



Glendale Plaza

Conditional Use Permit

CUP21-07

Planning Commission Hearing – December 2, 2021

Alex Lerma
Planning Project Manager





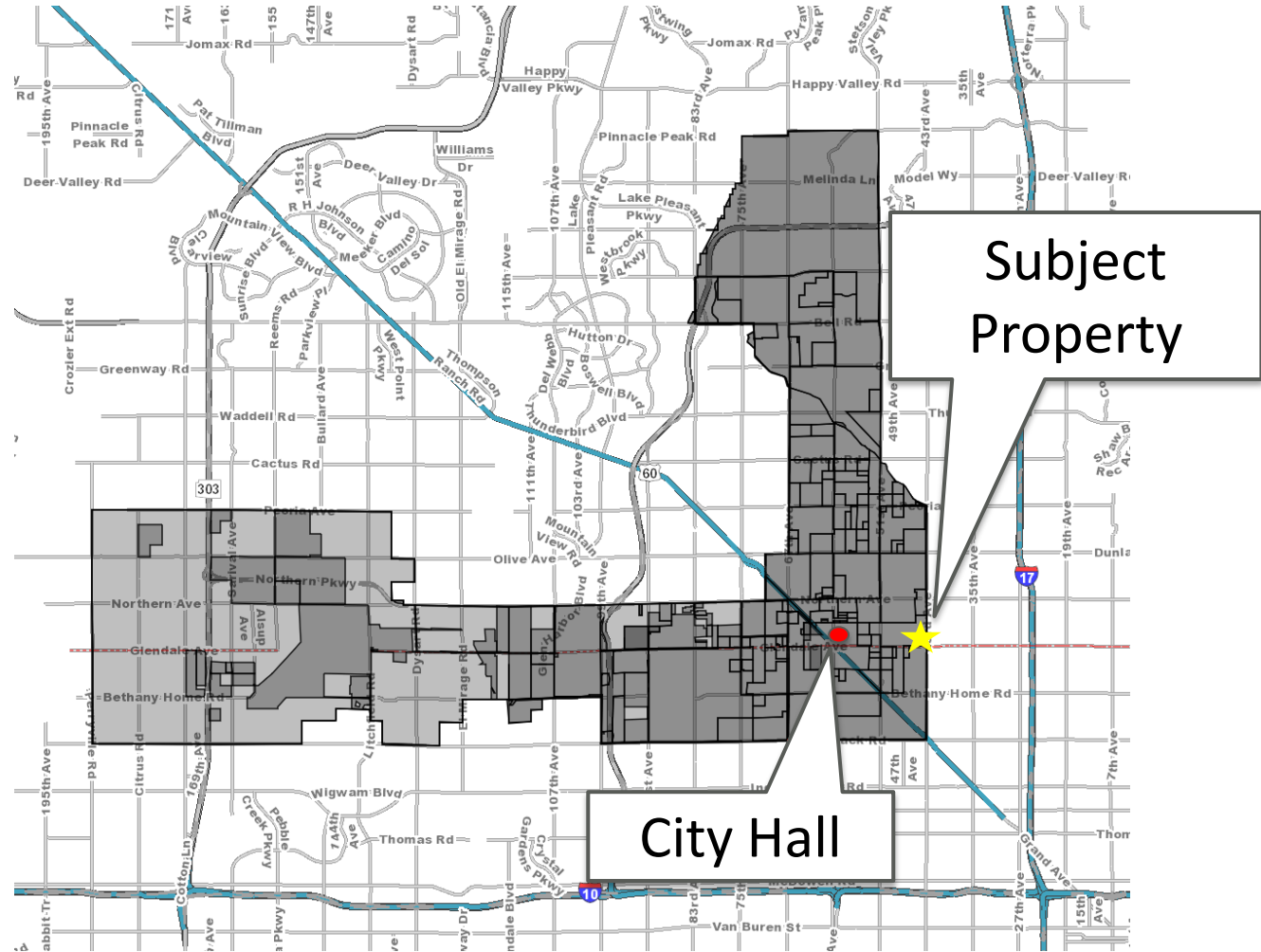
Request

Request for a Conditional Use Permit to allow for outdoor recreational area for a proposed fitness center in the C-2 (General Commercial) zoning district.

