

CITIZEN PARTICIPATION GUIDELINES - PORTILLO'S



CITIZEN PARTICIPATION PLAN



**Conditional Use Permit Application
CUP19-15
Portillo's Hot Dogs
17125 N 79th Street
Glendale, AZ
17 December 2019**

17125 N 79TH STREET, GLENDALE, AZ

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II. PROJECT SUMMARY

The parcel under consideration for re-development is located on the ring road of Arrowhead Towne Center, and is currently occupied by a restaurant, "Old Country Buffet". The parcel is approximately 1.91 acres with a General Plan Land Use designation of GC (General Commercial). 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 this lot is a part, to occur in alignment with City Code regulations for C-2 zoning for both uses allowed as well as development guidelines. This proposed development of part of Parcel 200-43-006W, is designed in accordance with PAD guidelines stated in "PADZ-89-09, Amendment Z99-09" proposed development guidelines.

Portillo's is a fast casual dining restaurant that features inside seating in a casual atmosphere, outside seating and drive-through service. The restaurant services lunch and dinner, and is generally open from 10:30AM – Midnight local times, seven days a week. Peak hours are typically 11:30AM – 1PM and 4PM – 6PM.

Per the City of Glendale zoning code, Portillo's Hot Dogs restaurant 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)

Although the restaurant use is permitted by right, the addition of a drive-through use to a "convenience use" requires the approval of a Conditional Use Permit.

The proposed new building measures 7800 SF, at a maximum building height below 35'. Based upon the usage of the building, required car parking is 78 spaces for the interior seating, and an additional 10 parks required for the outside dining area; our plan provides 99 parking spaces. The proposed site layout maintains the building location on the original (current) building site, with the proposed drive-through lane located within the previous building footprint, and the existing parking area to remain predominately unchanged. Access points will remain as existing.

As the building is designed with 4-sided architectural features, this orientation presents easy identification of the user, and offers drive-by traffic with an architecturally pleasing façade on each frontage. The building contains upgraded and varied masonry materials with an entry feature directing the eye upwards, rather than on a horizontal span of wall. A covered patio area provides shade and protection from the elements for customers seated outside. The trash enclosure is designed to meet/exceed City standards for both location and design.

Landscaping along both the private shopping center access road and 79th Ave will meet or exceed the standards set by the City to enhance the site and provide visual screening of the parking interior to the site, as well as the drive through lane.

These materials are prepared to inform the appropriate parties of the proposed development and invite the participation of the affected parties in an exchange of information related to this re-development.

End Project Summary

17125 N 79TH STREET, GLENDALE, AZ

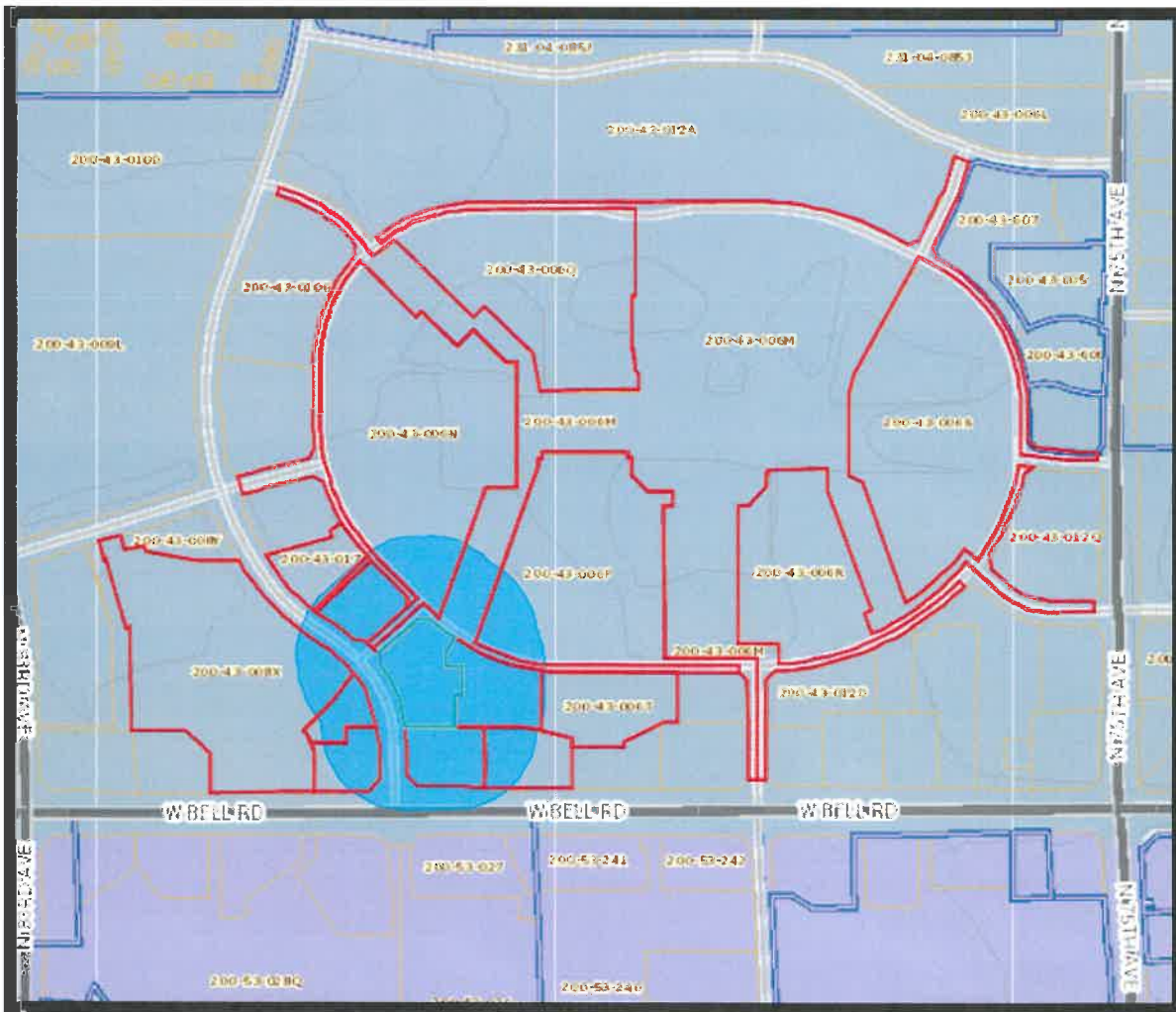
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III. PROPOSED PUBLIC NOTIFICATION TECHNIQUE

