



Goodwill Retail Store

75th and Glendale Retail Center - SEC 75th and Glendale Avenue

Conditional Use Permit Project Narrative Report

Submitted by:

SimonCRE JC Tucker IV, LLC

Attn. Jonathan Strawther

6900 East 2nd Street

Scottsdale, Arizona 85251

Site Information:

Parcel Number: 144-01-001A

Proposed Use: Goodwill Retail Store

Current Zoning: PAD

Record Number: P22-0020 and P22-0025

Development Team

Developer: SimonCRE JC Tucker IV, LLC
Attn. Jonathan Strawther
6900 East 2nd Street
Scottsdale, Arizona 85251
480-745-2623

Architect: RCAA Architects, Inc.
Attn. Neil Feaser
2233 East Thomas Road
Phoenix, Arizona 85016
602-955-3900

Civil Engineer: Cypress Civil Development, LLC
Attn. Jeff Hunt
4450 North 12 Street, Suite 228
Phoenix, AZ 85014
623-282-2498

Landscape Architect: T.J. McQueen & Associates
Attn. Timothy J. McQueen
10450 North 74th Street
Scottsdale, Arizona 85258
602-265-0320

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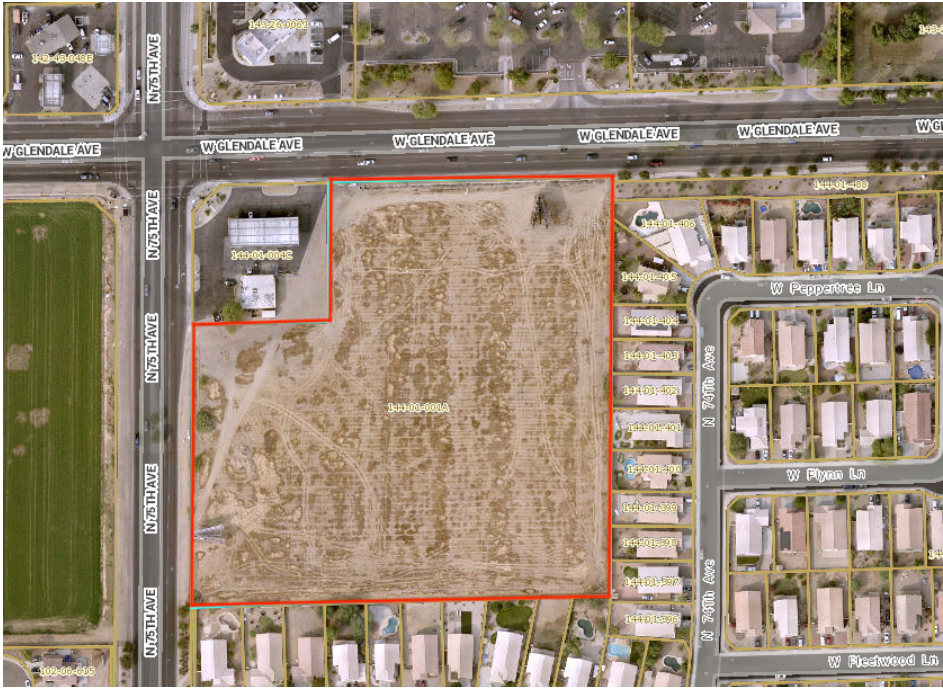
I. Introduction

SimonCRE JC Tucker IV, LLC is a full-service commercial real estate development company based in Scottsdale, Arizona, and will be the developer of this project.

This proposed Goodwill retail store is located at the previously permitted 75th and Glendale Retail Center, which is a 7.58-acre multi-tenant development completed by SimonCRE. The development of Goodwill will complete the developable area of this corner and retail center, while also being a great addition to an area of proven and sustained growth. The proposed building will have architectural styling that complements the surrounding area as well as the City of Glendale design standards and approved PAD design standards of the 75th and Glendale Retail Center.

Based on the Pre-Application Meeting that was previously completed with the City of Glendale staff, this development will require a Conditional Use Permit. In addition to conformance with all City and PAD requirements and standards, this development will include recommendations associated with the CUP approval.

Figure 1: Site Aerial



II. Project Description and Site Design

The property, located at the southwest corner of 75th Avenue and Glendale Avenue, will be an approximate 3.24-acre project. It is within the currently under construction 75th and Glendale Retail Center that was recently approved and permitted.

This Goodwill Retail Store will bring an exciting addition and alternative shopping option to an area with experienced growth. The proposed development will consist of a roughly 22,539 square foot building with a drop-off area for the donation center. The location of the drop-off area will be located toward the NE corner of the proposed building. The hours of operations will typically be 9am to 9pm Monday through Saturday and 10am to 6pm on Sunday. Donations, accepted during business hours only, will be dropped off on the east side of the building from a designated pull through lane. This pull through lane is depicted on the exhibit site plan attached to this report. All Donors are greeted by Goodwill employees. Donations are accepted, brought immediately inside, and then processed. There shall be no outside storage or processing of donations. Goodwill Retail traditionally have 5 delivery trucks onsite per week, this number purely depends on the volume of donations.

