

# VETERANS COMMUNITY PROJECT

## Minor General Plan Amendment



Case: GPA24-05

+/- 10.25 Gross Acres

Located north of the northwest corner of 63<sup>rd</sup> Ave. & Orangewood Ave.

First Submittal:	November 13, 2024
Second Submittal:	January 27, 2025
Third Submittal:	<b>March 20, 2025</b>
City Council Adopted:	

## Principals & Development Team

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## Section 1. Overview / Purpose & Intent

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The Veterans Community Project (“VCP”) is currently working with the City of Glendale on land owned by the City located north of the northwest corner of 63<sup>rd</sup> Avenue and Orangewood Avenue (i.e., approximately 10.25 gross acres) (the “Property”). The City land is vacant and comprises seven parcels: 143-34-001B, 143-34-005A, 143-34-006C, 143-34-008G, 143-34-008H, 143-34-009A, and 143-34-010A. See **Exhibit 1: Aerial Map** for reference. The proposed Minor General Plan Amendment from Light Industrial (“LI”) to 8.65 gross acres of High Density Residential: 12.0 - 20.0 dwelling units per acre (“HDR-20”) and 1.59 gross acres of Office (“OFC”) will align with the uses proposed by VCP, the context of the surrounding area, and future development opportunities.

### **Veterans Community Project - Overview**

Veterans Community Project is excited about the opportunity to develop a quality Veterans small homes community with ancillary support services on the City owned land within Glendale to be transferred to Veterans Community Project.

Veterans Community Project emerged from a shared vision among a group of combat Veterans who recognized the urgent need for comprehensive support for their fellow Veterans experiencing homelessness. This visionary group embarked on a mission to create an organization that would address the unique challenges faced by Veterans in their transition from military service to civilian life. The result was the establishment of Veterans Community Project in 2016 in Kansas City, Missouri. VCP strives to empower Veterans and their families, ensuring they have the tools and resources necessary to achieve sustainable housing, self-sufficiency, and improved overall well-being. VCP's innovative model and unwavering dedication to Veterans gained recognition and support from the community, government agencies, and philanthropic organizations. VCP began expanding their services to communities across the country with the goal to solve Veteran homelessness nationwide.

The proposed conceptual site plan for the Property provides for a small homes community which will provide approximately fifty (50) small, site-built homes. Two (2) of the homes are fully ADA accessible. Six (6) of the homes are designed to accommodate families, and the remainder would be individual units. The small homes are fully functional with full kitchens and bathrooms. The small home community is supported by a “Village Center,” a commercial building that provides offices for the support staff, community meeting space, mailbox locations, counseling/training rooms and other necessary amenities.

Veterans who had previously struggled to find suitable housing and support services now had a place they could call home. The sense of privacy, security, and stability provided by the small homes created an environment conducive to healing and reintegration. With that said, VCP has seen immediate and profound results with these small homes and the support programs offered and looks forward to bringing their success to the City of Glendale.

## Section 2. General Plan Amendment Request

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The City of Glendale's General Plan Land Use Designation on the VCP parcels is Light Industrial ("LI"). See **Exhibit 2: Existing General Plan Map** for reference. The applicant is seeking approval for a Minor General Plan Amendment from the LI designation to 8.65 gross acres of High Density Residential: 12.0 - 20.0 dwelling units per acre ("HDR-20") and 1.59 gross acres of Office ("OFC"). **Exhibit 3: Proposed General Plan Land Use Map**. The planned community is designed for smaller homes that provide transitional housing and program services to assist both homeless veterans and those returning from military service. Further details outlining the program services are explained in the companion Planned Area Development ("PAD") case (Companion Case Number: ZON24-10). The proposed Minor General Plan Designation will align the Property with a land use designation compatible with the surrounding context with major arterial streets Grand Avenue (U.S. 60 Fwy.) and 63<sup>rd</sup> Avenue, the zoning designations onsite and surrounding the Property, and the intensity of uses in the area as noted below.

- The City of Glendale's Northern Horizon Park north/abutting the Property (zoned R1-7).
- The City of Glendale's Brian Anderson Field / Lions Park across 63<sup>rd</sup> Avenue to the east (zoned Parks and Open Space; POS).
- VFW Post 1433 Sandy Coor east/abutting the Property (zoned M-1).
- Nunez Contracting yard east/abutting the Property (zoned M-1).
- Grand Avenue (U.S. 60) major street/highway along the Property's western boundary.
- There are additional small industrial/commercial uses located across and along 63<sup>rd</sup> Avenue.
- There are residential homes/subdivisions located approximately 600-feet to the east. The Property has direct access to both 67<sup>th</sup> and Maryland Avenues.

The Property will allow from 12.0 to 20.0 du/ac, more than necessary to facilitate the proposed Veteran's Community Project development, while also leaving the potential flexibility long-term for additional units.

