



# **E-Z Serve Conditional Use Permit CUP21-09**

**Planning Commission Hearing – November 4, 2021**

Alex Lerma  
Planning Project Manager





# Request

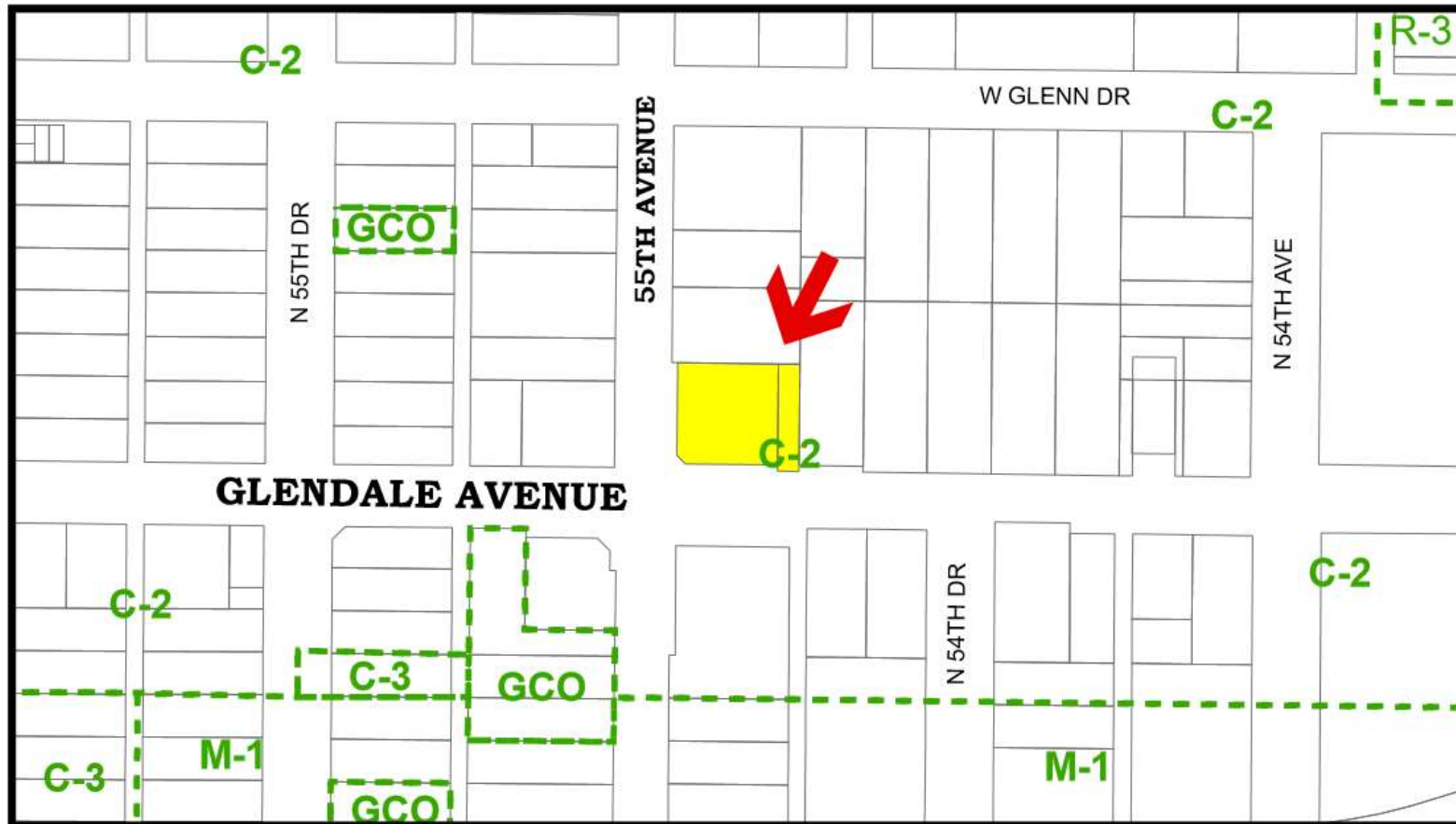
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Request for a Conditional Use Permit to allow for New and Used Vehicle Sales and Minor Auto Repair Services in the C-2 (General Commercial) zoning district.

