

Conditional Use Permit Application

NEC of 83rd Avenue and Glendale Road

CUP 21-03



Prepared by:

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Submittal: September 2021

Conditional Use Permit Narrative

Case Number: CUP 21-03

I. INTRODUCTION

On behalf of DeRito Partners, we submit this request for the development of a new retail gas station store located at the northeast corner of 83rd Avenue and Glendale Avenue (the "Property"), as shown on the Vicinity and Aerial Maps attached as **Exhibit 1** and **2**. This application requests the following:

1. Conditional Use Permit to allow a retail convenience store and gas station. **Section 5.754.**

II. Background History

The site has historically operated as a gas station since its original construction in the early 1980's according to county historical photos. Overtime, the building has been abandoned and the site is fenced off. It has become blight and an attractive nuisance with graffiti and vandalism as the pictures show at **Tab 3**.





The gas station predates the single-family residential that was constructed to the north in the mid 1990's. In addition, two billboards were constructed on the Property around the mid 1980's and they will remain on site as-is.

DeRito Partners proposes to redevelop the site with a new gas station. The proposed development will reinvigorate a blighted vacant lot and resume a use that has been on this site for years.

III. General Plan & Zoning

The General Plan designation on the Property is General Commercial (GC). The Property is currently zoned Commercial (C-2), which allows a convenience use, subject to a conditional use permit. See General Plan map at **Exhibit 4** and zoning map at **Exhibit 5**.

The zoning surrounding the property is NSC (Neighborhood Shopping Center) to the south, C-2 (Commercial) to the west, and R1-7 (Urban Residential – Single Residence) to the north and east.

IV. Development Proposal

The development proposes a new gas station and convenience store building (approx. 4,088 sf) located towards the middle of the site in a similar location as the existing structure on the site. In addition, the gas station canopy/fuel pumps are located south of the building toward Glendale Avenue. Access to the site is off 83rd Avenue and Glendale Avenue. However, due to the older engineering and design standards, the current driveway locations will be shifted to meet current code standards. The business will operate 24/7. See site plan at **Exhibit 6**.

V. CUP REQUEST

The proposed use is a convenience store and as defined by the Glendale Zoning Ordinance Section 5.754, it requires a conditional use permit.

As mentioned above a gas station and convenience store has been on this property since the early 1980s before it was abandoned and boarded up some years ago. The developer proposes to redevelop the site with a new gas station and convenience store. Given the passage of time, a CUP is required since this code provision did not exist when the original store was built.

This application meets all the required findings:

1. That the proposed use is consistent with the policies, objectives, and land use map of the Glendale General Plan and the purpose of the zone district in which the site is located;

Response: This proposed use is consistent with the commercial designation of the general plan and the property's underlying C-2 zoning designation.

2. That the proposed use will not be materially detrimental to the health, safety or general welfare of persons residing or working within the neighborhood of the proposed use, or have an adverse effect on the property, adjacent properties, the surrounding neighborhood or the city when consideration is given to the character and size of the use and hours of operation;

Response: The CUP will have no detrimental impact on the adjacent property or properties in the area. The new development brings life to a blighted lot and resumes the same convenience store use that previously operated at this location for years.

3. That the proposed site is adequate in size and shape to accommodate the intended use and that all requirements for the zone district, including but not limited to: setbacks, walls, landscaping and buffer yards are met;

Response: The property complies with the development standards for the C-2 district.

4. That the proposed site has adequate access to public streets and highways to carry the type and quantity of traffic which may be generated by the subject use, and that on-site circulation is adequate to permit driveways, parking, and loading requirements in a manner which is safe and efficient;

Response: The use is located at a major arterial intersection and precisely the area intended for this type of use. The driveways are being relocated to comply with Glendale's new development standards and the circulation and parking are per code.

5. That adequate conditions or stipulations have been incorporated into the approval of the conditional use permit to insure that any anticipated detrimental effects can be mitigated.

Response: The prior use was a gas station and the new development since renews that use in a more beneficial way. No new stipulations are needed or expected to recommence the historical use.

VI. Summary

The CUP for a convenience use is appropriate for this Property and merits approval based on the codified findings. The use will not be a detriment to the area. The new development brings life to a blighted lot and resumes a use that previously operated at this location for years. By granting this request, the intent and purpose of the ordinance is preserved. We respectfully request your approval of this application.

