

**Minor General Plan Amendment
and
Planned Area Development**

for

**99th and Glendale
Avenues**

by:

**Mangat Investments II
Continental 562 Fund, LLC**

North and West of the Northwest Corner of 99th Ave. and Glendale Ave.

Case No: GPA21-01/ZON21-01

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NARRATIVE

I. INTRODUCTION

Mangat Investments II (“Mangat”) and Continental 562 Fund, LLC (“Continental”) are the proposed developers of approximately 33 gross acres west of the northwest corner of 99th Avenue and Glendale Avenue (the “Site”). Mangat and Continental are requesting a new Planned Area Development (“PAD”) for the Site to create a mixed-use development that will be a strong, viable development for the City and the adjacent properties. The proposed development includes uses that will not only serve and support the area but encourage the continued development of the surrounding area.

II. SITE, SURROUNDING AREA, AND EXISTING ZONING

An aerial of the Site is included as *Exhibit 1*. The Site remains undeveloped and wraps the partially developed Westgate Healthcare Campus on the east. West of the Site is property owned by the Flood Control District of Maricopa County. North of the Site is the existing St. Joseph’s Westgate Medical Center. The area south of the Site are agricultural uses.

The Site is designated on the City’s General Plan as “Business Park.” The Business Park category designation is intended to encourage large scale campus style development with attractive streetscapes, enhanced landscaping, functional pedestrian connectivity, and usable gathering places. The proposed development is consistent with the proposed General Plan amendment. The Site is zoned A-1 and because the proposed development is mixed-use, the Site needs to be rezoned to PAD.

III. PROPOSED MINOR GENERAL PLAN AMENDMENT

Mangat and Continental are requesting an amendment from the Site’s existing General Plan designation of Business Park (“BP”) to Entertainment Mixed-Use (“EMU”). The proposed mixed-use development is consistent with the EMU designation’s purpose of providing a wide range of commercial and office uses, multifamily residential uses, and entertainment and sports facilities. Further, the Minor GPA request is supported by the following goals and policies of the General Plan:

- **Land Use Element Goal LU-1, Policy LU-1.1: Development is guided by sound growth management; the City shall ensure that sufficient infrastructure is in place for desired land uses.** There is adequate infrastructure surrounding the Site with Glendale Avenue and 99th Avenue located adjacent to the Site. Further, the Site is located within an area with existing and planned commercial and employment and the proposed Minor GPA is compatible and complementary to the area.
- **Land Use Element Goal LU-3; Policy LU-3.6: Land uses tie into existing and future transportation systems; 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.** There are existing transportation systems available within the area to serve the existing and proposed mixed-uses within the area. This Minor GPA further complements the area by providing high-density residential uses for additional ridership and use of the City’s transportation systems. The proposed

multifamily portion of this mixed-use development will be greater than 15 dwelling units per acre.

- **Land Use Element Goal LU-3; Policy LU-4.1, and Policy LU-4.4: Mixed-use projects provide urban clusters with housing, retail, restaurants and integrated transit facilities in Glendale; 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; the City shall encourage a variety and mix of uses, including both vertical and horizontal mixed-use where appropriate.** The proposed Minor GPA will locate multi-family housing near an area with existing and planned commercial, employment and other complementary uses and further support the City’s plan for a walkable, pedestrian environment within and horizontal mixed-use development on the Site.
- **Housing Element Goal HE-6; Policy HE-6.2: Residential areas relate to workplaces; the City shall encourage housing in close proximity to designated employment areas.** The Minor GPA and the proposed mixed-use development on the Site, including multi-family housing near a number of employment uses including the St. Joseph medical campus, Westgate Healthcare Campus, the Westgate Entertainment District, and number of other employment opportunities for residents within this area of Glendale. The proposed multi-family residences will be in close proximity to the existing and future employment opportunities in the area.

IV. PROPOSED PAD

A major objective of the PAD zoning is to accommodate a mix of uses that are combined through the Site’s layout and common design elements, development guidelines, and development standards to create a dynamic project that will be an asset in the area and a positive influence on the surrounding community. Another objective of the PAD zoning is to create an innovative development for all land use types to provide a greater variety and intensity of uses. The intent of this PAD is to accomplish those objectives by zoning the Site to PAD for a high-quality medical healthcare campus. The proposed PAD accomplishes the PAD zoning objectives.

