

District at Westgate

Minor General Plan Amendment & Planned Area Development Rezoning



Application Narrative

Revised February 2022

December 2021



City Council approval date: 22 March 2022

TABLE OF CONTENTS

Project Information 2

Executive Summary 3

Property Description 4

Project Description 6

Responses to PAD Purpose 11

General Plan Request and Analysis 13

General Development and Design Standards 19

PAD Deviations 25

Major and Minor Amendments to the PAD 26

Citizen Participation Plan 27

Site Work & Utilities 28

Conclusion 29

Exhibits

- Exhibit A: Aerial Map
- Exhibit B: Zoning Map
- Exhibit C: General Plan Land Use Map
- Exhibit D: Western Area Plan Map
- Exhibit E: Parkside Character Area Map
- Exhibit F: Architectural Site Plan (1.12)
- Exhibit G: Landscape Plan (LA-1)



PROJECT INFORMATION

Project Name	District at Westgate
Property Owner	The Sam Robin and Blanche Robin Family Trust
Assessor Parcel Numbers	102-02-001A
Project Location	Northeast corner of 91st Avenue & Ocotillo Road
Project Area	19.158 Acres (Gross)
Current Zoning	Agricultural (A-1)
Current General Plan Designation	Medium Density Residential (MDR 5)
Requested Zoning	Planned Area Development (PAD)
Requested General Plan Designation	High Density Residential (HDR 30)
Development Team	<u>Architect</u> Studio 15 Architecture, Inc. Shan Harris & Rex Boyes 4115 North 15 th Ave. Phoenix, AZ 85015 <u>Civil Engineer</u> Rick Engineering Company Kelly Birkes, P.E. 22415 North 16 th Street Phoenix, AZ 85024 <u>Developer</u> Wolff Enterprises III, LLC Derek Cayton and Chase Courchaine 6710 E. Camelback Rd., Suite 100 Scottsdale, AZ 85251 <u>Zoning Attorney</u> Berry Riddell LLC John V. Berry, Esq. Michele Hammond, Principal Planner 6750 E Camelback Road, Suite 100 Scottsdale, AZ 85251



EXECUTIVE SUMMARY

The proposed project (“Project”) is a Minor General Plan Amendment and Planned Area Development rezoning for approximately 19.158 gross acres at the northeast corner of 91st Avenue and Ocotillo Road, which is approximately 0.3 miles south of the intersection of 91st Avenue and Glendale Road. The subject parcel’s Assessor number is 102-02-001A (the “Property”).

This application will change the Property’s General Plan Land Use Designation from Medium Density Residential 3.5 – 5.0 DU/Acre (MDR 5) to High Density Residential 20.0 – 30.0 du/ac (HDR 30) and will change the Property’s zoning designation from Agricultural District (A-1) to Planned Area Development (PAD). The Property has been identified for redevelopment in the City’s Western Area Plan.

The proposal is a contemporary residential mixed-use project with multifamily housing and condominiums. The Project will feature a wealth of resident amenities, substantial open space, neighborhood dog park, and lush landscaping. The two housing components will share access onto public right of ways.

The Project complies with the goals and policies of the City of Glendale Envision 2040 General Plan and the Western Area Plan. The Project will provide housing on a parcel that is served by utilities and proximate to transit, regional transportation corridors, and retail, entertainment, and service amenities. This new housing will support the continued growth of area businesses, and the Project includes the improvement of adjacent right of ways and the provision of public meeting space for the Yucca District, enhancing not only the subject parcel but also the broader neighborhood.



PROPERTY DESCRIPTION

Site Description

The District at Westgate site is approximately 19.158 acres (gross) and is generally located at the northeast corner of 91st Avenue and Ocotillo Road, which is approximately 0.3 miles south of the 91st Avenue and Glendale Road intersection. The site fronts on 91st Ave. to the west and is bordered by 89th Ave. to the east.

As illustrated in **Exhibit A: Aerial Map**, the site consists of a single parcel (102-02-001A) which is vacant and is being used for agriculture. The Property is currently zoned Agricultural District A-1 (**Exhibit B: Zoning Map**), a zoning designation that is inconsistent with the Property's General Plan Land Use Designation of Medium Density Residential (MDR 5) (**Exhibit C: General Plan Land Use Map**).

The Property is located in Glendale's burgeoning Western Area (**Exhibit D: Western Area Plan Map**). This area, per the Envision Glendale 2040 Master Plan, is anticipated to accommodate the majority of the city's population and job growth for the foreseeable future. The Property is identified on the Parkside Character Area Map (**Exhibit E: Parkside Character Area Map**) as a site on which redevelopment is encouraged.

Adjacent Land Uses

The Property is surrounded primarily by developed or developing land, including a multitude of uses and a range of residential densities.

