



PLANNING COMMISSION REPORT

CASE:	CUP25-15 T&T INVESTMENT 2 LLC CONDITIONAL USE PERMIT LOCATED AT THE NORTHWEST CORNER OF 67TH AVENUE AND GREENWAY ROAD.
CASE #:	CUP25-15
MEETING DATE:	January 22, 2026
FROM:	Gurnoor K. Tschudy, Planner gtschudy@glendaleaz.com , 623-930-2597

SUBJECT

A request by Talal Almotawaa on behalf of T&T Investment 2 LLC, for a Conditional Use Permit to allow for a Retail, Smoke and Vape Shop in the General Commercial (C-2) zoning district. The site is located at the northwest corner of 67th Avenue and Greenway Road (15410 North 67th Avenue, Suites 13-14) and in the Sahuaro District.

Presented by: Gurnoor K. Tschudy, Planner

REQUEST

Planning Commission approval of T&T Investment 2 LLC Conditional Use Permit (CUP25-15) with stipulations, as presented.

APPLICANT/OWNER

Talal Almotawaa on behalf of T&T Investment 2 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 Conditional Use Permit approval for a retail, smoke and vape shop within suites 13 and 14 of an existing retail, shopping center. The business will operate seven days a week from 8 a.m. to midnight. There is existing parking for all tenants along with existing access to both 67th Avenue and Greenway Road.

BACKGROUND INFORMATION

General Plan Designation:

The property is designated as General Commercial (GC).

Property Location and Size:

The two suites are approximately a total of 2,500-square feet in area and located in a 0.9-acre commercial property at the northwest corner of 67th Avenue and Greenway Road and in the Sahuaro District.

History:

The property is zoned General Commercial (C-2). The rezoning case Z-80-34 established the current zoning designation of the property. The existing commercial building was constructed in 1987.

Project Details:

The Conditional Use Permit application was submitted by the applicant because of a code violation they received in September of 2025 for operating without a business license. Upon submitting a business license application, they were directed to apply for a Conditional Use Permit. Per the Unified Development Code (UDC), in the C-2 zoning district the use of Retail, Smoke and Vape Shop requires a Conditional Use Permit.

The existing tenant space consists of two suites; 13 and 14 and is located within a developed commercial property. There is existing parking on site and access points are located along both 67th Avenue and Greenway Road.

Per the Project Narrative date stamped received September 18, 2025, the applicant's intent is to utilize the existing commercial tenant space to serve adult customers within a controlled, age-restricted environment while offering retail sales of tobacco products, vape accessories, and related merchandise in compliance with all local, state, and federal regulations. The shop will implement appropriate security and safety measures, including strict ID verification for all purchases, compliance with age restrictions, and installation of security cameras for monitoring the premises. The business will operate seven days a week from 8 a.m. to midnight and will be staffed by two employees.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On October 28, 2025, the applicant mailed notification letters to adjacent property owners and interested parties. The applicant did not receive any responses regarding the request. The project planner received four email responses, one call and one voice message regarding the request. The voice message submitter is one of the four email responders. All responses received by staff were in opposition to the application. The concerns included possibility of underage sales, use proximity to residential areas and business lighting. The applicant's Citizen Participation Final Report is attached.

Planning Commission Public Hearing:

A Notice of Public Hearing was published in *The Arizona Republic* on December 31, 2025. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on December 26, 2025. The property was posted on December 30, 2025.

REQUIRED 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 proposed use is consistent with the property's General Plan designation of General Commercial and the purpose and intent of C-2 zoning district. The business will occupy two suites in a developed commercial property that is located at a commercial node. The commercial property has sufficient shared parking, circulation, and access points to accommodate the various uses. In the C-2 zoning district, a Retail, Smoke and Vape Shop is a permitted use with an approved Conditional Use Permit.

Consistent with the City's General Plan Economic Development Policies, this is a small, local business owner and the retail, smoke and vape shop will provide a specialty retail option. The proposed use adds to the diversity of commercial uses and is complimentary to those existing within the shopping center.

- 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:

The proposed use will not be materially detrimental to the health, safety or general welfare of the community. The business will operate within two suites of an existing commercial shopping center. Per the submitted Project Narrative date stamped received September 18, 2025, the business will offer retail sales of tobacco products, vape accessories, and related merchandise in compliance with all local, state, and federal regulations. Further per the Project Narrative the applicant's intent is to repurpose existing commercial tenant space to serve adult customers within a controlled, age-restricted retail environment. The shop will also implement appropriate security and safety measures, including strict ID verification for all purchases, compliance with age restrictions, and installation of security cameras for monitoring the premises.

- 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:

The two suites are adequate in size for the proposed use of Retail, Smoke and Vape Shop. No physical modifications are required to the site layout or building footprint to accommodate the business on this site.

- 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 site has adequate access onsite and to public roadways with one along 67th Avenue and a second along Greenway Road. The property has sufficient shared parking to accommodate all uses on site.

- 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:

Based on the review, staff recommend approval of the application. The approval is stipulated to the submitted Project Narrative to ensure the Conditional Use Permit is for suites 13 and 14 at the location. Thus, any expansion of this use into another suite or its relocation to a different suite at the location will require subsequent Conditional Use approval.

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, date stamped received September 18, 2025.

PROPOSED MOTION

Move to approve CUP25-15 per the findings and subject to the stipulation contained in the staff report.

ATTACHMENTS:

1. Project Narrative
2. Citizen Participation Final Report (without mailing labels)
3. Vicinity Zoning Map
4. Aerial Photograph
5. PowerPoint Presentation