

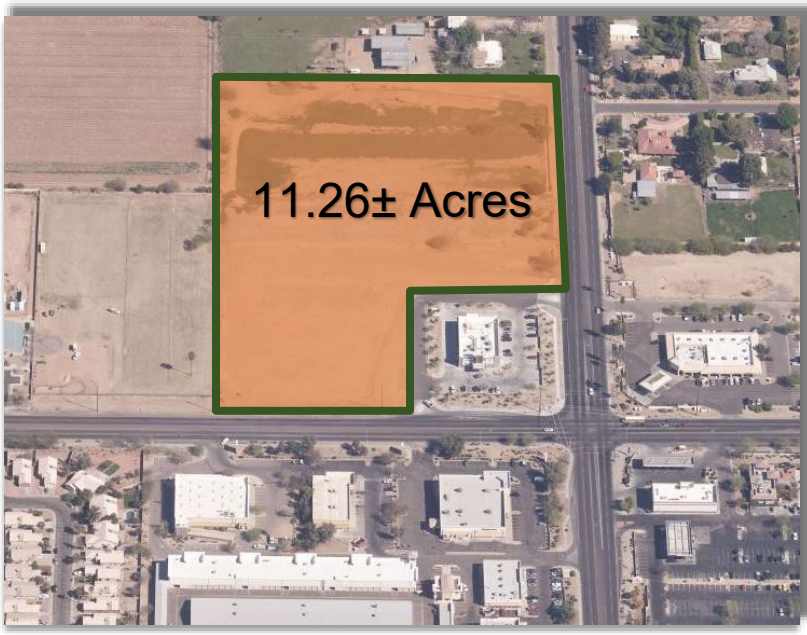
83rd & CAMELBACK RETAIL

City of Glendale Development Services Department Planning Division	
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Approved Pending ZON21-17 PC Conditionally Approval	
Glendale BY _____	01/20/2022 DATE

PROJECT NARRATIVE

Minor General Plan Amendment & Planned Area Development Rezoning

Case Numbers: GPA19-05 & ZON19-11



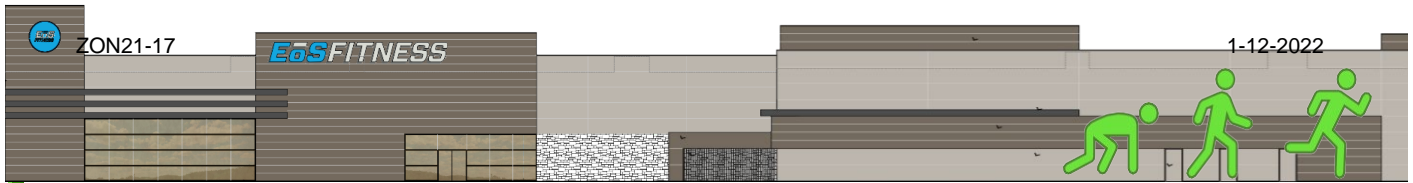
Requests: Minor GPA from Planned Commercial to General Commercial
Rezoning from Shopping Center to Planned Area Development

Northwest Corner of 83rd Avenue & Camelback Road
Associated Case Numbers: DR19-11 and SPR-0223,

Submitted: May 21, 2019
Revised: July 31, 2019
Revised: January 6th, 2022



"LEEDing and Developing Smart Projects"



DEVELOPMENT TEAM

Owner 1

Wal-Mart Stores, Inc
Contact: J. Scott Greear
2001 SE 10th Street
Bentonville, AR 72716

Owner 2

83rd & Camelback, LLC
Contact: Murray Manaster
4425 N. 24th Street, STE 225
Phoenix, AZ 85016
Phone: (312) 865-9000

Owner 2 – Legal Counsel

Tobin & Connelly, PLC
Contact: Shawn Tobin
4250 N Drinkwater Blvd., STE #170
Scottsdale, AZ 85251
Phone: (480) 385-1234
Email: stobin@TCLAWAZ.com

Developer

Barclay Group
Contact: Colby Fincham
2390 E. Camelback Road, STE 200
Phoenix, AZ 85016
Phone: (602) 224-4151
Email: cfincham@barclaygroup.com

Architect (EOS Fitness)

James E. Stroh, Architect, Inc.
Contact: Jim Stroh
2190 E. Pebble Road, STE 250
Las Vegas, NV 89123
Phone: (702)443-1400
Email: jim@jimstroharch.com

Civil Engineer & Planning

Sustainability Engineering Group (SEG)
Contact: Ali Fakh, PE
8280 E. Gelding Drive, STE 101
Scottsdale, AZ 85260
Phone: (480) 588-7226
Email: ali@azSEG.com

Traffic Engineer

Southwest Traffic Engineering, LLC (SWTE)
Contact: Andrew Smigielski, PE
3838 N. Central Avenue, STE 1810
Phoenix, AZ 85012
Phone: (602) 266-7983
Email: smig@SWTE.US

Sign Consultant

Arizona Commercial Signs
Contact: Scott Hudson
4018 E. Winslow
Phoenix, AZ 85040
Phone: (480) 921-9900
Email: shudson@arizonacommercialsigns.com



SEG

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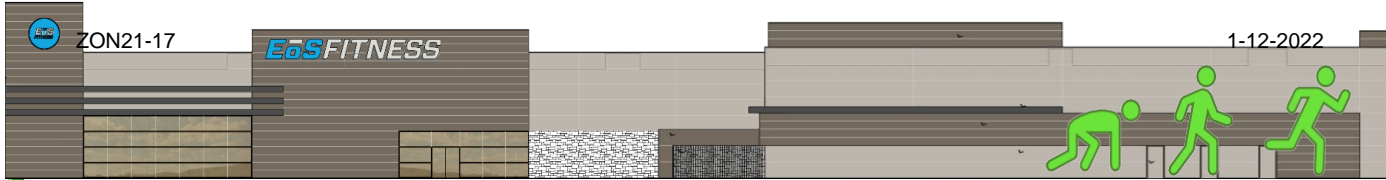


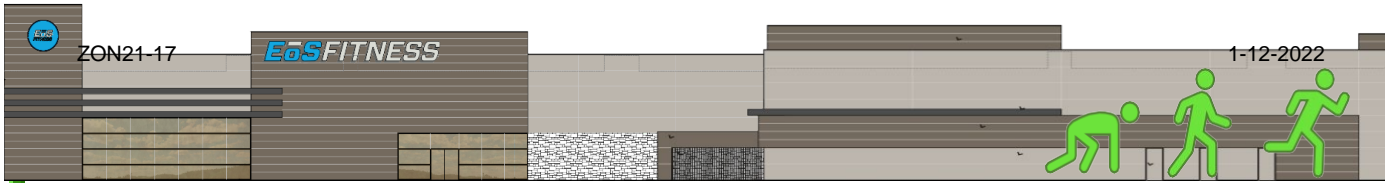
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I. Introduction

Barclay Group (the “Developer”) is requesting a minor General Plan Amendment (GPA) and rezoning of approximately 11.26± acres of property to the north and west of the northwest corner of 83rd Avenue and Camelback Road (the “Property”). In addition to their minor GPA request from Planned Commercial to General Commercial, they seek to rezone the Property from Shopping Center (“SC”) to Planned Area Development (“PAD”) for a project known as “83rd and Camelback Retail”. An aerial map has been provided (see **Exhibit 1 – Aerial Map**) to show location and contextual reference. This will be a new commercial plaza anchored by an EOS Fitness health club and seven (7) additional pads for future development (the “Project”).

The site plan (see **Exhibit 2 – Conceptual Site Plan**) details the layout of the overall commercial center as well as its integration with the existing Dignity Health development. The center will wrap around Dignity Health and ultimately complete the buildout of the original 15 acres rezoned for commercial purposes back in 2000. Phase adjacent off-site improvements to 83rd Avenue and Camelback Road (dedications, paving, landscaping, utilities) will be completed with this Project, carrying on to the west and north of those improvements recently completed by Dignity Health. The existing utility poles located along Camelback Road will be relocated between the new arterial curb and sidewalk, pending utility company approval, as was done with Dignity Health and development east of 83rd Avenue.

The undeveloped property is comprised of Maricopa County Assessor’s parcel numbers 102-11-001V, 102-11-001W, and 102-11-412. Although the three parcels are currently under separate ownership, they will share drive aisles and cross-access with one another as well as the existing Dignity Health facility on the immediate corner.

Underlying the layout of the commercial center is the proposed subdivision of the property into six individual parcels. As the project develops, the individual ownership of the parcels will not be apparent to surrounding development and is common in contemporary commercial development. While part of a unified retail center, the parcels are intended to be developed separately through phasing, necessitating a minor General Plan Amendment (GPA). The parcels depicted on the site plan are shown to clarify the layout and continuity of the entire site. In a separate, but concurrent Site Plan Design Review submittal, the Applicant is proposing the development of one (1) of the parcels (depicted on the Site Plan “Parcel 1”) and the paving and grading layout of Parcels 2, 3, and 4. “Pad A,” “Pad B,” and “Pad C” (which lie within Parcels 2, 3, and 4 respectively) are planned to be developed separately as a secondary phase. Parcels 5 & 6, which border Camelback Road, and Parcels 7 and 8, which border 83rd, are under separate ownership and will developed all or in part as a future third phase. Cross-access, cross-parking, and required water and sewer line easements will be provided dedications on the Final Plat. Improvements to 83rd Avenue and Camelback Road, and at least 50% of the total developable area will be completed in the first phase (see **Exhibit 3 – Phasing Plan**).

II. Existing Conditions and Existing Zoning

The Property is currently vacant and located on the southern boundary of the City of Glendale. Surrounding Uses and Zoning are indicated in Table A.



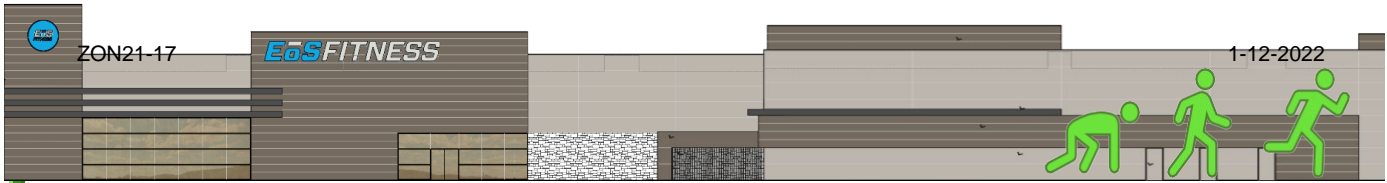


Table A

	Existing Land Use	Existing Zoning
North	Single-family residential	SR-17
East	Single-family residential – Caballeros Haciendas Former gas station, existing in-line retail shops	SR-17 C-2
South (City of Phoenix)	Commercial – Ace Hardware (former Fresh and Easy grocer), AutoZone, Self-Storage facility	C-1
West	Single-Family Residential – Camelback Village	R1-8 PRD

