



## PLANNING COMMISSION REPORT

CASE: ZON25-03 ARROWHEAD TOWNE CENTER PARCEL 14  
PLANNED AREA DEVELOPMENT AMENDMENT  
LOCATED AT THE SOUTHWEST CORNER OF ST JOHN  
ROAD AND 75TH AVENUE.

CASE #: ZON25-03

MEETING DATE: 05/22/2025

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### **SUBJECT**

ZON25-03, A request by Shaine Alleman on behalf of Tiffany & Bosco, P.A., representing NLT Properties, LLC, to amend the Land Use Parcel Identification Map and Land Use Intensity Table of the Arrowhead Towne Center PAD (Planned Area Development) specific to Parcel 14 from C-1 (Limited Commercial/Neighborhood Commercial) to C-2 (General Commercial). The 7.43-acre site is located at the southwest corner of St John Road and 75<sup>th</sup> Avenue and is in the Sahuaro District.

Presented by: Alex Lerma, Senior Planner

### **REQUEST**

Planning Commission recommendation to amend the land use of a portion of Parcel 14 of the Arrowhead Towne Center Planned Area Development.

### **APPLICANT/OWNER**

Shaine Alleman on behalf of Tiffany & Bosco, P.A., representing NLT Properties, LLC

### **REQUIRED ACTION**

The Planning Commission must conduct a public hearing and determine if this request is in the best long-term interest of the neighborhood and consistent with the General Plan.

### **SUMMARY**

The applicant is proposing to amend the Land Use Parcel Identification Map and Land Use Intensity Table of the Arrowhead Towne Center PAD (Planned Area Development) for 7.43 acres of Parcel 14 from C-1 (Limited Commercial/Neighborhood Commercial) to C-2 (General Commercial). The intent of the request is to allow conformity with the other surrounding commercial properties in the Arrowhead Towne Center development area and expand on the commercial uses allowed on the property. Site access is available along 75th Avenue with two (2) ingress/egress points. Additional access is available along West Arrowhead Towne Center with three (3) ingress/egress points.

### **BACKGROUND INFORMATION**

**General Plan Designation:**

The property is designated as GC (General Commercial)

**Zoning Classification:**

PAD (Planned Area Development)

**Property Location and Size:**

The 7.43-acre property is located at the southwest corner of St. John Road and 75<sup>th</sup> Avenue and is in the Sahuaro Council District.

**History:**

On December 12, 1989, City Council approved zoning application Z-89-09, which established the existing PAD zoning for the Arrowhead Towne Center properties. The PAD assigned a parcel number and a land use to each property within the development area. The subject property was originally designated as Parcels 7 & 14. The zoning approval stipulated that Parcel 7 be developed with multifamily uses with a maximum density of 24 units per acre. The approval also stipulated that Parcel 14 be developed in accordance with the C-1 (Neighborhood Commercial) zoning district.

At its regular scheduled meeting of March 25, 2003, City Council unanimously approved rezoning application Z-02-24 by amending the Arrowhead Towne Center PAD Land Use Parcel Identification Map and Land Use Intensity Table and thus changing land uses of 3.25 acres of Parcel 7 from Multiple Resident to Limited Commercial and in turn expanding Parcel 14 land use area.

Parcel 14 is the only area in the Arrowhead Towne Center PAD development that is designated with Limited Commercial land use.

**Project Details:**

The subject property is currently identified as Parcel 14 of the Arrowhead Towne Center Planned Area Development and is currently regulated by the C-1 (Neighborhood Commercial) zoning district.

Parcel 14 is made up of five (5) separate properties covering an area of 9.78 acres. The site is fully developed with multiple commercial buildings and offers commercial services such as retail, restaurants, and personal services. Only four of the five properties in Parcel 14 are a part of this zoning action. The remaining parcel will remain with the C-1 ( Limited Commercial/Neighborhood Commercial) zoning.

The intent of the request is to amend 7.43 acres of Parcel 14 to the C-2 (General Commercial) classification to allow conformity with the other surrounding commercial properties in the Arrowhead Towne Center PAD and expand the commercial uses allowed on the property. The proposal does not include any site modifications as it relates to new buildings; any development impacts will be limited to interior tenant improvements for future businesses.

Site access is available on the east side of the development along 75th Avenue with two (2) ingress/egress points. Additional access is available on the west side of the development along West Arrowhead Towne Center with three (3) ingress/egress points.

## **CITIZEN PARTICIPATION TO DATE:**

### **Applicant's Citizen Participation Process:**

On March 11, 2025, the applicant mailed notification letters to adjacent property owners and interested parties. An in-person neighborhood meeting was conducted on March 26, 2025. There were no attendees at said meeting. No issues or concerns were raised by property owners who communicated with the applicant after the neighborhood meeting. The applicant's Citizen Participation Final Report is attached.