Figure 2: Site Plan

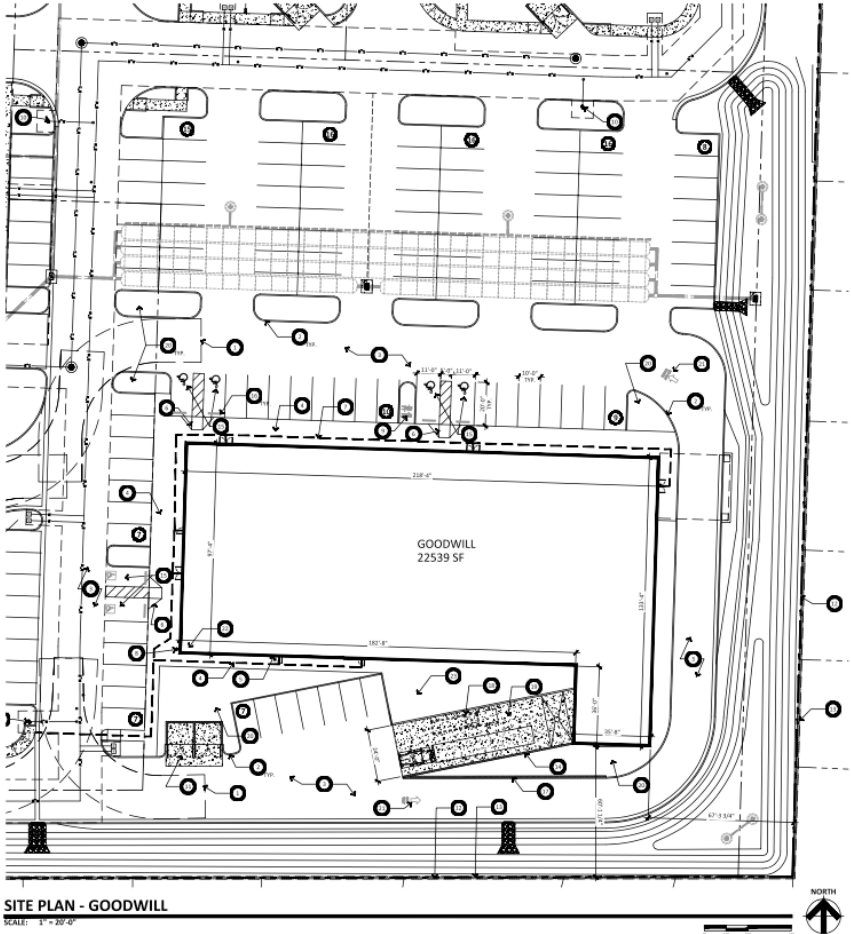
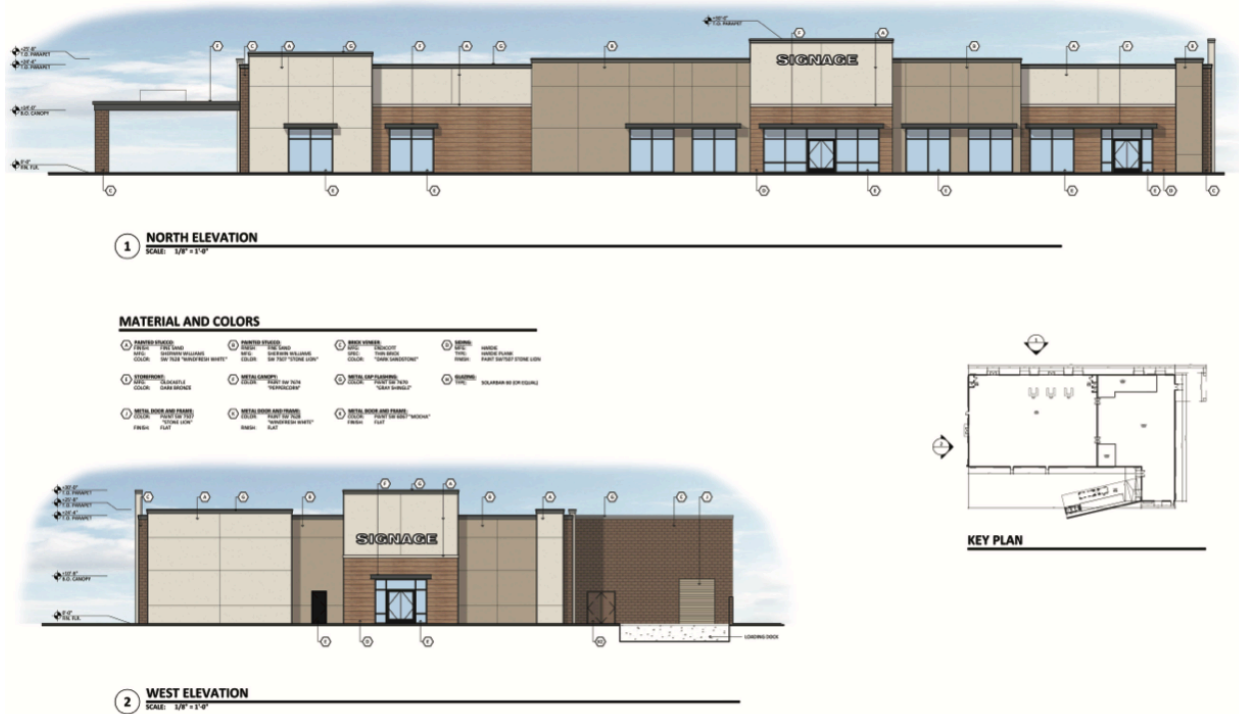


Figure 3: Building Elevations



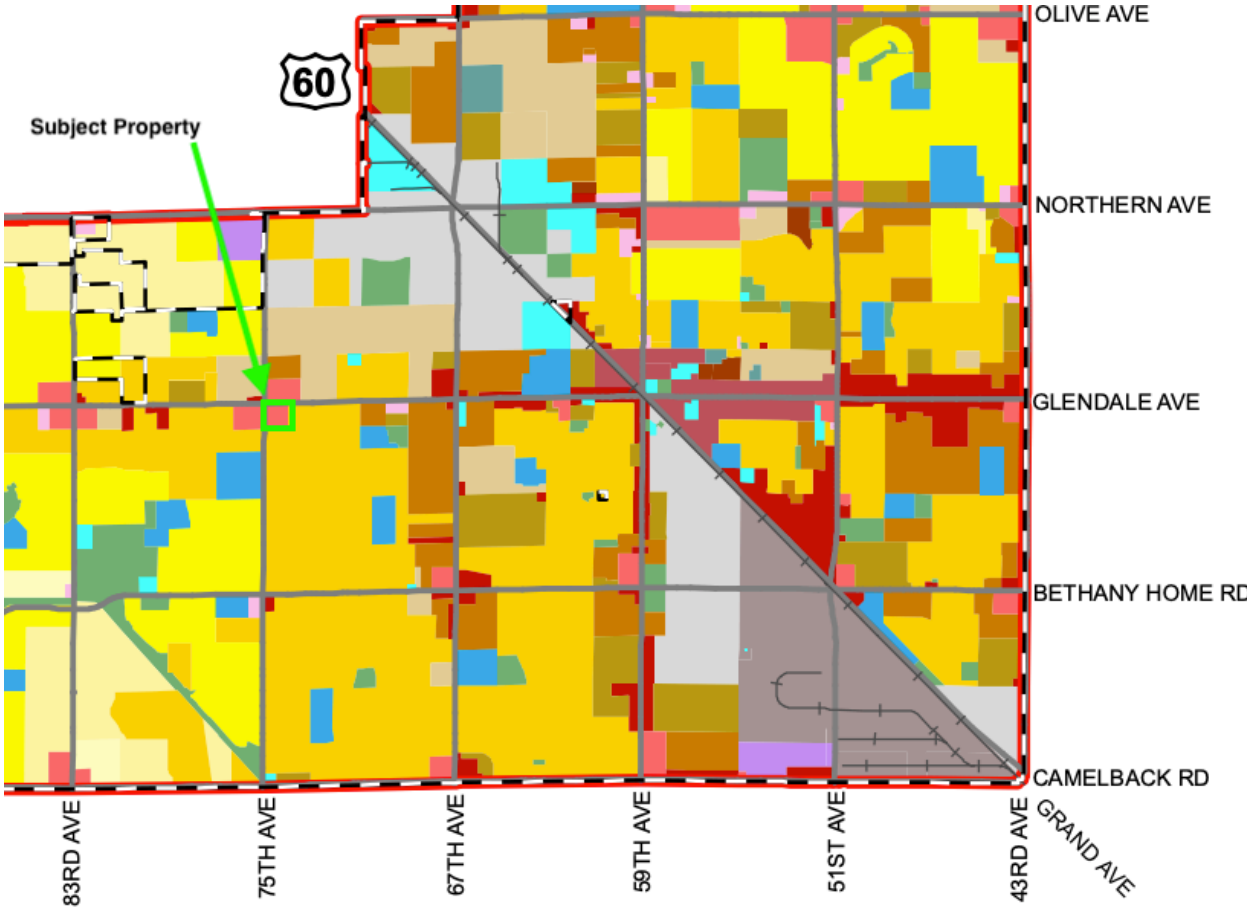
III. Existing Site Conditions and Surrounding Area

The subject property is vacant, undeveloped land that is located within the existing 75th and Glendale Retail Center that is currently under construction.

Figure 4: Surrounding Land Uses and General Plan Designations

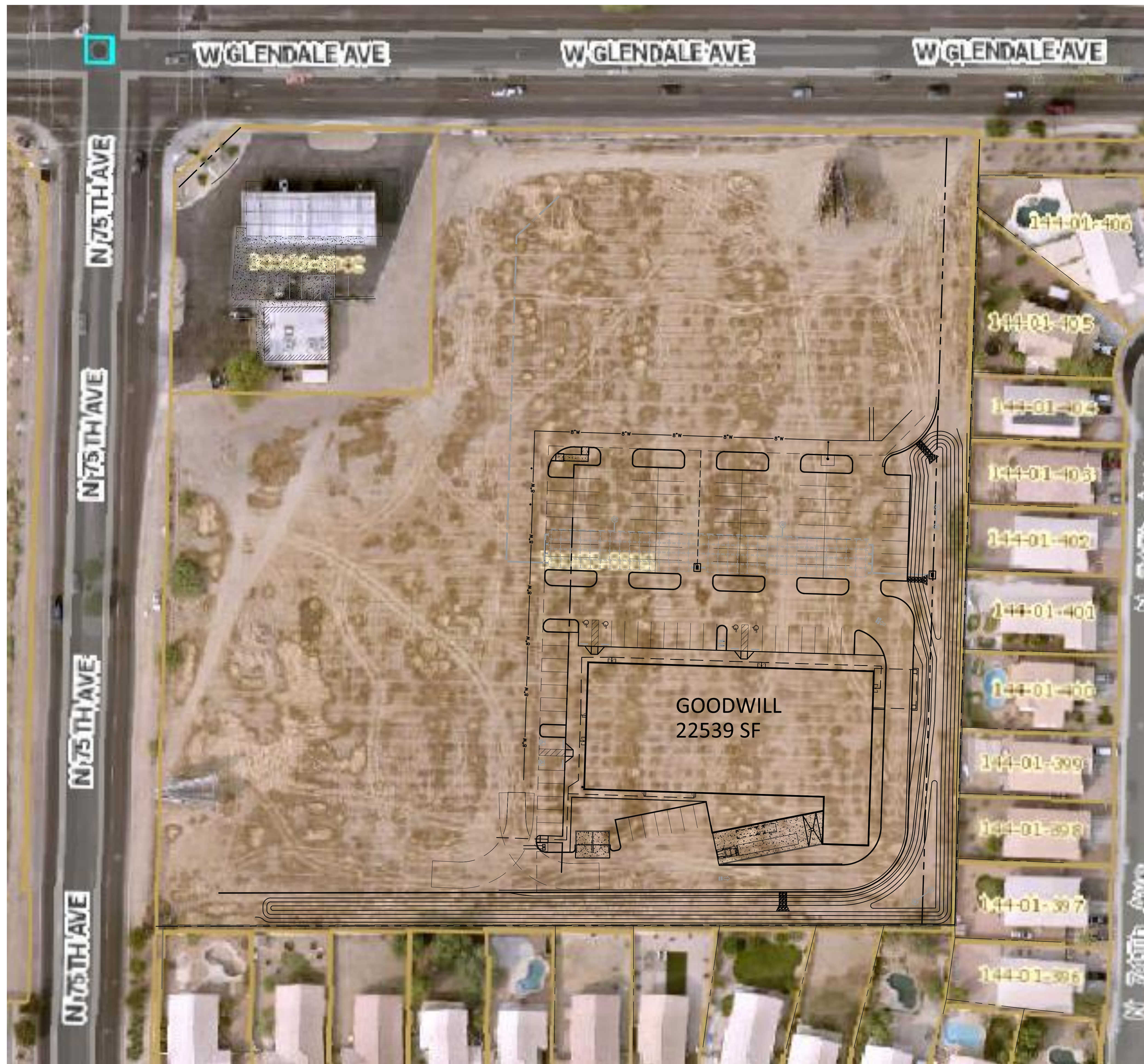
Direction	Jurisdiction	General Plan Land Use	Current Zoning	Existing Use
North	Glendale	Planned Commercial	C-2	Walmart
East	Glendale	Medium Density Residential	R1-6	Neighborhood
South	Glendale	Medium Density Residential	R1-6	Neighborhood
West	Glendale	Planned Commercial	R-3	Future Multifamily

