

75TH & GLENDALE RETAIL CENTER

SEC N 75th Avenue & W Glendale Avenue

Glendale, Arizona

Planned Area Development Narrative

APN: 144-01-001A

SR# 20-0080

ZON21-06

5th Submittal: July 19, 2021

Prepared For:



Prepared By:



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A. Executive Summary

The proposed project, referred to as 75th & Glendale Retail Center, is a previously undeveloped parcel of approximately 7.46 acres located in the southeast corner of N. 75th Avenue and W. Glendale Avenue in Glendale, Arizona.

To support the tremendous growth in the West Valley Communities, this application proposes rezoning the noted parcel from C-2 General Commercial to PAD - Planned Area Development. The rezoning is desired to support the creation of specific standards to guide in the development of this parcel as an urban commercial center and to implement the City's greater vision for modern and dynamic retail areas. There is no proposed change to the General Plan, which currently indicates the parcel is designated as PC – Planned Commercial on the Glendale General Plan Land Use Diagram.

The proposed Retail Center will contain an approximate total of 42,841 gross square feet of retail and restaurant space in five separate buildings. Three buildings of 1,956 sf, 2,734 sf and 5,315 sf are proposed as free-standing restaurant uses, each with a drive-thru lane and outdoor dining. One building of 7,453 sf is proposed as retail use. One building of 25,383 sf is proposed as retail use, with a drive-thru lane and loading dock.

Development standards, including building height, building setbacks and landscape setbacks will be based on the C-2 zoning district and are specifically outlined within this narrative.

Overall architectural design of the proposed retail center will be compatible with the existing retail developments located at the other corners of the adjacent arterial intersection of 75th and Glendale Avenues. The proposed building façade designs and finish materials are complementary to each other and present a cohesive theme, without being limited to a repetitive palette.

Landscaping and screening standards for the project will be implemented with this proposed PAD rezone as well.

Vehicle parking and circulation will be provided on site. Parking space counts are based on the intended Use as outlined in the following sections.

Proposed infrastructure and phasing of this development will also be discussed within this narrative.

The goals and objectives for this proposed project are to create a high-quality retail environment for local residents, to incorporate pedestrian-oriented amenities and urban characteristics and to promote economic and social vitality within the City of Glendale.

B. Site Location and Context

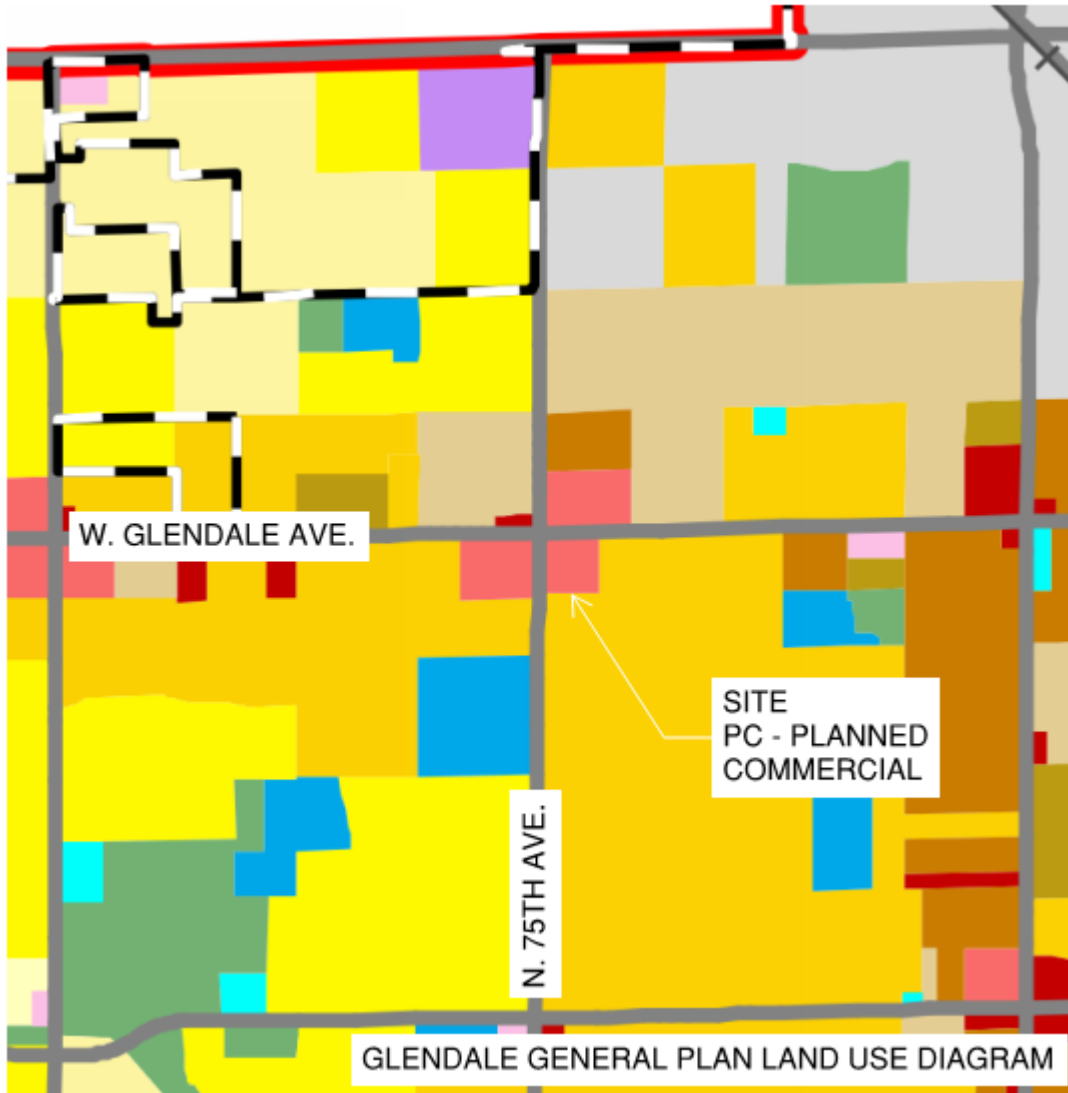
The property, located in the southeast corner of N. 75th Avenue and W. Glendale Avenue, consists of approximately 7.46 acres. It is bounded by W. Glendale Avenue on the north, N. 75th Avenue on the west and by previously developed residential properties on the south and east. The property is currently not in use and is undeveloped.

