



Ms. Joseline Castaneda  
Planner – Planning Division  
City of Glendale  
5850 West Glendale Avenue, #212  
Glendale, AZ 85301

Date: February 10, 2021

**SR # 20-0142, CUP20-14, DR20-67** – 9400 W. Cambelback Road, Glendale, AZ 85305  
APN 102-14-646



### PROJECT NARRATIVE

Dear Ms. Castaneda,

My name is Edin Coralic and I am an Architect with Coralic, LLC. In this submittal I will be representing my client HZ Props RE, LTD, a Texas Limited Partnership. HZ Props RE, LTD. is seeking a Conditional Use Approval to construct a new 2,297 square foot stand-alone Popeyes Louisiana Kitchen fast food restaurant with a drive-thru on a 1.02 AC parcel of land within the City of Glendale. The proposed lot is located at 9400 W. Camelback Road (Camelback Road & 95<sup>th</sup> Avenue) and is currently undeveloped. The current zoning of the proposed lot is PAD. The other individuals that will be involved in this project are Beau Sisson, Director of Development for HZ Foods/ HZ Props and John McGhee, Project Manager with Cole, our Civil Engineer.

The front of the building will be facing W. Camelback Road. On-site parking and drive aisles are necessary for operation and are included within the scope. Accessible pedestrian circulation from W. Camelback Road will also be accommodated.

The intended hours of operation will be between 10am to 10pm Sunday through Thursday and 10am to 11pm on Friday's and Saturday's. The anticipated maximum number of employees per shift is 8. Traffic circulation is expected to be heaviest around the lunch and dinner hours but is not expected to impede traffic of the surrounding area. Parking was calculated at 1 parking space per 100 square feet of building area. This would require minimum of 23 parking spaces. We are proposing a total parking count of 23 spaces of which 1 is accessible. The drive-thru features a minimum of 6 car-stacking spaces (20' long each) after the ordering speaker.

The exterior of the building will include the new 2020 NOLA image. It is RBI's (Restaurant Brands International – Owner of Popeyes Franchise) newest brand look. It is the same franchise look that is currently under construction on our two other Glendale locations, 53<sup>rd</sup> and Bell and 59<sup>th</sup> and Northern. The façade features visual breaks and material changes which highlight exterior depth. The building utilizes a bright and visually enticing color pallet that assists in providing a more unique and pleasing façade while maintaining the desired franchise look. The overall building colors match the surrounding buildings and mimic the neighboring Car Wash to the West and the Multi-Family Apartments to the North. Our Nichiha panel color matches close to a color used in the Multi-Family Apartment building and our off-white EIFS color matches close to the colors used on the carwash. The building design/ color palette/

proposed elevations have been approved by the pad seller and the overall developer. Glazing is directed toward the main access street for maximum curb appeal and is well shaded against the desert sun with pre-finished metal canopies. Please refer to enclosed colored elevations for more information.

The fully sprinklered building will be V-B construction type (per 2018 IBC) and built with wood studs, wood trusses and wood sheathing as the primary structural members. The exterior will feature EIFS, Nichiha fiber cement board panel and cultured brick veneer façade along with multiple pre-finished metal canopies and prefinished aluminum storefronts. The roof will be an R-30 PVC membrane roof system (color - white). All mechanical equipment will be located on the roof shielded from view with building parapets.

Signage will be proposed on all sides of the building. All signage will be back lit for visibility at night and it will be a separate permit submittal by the sign installer.

Our restaurant will be the last development to go into this master developed site. The Car Wash to the West is already constructed and in service. The Multi-Family Apartments to the North and the single family homes to the East are also constructed. Currently an existing 9 foot tall CMU wall exists between our site and the residential uses. We will be the final piece to the puzzle to have this lot fully developed.

Observation of the surrounding area indicates that it has a large percentage of residential and retail/ office centers, including Copper Canyon High School and a Walmart Supercenter with limited food service options. It is the opinion of the design team that the addition of a food service establishment would benefit the surrounding area.

The main point of access to the proposed site will be from W. Camelback Road utilizing existing curb-cut. A rear access drive connection will be made with the Car Wash. Accessible pedestrian access will be from W. Camelback Road.

This project will be completed in one phase. Typical construction schedule is 120 calendar days.

The building operations will require municipal water, sewer, power, gas and trash. This site will include an in-ground grease interceptor as well as underground storm water tank. The interceptor will be sized per the locally adopted 2018 IPC- International Plumbing Code. Gas and electric will be sized and coordinated with local gas and electric company.

Thank you for your time in reviewing this document and your assistance on this project. If you have any questions or need additional information, please don't hesitate to contact me.

Respectfully submitted,

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