Figure 5: City of Glendale Zoning Map



IV. Planned Area Development Designation and Consistency

The property is designated in the City of Glendale General Plan as Planned Commercial (Figure 5) and is within the 75th and Glendale Retail Center Planned Area Development. The proposed Goodwill Retail Store is consistent with both the general plan designation, and PAD, while supporting the vision, goals, and objectives of the City of Glendale. The proposed landscape enhancements abutting the existing residential units will consist of a two official rows of large canopy tree, along with large scale plantings. These types of vegetations are designed to assist with any potential light and/or sound pollution toward the residential units. An 8-foot wall directly adjacent to the loading dock area will be constructed between the Goodwill Retail building and the public road that circulates around the proposed building footprint. The loading dock area will be constructed in a downward angle that will put delivery trucks 4-feet under grade, this design will further assist with truck screening.



SITE DATA

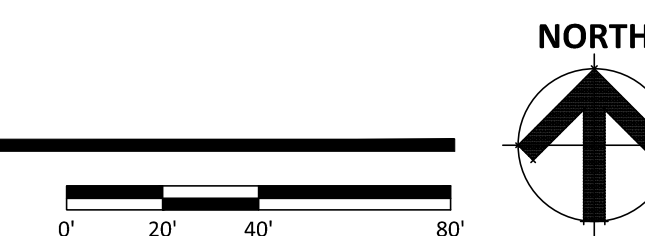
PARCEL NUMBER (APN):	144-01-004C
EXISTING ZONING:	C-2
GROSS SITE AREA:	0.98 ACRES (42,472 S.F.)
PROPOSED USE:	GRAY SHELL RETAIL PAD
BUILDING AREA:	
TOTAL BUILDING AREA	22,539 S.F.
PARKING REQUIRED:	
RETAIL - 1/250 S.F.	90 SPACES
10% ADDL FOR MORE INTENSE USE	9 SPACES
TOTAL PARKING REQUIRED	99 SPACES
PARKING PROVIDED:	111 SPACES
ACCESSIBLE SPACES REQUIRED:	05 SPACES
ACCESSIBLE SPACES PROVIDED:	05 SPACES
BICYCLE PARKING REQUIRED:	04 SPACES
BICYCLE PARKING PROVIDED:	04 SPACES
ONSITE LANDSCAPE AREA PROVIDED:	XX S.F. (XX%)

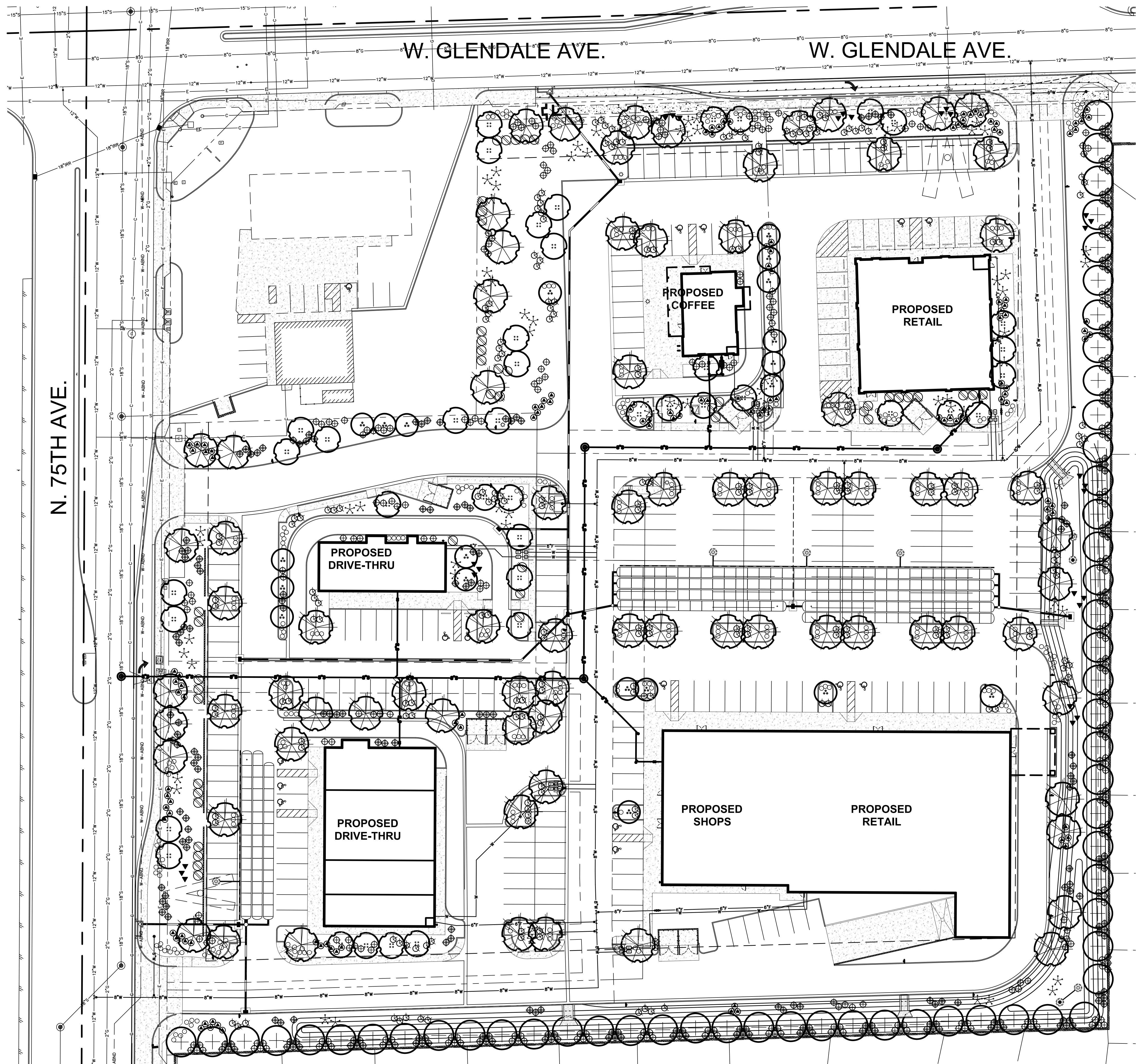
LEGAL DESCRIPTION

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 12, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE NORTH 225 FEET (RECORDED) 225.14 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.

