



TAKE 5 PAD ZON21-17

Planning Commission, February 24, 2022

Christina LaVelle
Planning Project Manager





Request

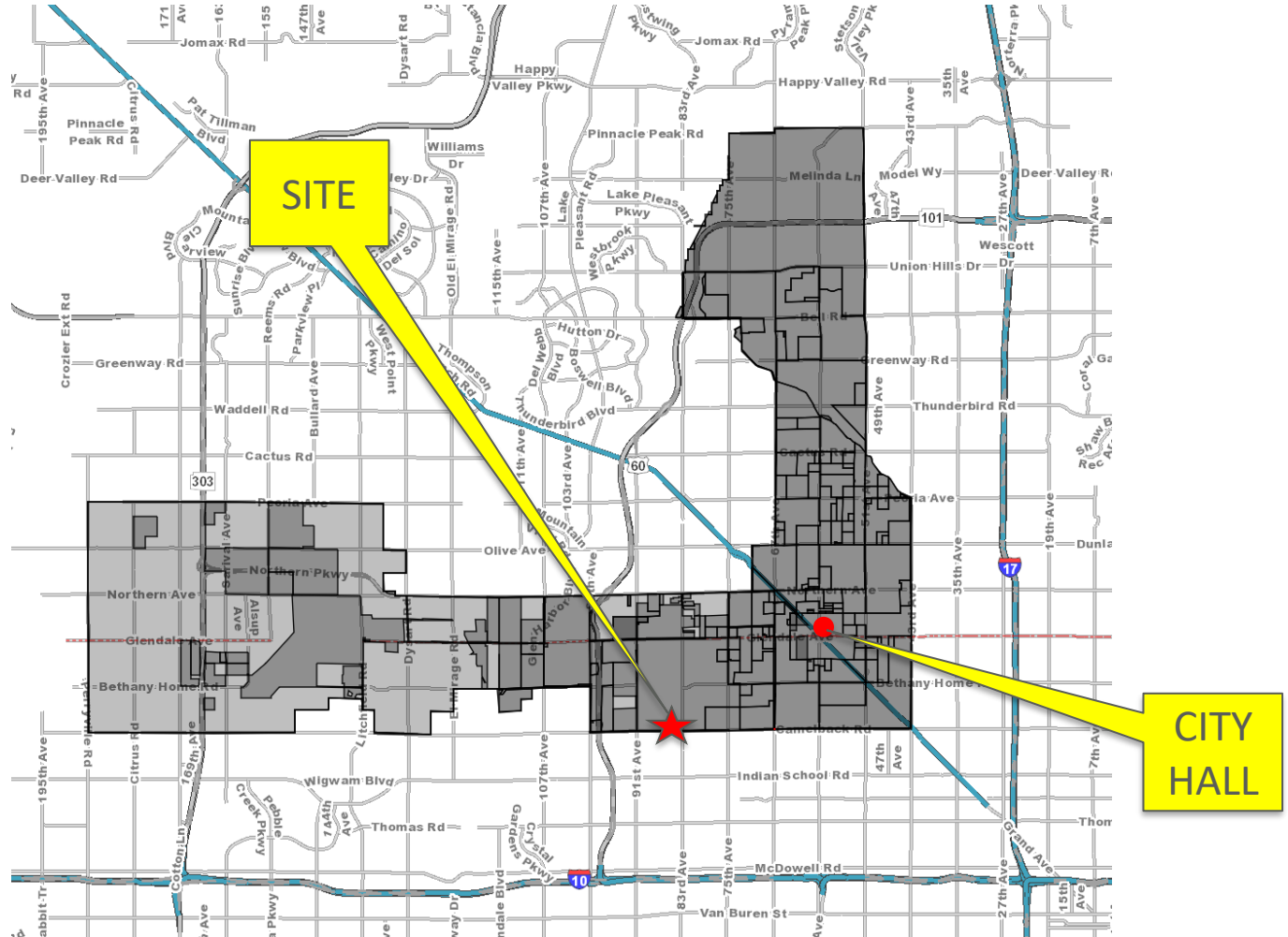
Amend 83rd and Camelback PAD (ZON 19-11), to include one (1) car wash as a permitted use.

Project Size: 11.3-acre PAD.

