



Advance-West PAD ZON25-02

Planning Commission Hearing – May 22, 2025

Phil Martinez
Senior Planner



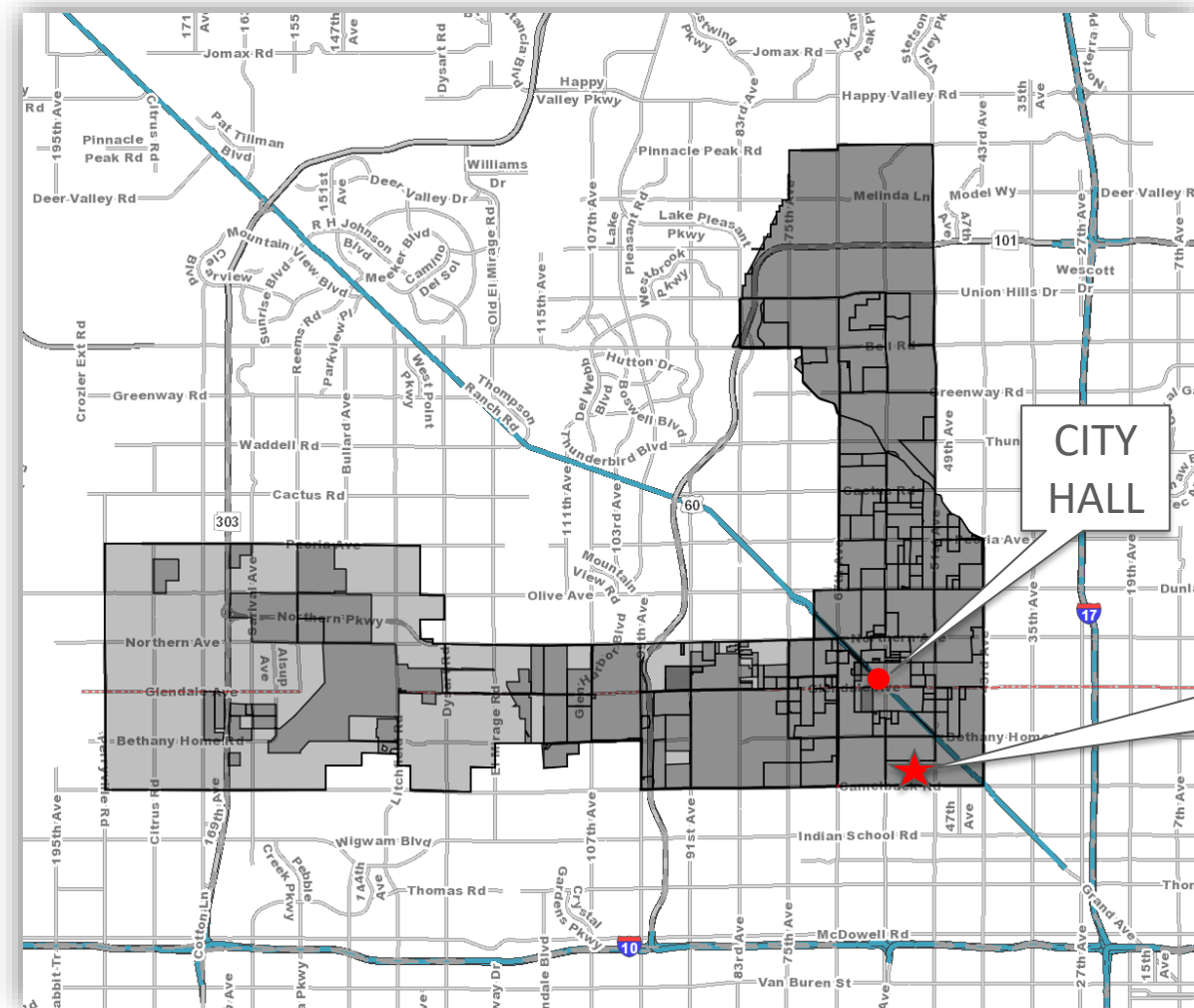
Rezone from M-2 (Heavy Industrial District) to PAD (Planned Area Development)

Applicant/ Owner:

Taylor C. Earl, Earl and Curley P.C./Advance-West LTD

Vicinity Map

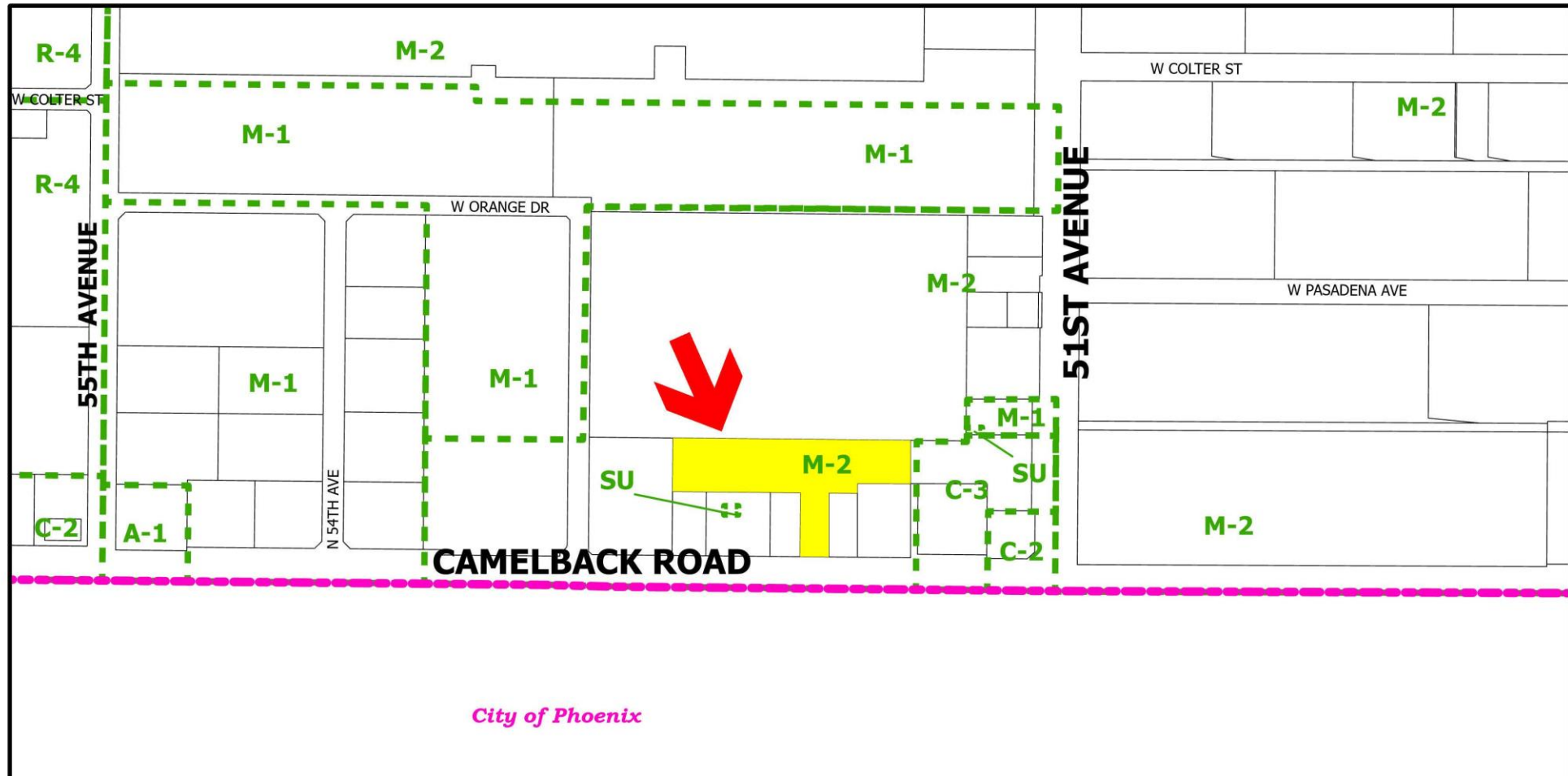
Located North of West Camelback Road and West of North 51st Avenue



SUBJECT PROPERTY

CITY HALL

Zoning Map



Aerial Map





Public Involvement

- Notice mailed on March 31, 2025.
- Hearing notices mailed on April 25, 2025.
- Advertised in *The Arizona Republic* on April 30, 2025.
- Property posted on-site April 29, 2025.



Findings & Analysis

- Consistent with General Plan
- Not detrimental to health, safety, or general welfare; no adverse effects on the property, adjacent uses, nor surrounding neighborhood when consideration is given to the character and size of the use and hours of operation



Findings & Analysis

- Adequate size and shape, zoning district requirements are met
- Adequate access to public streets, safe and efficient on-site circulation
- Stipulations to mitigate anticipated detrimental effects



Recommendation

Staff recommends approval of ZON25-02 subject to the following stipulation:

Development shall be in conformance with the Advance-West PAD Narrative, date-stamped by the Glendale Planning Division on April 16, 2025.



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