

# Citizen Participation Final Report for Glendale Dutch Bros. Coffee

East of the NEC of Bell Road & 59<sup>th</sup> Avenue

Case Number: CUP20-02

March 2020

Prepared for: West Side DB, LLC  
Prepared by: PIAZZA Restaurant Development

## Project Description

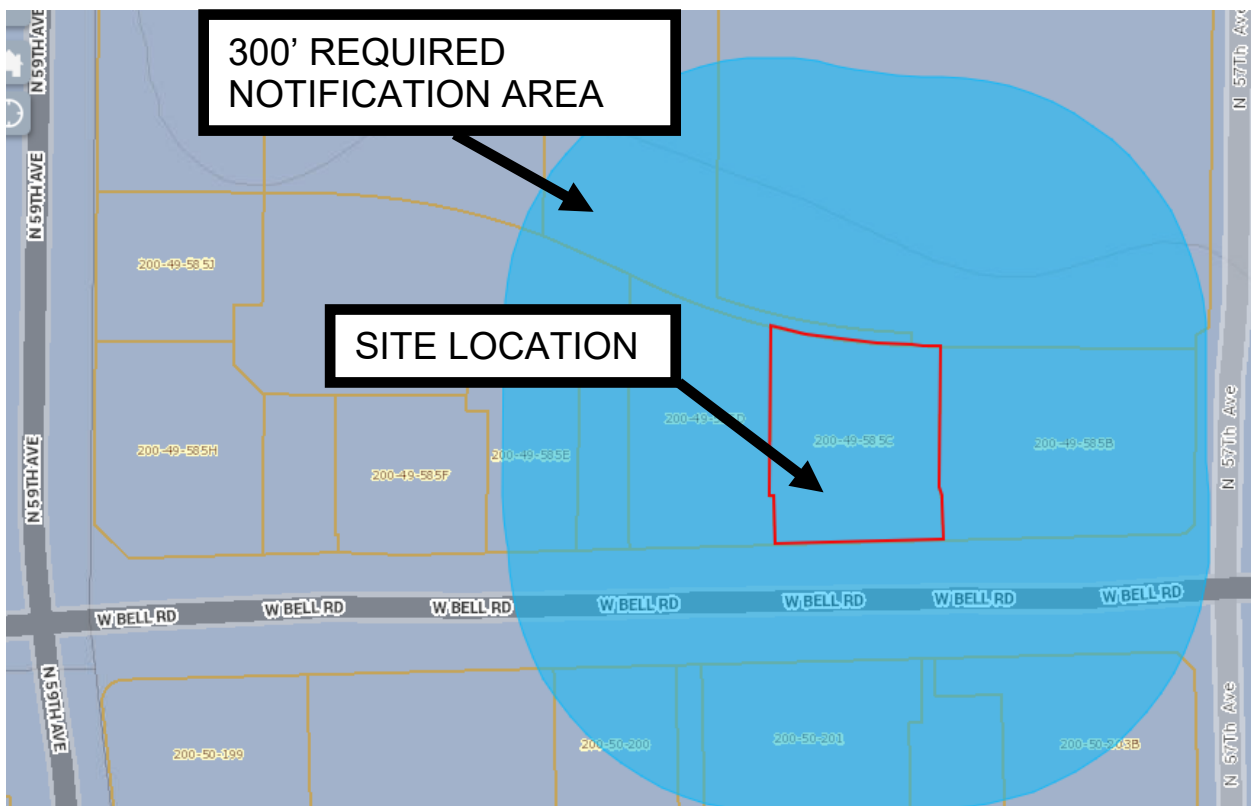
This project envisions converting a small portion of the existing parking area within the WinCo Shopping Center into a Dutch Bros. Coffee shop. Dutch Bros. Coffee has seen great success in the valley and is looking to continue its success by developing an additional store in the successful Bell Road Corridor in the City of Glendale.

A freestanding building of approximately 1,000 square feet is proposed, along with drive-thru lanes, pickup window, parking and landscaping. Final design will be determined at the time of Design Review.

## Public Outreach

Distribution of a notification letter to adjacent property owners was recommended by the City of Glendale for this project. The letter was sent to property owners within the required notification area (300 feet of the property boundary) of the project as well as to individuals listed on the staff provided "Interested Parties" and "Additional Notifications" lists. A copy of the notification letter is provided on the following pages. No response was received as a result of the mailing.

The notification area for the project is depicted below.



## Project Impacts

Impacts of the development of the Dutch Bros. Coffee will be minimal as the site can absorb additional development. There is no immediate surrounding residential development. Due to the size of the WinCo Foods shopping center, the conversion of existing parking spaces into the Dutch Bros. will have no impact to other existing businesses. The shopping center was developed in the 1980's and is overparked.

We have thought about the project from the perspective of individuals affected or otherwise interested in this project. There are no other standalone coffee shops within the surrounding retail centers and this Dutch Bros. may serve as an incentive for shoppers to visit the site for their shopping needs.

## Project Notices

Members of the public were informed via letter, email, or telephone call should they express interest in project updates. In advance of the Planning Commission public hearing, the site was posted on Bell Road with a 4' x 8' posting sign. Planning was updated on citizen participation efforts through the Citizen Participation Final Report.

February 14, 2020

Jon M. Froke Urban Planning, LLC  
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**Subject: CUP20-02 Dutch Bros. Coffee on Bell Road | City of Glendale, AZ**

Dear Neighbor,

This letter is to inform you that our Development Team has applied for a Conditional Use Permit application with the City of Glendale to enable a drive thru use in the C-2 (General Commercial) zone. The property is located on the north side of Bell Road, east of 59th Avenue within the WinCo Foods shopping Center. The property is located in the Sahuaro District. CUP20-02 is a request for a drive thru convenience use in the C-2, General Commercial, zoning district.

The project envisions converting an existing parking area in the south end of the shopping center into a Dutch Bros. Coffee shop. The total building area will be approximately 900 square feet and will be similar to other Dutch Bros. locations throughout the valley. The entire lot is 34,649 square feet (0.8 acres) and the conversion of the parking lot will not affect parking for the rest of the shopping center as it is currently over parked.

Included with this letter is a site plan for your review. Please provide any comments to my Conditional Use Permit request by February 29, 2020. I can be reached by letter, email, or call me at the contact information above. You may also contact our Project Manager, George Gehlert, with the City of Glendale at (623) 930-2597.

Sincerely,

***Jon Froke***

Jon M. Froke, AICP  
Managing Partner

Encl: