
51 Palms

Amended
Planned Area Development
8045 N. 51st Avenue

NEC 51st & Northern Avenues
Glendale, Arizona

Minor General Plan Amendment: GPA08-08

PAD Amendment: ZON08-22

Prepared for
City of Glendale, Arizona
Original Submittal:
November 7, 2008
Hearing Draft
May 4, 2010

APPROVED
By Council
8/31/10

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Development Team

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Miller Surveyors
Paul Miller
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(602)285-1582

51 PALMS

Planned Area Development Narrative

Executive Summary

Introduction

The Mashburn Companies, Inc. and its affiliate 51 Palms LLC proposes to amend the existing Planned Area Development (PAD) Zoning Designation adjacent to the northeast corner of 51st Avenue and Northern Avenue to permit Self Storage and Commercial uses that will complement adjacent existing and planned neighborhood uses and fill a market need currently unfilled. Exhibit A delineates the specific site to which this amendment refers. Exhibit B is an aerial Photo of the site.

This proposal includes amending the existing PAD zoning to permit a self storage facility accessed from 51st Avenue which contains an office and retail sales floor and identification elements. In addition, a gas/convenience store is proposed along 51st Avenue, and a restaurant/commercial use pad with a potential drive thru is proposed along Northern Avenue to complete the redevelopment of the site.

This proposal also includes revising the General Plan land use designations which surround the northeast corner of 51st and Northern Avenues. The proposal is to amend the General Plan land use designations to PC (Planned Commercial). The total 5.9-acre site is currently vacant and ready for development. Buildings previously on the site have been razed by the applicant. An affiliate of the Mashburn Companies is also an owner of the recently renovated Northern Plaza Shopping Center adjacent to the subject site and in the immediate Northeast Corner of 51st Avenue and Northern Avenue. The intent is to infuse approximately \$10,000,000 in capital into the site with the construction of the self storage and commercial uses.

Purpose of Request

The purpose of this request is two fold, first is to amend the City of Glendale General Plan Map from HDR (High Density 12 to 20 dwelling units per acre) and OFC (Office) to PC (Planned Commercial) for the entire 5.9 acre site. (See Existing General Plan Map, Exhibit C and Proposed General Plan Map, Exhibit D).

The second request is to amend the existing PAD zoning to allow self storage warehouses and commercial facilities as permitted uses. This will

permit the development of an approximately 72,000 gross square feet of self storage and commercial facilities. (See Zoning Map, Exhibit E)

The redevelopment of the site is taking place in phases. The amended PAD seeks to continue the site redevelopment which was started by first razing the dilapidated buildings on the site and the clearing of the site of debris, old cars, paving and unsightly buildings. The next phase will be the construction of the gas/convenience store. Following this construction will be the construction of the restaurant/commercial and self-storage facilities.

General Plan

The proposed amendment to the PAD is a companion to a request to amend the Glendale General Plan back to its original Planned Commercial designation for much of this site. Approximately 5.2 acres of the site is currently designated as High Density (12 to 20 dwelling units per acre), the remaining 0.70 acres is designated for office uses. The proposed amended PAD to allow Self Storage and other commercial uses requires that the General Plan Map land use designation be amended from High Density Residential 12 to 20 dwelling units per acre and OFC (Office) to Planned Commercial (PC) (see Proposed General Plan Map, Exhibit D).

The proposed self storage and other commercial uses are consistent with the existing and planned land uses near the intersection of 51st and Northern Avenues.

The requested minor General Plan amendment and rezoning will implement and support at least two goals and objectives of the General Plan:

- *Land Use Element Goal 5, Objective a: Utilize skipped-over lands in development areas to achieve economies such as taking advantage of existing infrastructure and educational facilities.*
- *Redevelopment Element Goal, Objective a: Recruit quality infill uses and construction to extend positive image enhancements from urban revitalization projects..."*

It is evident that the proposed General Plan amendment and PAD amendment will encourage the development of an infill site that will improve the image of the neighborhood.

CURRENT CONDITIONS

Surrounding Development

To the North of the Site is a single-family residential subdivision (Golden Palms Estates) consisting mostly of single story homes that was constructed in the mid-70's. The size of the lots ranges from 7,500 square feet to as much as 19,000 square feet. The zoning in the subdivision is R1-6.

The properties to the East of the Site (between the Site and 49th Avenue) generally consist of single-family homes on one acre plus parcels that are zoned R-4. Most of the homes were constructed in the early-60's.

The building on the northeast corner of 51st and Northern was a gas station that closed and remained unoccupied until 2004 when it was renovated and converted to a new retail business. The retail shops to the south of the proposed project and the flower shop building have remained viable occupied uses over the years.

The properties (approximately 2 acres) at the southeast corner of 51st and Northern avenues is zoned Commercial Office (C-O). Surrounding this zoning along Northern Avenue parallel to the Site is R1-6 zoning. The properties consisting of the C-O and R1-6 zoning are small single-family homes constructed in the 1930's on approximately 12,000 square foot parcels.

To the West of the Site is Northern Lights Plaza a small retail shopping center constructed in the 80's consisting of restaurants and neighborhood services, the property is zoned C-2 (General Commercial). The Maplewood Apartment complex just to the north of the shopping center was constructed in the mid-80's and zoned R-4.