Direction	Current Use	General Plan Future Land Use Designation	Zoning Designation
North	Mixed-use development with residential, office, and commercial uses	Corporate Commerce Center (CCC), Planned Commercial (PC)	Planned Area Development (PAD, Zon20-03), C-2
East	Mixed-use development with senior living and single-family residential	Medium-High Density residential: 5 – 8 du/ac (MHDR)	Planned Area Development (PAD, ZON16-01)
South	Single-family residential	Medium Density Residential: 2.5 – 3/5 du/acre (MDR)	R1-8 (PRD, Z-84-66)



West	Mixed-Use development with retail, restaurants, services, multifamily, and sporting complexes	Entertainment Mixed-Use (EMU)	Planned Area Development (PAD, Z-01-23)
------	---	-------------------------------	---

The site is bordered to the south by a twenty-foot-wide strip of land owned by the United States of America and maintained by the Salt River Project Agricultural Improvement and Power District ("SRP").

Topography

The Property is generally flat. There are no significant topographic or natural features on the Property.

Circulation

The Property is undeveloped. There is no onsite circulation.

The Property is bordered by 91st Avenue, a six-lane major arterial with a center median, to the west. There is no existing sidewalk adjacent to the site along 91st Ave. 89th Avenue borders the site to the east. Ocotillo Road borders the site to the south only at the far western edge of the site before Ocotillo Road turns further south away from the site.

Summary

The currently vacant Property is located in a subarea that the City has slated for significant growth, and the site is currently underutilized relative to the existing land use designation. Existing zoning is not compatible with the existing land use designation, and revision of these land use documents is required to create consistency.



PROJECT DESCRIPTION

The Property is ready for redevelopment. The site has been identified as such by the City in the Western Area Plan, as the Western Area is the City's emerging growth area. The site's location less than a mile from the Loop 101 freeway provides easy access to regional transportation corridors, while its adjacency to the Westgate Entertainment District provides for a wealth of amenities in the site's immediate vicinity. The Parkland Character Area has been identified as a desirable location for additional housing units to support the growth of these existing and new retail and service businesses in the Western Area. Residential growth in this neighborhood will support existing commercial businesses and new commercial development, enhancing Glendale's sales tax revenue while also furthering the Western Area's identity as a leading mixed-use, live-work-play community.

The proposed Project is a residential mixed-use project with multifamily housing and condominiums. The Project will feature significant resident amenities, substantial open space, a neighborhood dog park, community meeting space for the Yucca District, and lush landscaping. The two housing components will share access onto public right of ways.

Condominiums

The Project also includes 16 condominiums intended to be either for sale or for rent, as appropriate based on market conditions at the time of construction completion. Condominium residences are all single-story and are clustered at the southern property line to effectively transition from the existing one- and two- story single-family neighborhood to the south. Each condominium residence features two-bedrooms, a direct access attached garage, and a private fenced backyard that will be maintained by the Homeowner's Association. Each residence also has dedicated surface parking and an additional guest parking stalls are located between residential units. The condominium component will have forty-eight parking stalls (3/DU). Large trees are programmed at the southern property line to screen the condominiums from the existing one- and two-story single-family neighborhood to the south. All condominiums will be sold or rented individually. The developer will process a condominium map.



Multifamily

The multifamily component of the Project includes 368 residences spread across nineteen residential buildings with a mix of two-story carriage and walk-up buildings, three-story walk-up buildings, two/three-story split buildings, and three-story buildings with tuck-under garage parking. Two-story buildings are concentrated at the southern and eastern property line to ensure that the project is compatible in scale with existing adjacent land uses. The multifamily project has a total of 643 parking stalls (1.75/DU), including a mix of surface stalls, carport-covered stalls, and garage-enclosed stalls.

Residences will range from studios to three-bedrooms to accommodate a range of household sizes. Residences will feature best in class interior finishes and stainless-steel appliances. Each residence will have private open space (balconies or decks), and select units will feature private, fenced yards that will be maintained by the property management company.

The multifamily development includes substantial resident amenities to foster a sense of community and create spaces where residents can come together. The site plan features an approximately 12,000 square foot single-story resident amenity and leasing building, surrounded by a central amenity area. The resident clubhouse includes a media lounge, a game room, conference rooms and co-working style workstations, a state-of-the-art fitness facility with a yoga room, and central mail and package handling. Directly outside of the clubhouse is an outdoor lounge space facing out onto the central amenity space which includes outdoor built-in barbecues, an outdoor pool and spa, a pickleball court, poolside ramadas, an outdoor game area, and passive open space. Outside of the central amenity space, the site features freestanding barbecues and ramadas, as well as both a resident-only dog park and a public access dog park. In total, the project has more than 260,000 square feet of open space, including a mix of common passive open space, common active open space, and private open space.