## Section 3. Overall Conformance with the General Plan

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The General Plan Amendment meets the following goals and policies of the General Plan.

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

VCP likes the Property's proximity to bus lines, bike lanes, and major/minor arterial streets. The City of Glendale continues to expand and improve their multi-modal transportation systems.

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

VCP is an integrated community that will provide high-quality, transitional, forward thinking-oriented multifamily living option for homeless veterans needed in the City. The community has been designed with an emphasis on the living experience for each demographic, highlighting walkability, the residence experience, and connectivity both onsite and offsite to services, amenities, recreation, and sense of belonging.

**Policy HE-5.2:** The City shall encourage housing developments to incorporate the highest possible cost- and quality-effective level of amenities, sustainable design, durability, and architectural quality.

VCP will have quality architectural design outside and inside as well as amenities/services customized for their residents.

**Goal CRR-2:** Infill development is a top priority.

The proposed infill development is surrounded by existing and accessible infrastructure and abundant transportation options. Policy CRR-2.1 states, "The City shall encourage and support infill development to take advantage of existing infrastructure, community and educational facilities, and enhance existing neighborhoods". The Property is surrounded by parks, employment/retail uses, and existing single and multifamily residences, making it an ideal candidate for infill development.

**Goal CRR-3:** Underutilized properties are redeveloped and reused.

The Property is a vacant/derelict. The Property should be converted to a more productive use to serve the needs of the citizens of Glendale, and to take advantage of the existing infrastructure investments the City has made.

**Goal C-2:** Public transit as a viable alternative mode of travel.

The Project will assist in bringing ridership needed to help support the surrounding transit system. The expected transit ridership is further supported by the PAD's request for reduced parking to meet the needs of their residents, most of whom do not own

private vehicles, and will utilize alternative modes of travel some which will be provided by VCP and its partners.

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

The VCP proposed development is deeply integrated into the transit system and will enhance the walkability of the surrounding area.

**Policy ED-3.1:** The City should expand housing opportunities to increase population in the area to support ongoing commercial and retail development.

The proposed transitional homeless Veterans housing development will support the City's economic growth and the redevelopment of the area within close proximity to downtown Glendale retail/employment users.

**Goal EP-9:** Urban heat island effects are minimized through development techniques.

VCP has proposed a significant reduction in unnecessary parking at this site, which will substantially reduce the heat island impact of unused parking. The small homes provide less land area (surface area) with more open space/landscaping to minimize heat gain.

## **Section 4. CONCLUSION**

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The proposed Minor Amendment to the City's General Plan will support the proposed development by the Veteran's Community Project and supports both the interim and long-term planning sustainability.