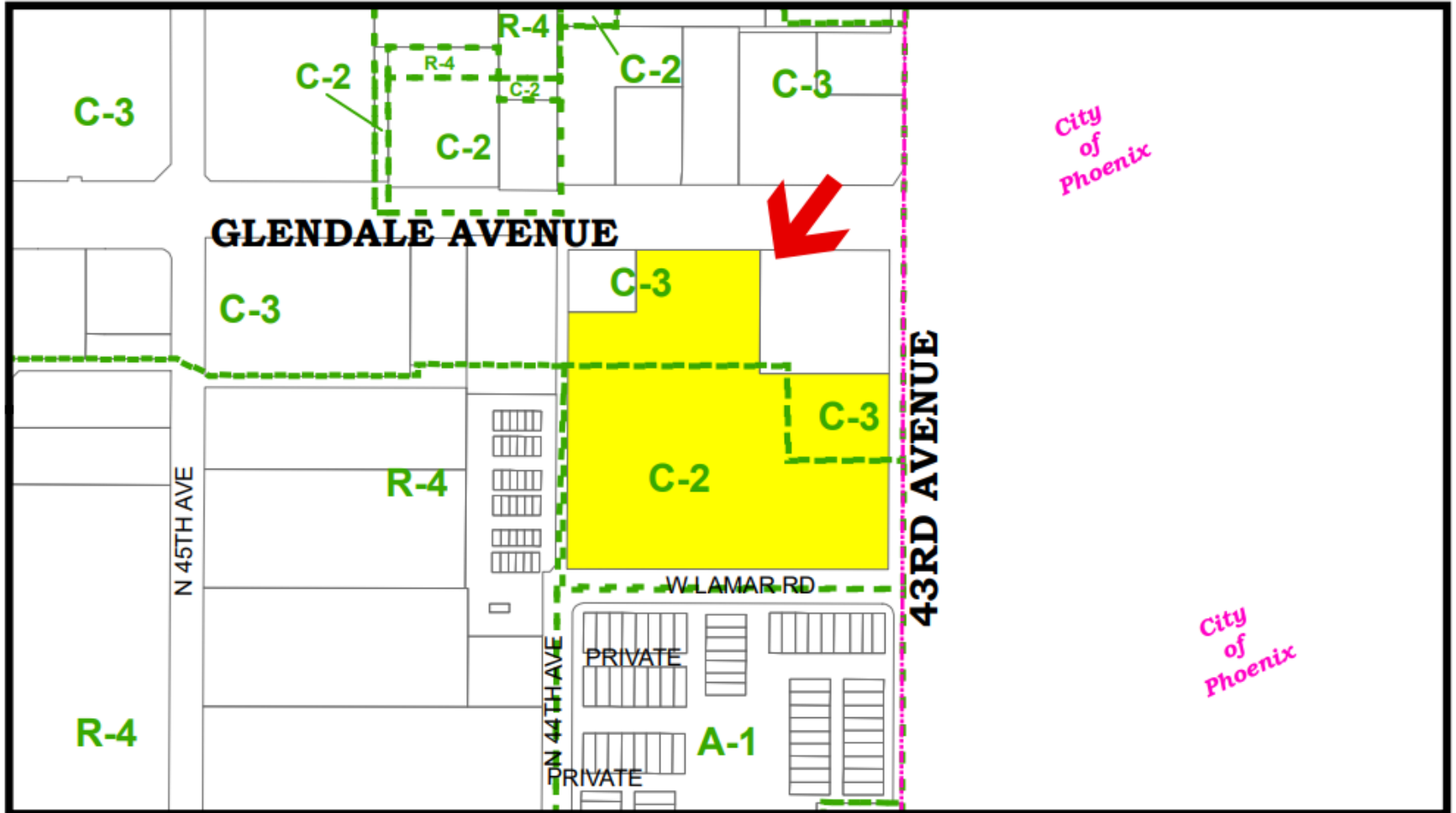
Applicant: Luis Aguilar/ HH Glendale Plaza

