FROM THE FLOOR**

VIII. **PLANNING STAFF REPORT**

IX. **COMMISSION COMMENTS AND SUGGESTIONS**

X. **NEXT MEETING:** April 2, 2015

XI. **ADJOURNMENT**

FOR SPECIAL ACCOMMODATIONS



Please contact Diana Figueroa at (623) 930-2808 or dfigueroa@glendaleaz.com at least three working days prior to the meeting if you require special accommodations due to a disability. Hearing impaired persons should call (623) 930-2197.

After 5:00 p.m. on Monday, prior to the meeting, staff reports for the above referenced cases will be available online at <http://www.glendaleaz.com/planning/boardsandcommissions.cfm>. If after reviewing the material you require further assistance, please call the staff contact listed for each application at (623) 930-2800.

In accordance with [Title 38](#) of the Arizona Revised Statute (A.R.S.), upon a public majority vote of a quorum of the Planning Commission, the Commission may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purpose:

- (i) discussion or consideration of records exempt by law from public inspection (A.R.S. § 38-431.03(A)(.2));
- (ii) discussion or consultation for legal advice with the city's attorneys (A.R.S. § 38-431.03(A)(3)); or
- (iii) discussion of consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid or resolve litigation (A.R.S. § 38-431.03(A)(4)).

Confidentiality Requirements Pursuant to A.R.S. § 38-431.03(C)(D): Any person receiving executive session information pursuant to A.R.S. § 38-431.02 shall not disclose that information except to the Attorney General or County Attorney by agreement of the Planning Commission, or as otherwise ordered by a court of competent jurisdiction.

**MINUTES
CITY OF GLENDALE PLANNING COMMISSION
SPECIAL MEETING
CITY COUNCIL CHAMBERS
5850 WEST GLENDALE AVENUE
GLENDALE, ARIZONA 85301**

**THURSDAY, JANUARY 8, 2015
6:00 PM**

CALL TO ORDER

The meeting was called to order at approximately 6:00 PM.

Commissioners Present: Commissioners Hirsch, Lenox, Berryhill, Lentz, and Johnston were present.

Commissioners Absent: Commissioner Dobbelaere.

City Staff Present: Tabitha Perry, Assistant Planning Director, Thomas Ritz, AICP, Senior Planner, Tom Dixon, CPM, Senior Planner, Deborah Robberson, Deputy City Attorney, and Diana Figueroa, Recording Secretary.

OTHER BUSINESS

Tabitha Perry, Assistant Planning Director, stated that agenda items may be taken out of order at the Commission's discretion. She suggested the Commission begin the meeting with agenda item six, Other Business. Everyone was in agreement.

Ms. Perry stated they were in an unusual situation this evening. She explained that the Planning Commission was without a Chair and a Vice Chair position which are appointed by City Council. Therefore, staff was asking for a volunteer to act as Chair for this meeting only. The vote for tonight's nomination will be made by the Commission.

Commissioner Johnston was nominated by the Commission as acting Chair for tonight's meeting.

APPROVAL OF MINUTES

Acting Chairperson Johnston called for Approval of Minutes from the June 19, 2014 Special Workshop and the October 2, 2014 Regular Meeting.

Commissioner Lenox made a Motion to Approve the June 19, 2014 Special Workshop Meeting minutes and was Seconded by Commissioner Berryhill. The Motion passed unanimously.

Commissioner Hirsch made a Motion to Approve the October 2, 2014 Meeting minutes and was Seconded by Commissioner Lenox. The Motion passed unanimously.

WITHDRAWALS AND CONTINUANCES

Acting Chairperson Johnston called for any withdrawals and/or continuances. There were none.

PUBLIC HEARING ITEMS

Acting Chairperson Johnston called for staff's presentation.

1. **CUP14-07:** A request by Paul O'Connor, representing Patricia Guizan, for a Conditional Use Permit to permit a dancing and live entertainment at a proposed banquet hall located within 500 feet of residentially zoned property in the Glendale Centerline Overlay (GCO) zoning district. The site is located south of the southwest corner of 55th Avenue and Glendale Avenue (6830 North 55th Avenue) and is located in the Ocotillo District. Staff Contact: Thomas Ritz, AICP, Senior Planner.

Mr. Thomas Ritz, AICP, Senior Planner, stated this was a request to allow live music, performance by more than one musician and dancing at a new banquet hall located within 500 feet of residentially zoned property in the Glendale Centerline Overlay zoning district proposed for an existing building. He said that all live music and patron dancing will be performed inside the building. He explained that the Planning Commission must conduct a public hearing and determine if this request is in the best long-term interest of this neighborhood and consistent with the General Plan.

Mr. Ritz noted the applicant indicated that music and dancing was an important aspect to the project, however, they are not the main functions of the facility. The banquet hall events would be typically booked only on the weekends. He said the banquet hall hours will be limited to Thursdays from 5p.m. to 10 p.m. and Fridays, Saturdays, and Sundays from 5 p.m. to 12:30 a.m. Mr. Ritz stated that the applicant contends the noise abatement should not be a problem for residents. He explained that existing roll-up doors will be replaced with self-closing, self-locking, and sound sealing main exterior doors. He added that sound insulation will be added to the roof and walls. In addition, no liquor license was required since the bar will be operated by a vendor and all events will be catered with only warming of food done in the kitchen preparation area.

Mr. Ritz noted that on November 18, 2014, notification letters were mailed informing the adjacent property owners and interested parties of their request. The Planning Division did not receive any responses regarding the request nor did the applicant. However, a parking concern was voiced from a property owner to the south after the Planning Commission's report was completed. He said the property owner was in the audience tonight to speak on this item.

In conclusion, Mr. Ritz stated this request appears to meet the required findings and should be approved, subject to the stipulations listed in the staff report. He asked for questions from the Commission.

Acting Chairperson Johnston called for questions from the Commission.

Commissioner Berryhill inquired as to the name of the business. Mr. Ritz stated the applicant was proposing to call her business The Glendale Banquet Hall. He asked if it was legal to only

use the liquor license of a vendor on a Glendale property. Mr. Ritz asked for assistance from the City Attorney's Office. Deborah Robberson, Deputy City Attorney, noted she would have to look into this issue. She would like to hear from the applicant as well.

Acting Chairperson Johnston called for the applicant to make a presentation.

Paul O'Connor, applicant's representative, stated in response to the liquor license question, that according to state law, if you are selling liquor you're required to have a liquor license, however, if you are just serving liquor, a liquor license is not required.

Ms. Robberson suggested the Commission make a stipulation to address Commissioner Berryhill's concern. She said the stipulation would be that the applicant would have to comply with all of Arizona liquor rules, regulations and statutes as a requirement of the CUP. The Commissioners agreed.

Commissioner Hirsch asked for assurances that the patio would not be part of the project. Mr. Connor agreed and assured the Commission that it would not be used for banquet activities.

Mr. O'Connor stated he would like to address the concerns from the property owner to the south. He said he did meet with the property owner and noted his concerns regarding trash and parking in front of his gated property. He explained that they were addressing the trash situation with a larger dumpster behind a gate as well as more frequent trash pick-up. He noted that regarding the parking issue, they offered to put up No Parking Signs or Keep Driveway Clear Signs.

Acting Chairperson Johnston asked what type of security the property will have. Mr. Connor stated they would employ a private security firm. Acting Chairperson Johnston asked if they were planning to have security cameras on the premises. Mr. Connor replied no.

Commissioner Lentz asked if the owner of the property will be on the premises at all times. Mr. Connor stated that the tenant who will be running the business will be there but not the owner that is renting the space.

Acting Chairperson Johnston opened the public hearing.

Bruce Dean, speaker, expressed his concerns with parking in the area as well as the trash blowing into his property. He believes the security of having one security guard for every 100 people was not adequate and thinks it will hurt his business next door. He explained he has had many break-ins on his property.

Mr. O'Connor reiterated that the trash would no longer be an issue and that it seemed that most of Mr. Dean's problems with parking were occurring during the day. He noted the applicant's hours were mainly on the weekends.

Acting Chairperson Johnston closed the public hearing.

Acting Chairperson Johnston called for a motion.

Commissioner Hirsch made a Motion to Approve CUP14-07 subject to the stipulations included in the staff report plus an additional eighth stipulation to read: Compliance with all state and local law and ordinance with regard to the use, sale, distribution, or presence of alcohol. Commissioner Lenox Seconded the Motion. The motion passed with a 3 to 2 vote. Acting Chairperson Johnston and Commissioner Berryhill voted nay.

Acting Chairperson Johnston called for the next step in the process.

Deborah Robberson, Deputy City Attorney, said this is final approval by the Planning Commission subject to a written appeal if filed within 15 days.

Acting Chairperson Johnston called for the next case.

Tom Dixon, Senior Planner, stated the next three items will be presented concurrently as they are on the same property; however, each will require a separate motion.

2. GPA13-05: A request by Land Solutions, Inc., representing Maricopa County Municipal Water Conservation District 1, to amend approximately 179.73 acres of the general plan designation from Low Density Residential (0 –1 du/acre) to Medium Density Residential (3.5 – 5 du/acre) and General Commercial. The site is located at the northeast corner of Citrus Road and Olive Avenue and is located in the Municipal Planning Area (17750 West Olive Avenue). Staff Contact: Tom Dixon, CPM, Senior Planner.

ZON13-08: A request by Land Solutions, Inc., representing Maricopa County Municipal Water Conservation District 1, to rezone the property from R1-8 and R1-10 (Single Family Residential Zoning Districts, Maricopa County designations) to R1-7 PRD (Single Residence, Planned Residential Development), R1-8 PRD (Single Residence, Planned Residential Development), R1-10 PRD (Single Residence, Planned Residential Development), and C-1 (Neighborhood Commercial). The site is located at the northeast corner of Citrus Road and Olive Avenue and is located in the Municipal Planning Area (17750 West Olive Avenue). Staff Contact: Tom Dixon, CPM, Senior Planner.

PP13-03: A request by Land Solutions, Inc., representing Maricopa County Municipal Water Conservation District 1, to approve a preliminary plat for Zanjero Pass, a 491-lot subdivision with an 8.18-acre commercial parcel. The site is located at the northeast corner of Citrus Road and Olive Avenue and is located in the Municipal Planning Area (17750 West Olive Avenue). Staff Contact: Tom Dixon, CPM, Senior Planner.

Tom Dixon, Senior Planner, stated that the applicant was requesting to amend the General Plan to Medium Density Residential and rezone the property to R1-7 Planned Residential Development, R1-8 PRD, and R1-10 PRD for the Zanjero Pass master planned development. He said the applicant was also requesting to amend the General Plan to General Commercial and a rezone of an 8.18-acre parcel to C-1. Additionally, on August 6, 2013, notification letters were mailed to adjacent property owners and interested parties notifying the public of a neighborhood meeting to be held on August 21, 2013 at the Glendale Adult Center. He noted that there were

approximately 10 residents in attendance in addition to the applicant, property owner and city staff. He stated that a second meeting was held on September 28, 2013 at the home of Jim Hagedorn, who resides north of the Zanjero Pass Property. He explained that at both meetings the residents discussed the proposal and voiced concerns on how this project could impact surrounding property values. He added the applicant also addressed the concerns relating to the project development. Finally, the applicant sent out an additional notification informing the surrounding neighbors that the Glendale City Council was considering a pre-annexation development agreement for Zanjero Pass at its meeting on November 24, 2014.

Additionally, the applicant is requesting to amend the General Plan to Medium Density Residential and rezone the property to R1-7 Planned Residential Development and R1-8 PRD, and R1-10 PRD for the Zanjero Pass master planned development. The applicant is also requesting to amend the General Plan to General Commercial and a rezone of an 8.18-acre parcel to C-1.

Mr. Dixon stated the request included Preliminary Plat approval for a 491 lot single family residential subdivision and an 8.18-acre commercial parcel. He explained this was a proposed subdivision on 179.73 acres of underdeveloped land. He said the land division would create a total of 491 single-family residential lots on 171.55 acres and a separate 8.18-acre commercial parcel, which would be situated at the corner of Citrus Road and Olive Avenue. He explained the project includes several tracts for use as common open space and landscaping, recreation areas both passive and active, and trail system.

In conclusion, Mr. Dixon stated these requests appear to meet the required findings and should be approved, subject to the stipulations listed in the staff report. He went through each stipulation in detail. He asked for questions from the Commission.

Acting Chairperson Johnston called for questions from the Commission.

Commissioner Berryhill asked how water will be provided to this development. Mr. Dixon explained that water and sewer extensions were in progress to serve the area but the current project was only for entitlement.

Acting Chairperson Johnston called for the applicant to make a presentation.

Mr. David Maguire, with the Maricopa Water District, stated he had been working on the land and water portion of this project through MWD. He explained the process related to the development and the discussions related to obtaining water and sewer for that area spanning for 12 years. Since then, the 303 Land Owner Sewer Group was started four years ago and Glendale joined the group. He indicated that about a year ago they worked together and signed an agreement with the City of Glendale to provide sewer service to this area. He noted the original provider was to be Global. He stated that Epcor was now the water and sewer provider for the area and has been approved by the city. He stated that the City of Glendale made a decision some time ago not to provide water or sewer service to this area, therefore it will be provided by a private company. He provided additional information on the Maricopa Water District which

was like Salt River Project. He also shared some aerial pictures of the project to the Commission.

Acting Chairperson Johnston opened the public hearing.

Jim Hagedorn, speaker, stated that he has lived in the area for 22 years and owns two lots in that area. He said his concerns were that this will end the quality of life he has led in a quiet style rural living that he was accustomed to for many years. He provided a map of the area in which he would not want any type of development advancement. He said the street in question was Cheryl Drive and he stated that everyone on that street would want to be left alone.

Acting Chairperson Johnston closed the public hearing.

Acting Chairperson Johnston called for a motion.

Commissioner Hirsch made a Motion to recommend approval of GPA13-05. Commissioner Lenox Seconded the Motion, which was approved unanimously.

Deborah Robberson, Deputy City Attorney stated the Planning Commission's actions are not final and the Commission's recommendation will be forwarded to City Council for further action.

Commissioner Hirsch made a Motion to recommend approval of ZON13-08 subject to the two stipulations included in the staff report plus an additional stipulation to read: The lots along the northern edge of Zanjero Pass adjacent to Cheryl Drive shall be limited to single story homes specially Lots 9, 10, 11, 16, 17, 22 through 29, 38, 42, 43, 44, 47, 48, and 49 as shown on the preliminary plat. Commissioner Lenox Seconded the Motion, which was approved unanimously.

Deborah Robberson, Deputy City Attorney, stated the Planning Commission's actions are not final and the Commission's recommendation will be forwarded to City Council for further action.

Commissioner Lenox made a Motion to Approve PP13-03 subject to the stipulations included in the staff report plus an additional stipulation to read: The lots along the northern edge of Zanjero Pass adjacent to Cheryl Drive shall be limited to single story homes specially Lots 9, 10, 11, 16, 17, 22 through 29, 38, 42, 43, 44, 47, 48, and 49 as shown on the preliminary plat. . Commissioner Hirsch Seconded the Motion, which was approved unanimously.

Deborah Robberson, Deputy City Attorney, said this is final approval by the Planning Commission subject to a written appeal if filed within 15 days. The 15 days will start after ZON13-08 is finalized.

PLANNING STAFF REPORT

Acting Chairperson Johnston asked if there was a Planning Staff Report. There was none.

COMMISSION COMMENTS AND SUGGESTIONS

Acting Chairperson Johnston called for Comments and Suggestions.

Acting Chairperson Johnston thanked the Commissioners, staff and the public for their participation.

ADJOURNMENT

Commissioner Hirsch Made a Motion to adjourn the meeting. The Motion was Seconded by Commissioner Lenox, which was approved unanimously.

The meeting was adjourned at 7:10 p.m.

NEXT MEETING: February 5, 2015

DRAFT



Planning Division Staff Report

DATE: March 5, 2015 **AGENDA ITEM:** /

TO: Planning Commission

FROM: Tabitha Perry, Assistant Planning Director
PRESENTED BY: Thomas Ritz, AICP, Senior Planner

SUBJECT: **CONDITIONAL USE PERMIT (CUP) APPLICATION CUP14-07:
GLENDALE BANQUET HALL – 6830 NORTH 55TH AVENUE**

REQUEST: CUP approval to allow live entertainment and dancing in the GCO (Glendale Centerline Overlay) zoning district.

APPLICANT/OWNER: Paul O’Connor, POCA Architecture and Design / Patricia Guizan

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

RECOMMENDATION: The Planning Commission should approve CUP14-07 subject to the stipulations contained in the staff report.

PROPOSED MOTION: Move to approve CUP14-07 per the findings and subject to the stipulations contained in the staff report.

SUMMARY: This is a request to allow live music, performed by more than one musician, and dancing at a new banquet hall located within 500 feet of residentially zoned property in the Glendale Centerline Overlay (GCO) zoning district proposed for an existing building. All live music and patron dancing will be performed inside the building.

COMMISSION ACTION: Commissioner _____ made a motion to _____ CUP14-07 per the findings and subject to the stipulations contained in the staff report. Commissioner _____ seconded the motion. The motion was _____ with a vote of _____ to _____.

DETAILS OF REQUEST:

General Plan Designation:

The property is designated as Entertainment Mixed Use.

Property Location and Size:

The property is located south of the southwest corner of 55th Avenue and Glendale Avenue and is approximately 17,000 square feet in size. The adjacent parking lot is approximately the same size.

History:

The Glendale Centerline Overlay (GCO) zoning district was placed on the property in July 2014 to permit land uses not permitted with the previous zoning designations of C-2 (General Commercial) over the north half of the building and M-1 (Light Industrial) over the south half of the building. The building was constructed in phases, with the last part completed before 1993. As part of the development of the banquet hall, the property will be upgraded to current building codes and design expectations.

Design Review:

The building is existing. Modifications to the building are being reviewed and required during the Conditional Use Permit application process. Additional modifications will be addressed during the building permit application review phase of development, thus no separate design review application will be submitted.

Project Details:

An existing 17,000 square foot warehouse space will be changed into a banquet hall. The existing 2-story first and second floors in the front of the building will be 6,520 square feet of office space. The 1,450 square foot mezzanine will be used as dressing rooms for guests. The 7,094 square foot banquet hall will be located in the rear of the building with an access door to the parking area. The applicant will provide live entertainment with dancing in a designated area within the tenant suite. The size of the dance floor will be 20' by 20' or 400 square feet in size.

With the Glendale Centerline Overlay zoning district, the proposed use is not required to provide parking on site.

The site of the proposed banquet hall is bounded by a car wash and parking lot to the north, zoned Glendale Centerline Overlay (GCO). Glendale Avenue is 160 feet north of the proposed banquet hall location. East, across 55th Avenue, is a Jack-in-the-Box drive-thru restaurant, zoned General Commercial (C-2) and several industrial businesses, zoned Light Industrial (M-1). South of the proposed banquet hall is the property's parking lot, and south of the parking lot a facility for boat storage and repair, also zoned M-1. West, across an alley, is a cabinet maker, zoned M-1, and plumbing contractor, zoned Heavy Commercial (C-3).

The Conditional Use Permit is required because the site is located within 500 feet of residentially zoned property. Live music, performed by more than one musician, and dancing requires a Conditional Use Permit within the Glendale Centerline Overlay district when proposed to be

located within 500 feet of a residential zoning district. Within 300 feet of the proposed banquet hall, on properties zoned M-1, are several residences.

Operational Issues:

The applicant has indicated that music and dancing is an important aspect to the project, however, they are not the main function of the facility. The banquet hall events would be typically booked only on weekends. The banquet hall hours will be limited to Thursdays from 5 to 10 pm and Fridays, Saturdays, and Sundays from 5 pm to 12:30 am. Occasionally work day events, such as corporate meetings, will be held during the week. These events will not have music and will not extend past 8 pm. The proposed capacity is 300 persons.

The applicant contends that noise abatement should not be a problem for residents. Existing roll-up doors will be replaced with self-closing, self-locking, and sound sealing main exterior doors. Sound gaskets will be added to all exterior doors. Additional sound insulation will be added to the roof and walls. No banquet activities will be permitted outside. The existing patio will not be available for banquet use as it is only accessible through the office area. The applicant represents that no liquor license is required. The bar will be operated by a vendor who will provide a licensed bartender. All events will be catered. There will be a warming kitchen only and no food preparation is anticipated.

On-site security will be hired for evening events – one security personnel for every 100 guests. Security will service the parking lot at the beginning and/or end of events as necessary. Parking lot lighting will be improved as part of the building permit process. The applicant indicated that the owner has a combined total of 10 years in banquet hall and similar industries.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On November 18, 2014, notification letters were mailed to adjacent property owners and interested parties. The applicant did not receive any response regarding the request. Planning received a comment of opposition from the property owner to the south. The property owner was concerned about on street parking blocking the driveway into his business and on street parking contributing to the congestion on 55th Avenue and Lamar Avenue. 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 December 25, 2014. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on December 22, 2014. The property was posted by the applicant on December 19, 2014.

A Notice of Public Hearing was published in *The Glendale Star* on February 12, 2015. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on February 13, 2015. The property was posted on February 14, 2015.

STAFF FINDINGS AND ANALYSIS:

Findings:

- The proposed use is consistent with the policies, objectives, and land use map of the Glendale General Plan and the purpose of the zoning district in which the site is located;
- The proposed use will not be materially detrimental to the health, safety or general welfare of persons residing or working within the neighborhood of the proposed use, or have an adverse effect on the property, adjacent properties, the surrounding neighborhood or the city when consideration is given to the character and size of the use and hours of operation;
- The proposed site is adequate in size and shape to accommodate the intended use and that all requirements for the zoning district, including but not limited to: setbacks, walls, landscaping and buffer yards are met;
- The proposed site has adequate access to public streets and highways to carry the type and quantity of traffic which may be generated by the subject use, and that on-site circulation is adequate to permit driveways, parking, and loading requirements in a manner which is safe and efficient; and
- Adequate conditions or stipulations have been incorporated into the approval of the conditional use permit to ensure that any anticipated detrimental effects can be mitigated.

Analysis:

- The proposed live entertainment and dancing is consistent with the policies of the General Plan and the GCO zoning district. Live entertainment and dancing facilities are permitted in this zoning district subject to CUP approval. The banquet hall is a permitted land use and does not require CUP approval.
- The proposed use will not be materially detrimental to or have an adverse effect on the surrounding neighborhood or the city. The applicant will be providing noise abatement as part of their preventive measures to ensure the outside surrounding public does not hear music coming from this location. The live entertainment will take place within the building only. This request is for more than one musician to perform and allow patron dancing.
- The site is adequate in size and shape to accommodate the proposed live entertainment facility. All requirements for the zoning district have been met. The applicant will be submitting construction documents for review.
- Adequate access to public streets and on-site circulation to carry the type and quantity of traffic that may be generated by the proposed use is provided from 55th Avenue which is a collector street. The adjacent collector street is adequate to support any additional traffic that may be generated.
- All applicable city departments have reviewed the application and recommend approval of the application.

RECOMMENDATION:

This request appears to meet the required findings for Conditional Use Permit approval and should be approved, subject to the following stipulations:

1. Development shall be in substantial conformance with the site plan and project narrative contained within the Project Development Packet, dated December 19, 2014, subject to approval by the Development Services Department.
2. The banquet hall hours for dancing and live entertainment shall be limited to Thursdays from 5 pm to 10 pm and Fridays, Saturdays, and Sundays from 5 pm to 12:30 am.
3. Security personnel shall be provided on site in the parking lot and within the building during business hours.
4. Noise abatement measures shall be installed to ensure that all sound will be contained within this building.
5. A lot tie shall be completed for all parcels with buildings straddling existing property lines.
6. Outdoor activity areas, including the patio, will not be a part of the project.
7. All parking spaces on-site shall meet the requirements of the City of Glendale Zoning Ordinance.

ATTACHMENTS:

1. Required Findings for Conditional Use Permits.
2. Applicant's Project Development Packet, date stamped December 19, 2014.
3. Citizen Participation Final Report (without mailing labels), approved December 22, 2014.
4. Vicinity Zoning Map.
5. Aerial Photograph, dated November 2012.

PROJECT MANAGER: Thomas Ritz, AICP, Senior Planner (623) 930-2588
tritz@glendaleaz.com

REVIEWED BY:



Planning Director



Development Services Department Director

REQUIRED FINDINGS FOR CONDITIONAL USE PERMITS

Section 3.904 of the Zoning Ordinance requires that the following findings be met before granting a Conditional Use Permit:

- A. That the proposed use is consistent with the policies, objectives, and land use map of the Glendale General Plan and the purpose of the zoning district in which the site is located;
- B. That the proposed use will not be materially detrimental to the health, safety or general welfare of persons residing or working within the neighborhood of the proposed use, or have an adverse effect on the property, adjacent properties, the surrounding neighborhood or the city when consideration is given to the character and size of the use and hours of operation;
- C. That the proposed site is adequate in size and shape to accommodate the intended use and that all requirements for the zone district, including but not limited to: setbacks, walls, landscaping and buffer yards are met;
- D. That the proposed site has adequate access to public streets and highways to carry the type and quantity of traffic which may be generated by the subject use, and that on-site circulation is adequate to permit driveways, parking, and loading requirements in a manner which is safe and efficient; and
- E. That adequate conditions or stipulations have been incorporated into the approval of the Use Permit to ensure that any anticipated detrimental effects can be mitigated.

Project Development Packet

Banquet Hall
6830 N 55th Ave
Historic Downtown District
Glendale Centerline Overlay District

CUP14-07

RECEIVED

DEC 19 2014

Glendale Planning Dept.

Re: Project Narrative for Proposed Glendale Banquet Hall (the "Project")
6830 N 55th Ave -- Historic Downtown District
CUP14-07

To Whom It May Concern:

This narrative covers the Project of converting an existing warehouse into a banquet hall.

Purpose

The purpose of this submittal is to obtain a Conditional Use Permit for live entertainment, dancing and music -- a requirement for this zoning and for the banquet hall.

Background

The Conditional Use Permit is required as the warehouse is within 500 feet of residentially-zoned property. Additional work will include installation of stairs and the reinforcement of an existing mezzanine built by another owner without a permit. New ADA restrooms will also be installed. The Project is located in Historic Downtown Glendale with surrounding neighbors primarily warehouse and fast food restaurants. There are a limited number of residential projects that lie just within the 500-foot radius South of the Project. The five general findings for the Conditional Use Permit have been substantially met. The proposed use is consistent with the Glendale General Plan for a downtown business. The use will not be detrimental to the health, safety and/or welfare of the nearby residents or those working in the area.

Building Use

Music and dancing is an important aspect to this Project, however, not the main function of the facility. The banquet hall events (quinceaneras, weddings, graduations, birthdays, bowling parties, corporate events, etc.) are typically booked only on weekends. The banquet hall hours will be limited to Thursdays from 5 to 10pm and Fridays, Saturdays and Sundays from 5pm to 12:30am. Occasionally work day events, such as corporate meetings, will be held during the week. These events will not have music and will not extend past 8pm. The proposed capacity is 300.

Noise Issues

Noise abatement should not be a problem for residents. Existing roll-up doors will be replaced with self-closing, self-locking and sound-sealed main exterior doors. Sound gaskets will be added to all exterior doors. Additional sound insulation will be added to the roof and walls. No banquet activities will be permitted outside. The existing patio will not be available for banquet use as it is only accessible through the office area.

Liquor License/Kitchen

No liquor license is required. The bar will be operated by a vendor who will provide a licensed bartender. All events will be catered. There will be a warming kitchen only -- no food prep.

Security

On-site security will be hired for evening events – 1 security personnel for every 100 guests. Security will service the parking lot at the beginning and/or end of events as necessary.

Parking/Lighting

Existing on-site parking will be adequate for most activities and conforms to Glendale standard detail G-450. Larger parties will use parking allowed under the Glendale Centerline Overlay Plan. Overflow parking is also available on the street. The parking lot will be well-lit during evening hours. Additional parking lot light fixtures will be mounted on the existing building.

Experience

The owner of the business operating this Project has a combined total of 8 years in banquet hall and similar industries as 14.

Sincerely,

Paul O'Connor
POCA Architecture + Design LLC



July 24, 2014

SENT VIA EMAIL ONLY

Paul O'Connor
POCA Architecture and Design
5133 North Central Avenue
Suite 226
Phoenix, AZ 85012
poconner@POCAaz.com

RE: Approval of the Glendale Centerline Overlay District Development Requirements for 6830 North 55th Avenue - Zoning Interpretation Letter (ZIL14-04)

Dear Mr. O'Connor:

Your request for 6830 North 55th Avenue to adhere to the Glendale Centerline Overlay District development requirements for the Historic Downtown District (55th - 59th Avenues) has been approved. This approval is for the property owned by Patricia O. Guizar at 6830 North 55th Avenue, identified as tax parcels 146-02-119, 146-02-120, 146-02-121A, and 146-02-121B, and described as follows:

Lot 4, Lot 5, Lot 6, and Lot 7 of Block 17, Park Addition to Glendale, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 3 of Maps, page 42:

As provided for in Section 6.801 of the Zoning Ordinance of the City of Glendale, Arizona: Should development of property occur under the Overlay District, any and all requirements of the underlying zoning district are superseded in the approval of development according to the Overlay District. No combination of existing zoning and Overlay District land uses and/or development standards shall be permitted.

The City of Glendale has no further comments.

Please keep me informed of all proposed land development activities. You may contact me at (623) 930-2588 or tritz@glendaleaz.com if you have any questions or would like to discuss this approval.

