

Evergreen Loop 101 & Bell Road

Case No. GPA20-02 & ZON20-04



Minor General Plan Amendment & Planned Area Development Rezoning Application Narrative

City of Glendale

June 2020

APPROVED

Ord O20-57 8/11/20

ZON20-04

City of Glendale
Planning Division

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PROJECT PROFILE

Project Name	Glendale Bell 101 LLC
Property Owner	Glendale Bell 101 LLC
Assessor Parcel Numbers	Portions of 200-42-964A (12.68 Ac), 200-42-005J (0.97 Ac), 200-43-007K (0.69 Ac), 200-43-007G (0.94 Ac), 200-43-009J (0.4 Ac), 200-43-009M (1.22Ac) 200-43-009K (10.84 Ac)
Project Location	Northwest corner of Bell Rd and the Loop 101 Freeway, Glendale, Arizona
Project Developable Area	16.10 Acres (Approximately)
Project Open Space	Approximately 6.06 Acers 37.7%
Dwelling Unit Density	25.96 DU/AC
Current Zoning	Planned Area Development (PAD)
General Plan	Office (OFC)
Requested General Plan Land Use	High Density Residential 20-30 du/ac (HDR 30)
Requested Zoning	Planned Area Development (PAD)
Development Team	<p><u>Legal Counsel</u> Tiffany & Bosco, P.A. Shaine T. Alleman 2525 East Camelback Road, 7th Floor Phoenix, Arizona 85016</p> <p><u>Architecture</u> Biltform Architecture Vince Scarano, Principal 11460 North Cave Creek Road, Suite 6 Phoenix, Arizona 85020</p> <p><u>Engineer</u> Wood Patel James S. Campbell, P.E. 2501 W Northern Ave #100 Phoenix, Arizona 85021</p>



EXECUTIVE SUMMARY

This proposed Minor General Plan Amendment and PAD Rezoning Application request is for an approximately 16.10 Acres generally located at the northwest corner of the intersection of Bell Road and the Loop 101 Freeway and identified by the Maricopa Assessor Office with parcel numbers as portions of 200-42-964A, 200-42-005J, 200-43-007K, 200-43-007G, 200-43-009J, 200-43-009M, 200-43-009K (the "Property") slotted between the Loop 101 Freeway and New River.

This Application is for a Minor General Plan Amendment and PAD Rezoning that will change the General Plan Land Use designation from Office to High Density Residential 20-30 du/ac (HDR 30) and the zoning designation from the Palm Canyon Planned Area Development (PAD) to the proposed Planned Area Development (PAD). This will allow for the development of a multi-family development, which will accommodate a high density residential uses on the Property.

The Applicant is aware of the City's goals for the surrounding area of the Property and its desire to promote uses that will bring development and economic vitality, quality architectural character, and provide an appropriate balance of uses which will help to support the commercial and office uses in the area.

This proposed request is aimed at providing a high quality multi-family development to support land uses in the area that promote an urban environment. Allowing multi-family residential will support the commercial and office uses in the area while bringing high quality architecture. The Evergreen PAD utilizes the unique zoning development standards to compliment the Arrowhead Town Center area.

PROPERTY DESCRIPTION

Introduction

The Evergreen developable property is approximately 16.10 Acres generally located at the northwest corner of the intersection of Bell Road and the Loop 101 Freeway. The Property and surrounding properties have been zoned with the Palm Valley Business Park PAD since 2007. Prior to that, the general area has been dominated by commercial and retail projects. The Property has sat vacant for a number years without any interest for commercial uses and is essentially an empty “donut hole” with development occurring all around it. This is primarily due to the unique location and shape of the Property with its associated high costs for drainage issues and infrastructure requirements. These constraints provide a high burden that discourages commercial development on the Property. While these conditions could be viewed as negative there is a fantastic opportunity to provide an alternative property use that is not found in the area with multifamily housing. This use also greatly complements the existing commercial, business uses in the area, bringing residents and customers to the area, and is an ideal use adjacent to the major thoroughfare of the Loop 101. (See *EXHIBIT A – Regional Aerial Context Map*).

As illustrated in *EXHIBIT B – Aerial Context Map* the Property is comprised of seven (7) vacant parcels that are contiguous to one another. The Property is encumbered by New River within the eastern portion of the property and the Loop 101 bordering on the West. The Property has been historically vacant. Approximately 11 acres is located within the floodway and floodplain which is undevelopable property associated with ownership. As such this Planned Area Development only pertains to the 16.10 acres of developable property.

