



83rd Glendale Convenience Conditional Use Permit CUP21-03

Planning Commission Meeting – October 7, 2021

Joseline Castaneda
Planning Project Manager

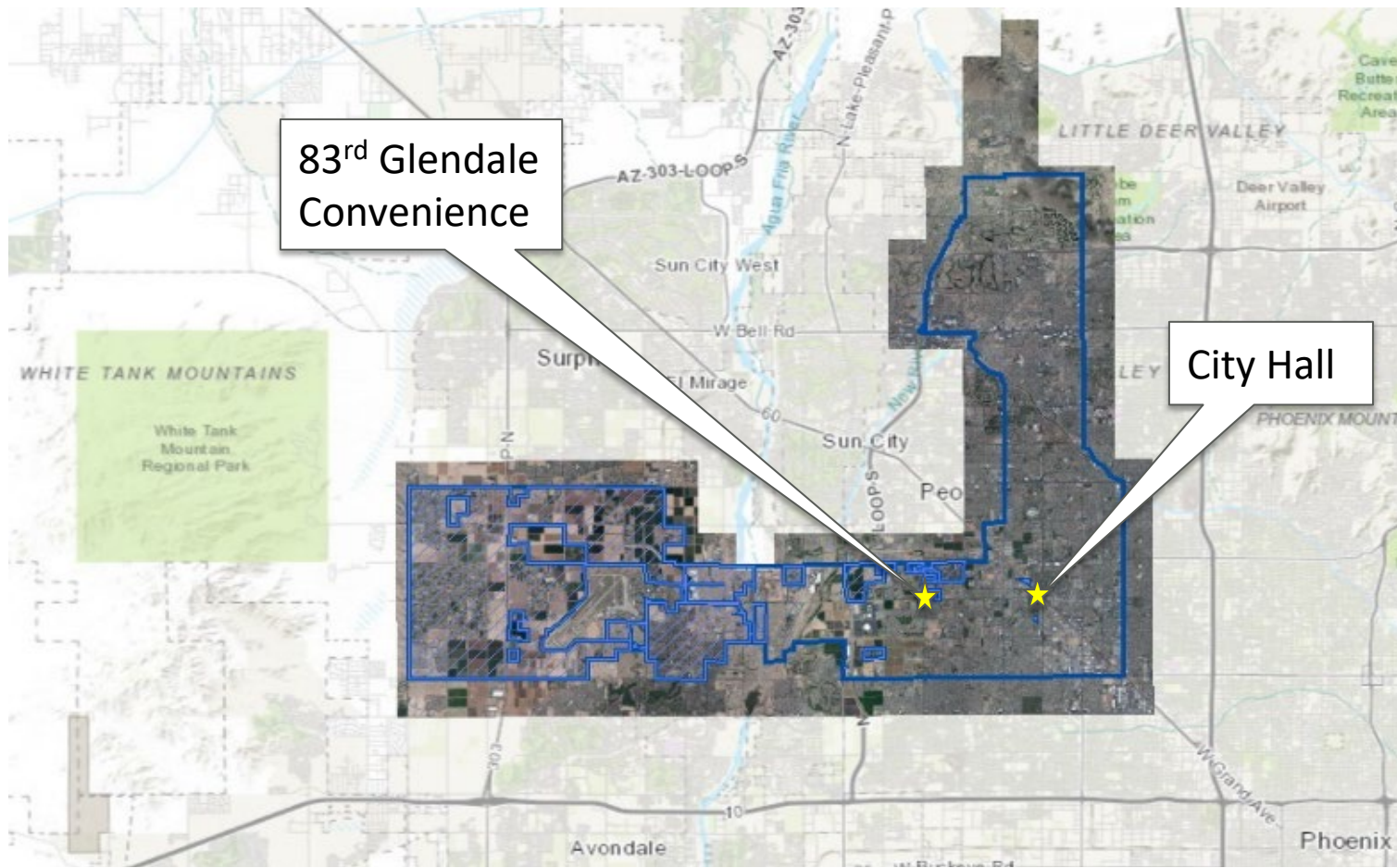




Request

Approval of a Conditional Use Permit (CUP) for a convenience store in the C-2 (General Commercial) zoning district.

