



Veterans Community Project PAD GPA24-05 & ZON24-10

City Council Voting Meeting – May 27, 2025





Request

1. Minor General Plan Amendment from LI (Light Industrial) to HDR 20 (High Density Residential 12.0-20.0 du/ac) and OFC (Office).
2. Rezone from M-1 (Light Industrial), R-4 (Multiple Residence-4) and C-3 (Heavy Commercial) to PAD (Planned Area Development).

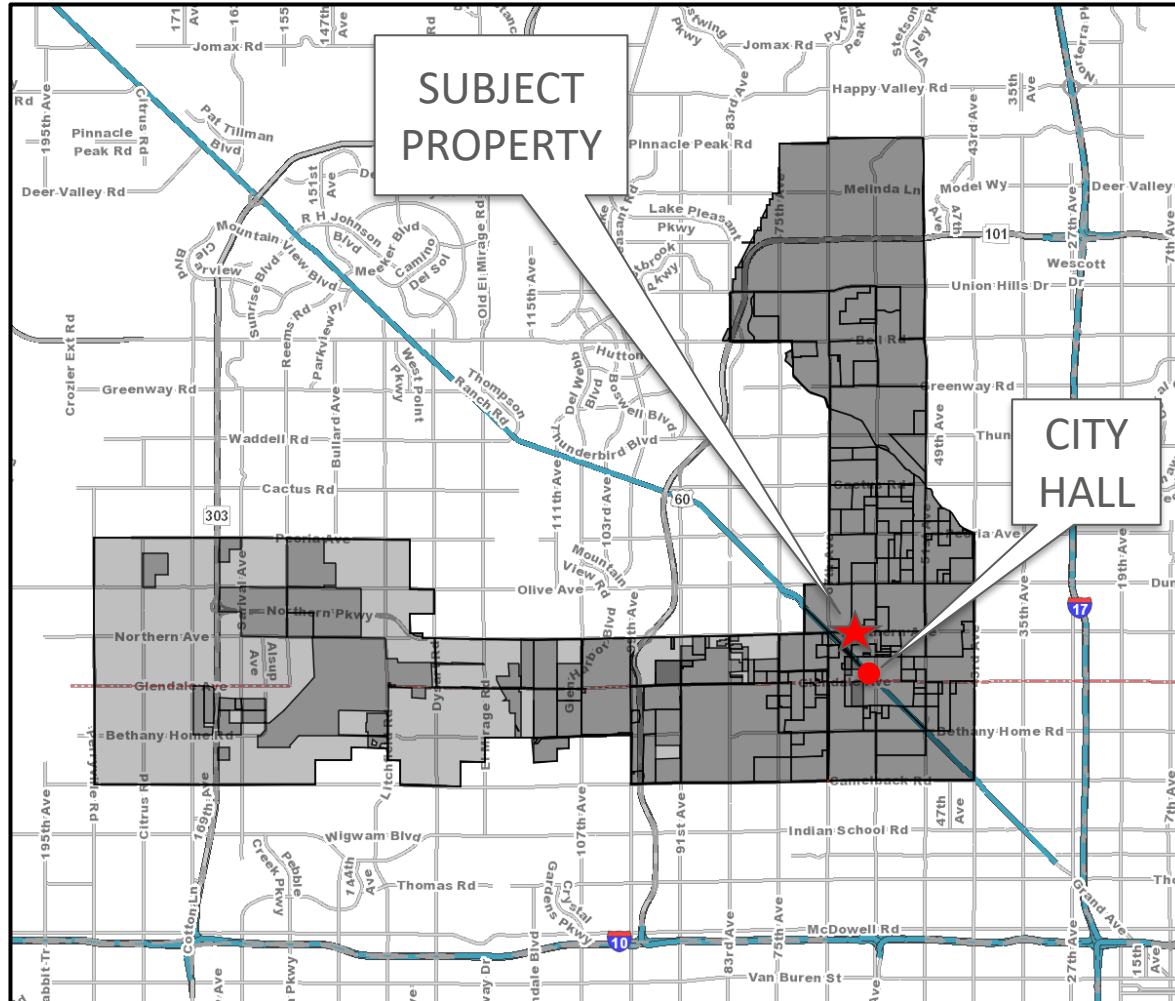
Applicant/ Owner:

Stephen W. Anderson, Gammage & Burnham, PLC, City of Glendale.



