

Mixed Use Development



Minor General Plan Amendment & Planned Area Development Rezoning Application Narrative

City of Glendale
2nd Submittal
May 2020

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PROJECT PROFILE

Project Name	Glen91
Property Owner	Glen 91, Inc.
Assessor Parcel Numbers	102-02-003F (6.63 Ac), 102-02-003C (6.15 Ac), 102-02-003B (2.68 Ac)
Project Location	Southeast corner of Glendale Avenue and 91 st Avenue, Glendale, Arizona
Project Area	15.46 Acres (gross)
Current Zoning	General Commercial (C-2)
General Plan	Planned Commercial (PC)
Requested General Plan Land Use	Corporate Commerce Center (CCC)
Requested Zoning	Planned Area Development (PAD)
Development Team	<u>Legal Counsel</u> Tiffany & Bosco, P.A. Shaine T. Alleman Seventh Floor, Camelback Esplanade 2525 East Camelback Road Phoenix, Arizona 85016 <u>Architecture</u> H Design Group Brent M. Stevens, AIA 5036 S. National Avenue Springfield, MO 65810 <u>Engineer</u> Bowman Engineering Paul Sanchez 1295 W. Washington Street Suite 108 Tempe, AZ 85281

EXECUTIVE SUMMARY

This proposed Minor General Plan Amendment and PAD Rezoning Application request is to rezone approximately 15.46 Acres (gross) generally located at the southeast corner of the intersection of Glendale Avenue and 91st Avenue and identified by the Maricopa Assessor Office with parcel numbers 102-02-003F, 102-02-003C, 102-02-003B (the "Property").

This Application is for a Minor General Plan Amendment and PAD Rezoning that will change the General Plan Land Use designation from Planned Commercial to Corporate Commerce Center (CCC) and the zoning designation from General Commercial (C-2) to Planned Area Development (PAD). This will allow for the development of a mixed use themed development, which will accommodate a variety of residential, office and commercial uses on the Property.

The Applicant is aware of the City's goals for the surrounding area of the Property and its desire to promote uses that will bring development and economic vitality, live work and play opportunities, quality architectural character, and provide an appropriate balance of uses.

This proposed request is aimed at providing development flexibility to support land uses that promote a live work and play environment, allowing a variety of high density residential, offices and commercial uses while bringing high quality architecture. The Glen91 PAD utilizes the unique zoning development standards as a baseline, while also seeking flexibility for certain land uses to be allowed in portions of the development to complement the Westgate Entertainment District.

PROPERTY DESCRIPTION

Site Description

The Glen91 property is approximately 15.46 Acres (gross) generally located at the southeast corner of the intersection of Glendale Avenue and 91st Avenue. The location near the Westgate Entertainment District provides an ideal opportunity for a mixed use development. The Property is located approximately one mile west of the Loop 101 Freeway. (*Please see EXHIBIT A – Regional Aerial Context Map*).

As illustrated in *EXHIBIT B – Aerial Context Map*, the Property is composed of three (3) vacant parcels that are contiguous to one another. The Property was historically used for Agricultural uses.

The Property currently contains a Glendale General Plan land use designation of Planned Commercial (*Please See EXHIBIT C – Existing Glendale General Plan Map*).

The Property is currently zoned General Commercial (C-2) under the City of Glendale Zoning Ordinance (*Please see EXHIBIT D – Existing Glendale Zoning Map*).

Relationship to Surrounding Properties

The Property is mostly surrounded by developed property and agricultural uses with residential development to the south and east. The following table describes the surrounding conditions of the neighboring properties.

Direction	Description	G.P. Land Use	Zoning
North	91 Glendale Office Park Office/Commercial Uses	Office Park	PAD
East	Glendale Assisted Living and Single Family Residential	MDR 5 Medium Density Residential	PAD
South	Vacant Land Agricultural use	MDR 5 Medium Density Residential	A-1 Agriculture
West	Westgate Entertainment District	EMU Entertainment Mixed Use	PAD

Topography

There are no significant topographical or natural features of the property. The Property is undeveloped.