Architecture

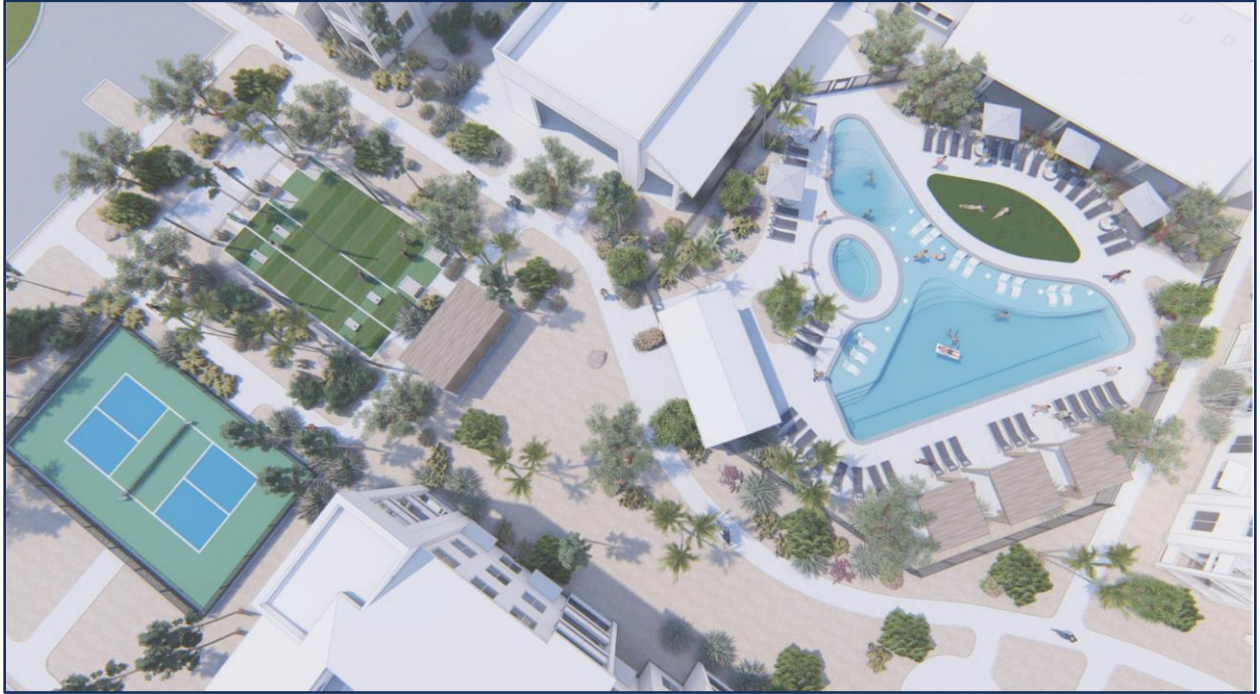
Both the multifamily and condominiums will be designed in tandem to ensure cohesive design and create a community and sense of place. Building elevations are anticipated to have a contemporary architectural style with a mix of exterior materials, including stucco and accent stone. Multiple exterior color schemes will be used to further enhance visual interest. Residences will feature covered balconies to



provide residents with private outdoor space with solar protection. Building roofs will be a pitched mansard roof with concrete roof tiles and mechanical wells to screen the rooftop equipment.

Design advancement will occur as the Project progresses, and design will be subject to City review and approval.

Conceptual Central Amenity Imagery



Pool Amenity Area



WESTGATE
JUNE 24, 2021

Preliminary Landscape
Schematic Site Plan



Cornhole & Pickleball Amenity Area



WESTGATE
JUNE 24, 2021

Preliminary Landscape
Schematic Site Plan



Circulation

The community will share access onto public right of ways. The main vehicular access will be on 91st Avenue to the west, and a secondary vehicular will be provided on 89th Avenue to the east. Pedestrian access will be provided to Ocotillo Road to the south. The majority of vehicular traffic is anticipated to come from and flow to 91st Avenue. A transportation impact study is being conducted in conjunction with this application.

The Project will include the dedication of land for and the construction of half-street improvements along 91st Avenue, 89th Avenue, and Ocotillo Road as required by the City.

The 89th Avenue cul-de-sac location was designed to seamlessly connect with the internal site access and traffic flow. It also provides direct access to USA/SRP to their east/west easement that runs along the southern property line.



Responses to PAD Purpose

This Application is for the District at Westgate Planned Area Development rezoning for approximately 19.158 gross acres at the northeast corner of 91st Avenue and Ocotillo Road,

A. Encourage creative and effective use of land and circulation systems to accommodate changes in land development technologies.

The Project includes a creative mix of residential uses offering traditional market-rate apartments and single-story condominiums. The buildings, amenities, open space areas, and drive aisles have been thoughtfully configured to create successful transitions from adjacent neighbors, as well as creating effective pedestrian and vehicular circulation throughout the site.

B. Encourage residential development to provide a mixture of housing types and designs.

The District at Westgate PAD will include both multifamily and condominium residences. The condominiums will be available for rent or sale, depending on market conditions. The multifamily buildings will include two-story, two & three story stepped, and three-story buildings. Whereas the condominiums will be one-story creating a significant buffer and gradual transition from the existing single-family one & two-story homes to the south.

C. Encourage innovative development or redevelopment concepts for all land use types to provide a greater variety and intensity of uses.

The Project includes an innovative land use concept that will incorporate multifamily and condominium dwellings with a shared amenity program. The luxurious amenity offerings will include a centralized Clubhouse with a large community room available for City use, media lounge, private workstations, and an enhanced fitness center. Outdoor amenities immediately adjacent to the clubhouse include a resort-style pool and spa with cabanas, cornhole, horseshoes, and a pickleball court. Additional amenities programmed throughout the site include a neighborhood Dog Park, various shaded seating areas, and private yards for select ground floor units.