# Exhibits

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# Exhibit 1

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# AERIAL MAP



GRAND AVE

N 63RD AVE

W MORTEN AVE

W ORANGEWOOD AVE

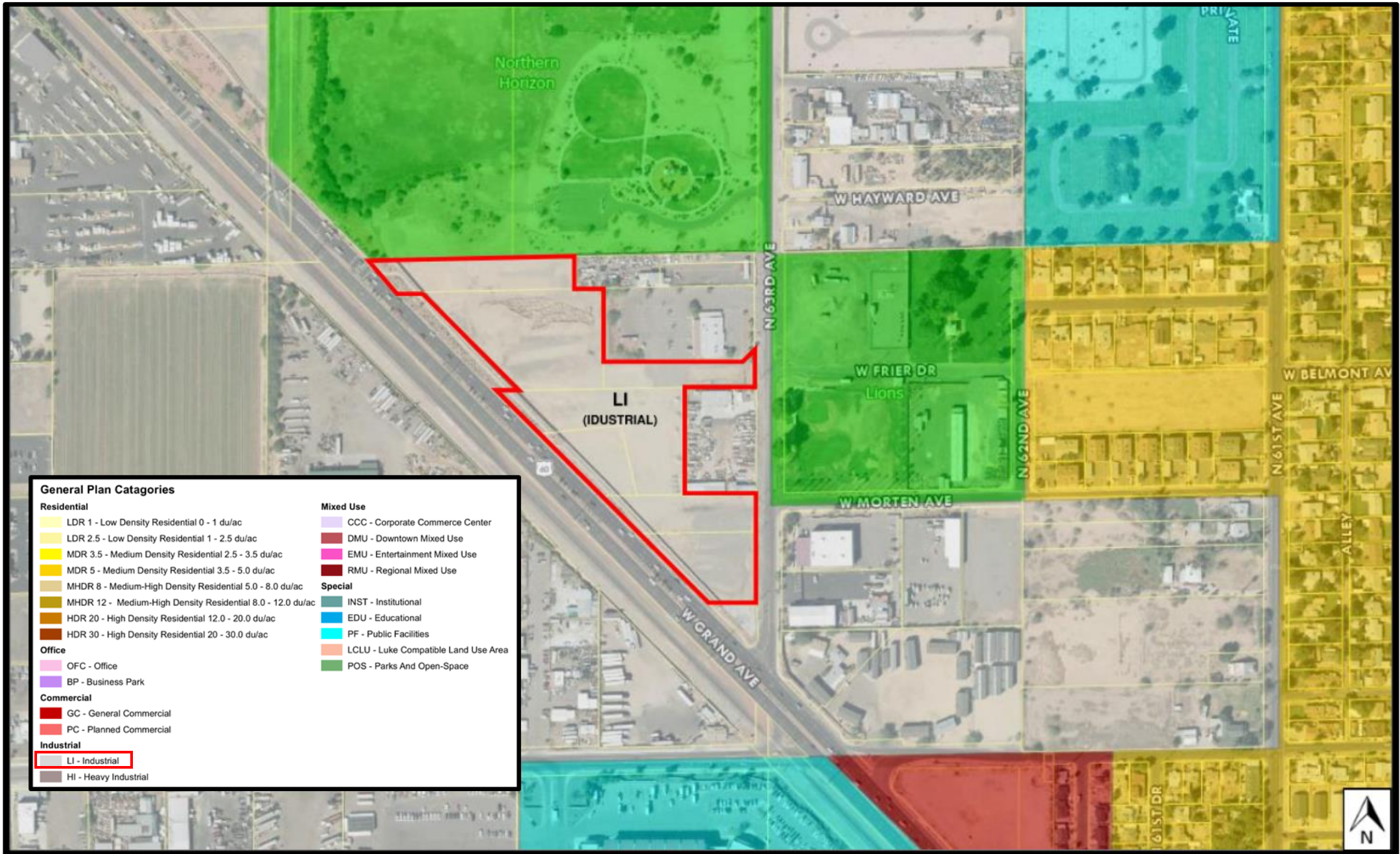


SUBJECT PROPERTY

# Exhibit 2

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# EXISTING GENERAL PLAN LAND USE MAP



General Plan Categories	
<b>Residential</b>	<b>Mixed Use</b>
<span style="background-color: #ffffcc;"> </span> LDR 1 - Low Density Residential 0 - 1 du/ac	<span style="background-color: #ccccff;"> </span> CCC - Corporate Commerce Center
<span style="background-color: #ffff99;"> </span> LDR 2.5 - Low Density Residential 1 - 2.5 du/ac	<span style="background-color: #ffcccc;"> </span> DMU - Downtown Mixed Use
<span style="background-color: #ffff66;"> </span> MDR 3.5 - Medium Density Residential 2.5 - 3.5 du/ac	<span style="background-color: #ff9999;"> </span> EMU - Entertainment Mixed Use
<span style="background-color: #ffff33;"> </span> MDR 5 - Medium Density Residential 3.5 - 5.0 du/ac	<span style="background-color: #993333;"> </span> RMU - Regional Mixed Use
<span style="background-color: #ffcc99;"> </span> MHDR 8 - Medium-High Density Residential 5.0 - 8.0 du/ac	<b>Special</b>
<span style="background-color: #ff9966;"> </span> MHDR 12 - Medium-High Density Residential 8.0 - 12.0 du/ac	<span style="background-color: #99cc99;"> </span> INST - Institutional
<span style="background-color: #ff6633;"> </span> HDR 20 - High Density Residential 12.0 - 20.0 du/ac	<span style="background-color: #99ffcc;"> </span> EDU - Educational
<span style="background-color: #ff3300;"> </span> HDR 30 - High Density Residential 20 - 30.0 du/ac	<span style="background-color: #ccffcc;"> </span> PF - Public Facilities
<b>Office</b>	<span style="background-color: #ffcc99;"> </span> LCLU - Luke Compatible Land Use Area
<span style="background-color: #ccccff;"> </span> OFC - Office	<span style="background-color: #99ff99;"> </span> POS - Parks And Open-Space
<span style="background-color: #9999ff;"> </span> BP - Business Park	
<b>Commercial</b>	
<span style="background-color: #ff9933;"> </span> GC - General Commercial	
<span style="background-color: #ff6666;"> </span> PC - Planned Commercial	
<b>Industrial</b>	
<span style="background-color: #ff9999;"> </span> LI - Industrial	
<span style="background-color: #999999;"> </span> HI - Heavy Industrial	



