

City of Glendale
Development Services Department
Planning Division

Failed
 Conditionally Approved
 Approved

CUP24-05 CP Final Report

Sydney Tirella
BY

10/18/2024
DATE

Citizen Participation Final Report

Case:
CUP24-05

EZBachi CUP

Submitted to: **CITY OF GLENDALE PLANNING DEPARTMENT**
850 W. Glendale Ave. #212
Glendale, AZ 85301

Submitted on Behalf of:
SS Plaza 51, LLC
6501 E. Greenway Blvd., Suite 103-442
Scottsdale, AZ 85254

Prepared by:
IPLAN CONSULTING
3317 S. Higley Road, Suite 114-622
Gilbert, AZ 85297

Prepared: October
2024

PURPOSE

The purpose of this Citizen Participation Plan is to document and inform citizens, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity of the site of the application and for the ongoing process and actions related to this request. Iplan Consulting, on behalf of SS Plaza 51, LLC and EZBachi has initiated a request 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.

NOTIFICATION AND INFORMATION PROCEDURES

In order to provide effective citizen participation in regard to this application, the following actions were taken to provide adequate opportunity to adjacent landowners or any other potentially affected individuals, agencies, or organizations to learn of and address any and all real or perceived impacts this proposed overlay may have on individuals, properties, or the community:

- A. A virtual Neighborhood Meeting was held with a letter of invitation sent out to all property owners within 600 feet, all subdivision residents that are all or partially within the 600 feet, the Mayor's office, the district Councilmember's office, the City staff member assigned to the case, as well as any other interested parties as identified by the City. The invitation letter was sent out and a sign posted on the site a minimum of 10 calendar days prior to the meeting. A summary of the meeting is provided with this report. No attendees other than the applicant and developer attended.

PARTIES AFFECTED BY APPLICATION

Due to the fact that the CUP proposed drive-thru will occur on an existing commercial property that previously utilized the drive-thru use, we are not anticipating any measurable impact to any residents in the area. The only impact we foresee is increased traffic for the commercial shopping center which the business is located in and we anticipate the other commercial uses will be supportive of the increased traffic as it provides more potential customers for their businesses.

ONGOING COMMUNICATION

My contact information has been provided to all adjacent property owners and area residents via the neighborhood meeting letter, neighborhood meeting signage, public hearing letter, and public hearing signage, giving any interested party the ability to contact us to ask questions and/or provide comments about the proposal at any time throughout the process. No comments have been received by the time of preparing this Final Citizen Participation Report. In the event any comments are received between now and the Planning Commission hearing date, we will alert City staff of the nature of the comments and what our response is.

SCHEDULE FOR COMPLETION

Neighborhood Meeting Mailing/Sign Posting – 05/06/2024

CUP Formal Filing – 05/09/2024

Citizen Participation Plan Initial Submittal – 05/09/2024

Neighborhood Meeting – 05/20/2024

Public Hearing Notification Mailing/Sign Posting – 10/23/2024

Citizen Participation Final Report – 10/17/2024

Planning and Zoning Commission Meeting – 11/14/2024

City Council Meeting – N/A

ATTACHMENTS

Notification Map

Notification List

Neighborhood Meeting Letter

Neighborhood Meeting Sign Posting Photo and Affidavit

Neighborhood Meeting Mailing Affidavit

SUMMARY / FINAL REPORT

A total of 446 surrounding property owners were notified of the request at the time of the neighborhood meeting mailing, which includes any relevant associations or parties of interest. It should be noted that there were 459 individual property owners, however some of those were duplicates which reduced the total number of letters down to 446. The notice of public hearing postcards, as prepared by the city, total 459. Further, the City Manager's office, Councilmember's office, Planning office and administrative staff also received the notification. This brought the total number of notices to 467.

Total Individuals Notified: 467	Total Participants/Respondents: 0
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Concerns, Issues, Problems Expressed

There are no surrounding neighborhood concerns that have been brought to our attention.

How Concerns Will Be Address?

There are no surrounding neighborhood concerns that have been brought to our attention.

Concerns Applicant Is Unwilling to Address

There are no surrounding neighborhood concerns that have been brought to our attention.