D. Provide a process which relates the urban design and scale of project to the unique characteristics of the site.

The Project includes a creative mix of residential uses and has been site planned thoughtfully to allow for gradual transitions of height and density from adjacent single-



family properties to south and east, while incorporating enough density to align with the Envision Glendale 2040 Master Plan. The site plan provides greater height and density (three-story buildings) along the northern property line, complimenting the 4-story buildings to the north within the Glen 91 PAD development.

E. Require the nature and intensity of development to be supported by adequate utilities, transportation, drainage, and common open spaces to serve the development and to minimize impact on existing or future adjacent development.

The Project is located at the northeast corner of 91st Avenue and Ocotillo Road and is supported by adequate surrounding infrastructure, including existing Glendale and 91st Avenue improvements, the extension of 89th Avenue terminating at the southern boundary of the site, and existing water and sewer facilities to support the Project. The development will include an active pool amenity area adjacent to the Clubhouse and a large open courtyard to provide active and passive spaces for residents, a neighborhood Dog Park is provided along the southwest portion of the property that will provide a pet relief area for both the residents and adjacent homeowners to the south. Select ground floor units will have enlarged patio and private yards to enhance the resident living experience. In addition to the residential use, the Clubhouse will provide a gathering space for the City to hold public meetings for the Yucca District.

F. Encourage development that is consistent with the policies and the guidelines established in any specific plan and the General Plan.

The Project's site plan, landscape plan, and architectural design are all consistent with the policies and guidelines outlined in the specific plan and the General Plan.

GENERAL PLAN REQUEST AND ANALYSIS

This Application is for a Minor General Plan Amendment to the Envision Glendale 2040 Plan. The Application would change the Property's Land Use Designation from Medium Density Residential 3.5 – 5.0 DU/Acre (MDR 5) to High Density Residential 20.0 – 30.0 du/ac (HDR 30). The proposed land use designation is consistent with the goals and objectives of the Envision Glendale 2040 General Plan (the "General Plan") and with the Western Area Plan.

The City's Planning Vision, as outlined in the General Plan, focuses on high-quality development, high quality of life, advancement of the City's progressive image with a focus on family values, and economic and social diversity. This Project aligns with the City's Planning Vision by providing high-quality housing with ample open space, a variety of housing types, and a wealth of shared community amenities, all proximate to community amenities and transportation corridors.

The following specific General Plan Goals and Policies are being met by the District at Westgate project:

Land Use Element

1. *Goal LU-1: Development is guided by sound growth management.*
 - a. *Policy LU-1.1: The City shall ensure that sufficient infrastructure is in place for desired land uses.*
 - b. *Policy LU-1.5: The City shall tie development approvals to availability of infrastructure, both existing and proposed as part of the development.*

Consistency: The Project is located in an area and on a site that the City has specifically identified as appropriate for redevelopment. Moreover, the Project will dedicate land to public right of ways and will construct transportation infrastructure improvements that will benefit both future residents and the broader community. The Project will also construct a neighborhood dog park, ensuring that the Project supports Glendale's commitment to its sense of community.

2. *Goal LU-2: There are transition and buffer areas between unrelated land uses.*
 - a. *Policy LU-2.3: The City should use spatial transitions, design buffers, or similar techniques between incompatible land uses.*

Consistency: The Project is mindful of the existing residential neighborhoods to the south and east. While the Project is residential, particular attention has been given to ensure appropriate design to transition from single family to multifamily. The



Project's single-story condominiums are located along the southern property line to provide a transitional use between the one- and two-story single-family neighborhood to the south and the proposed multifamily use further north on the Property. Within the multifamily community, two-story buildings are located near the south and east to provide transition for the neighborhoods.

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

- a. **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.*

Consistency: The Project will enhance the transportation network and increase multimodal connectivity. The Property will provide pedestrian connectivity along the site frontage at both 91st Avenue, 89th Avenue, and Ocotillo Road, enhancing the neighborhood's pedestrian connectivity. Internal pedestrian pathways will connect residential buildings to shared community amenities. The Property is located less than a quarter mile from the 91st Avenue and Glendale bus stop, served by the Valley Metro Local Bus Route 70, and approximately one mile from the 99th Avenue and Glendale Avenue Park and Ride, served by the Valley Metro Local Bus Route 70 and Express Bus Route 573. The Property is within approximately one mile of the Loop 101 freeway and will dedicate and construct roadway improvements in adjacent public right of ways.

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

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

Consistency: The Project is a horizontal mixed-use project with multifamily and condominium uses. The residential uses support the continued vibrancy of the retail and services in the Westgate Entertainment District and the adjacent Glen 19 PAD.

5. **Goal LU-5:** *Glendale implements a cohesive land planning approach throughout the Municipal Planning Area.*

- a. **Policy LU-5.2:** *The City shall prioritize the proactive implementation of area and specific plans to provide enhanced guidance on the development of areas.*



Consistency: The Project is consistent with the Western Area Plan. The Western Area Plan identifies this parcel for redevelopment and identifies the Parkside Character Area as particularly attractive for housing, due to its proximity to transportation corridors and community amenities. The Plan also identifies housing as a desirable use to support the continued growth of area retail and the development for further neighborhood commercial uses.