The context of the proposed site is a mix of developed and undeveloped area. The majority of the surrounding area is made up of previously developed medium and medium-high residential properties, with commercial development centered around the adjacent arterial intersection of 75th and Glendale Avenues. This mix of residential and commercial is represented in the Glendale General Plan Land Use Diagram in the following section. It is also of note that the parcel in the southwest corner of the noted intersection is currently undeveloped.



C. General Plan

The parcel is currently designated as PC – Planned Commercial on the Glendale General Plan Land Use Diagram. The Planned Commercial use aligns with the use in this proposed project and therefore, no change to the General Plan is proposed.



E. Permitted Uses

Permitted uses would remain equal to the current C-2 General Commercial uses outlined in the Glendale Code of Ordinances, Article 5. Zoning District Regulations, Section 5.750 C-2 General Commercial, but with the addition of outdoor dining and drive-thrus under the restaurant and retail store uses. No more than three (3) drive-thru services will be allowed out right. Any additional drive-thrus will require a Conditional Use Permit.

Permitted Uses.

- A. Restaurants.
 - 1. Outdoor Dining shall be permitted.**
 - 2. Drive-thru shall be permitted.**
- B. Retail store;
 - 1. General merchandising, including variety and specialty stores.
 - 2. Food.
 - 3. Apparel and accessories.
 - 4. Home and office furnishings.
 - 5. Hardware stores.
 - 6. Drive-thru shall be permitted.**
- C. Professional, administrative, and business offices.
- D. Services;
 - 1. Personal Services;
 - a. Barbershops and beauty salons.
 - b. Small appliance repair shops.
 - c. Laundry, cleaning and dry-cleaning establishments, limited as follows:
 - 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.
 - d. Mortuaries.
 - 2. Automotive Services.
 - a. Commercial parking lots. Overnight parking is not permitted, unless a use permit is secured and the lot is completely enclosed, locked, and limited to passenger vehicles only.
- E. Indoor recreational facilities.
- F. Veterinary clinic, all activities within an enclosed building.
- G. Appliance, furniture, and household equipment rentals.
- H. Child care center.
- I. Medical or dental clinics.
- J. Churches.
- K. Business Schools.
- L. Financial Institutions.
- M. Bar or cocktail lounge.
- N. Financial Institutions with or without drive-thru use.

F. Development Standards

This application for a rezone to PAD – Planned Area Development district proposes Development Standards equal to those in the C-2 General Commercial district as illustrated below.

Table 3 Commercial/Employment Districts Development Standards								
District	Min Net Lot Area	Max. Lot Area	Min. Setback ⁵				Max. Structure Ht. ⁶	Max. F.A.R. ⁶
			Front	Rear	Side	Street Side		

EXISTING DEVELOPMENT STANDARDS

C-2	N/A	N/A	25	60 ¹	60 ¹	25	30	.3
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PROPOSED DEVELOPMENT STANDARDS

PAD	N/A	N/A	25	60 ¹	60 ¹	25	30	.3
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1—60 feet to residential uses; 15 feet to nonresidential uses.

5—Building setback for arterial streets shall be a minimum of 1 foot for each foot of building height.

