



CITIZEN PARTICIPATION FINAL REPORT

COMPLETION OF THE FOLLOWING IS NECESSARY FOR FINAL REPORT APPROVAL.

SUMMARY / FINAL REPORT

Total individuals notified: 51

Total Participants: 01

CONCERNS, ISSUES, PROBLEMS EXPRESSED

No concerns expressed. Neighbor just wanted more clarification on what was being built.

HOW CONCERNS WILL BE ADDRESSED?

Verbally explained the scope of work to the neighbor. No further concerns.

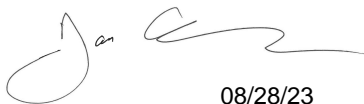
CONCERNS APPLICANT IS UNWILLING TO ADDRESS

N/A

HOW THE PROPOSAL HAS BEEN REVISED TO ADDRESS CONCERNS

No concerns were raised and therefore no revisions were necessary.

APPLICANT SIGNATURE AND DATE


08/28/23



DATE: 07/30/2023

Jamie Angulo
2233 E. Thomas Road
Phoenix, AZ 85016
jangulo@rkaa.com
602-955-3900

Subject: Conditional Use Permit (Convenience Use)

Dear Neighbor:

This letter is to inform you that I am applying for a *Conditional Use Permit* application with the City of Glendale for the project name *51st Ave and Glendale PAD*, Case #CUP23-01. The property is located at *5127 W. Glendale Ave, 85301* in the *Ocotillo* District.

We are proposing the construction of a new ground up drive-thru coffee shop. The proposed coffee shop will be a drive-thru window / walk-up window use only (no Dining Area) of approximately 1,302 sq.ft. The total height of this 1-story building will be 18'-0" to top parapet height. The existing zoning is C-2 and will remain C-2. The site is surrounded by adjacent properties that include a gas station, gym, supermarket and automotive retail. During our initial due diligence meetings with City of Glendale we were asked to have the elevations match the surrounding area with the use of similar brick style and that has been accomplished on this property.

I have included a potential site plan with this letter for your review. Please provide any comments you may have to me request by *August 18th*. Please write, email, or call me at the contact information above. You may also contact *Alex Lerma* with the City of Glendale at (623) 930-2810.

Sincerely,



Jamie Angulo

Encl: *Site Plan*
Exhibit (photograph)



PLANNING DIVISION

NEIGHBORHOOD NOTIFICATION LETTER


AFFIDAVIT OF MAILING

Case No. (if available) #CUP23-01

Project Name: 51st Ave & Glendale PAD

I, Jamie Angulo 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.

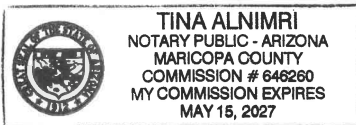
Applicant/Representative Signature: 

STATE OF ARIZONA

SS.