Current Circulation

Glendale Avenue and 91st Avenue are six lane major arterials with a Center Median. However, no sidewalk exists on either roadway adjacent to the site. To the east of the site the Property is bordered by 89th Avenue.

The developer anticipates that most of the traffic from the Glen91 development will utilize Glendale Avenue and 91st Avenue. As such, the Applicant anticipates no traffic flows to 89th Avenue from the Property.

Summary

Based on the current Property conditions and location, the Glen91 development is appropriate for the location and character of the general area. Currently, the vacant Property lies next to the City's Westgate Entertainment District and is within one mile of the Loop 101 Freeway. Given its unique location and orientation, proper development of the Property with high quality building design and a mixed use type setting will enhance the Property and create an iconic development bringing positive impacts to the surrounding properties. The goal of the project is to provide a live work and play atmosphere adjacent to the Westgate Entertainment District.

PROJECT DESCRIPTION

The Property and surrounding area are poised to continue to bring developments to the City of Glendale that have economic value with opportunities for live, work and play benefits that will continue to enhance the City's value to the region. The Applicant has been involved with many discussions with the City in determining what developments and uses will help reach the goals Glendale has for this area.

The existing location of this proposal provides a unique opportunity for diverse land uses that will improve the area by increasing density and provide a catalyst for further attracting future commercial, office, entertainment and business related land uses to the area.

Due to the proposed mixed use nature of the proposal, the PAD provides land uses that incorporate multiple zoning designations of the Glendale Zoning Code. Creating a unique mix of uses as well as development standards which will allow the development the flexibility to build the necessary uses and structures for a high quality development. The Applicant is aware that the aesthetics and design of the buildings and grounds are important to overall development of the Property.

The overall physical design of the Glen91 development is intended to foster connectivity, walkability and relationships among the various residences, offices, commercial business and employees that will be on the Property. The open space locations will be located and oriented to provide patterns designed to enhance the walkability of the site and focus eyes on communal areas and to open spaces, creating a sense of place and security for the development.

The location of the Glen91 project adjacent to Glendale Avenue and 91st Avenue provides an ideal opportunity to access two major thoroughfares that will enhance the project. As such, the access points and driveway locations will be crucial for taking advantage of these thoroughfares for enhancing the land uses.

EXHIBIT E – Zoning Parcel Map shows the proposed locations for these access points and driveways. As shown on Exhibit E, Glendale Avenue will be accessed with two (2) driveway locations. The most eastern driveway will provide enough width for larger transportation trucks that may access the site for the delivery of goods. The median within Glendale Avenue across from this driveway will need to be modified to provide enough area for these larger delivery trucks. The western driveway will be a right-in/right-out driveway for accessing the Property.

GENERAL PLAN REQUEST AND ANALYSIS

This Application is for a Minor General Plan Amendment to the Envision Glendale 2040 Plan would change the General Plan Land Use designation from Planned Commercial (PC) to Corporate Commerce Center (CCC) to foster a mixed use development adjacent to what is considered the West Valley's Downtown (the Westgate Entertainment District).

The land use designation is consistent with the "Envision Glendale 2040" General Plan. Per this document, the CCC designation seeks to provide high density residential, retail, commercial and employment opportunities for the benefit of the community. The balance of this proposal is consistent with the proposed rezoning application which seeks to provide a mixture of commercial and residential land uses which supports unique developments of local and regional appeal in the immediate area.

In addition to financial stability Glendale's 2040 General Plan sets forth a collection of goals intended to realize the values and vision of the community, providing a framework for proposed developments to be considered The City of Glendale's Vision toward 2040 and beyond is founded on dynamic community spirit, and accountability for quality of living excellence. Our desire is to achieve all-encompassing balance in a community that is friendly, nurturing and safe for all citizens. Glendale's image is progressive with emphasis on family values including: education, outdoor enjoyment, culture, and economic vitality. We support economic and social diversity from well maintained, clean, visually attractive urban neighborhoods to the spacious, outlying rural areas that remind us of our agricultural heritage and strongly support the mission of Luke Air Force Base.