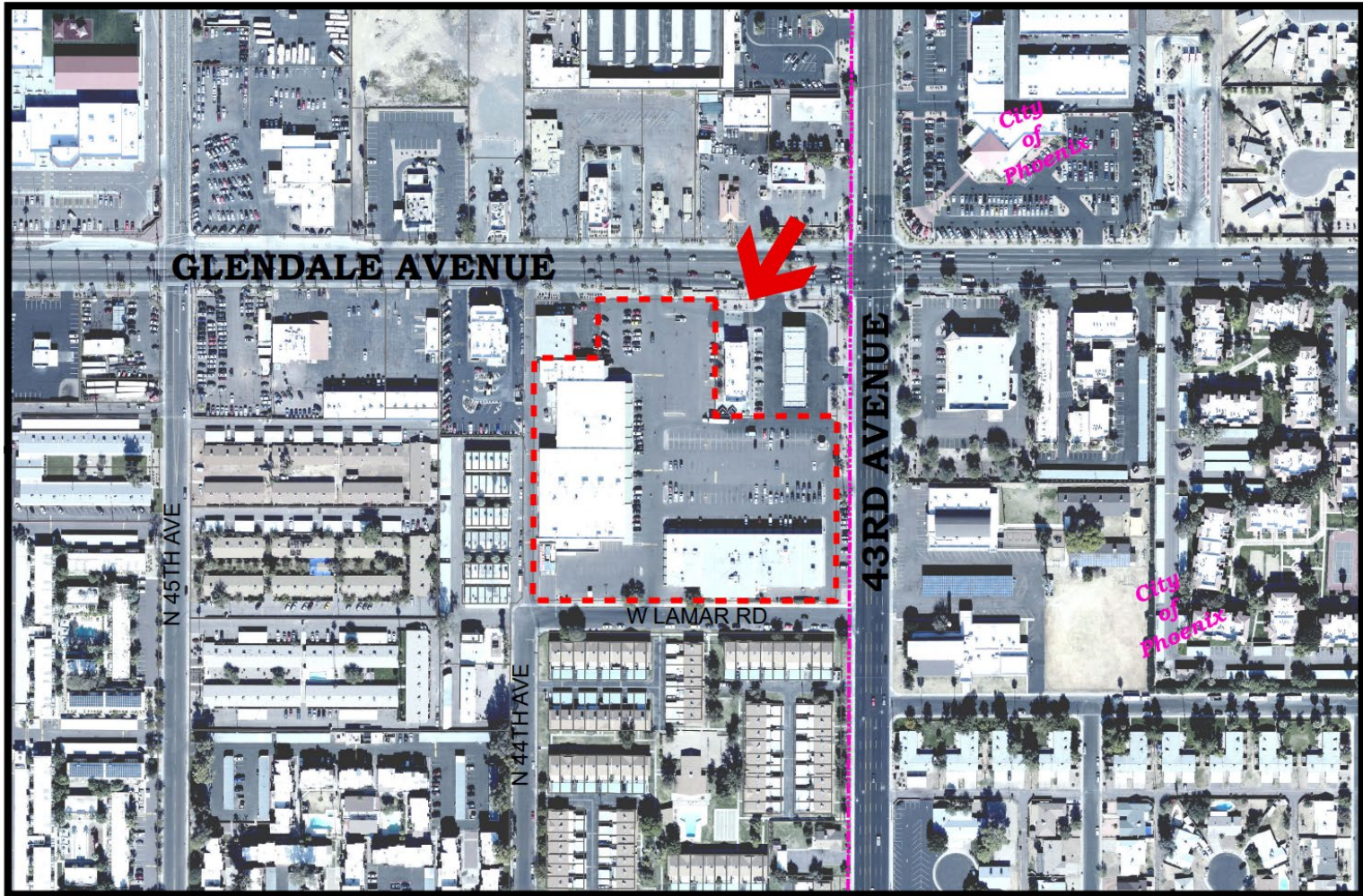
Vicinity Map

Located at the southwest corner of 43rd Avenue and Glendale Avenue.



