

IMPLEMENTATION SCHEDULE / DATES OF COMPLETION

Date CPP submitted to Planner	8/6/21
Neighborhood Meeting date (if any)	8/30/21
Distribution date of initial notices	8/13/21
Number of weeks allowed for responses	1 week
Cut-off date for responses	9/6/21
Planned Submittal date of CPP Final Report	9/16/21



CITIZEN PARTICIPATION FINAL REPORT

COMPLETION OF THE FOLLOWING IS NECESSARY FOR FINAL REPORT APPROVAL

SUMMARY / FINAL REPORT

Total individuals notified:	145	Total Participants:	5
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CONCERNS, ISSUES, PROBLEMS EXPRESSED

Citizen had no concerns with the outdoor exercise area but wanted to know the hours of operation

HOW CONCERNS WILL BE ADDRESSED?

There are no citizens' concerns that need to be addressed

CONCERNS APPLICANT IS UNWILLING TO ADDRESS

N/A

HOW THE PROPOSAL HAS BEEN REVISED TO ADDRESS CONCERNS

There are no citizens' concerns that need to be addressed



APPLICANT SIGNATURE AND DATE

9/16/21

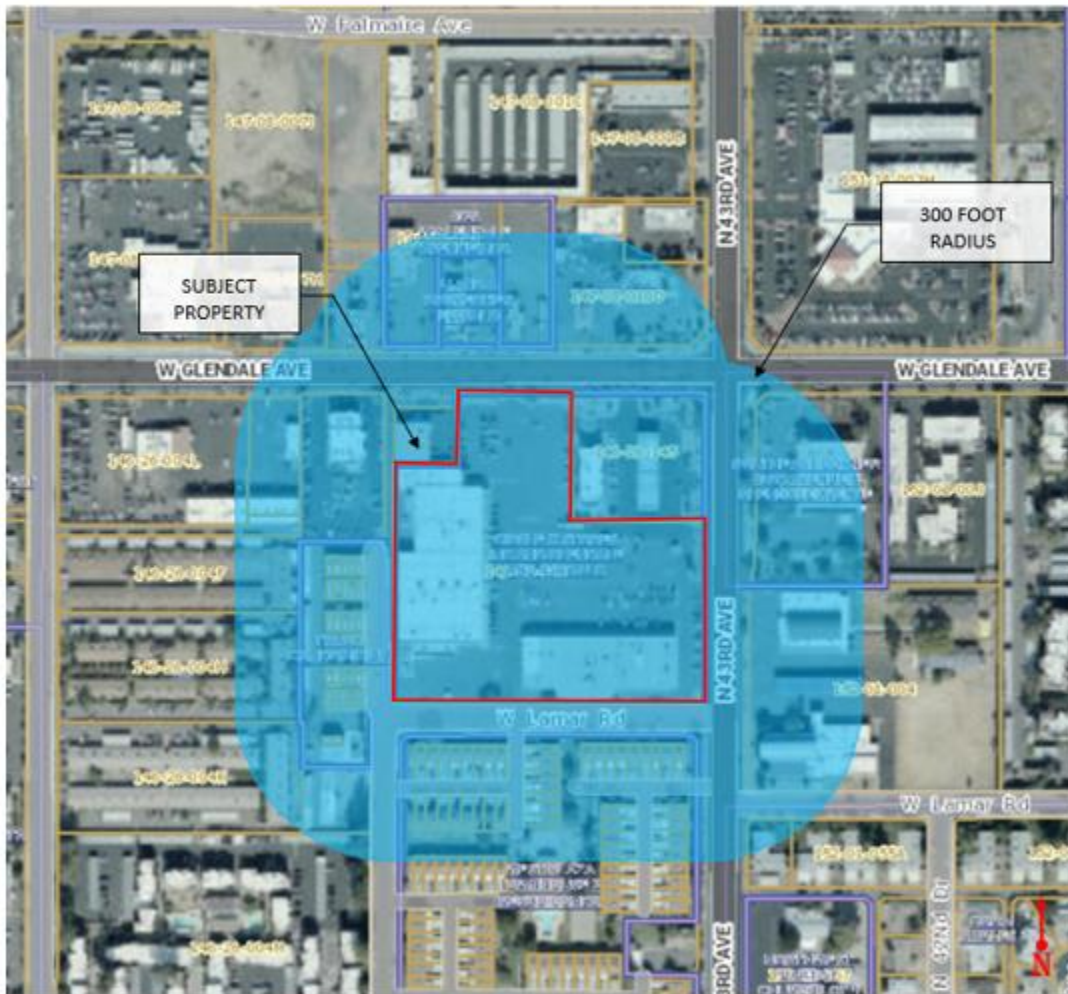


REQUIRED ATTACHMENTS:

