



Received by Planning
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via digital upload

City of Glendale
Development Services Department
5850 West Glendale Avenue
Glendale, AZ 85301

Re: Proposed Taco Bell Restaurant
4346 W. Glendale Avenue
Glendale, Arizona

To Whom It May Concern:

The development and design team for this Project includes Desert de Oro Foods, Inc., GLMV Architecture, and Stantec. The application is being submitted by GLMV Architecture on behalf of Taco Bell Franchisee Desert De Oro Foods, Inc. Jason Graham is the Development Director's Assistant and will be overseeing the construction. Applicant Karissa Pankratz, GLMV Architecture, is responsible for the initial Site/Architectural coordination and the production of the Landscape Plan. Rosa Paddock, Project Manager, GLMV Architecture, will be responsible for the Project oversight and production of Architectural Plans. Rosa will also be responsible for review and coordination with Mechanical, Electrical, and Plumbing Plans. Colleen Ruiz and Brian Tretbar, Stantec Engineering, is responsible for the Civil Drawings. The team looks forward to discussing the proposed site.

A Pre-Application meeting is requested to discuss the redevelopment of the site located at 4346 W. Glendale Avenue in Glendale, Arizona. The existing building will be demolished for the construction of a New Taco Bell restaurant with dual drive-thru lane. The proposed Site Plan also requires adjusting the Glendale access drive and sidewalk to improve site circulation.

The referenced site can be located by its Accessor Property Number 147-08-142. Lot 2A is an existing 41,584-square-foot site comprised of a 5,248-square-foot, one story, block building, a dumpster enclosure, and an asphalt parking lot with 56 parking stalls. The site is zoned C-3, General Commercial. The site sits between a Kentucky Fried Chicken and Taco Bell Restaurants. There are three existing utility related easements; a ten-foot sidewalk and utility easements along the west property line, and a five-foot utility easement for communication and other facilities, and a ten-foot public utility easement along the north property line. An existing cross access easement exists with adjacent KFC. The existing boundary survey is included in the submittal package for reference.

The current site use was a night club open Friday and Saturday from 10:00 pm to 2:30 am (Next Day). The proposed use is a quick-service restaurant with dining room and a dual drive-thru lane with pick-up window. Properties to the east and west of the proposed new Taco Bell are quick service restaurants with drive-thru lanes. The proposed hours of operation will be from 7:00 am to 1:00 am Sunday through Wednesday and 7:00 am to 2:00 am Thursday through Saturday. The adjacent Taco Bell will be de-imaged upon the occupancy of the new construction.

The proposed site scope includes a new building, new pylon sign, sidewalk with public access connection, shifting the access drive on Glendale, 30 parking stalls with two accessible parking stalls, and a new CMU dumpster enclosure. A new landscape plan, including rock mulch, drought tolerant plant selections, and increased tree coverage is proposed to give the site a fresh inviting appearance. A new site lighting package will be proposed to provide customers and employees a safe and secure site access. A dual drive-thru lane will enable customers to pick up orders without exiting their vehicles. The existing utility locations and connections will be evaluated for reuse.

The proposed site circulation improvements include revising vehicular and pedestrian modifications. The proposed incorporates the needs of the adjacent uses for shared parking, trash enclosure access, and the existing cross access easements with KFC. The proposed building location is approximately 30 feet from Glendale Avenue right-of-way, increasing site visibility for customers. Adjusting the building location closer to Glendale Avenue reduces the distance pedestrians must travel to access the public sidewalk along Glendale Avenue. Drive aisles have been adjusted for fire truck access. The proposed parking stalls located adjacent to the new building improves customer access to the building from the parking lot. The existing drainage appears to be surface flow, the proposed reduces the runoff with the increase of pervious surfaces proposed with the increase in landscape area.

The proposed building is 2,096 gross square feet, occupancy is A2 with Type VB Construction, and a sprinkler system is not included. Building scope includes two customer entrances, one service entrance and one at the kitchen, two single-use restrooms, a queuing area, and various seating elements for 28 customers. Exterior elements include a tiled weather rustic corner tower, Brand Signage, James Hardie Siding painted Sherman Williams Worldly Gray, and Hardie Reveal Panel system painted Sherman Williams Taco Bell Purple and Sherman Williams Enduring Bronze. Troy Wall Sconces will be used to accent architectural features and entrances. The overall intent is to provide a modern aesthetically pleasing experience that customers, neighboring businesses, and employees will appreciate for years to come. The design will improve site access, vehicular and pedestrian circulation, and overall customer and employee experience.

In conclusion, although the exterior modifications are substantially replacement of brand elements, the finished Project emphasizes modern design and continues to create a welcoming and safe environment for customers and employees.

We look forward to your approval.

Sincerely,

MARK D. MCCLUGGAGE, AIA CCS



Karissa R. Pankratz, RLA, ASLA

KRP/lp

Enclosures

c (w/enc.): 13048R21001/Newforma