

VETERANS COMMUNITY PROJECT

Planned Area Development



Case: ZON24-10

+/- 10.25 Gross Acres

Located north of the northwest corner of 63rd Ave. & Orangewood Ave.

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

Planned Area Development Disclaimer

A Planned Area Development (“PAD”) is intended to be a stand-alone set of zoning regulations for a particular project. Provisions not specifically regulated by the PAD are governed by the City of Glendale (“City”) Unified Development Code. A PAD includes substantial background information to illustrate the intent of the development. However, these purpose and intent statements are not necessarily requirements to be enforced by the City. The PAD only modifies zoning ordinance regulations to fit the unique character of the project, site characteristics, and location. It does not modify other City Codes or requirements. Additional public hearings may be necessary, such as, but not limited to, right-of-way abandonments.

This PAD will provide the set of regulatory zoning provisions designed to guide the implementation of the overall development plan through the City of Glendale development review and permit process. The provisions provided within this PAD shall apply to all property within the PAD project boundary. The zoning requirements and development standards provided herein shall amend the various noted provisions of the City of Glendale’s Unified Development Code (as previously adopted and amended).

Principals & Development Team

Property Owner:

City of Glendale
c/o Matthew Hess
Deputy Director Community Services Dept.
5850 West Glendale Avenue, Suite SoCC
Glendale, AZ 85301
623 / 930.3682
mhess@glendaleaz.com

Applicant/Developer:



Ben Hendershot
Veterans Community Project
Vice President, National Expansion
8900 Troost Avenue
Kansas City, MO 64131
816 / 599.6503 X1401
bhendershot@vcp.org

Legal Team:

**GAMMAGE
&
BURNHAM**
Attorneys at Law

Gammage & Burnham PLC
Stephen W. Anderson, Esq.
Dennis M. Newcombe, Senior Planner
40 North Central Avenue, 20th Floor
Phoenix, Arizona 85004
602 / 256.4422 - sanderson@gblaw.com
602 / 256.4446 - dnewcombe@gblaw.com

Table of Contents

Section 1.	Overview / Purpose & Intent	5
Section 2.	Existing Site Conditions	8
Section 3.	Land Use Plan & Conceptual Site Plan.....	9
Section 4.	PAD Findings.....	11
Section 5.	Permitted Uses.....	12
Section 6.	Development Standards.....	13
Section 7.	Architectural Character.....	16
Section 8.	Signs Standards	17
Section 9.	Landscaping Requirements	17
Section 10.	Vehicular Circulation, Parking & Connectivity	17
Section 11.	Utilities and Services.....	18
Section 12.	Phasing	19
Section 13.	Conclusion	19

List of Exhibits

- Exhibit 1. Aerial Map
- Exhibit 2. Existing Zoning Map
- Exhibit 3. Proposed Zoning Map
- Exhibit 4. Conceptual Home Elevations
- Exhibit 5. Conceptual Office Elevations
- Exhibit 6. Conceptual Site Plan
- Exhibit 7. Permitted Uses, Conditional Uses, and Prohibited Uses
- Exhibit 8. Landscaping for Multiple Residence Districts

Section 1. Overview / Purpose & Intent

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 63rd Avenue and Orangewood Avenue (i.e., approximately 10.25 gross acres) (the “Property”). The Property 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. Per the City of Glendale Engineering Land Department (Jayme Chapin, P.E.), a new deed will be recorded transferring ownership from the City of Glendale to the VCP via a metes-bounds legal description combining the lots as one (1) lot for development. See **Exhibit 1: Aerial Map** for reference.

Veterans Community Project - Overview

The Veterans Community Project emerged from a shared vision among a group of former servicemen who all recognized the critical 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 ongoing challenges being faced by veterans transitioning from military service to civilian life. The result was first established in 2016 with the development of the Veterans Community Project residing in Kansas City, Missouri. The VCP seeks to empower veterans and their families, by sufficiently providing the necessary resources and care needed to improve the overall well-being of former servicemen and women. The VCP's endearing initiative and persistent dedication for this movement did not go unnoticed. This assistance program began to receive overwhelming support and recognition from the community, government agencies, and philanthropic organizations. This reception allowed the VCP to expand their services to communities across the country, with the objective of combating the homeless crisis among veterans nationwide.

This inspiring project came from a critical and ongoing observation from the group, who continually witnessed their fellow servicemen getting inadequate care needed from a traditional transitional housing program. Often veterans participating in this program experience insufficient support and necessary resources for them to be reintegrated successfully. With a deep understanding of the physical, emotional, and psychological distress being experienced by veterans, the founders of the VCP envisioned a more innovative and holistic approach to tackling veteran homelessness to bridge the gap in existing services.

By recognizing the need for a successful housing initiative for veterans, the group sought out experts of existing organizations and agencies within the social services community. The VCP established partnerships to collaborate with established programs within the City, County, and State to support Homeless Veterans.

The Village Center houses the VCP staff. The staff at this Glendale facility is not projected to exceed 15 persons at any given time. Staff is on site during business hours; staff does not remain overnight at the Village Center. Services are provided to VCP residents only; services are not available to members of the general public.

The small home concept, which would serve as a foundational element of VCP's housing program, identified that privacy, security, and a sense of belonging are crucial for Veterans on their path to stability. The founders designed and constructed purpose-built small homes tailored to meet the unique needs of Veterans. These small homes were carefully planned, taking into consideration the placement of doors, windows, and other features to enhance the safety and well-being of Veterans, particularly those impacted by post-traumatic stress disorder (“PTSD”).

With the small homes community serving as a central element, VCP saw immediate and profound results with these small homes and the support programs offered. 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.

VCP housing is entirely transitional. The intent is to stabilize our residents so that they can then move on to permanent, independent housing. VCP works so that most of its residents stay for several months, around a year, but the maximum stay can last as long as 24 months.

The structure of Veterans Community Project with its national headquarters in Kansas City allows for substantial support of each site, a guarantee of quality control over programming, as well as a respect for localism. Each VCP campus operates with independence and productive autonomy.

This is important from a philanthropic perspective because it is the reason why every dollar raised specifically for a VCP campus by local donors goes to the operation and growth of that campus, not to VCP's national headquarters or any other VCP campuses across the nation. Money raised for a specific VCP stays with it.

It is worth noting that in the United States, the issue of homeless veterans remains a pressing concern. According to the most recent data from the U.S. Department of Housing and Urban Development (“HUD”), an estimated 38,000 veterans experienced homelessness on a single night in January 2023. This figure represents a slight decrease compared to previous years, reflecting the progress made in addressing this critical issue. However, there is more to be done to ensure that every Veteran has a stable and secure place to call home.

Veterans, who make up 10.6% of the U.S. population, are twice as likely to experience homelessness when compared to non-military citizens. Recent studies have also shown that female Veterans have a homelessness rate that is more than twice that of their civilian counterparts. Unsheltered Veterans are more than 90% men.

Veterans Community Project is excited about the opportunity to develop a quality Veterans small homes community with ancillary support services with the support of the City of Glendale.

Request

The City of Glendale's General Plan Land Use Designation on the VCP parcels is Light Industrial ("LI") with multiple zoning categories (i.e., M-1, C-3, and R-4). **See Exhibit 2: Existing Zoning 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"). The request to rezone to a Planned Area Development ("PAD") is to develop a residential community of smaller homes that provide transitional housing, coinciding with assisting services, to aid homeless veterans and those returning from their military service. **See Exhibit 3: Proposed Zoning Map** for reference.

The purpose of this PAD request is to facilitate the development of a small homes community which will provide approximately fifty (50) small, site-built homes. **See Exhibit 4: Conceptual Home Elevations** for reference. 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. Attention to the building façade includes the placement of building materials and finishes such as: plank lap siding, smooth face CMU, and metal, with an emphasis on fine-grained scale and texture. **See Exhibit 5: Conceptual Office Elevations** for reference.

The community will include options for families along with outdoor spaces which could include a pool or water feature for the residents, outdoor gazebo, and plenty of community/interpersonal gathering opportunities. The maximum density is 20 dwelling units per acre, which will provide flexibility based on the potential for additional units in future. The maximum building height proposed is 1-stories or 24 feet. VCP will provide one (1) parking space per every 2 units, which will amply serve the needs of the community based on their experience. The VCP Village Center will have 20-30 parking spaces for staff and visitors.

As mentioned, the intent is to request a Minor General Plan Amendment from the current designation to 8.65 gross acres of High Density Residential: 12.0 - 20.0 dwelling units per acres ("HDR-20") and 1.59 gross acres of Office ("OFC"), and a rezone to a PAD on the Property to accommodate future expansion (i.e., residential density), modified development standards, parking relief, mix of uses (i.e., services), etc. for Veterans. **See Exhibit 6: Conceptual Site Plan** for reference.

Goals & Objectives. The goals and objectives of the Veterans Community Project PAD include:

- Activate a vacant, underutilized property with a residential development at an appropriate density adjacent to community services, transit, and major roadways.

- Provide homeless veterans transitional housing that support a variety of individuals and families in need.
- Provide amenities, including shade and landscaping that promotes pedestrian/community activity through a more vibrant, comfortable environment.
- Encourage architecture and design that create a unique sense of place.
- Provide usable active and passive open spaces for its residents.
- Increase the economic vitality of the area as well as supporting the surrounding commercial, employers, and community services with a complementary transitional veterans' homeless residential development.

Section 2. Existing Site Conditions

The Property is an odd configuration comprised of approximately \pm 10.25-gross acres of land. The existing mix of land uses include:

- 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 63rd 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 63rd Avenue.
- There are residential homes/subdivisions located approximately 600-feet to the east. The Property has direct access to both 67th and Maryland Avenues.

The proposed site plan considers the surrounding context and includes specific design measures to address appropriate vehicular and pedestrian access, setbacks, open space/amenities, and building locations as well as integration between the VFW Post 1433 Sandy Coor. We believe the location of the proposed VCP development site plan works well with the existing land uses in the area. The site is ideally positioned to capitalize on safe and convenient public transit access.

The proposed VCP transitional housing development is consistent with the existing land use fabric and provides a nice mix of uses as well as fulfilling an important need for the City and larger Veteran's community.

Section 3. Land Use Plan & Conceptual Site Plan

The proposed conceptual site plan for the Property provides for a small homes community which will provide approximately 50 "small 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. The community will include options for families along with outdoor spaces which could include a pool or water feature for the residents, outdoor gazebo, and plenty of community/interpersonal gathering opportunities. The maximum building height proposed is 1-stories or 24 feet. Based on their experience, VCP will provide one (1) parking space per two (2) units, which will amply serve the needs of the community. The VCP Village Center will have 20-30 parking spaces for staff and visitors. Access to the site will occur off 63rd Avenue, which is proposed to be a gated access drive.

Preliminary Details of Proposed Development:

Unit Mix –Small Homes

- 2 (ADA Accessible at 387 sf)
- 6 (Family units at 352 SF)
- 42 (Individual units at 270 SF)

Community Amenities/Services could include:

- Barbeques
- Outdoor playgrounds
- Outdoor dining ramadas
- Pool or water feature for the residents
- Gazebo
- Walking Trails
- Dog park

This village will consist of 50 small homes. Each home is fully functional to support independent living with a full kitchen and restroom along with sleeping area. The development consists of:

- (42) individual units designed to sleep one individual; 270 SF.
- (6) family units designed to accommodate up to five individuals; 352 SF.
- (2) ADA units; 387 SF

The architectural materials are appropriate to the Arizona climate, and the massing of the small homes includes both flat and pitched roof designs to add variety to the neighborhood. The primary material is stucco with reflective metal sloped roofs and white membrane flat roofs. Each unit also has a private, shaded porch, and units are clustered into small enclaves to promote sense of community.