TAB 1

Vicinity Map



TAB 2

Aerial Map



TAB 3

Site Photos



Site Photos



YES
BLENDING
01. 100% LIME
02. 100% LIME
03. 100% LIME
04. 100% LIME

Site Photos



Site Photos



TAB 4

EXISTING ZONING R1-7

EXISTING ZONING C-2

EXISTING ZONING C-2

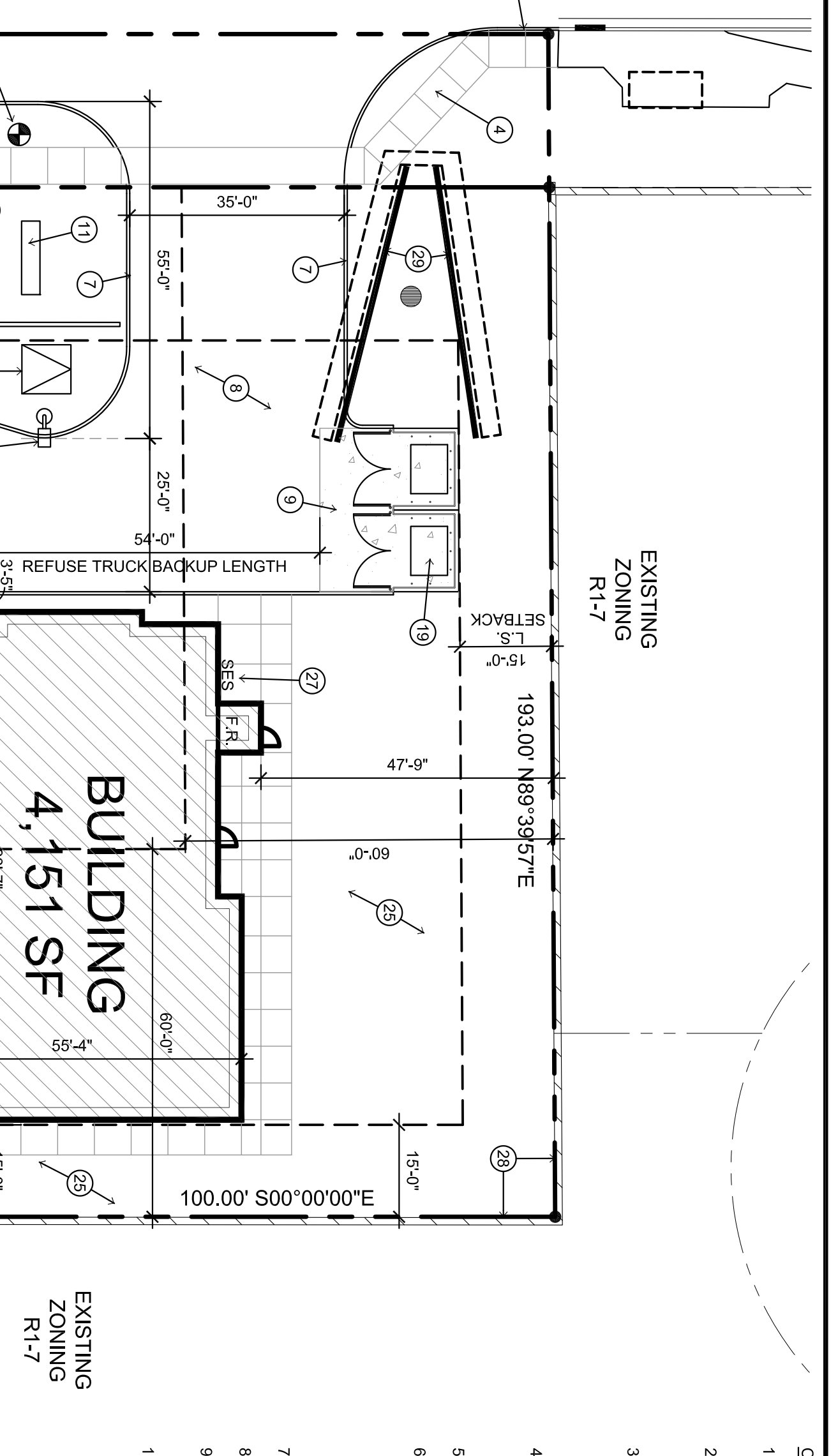
2286.5

N. 83RD AVE

W GLENDALE AVE

333.01'

125.18'



