



PLANNING COMMISSION REPORT

CASE: GPA25-01 & ZON25-01 NIKKI'S NEXT STEP LOCATED SOUTH OF THE SOUTHEAST CORNER OF 67TH AVENUE AND BELL ROAD

CASE #: GPA25-01 & ZON25-01

MEETING DATE: 02/26/2026

FROM: Sydney Tirella, Senior Planner, Planning, stirella@glendaleaz.com, 6239302588

SUBJECT

GPA25-01 & ZON25-01, a request by Noel Griemsmann on behalf of Snell & Wilmer, LLP, representing Nikki's Next Step LLC, to rezone approximately three acres from Single Residence (R1-6) to Planned Area Development (PAD) and amend the General Plan from Medium-High Density Residential 8 - 12 du/ac (MHDR 12) to High Density Residential 12 - 20 du/ac (HDR 20). The site is located south of the southeast corner of 67th Avenue and Bell Road and in the Sahuaro District.

Presented By: Sydney Tirella, Senior Planner

REQUEST

Planning Commission recommendation to amend the General Plan Land Use Designation and Rezone for Nikki's Next Step (GPA25-01 & ZON25-01).

APPLICANT/OWNER

Noel Griemsmann, Snell & Wilmer / Nikki's Next Step LLC

REQUIRED ACTION

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

SUMMARY

The PAD proposes a mix of single and multi-residential uses. Specific standards for an adult, Intellectual or Developmental Disabilities (IDD) community are separated from traditional multi-family standards. Conceptual plans for a 57-unit IDD development are included.

BACKGROUND INFORMATION

General Plan Designation:

The property is designated as Medium-High Density Residential 8.0 - 12.0 du/ac (MHDR 12).

Property Location and Size:

The three-acre property is located south of the southeast corner of 67th Avenue and Bell Road and in the Sahuaro District.

History:

A Planning Commission initiative established the Single Residence (R1-6) zoning district with rezone action Z-85-08. The initiative spanned from the Loop 101 Freeway to 51st Avenue and from Union Hills Drive to Paradise Lane. The subject property was intended for development as a single-family residential subdivision. Currently, the property is developed as a single-family residence. Properties to the east and west are developed as multi-family residential and an adult day care, respectively.

Project Details:

The proposed PAD includes a mix of multi and single-family residential, with standards for multi-family and IDD developments. Standards are considerate of the surrounding uses, providing additional buffering from the single-family subdivision to the north.

The existing single-family residence will be demolished to accommodate the IDD development. Conceptual development plans include 57 one and two-story units for adults of one, two, and three bedrooms. Development along the northern property line is limited to one-story and planting density is increased to provide additional buffering.

CITIZEN PARTICIPATION TO DATE:**Applicant's Citizen Participation Process:**

On September 5, 2025, the applicant mailed notification letters to adjacent property owners and interested parties. At the September 25, 2025, Neighborhood Meeting, four attendees posed general questions. Staff received one comment after the Citizen Participation Process. The applicant included additional language to prevent encroachment of parking spaces, drive aisles, and trash enclosures into building setbacks. The applicant's Citizen Participation Final Report is attached.

Planning Commission Public Hearing:

A Notice of Public Hearing was published in The Arizona Republic on February 4, 2026. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on January 30, 2026. The property was posted on January 27, 2026.

STAFF FINDINGS AND ANALYSIS**Required General Plan Amendment and Rezoning Findings:**

Section 35.6.206(G) and Section 35.6.207(I) of the UDC require the following findings to be met. Section 35.2.901(A)1-6 of the UDC provides the intent of a Planned Area Development.

The amendment is consistent with the policies and objectives of the rest of the General Plan; and

Staff Analysis:

Goal LU-1: Development is guided by sound growth management.

Goal CRR-2: Infill development is a top priority.

The amendment allows for high density residential on an infill property which is complementary to the surrounding built environment (CRR-2). A higher density land use designation provides for graduated density on approach to 67th Avenue, a major arterial (LU-1).

The proposed amendment furthers the public health, safety, and general welfare of the citizens of Glendale.

Staff Analysis:

Goal HE-4: Glendale has appropriate housing options and housing assistance for special needs populations.

Policy HE-4.1: The City should encourage the planning and construction of housing and residential facilities designed to serve the elderly and disabled populations in Glendale.

The high-density land use designation allows for a specialized facility to be uniquely collocated with on and off-site support services (HE-4). A community garden and community services center are included on the conceptual site plan to supplement staff services (HE-4.1). The proximity of public transportation and employment opportunities provides options for the IDD and general populations.

If the amendment is to the Land Use Map, an additional finding must be made that the proposed change will be compatible with other land uses, existing or planned, in the vicinity.

Staff Analysis:

Goal LU-2: There are transition and buffer areas between unrelated land uses.

Development standards are considerate of the lower density single-family residential to the north. Units are limited to one-story along the northern property line with a walking path and landscaping proposed within the building setback. Standards for multi-family residential are separated for IDD-specific residents and general multi-family residents in response to the differing requirements of accessibility and building codes for each population. The development will provide a use buffer between a for-rent community and commercial facility which is appropriate in scale and intensity (LU-2).

If the amendment is to the official Zoning Map, the proposed change will include any conditions necessary to mitigate any adverse impacts on businesses, persons, or properties adjacent to the requested amendment.

Staff Analysis:

Policy LU-2.3: The City should use spatial transitions, design buffers or similar techniques between incompatible land uses.

The PAD includes standards which provide buffering between proposed and surrounding uses. The intent of a PAD is met as the blend of uses and standards encourage creative development of an infill property. Additionally, staff and the applicant discussed the restrictive size of the property. In response, site-specific development standards are included to mitigate impact to adjacent property owners (LU-2.3).

RECOMMENDATION

Should the Planning Commission recommend approval of GPA25-01, it should be as written in the staff report.

Should the Planning Commission recommend approval of ZON25-01, it should be subject to the stipulation in the staff report.

PROPOSED MOTION

Move to recommend approval of GPA25-01, as written.

Move to recommend approval of ZON25-01, subject to the following stipulation:

Development shall be in substantial conformance with Nikki's Next Step PAD Narrative, stamped received December 13, 2025.

Attachments

PAD Narrative
Conceptual Site Plan
Citizen Participation Final Report
Prop. 207 Waiver
Traffic Statement
General Plan Map
Zoning Map
Aerial Map
PowerPoint Presentation