



PROJECT NARRATIVE

STARBUCKS
51ST AVE & GLENDALE

Date: 07/31/2023
#CUP23-01

SWC OF W. Glendale Ave., and N. 51st Ave.
 Glendale, AZ 85301

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TO	FROM
City of Glendale Planning & Development Department 5850 W. Glendale Ave, Suite 212 Glendale, AZ 85301	RKAA Architects, Inc. Jamie Angulo 2233 E Thomas Rd. Phoenix, AZ 85016 (602) 955 – 3900 jangulo@rkaa.com
RE	
Conditional Use Permit (Convenience) Submittal CURRENT APN # 146-06-054E	

The proposed site is located at the SWC of 51st Ave and W. Glendale Ave., Glendale, AZ. The APN of the parcel is 146-06-054E & the case number is CUP23-01. Existing zoning C-2 (Commercial) to remain C-2. The site is presently occupied as extra parking spaces of an existing shopping plaza.

This proposed project’s goal is to develop the site for a new drive-thru only coffee shop. The square footage will be approximately 1,302 SF. The drive thru lane shall accommodate 11 cars in the queue. In addition to the drive thru window, there will also be a walk-up window for customers. The overall elevations have been designed to match surrounding buildings finishes and styles, specifically capturing the ‘brick’ facade of the adjacent fire station and sugar beet factory for main body portions of our elevations.

The site allows for connections from the building to the existing sidewalk along Glendale Avenue. Screen walls have been added as necessary around the drive-thru. External downspouts have been relocated to be interior only. Trash enclosure elevations have been provided. And after serious consideration regarding the flow of the site we have elected to keep the orientation of the building as-is. If the building was rotated, we would have to

Principals:

- Robert W. Kubicek, AIA
- Kathleen D. Rieger, VP
- Steve A. Nosal, VP
- Neil A. Feaser, AIA, VP



remove a major portion of the adjacent tenants parking as well as cut off the full flow of the existing parking layout. This layout allows the customer to exit the drive-thru onto the existing internal drive-way within the parking lot without impeding any cars on the adjacent properties.

The overall site area .46 acres. The site is surrounded by Chevron gas station at east, various commercial buildings at south and west sides. The drive-thru lane vehicular traffic shall all be accessed from internal drive aisle of the property and thus not contributing to traffic congestion on Glendale Avenue or 51st Avenue. The typical hours for the proposed building use are Mon-Sat 4:30am-7:30pm with Sunday closing at 6:30pm.

With the site being located in an existing retail center and being zoned C-2, the proposed building fits into the overall objectives of the City of Glendale and will have a positive impact on the neighboring businesses. The proposed building will fit well into the existing retail center and not have any detriment to nearby neighborhoods as the increase in traffic it brings will have an overall positive benefit to the adjacent businesses and will not affect traffic by the nearby residential areas. There will be absolutely no detriment to the health, safety, or general welfare to the people residing or working in the nearby areas as the proposed building use will be a coffee shop placed into an existing retail center. The proposed site is an individually separated parcel within an existing parking lot for the retail center. Through purposeful design the building and drive-thru will be able to fit all required elements including the building placement, adequate parking, screen walls, landscaping and setbacks as we have demonstrated on our site plan. The location shall have two main points of entry onto the site, one on East side and one on the West. The site offers a 2-way driveway which allows inlet and exit of the site back onto Glendale Avenue which allows for adequate flow to and from the site. We do not believe there will be any detrimental effects on the area with our proposed building, but the design and location of the building has been carefully thought out to mitigate any possible detrimental effects and adapts to the surrounding area.

New restaurant's use is consistent with the intent of the overall area. We look forward to working with City of Glendale planning Department in order to acquire the city's approval.

Best regards,
Jamie Angulo

RKAA Architects, Inc

PROJECT DIRECTORY

ARCHITECT:
 RKAA ARCHITECTS, INC.
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 PHOENIX, ARIZONA 85016
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SITE DATA

