

City of Glendale
Received
August 26, 2025

PROJECT NARRATIVE

BELLAGIO SMOKE & VAPE
CONDITIONAL USE PERMIT

CUP25-13

10240 N 43RD AVENUE, GLENDALE, AZ

Submitted: August 24, 2025

Kiup Alex Kim

Bellagio Smoke and Vape
202 E Earll Dr
Phoenix, Arizona, 85012
Email: ap@bellagioplaza.com

Date: 08/07/2025

To:

Planning Division
City of Glendale

Subject: Letter of Intent & Project Narrative – Conditional Use Permit Application for Bellagio Smoke and Vape

Dear Planning Division,

This narrative is submitted in support of a Conditional Use Permit (CUP) application for the establishment of **Bellagio Smoke and Vape**, a proposed retail smoke shop within an existing commercial suite located at:

102420 N 43rd Avenue, Suite 101, Glendale, AZ

i. Conditional Use Request

This request is for a **Conditional Use Permit** to allow the establishment of a **Retail, Smoke and Vape Shop** within the **General Commercial (C-2) zoning district**, as required by **City of Glendale Unified Development Code Section 35.2.502**.

ii. Proposed Use & Operational Details

Bellagio Smoke and Vape will be a retail-only business providing a curated selection of tobacco products, vape devices, accessories, and related items.

Key operational information includes:

- **Hours of Operation:**
Daily from **8:00 AM to 10:00 PM**

- **Number of Employees:**
1–3 employees on-site per shift

Up to 6 total staff members (including part-time and management)

- **Shifts:**
Two overlapping shifts covering open hours
- **Processes and Materials:**
No manufacturing, packaging, or consumption will occur on-site. Products are sealed and sold for off-site use only.
- **Traffic and Volume:**
The business is expected to serve **30–50 patrons per day**, primarily walk-in customers or short-stay retail visits, generating minimal traffic impact comparable to other small-scale retail stores.

iii. Conditional Use Permit Findings (per Section 35.6.208)

1. Consistency with Glendale General Plan & Zoning District

The subject property is designated as **Planned Commercial (PC)** under the City of Glendale General Plan. This designation encourages neighborhood and regional retail that is thoughtfully planned and pedestrian-friendly.

The proposed use is consistent with this designation in the following ways:

- The smoke shop occupies a **vacant retail space** within a multi-tenant shopping plaza, supporting the revitalization and full utilization of existing commercial infrastructure.
- The business complements nearby commercial uses, including restaurants, convenience retail, and service providers, contributing to a diverse and active shopping environment.
- The retail-only operation with walk-in customers aligns with the pedestrian-friendly intent of the Planned Commercial designation.

2. No Material Detriment to Public Health, Safety, or Welfare

We are fully committed to ensuring that our business **does not negatively impact** the health, safety, or welfare of the surrounding community. Measures to mitigate concerns include:

- **Security Measures:**

- Installation of surveillance cameras throughout the premises
- Age-verification technology (ID scanners) at point of sale
- Clearly posted “No Loitering” signage
- Trained staff to enforce rules and monitor activity
- **No Onsite Consumption:**
All products will be sealed; no usage occurs on the premises.
- **Operating Hours:**
Our hours are in line with other nearby businesses, minimizing disruption to neighboring tenants and the surrounding area.

3. Adequate Site Size & Compliance with Zoning Standards

- **Adequate Site Size & Zoning Compliance**
Tenant Suite Size:
Approximately 1,497 square feet located within a multi-tenant commercial building.
- **Parking:**
The plaza offers ample shared parking throughout the site. No additional parking demand is expected beyond what is typical for retail use. If required, a shared parking agreement can be arranged with the property manager to ensure zoning compliance.
- Three tenants utilize parking within the property boundaries. The adjacent businesses to our proposed location are Little Caesars suite 102, NextCare Urgent Care suite 103. There are 23 parking spaces available on site. 19 of them being on-site parking spaces, 4 being shared parking spaces.
- A floor plan outlining the tenant space along with a fully detailed overhead view of the parking layout with the table below will be attached at the end of this document.

Suite #	101	102	103
Name of Business	Bellagio Smoke & Vape	Little Caesars	Next Care- Urgent Care
Use	retail	Food service	Medical Office
Parking Requirements	1 stall per 300 SF of tenant space	1 stall per 300 SF of tenant space	1 stall per 350 SF of tenant space
Square Footage of Tenant Space	1,487	1,487	4,287

Amount of Parking Available	5	5	13
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- **Landscaping & Setbacks:**

All current site improvements, including landscaping and setback features, are in place and meet applicable zoning requirements. There are no proposed modifications or exterior expansions.

- Zoning standards for street frontage landscaping call for one (1) tree and five (5) shrubs per thirty linear feet. With 172 feet of frontage, the requirement is five (5) trees and seventeen (17) shrubs or ground cover. The site currently includes six (6) trees and eighteen (18) shrubs exist on site.
- No additional landscaping is required.

4. Adequate Access and Site Circulation

- **Site Access:**

43rd Avenue Access: The retail center is accessible via 43rd Avenue with convenient ingress/egress from three access points. The main entrance is directly across from W Camino Avenue and allows full access movement. To the north, a right-in/right-out access point is controlled by a hard median ("pork chop") that restricts left-turn exits. South of the main entrance, another drive aisle off 43rd Avenue provides full access movement.

- **Peoria Avenue Access:** Two additional access points are located along Peoria Avenue, both offering full access movement to and from the site.

- **Circulation:**

Internal drive aisles and sidewalks support safe vehicular and pedestrian flow. Deliveries will be minimal and during regular business hours.

- **Traffic Impact:**

We anticipate light traffic volumes consistent with general retail. Peak times are expected in the early evening, aligned with other shopping center activity.

5. Mitigation of Potential Negative Impacts

To proactively mitigate any potential negative effects on the surrounding area:

- **ID verification** and **staff training** will ensure compliance with all laws regarding age restrictions and product sales.

- **Security systems** will deter theft or loitering, helping maintain a safe and welcoming environment.
 - **No nuisance activity** (e.g., odors, noise, or consumption) is expected due to the retail-only nature of the business.
 - **Clear communication** with center management and neighboring tenants will help ensure continued compatibility and address any concerns.
-

Conclusion

Bellagio Smoke and Vape is committed to operating a responsible, code-compliant, and professional establishment within the City of Glendale. The project makes use of an existing vacant commercial unit, requires no physical alterations to the site, and aligns with the Glendale General Plan's goals for activated, pedestrian-friendly retail centers.

We respectfully request the Planning Division's favorable consideration of this Conditional Use Permit application. Please don't hesitate to contact me for any clarification or additional information.

Sincerely,

Kiup Alex Kim

Chairman, Bellagio Smoke and Vape

A handwritten signature in black ink that reads "Kiup Alex Kim". The signature is written in a cursive style with a large, stylized initial "K".