Existing Land Uses of Site

The site is vacant and ready for continued development to its Highest and Best Use as self storage and associated commercial uses. The property was previously occupied by dilapidated metal buildings and an abandoned house. The applicant demolished these structures in 2006.

The continued redevelopment of the site will assist in the revitalization of neighborhood uses and provide services not currently available in the neighborhood. This can be accomplished through the proposed amendment to the PAD.

PAD Plan

The redevelopment of the site will involve the development of a self storage facility consisting of four primary single story storage buildings with integral office and architectural elements. The office and architectural elements will not exceed thirty (30) feet in height. The storage facility will be limited in height to twenty feet. This facility is accessed off of 51st Avenue via an access drive which serves as the entrance and exit for the site. In addition, to this self storage facility, a single story gas and convenience mart will front 51st Avenue with a maximum building height of twenty two feet. A single story restaurant/commercial use building will front Northern Avenue to complete the redevelopment of the property. This building will have architectural elements up to thirty feet with the primary parapet height of twenty feet. The restaurant/commercial use facility will be equipped with a potential drive thru lane for patron convenience.

The buildings are quiet, low profile structures setback from the rear and side yards of residential to the north and east. The 51st Avenue frontage will serve as the entrance to the self storage project. The gas/convenience store will be accessed as well from 51st Avenue through this shared access drive as well as another entrance off of 51st Avenue at the southern edge of the site. Access to the restaurant/commercial use Parcel occurs directly from the Northern Avenue frontage.

DESCRIPTION OF PROPOSAL

Signage

- The project shall comply with the signage regulations for the C-2 Zoning District
- All signs on the PAD site shall comply with Section 7.103 (prohibited signs) of the Zoning Ordinance.
- A master sign package for the PAD shall be reviewed and approved either prior to or concurrent with the first Design Review Application for this project.

Landscape Theme

The Site shall include a unifying landscape theme with the common use of ground cover, shrubs, trees, walls and paving materials (see Preliminary Landscape Plan, Exhibit I). The landscape palette shall include a variety of low water use desert plants. To assist in maintaining privacy for the existing neighbors along the northern and eastern property lines it is proposed to install 24 inch box trees as a screen hedge in specific areas along the North and East property lines. The irrigation system will consist of drip emitters and pressure

regulators connected to automatic valves that will be tied to automatic controllers as required.

The conceptual elevations are presented as Exhibit H, Conceptual Elevations.

Permitted Uses

- Self storage facilities
- Gasoline sales and accessory retail sales
- Restaurant uses with or without drive thru
- Banks
- Drugstores.
- One Drive-thru shall be permitted within the PAD
- Retail stores:
 - General merchandising, including variety and specialty stores.
 - Food.
 - Apparel and accessories.
 - Home and office furnishings.
 - Hardware stores.
- Professional, administrative, and business offices.

Permitted Uses Subject to a Conditional Use Permit

- Automatic Car Wash

Prohibited Uses

- Adult uses
- Billboards

Accessory Uses

- Accessory uses shall be permitted in accordance with Section 5.756 (C-2 Accessory Uses) of the Zoning Ordinance.

Development Standards

- Except as detailed in the Development Standards table following, Performance standards in accordance with section 5.758 shall apply.
- Design Review is required as outlined in Section 3.600 of the Zoning Ordinance.

- Parking requirements for the restaurant/commercial use and gas/convenience store shall comply with Section 7.400 of the Zoning Ordinance. Parking requirements for the self storage facility are based on 1 space per 30 units plus two spaces for the office. This is detailed in the development standards table. Parking for the self-storage facility is provided at 17 spaces per staff recommendations.
- Exterior lighting design shall be consistent throughout the PAD area and comply with Zoning Ordinance requirements. Lighting heights in parking lots and drive aisles shall not exceed a height of 22-feet. The lighting shall be fully shielded and directed downward. Exterior lighting within 150 feet of residential areas shall not exceed a height of 15 feet.
- All storage on property developed as self storage warehouses shall be within an enclosed building except that boats, trailers, and motor vehicles may be placed in outdoor storage areas which are separate from the buildings and screened from view of adjacent streets by walls and landscaping. Outside storage shall not exceed 10% of gross site area and shall not count towards meeting parking requirements. All self storage warehouse facilities shall be used for storage purposes only.
- Landscaping shall be in accordance with section 7.200 of the zoning ordinance except open space requirements shall be dictated by the development standards table as follows and landscape planters in parking lots are not required within the self storage parcel. Overall open space shall not be less than 18%.
- Signage shall be in accordance with section 7.104 of the zoning ordinance "Permitted Permanent Signs"

51 Palms Development Standards Table

Description	Gas/Convenience	Self-Storage	Restaurant/commercial use
Minimum perimeter building setback	60' from residential ¹ 15 feet from all other ²	25 ' from residential ¹ 15' from all other ²	25 ' from residential ¹ 15' from all other ²
Minimum Street Side building setback	25'	25'	25'
Minimum perimeter Landscape setback	10' average (adjacent to residential)	10' (adjacent to residential)	10' average (adjacent to residential)
Minimum Street frontage landscape setback	20'	20'	20'
Maximum Structure Height	22'	30' Office 20' Storage Buildings	30 '
Maximum Coverage / FAR	.3	.6	.75
Open Space	20%	8%	18%
Landscape Planters	per landscape ordinance	none	per landscape ordinance