6—Maximum height of accessory structures is 15 feet. The structure height may be exceeded for no more than two flagpoles with a maximum flagpole height of 60 feet. All other flagpoles shall comply with the maximum height requirement for the structure in the zoning district, unless a Conditional Use Permit is obtained. The flag length shall not be more than 25 percent of flagpole height. Refer to Special Building Heights and Floor Area Ratio Maps, found at the end of this ordinance.

DEVELOPMENT STANDARDS TABLE

G. Performance Standards

This application for a rezone to PAD – Planned Area Development district proposes Performance Standards equal to those in the C-2 General Commercial district.

H. Design Guidelines

The proposed PAD will follow the established City of Glendale Commercial Design Expectations document, adopted March 8, 1988, with the below noted revisions to Section III. D. Materials and Colors.

D. Materials and Colors

1. Use quality materials in freestanding signs to match buildings. ***Wall signs need not be individual letters and may include logos. Per the City of Glendale Sign Ordinance, Cabinet Signs are not allowed.***
2. Detail projects through the use of accent materials such as tile, brick, decorative masonry, ***stucco, steel, architectural metal panel, composite panel, or with painted accents.***

This PAD application does not seek to limit the use of exterior finish materials to a specific palette. Instead, it is proposed that a variety of exterior finish materials shall be allowed on site with the condition that materials and colors are complementary to any finish materials already existing on site at the time of development plan application and complementary to exterior finish materials of adjacent existing developments.

The proposed Design Guidelines shall not require any specific, thematic or repetitive design elements on the building facades on site. However, all sides of each building shall be designed for visual interest and shall contain variations in material and color, articulation in wall or roof plane, or other similar methods.

I. Landscaping and Screening

This PAD rezone proposes Landscaping and Screening Standards shall conform to the City of Glendale Landscape Ordinance (Chapter 19 of the City Code) as it relates to Commercial zoned districts. See the General Development Standards, Section 7.200 Landscaping, Buffering, Walls for the C-2 General Commercial district for specific standards. At the southern and eastern perimeters that abut the existing residential properties, there are existing 6'-0" high masonry boundary walls and this new development shall provide a minimum 25'-0" landscape buffer to provide a landscaped separation between the commercial and residential properties.

Loading areas for larger retail uses, such as that shown on Lot 5, shall be screened with 8'-0" high masonry screen walls to match the building design to conceal the delivery trucks from view. See attached Conceptual Landscaping Plan for reference (attachment 2).

J. Signs

This application for a rezone to PAD proposes Sign Standards based on the C-2 General Commercial district and per the Glendale Code of Ordinances, Article 7. General Development Standards, Section 7.100 - Signs.

K. Parking

Within this proposed PAD rezone, the Parking Requirements shall be by Use as stated in the Glendale Code of Ordinances, Article 7. General Development Standards, Section 7.400 – Off-Street Parking, with one proposed change. In lieu of a maximum number of parking spaces for Retail/Shopping Center, we propose no maximum. While meeting all requirements for setbacks, buffers, landscaping and pedestrian connections, it is proposed that the quantity of parking spaces be maximized on the site whenever possible. With a proposed five building pads on this 7.46-acres site, we suggest that there is little possibility of a large, undesirable parking field.

7.403 - Parking Requirements by Use.

USE	MINIMUM # OF SPACES	MAXIMUM # OF SPACES
Restaurant-freestanding	1:100 sq. ft.	no maximum
Retail/Shopping Center (including up to 10% restaurant, health club, beauty shops...additional percentages calculated at rate for each use)	1:250 sq. ft.	no maximum

PARKING REQUIREMENTS BY USE TABLE

Each of the proposed lots parks to their requirement based on use. Overall, the site has a requirement for 211 spaces and a total of 231 spaces is provided. For accessible spaces, 12 spaces are required overall for the site and 13 spaces are provided. The breakdown of parking for each lot is shown on the Conceptual Master Site Plan included with this package. See attached Site Plan for reference (attachment 1).

L. Infrastructure

Vehicular access to the site will be accommodated from both N. 75th and W. Glendale Avenues. Two entry drives with deceleration lanes are proposed along N. 75th Avenue and one entry drive with deceleration lane is proposed along W. Glendale Avenue.

Grading and Drainage will be submitted as part of the Design Review submittal.

Water and Waste-Water infrastructure requirements will be determined at the time of Design Review.

M. Phasing

At such time that the Entitlement process is complete with the City of Glendale, it is the Owner/Developer's intent to begin construction of several buildings immediately and to proceed with construction until such time that the site and all buildings are complete.

Conclusion

The proposed rezone to PAD – Planned Area Development is an appropriate use of this district for this undeveloped site. The major intent of the PAD rezone is to implement outdoor dining and drive-thrus as a permitted use in conjunction with the restaurant and retail uses. In doing so, the entitlement period with the City of Glendale will be simplified and shortened and the need for the Owner/Developer to submit multiple Conditional Use Permit applications for several uses on this site will be eliminated.