Accordingly, the following General Plan Goals and Policies are being met by the Glen91 proposal:

Land Use Element

- 1) **Goal LU-2** - *There are transition and buffer areas between unrelated land uses.*

Policy LI.-J-24 - The City shall ensure that adequate buffers between residential and non- residential uses are included, except in cases where the residential is a part of a mixed use development where it relates to the adjacent use.

Response: Landscaped open space buffers will be provided by Glen91 per this PAD. Furthermore, open space will be coordinated between development types to ensure connectivity, similar character and seamless transition.

2) **Goal LU-3** - *Land use ties into existing and future transportation systems.*

Policy LU-3.8 - *The City shall support and encourage connectivity, based on alternative transportation modes, within neighborhoods and between neighborhoods, activity centers, and the region, when making land use decisions.*

Response: The Property is legally accessible from Glendale Avenue, 91st Avenue and 89th Avenue as appropriate. The Property will incorporate pedestrian walkways, appropriately outlined in the landscape tracts of the development and surrounding connectivity. Finally, the Property is situated approximately one mile from Loop 101 freeway, the property is served by the Valley Metro Local Bus Route 70 along Glendale Avenue, and one mile from the 99th and Glendale Avenues Park and Ride, which connects with Valley Metro Express Bus Route 573. Adequate onsite connections, as well as multimodal infrastructure will ensure various means of connectivity for future residents and users.

3) **Goal LU-4** – *Mixed use projects provide urban clusters with housing, retail, restaurants and integrated transit facilities in Glendale.*

Policy LU-4.1 - *The City should support and facilitate the creation of mixed use projects that locate housing, employment, retail, entertainment, and services in condensed areas to support walkability and reduce vehicle trips.*

Policy LU-4.2 - *The City shall encourage the development of live/work units in areas of the City that are appropriate for mixed use development.*

Policy LU-4.4 - *The City shall encourage a variety and mix of uses, including both vertical and horizontal mixed use where appropriate.*

Response: This goal and its subsequent policies are at the heart of the Glen91 project. This project is a request to include a mixture of uses united by onsite circulation and open space while providing uses to supplement the Westgate Entertainment District. The property will include a mix of uses driven by development creativity and evolving market demands. Glen91 is perfectly situated to respond to and act as a continuation of the Westgate Entertainment District providing opportunity for commercial, employment, and residential uses that thoughtfully transition to surrounding uses.

Housing Element

Glen91

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- 1) **Goal HE-2** - *Glendale has a wide variety of housing types, styles and options.*

Policy HE-2.1 - *The City should encourage variety in siting, floor plans, elevations, massing, materials, and color schemes in housing units included in new residential developments.*

Policy HE-2.2 - *The City shall foster a pleasing, comfortable blending of single family and multi- family housing units through use of compatibility techniques.*

- 2) **Goal HE-3** - *Glendale has housing options that meet the range of socioeconomic needs of the City's current and future residents.*

Policy HE-3.5 - *The City should support adjustments to the housing mix based on demographic needs and economic changes within Glendale.*

- 3) **Goal HE-5** - *Glendale has diverse, safe, resource-efficient and high quality housing options that blend with and enhance its image.*

Policy HE-5.3 - *The City should develop safe, well built, attractive housing that adds variety to neighborhoods, thereby serving as a catalyst for the improvement of the surrounding neighborhoods.*

- 4) **Goal HE-6** - *Residential areas relate to workplaces.*

Policy HE-6.2 - *The City shall encourage housing in close proximity to designated employment areas.*

Response: The Glen91 PAD, as requested, will allow for market-driven high density housing options that are unique but complementary to the area. The Property's prime location and future residential developments ensure that Glen91 will be in close proximity to employment, shopping, and entertainment venues further promoting the City's image as an, "excellent place to live, work and play" as envisioned by the 2040 General Plan. Greater detail regarding siting, floor plans, elevations, massing, materials, and color schemes in housing units will occur separately during the design review and is subject to the City's approval process. Many different housing types are available within the context area, including single-family and some multi-family residential. As proposed,

the Glen91 PAD would afford the flexibility for market driven high density housing options to be developed.

Growth Areas Element

The Property is located within the Glendale 2040 General Plan-designated Western Area Plan Growth Area between 83rd and 115th Avenues. The General Plan states that, "Glendale expects a high proportion of next-generation growth within" this particular area of the municipality. Consequently, the following Goals and Policies from the Growth Area Element apply to and are implemented by the Glen91 proposal:

- 1) **Goal GA-2** - *Glendale's identified Growth Areas are supported with appropriate infrastructure.*

Policy GA-2.2 - *The City shall locate growth nodes where traffic capacities can expand, such as near freeway corridor intersections with major streets.*

Response: The Property is situated approximately one mile from Loop 101 freeway adjacent to Valley Metro Local Bus Route 70 along Glendale Avenue, and one mile from the 99th and Glendale Avenues Park and Ride. These multi-modal accesses connect with the regional transportation system therefore adequate mobility infrastructure is currently in place in which users and residents of Glen 91 will utilize.

- 2) **Goal GA-3** - *Growth is achieved through reasonable, responsible urban development.*

Policy GA-3.2 - *The City shall conserve significant natural resources and open space in Growth Areas.*

Response: Glen91 incorporates site design to ensure a meaningful transition between the Property, adjacent uses, and established development. The site design will provide open space that is purposefully located in areas that will have the largest impact for both future residents and adjacent neighborhoods.

- 3) **Goal GA-5** - *Each Growth Area has a unique identity.*

Policy GA-5.1 - *The City shall encourage economic diversity in each Growth Area.*

Response: Glen91 will allow for a diverse mixture of uses, including residential, supportive commercial, and office, directly complementing the developments within the context area. These developments include the Westgate Entrainment Center and Zanjero. The combination of both a mix of onsite uses and the addition of future residents may both positively contribute to the City's tax-base and provide additional workforce resources to employers that exist within the municipality.

Neighborhood Preservation and Revitalization Element

- 1) **Goal NPR-3** *Regulations and standards for livability guide existing and future neighborhoods.*

Policy NPR-3.3 - *The City shall prescribe landscaping and screening devices as appropriate for land use buffers and greenbelts.*

Response: Glen91 will provide adequate setbacks to non-complementary land uses. The open space and pedestrian connectivity proposed for this development is a significant component of what will make this desirable and attractive community.

Connectivity Element

- 1) **Goal C-8** *Land use ties into existing and future transportation systems.*

Policy C-8.4 - *The City should integrate mixed use development to reduce the number of vehicular trips.*

Policy C-8.6 - *The City should encourage developers to establish densities of at least 15 dwelling units per acre for new residential development in areas within a quarter mile radius of high capacity transit stations.*

Policy C-8.8 - *The City shall support and encourage connectivity, based on alternative transportation modes, within neighborhoods and between neighborhoods, activity centers, and the region, when making land use decisions.*

Response: Glen91, a mixed use development, will incorporate multifamily residential, supportive commercial, and/or office use. The goal is to allow for densities of the general plan requirements pertaining to the Corporate Commerce Center Land Use designation. These residential densities, access to commercial uses and potential office

uses will help to support multimodal transportation at the Glendale Avenues Park and Ride, which connects with Valley Metro Express Bus Route 573 and the Valley Metro Local Bus Route 70 along Glendale Avenue. The Property is in close proximity to Loop 101 freeway access. The mixture of uses proposed, along with existing transit and connectivity options in the area, ensure that future residents and users have a multitude of transportation options to reduce vehicular trip counts.