Sincerely,



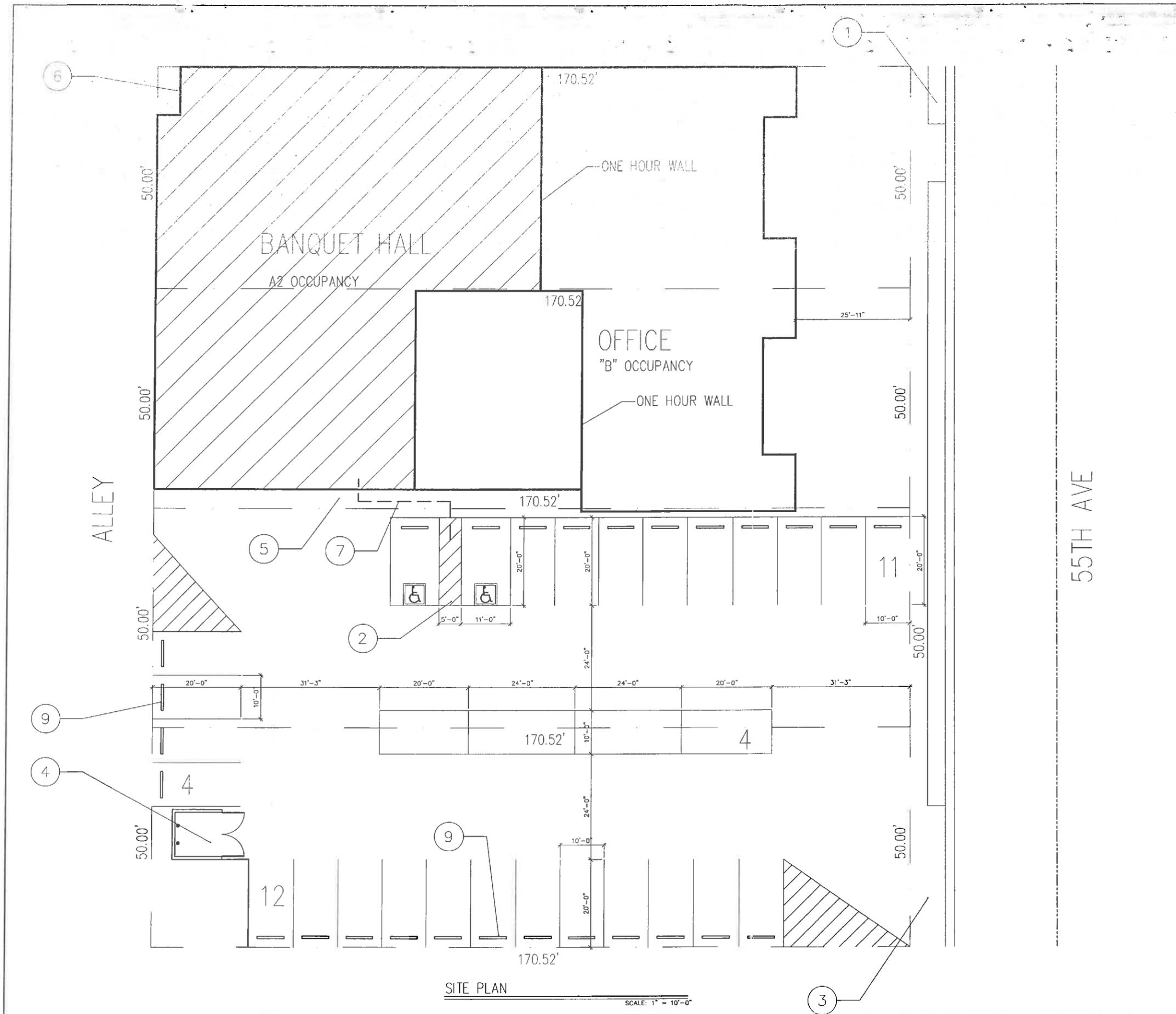
Thomas Ritz, AICP
Senior Planner
Planning Department

TR:tr

Enclosure

cc: Patricia O. Guizar
19 East Main Street
Avondale, AZ 85323

Jon M. Froke, AICP, Planning Director | Historic Preservation Officer
Randy Huggins, Development Services Supervisor



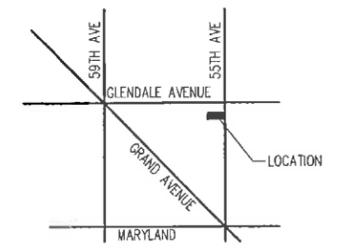
SITE PLAN
SCALE: 1" = 10'-0"

PROJECT DATA

Project Owner: M. V. & D. LLC
 Project: Glendale Banquet Hall
 Project Address: 6830 North 55th Avenue
 Assessor's Parcel Number: 146-02-119, 146-02-120, 146-02-121A, 146-02-121B
 Building Square Footage:
 Office First Floor: 6,520 sq. ft.
 Office Second Floor: 6,520 sq. ft.
 Banquet Hall: 7,094 sq. ft.
 Mezzanine: 1,459 sq. ft.
 Total: 21,584
 Zoning: Glendale Center (Overlay) (C/O)
 Building Code:
 2012 International Building Code w/ amendments
 2012 International Energy Conservation Code
 2012 International Mechanical Code w/ amendments
 2012 Uniform Plumbing Code w/ amendments
 2011 National Electrical Code (NEC) w/ amendments
 Occupancy: B-A2 (Banquet Hall)
 Occupancy Square Footage:
 1st Occupancy: 13,040 sq. ft.
 2nd Occupancy: 2,544 sq. ft.
 Occupancy Load:
 Office First Floor: 6,520 s.f. / 100 = 65
 Office Second Floor: 6,520 s.f. / 100 = 65
 Banquet Hall: 7,094 s.f. / 15 = 473
 Use: General Office, Banquet Hall
 Construction type: VB Fire Sprinkled
 Fire Alarm: Yes
 Fire Sprinkled: Yes

Project Narrative: Project is an existing warehouse space that is being changed into a banquet hall. Work will include the installation of stairs and the reinforcing of an existing mezzanine that was built by another owner without a permit. New ADA rest rooms are being installed with this permit. Parking is existing with ADA parking being located between the office and the banquet hall entry. Exits lead directly to exterior public way.

VICINITY MAP

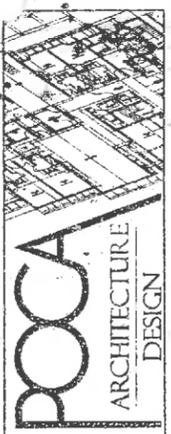


SITE PLAN NOTES

1. Existing concrete sidewalk.
2. Existing accessible parking.
3. Existing curb cut.
4. Trash enclosure.
5. Entry to banquet hall.
6. Existing electrical service entrance section.
7. Accessible route.
8. Existing asphalt concrete pavement.
9. 6' long concrete bumper curb.

GENERAL NOTES

A. ALL SIGNS TO BE REMOVED FROM PROPERTY THAT DO NOT DENOTE BUSINESSES IN THE BUILDING



POCA Architecture + Design, LLC
 5133 North Central Avenue
 Suite 226
 Phoenix, Arizona 85012
 pocanor@POCAaz.com
 602-944-0699

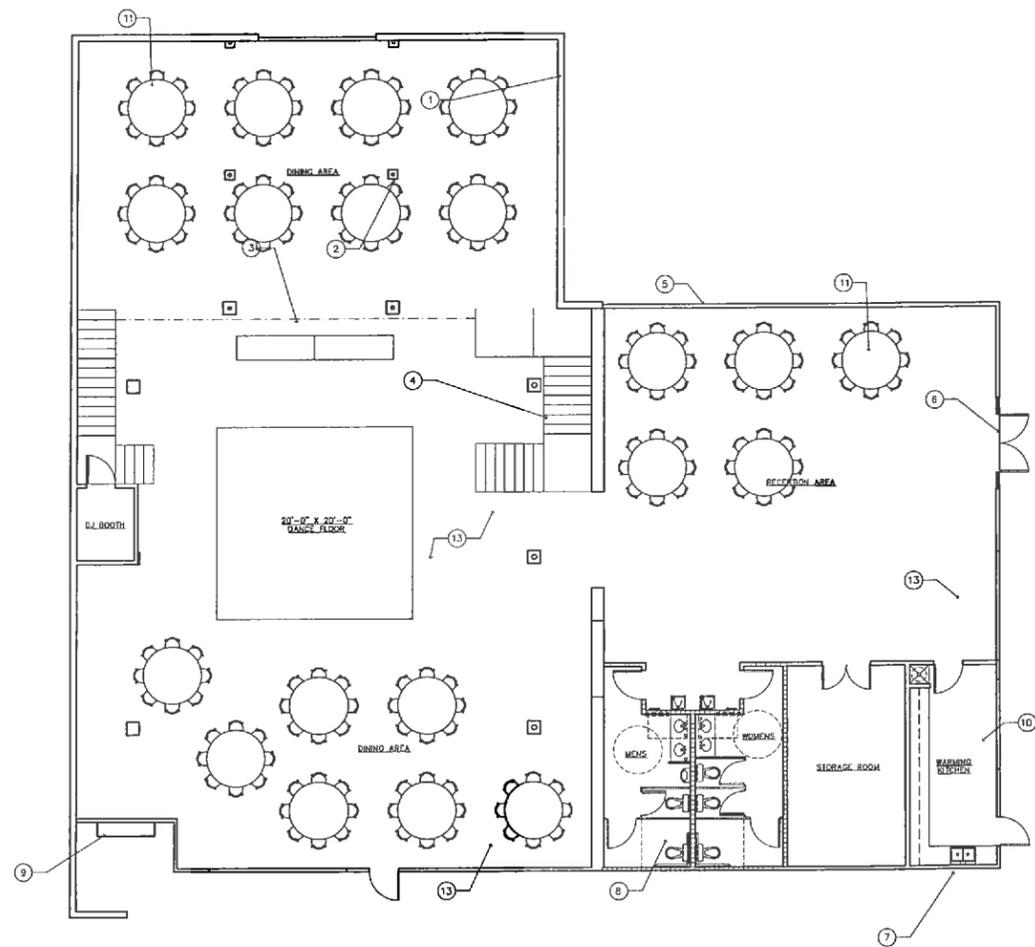


Glendale Banquet Hall
 For
 M, V & D, LLC
 6830 North 55th Avenue
 Phoenix, Arizona 85301

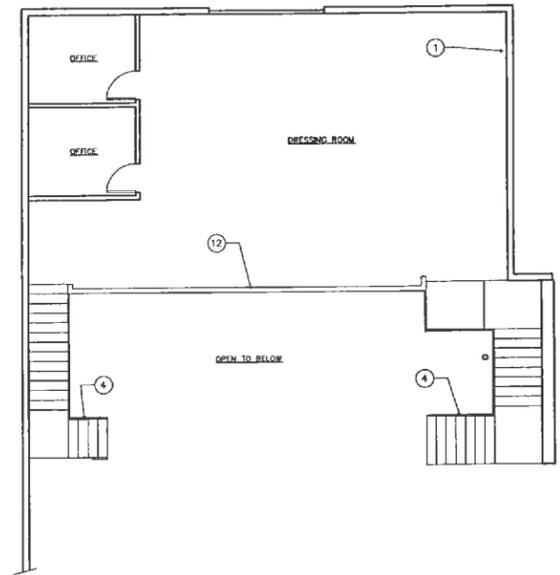
Revision:
 Project # - 14022
 Date - 8-14-14
 Sheet Name:
SITE PLAN

CUP-1

CUP 14-07



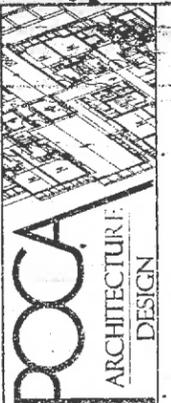
FLOOR PLAN
SCALE: 1/8" = 1'-0"



MEZZANINE FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLAN NOTES

1. Existing steel truss.
2. New glass wall columns.
3. New steel truss support system. No permit required for mezzanine structure.
4. New steel truss columns.
5. Existing steel truss columns.
6. New base cast in place concrete. Note: All exterior doors to be self-closing with sound seals.
7. Existing concrete exterior siding.
8. New ADA rest room.
9. Existing electrical service entrance section.
10. Warning kitchen cabinet: any counter tops, cabinetry and sinks. There will be no coating or food preparation equipment.
11. Miscable dining table.
12. 42" high railing at open mezzanine.
13. Install sound insulation between existing roof joist and wall framing. Walls to have appropriate installed and roof structure to have vinyl wrap.



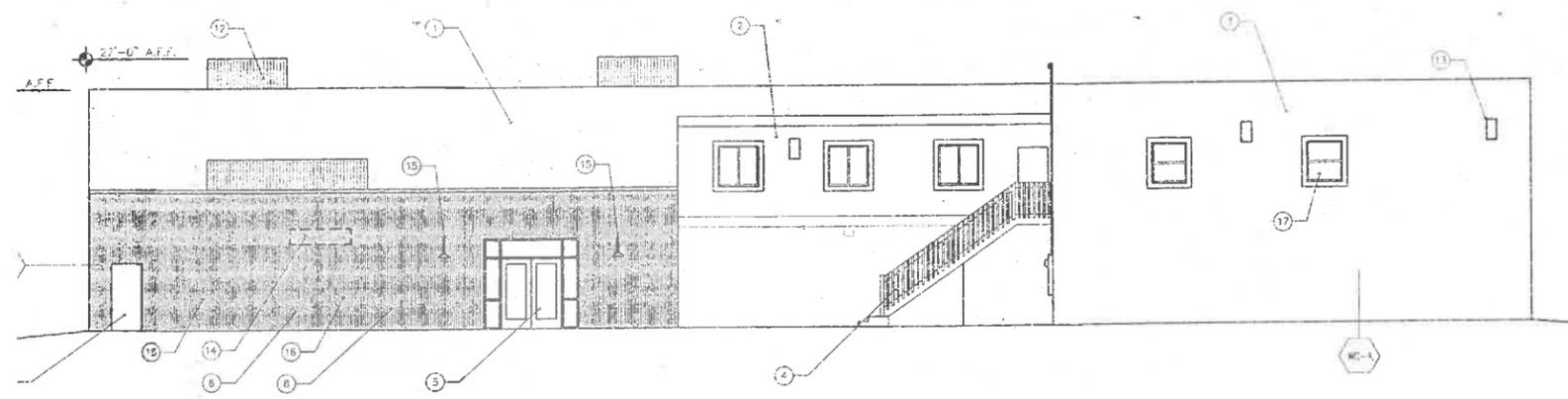
POCA Architecture + Design, LLC
 5133 North Central Avenue
 Suite 226
 Phoenix, Arizona 85012
 pocanor@POCAaz.com
 602-944-0699



Glendale Banquet Hall
 For
M, V & D, LLC
 6830 North 55th Avenue
 Phoenix, Arizona 85301

Revision:
 Project # - 14022
 Date - 8-14-14
 Sheet Name:
FLOOR PLAN

CUP2



SOUTH ELEVATION

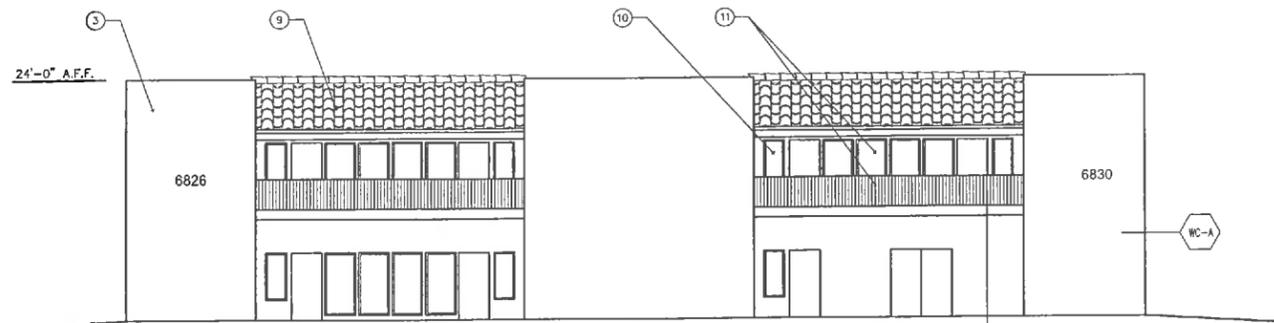
SCALE: 1/8" = 1'-0"

PLAN NOTES

1. Existing vertical metal roofing
2. Existing stucco on frame
3. Existing stucco on masonry
4. Existing stairs
5. Remove existing roll up door and install new banquet hall entry doors
6. Existing corrugated metal siding
7. Existing entry door
8. Existing roll up door
9. Existing concrete the roofing
10. Existing entry storefront
11. Existing wrought iron railing
12. Metal screening for roof top mechanical units to match building siding
13. Wall pack light fixtures to be on timer and motion sensor
14. Signage location
15. Wall mounted recessed light fixture
16. Remove existing roll up door and install siding to match existing
17. 6" wide foam and stucco pop out
18. Existing electrical service entrance section

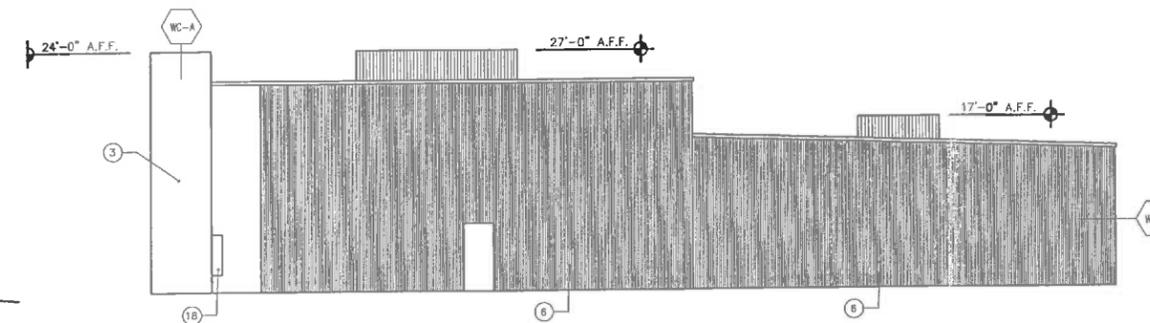
BUILDING COLOR

WC-A: Frazee 8721W Sighorn
 WC-B: Frazee 87241 Smart Edge
 WC-C: Frazee 8704N Saddlebury



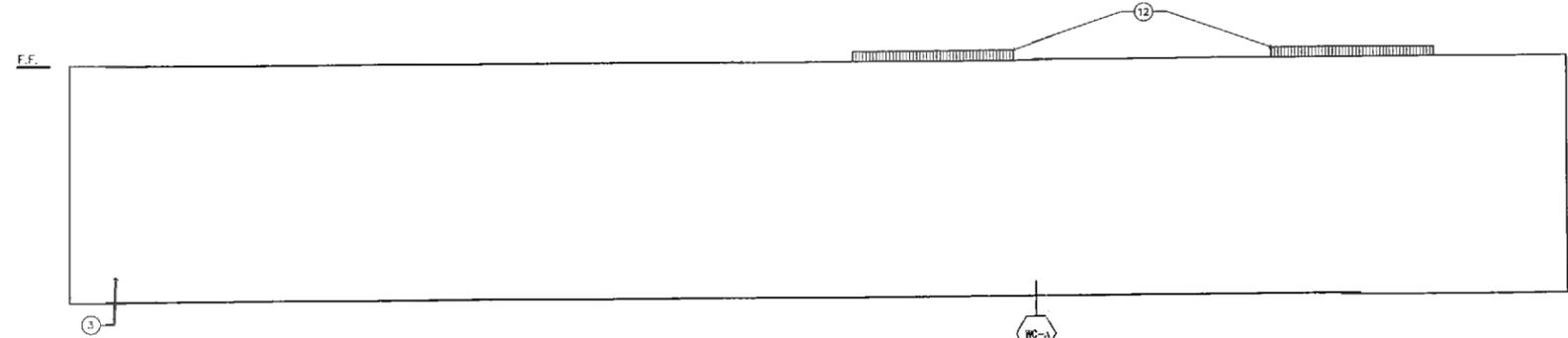
EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



POCA Architecture + Design, LLC
 5133 North Central Avenue
 Suite 226
 Phoenix, Arizona 85012
 pocanor@POCAaz.com
 602-944-0699



Glendale Banquet Hall
 For
M, V & D, LLC
 6830 North 55th Avenue
 Phoenix, Arizona 85301

Revision:
 Project # - 14022
 Date - 8-14-14

Sheet Name:
FLOOR PLAN

CUP-3

1. Citizen Participation Final Report

Glendale Banquet Hall
6830 N 55th Ave
Historic Downtown District
Glendale Centerline Overlay District

CUP14-07

APPROVED

DEC 7 2 2014

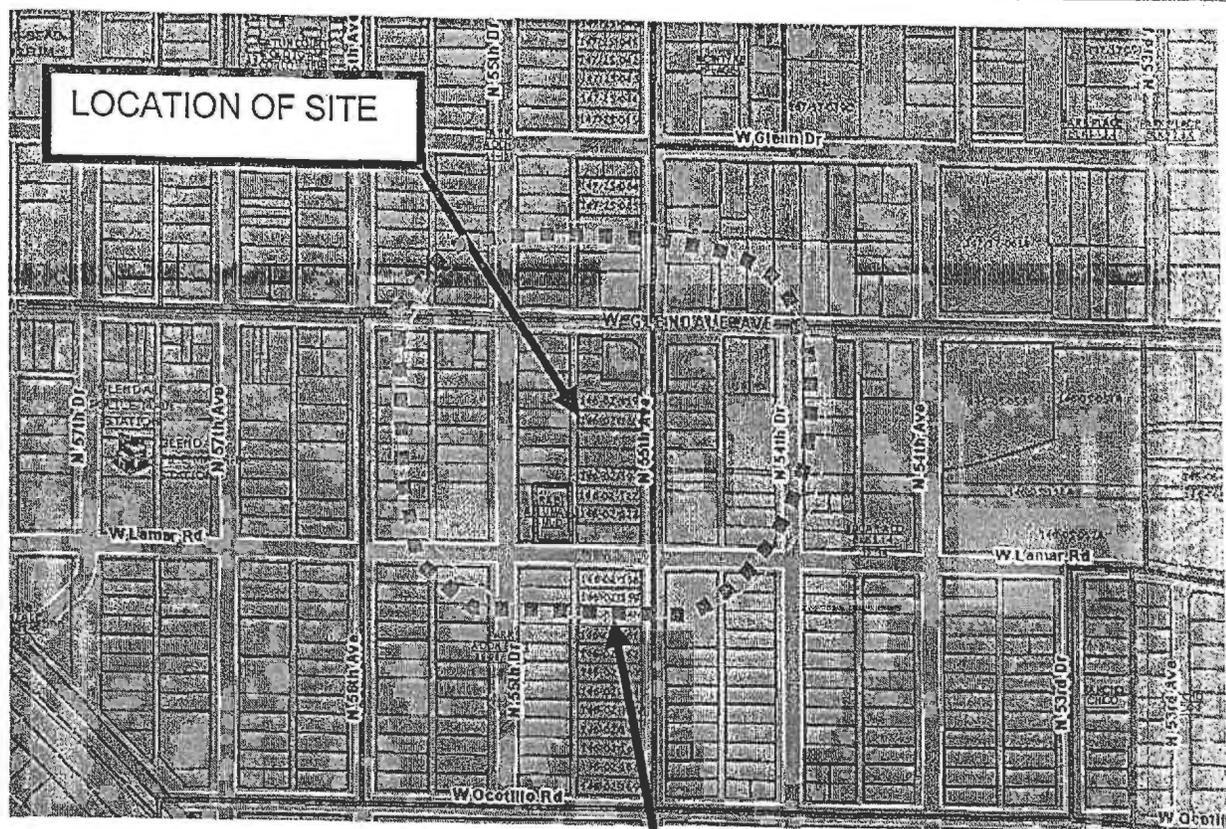
City of Glendale
Planning Department

2. This project is an existing warehouse space that is being changed into a banquet hall. Additional work will include installation of stairs and the reinforcement of an existing mezzanine built by another owner without a permit. New ADA restrooms will be installed with this permit. The purpose of this submittal is to obtain a Conditional Use Permit for live entertainment, dancing and music which is a requirement for this zoning and is needed for the banquet hall. The Conditional Use Permit is required because this property is within 500 feet of residentially-zoned property. Music and dancing is an important aspect to this business but are not the major function of this facility. The banquet hall events (quinceañeras, weddings, graduation, birthday, bowling parties, corporate events, etc.) are typically booked on weekends only, primarily on Friday and Saturday evening between 6 and 12. Events will be catered; there will be a warming kitchen, but no food preparation kitchen. Outdoor activity areas will not be a part of the project. There will be no changes made to the exterior of the existing building with the exceptions of painting and signage. Interior changes will include the addition of wall and roof insulation for both thermo and sound absorbing improvement. This project is located in Historic Downtown Glendale with the surrounding neighbors being primarily warehouse businesses and fast food restaurants. There exists a limited number of residential projects are just within the 500 foot radius south of the project. The primary concern that we anticipate from the neighbors, particularly homeowners, is noise from the music. This is being addressed with sound insulation as noted above.
3. Overview of Citizen Participation Plan. The Citizen Participation Plan Checklist was completed and submitted to the City in September. Within this plan we addressed concerns and issues as brought up in the checklist, indicated how we would be notifying citizens in the area and attached the mailing list.
4. Notification letters and meeting notices were delivered to your office on Sep 19, 2014, and mailed by your office on or around that same date. We asked for responses by Oct 3, 2014.
5. A map of the specific areas where residences and property owners who were notified is attached as Exhibit A.

6. A list of names of HOAs and registered neighborhood groups and their reps, and individuals on the district's "Interested Parties" list who were notified, and individuals on the Additional Notification List who were notified is attached as Exhibit B.
7. There were no meetings scheduled or held.
8. The total number of individuals noticed were 75. There were 4 returned as undeliverable. The total number of people that actually participated in the process by calling to discuss the project was 1.
9. One person called to ask questions – no concerns, issues or problems were expressed.
10. This has not been an issue to date. POCA Architecture + Design is available to address verbal or written questions or concerns at any time during office hours. If necessary, future issues can be addressed by a call, an individual visit or meeting.
11. N/A
12. The proposal has not been revised. There were no public concerns. However, there were numerous comments and concerns expressed by City of Glendale staff. These concerns were addressed and are contained in the Citizen Participation Plan, attached as Exhibit C. First Review Comments from City Staff are attached as Exhibit D.
13. A copy of the letter sent to the individuals on Exhibit B is attached as Exhibit E.
14. The complete mailing list is attached as Exhibit B.

Exhibit A

RECOMMENDED NEIGHBORHOOD NOTIFICATION AREA	
NAME OF REQUEST:	BANQUET HALL CONDITIONAL USE PERMIT
LOCATION:	6830 North 55 th Avenue
The applicant is requesting the approval of a Conditional Use Permit to operate a banquet hall within an existing building.	
ZONING DISTRICT: GCO	COUNCIL DISTRICT: Ocotillo



500' NOTIFICATION AREA

Exhibit C

9. Citizen Participation Plan

**Glendale Banquet Hall
6830 N 55th Ave
Historic Downtown District
Glendale Centerline Overlay District
Latest Submittal Date: Oct 8, 2014**

CUP14-07

Review Comments:

1. Fee noted
2. Construction document code conformance noted
3. Construction drawings requisite for building permit for all Tis noted
4. Fire code compliance noted
5. Building occupancy load change requirements noted
6. Public Notification Overview public hearing sign posting installation noted
7. Section 3.904-Findings noted
8. The five general findings for the Conditional Use Permit have been substantially met . The propose use is consistent with the Glendale General Plan for a downtown business, the use will not be detrimental to the health, safety and welfare of the nearby residence or to those working in the area. Concerns with noise form the business has been addresses through building modifications. All zoning district requirements concerning site has been addressed. Access and parking is adequate with the Glendale Centerline Overlay. Stipulated items concerning sound transfer and hour of business will ensure that there will be no detrimental effects to the surrounding area.

Project Narrative (Planning):

9. Cover Sheet (see attached)
10. The proposed tenant for the banquet hall facility has been in this same business for the past 8 years at an Avondale location. Prior to that, the tenant ran an events planning decorating business.
11. The banquet hall hours will be limited to the following:
Thursday: 5 to 10pm
Friday/Saturday/Sunday: 5 pm to 12:30am
Occasional daily events (corporate meetings, etc.) Sunday through Saturday: 9am to 8pm -- no music at daytime events
12. The proposed tenant will hire outside vendors. All service people employed by the banquet hall will be specifically trained for their particular job duties by job description. Licenses, will be obtained, as required, and recorded in Human Resources.
13. Hired security will be on site for evening events. There will be one (1) security personnel for every 100 guests.
14. All doors will remain locked at all times until one-half (1/2) hour prior to the event. All exterior fire doors will be self-closing and self-locking; guests may leave through exit doors, if necessary; however, there will be no access through the service doors. Guests may arrive only through the main door to the parking lot. The parking lot will be well-lit during evening hours. Security will be servicing the parking lot, at the beginning and/or end of events, if necessary.
15. Parking lot lighting is taken care of with fixtures being mounted on the existing building. Photometric will be had to ensure that the lighting conforms to the lighting ordinance.
16. There will be no liquor license required, as no liquor will be sold. The bar will be staffed by a vendor who will provide a licensed bartender.
17. The parking that is provided on site will be adequate for most of the activities in the building. Larger parties will be able to use parking as allowed under the Glendale Centerline Overlay Plan.
18. No banquet activities will be permitted outside. The patio to the East of the building is accessible via the office area only. The banquet hall will not have access to the office area; the patio will not be available for banquet use.

