



CUP23-01

Starbucks 51st & Glendale

Planning Commission Hearing – December 14, 2023

Alex Lerma
Senior Planner





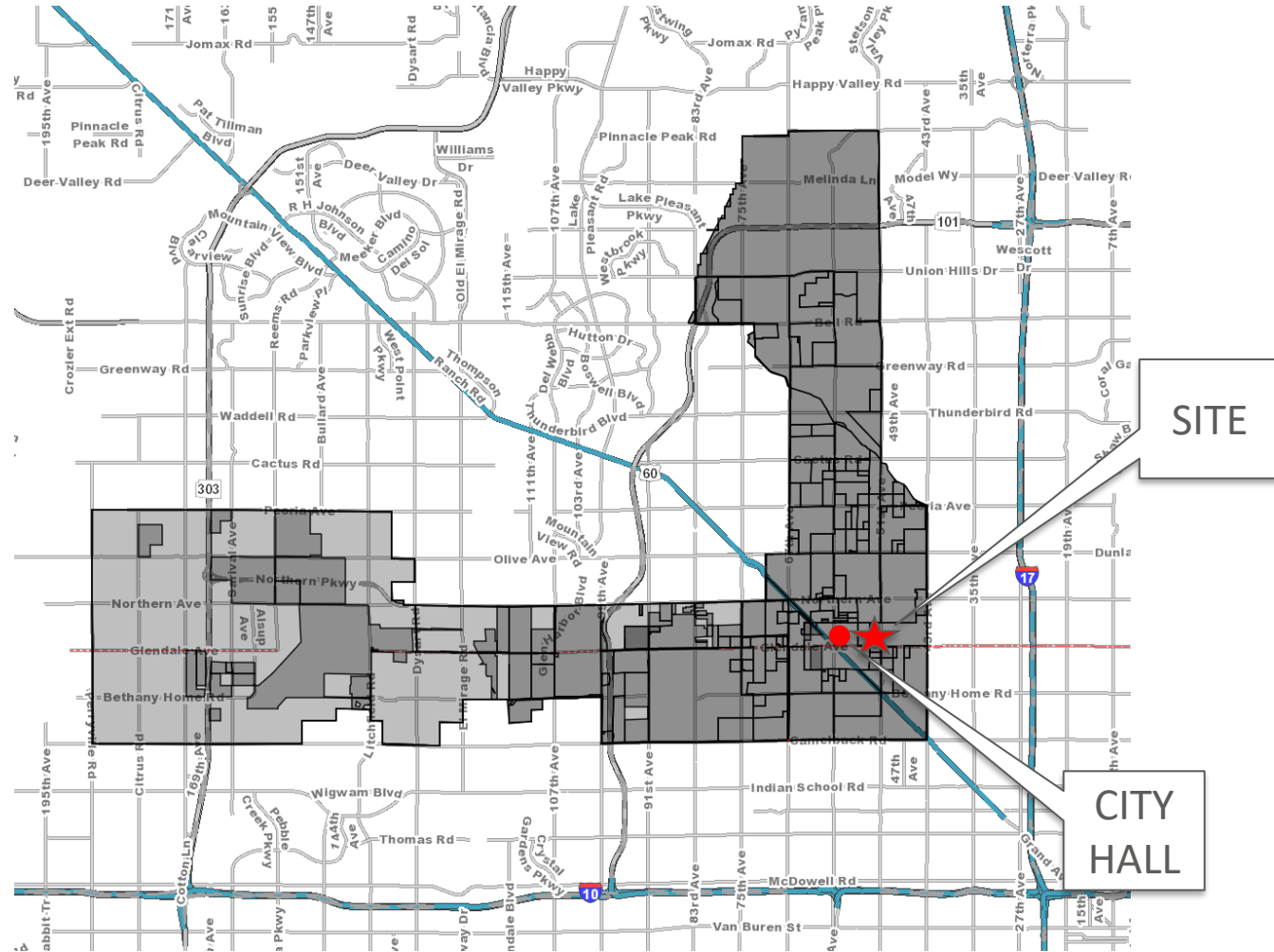
Request

Conditional Use Permit to allow for a convenience use in the C-2 (General Commercial) zoning district.

