

APPROVED: 09/24/24

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

FOR

**WESTGATE MIXED USE
DEVELOPMENT**

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

Case Number: ZON23-07 & GPA23-05

1st Submittal: September 15, 2023

2nd Submittal: March 20, 2024

3rd Submittal: May 16, 2024

4th Submittal: June 13, 2024

DEVELOPMENT TEAM

Developer

101 W. Healthcare Subsidiary, LLC (“Simon Med”)

John Simon, M.D.

6750 E. Camelback Rd., Suite 100

Scottsdale, AZ 85251

Phone: 602-809-6623

Email: jsimon@simonmed.com

Land Planning & Architect

TriArc Architecture & Design

Jacqueline Roman

Jon Hanna

1934 E. Camelback Rd, Suite 200

Phoenix, AZ 85016

Phone: 602-229-1100

Email: jacqueline@triarcdesign.com

Civil Engineering

Westwood

Michael Caylor

6909 E. Greenway Pkwy, Suite 250

Scottsdale, AZ 85254

Phone: 480-840-7725

Email: michael.caylor@westwoodps.com

Zoning/Entitlements

Burch & Cracchiolo, P.A.

Ed Bull

Brian Greathouse

Madison Leake

1850 N. Central Ave., Suite 1700

Phoenix, AZ 85004

Phone: 602-274-7611

Email: bgreathouse@bcattorneys.com

TABLE OF CONTENTS

| | | |
|--------------|---|-----------|
| I. | INTRODUCTION | 4 |
| II. | SITE, SURROUNDING AREA, AND EXISTING GENERAL PLAN & ZONING | 4 |
| III. | PROPOSED MINOR GENERAL PLAN AMENDMENT | 4 |
| IV. | PAD ZONING DISTRICT CONFORMANCE..... | 5 |
| V. | PROPOSED PAD..... | 7 |
| A. | <i>Permitted Uses</i> | 7 |
| B. | <i>Proposed Development, Architecture, and Landscaping</i> | 7 |
| C. | <i>Development Standards</i> | 8 |
| D. | <i>Circulation, Access, Etc.</i> | 9 |
| E. | <i>Signs</i> | 9 |
| F. | <i>Phasing Plan</i> | 10 |
| G. | <i>Lighting</i> | 10 |
| VI. | INFRASTRUCTURE..... | 10 |
| VII. | DRAINAGE | 10 |
| VIII. | CONCLUSION..... | 11 |

TABLE OF EXHIBITS

| Exhibit No. | Description |
|-------------|--|
| 1 | Aerial Map |
| 2 | Conceptual Site Plan |
| 3 | Conceptual Building Elevations |
| 4 | Amenity Spaces |
| 5 | Conceptual Landscape Plan |
| 6 | Conceptual Material and Color Board |
| 7 | Conceptual Commercial Building Inspiration Examples |

NARRATIVE

I. INTRODUCTION

101 Healthcare Subsidiary, LLC (“Simon Med”) requests a Minor General Plan Amendment (“Minor GPA”) to Entertainment Mixed Use (“EMU”) and Rezoning to Planned Area Development (“PAD”) for an approximately 19.07-gross acre mixed-use development on located north of the northwest corner of 99th Avenue and Glendale Avenue (“Site”). An Aerial Map is provided at **Exhibit 1**. The Site is currently vacant and underutilized. The proposed Minor GPA to EMU and Rezoning to PAD will allow the Site to be developed as a high-quality mixed-use development with multifamily and commercial uses.

II. SITE, SURROUNDING AREA, AND EXISTING GENERAL PLAN & ZONING

The Site is vacant/undeveloped and different portions of it are zoned with PADs that have developed. The Site is located just north of the Westgate Healthcare Campus. The Glendale Park & Ride parking lot is located east of the Site and across 99th Avenue. St. Joseph’s Westgate Medical Center is located north of the Site.

The Site is currently designated Planned Commercial (“PC”) “Business Park” (“BP”) and “Entertainment Mixed Use” (“EMU”) in the General Plan. Simon Med is requesting the Minor GPA to amend the entirety of the Site’s designation to Entertainment Mixed Use (“EMU”) to facilitate the development of the proposed mixed-use development.

III. PROPOSED MINOR GENERAL PLAN AMENDMENT

We are requesting a minor amendment to the Site’s existing General Plan designation of PC, BP and EMU to EMU. Simon Med’s proposed mixed-use development is consistent with the EMU land use designation. This 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 and additional necessary infrastructure (if any) can be incorporated into the anticipated Myrtle Avenue improvements.
- **Land Use Element Goal LU-2, Policy LU-2.4:** There are transition and buffer areas between unrelated land uses; the City shall ensure that adequate buffers between residential and non-residential uses are included, except where the residential is a part of a mixed-use development where it related to the adjacent use. The proposed multifamily community will be buffered and separated from the proposed commercial component of the development by landscaping, parking spaces, and drive aisles. The development will be similarly separated and buffered from adjacent properties/uses by landscaping, parking spaces, drive aisles, and 99th Avenue to the east and Myrtle Avenue to the north.

- **Land Use Element Goal LU-3, Policy LU-3.5:** Land use ties into existing and future transportation systems; the City shall require new development to provide adequate connectivity to existing transportation networks. The Site is located in close proximity to public transportation and a major freeway. An existing Park & Ride is located just across 99th Avenue from the Site. The Loop 101 freeway is located less than half a mile from the Site.
- **Land Use Element Goal LU-4, Policy LU-4.3:** Mixed-use projects provide urban clusters with housing, retail, restaurants and integrated transit facilities in Glendale; the City shall prepare criteria to address compatibility needs and establish incentives to promote mixed-use development. The proposed development will provide an urban cluster incorporating multifamily development, commercial uses, and nearby transportation.
- **Housing Element Goal HE-2, Policy HE-2.1:** Glendale has a wide variety of housing types, styles and options; the City shall encourage variety in siting, floor plans, elevations, massing, materials, and color schemes in housing units including new residential developments. The proposed development will contribute to Glendale's housing variety by adding a new quality housing option to the area. Moreover, the development will be attractively designed to be unique yet compatible with area development.
- **Housing Element Goal HE-3:** Glendale has housing options that meet the range of socioeconomic needs of the City's current and future residents. The proposed development will help Glendale meet the range of socioeconomic needs by bolstering the City's supply of housing options.
- **Conservation, Rehabilitation and Redevelopment Element Goal CRR-2, Policy CRR-2.1:** Infill development is a top priority; the City shall encourage and support infill development to take advantage of existing infrastructure, community and educational facilities, and enhance existing neighborhoods. This is a vacant infill Site and its development will enhance the existing neighborhood by providing a viable, sustainable use that is appropriate for the area and provides quality housing for area residents.

IV. PAD ZONING DISTRICT CONFORMANCE

The minor GPA and rezoning requests meet the requirements of Section 35.2.901.A of the 2024 Unified Development Code and the intent of the PAD district as described in Section 35.2.901 Planned Area Development:

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

This PAD will facilitate the development of a vacant Site into a modern multifamily residential and commercial mixed-use development. The proposed development will

complement and support the existing medical, office, restaurant, and commercial uses in the area. Moreover, the proposed development will incorporate pedestrian pathways and support public transport by being conveniently located across the street from the existing Park & Ride facility.