### **Planning Commission Public Hearing:**

A Notice of Public Hearing was published in *The Arizona Republic* on April 30, 2025. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on April 25, 2025. The property was posted on May 2, 2025.

## **STAFF FINDINGS AND ANALYSIS**

### **Required PAD Purpose:**

The Unified Development Code requires the following the purpose of this district is to encourage new and imaginative concepts in urban design and land development to promote and improve the health, safety, and general welfare of the residents of the city and to create distinct developments with unique urban design, single or mixed uses, and/or substantial additional benefit to the City that would not otherwise be required by this Code.

### **Section 35.2.901.A of the Unified Development Code states that the purpose of the PAD (Planned Area Development) district is to:**

1. Encourage creative and effective use of land and circulation systems to accommodate changes in land development technologies.

### **Staff Analysis:**

The intent of the PAD amendment is to provide Parcel 14 with a broader range of commercial retail and service-related land uses. This will allow the commercial site to meet the demands of potential tenants and provide the surrounding residential areas with additional shopping options. The project will meet the intent of the PAD by providing a mix of uses through the development area with different levels of intensity. The development abuts a major arterial roadway, facilitating circulation in and out of the property.

The land and circulation systems are already established in the surrounding area. Site access is available on the east side of the development along 75th Avenue with two (2) ingress/egress points. Additional access is available on the west side of the development along West Arrowhead Towne Center with three (3) ingress/egress points.

2. Encourage residential development to provide a mixture of housing types and designs.

**Staff Analysis:**

The PAD amendment does not offer any type of residential land uses. Parcel 14 land uses will conform with those regulated by the C-2 zoning district of the Unified Development, which is intended to accommodate a variety of general commercial uses and services.

3. Encourage innovative development or redevelopment concepts for all land use types to provide a greater variety and intensity of uses.

**Staff Analysis:**

The proposed development is an innovative and appropriate use for the site with the potential to further expand on the existing buildings or for future redevelopment opportunities. The General Commercial Land Use classification will provide for a greater variety of land uses in an area that is limited compared with the surrounding commercial properties. Site development standards are put in place to continue to facilitate commercial-type development and meet existing and future demands. These standards will further support the size and type of buildings being constructed for the wide range of commercial uses allowed on-site.

4. Provide a process which relates the urban design and scale of the project to the unique characteristics of the site.

**Staff Analysis:**

The site has been regulated by the Arrowhead Towne Center PAD for the past 35 years and has been the guiding tool in establishing the urban design and scale of the project as it currently stands. The urban scale of the project will remain as the new permitted land uses are related to commercial retail and services.

5. Require the nature and intensity of development to be supported by adequate utilities, transportation, drainage, and common open spaces to serve the development and to minimize impact on existing or future adjacent development.

**Staff Analysis:**

Adequate utilities exist in the area. Both water and wastewater lines run along 75<sup>th</sup> Avenue and extend internally to the site. There is no proposal for expansion of building areas at this time, the intent of the PAD is simply to enhance the permitted land uses. No Traffic Impact Analysis was required by the Transportation Department, and no additional off-site improvements will be required by the developer at this time. Any future expansion or major modifications to the site will require an administrative review process, at which time, City staff will further review the need for infrastructure, transportation, drainage, and open space. The City of Glendale Transportation and Land Development Departments have reviewed the proposal and are in support of the application.

6. Encourage development that is consistent with the policies and the guidelines established in any specific plan and the General Plan.

**Staff Analysis:**

The property lies within the GC (General Commercial) land use category of the Envision Glendale 2024 General Plan. The development meets the intent of the land use designation by providing development types on a single site, which, through sensitive and creative site design, is compatible with adjacent neighborhoods. The request meets several of the goals and policies of the General Plan by ensuring that sufficient infrastructure is in place for desired land uses (Land Use Element Policy 1.1). When site expansion or redevelopment opportunities are presented, the City shall coordinate the specifics of building design, site arrangements, and intended uses (Urban Design Element Policy 1.5) and continue to encourage connectivity with adjacent development along the commercial corridor (Urban Design Element Policy 2.5).

**RECOMMENDATION**

Should the Planning Commission recommend approval of ZON25-03, it should be subject to the stipulation in the staff report.

**PROPOSED MOTION**

Move to recommend approval of ZON25-03, subject to the following stipulation:

Development shall be in substantial conformance with the Arrowhead Towne Center Parcel 14 PAD Amendment Narrative, final date stamped May 5, 2025.

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**Attachments**

PAD Narrative  
CP Final Report\_without labels  
Prop207  
ZON Map  
Aerial Map  
PC Presentation