

City of Glendale  
Development Services Department  
Planning Division

Failed  
 Conditionally Approved  
 Approved

CUP24-05 Conditionally Approved Narrative

Sydney Tirella  
BY

10/2/2024  
DATE

# Conditional Use Permit

For

# Ezbachi

5110 W. Northern Avenue

Case No. CUP24-05

Submitted on Behalf of:  
Ezbachi, LLC

Submitted to:  
City of Glendale  
5850 W. Glendale Ave.  
Glendale, AZ 85301

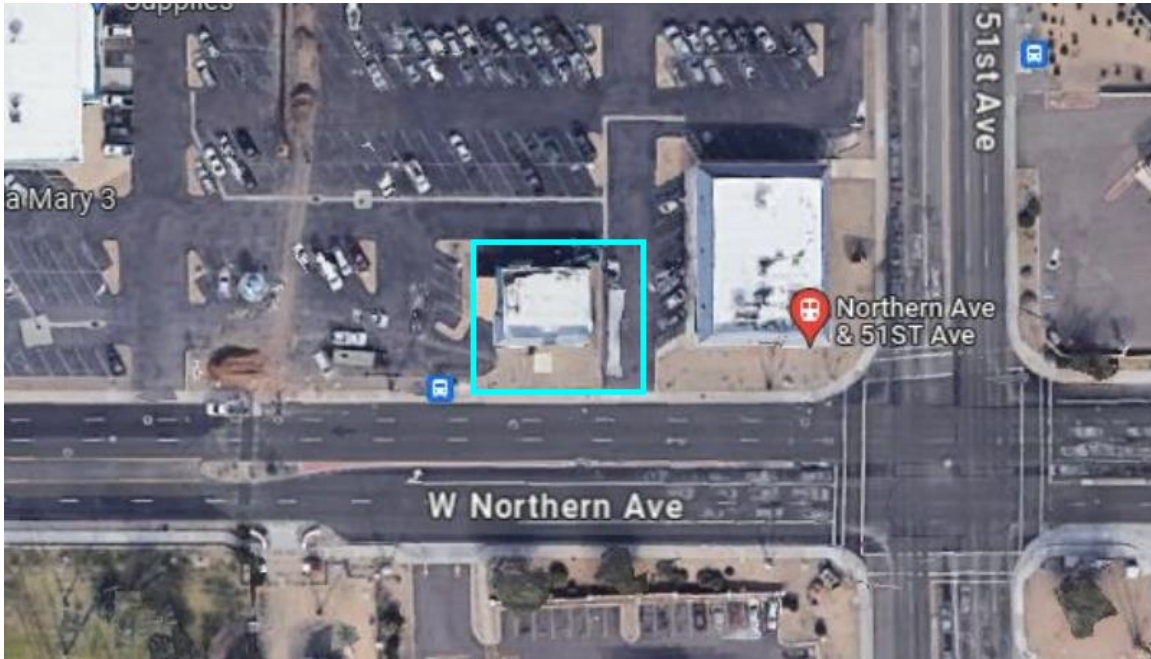
Prepared by:  
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Gilbert, AZ 85297

Prepared: May 31, 2024  
Revised: August 30, 2024

**Request**

This narrative accompanies requests for a Conditional Use Permit (CUP) to allow the use of an existing vehicular drive-thru on an existing commercial building located at 5110 W. Northern Avenue. The subject property has a current General Plan land use classification of PC (Planned Commercial) and a zoning designation of C-2. No change to either designation is proposed. The property APN is 148-13-001T.

*Site Aerial*



**Project Site and Surrounding Properties**

The subject site is part of a commercial center that fronts onto Northern Avenue (to the south) and N. 51<sup>st</sup> Avenue (to the east) and therefore is surrounded by existing commercial uses to the north, east, south, and west.

**Surrounding Properties**

Direction	GPA Classification	Zoning Designation	Existing Use
Site	PC	C-2	Commercial/Retail
North	PC	C-2	Commercial/Retail
East	PC	C-2	Commercial/Retail
South	PC	C-2	Commercial/Retail
West	PC	C-2	Commercial/Retail



accommodate these impacts. Proposed site improvements will bring the queuing lane in greater conformance with current code requirements for length and vehicle stacking, therefore improving onsite circulation from the existing layout.

Traffic – The commercial center has been designed to accommodate moderate traffic volumes and both Northern and N. 51<sup>st</sup> avenues are arterial level roadways. Thus, the traffic impact due to the drive-thru use is minimal.

Light – The order kiosk will be lit at night but has been positioned facing internal to the commercial center thereby mitigating any potential negative impacts to surrounding uses that may be bothered by the small increase in light.

Noise – Similar to light impact, the location and orientation of the order kiosk facing internal to the commercial center mitigates any potential negative impacts to surrounding uses that may be bothered by an increase in noise.

## **Conclusion**

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Ezbaichi is excited to be coming to Glendale and provide a new dining opportunity for the local residents. The re-use of both the building and drive-thru is a great result for our business model and we expect the City will benefit as well. Since the drive-through was in use in the past, we believe the location, orientation, and circulation are appropriate and can be supported again. For these reasons, we believe the CUP proposal warrants support, and we look forward to working with the City to make that happen.