



# The Pawn Shop Relocation Conditional Use Permit CUP21-11

Planning Commission Hearing – December 2, 2021

Christina LaVelle  
Planning Project Manager



# Request

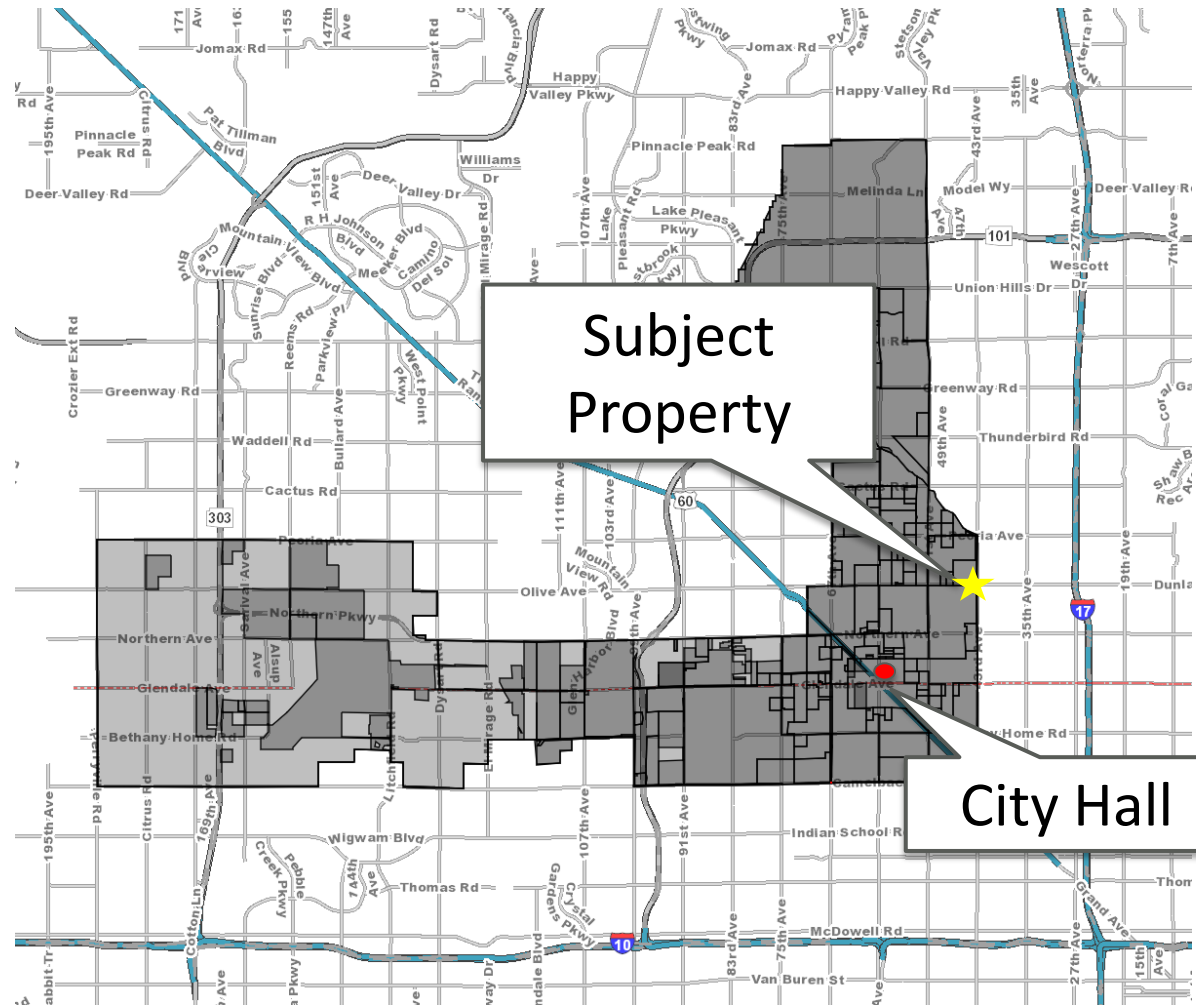
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Request for a Conditional Use Permit to allow for a pawn shop in the C-2 (General Commercial) zoning district, as is required of Sec. 5.754. I of the City of Glendale Zoning Ordinance.