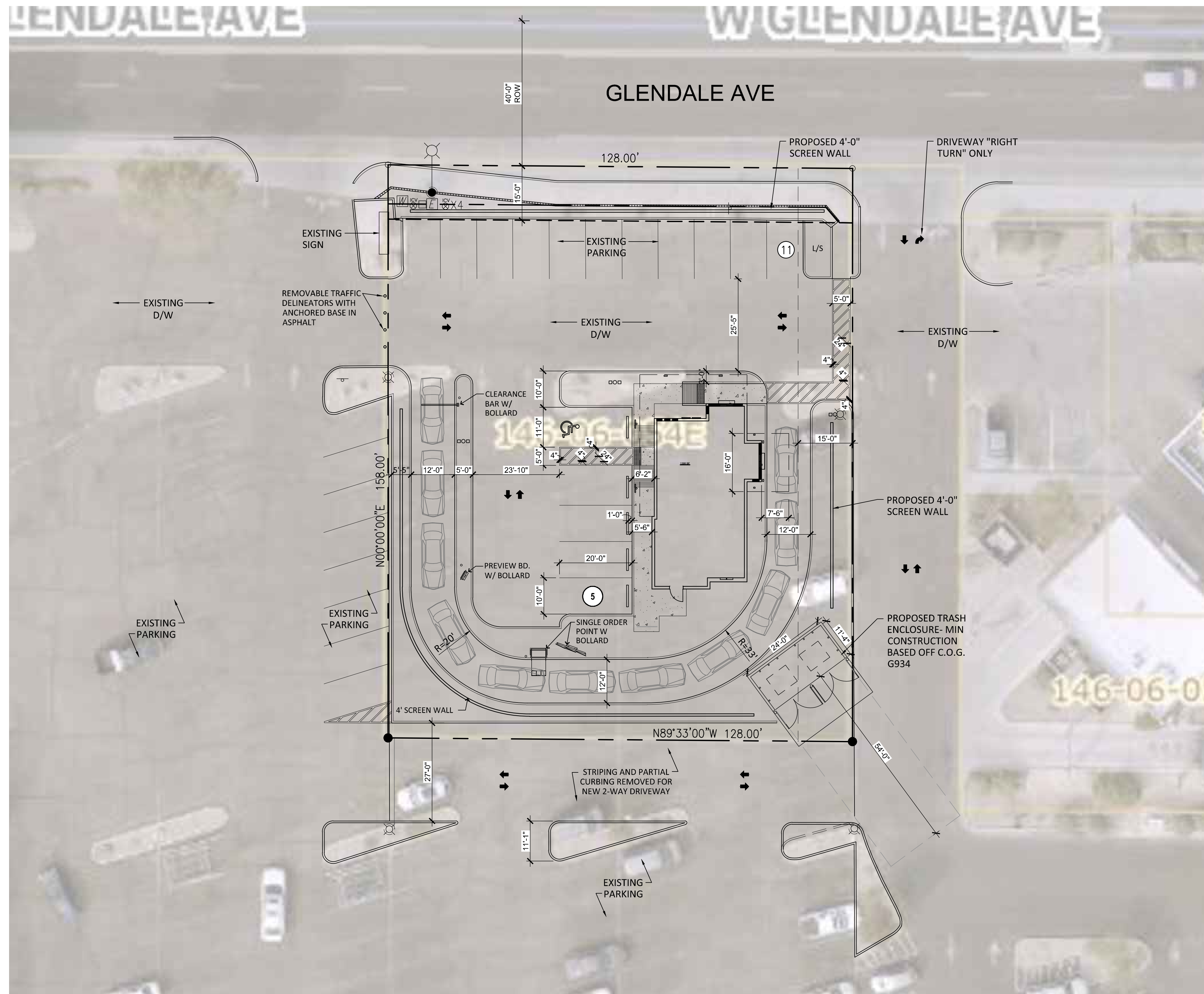
PARCEL NUMBER: 146-06-054E
 EXISTING ZONING: C-2
 SITE AREA: 0.46 ACRES (20,212 S.F.)

PROPOSED USE: RESTAURANT

SITE AREA
 RESTAURANT BUILDING AREA: 1,298 S.F.