AERIAL PLAN - GOODWILL

SCALE: 1" = 40'-0"





- LANDSCAPE LEGEND**
- CERCIDIUM 'HYBRID'
DESERT MUSEUM PALO VERDE
24" BOX
 - ACACIA SALICINA
WILLOW ACACIA
24" BOX
 - ACACIA ANEURA
MULGA (SRP/APS APPROVED)
24" BOX
 - SOPHORA SECUNDIFLORA
TEXAS MOUNTAIN LAUREL
15 GALLON
 - CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
 - TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
 - HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
 - DASYLIRION WHEELERII
DESERT SPOON
5 GALLON
 - AGAVE GEMMIFLORA
TWIN FLOWERED AGAVE
5 GALLON
 - RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON
 - LANTANA MONTEVIDENSIS
'GOLD MOUND'
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

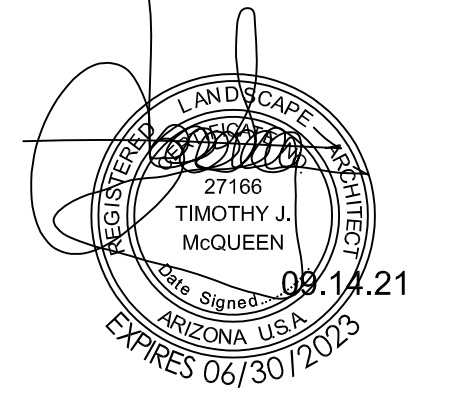
T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P: (602) 466-6320
EMAIL: timmqueen@tjma.net

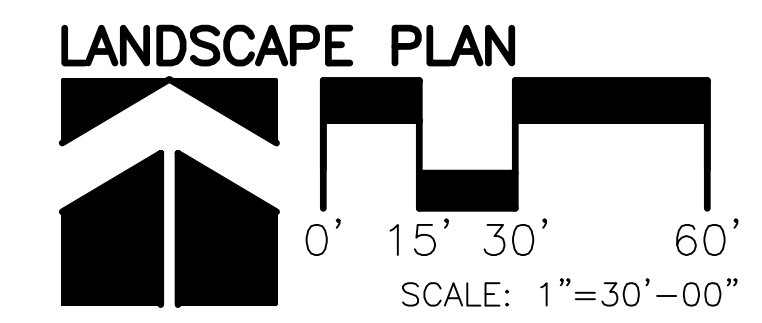
LANDSCAPE ARCHITECTURE: THIS PLAN IS THE PROPERTY OF T.J. McQUEEN & ASSOCIATES, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF T.J. McQUEEN & ASSOCIATES, INC.