Date: 08/07/2025

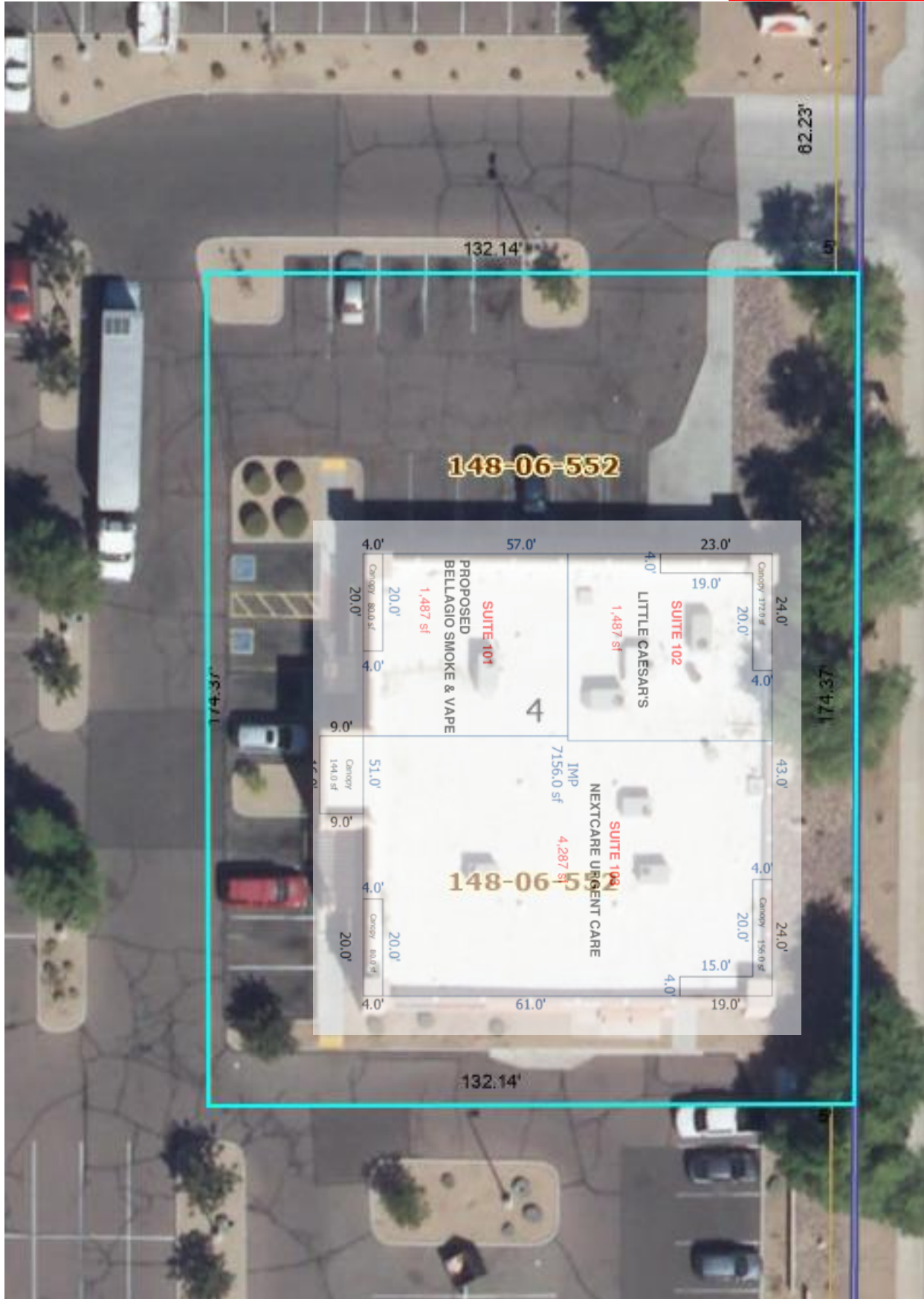
Received 8/11/2025
Parcel Photo space highlighted red