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

The proposed development will encourage a mixture of housing types and designs by providing a new high-quality, exceptionally amenitized multifamily development that will offer a comfortable lifestyle for area residents, including those working at nearby businesses and medical facilities.

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

The proposed development is an innovative and appropriate use for the Site and area. The new housing options will provide an opportunity for those working at one of the many medical facilities in the area to live close to work. The mixed-use development will provide greater land use variety in the area and offer support for the existing commercial and medical uses.

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

The proposed development has been thoughtfully designed to fit the Site and surrounding area. For example, a commercial component has been provided adjacent to 99th Avenue. This will provide a convenient service for residents as well as an appropriate buffer between the residential development and 99th Avenue.

5. 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 proposed development on this vacant, infill Site will be supported by adequate utilities, transportation, and drainage. The surrounding area is largely developed with existing utilities and infrastructure already in place. The nearby streets – 99th Avenue, Glendale Avenue, and Myrtle Avenue (construction of the southern half west of 99th Avenue is anticipated as part of the development) – are more than adequate to accommodate the traffic generated by the development.

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

See above discussion of how the proposed development furthers the policies of the General Plan.

V. PROPOSED PAD

A main objective of PAD zoning is encouraging innovative development or redevelopment concepts for all land use types to provide a greater variety and intensity of uses. The intent of this PAD is to accomplish that objective by zoning the Site to PAD for a high-quality mixed-use development incorporating multifamily residential and commercial uses. The proposed PAD accomplishes the PAD zoning objective because the development will provide additional land use variety within the surrounding area for the support and benefit of those working nearby.

A. Permitted Uses

The Permitted Uses on the Site's 17.4-acre Multifamily Site are the uses permitted in "Appendix A" attached to this PAD document. All other uses are prohibited. The Permitted Uses on the Site's 1.6-acre Commercial Site are the uses permitted in "Appendix A" attached to this PAD document. All other uses are prohibited.

B. Proposed Development, Architecture, and Landscaping

Simon Med's proposed mixed-use development consists of a high-quality multifamily community and commercial component. A Conceptual Site Plan and Conceptual Building Elevations are provided at **Exhibit 2** and **Exhibit 3**, respectively. The multifamily component will be developed in two phases, each with two 4-story buildings and a clubhouse. Residents and their guests will enjoy various amenities, such as pools, outdoor kitchens, shaded seating areas, gaming areas, and more. The Amenity Spaces are provided at **Exhibit 4**. The commercial component will be located adjacent to 99th Avenue and across from the existing Park & Ride facility.

The Site will have vehicular access to/from Myrtle Avenue, Glendale Avenue, and 99th Avenue. The southern residential portion of the development will have its primary access via a shared driveway from Glendale Avenue. The northern residential portion of the development will have its primary access from Myrtle Avenue with secondary access from 99th Avenue. The commercial portion of the development will have its primary access from 99th Avenue. Both residential portions of the development will have vehicular access to the other residential portion. Pedestrian pathways will be provided throughout the multifamily portion of the development.

The development will include attractive and appropriate landscaping. The landscaping will also screen the development from adjacent uses and buffer the commercial component from the residential components. A Preliminary Landscape Plan is attached as **Exhibit 5**. The landscaping and open space will be consistent with the requirements of Section 35.4.100 of the 2024 Unified Development Code. While the development's design is conceptual, the development and parking areas shall be screened in accordance with the requirements of the 2024 Unified Development Code.

The development will incorporate an attractive color palette and quality building materials to ensure the community is aesthetically pleasing and consistent with the area. A

Conceptual Material and Color Board is attached as **Exhibit 6** and Conceptual Commercial Building Inspiration Examples are attached as **Exhibit 7**.

C. Development Standards

The Development Standards for the Commercial Site and Multifamily Site are as stated below. Accessory buildings and structures are subject to the same lot, building, and development regulations as apply to principal uses and buildings.

| Commercial Site Development Standards | |
|--|--|
| Standard | Requirement |
| Setbacks (minimum) | Front: 25' Side: 15' (when adjacent to commercial or residential development) Street Side: 25' Rear: 15' (when adjacent to commercial or residential development) |
| Build Height (maximum) | 30' |
| Common Open Space, minimum (% of net lot area) | 20 |
| Parking Stall Dimensions | 9'-0" x 20'-0" |

| Multifamily Site Development Standards | |
|--|--------------------|
| Standard | Requirement |
| Density, Maximum (dwelling units/gross acre) | 30 |
| Perimeter Setbacks (minimum) | 20' |
| Setback Adjacent to Commercial Development | 10' |
| Lot Coverage (% of net common lot area) | 55 |
| Building Height (maximum) | 56 |
| Common Open Space, minimum (% of net lot area) | 25 |
| Parking Stall Dimensions | 9'-0" x 20'-0" |

The parking stall dimensions have been reduced in width from the standard 10'-0" permitted to 9'-0". This relatively minor reduction of only 1' from the code-required standard will facilitate the efficient use of the Site and ensure adequate parking is provided for residents, visitors, and commercial customers. This reduction is appropriate and will provide larger parking spaces than those permitted for low turnover uses – per Table 2.400-1 in Section 35.4.004 of the 2024 Unified Development Code, low turnover uses may utilize parking spaces with dimensions

of 9'-0" x 18'-0". Therefore, the minor reduction of 1' will provide adequately sized parking spaces for the proposed development and will not negatively impact its future residents, guests, or customers.

Per the current site plan, parking requirements have been calculated as follows for the Multifamily Site: 1.5 spaces required per 1-bedroom unit and 2-bedroom unit and 2 parking spaces required per 3-bedroom unit. For the Commercial Site, required parking is being calculated as follows: 1 space is required per 300 square feet of floor area.

The minimum commercial setbacks have been reduced to 15' when adjacent to residential development. This is appropriate for a mixed-use development incorporating multifamily and commercial uses. The reduced setback will allow the commercial uses to function as additional amenities providing convenient services for residents and their guests.

The commercial uses will be appropriately screened from multifamily uses with a large setback, landscaping with trees planted 15 feet on center, and a fence with vines. Further, the commercial building is not planned to be adjacent to multifamily units, rather, the commercial building is buffered from the multifamily building with parking.

D. Circulation, Access, Etc.

Three additional site access points and one existing access point is proposed to be utilized for this development. Primary access for the first phase is planned to be located on Myrtle Avenue (full movement) with secondary exit only access on 99th Avenue. For the second phase, Site access will be provided from the existing middle driveway on Glendale Avenue with secondary exit only access on 99th Avenue. A new access point is also proposed for the commercial development on 99th Avenue.

Per the Traffic Impact Study, right-turn deceleration lanes are recommended on 99th Avenue for southbound traffic for the commercial development access point. A traffic signal is not warranted. See Section VI below for further details on roadway improvements.

E. Signs

All signs shall comply with the City of Glendale's sign codes, including Section 35.4.300 of the 2024 Unified Development Code, except as modified below.