75th AVE. AND GLENDALE RETAIL
GLENDALE, ARIZONA

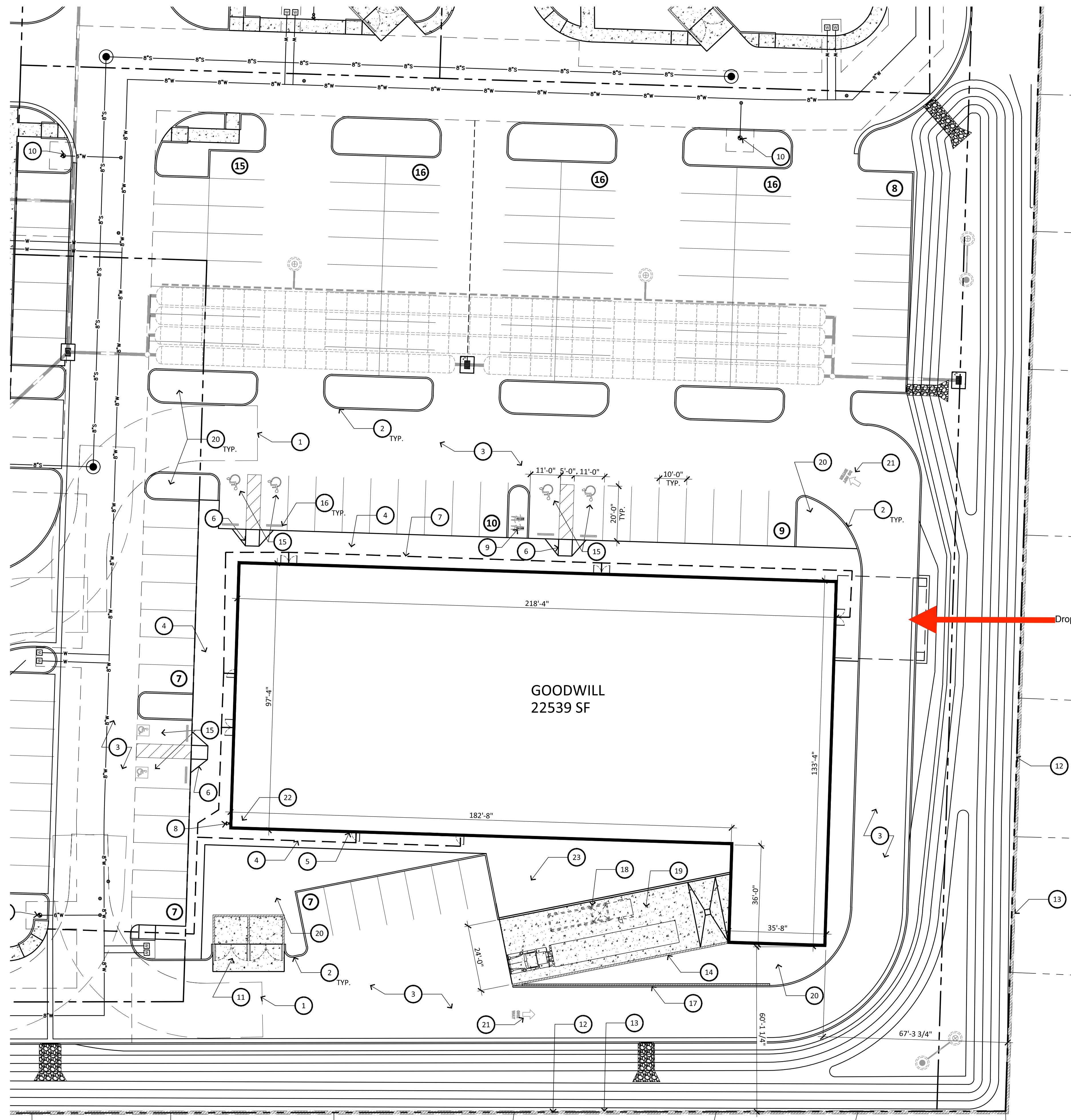
NUMBER	REVISION	DATE



SHEET TITLE: LANDSCAPE
ISSUE DATE: 09.14.21
DRAWN BY: STAFF
CHECKED BY: TJMCQ
PROJECT No.: 20208
SHEET:



La.01



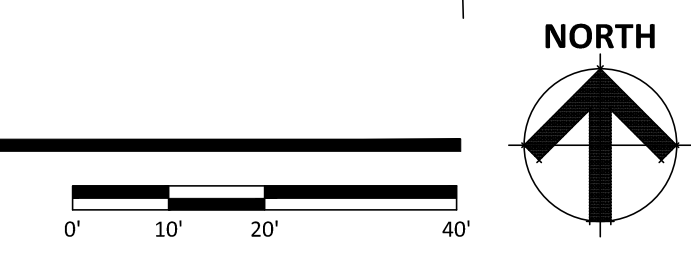
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10% ADDL FOR MORE INTENSE USE	9 SPACES
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ACCESSIBLE SPACES REQUIRED:	05 SPACES
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- GENERAL NOTES**
1. PROVIDE DIRECTIONS ARROWS, STRIPING, PAINTED CURBS, ETC AS NECESSARY. STRIPING TO BE 4" WHITE. ALL SITE SURFACE STRIPING AND PAINTING TO BE KEPT TO A MINIMUM
 2. B.S. / BS = BUILDING SETBACK
 3. LS = LANDSCAPE
 4. SIGN REGULATIONS, PARKING REGULATIONS, AND ADDITIONAL REQUIREMENTS SHALL CONFORM TO THE TOWN OF GLENDALE DEVELOPMENT CODE
 5. ALL COMMERCIAL AND INDUSTRIAL SITE PLANS SHALL COMPLY WITH THE COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS AND GUIDELINES
 6. SIGNAGE UNDER A SEPARATE PERMIT

- KEY NOTES**
1. FIRE TRUCK TURNING PATH
 2. CURB - REFER TO CIVIL DRAWINGS
 3. ASPHALTIC CONCRETE PAVING - REFER TO CIVIL
 4. CONCRETE SIDEWALK - REFER TO CIVIL
 5. KNOX BOX - 3200 SERIES.
NOTE: KEY (KNOX) BOX SHALL BE LOCATED 6' ABOVE GRADE AND WITHIN 5' OF DOOR TO FIRE RISER AREA
 6. ADA RAMP - SLOPE NOT TO EXCEED 1:12
 7. PEDESTRIAN PATH OF TRAVEL TO PUBLIC RIGHT OF WAY
 8. FIRE DEPARTMENT CONNECTION (F.D.C.) - INSTALL PER MUNICIPAL GUIDELINES
 9. BICYCLE PARKING - SEE DETAIL
 10. FIRE HYDRANT
 11. TRASH ENCLOSURE PER COG DETAIL G-934.
 12. PROPERTY LINE
 13. EXISTING MASONRY SCREEN WALL
 14. RETAINING WALL - REFER TO CIVIL: 4' - 0" sub-grade
 15. ACCESSIBLE PARKING STALL
 16. WHEEL STOP
 17. MASONRY SCREEN WALL - 8' - 0"
 18. TRASH COMPACTOR
 19. CONCRETE DELIVERY TRUCK WELL
 20. LANDSCAPING
 21. DIRECTIONAL STRIPING
 22. FIRE RISER

SITE PLAN - GOODWILL
 SCALE: 1" = 20'-0"



GOODWILL
 SEC 75TH AVE AND GLENDALE AVE
 GLENDALE, AZ
 DATE: 07-06-2022 (PRELIMINARY)