Restaurant and retail uses shown in this application support the surrounding, existing development, the majority of which is medium to medium-high density residential. This PAD district provides community amenities and also provides employment opportunities to residents and non-residents alike.

With the proposed PAD district, the City is also able to review and approve a Master Site Plan for this development. Approval of a master site plan ensures that the City's overall development standards and commercial design expectations will be adhered to by all development on this site in a cohesive manner. It also ensures that vehicular circulation and parking are considered equally for each building and that pedestrian circulation is provided throughout the site.

The PAD is a favorable zoning district for this site and supports the City's greater vision for its future.

N. Project Team

Owner / Developer: SimonCRE JC Tucker IV, LLC
Attn: Maria Grishina
6900 E 2nd Street
Scottsdale, AZ 85251
480-745-1956

Architect: Vertical Design Studios, LLC
Attn: Justin Gregonis
4650 E Cotton Center Blvd, Ste 100
Phoenix, AZ 85040
602-393-5224

Buddy Webb & Company, Inc.
3057 E Cairo
Springfield, MO 65802
417-877-1385

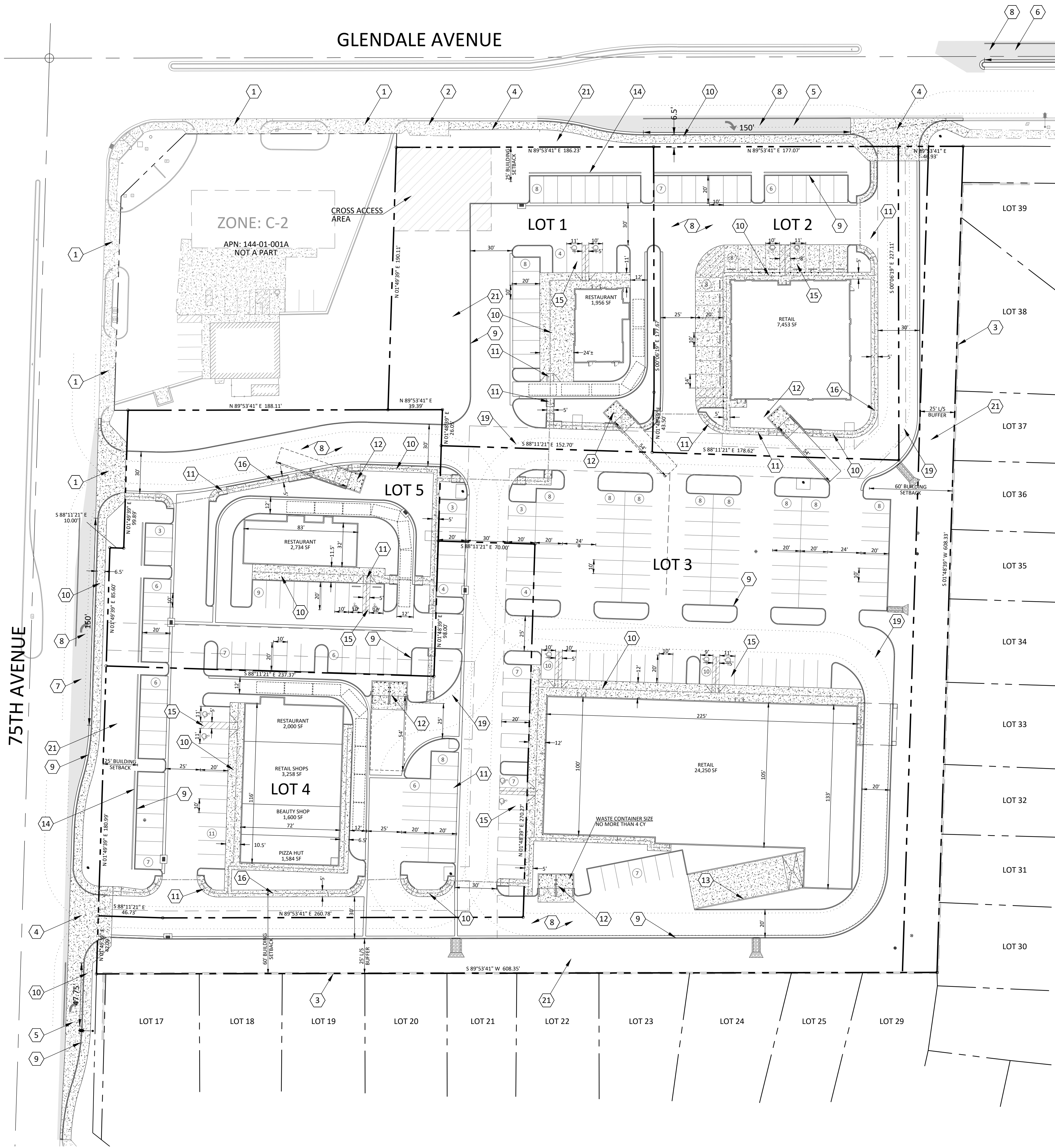
Andrews Design Group, Inc.
1095 W Rio Salado Pkwy, Ste 203
Tempe, AZ 85281
480-894-3478