**Applicant:** Heather Dukes, Esq. / E-Z Serve, LLC  
& DR Auto Sales



# Zoning Map



# Aerial





# Street view (Glendale Ave)



# Street view (55<sup>th</sup> Ave)





## Site History

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The property was developed in the mid to late 1950s. By 1967 the site was being used as a gas service station with minor auto repair services. The minor auto repair service use established in 1967, is a legal non-conforming use. Between 2012 and 2014, the retail gas use ceased. Recently, the site has functioned as a vehicle sales and minor auto repair services commercial property.

The property has no recent land use action.



# Project Details

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- The applicant is requesting a Conditional Use Permit in order to bring the property into compliance and allow both existing uses (New and Used Vehicle Sales and Minor Auto Repair Services) into conformance within the C-2 zoning district.
- All existing structures will remain with additional improvements to the site and the right-of-way.



# Project Details

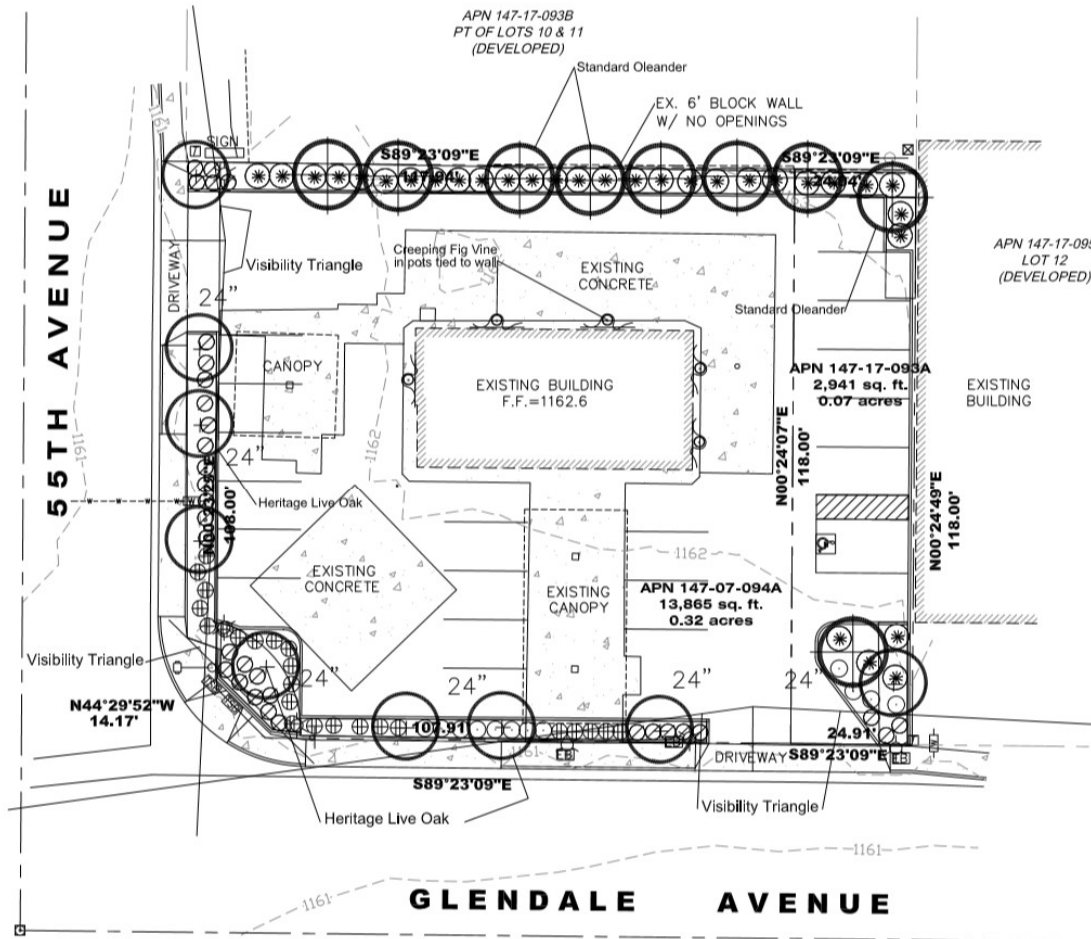
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- The business will be operating from Monday through Saturday from approximately 9:00 a.m. to 7:00 p.m.
- The applicant is seeking to use the west portion of the site for the display of the vehicle sales and the east portion of the site for customer parking for both uses.