The layout of the small homes are trauma informed, meaning they have taken into consideration needs of veterans who often suffer from PTSD and hyper-vigilance. Access points and windows are intentionally placed to avoid site line conflicts. Houses are stand-alone to avoid unsettling noises through walls of adjacent units to provide the best privacy and security to veterans.

The colors used on the exterior of the units are representative of the five branches of the military. Colors and building styles are scattered throughout the development to provide character and variety.

An aside: the organization has learned from other villages that most veterans needing full ADA amenities are better served through the VA organization or other more suitable organizations so the demand in these villages for full ADA units is limited.

The Village Center provides a central location for support services for village residents. The Village Center has a gathering area for events or trainings, mailboxes for all residents, small group meeting or counseling rooms, and office space for staff. A typically village staff at full occupancy consists of an Executive Director, Development Director, Volunteer Manager, five Case Managers and a Case Management Director, Operations Director and an After-Care Case Manager support. The Village Center provides wrap-around support to village residents.

Architecturally, the Village Center is designed to complement the village in both scale and architectural finishes. In this case, the Village Center will have light-colored stucco and copper-color metal siding/roofing panels. Gabled portions of the front façade mimic small homes and help to reduce the scale of the commercial/office building to fit the balance of the site and neighborhood where they are located. The front door for visitors is oriented toward the street (63rd Ave.) and parking while the primary entrance for village residents is located on the opposite side facing the village. Since most traffic to the Village Center will come from the village-side entrance (typically on the back of the building), we consider this the primary entrance.

Exact amenities for each village vary depending on the climate and needs of residents. Typically, these include walking trails, shaded outdoor spaces/pavilions, community gathering space and, in this case, an outdoor water feature (pool or other type of water amenity). Exact needs are yet to be determined but ample space has been provided on-site for these features. Often, landscaping is provided to meet city requirements, and over time is augmented through donations and support from community resources. Where appropriate, we have also provided community garden space in some villages.

Pedestrian pathways are provided throughout the site with multiple pedestrian corridors established to the public streetscape and adjacent properties. Guest parking is provided throughout with gated access for the residents, employees, and their guests.

The traffic impact for the proposed development compliments and will not derogate from the surrounding traffic patterns and will have minimal impact on the surrounding urban area/street network.

With regards to the parking, the objective is to establish parking consistent with the use/user which is transitional housing for homeless veterans. The Veterans Community Project will coordinate with service providers to provide options for their residents' transit needs. Moreover, the VCP team have built similar communities with parking standards to match with no impact.

Section 4. PAD Findings

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

The proposed development is a creative and effective use of this odd-shaped vacant, infill land for the expansion of housing and services to support homeless veterans. Moreover, providing a transitional housing option for veterans located near public transit (i.e., buses), can help mobility for residents and increased ridership for transit.

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

This provision of the PAD recognizes the need for incorporating a unique residential type (i.e., small homes community) in the area and addressing the needs of homeless veterans, which brings energy to areas of the City in need of investment. The PAD zoning standards meet many of the R-4 development standards (see below) with only a few slight modifications to fit within this use/urban/odd-shaped infill Property.

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

A primary purpose of the Veterans Community Project PAD is to establish a foundation to encourage, assure and maintain a quality small homes community with support accessory uses for their residents. Moreover, transitional housing for homeless

veterans (i.e., small homes) is an important attribute for the City and community at large.

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

The proposed small homes community will meet the intent of the City's Design and Development requirements in providing a high standard of building design through quality/sustainable materials in an overall sustainable development. The proposed development on the Property will require Design Review to ensure quality and consistent development theme/integration. The semi-urban nature and adjacency to the existing Grand Avenue (U.S. 60 Freeway) is ideally suited for more density of use, but not as intense as the underlying industrial zoning. Most importantly, the activation of this Property with a residential use will attract new investment and improve safety in the area, and ultimately stabilize the area's tax base for the City of Glendale.

- 5) *Provide a process which relates the urban design and scale of project to the unique characteristics of the site.*

The proposed development on the remaining vacant, infill site will be supported by adequate utilities, transportation, and drainage. The surrounding area is largely developed with existing utilities and infrastructure already in place. The abutting streets are more than adequate to accommodate the future traffic with ease.

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

The proposed Veterans Community Project PAD is consistent by promoting housing options and managing social issues, especially homelessness, enhancing the City of Glendale.

Section 5. Permitted Uses

Permitted Uses, Conditional Uses, and Prohibited Uses shall comply or as modified by this PAD document with the standards listed in Table 2.400-1: Table of Allowed Uses for Multiple Residence Districts for the R-4 zoning district under Section 35.2.402 Multiple Residence Districts Use Standards and Table 2.600-1: Table of Allowed Uses for Professional Office Districts for the G-O zoning district under 35.2.602 Professional Office Use Standards to support the VCP residents. **See Exhibit 7: Permitted Uses, Conditional Uses, and Prohibited Uses** for reference.

Section 6. Development Standards

Development Standards. The following development standards serve as the framework for the Project and support the level of intensity and building form that best integrates this community with surrounding area and roadways. Existing development standards provided by Table 2.400-2: Multiple Residence District Development Standards of City of Glendale’s Unified Development Code.

Standard	Existing (R-4) Development Standards	Veterans Community Project PAD Proposed Development Standards
Minimum Lot Area (Residential Uses)	2,178 SF	2,178 SF
Minimum Lot Area (Other Uses)	6,000 SF	6,000 SF
Minimum Width (Residential Uses)	N/A	N/A
Minimum Width (Other Uses)	60’	60’
Density (Residential Uses)	20 DU / AC	20 DU/AC
Density (Other Uses)	N/A	N/A
Maximum Building Height	48’ Limit to four story maximum	48’ Limit to four story maximum
Minimum Perimeter Setback (Front, Side & Rear)	20 feet, increase 1 foot to 1-foot ratio for buildings over 20 feet	10 feet , increase 1 foot to 1-foot ratio for buildings over 20 feet
Minimum Building Separation Requirement	N/A	Per the City of Glendale Building Code.

Standard	Existing (R-4) Development Standards	Veterans Community Project PAD Proposed Development Standards
Accessory Building Requirements	Section 35.3.203 Accessory Building and Structures AND Section 35.8.00 General Provisions of the Unified Development Code will regulate	Both the dwelling units and the office are <u>Principle Uses</u> within this PAD and shall comply with the Minimum Principal Setback standard.
Private Open Space	100 SF per dwelling unit	50 SF per dwelling unit
Public Open Space	30% exclusive of parking areas	30% exclusive of parking areas
Lot Coverage	50% Maximum	50% Maximum
Parking	<u>Multi-family Parking:</u> Studio or 1 Bedroom: 1 space per unit 2 or more Bedrooms: 2 spaces per unit 1 Designated guest space for every 3 units	1 parking space per residential units 1 parking space per each 500 sq. ft. of office space
Parking Spaces	10' x 20'	9' x 18'
Screening Walls	Section 35.4.200 Screening, Walls & Fences, of the Unified Development Code will regulate the applicable screening criteria/review.	For the Perimeter , Section 35.4.200 Screening, Walls & Fences, of the Unified Development Code will regulate the applicable screening criteria/review. Internal Screening walls are not required.

Standard	Existing (R-4) Development Standards	Veterans Community Project PAD Proposed Development Standards
Parking Garages, Canopies/Carports:	<p>Garages are encouraged.</p> <p>Complexes larger than 150 dwelling units are required to provide garages for 25% of the required parking.</p>	No garages or carports required.
Patios	75 sq. ft. Minimum	50 SR per dwelling unit (Porches qualify for this development standard.)
Sight Visibility Triangle	Required	Required per City of Glendale Standard Detail G-448R or as approved by the City Traffic Engineer.
Driveway Spacing	300 feet	150 Feet
Minor Amendments:	<p>A minor amendment to the PAD shall constitute a deviation that decreases of any of the following: required setbacks, landscaping, or open space and any increases in lot coverage, buildings/walls/fencing heights due to grade changes, architectural embellishments, and/or for screening purposes by no more than 10%. A minor amendment to the PAD shall be reviewed by all affected City departments and agencies and shall be approved administratively.</p>	

Section 7. Architectural Character

As previously stated, the small homes will have unique/interesting building façades that includes the placement of building materials and finishes such as: plank lap siding, smooth face CMU, and metal, with an emphasis on fine-grained scale and texture. Outdoor patios or porches will be utilized to create a neighborhood environment by encouraging community engagement/camaraderie. See **Exhibit 4: Conceptual Home Elevations** for reference.

SMALL HOMES - CONCEPTUAL BUILDING ELEVATIONS



The overall small homes and Village Center architectural vernacular will be designed to function as a cohesive/unique development and will integrate internally in both scale and architectural finishes. The Village Center will have light-colored stucco and copper-color metal siding/roofing panels. Gabled portions of the front façade mimic small homes and help to reduce the scale of the commercial/office building to fit the balance of the site and neighborhood where they are located. The front door for visitors is oriented toward the street (63rd Ave.) and parking while the primary entrance for village residents is located on the opposite side facing the Village. Since most traffic to the Village Center will come from the village-side entrance (typically on the back of the building), we consider this the primary entrance. See **Exhibit 5: Conceptual Office Elevations** for reference.

Village Center - Conceptual Building Elevation



Section 8. Signs Standards

Section 35.4.300 Signage of the Unified Development Code will regulate the applicable signage criteria/review, specifically utilizing the C-2 Zoning District's signage regulations for this PAD.

Section 9. Landscaping Requirements

The landscaping within the VCP will be in conformance with the Unified Development Code provisions for landscaping, including a variation of planting materials/sizes/quantities along the street frontages and in parking areas.

A low water use plant palette will reflect a lush desert feeling appropriate for the proposed development. The use of turf will be provided as needed for areas of activity and where appropriate. The landscape design will provide ample shade, variation in color, and variation in texture/form. Section 35.4.100 Landscaping of the Unified Development Code for Multiple Residence Districts will regulate the applicable landscaping criteria/review. **See Exhibit 8: Landscaping for Multiple Residence Districts** for reference.

Section 10. Vehicular Circulation, Parking & Connectivity

Vehicular Circulation & Parking. Primary vehicular access to is via 63rd Avenue.

Upon arrival, residents and guests will be greeted by a landscaped entryway with the main "Village Center" building providing offices for the support staff, community meeting space, mailbox locations, counseling/training rooms and other necessary amenities. The entryway will be gated past the "Village Center" into the private residences. Vehicular access outside the site is ideal with easy access going north/south and east and Grand Avenue to traverse further north/south and west.

VCP currently operates in Kansas City and St. Louis, MO, Longmont, CO, and Sioux Falls, SD, and is currently developing an additional planned community in Milwaukee, WI. In these Villages, most residents begin their stay without a personal vehicle due to economic restraints. Some residents will acquire a vehicle while residing in the community. VCP has monitored their existing locations over time, and it is a rare occurrence for all veterans to possess a personal vehicle within VCP's Villages.

With that said, the proposed site plan for this project shows a total of 67 parking spaces, with 30 spaces directly adjacent to the small homes and 37 spaces available at the Village Center parking lot. Twenty of the 37 spaces at the Village Center are reserved for residents of the community. The Village Center parking lot provides an additional 17 spaces for staff members, volunteers, and guests. There are 4 ADA spaces, 2 accommodating the designated ADA homes and the remaining 2 ADA spaces available at the Village Center parking lot.