The Property currently is designated by the Glendale General Plan land as Office (See *EXHIBIT C – Existing Glendale General Plan Map*).

The Property is currently zoned Planned Area Development (PAD) under the City of Glendale Zoning Ordinance (See *EXHIBIT D – Existing Glendale Zoning Map*).

Relationship to Surrounding Properties

The property is an irregular shaped, undeveloped Property bounded by the Loop 101 Freeway and 83rd Avenue along the property’s eastern property line; the New River drainage way along the northern property and the western property lines; and Bell Road along the south boundary. (See *EXHIBIT E – Conceptual Site Plan*)

The Property is surrounded by vacant and developed property with the freeway and Commercial to the East and Bell Road and vacant land in the City of Peoria to the south, residential and commercial development to the south and east. The following table describes the surrounding conditions of the neighboring properties.

Direction	Description	G.P. Land Use	Zoning
North	Vacant Land and Glendale Northwest Shopping Center	Office / Planned Commercial	PAD
East	Arrowhead Town Center and Arrowhead Cadillac	General Commercial / Office	PAD
South	Vacant Land	City of Peoria	City of Peoria
West	Vacant Land New River/ Arrowhead Honda	City of Peoria	City of Peoria

Topography

The Property is generally level with a gentle slope to the southwest. At present, the Property remains in its natural desert condition with moderate growth of typical low-lying desert vegetation, including shrubs, bushes and trees. The New River exists along the Westside of the Property. No other encumbrances or structures are on the Property.

Drainage

The Property is located within Federal Emergency Management Agency (FEMA) Zone "X" and Floodway Areas in Zone "AE" in accordance with Flood Insurance Rate Map (FIRM) No. 04013C1265L dated October 16, 2013. Zone "X" includes areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than one (1) foot or with drainage areas less than one (1) square mile; and areas protected by levees from 1% annual chance flood. Floodway Areas in Zone "AE" includes the channel of a stream plus any adjacent floodplain area that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

There is a 48-inch storm drain line that crosses under 83rd Avenue approximately 500-feet south of the northernmost point of the Property. Storm water runoff enters the storm drain on the east side of 83rd Avenue and discharges to the west of 83rd Avenue at a headwall located on the Property. There is also an existing spillway from 83rd Avenue that discharges to the Property. Another headwall collects the storm water at the Property line and discharges the storm water into the New River Floodway.

Current Circulation

Direct access to the Property is fairly challenging due to the fact the Property is sandwiched between the Loop 101 Freeway (no access to) and the New River. The only full access point to the Property that will be permitted is on 83rd Avenue. The Property fronts onto Bell Road. However, the distance between the edge of the Property and the Loop 101 off ramp is not great enough (prior to the New River Bridge) to facilitate an access point at this location. The development is planning to provide an emergency access point at the south boundary line that will allow emergency service vehicles to enter, if needed. As part of the design review process, the Transportation Impact Analysis will be developed and submitted with the application to determine transportation needs. All roadways adjacent to the Property including SR-101, 83rd Avenue, and Bell Road adjacent are fully-developed.

Summary

Based on the current Property conditions and location, the Evergreen development is appropriate for the location and character of the general area. Currently, the vacant Property lies near City's Arrowhead Town Center and is adjacent to the Loop 101 Freeway. Given its unique location and orientation, proper development of the Property with high quality multi-family design will enhance the Property and create a development that will bring more residents, increase customer base, which will provide positive impacts to the commercial businesses in the area, including Arrowhead Towne Center.

PROJECT DESCRIPTION

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

The existing location of this proposal provides a unique opportunity for a land use that will improve the area by increasing density and providing a catalyst for promoting existing and future commercial, office, entertainment and business related land uses to the area. The Applicant is aware that the aesthetics and design of the buildings and grounds are important to the overall development of the Property and how it fits in with the current environment of the area (*See EXHIBIT F – Conceptual Elevations*).

The overall physical design of the Evergreen development is intended to foster connectivity, walkability, and relationship to the area character. The open space locations will be located and oriented to provide patterns designed to enhance the walkability of the Property and focus eyes on communal areas and to open spaces, creating a sense of place and security for the development.

Evergreen General Plan Request and Analysis

This Application is for a Minor General Plan Amendment to the Envision Glendale 2040 Plan would change the General Plan Land Use designation from Office (OFC) to High Density Residential 20-30 du/ac (HDR 30) to foster a multi-family development adjacent to the what is considered the West Valley's shopping center (the Arrowhead Town Center).

The intent of the General Plan Amendment is to provide a more compatible land use designation of "HDR 30" to allow the implementation of the companion rezoning case. This category is the best category to enable multi-family residential.

The proposed amendment will be compatible with the existing Arrowhead Town Center and multi-family residential in the area as well as the adjacent freeway. Additionally, the Property's proximity to 83rd Avenue and Bell Road makes the proposed "HDR 30" land use designation a more consistent and compatible land use for the area. Furthermore, the "HDR 30" designation creates a transition between the adjacent existing freeway the multi-family and single family across the New River in the City of Peoria. The proposed

"HDR 30" designation is an ideal use in this area and provides a practical and useful land use solution to a vacant site.

As proposed, the "HDR 30" designation helps create housing opportunities for new and existing area residents. The increased population generated by the project should increase expendable income which translates into retail sales tax when residents shop at local retail stores. There is a tax base and economic benefit derived by this amendment.

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

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

Land Use Element

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

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

Response: Landscaped open space buffers will be provided by Evergreen adjacent to residential development. Furthermore, open space will be coordinated between development types to ensure connectivity, similar character and seamless transition.

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

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

Response: The Property is legally accessible from 83rd Avenue as appropriate. The Property will incorporate pedestrian walkways, appropriately outlined in the landscape tracts of the development and surrounding connectivity. The Property is situated adjacent to the Loop 101 freeway adjacent to Valley Metro Local Bus Route 83 and the Peoria On the Go (POGO) neighborhood circulator along 83rd Ave and Bell Road and 3/4 mile from the Arrowhead Transit Center which includes links to the Northwest Valley Express and Local Bus Route 170 Bell Road. Adequate onsite connections, as well as multimodal infrastructure will ensure various means of connectivity for future residents and users.

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

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

Response: This goal and its subsequent policy are at the heart of the Evergreen project. This project is a request to include a multi-family use united by onsite circulation and open space while providing customers and employees to live near the Arrowhead Town Center. Evergreen is perfectly situated to respond to and act as a continuation of the Arrowhead Town Center.

Housing Element

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

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

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

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

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

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

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

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

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

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

Growth Areas Element

The Property is located within the Loop 101 North. Glendale's northern tier has experienced rapid growth between 1980 and the present. Buildout is expected to add 4,000 jobs and 750,000 square feet of commercial floor area. Because of substantial residential development, employment and retail uses will represent a dominant share of new development in this Growth Area, the following Goals and Policies from the Growth Area Element apply to and are implemented by the Evergreen proposal:

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

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

Response: The Property is situated adjacent to the Loop 101 freeway adjacent to Valley Metro Local Bus Route 83, Peoria On the Go (POGO) neighborhood circulator along Bell

Road and 83rd Ave Avenue, and 3/4 mile from the Arrowhead Transit Center which include links to the Northwest Valley Express and Local Bus Route 170 Bell Road. These multi-modal accesses connect with the regional transportation system therefore adequate mobility infrastructure is currently in place in which users and residents of Evergreen will utilize.

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

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

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

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

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

Response: Evergreen will allow for an influx of residential to support the commercial, and office, directly complimenting the developments within the context area. These developments include the Arrowhead Town Center. The combination of both a mix of offsite and onsite uses and the addition of future residents will positively contribute to the City's tax-base and provide additional workforce resources to employers that exist within the municipality.

Neighborhood Preservation and Revitalization Element

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

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

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

Connectivity Element

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

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

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

Response: Evergreen will incorporate a multi-family residential project into an employment and commercial area within the City of Glendale. The goal is to incorporate a multi-family density project utilizing the High Density 20 land use designation of the general plan. Utilizing this residential density with access to transit, commercial uses and office uses will help to support multimodal transportation at the Arrowhead Transit Center, which connects with Valley Metro Express Bus Route 573, 575 and the Valley Metro Local Bus Route 83 along 83rd Avenue with service to the local Peoria On the Go Circulator (POGO). The Property is in close proximity to Loop 101 freeway access. The density of the proposed use, along with existing transit and connectivity options in the area, ensure that future residents and users have a multitude of transportation options to reduce vehicular trip counts.