- NOTIFICATION AREA MAP
- NOTIFICATION LETTER AND SITE PLAN
- ANY OTHER NOTICES, MEETING INVITATIONS, SIGN-IN SHEETS (NONE).
- LIST OF PROPERTY OWNERS WITHIN NOTIFICATION AREA.
- "INTERESTED PARTIES" LIST PROVIDED BY PLANNING
- "ADDITIONAL NOTIFICATIONS" LIST PROVIDED BY PLANNING.
- LIST OF HOME OWNERS ASSOC., REGISTERED NEIGHBORHOODS; AND THEIR REPRESENTATIVES WHO WILL BE INCLUDED IN THE PLAN.

NEIGHBORHOOD NOTIFICATION AREA

NAME OF REQUEST:	GLENDALE PLAZA	
LOCATION:	SWC OF GLENDALE AND 43RD AVE.	
REQUEST:	The applicant is requesting Planning Commission approval for a Conditional Use Permit to allow an outdoor exercise area to the rear of the Health club building.	
ZONING DISTRICT: C-2 (General Commercial)	COUNCIL DISTRICT: Cactus	
FORMAL APPLICATION SUBMITTED: Yes		



CUP Notification Letter

August 6, 2021

Luis Aguilar
Rkaa Architects
2233 East Thomas Road
Phoenix, AZ 85016
laguilar@rkaa.com
P: (602) 955-3900

RE: Conditional Use Permit for outdoor exercise area at Glendale Plaza

Dear neighbor,

This letter is to inform you that we are applying for a Conditional Use Permit with the City of Glendale. The property is located at 4307 W. Glendale, AZ 85301, in the Cactus District.

Request: This request is for a Conditional Use Permit (CUP) to allow an outdoor exercise area adjacent to a Health Club.

Proposal: The Site, is an existing shopping center of approximately 6.775 acres in size. The proposed outdoor exercise area is located at the southwest corner of the Site, where an existing truck loading dock currently is located. A modernization of the center is currently under an Administrative Design Review. Part of this modernization is a proposed Health Club located at the southwest corner of the Site. The purpose of this CUP request is to allow an exterior exercise area, a vital component to the Health Club operation.

The outdoor exercise area will be located at the rear of the building, fronting 44th Ave. to the west and Lamar Road to the south. The outdoor exercise area is appropriately located adjacent to the existing roadways at the rear of the Health Club building, thereby having no negative impacts on any surrounding areas and/or the shopping center operations.

The enclosed area will be approximately 35'-0" wide x 75'-6" long or approximately 2,645 S.F. It will be enclosed with a decorative metal fence of 2" x 2" square posts and a 2" x 2" welded wire mesh. It will be accessed from the inside of the Health Club, however, for safety purposes it will be provided with an emergency exit-only gate to the outside.

The outdoor exercise area is an incentive for patrons of the Health Club, to add an enhanced exercise experience. It allows for a more "natural" exercise environment, which is very attractive to health-conscious individuals. Given the temperate nature of the local climate for three of the four weather seasons of the year, it can be used almost year-round. The outdoor exercise area will not have any classes, nor any loud speakers (no music). It will have weights and artificial turf, a sled lane, tire flip and similar independent activities. It is not used for functional training, CrossFit training or other trainer led activities. The outdoor exercise area will be open, to the members of the Health Club, all hours of operation of the Health Club.



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Ohio
Oklahoma
Oregon
Pennsylvania
South Carolina
South Dakota
Tennessee
Texas
Utah
Virginia
Washington
West Virginia
Wisconsin
Wyoming

Principals:

Robert W. Kubicek, AIA
Kathleen D. Rieger, VP
Steve A. Nosal, VP
Neil A. Feaser, AIA, VP



We believe this outdoor exercise area is a significant part of the health club experience and will add to the overall success of the health club and the shopping center in general. The success of the shopping center will be beneficial to the community and the City of Glendale in general, and revitalize this shopping center with a sustainable and viable use.

Virtual Neighborhood meeting: I have included a site plan, floor plan and exterior elevations with this letter for your review. A virtual neighborhood meeting will take place Monday **August 30, 2021**, at 6:00 pm. Comments and questions will be accepted at this time. You are invited to attend this virtual meeting to learn about the project. If you are unable to attend, please write, email, or call me at the contact information above. You may also contact *Alex Lerma* with the City of Glendale at (623) 930-2810.

