



Stantec Consulting Services Inc.  
3133 West Frye Road, Suite 300  
Chandler, AZ 85226-5110

October 29, 2021

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

**Subject:** Proposed Taco Bell Restaurant  
4346 W. Glendale Avenue  
Glendale, Arizona 85301

Dear Ms. Castaneda:

This letter provides you the Citizen Participation Final Report for the above referenced project submitted today, October 29, 2021. I appreciate your assistance through the process. Should you have any questions or need additional information, please let me know.

Sincerely,

A handwritten signature in cursive script that reads "Colleen Ruiz".

**Colleen Ruiz, PE**  
Stantec Consulting Services Inc.  
Principal, Community Development  
3133 West Frye Road, Suite 300  
Chandler, AZ 85226-5110  
602.315.1432  
Colleen.Ruiz@stantec.com

**Attachment:** Citizen Participation Final Report



# CITIZEN PARTICIPATION PLAN

**COMPLETION OF THE FOLLOWING IS NECESSARY FOR APPROVAL OF YOUR PLAN**

<b>DEVELOPMENT PROPOSAL</b>	Taco Bell Restaurant
<b>HEARING REQUEST</b>	Conditional Use Permit
<b>ADDRESS</b>	4346 W Glendale Ave, Glendale, AZ 85301
<b>SR#</b>	SR21-0165
<b>DATE</b>	09/24/2021
<b>APPLICANT</b>	Stantec Consulting Services

## BRIEF DESCRIPTION OF PROPOSED PROJECT

The site will be developed to construct a new Taco Bell Restaurant. Improvements will include a new 2,096 square foot building, pylon sign, pavement, drainage, landscaping, and other associated enhancements.

## DESCRIBE PUBLIC NOTICES, MEETINGS, RELATED OTHER PUBLICITY

In accordance with the City of Glendale Citizen Participation Plan process, notification letters were sent to property owners in the project vicinity. The letters informed these property owners of the project and provided sufficient time for stakeholder feedback.

ARE THERE ANY MEETINGS ANTICIPATED FOR THE PROJECT? NO

IS THERE ANY OTHER RELATED PUBLICITY NEEDED FOR THE PROJECT? NO

## IDENTIFY WHO MAY WILL BE DIRECTLY AND INDIRECTLY AFFECTED BY YOUR PROPOSAL AND ANYONE WHO EXPRESSED INTEREST OR BELIEVE THEY WILL BE AFFECTED.

Individuals that will be directly and indirectly affected will be adjacent property owners, individuals within the notification area, and individuals on interested parties list for the council district this property is located.

**IDENTIFY ANY CONCERNS THE ABOVE INDIVIDUALS MAY HAVE**

Concerns the above-mentioned individuals may have include the following:

- Increased traffic in the area
- Increased noise in the area
- Resistance to more restaurants of this kind in the area

**HOW WILL THEY BE PROVIDED AN OPPORTUNITY TO DISCUSS THE PROPOSAL WITH THE APPLICANT IF ISSUES OR QUESTIONS CONTINUE OR SUDDENLY ARISE AFTER DISTRIBUTION OF THE NOTIFICATION LETTER.**

The notification letter contains the Applicant’s contact information, as well as the City of Glendale’s Project Planner’s contact information. This will provide concerned citizens the information needed to contact individuals who can provide information throughout the process.

**HOW WILL THESE INDIVIDUALS BE INFORMED OF ANY CHANGES AFTER THE INITIAL CONTACT?**

Should any significant modifications to the proposal occur after the initial contact with these individuals, a letter will be mailed informing them of the changes.

**HOW WILL YOU KEEP GLENDALE PLANNING STAFF UPDATED ON THE STATUS OF YOUR CITIZEN PARTICIPATION EFFORTS?**

The Applicant will contact Glendale Planning weekly via email if any feedback from the public is received. Follow up phone calls will be made if necessary.