III. Minor General Plan Amendment Request

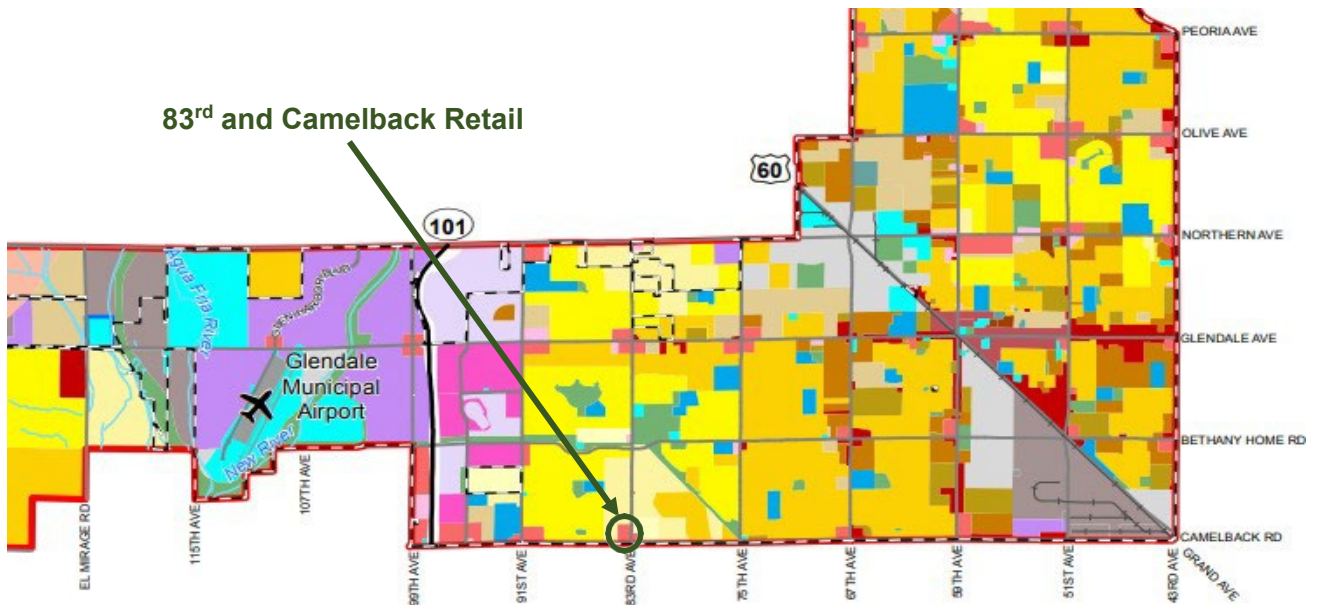
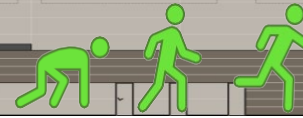
Envision Glendale 2040 (the “General Plan”), adopted September 30, 2016, designates the Property as Planned Commercial (“PC”) (see **Exhibit 4 – General Plan Request**). The intent of this designation, and the Project, is to provide a neighborhood scale pedestrian-oriented service and shopping destination. At the heart of our development will be an upscale, health club that brings the community together in group fitness classes and energetic public spaces for working out. The overall goal of our community members is fitness and overall wellness. Unfortunately, the current PC designation really envisions a single phase of planned development that is constructed and operated as a single entity. For 83rd and Camelback Retail, developer’s intention is to develop this site in reasonable phases which will not have negative land use impacts on the surrounding community. The companion zoning request ensures the intent of the PC designation is still met by establishing a conceptual site plan and architectural themes for the overall development – regardless of individual parcel ownership or phases. Further, the zoning case will ensure Phase 1 off-site improvements are completed in the initial stages of development – similar to Planned Commercial developments.

Since this development will not be constructed and operated by a single entity, a minor General Plan Amendment has been submitted in conjunction with this rezoning request. The PC land-use designation will need to be changed from Planned Commercial to General Commercial (GC), which allows for commercial nodes on individual parcels. The intent of General Commercial is to provide development types on a single site, which through sensitive and creative building design, orientation of buildings, access, lighting, signs, parking, landscaping and adherence to neighborhood scale, is compatible with adjacent neighborhoods and development. The PAD request, coupled with its associated exhibits, provides the assurances for quality development expected of the Project.

According to the General Plan, changes from PC to GC on development projects of less than 80 acres located between 83rd Avenue and the 101 Freeway (Area B), may be done as a minor amendment. The Planning Director has discretion on classifications of minor versus major amendments related to infrastructure or perceived substantial neighborhood impact, but neither of those have been identified this far into the process.

The map excerpt below shows the site in context of the larger municipal area and within that boundary, just north of the City of Phoenix boundary with Glendale:





The Planning Department prefers that the minor amendment be requested in conjunction with a concurrent rezoning, so it is the intent of the Applicant and Developer to process the General Plan Amendment with the PAD rezoning request.

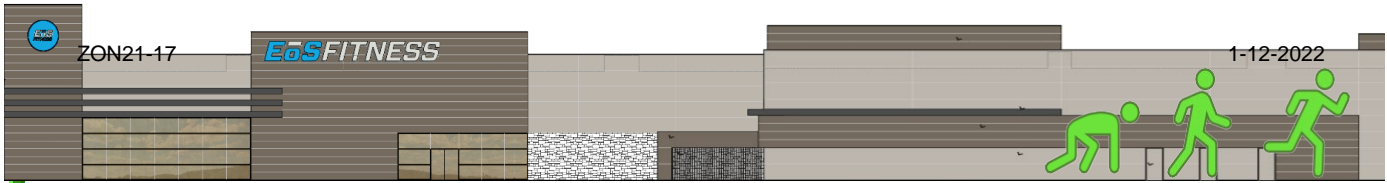
The requested change does not have a substantial impact, nor negative impact, on the citizens of Glendale. Were it not for the unique ownership structure and proposed phasing, the project as envisioned could develop in the current land use designation. Also, the current and proposed land use designation are both referred to as Commercial with similar policies and objectives. The property has been zoned for commercial purposes for nearly 20 years, so the nearby community has been anticipating additional commercial uses and services on the site for some time.

Amendments to the General Plan of the City of Glendale shall be approved only after making the two following findings:

- a. The amendment is consistent with the policies and objectives of the General Plan; and
- b. The amendment furthers the public health, safety and general welfare of the citizens of Glendale.

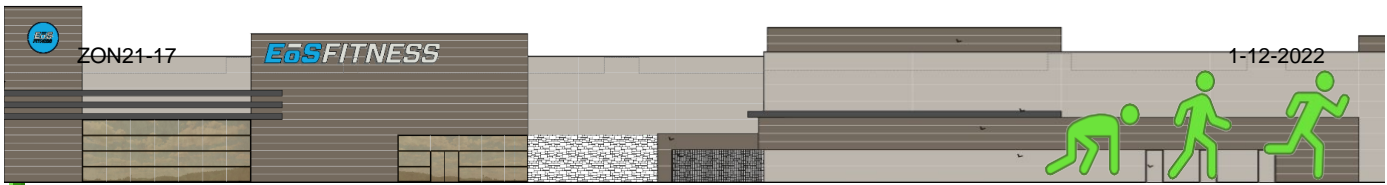
We find that this minor GPA request is consistent with the goals and policies of the General Plan specifically as follows:

- **Land Use Element Goal LU-1, Policy LU-1.1:** Development is guided by sound growth management; the City shall ensure that sufficient infrastructure is in place for desired land uses. There is adequate infrastructure surrounding the Site with 83rd Ave and Glendale Ave, both major thoroughfares, located adjacent to the Site. Further, the Site is located within an area with existing and planned commercial and retail, and this minor GPA is compatible and complementary to existing area development.



- **Land Use Element Goal LU-2, Policy LU-2.4:** There are transition and buffer areas between unrelated land uses; The City shall ensure that adequate buffers between residential and nonresidential uses are included, except in cases where the residential is a part of a mixed-use development where it relates to the adjacent use. There are building setback and lush landscape buffer areas between the Site's development area and existing single-family residential areas that are located approximately 750 feet to the north, immediately west, and 460 feet to the south of the Site.
- **Land Use Element Goal LU-5, Policy LU-5.2:** Glendale implements a cohesive land planning approach throughout the Municipal Planning Area; The City shall prioritize the proactive implementation of area and specific plans to provide enhanced guidance on the development of areas. There is adequate infrastructure surrounding the Site with 83rd Ave and Glendale Ave, both major arterials, located adjacent to the Site.
- **Circulation Element (C) Policy C-5.3** The City shall promote and support timely and appropriate development adjacent to major transportation corridors. The Site sits at the northwest corner of Camelback Road and 83rd Avenue. Camelback Road is one of the major transportation corridors in the City of Glendale. It spans the length of the City and provides access to the freeway systems. It also provides easy access to public transportation. There are numerous City bus stops along Camelback Road, including stops at the corner of Camelback Road and 83rd Avenue. Improvements to Camelback Road and 83rd Avenue will be completed in the 1st phase of development, per the Phasing Plan, therefore supporting the City's policy of time and appropriate development adjacent to major transportation corridors.
- **Policy C-8.3** The City shall require new development to provide adequate connectivity to existing transportation networks. The Site is in close proximity to two of the freeway systems in the City of Glendale. Drivers in the area can easily connect to either the Agua Fria Freeway (Loop 101) or Interstate 17. The Agua Fria Freeway (Loop 101) is approximately 10.5 miles north and 2 miles west of the Site and Interstate 17 is approximately 7 miles east of the Site. Drivers can access the Agua Fria Freeway (Loop 101) and Interstate 17 from Camelback Road directly. Therefore, the proposed development will provide arterial roadway improvements and excellent connectivity to existing transportation networks.
- **Public Health and Safety Element (S) Policy S-2.7** The City shall require that new development provide adequate access for emergency vehicles, particularly firefighting equipment, and evacuation routes, as appropriate. The Site will have access points on both Camelback Road and 83rd Avenue. The development will have at least two access points on each street. Drive aisles through the site have been designed to accommodate the standards of the local fire department, emergency services, and Public Works vehicles.
- **Policy S-7.3** The City shall encourage crime prevention and defensible space through design principles (CPTED). All phases of development will include well-lit, highly visible parking and activity areas to ensure the safety of patrons and employees alike. The proposed lighting and landscaping of the site will be reviewed through the Site Plan Review process.
- **Environmental Planning Element (EP) Policy EP-9.3** The City should encourage developers to provide site design and landscaping elements that will reduce energy use and mitigate urban heat island effects. As a part of the development of the Project, site plans and landscape plans will be reviewed by the City of Glendale. The designers will ensure that the Site's

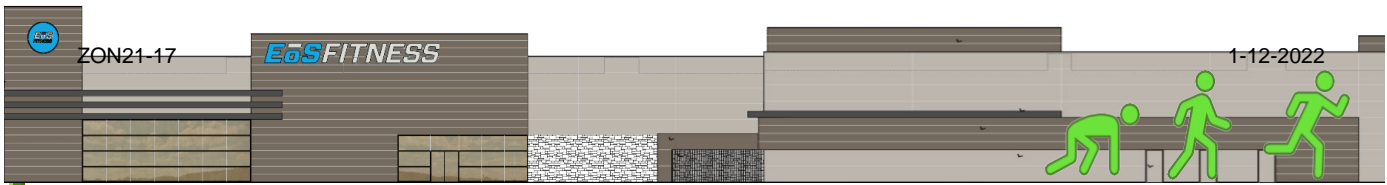




designs incorporate adequate elements in order to reduce energy use in buildings, provide shade to pedestrian and parked vehicles – therefore also reducing paving heat.

- **Neighborhood Preservation and Revitalization Element (NPR) Policy NPR-1.1** The City shall exemplify pride in neighborhood character and community appearance through landscape themes and property maintenance. As a part of the Site’s development, the developers have prepared detailed site plans, building plans, and landscaping plans for the City of Glendale’s approval. The designers have taken into account the existing designs in the neighborhood (namely the existing Dignity Health facility) in an effort to stay true to the neighborhood’s character. Furthermore, the Site will be well maintained by individual owners or a Property Owner’s Association for the center.
- **Fiscal Element (F) Policy F-4.1** The City shall encourage new development to provide assurances that adequate public safety standards will be met. The development on the Site will include new, modern buildings built to current building and fire codes adopted by the City of Glendale. Site design, access, and driveway standards will meet all current code requirements for emergency service access to the site.
- **Conservation, Rehabilitation and Redevelopment Element (CRR) Policy CRR-1.5** The City shall direct specific redevelopment efforts to areas of visual blight. The Site consists of a shallow retention basin, unused parking area and a graded pad. There are no buildings on the Site, nor is it being used. Such visual blight will be improved by the proposed development. There will be fresh, new buildings, attractive landscaping and architectural diversity throughout the development. The changes will improve the site’s attractiveness to the community while providing useful services.
- **Policy CRR-2.1** The City shall encourage and support infill development to take advantage of existing infrastructure, community and educational facilities, and enhance existing neighborhoods. The proposed development of the Site is infill development that will take advantage of existing infrastructure and enhance existing neighborhoods. There is existing public water and sewer infrastructure as well as franchise utility infrastructure available on the Site. The new development will be able to take advantage of services provided by APS, Cox Communications, Southwest Gas and Century Link. The development will enhance the area’s infrastructure by completing adjacent arterial roadway improvements that will be enjoyed by the greater community at large.
- **Goal CRR-3** Underutilized properties are redeveloped and reused. The Site is a great example of an underutilized property in need of development and service to surrounding neighborhoods. It is currently vacant and provides no benefit to the neighborhood or the City of Glendale. Development of the Property for commercial services will benefit the community because it will create jobs, provide entertainment, service and shopping options, complete public infrastructure and finish an arterial roadway intersection.
- **Economic Development Element (ED) Policy ED-2.1** The City shall examine zoning and develop a strategy to encourage appropriate zoning for areas that would be well-suited for future development. The City has the opportunity now for the owners of this property to develop with both a land use designation (and zoning) to facilitate the development of a 39,000 SF health club that includes site and roadway development to further ongoing phases of development of the





site. This large initial phase of development, contingent on zoning approval, will significantly reduce barriers for other users to co-locate and develop on the property.