- **Residential Monument Sign Area – Maximum of 48 SF aggregate sign area along 99th Avenue and Myrtle Avenue**

The proposed residential monument sign area has been increased to ensure residents and their guests as well as future residents are aware of the development and are able to effectively navigate to the residential buildings by providing necessary visibility. Consequently, the appropriately increased sign area will increase the development's overall value and marketability.

F. Phasing Plan

Simon Med anticipates the development will be constructed in multiple phases. The multifamily residential component will be developed as two phases and the commercial development will likely be developed in a third phase. The northern portion of the multifamily component will be developed as Phase I while the southern portion of the multifamily component will be developed as Phase II. The timing of each phase will be determined by the market.

G. Lighting

All lighting shall comply with the City of Glendale's lighting requirements, including Section 35.4.00 of the 2024 Unified Development Code.

VI. INFRASTRUCTURE

As an infill development, utilities already exist in the area. The developer shall coordinate with the appropriate utility departments regarding appropriate connections. Glendale Avenue is already built; Simon Med anticipates the southern half of Myrtle Avenue west of 99th Avenue will be constructed by the Springs at Westgate as part of its development (including water and sewer extensions and stubs for this Site); Simon Med will complete the west half of 99th Avenue as part of the proposed development. The 99th Avenue improvements will include curb, gutter, sidewalk, landscaping¹, and additional pavement where necessary to complete the western half of the roadway. Sufficient right-of-way exists for all required roadway improvements.

Services:

Water/Sewer: City of Glendale

Cable: Cox, Century, other available providers to be determined at the time of service

Fire: City of Glendale Fire Department – Station 158 is the nearest station to the Site

Police: Glendale Police Department

Schools: Peoria Unified School District

VII. DRAINAGE

Onsite retention will be provided for the 100-year, 2-hour storm for the Site and the adjacent portion of Myrtle Avenue. However, the retention requirement for the adjacent portion of 99th Avenue has been waived due to previous improvements associated with Glendale Avenue reconstruction project.

¹ This includes the Bureau of Reclamation parcel along the west of 99th Avenue upon which the City has a license agreement with SRP to utilize this area for roadway, utilities, and landscaping.

VIII. CONCLUSION

This development will be consistent and complementary of the other development in the area. The proposed minor GPA and PAD will facilitate the development of this vacant infill Site with a complementary mixed-use development that fits into the City's vision and promotion of commercial development and housing variety that will benefit area residents and businesses. We request your approval.

APPENDIX A

The following uses are permitted on the Multifamily Site and the Commercial Site, respectively. All other uses are prohibited.

Key: P=Permitted Use, C= Conditional Use SU=Special Use District

| Multifamily Site Allowed Uses | |
|--|-------------|
| Urban Agriculture, Noncommercial | C |
| Dwelling, For Rent Community | P |
| Dwelling, Multi-Family | P |
| Dwelling, Live/Work | C |
| Mixed-Use Residential | C |
| Group Care Home | C |
| Residential Care Center | C |
| Short-term or Vacation Rental | P |
| Child Care, Center | C |
| Community Playfields and Parks | P |
| Community Recreation Center | P |
| Country Club | P |
| Golf Course | Requires SU |
| Government Offices and Civic Buildings | P |
| Place of Worship | P |
| Private Schools, Colleges, and | P |

| Commercial Site Allowed Uses | |
|--|---------------|
| Urban Agriculture, Noncommercial | C |
| Residential Care Center | P |
| Senior Care, Assisted Living, and Memory Care Facilities | P |
| Business or Trade School | C |
| Child Care, Center | P |
| Community Playfields and Parks | P |
| Community Recreation Center | P |
| Conference or Convention Center | P |
| Country Club | C |
| Cultural Facility or Museum | P |
| Funeral Home or Crematorium | C |
| Golf Course | (requires SU) |
| Government | P |

| | |
|--|---------------|
| Offices and Civic Buildings | |
| Place of Worship | P |
| Private Schools, Colleges, and Universities; without Dormitories | C |
| Private Schools, Colleges, and Universities; with Dormitories | C |
| Social Club or Lodge | C |
| Utility Facility and Service Yard, Major | (requires SU) |
| Utility Facility, Minor | P |
| Wireless Facility (Including Tower and Supporting Facilities) | P |
| Alcoholic Beverages, Retail Sales | P |
| Animal Supply and Feed Store | C |
| Animal Pet Day Care Facility | C |
| Animal Pet Store | C |
| Antique Shop | P |
| Art Gallery/Studio | P |
| Bar or Cocktail Lounge | P |
| Car Wash | C |
| Coffee Shop, Café or Bakery | P |
| Commercial Entertainment, Indoor, Outdoor | (requires SU) |
| Convenience Store | C |
| Drive-Through | C |
| Financial Institution | P |
| Health and Fitness Centers | C |
| Hotels and Motels | C |
| Hotels, Resort | (requires SU) |
| Household Appliance, Furniture, and Small Equipment Rentals. | P |
| Medical, Offices and Clinics | P |
| Medical, Urgent Care | C |
| Microbrewery, Craft Distillery or Tasting Room | P |
| Nightclub and Live Entertainment | P |
| Office, Business or Professional | P |

| | |
|-----------------------------------|---------------|
| Personal Services | P |
| Restaurant | P |
| Retail, General | P |
| Retail, Large | C |
| Shopping Center, Community | C |
| Shopping Center, Neighborhood | C |
| Recreation, Indoor | P |
| Recreation, Outdoor | C |
| Veterinary Clinic | |
| Veterinary Hospital, Emergency | C |
| Broadcast Tower | P |
| Helistops or Heliports | (requires SU) |
| Storage, Self- Service | C |

EXHIBIT 1



1 CONTEXT AERIAL PLAN

1" = 100'-0"



EXHIBIT 2

KEYED NOTES

- 1C TYP. ACCESSIBLE PARKING SPACE; 11'-0"x20'-0" WITH 5' WIDE ACCESS AISLE. .
- 1D PAVER CROSSWALK, TYP.
- 2C SIGHT VISIBILITY TRIANGLES AT DRIVES TO PUBLIC ROADS PER CITY DETAIL G-448. NO SIGNS, FENCES, WALLS UTILITY BOXES, STRUCTURES, SHRUBS HEDGES OR OTHER PLANTS (EXCLUDING TREES) OVER 30 INCHES IN HEIGHT SHALL BE PERMITTED WITHIN THE RESTRICTED AREAS.
- 2D 30'x30' SIGHT VISIBILITY TRIANGLE AT ROAD INTERSECTIONS PER CITY DETAIL G-321. NO SIGNS, FENCES, WALLS UTILITY BOXES, STRUCTURES, SHRUBS HEDGES OR OTHER PLANTS (EXCLUDING TREES) OVER 30 INCHES IN HEIGHT SHALL BE PERMITTED WITHIN THE RESTRICTED AREAS.
- 4A VEHICULAR GATE.
- 4B COMMERCIAL ENTRANCE. NEW DRIVE TO BE ALIGNED WITH EXISTING DRIVE ACROSS 99TH AVENUE.
- 4C RESIDENT EXIT ONLY VEHICULAR GATE. EXIT VIA REMOTE CONTROL. NO KEYPAD.
- 4F CAMPUS MAP & KEYPAD FOR VEHICULAR GATE ACCESS.
- 9A NEW 6" C.I.P. CONCRETE CURB, TYP.
- 9B NEW ASPHALT PAVING, TYP. U.N.O.
- 32 TRASH COMPACTOR ENCLOSURE.
- 49 TYPICAL PARKING SPACE 9'-0"x20'-0". REDUCTION REQUESTED FROM STANDARD 10'-0"x20'-0"
- 50 AMENITY COURTYARD INCLUDING OUTDOOR KITCHENS, SHADED SEATING AREAS, GAMING AREAS.
- 51 CENTRAL AMENITY COURTYARD INCLUDING OUTDOOR KITCHEN, SHADED RAMADAS, POOL AND SPA.
- 52 TRASH ENCLOSURE, TYP.