Applicant: Jamie Angulo on behalf of RKAA Architects HH for 51st Ave and Glendale, LLC

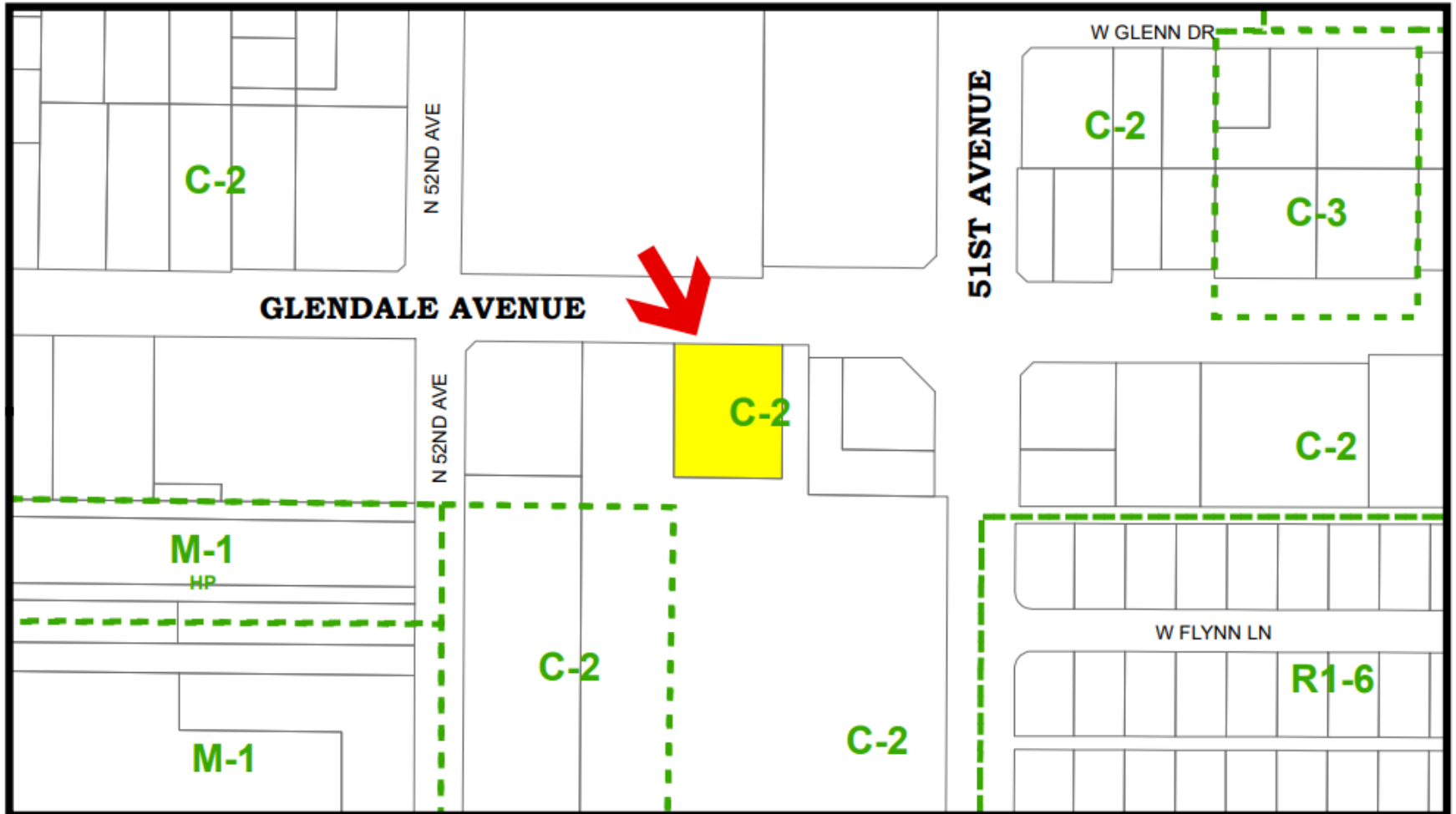
Vicinity Map

Located west
of the
southwest
corner of 51st
Avenue and