GENERAL DEVELOPMENT AND DESIGN STANDARDS

When standards are not provided within the Glen91 Standards, development shall comply with those standards in the City of Glendale Zoning Ordinance.

1. The proposed development standards are as follows:

PROPOSED DEVELOPMENT STANDARDS	
Development Standard	GLEN91 District Standard
Maximum Building Height	Parcel A – 120’* Parcel B - 60’*
Maximum Building Coverage	80%
Minimum Building Setback - Street Side (Glendale Avenue)	20’
Minimum Building Setback – Street Side (91 st Avenue)	20’
Minimum Building Setback – Street Side (89th Avenue)	20’
Building Setback – Adjacent Property (South Boundary)	15’
Internal Setbacks including accessory structures	0’
Minimum Lot Area	N/A**

* Additional five (5) feet is allowed for architectural embellishments. This may be amended in accordance with Glen91 PAD Deviation Administrative Relief section.

**No minimum lot area requirement.

Additional Development Standards and Guidelines

The following guidelines are supplemental to the applicable sections found in the City of Glendale’s Zoning Ordinance. In the case of a conflict, the PAD standard will apply.

1. Landscaping Buffering and Walls
 - a. The Landscaping, Buffering and Walls within the development and adjacent to the right of ways shall meet Section 7.200 of the Glendale Zoning Ordinance.
 - b. Wall between Parcel A and Parcel B shall follow the standards provided within Section 7.201 of the Glendale Zoning Ordinance. Walls provided

shall be designed to be compatible with the established architectural theme and design of the development.

- c. Perimeter landscaping and landscape buffering between Parcel A and Parcel B shall be provided as required in Section 7.202 of the Glendale Zoning Ordinance. However, perimeter landscaping on the eastern Property boundary along 89th Avenue shall be a minimum of two feet (2') and be covered with decomposed granite up to the required wall for this Property boundary.
- d. Landscaping palletes in these buffers shall be provided to be consistent and compatible with the overall established landscaping theme of the development.

2. Lighting

- a. Minimization of light pollution for the protection of nighttime views is an important component of the design theme for the project, as well as for the adjacent neighboring properties. A photometric plan will be provided at the Design Review phase as required.

3. Parking

- a. Each parking space shall be at least nine (9) feet wide and eighteen (18) feet deep. No additional hangover reduction shall be applied.
- b. On-site parking areas shall contain at least one (1) landscape planter for every 12 parking spaces provided on the site.
- c. Other requirements of aisle widths are contained in the City of Glendale Engineering Design Guidelines.
- d. All parking counts shall meet Section 7.403 of the Glendale Zoning Code. Except as follows:
 - I. Indoor Recreational Facilities shall provide 1 parking space for every three hundred and fifty (350) square feet of building.
 - II. Office, General Professional Medical/Dental office shall provide a minimum of one (1) parking space for every 500 square feet of building.
 - III. Mixed uses which will utilize the entire parcel to determine parking spaces shall present a shared parking matrix based on a master development plan. The parking matrix shall be approved by the Planning Administrator or designee. Once a parking matrix is approved by the City the owner/developer is responsible for assuring such parking requirements are maintained.

4. Signs

- a. Signs shall comply with sign requirements as outlined within Section 7.100 of the City of Glendale's Zoning Ordinance for C-2 (General Commercial) zoning with the following exceptions:

- I. Freestanding Monument Signs:

- i. Each Parcel A and Parcel B is permitted two (2) on-site-advertising free standing monument sign provided:
 - a) The maximum height allowed for each sign is fifteen (15) feet.
 - b) The total sign area square footage for each permitted sign shall not exceed eighty (80) square feet.
 - c) Location of the sign shall be a minimum of five (5) feet from the property line and not within any sight visibility triangle area.