LEGAL DESCRIPTION

A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 5;

THENCE NORTH 89 DEGREES 46 MINUTES 09 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 66.31 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 28 DEGREES 17 MINUTES 47 SECONDS WEST, A DISTANCE OF 43.01 FEET TO A POINT;

THENCE SOUTH 2 DEGREES 27 MINUTES 12 SECONDS WEST, A DISTANCE OF 787.09 FEET TO A POINT;

THENCE WEST, A DISTANCE OF 176.75 FEET TO A POINT;

THENCE SOUTH 2 DEGREES 25 MINUTES 00 SECONDS WEST, A DISTANCE OF 76.40 FEET TO A POINT;

THENCE NORTH 87 DEGREES 36 MINUTES 14 SECONDS WEST, A DISTANCE OF 81.95 FEET TO A POINT;

THENCE SOUTH 42 DEGREES 45 MINUTES 34 SECONDS WEST, A DISTANCE OF 72.80 FEET TO A POINT;

THENCE WEST, A DISTANCE OF 719.06 FEET TO A POINT;

THENCE NORTH, A DISTANCE OF 138.35 FEET TO A POINT;

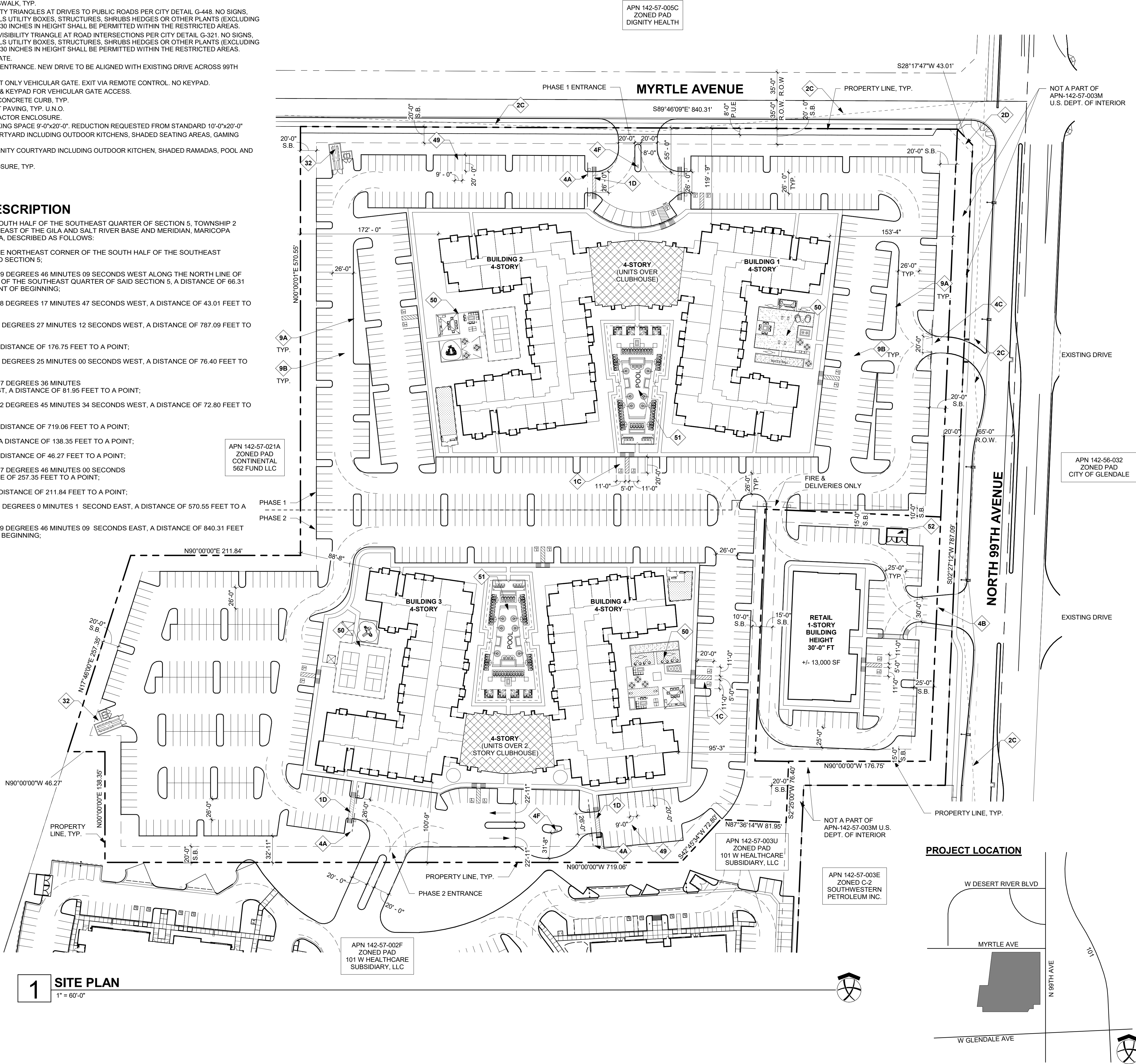
THENCE WEST, A DISTANCE OF 46.27 FEET TO A POINT;

THENCE NORTH 17 DEGREES 46 MINUTES 00 SECONDS EAST, A DISTANCE OF 257.35 FEET TO A POINT;

THENCE EAST, A DISTANCE OF 211.84 FEET TO A POINT;

THENCE NORTH 0 DEGREES 0 MINUTES 1 SECOND EAST, A DISTANCE OF 570.55 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 46 MINUTES 09 SECONDS EAST, A DISTANCE OF 840.31 FEET TO THE POINT OF BEGINNING;



PROJECT DATA

SITE INFORMATION, MULTIFAMILY:

PROJECT: WESTGATE MASTER PLAN
WEST GLENDALE BLVD. AND NORTH 99TH AVE.
GLENDALE, AZ

PROJECT OWNER / DEVELOPER: 101 W HEALTHCARE SUBSIDIARY LLC
DR. SIMON

PROJECT ARCHITECT: triARC ARCHITECTURE & DESIGN
1934 E. CAMELBACK RD. SUITE 200
PHOENIX, AZ 85016
CONTACT: JON HANNA
JON@TRIARCDESIGN.COM
602-229-1100