Housing Element

1. *Goal HE-2: Glendale has a wide variety of housing types, styles, and options.*
 - a. *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.*
 - b. *Policy HE-2.2: The City shall foster a pleasing, comfortable blending of single family and multifamily housing units through use of compatibility techniques.*

Consistency: The Project is proposing a mix of condominiums and multifamily residences, ranging from studios to three-bedrooms to attract a variety of different household sizes and types. The residential development has a mix of building types, massing, heights, and exterior color schemes to provide visual interest and variation. Lower height, lower density buildings are located on the south and east property to facilitate an effective transition from multifamily to single family. Advancement of design, including elevation articulation, materiality, and color selection, will occur as the Project proceeds and will be reviewed in detail by the City during the design review process.

2. *Goal HE-3: Glendale has housing options that meet the range of socioeconomic needs of the City's current and future residents.*
 - a. *Policy HE-3.5: The City should support adjustments to the housing mix based on demographic needs and economic changes within Glendale.*
 - b. *Policy HE-3.6: The City shall encourage planned residential communities to provide a range of housing options and promote socioeconomic balance in the Glendale housing supply.*

Consistency: The Project has been designed with a mix of housing residences, including multifamily and condominium. Condominium residences can either be sold or rented at the time of occupancy, based on local housing market demand at the time of completion.



3. **Goal HE-5:** *Glendale has diverse, safe, resource-efficient and high-quality housing options that blend with and enhance its image.*
 - a. **Policy HE-5.2:** *The City shall encourage housing developments to incorporate the highest possible cost- and quality-effective level of amenities, sustainable design, durability, and architectural quality.*
 - b. **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.*

Consistency: The Project will feature significant amenities for both residents and the surrounding community. The Project will include more than 200,000 square feet of indoor and outdoor resident amenity areas and common open space to create areas where residents can come together, demonstrating a commitment to Glendale's planning vision focus on family and community. Project design will feature contemporary architecture with variety in building mass, height, articulation, materiality, and color schemes. Design will be subject to City approval in the design review process.

4. **Goal HE-6:** *Residential areas relate to work places.*
 - a. **Policy HE-6.2:** *The City shall encourage housing in close proximity to designated employment areas.*

Consistency: The Property is located in the Western Area, which is anticipated to see 2/3rds of the City's added populations and jobs in the 2040 planning horizon. The Westgate Entertainment district and Glen19 PAD ensure that the Project will be in close proximity to retail, services, and entertainment. Additional housing will enhance the subarea's image as a holistic live-work-play neighborhood.

Growth Areas Element

The Western Area is a designated Growth Area. The following Growth Area Element Goals and Policies apply to and will be implemented by the Project:

1. **Goal GA-2:** *Glendale's identified Growth Areas are supported with appropriate infrastructure.*
 - a. **Policy GA-2.1:** *The City shall concentrate growth in areas that may be served most efficiently.*
 - b. **Policy GA-2.2:** *The City shall locate growth nodes where traffic capabilities can expand, such as near freeway corridor intersections with major streets.*



Consistency: The Project is located approximately one mile from the Loop 101 freeway, is located less than a quarter mile from the 91st Avenue and Glendale bus stop, served by the Valley Metro Local Bus Route 70, and is approximately one mile from the 99th Avenue and Glendale Avenue Park and Ride, served by the Valley Metro Local Bus Route 70 and Express Bus Route 573. The Project will construct additional pedestrian facilities along its frontages, further enhancing the Property's accessibility.

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

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

Consistency: The proposed site plan provides allotment of private open space and common open space.

Conservation, Rehabilitation, and Redevelopment Element

3. *Goal CRR-2: Infill development is a top priority.*

a. *Policy CRR-2.1: The City shall encourage and support infill development to take advantage of existing infrastructure, community, and educational facilities, and enhance existing neighborhoods.*

Consistency: The Property was identified by the City in the Western Area Plan as being optimal for redevelopment. The Property benefits from existing utility and transportation networks in the site's immediate vicinity, and the site is bounded on all sides by developed or developing land.

Neighborhood Preservation and Revitalization Element

1. *Goal NPR-1: Glendale retains a sense of community through preserving and enhancing the character, identity, and quality of its diverse neighborhoods.*

a. *Policy NRP-1.8: The City shall require new housing infill and additions to existing residential structures that are visible from adjoining properties or the street to be sited and designed to be compatible with the character of the existing neighborhood.*

Consistency: Particular attention has been paid to ensure that the Project appropriately transitions from the single-family neighborhoods to the south and east to the existing multifamily project on the north. Single story condominium residences are located along the southern property line, and two-story residential buildings are



on the southern side of the multifamily development to effectively transition from lower density to higher density residential uses.

2. **Goal NPR-3:** *Regulations and standards for livability guide existing and future neighborhoods*

- a. **Policy NPR-3.2:** *The City shall encourage use of HOAs and Covenants, Conditions, and Restrictions (CC&Rs) by developers of new residential neighborhoods to provide guidance and private enforcement of desired design and maintenance concerns.*
- b. **Policy NPR-3.3:** *The City shall prescribe landscaping and screening devices as appropriate for land use buffers and greenbelts.*

Consistency: Should condominiums be sold upon occupancy; an HOA will be established to ensure continued maintenance and adherence to desired design. The Project will utilize mature landscape buffers at least twenty feet wide to screen the development from adjacent uses.