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 2nd day of August, 2023



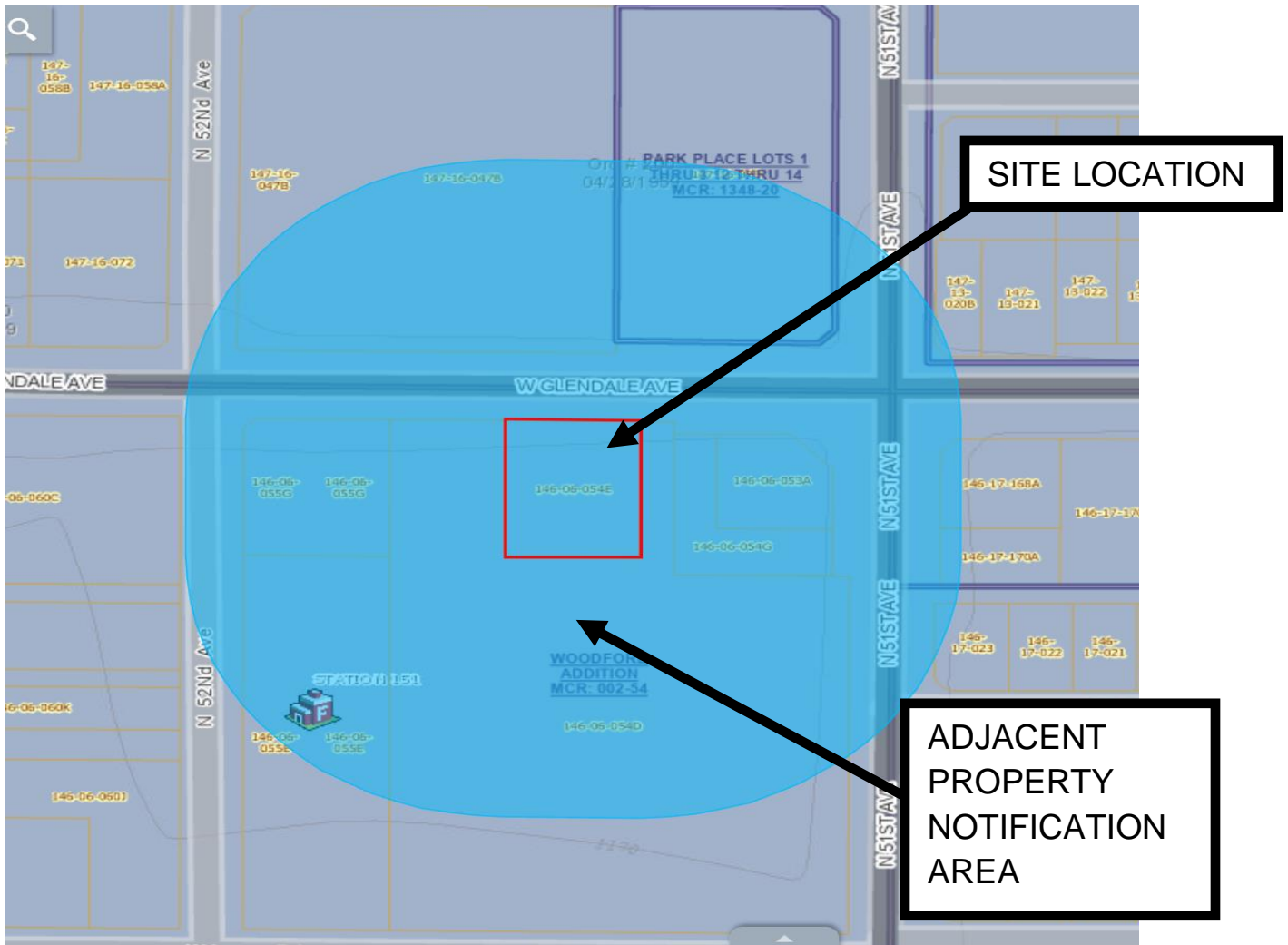


Notary Public

My Commission Expires:

May 15, 2027

<i>NEIGHBORHOOD NOTIFICATION AREA</i>	
NAME OF REQUEST:	CONDITIONAL USE PERMIT
LOCATION:	SWC GLENDALE AVENUE AND 51ST AVENUE
REQUEST:	The applicant is requesting Planning Commission approval for DRIVE THRU RESTAURANT
ZONING DISTRICT: C-2	COUNCIL DISTRICT: Ocotillo
FORMAL APPLICATION SUBMITTED: NO	



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PROJECT DIRECTORY

ARCHITECT:
 RKAA ARCHITECTS, INC.
 2233 EAST THOMAS ROAD
 PHOENIX, ARIZONA 85016
 CONTACT: NEIL FEASER
 PHONE: (602) 955-3900
 FAX: (602) 955-0496
 E-MAIL: nfeaser@rkaa.com

