



Goodwill Conditional Use Permit CUP22-10

Planning Commission Hearing – December 8, 2022

Alex Lerma
Senior Planning





Request

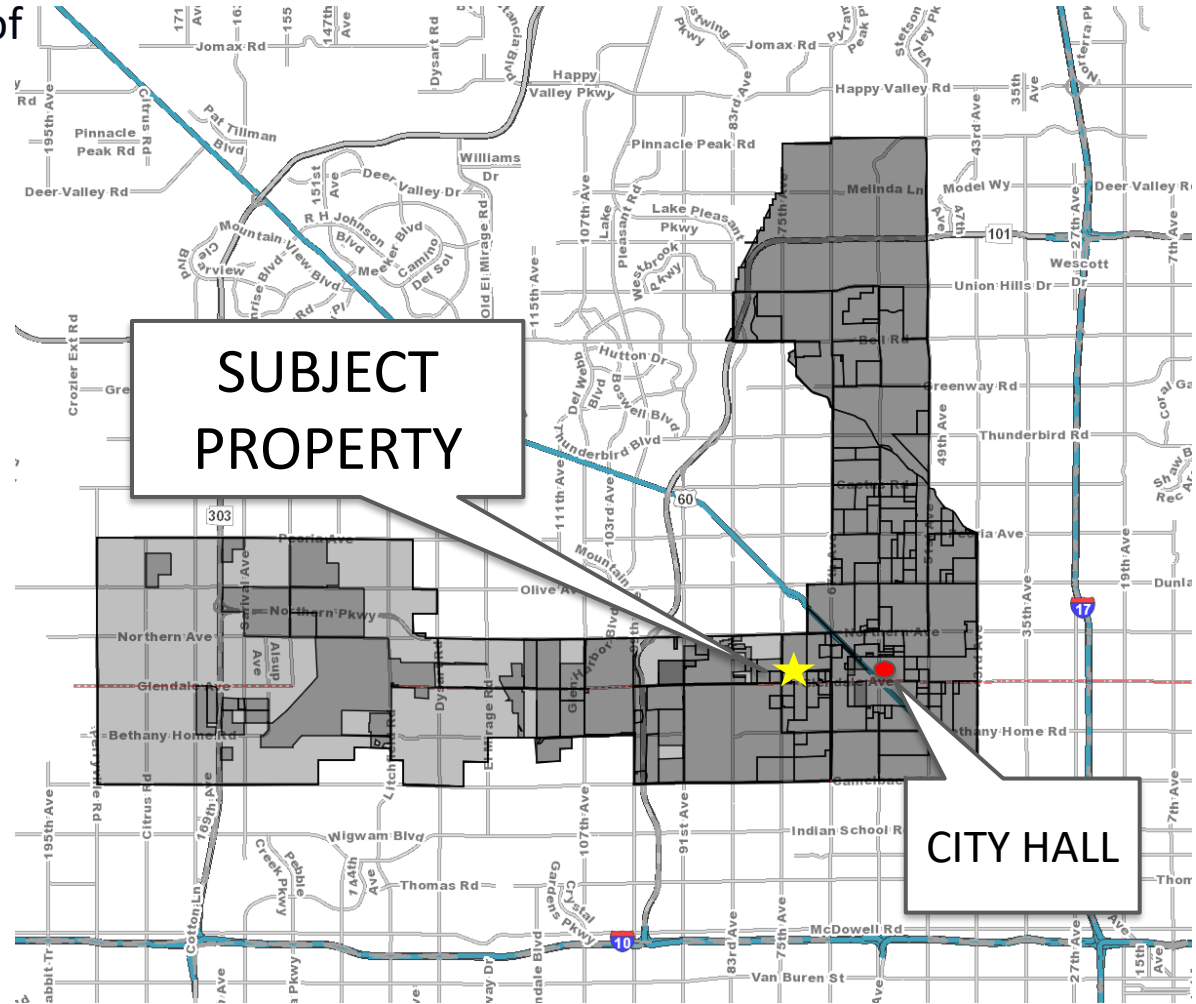
Request for a Conditional Use Permit to allow a thrift store in the PAD (Planned Area Development) zoning district.