Bicycling and Pedestrian Element

- 1) **Goal BP-1** *Bicycle circulation system consists of a continuous network, enabling access to all parts of the city.*

Policy BP-1.2 *The City should connect parks to planned bicycle routes and recreation corridors, including trails, such as along New River, Skunk Creek, the Thunderbird Park Paseo, and the Agua Fria River.*

- 2) **Goal BP-2** *Bicycle facilities are separated from corridors with heavy vehicular traffic when feasible.*

Policy BP-2.2 *The City should design recreation bicycle paths along rivers, canals, and open space preserve areas, and away from traffic when feasible.*

- 3) **Goal BP-4** *Glendale is a pedestrian friendly city that encourages and promotes walking as a regular means of transportation.*

Policy BP-4.2 *To encourage pedestrian activity in Glendale, the City shall provide safe and convenient pedestrian corridors that link activity centers with residential neighborhoods.*

Policy BP-5.7 *Where feasible, pedestrian facilities should be looped and interconnected.*

Response: Evergreen will incorporate connectivity incorporate pedestrian and bicycle connectivity within and adjacent to the Property. Within the open space tract adjacent to New River, the project is proposing a Decomposed Granite, or DG, path from Bell Road to 83rd Avenue along the project frontage. This path will be able to facilitate pedestrian and bicycle connectivity. (See *EXHIBIT E– Conceptual Site Plan*)

Evergreen PAD Request and Development standards

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

1. The proposed development standards are as follows:

PROPOSED DEVELOPMENT STANDARDS	
Development Standard	Evergreen District Standard
Maximum Gross Density	26 DU/AC
Maximum Building Height	4 Stories or 60’*
Maximum Accessory Structure Height	50’*
Maximum Building Coverage	100%
Minimum Building Setback - Street Side (Loop 101)	15’
Minimum Building Setback – Street Side (83 rd Avenue)	15’
Minimum Building Setback – Street Side (Bell Road)	15’
Internal Setbacks including accessory structures	0’
Minimum Lot Area	N/A**

* Additional five (5) feet is allowed for architectural embellishment for a total maximum building height of 65. May be amended in accordance with PAD Deviation Administrative Relief section.

**No minimum lot area requirement.

Evergreen Permitted Land Uses

Land Uses below are allowed on a per parcel basis. The Parcel Map is included below:

Evergreen PAD – Land Use Matrix Table		
LAND USE	Glendale Zoning District Permitted Use	Evergreen PAD
RESIDENTIAL		
Multiple Residence Zone (R-3)	P, C	P
Multiple Residence Zone (R-4)	P, C	P
Multiple Residence Zone (R-5)	P, C	P

P – Permitted Use

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

Prohibited Land Uses

1. Adult Entertainment which includes sexual oriented establishments.
2. Tattoo Parlor.
3. Gaming Hall.
4. Pawn Shops.
5. Thrift Store.

Additional Development Standards and Guidelines

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

1. Landscaping Buffering and Walls
 - a. The landscaping, Buffering and Walls within the development shall meet Section 7.200 of the Glendale Zoning Ordinance. Sound walls adjacent to the Loop 101 Freeway will not be required.
2. Lighting
 - a. Minimization of light pollution for the protection of nighttime views is an important component of the design theme for the project, as well as for the adjacent neighboring properties. A photometric plan will be provided at the Design Review phase as required.

3. Parking

- a. Each parking space shall be at least nine (9) feet wide and eighteen (18) feet deep. No additional hangover reduction shall be applied.
- b. Accessible Parking Spaces shall be at least ten (10) feet wide and 18 (18 feet) deep.
- c. On-site parking areas shall contain at least one (1) landscape planter for every 12 parking spaces provided on the Property.
- d. Other requirements of aisle widths are contained in the City of Glendale Engineering Design Guidelines.
- e. All parking counts shall meet Section 7.403 of the Glendale Zoning Code.

4. Signs

- a. Signs shall comply with sign requirements as outlined within Section 7.100 of the City of Glendale’s Zoning Ordinance for C-2 (General Commercial) zoning with the following exceptions:
- b. Freestanding Identification Signs.
 - I. General.
 - i. The sign must include the number of the street address. The minimum height of the numerals shall be six (6) inches and the maximum height shall be twelve (12) inches. The area of these numerals shall not be included in calculating the allowed sign area.
 - II. Monument Sign.
 - ii. Freestanding signs along street frontages (Loop 101, 83rd Ave and Bell Road) shall be permitted, with the following exception:
 - Signs shall be located at minimum three hundred and thirty (330) feet between each monument sign.
 - The sign shall not exceed a height of 20 (20) feet.
 - The base shall have an aggregate width of at least fifty (50) percent of the width of the sign.
 - The maximum sign area for each sign is one hundred (100) square feet.
 - III. Awning Signs:
 - i. A maximum of fifty (50) percent of the valance area of the awning may be used for signage.
 - ii. The sign area shall be measured according to Section 7.102-F-2 of this ordinance unless a distinctive background is provided.
 - IV. Projecting Identification Signs:

- i. A projecting sign is not permitted if any wall, fascia, mansard, or parapet sign is used to identify the business/apartment complex.
 - ii. A projecting sign is allowed only on the exterior elevation of the space occupied by the business/apartment complex units.
 - iii. No more than one (1) projecting sign is permitted on each street or alley frontage.
 - iv. The sign area shall be calculated as follows:
 - The sign area shall not exceed one-hundred (100) square feet.
 - v. The minimum separation between the sign and the face of the building shall be three (3) inches.
 - vi. The maximum sign projection from the face of the building shall be five (5) feet. No sign shall project beyond the bracket on which it is hung.
 - vii. On a one-story building, the top of the projecting sign and its supporting framework shall not be higher than the top of the cornice line. On a multiple story building, the top of the projecting sign and its supporting framework shall not be higher than the top of the top-story window sills of the building from which the sign projects.
 - viii. The sign shall be perpendicular to the building and attached to the bracket on which it is hung so that it will not swing.
- V. Wall, Fascia, Mansard, and Parapet, Identification Signs:
- i. No more than two (2) wall, fascia, mansard, or parapet sign per building is permitted on each street or alley frontage.
 - ii. The sign area for each building shall be as follows:
 - The sign area for each building on a street shall not exceed one (1) square foot for each linear foot of the building wall elevation along the street frontage on which the sign is displayed.
- VI. All signs are subject to review and approval for permitting by the City.
- VII. Signs shall have architectural elements and a design that is consistent with the building(s) with which they are associated.
- VIII. Signs may be illuminated or non-illuminated. The source of the sign's illumination shall not be exposed from any visible viewing.

- IX. Sign design shall be proportionate in overall sign dimensions, sign area and proximity of buildings.

Evergreen PAD Deviation

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

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

Major and Minor Amendments to the PAD

A request for an amendment to the approved Evergreen PAD shall be processed as either a minor amendment or major amendment. The Development Services Director

will determine whether the requested change meets any one of the following criteria for a major amendment:

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

Citizen Participation Plan

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

Grading and Drainage Concept

There is a 48-inch storm drain line that crosses under 83rd Avenue approximately 500-feet south of the northernmost point of the Property. Storm water runoff enters the storm drain on the east side of 83rd Avenue and discharges to the west of 83rd Avenue at a headwall located on the Property. There is also an existing spillway from 83rd Avenue that discharges to the Property. Another headwall collects the storm water at the Property line and discharges the storm water into the New River Floodway. This pipe will need to be extended to the new gabion mattress necessary to remove a portion of the Property out of the floodplain. It is our understanding retention of the first flush (0.5 inches) is required for the Property.

Water and Waste Water

There is a 12-inch water line within the 83rd Avenue right-of-way adjacent to the eastern Property line along the intersection of SR-101 and the 83rd Avenue overpass. This line approaches the Property from 83rd Avenue at the northwest end of the overpass, turns southeast and continues running adjacent to the Property to the southeast. It then enters the Property where the Property line jogs to the southwest

parallel to SR-101. The line travels southwest for approximately 300 foot, then turns east and crosses SR-101. At the north end of the Property an 8-inch waterline stubs out into the Property at the median break in 83rd Avenue. There is an 8-inch sewer line in close proximity to the 12-inch waterline as described above.

Both the existing water and sewer lines referenced above are in easements located on the property. The City will need to review the proposed improvements over these lines and it will need to evaluate if upgrades to these lines will be needed or if relocations are required if substantial fill will need to be placed over the lines or if access to the facilities will become too difficult. This will be determined during the Design Review and Site Plan phase.

Water and wastewater infrastructure requirements will be determined at the time of the Design Review, when the unit count on the Property has been clearly identified. The Property may be served by the existing City of Glendale water and wastewater systems pending capacity review and approval. Infrastructure improvements may be required to provide service. The improvements will be designed and constructed in accordance with City Design Standards and Policies.

Power and Natural Gas

Southwest Gas is the natural gas provider in the area a 4-inch gas line south of the Property within Bell Road. Arizona Public Service (APS) provides power provider to the Property. Per AP documents underground electric lines are located on the south end of the Property within Bell Road. There are also overhead electric lines within the Property. These lines cross the southeast corner of the Property.

