




# CITIZEN PARTICIPATION FINAL REPORT

**COMPLETION OF THE FOLLOWING IS NECESSARY FOR FINAL REPORT APPROVAL**

SUMMARY / FINAL REPORT	
Total individuals notified:	38
Total Participants:	0
CONCERNS, ISSUES, PROBLEMS EXPRESSED	
NO CONCERNS, ISSUES, AND/OR PROBLEMS EXPRESSED AS OF 09/14/2021.	
HOW CONCERNS WILL BE ADDRESSED?	
CONCERNS WILL BE ADDRESSED VIA EMAIL/PHONE AND GLENDALE PLANNING STAFF WILL BE NOTIFIED AND UPDATED VIA EMAIL/PHONE. *EMAIL PREFERRED FOR PHYSICAL RECORD OF COMMUNICATION.	
CONCERNS APPLICANT IS UNWILLING TO ADDRESS	
NO CONCERNS, ISSUES, AND/OR PROBLEMS EXPRESSED AS OF 09/14/2021.	
HOW THE PROPOSAL HAS BEEN REVISED TO ADDRESS CONCERNS	
NO CONCERNS, ISSUES, AND/OR PROBLEMS EXPRESSED AS OF 09/14/2021.	
APPLICANT SIGNATURE AND DATE	
 NORDEAN MOUSSALEM    09/14/2021	

**REQUIRED ATTACHMENTS:**

- NOTIFICATION AREA MAP
- NOTIFICATION LETTER AND SITE PLAN
- ANY OTHER NOTICES, MEETING INVITATIONS, SIGN-IN SHEETS (NONE).
- LIST OF PROPERTY OWNERS WITHIN NOTIFICATION AREA.
- “INTERESTED PARTIES” LIST PROVIDED BY PLANNING

**Notification List**  
**300 feet Notification Area Parcel Map**





# PLANNING DIVISION

## NEIGHBORHOOD NOTIFICATION LETTER


### AFFIDAVIT OF MAILING

Case No. (if available) CUP21-04, GPA21-09, AND ZON21-10

Project Name: C686 RAISING CANE'S

I, NORDEAN MOUSSALEM \_\_\_\_\_ *certify that I am the authorized applicant /*

*representative to the City of Glendale for the above application, and do hereby affirm that notice as required for the case noted above has been completed in accordance with the Citizen Participation Process in the City of Glendale's Zoning Ordinance, and a copy of the letter and mailing labels has also been submitted.*

Applicant/Representative Signature:  \_\_\_\_\_



PM DESIGN GROUP, INC.

76 E. Mitchell Drive

Phoenix, AZ 85012

## UPDATED PROJECT INFORMATION

August 27th 2021

PM Design Group, Inc.  
Nordean Moussalem, Job Captain  
76 East Mitchell Drive, Phoenix, Arizona 85012  
[NMoussalem@pmdginc.com](mailto:NMoussalem@pmdginc.com)  
Direct Office: 623-432-0589

Proposed Raising Cane's Chicken Fingers Restaurant  
RAC20049.0 - C686 59th & Thunderbird Glendale, AZ

Dear Neighbor:

This letter is to inform you that we are applying for a General Plan Amendment, Conditional Use Permit, and Zoning Change application with the City of Glendale, The property is located at 5959 West Thunderbird Road, Glendale AZ 85306 in the Sahuaro District.

