

**Project Narrative for The Foundry Arrowhead Ranch: CUP24-06**

**Address:** 19420 N 59th Ave, Ste C 121. Glendale, AZ

**Who Are We:** We are a franchise location of The Foundry Yoga Studios that have been in the Phoenix area for over 15 years. We are a small studio that teaches Yoga & Pilates group fitness classes. We are community minded and focused. Our mission is bringing yoga & pilates to the community, in an affordable, all inclusive manner.

Due to the adoption of the Unified Development Code (UDC) in January 2024, all new health and fitness centers are required to obtain a CUP. Please be aware that there are other studios of the same nature in this plaza/location that were not required to participate in this process as they were existing prior. Those businesses are Pure Barre, which offers group fitness classes, and Underground Fitness, a personal training studio. Our business is not out of the ordinary for this location and this used to be, until very recently, able to be permitted outright.

**Parking:** The existing parking lot has ample space for our students and staff to enter via our front entrance. Parking is provided by the shared parking agreement for all businesses within the Citadelle Center and is outlined in the lease agreement. The lease states in Section 1 Lease of Premises: Parking Item "d": "Tenant and Tenant's employees, customers and invitees may use any unrestricted, uncovered parking facilities on an unreserved basis." Furthermore, in item "n" of Exhibit B of the lease, it is stated "Parking for Tenant and its employees and visitors shall be on a 'first come, first serve' unassigned basis in common with Landlord and other tenants at the Center."

**Hours:** Our hours will typically be between 530AM-730 PM, M-F (with a mid-late afternoon block in which we will be closed between AM and PM classes) and 730 AM-1230 PM Sat/Sun. Our space is approx 2700 sq feet. Our class sizes will run from 10-40 people per class, depending on time of day. Typically the larger class sizes are in the morning and on weekends.

Directly adjacent to us is a vacant suite and Bottega Pizzeria Ristorante. Their hours of operation are generally daily from 11:30 AM to 9 PM, closed on Mondays. Mondays are typically the busiest days for fitness and do not conflict with the restaurant's hours. Additionally, the bulk of our operation occurs in the morning hours on the weekdays and weekends which occur prior to the restaurant's opening hours.

**Employees/Students:** We will employ roughly 10 people but should only have about 2-4 staff members in the studio at a time, as we are only teaching 1 class at a time. Class durations range from 45 minutes to 90 minutes.

This is all very typical for small fitness/yoga environments and is typical to what is currently, and what has been in the past, in this plaza/location.