**IMPLEMENTATION SCHEDULE / DATES OF COMPLETION**

Date CPP submitted to Planner	09/27/2021
Neighborhood Meeting date (if any)	N/A
Distribution date of initial notices	09/29/2021
Number of weeks allowed for responses	2 weeks
Cut-off date for responses	10/13/2021
Planned Submittal date of CPP Final Report	10/19/2021



# CITIZEN PARTICIPATION FINAL REPORT

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

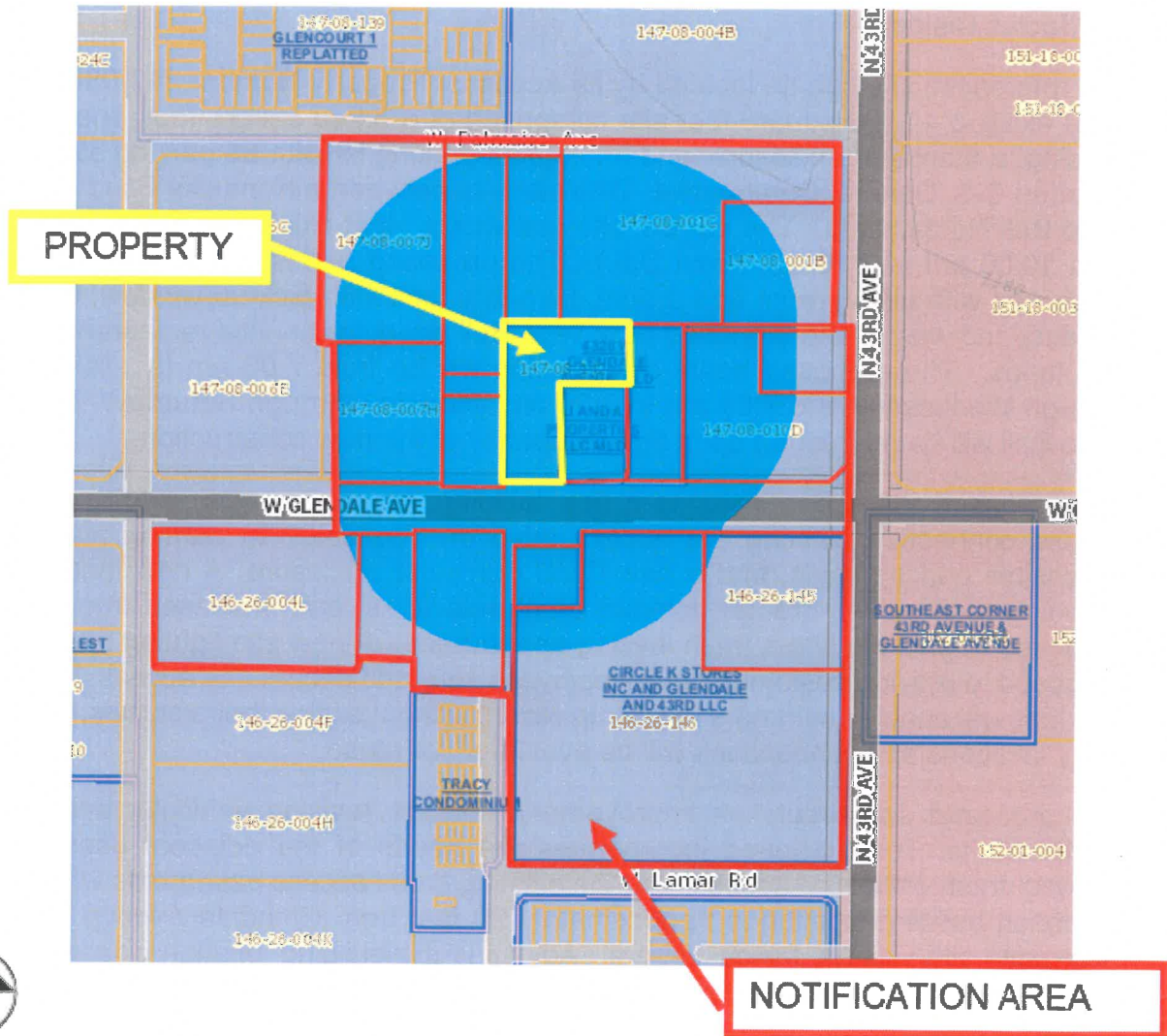
SUMMARY / FINAL REPORT	
Total individuals notified:	36
Total Participants:	0 responses
CONCERNS, ISSUES, PROBLEMS EXPRESSED	
No concerns, issues or problems were expressed by any of the notified individuals.	
HOW CONCERNS WILL BE ADDRESSED?	
We will proceed as planned with the development since no concerns were shared.	
CONCERNS APPLICANT IS UNWILLING TO ADDRESS	
There are no concerns that we are unwilling to address, but there were none raised by the notified individuals.	
HOW THE PROPOSAL HAS BEEN REVISED TO ADDRESS CONCERNS	
There were no concerns brought to our attention by those notified so revisions are not being made to the proposal.	
APPLICANT SIGNATURE AND DATE	
	Digitally signed by Colleen M. Ruiz, P.E. Date: 2021.10.28 15:34:30 -07'00'