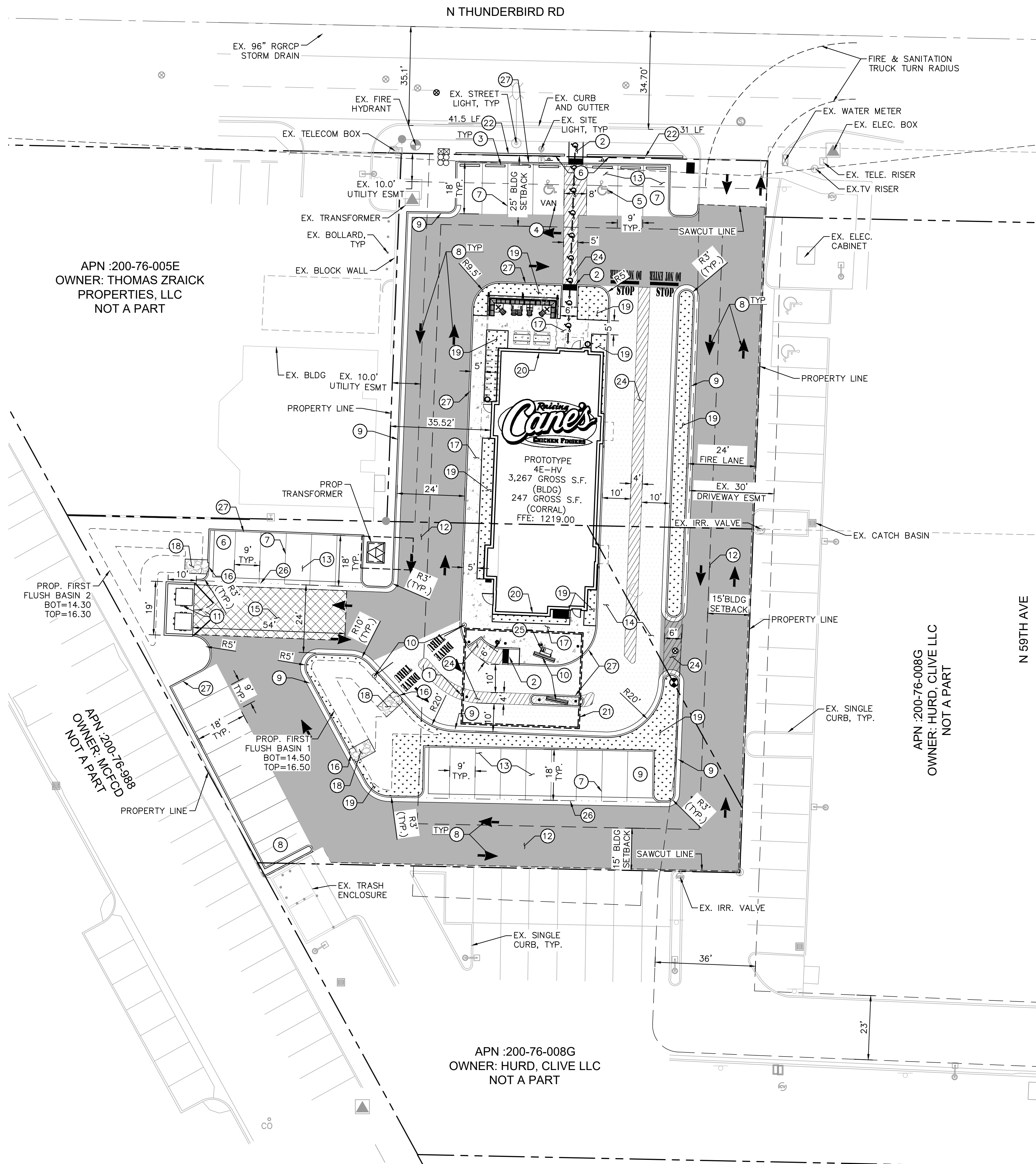
The proposed 3,267 sqft Raising Cane's Restaurant building is located on a 42,216 sqft or 0.97 acre site at the SW intersection of North 59<sup>th</sup> Avenue and West Thunderbird Road. The proposed building includes an outdoor dining patio to the North and a double drive-thru to the East. The site is comprised of three (3) parcels and two (2) different zones **Parcel 200-76-005D** zoned partially C-1 (Neighborhood Commercial) and partially C-O (Commercial Office), **Parcel 200-76-011J** zoned C-1 (Neighborhood Commercial), and **Parcel 200-76-011H** zoned partially C-1 (Neighborhood Commercial) and partially C-O (Commercial Office).