Bicycling and Pedestrian Element

- 1. **Goal BP-4:** *Glendale is a pedestrian friendly city that encourages and promotes walking as a regular means of transportation*
 - a. **Policy BP-4.1:** *The City should develop, operate, and maintain comprehensive and continuous pedestrian facilities.*

Consistency: The Project includes construction of frontage improvements at 91st Avenue, 89th Avenue, and Ocotillo Road, including pedestrian facilities at all frontages.

Recreation Element

- 1. **Goal R-1:** *Glendale has an equitable distribution of parks and recreation amenities.*
 - a. **Policy R-1.10:** *The City shall encourage private master plans to provide and maintain mini and neighborhood parks.*

Consistency: The Project includes the development of a neighborhood dog park to benefit both residents and the surrounding community.

GENERAL DEVELOPMENT AND DESIGN STANDARDS

When standards are not provided within the District at Westgate PAD, development shall comply with the standards in the City of Glendale Zoning Ordinance.

Development Standards

Proposed development standards are outlined below:

Development Standard	District at Westgate Standard
Allowable uses	Condominiums, multifamily
Maximum Density	24 Du/Acre
Maximum Lot Coverage	75%
Maximum Building Height – Multifamily	45 feet
Maximum Building Height – Condominiums	21 feet
Minimum Building Setback – Street Side (91 st Avenue)	25 feet
Minimum Building Setback – Street Side (89 th Avenue)	20 feet
Minimum Building Setback – Side Setback (Adjacent Property)	20 feet
Minimum Common Open Space	25%
Minimum Private Open Space	45,000 SF *

Supplemental Development Standards

The following guidelines are supplemental to the applicable sections of the City of Glendale Zoning Ordinance. In the case of conflict, the Glendale Zoning Ordinance will apply.

Minimum Building Setback

The Glen91 project is being developed to the north and is a compatible use. The Glen91 PAD Zoning allows for a mixed-use project (commercial, office and multi-family), the setbacks along the street frontages are 20-ft and southern property line is 15-ft, the proposed 4-story building has a 60-ft maximum allowable height. The proposed Project's minimum 20-ft setback adjacent to the Glen91 development allows for a landscaping buffer that will comply with Glendale Zoning Ordinance.

*Includes both condominium and multifamily private open space



The 60-ft ROW along 89th Avenue provides approximately 95-ft of separation between the proposed Project's two-story Carriage Buildings along 89th Avenue, which are consistent with the height of the existing two-story single-family homes across 89th Avenue to the east.

The 20-ft setback along the southern property line is consistent with Glendale Ordinance, the condominiums (cottages) located along the setback are single-story structures under 20-ft in height. The 20-ft setback plus the 20-Ft USA/SRP Easement buffering the Project from the single-family homes to the south provides an overall 40-ft buffer between the single-story condominiums and the existing one- & two-story single-family homes. The condominiums are purposefully located to be perpendicular to the homes to the south, this results in only 24% of the south property line having buildings over 40-ft away from southern homes. 76% of the buffer to the south is undisturbed by buildings, additionally, mature trees will be planted to screen the few buildings along this border. In addition to the landscaping, there will be an 8-ft high masonry perimeter wall providing additional screening.

Landscaping, Buffering, & Walls

- I. The Project shall comply with the standards outlined in the City of Glendale Municipal Code Chapter 19 and Zoning Code Section 7.200.
 - a. North property wall will be 6-ft high masonry wall screening the C-2 use, southern property wall will be 8-ft high 8x8x16 masonry screen wall abutting the USA/SRP Easement. 89th & 91st Avenue ROW's perimeter walls will consist of 6-ft high masonry walls adjacent to residential buildings and a 3-ft masonry/3-ft metal wall adjacent to landscape areas.
 - b. Neighborhood Dog Park area will be enclosed with a 6-ft metal fence and gate.
- II. Perimeter landscaping will exceed the requirements in Section 7.202 of Glendale Zoning Ordinance. Onsite landscaping is subject to review and approval by the City of Glendale.
- III. Landscape palette in the buffer areas shall be provided to be consistent and compatible with the overall landscaping theme of the development.



Lighting

- I. Thoughtful lighting design is required to provide adequate lighting and security while minimizing light pollution. A photometric plan will be provided at design review and will be subject to City approval.

Parking

- I. The condominium component shall meet the City of Glendale Zoning Ordinance Section 7.403 parking requirements for condominium.
- II. The multifamily component shall be parked at a 10% reduction from the City of Glendale Zoning Ordinance Section 7.403 parking requirements.

