

Project Narrative  
B Pfitt  
7280 N Glen Harbor Blvd  
Glendale, AZ 85305

APPROVED DESIGN REVIEW  
PLANNING DIVISION  
DEVELOPMENT SERVICES DEPT.  
CITY OF GLENDALE

CONDITIONS OF APPROVAL

 June 5, 2020

PLANNER DATE

## **PROJECT DESCRIPTION & LOCATION**

The purpose of this application is to request the review and approval of a Conditional Use Permit for the allowance of B Pfitt. The subject property will be leased from SDMS Real Estate Holdings LLC and is located on Glendale Ave and North Glen Harbor Blvd. The property encompasses Browns Partsmaster Inc. and associated parking field within this center. SDMS Real Estate Holdings LLC owns 3.461 acres in which said property is located. B Pfitt will lease suite #106 with a total of 3,158 sq ft from tenant. The property is currently zoned Light Industrial (M-1) and is located within Glen Harbor Specific Plan Area. According to the City of Glendale's Code of Ordinances, Article 5, Section 5.844 – M-1 – Commercial retail sales and services, other than those otherwise permitted, such as the proposed B Pfitt facility, are subject to Conditional Use Permit.

B Pfitt is a health and wellness facility that prides itself on providing only exclusive personal training. B Pfitt is a private facility that focuses on creating an exclusive environment where said client can work 1-1 with a certified trainer. B Pfitt facility is not open for everyday gym goers or monthly memberships. B Pfitt is excited to serve the city of Glendale as well as the surrounding region. The B Pfitt facility will be open weekdays 5am to 8pm. Based on similar fitness centers in the Phoenix metro area, it is expected that peak times of use will occur between the hours of 5am to 7am and 5pm to 8pm on weekdays. Weekend hours, Saturday 8am to 12pm, and closed Sundays. It is expected the peak hours at B Pfitt will be opposite to other businesses in Glen Harbor. Amenities at the club shall include cardio equipment, free weights, strength training machines, small group, and personal training. B Pfitt will have one full time trainer. B Pfitt will fit seamlessly with the adjacent commercial, retail and office uses while creating a compatible land use and service amenity to existing residential development in the vicinity.

## **DEVELOPMENT CONCEPT**

The existing building is owned by SDMS Real Estate Holdings LLC and is occupied by one tenant, Browns Partsmaster Inc. in Suite #101. The suite adjacent to subject property, was previously occupied by a gymnastics gym. Suite #106 is to be subject property with 2,507 sqft utilized for fitness and 651 sqsft for retail and office uses. See Floor Plan. The building façade will remain as is as well as the exterior of the building.

### **A. Landscape and Signage**

The site is currently landscaped. All existing landscaping will be monitored throughout this process to make sure it remains alive, healthy and is maintained. Since the site is currently

landscaped and there will be no modification and/or additions to the exterior of the building, no landscape plans have been provided as part of this submittal.

B Pfitt will not have wall signage on said property.

#### B. Parking/Pedestrian Circulation

Direct access to the site is off North Glen Harbor Blvd to the proposed use. Parking within the overall center is adequate and will meet the future demands of B Pfitt. There is a plethora of parking in front of the proposed B Pfitt building. The B Pfitt peak hours are opposite of adjacent businesses, providing patrons flexibility in time of use, which will assist in reducing peak hour parking demands.

#### **CONCLUSION**

The intent of this Conditional Use Permit request, and ultimately of the repurposing of this vacant, tenant building, is to provide an indoor health and wellness facility and additional retail that will complement the surrounding neighborhood and promote a healthy, active lifestyle for the residents of Glendale.