We are applying for a **General Plan Amendment** from Office (OFC) to General Commercial (GC) for all parcels to allow for the proposed commercial use. We are applying for a **Conditional Use Permit** to enable the development of a drive-thru restaurant, however, a Zoning Change will also be required as zone C-O (Commercial Office) does not permit the use of a drive-thru. We are applying for a **Zoning Change** to allow a zoning change to parcels 200-76-005D and 200-76-011H from partially C-1 (Neighborhood Commercial) zoning district and partially C-O (Commercial Office) zoning district to entirely C-1 (Neighborhood Commercial) zoning district in order to enable the development of a drive-thru restaurant.

The project aims to preserve the existing setbacks and parking as much as possible to maximize the site potential and reduce excess construction and demolition. The use of alternating planes, variation of parapet elevations and the variety of colors and finish materials creates a building and site design that avoids a monolithic massing of building style.

We trust that the aforementioned explains and justifies this project. Raising Cane's puts a lot of passion into every project and every city that they enter. Not only is the design of the project unique in its quality, but the operation of a Raising Cane's restaurant is all about excellence and hospitality. Please provide any comments by September 10th 2021. Please write, email, or call me at the contact information above. You may also contact Joseline Castaneda at 623-930-2823.

Thank you,  
PM Design Group, Inc.



APN :200-76-005E  
OWNER: THOMAS ZRAICK  
PROPERTIES, LLC  
NOT A PART

APN :200-76-998  
OWNER: MCFCD  
NOT A PART

APN :200-76-008G  
OWNER: HURD, CLIVE LLC  
NOT A PART

APN :200-76-008G  
OWNER: HURD, CLIVE LLC  
NOT A PART

**LEGEND**

- EXIST. EASEMENT
- EXIST. PROPERTY LINE
- EXIST. RIGHT-OF-WAY
- PROP. ADA PATH
- PROP. FIRE LANE
- [Cross-hatched] HEAVY DUTY CONCRETE PAVEMENT AT TRASH ENCLOSURE PER C.O.G. REQUIREMENTS
- [Dotted] STANDARD DUTY CONCRETE PAVEMENT
- [Solid Grey] HEAVY DUTY ASPHALT PAVEMENT
- [White] STANDARD DUTY ASPHALT PAVEMENT
- (5) PARKING SPACE COUNT

**PROJECT DESCRIPTION**

PROPOSED 3,267 SF DRIVE-THRU RESTAURANT.

**PROJECT INFORMATION**

PROPOSED USE: RAISING CANE'S DRIVE THRU RESTAURANT  
EXISTING ZONING: C-1, C-0  
ADJACENT ZONING: A-1, C-1, C-0  
JURISDICTION: GLENDALE, ARIZONA

BUILDING SETBACKS: REQUIRED 25'-0" (FRONT) PROVIDED 35.5' BLDG  
MINIMUM STREET SETBACK: 15'-0" (SIDE & REAR) 19'-0"