- CITY OF GLENDALE NOTES:**
1. FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO PERMITTING AND CONSTRUCTION OF THE PROJECT. ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THIS SITE SHALL BE PLACED UNDERGROUND.
 2. ALL UTILITY BOXES, VAULTS AND BACKFLOW ENCLOSED TO MATCH THE ADJACENT MATCH ENCLOSEMENT PAINTED TO MATCH THE ADJACENT WALLS.
 3. SIGHT TRIANGLE REQUIREMENTS OF THE CITY OF GLENDALE DETAIL G-447 (LOCAL STREETS) OR G-448 (ARTERIAL AND COLLECTOR STREETS) ARE MET FOR ALL STREETS ADJACENT TO THE PROJECT.
 4. REQUIRED LIGHTING SHALL BE PLACED SO AS TO DIRECT THE LIGHT AWAY FROM THE ADJACENT RESIDENTIAL USES AND MUST NOT EXCEED ONE-FOOT CANDLES AT THE LIGHTS WITHIN 150'-0" OF RESIDENTIAL USE TO BE 15'-0" TALL. HIGH PRESSURE SODIUM (HPS) LIGHTING REQUIRED ADJACENT TO RESIDENCE.
 5. ON-SITE LIGHTING SHALL MEET OUTDOOR LIGHT CONTROL ORDINANCE: 55 DECIBELS (NORMAL SPEAKING) AND 65 DECIBELS (MUSIC).
 6. NOISE MITIGATION MEASURES SHALL BE SUBJECT TO A SEPARATE CITIZEN PARTICIPATION AND CONDITIONAL USE PERMIT PROCESS.
 7. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING LANDSCAPING IN ALL PUBLIC RIGHTS-OF-WAY ADJACENT TO THE PROJECT.

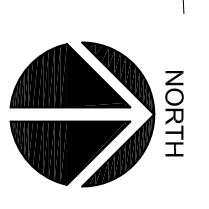
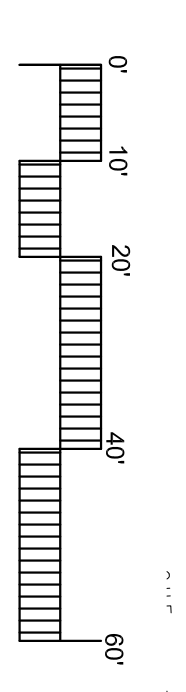
- KEYNOTES:**
1. EXISTING CONCRETE CURB
 2. EXISTING STREET
 3. NEW STREET PAVING AND CONCRETE CURB PER CITY STANDARDS
 4. NEW CONCRETE ADA SIDEWALK
 5. NEW FRESH HYDRANT
 6. EXISTING STREETLIGHT TO BE RELOCATED
 7. NEW 6" HIGH CONCRETE CURB
 8. NEW ASPHALT PAVING
 9. NEW CONCRETE PAVING
 10. NEW 4'-0" TALL CMU SCREEN WALL
 11. NEW MONUMENT SIGN (UNDER SEPARATE PERMIT)
 12. UNDERGROUND FUEL TANKS
 13. NEW FUELING CANOPY
 14. ADA PARKING SPACE
 15. ADA SIGNAGE
 16. ADA RAMP/WIDE DETECTABLE WARNING
 17. PEDESTRIAN ACCESS PATH, PAINTED STRIPED
 18. BIKE RACK
 19. TRASH ENCLOSURE PER C.O.G. DETAIL G-994
 20. AIR/VACUUM STATION
 21. 6" DIA. 48" HIGH PIPE BOLLARD WITH PLASTIC BOLLARD COVER
 22. EDGE OF SIDEWALK, ZERO CURB CONDITION
 23. FUEL VENTS
 24. ELECTRICAL TRANSFORMER
 25. LANDSCAPE AREA
 26. EXTERIOR PARKING LOT LIGHT POLE
 27. S.E. LOCATION
 28. EXISTING 6'-0" TALL CMU WALL, REPAINT
 29. EXISTING BILLBOARD, EXISTING POWER DROPS SHALL BE PLACED UNDERGROUND
 30. EXISTING TRAFFIC SIGNAL AND STREETLIGHT TO BE REMOVED AND NEW INSTALLED
 31. REMOVE EXISTING CONSTRUCTION (DASHED LINE)
 32. 40'-0" X 40'-0" SITE VISIBILITY TRIANGLE
 33. CONTINUOUS DECEL LANE TO BEND DRIVE

EXISTING ZONING R1-7

EXISTING ZONING R1-7

1 SITE PLAN

SCALE: 1" = 20'-0"



OWNER: DERTO DEVELOPMENT
8120 EAST TALKING STICK WAY
SUITE 200
PHOENIX, ARIZONA
PH: 480.534.8500
EMAIL: info@dertho.com

ARCHITECT: ARCHICON ARCHITECTURE
4400 N. 12TH STREET SUITE 228
PHOENIX, ARIZONA 85014
CONTACT: JEFF HUNT
PH: 602.222.4266
EMAIL: jhunt@archicon.com