**REQUIRED ATTACHMENTS:**

- NOTIFICATION AREA MAP
- NOTIFICATION LETTER AND SITE PLAN
- N/A - ANY OTHER NOTICES, MEETING INVITATIONS, SIGN-IN SHEETS.
- LIST OF PROPERTY OWNERS WITHIN NOTIFICATION AREA.
- "INTERESTED PARTIES" LIST PROVIDED BY PLANNING DIVISION.
- N/A - "ADDITIONAL NOTIFICATIONS" LIST PROVIDED BY PLANNING DIVISION.
- N/A - LIST OF HOMEOWNERS ASSOC., REGISTERED NEIGHBORHOODS; AND THEIR REPRESENTATIVES WHO WILL BE INCLUDED IN THE PLAN.
- NEIGHBORHOOD NOTIFICATION OF MAILING AFFIDAVIT.
- N/A - All letters were delivered and none were returned. LIST OF ADDRESSES OF NEIGHBORHOOD NOTIFICATION LETTERS WHICH WERE RETURNED, AND IF POSSIBLE, THE REASON FOR THE RETURN.

*NEIGHBORHOOD NOTIFICATION AREA*

NAME OF REQUEST:	<b>TACO BELL RESTAURANT</b>	
LOCATION:	<b>4346 W Glendale Ave</b>	
REQUEST:	The applicant is requesting Planning Commission approval for a Conditional Use Permit to allow a drive-thru (convenience use).	
ZONING DISTRICT: C-3 (Heavy Commercial)	<b>COUNCIL DISTRICT: Cactus</b>	
<b>FORMAL APPLICATION SUBMITTED: No.</b>		





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Chandler, AZ 85226-5110

September 29, 2021

## Neighbor

**Subject:** Proposed Taco Bell Restaurant  
4346 W. Glendale Avenue  
Glendale, Arizona 85301

Dear Neighbor:

This letter is to inform you that Taco Bell is applying for a Conditional Use Permit with the City of Glendale. The property is located at 4346 W Glendale Ave, Glendale, AZ 85301 in the Cactus District.

The referenced site can be located by its Assessor 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. 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 Taco Bell 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 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

September 29, 2021

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**Subject** Proposed Taco Bell Restaurant 4346 W. Glendale Avenue, Glendale, AZ 85301

Glendale Avenue. Drive aisles have been adjusted for fire truck access. The proposed parking stalls located adjacent to the new building improve customer access to the building from the parking lot.

The proposed building is 2,096 gross square feet with a maximum height of 23' and the occupancy is A2 with Type VB Construction. 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.

I have included a site plan with this letter for your review. Please provide any comments to my attention by 10/13/2021. Please write, email, or call me at the contact information below. You may also contact Joseline Castaneda with the City of Glendale at 623.930.2823.

Sincerely,



**Colleen Ruiz, PE**  
Stantec Consulting Services Inc.  
Principal, Community Development  
3133 West Frye Road, Suite 300  
Chandler, AZ 85226-5110  
602.315.1432  
Colleen.Ruiz@stantec.com

Attachment: **Site Plan**  
**Exhibit (photograph)**



**SITE INFORMATION**

ADDRESS: 1304 R STREET NE, CRESTVIEW, AZ 85301  
 PROJECT: SITE PLAN FOR THE CONSTRUCTION OF A  
 SITE-SPECIFIC FOODSERVICE CENTER  
 ZONING: C3 - LOCAL COMMERCIAL  
 EXISTING PARKING: 67 SPACES (24' x 12' x 10')  
 PROPOSED PARKING: 20 SPACES (24' x 12' x 10')  
 PROPOSED DIMENSIONS: 18' x 9'