A. Permitted Uses

Permitted uses for the proposed development are set forth in Table A:

<i>Table A: Permitted Uses</i>
<ul style="list-style-type: none"> • C-2 (General Commercial) permitted uses as set forth in the City’s Zoning Code. • C-2 uses subject to conditions as set forth in the City’s Zoning Code. • C-2 uses subject to Condition Use Permit as set forth in the City’s Zoning Code. • C-2 accessory uses as set forth in the City’s Zoning Code. • C-O (General Office) permitted uses as set forth in the City’s Zoning Code. • Indoor recreational facilities, including but not limited to indoor shoot range, martial arts studios, billiard and pool halls, electronic and coin-operated game rooms, bowling alleys, skating rinks, and health and fitness establishments • Multi-family residential. • Senior housing (including but not limited to senior living, independent living, assisted living, or memory care).

<ul style="list-style-type: none"> • Wireless communication facilities, where they are building mounted antennas, rooftop mounted antennas, or alternative tower structure antennas, subject to Sections 7.506 and 7.600. • Retail, Gasoline, and Convenience uses with a Conditional Use Permit
<i>Prohibited Uses</i>
<ul style="list-style-type: none"> • Billboards • Digital billboards • Tattoo parlors • Check cashing facilities

B. Conceptual Land Use Plan and Architecture

The proposed mixed-use development is anticipated to contain approximately 5 acres of commercial, 3.5± acres of medical office, 3.5± acres of assisted living, and 18± acres of multi-family uses. ***See Exhibit 2, Conceptual Land Use Plan.*** The commercial portion of the development is planned along Glendale Avenue, providing maximum visibility and exposure for the future commercial tenants. Conceptual elevations of the commercial buildings are attached as ***Exhibit 4.*** The multi-family development windows to Glendale Avenue and wraps the proposed commercial development as it moves north on the Site. Conceptual elevations of the multi-family development are attached as ***Exhibit 5.*** The medical office and assisted living uses are proposed along the Site's northern boundary in close proximity to the St. Joseph's Westgate Medical Center. Conceptual elevations of the medical office and assisted living facility are attached as ***Exhibits 6 and 7.***

The specific locations and designs of the buildings, architecture, landscaping, parking, walls, on-site improvements, etc. are generally identified in this PAD. As the exact details are not known at this time, including the location and design of any parking structure, flexibility within the spirit and intent of this PAD is needed. Therefore, an additional administrative review process will be added to the normal City review process to ensure that the future Development Plans are consistent with the quality, character, and intent of this PAD.

The additional administrative process will be comprised of the following requirements:

1. Submittal of an updated Development Plan shall occur when a Design Review application is filed for a specific building, group of buildings, or parking structure. The applicant, without filing a Design Review application, may file an updated Development Plan. If an updated Development Plan is filed without a Design Review application, the updated Development Plan shall be processed in the same manner as a Design Review application.
2. The updated Development Plan shall include a site plan and changes to building locations, height, architecture, parking, and landscaping.
3. The updated Development Plan shall be reviewed and approved simultaneously with any Design Review application.
4. A Development Plan (updated or otherwise) may be amended as part of the review and approval of a Design Review application.

C. Conceptual Landscaping

The Landscape Theme for the proposed development will complement the building architecture and enhance the overall look and feel of the development. *See Exhibit 3, Conceptual Landscape Plan.* A lush landscape appearance, consisting of all Low Water Use Plant Materials, will be achieved through the careful placement of colorful shrubs, vines, and flowering ground covers. The landscape design is a combination of formal and semi-formal masses of singular plants in rows with colorful accent plants that will look good all year round and create a dynamic Landscape Architectural Theme. The trees will provide fast growing shade for the parking areas and building entrances. An increased density of shrubs, accents and ground covers will provide a lush surrounding.