The resident parking is at 1 parking space per unit. This ratio conforms with VCP’s historic experience. The proposed parking ratio of 1:500 SF for office-use is above the customary requirements of most municipalities, which often enforce parking ratios at 1:1000 SF for office-use. The VCP team has presented twice the amount of adequate office parking necessary to ensure the Village Center is accessible for visitors and additional onsite staff. The parking allocations proposed for the project site are intended for the specific use of the VCP, as well as its context within the surrounding area.

The site plan presented also refrains from using excessive asphalt and hardscape to deter the heat island effect, as well as reducing continuous maintenance for residents and members of the organization. In addition, no parking signs may be installed along 63rd Avenue abutting the project to make sure no parking occurs along their street frontage.

In conclusion the vehicular design and parking layout will complement the existing infrastructure and supply more than sufficient parking spaces for the life of the project.

Section 11. Utilities and Services

Public Utilities and Services Table	
Utility	Provider
Water	City of Glendale
Sewer	City of Glendale
Gas	Southwest Gas
Communications	Cox Communications
Refuse	City of Glendale
Law Enforcement	City of Glendale
Fire and Emergency Medical Services	City of Glendale
Electric	APS
Telephone	Cox Communications

Section 12. Phasing

The community will be developed in one (1) phase for the proposed 50-small homes and support building.

Section 13. Conclusion

The City of Glendale has invested significant infrastructure resources towards encouraging and providing sustainable, stable, and long-term housing, and the Veterans Community Project assisting homeless veterans to transition to permanent housing fits well towards that endeavor. The proposed Veterans Community Project is an infill development that will provide a unique residential option/living opportunity offered within this immediate area. Moreover, this proposed development will be catalyst for additional sustainable and appropriate development/redevelopment in the immediate area in whatever form that may take (i.e., residential, retail, office, etc.).

Veterans Community Project is excited to bring these small homes community development to this vacant, urban infill site. Removing a vacant/odd-shaped property (i.e., which is also an attractive nuisance) and replacing it with needed transitional housing will help transform the area and provide desired accessible homes to veterans. In summation, this proposed development will fulfill both the needs of the City of Glendale and the immediate area in many ways (i.e., new development, new housing type, reinvestment, quality, increased revenue, and greater security) as well as design.

Exhibits

Exhibit 1

AERIAL MAP



SUBJECT PROPERTY

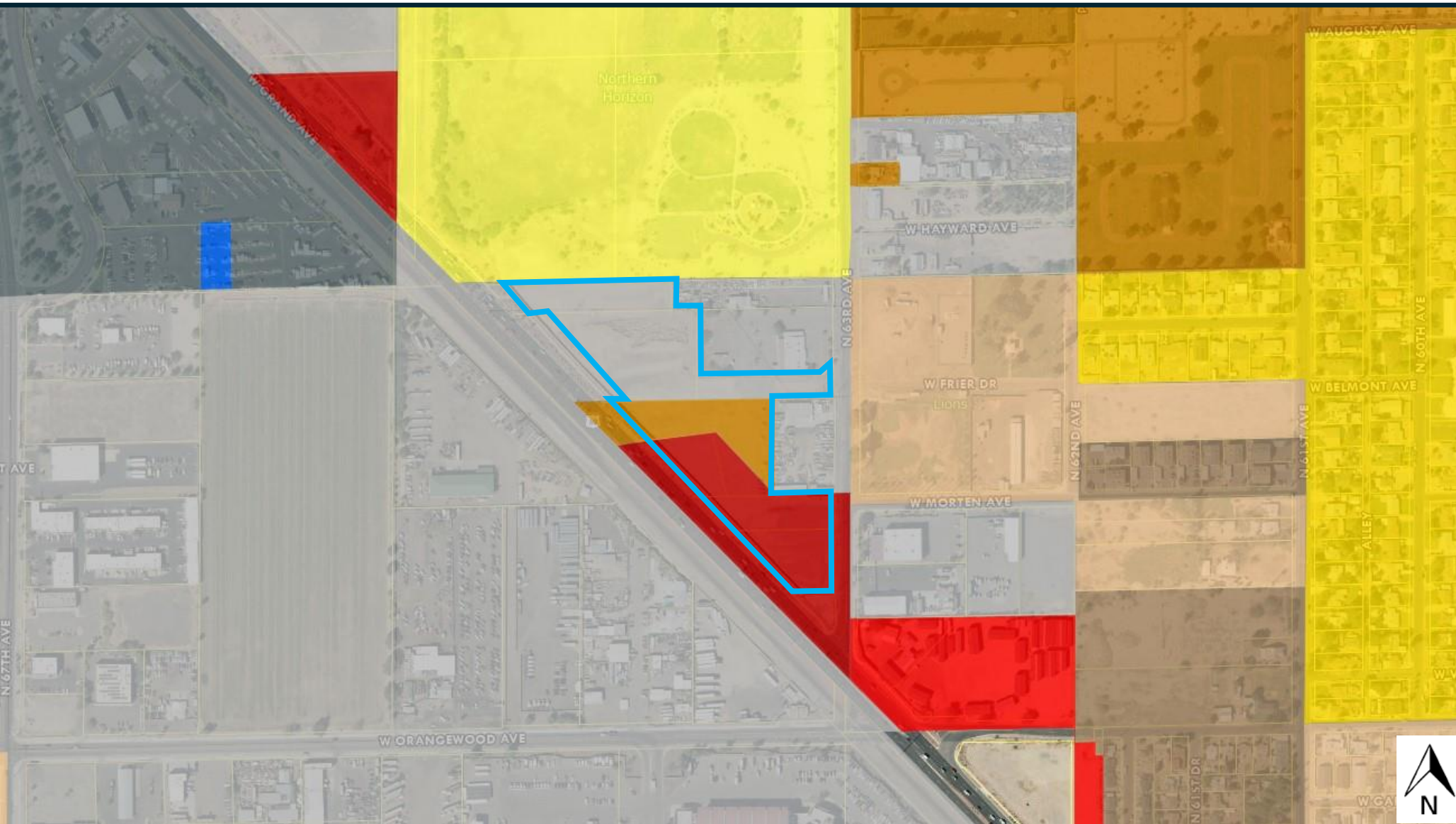


Exhibit 2

EXISTING ZONING MAP

LEGEND

- (R1-10) Single Residence
- (R1-8) Single Residence
- (R1-7) Single Residence
- (R1-6) Single Residence
- (R1-4) Single Residence
- (R-2) Mixed Residence
- (R-3) Multiple Residence
- (R-4) Multiple Residence
- (R-5) Multiple Residence
- (R-O) Residential Office
- (C-O) Commercial Office
- (G-O) General Office
- (PR) Pedestrian Retail
- (SC) Shopping Center
- (C-1) Neighborhood Commercial
- (C-2) General Commercial
- (C-3) Heavy Commercial
- (BP) Business Park
- (GCO) Glendale Centerline Overlay
- (CSC) Community Shopping Center
- (M-1) Light Industrial
- (M-2) Heavy Industrial



 SUBJECT PROPERTY

Exhibit 3

Exhibit 4

Exhibit 5

Exhibit 6



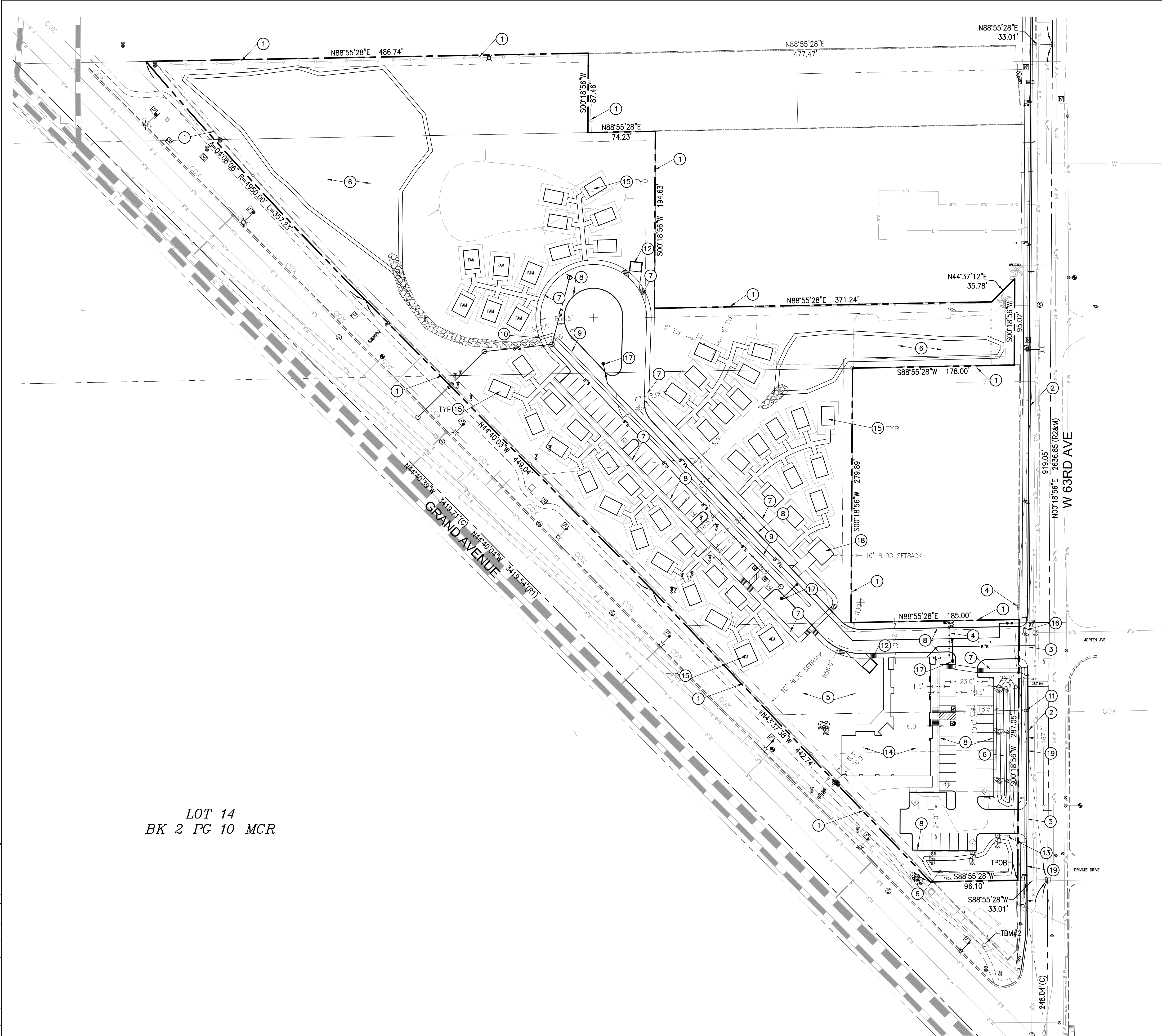
SITE PLAN - CONTEXT



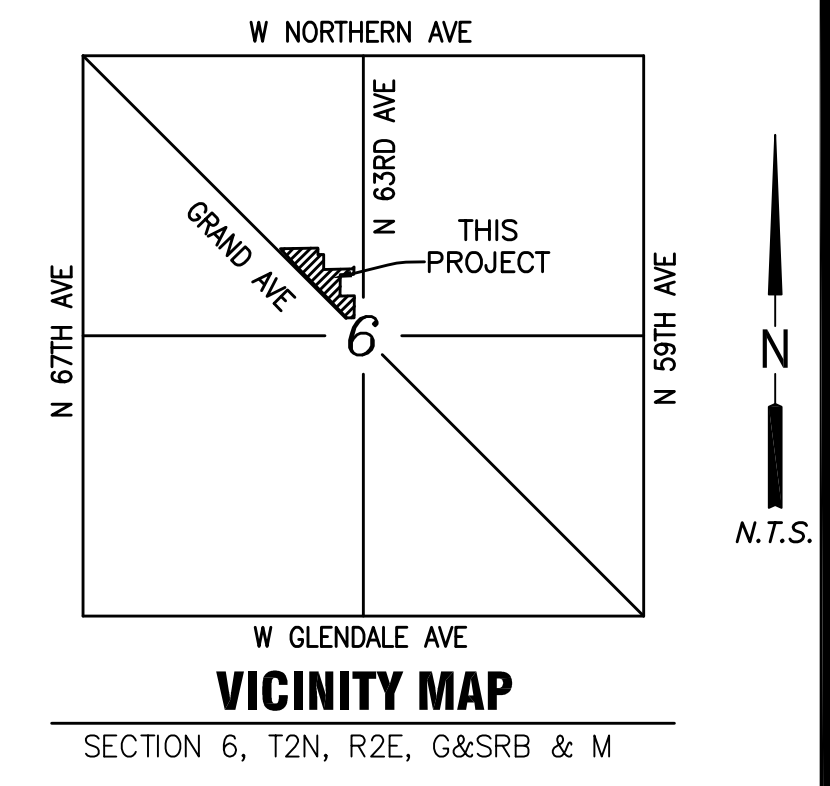
- AIRFORCE**
 PAINT COLOR:
 Sherwin Williams SW2848
- MARINES**
 PAINT COLOR:
 Sherwin Williams SW 2802
- COAST GUARD**
 PAINT COLOR:
 Sherwin Williams SW2853
- ARMY**
 PAINT COLOR:
 Sherwin Williams SW2851
- NAVY**
 PAINT COLOR:
 Sherwin Williams SW6244