19. Noise abatement is the one concern that we have identified and it is the easiest to solve. The addition of sound insulation to the roof and walls with self closing and sound gaskets on all exterior doors will control the amount of sound this business may generate.
20. Sound proofing will be permitted through the Building Safety department.
21. Detail:
 1. Type of events: quinceañeras, weddings, graduation, corporate events, birthday parties, bowling parties, family gatherings, etc.
 2. No, the company does not have another operation in Arizona.
 3. Security will be hired for evening events; one (1) security officer for every 100 guests.
 4. A liquor license is not needed; the bar will be operated by a vendor who will provide a licensed bartender.
 5. Proposed capacity for the building is 300.
 6. The outside of the building will be painted.
 7. Yes, parking is adequate. There is parking for 31 cars. Overflow parking is available on the street.
 8. Events should not pose a problem to the residents to the South. All events will be inside of the building only; no outside events will be held. The building will be soundproofed; there should not be a problem for residents.
 9. Sound insulation will be installed on the walls and roof.

Building Elevations, Floor Plans and Landscape (Planning)

22. North and West elevations are provided (see attached plans).
23. Roll-up doors into the banquet area will be replaced with self-closing, sound sealed man doors.
24. Window pop-outs will be added to the five (5) windows on the South elevation.
25. Application Number (CUP14-07) will be included on all sheets
26. CuP-1 zoning reference has been corrected from C-1/M-1 to GCO.
27. See CUP-1
28. See CUP-3
29. See CUP-3
30. All impertinent signs will be removed from the property. See CUP-1
31. PARKING LOT SPACE DIMENSIONS (10x20). Parking lot will be restriped. See CUP-1
32. Sheets have been corrected
33. See CAP-2.
34. All rooftop mechanical will be screened from view. See CUP-3
35. See CUP-3
36. See CUP-1

Environmental Resources

37. Air quality requirements to be addressed before construction
38. Parking lot is currently paved with asphaltic concrete.
39. All work will be interior tenant improvement. The site is existing and no storm water management will be needed during construction.

Citizen Participation Plan (Planning)

40. Completed Citizen Participation Final Report is attached.

Fire Safety

41. Occupancy change will be submitted with construction drawings to building safety for building permit review.
42. See CUP-1, Site Plan and Project Data.
43. Building will be fire sprinkled.
44. Assembly space will have two exits per CUP-1, Project Data exiting calcs. Exiting plan will be with Building Safety submittal
45. Building will have fire alarm.
46. Structural drawings will be submitted for mezzanine.
47. There will be no food cooking or warming equipment in Warming Kitchen. Space is used to stage pre-cooked meals. See CUP-2.
48. See CUP-2.

Building Safety

49. Fire alarm and sprinklers to be installed with tenant improvement.
50. Accessible parking spaces have been moved to be adjacent to entry door. See CUP-1.
51. Internal lot lines will be removed.
52. Occupancies will be separate uses with separation by a one hour wall.
53. Area calculations are located in the Project Data, sheet CUP-1.
54. Mezzanine is open. See sheet CUP-2.

Land Development Engineering

55. We feel that drive way alignment is sufficient however the owner will relocate if city requires.
56. Middle parking is changed to parallel parking. See sheet CUP-1.
57. Drive aisle are 23 feet wide.
58. Parking lot redrawn. See CUP-1.

Transportation

59. ADA space is located on asphaltic concrete pavement.
60. Bumper guards are installed.
61. Drive aisle are 23 feet wide.
62. Parking arrangement in center of parking lot has hanged. See CUP-1.
63. Parking conforms to Glendale standard detail G-450.

Exhibit D



September 30, 2014

SENT VIA E-MAIL ONLY

Paul O'Connor
POCA Architecture and Design, LLC
5133 North Central Avenue, Suite 226
Phoenix, AZ 85012
poconnor@POCAaz.com

RE: First Review of Conditional Use Permit (CUP14-07): Glendale Banquet Hall, a request for Live Entertainment and Dancing proposed to be located at 6830 North 55th Avenue, Glendale, Arizona

Dear Mr. O'Connor:

The City's Development Review Team has completed its first review of your Conditional Use Permit application for Glendale Banquet Hall. The Team's comments are summarized below. Please incorporate the comments into your revised submittal.

Advisory Comments (Planning)

1. Planning will charge a fee for all third and subsequent reviews. The fee for each of those reviews will be 50% of the initial (base) fee. Therefore, you are encouraged to contact the applicable reviewer or department listed below if any of the comments are not clear.
2. All construction documents and plans will need to conform to the following codes: 2012 IBC, 2012 UMC, 2012 UPC or 2012 IPC, 2012 IRC, 2012 IEBC, 2012 IECC, 2011 NEC, 2010 ADASAD, and 2009 IFC and City of Glendale Amendments and Technical Bulletins.
3. Construction drawings shall be required to be submitted for building permits for any tenant improvement work.
4. All fire codes shall be complied with at time of tenant improvement submittal.
5. The building occupancy load shall not be increased without formal application through the Building Safety and Fire departments.
6. Review the Public Notification Overview (attached), particularly the section concerning

City of Glendale
5850 West Glendale Avenue • Suite 212 • Glendale, Arizona 85301-2599 • (623) 930-2800
glendaleaz.com

sign posting. Once the date for the public hearing is set, you will be responsible for installation of the sign.

7. Review Section 3.900 – Conditional Use Permits (attached), particularly Section 3.904 – Findings. The five General Findings are what the Planning Commission must concur with in order to approve your request.
8. Describe how this request will meet the required findings for a Conditional Use Permit.

Project Narrative (Planning)

9. Provide a cover sheet to the narrative, including the application number (CUP14-07), application name, address, location, and single latest submittal date.
10. No discussion of the prior history of the company that will be operating the banquet hall was included in the submittal. Include in the revised submittal any experience the banquet hall operator has had in this type of business. You should be prepared to discuss this with the Planning Commission.
11. No information provided concerning limits on hours of operation and days of the week the live entertainment and dancing will be permitted. Provide information concerning days and hours of operation as part of the revised narrative. Please think through the proposed business hours. An approval of your application would be stipulated to the project narrative and/or stipulations approved at the public hearing.
12. No information provided concerning training of employees. Provide information concerning training of employees as part of the revised narrative.
13. No information provided concerning security at the proposed banquet hall. Provide information concerning security as part of the revised narrative.
14. Provide information on what security measures the banquet hall will be conducting within the facility and in the parking lot.
15. Provide information concerning the parking lot lighting and building lighting, and how the proposed lighting complies with the city's outdoor lighting ordinance.
16. No information provided concerning the liquor license to be held by the banquet hall. Provide information concerning the liquor license as part of the revised narrative.
17. Demonstrate how the proposed parking is adequate for the proposed use. Have any cross-access easements with other property owners been negotiated to provide additional parking?
18. Discuss how the patio to the east of the building will be used. Will renters of the facility be permitted to set chairs or tables outside? Will banquet activities (dining, music, dancing) be permitted outside?
19. Concerning noise abatement, what will be done to address noise? Staff suggests the

following:

- a. All exterior doors should be self-closing with sound seals.

Please state in the narrative what will be done to address noise abatement. The specific techniques used to accomplish the noise abatement must be addressed and implemented before live band performances begin on the property.

20. Any wall covering to sound proof the business must be permitted through the Fire and Building Safety departments.
21. Overall, provide more details in the project narrative about the conduct of the business.

Previous applications for banquet halls have raised the following questions. These questions should be addressed in the revised narrative:

1. What types of events are planned for this facility?
2. Does this company operate anywhere else in Arizona?
3. Are there concerns with security?
4. Is a liquor license needed?
5. What is the proposed capacity for the building?
6. Are any changes proposed to the exterior of the building?
7. Is there adequate parking?
8. Is there any concern with events bothering the residences to the south?
9. What sound insulation is proposed?

Building Elevations, Floor Plan, and Landscape (Planning)

22. No North and West elevations provided with this submittal. Provide North and West elevations with the revised submittal.
23. Replace all roll-up doors with man doors which enter into the banquet area.
24. Add window pop-outs to the 5 windows on the south elevation.
25. Include the application number (CUP14-07) on all sheets.
26. On sheet CAP-1 zoning is listed as C-1/M-1. Zoning is now Glendale Centerline Overlay (GCO). Correct on revised submittal.

27. Provide the building setbacks on the site plan.
28. No dimensions or colors provided for elevations. Provide this information on revised submittal.
29. Show proposed sign band on revised elevations.
30. Remove all signs from property which do not identify businesses currently operating on the property.
31. No dimensions provided for parking lot spaces. Provide dimensions of parking spaces. All spaces shall be 10 feet by 20 feet in size. Restripe all parking spaces at 10 feet by 20 feet in size.
32. Sheet CUP-2 and sheet CUP-3 are identical.
33. Project narrative notes that interior changes will include the addition of wall and roof insulation, however this is not shown on sheet CAP-2.
34. Add note to plan that all roof top mechanical equipment shall be screened from view. If this is not the current condition, screening will be required to be installed as a condition of approval.
35. To further address security, lights (possibly with motion sensors) should be installed on the west and south sides of the building. Please address in the narrative the type, location, and number of lights that will be installed.
36. Show the location of a new trash enclosure on the site. The new trash enclosure shall be constructed according to the applicable City of Glendale standard detail.

Environmental Resources (Environmental Programs – Megan Sheldon at 623-930-4115)

37. Air Quality during construction – Refer to Maricopa County requirements for demolition / renovation.
38. Air quality during operation – The ground surface for the parking lot on the south side of the building is not described on Site Plan. Parking, maneuvering, ingress, and egress areas must be permanently maintained with a dustproof method.
39. Stormwater management during construction and operation – will stormwater be retained on-site? Undertake best management practices to minimize pollutants from leaving the site. Provide protection from accidental discharge of pollutants to the public drain system and comply with cleanup and notification requirements in Section 33-304 of City Code.

Citizen Participation Plan (Planning)

40. Implement the Citizen Participation Plan, and subsequently complete the Citizen Participation Final Report. The approved Citizen Participation Final Report will be attached to the staff report and provided to the Planning Commissioners as part of their packet prior to the Planning Commission Public Hearing.

Fire Safety (Fire Marshal's Office – Larry Randall at 623-930-3127)

41. Submit for change of occupancy.
42. Identify occupancy group and square footage.
43. Add fire sprinklers.
44. Provide exiting plan and calculations.
45. Might require a fire alarm system.
46. Submit for permitting of unpermitted mezzanine and stairs.
47. Show all equipment / appliances in "warming kitchen".
48. Show table / seating layout in dining and reception area with the occupant load and exiting plan.

Building Safety (Building Safety – Joe Hernandez at 623-930-3169)

49. Fire alarms and sprinklers required IBC 907.2.1 & 903.2.1
50. ADA accessible parking shall be on shortest accessible route to accessible entrance IBC 1106.6.
51. Parcels with buildings straddling the property lines should complete a lot tie.
52. Are the A-2 and B occupancies to be considered separated or unseparated occupancies?
53. Calculate allowable area IBC 508.3.
54. Mezzanine must be open and unobstructed to same room IBC 505.2.3.

Land Development Engineering (Engineering – Mark Ivanich at 623-930-3654)

55. Need more information on how the driveway will line up with the drive aisles. Do you need another driveway cut?
56. Parking stalls down the middle are too small they must be 10' by 20'. Other stalls scale 17' by 8.5' which is too small.
57. Drive aisle width is 21'. Minimum width 23'.
58. Need a better, more detailed drawing for the parking lot.

Transportation (Kiran Guntupalli at 623-930-2940)

59. All ADA spaces shall be on concrete or paved surface with painted aisle. 5' aisle should be connecting public sidewalk.

60. All parking spaces shall have bumper guard to prevent vehicle from extending over property line.
61. Drive aisle shall be 23'.
62. The parking spaces in the center shall be clearly marked for direction of parking.
63. Please follow Glendale Standard detail G-450 for designing parking spaces.

Please revise your plans to address the Team's review and provide a letter that explains your responses to each of the comments. Please submit to my attention eleven (11) copies of the revised submittal, including a revised narrative, which can be distributed to the project team.

You may submit a revised submittal, including a revised narrative (electronically is fine) to me prior to submitting the necessary copies. This will allow me to proof the documents before you print the 11 sets.

When I receive your revised plans, I will send them to the team for a second review. Please feel free to call me if you have any questions or would like to discuss these comments. My direct line is (623) 930-2588 and email is tritz@glendaleaz.com.

Sincerely,



Thomas Ritz, AICP
Senior Planner
Planning

TR/tr

Enclosure: Public Notification Overview
Section 3.900 – Conditional Use Permits

cc: Jon M. Froke, AICP, Planning Director
Project Team

Exhibit E

September 19, 2014

Re: 6830 North 55th Avenue, Glendale Arizona
Historic Downtown District
Glendale Centerline Overlay District

Dear Neighbor:

This letter is to inform you that POCA Architecture + Design LLC, on behalf of the business owner, is applying for a Conditional Use Permit to allow live entertainment, music, and dancing at a proposed banquet hall which will be located at 6830 N 55th Avenue in the historic downtown district of Glendale Arizona.

The proposed project will convert the existing warehouse property located at the above-referenced address into a multi-use dining and dancing banquet hall. Live entertainment, music, and dancing is an important aspect to this business, but are not the major function of this facility. The banquet hall events (quinceañeras, weddings, graduation, corporate events, birthday parties, bowling parties, etc.) are typically booked on weekends only, primarily on Friday and Saturday evenings between 6 and 12. Events will be catered; there will be a warming kitchen, but no food preparation kitchen. Outdoor activity areas will not be a part of the project. There will be no changes made to the exterior of the existing building with the exceptions of painting and signage, interior changes will include the addition of wall and roof insulation for both thermo and sound absorbing improvements. ADA restrooms will be installed.

The existing 2-story first and second floors in the front of the building will be 6,520 sq ft of office space. The 1,450 sq ft mezzanine will be used as dressing rooms for guests. The 7,094 sq ft banquet hall will be located in the rear of the building with an access door to the parking area. The existing dirt parking lot will be paved and striped with designated ADA parking spaces.

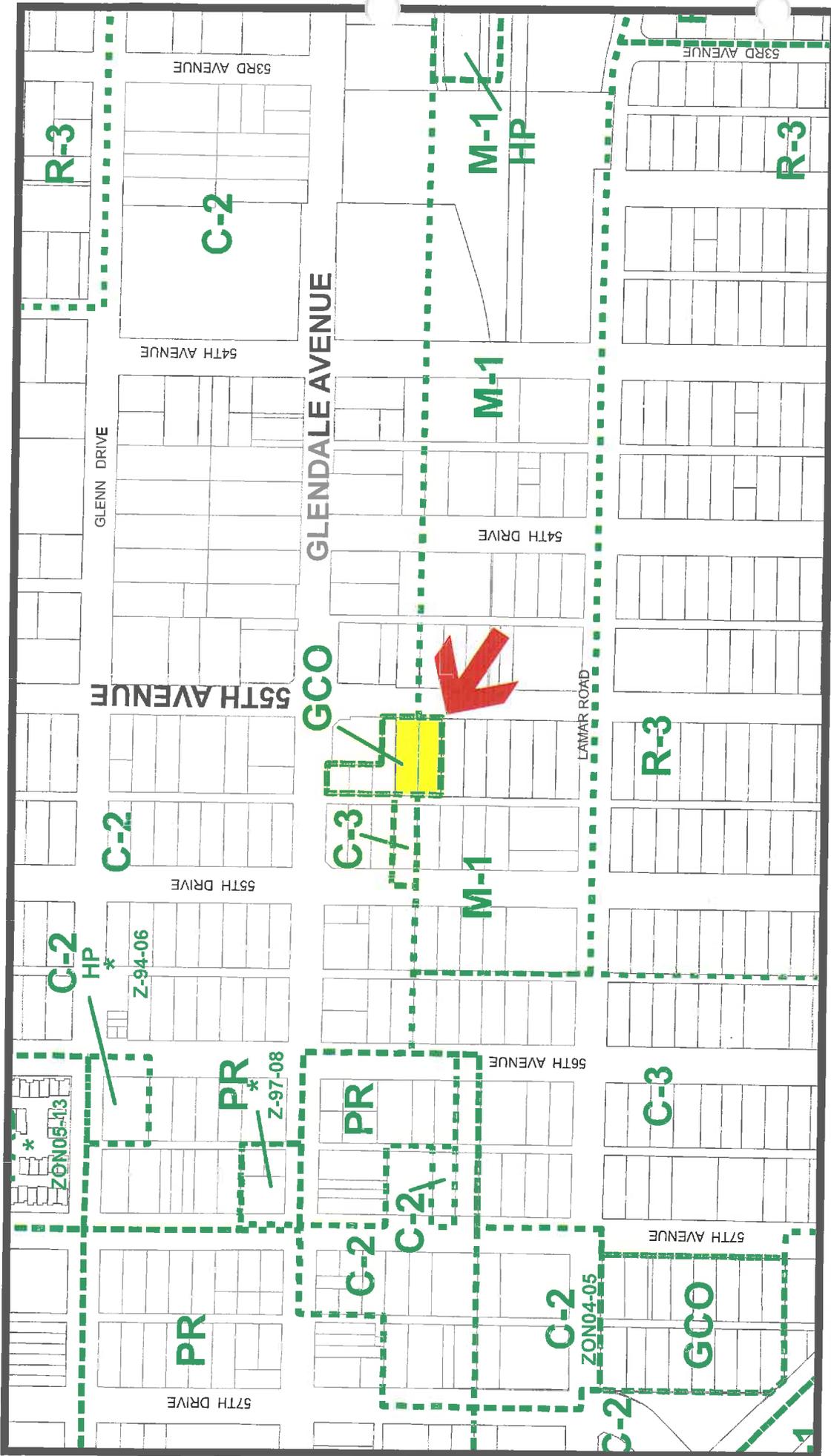
Attached please find a site plan of the project for your review. Please provide your comments by Friday, October 3, 2014, to:

Paul O'Connor, Architect
POCA Architecture + Design LLC
5133 North Central Avenue, Suite 226
Phoenix AZ 85012
602-944-0699
poconnor@POCAaz.com

You may also contact Thomas Ritz at the City of Glendale at 623-930-2588 with comments.

Sincerely,

Paul O'Connor, Architect
POCA Architecture + Design, LLC



 <p>CASE NUMBER CUP14-07</p>	<p>REQUEST A CONDITIONAL USE PERMIT FOR LIVE ENTERTAINMENT AND DANCING IN THE GCO (GLENDALE CENTERLINE OVERLAY) ZONING DISTRICT.</p>
<p>LOCATION 6830 N. 55TH AVENUE</p>	



Aerial Date: November 2012



CASE NUMBER
CUP14-07





Planning Division Staff Report

DATE: March 5, 2015 **AGENDA ITEM:** 2

TO: Planning Commission

FROM: Tabitha Perry, Assistant Planning Director
PRESENTED BY: Thomas Ritz, AICP, Senior Planner

SUBJECT: **CONDITIONAL USE PERMIT (CUP) APPLICATION CUP14-08:
WHITE DOVE THRIFT SHOPPE – 17045 NORTH 59TH
AVENUE**

REQUEST: CUP approval to allow a thrift store in the C-2 (General Commercial) zoning district.

APPLICANT/OWNER: Beus Gilbert, PLLC / KIR Glendale LP.

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

RECOMMENDATION: The Planning Commission should approve CUP14-08 subject to the stipulations contained in the staff report.

PROPOSED MOTION: Move to approve CUP14-08 subject to the stipulations contained in the staff report.

SUMMARY: The property owner is seeking a CUP to allow a thrift store use for the White Dove Thrift Shoppe. This use will be conducted in an existing building that will be renovated to accommodate White Dove.

COMMISSION ACTION: Motion made by _____ to _____ CUP14-08 subject to the two stipulations contained in the staff report. Motion seconded by _____. The motion was _____ with a vote of _____ to _____.

DETAILS OF REQUEST:

General Plan Designation:

The property is designated as PC (Planned Commercial).

Property Location and Size:

The property is located north of the northeast corner of Bell Road and 59th Avenue and consists of 8,057 square feet in an existing commercial retail building. The overall shopping center is approximately 20 acres in size.

History:

The site was developed as a power center in 1989-90 and was rezoned to C-2 in 1974. The property was annexed on December 22, 1970.

Design Review:

A design review application was approved in 1988 when the existing building was developed. Tenant improvement plans will be reviewed in conjunction with the conditional use permit application.

Project Details:

Hospice of the Valley operates a number of thrift stores in Metropolitan Phoenix. White Dove is proposing to locate into an 8,057 square foot vacant tenant suite in an existing building. The building and parking lot fronts onto 59th Avenue. Vehicular access is provided to the shopping center at three locations on 59th Avenue. Additional access is provided off of Bell Road and 57th Avenue. The land uses in the immediate area are commercial to the north, east, west and south.

The drop off location for donated items is located on the north side of the building and will be screened from public view. The retail entrance will be on the east side of the building. Regular store hours will be from 9am to 6pm Monday through Saturday, and closed on Sunday.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Plan:

On December 19, 2014, the applicant mailed 130 notification letters to adjacent property owners and interested parties notifying them of the CUP proposal. There were no responses received as a result of the applicant's notification letter. 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 February 12, 2015. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on February 13, 2015. The property was posted by the applicant on February 13, 2015.

STAFF FINDINGS AND ANALYSIS:

Findings:

- The proposed use is consistent with the policies, objectives, and land use map of the Glendale General Plan and the purpose of the zoning district in which the site is located;
- The proposed use will not be materially detrimental to the health, safety or general welfare of persons residing or working within the neighborhood of the proposed use, or have an adverse effect on the property, adjacent properties, the surrounding neighborhood or the city when consideration is given to the character and size of the use and hours of operation;
- The proposed site is adequate in size and shape to accommodate the intended use and that all requirements for the zoning district, including but not limited to: setbacks, walls, landscaping and buffer yards are met;
- The proposed site has adequate access to public streets and highways to carry the type and quantity of traffic which may be generated by the subject use, and that on-site circulation is adequate to permit driveways, parking, and loading requirements in a manner which is safe and efficient; and
- Adequate conditions or stipulations have been incorporated into the approval of the conditional use permit to ensure that any anticipated detrimental effects can be mitigated.

Analysis:

- The proposed thrift store is consistent with the policies of the General Plan and the purpose of the C-2 zoning district. Thrift stores are permitted in this zoning district subject to CUP approval.
- The proposed use will not be materially detrimental to or have an adverse effect on the surrounding neighborhood or the city. The site is adequate in size to accommodate a retail thrift store. White Dove is proposing minor exterior and interior upgrades to enhance the currently vacant building's appearance. The donation location will be screened from public view with a decorative masonry wall.
- This location is adequate in size for the operation of a retail thrift store. There will be no increase in building size. Adequate parking is provided and the landscaping is in good condition.
- A large back flow prevention device exists adjacent to the north elevation. It should be screened from public view.
- There is adequate access to public streets with the existing driveways along 59th Avenue. These driveways were built to meet City standards.
- The applicant has shown that all measures have been taken to meet the findings for a conditional use permit for a thrift store. There are stipulations to ensure that these measures are met.
- All applicable city departments have reviewed the application and recommend approval of the application.

RECOMMENDATION:

This request appears to meet the required findings for Conditional Use Permit approval and should be approved, subject to the following stipulations:

1. Development shall be in substantial conformance with the site plan, dated January 21, 2015, and the project narrative, dated January 22, 2015, subject to construction plan approval by the Development Services Department.
2. The existing backflow preventer adjacent to the north elevation shall be screened from public view prior to the issuance of a Certificate of Occupancy.

ATTACHMENTS:

1. Applicant's Narrative, dated January 22, 2015.
2. Site Plan, dated January 21, 2015.
3. Floor Plan, dated January 9, 2015.
4. Citizen Participation Final Report (without mailing labels), approved January 28, 2015.
5. Vicinity Zoning Map.
6. Aerial Photograph, dated November 2012.

PROJECT MANAGER: Thomas Ritz, AICP, Senior Planner (623) 930-2588
tritz@glendaleaz.com

REVIEWED BY:



Planning Director



Development Services Department Director

TR/df

Hospice of the Valley
White Dove Thrift Shoppe

**North of the NEC 59th Avenue & Bell Road
17045 N 59th Avenue Suite 107
Glendale, AZ 85308**

**Conditional Use Permit
Narrative**

File Number:

CUP14-08

Prepared by:

Andy Jochums
Beus Gilbert PLLC
701 N 44th Street
Phoenix, AZ 85008
Tel: 480-429-3063
Fax: 480-429-3100

Prepared for:

Hospice of the Valley
1510 E. Flower Street
Phoenix, AZ 85014

Submitted: December 9, 2014
Revised: January 22, 2015

DEVELOPMENT TEAM

<p><u>Location:</u> North of the Northeast Corner of 59th Avenue and Bell Road (17045 N 59th Avenue, Suite 107 and 109)</p>	<p><u>Size:</u> 8,057 square feet</p>
<p><u>Submitted to:</u> City of Glendale Planning Department 5850 W. Glendale Avenue Glendale, AZ 85301 Contact: Jon Froke, AICP Planning Director</p>	
<p><u>Property Owner:</u> KIR Glendale LP 1061 N Dobson Road Suite 118 Mesa, AZ 85201 Contact: Daniel Lupien 602-361-0318 Email: dlupien@kimcorealty.com</p>	<p><u>Applicant:</u> Hospice of the Valley 1510 E. Flower Street Phoenix, AZ 85014 Contact: Diana Murray 602-530-6966 Email: dmurray@hov.org</p>
<p><u>Attorney:</u> Beus, Gilbert PLLC 701 N 44th Street Phoenix, AZ 85008 Contact: Andy Jochums 480-429-3063 Email: ajochums@beusgilbert.com</p>	<p><u>Architect:</u> Robert Kubicek Architects and Associates 2233 E Thomas Road Phoenix, AZ 85016 Contact: Edgar Felix 602-955-3900 Email: efelix@rkaa.com</p>

Introduction:

On behalf of the property owner, KIR Glendale Limited Partnership, Hospice of the Valley and Beus Gilbert PLLC are proposing an application for a Conditional Use Permit in order to develop a thrift store on the subject property.

The proposed Hospice of the Valley White Dove Thrift Shoppe consists of approximately 8,000 square feet within an in-line shops building located along 59th Avenue as a part of the larger commercial shopping center, known as Glendale Market Square.

Project Location

The subject property is situated north of the northeast corner of 59th Avenue and Bell Road. More specifically, the request concerns a portion of Assessor Parcel Numbers 200-49-585. A vicinity map/aerial photo is provided as Exhibit A showing the location of the White Dove Thrift Shoppe within the Glendale Market Square shopping center.

Current Conditions

The subject property has historically served many commercial uses as a commercial shopping center, originally anchored by a Home Club, Levitz Furniture, and Costco/Price Club and now anchored by a Floor & Décor, EJ's auction house, Lima Home Furnishings, and WinCo Foods.

Land Use

The City of Glendale General Plan Land Use designation for this site is *Planned Commercial*. Pursuant to the General Plan, *Planned Commercial* designates areas of the City which are appropriate for "neighborhood, community, and regional destination shopping"

Zoning

Currently, the property is zoned C-2 (General Commercial). See Exhibit B

Surrounding Development

North: Directly north of the subject site is the existing Floor & Decor retail store. Beyond this store is a charter school and church. The nearest residences are north along 59th Avenue, a distance of approximately 1000 feet.

West: To the west of the subject site is 59th Avenue with retail commercial and a bowling alley beyond.

South: Directly south of the subject site are existing commercial space and buildings within the unified shopping center. Beyond Bell Road to the south is a retail center anchored by a Super Wal-Mart.

East: Directly east of the subject site are existing commercial space and buildings within the unified shopping center including the WinCo Foods.

Description of Proposal

The purpose of this Conditional Use Permit request is to allow a "Thrift Store" on the subject property which is zoned C-2 (General Commercial). The aforementioned use is listed as Conditionally Permitted on the property pursuant to Section 5.764G of the Glendale Zoning Ordinance.

Hospice of the Valley is a not-for-profit organization that provides care for individuals nearing the end of their lives. We have had the privilege of serving our community since 1977. Hospice of the Valley is the largest not-for-profit hospice in the nation. We strive to provide the highest quality care to those we serve. Each year we care for nearly 17,000 patients and families throughout Central Arizona, including Greater Phoenix and Northern Pinal County.

The White Dove Thrift Shoppes—named after Hospice of the Valley's dove logo—opened its first store in 2004, located in Phoenix. Stores in Scottsdale and Mesa followed. We are now looking to expand and open a store in Glendale. The White Dove Thrift Shoppes support Hospice of the Valley's mission—bringing comfort and dignity as life nears its end. Sale proceeds fund many of our specialized and innovative patient-care programs.

The property is currently zoned C-2 (General Commercial) which allows for most retail commercial and service uses. Thrift stores, or those which offer second-hand sales and accept donations are allowed within this district with approval of a Conditional Use Permit. It is this application that we have filed with the City of Glendale to allow an approximately 8,000 square foot thrift store to occupy tenant space in the existing building.