Applicant: Jonathan Strawther

Maria Grishina/SimonCRE Tucker IV, LLC

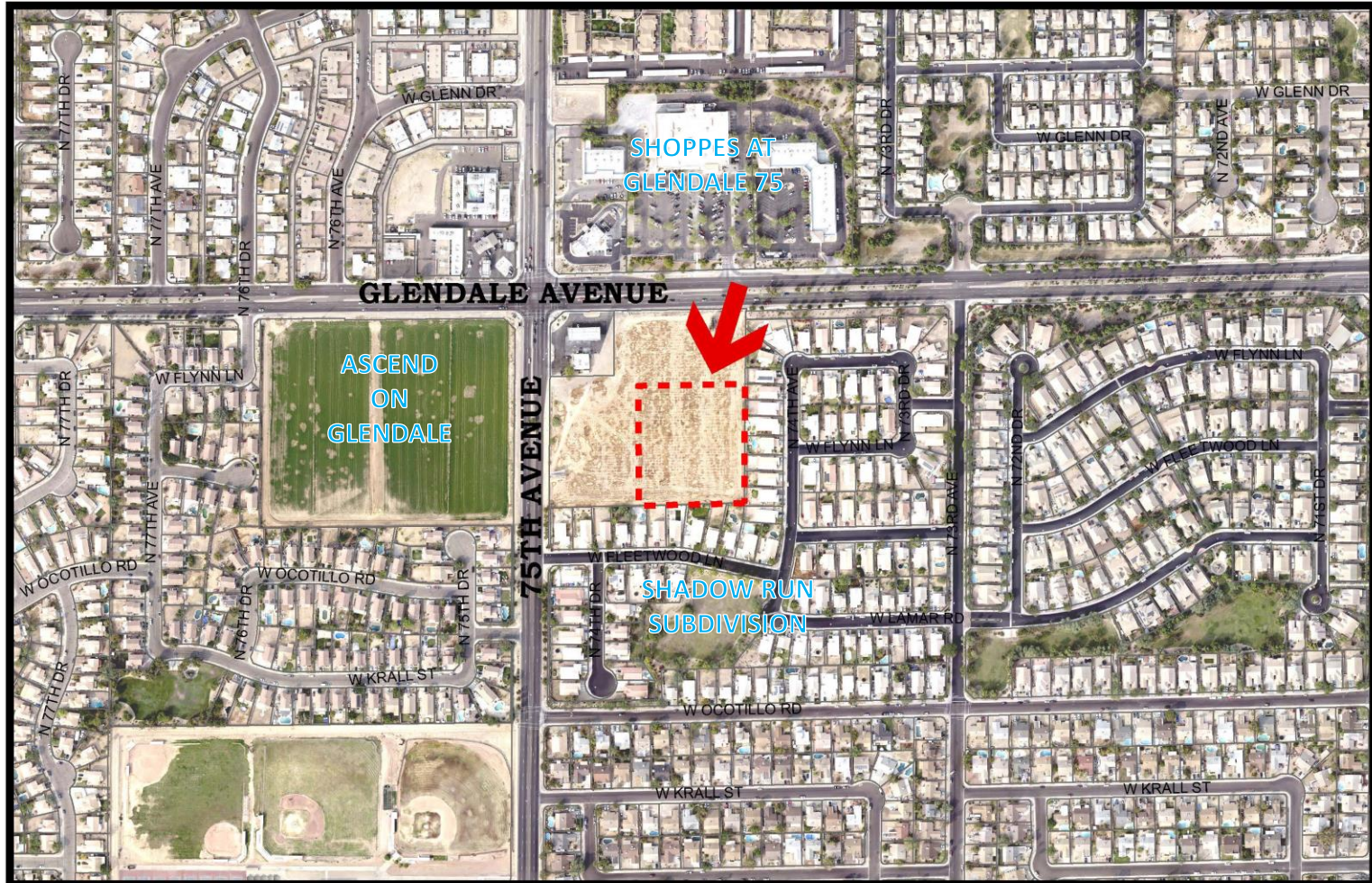
Vicinity Map

Located at the SEC of
75th Avenue and
Glendale Avenue



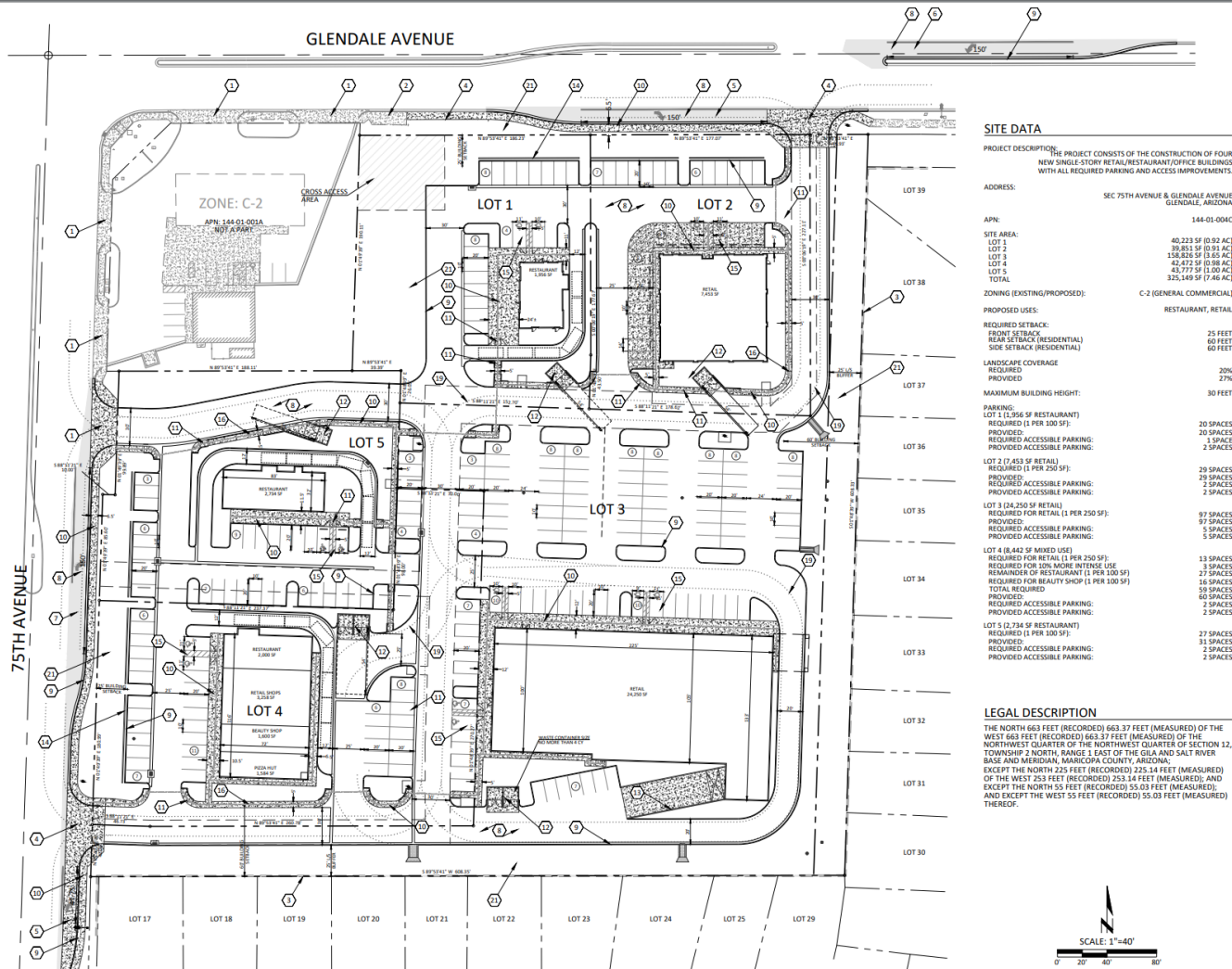
**SUBJECT
PROPERTY**

CITY HALL





75 & Glendale Retail Center



SITE DATA

PROJECT DESCRIPTION: THE PROJECT CONSISTS OF THE CONSTRUCTION OF FOUR NEW SINGLE-STORY RETAIL/RESTAURANT/OFFICE BUILDINGS WITH ALL REQUIRED PARKING AND ACCESS IMPROVEMENTS.