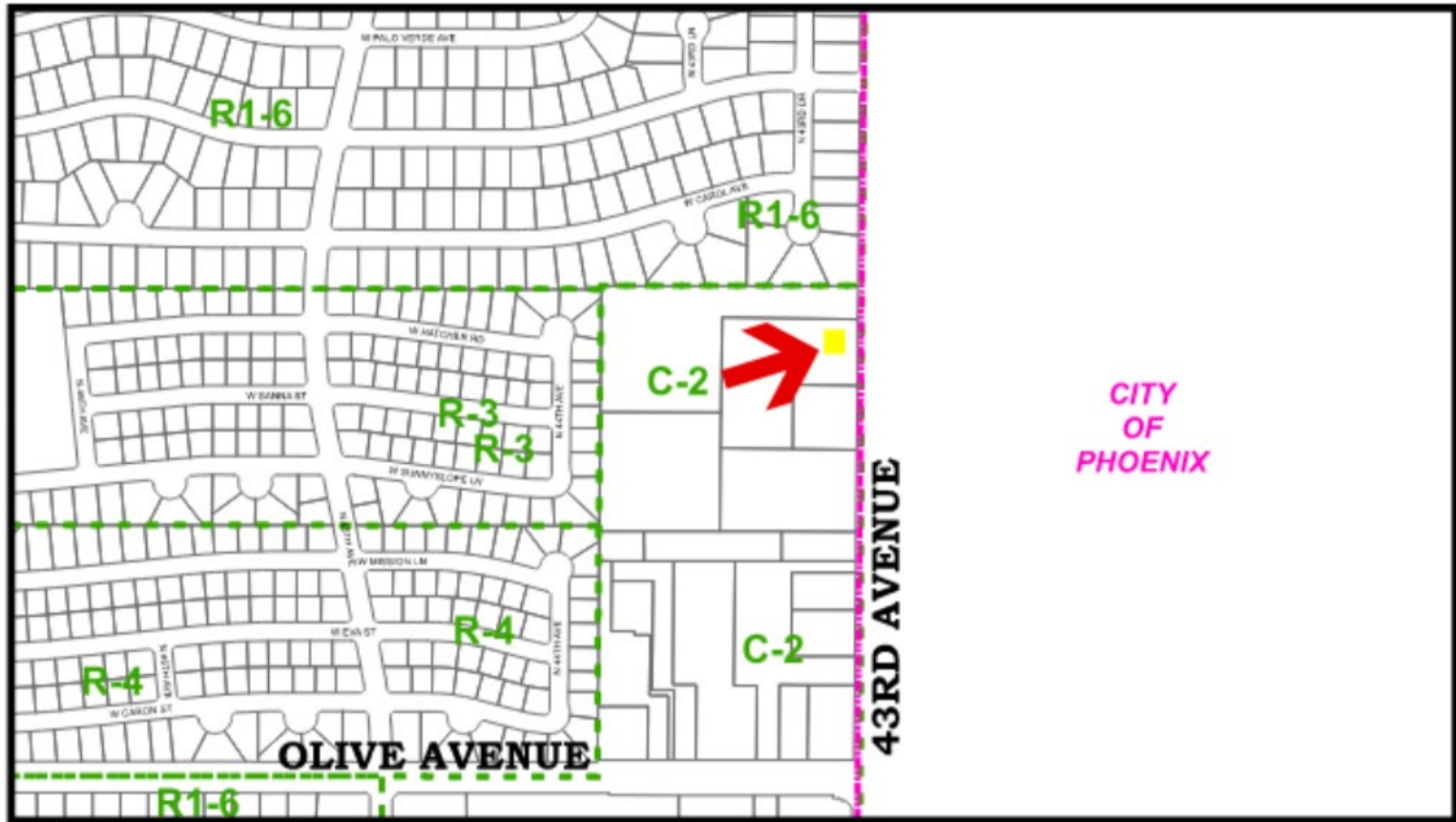
**Applicant:** Neal Yukolis representing 43<sup>rd</sup> Avenue, LLC