Civil Engineer: Cypess Civil
Attn: Jeff Hunt, PE
4450 N 12th Street, Ste 228
Phoenix, AZ 85014
623-282-2498

Landscape Architect: T.J. McQueen & Associates, Inc.
Attn: Timothy J. McQueen
10450 N 74th Street, Ste 120
Scottsdale, AZ 85258
602-265-0320

ATTACHMENT 1. CONCEPTUAL MASTER SITE PLAN

GLENDALE AVENUE



SITE DATA

PROJECT DESCRIPTION: THE PROJECT CONSISTS OF THE CONSTRUCTION OF FOUR NEW SINGLE-STORY RETAIL/RESTAURANT/OFFICE BUILDINGS WITH ALL REQUIRED PARKING AND ACCESS IMPROVEMENTS.

ADDRESS: SEC 75TH AVENUE & GLENDALE AVENUE GLENDALE, ARIZONA

APN: 144-01-004C

SITE AREA:	40,223 SF (0.92 AC)
LOT 1	39,851 SF (0.91 AC)
LOT 2	158,826 SF (3.65 AC)
LOT 4	42,472 SF (0.98 AC)
LOT 5	43,777 SF (1.00 AC)
TOTAL	325,149 SF (7.46 AC)

ZONING (EXISTING/PROPOSED): C-2 (GENERAL COMMERCIAL)

PROPOSED USES: RESTAURANT, RETAIL

REQUIRED SETBACK:	
FRONT SETBACK	25 FEET
REAR SETBACK (RESIDENTIAL)	60 FEET
SIDE SETBACK (RESIDENTIAL)	60 FEET

LANDSCAPE COVERAGE	
REQUIRED	20%
PROVIDED	27%

MAXIMUM BUILDING HEIGHT: 30 FEET

PARKING:	
LOT 1 (1,956 SF RESTAURANT)	
REQUIRED (1 PER 100 SF):	20 SPACES
PROVIDED:	20 SPACES
REQUIRED ACCESSIBLE PARKING:	1 SPACE
PROVIDED ACCESSIBLE PARKING:	2 SPACES

LOT 2 (7,453 SF RETAIL)	
REQUIRED (1 PER 250 SF):	29 SPACES
PROVIDED:	29 SPACES
REQUIRED ACCESSIBLE PARKING:	2 SPACES
PROVIDED ACCESSIBLE PARKING:	2 SPACES

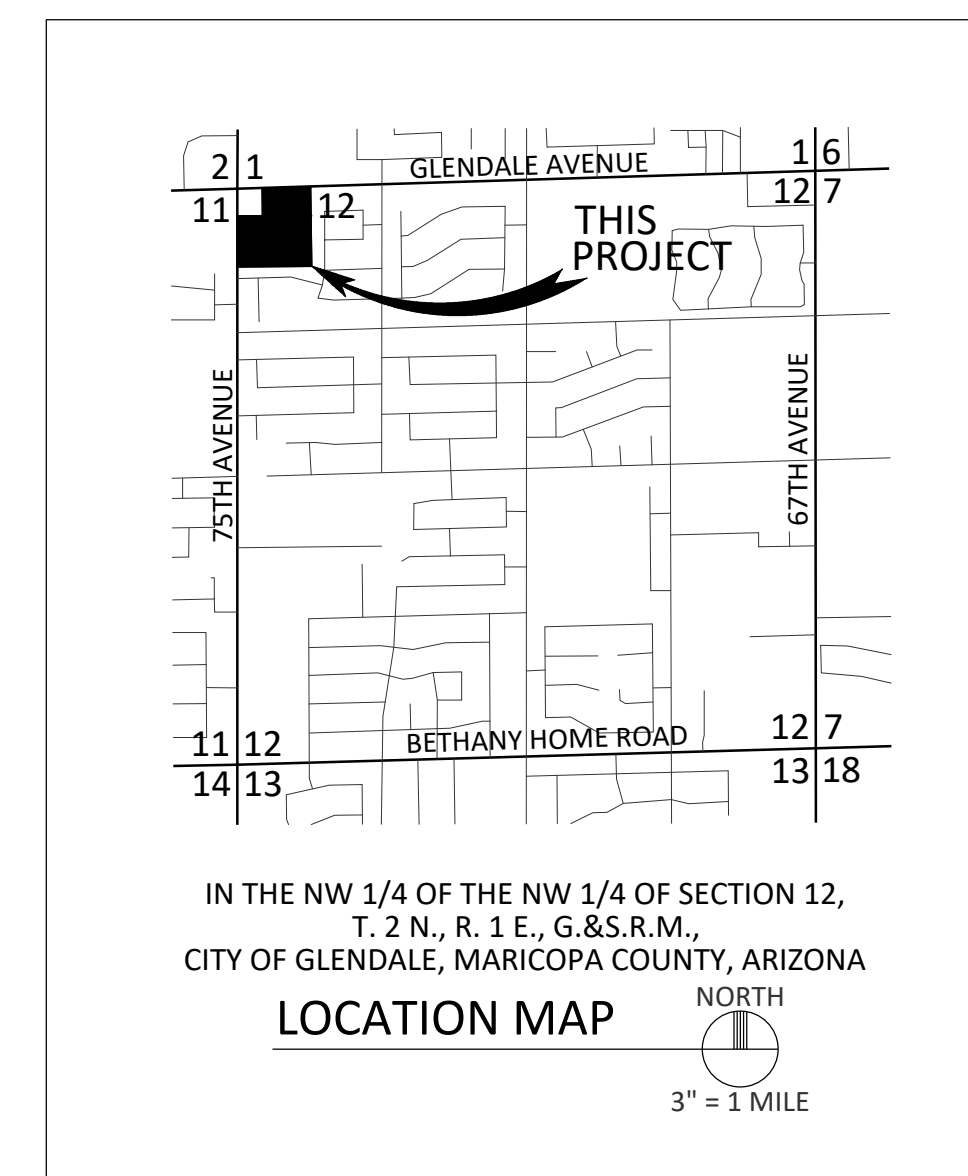
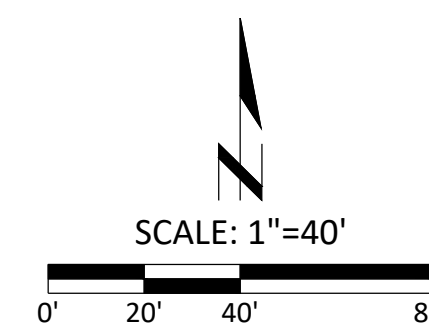
LOT 3 (24,250 SF RETAIL)	
REQUIRED FOR RETAIL (1 PER 250 SF):	97 SPACES
PROVIDED:	97 SPACES
REQUIRED ACCESSIBLE PARKING:	5 SPACES
PROVIDED ACCESSIBLE PARKING:	5 SPACES