1 Building Setback from residential zoning districts

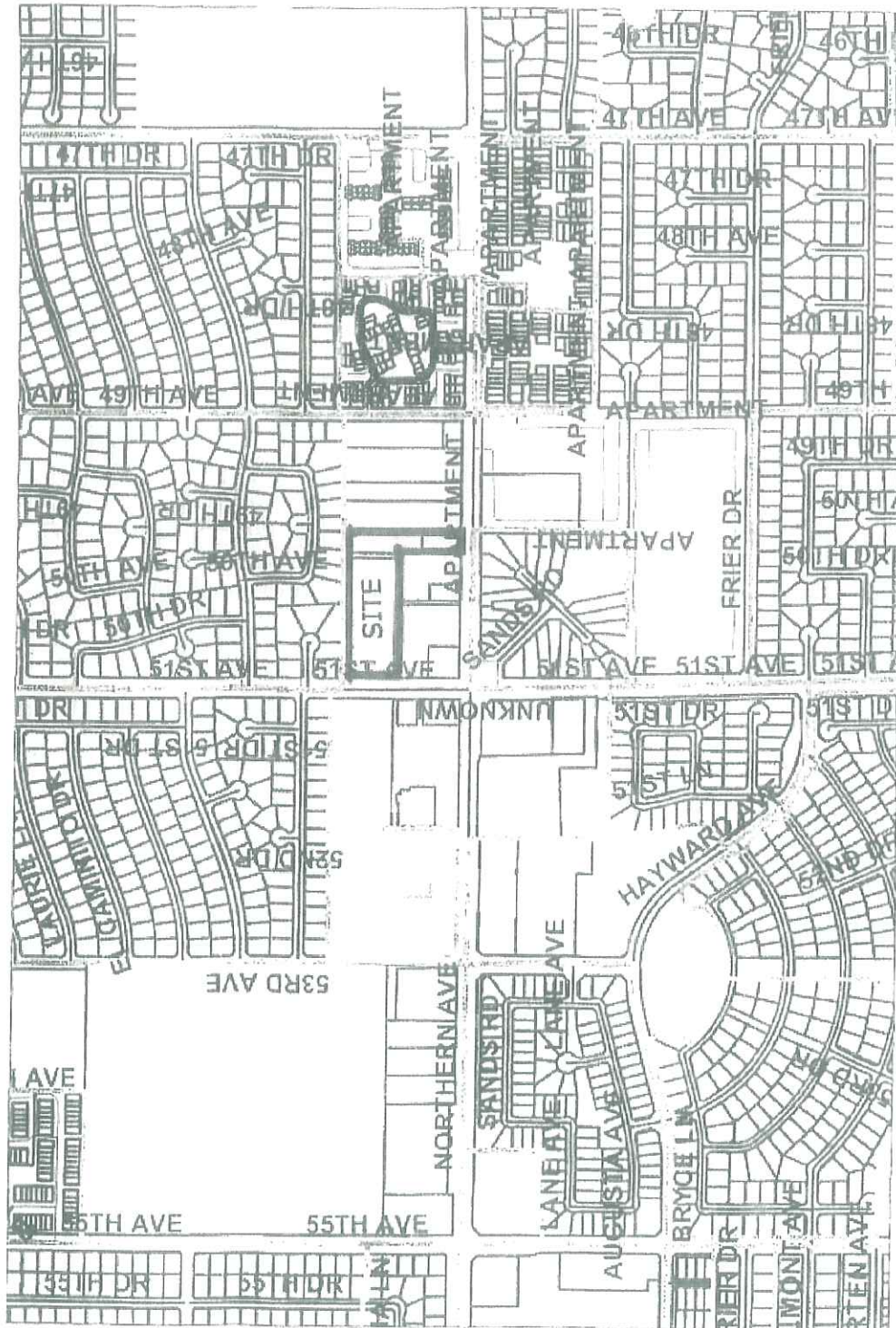
2 Building setback from non-residential zoning districts

LIST OF EXHIBITS

Vicinity Map.....	A
Aerial Photo.....	B
Existing General Plan Map.....	C
Proposed General Plan Map.....	D
Zoning.....	E
Legal Descriptions.....	F
Conceptual Site Plan.....	G
Conceptual Elevations.....	H
Preliminary Landscape Plan	I

Exhibit A

Vicinity Map





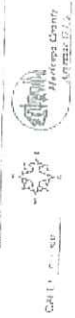
PT SECTION 33 T40N R23E
 MAP NO. 148-12-006Q
 148-12-006Q

