



22 November 2019

City of Glendale, AZ
Planning – Development Services Department
5850 W Glendale Ave
Glendale, AZ 85301
ATTN: Mr. George Gehlert

Re: 17125 N 79th Ave.
CUP Submittal Narrative
SR19-0251

Dear Mr. Gehlert:

Please consider this letter as the formal narrative to accompany the submittal package for proposed Conditional Use Permit request for subject parcel to allow the proposed Portillo's Hot Dogs to construct and operate a drive through lane as an accessory use. Portillo's is a casual dining restaurant that features outside seating and drive-through service. The restaurant services lunch and dinner and is generally open from 11AM – 11PM local times, seven days a week. Peak hours are typically 11:30AM – 1PM and 4PM – 6PM, weekdays.

The parcel under consideration for the CUP is located on the ring road of Arrowhead Towne Center. The Center and associated development surrounding the center was approved as a Planned Area Development originally in 1989, with an Amendment approved in 1999. The Amendment specifically called for the development of PAD parcel 11, of which Portillo's is a part, to occur in alignment with City Code regulations for C-2 zoning for both uses allowed as well as development guidelines.

Per the City of Glendale zoning code, we understand Portillo's will be defined as a "Convenience Use", with the Code stating:

"Convenience uses are commercial activities, which have relatively high traffic generation compared to other commercial uses. A use is designated as a "convenience use" if the method of operation includes one (1) or more of the following characteristics: The primary business is the sale of food or drink for consumption, either on or off premises, over a counter, or from an outdoor service window or automobile drive-thru service window. Of the food or drink sold, at least twenty (20) percent is in disposable, carry out, or edible containers..." (other characteristics not listed here)

We further understand the current zoning allows the restaurant use "by right", however the addition of a drive-through use to a "convenience use" requires the approval of a Conditional Use Permit. The proposed development will replace one restaurant with another, on the same building footprint as is existing, maintaining the existing site layout and circulation. The new drive-through lane will "hug" the perimeter of the site along the mall access drive, eliminating pedestrian crossing of the drive through traffic.

In general we note the location of the proposed site is an outlot at the Arrowhead Towne Center shopping area and is adjacent to an access road that leads directly to the ring road of the mall area. Existing access points to the site will be maintained "as-is", and circulation within the parking lot shared with the adjacent Spring Hill Suites (hotel) will remain unchanged. At the time the shopping center was approved with the PAD process, heavy traffic was anticipated in association with an area developed as a commercial community service center of mixed uses concentrated in one area. The proposed drive-through lane will utilize the circulation path existing, with access granted from both N 79th Ave and the mall ring road and will limit the path of this drive-through traffic along the perimeter of the site. No residential development exists within the immediate area, therefore the anticipated



impact on the existing surrounding area will be considered minimal, and in keeping with the high traffic counts associated with a concentration of heavy commercial uses. Specific traffic data is discussed in a separate statement as part of this submittal package.

It is our hope these materials will be acceptable for review by the City Staff for consideration of this request. Please feel free to contact me with any questions or concerns you may have.

Regards,

Wendy Hunter

Wendy Hunter
For Portillo's