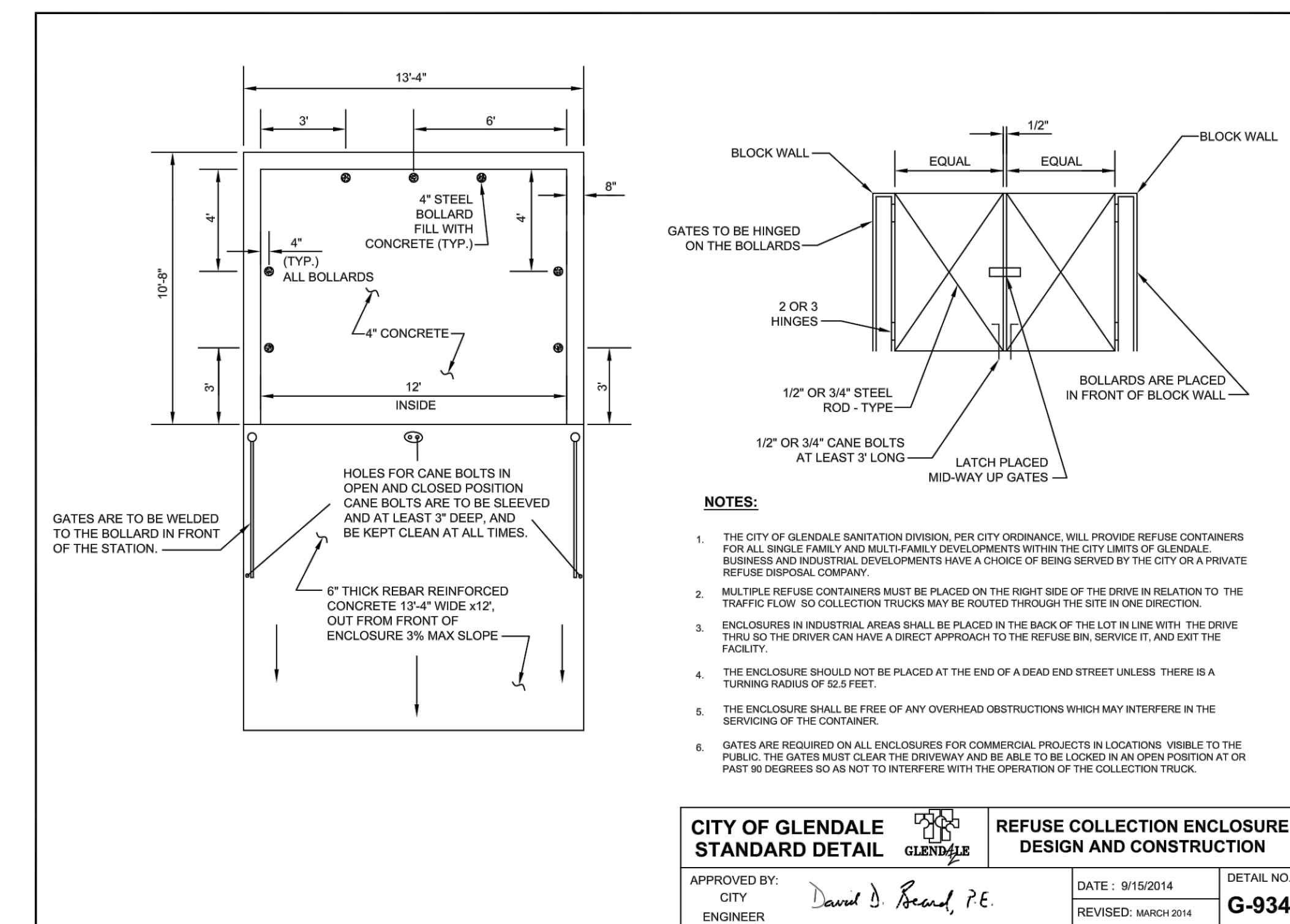
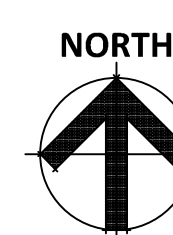
PARKING REQUIRED:
 PAD B: RESTAURANT 1/100
 TOTAL PARKING REQUIRED: 14 SPACES

TOTAL PARKING PROVIDED: 16 SPACES

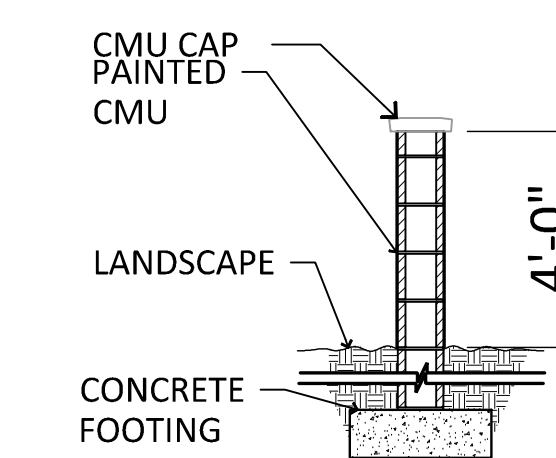


SITE PLAN

SCALE: 1/16" = 1'-0"