SITE PLAN - HOUSING LAYOUT

Mar 07, 2025 - 2:45pm
 C:\WORKS\821\WCP_Glendale\DWGSS\AREA\821\Impr.plans 1-20-25.dwg



LOT 14
 BK 2 PG 10 MCR



SITE DATA

ADDRESS: NO ADDRESS ASSIGNED PER MARICOPA ASSESSOR NORTHWEST CORNER GRAND AVE & 63RD AVE GLENDALE, ARIZONA 85301

APN: 143-34-009S
 143-34-008G
 143-34-008H
 143-34-001B
 143-34-001A
 143-34-005A
 143-34-006C

EXISTING ZONING: M-1, R-4, C-3
 PROPOSED ZONING: PAD

GROSS SITE AREA - RES AREA: 376,976 SF / 8.65 ACRES
 GROSS SITE AREA - OFFICE AREA: 69,336 SF / 1.59 ACRES
 GROSS SITE AREA TOTAL: 446,312 SF / 10.25 AC

BLDG AREA RES AREA: 15,258 SF
 BLDG AREA OFFICE AREA: 7500 SF

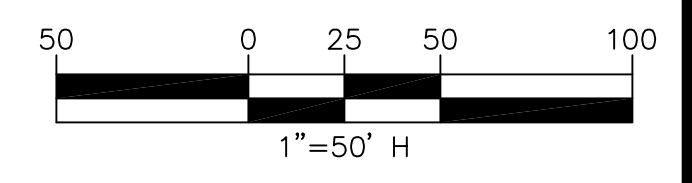
LOT COVERAGE RES AREA : 15,258 SF / 376,976 SF = 0.04
 LOT COVERAGE OFFICE AREA : 7500 SF / 69,336 SF = 0.11

PARKING CALC RES AREA: 1 PER 1 UNITS
 50 UNITS X 1.0 = 50 REQUIRED
 30 PROVIDED
 (28 STD + 2 ADA and 20 STD OVERFLOW TO VILLAGE CENTER LOT)

PARKING CALC OFFICE AREA: 1 PER 500 SF
 7500 / 500 = 15 REQUIRED
 37 PROVIDED
 (15 STD + 2 ADA ALLOCATED TO OFFICE AREA, 20 STD FROM TO RES AREA OVERFLOW)

TOTAL
 65 REQUIRED
 67 PROVIDED
 (4 ADA + 63 STD)

1. WALL / FENCE TO REMAIN
2. OFFSITE HALF STREET BY CITY CIP PROJECT
3. NEW DRIVE PER COG STD DET G-458
4. 287' SVT - WALL ADJUSTMENT REQUIRED
5. RESIDENT AMENITY AREA
6. SURFACE STORMWATER BASIN
7. SIDEWALK
8. VERTICAL CURB
9. VALLEY GUTTER
10. SCUPPER
11. OVERHEAD POWER TO BE CONVERTED TO UNDERGROUND BY CITY CIP PROJECT
12. REFUSE ENCLOSURE PER COG STD DET G-934
13. MONUMENT SIGN (SIGNS BY SEPARATE PERMITTING)
14. COMMUNITY BUILDING
15. SMALL HOMES (TYP)
16. RELOCATE TELCO BOX BY CITY CIP PROJECT
17. PRIVATE FIRE HYDRANT
18. STORAGE / MAINT BLDG
19. INSTALL CITY NO PARKING ON 63RD AVE FRONTAGE



PRELIMINARY-NFC

STEVEN R. BOWSER
 30489
 ARIZONA U.S.
 Expires 09/30/2026

Helix Engineering, LLC
 Engineering / Surveying / Consulting

3240 E Union Hills
 Suite 113
 Phoenix AZ 85050
 (PH) 602-788-2616
 www.hxeng.com

THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PRODUCED SOLELY FOR USE BY THE OWNER AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

Contact Arizona 811 at least two full working days before you begin excavation

Call 811 or click Arizona811.com

RELEASE	
DATE	
8-19-24	SITE PLAN
12-27-24	SITE PLAN
1-20-25	SITE PLAN
1-23-25	SITE PLAN
3-7-25	CITY COMMENTS

REVISIONS	
NO.	DATE
1	
2	
3	

PROJECT NAME

VCP

PROJECT ADDRESS

Grand / 63rd Ave
 Glendale, Arizona
 85301

PROJECT AREA

HELIX JOB NUMBER

821

SHEET TITLE

SITE PLAN

SHEET

PAGE

SP-1.1 1 OF 3

PLOT SCALE: 1:1 @ 24"x36"; 1:2.2 @ 11"x17"

COG LOG:

Aerial Render



Exhibit 7

Veterans Community Project | Allowed Uses

Table Of Allowed Uses		
Specific Use Type	P = Permitted Use C = Conditional Use (See “Specific Use Conditions by Use Category” After Table) X = Prohibited SU = Special Use	
	R-4	G-O
Agriculture Use Category		
Urban Agriculture, Noncommercial	P	P
Residential Use Category		
Dwelling, Duplex	P	P
Dwelling, Single-Family Attached	P	P
Dwelling, Single-Family Detached	P	P
Dwelling, For Rent Community	P ^[1]	P
Dwelling, Multi-Family	P	P
Dwelling, Live/Work	P	P
Mixed-Use Residential	P	P
Group Care Home	P	P
Residential Care Home	P	P
Residential Care Center	P	P

Veterans Community Project | Allowed Uses

Table Of Allowed Uses		
Specific Use Type	P = Permitted Use C = Conditional Use (See “Specific Use Conditions by Use Category” After Table) X = Prohibited SU = Special Use	
	R-4	G-O
Senior Care, Assisted Living, and Memory Care Facilities	P	P
Short-term or Vacation Rental	P	X
Public/Semi-Public Use Category		
Business or Trade School	X	P
Child Care, Center	P ^[2]	P ^[2]
Community Playfields and Parks	P	P
Community Recreation Center	P	P
Government Offices and Civic Buildings	P	P
Place of Worship	P ^[1]	P ^[1]
Private Schools, Colleges, and Universities; without Dormitories	C	C
Private Schools, Colleges, and Universities; with Dormitories	C	C
Wireless Facility (Including Tower and Supporting Facilities)	P	P

Veterans Community Project | Allowed Uses

Table Of Allowed Uses		
Specific Use Type	P = Permitted Use C = Conditional Use (See “Specific Use Conditions by Use Category” After Table) X = Prohibited SU = Special Use	
	R-4	G-O
General Commercial and Professional Office Use Category		
Coffee Shop, Café or Bakery	X	P
Financial Institution	X	P ^[1]
Hotels, Resort	X	(requires SU)
Medical, Offices and Clinics	X	P
Medical, Urgent Care	X	P
Medical, Hospitals	X	P
Marijuana Dispensary	X	P ^[1]
Office, Business or Professional	X	P
Personal Services	X	P ^[1]
Restaurant	X	P
Retail, General	X	P

Veterans Community Project | Allowed Uses

Table Of Allowed Uses		
Specific Use Type	P = Permitted Use C = Conditional Use (See “Specific Use Conditions by Use Category” After Table) X = Prohibited SU = Special Use	
	R-4	G-O
[1] Specific Use Conditions by Use Category. [2] Child Care, Center: Any facility licensed by the Arizona State Department of Health Services in which care and supervision for five (5) or more persons is regularly provided for compensation for periods of less than 24-hours per day. This classification includes nursery schools, preschools, day care for children or adults, and any other non-residential day care facility licensed by the State of Arizona.		

Specific Use Conditions by Use Category

Residential

Dwelling, For Rent Community

1. Permitted Density range: 10-14 du/ac.
2. Design Standards

Unless modified within the information below, development of this use type shall comply with the provisions of general applicability to that of a Multiple Residence development.

- a) Residences within For-Rent-Communities shall be predominately grouped around pedestrian-oriented landscaped pathways and courtyards to create a sense of place, and connectivity within the greater development.
- b) Each For-Rent-Community shall provide a minimum of three (3) architectural styles for the residences that are genuinely distinct from another and provide varying rooflines. A minimum of three (3) color schemes shall also be used for each architectural style to add variety and visual interest to the overall development.
- c) Each residence shall feature four-sided detailing including but not limited to masonry, shutters, corbels, column details, and gable end detailing, appropriate for the architectural styles of the overall development.
- d) The massing of buildings within the development shall include articulated facades and varying roof forms.
- e) Common open space areas shall be distributed throughout the development in convenient and accessible locations for residents to use and enjoy.
- f) All residences shall include a private yard enclosed by a 6-foot fence or wall.

Veterans Community Project | Allowed Uses

- g) Minimum common active open space shall be provided at a ratio of 125 SF per bedroom of the overall development. Minimum private yard space shall consist of 200 SF for 1 bd units and 300 SF for 2 bed units and above. The minimum depth of private yards shall be 8 feet.
- h) Individual buildings shall be clustered and oriented toward pedestrian and open space pathways, and they shall comply with all applicable building code requirements. Between the buildings, will be laid out with sidewalks, landscaping, shading, and a pattern of shared common area spaces. The minimum unobstructed sidewalk width shall be five (5) feet in width.
- i) Primary entrances into each For-Rent-Community shall incorporate enhanced landscaping features and alternative paving materials to create a distinct entry feature.
- j) Perimeter walls, constructed of masonry, will be of a design complementing the existing surrounding area while using materials and colors that are consistent with the on-site architecture. Walls shall undulate or use pilasters to break up long linear expanses along street frontages.

