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- Conditionally Approved
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CUP24-08 Conditionally Approved

Sydney Tirella
BY

12/31/2024
DATE



Project Narrative

CUP 24-08

October 7, 2024

City of Glendale
Development Services Department
5850 W. Glendale Avenue, Suite 212
Glendale, AZ 85301
Attention: Sydney Tirella

Re: New Jack in the Box #1638 restaurant with drive-thru, located at SEC 67^h Avenue & Bell Road, Glendale, Arizona to replace the existing Boston Market building within the existing development. This submittal is for Conditional Use Permit.

Good afternoon. My name is Jeff Looker, Senior Architect and Business Development for DxU Architects, LLC representing the franchise operator/developer Stine Enterprises, LLC for the proposed new Jack in the Box restaurant w/ drive thru. This submittal contains the completed Master Application, CUP Checklist, Project Narrative, Site Plan, Site Details, Current Parcel Map, Current Aerial Photograph, B/W Exterior Elevations, Color Exterior Elevations, Conceptual Landscape Plan, Deed with legal description for a proposed new 2,003 sf Jack in the Box restaurant with drive thru.

The site is located at 6665 W. Bell Road. The gross site area is 0.41 acres, zoning is C-2, and the general plan designation is PC (Planned Commercial).

Consistency with the existing Zoning

The proposed restaurant will mainly provide service to the residents of the City of Glendale and the use is consistent with the existing zoning C-2.

Compliance with Zoning Ordinance and other City of Glendale codes and regulations

The proposed restaurant shall comply with the City of Glendale Zoning and Development Code site regulations.



Site and Building Design

Primary entries are on both 67th Avenue and Bell Road. There is an existing bus stop to remain on Bell Road at the front of the development. The drive-thru lane is accessed internally to the site and provides queuing that meets the corporate standard. A porte cochere will be added at the d/t pickup window to provide shade and protection from the climate elements for the drive-thru patrons, and a canopy is also located at the walk-up window for pedestrians. A new refuse enclosure is located at the back of the site, has excellent service access, is not visible from Bell Road and conforms to the latest City of Glendale detail standards. Generous landscaping exists along Bell Road, main entry drive, and at the parking areas a minimum of 1 landscape island for every ten (10) spaces with each island no less than 8-feet wide has been provided. The landscape islands shall contain a minimum of one tree and two shrubs per single landscape island, a minimum of two trees and four shrubs per double landscape island and a minimum of one tree and three shrubs per 30 linear feet of landscape median. All landscaping provided shall be per the City of Glendale approved palette. The proposed building materials and colors are compatible with those of the surrounding buildings, while still providing a corporate identity. The property owner has reviewed and approved the project. We believe that the attention to the site and architectural design compatibility ensure that Jack in the Box will be an attractive entity within the Glendale Palms development.

Ingress and Egress to the property and proximity to driveways and street intersections in the vicinity of the subject property

The site has two direct access points. One from 67th Avenue and one from Bell Road. One for vehicles coming from the south, and another for vehicles coming from the west. As shown on the site plan, circulation on the site is safe and easy to navigate, designed to promote flow

Internal vehicular circulation including emergency and delivery vehicles

The site contains 23'-0" wide minimum, two-way drive aisles, making vehicular circulation non-"combative" with the largest of vehicles. Emergency vehicles can maneuver throughout the site, based upon City of Glendale Fire Department provided turning radii requirements (32'-6" inside and 52'-6" outside).

Pedestrian and alternative vehicle considerations for the proposed use.

Pedestrian access is from Bell Road via the existing accessible walkway along the entry drive. There are bicycle racks to support four bicycles and promote alternative vehicle transportation considerations.



Off-street parking and loading

Off-street parking conforms to the parking 10'x20' stall size per the City of Glendale Zoning Development Code, and accessible parking conforms to ANSI/ADA/COG requirements. The quantity of parking spaces provided twenty eight (28) exceeds that of the quantity required twenty seven (27). The quantity of bicycle parking provided exceeds that of the quantity required.

Proposed outdoor activities or storage

There are no outdoor activities or outdoor storage planned for this site.

Hours of operation

This location shall operate the drive-thru 24-hours a day, year-round with exception on holidays to be determined. Security will be maintained at high levels consistent with a major national brand.

Exterior lighting with reference to adjacent properties

Exterior lighting, both building and site shall be in conformance with the City of Glendale standards. Proposed parking lot light poles are non-pivoting downlights and recessed LED lights, not to exceed 25'-0" in height. The exterior lighting shall have little to no impact on adjacent properties. Signage, is under separate submittal/review/permit by others.

Noise, smoke, odor, dust, vibration, or illumination created by the proposed use

The drive-thru menu boards and order speaker are of ambient adjustable technology so that sound level at the property line will not exceed ambient noise levels. Jack in the Box utilizes high technology filters on all cooking equipment as well as maintaining a rigorous filter cleaning regimen further reducing potential cooking odor impact.

Additional information

We believe the proposed Jack in the Box restaurant design is consistent, compatible and in compliance with Glendale Palms and the City of Glendale General Development Standards.

Sincerely,
Jeff Looker

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