- **Bicycling and Pedestrian Element (BP) Policy BP-1.5** The City shall encourage business to provide facilities for customers and visitors, thereby encouraging bicycle use and making bicycling safe, convenient and enjoyable. The EOS Fitness health club will be providing bicycle racks near the entrance to the facility so that its members and employees that chose to bike will have the convenience of securing them onsite. Future phases of development will also provide all bicycle parking requirements at the time of Site Plan approval.
- **Conservation of Resources Element (CON) Policy CON-1.3** The City shall encourage the use of native plants and inclusion of trees that can enhance shade and reduction of heat island effect in developed areas. The landscape plan (included in the Project's Site Plan Review package) details plant varieties found on the Arizona Department of Water Resources (ADWR) "Low Water Use / Drought Tolerant Plant Lists for the Phoenix Active Management Area (AMA). The landscape plan details how tree shade will be provided over paved parking areas and pedestrian pathways.
- **Environmental Planning (EP) Policy EP-7.1** The City shall incorporate noise mitigation strategies into land use and development plans, such as... transitional buffers between high noise land uses and more noise sensitive uses. This minor GPA request, in conjunction with the companion PAD zoning request, is itself a noise mitigation strategy to allow the City an opportunity to consider the site design and plans for the EOS Facility. Inclusion of the site plan as part of the PAD zoning request assures the City that landscape buffers and commercial activity – such as building entrances, parking area lighting, and other activity are oriented away from nearby residences to the west and north.

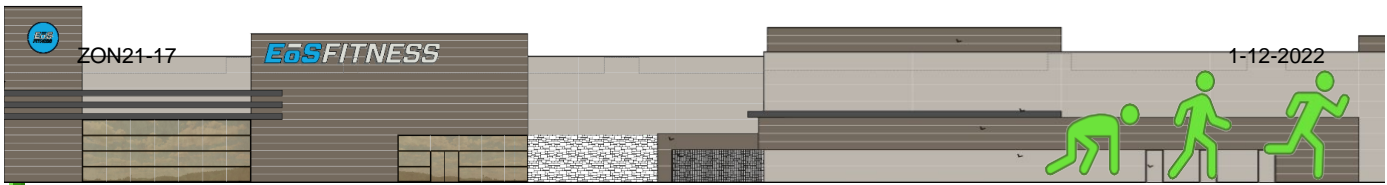
Through this list which details a strong consistency with the policies and objectives of the General Plan, we also find the 83rd and Camelback Retail Project furthers the public health, safety and general welfare of the citizens of Glendale. The Project will provide a solution to immediate public infrastructure needs (roadway improvements) while adequately buffering adjacent development and bringing needed goods and services to the surrounding community.

IV. Planned Area Development Rezoning Request

The SC zoning on the Property was approved with case number Z-99-23 on April 25, 2000. This case rezoned 10-acres of Agriculture (A-1) and 5-acres of Suburban Residence (SR-17) to SC to allow for the development of a neighborhood shopping center with 84,360 square feet of retail space. Development plans for that big box retail anchored shopping center have since fallen through and only the Dignity Health facility on the immediate corner of the intersection has been constructed.

The Developer is requesting a rezone to PAD in an effort to plan the Property as a cohesive development that may be built in phases with minor modifications to development standards and allowed uses. The Property has been thoughtfully designed and will benefit the City of Glendale and residents in the surrounding neighborhoods. The Applicant proposes uses which are currently not permitted by right in the SC zoning district, including more than one drive-thru restaurant on each arterial street and possible auto-related uses. The PAD will allow the flexibility to include uses that serve the needs of the nearby residents. Further, the inclusion of service-related uses is important because, unlike retail uses which are quickly being replaced by online shopping, services will remain important to consumers.





This request for rezoning is required to demonstrate compatibility with three findings in order to be supported for approval. These include the following:

- A. The amendment is consistent with the policies and objectives of the Glendale General Plan
- B. The proposed amendment furthers the public health, safety and general welfare of the citizens of Glendale; and
- C. Zoning Map Amendments shall include conditions necessary to mitigate any adverse impacts on businesses, persons, or properties adjacent to the Property

Through the companion minor General Plan Amendment case, the proposed rezoning case makes the same findings as considered for the proposed land use designation change to General Commercial. The details of the zoning case make specific considerations for ensuring that public health, safety and general welfare for Glendale citizens. These include:

- 1) Right-of-way dedications and improvements phasing, deceleration lanes for safe travel in and out of the site
- 2) Landscape buffering to beautify the site and reduce noise, visual appearance, and urban heat island
- 3) Architectural design and signage that ensures quality development for the community
- 4) Reasonable accommodations for permitted uses and development standards that are compatible with surrounding development and the site's specific needs
- 5) The applicant will work with the City staff to detail conditions of approval that mitigate any further concerns related to the development's impact on the community.

It is important to maintain the perspective that the site is already designated as a commercial land use in the General Plan and zoned for commercial uses. The basis of these applications is specific to this site's unique ownership, development needs, and community context.

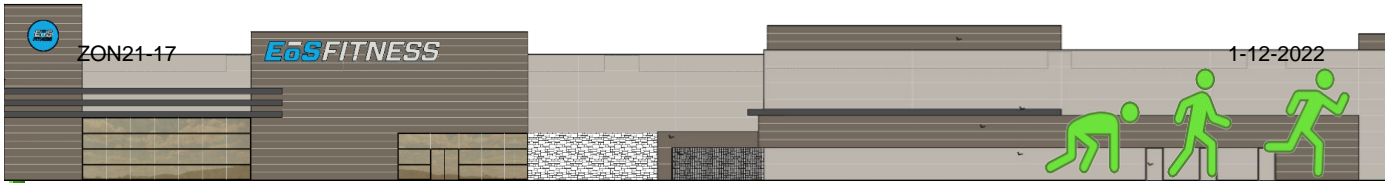
As provided in Section 5.901 of the Zoning Ordinance, the PAD district promotes flexibility and encourages variations in building design, lot arrangement, circulation patterns, and land uses. It is the intent of the PAD district to:

- A. Encourage creative and effective use of land and circulation systems to accommodate changes in land development technology.
- B. Encourage innovative development or redevelopment concepts for all land use types to provide a greater variety and intensity of uses.
- C. Provide a process which relates the urban design and scale of project to the unique characteristics of the site.
- D. Require the nature and intensity of development to be supported by adequate utilities, transportation, drainage, and common open spaces to serve the development and to minimize impact on existing or future adjacent development.
- E. Encourage development that is consistent with the policies and the guidelines established in any specific plan and the General Plan.

A. Permitted Uses

The uses proposed on the Site and permitted as part of this PAD are consistent with the intent of the PAD. Although no Conditional Use Permits shall be required for the following listed uses, Design Review and Site Plan Review approvals will still be required to ensure the City's development requirements are addressed. The proposed permitted uses are listed as follows for reference:





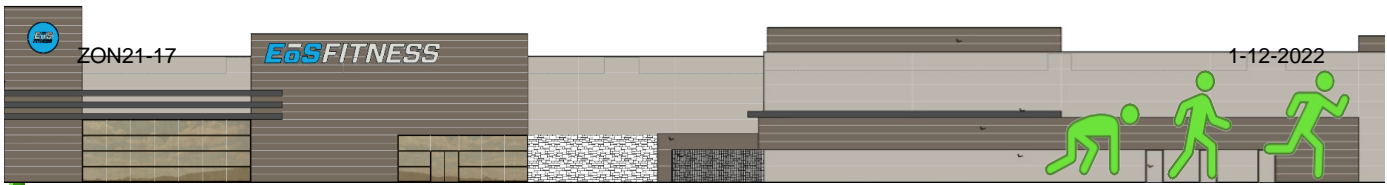
Permitted Uses:

- Restaurants with outdoor dining and catering
- Retail stores
- General merchandising including variety and specialty stores
- Food
- Apparel and accessories
- Home and office furnishings
- Hardware stores
- Home improvement stores
- Professional services
- Barber shops and beauty salons
- Small appliance repair shops
- Laundry, cleaning and dry-cleaning establishments
- Indoor recreation facilities
- Indoor movie theatres excluding adult theatres
- Music or dance schools and studios
- Childcare center
- Medical or dental offices, clinics, and laboratories
- Medical offices
- Commercial, trade, business schools, colleges and universities
- Business support services
- Financial institutions with and without drive-through facilities, real estate and insurance offices
- Wholesale sales
- Professional, administrative or business offices
- Data centers and call centers
- Hospitals, urgent care centers
- Laboratories for research and product development
- Manufacturing or assembly of finished products, as long as the primary use of the property is not basic processing and compounding of raw materials
- Motion pictures production, radio and television broadcast studios within enclosed building, but not including transmitter towers
- Hotels, motels and residential time-share units
- Accessory retail uses within an employment building not to exceed five thousand (5,000) square feet of floor space (i.e.: gift shop, delicatessen)
- Health clubs
- Fast food restaurants with or without drive-in or drive-thru facilities
- Live entertainment facilities that include music performed by more than one (1) musician or dancing. Does not include adult live entertainment
- Wireless communication facilities
- Entertainment facilities, including uses such as e-sports, arcades, restaurant and bars
- **(1) One Car Wash (Express/Full Service)**

Permitted Uses, Subject to Conditions:

- Seasonal sales and special events, subject to standards in City Zoning Ordinance Sections 7.501 and 7.503.
- Wireless communication facilities, subject to City Zoning Ordinance Sections 7.506 and 7.600.





- Building mounted antennas and roof mounted antennas.
- Alternative tower structure mounted antennas that utilize an existing light pole or electric utility pole. The related equipment shelter must be located on property developed for non-residential use or in public right-of-way subject to approval of City Engineer.

Uses Subject to Temporary Use Permit:

- Donation/Recycling Drop-Off Boxes.

Accessory Uses:

Uses which are customary and incidental to the principal use of the property.

- Amateur radio tower.
- Satellite earth station.

B. Site Planning & Layout

This project will initiate development of the undeveloped 11.26± acre property. The Project will include right-of-way dedications on 83rd Avenue and Camelback, and these half-streets will be improved with the first phase of development per the phasing plan. At least 50% of the total developable area will be completed in this first phase and the Camelback Road improvements will include the relocation of three remaining overhead powerline poles. This follows Dignity Health's lead on their respective recently completed improvements.