Telecommunications

Cox Communications is the cable provider for the Property. Cox utility mapping shows a fiber line coming into the Property from the east along the north side of Bell Road, crossing New River, running approximately 1000 feet north along the west side of New River, turning east and crossing New River to the section line. It then runs approximately 1300 feet north, turns east and crosses the Property, extending under 83rd Avenue. CenturyLink is the telephone service provider for the Property. The CenturyLink map identifies underground telephone lines within a 4-inch conduit along the south side of the Property parallel to Bell Road that is believed to be in a duct bank with APS electric lines and Cox cable television lines.

Solid Waste

The City of Glendale, or private provider, will be the solid waste provider for the project. In order to facilitate the best design and service for residents this project will be looking to provide a "Solid Waste Valet Service". As indicated in preliminary plans (*See Exhibit E Conceptual Site Plan*) the project will locate four areas in which residents may deposit solid waste. Also located on the Property, the proposal is to locate two Trash Compactors, one per each phase. The operators of the facility will transfer solid waste from the solid waste bins provided to the compactors in order to facilitate more efficient pick up by solid waste services.

CONCLUSION

The Evergreen PAD is in a unique infill location adjacent to two major transportation corridors in Glendale. This location provides the perfect site for housing uses demanded in the City. The PAD creates a development scenario to complement the surrounding office and commercial uses while complementing the development around Arrowhead Town Center. The construction and improvement of the common and open space amenities is integrated seamlessly into the community and benefits these future and residents of Glendale.

The proposed General Plan Land Use designation of HDR 30 and the proposed rezoning to PAD is consistent with many of the policies of the City of Glendale's General Plan 2040. The proposed plan intends to develop a vacant site at a major intersection. The General Plan states that the City should encourage a variety of housing types that meet a range of socioeconomic needs and locate residential uses near work places. This PAD provides the framework to do just that. This unique development plan places multi-family which will feed the commercial and office development in the Arrowhead Town Center area. This PAD ensures that development will follow Glendale design principals and continue the tradition of quality housing in the City of Glendale.

General Plan Categories

Residential

- LDR 1 - Low Density Residential 0 - 1 du/ac
- LDR 2.5 - Low Density Residential 1 - 2.5 du/ac
- MDR 3.5 - Medium Density Residential 2.5 - 3.5 du/ac
- MDR 5 - Medium Density Residential 3.5 - 5.0 du/ac
- MHDR 8 - Medium-High Density Residential 5.0 - 8.0 du/ac
- MHDR 12 - Medium-High Density Residential 8.0 - 12.0 du/ac
- HDR 20 - High Density Residential 12.0 - 20.0 du/ac
- HDR 30 - High Density Residential 20 - 30.0 du/ac

Office

- OFC - Office
- BP - Business Park

Commercial

- GC - General Commercial
- PC - Planned Commercial

Industrial

- I - Industrial
- HI - Heavy Industrial

Mixed Use

- CCC - Corporate Commerce Center
- DMU - Downtown Mixed Use
- EMU - Entertainment Mixed Use
- RMU - Regional Mixed Use

Special

- INST - Institutional
- EDU - Educational
- PF - Public Facilities
- LCLU - Luke Compatible Land Use Area
- POS - Parks And Open-Space