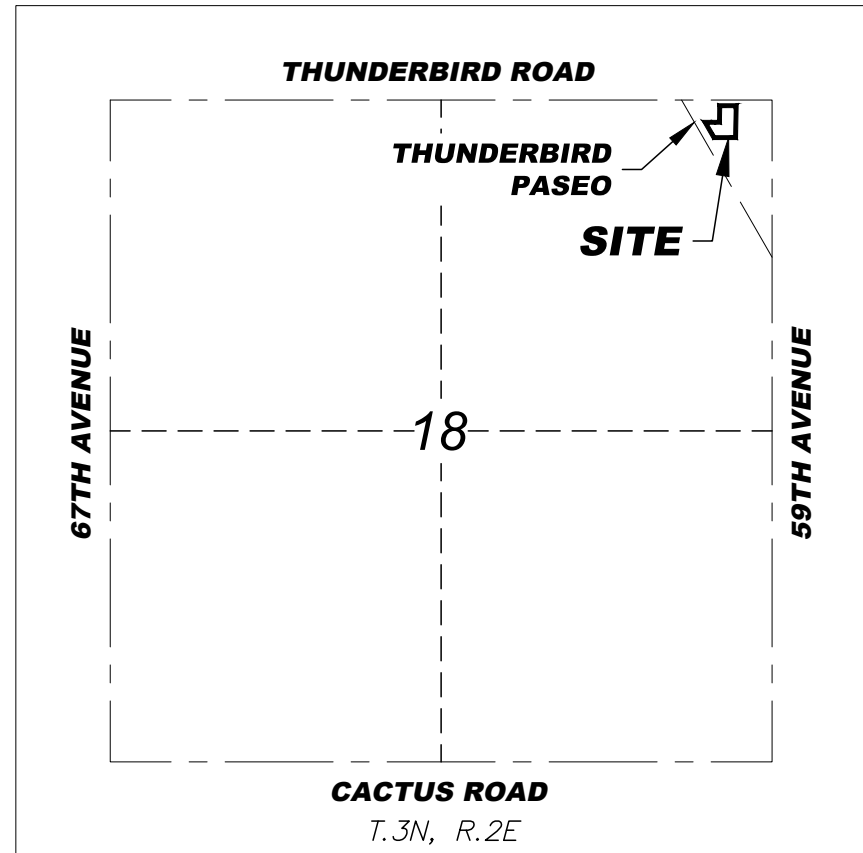
**SITE NOTES**

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/MEP PLANS FOR SITE LIGHTING & ELECTRICAL PLAN.
3. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COSTS SHALL BE INCLUDED IN BASE BID.
5. ALL PROPOSED PAVING IN CITY R.O.W., EASEMENTS AND FIRE LANE TO CONFORM TO CITY OF GLENDALE DETAILS AND STANDARDS.
6. CONTRACTOR SHALL ADJUST EXISTING AND PROPOSED VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE.
7. REFERENCE LANDSCAPE PLANS FOR PROPOSED BUFFERS, SCREENING, AND PLANTING.
8. BUILDING IS FIRE SPRINKLED.

**APN:**  
200-76-005D, 200-76-011H, & 200-76-001J

**SITE AREA:**  
42,253 SF OR 0.97 AC

**SITE DATA**  
ADDRESS: 5959 W THUNDERBIRD RD  
GLENDALE, AZ 85603  
APN: 200-76-005D, 200-76-011H, 200-76-011J  
ZONING: C-1  
CONSTRUCTION TYPE: IIB  
LOT AREA (NET): 42,253 SF 0.97± AC  
LOT AREA (GROSS): 42,253 SF 0.97± AC  
BUILDING AREA: 3,514 SF  
LOT COVERAGE: 3,514 SF / 42,253 SF = 8.32%  
LANDSCAPE AREA: 7,612 SF / 42,253 SF = 18.0%