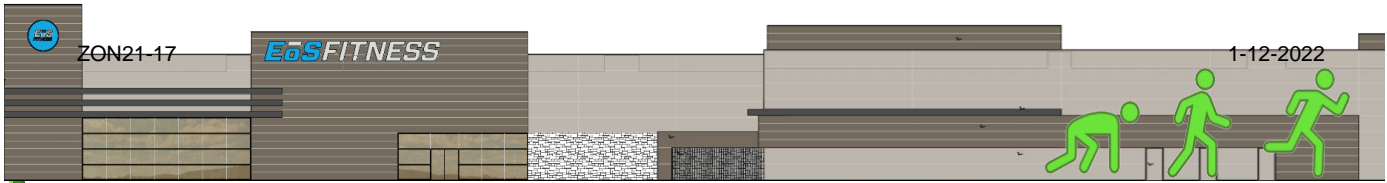
A street view of existing conditions along Camelback Road is shown below, showing the overhead power poles to be relocated just north of the unimproved roadway beyond the entry drive to Dignity Health:



The Developer proposes to subdivide the 11.26± acre Commercial Center into six (6) parcels, with development planned on four (4) of the parcels. See Parcels 1, 2, 3, & 4 on **Exhibit 2 – Conceptual Site Plan** for reference. An EOS Fitness Center of approximately 38,000 square feet will be built as the anchor to this commercial center and will provide services for nearby residents as well as commuters who will use the gym before and after work. Typically, EOS operations include 24-hour access for members, seven days each week excluding some holidays. Employees will include sales staff, trainers, and administrative workers. Custodial work is typically done evenings during low use. The Traffic Study for the project demonstrates the parking requirements proposed in this PAD request meet or exceed the needs of the proposal.

Parcels 5, 6, 7 and 8, while a part of the PAD rezoning and GPA, will not be a part of the initial Design Review submittal and will remain undeveloped until the Owner submits a Site Plan and Building Elevations for Design Review. Cross-access, cross-parking, water and sewer easements will be provided dedications on the Final Plat.





The building and parking have been positioned to fit the site within required landscape setbacks, which serves to enhance the landscape coverage. The wide west face of the building is closest to the landscape buffer, allowing lush plant material and screening trees to provide shade for the building's west elevation for as long as possible each day, minimizing the heat gain and decreasing the energy needed to cool the building. This same landscaping will provide visual and noise mitigation for the residences proposed to the west of the Project. Unlike a large box retailer that would typically require loading dock and large truck access to the rear of the facility, the EOS health club does not need a loading dock for large-scale product inventory deliveries. The west elevation of the building is tastefully detailed and it is important to note that no windows or large doors are proposed – ensuring ongoing peace and privacy for the rear yards of those nearby properties.

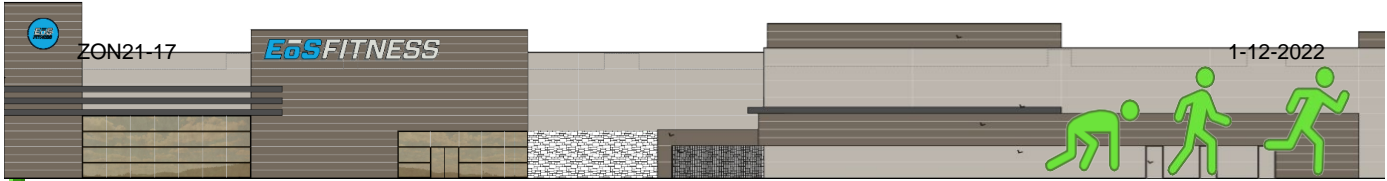
This residential subdivision currently under construction to the west of the proposed health club will be the closest homes to this site. The fitness center's location will be set a minimum of 60 feet from the property line and will be screened from the residential with an eight (8) foot block wall and landscaping that will minimize visual and sound issues. While the majority of visitors will access the project via automobile, the building will also offer a large cluster of bicycle racks and marked pedestrian walkways from several street-adjacent sidewalks. In some cases, these pedestrian connections will be enhanced with shade and landscaping to provide a more comfortable and safe connection point for people crossing through the parking lot. Parking field lighting will offer full coverage of the lot. Trees will not be placed in locations that create blind spots and dark corners. A wide and open drive and parking area directly in front of the entry provides for a clear view of the surrounding lot.

Landscape islands with trees have been provided throughout the parking area - providing shade, reducing pavement heat, and acting as accents to the surrounding landscape buffer. The landscape plan (included in the Project's Site Plan Review package) details plant varieties found on the Arizona Department of Water Resources (ADWR) "Low Water Use / Drought Tolerant Plant Lists for the Phoenix Active Management Area (AMA). All of the City of Glendale is located within the Phoenix AMA.

A proposed 2,000 SF plaza will be provided at the primary entrance to the health club facility (see **Exhibit 3 – Plaza Detail**). This area will provide an enhanced arrival entry for club patrons with convenient seat walls, alternate paving surfaces, a cross walk over the entry drive aisle, lush perimeter landscaping and direct access to the bicycle parking racks. The plaza is located at the terminus of the central pedestrian spine that bisects the parking field with entry into the health club. The plaza is located in the most sensible location on our site plan, promoting its use and visual appeal in front of the health club. Since it is also located on the east side of the building, it will benefit from afternoon shade cast by the building over the area. Trees are provided for additional morning shade on the east side of the plaza.

The proposed services provided by this development will benefit the residential properties surrounding this location. Current commercial development at the corner of 83rd Avenue and Camelback provide for auto parts, health care, hardware, fueling facility, self-storage, and some restaurants. The proposed health club and additional restaurants will provide a greater selection of goods and services for the surrounding neighborhoods.





C. Development Standards

In addition to providing flexibility in the permitted uses, the PAD will also allow for the creation of custom development standards. Table B compares the development standards applicable to the current SC zoning and the proposed standards for this PAD. Development standard modifications between the two zoning categories are highlighted in **bold text**.

Table B

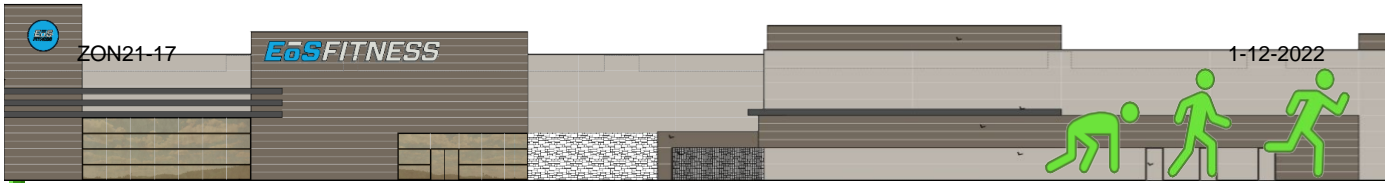
Development Standards		
	SC	Proposed PAD
Minimum Net Lot Area	5 acres	No Minimum
Maximum Lot Area	15 acres	15 acres
Setbacks		
Front	25'	25' Building, 20' Landscape
Rear	60' ¹	60' ¹ Building, 15' Landscape
Side	60' ¹	60' ¹ Building, 15' Landscape
Street Side	25'	25' Building, 20' Landscape
Maximum Structure Height	30'	<ul style="list-style-type: none"> • For Anchor: 36', with 46' for architectural details • All Other Buildings: 30', plus 6' for architectural details
Maximum FAR	0.3	0.5
Parking Ratio <ul style="list-style-type: none"> • Health Club • Other 		<ul style="list-style-type: none"> • 5:1000 • Min. parking required shall be 70% of the parking spaces required under Section 7.403 of the City's Zoning Ordinance. No Maximum Parking Spaces
Parking Space Size	10' x 20'	9' x 20'
Landscaping Coverage	20%	20% for each pad
Plaza Square Footage	1,000/Acre	Centralized Plaza of 2,000 SF Total
Number of Buildings less than 10k SF per Lineal Frontage <ul style="list-style-type: none"> • Camelback Road • 83rd Ave 	1	<p style="text-align: right;">3</p> <p style="text-align: right;">4</p>

¹ 60' to residential uses, 15' to non-residential uses.

General Parking Requirements

The amount of parking necessary to support the overall development of the Site will be carefully planned to accommodate the needs of the various uses without providing excess amounts of unnecessary parking. The parking demands for similar type developments of commercial and retail in a master planned site are reflected in the minimum parking requirements listed in the table above and are appropriate for this Site. Bicycle parking spaces shall be provided to meet City of Glendale requirements.





E. Comprehensive Sign Plan

A Comprehensive Sign Plan has been provided with this PAD request (see **Exhibit 5 – Comprehensive Sign Plan**). The sign plan addresses both permanent identification and temporary marketing requirements and has been designed to complement the quality of the commercial uses. The increase in sign size is consistent and similar to nearby development. The proposed monument signs are multi-tenant in design, offering sufficient signage capacity to the site’s tenants. To the extent the proposed Comprehensive Sign Plan conflicts with the City’s Sign Code, the Comprehensive Sign Plan set forth in this PAD document shall govern.

V. Conclusion

As described in the preceding text, the Applicant’s proposal for the minor GPA and PAD rezoning request is consistent with the goals and policies of Glendale’s 2040 General Plan, Zoning Ordinance (as modified through this PAD document, and overall development objectives. The Property’s site plan has been specifically designed to provide adequate buffering to adjacent residences, safe pedestrian and vehicular access and circulation, and fully integrate with the existing Dignity Health facility. The Project will provide needed commercial services and convenience for nearby neighborhoods and businesses. For these beneficial reasons, the Applicant, Developer and Owners believe that these requests should be approved.



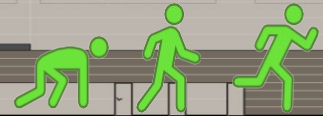
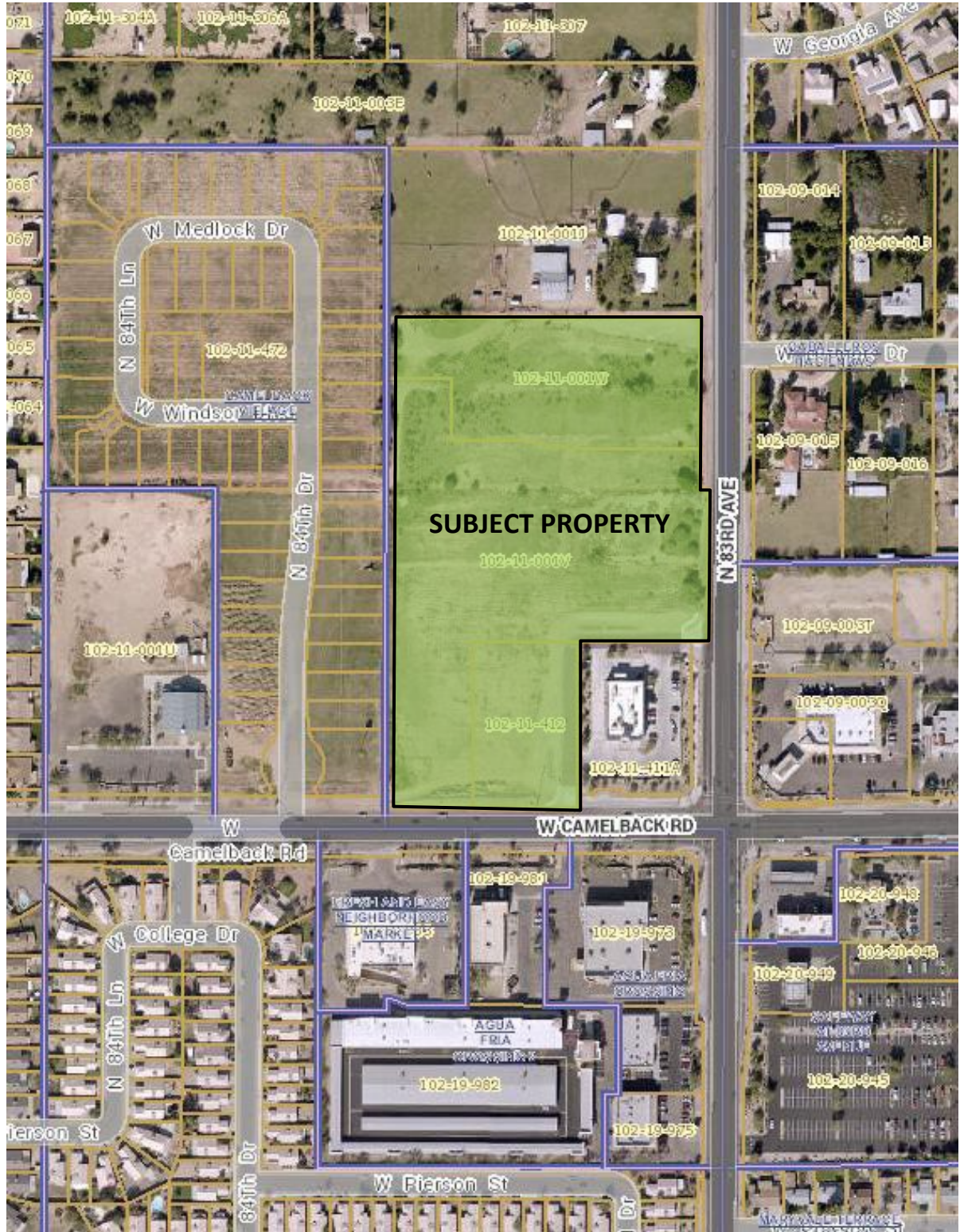