White Dove Thrift Shoppes accepts donations at the store, as well as provides a pick-up service for larger items. Typical donated and sale items include furniture, small appliances, clothing, housewares, art, jewelry and electronics. Item such as children's toys, baby items, mattresses, large appliances, building materials and auto parts are not accepted or sold.

Donations are accepted during business hours only, likely to be Monday–Saturday, 9am–6pm. Unlike larger operations like Goodwill, there is no drive-thru and all donations are processed and stored inside the store. There is an existing roll-up door on the north side of the building for larger donations. Donated items are received and checked by a White Dove employee. Acceptable items will be sorted and processed in the storage area and prepared for the sales floor. As a smaller, almost boutique thrift store, White Dove Thrift Shoppe sees a considerably lower volume of donations than Goodwill, Salvation Army, Savers, and other larger donation centers. As such, the limited items that ultimately are unsuitable for resale will be disposed through the normal recycle and refuse collection by private hauler within the commercial shopping center. Collection bins are already located within screened enclosures, including one generally northwest of the proposed tenant space.

No donations are allowed outside of store business hours. (White Dove Thrift Shoppe has authorized donation boxes, but none will be located directly adjacent to this proposed thrift store and donation center.) Inevitably signs are not followed, and sometimes donated items are left outside of business hours, therefore a small fenced area (approx. 90 sq. ft.) will be provided next to the north side of the building to allow for screening of these non-conforming donations until business hours. The fenced area also screens the existing backflow preventer.

If afterhours donations become a large problem, we will explore other options with the City to mitigate any concerns.

Additional Exterior Tenant Improvements

In addition to the aforementioned 4'-4" screen wall, to create the small fenced area for non-conforming donations, White Dove Thrift Shoppes will work with the property owner to clean-up the exterior of the building, including painting the frame of the existing roll-up door to match the existing and new storefront door and window frames. New signs will be requested by separate permit on the tenant space. They will consist of individually cut back-lit letters.

Required Findings for Conditional Use Permits

Pursuant to Section 3.904 of the Zoning Ordinance, five findings are required to be met before the granting of a Conditional Use Permit.

- A. That the proposed use is consistent with the policies, objectives, and land use map of the Glendale General Plan and the purposes of the zoning district in which the site is located;

The subject property is designated as Planned Commercial within the Glendale General Plan. This designation supports retail and service commercial activities on the neighborhood level though the more intensive regional level. This designation compliments the C-2 (General Commercial) zoning. The proposed use of a thrift store is also general retail in nature and is consistent with the commercial General Plan Land Use Designation and zoning district.

- B. That the proposed use will not be materially detrimental to the health, safety or general welfare of persons residing or working within the neighborhood of the proposed use, or have an adverse effect on the property, adjacent properties, the surrounding neighborhood or the city when consideration is given to the character and size of the use and hours of operation;

The subject property is surrounded on all sides by commercial properties and uses of varying size and scale. There will be no detrimental impacts on the adjacent properties or surrounding neighborhood as a result of the requested Conditional Use. In fact, the area will benefit from the re-development of a vacant property with a respected not-for-profit business.

- C. That the proposed site is adequate in size and shape to accommodate the intended use and that all the requirements for the zone district, including but not limited to: setbacks, walls, landscaping and buffer yards are met;

While the proposed thrift store will occupy about 8,000 square feet of tenant space within an existing building, the overall shopping center is nearly 36 acres in size. The existing building, along with the proposed use comply with all applicable standards.

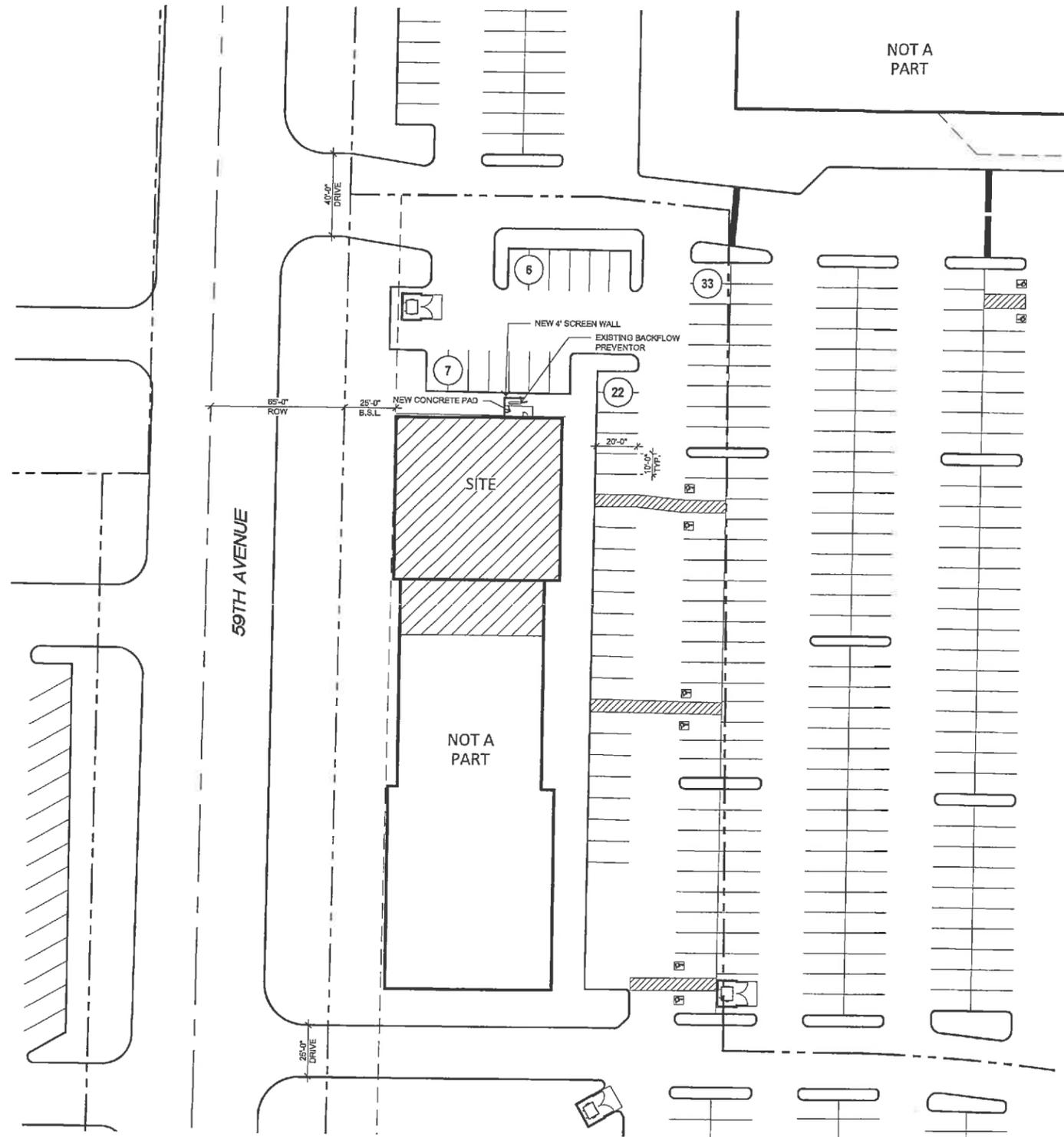
- D. That the proposed site has adequate access to public streets and highways to carry the type and quantity of traffic which may be generated by the subject use, and that the on-

site circulation is adequate to permit driveways, parking, and loading requirements in a manner which is safe and efficient;

The location of the proposed thrift store is directly adjacent to 59th Avenue, a four lane arterial roadway, and the overall shopping center also provides access to Bell Road, a six-lane arterial. Both roadways provide regional access. The on-site circulation has been designed for retail commercial uses. The addition of second hand sales along with customer donations will not affect this on-site circulation.

- E. That adequate conditions or stipulations have been incorporated into the approval of the Use Permit to ensure that any anticipated detrimental effects can be mitigated.

Pursuant Section 5.754G of the Zoning Ordinance, thrift stores must comply with the following:(1) A storage area must be provided for all discarded items. All storage areas for individual items, including collection receptacles, shall be entirely enclosed or screened and not visible from the public right-of way or from adjacent residential areas. (2) All collection receptacles shall be secure from public access during non-business hours. (3) No material, goods, or merchandise may be stored outside of an approved collection receptacle unless it is within an approved screened area. The White Dove Thrift Shoppe will comply with these required conditions for approval of our requested Conditional Use Permit. It is expected that staff will recommend additional conditions of approval if they feel them necessary.



NOT A PART

59TH AVENUE

NOT A PART

north

PRELIMINARY SITE PLAN

scale: 1" = 30'-0"



THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

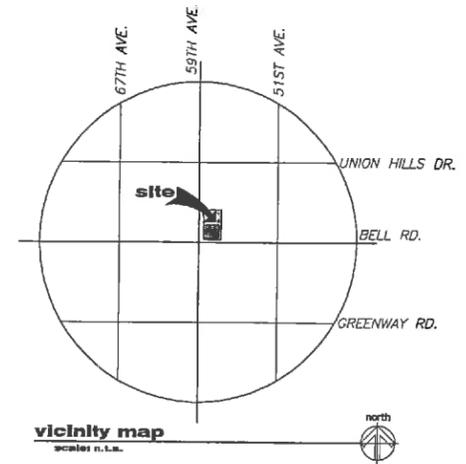
PROJECT DIRECTORY

DEVELOPER:
 HOSPICE OF THE VALLEY
 1510 E. FLOWER STREET
 PHOENIX, ARIZONA 85014
 CONTACT: DIANA MURRAY
 PHONE: (602) 530-6966
 FAX: (602) 636-2232
 E-MAIL: dmurray@hov.org

ARCHITECT:
 ROBERT KUBICEK ARCHITECTS & ASSOCIATES
 2233 EAST THOMAS ROAD
 PHOENIX, ARIZONA 85016
 CONTACT: EDGAR FELIX
 PHONE: (602) 955-3900
 FAX: (602) 955-0496
 E-MAIL: efelix@rkaa.com

SITE DATA

EXISTING ZONING: C-2
 NET SITE AREA: 14.42 ACRES (628,353 S.F.)

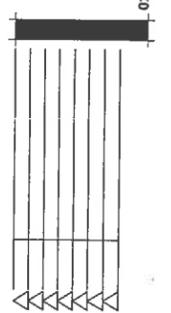


vicinity map
 scale: n.l.s.



RKAA
 ARCHITECTS & ASSOCIATES
 2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
 602.955.3900

PRELIMINARY



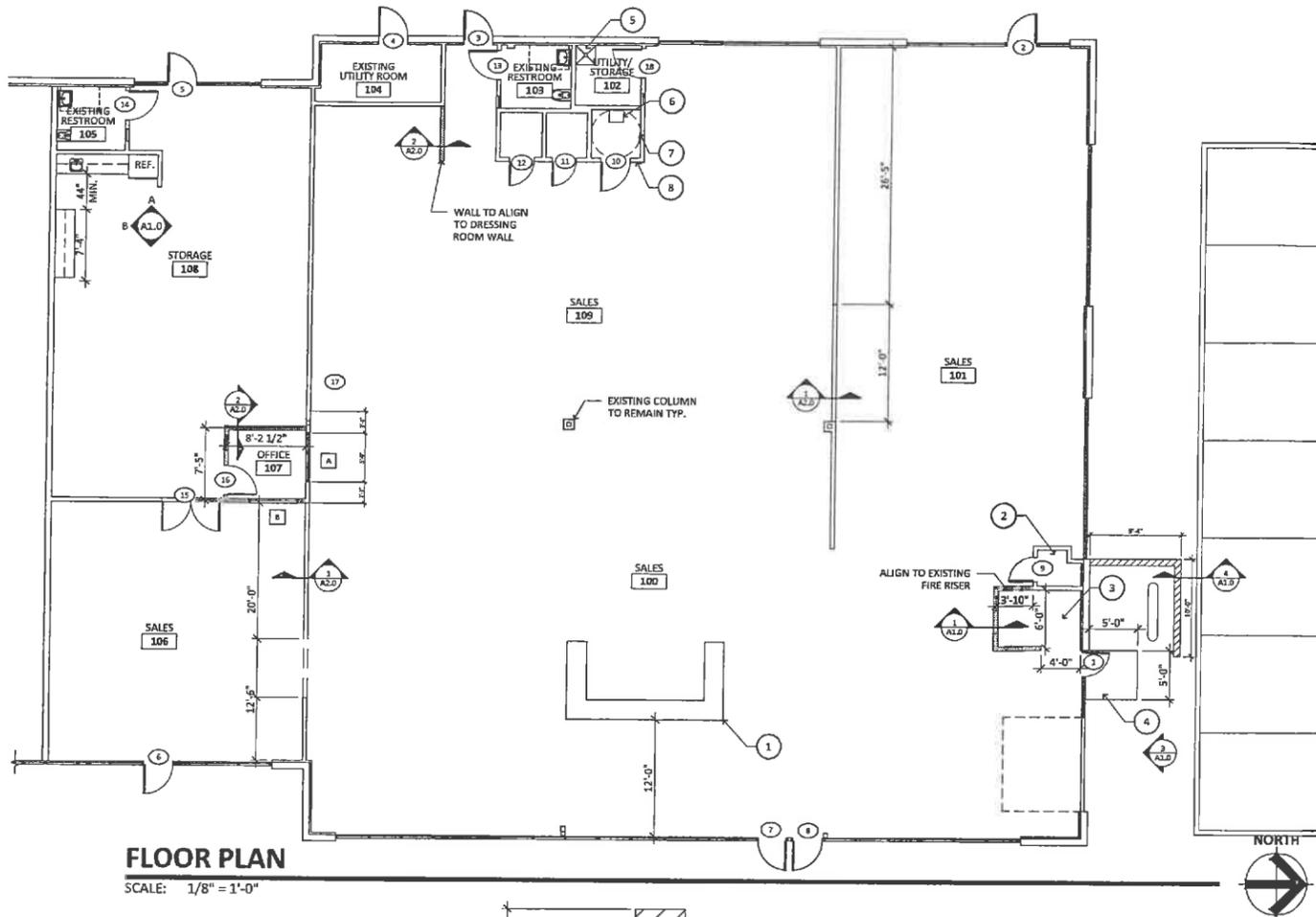
NOTICE: ALL DIMENSIONS SHOWN ON THIS PLAN SHALL BE TAKEN FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE SPECIFIED. THE LOCATION OF BUILDING OR STRUCTURE SHALL BE DETERMINED BY THE CENTERLINE OF THE ROAD UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND STRUCTURES. A LETTER DESCRIBING THE LOCATION OF ALL UTILITIES AND STRUCTURES SHALL BE SUBMITTED TO THE PROJECT ENGINEER PRIOR TO THE START OF CONSTRUCTION.

HOSPICE OF THE VALLEY
 WHITE DOVE STORE
 NEC 59TH AVENUE AND BELL ROAD
 17045 N. 59TH AVENUE, SUITE #107
 GLENDALE, ARIZONA 85308

COPYRIGHT 2011 BY ROBERT KUBICEK ARCHITECTS & ASSOCIATES. THIS DRAWING IS THE PROPERTY OF ROBERT KUBICEK ARCHITECTS & ASSOCIATES AND SHALL REMAIN THE PROPERTY OF ROBERT KUBICEK ARCHITECTS & ASSOCIATES. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ROBERT KUBICEK ARCHITECTS & ASSOCIATES.

design by: EF
 drawn by: MAH
 checked by: RWK

SP-1
 project #: 142015



FLOOR PLAN

SCALE: 1/8" = 1'-0"

FLOOR PLAN KEYNOTES

- 1 CASH WRAP (PER OWNER SELECTION)
 - 2 EXISTING FIRE RISER ROOM TO REMAIN
 - 3 STORAGE AREA
 - 4 NEW LANDING (SLAB ON GRADE TO MATCH AND CONNECT TO EXISTING ADJACENT SIDEWALK)
 - 5 EXISTING MOP SINK TO REMAIN
 - 6 ADA FOLD DOWN BENCH BOBRICK B-5191
 - 7 CLOTHING HOOK BOBRICK B-542
 - 8 ADA UNISEX FITTING ROOM
- NEW SCREEN WALL

AMERICAN WITH DISABILITY ACT (ADA) RESTROOM SIGN at DOOR #2 BY CAL-ROYAL PRODUCTS, INC. # RSH46 (6'x8')

MEETS SIZE AND PLACEMENT SPECIFICATIONS

AVAILABLE IN BLUE

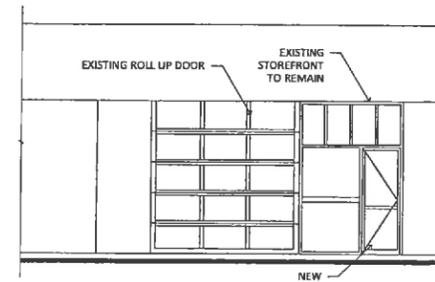
DOUBLE FACE TAPE FOR EASY INSTALLATION. INCLUDES TACTILE CHARACTERS & GRADE 11 BRAILLE



ADA SIGN DETAIL

EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



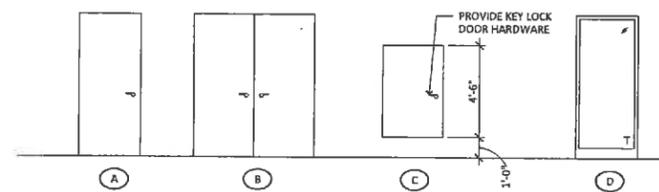
DOOR SCHEDULE									
NO.	ELEV.	WIDTH	HEIGHT	THK.	MAT'L	FINISH	FRAME	NOTE	
1	D	3'-0"	7'-0"	1-3/4"	MTL/GLS	PT	TKD	EXISTING TO REMAIN *	
2	D	3'-0"	7'-0"	1-3/4"	-	-	TKD	EXISTING TO REMAIN *	
3	A	3'-0"	7'-0"	1-3/4"	-	-	TKD	EXISTING TO REMAIN *	
4	A	3'-0"	7'-0"	1-3/4"	-	-	TKD	EXISTING TO REMAIN *	
5	D	3'-0"	7'-0"	1-3/4"	-	-	TKD	EXISTING TO REMAIN *	
6	D	3'-0"	7'-0"	1-3/4"	-	-	TKD	EXISTING TO REMAIN**	
7	D	3'-0"	7'-0"	1-3/4"	-	-	TKD	EXISTING TO REMAIN**	
8	D	3'-0"	7'-0"	1-3/4"	-	-	TKD	EXISTING TO REMAIN**	
9	A	3'-0"	7'-0"	1-3/4"	-	-	TKD	EXISTING TO REMAIN	
10	C	3'-0"	7'-0"	1-3/4"	-	-	TKD	FITTING ROOM DOOR	
11	C	3'-0"	7'-0"	1-3/4"	-	-	TKD	FITTING ROOM DOOR	
12	C	3'-0"	7'-0"	1-3/4"	-	-	TKD	FITTING ROOM DOOR	
13	A	3'-0"	7'-0"	1-3/4"	-	-	TKD	EXISTING TO REMAIN	
14	A	3'-0"	7'-0"	1-3/4"	-	-	TKD	EXISTING TO REMAIN	
15	A	3'-0"	7'-0"	1-3/4"	SCW	PT	TKD		
16	A	3'-0"	7'-0"	1-3/4"	SCW	PT	TKD		
17	B	6'-0"	7'-0"	1-3/4"	SCW	PT	TKD		
18	A	3'-0"	7'-0"	1-3/4"	SCW	PT	TKD		

* PROVIDE PANIC HARDWARE
** PROVIDE THUMB TURN TO COMPLY WITH IBC 1008.1.8.3

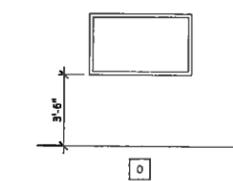
WINDOW SCHEDULE							
LET.	ELEV.	WIDTH	HEIGHT	THK.	MAT'L	FRAME	NOTES
A	O	5'-0"	3'-0"	1-3/4"	GLS	VINYL	PER OWNER SELECTION
B	O	5'-0"	3'-0"	1-3/4"	GLS	VINYL	PER OWNER SELECTION

ABBREVIATIONS

SCW = SOLID CORE WOOD
PT = PAINT (PER OWNER SELECTION)
TKD = TIMELY KNCK-DOWN FRAME
GLS = GLASS
MTL = MTL



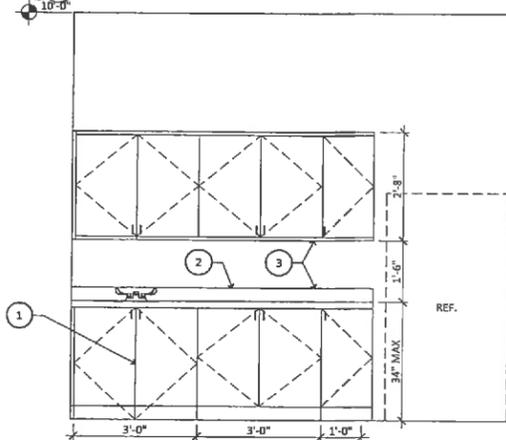
DOOR ELEVATIONS



WINDOW ELEVATION

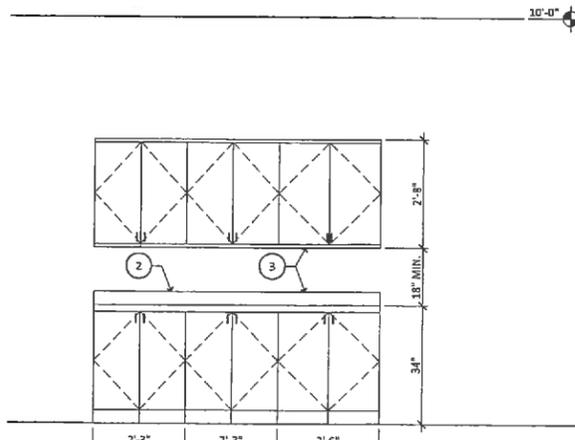
ELEVATION KEYNOTES

- 1 CABINET WITH INTEGRAL TDC BASE WITH FLOOR FINISH SMOOTH FOR ADA APPROACH.
- 2 4" MINIMUM BACKSPASH
- 3 CABINET STYLE AND FINISH BY OWNER SELECTION



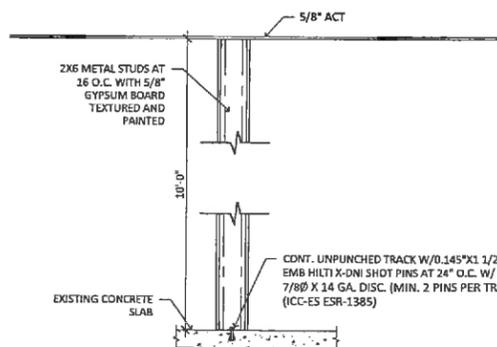
ELEVATION A

SCALE: 1/2" = 1'-0"



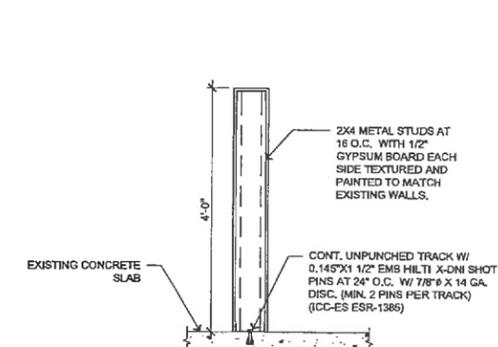
ELEVATION B

SCALE: 1/2" = 1'-0"



WALL DETAIL

SCALE: 1/2" = 1'-0"



WALL DETAIL

SCALE: 3/4" = 1'-0"

IRKAA
ARCHITECTS
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-9500
IRKAA.COM



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**HOSPICE OF THE VALLEY
WHITE DOVE STORE**
17045 N. 59TH AVE SUITE #107
GLENDALE, AZ 85308

design by: EF
drawn by: JLS
checked by: EF

A1.0
project #: 14201.50

Exhibit A

Vicinity Map



Site Plan



Exhibit B Zoning Map

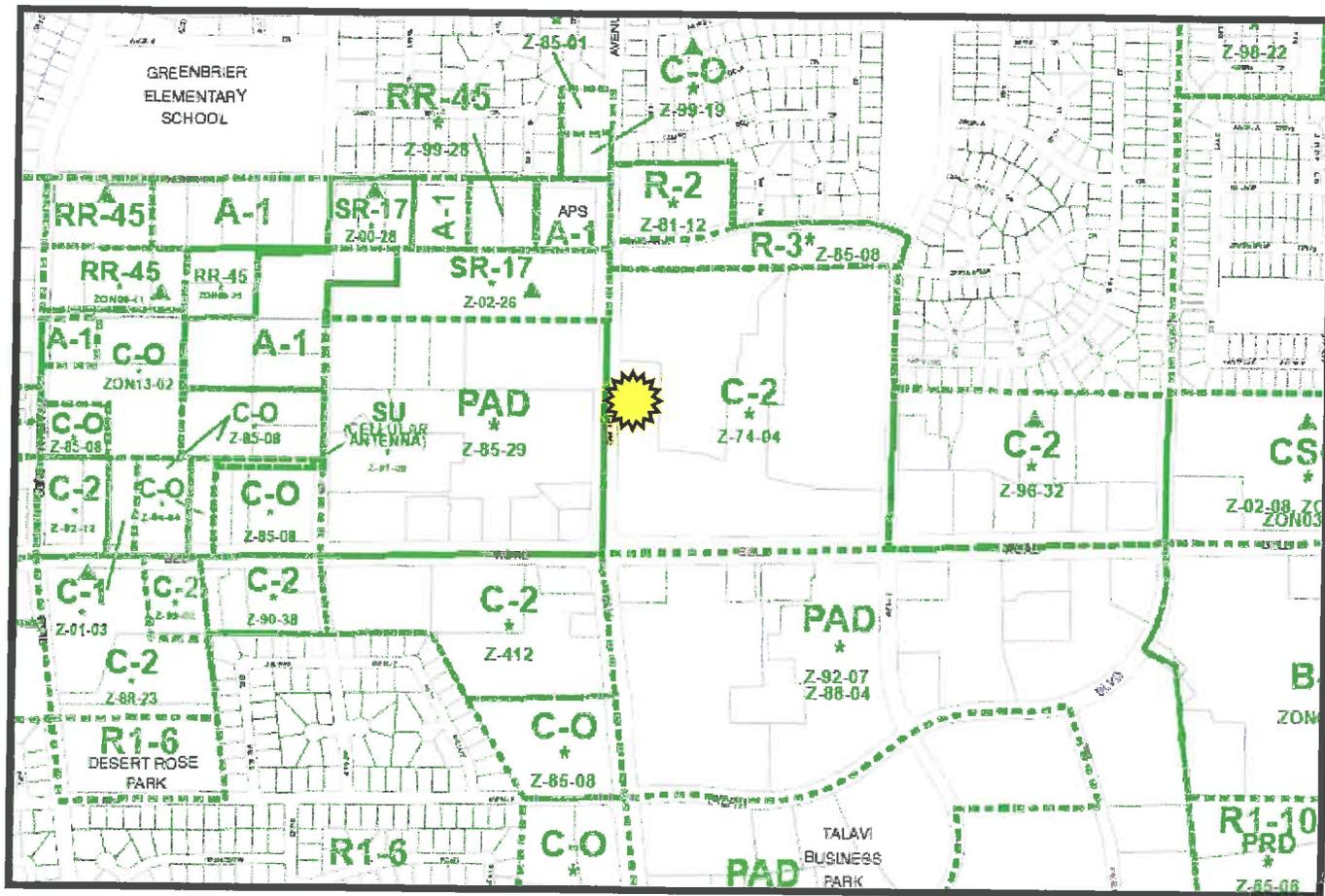


Exhibit C
Tenant Improvement Plans

Hospice of the Valley

White Dove Thrift Shoppe

North of the NEC 59th Avenue & Bell Road
17045 N 59th Avenue Suite 107

Citizen Participation Final Report

File Number:

CUP14-08

01.28.15
APPROVED PLAN
COMMUNITY DEVELOPMENT
CITY OF GLENDALE

BY *J.M. Fidler*
PLANNING DIRECTOR

Prepared by:
Andy Jochums
Beus Gilbert PLLC
701 N 44th Street
Phoenix, AZ 85008
Tel: 480-429-3063
Fax: 480-429-3100

Prepared for:
Hospice of the Valley
1510 E. Flower Street
Phoenix, AZ 85014

January 22, 2015

CITIZEN PARTICIPATION FINAL REPORT CHECKLIST

1. Cover Page
 - a. See previous page

2. Brief Description of Proposed Project
 - a. On the behalf of Hospice of the Valley, Beus Gilbert PLLC is proposing A Conditional Use Permit for the subject property to allow a Thrift Store, as defined by the City of Glendale Zoning Ordinance at the northeast corner of 59th Avenue and Bell Road

3. Brief overview of the elements of the Citizen Participation Plan
 - a. Written Correspondence/Notification which consisted of:
 - i. A notice mailing was sent containing a written description of the project, and aerial photo showing the property location. The letter requested that if there were any questions or concerns the recipient should contact the applicant's representative or the City of Glendale.

 - b. Face-To-Face or Other Discussions/Meetings:
 - i. No communication was received as a result of the notice mailing.

 - c. Ongoing Dialogue:
 - i. None

4. Date that notification letters and meeting notices were mailed.
 - a. The project notification letter was mailed on December, 19 2014. An Affidavit of Mailing is attached as Exhibit G along with a copy of the notice letter.