LOT 4 (8,442 SF MIXED USE)	
REQUIRED FOR RETAIL (1 PER 250 SF):	13 SPACES
REQUIRED FOR 10% MORE INTENSE USE	3 SPACES
REMAINDER OF RESTAURANT (1 PER 100 SF)	27 SPACES
REQUIRED FOR BEAUTY SHOP (1 PER 100 SF)	16 SPACES
TOTAL REQUIRED	59 SPACES
PROVIDED:	60 SPACES
REQUIRED ACCESSIBLE PARKING:	2 SPACES
PROVIDED ACCESSIBLE PARKING:	2 SPACES

LOT 5 (2,734 SF RESTAURANT)	
REQUIRED (1 PER 100 SF):	27 SPACES
PROVIDED:	31 SPACES
REQUIRED ACCESSIBLE PARKING:	2 SPACES
PROVIDED ACCESSIBLE PARKING:	2 SPACES

LEGAL DESCRIPTION

THE NORTH 663 FEET (RECORDED) 663.37 FEET (MEASURED) OF THE WEST 663 FEET (RECORDED) 663.37 FEET (MEASURED) OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE NORTH 225 FEET (RECORDED) 225.14 FEET (MEASURED) OF THE WEST 253 FEET (RECORDED) 253.14 FEET (MEASURED); AND EXCEPT THE NORTH 55 FEET (RECORDED) 55.03 FEET (MEASURED); AND EXCEPT THE WEST 55 FEET (RECORDED) 55.03 FEET (MEASURED) THEREOF.



LEGEND

---	SUBJECT RIGHT-OF-WAY
---	EXISTING RIGHT-OF-WAY
---	SUBJECT PROPERTY LINE
---	EXISTING PROPERTY LINE
---	ROADWAY CENTERLINE
---	EXISTING EASEMENT
---	NEW EASEMENT
---	SETBACK
---	EMERGENCY VEHICLE PATH
---	ADA ACCESSIBLE PATH
○	SURVEY MONUMENT AS NOTED
○	RIGHT-OF-WAY
○	PUE
○	PUBLIC UTILITY EASEMENT