Dwelling, Live/Work

1. All work activities and spaces shall adhere to the Home Occupations (Class I) Use Conditions:
 - a) Is conducted entirely from within the principal residence with no activity or storage in the garage or other accessory buildings, or in other outdoor areas, except as allowed below;
 - b) Is conducted only by a resident or residents of the dwelling unit (no employees other than the family), no outside employees visit the site;
 - c) Does not have any customer traffic or more than one (1) commercial delivery vehicle a day coming to the residence related to the home occupation;
 - d) Produces no offensive noise, vibration, smoke, dust, odors, heat, or glare beyond the boundaries of the property;
 - e) Is clearly incidental and secondary to the use of the dwelling unit for residential purposes with storage for the use limited to a maximum of five (5) percent of the total floor area and a maximum of ten (10) percent of the collective floor area of the garage or accessory building;
 - f) Has no signs or other exterior evidence of its existence;
 - g) A valid City sales tax and business license is maintained for business purposes;
 - h) Activity shall be limited to the hours between 7:00 a.m. and 10:00 p.m.; and
 - i) Any parking incidental to the home occupation shall be provided on site.
2. All work activities and spaces shall adhere to the Home Occupations (Class I) Use Conditions:
 - a) Is conducted entirely from within the principal residence with no activity or storage in the garage or other accessory buildings, or in other outdoor areas;

Veterans Community Project | Allowed Uses

- b) Is conducted only by a resident or residents of the dwelling unit (no employees other than the family), no outside employees visit the site;
 - c) Does not have any customer traffic or more than one (1) commercial delivery vehicle a day coming to the residence related to the home occupation.
3. Except as may be provided by conditional use permit approval in conjunction with a Home Occupation (Class II), no accessory use shall include outdoor display or storage of any of the following listed items, when such items are visible or emit odor, dust, gas, noise, vibration, smoke, heat, or glare, beyond any boundary of the lot on which such items are displayed or stored:
- a) Any building or landscaping materials.
 - b) Any machinery, construction trailers, parts, or appliances.
 - c) Vehicles which are unlicensed, inoperable, or registered to or owned by persons not residing on, or the guests of persons residing on the premises.
 - d) Any other chattel used for or intended for a commercial purpose or ultimate use other than to subject premises.

Mixed Use Residential

1. Mixed-use residential uses shall be located in the same building and shall include residential uses in conjunction with retail sales or retail services or office uses, as described in provision 9 below.
2. Mixed use residential development shall only be permitted on parcels abutting arterial or collector roadways.
3. Non-residential uses shall be limited to the floor(s) of the building below the residential use, or adjacent to ground floor residential uses.
4. At least fifty percent (50%) of the gross floor area of the mixed-use residential building shall be for residential uses.
5. The maximum residential density shall be the same as applies in the zoning district where the development is located.
6. Ground-floor residential uses fronting a public street or walkway, where present, shall be separated from the street by landscaping, steps, porches, grade changes, and/or low ornamental fences or walls in order to create a private yard area between the sidewalk and the front door.
7. The aggregate of the non-residential use or uses shall be no greater than fifteen thousand (15,000) square feet in gross floor area.
8. The total number of required off-street parking spaces for a mixed-use residential development shall be equal to the sum of the required parking for each use as if provided separately.

Veterans Community Project | Allowed Uses

9. The residential and non-residential uses permitted within a mixed-use residential development are as provided by the zoning district where the mixed-use development is located, with the following additions:
 - a) Coffee Shop, Café or Bakery
 - b) Financial Institution
 - c) Office, Business or Professional
 - d) Personal Services
 - e) Retail, General
 - f) Any other non-residential use listed under the Allowed Land Use Table shall require a Conditional Use Permit.

Group Care Homes

To permit the establishment of group homes in residential neighborhoods, while preserving the residential character of the community.

1. Definitions

Residential Care Home: A residential home suitable for accommodating six (6) to ten (10) adults or minor children with disabilities or who are minors without disabilities. This definition shall include those residences that are licensed by the State of Arizona, including but not limited to assisted living homes and sober living homes or awarded an Oxford House Charter, but shall not include any group living arrangement for unrelated individuals who are not disabled, including but not limited to halfway/correctional/sex offender transitional facilities or shelter care facilities for people at risk.

Residential Care Center: A facility suitable for accommodating eleven (11) or more adults or minor children with disabilities or who are minors without disabilities. This definition shall include those residences that are licensed by the State of Arizona, including but not limited to assisted living homes and sober living homes or awarded an Oxford House Charter, but shall not include any group living arrangement for unrelated individuals who are not disabled, including but not limited to halfway/correctional/sex offender transitional facilities or shelter care facilities for people at risk.

Group Care Facility: A residential home for two or more unrelated individuals under supervised care and/or treatment (including but not limited to those that have been adjudicated (i.e. placed by court-order), beyond that which would be provided in the confines of a traditional residential setting, who do not qualify as a Residential Care Home or Residential Care Center, in which living facilities and sleeping rooms are provided; and which may provide select services, such as, but not limited to, meals, services to promote emotional support, life skills development and/or employment training. This shall include halfway/correctional/sex offender transitional facilities or shelter care facilities for people at risk.

2. Notwithstanding the definition of "Family" (1) An individual or any number of persons related by blood, marriage, domestic partnership, adoption or guardianship, and usual domestic help, living

Veterans Community Project | Allowed Uses

together as a single housekeeping unit in a dwelling unit, or (2) A group of not more than five (5) persons, who need not be related, living together as a single housekeeping unit in a dwelling unit;

Homes of six or fewer persons receiving special care on a 24-hour-per-day basis for physical, mental, or developmental disabilities shall be considered a single-family residence for the purposes of this title. The limitation of six or fewer persons does not include the operator or members of the operator's family or staff.

3. Group Care Facility may be permitted in the proposed zoning district subject to obtaining a Conditional Use Permit and showing compliance with the requirements of this subsection.

Requirements:

- a) All establishments must obtain a business license as well as a certificate of occupancy as required by City building codes.
 - b) If State licensing is required, proof of such licensure shall be provided to the Planning Division within the Development Services Department.
 - c) No such home or center shall be located on a lot with a property line within 1,200 feet of another such residential care home, residential care center or group care facility.
 - d) The establishment must meet the minimum off-street parking requirements as set forth in the designated zoning district.
 - e) An individual required to register as a sex offender and classified as a Level II or Level III community risk (intermediate to high risk) is not permitted to live in a residential care home or residential care center.
 - f) An administrative record of each Residential Care Home, Residential Care Center or Group Care Facility shall be maintained with the Planning Division within the Development Services Department.
 - g) The City reserves the right to revoke authorization to operate.
4. Disability accommodation.

A disability accommodation from a development standard or separation requirement in association with a Residential Care Home or Facility shall not be authorized unless the Board of Adjustment shall find upon sufficient evidence all of the following:

- a) The requested accommodation is requested by or on the behalf of one (1) or more individuals with a disability protected under Federal and Arizona Fair Housing Laws (42 U.S.C. § 3600 et seq. and A.R.S. § 41-1491 et seq.);
- b) The requested accommodation is necessary to afford an individual with a disability equal opportunity to use and enjoy a dwelling;

Veterans Community Project | Allowed Uses

- c) The standard or requirement unduly restricts the opportunity for a person with a disability from finding adequate housing within the City of Glendale;
- d) The requested accommodation does not fundamentally alter the nature and purpose of the UDC of the City of Glendale;
- e) The requested accommodation will not impose an undue financial or administrative burden on the city, as "undue financial or administrative burden" is defined in Federal or Arizona fair housing laws (42 U.S.C. § 3600 et seq. and A.R.S. § 41-1491 et seq.) and interpretive case law;
 - i. The profitability or financial hardship of the owner/service provider of a facility shall not be considered in determining whether to grant a disability accommodation.
 - ii. The requested accommodation must comply with all applicable building and fire codes.
 - iii. The requested accommodation must not, under the specific facts of the application, result in a direct threat to the health or safety of other individuals or substantial physical damage to the property of others.
 - iv. The requested accommodation shall be made in any form, however, upon receipt, the City may require the requestor to comply with the procedures ordinarily followed, including the submittal of an application, including the required fee, as published in the fee schedule, and comply with all public notification requirements.
- 5. Where legally required, the Residential Care Home or Facility is licensed by, certified by, approved by, registered with, or under contract with a Federal, State, or local government and evidence of such is provided to the Planning Department within sixty (60) days of approval of the Planning Department;
- 6. No exterior change which would alter its residential character shall be made to the exterior of the building(s) and the grounds;
- 7. The location of the Residential Care Home or Facility has been approved by the Planning Department; and
- 8. An administrative record of each Residential Care Home or Facility shall be maintained with the Planning Department.

Public and Semi-Public

Place of Worship

All vehicular access to the facility shall be onto an arterial or collector road.

- 1. Wherever an off-street parking area is adjacent to a residential use, a continuous obscuring wall, fence and/or landscaped area at least six (6) feet in height shall be provided.

Veterans Community Project | Allowed Uses

Private Schools, Colleges, and Universities; with or without Dormitories

1. Located at the intersection of two (2) collector streets or fronting or siding on an arterial street.

Wireless Communication Facility (Including Tower and Supporting Facilities)

The intent of the following development standards is to improve the design and placement of new wireless communication facilities (WCF) in order to reduce the impact on the visual and aesthetic character of the community. The standards are designed to: Encourage the use of concealment technology; minimize the construction of new towers through the promotion of co-location on existing WCF, buildings or other structures; ensure continuous maintenance of WCF and enforce the timely removal of any unused or outdated facilities; and regulate the use of temporary WCF. A WCF may be concealed, disguised or visible. As described below, each type of WCF has specific development standards, approval processes, and design guidelines based upon whether they are new structures or being co-located.

1. Concealed Wireless Communication Facilities. Concealed WCF used by a governmental agency for public safety purposes may be permitted in all zoning districts and are not regulated by these provisions of the UDC. Other Concealed WCF are permitted in all zoning districts, subject to the following standards:

- a) Concealed WCF on non-residentially zoned properties adjacent to residentially zoned properties:

- i. Concealed WCF are permitted on non-residentially zoned property that is adjacent to residentially zoned properties, except if a concealed WCF does not uphold the following criteria:

1. The consistency of the request with the context of the surrounding area;
2. The design of a disguised WCF must be compatible with the architectural character and natural features of the site or development;
3. The placement of the WCF on the lot or parcel and its potential effect on expanding existing or developing future land uses;
4. The measures taken to reduce the visual impact, bulk or clutter on the surrounding area;
5. The cumulative effect that existing WCF in the vicinity of the site may have on the request;
6. Consistency with the design standards.

- ii. The following information shall be submitted upon application for a conditional use permit for a WCF:

1. A site plan identifying the proposed location and height of the WCF;

Veterans Community Project | Allowed Uses

2. Elevations of the proposed WCF including details on the monopole or structure and attached antennae and equipment, accessory buildings, ground-mounted cabinets and equipment, and screening structures or materials;
3. A statement on the capacity of the proposed WCF to allow collocation with other wireless communication providers; and
4. The location and height of all WCF located within a one-half (1/2) mile radius of the site.

b) Concealed WCF on residentially zoned properties:

- i. Public/semi-public spaces—Concealed WCF are permitted on residentially zoned property that is designated or used for public or semi-public spaces such as, but not limited to, schools, churches, golf courses, parks or government facilities. If a concealed WCF does not uphold the following criteria:

1. The consistency of the request with the context of the surrounding area;
2. The design of a disguised WCF must be compatible with the architectural character and natural features of the site or development;
3. The placement of the WCF on the lot or parcel and its potential effect on expanding existing or developing future land uses;
4. The measures taken to reduce the visual impact, bulk or clutter on the surrounding area;
5. The cumulative effect that existing WCF in the vicinity of the site may have on the request;
6. Consistency with the design standards.

- ii. The following information shall be submitted upon application for a conditional use permit for a WCF:

1. A site plan identifying the proposed location and height of the WCF;
2. Elevations of the proposed WCF including details on the monopole or structure and attached antennae and equipment, accessory buildings, ground-mounted cabinets and equipment, and screening structures or materials;
3. A statement on the capacity of the proposed WCF to allow collocation with other wireless communication providers; and
4. The location and height of all WCF located within a one-half (1/2) mile radius of the site.