D. Multi-Family Development

Layout

Continental is the proposed multi-family developer. This development, known as “The Springs at Westgate,” is anticipated to contain 292 units at a gross density of approximately 15.6 dus/ac. The Springs development will be an upscale, market rate community consisting of a mix of studio, 1-, 2-, and 3-bedroom units. The community will also include a number of tenant amenities. Among the facilities are a 4,000+ square foot clubhouse, car care area, pet wash station, a fenced pet playground, picnic areas, storage lockers, and bike parking spaces. The clubhouse includes a large gathering room, 24-hour fitness center, kitchen area, coffee bar, and office space for Continental’s property management team. A pool and sun deck for the residents are provided behind the clubhouse along with an outdoor grilling area. The fitness room features a large garage-style door which may be opened when the weather permits for an open-air workout area. The clubhouse and pool area are served by wireless internet service. Connectivity among buildings and tenant amenities is provided through an internal sidewalk network. The sidewalk network will also provide connections to the adjacent public sidewalks to promote walkability and connectivity to surrounding areas.

Architecture

The Springs community will feature two-story residential apartment structures with private, ground level, direct entries to each unit. *See Exhibit 5.* Exterior elevations provide architectural interest through varied rooflines and flat roof components. Quality building materials, such as stucco and stone masonry, are incorporated into the building elevations for greater durability. Alongside a complementary color palette, roof accents over unit entries bring additional architectural articulation to the buildings. Each building provides articulation to break up the structure’s massing and provide human scale by incorporating balconies, covered doorways, and unit projections to create variation with each facade. All ancillary structures also feature the same quality and durable materials stated above. Additional consideration during the design review phase will be given to the City’s Multi-Family Development Standards.

Private Open Space

In connection with The Springs, Continental requests a modification to the City’s minimum private open space requirement. Under the City’s Code, each multi-family unit is required to provide 100 square feet of private open space. Continental requests this be modified to allow a minimum of 80 square feet per unit, with up to 10 units not providing any private open space. As is shown in the below table, the Springs is anticipated to contain a total of 12 buildings ranging in

size of 20-unit, 24-unit, and 28-unit buildings. The overwhelming majority of the units will have a private open space that exceeds the City's minimum requirements. A breakdown of the building types, private open space range, and average private open space is as follows:

Building Type	20-units	24-units	28-unit
Private Open Space Sq. Ft. (Min and Max)	90 – 200	90 – 200	80 – 249
Average Private Open Space Sq. Ft.	123	125	138
Number of Units with Private Open Space (per building type)	18	24	26

The Springs has been designed with increased amenities to offset the slight reduction in private open space. These increased amenities include but are not limited to pet playgrounds, grilling and picnic areas, an outdoor kitchen, fitness center, pool, and a community kitchen. These amenities provide sufficient opportunities for people to gather, interact, and socialize.

Fencing

Continental also requests a modification to the City's fencing requirements. Continental requests that the fence along the The Springs' western boundary be a decorative, wrought-iron style fence rather than a solid block wall. The land west of this area is designated open space and a solid block wall would prevent people from taking advantage of the views to this area.

E. Development Standards

The Development Standards are set forth in Table B, Development Standards

<i>Table B: Development Standards</i>	
Development Standard	Requirement
Min. Building Setback	
- Glendale Ave.	25 ft.
- Myrtle Ave.	25 ft.
- Side	20 ft.
- Rear	20 ft.
Max. Building Height	50 ft./4 stories
Avg. Landscape Setback	
- Glendale Ave. (measured from the back-of-curb)	30 ft.
- Myrtle Ave.	20 ft.
Min. On-Site Landscaping (% of Net Site Area)	20%

F. Circulation

The Site has been carefully planned, internally and externally, to create a circulation plan that meets the City's requirements. The Site has been appropriately designed to locate driveways that provide convenient, safe, and effective access and are coordinated with existing driveways on the north side of Glendale Avenue within the Westgate Healthcare Campus to the east. Designing

the Site in this fashion allows users and passersby of the Site to appreciate that they are in a cohesive environment. Primary access to the multi-family portion will occur through a shared access (with the commercial development) from Glendale Avenue. In connection with this proposed mixed-use development, it is proposed that Desert River Boulevard is routed back to 99th Avenue via Myrtle Avenue, which will run along the Site's northern boundary. Access for the future medical office and assisted living portions of the development will occur from this future Myrtle Avenue. A secondary access for the multi-family development is also proposed along Myrtle Avenue.