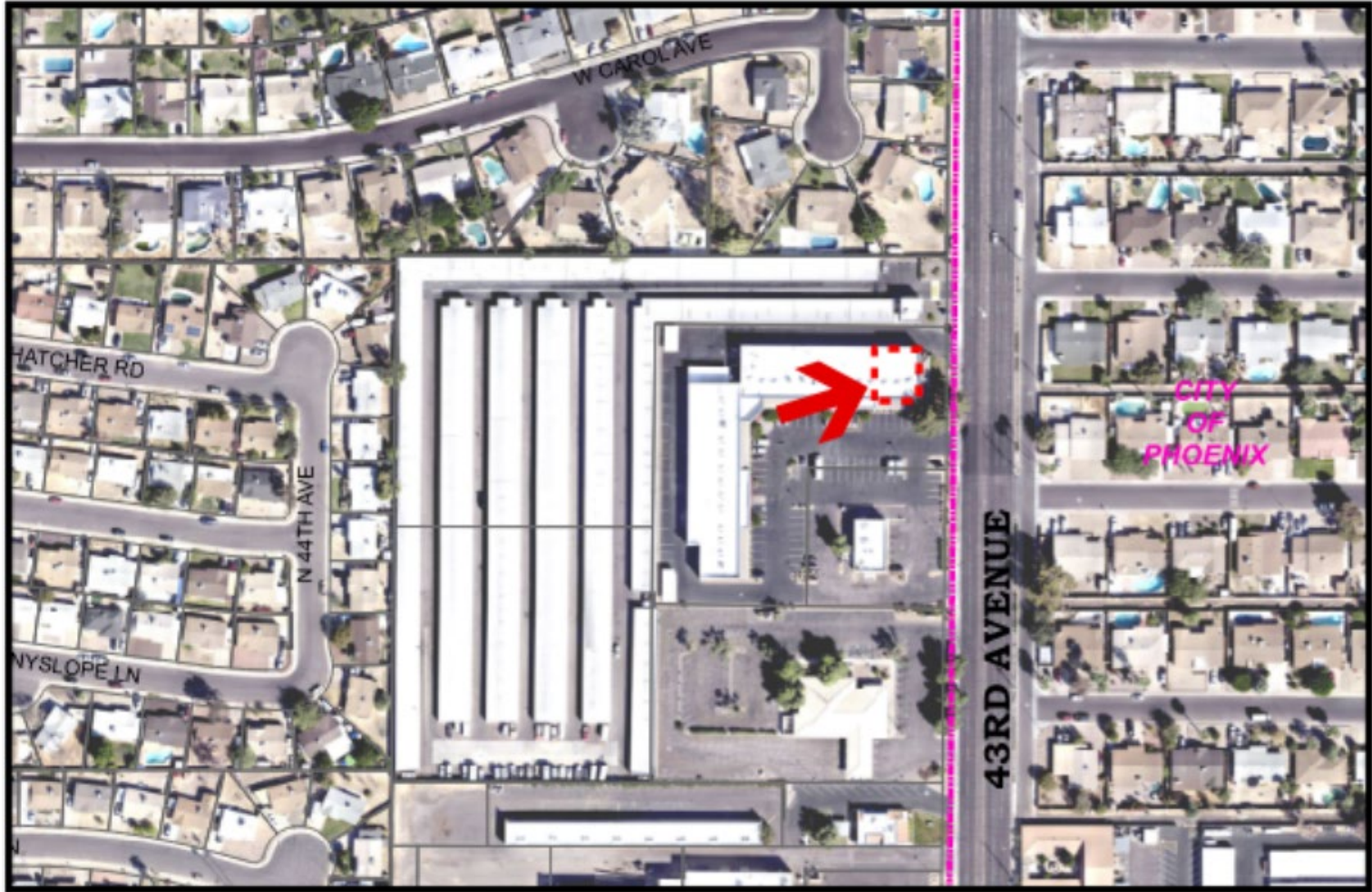
# Vicinity Map

Located northwest  
of Olive Avenue and  
43<sup>rd</sup> Avenue



# Zoning Map







# Project Details

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- Pawn shop in C-2 zoning district.
- Existing tenant space in Olive Crossing Shopping Center.
- Monday – Friday, 9:00am to 6:00pm, Saturday, 9:00am to 5:00pm, closed on Sunday.
- Four full time employees.
- Shared on-site parking.



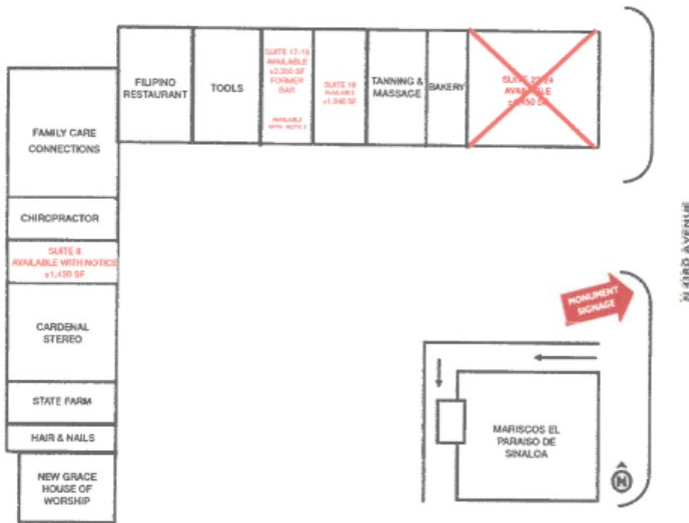
# Master Site Plan

EXHIBIT "A"

SITE PLAN

Received  
9-9-2021

**The Pawn Shop**  
9250 N 43<sup>rd</sup> Ave Glendale, AZ 85302





# Public Involvement

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- Initial notice mailed November 10 to surrounding property owners and interested parties.
- Request advertised on November 10.
- Hearing notices mailed on November 12.
- Site posted on November 12.
  
- **No Comments Received.**



# Findings

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- The proposed use is consistent with zoning code and General Plan.
- Not detrimental to health and welfare.
- The proposed site is adequate in size and shape for the use and meets development regulations.
- Stipulations have been incorporated to ensure mitigation of effects.



# Analysis

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- Consistent with General Plan.
- Consistent with Zoning Ordinance.
- Security system and secure room to provide on-site security.
- Business hours are consistent with surrounding uses.



# Analysis

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- On-site, shared parking.
- Efficient traffic circulation in existing site.
- All applicable city departments have reviewed and recommend approval.



# Recommendation

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Staff recommends the approval of CUP21-11, subject to the following stipulation:

1. Business operations shall be in substantial conformance with the Project Narrative, date stamped November 1, 2021, and the Site Plan, dated stamped September 9, 2021.



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