



Broadstone Arrowhead PAD GPA24-04 & ZON24-08

Planning Commission Hearing – March 27, 2025

Alex Lerma
Senior Planner





Request

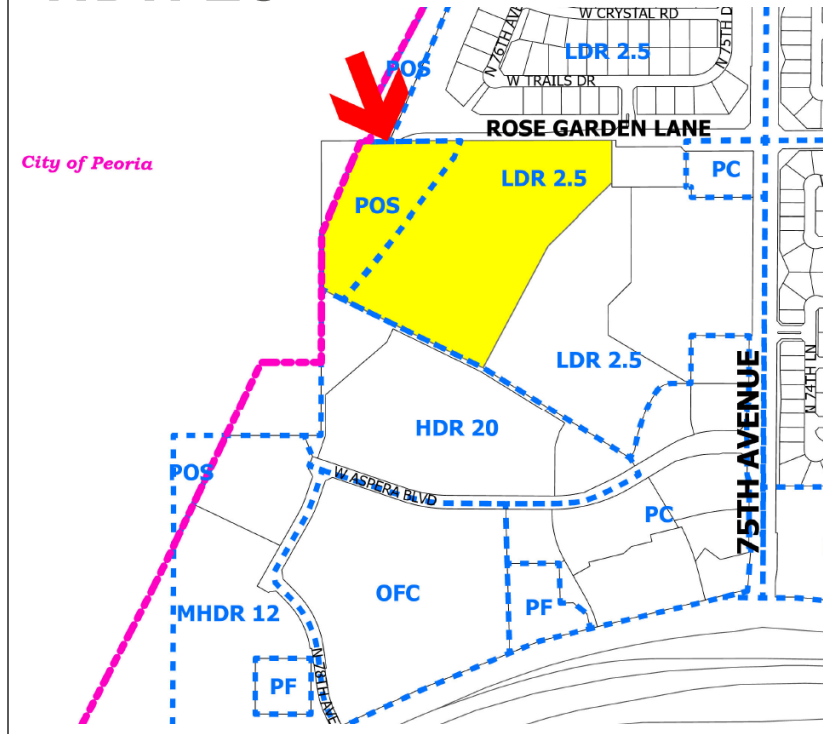
1. Minor General Plan Amendment from POS (Open-Space and LDR 2.5 Low Density Residential 1 - 2.5 du/ac) to HDR 20 (High Density Residential 12.0 - 20.0 du/ac).
2. Rezone from A-1 (Agricultural) and PAD (Planned Area Development) to PAD (Planned Area Development).

Applicant/ Owner:

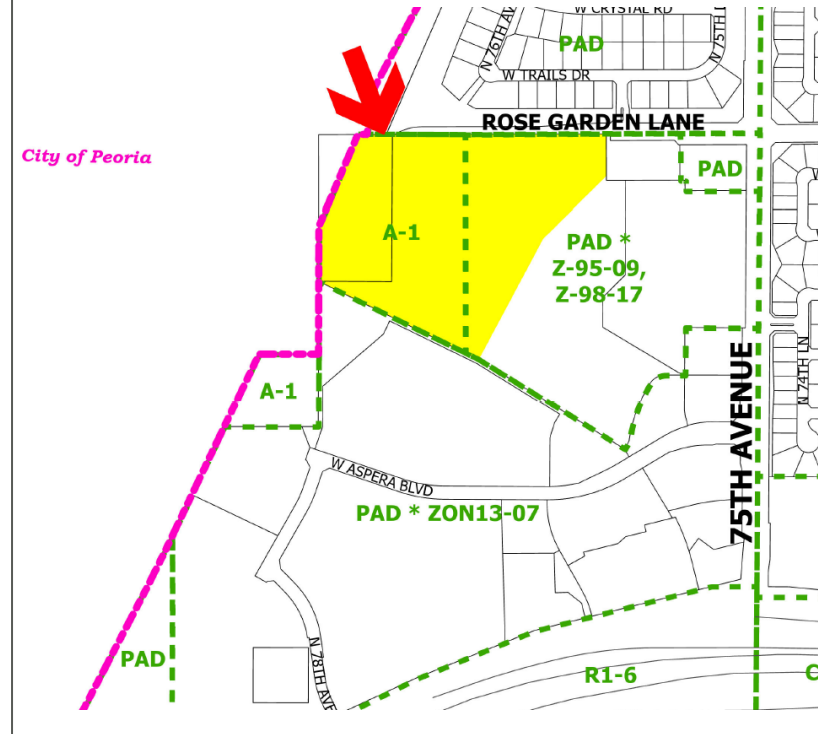
Brian Greathouse, Burch & Cracchiolo, School Campus LLC