How The Proposal Has Been Revised To Address Concerns

At this time, the only items that have been addressed in our proposal were revisions requested by City staff through the standard application review process. All of those items have been addressed and the plans presented to the Planning Commission reflect those changes.

Applicant Signature: October 17, 2024



Iplan Consulting – Jason Sanks
3317 S. Higley Road #114-622
Gilbert, AZ 85297
Email: jason@iplanconsulting.com
Phone: (602) 326-0581

NEIGHBORHOOD NOTIFICATION AREA

NAME OF REQUEST: EZBACHI

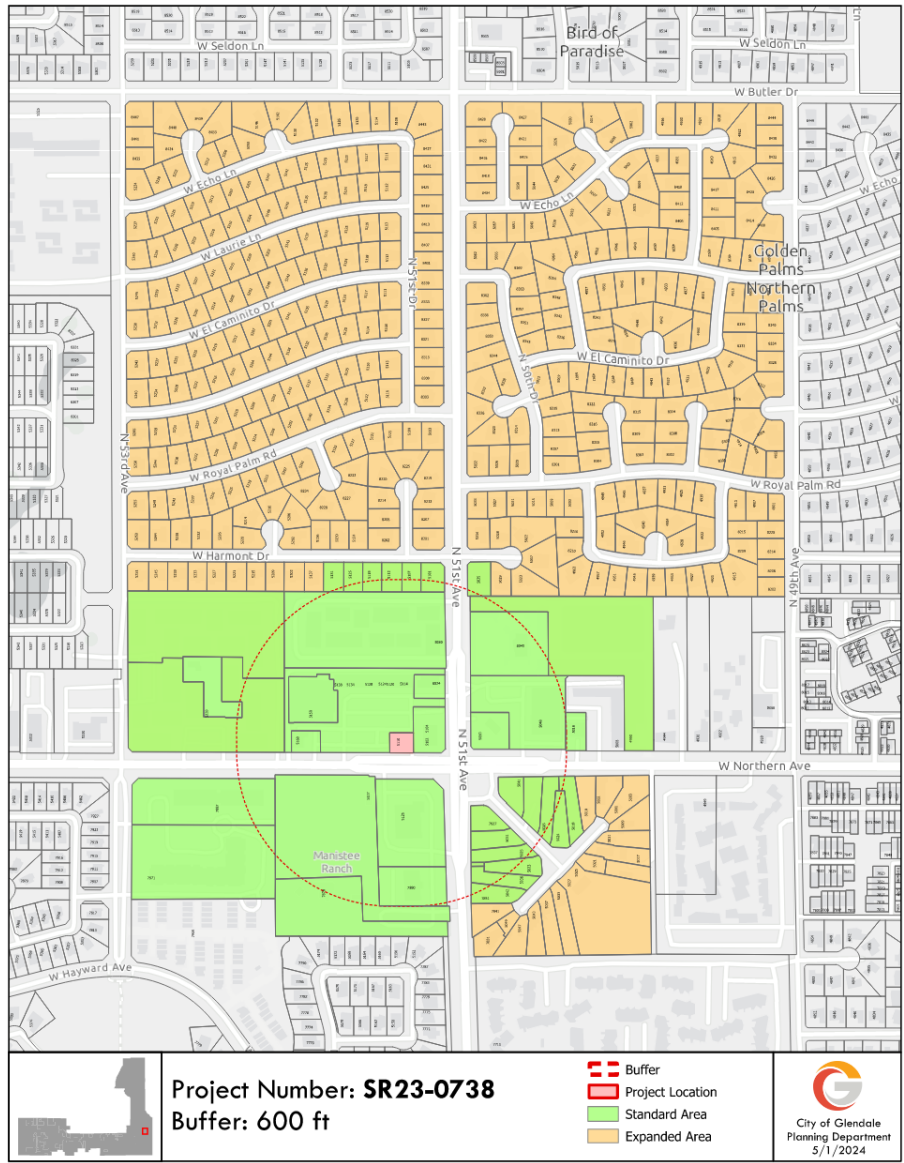
LOCATION: 5110 West Northern Avenue

REQUEST: The applicant is requesting a Conditional Use Permit for a drive-through restaurant.