- KEYNOTES
- 1 EXISTING DRIVEWAY SERVICING GAS STATION.
 - 2 EXISTING BUS STOP.
 - 3 EXISTING MASONRY SCREEN WALL. ENSURE MINIMUM HEIGHT OF 8', ADAPT OR REMOVE REPLACE WALL WHERE EVER WALL DOES NOT MEET MINIMUM 8' REQUIREMENT.
 - 4 NEW CONCRETE DRIVEWAY PER C.O.G. DETAIL G-458.
 - 5 NEW RIGHT TURN LANE. REFER TO PRELIMINARY CIVIL PLANS.
 - 6 NEW LEFT TURN LANE. REFER TO PRELIMINARY CIVIL PLANS.
 - 7 EXTEND EXISTING RIGHT TURN LANE. REFER TO PRELIMINARY CIVIL PLANS.
 - 8 NEW ASPHALT PAVEMENT.
 - 9 NEW CONCRETE VERTICAL CURB.
 - 10 NEW CONCRETE SIDEWALK.
 - 11 NEW ACCESSIBLE ACCESS RAMP.
 - 12 NEW TRASH ENCLOSURE PER C.O.G. DETAIL G-934.
 - 13 NEW 8' MASONRY SCREEN WALL TO SCREEN LOADING DOCK.
 - 14 NEW 4' MASONRY SCREEN WALL.
 - 15 NEW ACCESSIBLE PARKING SPACE AND ACCESS AISLE.
 - 16 ACCESSIBLE PATH (36" MINIMUM WIDTH, 2% MAXIMUM CROSS SLOPE, AND 5% MAXIMUM RUNNING SLOPE).
 - 17 NEW FIRE HYDRANT.
 - 18 NEW FIRE DEPARTMENT CONNECTION.
 - 19 NEW EMERGENCY VEHICLE TURNING RADII PER C.O.G. DETAIL G-954. INNER RADIUS = 32.5' / OUTER RADIUS = 48.5' / 20' MINIMUM WIDTH.
 - 20 NEW RETENTION BASIN.
 - 21 NEW LANDSCAPE AREA.

OWNER/DEVELOPER SHEET INDEX

SIMONCRE
6900 EAST 2ND STREET
SCOTTSDALE, ARIZONA 85281
PH: 480-745-1956
ATTN: MARIA GRISHINA

1 - SITE PLAN
2 - SITE PLAN DETAILS

CIVIL ENGINEER

CYPRESS CIVIL DEVELOPMENT
4450 NORTH 12TH STREET, #228
PHOENIX, ARIZONA 85014
PH: 623-282-2498
ATTN: JEFF HUNT, PE

CYPRESS CIVIL
4450 north 12th street
suite 228
phoenix, arizona 85014
p: 623.282.2498
e: jphunt@cypresscivil.com