Zoning Map







Site History

The property was developed in the mid-1970s. The site has historically been designated with multiple zoning districts. The north portion of the site is zoned C-3 (Heavy Commercial), while the south portion of the site is zoned C-2 (General Commercial).

The property has no recent land use action.



Project Details

- The applicant is requesting a Conditional Use Permit to allow for outdoor recreational area for a proposed fitness center in the C-2 (General Commercial) zoning district.
- Located to the rear of buildings B & C, facing 44th Avenue, an area currently being used as a truck loading dock.



Project Details

- The enclosed area will be approximately 2,645 sq. ft. and will be enclosed with a decorative metal fence posts and welded wire mesh. Landscaping will be added to the front of the steel fence form of additional screening.
- The area 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.

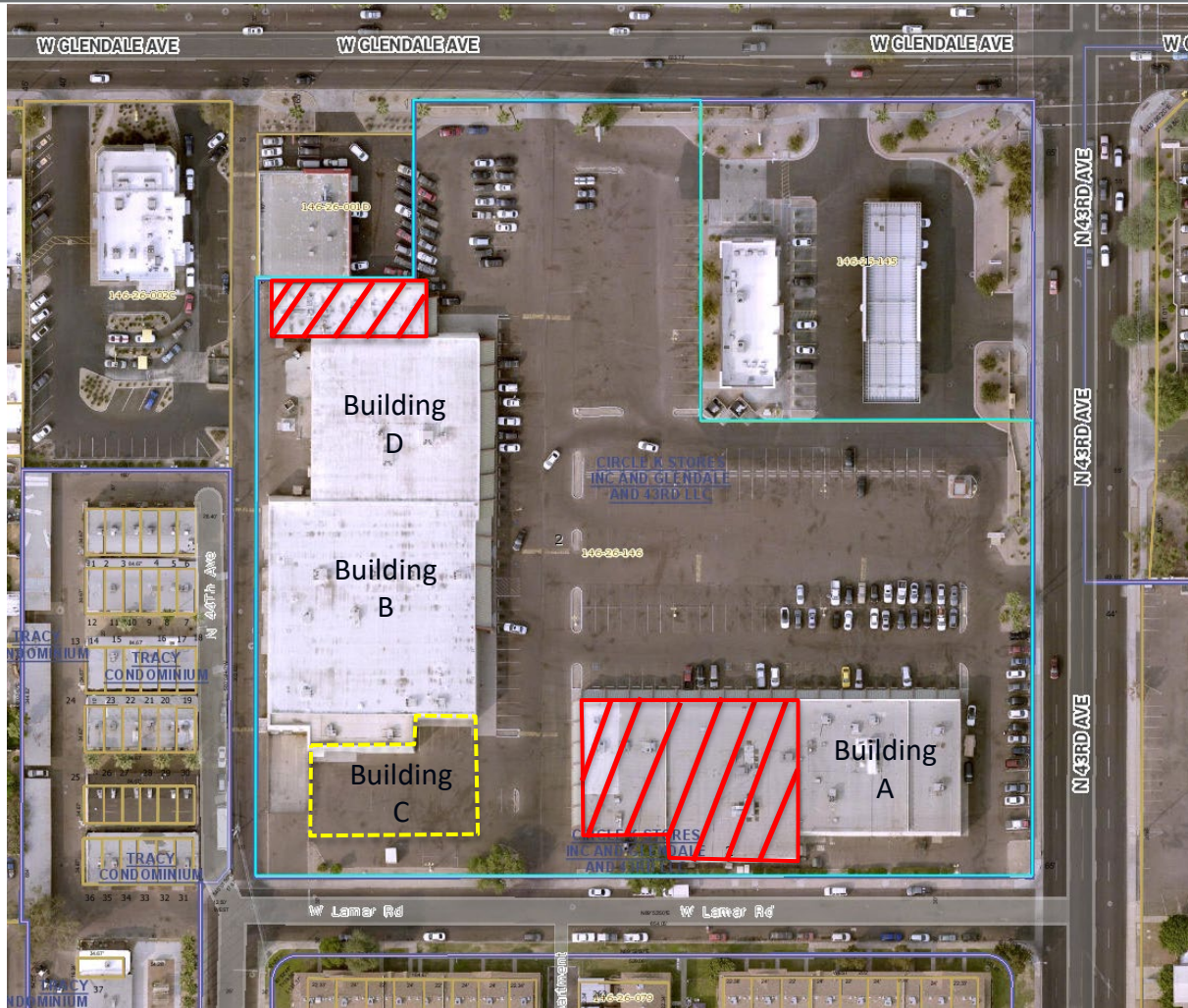


Project Details

- The area will have weights, artificial turf, a sled lane, tire flip and similar independent activities.
- The outdoor area will not be used for functional training, nor will it have any type classes or outdoor music.
- The Health Club will be open 24 hours a day, 7 days a week, the outdoor exercise area will be limited to the hours of 6:00 AM to midnight.