5. Identify specific areas of notification.
 - a. Notifications were sent to all property owners found within the recommended notification area. That area consisted of all properties within 500' of the project boundaries. Notifications were also sent to any Registered Neighborhood Groups/Homeowner's Associations, all those named on the Interested Parties lists as well as those represented on the Additional Notification lists, provided by the City of Glendale.

 - b. The City provided Recommended Notification Area Map is included as Exhibit B

 - c. A complete mailing list is attached as Exhibit C along with a map of the actual notification area.

6. List names of HOA's & Neighborhood Groups, Property Owners and the "Interested Parties" list that were notified.
 - a. See lists attached as Exhibits D and E respectively. A complete mailing list is attached as Exhibit C.

7. Identify dates and locations of all meetings where citizens were invited to attend and discuss the proposal.

- a. Given the nature of the request, at the direction of the City of Glendale, a neighborhood meeting was not held.
8. Identify number of people noticed and number of people who actually participated.
 - a. 70 Property Owners; Persons of Interest; and individuals on the Additional Notification list were notified about the project.
 - b. 0 persons called or emailed regarding the project.
9. List concerns, issues, and problems expressed by participants.
 - a. As exhibited above, there were no participants.
10. Describe how each concern was addressed and how concerns will continue to be addressed.
 - a. No concerns expressed.
11. State concerns, issues, and problems that we are unable to address.
 - a. No concerns expressed.
12. Specifically state how this proposal has been revised to address concerns.
 - a. No concerns expressed.
13. Attach copies of all materials pertaining to the notification and meeting process.
 - a. Notification letter with attachment is Exhibit F.
14. Attach complete mailing list used to notify individuals.
 - a. See Exhibit C.

EXHIBIT "A"
DEVELOPMENT TEAM

<p style="text-align: center;"><u>Location:</u> North of the Northeast Corner of 59th Avenue and Bell Road (17045 N 59th Avenue, Suite 107)</p>	<p style="text-align: center;"><u>Size:</u> 8,057 square feet</p>
<p style="text-align: center;"><u>Submitted to:</u> City of Glendale Planning Department 5850 W. Glendale Avenue Glendale, AZ 85301 Contact: Jon Froke, AICP Planning Director (623) 930-2585 Email: jfroke@glendaleaz.com</p>	
<p style="text-align: center;"><u>Property Owner:</u> KIR Glendale LP 1061 N Dobson Road Suite 118 Mesa, AZ 85201 Contact: Daniel Lupien 602-361-0318 Email: dlupien@kimcorealty.com</p>	<p style="text-align: center;"><u>Applicant:</u> Hospice of the Valley 1510 E. Flower Street Phoenix, AZ 85014 Contact: Diana Murray 602-530-6966 Email: dmurray@hov.org</p>
<p style="text-align: center;"><u>Attorney's Office:</u> Beus Gilbert PLLC 701 N 44th Street Phoenix, AZ 85008 Contact: Andy Jochums 480-429-3063 Email: ajochums@beusgilbert.com</p>	<p style="text-align: center;"><u>Architect:</u> Robert Kubicek Architects and Associates 2233 E Thomas Road Phoenix, AZ 85016 Contact: Edgar Felix 602-955-3900 Email: efelix@rkaa.com</p>

EXHIBIT "B"

RECOMMENDED NOTIFICATION AREA

<i>RECOMMENDED NEIGHBORHOOD NOTIFICATION AREA</i>	
NAME OF REQUEST:	HOSPICE OF THE VALLEY THRIFT STORE
LOCATION:	17045 North 59 th Avenue, Suite 107
The applicant is requesting Conditional Use Permit approval to open a thrift store that will be run by Hospice of the Valley. The thrift store is intended to compliment the Hospice of the Valley facility located at Eugie Avenue and 59 th Avenue.	
ZONING DISTRICT: C-2	COUNCIL DISTRICT: SAHUARO



EXHIBIT "E"
ADDITIONAL NOTIFICATION

Councilmember Sherwood; 5850 W. Glendale Ave.; Glendale, AZ 85301
Mayor Weiers; 5850 W. Glendale Ave.; Glendale, AZ 85301
Jon Froke; 5850 W. Glendale Ave. Suite 212; Glendale, AZ 85301
Diana Figueroa; 5850 W. Glendale Ave. Suite 212; Glendale, AZ 85301

EXHIBIT "F"
AFFIDAVIT OF MAILING and
NEIGHBORHOOD NOTIFICATION LETTER WITH ATTACHMENTS

STARTS ON THE FOLLOWING PAGE



Planning

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) CUP 14-08

Project Name: WHITE DOVE THRIFT SHOPPE

I, ANDY JOCHUMS certify that I am the authorized applicant /

representative to the City of Glendale for the above application, and do hereby affirm that notice as required for the case noted above has been completed in accordance with the Citizen Participation Process in the City of Glendale's Zoning Ordinance, and a copy of the letter and mailing labels has also been submitted.

Applicant/Representative Signature: [Signature]

STATE OF ARIZONA

SS.

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 21st day of January, 2015

[Signature]
Notary Public

My Commission Expires:

7-13-2016



BEUS GILBERT

PLLC

ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504
FAX (480) 429-3100

December 19, 2014

RE: Conditional Use Permit Application CUP14-08 for Hospice of the Valley White Dove Thrift Shoppe -- 17045 North 59th Avenue, Suite 107

Dear Surrounding Property Owner or Interested Party:

As a part of our efforts to communicate with the surrounding property owners, we would like to take this opportunity to invite you to review our Conditional Use Permit application we have submitted to the City of Glendale in order to develop a thrift store for Hospice of the Valley within the existing shopping center at the northeast corner of 59th Avenue and Bell Road. We have enclosed an aerial photo highlighting the property for your review.

If you are unfamiliar with Hospice of the Valley, we encourage you to visit our website at www.hov.org. Hospice of the Valley is a not-for-profit organization that provides care for individuals nearing the end of their lives. We have had the privilege of serving our community since 1977. The White Dove Thrift Shoppes —named after Hospice of the Valley's dove logo— opened its first store in 2004. The White Dove Thrift Shoppes support Hospice of the Valley's mission, bringing comfort and dignity as life nears its end. Sale proceeds fund many of our specialized and innovative patient-care programs.

The property is currently zoned C-2 (General Commercial) which allows for most retail commercial and service uses. Thrift stores, or those which offer second-hand sales and accept donations are allowed within this district with approval of a Conditional Use Permit. It is this application that we have filed with the City of Glendale to allow an approximately 8,000 square foot thrift store to occupy tenant space in the existing building. There will be no unscreened storage of donated items outside of the building and no donations allowed outside of store business hours (likely to be Monday–Saturday, 9am–6pm).

If you have any questions or comments on our proposed project, please do not hesitate to contact me directly at (480) 429-3063, by fax at (480) 429-3100 or by email at ajochums@beusgilbert.com.

Thank you,

BEUS GILBERT PLLC



Andy Jochums, AICP
Planning Consultant

Attachment

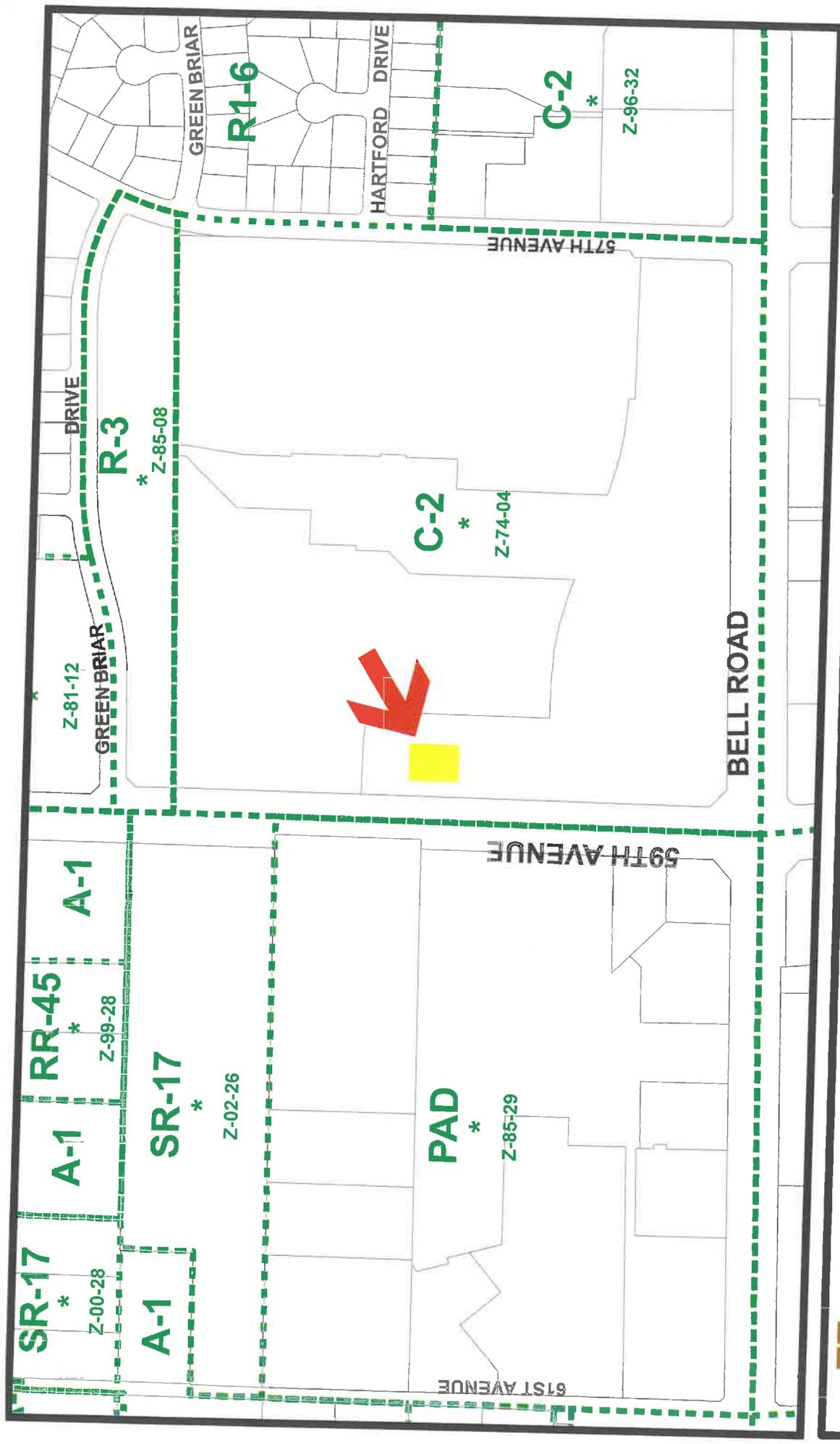
Hospice of the Valley
White Dove Thrift Shoppe

Vicinity Map



Site Plan





CASE NUMBER
CUP14-08

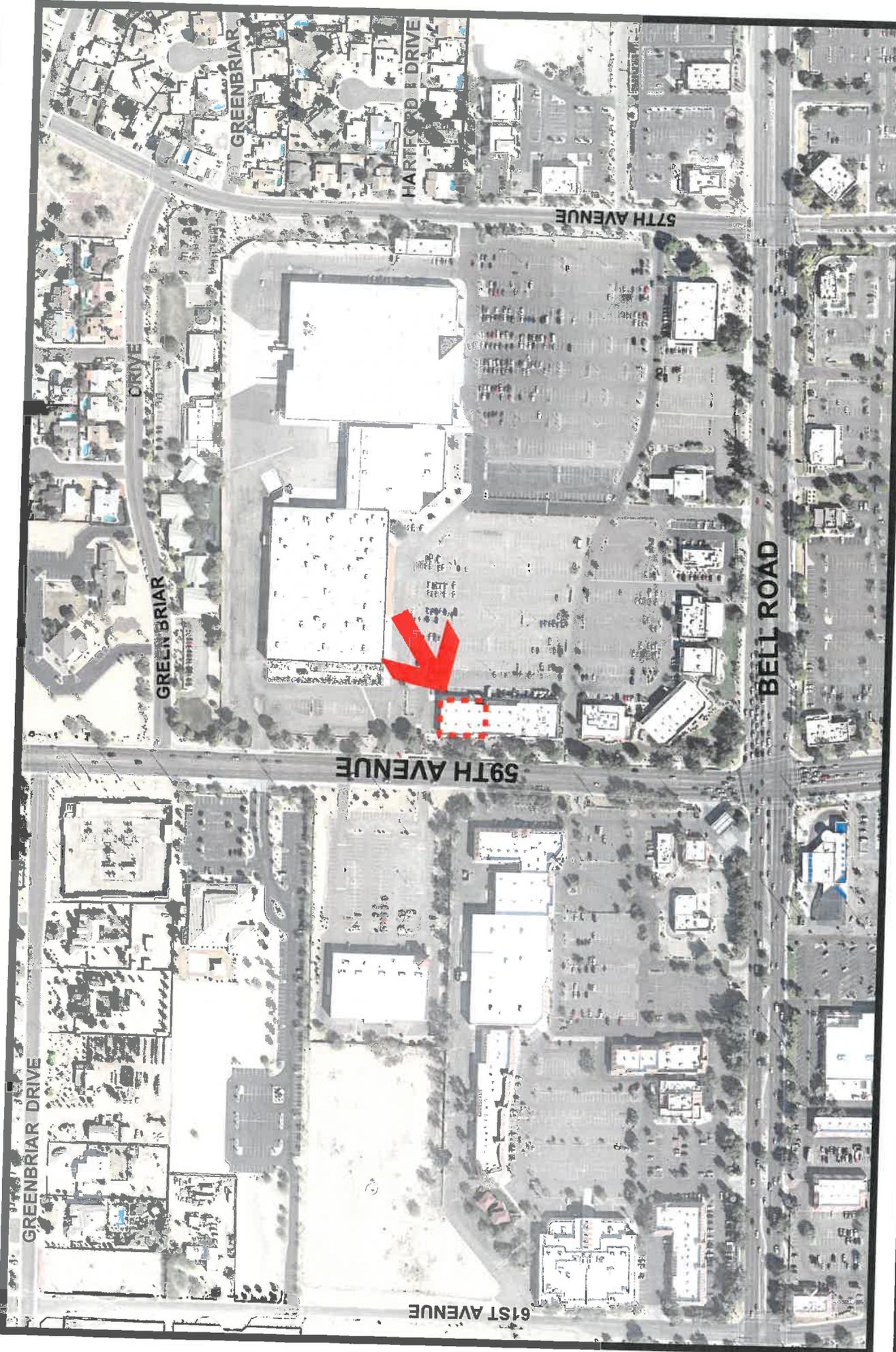


REQUEST

A CONDITIONAL USE PERMIT APPROVAL
FOR A THRIFT STORE IN THE C-2
(GENERAL COMMERCIAL) ZONING
DISTRICT.

LOCATION

17045 N. 59TH AVENUE



Aerial Date: November 2012



CASE NUMBER
CUP14-08





Planning Division Staff Report

DATE: March 5, 2015 **AGENDA ITEM:** 3

TO: Planning Commission

FROM: Tabitha Perry, Assistant Planning Director
PRESENTED BY: Thomas Ritz, AICP, Senior Planner

SUBJECT: **REZONING (ZON) APPLICATION ZON14-04: CARMEL ESTATES – 19268 NORTH 54TH AVENUE**

REQUEST: Rezoning to amend the development standards for approximately 10 acres of land in the R1-6 PRD (Single Residence, Planned Residential Development).

APPLICANT/OWNER: Mandalay Communities.

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

RECOMMENDATION: The Planning Commission should recommend approval subject to stipulations.

PROPOSED MOTION: Move to recommend approval of ZON14-04, subject to the stipulations contained in the staff report.

SUMMARY: This request is to amend the development standards for the Carmel Estates Planned Residential Development to decrease from 15 feet and 23 feet minimum front yard setbacks to 10 feet and 20 feet front yard setbacks, eliminate the required 3 foot stagger between adjacent homes, decrease the required rear yard setback from 20 feet to 15 feet, increase the maximum permitted lot coverage from 40 percent to 48 percent, allow the required 10 foot corner lot setback to be measured from the street right-of-way, and include the width of the adjacent landscape tract in the 10 foot side yard setback.

COMMISSION ACTION: Motion made by Commissioner _____ to recommend _____ subject to staff report stipulations. Motion seconded by Commissioner _____. The motion was _____ with a vote of ___ to ___.

DETAILS OF REQUEST:

General Plan Designation:

The property is designated as Medium Density Residential (MDR), 3.5-5 du/ac.

Property Location and Size:

The approximately 10 acre site is located at the northwest corner of Skunk Creek and 54th Avenue.

History:

Carmel Estates was rezoned from A-1 (Agricultural) and R1-6 PRD (Single Residence, Planned Residential Development) to R1-6 PRD by case ZON05-01 on January 10, 2006. A Final Plat for Carmel Estates (FP12-01) was approved by the City Council on October 23, 2012, and recorded with the Maricopa County Assessor's Office.

Design Review:

The housing products proposed by Mandalay Homes have been submitted for Design Review (DR15-06) and will be considered concurrently with the rezoning application.

Project Details:

The subdivision consists of 39 new single family residential lots. Lot sizes vary from 6,818 to 13,254 square feet with an average lot size of 7,376 square feet. The minimum lot width is 62 feet and the minimum lot depth is 110 feet.

North: Carmel Cove subdivision, zoned R1-6 PRD.

East: Carmel Cove subdivision, zoned R1-6 PRD.

South: the city of Glendale Skunk Creek Linear Parkway and trail, zoned A-1 (Agricultural).

West: a north-south wash which drains into Skunk Creek, owned by the city of Glendale, zoned SR-30 (Suburban Residence).

Improvements to the property are under construction with new public streets and infrastructure. Currently, no homes have been constructed. The applicant intends to submit plans for a model home complex in advance of selling new houses.

Mandalay Communities was not the original developer of Carmel Estates at the time the property was rezoned in 2006 with the current development standards. Mandalay Homes now proposes to build homes which require modification of the existing PRD standards.

The rezoning approval is necessary for the modifications to be approved. If approved the subdivision would be able to develop with the new PRD standards identified below:

DEVELOPMENT STANDARDS	EXISTING R1-6 PRD Standards	PROPOSED R1-6 PRD Standards
Minimum Lot Area	6,800 square feet	6,800 square feet
Minimum Lot Width	62 feet	62 feet
Minimum Lot Depth	110 feet	110 feet
Minimum Front Yard Setback	15 feet to living area; 23 feet to front loaded garage 3 foot stagger between lots	10 feet to living area, porch, or side loaded garage; 20 feet to front loaded garage
Minimum Side Yards	5 and 10 feet (10 foot separation between buildings on adjacent lots) (bay windows and entertainment center may project 2 feet into the ten-foot side yard setback)	5 feet and 10 feet (10 foot separation between buildings on adjacent lots) (bay windows and entertainment center may project 2 feet into the ten-foot side yard setback)
Minimum Distance Between Buildings on Adjacent Lots	10 feet	10 feet
Maximum Street Side Yard Setback	10 feet	10 feet (Street Side yard setback is measured from right of way and includes adjacent landscape tract)
Minimum Rear Yards	20 feet	15 feet
Maximum Lot Coverage	40%	48%
Maximum Building Height	30 feet	30 feet

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

This rezoning application will not be increasing the number of lots in the subdivision; therefore, no new certificate of adequate school facilities is required. As part of the prior rezoning action the Deer Valley Unified School District determined that adequate facilities to support this development existed.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On January 12, 2015, a total of 214 notification letters were mailed to adjacent property owners and interested parties. The applicant did not receive any response regarding the request. The applicant's Citizen Participation Final Report (without mailing labels) is attached.

Planning received two comments in opposition to the request. The first was from a resident along 54th Avenue east of the subdivision. The resident was opposed to the 10 foot front yard setbacks. He said approval of this request will add more people into the neighborhood. He wanted sidewalks along 54th Avenue, south of Carmel Estates, to connect to Union Hills Drive. A second comment (attached) was concerned about traffic on 54th Avenue.

Planning Commission Public Hearing:

A Notice of Public Hearing was published in The Glendale Star on February 12, 2015. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on February 13, 2015. The property was posted by the applicant on January 26, 2015.

STAFF FINDINGS AND ANALYSIS:

Findings:

- The proposed amendment is consistent in substance and location with the development objectives of the General Plan.
- The proposed amendment furthers the public health, safety and general welfare of the citizens of Glendale.
- As the amendment is to the official Zoning Map, the proposed change will include any conditions necessary to mitigate any adverse impacts on the businesses, persons, or properties adjacent to the requested amendment.
- A finding is made that Section 3.812 (Adequate School Facilities) of the Zoning Ordinance was met at the time of the previous zoning case.

Analysis:

- The proposal will be compatible with other existing and planned developments in the area.
- The modifications of the proposed development standards will allow Mandalay Communities to develop lots with a specific house product for the subdivision.
- The inclusion of the adjacent landscape tract in the street side yard setback will still require the houses to have 5' and 10' side yard setbacks on the lot.

RECOMMENDATION:

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

1. All prior representations and stipulations of zoning case ZON05-01 Carmel Estates not modified by this case shall continue to apply.
2. Development shall be in substantial conformance with the applicant's Project Narrative dated December 2, 2014.

ATTACHMENTS:

1. Applicant's Narrative, dated December 2, 2014.
2. Citizen Participation Final Report (without mailing labels), approved February 6, 2015.
3. E-mail from Yvonne Meyer.
4. Approval letter for case ZON05-01, dated January 26, 2006.
5. Vicinity Zoning Map.
6. Aerial Photograph, dated November 2012.

PROJECT MANAGER:

Thomas Ritz, AICP, Senior Planner (623) 930-2588
tritz@glendaleaz.com

REVIEWED BY:



Planning Director

TR/df



Development Services Department Director

Mandalay Homes
2320 E Baseline Rd, Suite B115
Phoenix, AZ 85040



December 2, 2014

Steve Shea,

Linderoth Architects is proud to be a part of the Mandalay Homes team developing the Carmel Estates Residential project in Glendale, Arizona. We look forward to being part of bringing a successful residential project to the community. The following outlines our recommendations for amending the current Development Standards giving Mandalay Homes the best opportunity in providing the intended housing product type for this project and market. These revised standards were developed in unison with Mandalay Homes and Arizona Land Design with information obtained per previous approved documents.

Mandalay Communities is requesting an amendment to the development standards for the Carmel Estates Planned Residential Development. The proposed amendments to these standards are intended to allow a more unique and diverse housing product that would be a positive addition to the community. The amendments requested allow for increased setbacks and building coverage in providing multiple garage and building orientations. These considerations would contribute to the overall concept of reinforcing a desirable and diverse street scene.

The proposed housing product includes multiple single-story and two-story plans all providing 3-car standard garages. Flexible home designs will allow the option for homeowners to suit their lifestyle by extending livable spaces into existing garages, adding additional garage bays or even creating a loft on single story homes. Additional garage bays will be provided by side-entry or forward facing garages specific to each plan. These optional garages allow further opportunities for livable spaces or just providing the rare but desirable garage space. This in return would provide adaptable and marketable plan designs that allow homeowners to customize their homes while encouraging them to maintain vehicles off the street and driveways and into garages. Forward facing garages have been designed to remain behind the front face of the building. The mix of recessed garages, side-entry garages with entry porches with varying setbacks would reinforce the City's goal of providing staggered product that eliminates the appearance of undesirable garage dominated communities with aligned garages.

Three distinct elevations will be offered with characters complementing the overall community. Multiple material selections and color schemes will further promote the diversity of the product.

The following chart outlines the City's R1-6 zoning district development standards, the currently approved Carmel Estates development standards, and the amended development standards proposed with this application.

The specific standards requested to be revised are:

- Minimum front setback
 - We are requesting a decrease from 15'-23' minimum front setback to 10'-20' to allow for the optional side-entry garages which increase the diversity of the streetscape. We are also requesting the required 3' stagger between adjacent homes be accomplished within the product design with recessed garages, optional side-entry garages and staggered entries.
- Minimum rear setback
 - We are requesting a rear setback decrease from 20' to 15' to allow side-entry garage options while still maintaining large rear yards.
- Maximum percentage of building coverage
 - We are requesting an increase from 40% building coverage to 48% building coverage in order to provide adequate sized homes and the flexibility to provide 3 or 4 car garages to maintain cars off the street.
- Clarify that the 10' corner lot setback is measured from the right of way and includes the width of the adjacent landscape tract.

Carmel Estates Development Standards

December 2, 2014

Description	R1-6 Zoning District Development Standards	Currently Approved Carmel Estates Development Standards	Proposed PRD Amendment Development Standards
Minimum Net Lot Area	6,000 sf	6,820 sf	6,820 sf
Minimum Lot Width	60'	62'	62'
Minimum Lot Depth	100'	110'	110'
Minimum Front Setback	20' to 23' (1)	15' to 23' (1,3)	10' to 20' (4,5)
Minimum Rear Setback	20'	20'	15'
Minimum Side Setback	5' to 10' (2)	5' to 10' (2)	5' to 10' (2)
Minimum Distance Between Buildings on Adjacent Lots	15'	15'	15'
Minimum Street Side Yard Setback	10'	10'	10' (6)
Maximum Structure Height	30'	30'	30'
Maximum Percent Building Coverage	40%	40%	48% (7)
<ol style="list-style-type: none"> 1. Minimum 3' stagger on adjacent lots. 2. Minimum 10' separation between buildings on adjacent lots. Bay windows and entertainment center may project 2' into the "ten-foot" side yard setback. 3. Minimum 20' to face of garage, 15' to living area. 4. Minimum 3' stagger within building product. 5. Minimum 20' to face of front-entry garage, 10' to living area, porch or side-entry garage. 6. Street side yard setback is measured from right of way and includes adjacent landscape tract. 7. Percentage includes structures under roof including living areas, garage, covered porches and covered patios. 			

CITIZEN PARTICIPATION FINAL REPORT

PRD AMENDMENT FOR CARMEL ESTATES

NORTHWEST CORNER OF 54TH AVENUE AND SKUNK CREEK WASH
19268 NORTH 54TH AVENUE

CASE #ZON 14-04

January 28, 2015

Prepared by:
Steve Shea, Vice President
Mandalay Communities, Inc.
2320 East Baseline Road, #148-605
Phoenix, AZ 85042
Phone: 602-499-6179

Prepared by:
Christine Taratsas, RLA
Arizona Land Design, LLC
5202 East Oakhurst Way
Scottsdale, AZ 85254
Phone: 480-951-6410

02.06.15
APPROVED PLAN
COMMUNITY DEVELOPMENT
CITY OF GLENDALE
BY *Jan M. Zidek*
PLANNING
DIRECTOR

Description of Proposed Project: Mandalay Communities is requesting an amendment to the development standards for the Carmel Estates Planned Residential Development. The proposed amendments to the current standards are intended to allow a more unique and diverse housing product that would be a positive addition to the community. The amendments requested allow for increased setbacks and building coverage in order to provide multiple garage and building orientations. These considerations would contribute to the overall concept of reinforcing a desirable and diverse street scene.

Citizen Participation Plan Elements: Mandalay Communities notified neighbors within 500 feet of the site of the proposed PRD Amendment request. A copy of the notification was submitted to the City and included a letter, project location map, and copy of the project narrative. The letters were submitted to the City for mailing. Attached is a map of the specific areas where residents and property owners who were notified are located.

Dates of Notification: The stamped envelopes were delivered to the City on January 12, 2015 and mailed by the City. The notification sign of the public hearings was erected on the site on January 26, 2015.

List of Others Notified: No Glendale Homeowners Associations or registered neighborhood groups exist within notification area. A list of interested parties and additional individuals to be notified was provided by City staff and is attached. In addition, the following interested parties were notified:

City of Glendale Mayor's Office
Mayor Weiers
5850 West Glendale Avenue
Glendale, AZ 85301

Glendale City Council Office
Council Member Tolmachoff
5850 West Glendale Avenue
Glendale, AZ 85301

Jon Froke, AICP, Planning Director
City of Glendale Planning Dept.
5850 West Glendale Ave., #212
Glendale, AZ 85301

Diana Figueroa, Sr. Secretary
City of Glendale Planning Dept.
5850 West Glendale Ave., #212
Glendale, AZ 85301

Meetings: No neighborhood meetings were performed.

Neighborhood Comments: No responses to the neighborhood notification letters were received by Mandalay Communities as of the January 26th date noted in the letter.

Appendix: The complete mailing list of individuals located in the notice area, homeowners associations, registered neighborhood groups/associations, individuals on the district's "interested parties" list and individuals on the Additional Notification list are included in this report as an appendix.

Froke, Jon

To: Bonnie
Subject: Carmel Estates Development

Original Message-----

From: Bonnie [<mailto:bonmeyer8@aol.com>]

Sent: Thursday, January 29, 2015 9:59 AM

To: steve@mandalayhomes.com ; Froke, Jon

Subject: Carmel Estates development

Good morning gentlemen,

As a 'neighbor' of the homes being developed on 54th Drive, I received a letter in the mail regarding proposed changes for the development standards of the homes. While I'm not opposed to the proposed changes, I do have one concern.