ADDRESS: SEC 75TH AVENUE & GLENDALE AVENUE
GLENDALE, ARIZONA

APN: 144-01-004C

SITE AREA:
LOT 1 40,223 SF (0.92 AC)
LOT 2 39,853 SF (0.91 AC)
LOT 3 138,826 SF (3.16 AC)
LOT 4 42,472 SF (0.98 AC)
LOT 5 43,777 SF (1.00 AC)
TOTAL 325,149 SF (7.46 AC)

ZONING (EXISTING/PROPOSED): C-2 (GENERAL COMMERCIAL)

PROPOSED USES: RESTAURANT, RETAIL

REQUIRED SETBACK:
FRONT SETBACK 25 FEET
REAR SETBACK (RESIDENTIAL) 60 FEET
SIDE SETBACK (RESIDENTIAL) 60 FEET

LANDSCAPE COVERAGE
REQUIRED 20%
PROVIDED 27%

MAXIMUM BUILDING HEIGHT: 30 FEET

PARKING:
LOT 1 (1,956 SF RESTAURANT)
REQUIRED (1 PER 100 SF): 20 SPACES
PROVIDED ACCESSIBLE PARKING: 1 SPACE
PROVIDED ACCESSIBLE PARKING: 2 SPACES

LOT 2 (7,433 SF RETAIL)
REQUIRED (1 PER 250 SF): 29 SPACES
PROVIDED: 29 SPACES
REQUIRED ACCESSIBLE PARKING: 2 SPACES
PROVIDED ACCESSIBLE PARKING: 2 SPACES

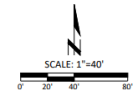
LOT 3 (24,250 SF RETAIL)
REQUIRED FOR RETAIL (1 PER 250 SF): 97 SPACES
PROVIDED: 97 SPACES
REQUIRED ACCESSIBLE PARKING: 5 SPACES
PROVIDED ACCESSIBLE PARKING: 5 SPACES

LOT 4 (8,442 SF MIXED USE)
REQUIRED FOR RETAIL (1 PER 250 SF): 3 SPACES
REQUIRED FOR 10% MORE INTENSE USE
REMAINDER OF RESTAURANT (1 PER 100 SF)
REQUIRED FOR BEAUTY SHOP (1 PER 100 SF)
TOTAL REQUIRED: 59 SPACES
PROVIDED: 60 SPACES
REQUIRED ACCESSIBLE PARKING: 2 SPACES
PROVIDED ACCESSIBLE PARKING: 2 SPACES

LOT 5 (2,734 SF RESTAURANT)
REQUIRED (1 PER 100 SF): 27 SPACES
PROVIDED: 31 SPACES
REQUIRED ACCESSIBLE PARKING: 2 SPACES
PROVIDED ACCESSIBLE PARKING: 2 SPACES

LEGAL DESCRIPTION

THE NORTH 663 FEET (RECORDED) 663.37 FEET (MEASURED) OF THE WEST 663 FEET (RECORDED) 663.37 FEET (MEASURED) OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE NORTH 225 FEET (RECORDED) 225.34 FEET (MEASURED) OF THE WEST 253 FEET (RECORDED) 253.14 FEET (MEASURED); AND
EXCEPT THE NORTH 55 FEET (RECORDED) 55.03 FEET (MEASURED), AND EXCEPT THE WEST 55 FEET (RECORDED) 55.03 FEET (MEASURED) THEREOF.





Project Details

- Proposed building will be approximately 22,539 square feet.
- Drop-off donation area will be located on the eastside of the building.
- Loading area will be located on the south side of the building with an 8-foot masonry screen wall.



Project Details

- The hours of operation will typically be 9am to 9pm Monday through Saturday and 10am to 6pm on Sunday.
- Donations will only be accepted during business hours.
- There will be no storage or processing of donations outside of the building.



