

## Council OKs mixed-use development

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Glendale City Council members' skepticism over small lot sizes in a proposed mixed-use development apparently was overridden by the project's benefits.

Called Kalamata, the 25-acre project would have 79 single-family homes, 254 apartment units and commercial development space at the southeastern corner of 71st and Olive avenues.

Homes will not have backyards, and front yards will be considered community space.

Montalbano Homes bought the land from five separate owners. Last fall, the developer demolished the site's defunct riding stables, rundown sheds and dilapidated farmhouses.

In its place, the Kalamata development should reshape the now-vacant land with a gated single-family community on 10.6 acres, a gated apartment community on 12.6 acres and a neighborhood commercial center on 2.2 acres.

The developer agreed to a laundry list of businesses that would be prohibited, such as tattoo parlors, gas stations and liquor stores.

Also, the developer will pay to extend 71st Avenue, which ends at Olive Avenue, through to Grand Avenue. Project supporters say that should ease neighborhood-cutting traffic.

Those benefits are what Mayor Elaine Scruggs said persuaded her to go along with the project despite concerns about building homes with lot sizes of 2,500 square feet.

"Narrow, tall houses on real teeny lots don't usually lend itself to sustainable neighborhoods," Scruggs said.

Residences will be 10 feet apart, with each homeowner allotted a 10-foot side yard. Typically, homes in Glendale are no closer than 15 feet.

At Kalamata, 1,500- to 3,000-square-foot homes are expected to be priced in the low- to mid-\$200,000 range. Scruggs further questioned whether 79 homeowners in an association could afford to maintain roadways, which would be considered private, within the single-family development.

The homeowners-association costs would run between \$80 and \$100, with the developer subsidizing road maintenance until the homes are fully occupied, according to Montalbano staff.

The development, which will be in Councilman David Goulet's Ocotillo District, earned his support.

Goulet praised the improvements that extending 71st Avenue would bring, and the additional diversity of housing available in the city.

Andrew Tice, director of land acquisitions for Montalbano Homes, said that in addition to affordability, the homes feature numerous amenities that are attractive to empty-nesters who may not want the upkeep that comes with large yards.