Per recommendations of the Planning Staff, a notification letter will be released to interested parties and property owners within 300' of the parcel for the opportunity to attend a citizen information meeting to be held prior to the Public Hearing for the CUP. A copy of the notification letter is included in the Citizen Participation Plan.

IV. NOTIFICATION

Below is the notification map obtained from the Maricopa County Assessor's Office:



17125 N 79TH STREET, GLENDALE, AZ

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Notifications

City of Glendale Mayor's Office
Mayor Weiers
5850 W Glendale Ave
Glendale, AZ 85301

Glendale City Council Office
Council Member Ray Malnar Sahuaro
5850 W Glendale Ave
Glendale, AZ 85301

City of Glendale Planner
George Gehlert
5850 W Glendale Ave, Suite 212
Glendale, AZ 85301

Senior Secretary, Planning
Diana Figueroa
5850 W Glendale Ave, Suite 212
Glendale, AZ 85301

V. IMPACT

The proposed development will replace one restaurant with another, on the same building footprint as is existing, maintaining the site layout and circulation as currently exists, therefore the direct impact would be the addition of the proposed drive-through lane and associated traffic.

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 notification area, therefore the anticipated impact on the existing surrounding will be considered minimal, and in keeping with the high traffic counts associated with a concentration of heavy commercial uses.

individuals who express interest in the project will be identified upon receipt of this information.

VI. POTENTIAL CONCERNS

It is likely the re-development of this site as a Portillo's will bring positive impact to the area due to the construction of a new, contemporary building utilizing up to date design features with regard to energy conservation, upgrades to landscaping, and energization of the area with a new opportunity for family dining and steady employment. There is likely to be minimal, if any increase in the use of a natural resource of water, and the equipment and fixtures proposed for the restaurant will reflect new energy code standards, potentially reducing the impact on the electrical demand.

VII. CONTINUED COMMUNICATION

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A Citizen Information Meeting will be scheduled if determined required, in which the attending parties will be informed of the proposed project with exhibits and a verbal presentation. A Q & A session would ensue which will offer interested parties to question the representative(s). Attending parties would be provided contact information with which to address any future comments or questions as the project proceeds. Any changes that occur following initial presentation could be offered in an additional mailing.

VIII. COMMUNICATION WITH AFFECTED PARTIES

Any changes that are incorporated following the initial contact will be released to all parties in the same written manner as the original notification method, which will be in letter form. The letter will include contact information for citizen use.

IX. COMMUNICATION WITH PLANNING

Any modifications to the initial submittal package will be brought to the attention of the project planner via telephone or written notification via email.

X. PROPOSED SCHEDULE FOR CITIZEN PARTICIPATION PLAN

Late December	Submit Citizen Participation Plan to Planner for approval
Early January	Mail notification letters
Late January	Hold Citizen Information Meeting, if required
Early February	Deadline to receive written comments; 5 days after meeting
Early February	Submit Citizen Participation Final Report to project planner for approval.