The virtual meeting will be hosted via Join Me, to join the meeting please type: <https://join.me/667-842-131> into your web browser. This will allow you to access the meeting online with sound from your computer.

If you do not have a computer or simply would like to access the meeting by phone, dial the number below:

[+1.213.226.1066](tel:+12132261066)

When prompted, input the Conference ID below:

[667-842-131#](tel:667842131#)

The documents regarding this project will also be available for viewing via Drop-Box, please type into your web browser:

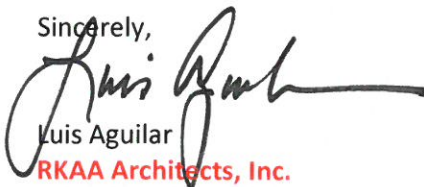
<https://www.dropbox.com/sh/4eyatq159a67bfn/AABi3xr0X-I616JlhbEua0Z4a?dl=0>

Dead line for comments:

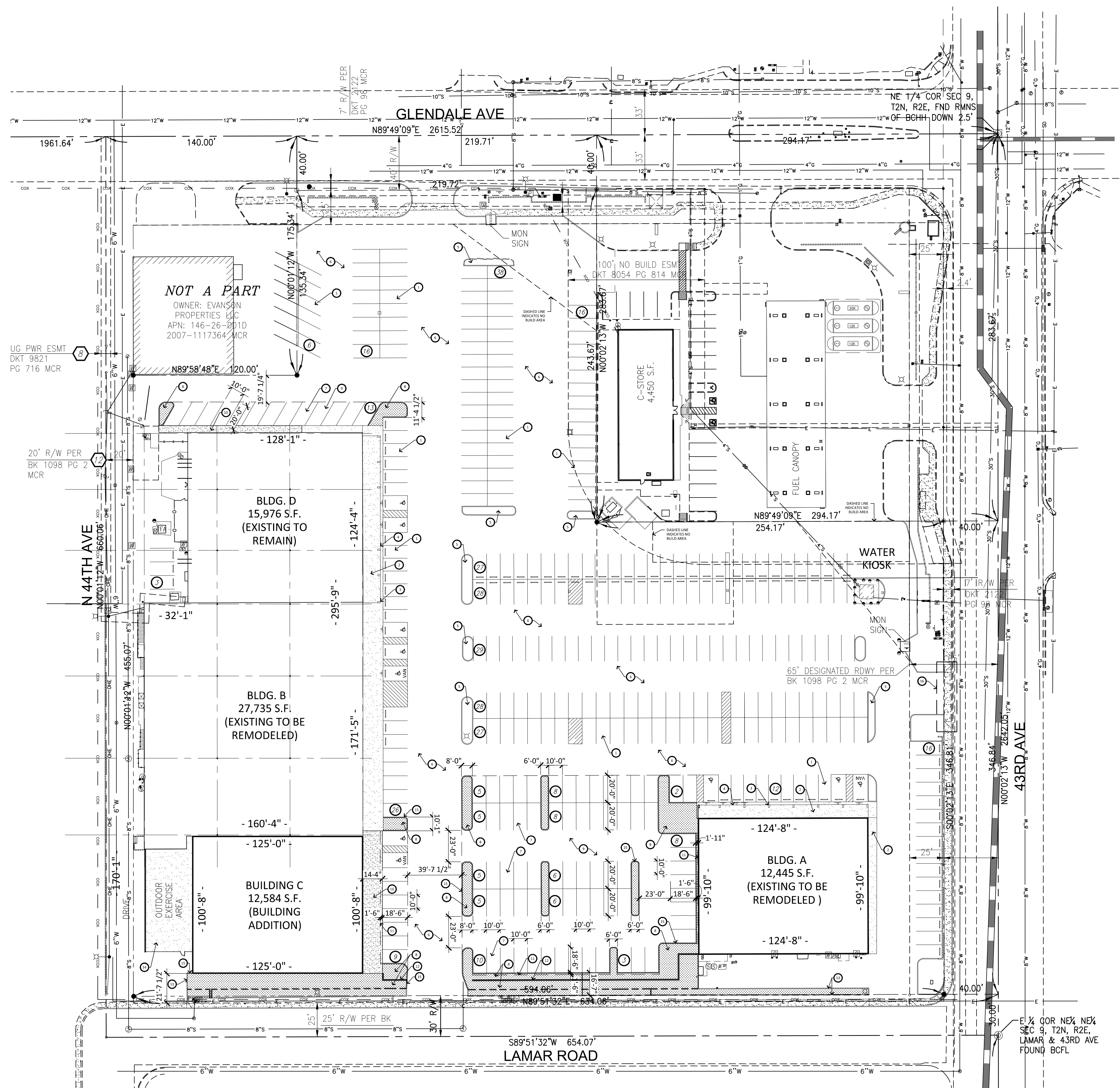
The last day to submit comments is Monday September 6, 2021

Again, I would be happy to answer any questions or hear any concerns that you may regarding this proposal. You may reach me at laguilar@rkaa.com or (602) 955-3900

Sincerely,



Luis Aguilar
RKA Architects, Inc.