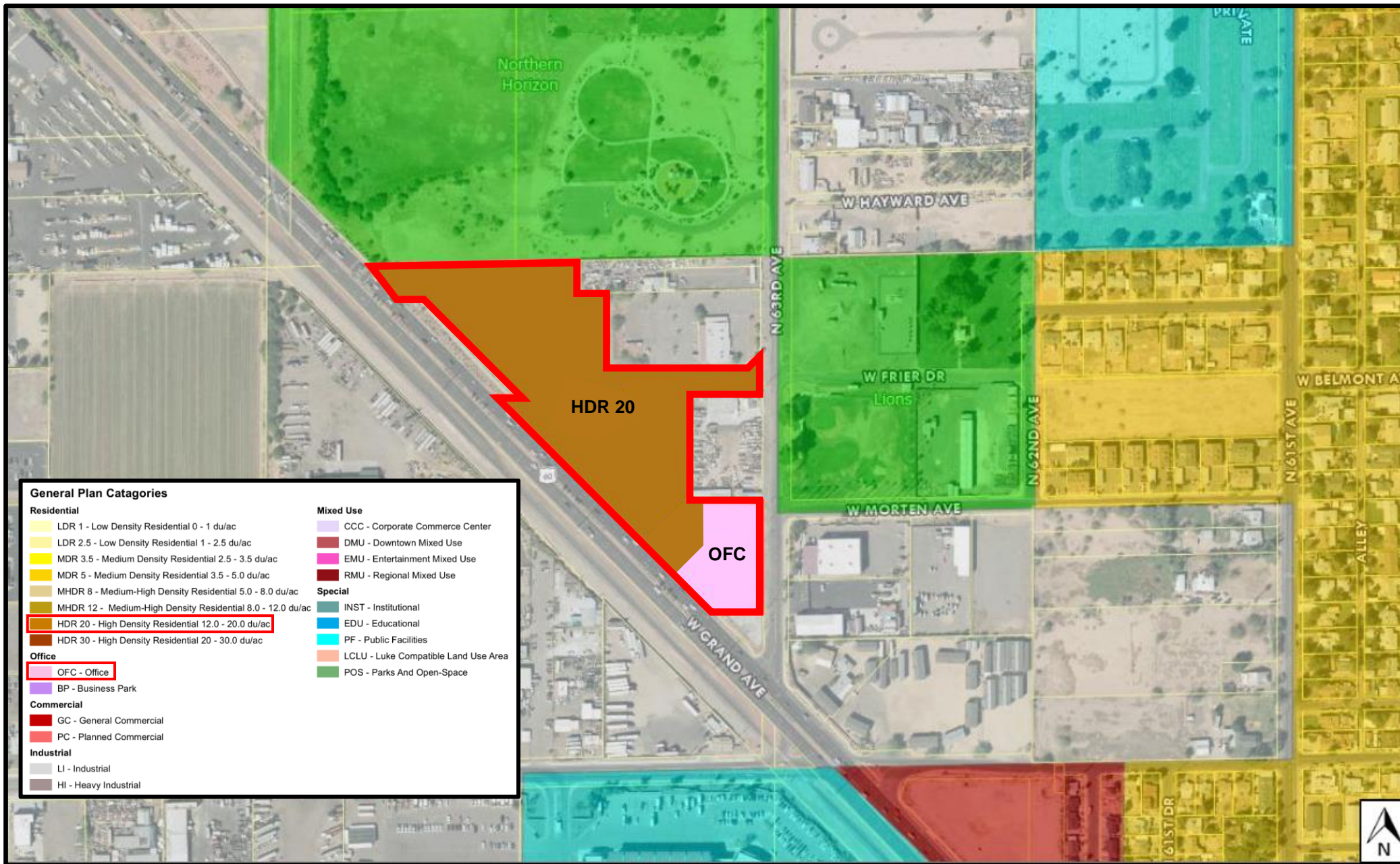
SUBJECT PROPERTY



## Exhibit 3

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# PROPOSED GENERAL PLAN LAND USE MAP



General Plan Categories	
<b>Residential</b>	<b>Mixed Use</b>
<span style="background-color: #ffffcc;"> </span> LDR 1 - Low Density Residential 0 - 1 du/ac	<span style="background-color: #ccccff;"> </span> CCC - Corporate Commerce Center
<span style="background-color: #ffffcc;"> </span> LDR 2.5 - Low Density Residential 1 - 2.5 du/ac	<span style="background-color: #808080;"> </span> DMU - Downtown Mixed Use
<span style="background-color: #ffff00;"> </span> MDR 3.5 - Medium Density Residential 2.5 - 3.5 du/ac	<span style="background-color: #ff00ff;"> </span> EMU - Entertainment Mixed Use
<span style="background-color: #ffcc00;"> </span> MDR 5 - Medium Density Residential 3.5 - 5.0 du/ac	<span style="background-color: #800080;"> </span> RMU - Regional Mixed Use
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<span style="background-color: #cccccc;"> </span> LI - Industrial	
<span style="background-color: #999999;"> </span> HI - Heavy Industrial	

SUBJECT PROPERTY