EXHIBIT 1 – AERIAL MAP



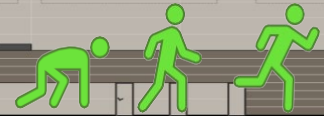
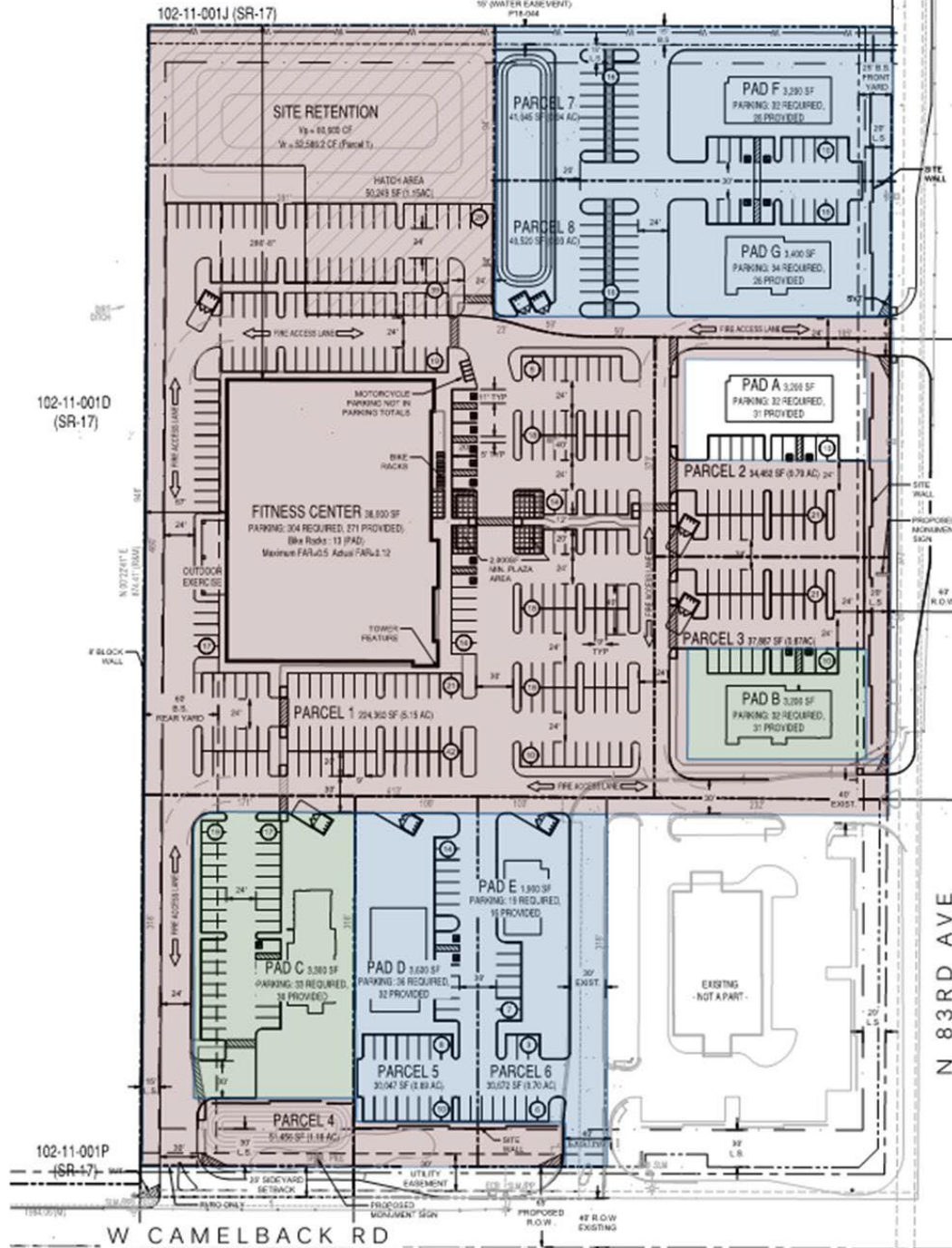


EXHIBIT 2 – CONCEPTUAL SITE PLAN

- 83RD & CAMELBACK RETAIL -
NWC N83RD AVE & W CAMELBACK ROAD
GLENDALE, ARIZONA



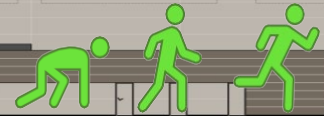
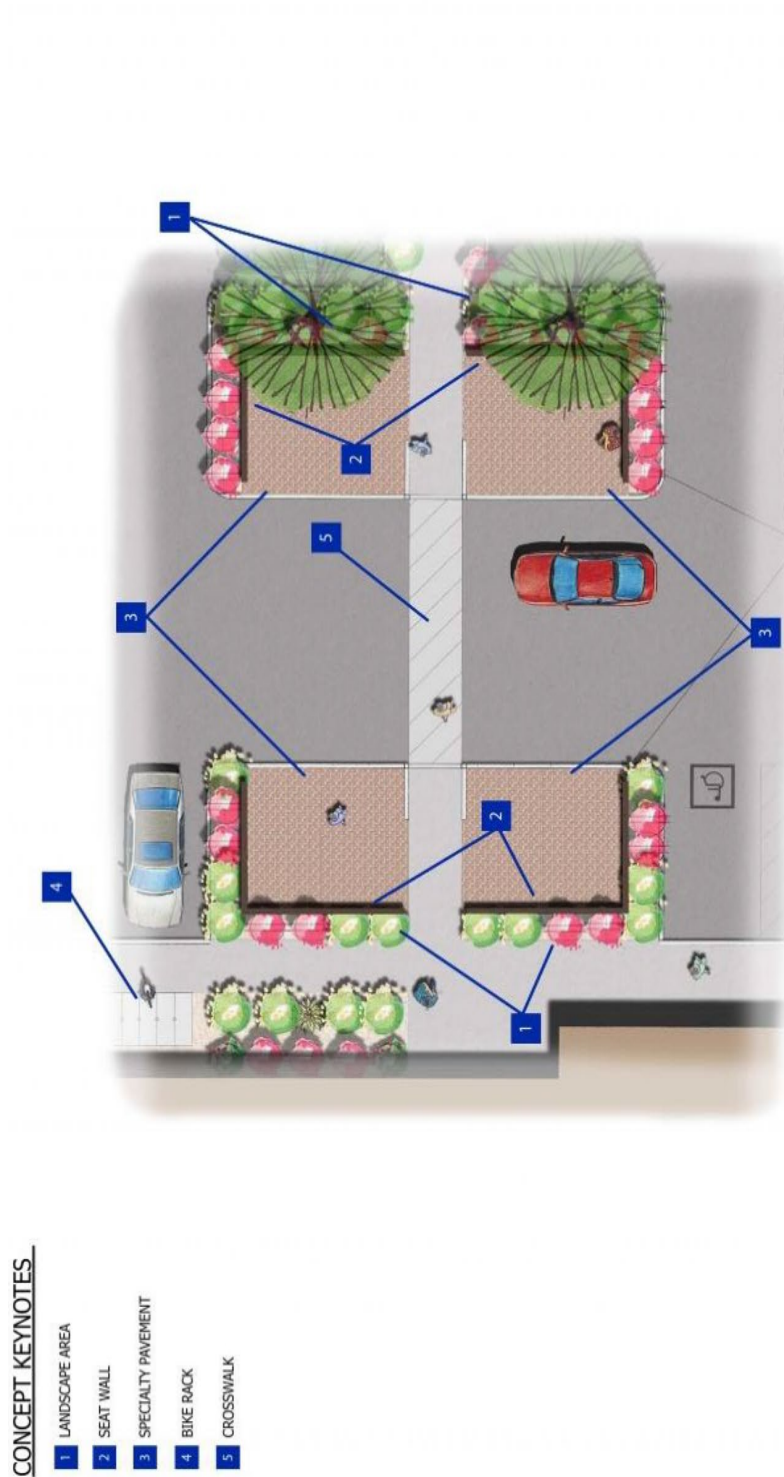


EXHIBIT 3 – PLAZA DETAIL



CONCEPT KEYNOTES

- 1 LANDSCAPE AREA
- 2 SEAT WALL
- 3 SPECIALTY PAVEMENT
- 4 BIKE RACK
- 5 CROSSWALK

CONCEPT PLAN
 Amenities Rendering
 EoS Genesee
 L 2.0

HP + D
 Harrington Planning + Design
 landscape architecture environmental planning urban design

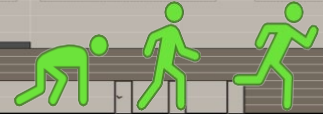
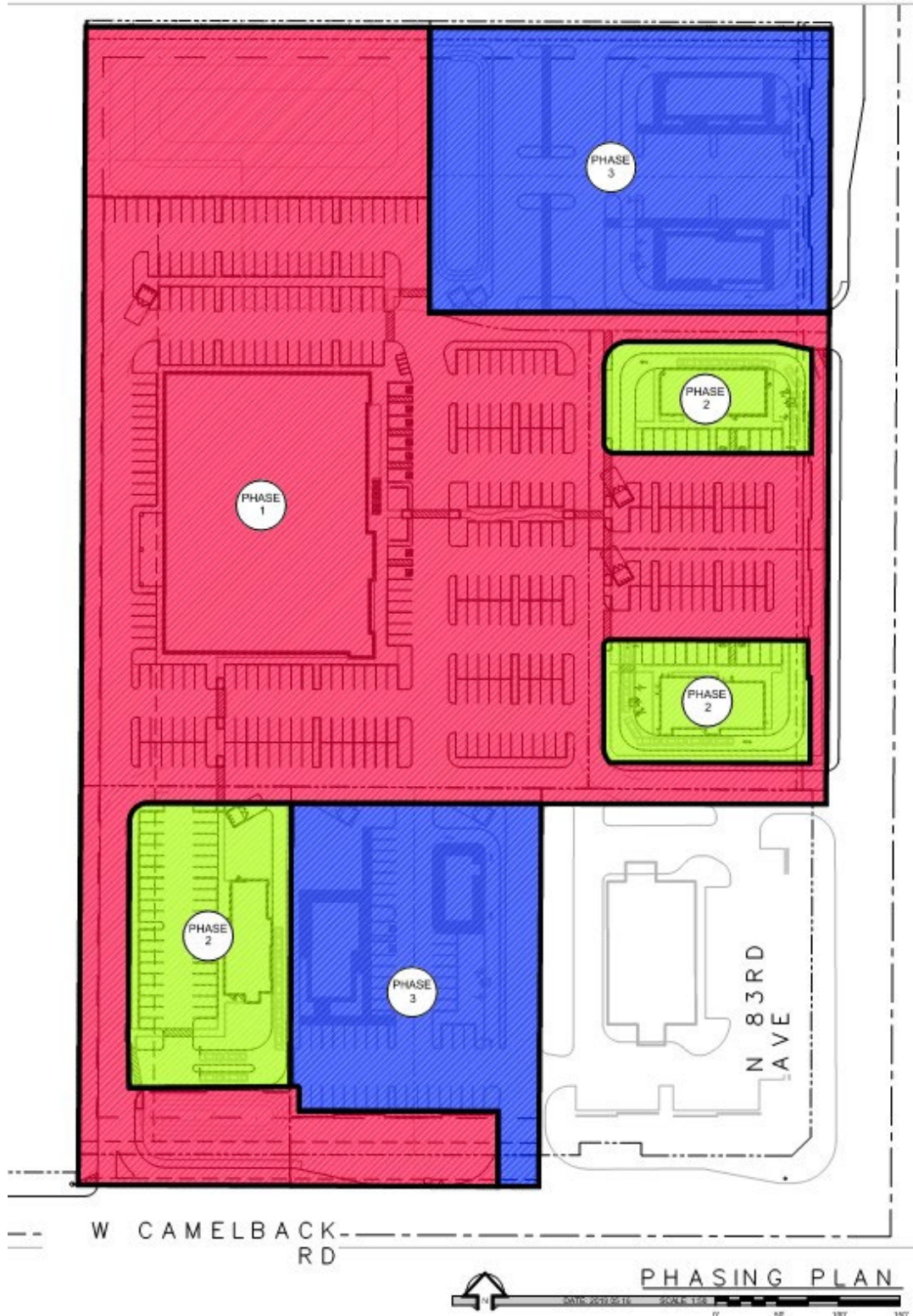