# Conceptual Landscape Plan



PLANT MATERIAL LEGEND				
KEY	SYMBOL	BOTANICAL/Common NAME	SIZE (Height/Spread @ 25%)	QUANT.
<b>TREES</b>				
①	⊕	Nerium Oleander 'Water Agnes'	15 Gal 8' T 35"	14
		Standard Oleander	Double-Staked Typ.	
②	⊕	Quercus virginiana	15 Gal 6' T 15"	2
		Heritage Live Oak	24" Box 4" x 1.5"	6
			Double-Staked Typ.	
<b>LARGE SHRUBS</b>				
③	⊕	Leucophyllum lanuginosum	5 Galton	32
		Rio Bravo Texas Ranger		
<b>MEDIUM AND SMALL SHRUBS</b>				
④	⊕	Cornus grandiflora	5 Galton	24
		Green Carpet Notal Plum		
⑤	⊕	Callisander c. 'Little John'	5 Galton	11
		Little John Bottle Brush		
⑥	⊕	Ficus Pumila	5 Galton	5
		Creeping Fig	Tie to wall	
<b>GROUNDCOVERS</b>				
⑦	⊕	Lantana n. New Golf	1 Galton	33
		New Gold Lantana	Pat- 24" Round 24" high	
<b>LANDSCAPE MATERIALS</b>				
	⊕	Decomposed Granite	1/2" size screened	

CITY OF GLENDALE  
LANDSCAPE AREA REQUIREMENTS  
Lot APN 147-07-094A 13,865 S.F.  
Glendale requirements: 10% of site landscape area requirements  
1386.5 S.F.

Provided: 1690.7 S.F. 12%

CITY OF GLENDALE  
LANDSCAPE AREA REQUIREMENTS  
Lot APN 147-17-093A 2,941 S.F.  
Glendale requirements: 10% of site landscape area requirements  
294.1 S.F.

Provided: 394.6 S.F. 14%

LANDSCAPE PLAN  
(602) 263-1100



E-Z Serve  
5452 W. Glendale Ave.  
Glendale, Arizona

Landscape Plan





# Public Involvement

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- Initial notice mailed August 23 to surrounding property owners and interested parties.
- Request published on October 13.
- Hearing notices mailed on October 15.
- Site posted on October 20.



## Findings & Analysis

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- All applicable city departments have reviewed the application and recommend approval of the request.
- Both vehicle display and customer parking stalls will be designated on site.



## Findings & Analysis

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- Parking stalls on the property fronting onto Glendale Avenue and 55<sup>th</sup> Avenue will include parking bumpers to prevent vehicles from encroaching into the sidewalk.
- Based on the size, type of development and existing improvements to the site, no traffic study was required by the Transportation Department.



# Recommendation

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Staff recommends approval of CUP21-09, subject to the following stipulations:

1. Development shall be in substantial conformance with the site plan and project narrative, date stamped September 10, 2021, subject to design review approval by the Development Services Department.



## Recommendation

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2. Dedication of additional right-of-way on Glendale Avenue to provide a total half-width of 40 feet shall be made prior to issuing any building permits.
3. The unused driveway on Glendale Avenue adjacent to the 55th Avenue intersection will be removed and replaced with sidewalk.



## Recommendation

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4. The unused driveway on 55th Avenue adjacent to the Glendale Avenue intersection will be removed and replaced with sidewalk.



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