SITE DATA

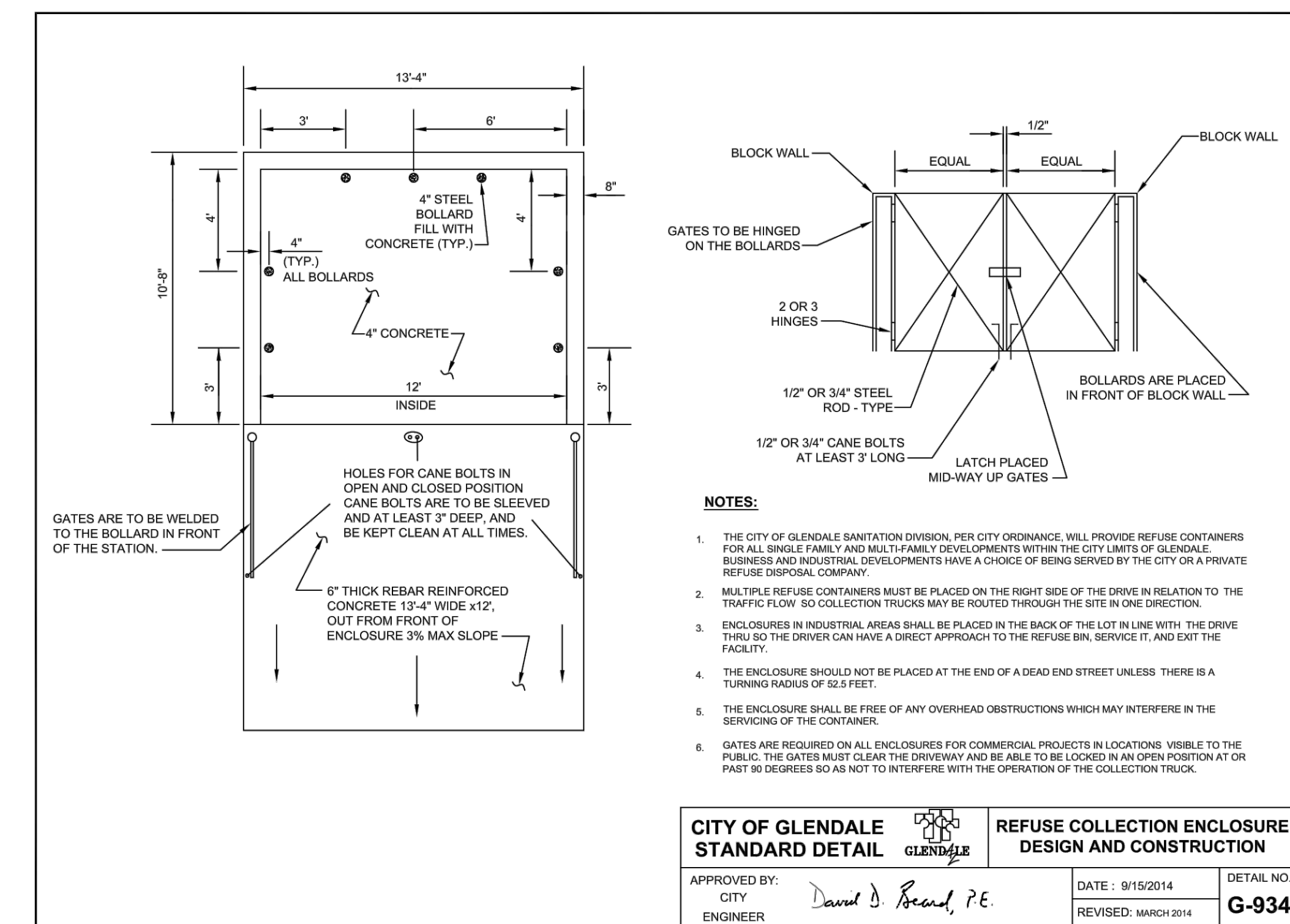
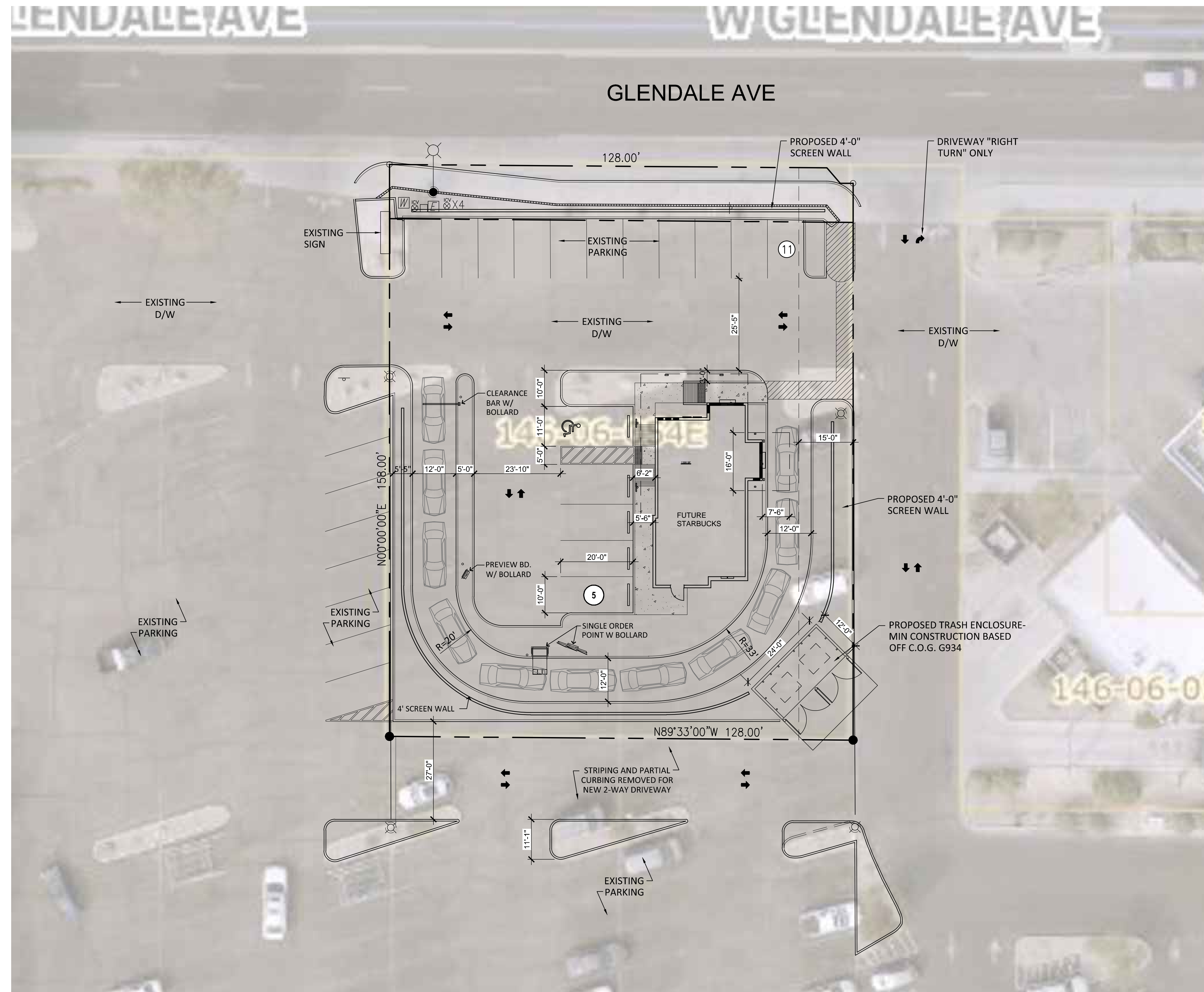
PARCEL NUMBER: 146-06-054E
 EXISTING ZONING: C-2
 SITE AREA: 0.46 ACRES (20,212 S.F.)