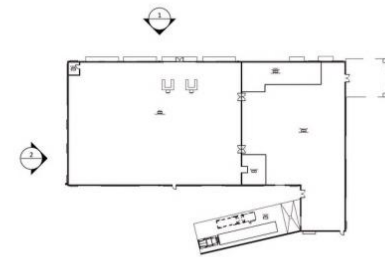
Conceptual Elevations



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL AND COLORS

<p>① PAINTED STUCCO FINISH: FINE SAND MFG: SHERWIN WILLIAMS COLOR: SW 7428 "WINDFRESH WHITE"</p>	<p>② PAINTED STUCCO FINISH: FINE SAND MFG: SHERWIN WILLIAMS COLOR: SW 7367 "STONE LION"</p>	<p>③ BRICK VENEER MFG: TRICOT SPEC: TRIN BRICK COLOR: "DARK SANDSTONE"</p>	<p>④ STONE MFG: HARDE TYPE: HARDI PLANK FINISH: PAINT SW7507 "STONE LION"</p>	<p>⑤ GLAZING TYPE: SPANDREL</p>
<p>⑥ STIFFFRONT MULLIONS MFG: DUCALDITE COLOR: DARK BRONZE</p>	<p>⑦ METAL CANOPY MFG: PAINT SW 7674 "PEPPER CORN"</p>	<p>⑧ METAL CAP FLASHING COLOR: PAINT SW 7670 "GRAY SHINGLE"</p>	<p>⑨ GLAZING TYPE: SOLARBAN 60 (DR EQUAL)</p>	
<p>⑩ METAL DOOR AND FRAME COLOR: PAINT SW 7507 "STONE LION" FINISH: FLAT</p>	<p>⑪ METAL DOOR AND FRAME COLOR: PAINT SW 7628 "WINDFRESH WHITE" FINISH: FLAT</p>	<p>⑫ METAL DOOR AND FRAME COLOR: PAINT SW 6067 "MOCHA" FINISH: FLAT</p>	<p>⑬ PAINTED STUCCO FINISH: FINE SAND MFG: SHERWIN WILLIAMS COLOR: SW 6067 "MOCHA"</p>	