**51 PALMS
 PROPERTY OWNERS**

1. Wills 51, LLC
 APN: 148-12-006Q
2. Wills 51, LLC
 APN: 148-12-006M
3. Wills 51, LLC
 APN: 148-12-003J

SECTION 33, T40N, R23E, S14
 148-12-006Q

SECTION 33, T40N, R23E, S14
 148-12-006Q



MANEPA COUNTY ADJUDICATOR'S OFFICE
 148-12-006Q
 148-12-006Q

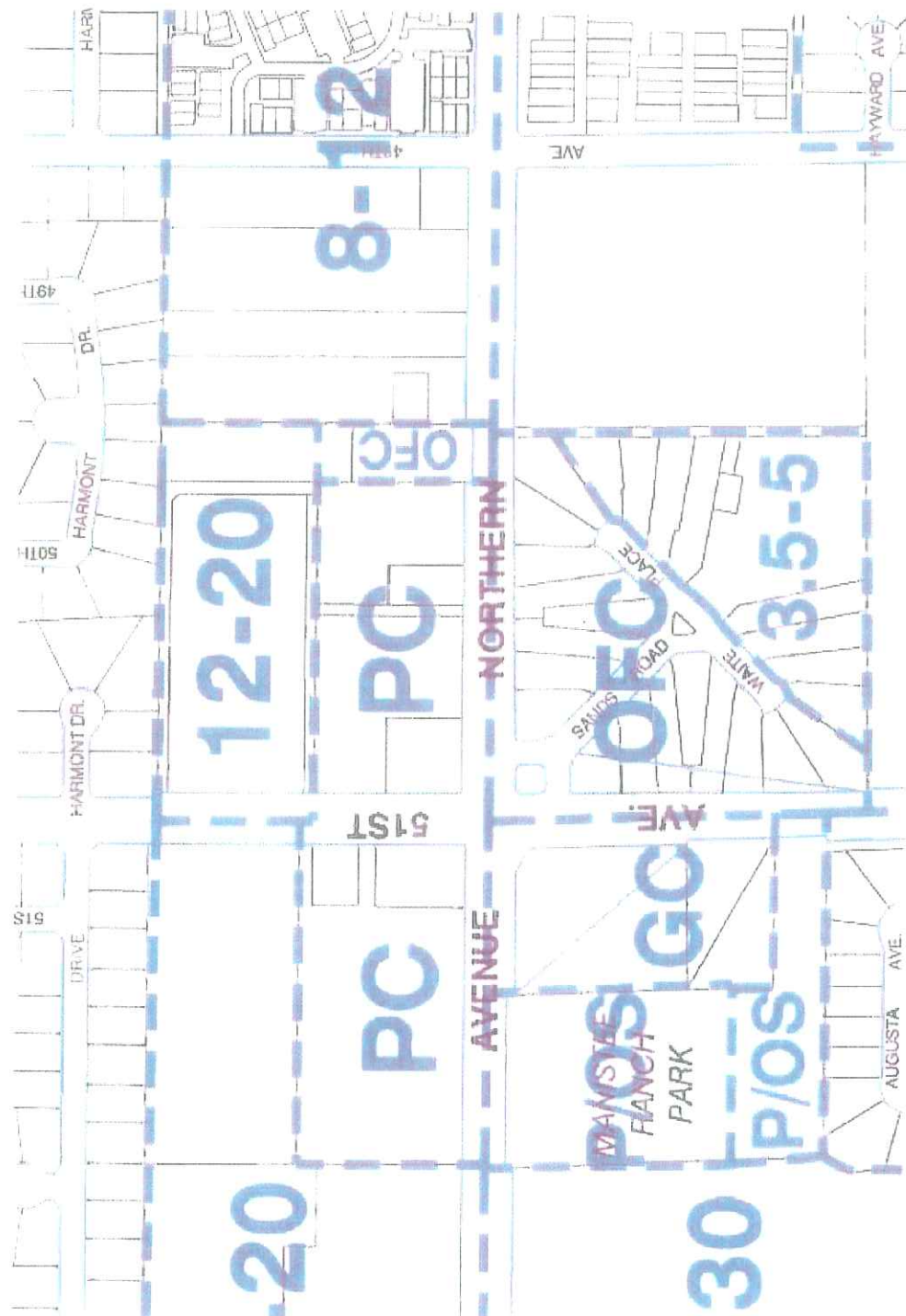
1. Wills 51, LLC
 2. Wills 51, LLC
 3. Wills 51, LLC