General Plan / Zoning

General Plan Proposal: HDR 20

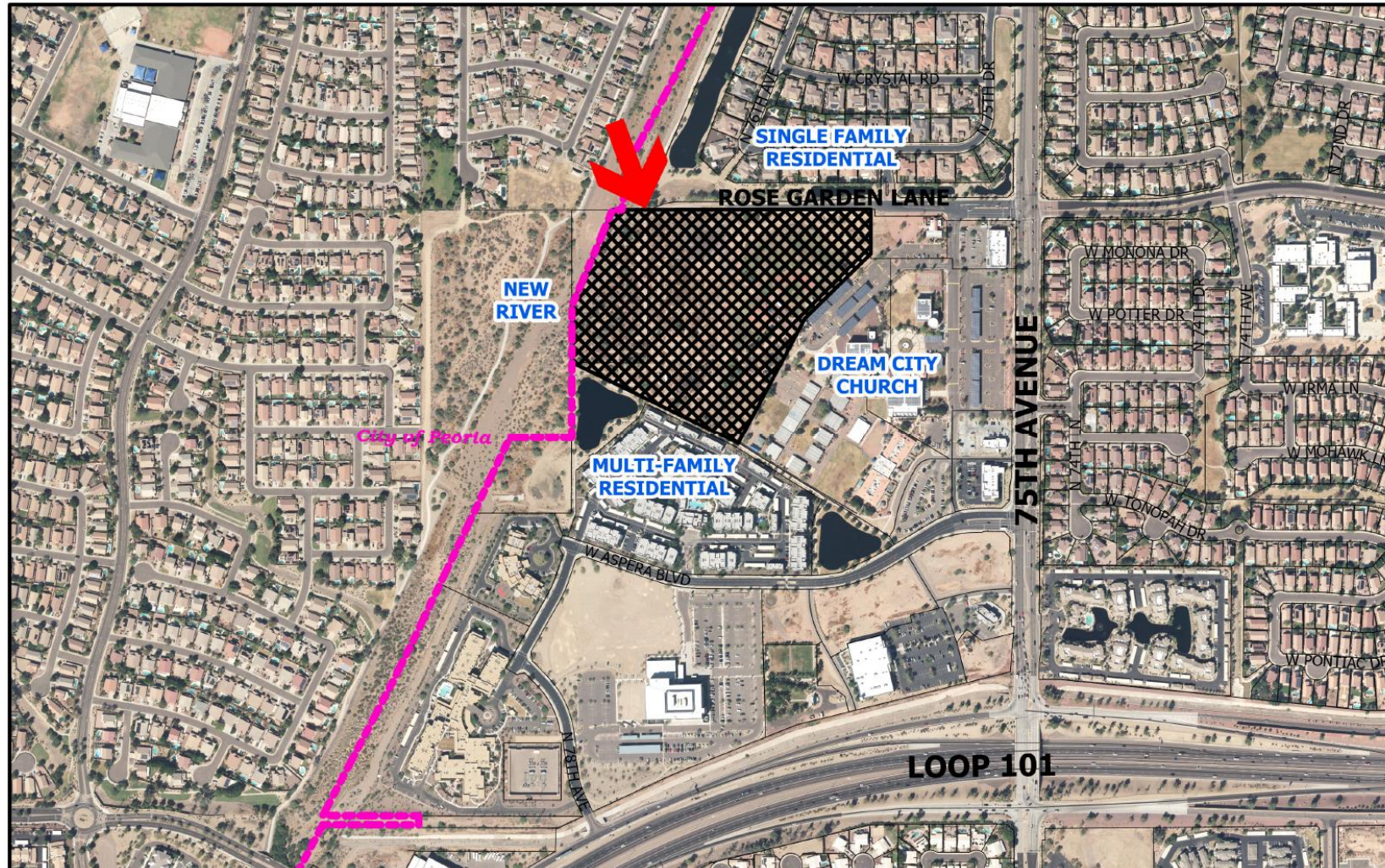


Zoning Proposal: PAD



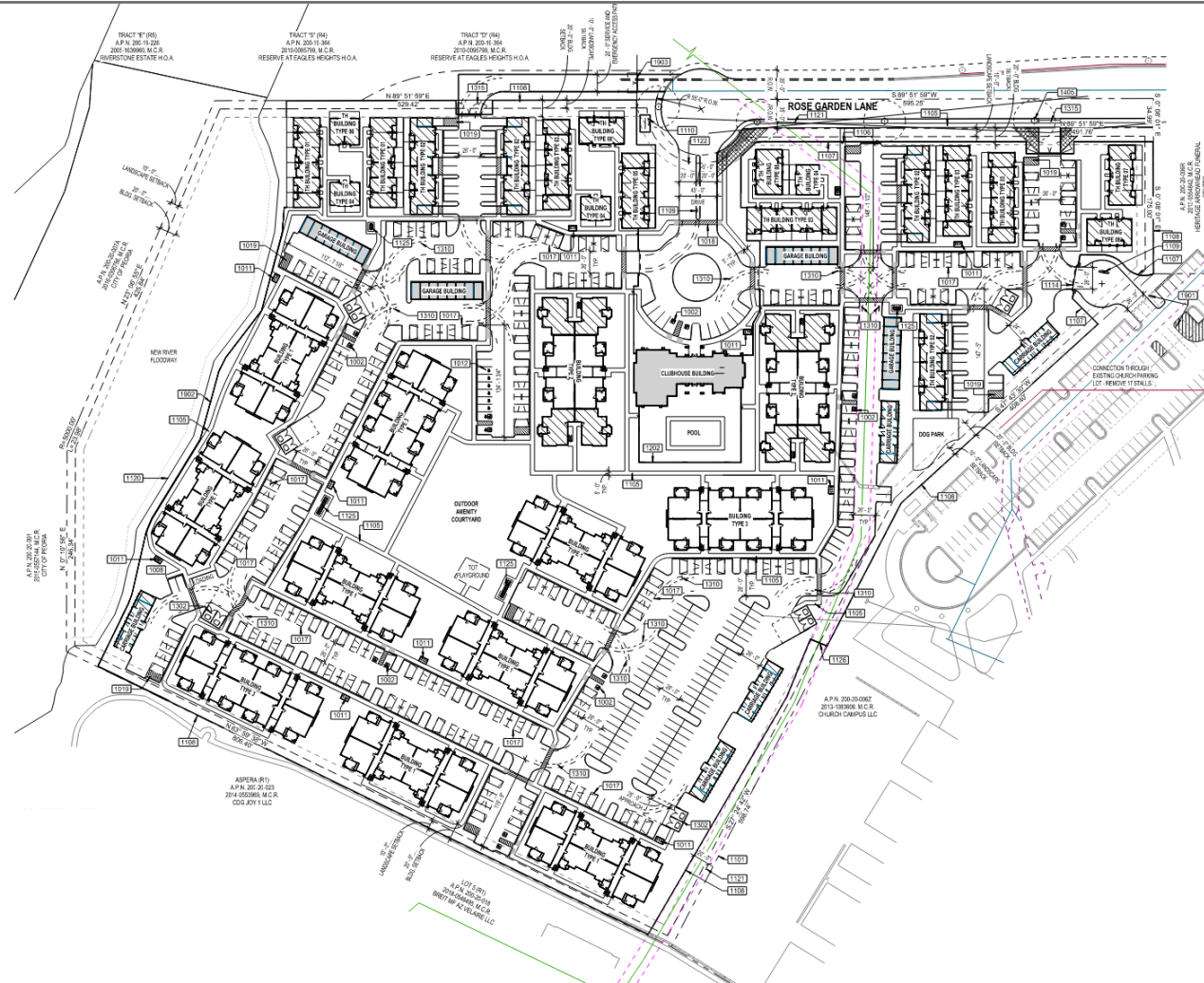


Aerial Map





Conceptual Site Plan



Conceptual Elevations





Public Involvement

- Notice mailed June 4, 2024.
- In-person neighborhood meeting held June 19, 2024.
- Hearing notices mailed on March 5, 2025.
- Advertised in *The Arizona Republic* on March 5, 2025.
- Property posted on-site March 7, 2025.