PROJECT NARRATIVE: NEW MULTIFAMILY PROJECT, 4 STORY BUILDINGS WITH AMENITIES INCLUDING CLUBHOUSE AND POOL

ZONING: EXISTING: PAD
PROPOSED: PAD

APN: 142-57-022, 142-57-022A, 142-57-003Z, 142-57-003H, 142-57-002D, PORTION OF 142-57-003U, PORTION OF 142-57-002F

SITE AREA: NET: 18.40 AC (801,773 SF)

DENSITY: 30 DU/AC GROSS MAX. ALLOWED

GROSS BLDG FOOTPRINT: 134,100 SF

MAX. LOT COVERAGE: 55% OF NET SITE ALLOWED
134,100 SF / 801,773 SF = 16% OF NET SITE PROVIDED

OPEN SPACE: 25% REQUIRED
25% PROVIDED (202,489 SF)

BUILDING INFORMATION, MULTIFAMILY:

PHASE 1:

SITE AREA: 8.82 ACRES (346,658 SF)

DENSITY: 27 DU/AC (NET)
(239 UNITS/ 8.8 AC)

BUILDING HEIGHT: 4 STORIES
ALLOWED: 56'-0"
PROVIDED: 48'-0" TO MAIN PARAPET, 53'-6" TO TALLEST PARAPET

OCCUPANCY: APARTMENTS: R-2
CLUBHOUSE: B

CONSTRUCTION TYPE: TYPE V-A, WOOD FRAME

FIRE SPRINKLERS: APARTMENTS: NFPA 13
CLUBHOUSE: NFPA 13

DWELLING UNIT MIX:

1 BEDROOM = 128 (53%)
2 BEDROOM = 103 (43%)
3 BEDROOM = 8 (4%)
TOTAL UNITS = 239

BUILDING FOOTPRINT:
(1) BUILDING AND CLUBHOUSE = 71,800 SF

VEHICLE PARKING REQUIRED:

1 BEDROOM: 128 UNITS x 1.5 PS = 129.5 SPACES
2 BEDROOM: 103 UNITS x 1.5 PS = 154.5 SPACES
3 BEDROOM: 8 UNITS x 2.0 PS = 16 SPACES
TOTAL REQUIRED = 300 SPACES
ACCESSIBLE: 2% OF TOTAL = 6 (INCLUDED IN TOTAL)

PARKING PROVIDED:

SURFACE OPEN = 424 SPACES
ACCESSIBLE OPEN = 10 SPACES (INCLUDES 2 VAN SPACES)
TOTAL = 434 SPACES

PARKING STALL SIZE
PARKING STALL WIDTH: 9'-0" (REQUESTING RELIEF FROM 10' STANDARD)
PARKING STALL DEPTH: 20'-0"

PHASE 2:

SITE AREA: 7.9 ACRES (345,732 SF)

DENSITY: 27.6 DU/AC (NET)
(218 UNITS/ 7.9 AC)

BUILDING HEIGHT: 4 STORIES
ALLOWED: 48'-0"
PROVIDED: 48'-0" TO MAIN PARAPET, 53'-6" TO TALLEST PARAPET

OCCUPANCY: APARTMENT: R-2
CLUBHOUSE: B

CONSTRUCTION TYPE: TYPE V-A, WOOD FRAME

FIRE SPRINKLERS: APARTMENTS: NFPA 13
CLUBHOUSE: NFPA 13

DWELLING UNIT MIX:

1 BEDROOM = 136 (60%)
2 BEDROOM = 74 (37%)
3 BEDROOM = 8 (3%)
TOTAL UNITS = 218

BUILDING FOOTPRINT:
(1) BUILDING AND CLUBHOUSE = 62,300 SF

VEHICLE PARKING REQUIRED:

1 BEDROOM: 136 UNITS x 1.5 PS = 204 SPACES
2 BEDROOM: 74 UNITS x 1.5 PS = 111 SPACES
3 BEDROOM: 8 UNITS x 2.0 PS = 16 SPACES
TOTAL REQUIRED = 331 SPACES
ACCESSIBLE: 2% OF TOTAL = 7 (INCLUDED IN TOTAL)

PARKING PROVIDED:

SURFACE OPEN = 389 SPACES
ACCESSIBLE OPEN = 8 SPACES (INCLUDES 1 VAN SPACES)
TOTAL = 397 SPACES

PARKING STALL SIZE
PARKING STALL WIDTH: 9'-0" (REQUESTING RELIEF FROM 10' STANDARD)
PARKING STALL DEPTH: 20'-0"

| MULTI-FAMILY BUILDING SETBACKS: | | |
|---------------------------------|----------|------------------|
| | REQUIRED | PROVIDED |
| FRONT | 20'-0" | 100'-9" |
| SIDE | 20'-0" | 172'-0" & 88'-8" |
| REAR | 20'-0" | 10'-0" |
| STREET SIDE | 20'-0" | 119'-9" |

SITE INFORMATION, COMMERCIAL:

SITE AREA: 1.6 ACRES (67,918 SF)
BUILDING AREA: 13,000 SF
PARKING REQUIRED: 1 / 300 SF = 44 SPACES
PARKING PROVIDED: 49 SPACES

PARKING STALL SIZE
PARKING STALL WIDTH: 10'-0"
PARKING STALL DEPTH: 20'-0"



NOT FOR CONSTRUCTION

CONCEPTUAL ONLY

NOT FOR CONSTRUCTION

WESTGATE MASTERPLAN

NW CORNER OF GLENDALE AVE & 99TH AVE
GLENDALE, ARIZONA 85305

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
|-----|------|-------------|

PROJECT NUMBER
22-088

ISSUE DATE
01/19/2024

SHEET TITLE

CONCEPTUAL SITE PLAN

SHEET NUMBER

A-010

EXHIBIT 3

This drawing is the property of triARC Architecture & Design, L.L.C., 1934 East Camelback Rd, Suite 200, Phoenix, AZ 85016, 602.229.1100. This drawing is limited to the original use for which it was prepared. Changes, reproductions, or assigning to any third party of this drawing for any other use is not permitted without written consent of triARC Architecture & Design, L.L.C. © 2020
C:\Users\jgand\Documents\22-088 Signal HC - Westgate Masterplan.gngrapharc.ctb 8/17/2023 3:47:51 PM



1 NORTH ELEVATION
1/16" = 1'-0"

EXTERIOR FINISH LEGEND

| | |
|--|---|
| PT-A STUCCO, MAIN BODY DUNN EDWARDS DEW336 WHITE SAND | WD-1 FAUX WOOD SIDING, 8" PLANKS LUMABUILT FUSION DRIFTWOOD |
| PT-B STUCCO, ACCENT AND TRIM DUNN EDWARDS DET627 PEWTER PATTERN | MAS-2 MASONRY VENEER CORONADO STONE PRO-LEDGE - WHITE |
| PT-C STUCCO, ACCENT DUNN EDWARDS DES186 RUDDY OAK | AL-1 STOREFRONT / WINDOW MULLIONS ANODIZED ALUMINUM BLACK |
| PT-D STUCCO, TRIM AND METAL RAIL DUNN EDWARDS DES328 ANCHOR GRAY | MTL-1 METAL SHADE CANOPY STANDING SEAM METAL ATAS "CHARCOAL GRAY" |
| CMU-1 8x16 EXPOSED CMU, STACKED BOND ECHELON "PRECISION" COLOR: OPAL | |