Exhibit B

Aerial Photo



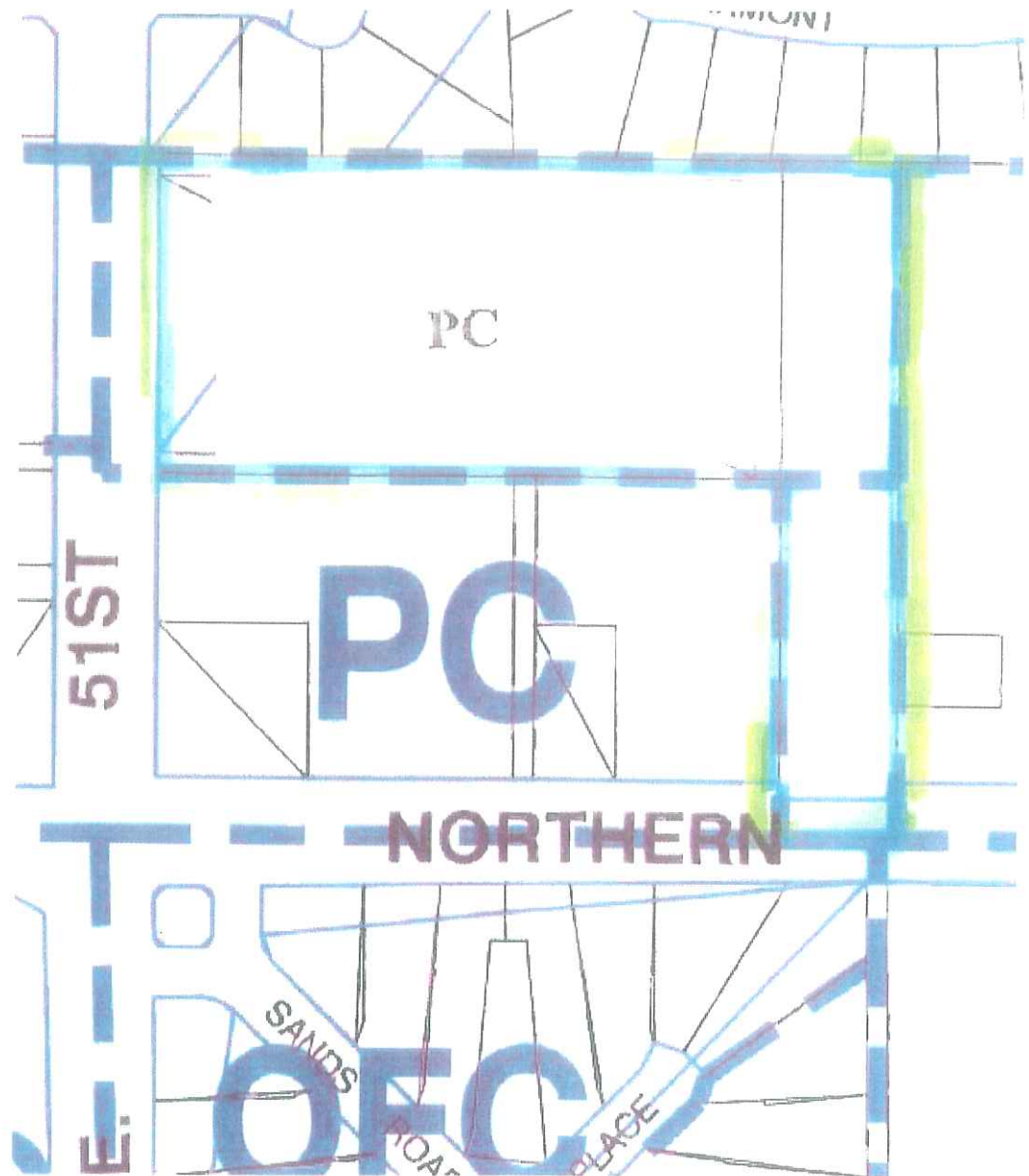
General Plan Map



Existing General Plan Map

Exhibit D

Proposed General Plan Map



Proposed General Plan Map

Exhibit E

Zoning



Exhibit F

Legal Descriptions

PARCEL NO. 1:

The West 115 feet of the South 280 feet of the West 140 feet of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter of Section 33, Township 3 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the East 10 feet of the North 5 feet of the South 45 feet thereof.

PARCEL NO. 2:

The North 380 feet of the West 115 feet of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter of Section 33, Township 3 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL NO. 3:

The Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 33, Township 3 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the East 20 feet; and

Unofficial Document

EXCEPT the North 20 feet; and

EXCEPT the West 55 feet; and

EXCEPT the South 350 feet.

PARCEL NO. 4:

That portion of the abandoned roadway easement recorded as Ordinance No. 2175 new series, recorded December 18, 2000, as Instrument 2000-0961702, records of the Recorder of Maricopa County, Arizona, more particularly described as follows:

The North 20 feet and the East 20 feet of the following described property:

The Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 33, Township 3 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the West 55 feet; and

EXCEPT the South 350 feet.


Exhibit G

Conceptual Site Plan

A photograph of a modern, multi-story building with a curved facade and large windows, surrounded by lush green landscaping and a paved walkway. A person in a red shirt is visible in the foreground.

