



**RE: New Dutch Bros Coffee Development - City of Glendale Design Review and CUP**

City of Glendale Planning Department,

We are excited to present the Design Review and Conditional Use Permit package for the proposed Dutch Bros development at 6010 W Northern Ave, Glendale, AZ; APNs: 143-16-003-D for review. We purchased the 1.39 acre lot, and are performing a lot split and constructing a Dutch Bros Coffee on the west half of the property, and a Smalls Sliders on the east half of the property. We will demolish both buildings on site. We are submitting separate Design Review and CUP applications for both of these projects.

We have had three pre-apps on this property, and have carefully designed this site plan to adhere to the pre-app comments. Specifically, we are showing a right-in decel lane on Northern Ave, a full circulation lane for emergency vehicles within the site, adequate screening of the drive-thru, and sufficient parking for both fast food restaurant users.

The Dutch Bros Coffee development will be a 0.72 acre site with a 935 SF building with a 405 SF patio. This will be a V-B Sprinklered building, with the building taking up 4.5% of the total lot (lot coverage). There are 14 parking spaces required, and we are proposing 19. We are showing 23 cars in the double-drive thru, and have a traffic report supporting this quantity. The right-in deceleration to the site will assist in providing a safe passage for vehicles into and around the property.

We worked to design the exterior of the building with high quality materials, and provided a canopy of the pickup window at the drive-thru. The building has wood siding, gray stucco, anodized aluminum storefront, and a blue cement board siding that is in line with Dutch Bros' brand standards.

There is a comprehensive signage plan attached for both projects, and we designed a robust landscape plan that will aid in screening the drive-thru from the public right of way.

We are looking forward to the first review comments.

Sincerely,

*Mitchell Reynolds*

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