2 WEST ELEVATION
1/16" = 1'-0"



3 EAST ELEVATION
1/16" = 1'-0"



4 SOUTH ELEVATION
1/16" = 1'-0"

NOT FOR CONSTRUCTION

**CONCEPTUAL
ONLY**

NOT FOR CONSTRUCTION

WESTGATE MASTERPLAN

NW CORNER OF GLENDALE AVE & 99TH AVE GLENDALE, ARIZONA 85305

REV DATE DESCRIPTION

PROJECT NUMBER

22-088

ISSUE DATE

01/19/2024

SHEET TITLE

CONCEPTUAL
ELEVATION
VIEWS

SHEET NUMBER

A-999

EXHIBIT 4



1



2



3



4



5



6



7



8



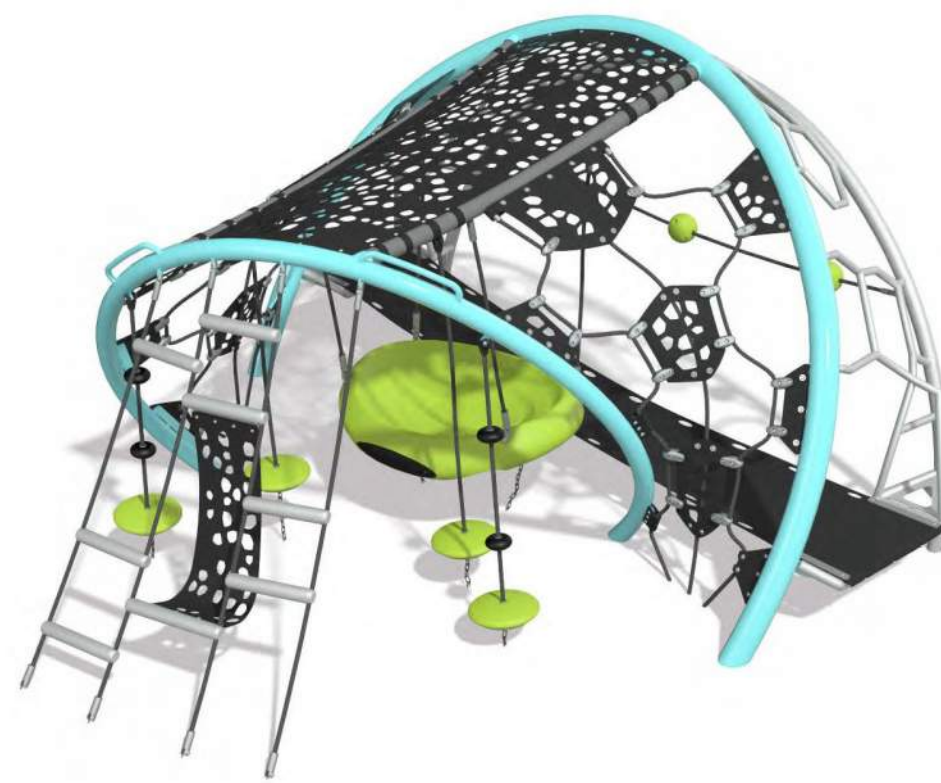
9



10



11



12

LEGEND

- 1. DOG PARK
- 2. ENTERTAINMENT COURTYARD
- 3. ENTERTAINMENT PAVILION
- 4. POOL
- 5. ENTERTAINMENT COURTYARD
- 6. PICKLEBALL COURTS
- 7. ENTERTAINMENT PAVILION
- 8. GAME LAWN
- 9. POOL
- 10. PUTTING GREEN
- 11. POOL
- 12. TOT LOT



triARC
architecture & design
1934 East Camelback Rd
Suite 200
Phoenix, AZ 85016
P 602-229-1100

NOT FOR CONSTRUCTION

CONCEPTUAL
ONLY

NOT FOR CONSTRUCTION

WESTGATE MASTERPLAN

NW CORNER OF GLENDALE AVE & 99TH AVE
GLENDALE, ARIZONA 85305

REV | DATE | DESCRIPTION

PROJECT NUMBER
22-088

ISSUE DATE
01/19/2024

SHEET TITLE

CONCEPTUAL
AMENITY
SPACES

SHEET NUMBER

A-503

EXHIBIT 5

GLENDALE LANDSCAPE REQUIREMENTS

MULTI-FAMILY AND COMMERCIAL REQUIRED PROVIDED

| ROW. LANDSCAPE 1 TREE AND 3 SHRUBS PER 30 LN FT MYRTLE AVENUE = 151' | | |
|--|-----|-----|
| TREES | 25 | 25 |
| SHRUBS | 78 | 137 |
| GROUND COVER | 60% | 61% |

| ROW. LANDSCAPE 1 TREE AND 3 SHRUBS PER 30 LN FT 99TH AVENUE = 680' | | |
|--|-----|-----|
| TREES | 22 | 22 |
| SHRUBS | 69 | 194 |
| GROUND COVER | 60% | 62% |

| LANDSCAPE SIZING | | |
|------------------|------|------|
| 24" BOX TREES | 50% | 55% |
| 5 GALLON SHRUBS | 100% | 100% |

| DWELLING UNIT LANDSCAPE 1 TREE AND 2 SHRUBS PER UNIT (451 UNITS) | | |
|--|-----|------|
| TREES | 451 | 608 |
| SHRUBS | 914 | 4610 |
| 24" BOX TREES | 75% | 75% |

| LANDSCAPE BUFFER 1 TREE PER 15 LN FT (2,443 LN. FT.) | | |
|--|-----|-----|
| TREES | 162 | 163 |

| MULTI-FAM. PARKING ISLAND LANDSCAPE 1 TREE AND 2 SHRUBS PER 10 SPACES (830 TOTAL) | | |
|---|-----|-----|
| TREES | 83 | 104 |
| SHRUBS | 166 | 400 |

| COMM. PARKING ISLAND LANDSCAPE 2 TREE AND 5 SHRUBS PER 3 SPACES (49 TOTAL) | | |
|--|----|-----|
| TREES | 33 | 36 |
| SHRUBS | 82 | 210 |

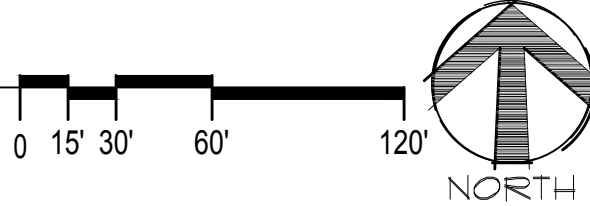
NOTES

- All required trees shall be a minimum of fifteen (15) gallons in size and at least fifty (50) percent of those trees must be twenty-four (24) inch box or larger size. All shrubs shall be a minimum of five (5) gallon in size. All fifteen-gallon trees must be a minimum of eight (8) feet in height, four (4) feet in spread and one and one-quarter-inches trunk caliper at the ground level. All twenty-four-inch box and larger trees shall be a minimum of ten (10) feet in height, six (6) feet in spread and two-inch trunk caliper at the ground level. Upon approval of the director, the installation of twenty (20) square feet of vegetative groundcover in any landscaped area shall substitute for one (1) required shrub, up to a maximum of thirty (30) percent of the required shrubs in any particular landscaped area.
- The amount of water-intensive landscaped area in new non-residential facilities, other than schools, parks, cemeteries or golf courses shall be limited to no more than twenty percent (20%) of the landscaped area in excess of ten thousand (10,000) square feet for facilities other than hotels and motels, and to no more than twenty percent (20%) of the landscaped area in excess of twenty thousand (20,000) square feet for hotels and motels. This requirement is waived if the new non-residential facility applies water which is one hundred percent (100%) effluent to the landscaped area.