EXHIBIT 4 – PHASING PLAN



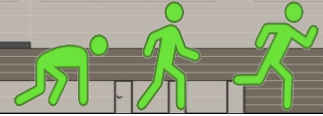
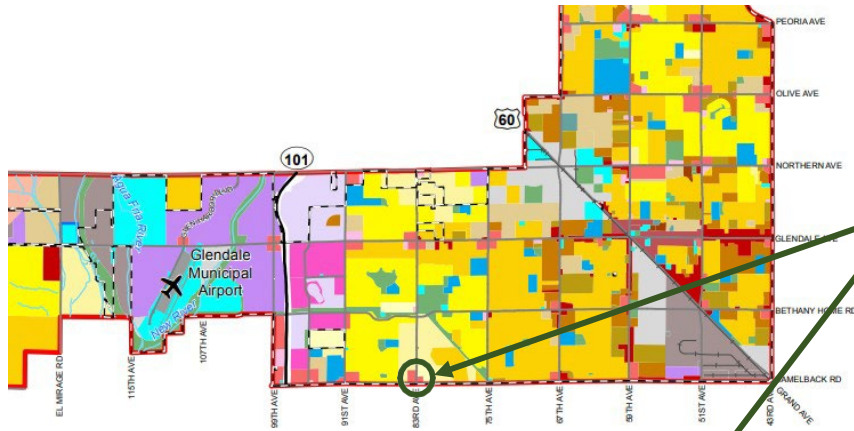
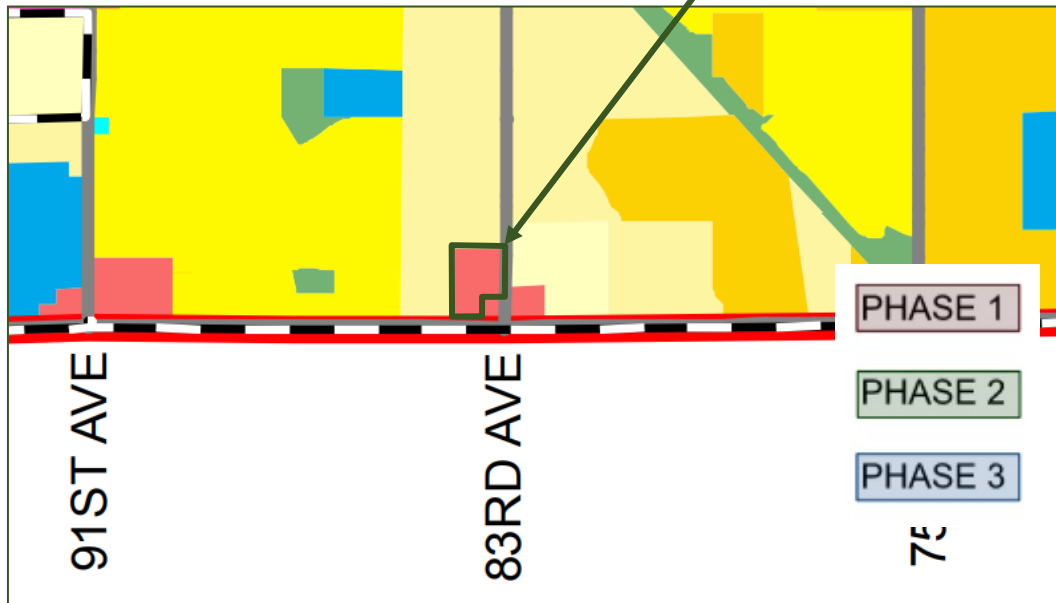


EXHIBIT 5 – GENERAL PLAN REQUEST

General Plan Land Use Categories – Existing and Proposed



83rd and Camelback Retail



CAMELBACK

Commercial

- GC - General Commercial -- PROPOSED
- PC - Planned Commercial -- EXISTING

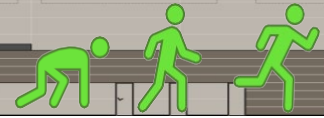


EXHIBIT 6 – COMPREHENSIVE SIGN PLAN

*SIGN CRITERIA
83RD AVE & CAMELBACK - NWC
GLENDALE, AZ 85305*

SIGN CRITERIA

This criteria has been developed to insure design compatibility among all signs at 83rd Ave & Camelback. Conformance to this criteria will be strictly enforced. Any sign installed that is not conforming to this criteria and not approved by Developer/Landlord must be removed or brought into conformance by the Applicant and/or its Sign Contractor.

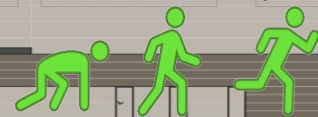
The Landlord shall approve all signs, in writing, prior to installation. Sign permits must be obtained from the City of Glendale.

The following is a description of the design criteria:

GENERAL SIGNAGE REQUIREMENTS

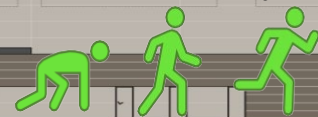
Any reference herein to the word Tenant or Tenants shall be construed to be the same as Owner or Owners.

1. The Landlord shall review the shop drawings and specification of the (2) two sets and (1) one set returned to the Applicant marked “Approved”, “Approved as Noted”, or “Revised and Re-Submit”.
2. “Revise and Re-Submit” drawings will be returned to the Applicant with comments. These drawings shall be revised by the Applicant and re-submitted to the Landlord for its approval.
3. Upon receipt of the Landlord’s approval, Applicant shall proceed with City of Glendale permit process. Subsequent to city approval, Applicant may proceed with installation.
4. No signs, advertisements, notices, or other lettering shall be exhibited, inscribed, painted, Or affixed on any part of a sign, except lettering and/or graphics which have received the prior written approval of the Developer/Landlord.
5. Applicant or its Representatives shall obtain all permits for its exterior sign and its installation. Applicant shall be responsible for all requirements and specifications.
6. Applicant shall have the sole responsibility for compliance with all applicable statues/codes, ordinances, or other regulations for all work performed on the premises by or on behalf of the Applicant.
7. The Landlord’s approval of Applicant’s plans, specifications, calculations, or work shall



not constitute an implication, representation, or certification by the Landlord that said items are in compliance with applicable statutes/codes, ordinances, or other regulations.

8. All signage is subject to City of Glendale approval and this master sign exhibit. Developer/Landlord will support all applications for signs in compliance with this exhibit but cannot guarantee city approval.
9. Tenants can have (3) three signs including modifiers and descenders.
10. Tenants shall be allowed 200 sq.ft. of wall signage
11. Signs shall be constructed and installed at Tenant's expense.
12. Tenant and the Tenant's Contractor shall be responsible for the repair of any damage caused by installation or removal of any signage.
13. All sign bolts, fastenings, sleeves, and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass, or bronze and no black iron material of any type will be permitted.
14. No labels shall be permitted on the exposed surface of signs, except those required by local ordinance. Those required shall be applied in an inconspicuous location.
15. Any penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
16. All exposed metals shall be painted to render them inconspicuous.
17. No exposed tubing, conduit, will be permitted. All conductors, transformers, and other equipment shall be concealed. Raceways at Landlords discretion.
18. All electrical signs shall bear the UL label and be mounted on top of letters.
19. All signs shall conform to the Uniform Building Code Standards.
20. All electrical signs shall conform to the National Electrical Code Standards.
21. Tenant shall be liable for the operation of their Sign Contractor.
22. Painted lettering will not be permitted.
23. Flashing, moving, or audible signs will not be permitted with the exception of drive-thru menu boards and speakers.
24. Logos may be permitted. All logos may be pan-channel or reverse pan channel with company graphics and must be approved by the Landlord.
25. Standard white vinyl die cut copy may be used to display hours of business, emergency numbers, etc. All window graphics and displays shall be subject to the approval of the Developer/Landlord prior to fabrication or implementation.
26. Wall signs shall consist of individual internally illuminated LED illuminated pan-channel letters or halo-illuminated reverse pan channel letters. These letters shall be mounted on the building fascia in the area allocated for sign by the Developer/Landlord.



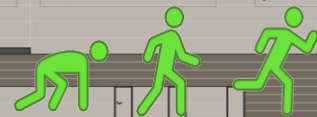
27. Letter style and color shall be subject to the approval by the Developer/Landlord.

ANCHOR PAD TENANT

1. An Anchor Pad Tenant is defined as a free standing building in the shopping complex. May have (1) sign per three elevations.
2. All signage for Anchor Pad Tenants shall calculate signage by the following formula: (1) square feet to (1) linear foot (on street frontage elevation), 1/2 to (1) on (2) other elevations. No sign to exceed 80% of leased front. Maximum 200 square feet total.
3. Type of Signage: Pan-Channel Letters or Halo-illuminated Reverse Pan Channel.
 - A. Pan-channel letters: Returns 5" or 8", made of aluminum. Reverse Pan Channel: 3"-5" made of aluminum.
 - B. Major Tenant's faces may use corporate colors per individual corporate identities.
 - C. Trim cap colors may use corporate colors per individual corporate identities.
 - D. Letter returns may use more corporate colors per individual corporate identities.
 - E. Letters with a greater stroke of 5.5" must be double stroke LED's.
 - F. LED color to match acrylic faces.
 - G. Logos may be pan-channel letters or reverse pan channel letters with company graphics. Returns to match.
 - H. Maximum Letter Height: Not to exceed 60" height one line of copy. Two lines of copy may not exceed 72".
 - I. Maximum Logo Height: Not to exceed 60".
 - J. National Franchise may use their custom National colors.

RESTAURANT TENANT

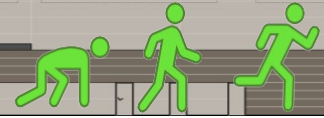
1. Tenant may have (1) sign per (3) elevations, depending on building elevations.
2. All signage for Restaurant Tenants shall be calculate signage by the following formula: (1) square foot to (1) linear foot maximum (using street frontage elevation), 1/2 square foot per (1) foot of frontage for (2) other elevations. No sign to exceed 80% of leased front. Maximum 200 square feet total.
3. Type of Signage: Pan-Channel Letters or Halo-illuminated Reverse Pan Channel.
 - A. Pan-channel letters: Returns 5" or 8", made of aluminum. Reverse Pan Channel: 3"-5" made of aluminum.
 - B. Major Tenant's faces may use corporate colors per individual corporate identities.
 - C. Trim cap colors may use corporate colors per individual corporate identities.



- D. Letter returns may use more corporate colors per individual corporate identities.
- E. Letters with a greater stroke of 5-1/2" must be double stroke LED's.
- F. LED color to match acrylic faces.
- G. Logos may be pan-channel letters with company graphics. Definition (pan-channel) .125" acrylic face, 3/4" trim cap, 5"-8" returns. Returns to match.
- H. Maximum Letter Height: Not to exceed 60", one or two lines of copy.
- I. Maximum Logo Height: Not to exceed 60".
- J. National Franchise may use their custom National colors.