51 Palms Self Storage
8045 N. 51st Avenue
Glendale, Arizona





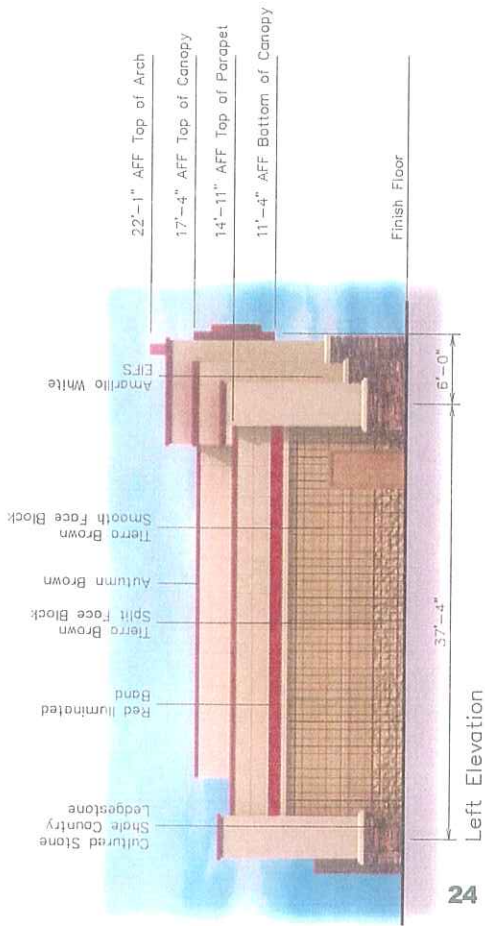
QuikTrip.
4200 South 12th East, Suite 100
Phoenix, AZ 85042
Tel: (602) 944-2427
Fax: (602) 944-7720

Building Elevations

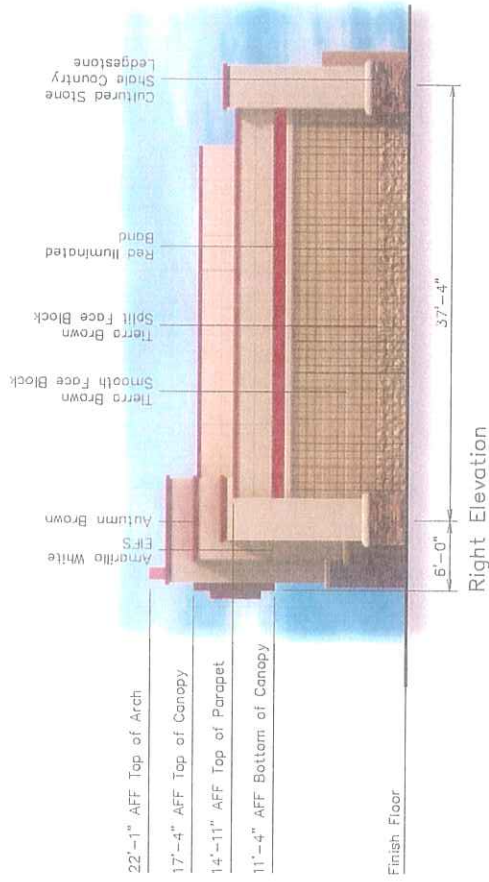
QuikTrip Store No. :1409 N of NEC 51st Ave & Northern Glendale, AZ


Presentation Exhibit
Store # 1409
Scale: NTS
Drawn By: JKE
Issue Date: 07/14/09
Sheet: 1 of 3
SHEET

OWNER: QuikTrip Corporation
DESIGNER: QuikTrip Corporation
CONTRACT NO.: 1409BEL00-01
PROJECT NO.: 1409BEL00-01
DATE: 07/14/09
SCALE: NTS
DRAWN BY: JKE
ISSUE DATE: 07/14/09
SHEET: 1 of 3



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QuikTrip
4202 South 127th East, Suite 100
Tulsa, OK 74134-7203
Tulsa, OK 74101-3475
(918) 815-5724

Building Elevations

QuikTrip Store No. :1409

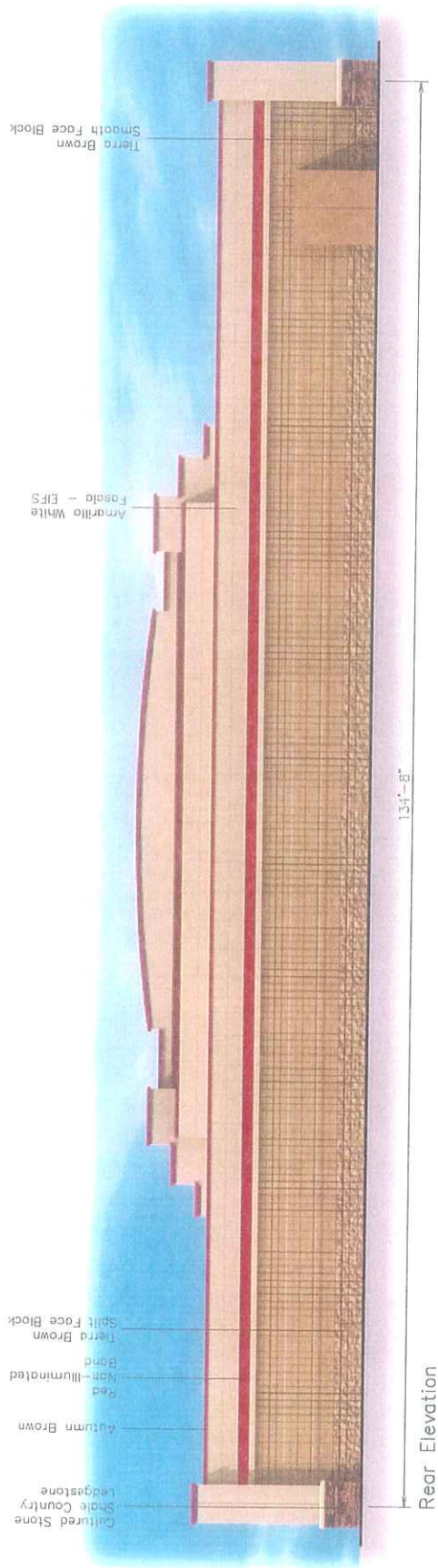
N of NEC 51st Ave & Northern

Glendale, AZ


2

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DATE: 07/11/09
SCALE: 1/8" = 1'-0"
DRAWN BY: JCK
CHECKED BY: JCK
PROJECT NO: 1409BEL00-01