G. West Glendale Avenue Design Plan

The West Glendale Avenue Design Plan, adopted by the City Council in 1991 (the "Plan"), applies to the Site's Glendale Avenue frontage. The 30-year-old Plan's purpose is to provide for a high-quality environment along the Glendale Avenue corridor. Consistent with the Plan, the proposed layout, landscaping, and design for the Site's Glendale Avenue frontage will reflect the high-quality sought for this area. As will be demonstrated on the development plans, the proposal satisfies the spirit and intent of the Plan by providing additional landscaping, enhanced paving, entry feature and other visual treatments at the main entry point to the development; a six-foot wide, meandering sidewalk; a substantial building setback to create additional visual interest; and an average landscape setback in excess of 30 feet.

V. ENGINEERING

A. Arterial Streets

Glendale Avenue and Myrtle Avenue will be constructed in accordance with the roadway cross-sections included at ***Exhibit 8***. Glendale Avenue is classified as a special arterial section with 130' full width right of way with 65' half width right of way on the north side. Glendale Avenue is currently improved with approximately 70' of pavement (35' on the north and south sides). There is 50' of existing right of way on the north side. The development will dedicate the additional 15' of right of way and construct additional pavement, curb and gutter, sidewalk, landscaping and street lighting on the north side of Glendale Avenue along the project frontage as shown on the Glendale Avenue street cross-section.

Myrtle Avenue is classified as a collector section with 70' full width right of way with 35' half width right of way on the south side. Myrtle Avenue is currently unimproved with 35' of right of way dedicated on the north side. The development will dedicate 35' of right of way on the south side and will construct pavement, curb and gutter, sidewalk, landscaping and street lighting for the south half of the roadway as shown on the Myrtle Avenue street cross-section.

B. Utilities

The development will include potable water and sewer service for each parcel.

Wastewater: The onsite sewer will be privately owned and will connect to an existing 42" sewer main in 99th Avenue operated by the Sub-Regional Operating Group (SROG). Development of the Site will include the construction of a private wastewater pump station that will connect to a proposed 8" gravity sewer line in Myrtle Avenue. The proposed 8" gravity line will connect to the 42" SROG sewer line in 99th Avenue. The proposed sewer main in Myrtle Avenue will be constructed on the north side in existing unimproved right of way as it nears 99th

Avenue. A license agreement will be obtained from Salt River Project to cross the existing SRP irrigation lateral. The proposed gravity sewer will connect to an existing manhole located south of the 99th Ave and Myrtle Ave intersection.

Water and Fire: Onsite potable water lines will be privately owned and will connect to the existing 12" diameter public water mains located in Glendale Avenue and Myrtle Avenue providing a looped water system. Onsite fire line will also be provided via looped connections between the existing 12-inch water line in Myrtle Avenue and the 12-inch water line in Glendale Avenue. Additionally, the 12-inch waterline in Myrtle Avenue will be extended east approximately 639 feet to 99th Avenue and tie-in to the existing 12-inch water line in 99th Avenue. A license agreement will be obtained from Salt River Project to cross the existing SRP irrigation lateral.

C. Grading & Drainage

The Site naturally slopes towards the southwest. The Site is not in a floodplain since it is classified by FEMA as a Flood Zone X. Flood Zone X is defined as areas having 0.2% annual chance of flood hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile.

The development north of the Site prevents offsite drainage flows from entering it. To the west of the Site is a parcel of land owned by Flood Control District of Maricopa County (FCDMC) and west of the FCDMC parcel is the New River. The ultimate drainage outfall for the Site is at the southwest corner into a drainage ditch along the north side of Glendale Avenue. The drainage ditch carries flow west to New River, where it enters New River through a drainage structure located under the FCDMC maintenance road for New River.

Retention for onsite storm water will be provided by a combination of surface retention basins and underground storage tanks. Retention basins will provide sufficient volume to retain the 100-year, 2-hour storm. Finished floors will be set at least 1-foot above the basin's high-water elevation.

Each parcel within the development will be responsible for retaining their own half-street frontage from both Glendale Avenue and Myrtle Avenue, as well as onsite storm water. Retention facilities will be dissipated within 36-hours via drywells

VI. CONCLUSION

Mangat's and Continental's proposed mixed-use development will be a viable, sustainable development that will be a benefit to the surrounding area and City. The mix of uses, layout, landscaping, architecture, etc. will serve to create an exciting development that will support the City's goals in the immediate area.

**Mangat Investments II
Continental 562 Fund, LLC**