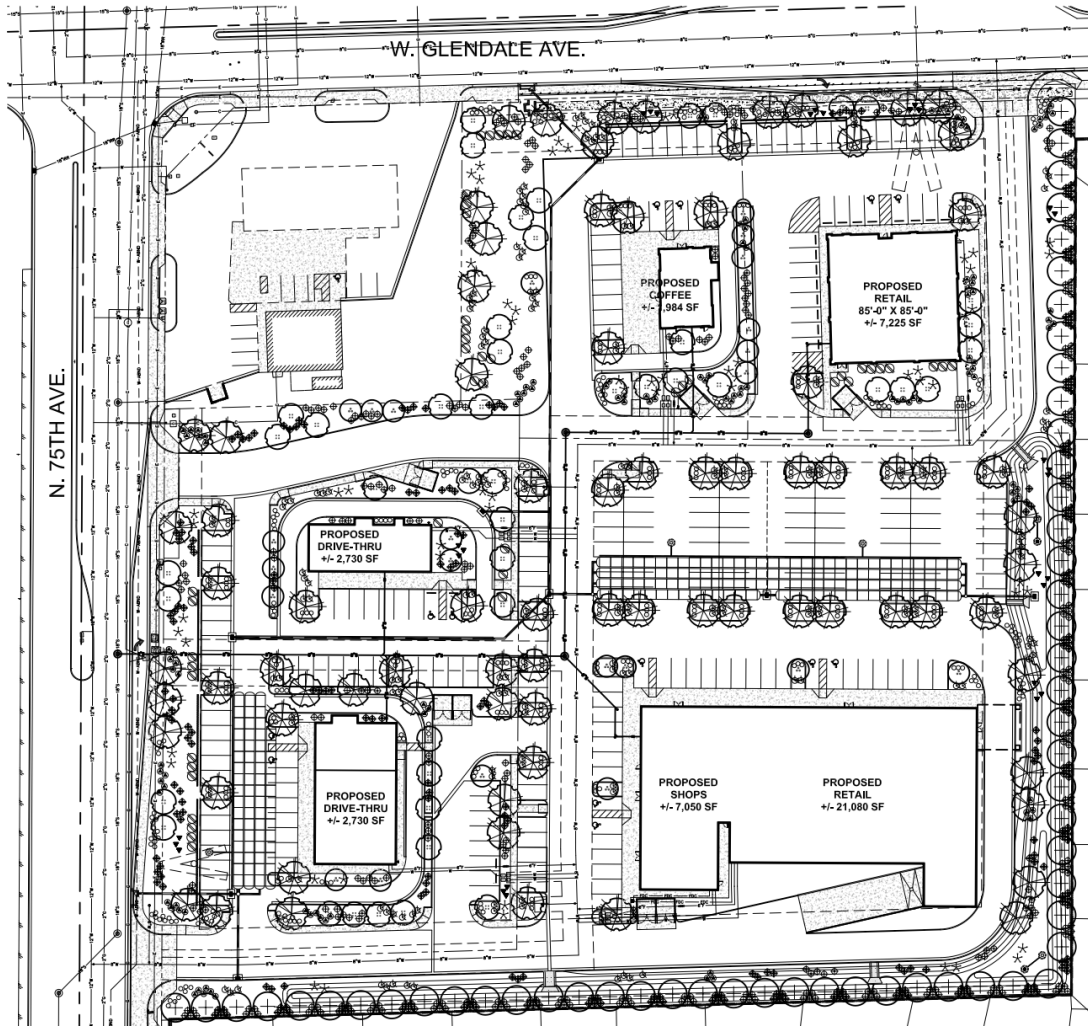
KEY PLAN



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



Retail Center Landscape Plan



LANDSCAPE LEGEND

- CERCOCARPUS THYMOIDES
DESERT MUSEUM PALO VERDE
24" BOX
- ACACIA SALICINA
WILLOW ACACIA
24" BOX
- ACACIA ANEURA
YUCCA (SPP/SPS APPROVED)
24" BOX
- SOPHORA SECUNDFLORA
TEXAS MOUNTAIN LAUREL
15 GALLON
- CASAHUATE MEXICANA
MEXICAN BRD OF PARADISE
5 GALLON
- TECOMA ORANGE JUBILEE
ORANGE JUBILEE
5 GALLON
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- DASYLIRION WHEELERI
DESERT SPOON
5 GALLON
- AGAVE GEMINIFLORA
TWIN FLOWERED AGAVE
5 GALLON
- YUCCA PENINSULARIS
BALLA YUCCA
5 GALLON
- LANTANA MONTEVIDENSIS
ICED HONEY
1 GALLON
- LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON
- BOUGAINVILLEA TORCH GLOW
BUSH BOUGAINVILLEA
5 GALLON
- 1/2" SCREENED SADDLEBACK BROWN
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS





Public Involvement

- Notice mailed September 22nd.
- Neighborhood meeting on October 5th.
- Request advertised in *The Arizona Republic* on November 16th.
- Hearing notices mailed on November 22nd.
- Property posted on-site November 22nd.



Findings & Analysis

- Proposed thrift store is consistent with the policies of the General Plan and the intent of the PAD zoning district.
- Proposed use will not be materially detrimental to or have an adverse effect on the surrounding neighborhood or the city.
- Substantial landscaping will be installed along the south and east perimeter of the site.



Findings & Analysis

- Adequate parking is provided for the proposed use.
- Site has adequate access to public streets both along 75th Avenue and Glendale Avenue.
- All applicable city departments have reviewed the application and recommend approval of the request.



Recommendation

The Planning Commission should recommend approval of CUP22-10, subject to the following stipulations:



Recommendation

1. Development shall be in substantial conformance with the site plan and narrative, dated stamped November 7, 2022, subject to design review approval by the Development Services Department.
2. No storage of materials, goods, or merchandise will be allowed to be stored outdoors.



Recommendation

3. All collection receptacles shall be secure from public access during nonbusiness hours.



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