Parkland

- I. The Project shall provide a neighborhood dog park at the southwest corner of 91st Avenue and Ocotillo

Signs

- I. Signs shall comply with the City of Glendale sign requirements outlined in the City of Glendale Zoning Code Section 7.100.
- II. Monument/Wall Sign Design:
 - a. A maximum of two (2) onsite freestanding signs permitted at each main entrance.
 - b. A maximum aggregate area of twenty-four (24) feet is permitted.
 - c. The maximum height allowed for each sign is six (6) feet.
 - d. Sign shall include only the name of the development and street address.
- III. Sign shall be a minimum of five (5) feet from the property line and not within any sight visibility triangle area.
- IV. Freestanding sign:
 - a. One (1) freestanding sign shall be permitted with a maximum area of twenty-four (24) square feet.
 - b. The maximum height allowed for sign is fifteen (15) feet.
- V. Directory Sign:
 - a. Directory sign shall be illuminated with a maximum area of eighteen (18) square feet.
 - b. Directory sign shall have maximum height of six (6) feet.
 - c. Number and location of the sign must comply with Fire Department guidelines.



VI. Sign Design:

- a. Signs shall have architectural elements and design consistent with the associated development.

VII. Signs are subject to review and approval of the City of Glendale.

VIII. Signs may be illuminated or unilluminated.

General Architectural Character

District at Westgate will include a unique mix of buildings and materials to create an interesting, yet welcoming environment for future residents and their guests.

It is the intent of this project 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.

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 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.

- I. Below are conceptual elevations that are provided to showcase the proposed multifamily and condominiums within the PAD. Additional detail for architectural and elevations will be provided during the respective Design Review and Site Plan Applications. Building elevations are anticipated to have a contemporary architectural style with a mix of exterior materials, including stucco and accent stone. Multiple exterior color schemes will be used to further enhance visual interest. Residences will feature covered balconies to provide residents with private outdoor space with solar protection. Building roofs will be a pitched mansard roof with concrete roof tiles and mechanical wells to screen the rooftop equipment.
- II. Design will be subject to City of Glendale review and approval.





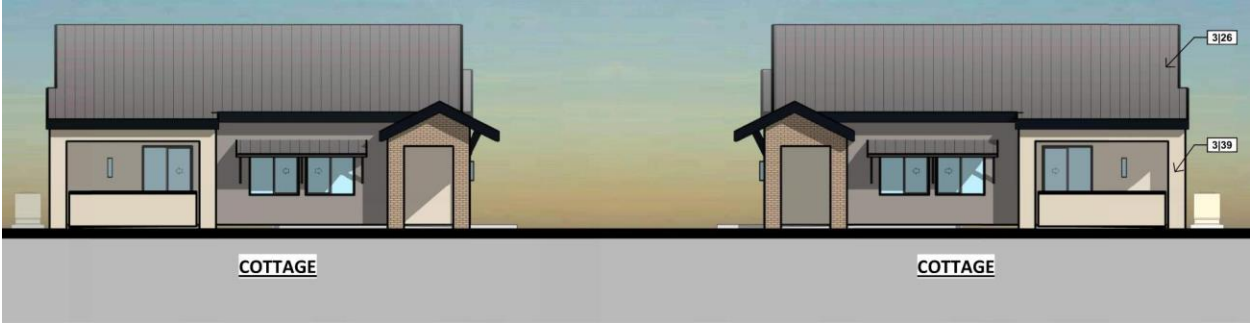
3-Story Residential Building



2 1/3-Story Residential Building



2-Story Residential Building



SIDE ELEVATION

1/8" = 1'-0"

SIDE ELEVATION

1/8" = 1'-0"



1-Story Condominium

PAD DEVIATIONS

Should proposals for development deviate from this PAD, the following administrative process will apply:

1. Applicant must submit an application detailing the request and the deviation.
2. The Development Services Director may authorize administrative relief of up to ten percent (10%) deviation from any development standard in this ordinance, provided that the requested relief will not be detrimental to adjacent property owners or the City.
3. Any relief authorized by the Development Services Director will be documented with findings consistent to the standards above and filed with the Planning Department, building permit records, or other City files as appropriate.
4. The Development Services Director shall issue a written determination within ten (10) working days of submission of a request for administrative relief. All determinations shall be maintained in the Planning Department records.



MAJOR AND MINOR AMENDMENTS TO PAD

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

1. A change to allowable primary uses.
2. An increase in the maximum number of dwelling units or maximum building height by more than 10% from the development standard provided in the PAD.
3. A decrease of any setback by 10% or more.

A major amendment shall be reviewed and approved by the Planning and Zoning Commission and City Council following the same procedure required for the original approval.

Any PAD amendment request not meeting the above outlined thresholds for a major amendment shall be processed as a minor amendment. A minor amendment shall be reviewed by all affected City departments and agencies and may be approved administratively by the Development Services Director.



CITIZEN PARTICIPATION PLAN

To ensure early and effective citizen participation, the Project has engaged in early community outreach and a Citizen Participation Plan has been drafted and submitted to the City of Glendale for review and approval. The Citizen Participation Plan will be implemented once approved by the Project planner, and a final report will be prepared after implementation is complete. The Applicant looks forward to ongoing engagement with the community to identify opportunities to enhance the Project for the surrounding community.