PROPOSED USE: RESTAURANT

SITE AREA
 RESTAURANT BUILDING AREA: 1,302 S.F.

PARKING REQUIRED:
 PAD B: RESTAURANT 1/100
 TOTAL PARKING REQUIRED: 13 SPACES

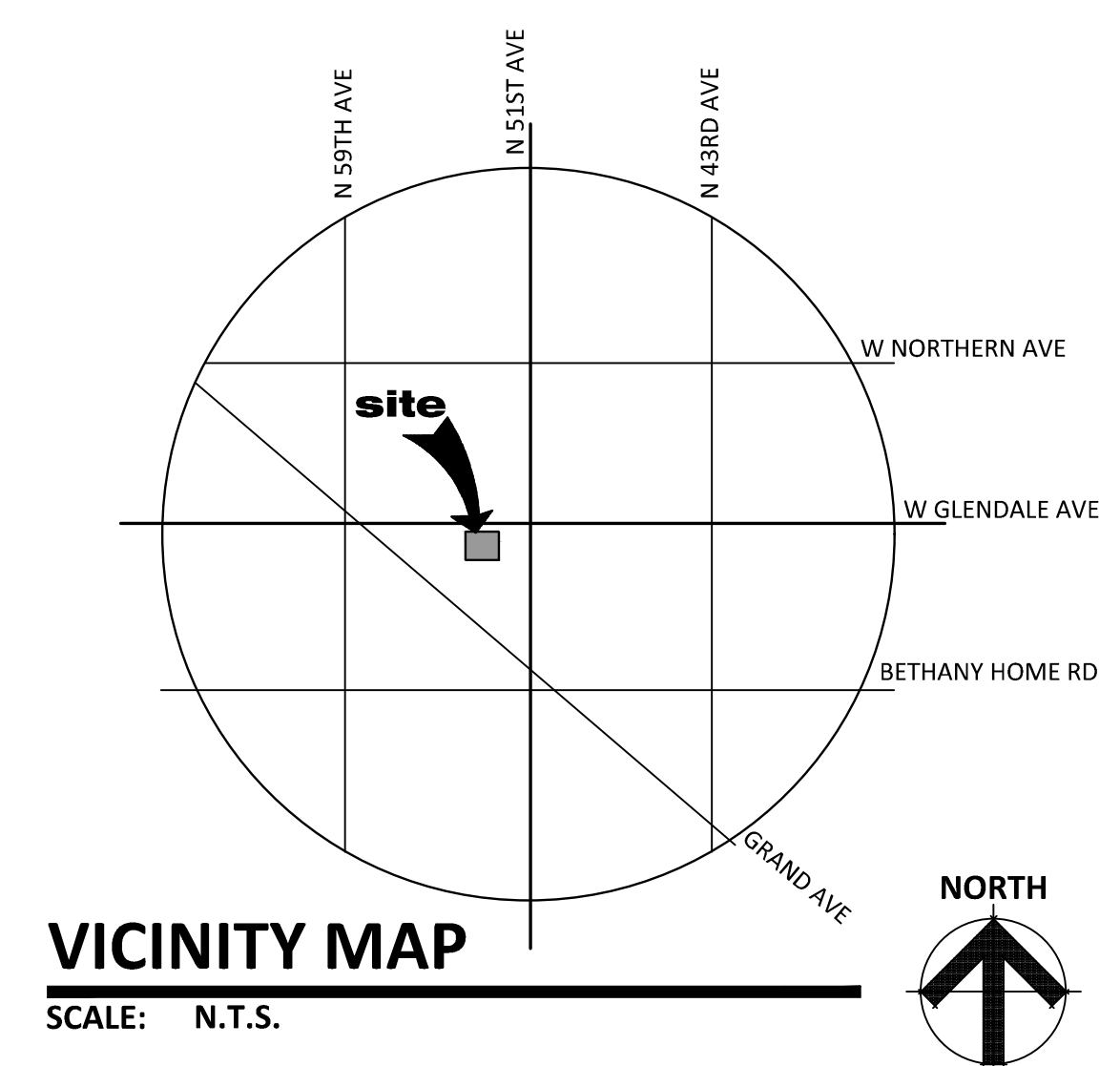
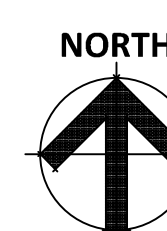
TOTAL PARKING PROVIDED: 16 SPACES



CITY OF GLENDALE STANDARD DETAIL		REFUSE COLLECTION ENCLOSURE DESIGN AND CONSTRUCTION
APPROVED BY: CITY ENGINEER	DATE: 9/15/2014 REVISOR: MARCH 2014	DETAIL NO: G-934

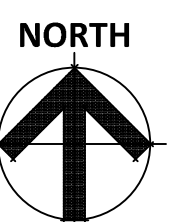
SITE PLAN

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



VICINITY MAP

SCALE: N.T.S.



51ST AND GLENDALE PAD
 SWC OF W GLENDALE AVE. AND N 51ST AVE
 GLENDALE, AZ 85301
 DATE: 07-17-2023 (PRELIMINARY)

SP-2

RKAA# 21358.00

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