SP-1
 RKA A# 21202.03

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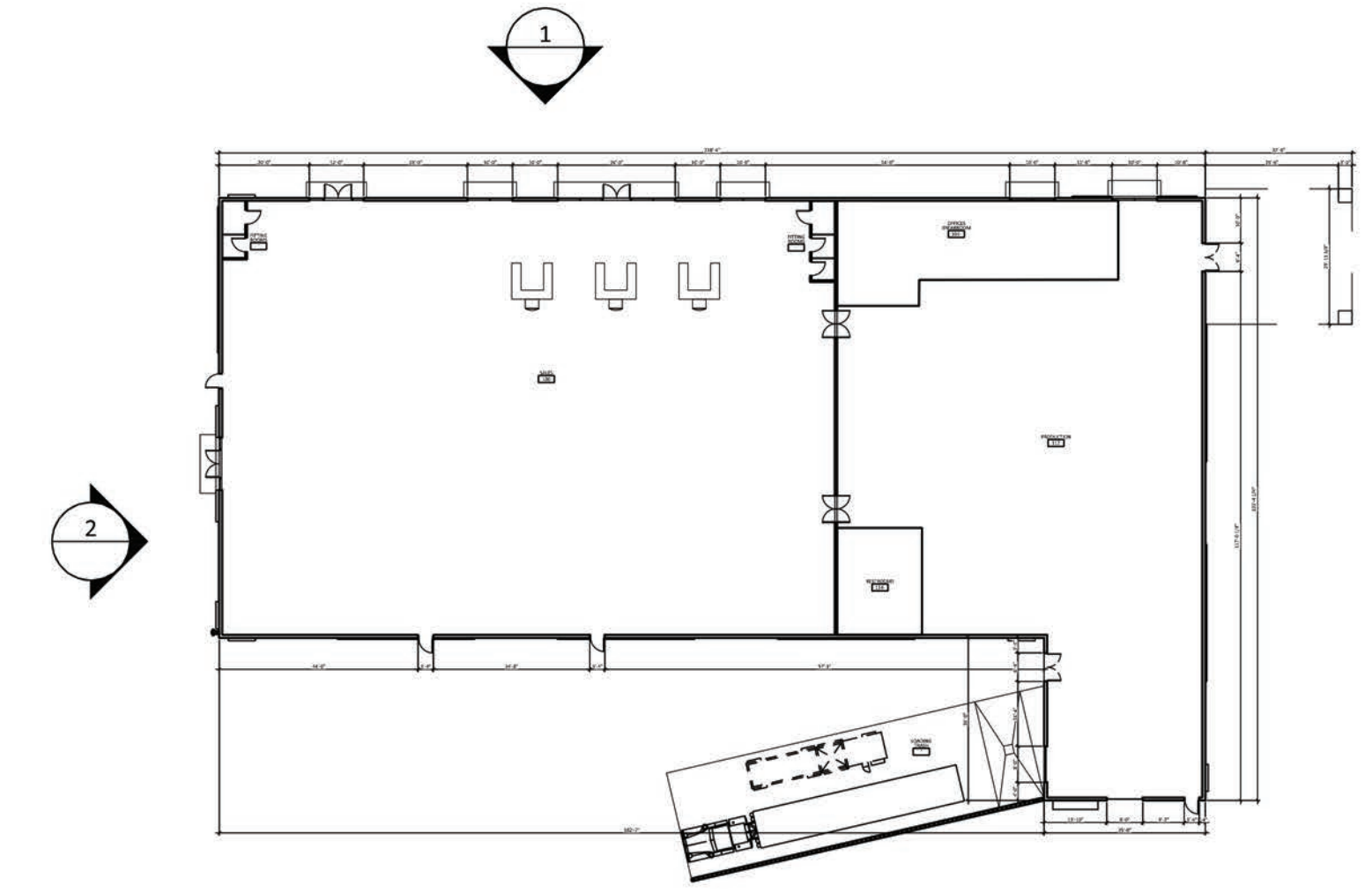
PLANNING DIVISION
Received
 [7 NOV 2022]



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

MATERIAL AND COLORS

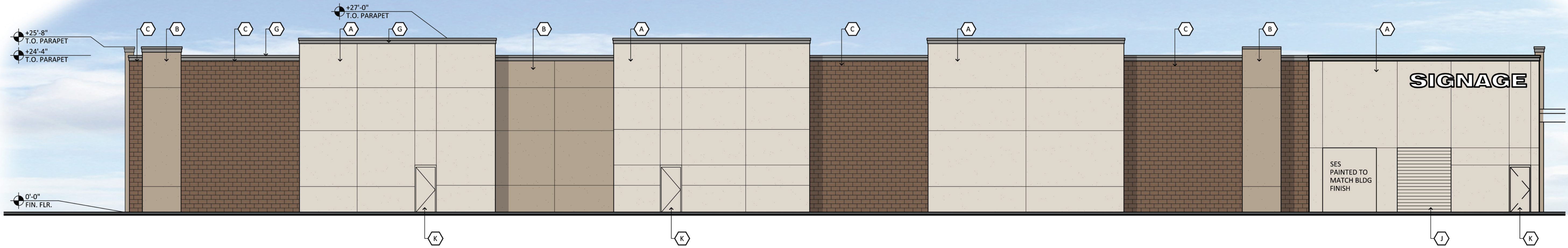
- | | | | |
|--|---|--|--|
| A PAINTED STUCCO:
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: SW 7628 "WINDFRESH WHITE" | B PAINTED STUCCO:
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: SW 7507 "STONE LION" | C BRICK VENEER:
MFG: ENDICOTT
SPEC: THIN BRICK
COLOR: "DARK SANDSTONE" | D SIDING:
MFG: HARDIE
TYPE: HARDIE PLANK
FINISH: PAINT SW7507 STONE LION |
| E STOREFRONT:
MFG: OLDCASTLE
COLOR: DARK BRONZE | F METAL CANOPY:
COLOR: PAINT SW 7674
"PEPPERCORN" | G METAL CAP FLASHING:
COLOR: PAINT SW 7670
"GRAY SHINGLE" | H GLAZING:
TYPE: SOLARBAN 60 (OR EQUAL) |
| J METAL DOOR AND FRAME:
COLOR: PAINT SW 7507
"STONE LION"
FINISH: FLAT | K METAL DOOR AND FRAME:
COLOR: PAINT SW 7628
"WINDFRESH WHITE"
FINISH: FLAT | L METAL DOOR AND FRAME:
COLOR: PAINT SW 6067 "MOCHA"
FINISH: FLAT | |