Glendale
Avenue





Zoning Map



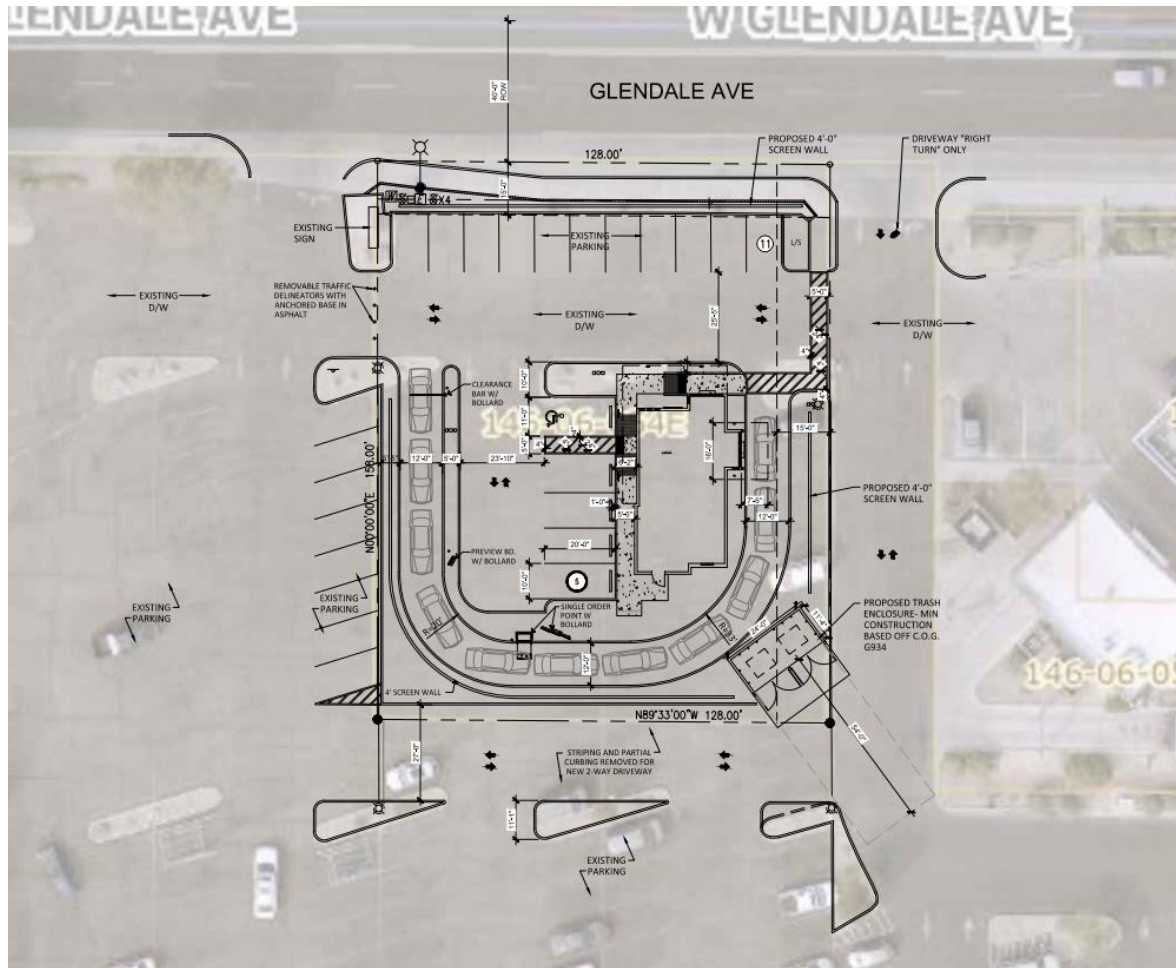


Aerial Photograph





Site Plan

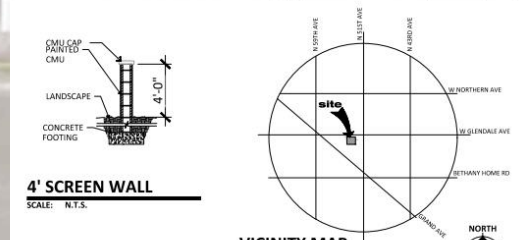
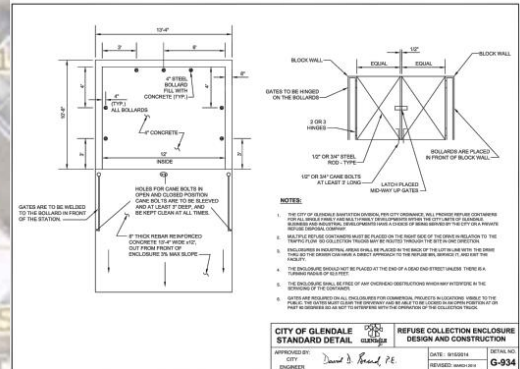


