




# CITIZEN PARTICIPATION REPORT

Project Location: 6010 W Northern Ave, Glendale, AZ 85301

**CUP 25-02 Dutch Bros Coffee**  
**CUP 25-05 Smalls Sliders**



City of Glendale  
Development Services Department  
Planning Division

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Failed

Conditionally Approved

Approved

aschwenner \_\_\_\_\_  
BY

5/19/2025  
DATE



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## 1. Project Description

We have purchased the 1.39-acre lot and are in the process of splitting it into two separate parcels. The west half (0.72 acres) will house a Dutch Bros Coffee, while the east half (0.67 acres) will accommodate a Smalls Sliders. Both existing buildings on-site will be demolished to make way for new construction.

The Dutch Bros Coffee development will feature a 935-square-foot building with a 405-square-foot patio, covering 4.5% of the lot. The site will include 19 parking spaces, exceeding the required 14 spaces. The drive-thru is designed to accommodate 23 cars, supported by a traffic study ensuring smooth operations. The exterior design of the building will feature wood siding, gray stucco, anodized aluminum storefront, and blue cement board siding, all aligning with Dutch Bros' branding and high-quality material standards.

The Smalls Sliders development will consist of an 800-square-foot building with a 700-square-foot patio, covering 5.35% of the lot. The site will provide 17 parking spaces, exceeding the required 13 spaces. The double-lane drive-thru is designed to hold 15 cars, and ongoing queue studies at two Baton Rouge, LA locations are helping refine the final design. The building's exterior will incorporate dark gray metal, complementing the adjacent Dutch Bros Coffee, while Smalls Sliders' signature orange branding adds a distinct yet cohesive aesthetic.

Beyond the architectural elements, the project includes several site enhancements. A right-in deceleration lane on Northern Ave will improve traffic flow and safety, while a full circulation lane within the site will ensure emergency vehicle access. A comprehensive signage plan has been developed to enhance visibility and maintain a cohesive look between both businesses. Additionally, a robust landscaping plan will not only enhance the visual appeal of the site but also provide effective screening for the drive-thru lanes, ensuring an attractive and pedestrian-friendly streetscape.

## 2. Public Notification Technique

The primary public notification technique was a Neighborhood Meeting. This meeting served as a forum for community members to learn about the project, ask questions, and provide feedback. Please refer to Exhibit A attached below for the Notification letter.

## 3. Notification

All relevant parties notified are listed in Exhibit B, including:

- Property Owners Within the Notification Area – As defined by city requirements.
- Homeowners Associations & Registered Neighborhoods – Along with their representatives.
- Interested Parties List – Individuals identified by the Planning Department.
- Additional Notification List – Names and addresses of individuals/businesses provided by Planning.