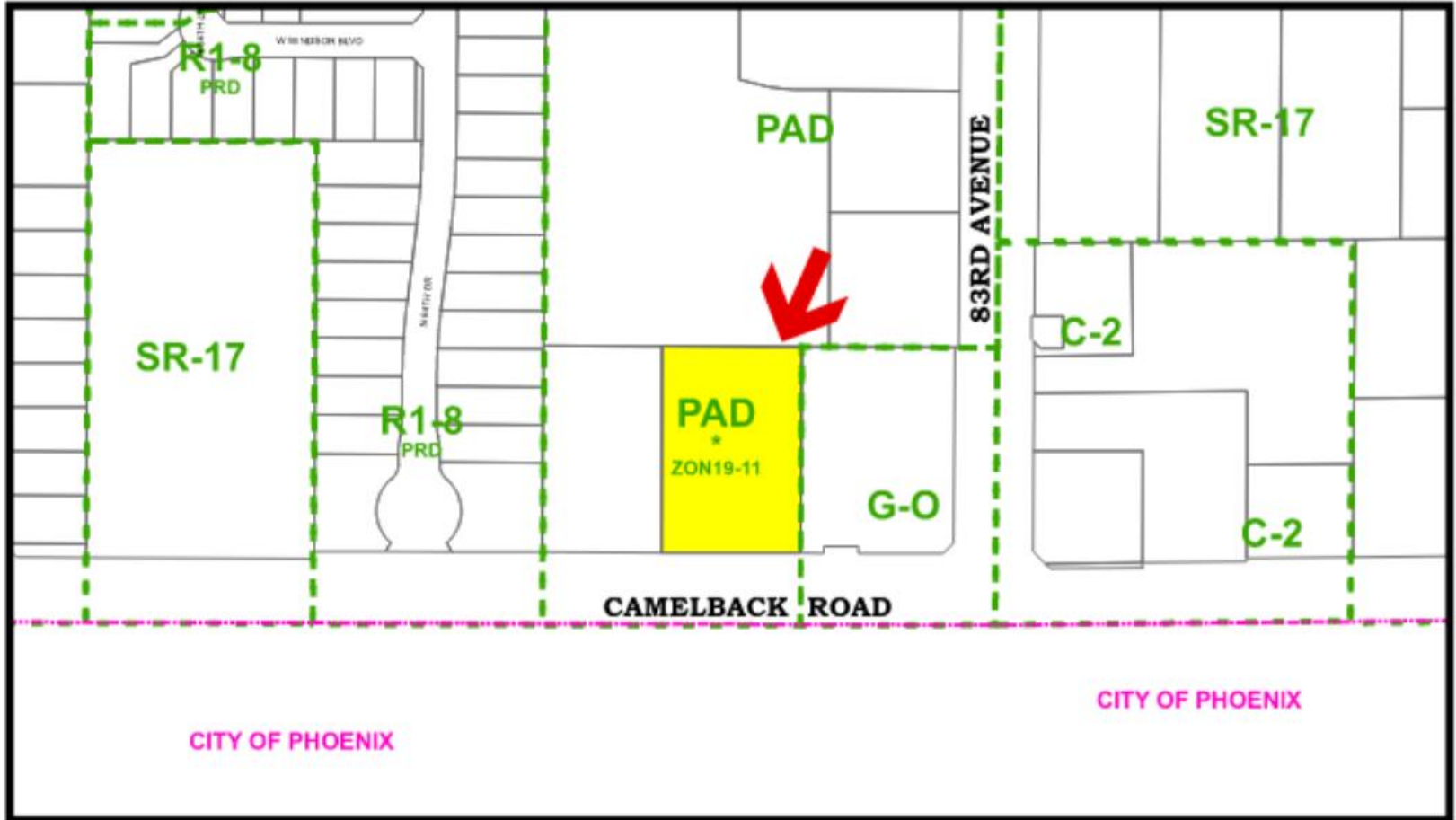
Applicant: Jesse Macias /Matthew Gilbert, Driven Brands

Vicinity Map

NWC of 83rd Avenue and Camelback Road



Zoning Map



Aerial Map





Proposed Change to Use Table

Proposed Change to PAD:

- One Car Wash (Express/ Full Service)



Public Notice

- A neighborhood meeting was noticed and held on July 28, 2021.
- Follow-up neighborhood meeting on January 5, 2022.
- NOPH: published on February 2.
- Site posted on February 5.
- Postcards mailed on February 4.



Findings / Analysis

- A. Creative and Effective Land Use.
- B. Variety and Intensity of Uses
- C. Urban Design and Scale
- D. Adequate Utilities, transportation, drainage and common open spaces.



Recommendation

Should the Planning Commission recommend approval of ZON21-17, it should be subject to the following:

1. Development shall be in substantial conformance to with the development plan outlined in the PAD Booklet entitled “ 83rd and Camelback Retail” dated January 21, 2022.



Findings

2. Development shall be in substantial conformance with the applicant's narrative date stamped January 21, 2022.

3. Development shall be in substantial conformance with the applicant's site plan and architectural documents dated January 12, 2022.



Findings

4. At design review, all site plans will be revised to include City of Glendale, Detail G934 and will be revised to show that the trash enclosure has 54 feet of unobstructed backing.



TAKE 5 PAD AMENDMENT ZON21-17

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