The proposed changes would accommodate more garage space, which would likely increase consumer spending on the number of vehicles each family would own. The increase of vehicles would also increase the traffic in and out of the development. I can't readily visualize where city streets are planned as of yet but would like to know where the entrances and exists would be for the development. My concern is increased traffic on 54th Avenue where no sidewalks exist and children walk to school each day. 54th Avenue is already not maintained very well by the city and used to be a dead end road off of Union Hills. I'm hoping an entrance will be built on 54th Drive to encourage driving habits in and out of the development that would take advantage of 55th Avenue, where a bridge exists to cross over Skunk Creek.

Whatever information you can share would be most appreciated.

Regards,
Yvonne Meyer



January 26, 2006

Mr. Dan Caparros
Union Hills 54 LLC
7025 West Pontiac Drive
Glendale, Arizona 85308

SUBJECT: APPROVAL OF REZONING APPLICATION ZON05-01: CARMEL ESTATES
- 19268 NORTH 54TH DRIVE

Dear Mr. Caparros:

At its regularly scheduled meeting of January 10, 2006, the Glendale City Council approved your Rezoning Application ZON05-01. This request will rezone 9.8 acres from R1-6 PRD (Single Residence, Planned Residential Development) and A-1 (Agricultural) to R1-6 PRD (Single Residence, Planned Residential Development). The property is located south of the southwest corner of 54th Avenue and Topeka Drive. The approval was subject to the following stipulations:

- 1 Development shall be in substantial conformance with the development plan and narrative for Carmel Estates, dated August 15, 2005, as modified by stipulations.
- 2 Dedication of additional right-of-way on 54th Lane to provide a total width of 50 feet shall be made prior to issuing any building permit for any part of the project.
- 3 Dedication of right-of-way on Taro Lane to provide a total width of 50 feet shall be made prior to issuing any building permit for any part of the project.
- 4 Dedication of right-of-way on Westcott Drive to provide a total width of 50 feet shall be made prior to issuing any building permit for any part of the project.
- 5 All half-street improvements on 54th Lane, Taro Lane, and Westcott Drive adjacent to the property shall be completed at the time of development. Required improvement standards are determined by the City of Glendale Engineering Design and Construction Standards.

This approval is effective 30 days after the Council's adoption. Please call me at (623) 930-2800 if you have any questions or comments regarding the City Council's approval.

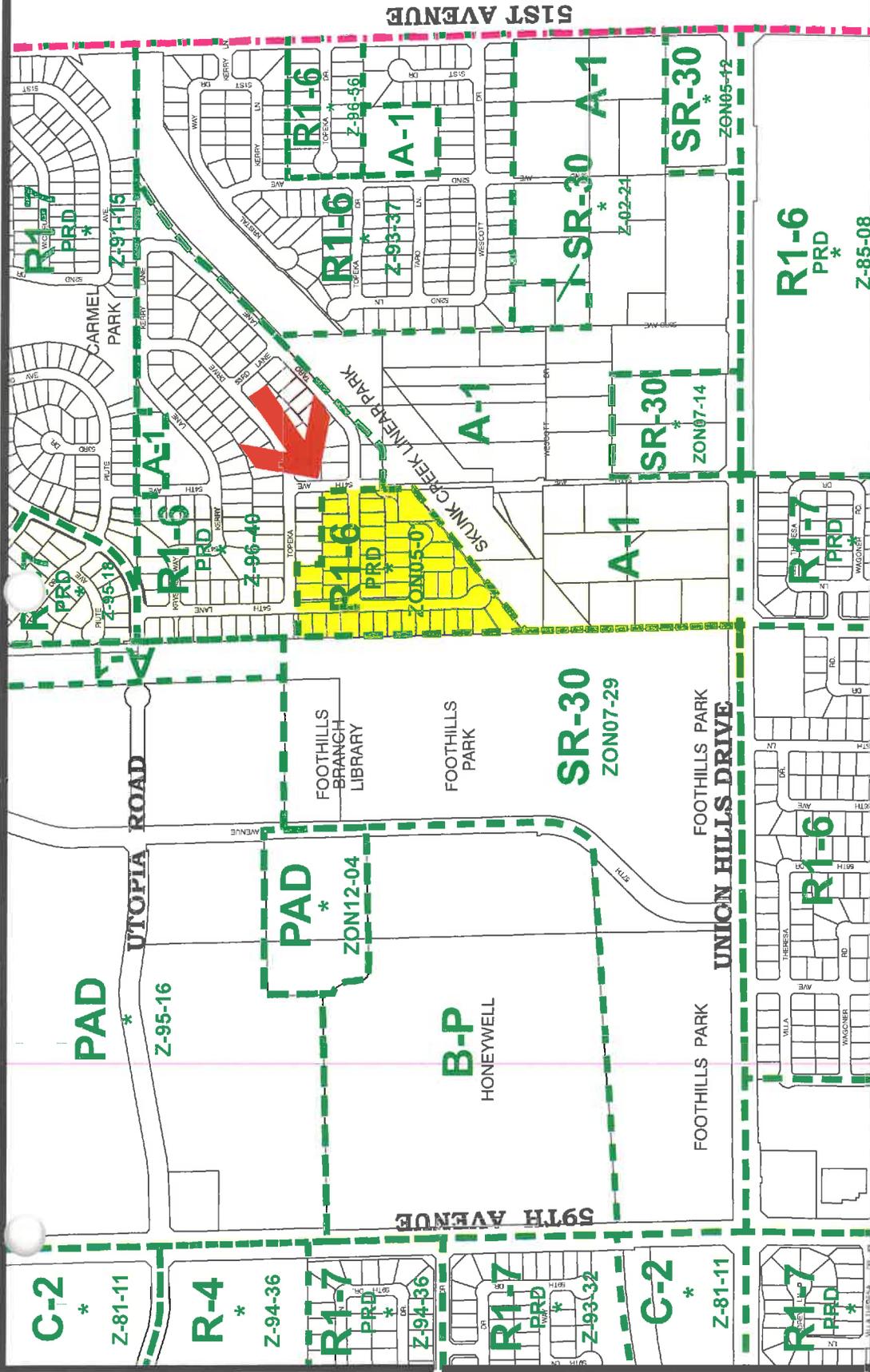
Sincerely,

Teresa Hillner, AICP
Senior Planner
Planning Department

City of Glendale

Municipal Complex • 5850 West Glendale Avenue • Glendale, Arizona 85301-2599 • Phone (623) 930-2000
www.ci.glendale.az.us

CITY OF PHOENIX



CASE NUMBER

ZON14-04

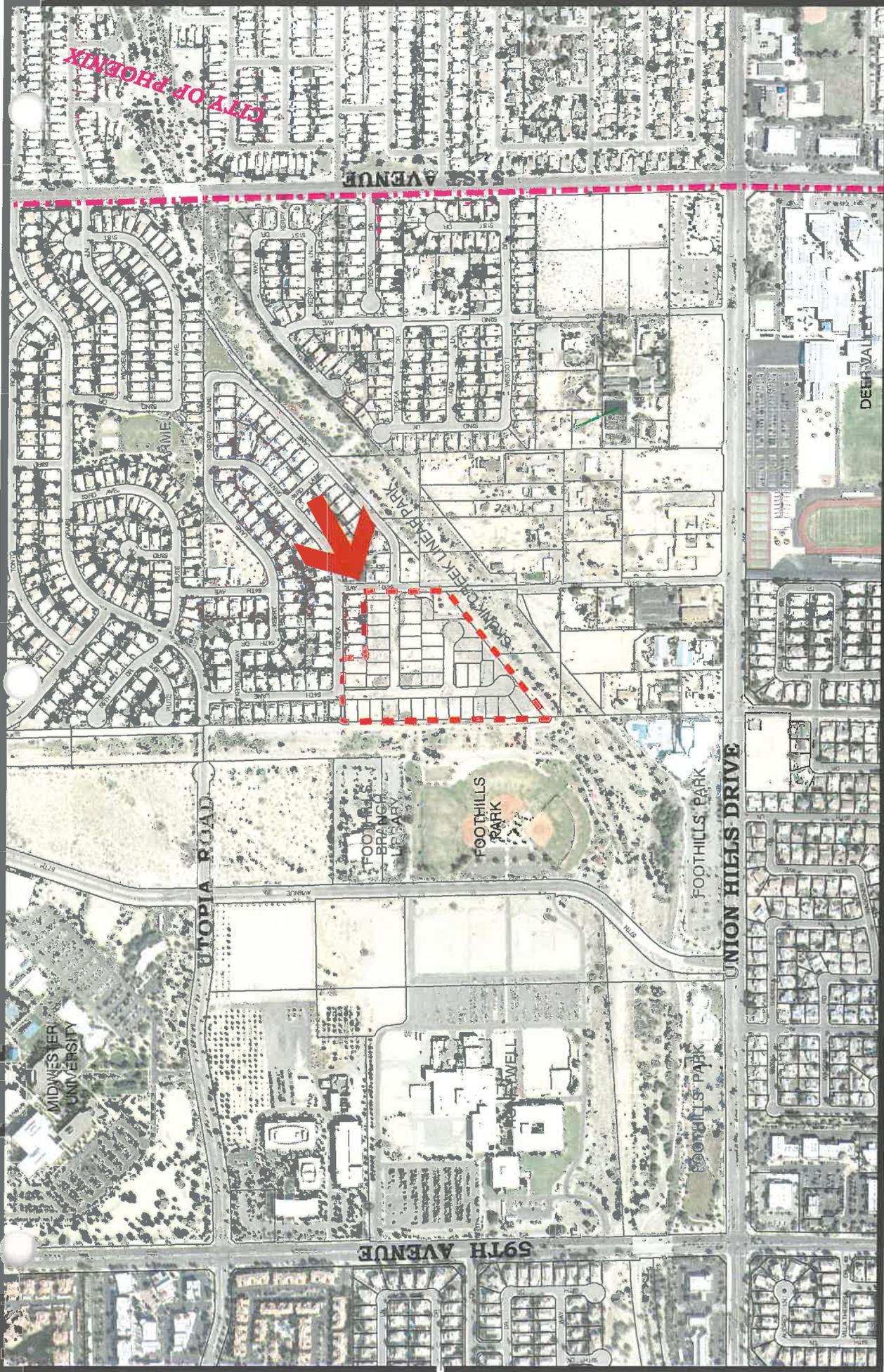


REQUEST

AMEND THE DEVELOPMENT STANDARDS FOR CARMEL ESTATES TO ESTABLISH A 10' TO LIVING AREA, PORCH, OR SIDE ENTRY GARAGE, 20' TO FRONT LOADED GARAGE FRONT YARD SETBACK AND A 15' REAR YARD SETBACK, TO INCREASE LOT COVERAGE FROM 40% TO 48%.

LOCATION

19268 N. 54TH AVENUE



Aerial Date: November 2012



CASE NUMBER
ZON14-04





Planning Division Staff Report

DATE: March 5, 2015 **AGENDA ITEM:** 4

TO: Planning Commission

FROM: Tabitha Perry, Assistant Planning Director
PRESENTED BY: Tom Dixon, CPM, Senior Planner

SUBJECT: **REZONING APPLICATION (ZON) ZON15-02: PARKSIDE
SUBDIVISION – 7225 NORTH 77th LANE**

REQUEST: Rezone from R1-6 (Single Residence) to R1-6 PRD (Planned Residential Development overlay) to allow a reduction in lot widths from 60 to 53 feet.

APPLICANT/OWNER: Mike Jackson, TTG Corp. / Hancock Companies, LLC

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

RECOMMENDATION: The Planning Commission should recommend approval subject to the stipulation contained in the staff report.

PROPOSED MOTION: Move to recommend approval of ZON15-02 subject to the stipulation contained in the staff report.

SUMMARY: The request to apply the Planned Residential Development overlay to the R1-6 zoning district would allow a reduction in lot widths from 60 to 53 feet for a proposed 13-lot subdivision for single-family residential development.

COMMISSION ACTION: Motion made by Commissioner _____ to recommend _____ subject to the staff report stipulation. Motion seconded by Commissioner _____. The motion was _____ with a vote of ___ to ___.

DETAILS OF REQUEST:

General Plan Designation:

The property is designated as Medium Density Residential (MDR), 3.5 - 5 dwelling units/ac.

Property Location and Size:

This undeveloped 3.39-acre site composed of two parcels is located approximately 900 feet north of West Glendale Avenue on the east side of North 77th Lane.

History:

Although there are signs of previous grading and disturbance on the two parcels the subject site has no prior history of development activity.

Design Review:

Design Review approval will be needed for the house products that will be built in association with the Parkside Subdivision. No application for design review has been submitted at this time but the applicant has been provided information to submit to the Planning Division for such approval.

Project Details:

The Parkside Subdivision is surrounded by single-family residential development of varying densities. The surrounding land uses and zoning are identified below:

North: Private open space/park (Orangewood Estates), R1-7.

East: Single-Family Residence (El Majestic Estates), zoned R1-6.

South: Single-Family Residence (Desert Glen Estates), zoned R1-6.

West: Single-Family Residence (Glen Park, Amended), zoned R-2.

As part of the proposed development of Parkside Subdivision, a half-street improvement to North 77th Lane is required so that the street will become a fully functioning right-of-way as presently occurs on its section to the south. Access to the proposed 13 lots reviewed under companion case PP14-03 will come from an easterly 150-foot extension of Midway Avenue before it tees off for another 165 feet both north and south to form two cul-de-sacs called North 77th Drive. No secondary access is available to the project because prior development decisions did not require stubbed access to the project site.

The PRD overlay, as described above, only reduces the lot width. All other development standards of the R1-6 zone district are expected to remain intact, as illustrated below in the comparison matrix.

DEVELOPMENT STANDARDS	EXISTING R1-6 Standards	PROPOSED R1-6 PRD Standards
Minimum Lot Area	6,000 square feet	6,000 square feet
Minimum Lot Width	60 feet	53 feet
Minimum Lot Depth	100 feet	100 feet
Minimum Front Yard Setback	15 feet to living area 20 feet to front loaded garage	15 feet to living area 20 feet to front loaded garage
Minimum Side Yards*	5 feet, 10 feet	5 feet, 10 feet
Minimum Distance Between Buildings on Adjacent Lots	15 feet	15 feet
Minimum Rear Yards	20 feet	20 feet
Maximum Lot Coverage **	40 percent	40 percent
Maximum Building Height	30 feet	30 feet

* Minimum 15 feet separation between buildings on adjacent lots.

** Lot coverage may be increased to 50% for additional covered porches or patios.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On January 28, 2015, the City of Glendale mailed notification letters to adjacent property owners and interested parties notifying the public of the proposal. The applicant's Citizen Participation Final Report (without mailing labels) was approved on February 9, 2015 and is attached. Staff has received three inquiries from the same person regarding this project.

Planning Commission Public Hearing:

A Notice of Public Hearing was published in *The Glendale Star* on February 12, 2015. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on February 13, 2015. The property was posted on February 13, 2015.

STAFF FINDINGS AND ANALYSIS:

Findings:

- The proposed amendment 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 will result in a quality living environment and accommodate desired lifestyles.
- The type and quality of house products will be consistent with the intended character of the development.
- The application of the PRD overlay on this site will better enable an infill residential development to occur. This supports the City of Glendale's efforts to promote such developments when they are compatible with surrounding densities and can utilize existing infrastructure improvements.

Analysis:

- All applicable city departments have reviewed the application and recommend approval of the application.

- The proposal, when developed, would provide a quality living environment and accommodate desired lifestyles.
- The type and quality of house products will be evaluated through the City's Design Review process that is required for approving the housing products of all subdivisions built within Glendale.

RECOMMENDATION:

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

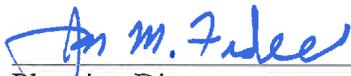
1. Dedication of additional right-of-way on North 77th Lane to provide a total half-width of 30 feet shall be made before building permits are issued for any development on the property.

ATTACHMENTS:

1. Applicant's Narrative, date stamped February 9, 2015.
2. Preliminary Plat, date stamped February 12, 2015.
3. Citizen Participation Final Report (without mailing labels), approved February 19, 2015.
4. Vicinity Zoning Map.
5. Aerial Photograph, dated November 2012.

PROJECT MANAGER: Tom Dixon, CPM, Senior Planner (623) 930-2553
tdixon@glendaleaz.com

REVIEWED BY:



Planning Director

TD/df



Development Services Department Director



STRUCTURAL, MEP, CIVIL ENGINEERING & CONSTRUCTION SERVICES

Arizona California Colorado Florida Texas Lebanon Saudi Arabia U.A.E.

December 10, 2014

Parkside Subdivision-77th & Myrtle Avenue
SE corner of 77th Lane and Myrtle Avenue
Project Narrative

The property is located at 7225 North 77th Lane, Glendale AZ in the Yucca Council District. The proposed project is approximately 3.3 acres of undeveloped land near the southeast corner of 77th Lane and Myrtle Avenue. The development proposes 13 single family residential lots and two open space tracts. This project proposes to use the PRD option of the R1-6 zoning in order to allow for the 50' wide minimum lot width.

The proposed layout includes a single access point on 77th Lane which tees into public streets which will dead end with a cul-de-sacs provided in the northern and southern portions of the development. The access point of this project aligns with the existing Midway Avenue alignment west of this project.

The proposed sewer will connect to the existing main located in 77th Lane and the water will loop through the development within the roadway connecting once into 77th lane at the subdivision entrance and again at the southern edge where it will run through a water easement. The 100-year retention will be provided in one active open space area, along the southern portion of the site.

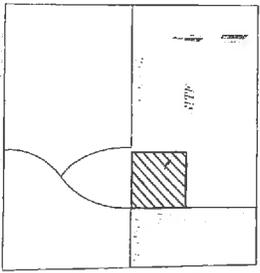
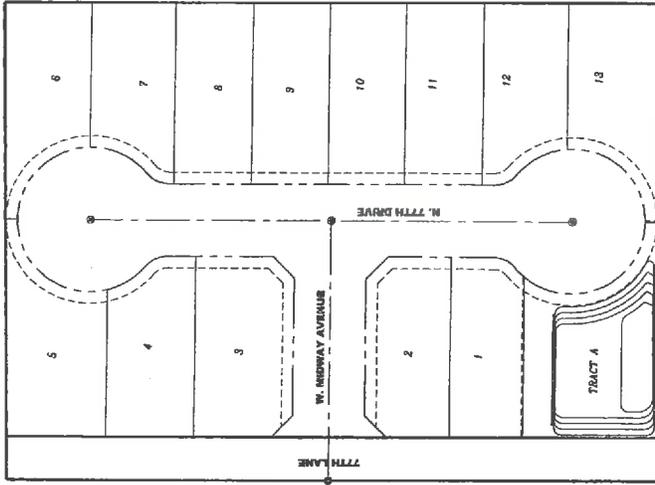
PLANNING DEPARTMENT APPROVAL
SIGNATURE: Tom Dixon
DATE: 9 February 2015
PROJECT #: PP 14-03

PRELIMINARY PLAT

77TH AVE AND MYRTLE

GLENDALE, ARIZONA

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
NTS

OWNER / DEVELOPER

HANCOCK COMPANIES, LLC
6330 E. THOMAS ROAD, SUITE 310
SCOTTSDALE, ARIZONA 85251
PHONE: 602-309-8000
CONTACT: GREG HANCOCK

CIVIL ENGINEER

TTC ENGINEERS, INC
4350 N. MILLER ROAD, SUITE 122
SCOTTSDALE, ARIZONA 85251
PHONE: 602-371-1033
FAX: 602-371-0875
CONTACT: MIKE JACKSON, PE

SHEET INDEX

PP01 COVER SHEET
PP02 TYPICAL SECTION AND DETAILS
PP03 PRELIMINARY PLAT

UTILITY COMPANIES

- WATER CITY OF GLENDALE
- SEWER APS
- ELEC. SOUTHWEST GAS COMPANY
- GAS SOUTHWEST GAS COMPANY
- PHONE COX COMMUNICATION
- CABLE TV CITY OF GLENDALE
- FIRE CITY OF GLENDALE
- SCHOOL DISTRICT GLENDALE UNIFIED SCHOOL DISTRICT
- TRUCK GLENDALE UNION #605

LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- CURB AND GUTTER
- 8" PUBLIC UTILITY EASEMENT
- 1" VEHICULAR NON-ACCESS EASEMENT
- 8" W WATER LINE
- 8" S SEWER LINE
- SURVEY MONUMENT TO BE SET
- FIRE HYDRANT
- SANITARY SEWER PIPE AND MANHOLE
- WATER VALVE

PLANNING DEPARTMENT
APPROVAL

SIGNATURE: *Tom Dixon*

DATE: 12 February 2015

PROJECT #: ZON 15-02

LEGAL DESCRIPTION

THAT PORTION OF THE NORTH HALF OF THE EAST 330 FEET OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST 330 FEET OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID CORNER BEING THE NORTHEAST CORNER OF GLENDCOURT ACRES AS RECORDED IN BOOK 172 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 88 DEGREES 02 MINUTES 55 SECONDS EAST ALONG NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 330 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2;

THENCE SOUTH, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 238.87 FEET;

THENCE SOUTH 89 DEGREES 03 MINUTES 59 SECONDS WEST, A DISTANCE OF 330 FEET TO A POINT ON THE EAST LINE OF SAID GLENDCOURT ACRES;

THENCE NORTH ALONG THE EAST LINE OF SAID GLENDCOURT ACRES, A DISTANCE OF 238.78 FEET, TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION

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BEGINNING AT THE NORTHWEST CORNER OF THE EAST 330 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID CORNER BEING THE NORTHEAST CORNER OF GLENDCOURT ACRES AS RECORDED IN BOOK 172 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA;

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THENCE NORTH ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 208.87 FEET TO THE TRUE POINT OF BEGINNING.

BASIS OF BEARINGS

THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, MONUMENTED AS SHOWN HEREON AS BEARING N89°02'55"E.

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS THE 3" CITY OF GLENDALE BRASS CAP PLUMBING BULLSEYE, LOCATED AT THE INTERSECTION OF 51ST AVENUE AND CHADLA STREET, HAVING AN ELEVATION OF 1213.80 FEET, MANDRR.

ZONINGS

ZONING DISTRICT	DEVELOPMENT STANDARDS				MAX. BUILDING HEIGHT	MAX. LOT COVERAGE
	MIN. LOT AREA	MIN. YARD SETBACK	MIN. FRONT YARD SETBACK	MIN. REAR YARD SETBACK		
R1-699B	6,000	50'	15'	15'x10'	15'	30'

* BEAR SETBACK: 15' (1-STORY), 20' (2-STORY) SIDE SETBACK: 15' (1-STORY), 15' (2-STORY)
** PRIMARY STRUCTURE, NOT INCLUDING ATTACHED SHADE STRUCTURES: 40% TOTAL 50%

SITE SUMMARY TABLE	
GROSS AREA RESIDENTIAL	147,751 SQ.FT - 3,392 ACRES
NET AREA	100,401 SQ.FT - 2,304 ACRES
OPEN AREA	10,847 SQ.FT - 0,251 ACRES
NUMBER OF LOTS	13
GROSS DENSITY RESIDENTIAL	3.83 DU/AC
NET DENSITY RESIDENTIAL	5.64 DU/AC
MINIMUM LOT AREA	6,000 SQ.FT
EXISTING ZONING	R1-6
EXISTING LAND USE	SINGLE RESIDENCE
PROPOSED LAND USE	PLANNED RESIDENTIAL DEVELOPMENT

FINAL
CITIZEN
PARTICIPATION
PLAN

77th Ave and Myrtle
7225 North 77th Lane Glendale AZ

Prepared by
TTG Engineers
Mike Jackson, PE, LEED AP

February 19, 2015

PLANNING DEPARTMENT APPROVAL
SIGNATURE: <u>Tom Dixon</u>
DATE: <u>19 February 2015</u>
PROJECT #: <u>PP14-63/2015-02</u>

2. Brief Description

The proposed project is approximately 3.3 acres of undeveloped land near the southwest corner of 77th Lane and Myrtle Avenue. The current proposed plan includes 13 single family residential lots and two open space tracts. The current layout includes two access points looping through the development with access to 77th Lane. The proposed water line will loop and connect to the main in 77th Lane in two places. The proposed sewer will connect to the existing main located in 77th Lane. The 100-yr, 6-hr retention will be provided in one active open space area, along the southern portion of the site.

The project is currently zoned as R1-6 and we are proposing to utilize the PRD option under the current zoning. The PRD option will allow us to utilize 50' wide minimum lot widths, which will make the project feasible. The proposed minimum lot width is 50' and the proposed building setbacks are 15' in the front and rear, and 5' & 10' on the sides. The proposed a lot coverage percentage is 45%.

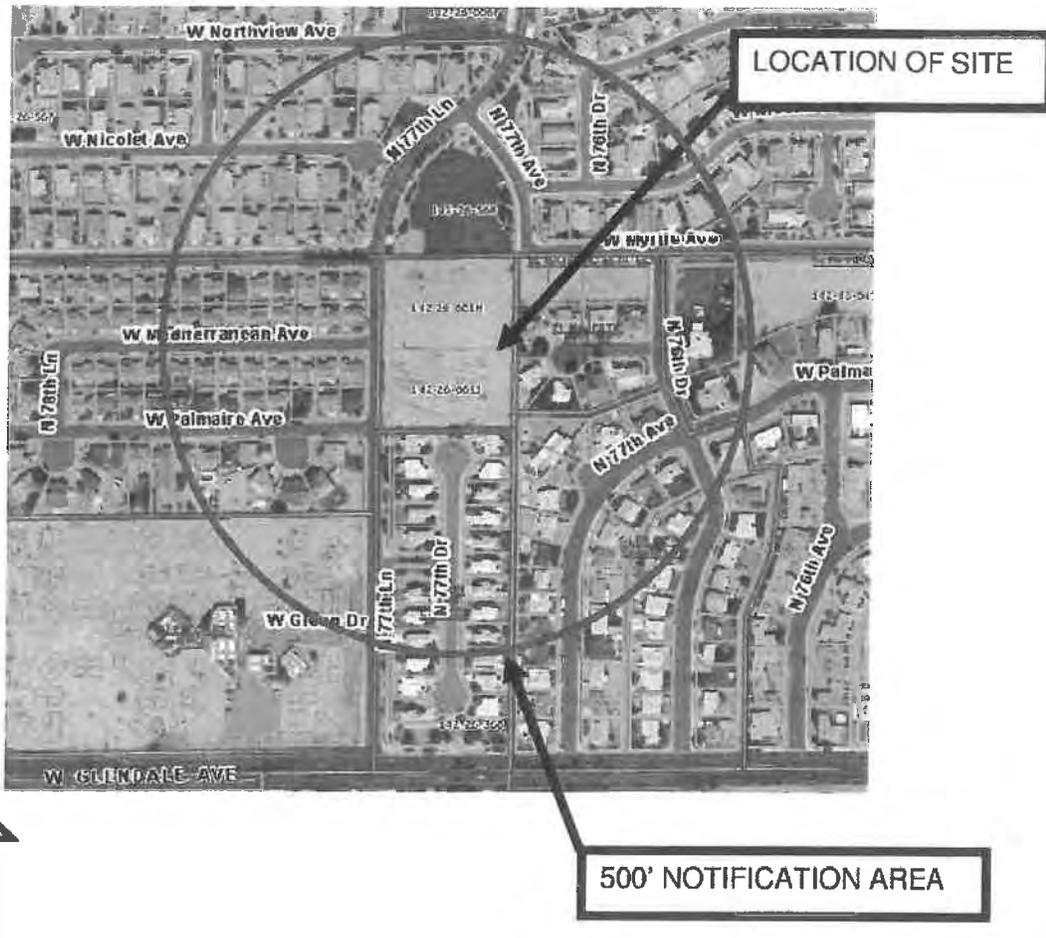
3. Public Notification technique

The Planning department has determined that a notification letter is the most appropriate public notification technique for this project.

4. Notification Area Map

An outlined map of the areas of notification is included on the following page. All property owners identified on this map have been notified. This map meets all City of Glendale Ordinance requirements.

RECOMMENDED NEIGHBORHOOD NOTIFICATION AREA	
NAME OF REQUEST:	PARKSIDE SUBDIVISION
LOCATION:	7225 N. 77 th Lane (SEC of 77 th Lane and Myrtle Avenue)
The applicant is requesting the approval of a 13-lot infill subdivision for single-family residential development on two parcels with a combined area of approximately 3.4 acres.	
ZONING DISTRICT: R1-6	COUNCIL DISTRICT: Yucca



5. Property Owners Notification

A list of Property Owners identified in the Neighborhood Notification Area MAP A list is attached in this plan. These property owners have been contacted via mail notifying them of the proposed project.

6. Homeowners Association Notification

A combined list of homeowner associations and registered Neighborhood groups was provided by the Planning department and notified. A combined list is attached in this plan.

7. Neighborhood Groups Notification

A combined list of homeowner associations and registered Neighborhood groups was provided by the Planning department and notified. A combined list is attached in this plan.

8. "Interested Parties" Notification

The Planning Department provided us with a list of "interested parties" to be notified. These Parties have been notified and a list is attached in this plan.

9. Additional Notification List

The Planning Department provided us with a list of individuals who were to be notified. Notification has been sent to these individuals and a list is attached in this plan.

10. Affected Individuals

No individuals should be directly affected by this proposal.

11. Project Perspective.

From the perspective of the surrounding community, we anticipate that this development will be welcomed. This development proposes single family residences in a development with density similar to the surrounding subdivisions.

No new obstructions to views are proposed, as this site is already walled on two sides and is fronted by 77th Lane. This development will promote traffic safety as the unimproved half street of 77th Lane adjacent to this property will be constructed to city standards as part of the overall project. Project access is in compliance with city traffic

engineering requirements and the proposed access to 77th Lane will align with W. Midway Avenue.