ZONING DISTRICT: C-2

COUNCIL DISTRICT: Barrel

FORMAL APPLICATION SUBMITTED: No





Notice of Neighborhood Meeting EZBachi Restaurant Drive-Thru

Dear Neighbor,

This letter is to inform you of a Conditional Use Permit (CUP) request that is being submitted to the City of Glendale for an existing building located at 5110 E. Northern Avenue in the commercial shopping center on the northwest corner of the intersection of W. Northern Avenue and 51st Avenue. The CUP is being sought to allow the existing DRIVE-THRU to be used for the new EZBachi restaurant planned for this location. The subject property has a current General Plan land use classification of PC (Planned Commercial) and a zoning designation of C-2 (General Commercial). No change to either designation is proposed. The property APN is 148-13-001T and is within the Barrel District.

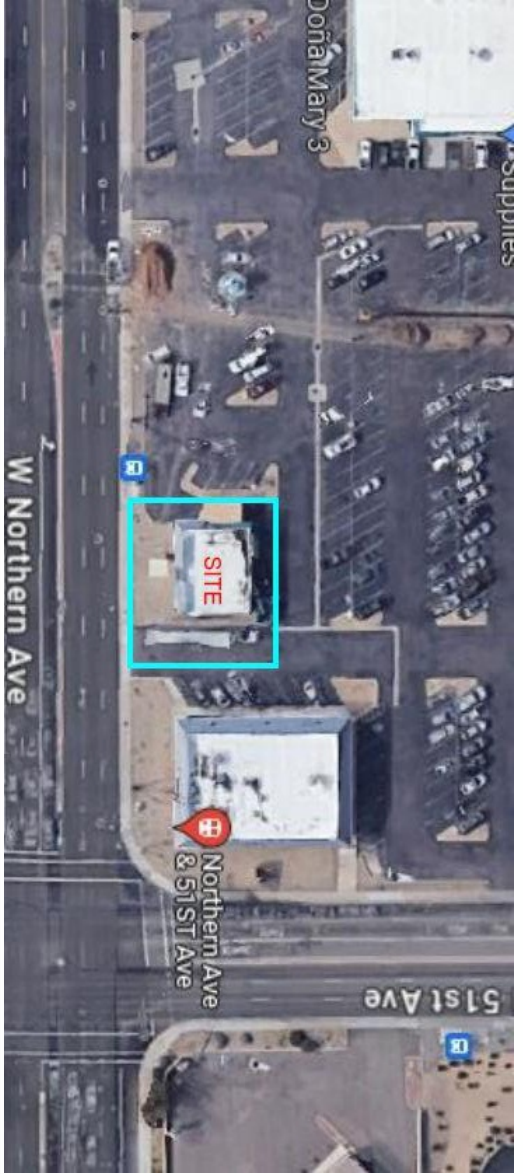
A meeting will be held at the time listed below to discuss the proposed development and to answer any questions you may have.

Date:	May 20th, 2024.
Time:	6:00 p.m.
Where:	<p><i>This meeting will be held in a virtual setting.</i></p> <p>Please join the meeting from your computer, tablet, or smartphone by entering the text below into your internet web browser (e.g. Edge, Explorer, Chrome, Safari, etc.).</p> <p>https://us06web.zoom.us/j/81113887035?pwd=HOwb1ALBdbdxYk7Xv0yTMkW4m5Y8OL.1</p> <p>Meeting ID: 811 1388 7035 Passcode: 908420</p> <p>You can also dial in using your phone by calling: (564) 217-2000 and entering this access code: 811 1388 7035</p>

If you cannot join the online meeting or have technical difficulties that prevent your attendance but still want to learn and/or comment about this proposal, please contact me directly at **Greg@iplanconsulting.com** or at **480-227-9850**. You may also contact the **Sydney Tirella** with the City of Glendale Planning Division at **623-930-2588** for further information.

