



Puda Property GPA23-06 & ZON23-09

Planning Commission Hearing – April 25, 2024

Evan Evangelopoulos
Senior Planner





Request

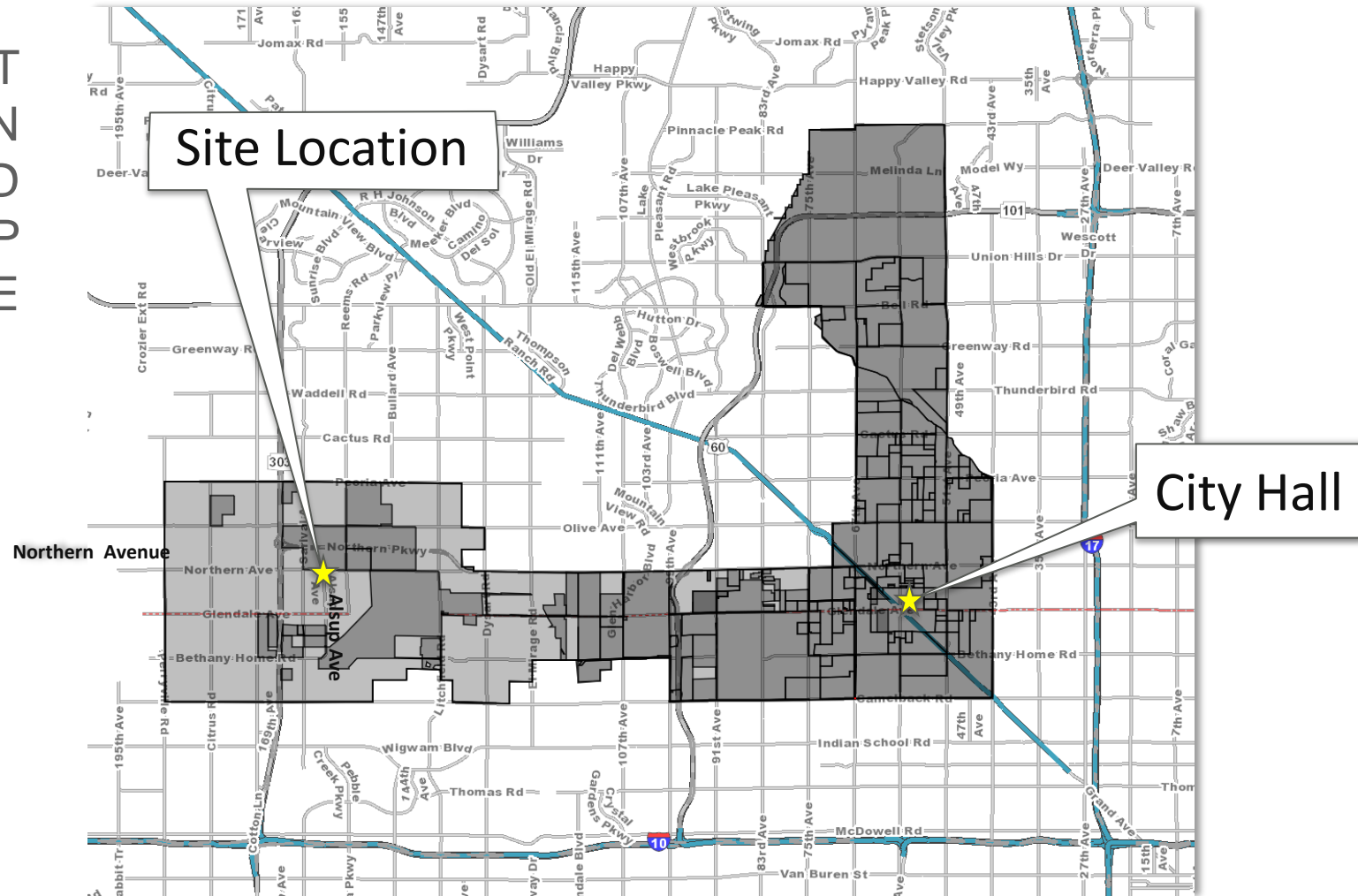
- Minor General Plan amendment on 2.6 acres of land from Low-Density Residential Land Use (LDR-1) to Luke Compatible Land Use (LCLU)
- Rezoning of 2.6- acres of land from Rural Residence–45 (RR-45) to General Commercial District (C-2)