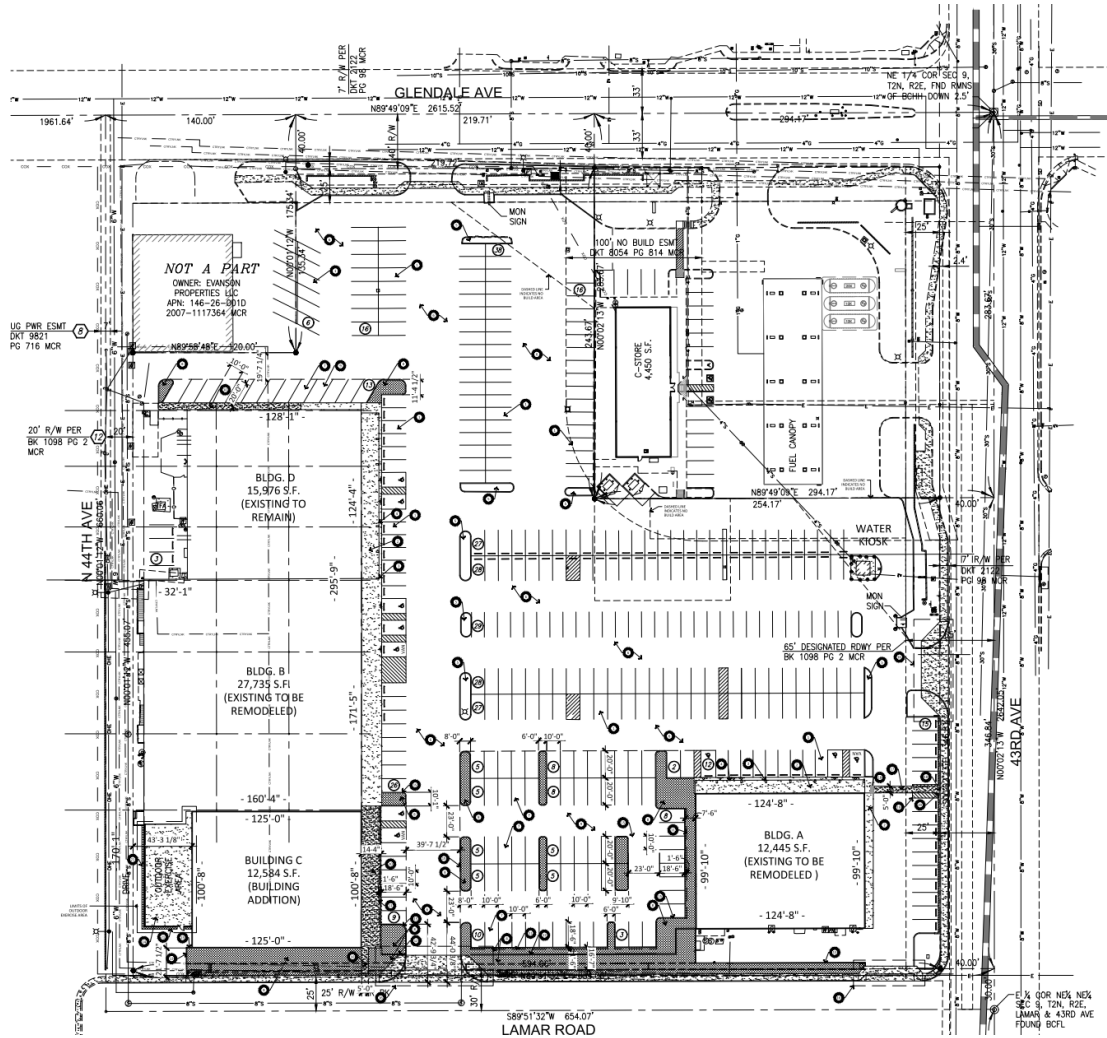


Site Plan





Site Plan





Street view (East)





Street view (South)





Street view (South)





Conceptual Elevations



EAST ELEVATION-BLDG. B/C

SCALE: 3/32"=1'-0"



SOUTH ELEVATION_BLDG. B/C

SCALE: 3/32"=1'-0"



WEST ELEVATION-BLDG. B/C

SCALE: 3/32"=1'-0"

MATERIAL AND COLORS

<p>A EXISTING AND NEW CEMENT PLASTER SYSTEM SPEC: SHERWIN WILLIAMS COLOR: SW 6327 "MISTY"</p>	<p>D EXISTING AND NEW CEMENT PLASTER SYSTEM SPEC: SHERWIN WILLIAMS COLOR: SW 6518 "DOWN POUR"</p>	<p>G CLEAR ANODIZED STOREFRONT ALUMINUM GLAZING SYSTEM WITH BLUE REFLECTIVE 1/8" INSULATED BUTT-GLAZED GLASS</p>	<p>J PAINTED EXISTING METAL ROOF SPEC: SHERWIN WILLIAMS COLOR: SW 9343 "CADET"</p>
<p>B EXISTING AND NEW CEMENT PLASTER SYSTEM (EXISTING MASONRY WHERE OCCURS) SPEC: SHERWIN WILLIAMS COLOR: SW 9343 "CADET"</p>	<p>F ENGINEERED WOOD PANELS COLOR: "OAK CHESTNUT"</p>	<p>H EXISTING CLEAR ANODIZED STOREFRONT ALUMINUM GLAZING TO REMAIN SYSTEM WITH CLEAR GLASS</p>	<p>K FABRIC ROOF CANOPY SPEC: PHIBERTA STANGARD VINYL MESH COLOR: #999-WHITE, OR EQUAL</p>
<p>C 18" STEEL CHANNELS SPEC: SHERWIN WILLIAMS COLOR: SW 6235 "GRAY HARBOR"</p>	<p>I WHITE LEDGESTONE SYNTHETIC STONE VENER COLOR: "GRAY HARBOR" SW 6236</p>		

MECHANICAL EQUIP. NOTE

ALL MECHANICAL EQUIPMENT ON ROOFS IS TO BE SCREENED FROM VIEW



SITE PLAN
SCALE: N.T.S.

CLIP SUBMITTAL



Public Involvement

- Initial notice mailed August 13 to surrounding property owners and interested parties.
- Request published on November 10.
- Hearing notices mailed on November 12.
- Site posted on November 12.



Findings & Analysis

- All applicable city departments have reviewed the application and recommend approval of the request.
- The outdoor exercise area will be located to the rear of the health club building, having no negative impact on the shopping center.



Findings & Analysis

- To reduce the impact of the outdoor use, the hours of use and types of activities have been limited.
- The existing 6-foot perimeter block wall along 44th Avenue and the design of the enclosed structure will further mitigate the noise the outdoor use will create.



Recommendation

Staff recommends approval of CUP21-07, subject to the following stipulation:

1. Development shall be in substantial conformance with the site plan, date stamped October 24, 2021, and project narrative, date stamped September 24, 2021, subject to design review approval by the Development Services Department.



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