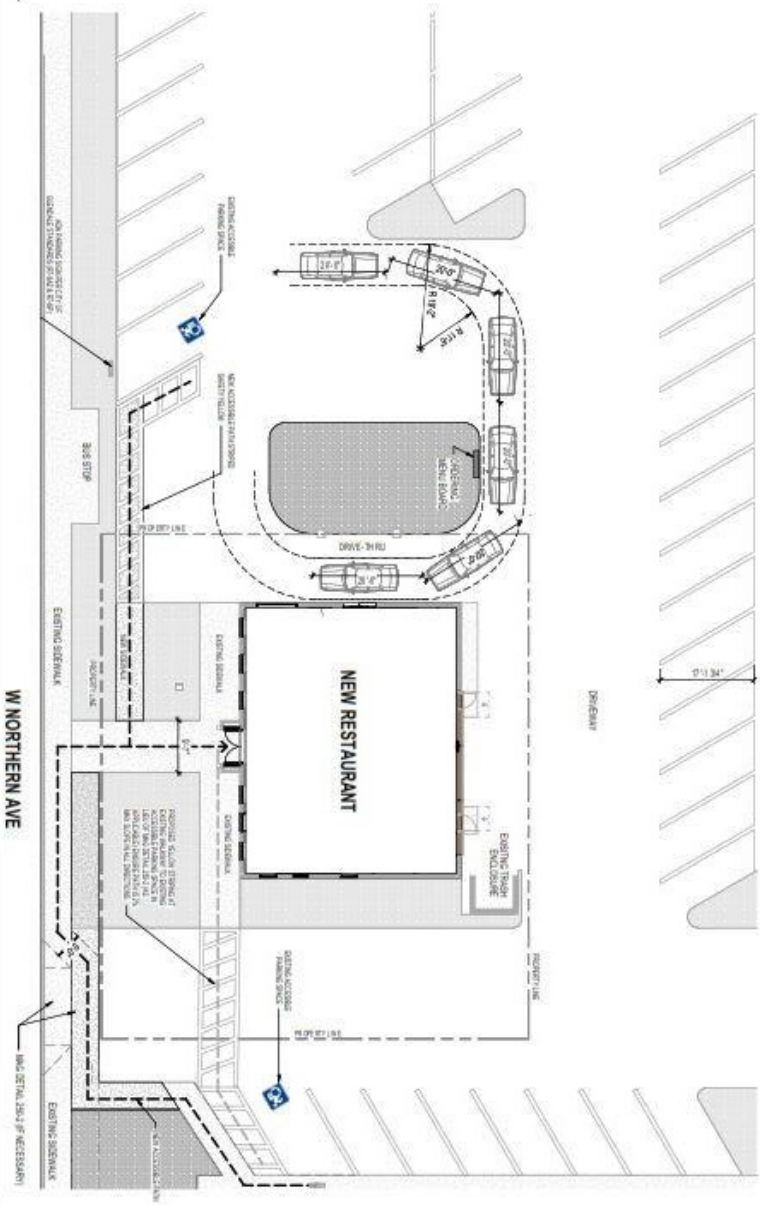
Sincerely,

Greg Davis
Iplan Consulting



Aerial

1 SITE PLAN
3/02" = 1'-0"



NO.	REVISION	DATE

DATE: 02/20/18

SHEET TITLE:
ARCHITECTURAL
GENERAL SITE PLAN &
DRIVE THRU PLAN

SHEET NUMBER:
A1.1

EZBACHI
5110 W NORTHERN AVE
GLENDALE, AZ 85301

 **PHAMORA DESIGN**
www.phamora.com | 602 767 2559



NEIGHBORHOOD MEETING SUMMARY

Project Name: Ezbachi CUP for Drive-Through at a Restaurant
Project Location: 5110 W. Northern Avenue
Glendale, AZ 85301

Meeting Date: May 20, 2024
Meeting Time: 6:00pm
Location: Virtual Online Meeting – Zoom (attendance instructions provided in the neighborhood meeting notice)

Attendees: Applicant, Jason Sanks with Iplan Consulting
Ezbachi Operator, Sam Arikat
Ezbachi Architect, JB Pham
City of Glendale Representative, Sydney Tirella

Summary: Iplan representative Jason Sanks opened the Zoom virtual meeting room at 5:55pm. Two additional Ezbachi team members joined the meeting along with the case planner from the City. No members of the public joined the meeting, and the applicant and city representative had an informal discussion while waiting for any interested parties to attend.