25



QuikTrip
4272 South Loop East
P.O. Box 2472
Tomball, TX 77375
(281) 315-7720

Building Elevations

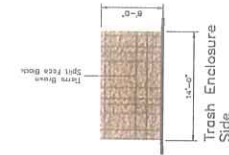
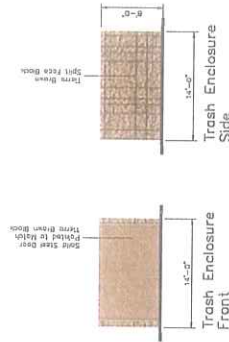
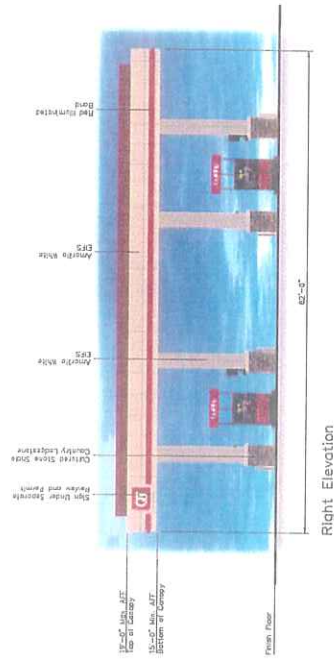
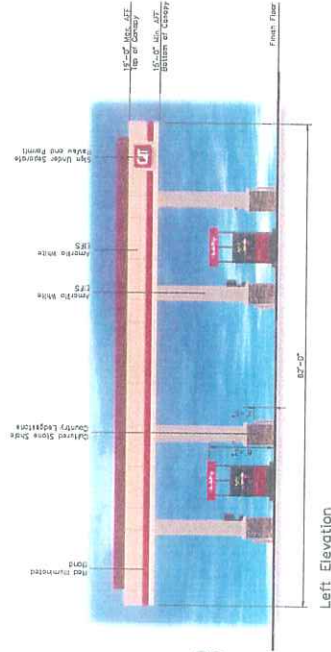
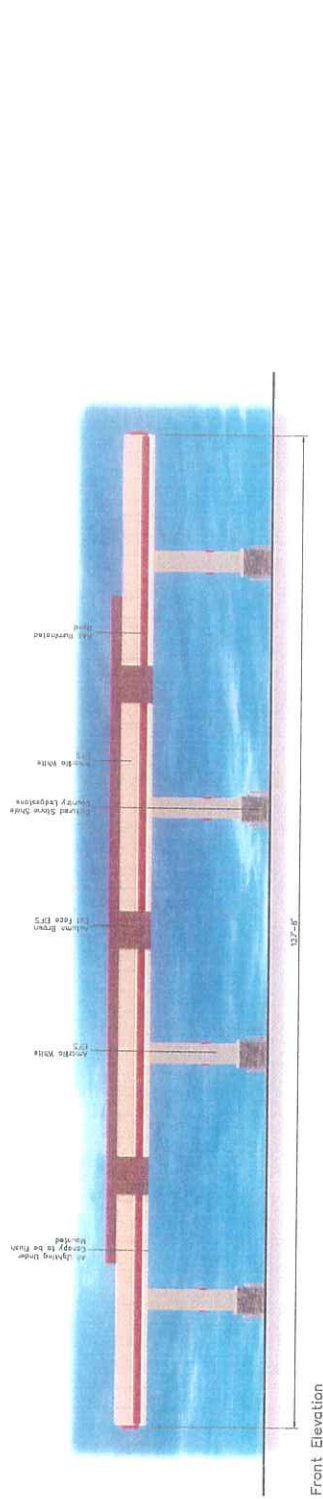
QuikTrip Store No. :1409 N of NEC 51st Ave & Northern Glendale, AZ

Presentation Exhibit
5000 AZ QuikTrip Store

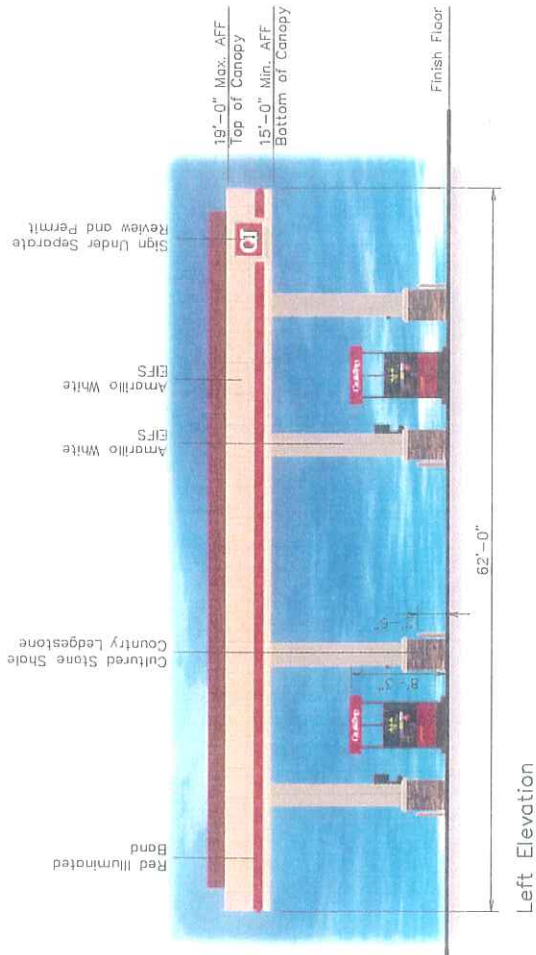
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DATE	07/14/09	
REVISION	1409BEL00-01	

3

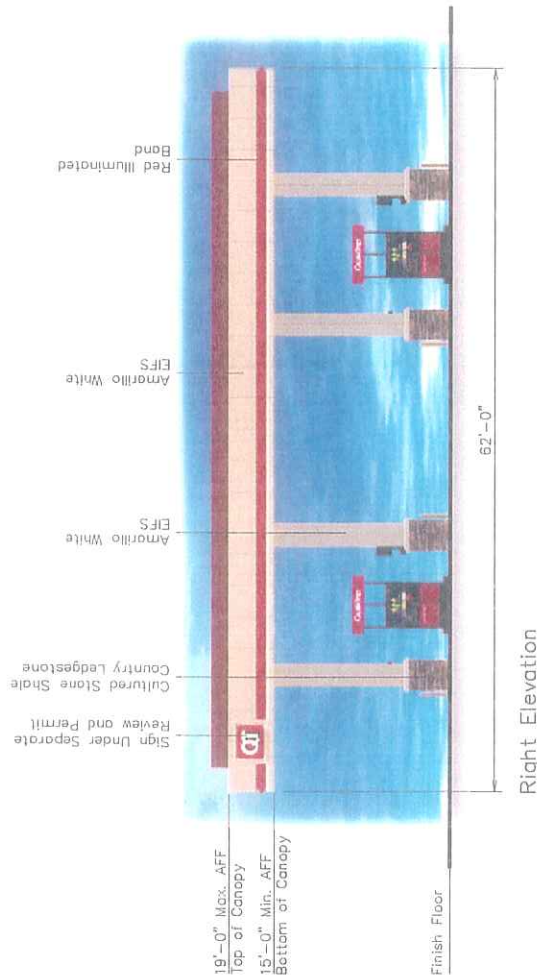
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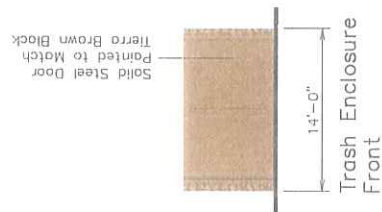
QT QuikTrip 4725 South 129th East Ave. Tulsa, OK 74134-0028 Phone: 918-241-2473 Fax: 918-241-2473 (518) 518-2720	Gas Canopy Elevations		QuikTrip Store No. :1409		N of NEC 51st		Glendale, AZ	
	Copyright 1998 QuikTrip Corporation QUIKTRIP, THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA, OKLAHOMA. PRICE AND DISCOUNTS ARE SUBJECT TO CHANGE WITHOUT NOTICE. QUOTATIONS ARE NOT BINDING. QUOTATIONS ARE VALID FOR 30 DAYS. PUBLICATION, ESTIMATION OF SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.							
Presentation Exhibit AZ DSB Gas Canopy		STORE NO. 1409	SHEET 1	TOTAL SHEETS 1				
SCALE: NTS		DRAWN BY: JCK		DATE: 07/14/99				
TOTAL: 100.00		TOTAL: 100.00		TOTAL: 100.00				



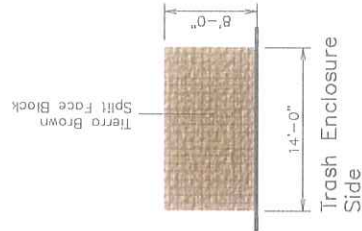
Left Elevation




Right Elevation



Trash Enclosure Front



Trash Enclosure Side



QuikTrip.
QuikTrip, Inc. 1700 W. Camelback Rd., Suite 200, Phoenix, AZ 85015
 Phone: (602) 771-3400
 Fax: (602) 771-3401
 Email: info@quiktrip.com

Gas Canopy Elevations

QuikTrip Store No. :1409 N of NEC 51st Glendale, AZ

Presentation Exhibit
 AZ DSS Gas Canopy
 SHEET NO. 1409
 SCALE: NTS
 DRAWN BY: JCV
 ISSUE DATE: 02/14/09
 TOTAL: 1409GEL00-01 of 2

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Exhibit I

Preliminary Landscape Plan

