

Citizen Participation Final Report

The Foundry Hot Yoga and Fitness Studio
19420 N. 59th Avenue, Suite C-121
Glendale, AZ 85308
CUP24-06

DESCRIPTION OF PROPOSED PROJECT

The space is being designed for a fitness studio that offers classes in multiple styles of Yoga (26/2, Flow, Yin for example), Traditional Mat Pilates, Barre and Hitt classes for the community. The studio space is roughly 2700 square feet, located in the Citadelle Plaza, near multiple restaurants (i.e. Zips, The Melting Pot, Biscuits Cafe) and other alike businesses, such as Pure Barre, Underground Fitness Arrowhead & Foothills Physical Therapy & Sports Medicine. There is ample parking for the studio space and students. The business is not out of the ordinary for this location. The zoning requirements changed as of January 2024, requiring a CUP permit for a fitness studio in addition to the normal permitting due to being in the health and wellness space.

OVERVIEW OF THE ELEMENTS OF THE CITIZEN PARTICIPATION PLAN

A notification letter along with an attached site plan was sent to the surrounding community within 300 feet of the planned site. Citizens were given 15 days to respond with concerns. The neighborhood notification letters were mailed August 1, 2024.

Total number of individuals notified: 362

Participants involved in the process: 1

CITIZEN CONCERNS

There was only one citizen concern.

██████, who is identified by phone number ██████████ as he would not reveal address or personal information, expressed concern regarding parking availability and traffic flow. He initially contacted the City of Glendale on 8/6/2024 via telephone and allowed his number to be forwarded to The Foundry Yoga. Julie Valenzuela, owner of The Foundry Yoga Arrowhead Ranch, spoke with him on 8/7/2024 to address his concerns. He has been a resident for 27 years and is concerned about the parking availability due to a new restaurant in the complex, less spaces available due to the Tesla Charging stations, and the already congested traffic flow on Utopia.

APPLICANT RESPONSES TO CONCERNS

The applicant addressed the concerns by informing ████████ there is ample parking available. There are a total of 444 parking spaces in the lot at the Citadelle Plaza. There is a total of 104,000 square feet within the center so it would be 1 parking space per 250 square feet of building area. This requires atleast 416 parking spaces, so there is more than enough parking. This parking calculation is from the previous Zoning Ordinance, which was applicable when the Citadelle Center was approved. Also the

citizen was informed that the increase in customers may be alleviated by the hours of operation of neighboring businesses. The Foundry's hours of operations are mostly staggered with that of a restaurant's hours of operations. Fitness will generally operate from 5:30 AM to noon every day while restaurants generally operate from noon until the evening.

Applicant has already made efforts to address ease of parking and traffic flow within and to the complex. We have moved our front entrance directly in front of the larger parking lot for ease of access. This will also reduce congestion to the smaller parking lot on the courtyard side. Customers can enter and exit from 59th Avenue which allows only for right turns which research has shown to be safer.

[\(https://www.martinlawchicago.com/blog/2023/04/left-or-right-turns-whats-safer-when-driving/\)](https://www.martinlawchicago.com/blog/2023/04/left-or-right-turns-whats-safer-when-driving/) Applicant was informed by property management that the exit at 51st Avenue on the 101 was closed for a long time which may have contributed to the extra traffic the citizen was concerned of in the area. We are located on 59th Avenue.

We believe that with our front door location and hours of operation, we are doing our best to provide a safe, convenient, and efficient experience for all customers.

August 1, 2024

The Foundry Arrowhead Ranch
19420 N 59th Ave, Suite C 121
Glendale, AZ 85308
248-390-0496-Blythe Nordstrom
602-460-7995-Julie Valenzuela
arrowheadranch@thefoundryyoga.com

SUBJECT: The Foundry Yoga, Case #SR24-0529

Dear Neighbor,

This letter is to inform you that we are applying for a CUP application with the City of Glendale. The property is located at 19420 N 59th Ave, Ste C 121 in the City of Glendale District.

The space is being designed for a fitness studio that offers classes in multiple styles of Yoga (26/2, Flow, Yin for example), Traditional Mat Pilates, Barre and Hitt classes for the community. The studio space is roughly 2700 square feet, located in the Citadelle Plaza, near multiple restaurants (i.e. Zips, The Melting Pot, Biscuits Cafe) and other alike businesses, such as Pure Barre, Underground Fitness Arrowhead & Foothills Physical Therapy & Sports Medicine. There is ample parking for the studio space and students. The business is not out of the ordinary for this location. The zoning has just recently changed as of Jan 2024, requiring a CUP permit in addition to the normal permitting due to being in the health and wellness space.

For additional information, you may contact Christina LaVelle at clavelle@glendaleaz.com, 623-930-2553.

Comments must be received by 8/15/2024.

There will be an opportunity for neighbors and interested parties to attend the Planning Commission Public Hearing, date is TBD.

Please refer to the attached site map for additional information.

For additional details about this project or to be added to the Interested Parties mailing list, scan the QR code:



Sincerely,
Blythe Nordstrom & Julie Valenzuela
Co-Owners, The Foundry Arrowhead Ranch

CITADELLE PLAZA

NWC N 59th Ave & W Utopia Rd | Glendale, AZ

DINING

- 5** Biscuits Café
- 30** Bottega Pizzeria Ristorante
- 2** Small Town Coffeehouse
- 21** The Melting Pot
- 4** Zipp's Sports Grill

SERVICES

- 8** AB Health & Wellness Solutions
- 23** Aesthetic Edge
- 3** Arrowhead Foothills Dentistry
- 36** Dr. Mark R Treegood and Nicole Early-Maxson
- 13** Elements Massage
- 24** Evergreen Pest & Termite
- 16** Evermore Tattoo Studio
- 11** Family Eyecare of Glendale
- 38** Farmer's Insurance
- 29** Fleming Wealth Solutions
- 6** Foothills Sports Medicine Physical Therapy
- 17** Gymboree Play & Music
- 35** HP Law, LLC
- 15** Impact Physical Therapy
- 20** Indulge Med Spa
- 1** Magnus Title Agency
- 25** McBee Advisors, Inc.

SERVICES

- 7** Pure Barre
- 22** Senior Helpers
- 26** Shelby DiBiase
- 12** Simplicity Laser
- 41** State Farm Insurance, Tyler Crawford Agency
- 9** Stein Chiropractic
- 27** Strong Tower, LLC
- 28** Suite B235 (coming soon)
- 18** Terry's Real Estate Investments
- 39** Thermal Imaging Center
- 37** Thrivent Financial
- 10** Turner Family Medicine
- 14** Underground Fitness
- 42** Valley Network Technologies
- 19** Vivaldi Salon Suites
- 34** Wilde Wealth Management Group

SHOPPING

- 31** Proposed Foundry Yoga Studio
- 33** Churchill's Cigars
- 32** Sour Apple Gallery

AVAILABLE

- 40** Suite C249/C251





Planning Division

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) CUP24-06

Project Name: The Foundry Hot Yoga and Fitness Studio

I, Julie Valenzuela 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: Julie Valenzuela

STATE OF ARIZONA

SS.

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 1 day of August, 2024.

Manuel Gomez
Notary Public

My Commission Expires:
Sept. 17, 2027



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