CONCEPTUAL LANDSCAPE PLAN

SCALE: 1"=60'-0"



PLANT SCHEDULE

| BOTANICAL NAME | COMMON NAME | QTY | PLANTING SIZE | COMMENTS |
|---|---------------------------|-----|-------------------|-----------------------------|
| TREES | | | | |
| Acacia salicina | Willow Acacia | 54 | 36" Box 2" Cal. | Standard Trunk Dense Canopy |
| Acacia farnesiana | Sweet Acacia | 135 | 36" Box 2" Cal. | Multi-Trunk Dense Canopy |
| Chitalpa tashkentensis | Chitalpa | 14 | 24" Box 1.5" Cal. | Standard Trunk Dense Canopy |
| Pistacia x 'Red Rush' | Red Rush Pistache | 26 | 24" Box 1.5" Cal. | Standard Trunk Dense Canopy |
| Phoenix dactylifera | Date Palm | 24 | 22' C.T.H. | Size Per Plan Skinned Cut |
| Parkinsonia microphylla | Foothill Palo Verde | 52 | 36" Box 2" Cal. | Standard Trunk Dense Canopy |
| Quercus virginiana 'Empire' | Southern Live Oak | 133 | 24" Box 1.5" Cal. | Standard Trunk Dense Canopy |
| Washingtonia filifera | California Fan Palm | 10 | 18' C.T.H. | Size Per Plan |
| Prosopis pubescens | Mesquite | 100 | 36" Box 2" Cal. | Standard Trunk Dense Canopy |
| Caesalpinia gilliesii | Yellow Bird of Paradise | 97 | 24" Box 1.5" Cal. | Multi-Trunk Dense Canopy |
| ACCENTS/VINES | | | | |
| Aloe barbadensis | Medicinal Aloe | 177 | 5 Gal. | As Per Plan |
| Agave desertiana | Smooth Agave | 72 | 5 Gal. | As Per Plan |
| Bougainvillea 'Barbara Karst' | Vine Bougainvillea | 16 | 15 Gal. | As Per Plan |
| Bougainvillea 'Torch Glow' | Torch Glow Bougainvillea | 155 | 5 Gal. | As Per Plan |
| Dasyllirion acrotrichum | Green Spoon | 121 | 5 Gal. | As Per Plan |
| Yucca filamentosa 'Bright Edge' | Bright Edge Yucca | 48 | 5 Gal. | As Per Plan |
| Dasyllirion quadrangulum | Toothless Spoon | 67 | 5 Gal. | As Per Plan |
| Hesperaloe parviflora 'Perla' | Brakelights Red Yucca | 206 | 5 Gal. | As Per Plan |
| Pedilanthus macrocarpus | Lady Slipper Plant | 118 | 5 Gal. | As Per Plan |
| Podranea ricasoliana | Pink Trumpet Vine | 20 | 15 Gal. | As Per Plan |
| Strelitzia reginae | Tropical Bird of Paradise | 14 | 15 Gal. | As Per Plan |
| SHRUBS | | | | |
| Russelia equisetiformis | Coral Fountain | 286 | 5 Gal. | As Per Plan |
| Dodonaea viscosa | Purple Hopseed Bush | 52 | 5 Gal. | As Per Plan |
| Eremophila hygrophana | Blue Bells | 480 | 5 Gal. | As Per Plan |
| Leucophyllum laevigatum | Chihuahuan Sage | 233 | 5 Gal. | As Per Plan |
| Myrtus communis 'Compacta' | Dwarf Myrtle | 267 | 5 Gal. | As Per Plan |
| Ruellia peninsularis | Baja Ruellia | 497 | 5 Gal. | As Per Plan |
| Senna artemisioides ssp. filifolia | Green Feathery Senna | 195 | 5 Gal. | As Per Plan |
| Tecoma hybrid 'Bells of Fire' | Bells of Fire | 142 | 5 Gal. | As Per Plan |
| Tecoma stans 'Lydia' | Lydia Tecoma | 39 | 5 Gal. | As Per Plan |
| Tecoma stans 'Orange Jubilee' | Orange Jubilee | 331 | 5 Gal. | As Per Plan |
| GROUND COVERS | | | | |
| Bougainvillea 'Alexandra' | 'Alexandra' Bougainvillea | 66 | 3 Gal. | As Per Plan |
| Callistemon 'Little John' | Dwarf Bottlebrush | 173 | 1 Gal. | As Per Plan |
| Lantana hybrid 'New Gold' | New Gold Lantana | 192 | 1 Gal. | As Per Plan |
| Lantana montevidensis | Purple Trailing Lantana | 147 | 1 Gal. | As Per Plan |
| Eremophila glabra 'Fringew Gold' | Outback Sunrise | 799 | 1 Gal. | As Per Plan |
| Eremophila glabra 'Winter Blaze' | Winter Blaze | 167 | 1 Gal. | As Per Plan |
| Trachelospermum asiaticum | Asiatic Jasmine | 269 | 1 Gal. | As Per Plan |
| Wedelia trilobata | Wedelia | 133 | 1 Gal. | As Per Plan |
| MISCELLANEOUS | | | | |
| Decomposed Granite - 1/2" Screened Mahogany Brown or equal 2" Depth in All Planting Areas (Typ) | | | | |
| Multi-Family +/- 240,716 S.F. | | | | |
| Commercial +/- 21,091 S.F. | | | | |
| LAWN | | | | |
| Synthetic Turf - Artificial Lawns Co. (Coronado Play for dog park) | | | | |
| Coronado Platinum or equal +/- 3,173 S.F. | | | | |
| TURF | | | | |
| Midiron Bermuda Sod +/- 2,553 S.F. | | | | |

- NOTE:
- 50% of all trees to be 24" box
 - All shrubs must be 5 gal. or larger
 - 60% of groundcover is to be vegetative
 - All landscape to receive drip irrigation

PROJECT DATA TABLE

| | |
|-----------------------------------|---|
| ON SITE R-2 LANDSCAPE PROVIDED | +/-228,369 S.F. = 30.0% (30% NET SITE REQ.) |
| OFF SITE R-2 LANDSCAPE PROVIDED | +/-12,347 S.F. |
| ON SITE COMM. LANDSCAPE PROVIDED | +/-17,257 S.F. = 24.7% (20% NET SITE REQ.) |
| OFF SITE COMM. LANDSCAPE PROVIDED | +/-4,634 S.F. |



