



PLANNING COMMISSION REPORT

CASE: ZON26-03 THE CAPISTRANO PAD AMENDMENT
LOCATED WEST OF THE NORTHWEST CORNER OF
91ST AVENUE AND ZANJERO BOULEVARD AT 7400 N
ZANJERO BOULEVARD.

MEETING DATE: 08/27/2026

FROM: Alejandro Lerma, Senior Planner, Planning,
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SUBJECT

ZON26-03, a request by Shaine T. Alleman on behalf of Tiffany & Bosco, PA, representing Nirvana at Zanjero LLC, to amend the existing PAD to allow additional land-uses on the 7.5 acres site. The site is located west of the northwest corner of 91st Avenue and Zanjero Boulevard at 7400 North Zanjero Boulevard and is in the Yucca District.

Presented by: Alex Lerma, Senior Planner

REQUEST

Planning Commission recommendation to amend the existing PAD for The Capistrano (ZON26-03).

APPLICANT/OWNER

Shaine T. Alleman, Tiffany & Bosco, P.A., Nirvana at Zanjero 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 applicant is seeking to amend the existing PAD to establish flexible regulations for onsite development and modify site entitlements. Two proposed conceptual site plans, one for each residential land use type, are included as part of the PAD amendment.

BACKGROUND INFORMATION

General Plan Designation:

The property is designated as Entertainment Mixed-Use (EMU).

Zoning Classification:

The property is zoned Planned Area Development (PAD).

Property Location and Size:

The 7.5-acre property is located west of the northwest corner of 91st Avenue and Zanjero Boulevard at 7400 North Zanjero Boulevard. The development is in the Yucca District.

History:

On May 23, 2003, City Council approved Z-02-19 to rezone the site and the surrounding area from Agricultural (A-1) to Planned Area Development (PAD) for a 156.7-acre mixed-use project known as Zanjero PAD.

On November 23, 2021, City Council approved ZON21-25 to rezone the property to Planned Area Development (PAD) to allow for multi-family development and ancillary commercial uses.

Site improvements were initiated in 2008. The existing 3-story building has been unused since its construction.

Project Details:

The intent of the PAD amendment is to accommodate a mixed-use development that combines residential and nonresidential land uses, facilitated by flexible development regulations. The mixed-use development will include either a high-density multifamily residential development or a senior living facility, which may include independent living, assisted living, and memory care. Both residential land uses may include commercial or professional uses on a limited scale as accessory uses.

The residential options will utilize the existing 3-story building in addition to the construction of additional buildings along the property's western and northern boundaries, depending on the project type. The multifamily residential community is anticipated to include approximately 314 units, while a senior living community alternative would accommodate 400 units across a range of senior residential and care options.

It is anticipated that the property will be developed in one or more phases. The first phase of the development will consist of repurposing and reconfiguring the existing 3-story building to accommodate the residential units. Additional phases will consist of the construction of additional 4-story buildings on the north and west boundary line of the property, in the case of the multi-residential project, or a 5-story building along the west property boundary, in the case of the senior care facility.

The project will provide a minimum of 20% open space. Amenities will vary depending on the development type but may include a swimming pool, dog park, bocce ball courts, and ample walking paths, shaded seating, and quiet contemplative areas. Common open spaces and landscaping will be provided throughout the site to create small gathering spaces. The project will facilitate pedestrian circulation throughout and connect externally to existing pedestrian paths. These internal paths and the layout of the buildings will make the on-site amenities convenient and easily accessible.

The property shares access with the Palo Verde Cancer Treatment Center, located south of the subject property along Zanjero Boulevard. Said access initiates as a two-way drive to the front of the cancer center building and continues in both in a west and eastbound direction to the subject property.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On April 13, 2026, the applicant mailed notification letters to adjacent property owners and interested parties. No responses were received by the applicant or staff. 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 August 5, 2026. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on July 31, 2026. The property was posted on August 7, 2026.

STAFF FINDINGS AND ANALYSIS

Required Rezoning Findings:

Section 35.6.206(G) "Amendments to the General Plan" and Section 35.6.207(I) "Amendments to the Unified Development Code (Rezoning and Text Amendments)" of the Unified Development Code require the following findings to be met. Section 35.2.901(A)1-6 "Planned Area Development" of the Unified Development Code provides the intent of this zoning district.

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

Staff Analysis:

Land Use Goal LU-4: Mixed-use projects provide urban clusters with housing, retail, restaurants and integrated transit facilities in Glendale.

Policy LU-4.1: The City should support and facilitate the creation of mixed-use projects that locate housing, employment, retail, entertainment, and services in condensed areas to support walkability and reduce vehicle trips.

The PAD regulatory framework encourages mixed-use development by providing opportunities for high-density residential options, either as a multi-family development or a senior care facility, with limited commercial and professional uses as support services offered to those residing on site and the surrounding area. Effective use of land will be implemented with site design by integrating both residential and non-residential land uses within the same building area. Both commercial and professional land uses will be limited to the bottom floor of the existing 3-story building.

Housing Element 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 PAD entitlements include high-density residential housing options, which include a senior living use. The senior living use will be an age-restricted

residential community designed for older adults which may include independent living, assisted living and memory care. The senior living development may include private dwelling units or residential suites, common dining areas, recreation and wellness areas, administrative offices, resident services, transportation services, housekeeping, maintenance, and other amenities customarily included as part of senior residential living.

This housing option will be a continuation of the current land use patterns established within close proximity of the subject property by offering housing options for special needs population, similar to The Mera Westgate, an assisted-living residential development located west of the site.

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

Staff Analysis:

The applicant has provided extensive design initiative for the buildings' architectural design, building layout and landscape areas to ensure compatibility with adjacent uses. Through site design, effective buffering along property boundaries for mitigation will be implemented. Internal pedestrian paths and driving aisles are adequately planned to permit safe and efficient circulation.

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:

A General Plan Amendment is not included with this request; this finding is not applicable.

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:

All applicable city departments have reviewed the application and recommended approval of the application. Stipulations have been added to ensure quality development. Supplemental use regulations have also been included for some of the allowed land uses.

RECOMMENDATION

Should the Planning Commission recommend approval of ZON26-03, it should be subject to the stipulations in the staff report.

PROPOSED MOTION

Move to recommend approval of ZON26-03, subject to the following stipulations

1. Development shall be in substantial conformance with The Capistrano PAD Amendment Narrative, final date stamped July 28, 2026.
2. A 20-foot waterline easement shall be conveyed to the City for the existing waterline.
3. The development shall work with the Palo Verde Cancer Center to re-establish the use of effluent for the lakes and for supplying the landscape irrigation.

Attachments

PAD Narrative

CP Final Report_without labels

Prop207 Waiver

ZON Map

Aerial Map

PowerPoint Presentation