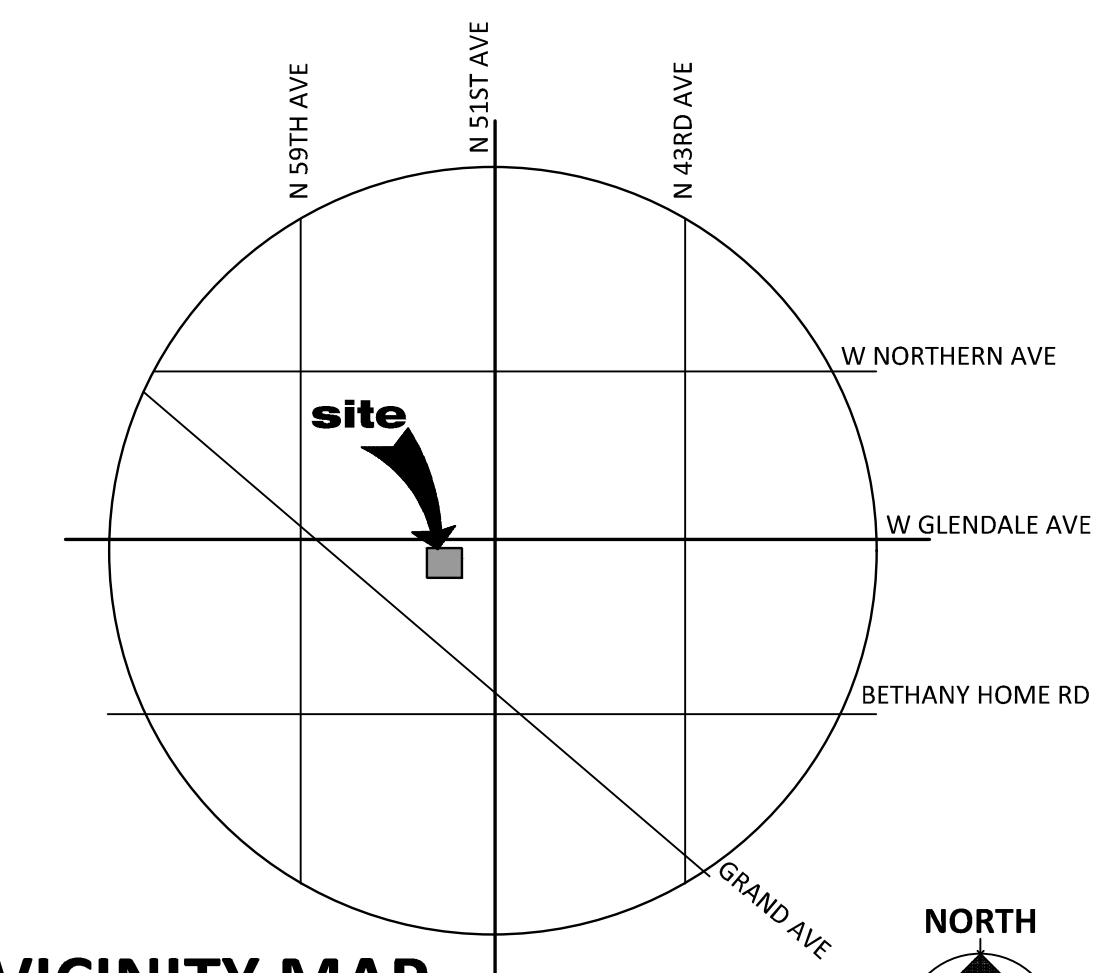


CITY OF GLENDALE STANDARD DETAIL	REFUSE COLLECTION ENCLOSURE DESIGN AND CONSTRUCTION
APPROVED BY: CITY ENGINEER <i>David D. Brand, P.E.</i>	DATE: 9/15/2014 REVISED: MARCH 2014
	DETAIL NO. G-934



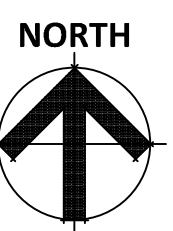
4' SCREEN WALL

SCALE: N.T.S.



VICINITY MAP

SCALE: N.T.S.



51ST AND GLENDALE PAD
 SWC OF W GLENDALE AVE. AND N 51ST AVE
 GLENDALE, AZ 85301
 DATE: 10-09-2023 (PRELIMINARY)

SP-2

RKAA# 21358.00

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PLANNING DIVISION
Received
 [18 OCT 2023]