Veterans Community Project | Allowed Uses

- iii. Open space residential tracts—Concealed WCF are permitted in tracts within residential subdivisions that are zoned or platted for open space or retention areas, subject to obtaining a conditional use permit.
 - c) Bulk requirements. The standards governing the building height, lot coverage, building and perimeter setbacks are regulated by the underlying zoning district. When there is more than one underlying zoning district, the more restrictive regulations shall apply.
 - d) Design guidelines. A site plan must be approved by the Planning Department demonstrating that the proposed WCF meets the definition of "concealed." Site plans for concealed WCF must demonstrate the following in order to be approved:
 - i. The antenna is fully enclosed, screened or obscured so that it is not visible at all or, if visible, it is not recognizable as a WCF to a casual observer; and
 - ii. The antenna does not extend more than twelve (12) inches from the building or structure to which it is attached; and
 - iii. The underlying zoning district must allow the structure being utilized to support the antenna and the support structure; and
 - iv. The concealed WCF and its support structure shall comply with the setback requirements of the underlying zoning district; and
 - v. The support equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area and completely screened from view; and
 - vi. A WCF concealed as a flagpole shall be required to fly a flag in compliance with the accepted protocol for the type of flag flown. The flag and pole shall be visible from the building entrances used by the public. The diameter of the pole structure must not exceed twenty-four (24) inches; and
 - vii. The installation of a concealed WCF should be done in a manner that minimizes the removal of mature vegetation or the disturbance of natural desert vegetation.
- 2. Disguised Wireless Communication Facilities. Disguised WCF used by a governmental agency for public safety purposes are permitted in all zoning districts and are not regulated by these provisions of the UDC. Other disguised WCF are permitted in all zoning districts, subject to the following standards:
 - a) Disguised WCF on City Owned Property adjacent to residentially zoned properties:
 - i. Disguised WCF on City Owned Property adjacent to residentially zoned properties shall be subject to obtaining a conditional use permit.
 - b) Bulk requirements. The standards governing lot coverage and perimeter setbacks are regulated by the underlying zoning district. When there is more than one underlying zoning district, the more restrictive regulations shall apply. In addition, disguised WCF must comply with the following:

Veterans Community Project | Allowed Uses

- i. Maximum height—Sixty-five (65) feet in height from natural grade to the highest point of the pole or support structure for all disguised WCF except for monocactus, which shall be limited to forty-five (45) feet in height to the top of the structure. A co-located disguised WCF shall be limited to eighty feet (80) in height.
- ii. Required setbacks—The following minimum setbacks are required for disguised WCF:
 1. From an adjoining property zoned for residential purposes:
 - a. Disguised WCF—Except as described below, a minimum one hundred fifty (150) foot setback is required from an adjoining property zoned for residential purposes. For purposes of this standard, land uses that are permitted in residential zoning districts, including those that are designated for public spaces such as, but not limited to, schools, churches, golf courses, parks or government facilities are considered "residential purposes." The setback may be reduced to fifty (50) feet from a property that is zoned for residential purposes subject to obtaining a conditional use permit.
 - b. WCF co-locating on public utilities (not located on City owned property) — Except as described below, a minimum one hundred fifty (150) foot setback is required from another property zoned or used for residential purposes. The setback from a property that is zoned for residential purposes may be reduced to a lesser distance or eliminated subject to administrative review and pursuant to Arizona Revised Statutes, Title 11, Chapter 13-Wireless Structures and Facilities, or its successor statutes, if any.
 2. From an adjoining property that is zoned for commercial or industrial purposes: No setback required except for any required perimeter landscape setback standards.
 3. Streets: A minimum setback of twenty-five (25) feet from all public and private rights-of-way or accessways, unless being located on a previously existing public utility pole or if a greater setback is required by the underlying zoning.
 4. Support structures or signs: The setbacks for any structure that is supporting a disguised WCF must comply with the setback requirements of the underlying zoning district.
- iii. Restrictions on development in residential zoning districts—Disguised WCF are permitted on residentially zoned properties subject to compliance with the above noted bulk requirements and as follows:
 1. Public/semi-public spaces—Disguised WCF are permitted on residentially zoned property that are designated for public or semi-public spaces such as, but not limited to, schools, churches, golf courses, parks or government facilities.

Veterans Community Project | Allowed Uses

2. Open space residential tracts—Disguised WCF are permitted in tracts within residential subdivisions that are zoned or platted for open space or retention areas, subject to obtaining a conditional use permit.
- c) Design guidelines. A site plan must be approved by the Development Services Department demonstrating that the proposed WCF meets the definition of "disguised." The following minimum specifications shall apply to these types of disguised WCF:
- i. Monopalm: A monopalm must meet the following design guidelines:
 1. All monopalms must be anatomically correct and contain a minimum of 55 palm fronds.
 2. The antenna array shall not extend more than thirty (30) inches from the structure to which it is attached.
 3. The entire length of the antenna must be disguised by the palm fronds.
 4. The pole structure must be built of steel or fiberglass and clad with faux bark. The faux bark shall start at the base of the pole and continue to the height of the first palm frond attachment. The balance of the pole structure and the attachments must be painted to blend with the palm fronds.
 5. The diameter of the pole structure must not exceed twenty-six (26) inches at its widest point.
 6. All cables must be concealed within the pole structure.
 7. Microwave dishes shall be limited to one (1) square foot in size and must be concealed within the trimmed leaf cluster (often referred to as the "pineapple") of the monopalm or within the palm fronds.
 8. The trimmed leaf cluster shall be mounted directly below the palm fronds and shall be painted to blend with the pole structure.
 9. No more than two (2) microwave dishes are permitted on each monopalm.
 10. No climbing pegs are permitted on the pole structure.
 11. The installation of a monopalm should be done in a manner that minimizes the removal of mature vegetation.
 - ii. Monocactus: A monocactus must meet the following design guidelines:
 1. The structure must be built of steel or fiberglass and clad with faux finish that starts at the base of the pole and continues to the top of the structure.
 2. The diameter of the pole structure must not exceed thirty (30) inches at its widest point.

Veterans Community Project | Allowed Uses

3. All antenna and cables must be concealed within the pole structure.
 4. The number and size of any "arms" must be sized to be proportional to the height of the monocactus.
 5. No microwave dishes are permitted.
 6. No climbing pegs are permitted on the pole structure.
 7. The installation of a monocactus should be done in a manner that minimizes the removal of mature vegetation or the disturbance of natural desert vegetation. To ensure compliance, the following shall be done:
 8. If required by the Planning Department, a plant inventory of the monocactus and equipment enclosure or shelter site (if no enclosure is used) and a re-vegetation/salvage plan shall be submitted and approved at the time of site plan review; and
 9. Any trenching or site disturbance shall be re-vegetated to match the existing or natural vegetation, and
 10. No protected plant species shall be disturbed during construction unless re-vegetated as part of an approved salvage plan.
- iii. Monopine or Broadleaf tree: A monopine or broadleaf tree must meet the following design guidelines:
1. The pole structure must be built of steel or fiberglass and clad with faux bark. The faux bark shall start at the base of the pole and continue to the height of the first branch attachment. The balance of the pole structure and the attachments must be painted to blend with the branches.
 2. The diameter of the pole structure must not exceed thirty-six (36) inches at the base and shall taper to no greater than twenty-eight (28) inches at the top of the pole structure.
 3. All cables must be concealed within the pole structure.
 4. The branches must:
 - a. Be constructed to a density of 2.5 branches for each one vertical foot of pole, and
 - b. Start attachment at no greater than fifteen (15) feet above finished grade and continue to the top of the pole, and

Veterans Community Project | Allowed Uses

- c. Be a minimum of eight (8) feet long around the circumference of the lower level and shall taper appropriately as the branches progress upwards.
 5. The entire length of all antenna and their attaching apparatus shall be disguised by the branches and the antenna array shall not extend more than thirty (30) inches from the structure to which it is attached.
 6. Microwave dishes shall be limited to one (1) square foot in size and must be painted the same shade of green as the branches. The attaching apparatus must also be painted the same shade of green as the branches.
 7. No more than four (4) microwave dishes are permitted on each Monopine or Broadleaf tree.
 8. No climbing pegs are permitted on the pole structure.
 9. The installation of a monopine or broadleaf tree should be done in a manner that minimizes the removal of mature vegetation.
- iv. Ball field light poles: WCF may be added to legally existing or proposed ball field light poles in compliance with the following design guidelines:
1. The maximum allowable width of an antenna array is four (4) feet.
 2. The antenna array shall not extend more than thirty (30) inches from the structure to which it is attached.
 3. The maximum allowable length of each antenna is ten (10) feet.
 4. The diameter of the pole structure must not exceed thirty-six (36) inches.
 5. The addition of a WCF to a ball field light must not increase the height of the light structure by more than ten (10) feet.
 6. All cables must be concealed within the pole structure.
 7. Microwave dishes shall be limited to two (2) square feet in size.
 8. No more than two (2) microwave dishes are permitted on each ball field light pole.
 9. All microwave dishes, antennas, and attaching apparatus must be painted to match the ball field light pole.
 10. The installation of ball field light poles should be done in a manner that minimizes the removal of mature vegetation.

Veterans Community Project | Allowed Uses

- v. Water towers/tanks: WCF incorporated into water towers or water tanks must meet the following design guidelines:
 - 1. The maximum allowable width of an antenna array is four (4) feet.
 - 2. The antenna shall not extend more than eighteen (18) inches from the structure to which it is attached.
 - 3. The maximum allowable length of each antenna array is ten (10) feet.
 - 4. The addition of a WCF must not increase the height of the water tower/tank structure.
 - 5. All cables must be concealed within the support structure or fully enclosed within a cable shroud.
 - 6. Microwave dishes shall be limited to two (2) square feet in size.
 - 7. No more than two (2) microwave dishes are permitted on each water tower or water tank.
 - 8. All microwave dishes, antennas, cable shrouds and attaching apparatus must be painted to match the water tower or water tank.
 - 9. The installation of a water tower or water tank should be done in a manner that minimizes the removal of mature vegetation.

- vi. Existing public utility poles: It is encouraged that WCF be added to existing public utility poles, subject to the following design guidelines:
 - 1. Twelve kilovolt (12 kv) utility poles:
 - a. The antenna shall not extend more than twelve (12) inches from the structure to which it is attached.
 - b. The maximum allowable length of all antenna added to a twelve kilovolt (12 kv) utility pole is ten (10) feet.
 - c. The addition of a WCF to an existing public utility pole must not increase the height of the public utility pole by more than ten (10) feet.
 - d. All cables must be concealed within the public utility pole or a cable shroud.
 - e. Microwave dishes shall be limited to two (2) square feet in size.
 - f. No more than two (2) microwave dishes are permitted on each public utility pole.

Veterans Community Project | Allowed Uses

adjoining property zoned for residential purposes. This setback shall be increased by twenty (20) feet for every five (5) foot increase in height above sixty-five (65) feet up to the maximum allowed height.

2. From an adjoining property that is zoned for commercial or industrial purposes: No setback required except for any required perimeter landscape setback standards.
3. Streets: A minimum setback of seventy-five (75) feet from all public and private rights-of-way or accessways, unless a greater setback is required by the underlying zoning.

b) Design guidelines. A site plan must be approved by the Planning Department demonstrating that the proposed visible WCF meets the following minimum specifications:

- i. The maximum allowable width of an antenna array is four (4) feet.
- ii. The antenna array shall not extend more than thirty (30) inches from the structure to which it is attached.
- iii. The maximum allowable length of each antenna array is ten (10) feet.
- iv. The diameter of the pole structure must not exceed forty (40) inches.
- v. All antenna cables must be concealed within the pole structure or a cable shroud.
- vi. Microwave dishes shall be limited to two (2) square feet in size and must be painted the same color as the Visible WCF.
- vii. No more than two (2) microwave dishes are permitted on each visible WCF pole.
- viii. All microwave dishes, antennas, cable shrouds and attaching apparatus must be painted to match the visible WCF.
- ix. Antennae mounted on the side of a building shall be permitted subject to the following provisions:
 1. The antenna must not extend above the existing profile of the building or project more than twelve (12) inches from the building face.
 2. The antenna shall be integrated into the building design in a manner that respects the architectural style and coloring of the structure, considers the context and placement of the antenna on the structure, and minimizes its visual impact.
 3. Requests to exceed the established building profile shall be subject to securing a conditional use permit when demonstrated that the architectural element to which the antennae are attached is integrated with and in proportion to the building design.

Veterans Community Project | Allowed Uses

- x. The installation of a visible WCF should be done in a manner that minimizes the removal of mature vegetation or the disturbance of natural desert vegetation. To ensure compliance, the following shall be done:
 - 1. If required by the Planning Department, a plant inventory of the WCF and equipment enclosure or shelter site (if no enclosure used) and a re-vegetation/salvage plan shall be submitted and approved at the time of site plan review; and
 - 2. Any trenching or site disturbance shall be re-vegetated to match the existing or natural vegetation, and
 - 3. No protected plant species shall be disturbed during construction unless re-vegetated as part of an approved salvage plan.
- 4. Equipment enclosures, support equipment and structures. WCF include different types and sizes of support equipment and accessory structures needed to accommodate each antenna. No site plan for a WCF shall be approved unless the following standards can be met:
 - a) Not permitted—An equipment enclosure and all support equipment must not be located within the required perimeter landscape setback(s) of a development.
 - b) Equipment enclosure—The following standards apply to equipment enclosures:
 - i. Maximum area shall not exceed six hundred (600) square feet.
 - ii. Shall be screened primarily by an eight (8) foot decorative solid block or masonry perimeter wall. Less than five percent (5%) of each wall facade may be constructed of alternative materials, including see through materials, as approved by the Planning Department when deemed to be appropriate for security purposes.
 - iii. All entry gates visible from public streets or accessways shall be constructed of sight-obscuring material approved by the Planning Department.
 - c) Equipment shelter—The following standards apply to equipment shelters:
 - i. Maximum area shall not exceed three hundred and sixty (360) square feet.
 - ii. Maximum height permitted is twelve (12) feet, to be measured from finished grade or roof-top elevation of a supporting structure. Below grade shelters are permitted.
 - iii. No perimeter screening is required for equipment shelters not serving antennae attached to public utility poles if all equipment and wiring is fully enclosed within the shelter.
 - iv. Equipment shelters serving antennae attached to public utility poles must be enclosed within the perimeter walls of a utility substation.

Veterans Community Project | Allowed Uses

- v. An equipment shelter shall not be located closer to an abutting street than the principal building on the lot or parcel.
 - d) Ground-mounted cabinets—Ground-mounted cabinets shall comply with the following:
 - i. Maximum area shall not exceed three hundred (300) square feet for a single wireless communication provider or six hundred (600) square feet for multiple wireless communication providers.
 - ii. Maximum height permitted is eight (8) feet, to be measured from finished grade elevation.
 - iii. Ground-mounted cabinets that are visible from a public street or accessway must be located within an equipment enclosure, equipment shelter or enclosed building.
 - iv. Ground-mounted cabinets are not permitted to be constructed within the front yard setback of a residential zoning district.
 - e) Other screening allowances—If the support equipment is screened from view from a public street or accessway, alley, or adjacent property by a permanent perimeter or interior wall, fence or structure that is permanent, no separate wall is needed around the equipment enclosure.
 - f) Illumination—Equipment enclosures or shelters shall not be externally illuminated unless required by Federal regulations.
 - g) Noise level—The average noise level of the support equipment, measured at any property line that is zoned or used for residential purposes, must not exceed fiftyfive dB (Ldn) when measured on an "a weighted" sound level meter and according to the procedures of the Environmental Protection Agency.
5. Co-location. The co-location of WCF on a site or structure is encouraged. Before building permits can be issued for co-location, the following must be submitted to or approved by the Planning Department:
- a) Written authorization from the owner of the structure for the telecommunication service provider to attach additional antennas, and
 - b) The site plan approved for the original WCF must be amended to reflect any additional antennae, change in support structure or expanded area for support equipment before the issuance of permits.

When a change to the original WCF or a co-location on an existing WCF results in the structure no longer being able to comply with either the concealed or disguised designation, the entire WCF must meet the development standards for the more intensive use.

The Development Services Director or designee shall make a determination as to whether a facility under review, including proposed co-locations, would result in a change in its designation in the event of a dispute. An appeal of the determination made by the Development Services Director or designee can be filed for consideration by the Board of Adjustment.

Veterans Community Project | Allowed Uses

6. Standards for the use of "cell on wheels" (COWs) apparatus. There are instances in which portable self-contained cell sites, called COWs, are needed on a temporary or emergency basis. The following minimum standards shall apply to the use of COWs:
 - a) A temporary use permit shall be approved by the Development Services Director or designee for the use of COWs in any zoning district.
 - b) COWs shall be located no closer than fifty (50) feet from the property line of a property that is zoned or used for residential purposes.
 - c) COWs are permitted on tandem axel utility trailers with a maximum width of ten (10) feet and length of twenty-four (24) feet.
 - d) Permitted power sources.
 - i. A whisper quiet generator or other utility source shall be used that emits an average noise level, measured at any property line that is zoned or used for residential purposes, that does not exceed fifty-five dB (Ldn) when measured on an "a weighted" sound level meter, according to the procedures of the Environmental Protection Agency, unless otherwise approved by the Development Services Director or designee.
 - ii. Use of on-site utility services must be approved by the Planning Department.
 - e) No space or spaces needed to meet the required parking standards for a development site shall be taken by the placement of COWs.
 - f) Special events—A temporary use permit issued for the use of COWs for a special event shall comply with the following standards:
 - i. The approval shall not exceed a length of fifteen (15) consecutive days (excluding installation and removal).
 - ii. There shall be no more than four temporary use permits for COWs per carrier issued per event per calendar year.
 - iii. No primary use needs to be existing on a site in order for a temporary use permit to be issued for COWs serving a special event.
 - g) WCF installation/repairs—A temporary use permit issued for the use of COWs during the installation of a new WCF or while repairs are being done on an existing WCF shall comply with the following standards:
 - i. The approval shall not exceed a length of sixty (60) consecutive days (excluding installation and removal).
 - ii. There shall be no more than one temporary use permit issued for the use of COWS for other than special events per site each calendar year.

Veterans Community Project | Allowed Uses

- iii. A one-time extension of the original temporary use permit of up to sixty (60) consecutive days (excluding installation and removal) may be approved by the Development Services Director or designee upon a showing that the proposed installation or repairs are actively progressing.
7. Fiber Installation. See City of Glendale Engineering Design Standards for fiber design and construction requirements.
8. Plan review. A plan must be approved or amended by the Planning Department to reflect any additional antennae, microwave dishes, or attaching apparatus or a change in support structure or expanded area for support equipment. A site plan amendment is not needed to make changes to equipment that is fully enclosed within an equipment shelter that was included on a previous site plan approval. No site plan for a new or amended WCF shall be approved unless the support equipment is located entirely within an equipment enclosure or equipment shelter that is architecturally compatible with the surrounding area.
9. Standards for replacement of existing wireless communication facilities. Replacement of all or parts of a legally existing WCF (concealed, disguised, or visible) shall be permitted as a matter of right when the new WCF is in compliance with the previous zoning or conditional use permit approval or the above listed standards. For purposes of this provision "existing" shall mean that the pole or structure was taken down not more than ninety (90) days prior to the issuance of permits for the replacement monopole or new antennae. To minimize ground disturbance, antennae structures would be considered replacements if they are located within a ten (10) foot radius of the original antennae structure. A new antennae structure being built beyond the ten (10) foot radius from an existing WCF would be permitted only upon obtaining all of the necessary approvals required for a conditional use permit.
10. Discontinuation of use. The use of any part of a WCF, including, but not limited to, a communication monopole, antennae, or support equipment, that has been discontinued for a period of ninety (90) calendar days shall be removed from the site unless a conditional use permit is secured.
11. Conditional use permit approval standards. Requests for conditional use permits, when needed, shall be reviewed in accordance and consideration shall also be given to each of the following:
 - a) The consistency of the request with the context of the surrounding area;
 - b) The design of a disguised WCF must be compatible with the architectural character and natural features of the site or development;
 - c) The placement of the WCF on the lot or parcel and its potential effect on expanding existing or developing future land uses;
 - d) The measures taken to reduce the visual impact, bulk or clutter on the surrounding area;
 - e) The cumulative effect that existing WCF in the vicinity of the site may have on the request;
 - f) Consistency with the design standards.
 - g) The following information shall be submitted upon application for a conditional use permit for a WCF:

Veterans Community Project | Allowed Uses

- i. A site plan identifying the proposed location and height of the WCF;
 - ii. Elevations of the proposed WCF including details on the monopole or structure and attached antennae and equipment, accessory buildings, ground-mounted cabinets and equipment, and screening structures or materials;
 - iii. A statement on the capacity of the proposed WCF to allow collocation with other wireless communication providers; and
 - iv. The location and height of all WCF located within a one-half (1/2) mile radius of the site.
- h) Required parking. None. If an existing parking space for another use is used by one or more wireless communication providers for maintaining an on-site WCF, it is considered a dual use parking space.
- i) Site access. Vehicular or pedestrian access that is used exclusively for the periodic maintenance of a WCF does not need to be improved with asphalt or concrete paving or improved to meet the dust-proof alternative standards.

General Commercial and Professional Office

Financial Institution

1. In the G-O District, drive through services shall require a Conditional Use Permit.

Marijuana Facilities

1. Purpose. The purpose of this section is to implement Arizona Revised Statutes, Title 36, Chapter 28.1; entitled "Arizona Medical Marijuana Act" and Chapter 28.2; entitled "Responsible Adult Use of Marijuana".
2. A Marijuana Establishment shall be permitted in the General Office (G-O) zoning districts, subject to the following conditions and limitations:
 - a) Applicant shall provide:
 - i. Name(s) and location(s) of the affiliated offsite marijuana establishment associated with the cultivation operation.
 - ii. A copy of the operating procedures adopted in compliance with A.R.S. § 36-2854.
 - iii. A survey sealed by a registrant of the State of Arizona showing the location of the nearest marijuana dispensary or cultivation location if within 10,560 feet.
 - iv. Site plan, floor plan, building permits for occupancy change, and a security plan.