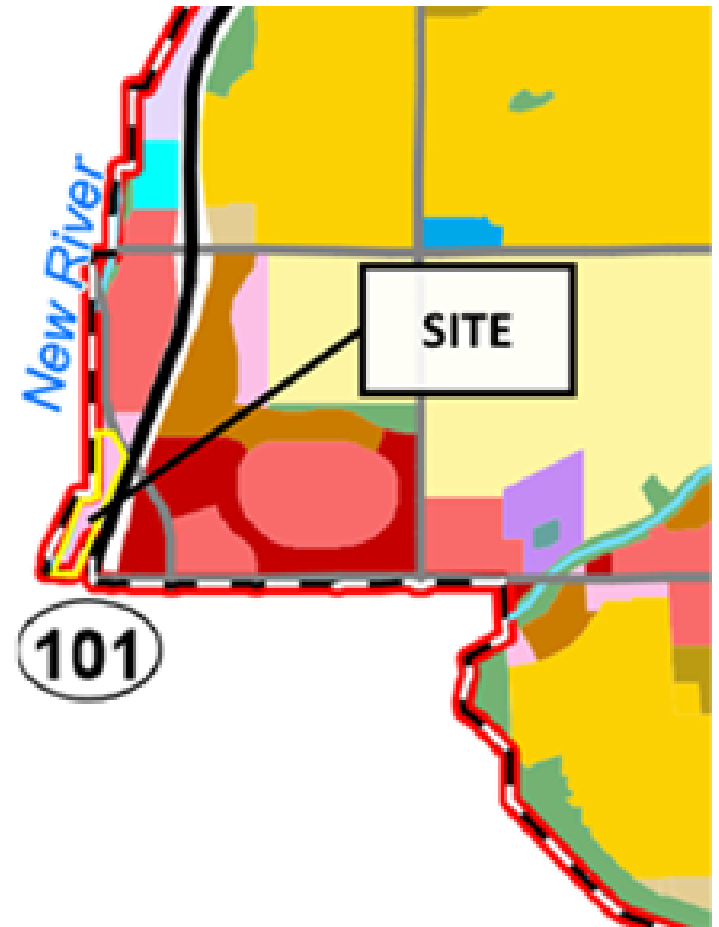
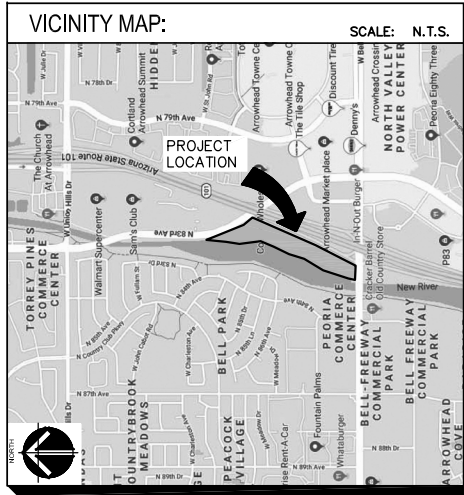
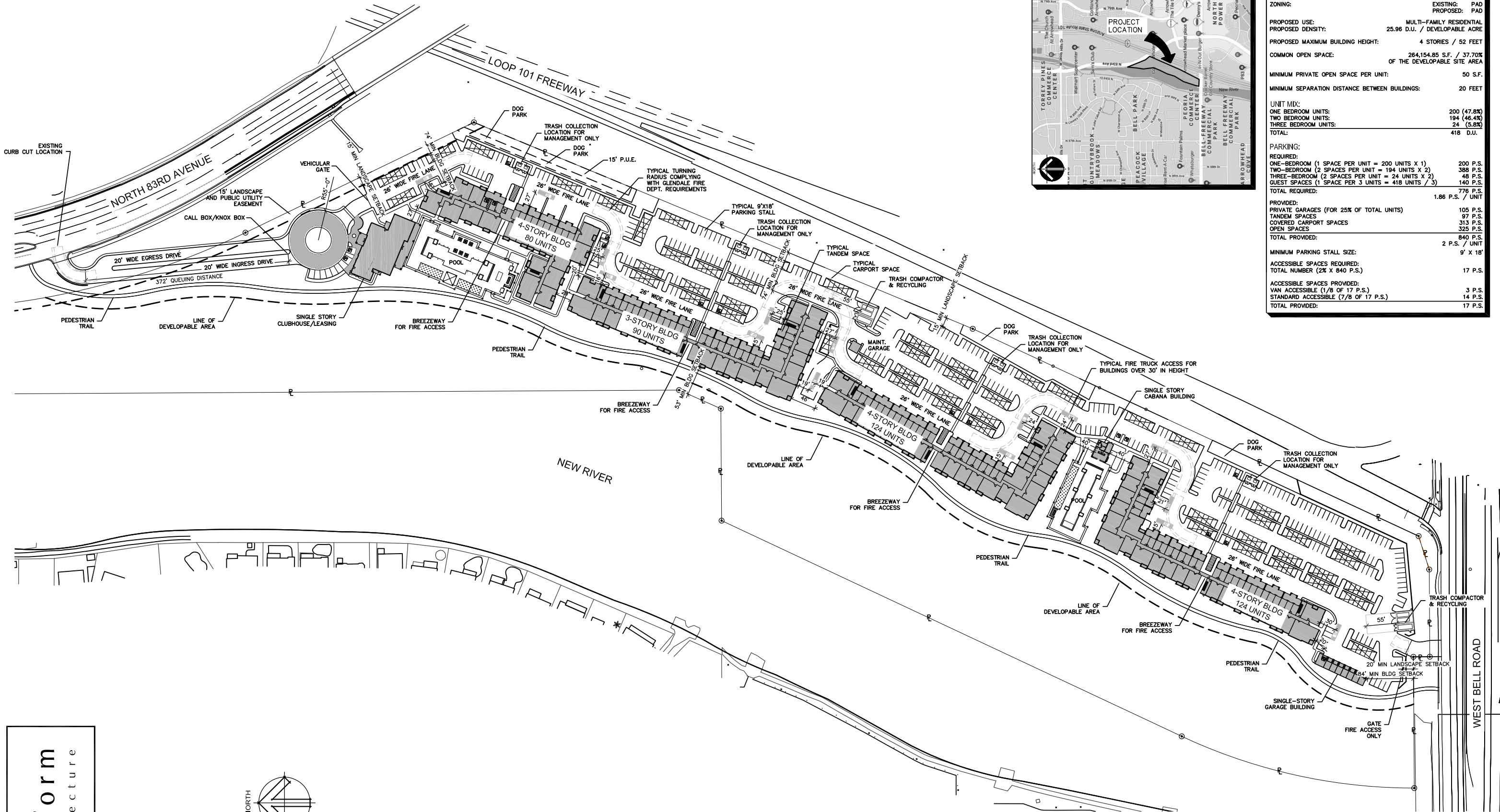