IN LINE TENANTS

1. In-Line Tenant may have (1) sign per elevation depending on building elevations.
2. The area of the copy on the main sign fascia shall not be greater than (2) square feet to (1) linear foot maximum (using longest elevation) on building frontage elevation. No sign may occupy an area greater than 80% of their leased space.
3. Type of signage: Pan Channel Letters or Halo-illuminated Reverse Pan Channel Letters.
 - A. Pan-channel letters: Returns 5" or 8", made of aluminum. Reverse Pan Channel: 3"-5" made of aluminum.
 - B. Major Tenant's faces may use corporate colors per individual corporate identities.
 - C. Trim cap colors may use corporate colors per individual corporate identities.
 - D. Letter returns may use more corporate colors per individual corporate identities.
 - E. Letters with a greater stroke of 5-1/2" must be double stroke LED's.
 - F. LED color to match acrylic faces.
 - G. Logos may be pan-channel letters with company graphics. Returns to match.
 - H. Maximum Letter Height: Not to exceed 36" height one or two lines of copy.
 - I. Maximum Logo Height: Not to exceed 36".
 - J. National Franchise may use their custom National colors.



MONUMENT SIGNS

1. There will be two multi-tenant monument signs, (1) on 83rd Ave, and (1) on Camelback.
2. Signs will be 14 ft in height, with 17 inch embellishment allowed.
3. Square footage of each sign will be 95.00 square feet
4. Tenant copy and center ID will be rout out back up acrylic.
5. Panels will be opaque.
6. Signs will reflect architecture and color of the buildings.

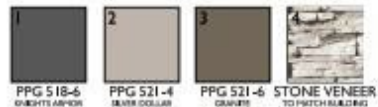


A D/F ILLUMINATED MONUMENT SIGN

SCALE: 1/4" = 1'-0"

95.00 SQ.FT.

MANUFACTURE AND INSTALL (2) D/F ILLUMINATED MONUMENT SIGNS.
 EMBELLISHMENT IS ALUMINUM PAINTED (#3). 4" ALUMINUM TUBE IS PAINTED (#1)
 ALUMINUM FRAMED MAIN CABINET HAS LED ILLUMINATION, TENANT PANELS ARE ROUTED OUT
 WITH 1" PUSH-THRU ACRYLIC, PAINTED (#2), TRANSLUCENT VINYL COPY COLOR IS OPEN.
 BASE HAS SYNTHETIC STONE VENEER TO MATCH BUILDING (#4)
 6" ADDRESS NUMBERS ARE .5" ACRYLIC PAINTED BLACK.



DESIGN
MB
 1415 NORTH 7TH AVENUE
 PHOENIX, ARIZONA 85007



CAR WASH USA/TAKE 5 RETAIL FACILITY
GLENDALE, ARIZONA
TAKE 5 CAR WASH ELEVATIONS

DATE: 2021-2-14
 SCALE: 1/4" = 1'-0"
 DRAWN BY: JIM
 PROJECT NUMBER: CWU20004.0
 SHEET: DD2.0

REV:

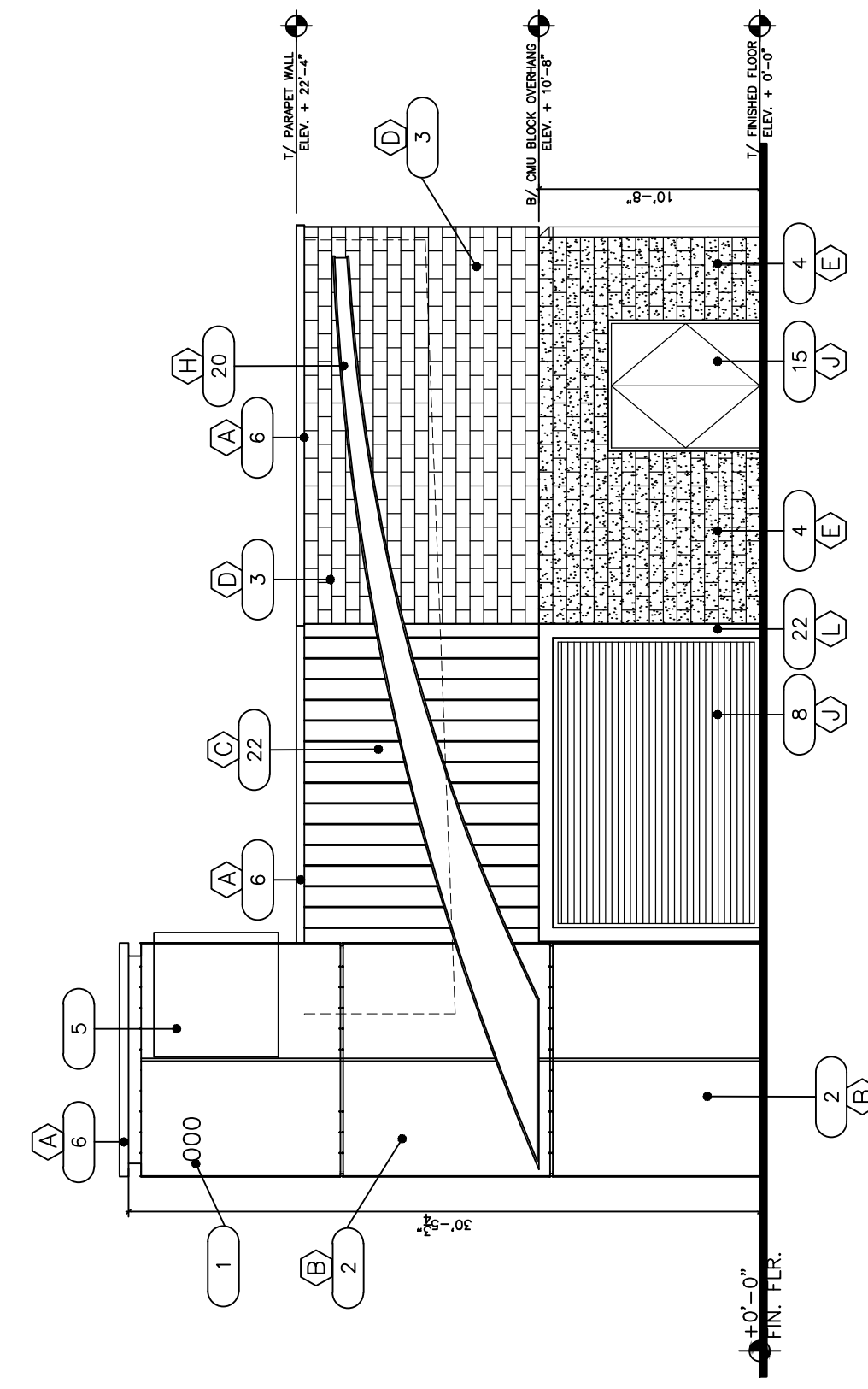
ELEVATION KEY NOTES

- 1 BUILDING ADDRESS - MIN 6" LETTERS W/CONTRASTING BACKGROUND
- 2 PRE-FINISHED ACM PANELS
- 3 8X8X16 SMOOTH-FACE CMU - PAINTED
- 4 4X8X16 SPLIT-FACE CMU - PAINTED
- 5 SIGNAGE SHOWN FOR REF - UNDER SEPARATE PERMIT
- 6 PRE-FINISHED ALUMINUM COPING W/BAKED ENAMEL FINISH
- 7 SES - PAINTED TO MATCH ADJACENT WALL
- 8 OVERHEAD ROLL UP DOOR PRE-FINISHED
- 9 BUILDING MOUNTED WALL SCOUNCE
- 10 OVERFLOW DRAIN - PAINTED
- 11 ROOF DRAIN - BRASS SHEEPS TONGUE
- 12 ROOF MTD UNITS - FULLY SCREENED
- 13 6" PIPE BOLLARD - PAINTED
- 14 PRE-CAST CONCRETE
- 15 HM METAL DOOR - PAINTED TO MATCH ADJACENT WALL
- 16 STEEL TUBE FRAME AT OVHD - PAINTED
- 17 ALUMINUM STOREFRONT WITH GLAZING
- 18 ALUMINUM STOREFRONT DOOR
- 19 NOT USED
- 20 PREFABRICATED ILLUMINATED ALUMINUM ACCENT
- 21 PREFABRICATED GRAPHICS PROVIDED BY OWNER INSTALLED BY CONTRACTOR
- 22 VERTICAL METAL PANELS - PRE-FINISHED

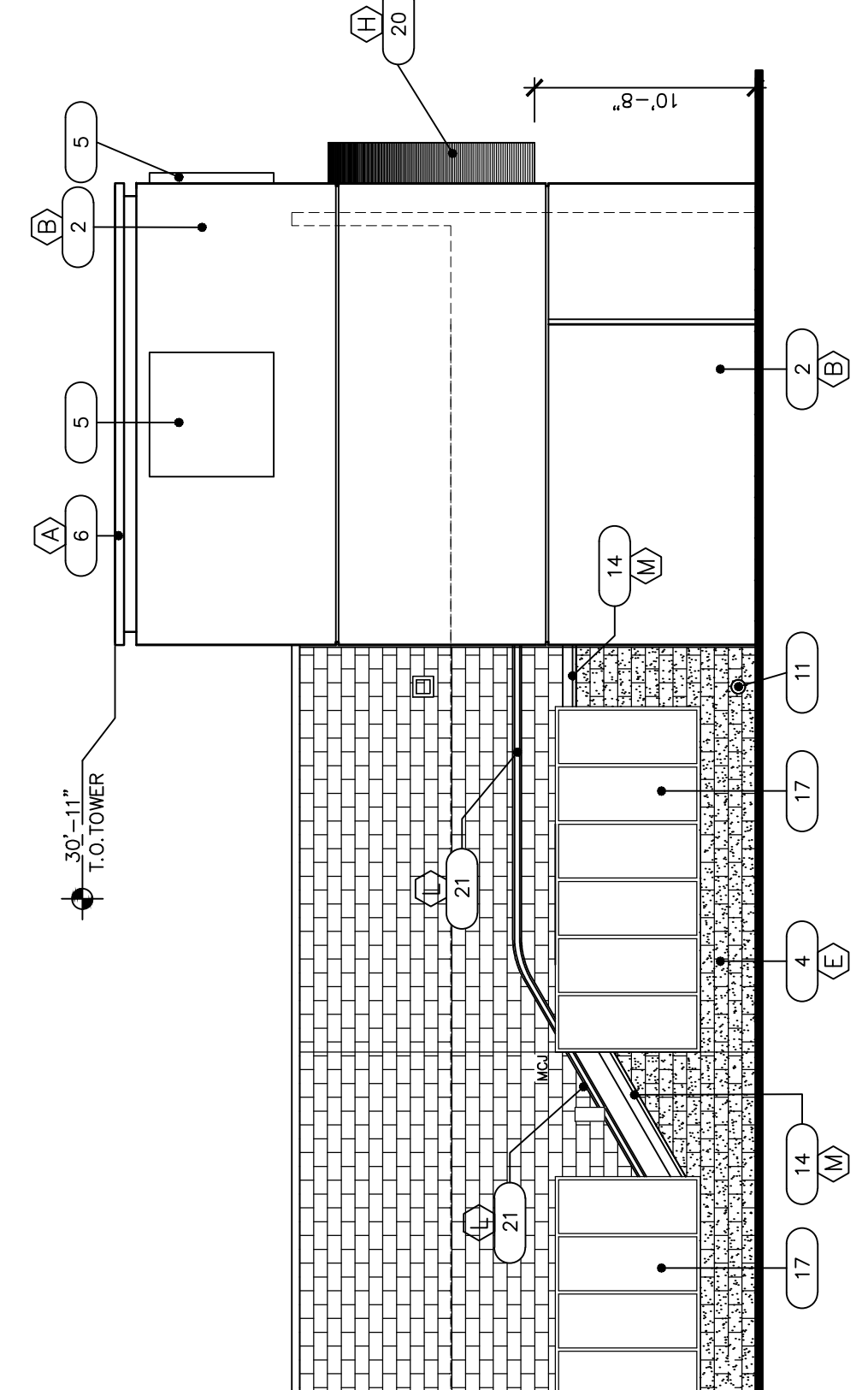
MATERIAL AND COLOR LEGEND

- A METAL COPING (PRE-FINISHED) DARK BRONZE
- B PRE-FINISHED ACM PANELS @ TOWER SW#6169 "SEDATE GRAY"
- C PRE-FINISHED METAL PANELS 1760 "LIMESTONE"
- D SW#6169 "SEDATE GRAY"
- E SW#7020 "BLACK FOX"
- F BOLLARDS - "TRAFFIC YELLOW"
- G PRE-FINISHED ILLUMINATED CANOPY-TAKE 5 TEAL
- H PRE-FINISHED ILLUMINATED ALUMINUM EYEBROW ACCENT - TAKE 5 TEAL
- I HM METAL DOORS PRE-FINISHED DARK BRONZE
- J OVERHEAD DOORS PRE-FINISHED DARK BRONZE
- K TUBE STEEL FRAME-DARK BRONZE
- L PRE-FINISHED ILLUMINATED GRAPHIC BOX-POSITIVE RED
- M PRE-CAST - TAKE 5 TEAL
- N PRE-CAST - SW#7020 "BLACK FOX"