PROJECT DESCRIPTION:
THIS PROJECT WILL CONSIST OF A NEW C-STORE ALONG WITH THE ADDITION OF A GAS FUELING CANOPY.
THE LOTS WILL BE COMBINED AND NEW DRIVEWAYS WILL BE PROVIDED INTO THE SITE FROM BOTH 83RD AVE AND GLENDALE AVE

SITE DATA:
ADDRESS: 8250 W GLENDALE AVE
ASSESSOR PARCEL #: 142-27-098C
142-27-098D

EXISTING ZONING: C-2

SITE AREA: (GROSS): 102,841 S.F. (2.36 ACRES)
EXISTING SITE AREA: (NET): 71,046 S.F. (1.63 AC)
PROPOSED SITE AREA (NET): 61,415 S.F. (1.41 AC)

PROPOSED BUILDING AREA: 4,151 SQ. FT.
GAS CANOPY AREAS: (115' X 22') 2,530 SQ. FT.
FLOOR AREA RATIO: 6.881 / 61,415 = 0.1087

BUILDING COVERAGE: (INCLUDES CANOPY) = 10.8178%

OCCUPANCY: M (RETAIL STORE & MOTOR FUEL DISPENSING)

CONSTRUCTION: V-B W/A.F.E.S.

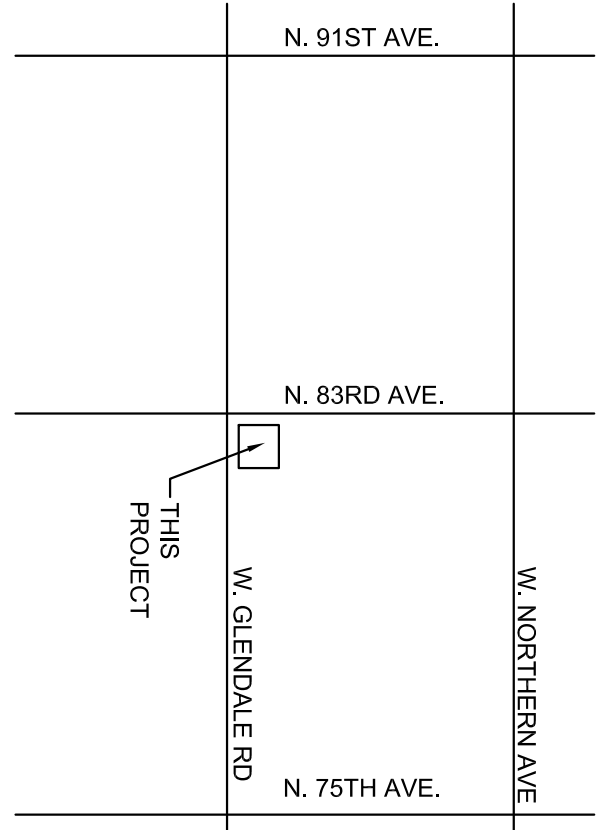
ALLOWABLE AREA: 6,000 SQ. FT. (1 STORY)

BUILDING HEIGHT ALLOWED: 30'-0" (MAXIMUM)

BUILDING HEIGHT PROVIDED: 24'-0" (TOP OF MAIN PARAPET)
30'-0" (TOP OF HIGH PARAPET)

REQUIRED PARKING CALCULATIONS:

OCCUPANCY	S.F.	FACTOR	TOTAL
RETAIL	4,151	1/280	17 SPACES
TOTAL PARKING SPACES PROVIDED:			20 SPACES
ACCESSIBLE PARKING SPACES PROVIDED:			2 SPACES - VAN ACCESSIBLE
BICYCLE SPACES:			2 SPACES



<p>DR100</p> <p>ISSUE DATE: 16 AUG 2021</p>		<p>PROJECT NUMBER: 2122515-05 PROJECT MANAGER: J KOSKI DRAWN BY: ARCHICON CHECKED BY: J KOSKI</p>	<p>ARCHICON Architecture & Interiors, L.C. 505 E WASHINGTON STREET SUITE 200 PHOENIX, ARIZONA 85034 (602) 222-4266 PH: (602) 279-4305 WWW.ARCHICON.COM</p>
<p>SHEET NO.</p>		<p>SHEET DESCRIPTION SITE PLAN</p>	<p>ARCHICON ARCHITECTURE 4400 N. 12TH STREET SUITE 228 PHOENIX, ARIZONA 85014 CONTACT: JEFF HUNT PH: 602.222.4266 EMAIL: jhunt@archicon.com</p>

TAB 5

