

# Ian Hugh Tire & Auto

## Conditional Use Permit Application

### Project Narrative

Case No. CUP21-02

NWC Glenn Drive & 51st Avenue

5104 W. Glenn Drive

Received February 26, 2021

Submitted: February 2021

### Project Team

**Property Owner:**

Ian & Sharon Hugh

**Applicant / Planning Consultant:**

Jon M. Froke Urban Planning, LLC.

Phoenix, AZ

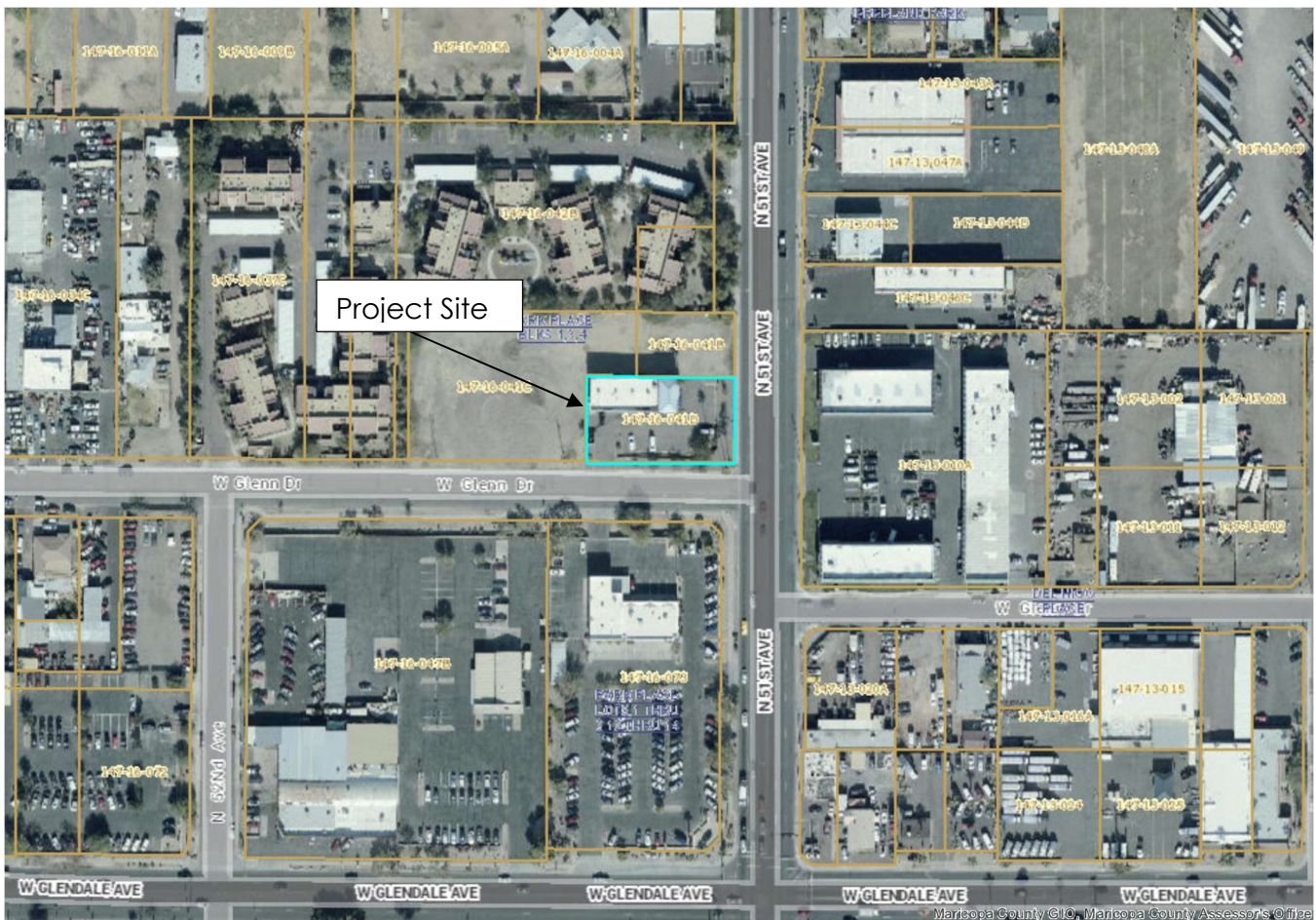
## Introduction & Request

Ian and Sharon Hugh (the "Property Owners") request the consideration of a Conditional Use Permit for the addition of used car sales to their existing tire and auto repair shop. The Property Owners have been running their shop, Ian Hugh Tire & Auto, for decades. The property is zoned C-2, General Commercial; has a General Plan Land Use designation of DMU, Downtown Mixed-Use; and is in the Ocotillo Council District.

## Site Location

The project site is the northwest corner of 51st Avenue and Glenn Drive. The physical address is 5104 W. Glenn Drive and the APN is 147-16-041D. The size of the property is 0.4 acres. The properties immediately north and west of the project site are vacant.

The property includes 1 free standing building that is 104'x40'. There is an existing 4' screen wall, landscaping, and a retention basin on site. A vicinity map of the project site is provided below.



## Current Uses

Ian Hugh Tire & Auto currently offers an array of vehicle related repairs and services. These include tune ups, batteries, transmission fluid services, tire replacement, oil changes, emission diagnoses, and alignments.

## Parking & Used Car Sales

As discussed during the Team Pre-Application meeting, the property currently has 15 parking spaces, 9 along Glenn Drive and 6 along 51st Avenue. The CUP request is for 3 of the parking spaces along 51st Avenue to be used to display used cars for sale by the Property Owners. This CUP will require no physical changes to the project site.

The Property Owners will restripe all 15 parking spaces on the property as well as add the appropriate buffer and international symbol of accessibility to the handicap-accessible parking space on site.

## Landscape / Plantings

The project site has 4,698 square feet of landscape coverage. This comprises 26% of the total site. The Property Owners have recently refreshed the landscaping on the site adding new shrubs, trees, and 3/4" decomposed granite along both Glenn Drive and 51st Avenue. Additionally, there are 6 mature palm trees planted throughout the site.

## Screening

The project site has an existing 4' screen wall that screens all parking spaces. There is also a refuse container on site with screening that meets the standards provided in Detail G-934 in the 2015 Engineering Design Standards & Details.

## Impacts on Adjacent Development

There are already a number of used car dealers in the surrounding area, including two on the south-side of Glenn Drive. As such, used car sales would not be out of the ordinary for this area of Glendale. As previously stated, the properties immediately north and west of the project site are vacant; negative impacts to the surrounding area are anticipated to be negligible.

## Project Timing

As this request requires no physical changes to the project site, it is anticipated that the project will be completed quickly. Should the CUP be approved, the Property Owners will be required to apply for a Car Dealer License with ADOT.