



PLANNING COMMISSION REPORT

CASE: CUP25-10 S SMOKE N SNACKS 13810 NORTH 51ST AVENUE
CASE #: CUP25-10
MEETING DATE: 11/13/2025
FROM: Phillip Martinez, Senior Planner, Planning,
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SUBJECT

CUP25-10, a request by Carol Alkhouri on behalf of NWC Olive, LLC, for approval of a Conditional Use Permit (CUP) to allow a Retail Smoke and Vape Shop in the C-2 (General Commercial) zoning district. The 1.14-acre site is located north of West Thunderbird Road and west of North 51st Avenue at 13810 N. 51st Avenue in the Sahuaro Council District.

Presented by: Phil Martinez, Senior Planner

REQUEST

Planning Commission approval of S Smoke n Snacks (CUP25-10) with stipulations, as presented.

APPLICANT/OWNER

Carol Alkhouri/NWC Olive LLC

REQUIRED ACTION

The Planning Commission must conduct a public hearing and determine if this request meets the required findings for a Conditional Use Permit approval.

SUMMARY

The applicant is requesting a Conditional Use Permit approval for a Retail Smoke and Vape Shop within a suite in an existing shopping center named Thunderbird Plaza. The business will operate daily from 9 a.m. - 8 p.m. Parking is provided onsite and the access points to the shopping center are located off West Thunderbird Avenue and North 51st Avenue.

BACKGROUND INFORMATION

General Plan Designation:

The property is designated as PC (Planned Commercial)

Property Location and Size:

The 1.14-acre site is located north of West Thunderbird Road and west of North 51st Avenue at 13810 N. 51st Avenue in the Sahuaro Council District.

History:

The property is zoned C-2 (General Commercial), and per the Maricopa County Assessor's Office, the building was constructed in 1980. A Retail Smoke and Vape Shop previously existed in this tenant's space; however, per Unified Development Code Section 35.7.103 – Path to Conformity, the proposed S Smoke n Snacks is not a legal, non-conforming use.

Project Details:

The business is proposing to occupy a suite within the Thunderbird Plaza shopping center. The tenant space is approximately 1,100 square feet in area. The business is operated by 2 employees.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On August 7, 2025, the applicant mailed notification letters to adjacent property owners and interested parties. The applicant did not receive any responses regarding the request. The applicant's Citizen Participation Final Report is attached. City staff received two phone calls regarding the proposed CUP. One left a voicemail expressing concerns about the proposed use's impact on the community. Another inquired about the previous Retail Smoke and Vape Shop and asked whether the proposal involved a marijuana dispensary.

Planning Commission Public Hearing:

A Notice of Public Hearing was published in *The Arizona Republic* on October 22, 2025. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on October 17, 2025. The property was posted on October 23, 2025.

STAFF FINDINGS AND ANALYSIS

REQUIRED FINDINGS FOR CONDITIONAL USE PERMITS:

Section 35.6.208(D) of the Unified Development Code requires the Planning Commission to make the following findings before granting a Conditional Use Permit:

- a. That the proposed use is consistent with the policies, objectives, and land use map of the Glendale General Plan and the purpose of the zone district in which the site is located;

Staff Analysis:

The subject property is assigned the General Plan designation, Planned Commercial, and the subject property is assigned the C-2 (General Commercial) Zoning District. A proposed Retail Smoke and Vape Shop at this location aligns with the intent of the Unified Development Code and General Plan. The proposed use furthers the following goals and policies from the General Plan:

CCR-3: Underutilized properties are redeveloped and reused.

Policy CCR-3.3: The City shall foster redevelopment and rehabilitation of mature employment centers to enhance Glendale's job market and provide new job opportunities.

The conditional use permit process allows the site an opportunity to establish a use that will assist in re-purposing a vacant tenant space and the creation of new job opportunities. The parent shopping center has been providing services to the surrounding area for approximately 45 years, focused on retail, professional, and personal services. The Retail Smoke and Vape Shop land use will attract new patrons to the shopping center, which could benefit the existing tenants.

b. That the proposed use will not be materially detrimental to the health, safety or general welfare of persons residing or working within the neighborhood of the proposed use, or have an adverse effect on the property, adjacent properties, the surrounding neighborhood or the City when consideration is given to the character and size of the use and hours of operation;

Staff Analysis:

Based on the applicant's narrative, the proposed use will not be materially detrimental to the health, safety, or general welfare of the surrounding residents, employees of surrounding businesses, or the city in general. A smoke shop was previously established within the same shopping center tenant space. Furthermore, the proposed hours of operation, daily from 9 a.m. to 8 p.m., are consistent with the hours of operation of other businesses within the shopping center.

c. That the proposed site is adequate in size and shape to accommodate the intended use and that all requirements for the zone district, including but not limited to: setbacks, walls, landscaping and buffer yards are met;

Staff Analysis:

At approximately 1,100 square feet, the suite is adequate in size to accommodate the proposed use. No modifications to the site are proposed.

d. That the proposed site has adequate access to public streets and highways to carry the type and quantity of traffic which may be generated by the subject use, and that on-site circulation is adequate to permit driveways, parking, and loading requirements in a manner which is safe and efficient;

Staff Analysis:

The Thunderbird Plaza has adequate access along two arterial roadways, West Thunderbird Road and North 51st Avenue. The public roadway conditions are sufficient to carry the volume of traffic associated with the use. Sufficient parking is available in the shopping center to accommodate the existing commercial businesses. No traffic study was required by the Transportation Department in relation to the proposed use.

e. That adequate conditions or stipulations have been incorporated into the approval of the conditional use permit to ensure that any anticipated detrimental effects to public health, safety, and welfare can be mitigated.

Staff Analysis:

All applicable city departments have reviewed the application. Based on the reviews and modifications, the Development Team recommends approval of the application.

RECOMMENDATION

This request appears to meet the required findings for Conditional Use Permit approval and should be approved, subject to the following stipulation:

Development shall be in substantial conformance with the Project Narrative and Site Plan, date-stamped July 22, 2025.

PROPOSED MOTION

Move to approve CUP25-10 per the findings and subject to the stipulation contained in the staff report.

Attachments

Narrative
Site Plan
CP Final Report
Zoning Map
Aerial Map
PowerPoint Presentation