Applicant/Owner: Jack Gilmore / James Puda



Vicinity Map

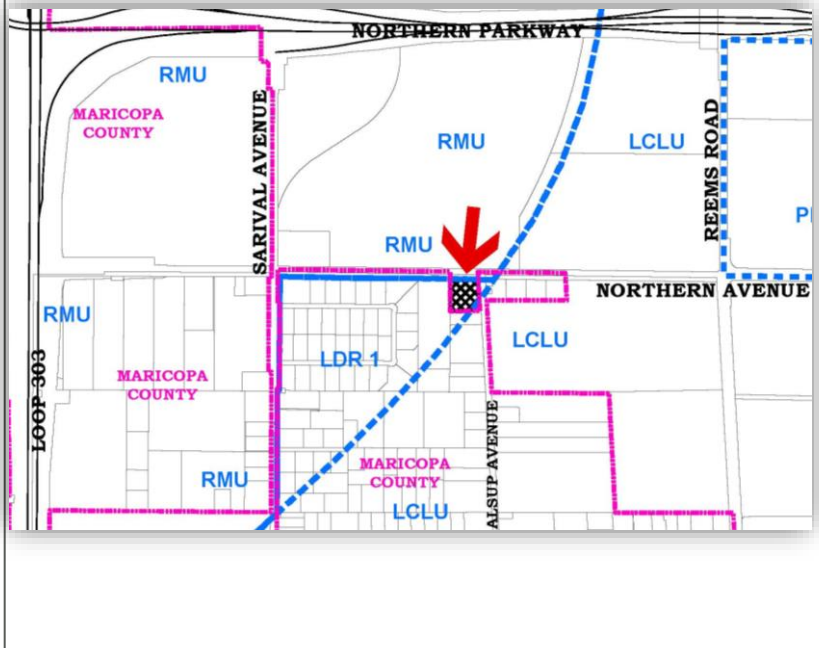
LOCATED AT
NORTHERN
AVENUE AND
N. ALSUP
AVENUE