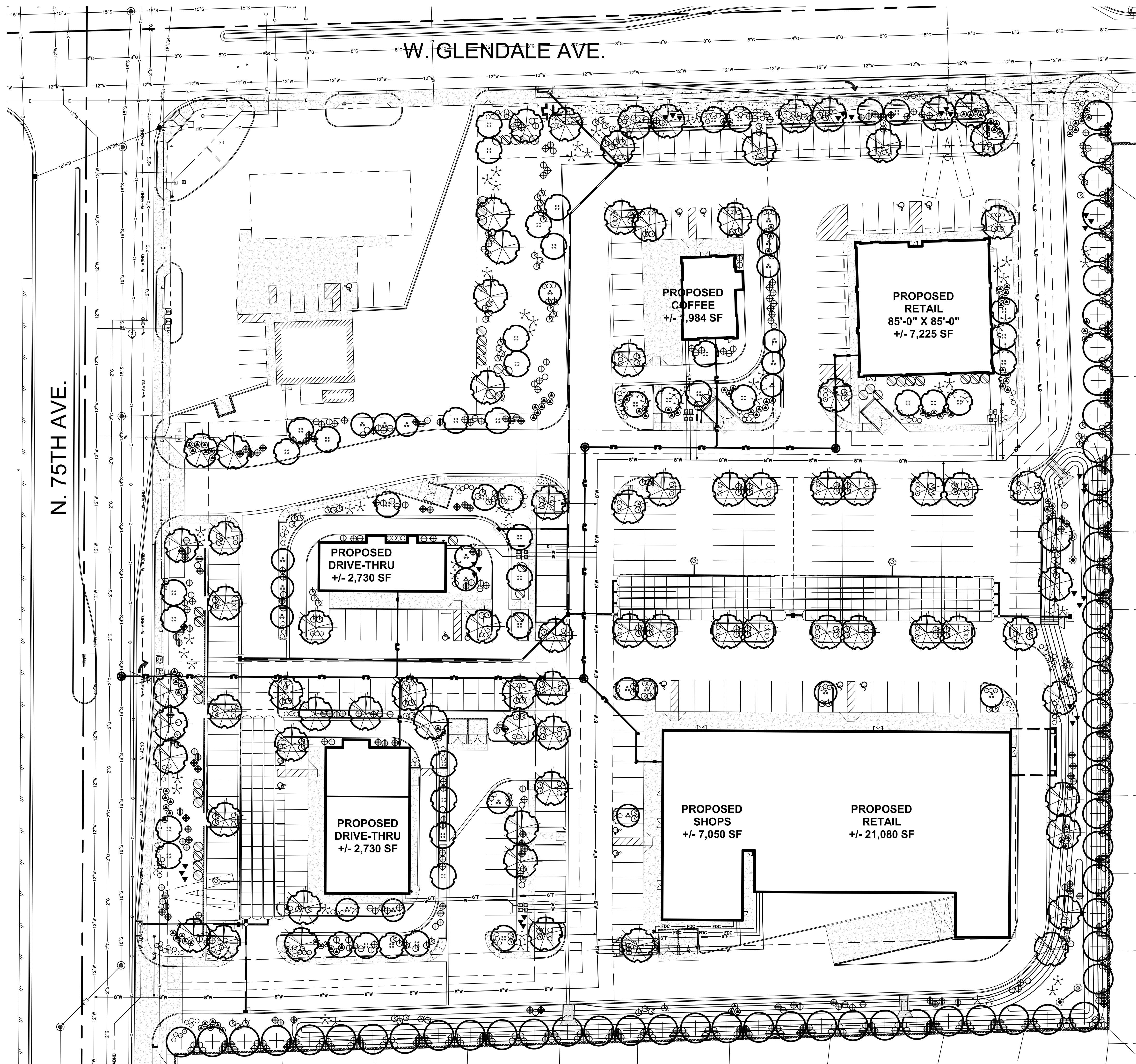
NO.	DATE	REVISION

SITE PLAN for 75TH AVENUE AND GLENDALE RETAIL SEC 75TH AVENUE AND GLENDALE AVENUE GLENDALE, ARIZONA site plan

DRAWN:	PT
DESIGNED:	DS
CHECKED:	JH
DATE:	07-09-2021
JOB NO:	20.141
SHEET NUMBER	

Call at least two full working days before you begin excavation.
ARIZONA 811
1-800-4-A-ROOT
In Maricopa County: (602) 263-1100

ATTACHMENT 2: CONCEPTUAL LANDSCAPE PLAN



LANDSCAPE LEGEND

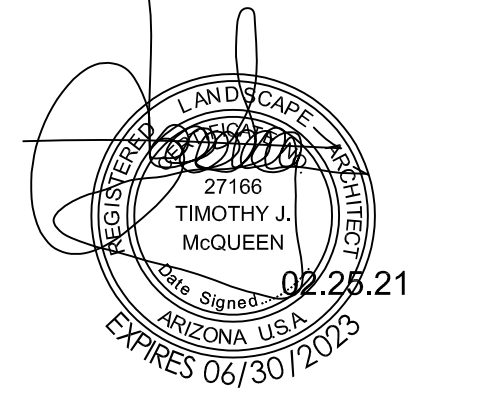
- CERCIDIUM 'HYBRID'
DESERT MUSEUM PALO VERDE
24" BOX
- ACACIA SALICINA
WILLOW ACACIA
24" BOX
- ACACIA ANEURA
MULGA (SRP/APS APPROVED)
24" BOX
- SOPHORA SECUNDIFLORA
TEXAS MOUNTAIN LAUREL
15 GALLON
- CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- DASYLIRION WHEELERII
DESERT SPOON
5 GALLON
- AGAVE GEMMIFLORA
TWIN FLOWERED AGAVE
5 GALLON
- RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON
- LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON
- BOUGAINVILLEA 'TORCH GLOW'
BUSH BOUGAINVILLEA
5 GALLON

1/2" SCREENED SADDLEBACK BROWN
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

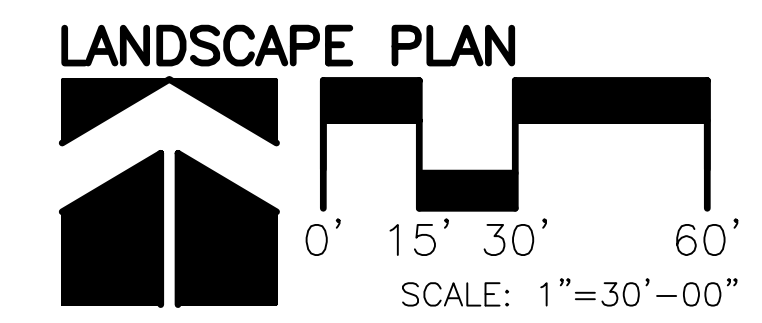
T&M ASSOCIATES
T.J. McQUEEN & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 URBAN DESIGN
 SITE PLANNING
 10450 N. 74th Street, Suite 120
 Scottsdale, Arizona 85258
 P: (602) 466-6320
 EMAIL: timmcqueen@tjm.net

75th AVE. AND GLENDALE RETAIL
 GLENDALE, ARIZONA

NUMBER	REVISION	DATE



SHEET TITLE: LANDSCAPE
 ISSUE DATE: 02.25.21
 DRAWN BY: STAFF
 CHECKED BY: TJMCQ
 PROJECT No.: 20208
 SHEET:



La.01