PROJECT DIRECTORY

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

SITE DATA

PARCEL NUMBER: 146-06-05A
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 1/300
TOTAL PARKING REQUIRED: 14 SPACES
TOTAL PARKING PROVIDED: 16 SPACES



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



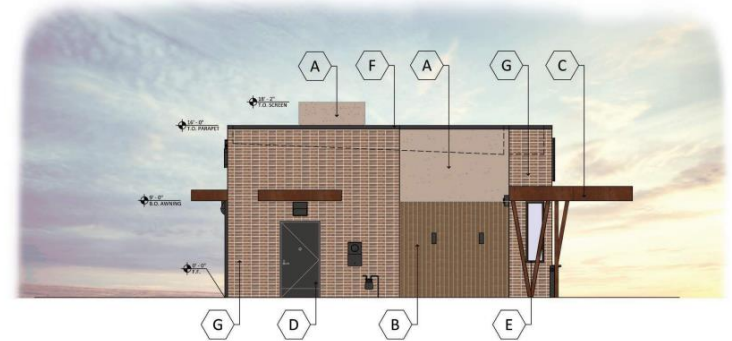


Conceptual Elevations



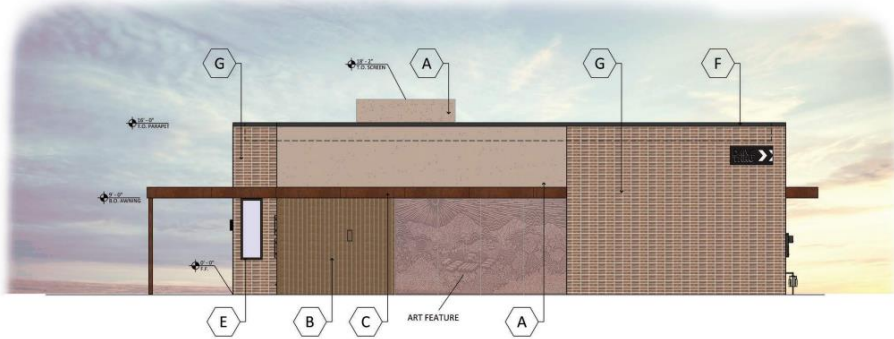
EAST ELEVATION

SCALE: 3/16"=1'-0"



SOUTH ELEVATION

SCALE: 3/16"=1'-0"



WEST ELEVATION

SCALE: 3/16"=1'-0"



NORTH ELEVATION

SCALE: 3/16"=1'-0"



Public Involvement

- Neighborhood notice: July 30, 2023
- Arizona Republic: November 15, 2023
- Hearing notices: November 17, 2023
- Site Posting: November 28, 2023



Finding & Analysis

- Proposed use is consistent with the General Plan land use designation of Planned Commercial
- Not detrimental to health, safety, or general welfare; no adverse effects on surrounding neighborhood when consideration is given to the character and size of the use and hours of operation



Finding & Analysis

- Adequate size and shape, zoning district requirements are met
- Adequate access to public streets, safe and efficient on-site circulation
- Adequate stipulations for mitigation



Recommendation

Staff recommends approval of CUP23-01 subject to the following stipulations:

1. Development shall be in substantial conformance with the site plan and the project narrative, dated stamped October 18, 2023, subject to design review approval by the Development Services Department, Planning Division.



Recommendation

2. The removable traffic delineators, as depicted on the site plan and proposed on the west access point to the site, shall be located on operable dates during the AM peak hours (7:00 AM – 9:00 AM) and PM peak hours (3:00 PM – 5:30 PM) to prevent ingress/egress along said access point.



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