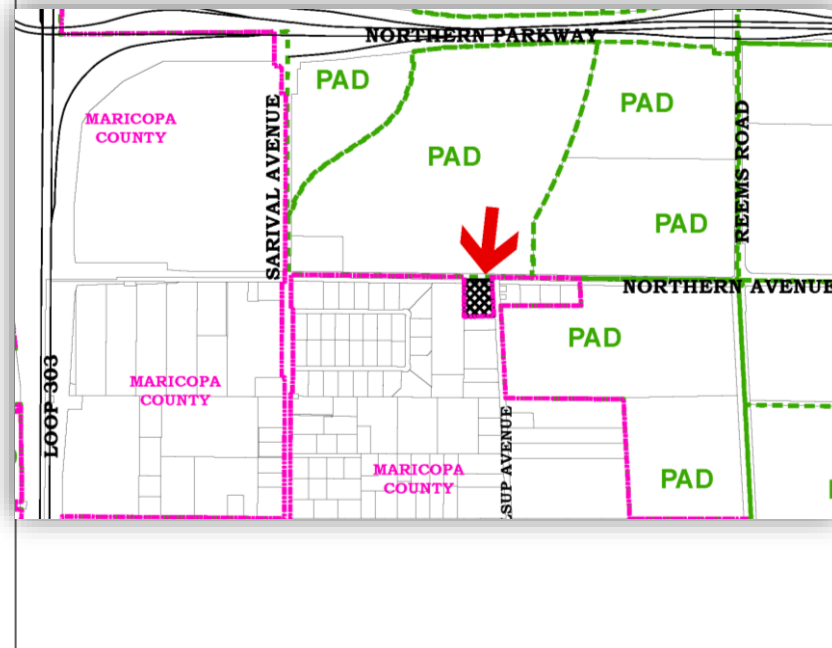


General Plan / Zoning Map

General Plan Proposal: LDR-1 to LCLU

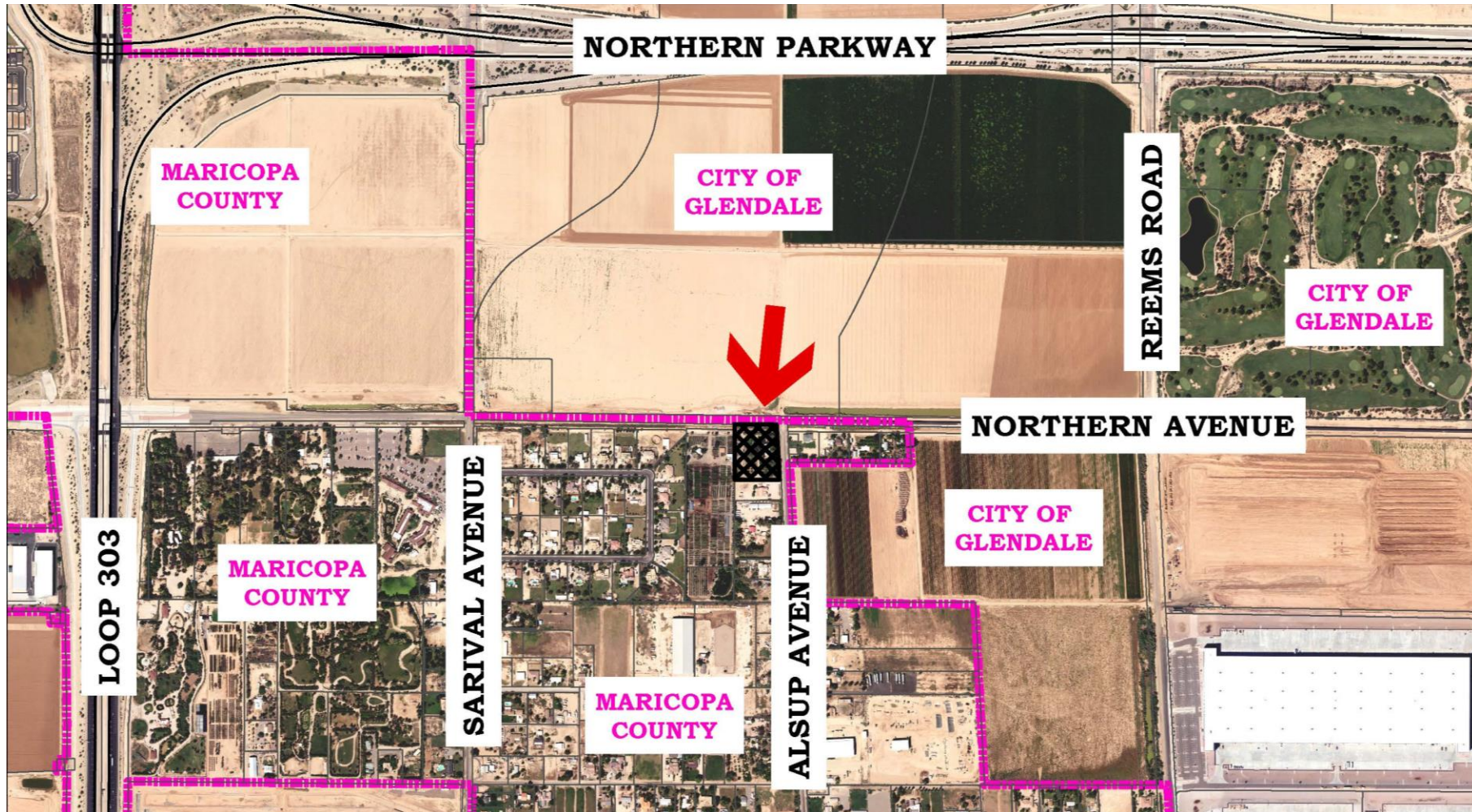


Zoning Proposal: RR-45 to C-2





Aerial Map





Project Details

- The 2.6-acre subject parcel has a 4,700-square-foot structure on-site which has been used as an office.
- The intent is to rezone the property for future commercial development.



Public Involvement

- Neighborhood Meeting: February 7, 2024
- Site Posting: April 2, 2024
- Published: April 3, 2024
- Postcard notification: April 5, 2024



Findings & Analysis

- The amendment is consistent with the policies and objectives of the General Plan.
- The proposed amendment furthers the public health, safety, and general welfare of the citizens of Glendale.
- The proposed General Plan Amendment is consistent with the Luke Air Force Compatibility designation immediately to the east across Alsup Avenue, and to the south.



Findings & Analysis

- The proposed General Plan amendment supports the Loop 303 Corridor Growth area as described in the Growth Areas Element of the General Plan.



Findings & Analysis

- The proposed rezoning is consistent with the policies and objectives of the General Plan.
- The proposed rezoning furthers the public health, safety, and general welfare of the citizens of the City of Glendale.
- The proposed rezoning is consistent with the General Plan vision of compatible zoning districts and uses along the Loop 303 Corridor.



Recommendation

- Move to recommend approval of GPA23-06, as written in the staff report.
- Move to recommend approval of ZON23-09, as written in the staff report.



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Luke Air Force Base Noise Contours Map