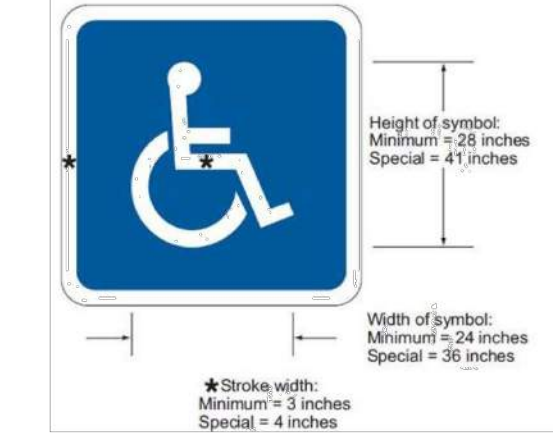
SITE PLAN
SCALE: 1" = 40'-0"

ADA NOTES:

ADA Signs shall comply with the layout shown below and shall be installed a minimum of 5' from the ground to the bottom of the sign but no more than 6' (to be in compliance with state law - ARS 28-882 and the requirements of the US Access Board).



ADA pavement markings shall comply with the layout shown below



SITE GENERAL INFO

USE:	SHOPPING CENTER
OCCUPANCY TYPE:	ASSEMBLY
SITE DATA:	146-26-146
PARCEL NUMBER:	C-2 - GENERAL COMMERCIAL
ZONING:	295,119 SQ. FT. (6.775 ACRES)
GROSS SITE AREA:	243,731 SQ. FT. (5.595 ACRES)
NET SITE AREA:	
SITE COVERAGE: BLDG./NET SITE AREA	28.69%

EXISTING BUILDING AREA:	
BUILDING A	30,960 S.F.
BUILDING B	29,577 S.F.
BUILDING D	20,876 S.F.
EXISTING TOTAL	81,413 S.F.

PROPOSED BUILDING AREA:	
BUILDING A	12,445 S.F.
BUILDING B	27,735 S.F.
BUILDING C (ADDITION)	12,584 S.F.
BUILDING D	15,976 S.F.
PROPOSED TOTAL	68,740 S.F.