KEY PLAN



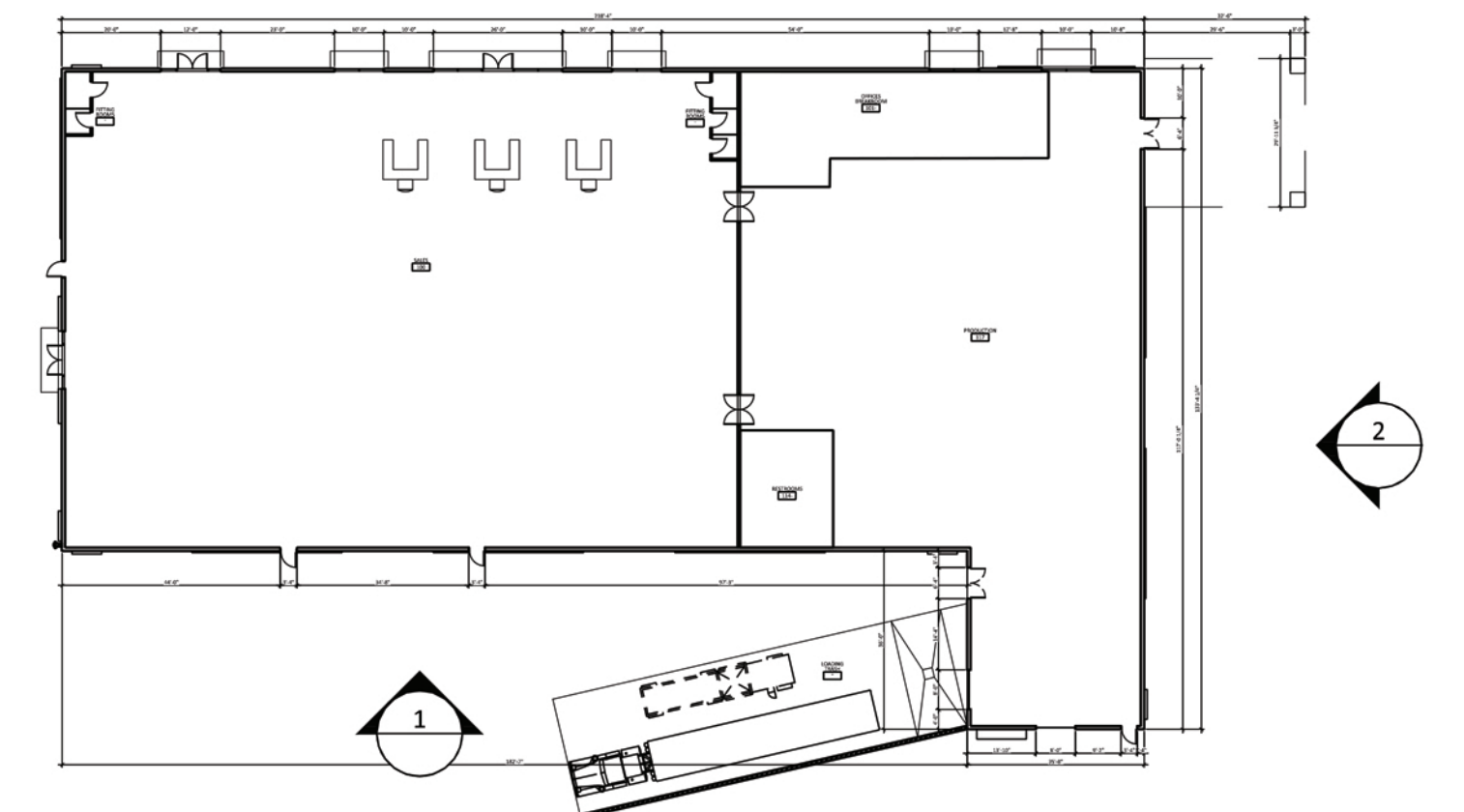
2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



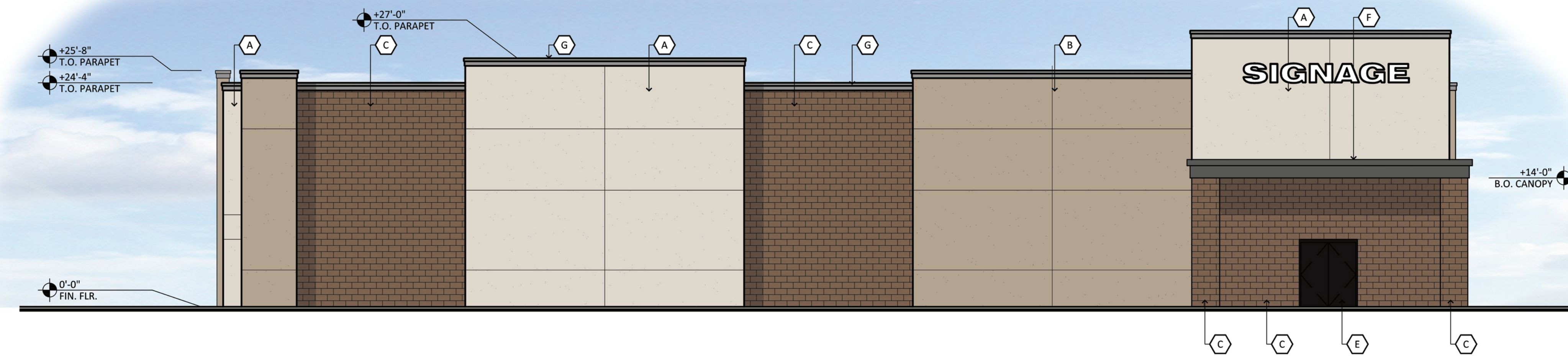
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL AND COLORS

- | | | | |
|--|---|--|--|
| A PAINTED STUCCO:
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: SW 7628 "WINDFRESH WHITE" | B PAINTED STUCCO:
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: SW 7507 "STONE LION" | C BRICK VENEER:
MFG: ENDICOTT
SPEC: THIN BRICK
COLOR: "DARK SANDSTONE" | D SIDING:
MFG: HARDIE
TYPE: HARDIE PLANK
FINISH: PAINT SW7507 STONE LION |
| E STOREFRONT:
MFG: OLDCASTLE
COLOR: DARK BRONZE | F METAL CANOPY:
COLOR: PAINT SW 7674
"PEPPERCORN" | G METAL CAP FLASHING:
COLOR: PAINT SW 7670
"GRAY SHINGLE" | H GLAZING:
TYPE: SOLARBAN 60 (OR EQUAL) |
| J METAL DOOR AND FRAME:
COLOR: PAINT SW 7507
"STONE LION"
FINISH: FLAT | K METAL DOOR AND FRAME:
COLOR: PAINT SW 7628
"WINDFRESH WHITE"
FINISH: FLAT | K METAL DOOR AND FRAME:
COLOR: PAINT SW 6067 "MOCHA"
FINISH: FLAT | |



KEY PLAN



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