



RE: New Smalls Sliders 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 Smalls Sliders 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 had two 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 Smalls Sliders development will be a 0.67 acre site with a 800 SF building with a 700 SF patio. This will be a V-B Sprinklered building, with the building taking up 5.35% of the total lot (lot coverage). There are 13 parking spaces required, and we are proposing 17. We are showing 15 cars in the double-drive thru. We are currently surveying 2 existing locations in Baton Rouge, LA for queuing data. 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 is designed as an adaptive reuse project, using dark gray metal to match the adjacent Dutch Bros development and orange that is in line with Smalls Sliders' brand standards. Renderings are enclosed to showcase the dynamic and high quality nature of the design.

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,

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