Veterans Community Project | Allowed Uses

- v. If the application is by an agent for the owner of the property, the owner's authorization must include an explicit acknowledgement from the owner that the owner knows that the proposed use of the property is as a marijuana offsite cultivation location.
 - b) Shall be located in a permanent building and may not be located in a trailer, cargo container or motor vehicle.
 - c) Shall not permit on-premise consumption.
 - d) Shall not be located within 5,280 feet of any other Marijuana Dispensary, Marijuana Dispensary Offsite Cultivation Location, Marijuana Establishment, Marijuana Manufacturing Facility, or Marijuana Designated Caregiver Cultivation Location. This distance shall be measured from the exterior walls of the building or portion thereof in which the businesses are conducted or proposed to be conducted.
 - e) Shall not be located within 1,320 feet of a residentially zoned property. This distance shall be measured in a straight line from the exterior walls of the building or portion thereof in which the business is conducted or proposed to be conducted to the zoning boundary line of the residentially zoned property
 - f) Shall not be located within 1,320 feet of an elementary, secondary or high school. This distance shall be measured in a straight line from the exterior walls of the building or portion thereof in which the business is conducted or proposed to be conducted to the property line of the protected use.
 - g) Shall not share a common wall with a Child Care Center.
 - h) Shall provide for proper disposal of marijuana remnants or by-products, and not to be placed within the facility's exterior refuse containers.
 - i) There shall be no emission of dust, fumes, vapors, or odors into the environment from the facility.
 - j) There shall be no retail sales at the facility.
 - k) The offsite cultivation location must comply with the security requirements of A.R.S. Title 36, Chapter 28.1 and 28.2.
 - l) Shall be a maximum 25,000 gross square feet.
3. Marijuana Testing Facility. To the fullest extent allowable by law, the operation of a marijuana testing facility is prohibited in Glendale.
4. A Marijuana Dispensary shall be permitted in the General Office (G-O) zoning districts, subject to the following conditions and limitations:
- a) Applicant shall provide:
 - i. Name and location of the offsite cultivation location, if applicable

Veterans Community Project | Allowed Uses

- ii. A copy of the operating procedures adopted in compliance with A.R.S. § 36-2804(B)(1)(c).
 - iii. A survey sealed by a registrant of the State of Arizona showing the location of the nearest marijuana dispensary or cultivation location if within 10,560 feet.
 - iv. Site plan, floor plan, building permits for occupancy change, and a security plan.
 - v. If the application is by an agent for the owner of the property the owner's authorization must include an explicit acknowledgement from the owner that the owner knows that the proposed use of the property is as a marijuana dispensary.
- b) Shall be located in a permanent building and may not be located in a trailer, cargo container or motor vehicle.
 - c) Shall not provide outdoor seating.
 - d) Shall not permit on-premise consumption.
 - e) Shall be a maximum 6,000 gross square feet.
 - f) Shall not be located within 5,280 feet of any other Marijuana Dispensary, Marijuana Dispensary Offsite Cultivation Location, Marijuana Manufacturing Facility, or Marijuana Designated Caregiver Cultivation Location. This distance shall be measured from the exterior walls of the building or portion thereof in which the businesses are conducted or proposed to be conducted.
 - g) Shall not be located within 500 feet of a residentially zoned property. This distance shall be measured in a straight line from the exterior walls of the building or portion thereof in which the business is conducted or proposed to be conducted to the zoning boundary line of the residentially zoned property.
 - h) Shall not be located within 1,320 feet of an elementary, secondary or high school. This distance shall be measured in a straight line from the exterior walls of the building or portion thereof in which the business is conducted or proposed to be conducted to the property line of the protected use.
 - i) Shall not share a common wall with a Child Care Center.
 - j) Shall have operating hours not earlier than 8:00 a.m. and not later than 10:00 p.m.
 - k) Off-site delivery is permissible only if the dispensary maintains and accurately practices procedures and policies that fully comply with A.R.S. Title 36, Chapter 28.1 and Arizona Administrative Code Title 9, Chapter 17, or their successor statutes and rules, if any.
 - l) Drive-through services are prohibited.

Veterans Community Project | Allowed Uses

- m) Shall provide for proper disposal of marijuana remnants or by-products, and not to be placed within the dispensary's exterior refuse containers.
- n) There shall be no emission of dust, fumes, vapors, or odors into the environment from the dispensary.
- o) The dispensary must comply with the security requirements of A.R.S. Title 36, Chapter 28.1.
- p) A prominent and permitted sign stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THESE PREMISES" shall be located in a place that is clearly visible to patrons of the dispensary.
- q) As depicted by the signage, no loitering is allowed on or in front of the premises of the Marijuana Dispensary.
- r) Additionally, a security plan shall be submitted by the applicant in conjunction with design review approval. The security plan shall include provisions for the following:
 - i. An alarm system with a redundant power supply and circuitry to prevent deactivation.
 - ii. A video surveillance system that at all times records all interior areas and the exterior perimeter.
 - iii. A lighting system that at all times illuminates the interior areas and the exterior perimeter.
 - iv. A plan for the reprogramming of all security codes and keys in the event an employee resigns or is terminated.

Personal Services

1. Maximum of one thousand (1,000) square feet of floor area to be occupied by or devoted to machinery to be used for laundry, cleaning, dyeing, and finishing work;
2. Retail service to individual customers only and no wholesaling of any commodity or service shall be permitted;
3. All drive-through services shall require a Conditional Use Permit.

Exhibit 8

Landscape Area and Planting Requirements

Multiple Residence Zoning District Standards	
Landscape Areas	
Building Base:	An average 5-foot-wide landscape area shall be required between the building and nearest parking area and/or drive aisle for 70% of the building front elevation and 50% of each side elevation. Rear elevations for permitted non-residential uses are exempt from this requirement.
Use Buffer:	A minimum fifteen (15) foot wide landscape buffer shall be required along property lines of permitted multi-family, live/work, for rent community, mixed-use residential and non-residential uses when contiguous with, or separated by an alley, from any residential development (except multi-family, live/work, for rent community, mixed-use residential) or undeveloped parcel in a residential zoning district. This buffer shall be increased to twenty-five (25) feet where any loading docks and service drives abut residential zoning districts.
Street Frontage:	<p>A landscape area along the street frontage of any building, on-site parking area or outdoor storage area and the nearest point of the existing or future required street/sidewalk improvements (the back of an existing sidewalk, the line equal to the back of a future required sidewalk, or the back of the street curb where no sidewalk is required) shall be required as follows:</p> <p style="margin-left: 40px;">Arterial Roads – Minimum twenty (20) foot wide*</p> <p style="margin-left: 40px;">Collector Roads – Minimum fifteen (15) foot wide*</p> <p style="margin-left: 40px;">Local Streets – Minimum ten (10) foot wide*</p> <p>*For reverse street frontage the landscape widths shall be in accordance with adopted street cross-section designs.</p>
Parking Areas:	<p>A minimum of 1 landscape island every ten (10) spaces shall be required; each island shall be no less than 8 feet wide (inside, curb-to-curb dimension) for the length of the adjacent parking space(s).</p> <p>A minimum of 1 landscape median for every two hundred (200) parking spaces shall be required. Landscape medians shall extend the length of the parking area and shall be a minimum eight (8) feet wide (inside, curb-to-curb dimension) and provide one, ADA compliant pedestrian sidewalk or crossing that leads to the principal building entrance or on-site primary pedestrian circulation system.</p>
Planting Specifications	
All landscape areas:	<ul style="list-style-type: none"> • A minimum of one tree and five shrubs (or groundcover subject to Landscape Materials Table - included at the end of this table) per 400 square feet of landscape area. • No trees shall be permitted within a Public Utility Easement (PUE)
Use Buffers:	<ul style="list-style-type: none"> • A minimum of one screening tree per 25 linear feet of required buffer area

Landscape Area and Planting Requirements

Multiple Residence Zoning District Standards

Planting Specifications

Street Frontage:

- A minimum of one tree and five shrubs (or groundcover subject to Landscape Materials Table - included at the end of this table) per 30 linear feet of street frontage.
- This minimum quantity of trees, shrubs, and vegetative groundcover shall be located in the street right-of-way landscaped area. Trees shall not be placed between the curb/gutter and a detached sidewalk.
- Within the street right-of-way, no trees are to be planted within 25' of a street light pole.
- Trees and shrubs may be clustered to improve visibility of signage and store fronts and should be placed in a manner that provides shade for pedestrians.
- Reverse street frontage. All developments that back or side onto a street and which have a six-foot screening wall constructed on the property line shall install within the street right-of-way contiguous with the property one tree and three shrubs for every thirty (30) feet of such reverse street frontage.
- Groundcover placed within sight visibility triangle areas should adhere to the "Drought Tolerant Groundcover Selection For COG ROW Sight Triangle Areas".

Parking Areas:

- A minimum of one tree and two shrubs per single landscape island
- A minimum of two trees and four shrubs per double landscape island
- A minimum of one tree and three shrubs per 30 linear feet of landscape median

Landscape Area and Planting Requirements

Landscape Materials Table	
Trees:	<p>Unless otherwise specified herein, all required trees shall be twenty-four (24) inch box or larger size. All shrubs shall be a minimum of five (5) gallon in size. All twenty-four-inch box and larger trees shall be a minimum of ten (10) feet in height, six (6) feet in spread and two-inch trunk caliper at the ground level. Upon approval of the director, the installation of twenty (20) square feet of vegetative groundcover in any landscaped area shall substitute for one (1) required shrub, up to a maximum of thirty (30) percent of the required shrubs in any particular landscaped area. Thorny varieties are discouraged; however, when used, they should be located away from parking and pedestrian areas. A variance may be granted by the Transportation Director or their designee for the size requirements of trees to be utilized within the City right-of-ways with justification.</p> <p>All Mexican Fan Palms (<i>Washington Robusta</i>) and California Fan Palms (<i>Washingtonia Filifera</i>) shall have a minimum five-foot trunk height measured from the base of the trunk to the base of the fronds when located within the public right-of-way or within fifty (50) feet of the street property line.</p>
Shrubs:	<p>5-gallon minimum.</p> <p>Thorny varieties are encouraged to be located away from pedestrian, active recreation and parking areas.</p>
Vegetative Groundcover:	<p>1-gallon minimum.</p> <p>Upon approval of the Development Services Department, the installation of twenty (20) square feet of vegetative groundcover in any landscaped area shall substitute for one (1) required shrub, up to a maximum of thirty (30) percent of the required shrubs in any particular landscaped area.</p>
Gravel:	<p>Minimum size: ¾-inch screened or any other size of gravel, decomposed granite (DG) or aggregate upon approval of the Development Services Department.</p> <p>Minimum depth: 2"</p>
Water Intensive Landscaped Areas:	<p>The amount of water-intensive landscaped area in new non-residential facilities, other than schools, parks, cemeteries or golf courses shall be limited to no more than twenty percent (20%) of the landscaped area in excess of ten thousand (10,000) square feet for facilities other than hotels and motels, and to no more than twenty percent (20%) of the landscaped area in excess of twenty thousand (20,000) square feet for hotels and motels. This requirement is waived if the new non-residential facility applies water which is one hundred percent (100%) effluent to the landscaped area.</p>

Landscape Area and Planting Requirements

	<p>All turf-related facilities that apply water from any source, including effluent, to a water-intensive landscaped area of ten (10) acres or more are subject to the water conservation requirements of the management plan in effect for the Phoenix Active Management Area administered by the Arizona Department of Water Resources.</p> <p>Natural turf shall be prohibited in the right-of-way. With Development Services approval, synthetic turf may be permitted as an accent material.</p>
Xeriscape Option:	<p>Submitted under a registered Landscape Architect's seal, an alternative xeriscape landscape plan may be submitted for developments of 15 acres or greater. Such plans may provide alternative plant palettes, gravel types and sizes, and may substitute trees at a ratio of two 2" caliper trees for a 4" caliper tree, except in parking landscape islands or use buffer areas. Additionally, mature saguaro cacti may be substituted for trees at a ratio of two 2" caliper trees per saguaro. Similarly, ocotillos may be substituted for 5-gallon shrubs at a ratio of three shrubs per ocotillo; however, ocotillos shall not be located in parking or pedestrian areas.</p> <p>Such plans, including a xeriscape maintenance plan, shall be reviewed and approved administratively.</p>