



Veterans Community Project PAD GPA24-05 & ZON24-10

Planning Commission Hearing – April 24, 2025

Alex Lerma
Senior Planner





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).

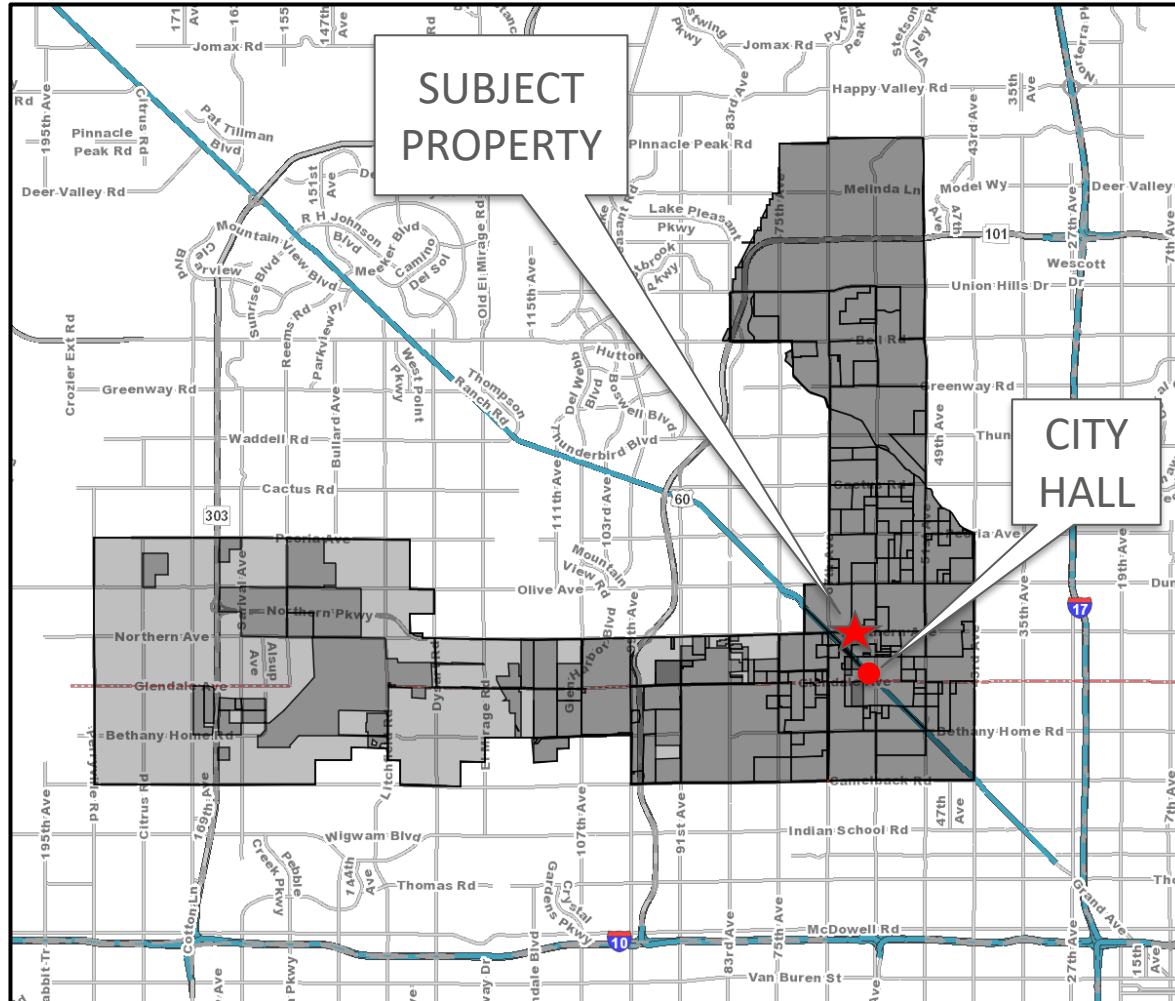
Applicant/ Owner:

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



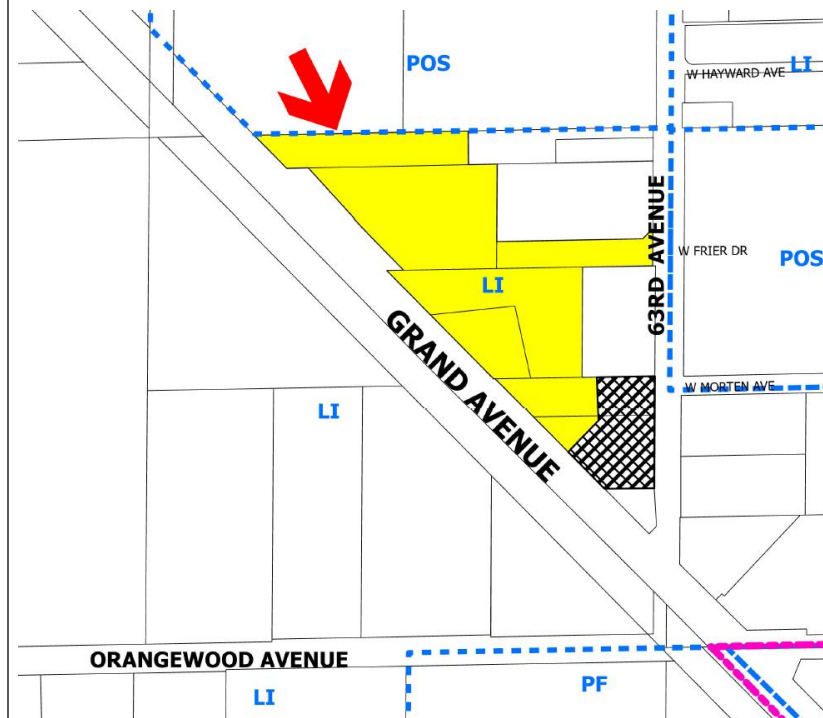
Vicinity Map

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

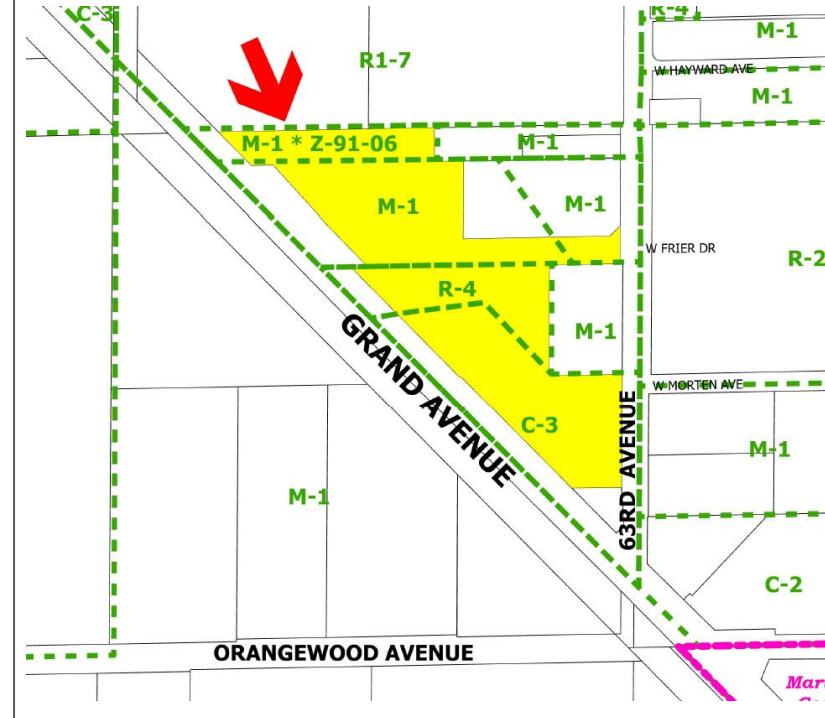


General Plan / Zoning

General Plan Proposal: HDR 20 & OFC



Zoning Proposal: PAD





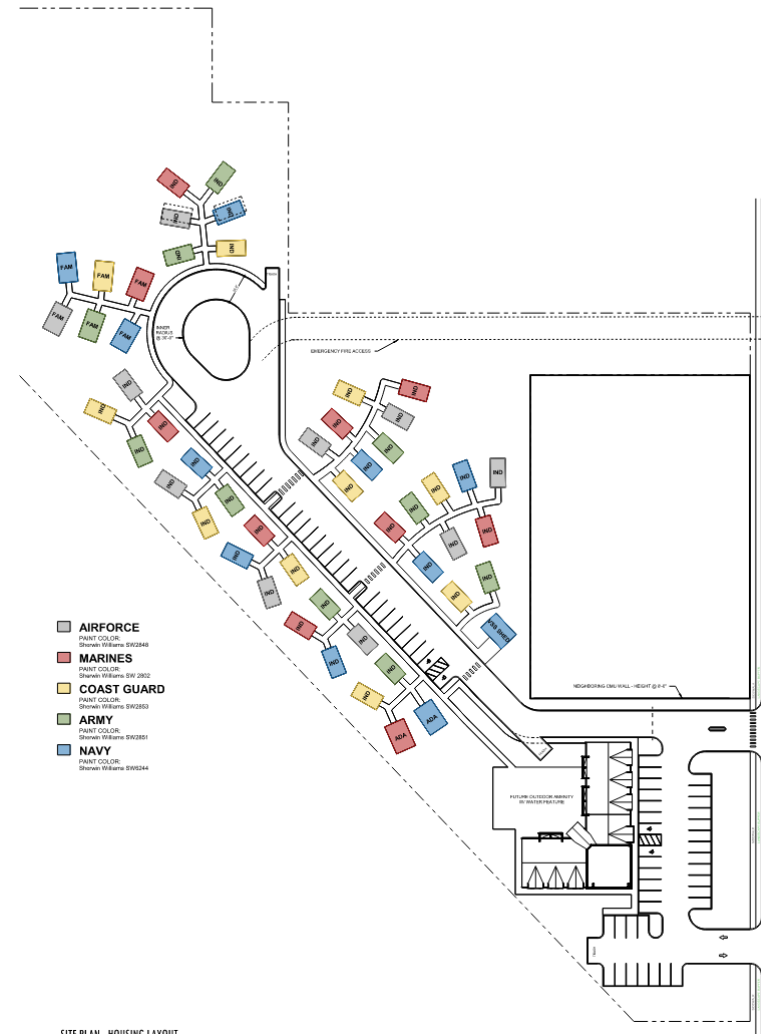
Aerial Map



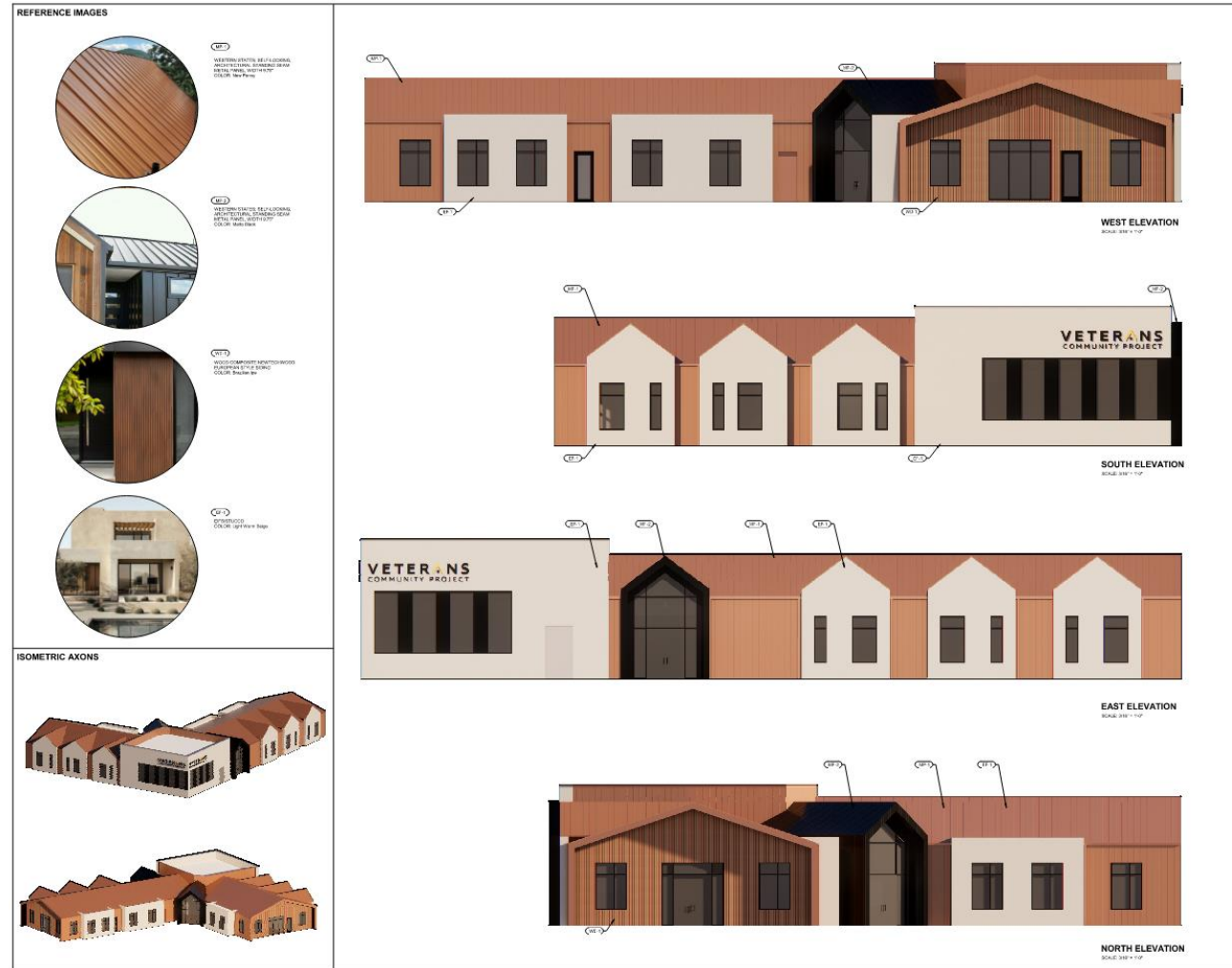
Conceptual Site Plan



Conceptual Elevations



Conceptual Elevations





Aerial Rendering





Public Involvement

- Notice mailed September 11, 2024.
- In-person neighborhood meeting held September 25, 2024.
- Hearing notices mailed on March 28, 2025.
- Advertised in *The Arizona Republic* on April 2, 2025.
- Property posted on-site March 4, 2025.



Findings & Analysis

- The PAD will serve as a tool to accommodate a unique mix-use project.
- The project primary focus is to provide transitional housing to homeless veterans.
- The PAD provides the needed flexibility to facilitate a project that could otherwise be challenging if implemented under different regulations.



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 GPA24-05, as written.

The Planning Commission should recommend 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.



Recommendation

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.



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