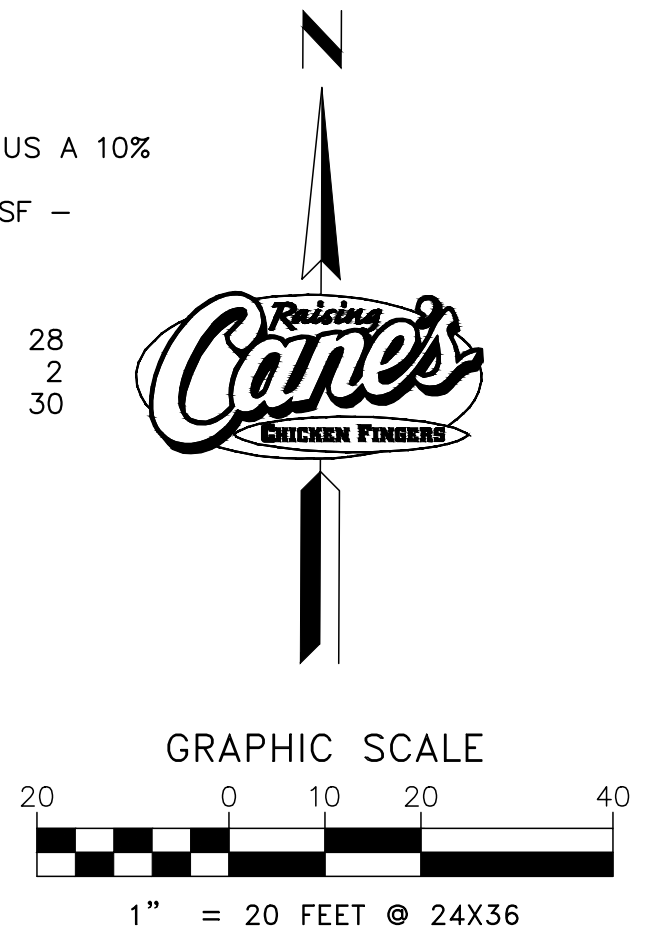
**SITE KEYNOTES**

- |      |   |
|------|---|
| (1)  | 6" BOLLARD  |
| (2)  | PROPOSED ADA RAMP   |
| (3)  | SAFETY CURB PER MAG STD DET. 150  |
| (4)  | ACCESSIBLE VAN PARKING SPACE, SEE PAVEMENT MARKING DET ON SHT 01.                         |
| (5)  | ACCESSIBLE PARKING SPACE, SEE PAVEMENT MARKING DET ON DT 01.                              |
| (6)  | ACCESSIBLE PARKING SIGN, SEE SIGN DET ON DT 01.   |
| (7)  | 4" WIDE WHITE 90° SOLID PARKING STRIPE, TWO COATS MIN.                                    |
| (8)  | DIRECTIONAL PAVEMENT MARKING, REFERENCE DET ON SHT 01.                                    |
| (9)  | CONSTRUCT VERTICAL CURB & GUTTER FORMED HEIGHT=6" PER MAG STD 200-1, TYPE A.              |
| (10) | PROPOSED MENU EQUIPMENT, CONTRACTOR SHALL POT HOLE ELECTRICAL LINE PRIOR TO INSTALLATION. |
| (11) | RECYCLING/TRASH DUMPSTER LOCATION.  |
| (12) | HEAVY DUTY ASPHALT PAVEMENT   |
| (13) | STANDARD DUTY ASPHALT   |
| (14) | STANDARD DUTY CONCRETE  |
| (15) | HEAVY DUTY CONCRETE   |
| (16) | CONSTRUCT 3-WIDE CURB OPENING   |
| (17) | SIDEWALK PER MAG STD DETAIL 230   |
| (18) | INSTALL RIPRAP  |
| (19) | LANDSCAPE AREA, REFERENCE LANDSCAPE PLANS.  |
| (20) | PROPOSED BUILDING   |
| (21) | DRIVE-THRU CANOPY WITH BUILT IN C.O.D.  |
| (22) | PROPOSED 4' SCREENWALL LENGTH PER PLAN.   |
| (24) | 4" WIDE AT 45° @ 2" O.C. PARKING STRIPE, TWO COATS MIN.                                   |
| (25) | PROPOSED HAND WASHING STATION   |
| (26) | VALLEY GUTTER PER MAG STD DET 240 MODIFIED FOR 3-WIDE                                     |
| (27) | SINGLE CURB PER MAG STD DETAIL 222  |

**PARKING COUNT:**

PARKING REQUIRED:  
30 SPACES (1 SPACE/100 SF MINUS A 10% RED. FOR ADMINISTRATIVE USE) (INDOOR AREA = 3,267 SF)/100 SF - 0.1\*33 = 30 SPACES

PARKING PROVIDED:  
STANDARD PARKING SPACES 28  
ACCESSIBLE PARKING SPACES 2  
TOTAL PARKING SPACES 30



Store: 5959 W THUNDERBIRD ROAD PHOENIX, AZ. 85306 Restaurant #C686

Designer's Information:



C 2021 KIMLEY-HORN AND ASSOCIATES, INC. 1001 W. SOUTHERN AVENUE, SUITE 131 MESA, ARIZONA 85210 (480) 207-2666

Professional of Record:



Exp. Date: 03/31/22  
*Heather Roberts*

Prototype:	4E-HV
Prototype Issue Date:	12/02/2020
Design Bulletin Updates:	--
Date Issued:	Bulletin Number:

**PRELIMINARY PLANS**

REVISIONS:	
1	
2	
3	
4	
5	
6	
7	
8	
9	

**PRELIMINARY SITE PLAN**

Date: 06/29/2021  
Project Number: RC 686  
Drawn By: JW/JH

Sheet Number:

**SP.01**

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