12. Open Discussion

Individuals will be free to contact me any time during the application process. We can discuss their concerns and a detailed explanation can be provided of where we are in the process and why decisions are being made and how those decisions will affect those individuals.

13. Amendment notification

If changes or amendments are required after the initial contact with those parties identified in this plan the parties will be notified. The method of contact will depend on the on the magnitude of the change(s). If the change is minor a letter will be sent to those parties identified in this plan noting the changes. If changes are required that we feel will impact those parties we will work with the planning department to arrange for a neighborhood meeting if preferred.

14. Status Updates of Citizen Participation Plan

I will email my planner to keep them updated with the progress of the Citizen Participation Plan. I will follow up with phone calls as necessary.

15. Schedule

1/22/15	Submit Citizens Participation Plan (Letter) to Planner for Approval
1/28/15	Mail Notification Letters
2/20/15	Deadline to receive comments (2 weeks minimum required)
2/27/15	Submit Final Citizens Participation Plan to Planner for Approval

Notification Letter

HANCOCK COMPANIES

Greg Hancock
Hancock Companies, LLC
6360 E. Thomas Road, Suite 318
Scottsdale, AZ. 85251
480.285.1300 office

January 22, 2015

Dear Neighbor:

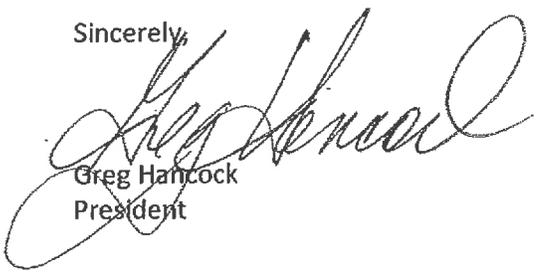
This letter is to inform you that I am applying for a subdivision plat with the City of Glendale. The property is located at 7225 North 77th Lane Glendale AZ in the Yucca Council District.

The proposed project is approximately 3.3 acres of undeveloped land near the southeast corner of 77th Lane and Myrtle Avenue. The current proposed plan includes 13 single family residential lots and two open space tracts. The current layout includes a single access point on 77th Lane which tees into an access lane with a cul-de-sac provided in the northern half of the development and a one in the southern half.

The project is currently zoned as R1-6 and we are proposing to utilize the PRD option under the current zoning. The proposed minimum lot width is 50' and the proposed building setbacks are 15' in the front and rear, and 5' & 10' on the sides. The proposed a lot coverage percentage is 45%.

I have included a site plan with this letter for your review. Please provide any comments to my request by (date). Please write or call me at the above address or phone number. You may also contact Thomas Dixon with the City of Glendale Planning Department at 623.930.2800.

Sincerely,



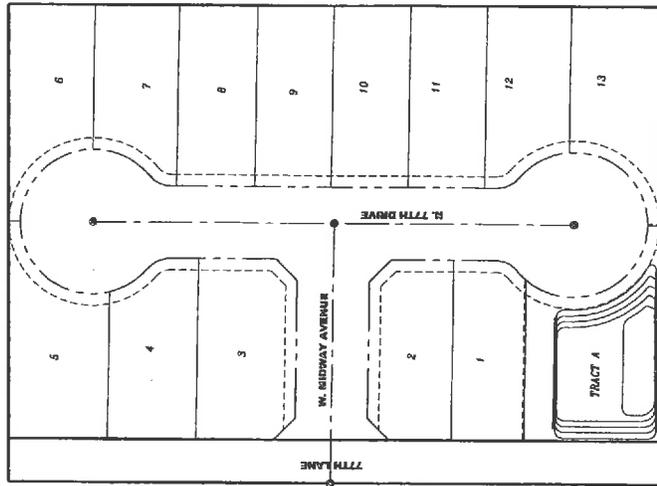
Greg Hancock
President

PRELIMINARY PLAT

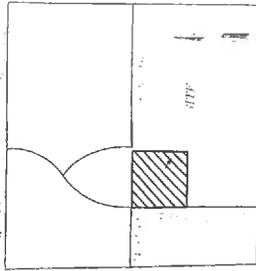
77TH AVENUE AND MYRTLE

GLENDALE, ARIZONA

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE G1A AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP



OWNER / DEVELOPER

HANCOCK COMPANIES, LLC
6380 E. THOMAS ROAD, SUITE 318
PHOENIX, ARIZONA 85251
CONTACT: GREG HANCOCK

CIVIL ENGINEER

TTG ENGINEERS, INC.
4300 N. MILLER ROAD, SUITE 122
PHOENIX, ARIZONA 85251
PHONE: 602-971-3333
FAX: 602-971-0675
CONTACT: MIKE JACKSON, PE

SHEET INDEX

PP01 COVER SHEET
PP02 TYPICAL SECTION AND DETAILS
PP03 PRELIMINARY PLAT

UTILITY COMPANIES

WATER CITY OF GLENDALE
SEWER CITY OF GLENDALE
ELEC. APS
GAS SOUTHWEST GAS COMPANY
TELEPHONE CENTURY LINK
CABLE TV U.S. BROADCASTING
POLICE CITY OF GLENDALE
FIRE CITY OF GLENDALE
SCHOOL DISTRICT WASHINGTON SCHOOL DISTRICT
GLENDALE UNION #205

LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- LOT LINE
- OPEN ROAD CUTTER
- 8" PUBLIC UTILITY EASEMENT
- 1" VEHICULAR NON-ACCESS EASEMENT
- WATER LINE
- SEWER LINE
- 8" W
- 8" S
- SURVEY MONUMENT TO BE SET
- FIRE HYDRANT
- SANITARY SEWER PIPE AND MANHOLE
- WATER VALVE

PLANNING DEPARTMENT
APPROVAL
SIGNATURE: *Tom Dixon*
DATE: 12 February 2015
PROJECT #: PP14-03

SITE SUMMARY TABLE	
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EXISTING ZONING	R1-6
EXISTING LAND USE	SINGLE RESIDENCE
PROPOSED LAND USE	PLANNED RESIDENTIAL DEVELOPMENT

LEGAL DESCRIPTION

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BASIS OF BEARINGS

THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, MONUMENTED AS SHOWN HEREON AS BEARING N89°02'55"E.

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS THE 3" CITY OF GLENDALE BRASS CAP FLUSH STAMPED "N 1507" AT THE INTERSECTION OF 51ST AVENUE AND CHOLLA STREET, HAVING AN ELEVATION OF 1213.80 FEET, NAVD83.

ZONING

ZONING DISTRICT	DEVELOPMENT STANDARDS				MAX. LOT COVERAGE
	MIN. LOT AREA	MIN. LOT WIDTH	MIN. YARD SETBACK	MAX. BUILDING HEIGHT	
R1-6PDD	6,000	50'	15'	3' 8" TO 15'	30'

* REAR SETBACK: 15' (1-STORY), 20' (2-STORY), SIDE SETBACK: 15' (1-STORY), 15' (2-STORY)
** PRIMARY STRUCTURE, NOT INCLUDING ATTACHED SHADE STRUCTURES: 40% TOTAL BOX

77TH AVENUE & MYRTLE

(preliminary landscape drawings)

project consultants

design/landscape
 TIG ENGINEERS
 4800 MILLER #122
 PHOENIX, ARIZONA 85021
 CONTACT: MIKE JACKSON
 PHONE: 602.971.1333

landscape architecture
 LANDSCAPE ARCHITECTURE
 2011 E. CAMERON BLVD #250
 SCOTTSDALE, ARIZONA 85251
 CONTACT: BOB JONATHAN PAUL
 PHONE: 480.251.0777

owner
 HANCOCK COMPANIES LLC
 6840 EAST THOMAS ROAD # 318
 PHOENIX, ARIZONA 85021
 CONTACT: JEFF HANCOCK
 PHONE: 480.269.8200

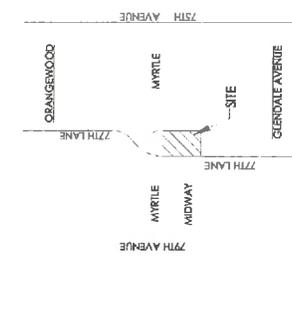
site data
 ZONING: R1-4PUD
 TOTAL AREA: 107,751 S.F. / 2.392 ACRES
 TOTAL LOT AREA: 102,481 S.F. / 2.324 ACRES
 TOTAL NUMBER OF LOTS: 13
 LOT AREA: 7,883 S.F. / 0.181 ACRES
 NET DENSITY: 3.84 DU/AC
 PROPOSED OPEN SPACE: 10,948 S.F. / 251 ACRES

planting
 THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF GLENDALE DESIGN STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAKED & PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION PUBLISHED STANDARDS.

SIZES OF TREES AND SHRUBS WILL CORRESPOND WITH REQUIREMENTS SET BY THE CITY OF GLENDALE. ALL PLANTING AREAS WILL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE AND SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE.

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visionary map
 next to needs

CALL TODAY FOR MORE INFORMATION
 480-263-1100
 1-800-STAKE-IT
 PORTLAND, OREGON

13 LOT SUBDIVISION

plant legend

ITEMS	botanical name COMMON NAME	QTY
1	ULMUS PARVIFOLIA EVERGREEN ELM	15 GAL
2	DALBERGIA SISSOO SISSOO TREE	24" BOX
3	SOUTHERN LIVE OAK QUERCUS VIRGINIANA	24" BOX
4	MACADAMIA UNGUIS-CATI CATS CLAW VINE	5 GAL
5	EREMOPHILA SP. VALENTINE	5 GAL
6	NERIUM OLIVACEUM FETID PINK OLIVENDER	5 GAL
7	TECOMA STANS YELLOW BELLS	5 GAL
8	TECOMA ALATA ORANGE JUBILEE	5 GAL
9	DASTURION WHEELERI DESERT SPOON	5 GAL
10	HEPERALOE FUNIFERA CHANT HESPERALOE	5 GAL
11	HEPERALOE PARVIFLORA RED YUCCA	5 GAL
12	LANFANA NEW GOLDY NEW GOLD LANFANA	1 GAL
13	LANTANA MONTEVIDENSIS PURPLE LANFANA	1 GAL
14	SPHAGNEICOLA TRILOBATA YELLOW DOT	1 GAL

planting key notes

- 1) PROPERTY LINE / RIGHT OF WAY LINE
- 2) DECOMPOSED GRANITE IN ALL PLANTING AREAS
- 3) SIGHT DISTANCE LINE PER CITY REQUIREMENTS
- 4) STORMWATER RETENTION. SEE CIVIL ENG. PLANS.
- 5) FIRE HYDRANT - NO PLANT MATERIAL WITHIN 3'
- 6) DRAINAGE STRUCTURE. SEE CIVIL ENG. PLANS.
- 7) SIDEWALK
- 8) ADA ACCESSIBLE PUMP



77TH AND MYRTLE
 GLENDALE, ARIZONA

SHEET TITLE:
 PROJECT:
 JOB NO: 14-048
 DATE: 8. PAUL
 DRAWN BY: 11.12.2014
 SUBMITTED:
 REVIEWER:

SHEET

PL 01 of PL.01

PLANNING DEPARTMENT
 APPROVAL
 SIGNATURE: *Tom Dixon*
 DATE: 13 February 2015
 PROJECT #: PP 14-03



77TH AND MYRTLE
GLENDALE, ARIZONA

PROJECT: 77TH AND MYRTLE
JOB NO: 14-006
DATE: 8. PAUL
DRAWN BY: 11.12.2014
SUBMITTED:
REVISED:

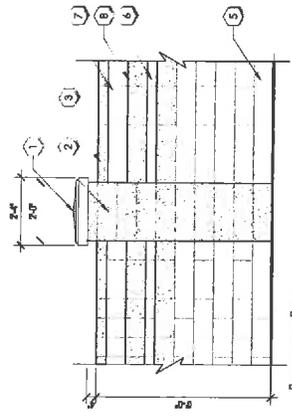
SHEET TITLE: SHEET
PL.02 of PL.01

Window Details

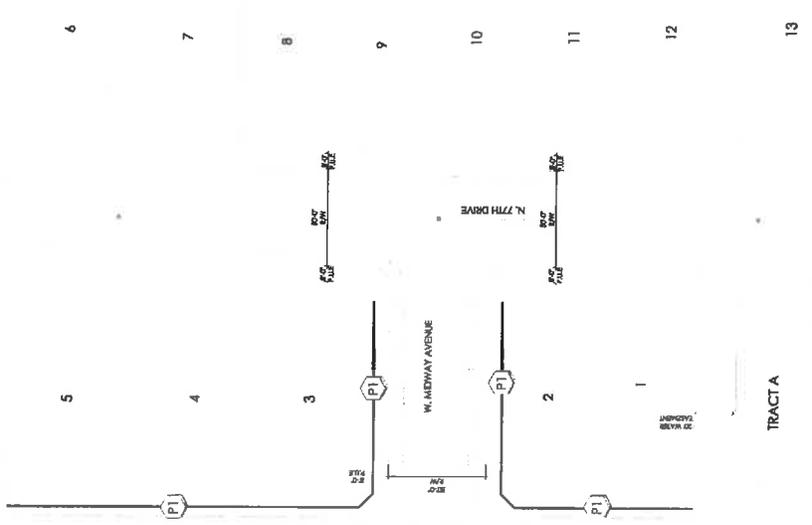
1. PERIMETER THEME WALL. SEE SHEET PL.02, DETAIL "B". (SEE UNIFORM NOTES)

2. 4" POPOUT SPLIT FACE BLOCK COLUMN. SEE SHEET PL.02, DETAIL "B".

NOTE: ALL PERIMETER AND INTERIOR WALLS NOT NOTED ABOVE SHALL BE STANDARD 6" X 8" X 16" CMU BLOCK UNLESS OTHERWISE SPECIFIED OTHERWISE BY OWNER. OWNER TO SELECT PAINT COLOR.

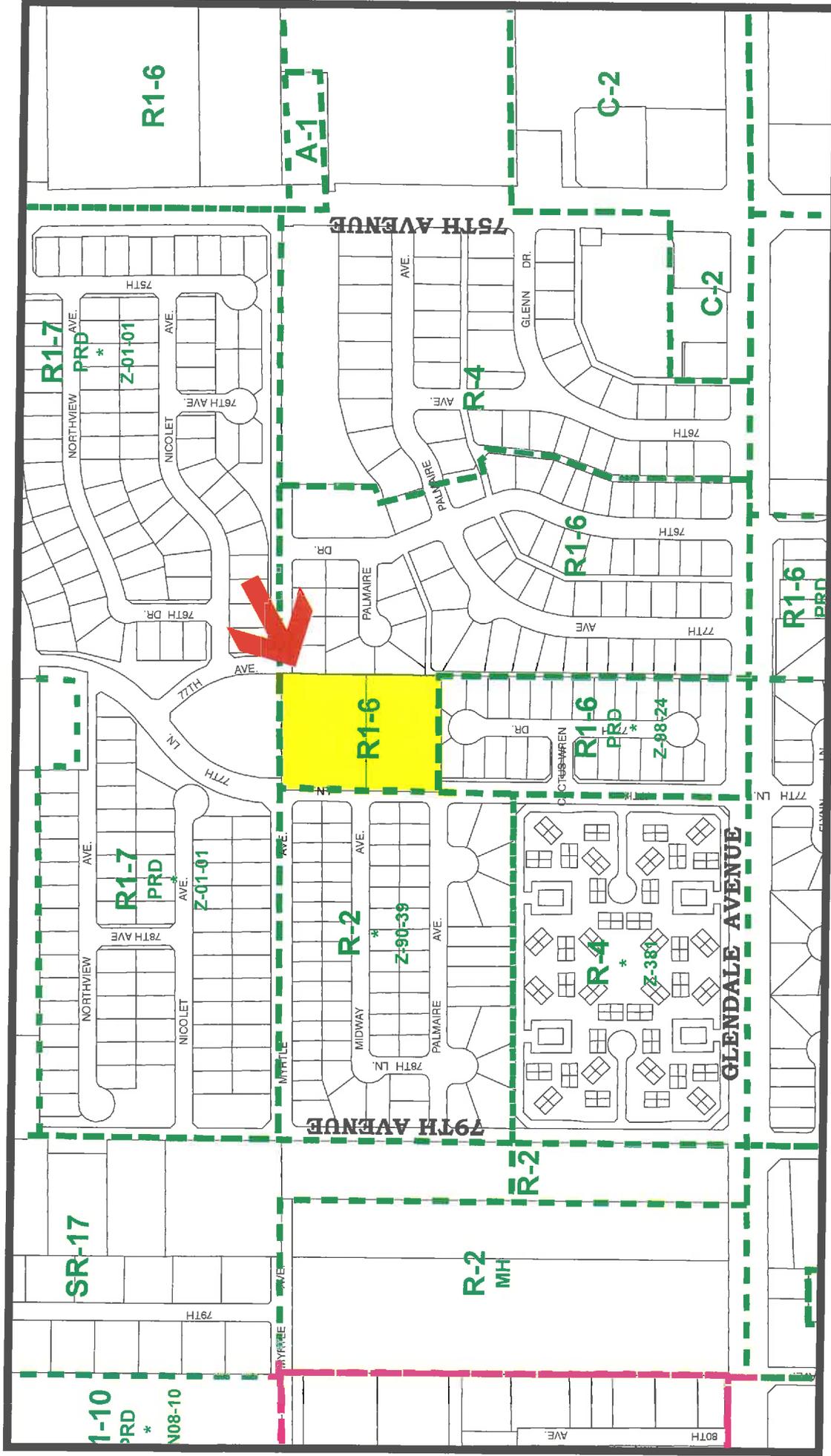


- key notes**
1. PREFABRICATED CONCRETE CAP
 2. 6" X 8" X 16" - SCORED SPLITFACE BLOCK PAINTED TO COMPLEMENT ARCHITECTURE
 3. 6" X 8" X 16" SCORED CMU BLOCK PAINT TO COMPLEMENT ARCHITECTURE
 4. 6" X 8" X 16" VERTICAL SCORE SPLITFACE BLOCK PAINT TO BE DETERMINED
 5. FINISHED GRADE
 6. 6" X 8" X 16" - BLOCK PAINTED TO COMPLEMENT ARCHITECTURE
 7. 6" X 8" X 16" SCORED CMU BLOCK
 8. 6" X 8" X 16" VERTICAL SCORE SPLITFACE BLOCK PAINT TO BE DETERMINED
 9. 6" X 8" X 16" CMU THEME WALL WITH SPLIT SCORED BLOCK PILLASTER
- NOTE: THE CONTRACTOR SHALL PROVIDE IMPROVEMENTS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION. SCALE: 1/2" = 1'-0"

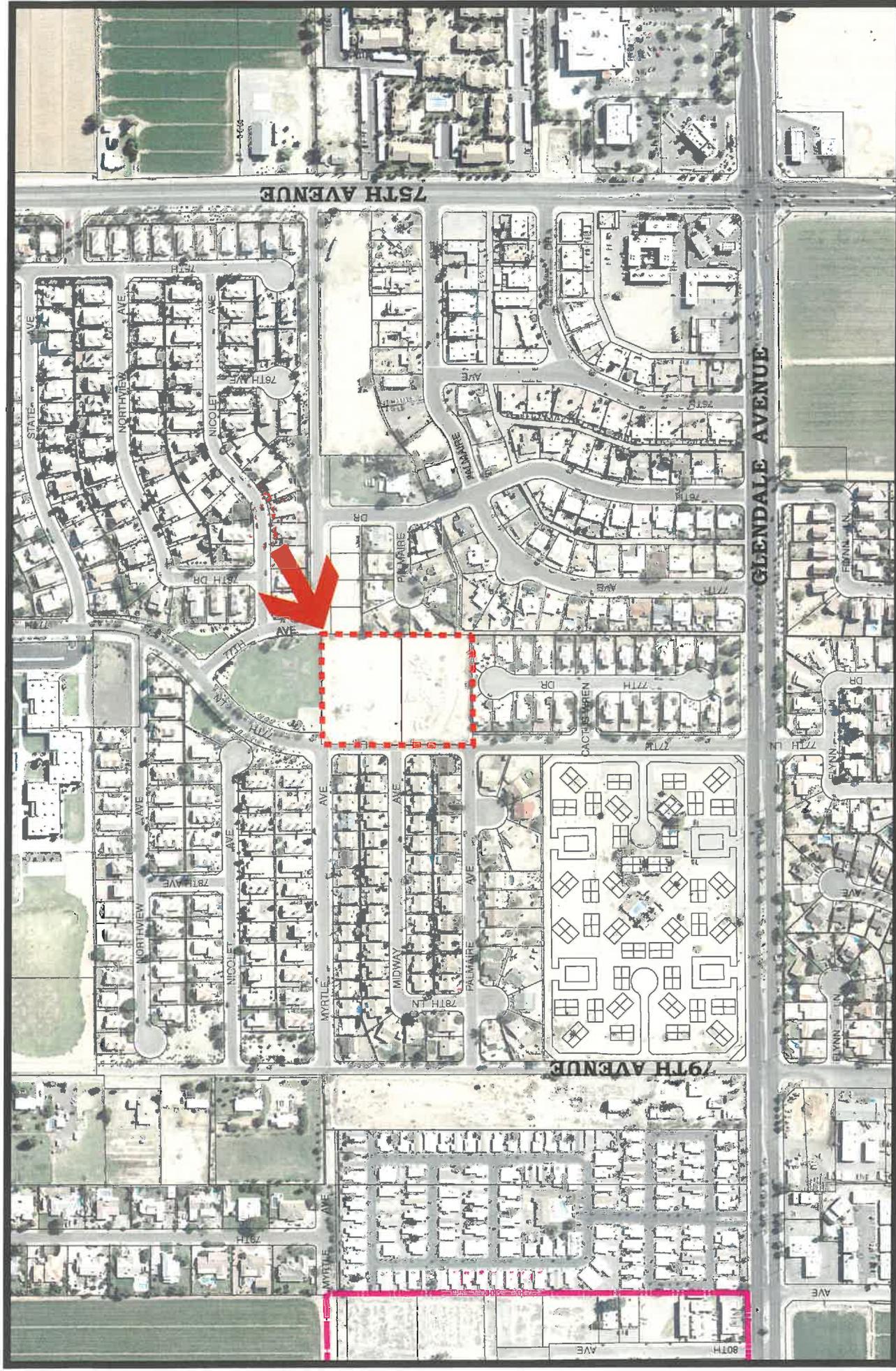


PLANNING DEPARTMENT
APPROVAL
SIGNATURE: *Tom Dixon*
DATE: *13 February 2015*
PROJECT #: *PP 14-03*





	<p>CASE NUMBER</p> <p>ZON15-02</p>	<p>REQUEST</p> <p>REZONE FROM R1-6 (SINGLE FAMILY RESIDENCE) TO R1-6 PRD (SINGLE FAMILY RESIDENCE, PLANNED RESIDENTIAL DEVELOPMENT)</p>
<p>LOCATION</p> <p>7225 N. 77TH LANE</p>	<p>REQUEST</p> <p>REZONE FROM R1-6 (SINGLE FAMILY RESIDENCE) TO R1-6 PRD (SINGLE FAMILY RESIDENCE, PLANNED RESIDENTIAL DEVELOPMENT)</p>	<p>LOCATION</p> <p>7225 N. 77TH LANE</p>



Aerial Date: November 2012



CASE NUMBER
ZON15-02





Planning Division Staff Report

DATE: March 5, 2015 **AGENDA ITEM:** 5

TO: Planning Commission

FROM: Tabitha Perry, Assistant Planning Director
PRESENTED BY: Tom Dixon, CPM, Senior Planner

SUBJECT: PRELIMINARY PLAT (PP) PP14-03: PARKSIDE
SUBDIVISION – 7225 NORTH 77th LANE

REQUEST: Preliminary Plat approval for a 13-lot subdivision.

APPLICANT/OWNER: Mike Jackson, TTG Corp. / Hancock Companies, LLC

REQUIRED ACTION: The Planning Commission must conduct a public hearing and determine if this request meets the required findings for Preliminary Plat approval.

RECOMMENDATION: The Planning Commission should approve subject to stipulations.

PROPOSED MOTION: Move to approve PP14-03 subject to the stipulations contained in the staff report.

SUMMARY: This is a proposal for a 13-lot single family subdivision on two parcels totaling 3.39 acres with a gross density of 3.83 dwelling units per acre. The proposed lot sizes vary from 6,119 to 8,287 square feet in size.

COMMISSION ACTION: Motion made by Commissioner _____ to _____
subject to staff report stipulations. Motion seconded by Commissioner _____ .
The motion was _____ with a vote of ___ to ___.

DETAILS OF REQUEST:

General Plan Designation:

The property is designated as Medium Density Residential (MDR), 3.5 - 5 dwelling units/ac.

Property Location and Size:

This undeveloped 3.39-acre site composed of two parcels is located approximately 900 feet north of West Glendale Avenue on the east side of North 77th Lane.

History:

Although there are signs of previous grading and disturbance on the two parcels the subject site has no prior history of development activity.

Design Review:

Design Review approval is required for the proposed house products that will be built in association with the Parkside Subdivision. The applicant will need to satisfy a list of detailed guidelines to demonstrate that the Residential Design and Development Manual (RDDM) and Design Guidelines will be met with their house products. No application for Design Review has been submitted at this time.

Project Details:

The proposed lot sizes for the Parkside Subdivision range from 6,119 to 8,287 square feet square feet.

Access to these proposed 13 lots will be from an easterly 150-foot extension of Midway Avenue before it tees off for another 165 feet both north and south to form two cul-de-sacs called North 77th Drive. No secondary access is available to the project due to the allowance of previous development decisions that did not require stubbed access to the subject site.

If approved, Parkside Subdivision would be subject to the development standards applied through the PRD overlay as has been proposed for companion rezoning application ZON15-02.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On January 28, 2015, the City of Glendale mailed notification letters to adjacent property owners and interested parties notifying the public of the proposal. The applicant's Citizen Participation Final Report (without mailing labels) was approved on February 9, 2015 and is attached. Staff has received three inquiries from the same person regarding this project and a separate letter from the Orangewood Estates Homeowners' Association. The Orangewood Estates Homeowners' Association supports the project provided that the perimeter wall along the north side of Parkside Subdivision be constructed in a manner similar to the front of the development and that said wall be located at a two-foot setback from the north property line of the Orangewood Estates Homeowners' Association Tract "C", a retention area and open space.

Planning Commission Public Hearing:

A Notice of Public Hearing was published in *The Glendale Star* on February 12, 2015. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on February 13, 2015. The property was posted on February 13, 2015.

STAFF ANALYSIS:

Analysis:

- This request meets the requirements of the Subdivision and Minor Land Division Ordinance and meets the intent of providing suitable building lots under the Residential Design & Development Manual.
- The Preliminary Plat is consistent with the General Plan land use designation and appropriate to the PRD development standards proposed.
- The request is consistent with the guidelines for the PRD by providing flexibility in the variation in lot widths to provide for, in this case, opportunity for infill development.
- The house products for these 13 lots, as stipulated, shall be subject to the approval of Design Review for house products.

RECOMMENDATION:

The request meets the requirements for Preliminary Plat approval and should be approved subject to the following stipulations:

1. Approval of the Preliminary Plat shall be conditioned by and subject to the City Council approval of companion application ZON15-02.
2. The 15-day appeal period for the Preliminary Plat shall not begin until the proposed rezoning (ZON15-02) is approved by the City Council.
3. The approved 13 lots shall be incorporated into and become part of Parkside Subdivision Homeowners' Association.
4. Development shall be in substantial conformance with the project narrative and the preliminary plat for Parkside Subdivision, as date stamped on February 9, 2015.
5. Development of house products on individual lots for Parkside Subdivision shall be subject to the requirements of the Residential Design & Development Manual through a Design Review process.
6. The new portion of a perimeter fence on the north and east sides of the Parkside Subdivision shall be six (6) feet high and be of a decorative as depicted on the decorative wall profile, sheet PL.02.

7. Dedication of 30 feet of right-of-way along the east portion of the property's frontage along shall occur on the final plat and a full half-street improvement to the City of Glendale standards is required with the development of the subdivision or any portion thereof.

ATTACHMENTS:

1. Preliminary Plat, date stamped February 12, 2015.
2. Applicant's landscape plan (sheet PL.01) and decorative wall cross section (sheet PL.02), date stamped February 13, 2015.
3. Applicant's Narrative, date stamped February 9, 2015.
4. Citizen Participation Final Report (without mailing labels), approved February 19, 2015.
5. Vicinity Zoning Map.
6. Aerial Photograph, dated November 2012.

PROJECT MANAGER:

Tom Dixon, CPM, Senior Planner (623) 930-2553
tdixon@glendaleaz.com

REVIEWED BY:



Planning Director

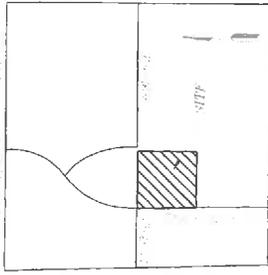
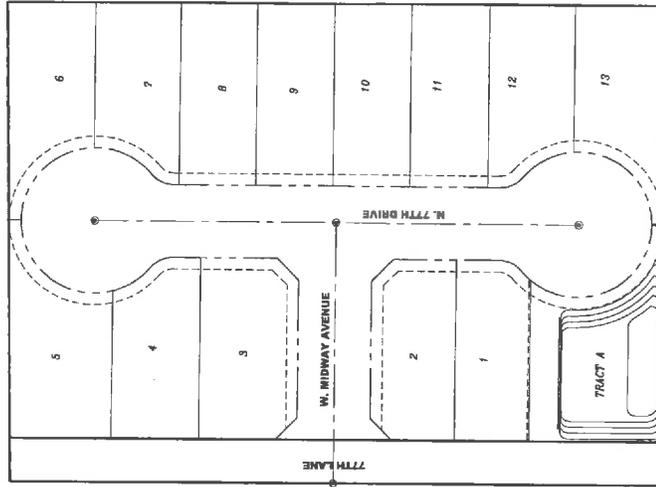
TD/df



Development Services Department Director

PRELIMINARY PLAT 77TH AVE AND MYRTLE

GLENDALE, ARIZONA
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH,
RANGE 1 EAST, OF MARICOPA COUNTY, ARIZONA.



VICINITY MAP
NTS

OWNER / DEVELOPER
HANKOCK COMPANIES, LLC
6350 E. THOMAS ROAD, SUITE 318
MARIETTA, GA 30067
PHONE: 602-309-8000
CONTACT: GREG HANKOCK

CIVIL ENGINEER
TTC ENGINEERS, INC
4300 N. MILLER ROAD, SUITE 172
MESA, AZ 85205
PHONE: 602-371-1333
FAX: 602-371-0875
CONTACT: MIKE JACKSON, PE

SHEET INDEX

PP01 COVER SHEET
PP02 TYPICAL SECTION AND DETAILS
PP03 PRELIMINARY PLAT

UTILITY COMPANIES

- WATER: CITY OF GLENDALE
- SEWER: APS
- ELEC.: APS
- GAS: SOUTHWEST GAS COMPANY
- TELEPHONE: CENTURY LINK
- CABLE TV: COMCAST
- POLICE: CITY OF GLENDALE
- FIRE: WASHINGTON SCHOOL DISTRICT
- SCHOOL DISTRICT: WASHINGTON SCHOOL DISTRICT
- GLENDALE UNION #205

LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- LOT LINE
- 1" VEHICULAR UTILITY EASEMENT
- 8" PUBLIC UTILITY EASEMENT
- 1" VEHICULAR NON-ACCESS EASEMENT
- WATER LINE
- B+W
- B'S
- SEWER LINE
- SURVEY MONUMENT TO BE SET
- FIRE HYDRANT
- SANITARY SEWER PIPE AND MANHOLE
- WATER VALVE

**PLANNING DEPARTMENT
APPROVAL**

SIGNATURE: *Tom Dixon*

DATE: 12 February 2015

PROJECT #:

SITE SUMMARY TABLE	
GROSS AREA RESIDENTIAL	147,751 SQ.FT - 3.392 ACRES
NET AREA	100,401 SQ.FT - 2.304 ACRES
OPEN AREA	10,947 SQ.FT - 0.251 ACRES
NUMBER OF LOTS	13
GROSS DENSITY RESIDENTIAL	3.83 DU/AC
NET DENSITY RESIDENTIAL	5.84 DU/AC
MINIMUM LOT AREA	6,000 SQ.FT
EXISTING ZONING	R1-6
EXISTING LAND USE	SINGLE RESIDENCE
PROPOSED LAND USE	PLANNED RESIDENTIAL DEVELOPMENT

LEGAL DESCRIPTION

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**PRIMARY STRUCTURE, NOT INCLUDING ATTACHED SHADE STRUCTURES: 40% TOTAL 50%

77TH AVENUE & MYRTLE

(preliminary landscape drawings)

project consultants

architect: [foxhall.com](http://www.foxhall.com)

foxhall architects
4000 W. MILLER #122
SCOTTSDALE, ARIZONA 85251
CONTACT: GREG HANCOCK
PHONE: 480.337.1133

landscape architect: [designethic.com](http://www.designethic.com)
DESIGN ETHIC, LLC
701 E. CAMERON #230
SCOTTSDALE, ARIZONA 85251
CONTACT: BRANDON PAUL
PHONE: 480.225.7077

site data

OWNER: [MCCOY COMPANIES, LLC](http://www.mccoycompanies.com)
ADDRESS: 16
SCOTTSDALE, ARIZONA 85251
CONTACT: GREG HANCOCK
PHONE: 480.229.8200

PLANNING
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NET AREA: 100,401 S.F. / 2,304 ACRES
NUMBER OF LOTS: 13
GROSS DENSITY: 3.88 DU/AC
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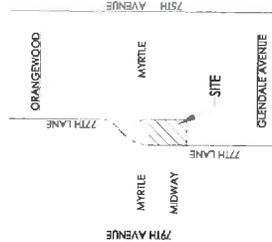
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vicinity map

MAP OF ARIZONA

CALL FOR MORE INFORMATION
480-216-1100
1-800-STARCH
(OUTSIDE ARIZONA CALL CENTER)

13 LOT SUBDIVISION

plant legend

tree	botanical name	container	quantity
1	UPLAND PINE	15 GAL	500
2	EVERGREEN ELM	24" BOX	15 GAL
3	YUCCA	24" BOX	15 GAL
4	YUCCA	24" BOX	15 GAL
5	YUCCA	24" BOX	15 GAL
6	YUCCA	24" BOX	15 GAL
7	YUCCA	24" BOX	15 GAL
8	YUCCA	24" BOX	15 GAL
9	YUCCA	24" BOX	15 GAL
10	YUCCA	24" BOX	15 GAL
11	YUCCA	24" BOX	15 GAL
12	YUCCA	24" BOX	15 GAL
13	YUCCA	24" BOX	15 GAL

planting key notes

- PROPERTY LINE / RIGHT OF WAY LINE
- DECOMPOSED GRANITE IN ALL PLANTING AREAS
- SIGHT DISTANCE LINE PER CITY REQUIREMENTS
- STORMWATER RETENTION. SEE CIVIL ENG. PLANS.
- FIRE HYDRANT - NO PLANT MATERIAL WITHIN 3'
- DRAINAGE STRUCTURE. SEE CIVIL ENG. PLANS.
- SIDEWALK
- ADA ACCESSIBLE RAMP

PLANNING DEPARTMENT
APPROVAL

SIGNATURE: *Tom J. [Signature]*
DATE: 13 February 2015
PROJECT #: PP 14-03

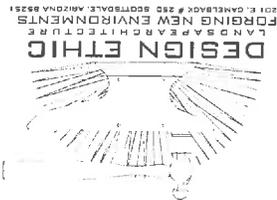
JOB NO: 14-08
DATE: 8. PAUL
SUBMITTED: 11.12.2014
REVISED:

SHEET

PL01 of PL.0

77TH AND MYRTLE
GLENDALE, ARIZONA

PROJECT:
SHEET TITLE:





DESIGN ETHIC
LANDSCAPE ARCHITECTURE
FORMING NEW ENVIRONMENTS
2001 E. CHANDLER BLVD. SUITE 100
PHOENIX, ARIZONA 85024
480.223.0777



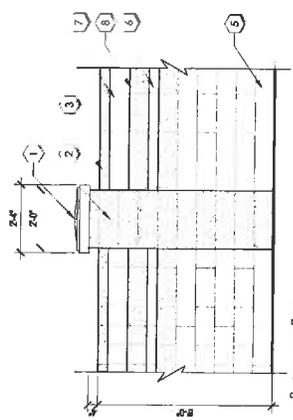
77TH AND MYRTLE
GLENDALE, ARIZONA

PROJECT: 77TH AND MYRTLE
SHEET TITLE: PL.02 OF PL.02
JOB NO: 14-048
DATE: 11.12.2014
DRAWN BY: B. PAUL
SUBMITTED: 11.12.2014
REVISED:

PL.02 OF PL.02
SHEET

Wall/ Masonry notes
 1. PERIMETER THEME WALL - SEE SHEET PL.02, DETAIL "T". (832 LINEAR FEET)
 2. 4" POROSIT SPLIT FACE BLOCK COLUMN - SEE SHEET PL.02, DETAIL "C".

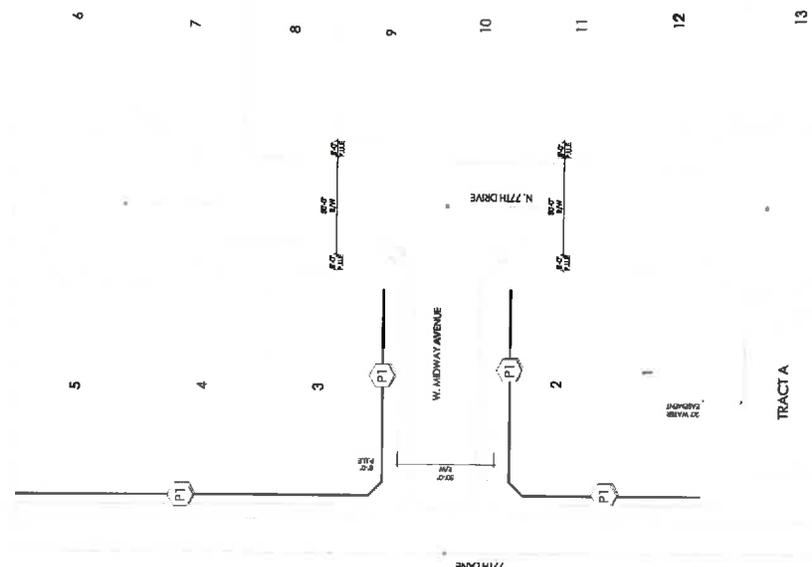
NOTE:
 ALL PERIMETER AND INTERIOR WALLS MUST NOTED ABOVE SHALL BE STANDARD 4" X 8" CMU FENCE BLOCK UNLESS SPECIFIED OTHERWISE BY OWNER. OWNER TO SELECT PAINT COLOR.



KEY NOTES

- 1) PRECAST CONCRETE CAP
- 2) 8" X 8" X 16" SCORED SPLIT FACE BLOCK PAINTED TO COMPLEMENT ARCHITECTURE
- 3) 8" X 8" X 16" SPLIT SCORED BLOCK - PAINTED FINISH PAINT TO COMPLEMENT ARCHITECTURE
- 4) FINISHED GRADE
- 5) 8" X 8" X 16" BLOCK PAINTED TO COMPLEMENT ARCHITECTURE
- 6) 8" X 8" X 16" SCORED CMU BLOCK
- 7) 8" X 8" X 16" SCORED CMU BLOCK PAINTED TO COMPLEMENT ARCHITECTURE

8" X 8" X 16" CMU THEME WALL WITH SPLIT SCORED BLOCK PILASTER
 NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION. SCALE: 1/2" = 1'-0"



CALL FOR MORE INFORMATION
 602-263-1100
 1-800-STAKE-IT
 CONTRA SURVEYOR COMPANY

PLANNING DEPARTMENT
 APPROVAL
 SIGNATURE: *Jan Dixon*
 DATE: *13 February 2015*
 PROJECT #: *PP 14-03*



STRUCTURAL, MEP, CIVIL ENGINEERING & CONSTRUCTION SERVICES

Arizona California Colorado Florida Texas Lebanon Saudi Arabia U.A.E.

December 10, 2014

Parkside Subdivision-77th & Myrtle Avenue
SE corner of 77th Lane and Myrtle Avenue
Project Narrative

The property is located at 7225 North 77th Lane, Glendale AZ in the Yucca Council District. The proposed project is approximately 3.3 acres of undeveloped land near the southeast corner of 77th Lane and Myrtle Avenue. The development proposes 13 single family residential lots and two open space tracts. This project proposes to use the PRD option of the R1-6 zoning in order to allow for the 50' wide minimum lot width.

The proposed layout includes a single access point on 77th Lane which tees into public streets which will dead end with a cul-de-sacs provided in the northern and southern portions of the development. The access point of this project aligns with the existing Midway Avenue alignment west of this project.

The proposed sewer will connect to the existing main located in 77th Lane and the water will loop through the development within the roadway connecting once into 77th lane at the subdivision entrance and again at the southern edge where it will run through a water easement. The 100-year retention will be provided in one active open space area, along the southern portion of the site.

PLANNING DEPARTMENT APPROVAL	
SIGNATURE:	<i>Tom Dixon</i>
DATE:	<i>9 February 2015</i>
PROJECT #:	<i>PP 14-03</i>

FINAL
CITIZEN
PARTICIPATION
PLAN

77th Ave and Myrtle
7225 North 77th Lane Glendale AZ

Prepared by
TTG Engineers
Mike Jackson, PE, LEED AP

February 19, 2015

PLANNING DEPARTMENT APPROVAL
SIGNATURE: <u>Jim Dixon</u>
DATE: <u>19 February 2015</u>
PROJECT #: <u>PP14-03/2015-02</u>

2. Brief Description

The proposed project is approximately 3.3 acres of undeveloped land near the southwest corner of 77th Lane and Myrtle Avenue. The current proposed plan includes 13 single family residential lots and two open space tracts. The current layout includes two access points looping through the development with access to 77th Lane. The proposed water line will loop and connect to the main in 77th Lane in two places. The proposed sewer will connect to the existing main located in 77th Lane. The 100-yr, 6-hr retention will be provided in one active open space area, along the southern portion of the site.

The project is currently zoned as R1-6 and we are proposing to utilize the PRD option under the current zoning. The PRD option will allow us to utilize 50' wide minimum lot widths, which will make the project feasible. The proposed minimum lot width is 50' and the proposed building setbacks are 15' in the front and rear, and 5' & 10' on the sides. The proposed a lot coverage percentage is 45%.

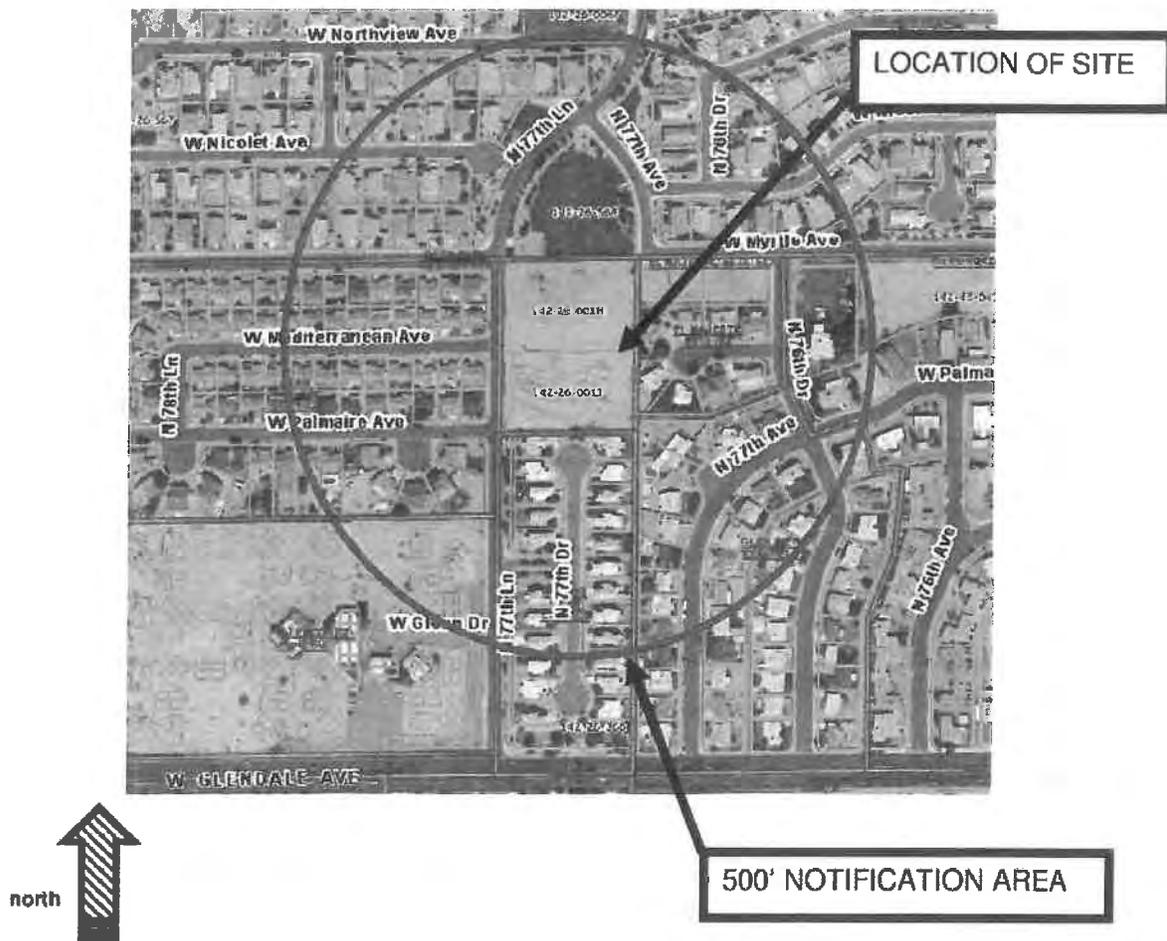
3. Public Notification technique

The Planning department has determined that a notification letter is the most appropriate public notification technique for this project.

4. Notification Area Map

An outlined map of the areas of notification is included on the following page. All property owners identified on this map have been notified. This map meets all City of Glendale Ordinance requirements.

RECOMMENDED NEIGHBORHOOD NOTIFICATION AREA	
NAME OF REQUEST:	PARKSIDE SUBDIVISION
LOCATION:	7225 N. 77 th Lane (SEC of 77 th Lane and Myrtle Avenue)
The applicant is requesting the approval of a 13-lot infill subdivision for single-family residential development on two parcels with a combined area of approximately 3.4 acres.	
ZONING DISTRICT: R1-6	COUNCIL DISTRICT: Yucca



5. Property Owners Notification

A list of Property Owners identified in the Neighborhood Notification Area MAP A list is attached in this plan. These property owners have been contacted via mail notifying them of the proposed project.

6. Homeowners Association Notification

A combined list of homeowner associations and registered Neighborhood groups was provided by the Planning department and notified. A combined list is attached in this plan.

7. Neighborhood Groups Notification

A combined list of homeowner associations and registered Neighborhood groups was provided by the Planning department and notified. A combined list is attached in this plan.

8. "Interested Parties" Notification

The Planning Department provided us with a list of "interested parties" to be notified. These Parties have been notified and a list is attached in this plan.

9. Additional Notification List

The Planning Department provided us with a list of individuals who were to be notified. Notification has been sent to these individuals and a list is attached in this plan.

10. Affected Individuals

No individuals should be directly affected by this proposal.

11. Project Perspective.

From the perspective of the surrounding community, we anticipate that this development will be welcomed. This development proposes single family residences in a development with density similar to the surrounding subdivisions.

No new obstructions to views are proposed, as this site is already walled on two sides and is fronted by 77th Lane. This development will promote traffic safety as the unimproved half street of 77th Lane adjacent to this property will be constructed to city standards as part of the overall project. Project access is in compliance with city traffic

engineering requirements and the proposed access to 77th Lane will align with W. Midway Avenue.

12. Open Discussion

Individuals will be free to contact me any time during the application process. We can discuss their concerns and a detailed explanation can be provided of where we are in the process and why decisions are being made and how those decisions will affect those individuals.

13. Amendment notification

If changes or amendments are required after the initial contact with those parties identified in this plan the parties will be notified. The method of contact will depend on the on the magnitude of the change(s). If the change is minor a letter will be sent to those parties identified in this plan noting the changes. If changes are required that we feel will impact those parties we will work with the planning department to arrange for a neighborhood meeting if preferred.

14. Status Updates of Citizen Participation Plan

I will email my planner to keep them updated with the progress of the Citizen Participation Plan. I will follow up with phone calls as necessary.

15. Schedule

1/22/15	Submit Citizens Participation Plan (Letter) to Planner for Approval
1/28/15	Mail Notification Letters
2/20/15	Deadline to receive comments (2 weeks minimum required)
2/27/15	Submit Final Citizens Participation Plan to Planner for Approval

Notification Letter

HANCOCK COMPANIES

Greg Hancock
Hancock Companies, LLC
6360 E. Thomas Road, Suite 318
Scottsdale, AZ. 85251
480.285.1300 office

January 22, 2015

Dear Neighbor:

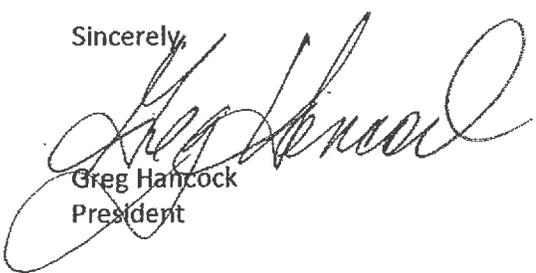
This letter is to inform you that I am applying for a subdivision plat with the City of Glendale. The property is located at 7225 North 77th Lane Glendale AZ in the Yucca Council District.

The proposed project is approximately 3.3 acres of undeveloped land near the southeast corner of 77th Lane and Myrtle Avenue. The current proposed plan includes 13 single family residential lots and two open space tracts. The current layout includes a single access point on 77th Lane which tees into an access lane with a cul-de-sac provided in the northern half of the development and a one in the southern half.

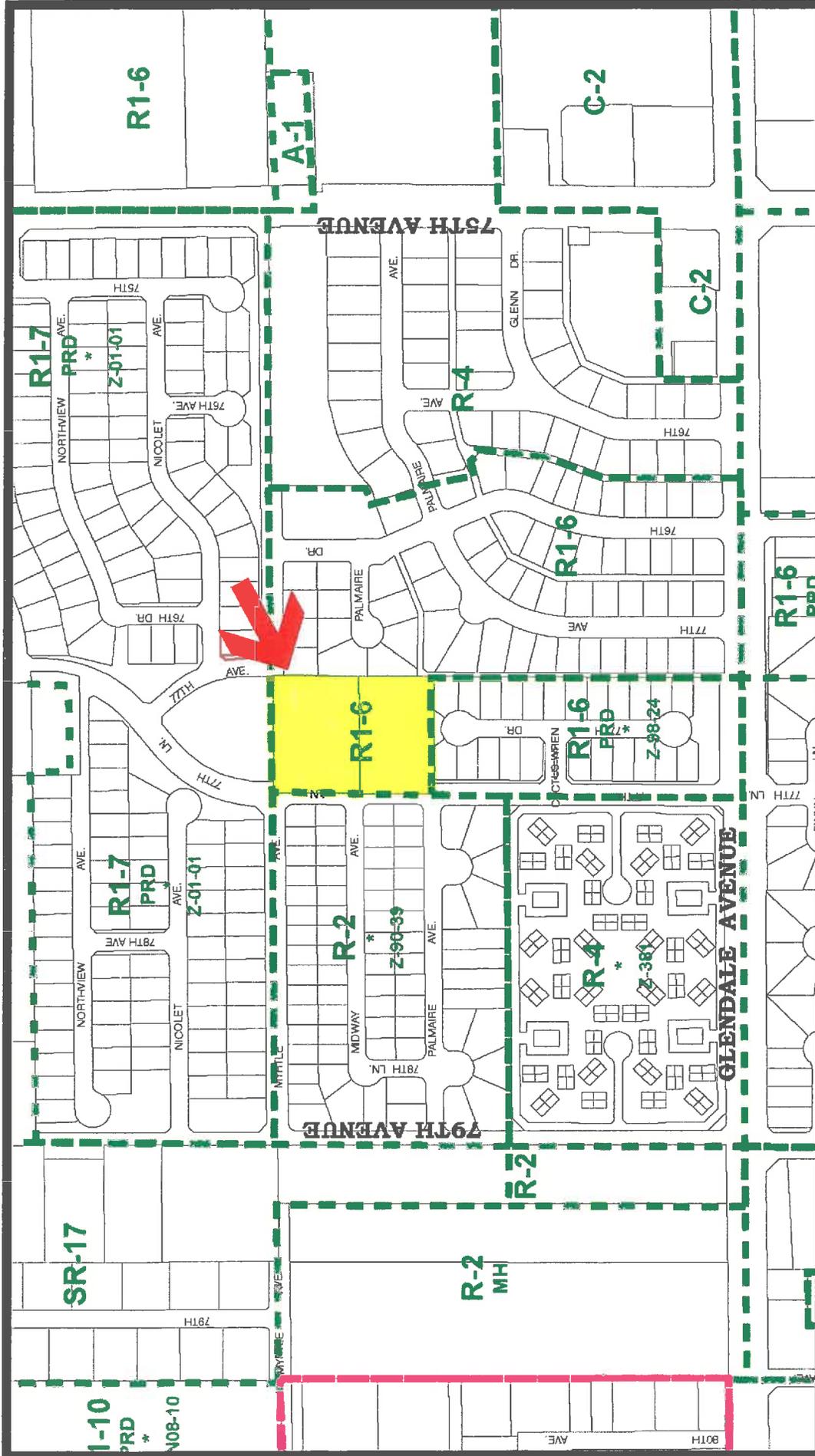
The project is currently zoned as R1-6 and we are proposing to utilize the PRD option under the current zoning. The proposed minimum lot width is 50' and the proposed building setbacks are 15' in the front and rear, and 5' & 10' on the sides. The proposed a lot coverage percentage is 45%.

I have included a site plan with this letter for your review. Please provide any comments to my request by (date). Please write or call me at the above address or phone number. You may also contact Thomas Dixon with the City of Glendale Planning Department at 623.930.2800.

Sincerely,



Greg Hancock
President



CASE NUMBER

PP14-03

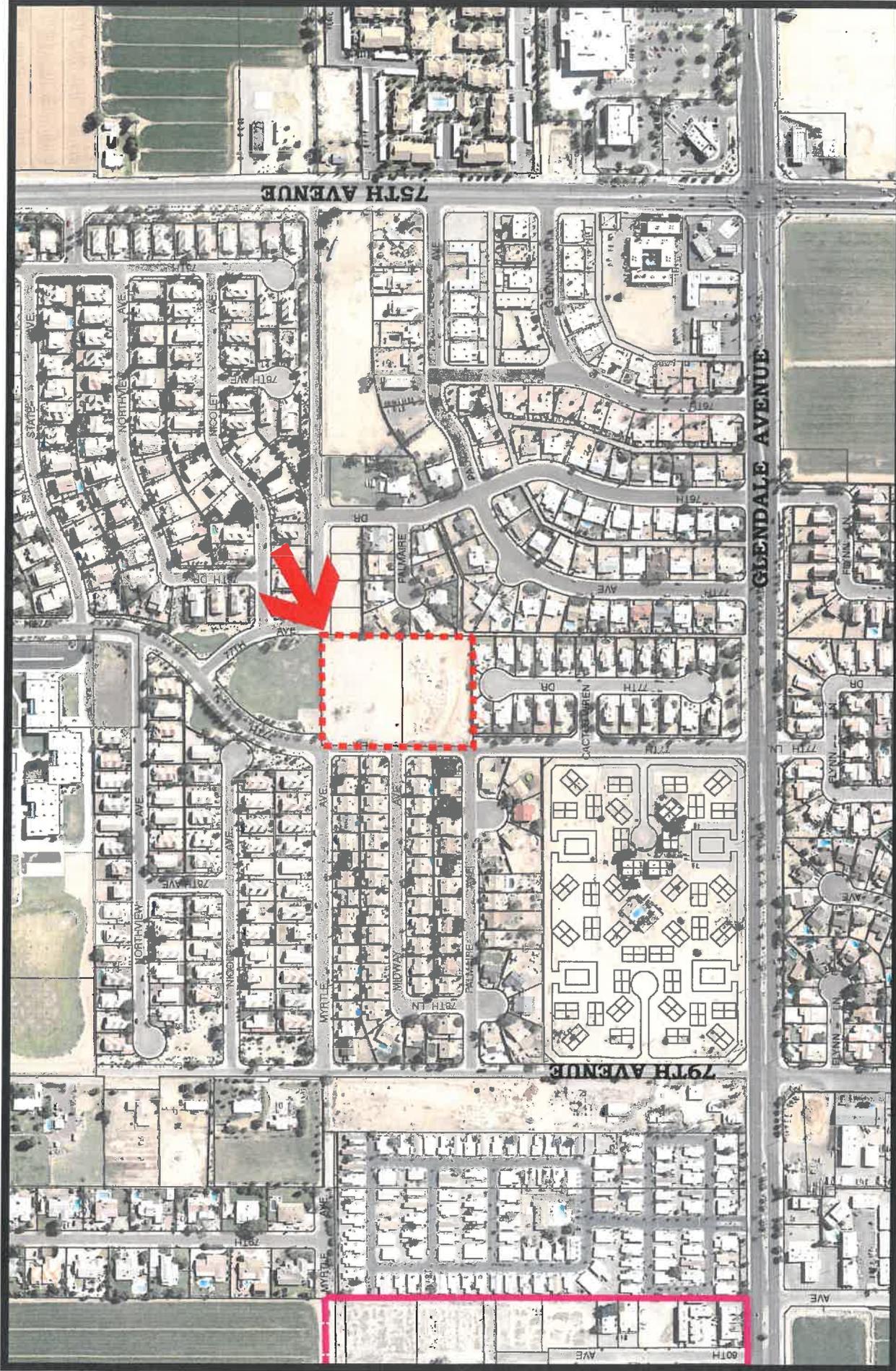


REQUEST

PRELIMINARY PLAT FOR A 13-LOT
SUBDIVISION IN THE R1-6
(SINGLE RESIDENCE) ZONING
DISTRICT.

LOCATION

7225 N. 77TH LANE



Aerial Date: November 2012



CASE NUMBER
PP14-03