Collaborative V Design Studio Inc.
 7116 East 1st Ave., Suite 103
 Scottsdale, Arizona 85251
 office: 480-347-0590
 fax: 480-656-6012



EXPIRES 06/30/2025
 PRELIMINARY
 NOT FOR CONSTRUCTION

LANDSCAPE IMPROVEMENTS
 WESTGATE MASTERPLAN
 NW CORNER OF GLENDALE AVE & 99TH AVE

CONCEPTUAL LANDSCAPE PLAN

| | |
|----------------|------------|
| DESIGNED BY: | CP/HR |
| DRAWN BY: | CP/HR |
| CHECKED BY: | MD/PV |
| DATE: | 08/29/2023 |
| REVISIONS: | 11/28/2023 |
| CITY COMMENTS: | 03/06/2024 |
| CITY COMMENTS: | 5/9/2024 |
| CITY COMMENTS: | |

Westgate Multifamily
 Rezone Submittal

CLS-1

EXHIBIT 6



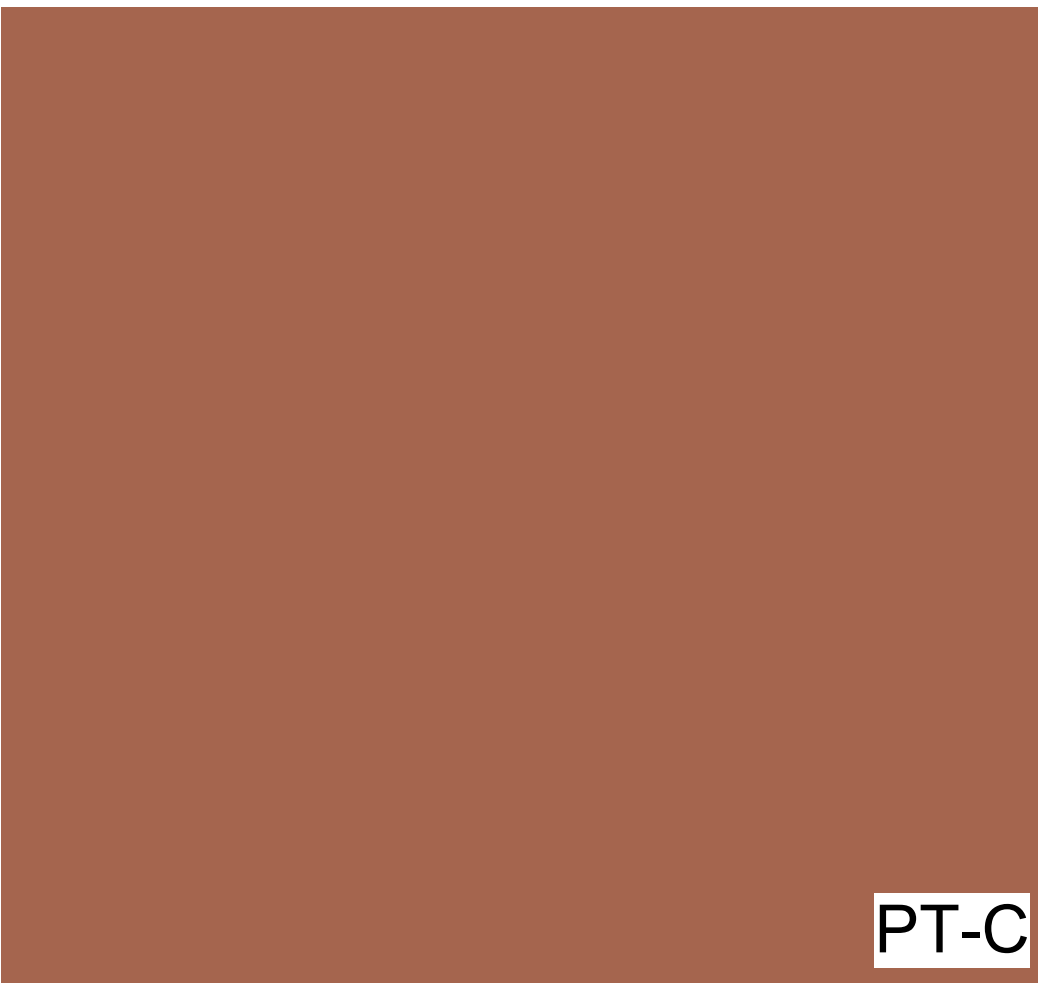
STUCCO, MAIN BODY

DUNN EDWARDS
DEW336 WHITE SAND



STUCCO, ACCENT AND TRIM

DUNN EDWARDS
DET627 PEWTER PATTERN



STUCCO, ACCENT

DUNN EDWARDS
DE5188 RUDDY OAK



STUCCO, TRIM AND METAL RAIL

DUNN EDWARDS
DE5328 ANCHOR GRAY



FAUX WOOD SIDING

COLOR AND TYPE TBD



MASONRY VENEER

COLOR AND TYPE TBD



PATIO WALLS

EXPOSED CMU
ECHELON "PRECISION"
OPAL



STOREFRONT MULLIONS

ANODIZED ALUMINUM
BLACK



METAL SHADE CANOPY

STANDING SEAM METAL
ATAS "CHARCOAL GRAY"



triARC
architecture & design

1934 East Camelback Rd
Suite 200
Phoenix, AZ 85016
P 602-229-1100

NOT FOR CONSTRUCTION

CONCEPTUAL
ONLY

NOT FOR CONSTRUCTION

WESTGATE MASTERPLAN

NW CORNER OF GLENDALE AVE & 99TH AVE
GLENDALE, ARIZONA 85305

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |

PROJECT NUMBER

22-088

ISSUE DATE

01/19/2024

SHEET TITLE

CONCEPTUAL
MATERIAL
BOARD

SHEET NUMBER

A-600

EXHIBIT 7

This drawing is the property of triARC Architecture & design, L.L.C., 1934 East Camelback Rd, Suite 200, Phoenix, AZ 85016, 602.229.1100. This drawing is limited to the original use for which it was prepared. Changes, reproductions, or assigning to any third party of this drawing for any other use is not permitted without written consent of triARC Architecture & Design, L.L.C., © 2020
C:\Users\jacqueline\Documents\22-088 Signal HC - Westgate Masterplan - Jacqueline\triarc.rvt 1/19/2024 8:26:35 PM



COMMERCIAL BUILDING 1 - LOCATED EAST OF SITE
95TH AVENUE AND GLENDALE AVENUE



COMMERCIAL BUILDING 2 - LOCATED EAST OF SITE
95TH AVENUE AND GLENDALE AVE



COMMERCIAL BUILDING 3 - LOCATED DIRECTLY SOUTH OF THE SITE
99TH AVENUE AND GLENDALE AVENUE



COMMERCIAL BUILDING 4 - LOCATED DIRECTLY SOUTH OF THE SITE
99TH AVENUE AND GLENDALE AVENUE