Since no neighbors attended the meeting, Jason Sanks closed the Zoom meeting at 6:23pm.



Planning Division

NEIGHBORHOOD NOTIFICATION LETTER

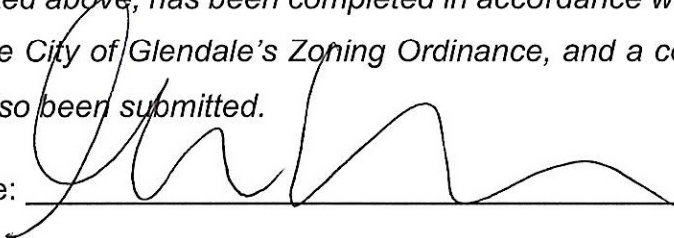
AFFIDAVIT OF MAILING

Case No. (if available) SR23-0738

Project Name: EZBachi CUP

I, Gila Monster Printing 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.

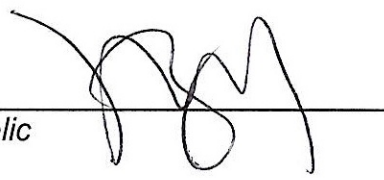
Applicant/Representative Signature: 

STATE OF ARIZONA

SS.

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 3 day of May, 2024.


Notary Public

My Commission Expires:





PLANNING DIVISION

NEIGHBORHOOD MEETING SIGN

AFFIDAVIT OF POSTING

Case No. (if available) SR23-0738

Project Name: Ezbachi Drive-Thru CUP

I, Greg Davis, 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 photo of the neighborhood meeting sign is attached to this affidavit.

Applicant/Representative Signature: _____

STATE OF ARIZONA

SS.

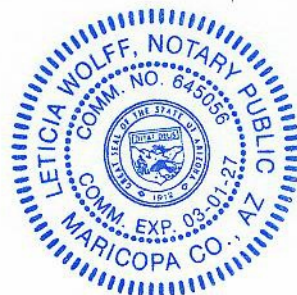
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 13th day of June, 2024.

Notary Public

My Commission Expires:

March 1st 2027



PUBLIC NOTICE

NEIGHBORHOOD MEETING

PROJECT # / PROJECT NAME: EZBachi Drive-Thru - SR23-0738

PROJECT REQUEST: Conditional Use Permit (CUP) to allow vehicle drive-thru use for new EZBachi restaurant

NEIGHBORHOOD MEETING/TIME: Monday, May 20th, 2024 at 6:00 pm

MEETING DETAILS: Virtual Zoom Meeting:

<https://us06web.zoom.us/j/81113887035?pwd=HOWb1ALBdbdxYk7Xv0yTMkW4m5Y8OL.1>

Meeting ID: 811 1388 7035

Passcode: 908420

APPLICANT CONTACT: Greg Davis - 480-227-9850 - Greg@iplanconsulting.com

CITY CONTACT: Sydney Tirella - 623-930-2588 - STirella@GLENDALEAZ.com

COMMENT PERIOD CUT OFF: June 4th, 2024

Scan for Project Info



5110
WESTERN
ANIMAL
HOSPITAL

EXIT



500



PLANNING DIVISION


NEIGHBORHOOD MEETING SIGN

AFFIDAVIT OF REMOVAL

Case No. (if available) SR23-0738

Project Name: Ezbachi Drive-Thru CUP

I, Greg Davis, certify that I am the authorized applicant / representative to the City of Glendale for the above application and do hereby affirm that posting removal 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.

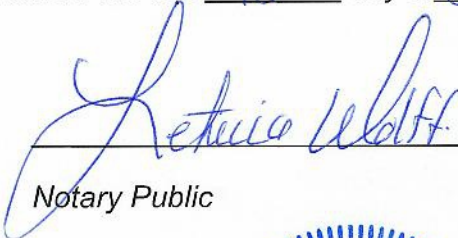
Applicant/Representative Signature: 

STATE OF ARIZONA

SS.

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 13th day of June, 2024 .


Notary Public

My Commission Expires:
March 1st 2027