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TENANT SPACE LOCATION

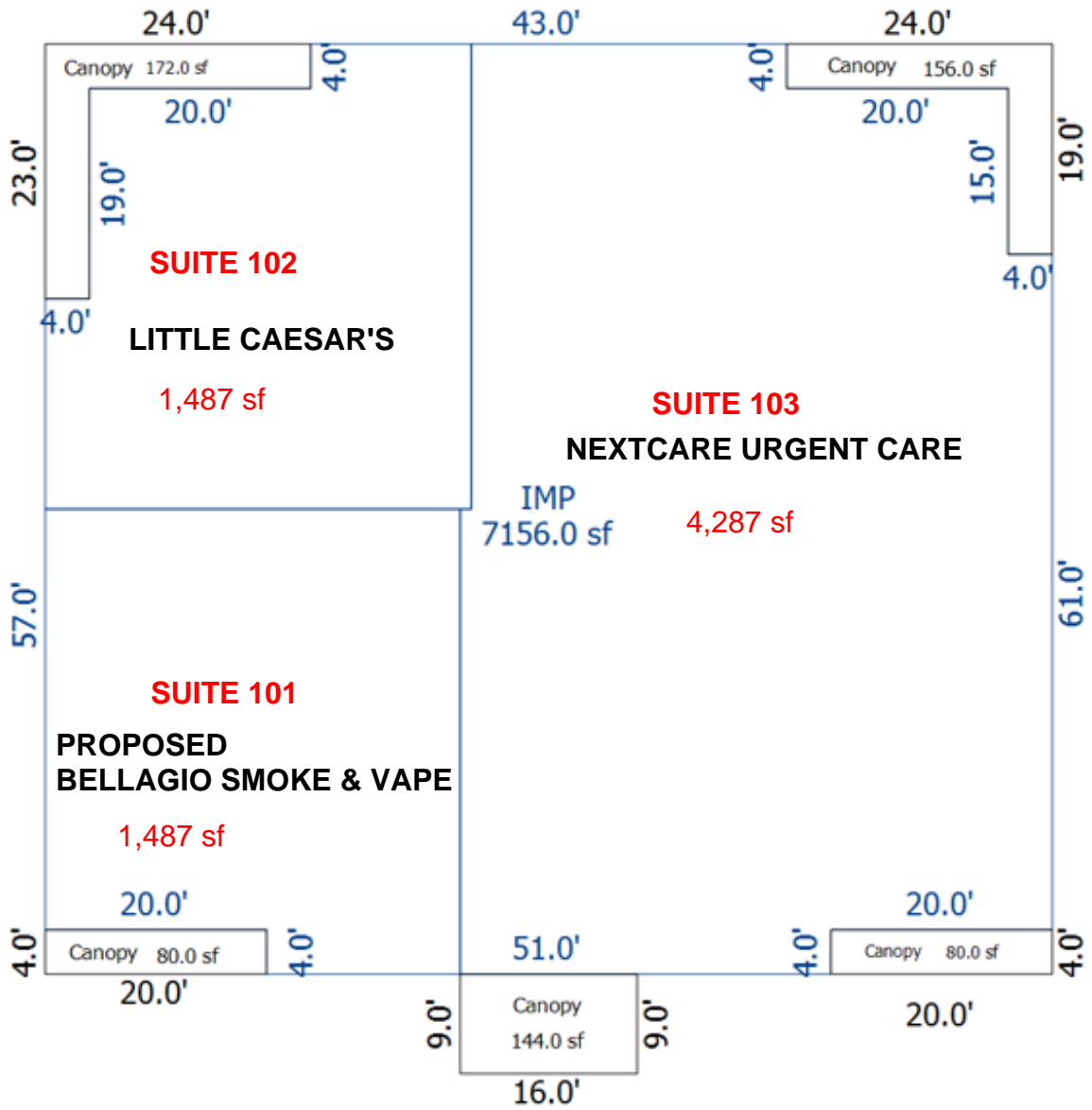
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TENANT SQUARE FOOTAGES: PARCEL 4

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43rd Avenue



Suite	Name	Use	Square Footage
Suite 101	Bellagio Smoke and Vape	Retail	1,487 sf
Suite 102	Little Caesar's Pizza	Restaurant	1,487 sf
Suite 103	Next Care Urgent Care	Medical Clinic	4,287 sf

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**10240 N 43RD AVENUE
 PARKING CALCULATIONS**