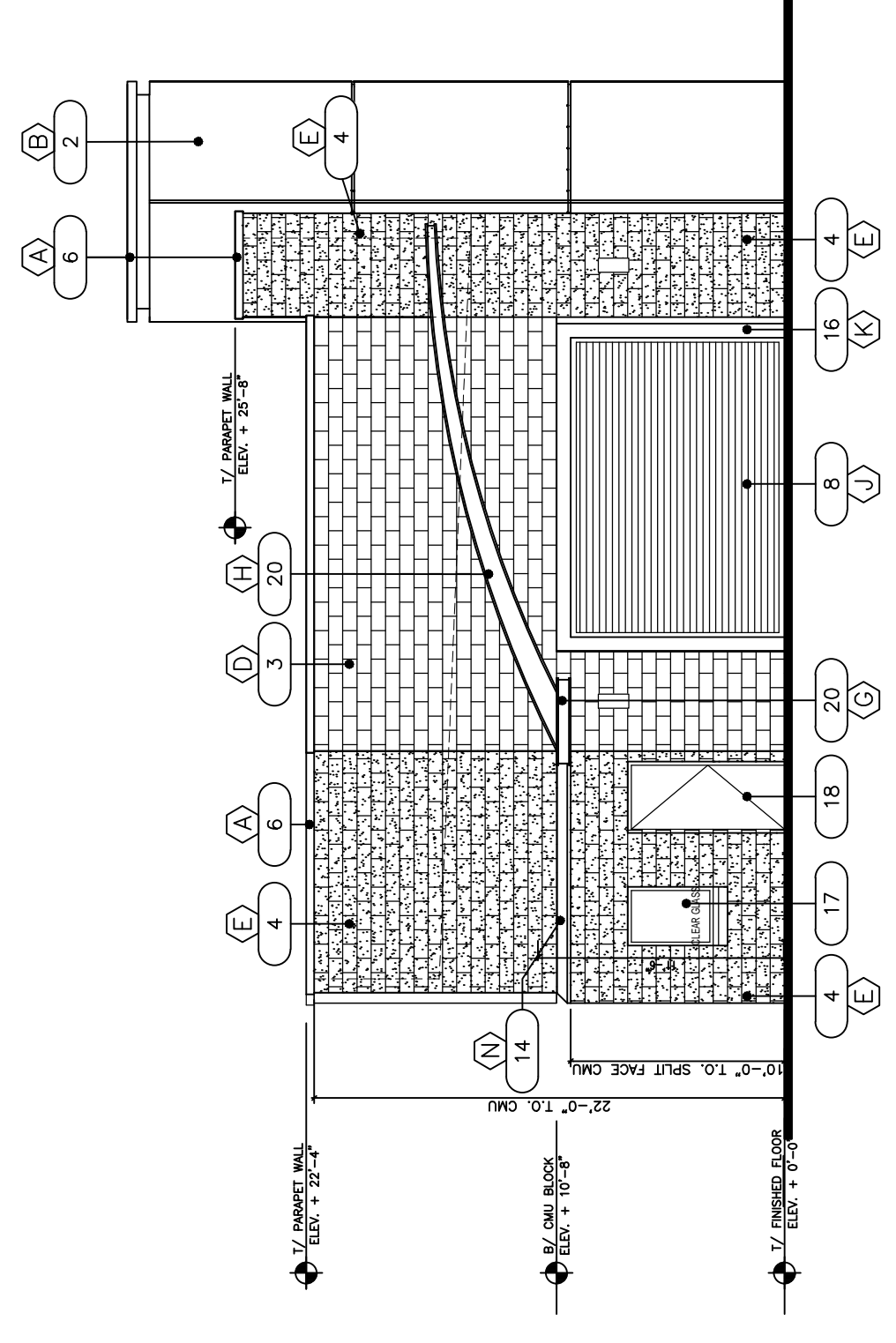
NOTE:
 GC TO VERIFY ALL COLORS WITH OWNER.



WEST ELEVATION
 SCALE: 1/8" = 1'-0"
 2



SOUTH ELEVATION (CAMELBACK)
 SCALE: 1/8" = 1'-0"
 3



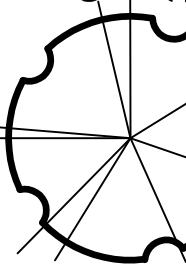
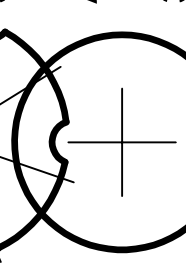
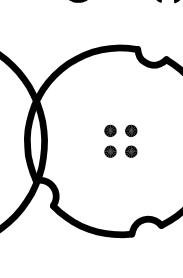
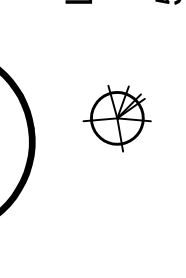
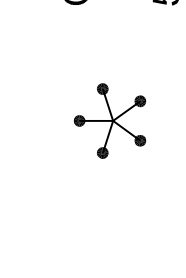
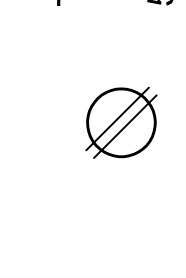
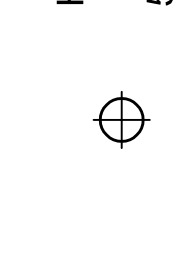
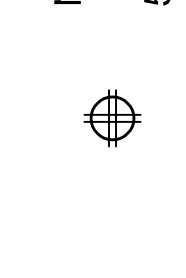
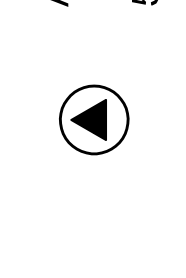
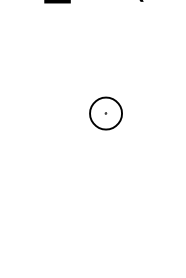
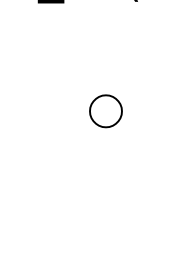

NORTH ELEVATION
 SCALE: 1/4" = 1'-0"
 4

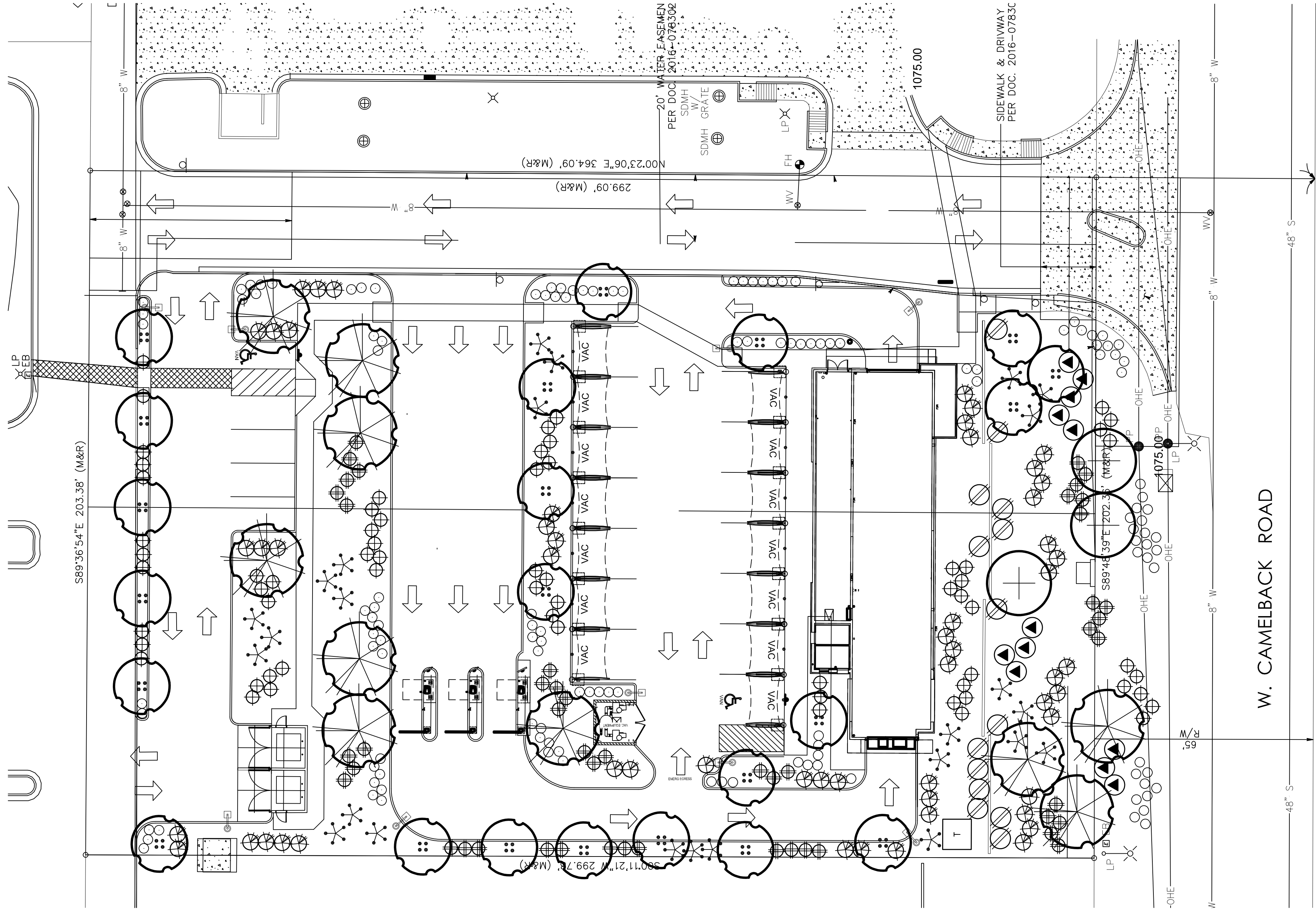


1 PERSPECTIVES
SCALE: NTS



LANDSCAPE LEGEND

-  CERCIDIUM 'HYBRID'
DESERT MUSEUM PALO VERDE
36" BOX
-  ACACIA SMALLII
SWEET ACACIA
36" BOX
-  CHILOPSIS LINEARIS 'ART'S SEEDLESS'
DESERT WILLOW
36" BOX
-  LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON
-  CAESALPINIA MEXICANA
'MEXICAN BIRD OF PARADISE'
5 GALLON
-  TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
-  HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
-  NOLINA MICROCARPA
BEAR GRASS
5 GALLON
-  AGAVE WEBBERII
WEBBER'S AGAVE
5 GALLON
-  LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON
-  LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON
-  1/2" MINUS MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS



W. CAMELBACK ROAD