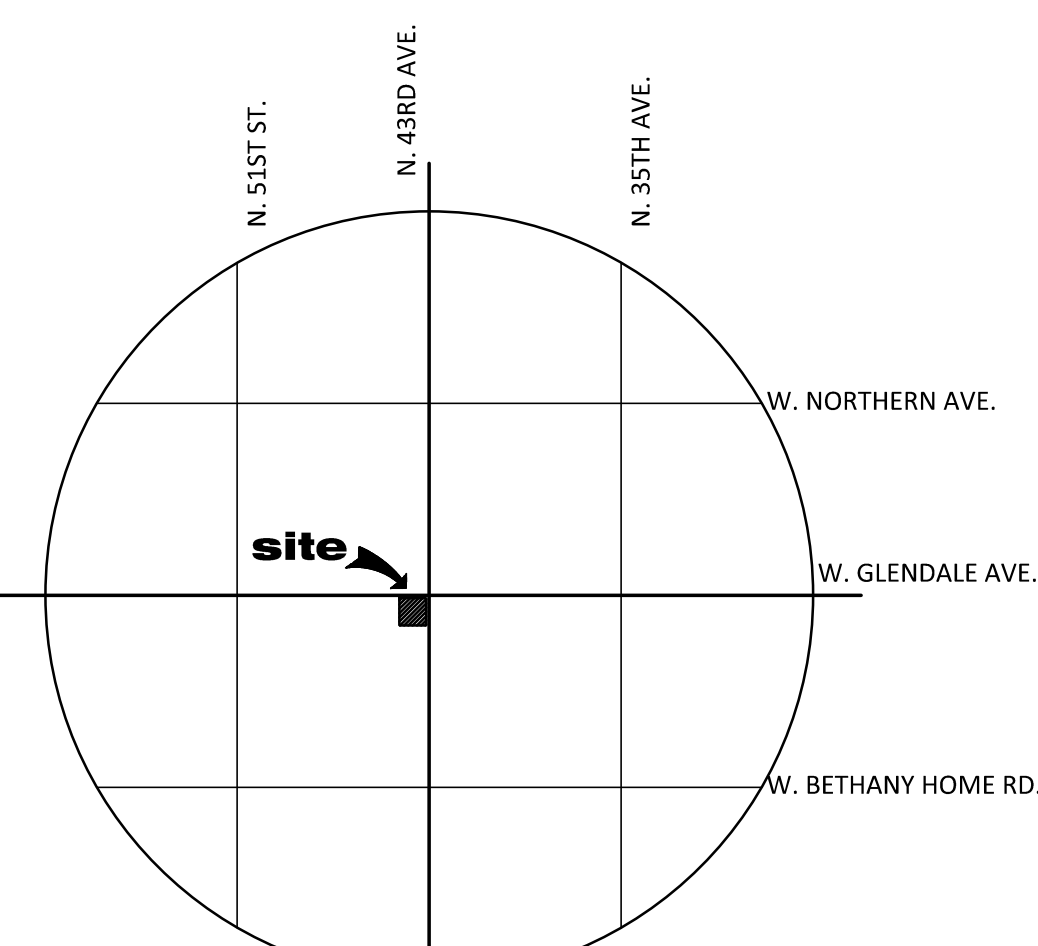
PARKING CALCULATIONS:			
BUILDING A (RETAIL)	1 PER 250 S.F.	12,445 S.F.	50 SPACES
BUILDING B (HEALTH CLUB)	1 PER 275 S.F.*	27,735 S.F.	101 SPACES
BUILDING C (RETAIL)	1 PER 250 S.F.	12,584 S.F.	51 SPACES
BUILDING D (RETAIL)	1 PER 250 S.F.	15,976 S.F.	64 SPACES

*PER SECTION 7.403, THE MIN. PARKING REQUIREMENT IN A SHOPPING CENTER IS 1 SPACE PER 250 S.F., BUT WITH A HEALTH CLUB AS THE PROPOSED USE, 10% WOULD BE ADDED TO THE REQUIREMENT FOR A NEW MINIMUM OF 1 PER 275 S.F. FOR PARKING

TOTAL PARKING REQUIRED:	266 SPACES
TOTAL PARKING PROVIDED:	365 SPACES
ACCESSIBLE SPACES REQUIRED:	8 SPACES
VAN ACCESSIBLE SPACES REQUIRED:	2 SPACES
ACCESSIBLE SPACES PROVIDED:	10 SPACES
VAN ACCESSIBLE SPACES PROVIDED:	3 SPACES
BICYCLE PARKING PROVIDED:	TBD

KEY NOTES:

- EXISTING PARKING STALLS
- EXISTING CONCRETE WALK
- EXISTING BUILDING COLUMNS
- EXISTING ROOF OVERHANG
- EXISTING LANDSCAPE ISLANDS
- EXISTING ASPHALT PAVING
- NEW PARKING STALLS
- NEW LANDSCAPING
- NEW ASPHALT PAVING IN NEW PARKING AREAS
- NEW CONCRETE WALK
- CAR OVERHANG
- NEW 4'-0" HIGH DECORATIVE SCREEN WALL
- EXISTING CONCRETE CURB
- OUTDOOR EXERCISE AREA WITH NEW METAL FENCE
- NEW CONCRETE CURB
- MODIFY DRIVEWAY TO PROVIDE ADA ACCESS ACROSS



VICINITY MAP
SCALE: N.T.S.

GLENDALE PLAZA
SWC OF N. 43RD AVE. & W. GLENDALE AVE.
GLENDALE, AZ 85301
DATE: 04-07-2021 (PRELIMINARY)

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SP-1
SITE PLAN

RKAA# 20222.50



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PLANNING DIVISION

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) _____

Project Name: Glendale Plaza – proposed

outdoor exercise area

I, Luis Aguilar certify that I am the authorized applicant /representative to the City of Glendale for the above application, and do hereby affirm that notice as required for the case noted above has been completed in accordance with the Citizen Participation Process in the City of Glendale's Zoning Ordinance, and a copy of the letter and mailing labels has also been submitted.

Applicant/Representative Signature:

A handwritten signature in black ink, appearing to read 'Luis Aguilar', with a long horizontal stroke extending to the right.