

BACKGROUND*Context*

The subject property is vacant and comprises 4.55 gross acres located north of the NWC of 67th and Olive Avenues. The property is bounded by mini-storage directly north, a developed commercial site to the south, existing multi-family residential to the west, and in the vicinity north of the mini-storage there are additional multi-family apartments. To the east is the City of Glendale with their corporate boundary beginning on the project side of 67th Avenue. (Exhibits A & B).

General Plan

The subject property is designated on the General Plan Land Use Map as Medium Density Residential (5-8 du/acre, target of 6 du/acre). This land use designation denotes areas where single-family attached and detached residential homes are desirable. The density range given above is intended to provide areas suitable for single-family, townhome, patio home, and multi-family homes. Suitability is determined on the basis of location, access, availability of existing or proposed public facilities and utilities, existing land use patterns and natural or man-made constraints. (Exhibit C)

Zoning

The subject property has retained its initial zoning of Intermediate Commercial (C-2) since 1971. The purpose of the Intermediate Commercial Districts is to provide a shopping center for the sale of convenience goods and personal services. The property has never developed under this zoning designation. (Exhibit D)

Adjacent Uses and Zoning

Table 1 summarizes the existing land use, General Plan designation and zoning for the surrounding areas.

Table 1 – Existing Land Use, General Plan Designation, Zoning

	Land Use	General Plan Designation	Zoning
North	Mini-Storage	Medium Density Residential (5-8 du/acre, Target = 6)	Central Commercial (C-3)
South	Various commercial retail	Medium Density Residential (5-8 du/acre, Target = 6)	Intermediate Commercial (C-2)
East	Major Arterial (67 th Ave)	City of Glendale	Single-Family Residential (R1-6)
West	Multi-family residential	Medium Density Residential (5-8 du/acre, Target = 6)	Multi-Family Residential (RM-1)

*Other Related Policies and Project History****Annexation:***

In November of 1971, the City Council adopted Ordinance 71-121 annexing the subject property into the City of Peoria. Subsequently, the initial zoning of Intermediate Commercial (C-2) was affixed to the property.

General Plan Amendment:

No history on record.

Zoning:

In 2005, a request was submitted by the same owner (Case Z05-21) to rezone the property to a Mixed Use PAD, consisting of 72 multi-family units with a density of 15.8 du/acre. The Planning and Zoning Commission voted 4-1 in favor, with one email of opposition recorded from the public. This rezoning case was withdrawn by the applicant before the Council hearing for economic reasons.

APPLICANT'S PROPOSALGoal/Purpose of Request

The applicant is seeking to amend the General Plan Land Use Map from *Medium Density Residential (5-8 du/ac, Target of 6 du/acre)* to the *Medium-High Density Residential (8-15 du/acre, Target of 12 du/acre)* land use designation, to align the proposed development concept with the appropriate Target Density. The applicant is proposing to develop a gated multi-family residential community of fifty-six (56), two-bedroom units on the site replete with various amenities including pool/spa and dog park. The development would yield a gross density of 12.3 units per acre and would consist of multiple two-story buildings on the site.

DISCUSSION AND ANALYSISLand Use

Staff finds that the proposal of changing the land use to a *Medium-High Density Residential* land use designation to be a more appropriate fit for the subject property, and is a better companion to the applicant's development plan, based on the abutting existing commercial uses to the north and south. It is also compatible with the nearest existing residential development, abutting the subject property to the west (*Haciendas Del Sol*). The density of that residential development is approximately 13.3 du/acre, consisting of 145 units on 10.88 acres, nearly matching the applicant's proposed density at 12.3 du/acre and consistent with the *Medium-High Density* category. Also, the subject property falls within the City's *Infill Incentive District*, which allows up to one (1) additional du/acre for a property of this size. (Exhibit H)

Other considerations to be noted, the property has held the commercial designation for many years without realizing its development potential. The parcel is deeper than it is wide, and removed from the corner, so it has limited commercial visibility. Mini-storage already exists to the north of the subject property, so as a true *infill* property, it is reasonable to have a more dense residential development here, which can support the commercial that already exists and provide continued improvements to the area.

The applicant has submitted a rezoning application (case Z16-0010) and companion development proposal that staff finds compatible with the *Medium-High Density Residential* land use description. Throughout the review process, staff received regular feedback, from the adjacent *Haciendas Del Sol Homeowners Association* and residents, indicating their support and enthusiasm to have a residential proposal that would be a good neighbor development. They are pleased that it will provide improvements to a property that has been vacant for so long and that the new development will help their properties, along that west boundary, be safer and more secure than if the subject property remained vacant and unimproved.

The proposed development is designed for multi-family apartment buildings, consisting of 56 two-bedroom units with open space amenities, and with an overall gross density of 12.3 du/acre. The only access is to be via 67th Avenue. (Exhibit E)

The property may receive consideration for an increase in residential density by as much as one (1) additional du/acre overall because it is within the City's *Infill Incentive District*. From a density perspective, at 12.3 du/acre, the proposed density would be in compliance with the General Plan, if the proposed *Medium-High Density Residential* land use designation is adopted. If adopted, the developer would be permitted a new target density of 13.0 du/acre. The development shall be required to comply with all current engineering, and Zoning Ordinance standards, such as landscaping/open space, and design. In addition to the Infill Incentive formula above, other General Plan criteria may also be considered for the target density to be exceeded. These may include, but are not limited to:

1. *Community character and sense of place:*
 - *Enhanced entry/gateway and overall theming; or*
 - *Capitalization on the location of assets to create destinations within a project;*
2. *Promotion of development diversity by providing substantial variation in product elevations, types, or lot sizes;*
3. *Open Space*
 - *A sizable percentage (%) of area set aside as open space, above the minimum required; or*
 - *Minimum required open space with enhanced amenities must be provided; or*
 - *Meaningfully enhanced landscaping treatments for common areas.*
4. *Preservation and retention of environmentally sensitive areas.*
5. *Reduced demand on new or existing infrastructure facilities:*
 - *Infill of vacant areas and/or redevelopment of underdeveloped property;*
6. *Community and Public Facilities (Schools, Public Facilities, Trails & active parks):*
 - *Dedication for municipal facilities such as fire/ police stations, and City parks;*
 - *Dedication of land for educational facilities; or*
 - *Dedication and improvement of additional trail segments above City requirements; etc.*
7. *A high level of connectivity throughout the community:*
 - *Increased multi-modal connectivity (connecting trails & open spaces where deficient)*

The development concept has exceeded the City standards above for open space, reduced demand on City infrastructure, and community connectivity. Further discussion on the development concept have been provided in the associated staff report for the Rezoning request, case Z16-0010.

Relevant General Plan Policies and Objectives

Objective 1.H of the General Plan encourages the development or redevelopment of vacant or underutilized infill sites within the City. The proposed site fits this criterion. The proposal is in alignment with the following goals, objectives, and policies of the *Land Use Element* chapter:

Section 2.B. Goals, Objectives and Policies

Goal 1: Provide a balance of land uses that will preserve and enhance neighborhoods, promote economic development, and encourage redevelopment at appropriate locations.

Objective 1.A: Manage and control development to facilitate orderly growth and an efficient urban form.

Policy 1.A.1: Promote planned developments where resources and infrastructure are in place to facilitate orderly and efficient growth.

Policy 1.B.1: Work to enhance commercial activity by attracting, retaining, and expanding those developments, which improve economic conditions in Peoria.

Policy 1.N.1: Require adequate buffering to protect residential neighborhoods from intrusion by incompatible land uses.

Access

The development is proposed to be a gated community with one main access provided from 67th Avenue.

Usable Open Space

Based on the number of proposed bedrooms (112), 16,800 square feet of usable open space is required for this proposal. The applicant has exceeded this figure with a calculation of 21,059 square feet, with connectivity throughout these designated open spaces. This design element can be added as an enhancement to the overall density consideration for the proposal.

COMMUNITY INVOLVEMENT

Neighborhood Meeting

As a requirement of the General Plan Amendment application process, a citizen engagement process is required. To this end, the applicant conducted two (2) neighborhood meetings, and provided a Citizen Participation Report. The first meeting was held at 7:00 p.m. on November 9, 2016, at the Peoria City Library located at 8463 W. Monroe Street in Peoria. The second was held on February 1, 2017 at the same location.

Approximately fifteen (13) people including Councilwoman Vicki Hunt, were in attendance at the first meeting. The applicant presented the proposal to the public and then took questions regarding the proposed use(s), access, site design, and architectural standards. Most of the public were residents of the City of Glendale and a few from the Haciendas Del Sol multi-family community. There was some discussion and concern with access to 67th Avenue, and residents from Haciendas Del Sol had questions regarding the height of the proposed buildings, and construction along the shared west boundary. There was no verbal opposition given by any party at the meeting. (Exhibit F) All concerns were addressed. No members of the public attended the second meeting.

Public Noticing

Public notice was also provided in the manner prescribed under Section 14-39-6 of the City of Peoria Zoning Ordinance. Posting of the site was completed within the prescribed number of days prior to the Public Hearing.

The applicant notified all property owners within a 600 foot radius of the site and all registered homeowner's associations within one mile of the site prior to convening the neighborhood meeting.

Support / Opposition

No letters of opposition have been received. One email letter was received in full support of the proposal from the Haciendas Del Sol HOA President. (Exhibit I)

Proposition 207

The applicant has furnished a signed and notarized Proposition 207 Waiver for recordation pending the outcome of the City Council action.

SCHOOL DISTRICT COMMENTS/REVIEW

The Peoria Unified School District (PUSD) has indicated their support of the proposal, and entered into a Developer Assistance Agreement (DAA). The owner of the property has signed this agreement committing to support the future students that will be living within the Landmark on 67th development. (Exhibit G)

STAFF RECOMMENDATION

Based on the following findings:

- The amendment conforms to and advances the goals, objectives and policies of the City's General Plan;
- The proposed *Medium-High Density Residential* land use designation with a density range of 8-15 du/acre, is compatible with the existing residential community directly west at approximately 13.3 du/acre;

- The proposed residential type, density and development character contained within the development concept provide more effective and less intense land use transition to the abutting residential than the existing commercial zones;
- The additional residential housing units will provide increased support to the existing commercial services to directly north and south of the subject property;
- The development is considered an infill project that will utilize existing municipal services, utilizes, schools, and commercial centers;
- The subject property falls within the City's *Infill Incentive District* boundary, and qualifies for an additional unit per/acre towards the overall density.
- The proposed land use amendment is consistent with the associated Rezoning case (Z16-0010).

It is recommended that the Planning and Zoning Commission take the following action:

Recommend approval of Case GPA16-0005, to the City Council, as presented.

REPORT PREPARED BY

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ATTACHMENTS:

Exhibit A:	Vicinity Map
Exhibit B:	Aerial Map
Exhibit C:	General Plan Land Use Map
Exhibit D:	Current Zoning Map
Exhibit E:	Development Concept
Exhibit F:	Citizen Participation Report
Exhibit G:	PUSD Letter of Support
Exhibit H:	Infill Incentive District Map
Exhibit I:	Public Letter of Support