Applicant: Adam Baugh – Withey Morris / EAA Investment Group LLC



Aerial Map





Street View Photos

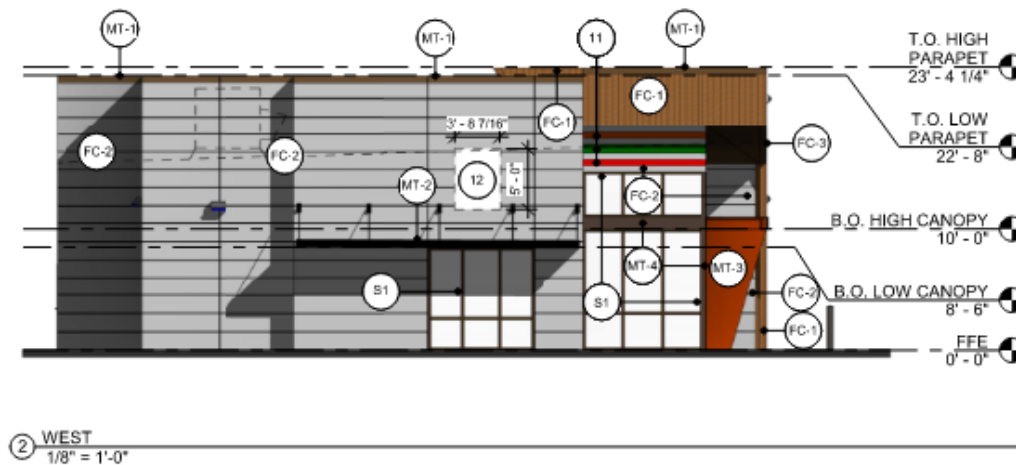




Street View Photos

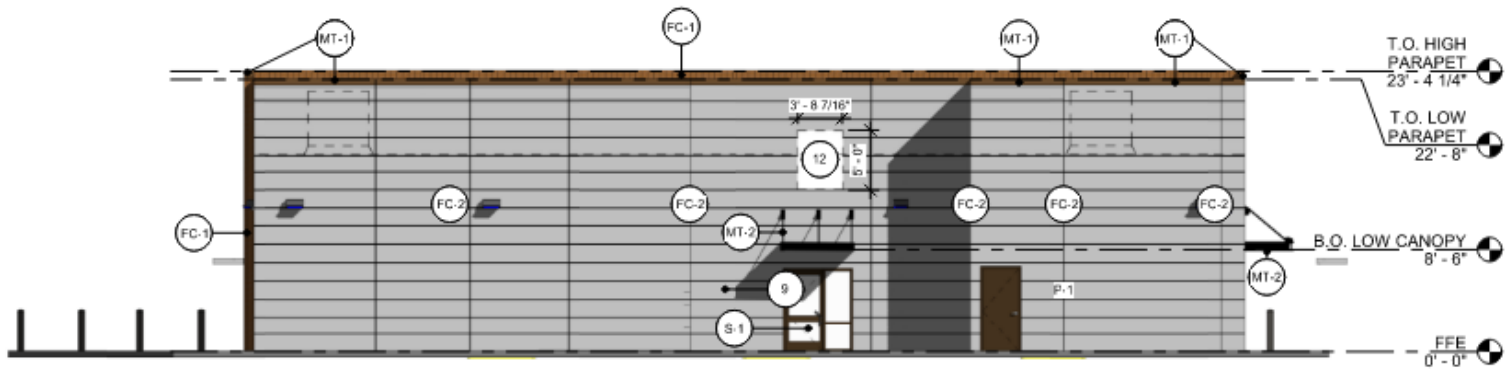


Elevations

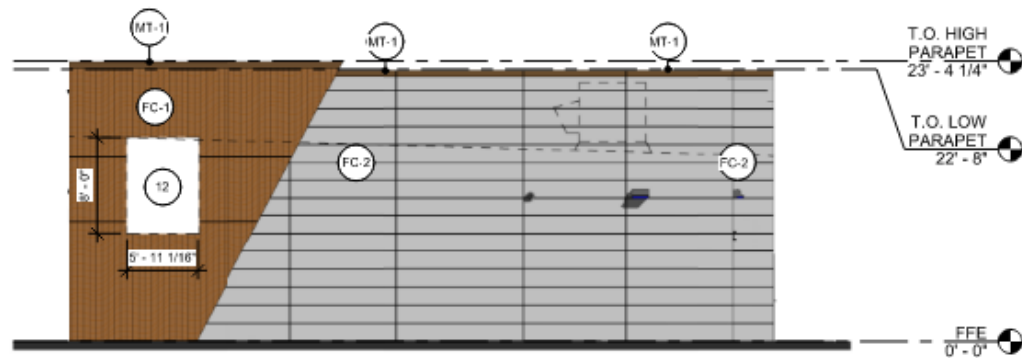




Elevations (continued)



③ NORTH
1/8" = 1'-0"



④ EAST
1/8" = 1'-0"



Public Involvement

- Notification Letters – February 8
- Glendale Star – September 16
- Site Posted – September 16
- Public Hearing Notification – September 17

- No comments were received.



Findings

Planning Staff finds the request meets the findings for Section 3.904 in the Zoning Ordinance.



Analysis

- Convenience use consistent with the General Plan and Zoning District uses.
- This proposal will initiate development activity.
- Significant buffering applied.
- Variance granted to accommodate use requirements.



Analysis (continued)

- Adequate access for property on major intersection.
- There is no significant impact to the existing off-site traffic and on-site traffic adequately planned.
- Compliant with the C-2 development standards and requirements.



Recommendation

Planning Staff recommends the approval of CUP21-03 subject to the following stipulations:

- 1) Development shall be in substantial conformance with the site plan, dated August 10, 2021, and the project narrative, dated September 14, 2021.



Recommendation

2) A minimum of six (6) trees consisting of a combination of 24" and 36" boxes shall be planted along the north property line to provide additional buffering to existing single family residences.



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