Findings & Analysis

- The project site plan demonstrates effective use of land, circulation and site arrangement.
- The PAD proposes a unique multifamily development with innovative urban design.
- The proposed development is an innovative and appropriate use for the site.



Findings & Analysis

- The projects site design and building arrangement will take in to account the existing surrounding uses.
- Adequate utilities exist in the area.
- Proposal is consistent with General Plan goals & policies.



Recommendation

The Planning Commission should recommend approval of GPA24-04, as written.

The Planning Commission should recommend approval of ZON24-08, subject to the following stipulations:

1. Development shall be in substantial conformance with the Broadstone Arrowhead PAD narrative, final date stamped January 31, 2025.



Continued:

2. Per the City of Glendale Open Space and Trails Master Plan and Parks and Recreation Master Plan, the developer shall continue the trail system along New River, on the west perimeter of the project.



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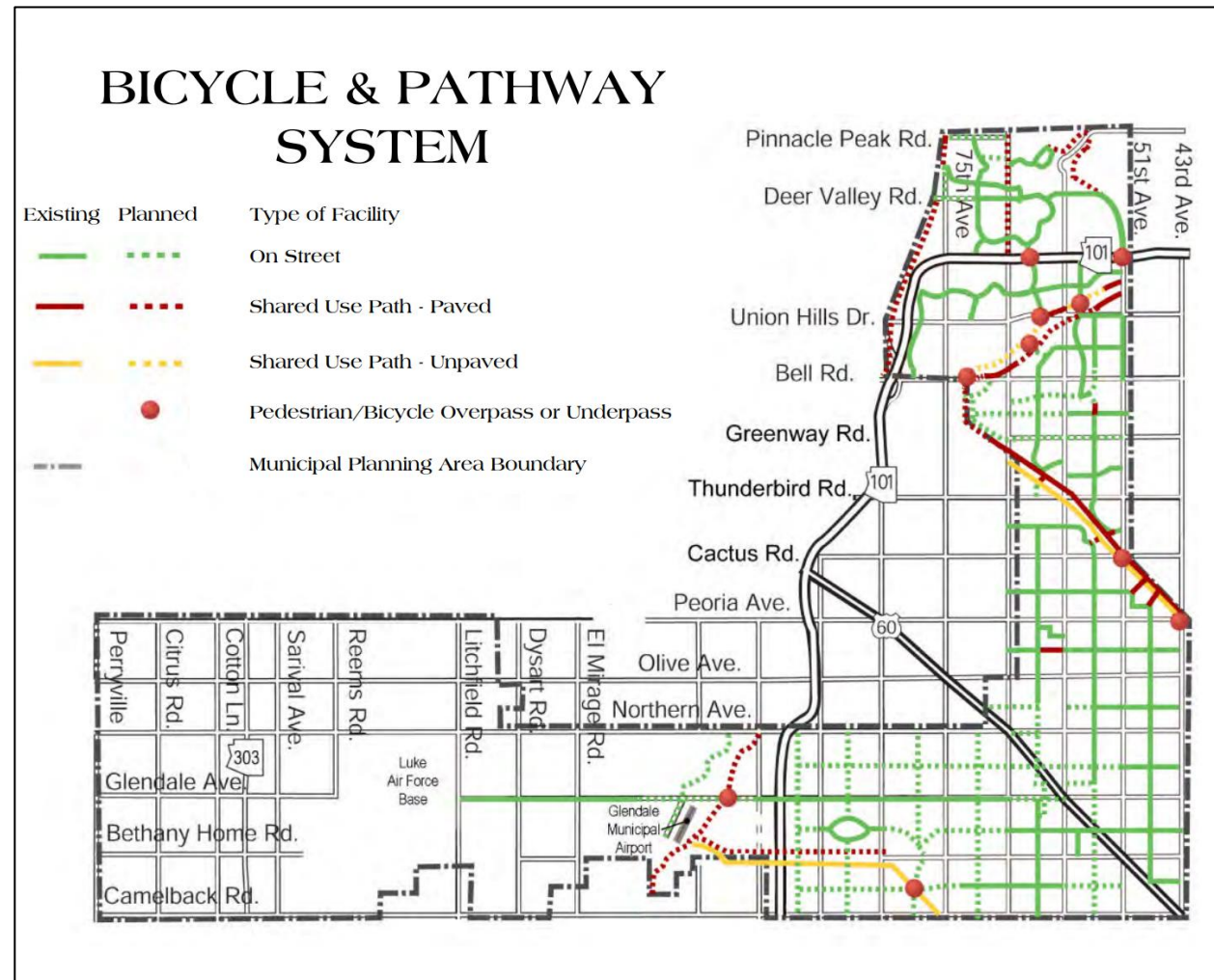
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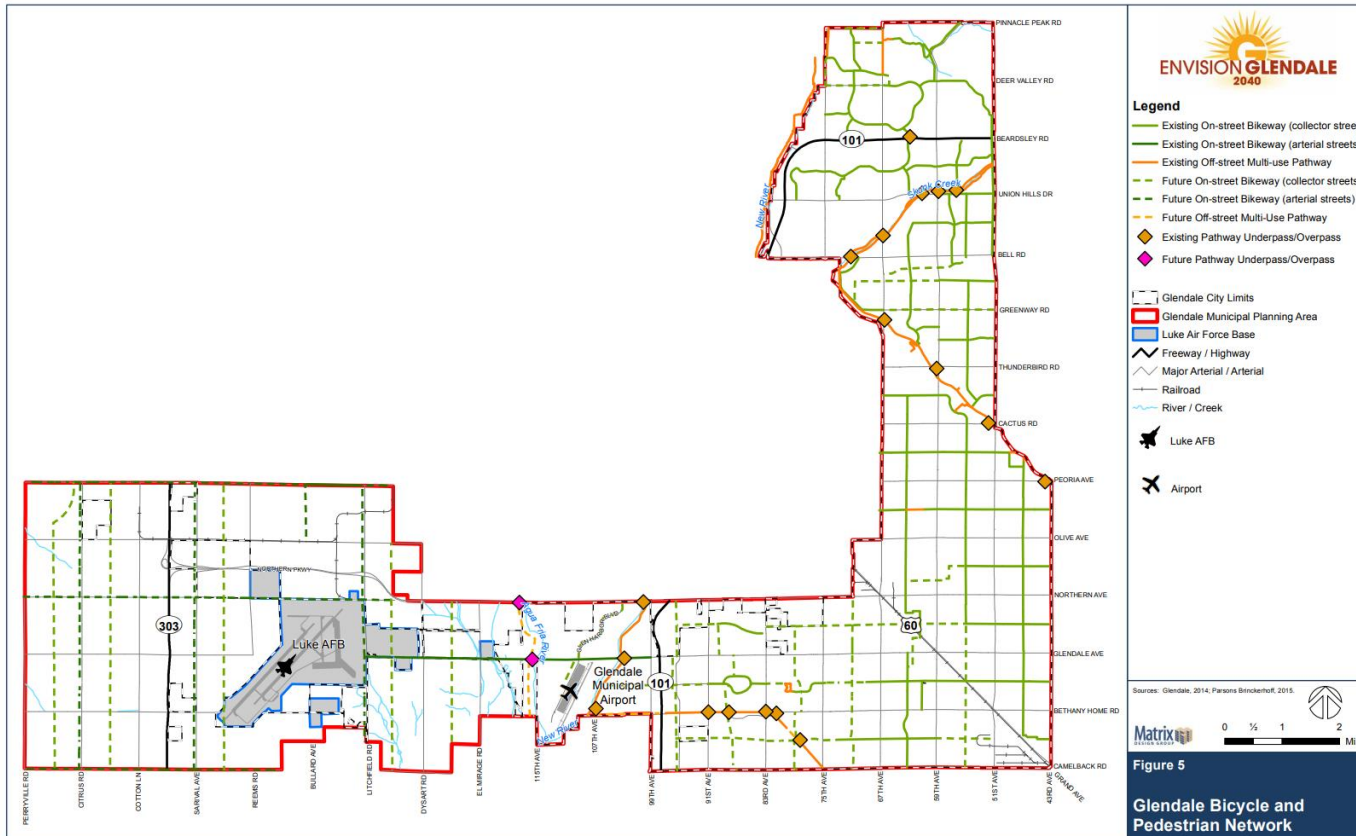


Open Space and Trails Master Plan





Parks and Recreation Master Plan



Bicycling and Pedestrian Element

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Envision Glendale 2040 | Bicycle and Pedestrian Network



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