SITE WORK & UTILITIES

Grading and Drainage Concept

The site is classified entirely in the Flood Zone X500. There are no known offsite flows or washes impacting the site. The Project will be designed to meet or exceed applicable stormwater management regulations. A grading and drainage plan will be submitted as part of the Design Review submittal and will be subject to City of Glendale approval.

Water and Wastewater

Water and wastewater infrastructure will be required to serve the development. The Project has been discussed with City staff and will connect to the City of Glendale water and wastewater systems. Infrastructure improvements will be designed and constructed in compliance with the City Design Standards and Policies and will be subject to City review and approval.



CONCLUSION

The Project is a Minor General Plan Amendment and Planned Area Development Rezone for approximately 19.158 gross acres at the northeast corner of 91st Avenue and Ocotillo Road.

This application will facilitate the development of a parcel which is served by utilities, has access to transportation networks, and is proximate to local and regional retail and entertainment destinations. New housing development is encouraged in the Parkside Character Area to support the continued growth of area businesses.

The well-designed contemporary Project will be designed with a focus on quality open space and amenities, both for residents and for the public. The PAD includes a minimal parking reduction in exchange for the construction of a neighborhood dog park an additional open space. The Project will also improve 91st Avenue, 89th Avenue, and Ocotillo Road at the project frontage, improving area infrastructure for the benefit of both future residents and the broader community.

The proposed Project is consistent with the goals and policies of the City of Glendale's Envision 2040 General Plan and the Western Area Plan. The Project will be designed with a focus on high-quality development with a range of residence types and a plethora of resident amenities to advance the City's progressive image and focus on family values. The Project will aim to deliver a high quality of life for future residents and enhanced quality for existing area residents.



EXHIBIT B

Zoning Map



EXHIBIT C

General Plan Land Use Map



EXHIBIT D

Western Area Plan Map

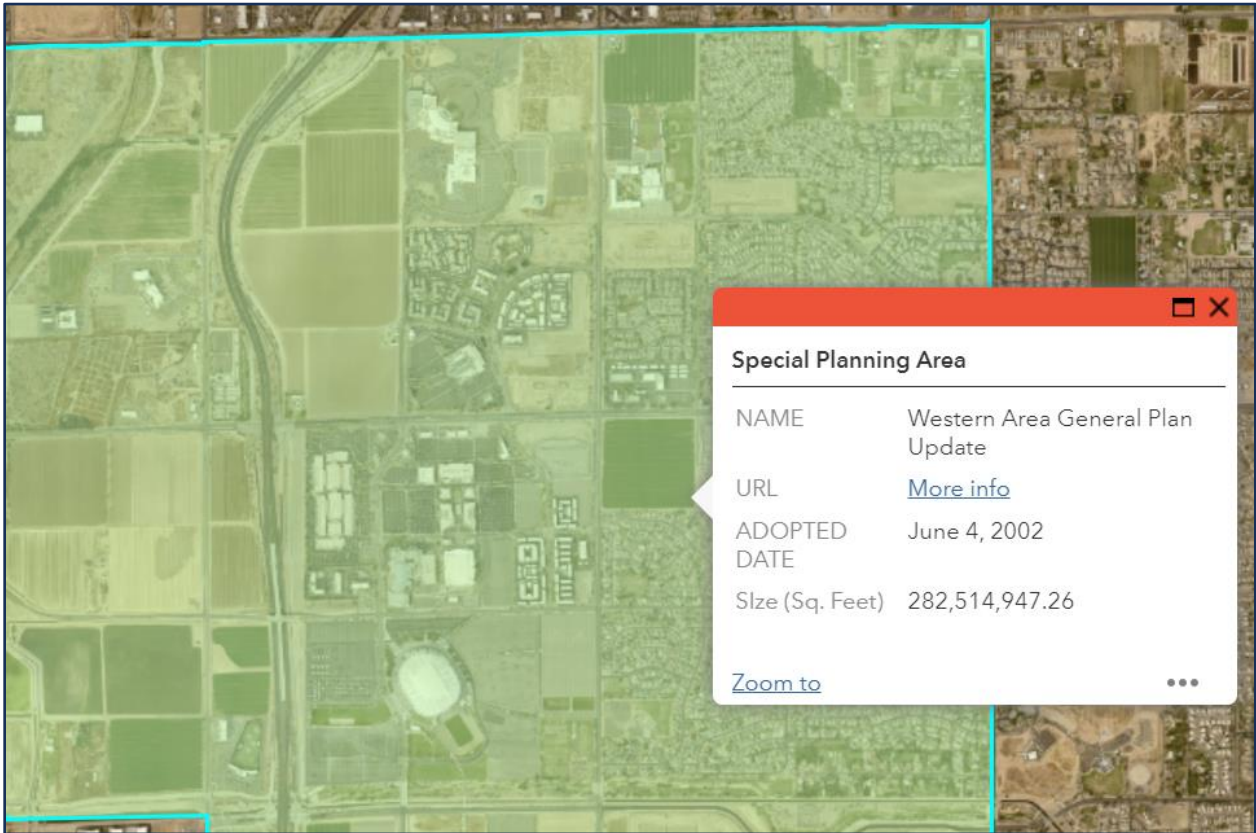


EXHIBIT E

Parkside Character Area Map