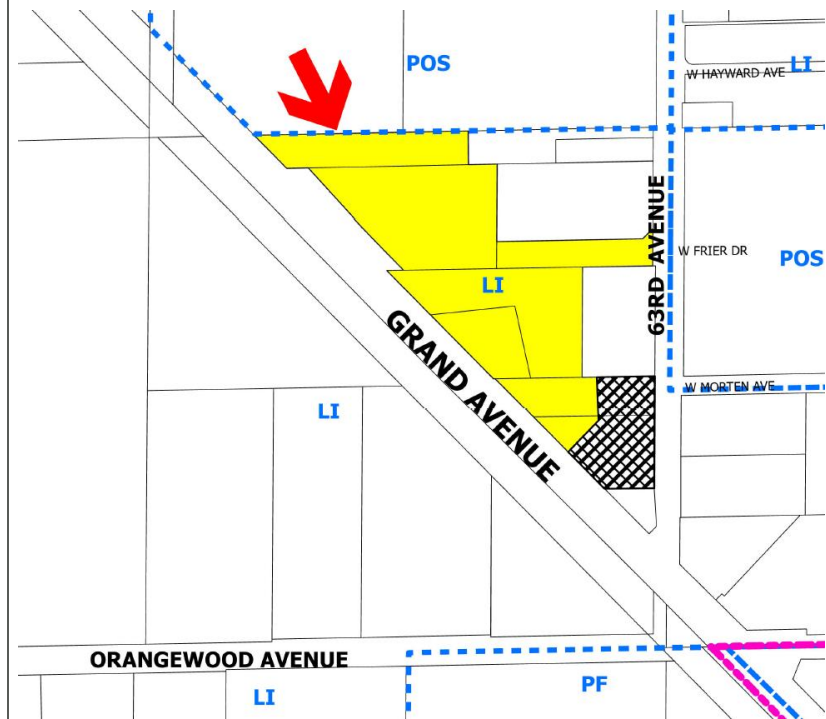
Vicinity Map

Located at the northwest corner of 63rd Avenue and Grand Avenue.

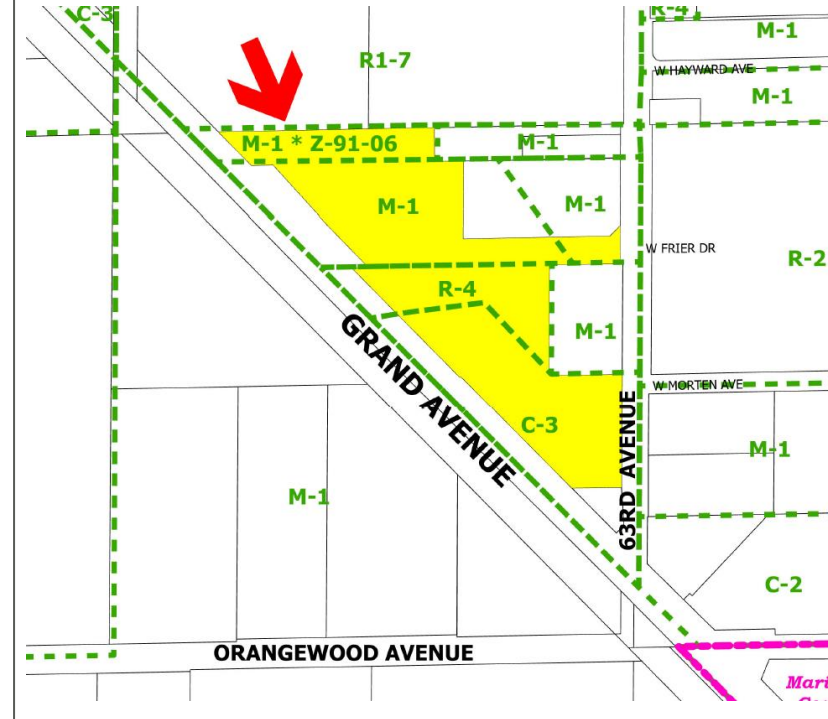


General Plan / Zoning

General Plan Proposal: HDR 20 & OFC



Zoning Proposal: PAD





Aerial Map



Conceptual Site Plan





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Stipulation as Recommended by Planning Commission

Approval of GPA24-05, as written.

Approval of ZON24-10, subject to the following stipulations:

1. Development shall be in substantial conformance with the Veterans Community Project PAD narrative, final date stamped March 20, 2025.



Stipulation as Recommended by Planning Commission

2. “No Parking” signs shall be installed along the project’s frontage on 63rd Avenue.
3. Site driveway must be 150 feet apart from curb return to curb return and not centerline of driveway.