- II. Building Signs:

- i. Building signs shall include wall, fascia, mansard, parapet, and awning signs on a single business.

- b. Sign Design

- I. All signs are subject to review and approval for permitting by the City.
 - II. Signs shall have architectural elements and a design that is consistent with the building(s) with which they are associated.
 - III. Signs may be illuminated or non-illuminated. The source of the sign's illumination shall not be exposed from any visible viewing.
 - IV. Sign design shall be proportionate in overall sign dimensions, sign area and proximity of buildings.

General Architectural Character

Glen91 will create a unique environment with an interesting variety of materials, forms, details, and color, all coordinated to create a lively, exciting space, conducive to attracting residents and visitors alike.

It is the intent of Glen91 to utilize Glendale's requirement for architectural design. Any additional design standards included within this PAD is to allow the following options for implementation of the overall projects design standards.

A specific palette of colors and materials will be provided with the subsequent Design Review and Site Plan applications for each respective developed use. The design of each building within the overall development, including complementary uses such as retail, restaurants, hotels and residential, will be compatible through the use of common materials and colors while creating a distinct identity consistent with their individual use and purpose.

Building Elevations

Building materials and color palettes will be established and provided with the subsequent Design Review and Site Plan applications for each developed use. The Glen91 PAD will follow the required Glendale development standards/architectural guidelines focusing on creating modern, pleasing facades with varying roof patterns, architectural features, colors, and textures.

Below are conceptual elevations that are provided to showcase the proposed high density residential on Parcel B. Additional detail for architectural and elevations on Parcel A and Parcel B will be provided during the respective Design Review and Site Plan Applications.



PERMITTED LAND USES

Land Uses below are allowed on a per parcel basis. (*Please See EXHIBIT E – Zoning Parcel Map*)

Glen91 PAD – Land Use Matrix Table			
LAND USE	Glendale Zoning District Permitted Use	Glen91 PAD Parcel A	Glen91 PAD Parcel B
RESIDENTIAL			
Multiple Residence Zone (R-3)	P, C	P	P
Multiple Residence Zone (R-4)	P, C	P	P
Multiple Residence Zone (R-5)	P, C	P	P
OFFICE			
Residential Office (RO)	P, C	P	
Commercial Office (CO)	P, C	P	
General Office (GO)	P, C	P	
COMMERCIAL			
Neighborhood Commercial (C-1)	P, C	P	
General Commercial (C-2)	P, C	P	
Heavy Commercial (C-3)	P, C	P	
Business Park (B-P)	P, C	P	

P – Permitted Use

C – Conditional Use Permit: Any uses which require Conditional Use Permits within the respective zoning designations as is included above per the City of Glendale Zoning Ordinance are permitted uses within the Glen91 PAD.

Land Uses Requiring a Conditional Use Permit

1. Auto Body Repair

2. Congregate Care Facility
3. Child Care Center
4. Child Residential Care Facility
5. Home Child Care Center
6. Home Occupation (Class II)
7. Nursing Home
8. Shelter Care Facility

Prohibited Land Uses

1. Adult Entertainment which includes sexual oriented establishments
2. Auto Repair Services-Major
3. Community Correctional Facility
4. Gaming Hall
5. New and Used Auto Sales & Repair
6. Pawn Shops
7. RV Storage
8. Self-Storage Warehouse
9. Tattoo Parlor
10. Thrift Store
11. Towing Business

PAD DEVIATIONS

There will be proposals for development that may not be clearly identified within this PAD the following shall apply:

1. Administrative Relief.
 - a. A request shall be submitted which describes the relief in detail.
 - b. The Development Services Director may authorize administrative relief to the property owner of up to twenty (20) percent of any development standard unless specifically restricted elsewhere in this ordinance if:
 - c. The proposed improvement requiring relief will not be detrimental to the property requesting relief, any adjacent property or the City;
 - d. Any relief authorized by the Development Services Director will be documented with findings consistent with the standards above and filed with the building permit records, subdivision case file, or other department files, as appropriate.
 - e. The Development Services Director shall issue a written determination within ten (10) working days of submission of a request that the relief does or does not comply with the specified conditions. All determinations shall be maintained in the Planning Department records
2. Administrative Review.
 - a. The Development Services Director shall review all uses specified in the Sections and standards above for uses or accessory uses subject to conditions to determine that all conditions are met.
 - b. A request shall be submitted which describes the use in detail and the manner in which it will comply with the specified condition.
 - c. The Development Services Director shall issue a written determination within ten (10) working days of submission of a completed request that the use or accessory use does or does not comply with the specified conditions. All determinations shall be maintained in the Planning Department records.

MAJOR AND MINOR AMENDMENTS TO GLEN91 PAD

A request for an amendment to the approved Glen91 PAD shall be processed as either a minor amendment or major amendment. The Development Services Director will determine whether the requested change meets any one of the following criteria for a major amendment:

1. An increase in the total number of dwelling unit density, building height of more than 20 percent above the original approval;
2. A decrease more than 20 percent of any setback as included above;
3. All major amendments to a PAD shall be reviewed and approved by the Planning and Zoning Commission and City Council following the same procedure as prescribed for the original approval.
4. Any PAD Amendment request, including, uses or accessory uses not included in the land use section of this PAD, a rearrangement of parcels, circulation systems and/or open space areas within a PAD that does not meet any of the above criteria shall be processed as a minor amendment. A minor amendment shall be reviewed by all affected City departments and agencies and may be administratively approved by the Development Services Director.

CITIZEN PARTICIPATION PLAN

As part of the Glendale Citizen Participation Ordinance, a Citizen Participation Plan has been submitted and approved by the City. Once completed, and prior to the public hearings, a final report will be provided in accordance with that plan. The report provides the results of the citizens' participation effort. The plan effort will include notification by mail to surrounding neighbors and interested parties and holding a neighborhood meeting.

GRADING and DRAINAGE CONCEPT

The site is classified entirely as a Flood Zone X. There are no off-site flows or washes impacting the site. The project will be designed to retain the 100-year 2-hour storm of on-site runoff. This may be accomplished with both surface retention within open space/landscape tracts and in underground retention chambers. A grading and drainage plan will be submitted as part of the Design Review submittal.

WATER and WASTEWATER

Water and wastewater infrastructure requirements will be determined at the time of the Design Review, when the final land-uses and urban design of the property in question have been clearly identified and proposed water demands and wastewater generation and infrastructure locations have been clearly established. The project site may be served by the existing City of Glendale water and wastewater systems pending capacity review and approval. Infrastructure improvements may be required to provide service. The improvements will be designed and constructed in accordance with City Design Standards and Policies.

CONCLUSION

The Glen91 PAD is in a unique infill location adjacent to two major transportation corridors in Glendale. This location provides the perfect site for a mixture of commercial, office and a housing uses that will bring great benefits to this area of the City. The PAD creates a development scenario to complement the surrounding residential, entertainment and commercial uses while maintaining the original intentions of commercial on the corner, and providing a new type of housing product not currently located in this area of the City. The construction and improvement of the common and open space amenities is integrated seamlessly into the community, which will greatly and benefit the future residents within this development.

The proposed PAD is consistent with many of the policies of the City of Glendale's General Plan 2040. The conceptual plan and development standards intends to promote a quality development. Much of the land to the south and east is already designated and proposed for the development of lower density residential uses. The General Plan states that the City should encourage a variety of housing types that meet a range of socioeconomic needs and locate residential uses near work places. This PAD provides the framework to do that. This unique development plan places multi-family, commercial and office uses within the same development and provides uses that complement the adjacent entertainment, commercial, and office uses in the Westgate Entertainment Center. This PAD ensures that development will follow Glendale design principals and continue the tradition of quality housing and mixed use developments in the City of Glendale.