**SITE PLAN NOTES**

1. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO HAVE SITE PLAN AND ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM THE CITY OF CRESTVIEW AND THE ARIZONA DEPARTMENT OF TRANSPORTATION AND AVIATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CRESTVIEW AND THE ARIZONA DEPARTMENT OF TRANSPORTATION AND AVIATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CRESTVIEW AND THE ARIZONA DEPARTMENT OF TRANSPORTATION AND AVIATION.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, PERMITS, AND APPROVALS.
3. CONTRACTOR SHALL CONTACT THE CITY OF CRESTVIEW TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CRESTVIEW AND THE ARIZONA DEPARTMENT OF TRANSPORTATION AND AVIATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CRESTVIEW AND THE ARIZONA DEPARTMENT OF TRANSPORTATION AND AVIATION.
5. REMOVE EXISTING OBSTRUCTIONS DESTROYED BY CONSTRUCTION ACTIVITIES.
6. VERIFY EXISTING EROSION SYSTEM TO PROTECT WATER ANY REMOVED OR BUILT DAMAGED AREAS.
7. LANDSCAPE NOTES:
  - 7.1. LANDSCAPE NOTES SHALL BE ALIGNED WITH THE OWNER'S APPROVAL. QUANTITIES IN THE PLAN LIST ARE FOR INFORMATION ONLY. CONTRACTOR TO VERIFY QUANTITIES AND APPROVALS AS NECESSARY TO OBTAIN PERMITS.
  - 7.2. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO OBTAIN PERMITS.
  - 7.3. PLANTING BEES SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS. PLANTING BEES SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS. PLANTING BEES SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS.
  - 7.4. PLANTING BEES SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS. PLANTING BEES SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS. PLANTING BEES SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS.
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  - 7.6. PLANTING BEES SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS. PLANTING BEES SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS. PLANTING BEES SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS.