Exhibit C – Existing Glendale General Plan Map
 Evergreen – NWC Loop 101 & Bell Road



Exhibit D – Existing Glendale Zoning Map
 Evergreen – NWC Loop 101 & Bell Road

EXHIBIT E



PROJECT DATA

SITE DATA:

DEVELOPABLE SITE AREA: ±16.10 ACRES / 701,244.72 S.F.

ZONING: EXISTING: PAD
PROPOSED: PAD

PROPOSED USE: MULTI-FAMILY RESIDENTIAL

PROPOSED DENSITY: 25.96 D.U. / DEVELOPABLE ACRE

PROPOSED MAXIMUM BUILDING HEIGHT: 4 STORIES / 52 FEET

COMMON OPEN SPACE: 264,154.85 S.F. / 37.70% OF THE DEVELOPABLE SITE AREA

MINIMUM PRIVATE OPEN SPACE PER UNIT: 50 S.F.

MINIMUM SEPARATION DISTANCE BETWEEN BUILDINGS: 20 FEET

UNIT MIX:

ONE BEDROOM UNITS:	200 (47.8%)
TWO BEDROOM UNITS:	194 (46.4%)
THREE BEDROOM UNITS:	24 (5.8%)
TOTAL:	418 D.U.

PARKING:

REQUIRED:

ONE-BEDROOM (1 SPACE PER UNIT = 200 UNITS X 1)	200 P.S.
TWO-BEDROOM (2 SPACES PER UNIT = 194 UNITS X 2)	388 P.S.
THREE-BEDROOM (2 SPACES PER UNIT = 24 UNITS X 2)	48 P.S.
GUEST SPACES (1 SPACE PER 3 UNITS = 418 UNITS / 3)	140 P.S.
TOTAL REQUIRED:	776 P.S.

PROVIDED:

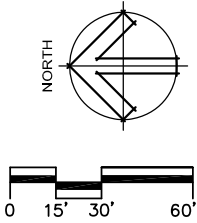
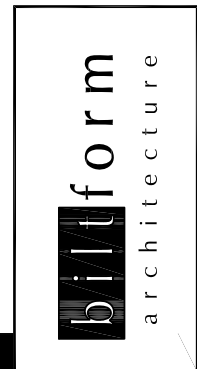
PRIVATE GARAGES (FOR 25% OF TOTAL UNITS)	105 P.S.
TANDEM SPACES	97 P.S.
COVERED CARPORT SPACES	313 P.S.
OPEN SPACES	325 P.S.
TOTAL PROVIDED:	840 P.S.

MINIMUM PARKING STALL SIZE: 2 P.S. / UNIT
9' X 18'

ACCESSIBLE SPACES REQUIRED: TOTAL NUMBER (2% X 840 P.S.) 17 P.S.

ACCESSIBLE SPACES PROVIDED:

VAN ACCESSIBLE (1/8 OF 17 P.S.)	3 P.S.
STANDARD ACCESSIBLE (7/8 OF 17 P.S.)	14 P.S.
TOTAL PROVIDED:	17 P.S.



GLENDALE BELL APARTMENTS

EVERGREEN INVESTMENT COMPANY

ARCHITECTURAL SITE PLAN
1" = 80'-0"

A1.1

1-31-20

EXHIBIT F



AMENITY CONCEPT



APARTMENT BUILDING ELEVATION STUDY



"CROWN DETAIL"



CLUBHOUSE BUILDING ELEVATION STUDY



AMENITY CONCEPT



PROJECT ENTRY CONCEPT



GLENDALE BELL APARTMENTS

EVERGREEN INVESTMENT COMPANY

ARCHITECTURAL
IMAGE BOARD
N.T.S.

A2.1
1-31-20