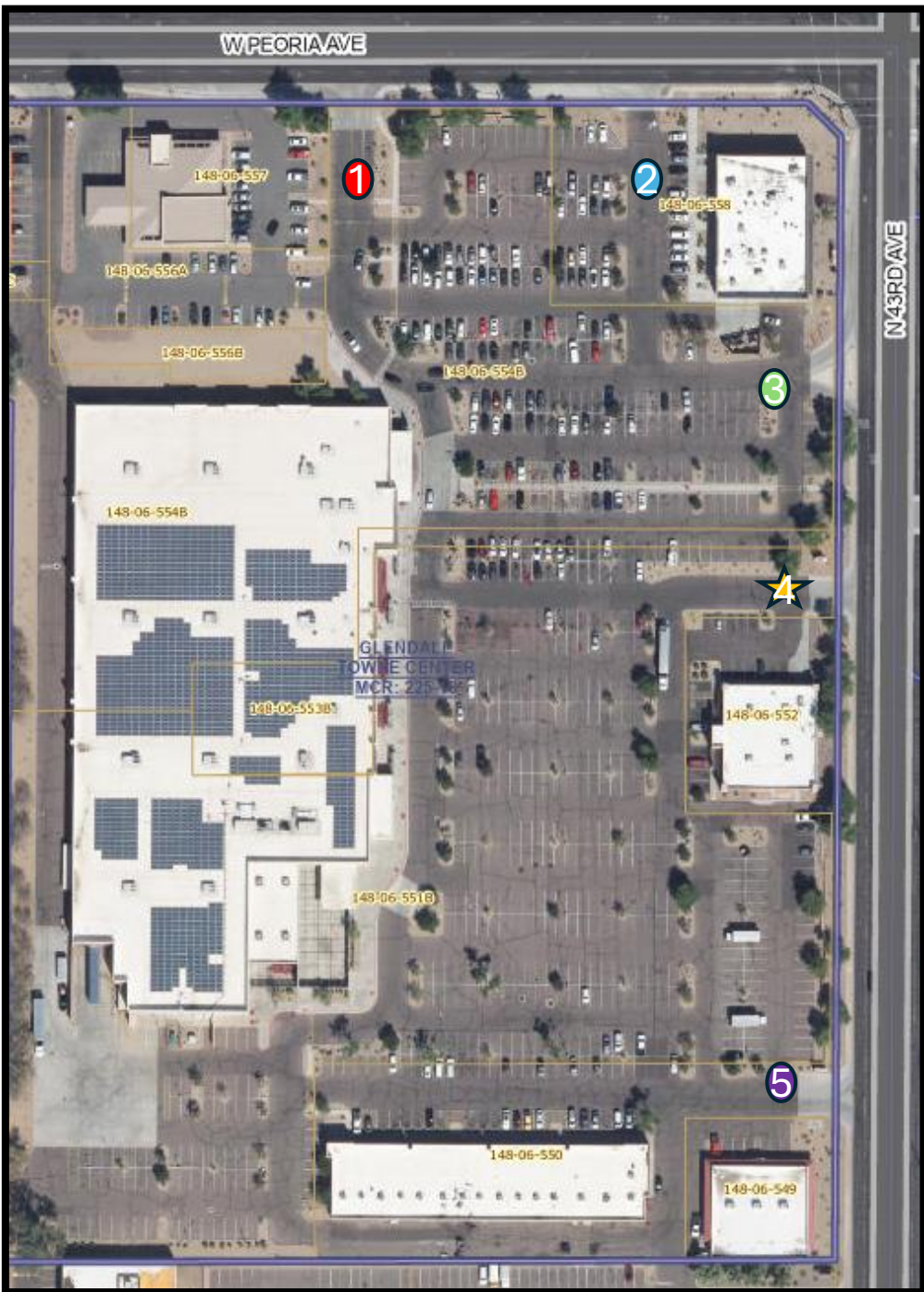
Suite #	Suite 101	Suite 102	Suite 103
Name of Business	Bellagio Smoke & Vape	Little Caesars	Nextcare -Urgent Care
Use	Retail	Retail	Medical Office/ Clinic
Parking Requirement	1 stall per 300 SF of Tenant Space	1 stall per 300 SF of Tenant Space	1 stall per 350 SF of Tenant Space
Square Footage (SF) of Tenant Space	1487 SF	1487 SF	4287 SF
Parking Required	5	5	13

Total of 23 Parking Spaces are Required


■ 19 On-Site Parking Spaces

■ 4 Shared Parking Spaces










Site Access

 Main Entrance

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Symbol	Location	Type
	Peoria Ave	Full Access
	Peoria Ave	Full Access
	43 rd Ave	Right-In/ Right Out
	43 rd Ave	Full Access
	43 rd Ave	Full Access



On-Site Circulation



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