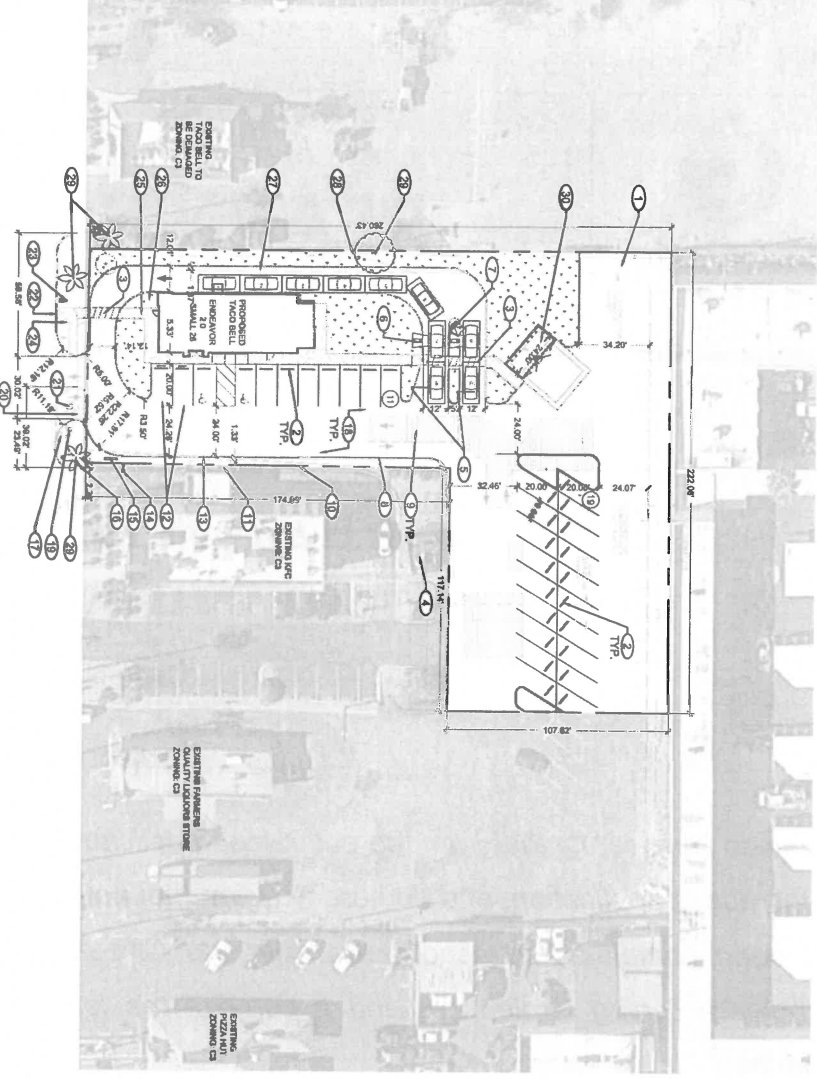
**KEYNOTES**

1. PROVIDE CROSS ACCESS EASEMENT.
2. REMOVE EXISTING WEATHERS, PROVIDE NEW ASPHALT PARKING LOT, RELOCATE EXISTING WEATHERS TO MATCH PROPOSED LAYOUT. PROVIDE NEW WEATHERS.
3. SHORE PROTECTION WALL CROSS DRAIN THRU LAKE.
4. EXISTING DUMPSTER ENCLOSURE FOR ALUMINUM REFRIG. ACCESS IS FROM SOUTH SIDE. PROVIDE NEW DUMPSTER ENCLOSURE FOR DUMPSTER ENCLOSURE SHALL BE MAINTAINED.
5. PROVIDE NEW CLEARANCE BAR AND BOLTS.
6. PROVIDE NEW CANOPY, SPANNER POST, AND LOOP DETECTOR.
7. PROVIDE NEW DIGITAL WEATHERMAN, CANOPY, SPANNER POST, AND LOOP DETECTOR.
8. PROVIDE NEW 6 INCH CONCRETE CURB.
9. REMOVE FULL DEPTH OF TYP. PLUS ONE FOOT AROUND THE AFFECTED AREA. INSTALL NEW BASE AND ASPHALT TO MATCH EXISTING DRIVE.
10. NO SIDE YARD SETBACK REQUIRED.
11. EXISTING REFRIG. PROVIDE NEW REFRIG. FOR PROTECTION.
12. PROVIDE TYP (2) NEW 6 INCH SPARE AND PROTECTIVE HARBORS.
13. REMOVE EXISTING CURB.
14. EXISTING SITE LIGHT AT REFRIG.
15. PROPOSED PAVEMENT SEAL.
16. EXISTING DIRECTION SIGN AT REFRIG.
17. ACCESSIBLE PUBLIC SEWAGE SHALL BE REPAIRED AND REPLACED WITH NEW SEWER LINE.
18. NO EXISTING SET LIGHTS, PROVIDE NEW LED SITE LIGHTING, COORDINATE WITH LOCALITY APPROVALS.
19. VERIFY LOCATION OF WATER METER, VERIFY IT CAN BE RELOCATED OR LOCATED IN NEW ACCESS DRIVE.
20. REMOVE EXISTING PAVEMENT.
21. PROVIDE NEW 6 INCH CONCRETE CURB.
22. EXISTING STREET LIGHT.
23. REMOVE EXISTING CURB.
24. PROVIDE NEW ACCESS TO PUBLIC SEWERMAIN.
25. PROVIDE NEW LANDSCAPING WITH RELOCATION AS REQUIRED.
26. VERIFY THIS IS APPROVED.
27. EXISTING POLE MOUNTED TRANSFORMER.
28. EXISTING TREE SHALL REMAIN.
29. PROVIDE NEW DOUBLE BAY CAN DUMPSTER ENCLOSURE.

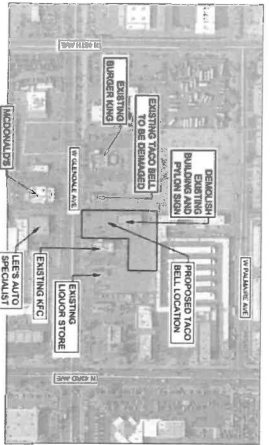
**LEGEND**

- PROPOSED LANDSCAPING
- PROPOSED 4 INCH CONCRETE
- PROPOSED 6 INCH CONCRETE
- APPROXIMATE LIMITS OF UTILITIES TO BE REPAIRED, RE-SHOWN.

**A SITE PLAN**  
1" = 30' 0"



**2 VICINITY MAP**  
NTS



13048R21001

CONTACT NAME:	TELEPHONE:
BUILDING TYPE:	TEL/FAX:
SITE NUMBER:	303XXX:
STORE NUMBER:	

TACO BELL  
 1304 R STREET NE  
 CRESTVIEW, AZ

ENDAVOR 20  
 SITE PLAN  
 SP101



# PLANNING DIVISION

## NEIGHBORHOOD NOTIFICATION LETTER

### AFFIDAVIT OF MAILING

Case No.: SR21-0165

Project Name: Taco Bell Restaurant, Glendale

*I, Colleen Ruiz 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: \_\_\_\_\_

A handwritten signature in black ink, appearing to read 'Colleen M. Ruiz'.

Digitally signed by Colleen M.  
Ruiz, P.E.  
Date: 2021.10.28 15:35:02  
-07'00'

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