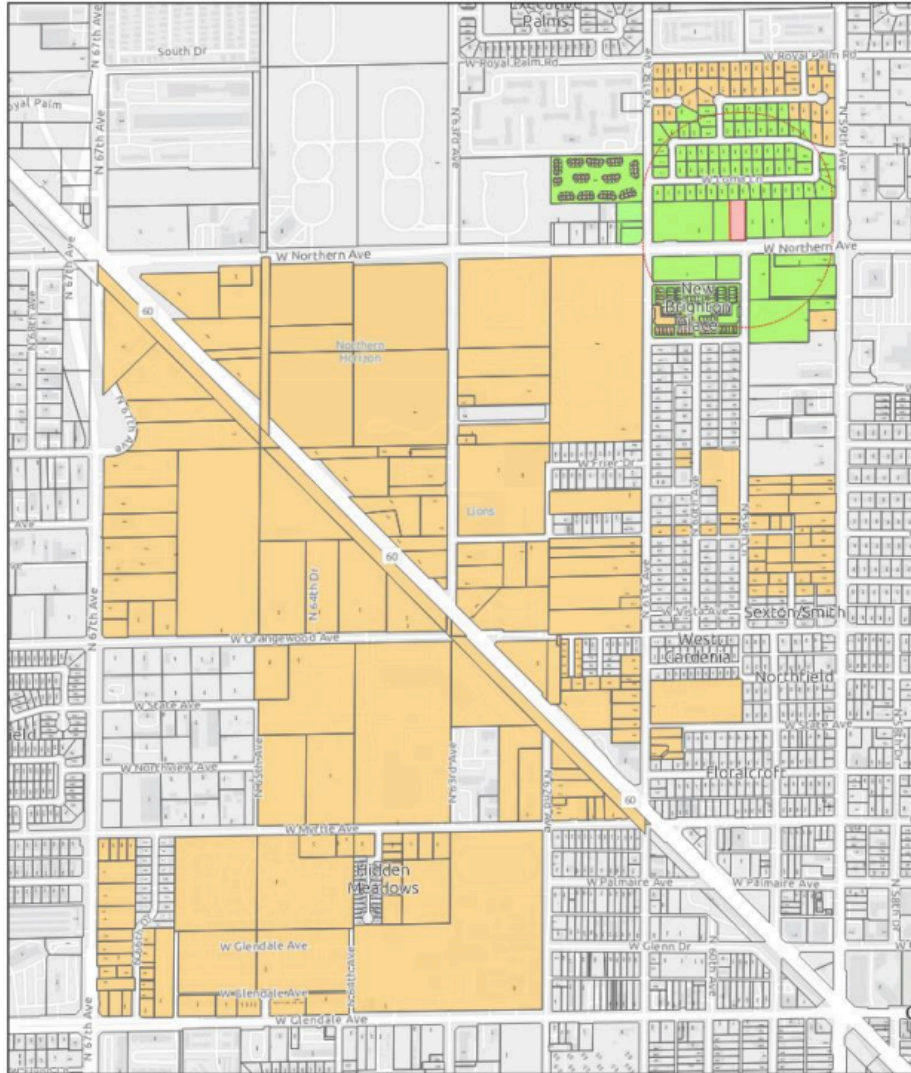


Image 1: Affected individuals and interested parties within 500 feet radius of the project site

#### 4. Identification of Affected Individuals and Interested Parties

To ensure comprehensive outreach, we identified and notified property owners within the designated notification area, homeowners associations and registered neighborhoods near the site, and individuals listed on the city’s “Interested Parties” registry. Additionally, we engaged with businesses, community groups, and residents who may be impacted by or have an interest in the project. By maintaining an open and transparent process, we ensured that all relevant stakeholders were informed and had an opportunity to provide input.

#### 5. Consideration of Community Perspective



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We conducted three pre-application meetings with the city to refine the project design to ensure an optimal balance between neighborhood concerns and business requirements. Based on this collaboration, the final design incorporates several key considerations, including:

- A right-in deceleration lane on Northern Ave to enhance traffic flow and safety.
- A full circulation lane within the site to accommodate emergency vehicles.
- Adequate screening to conceal drive-thru lanes from public view, maintaining an attractive streetscape.
- A comprehensive signage plan for both Dutch Bros Coffee and Smalls Sliders, ensuring clear visibility while maintaining a cohesive design.
- A thoughtfully designed landscaping plan that enhances site aesthetics, improves pedestrian experience, and effectively screens drive-thru lanes.

These considerations are the result of proactive engagement with the city and initial discussions with stakeholders.

### **6. Addressing Concerns from Affected Individuals**

Our approach to addressing community concerns is structured to ensure responsiveness and transparency. If any concerns arose before the Neighborhood Meeting, we would have incorporated them into the discussion agenda and provided direct responses during the meeting. If concerns arose after the meeting, we would have addressed them through email, phone, or video conferencing, ensuring that the city planner was included in these communications. By keeping the city involved, we maintained an open and truthful dialogue while working toward solutions that consider both community feedback and project feasibility.

### **7. Informing the Public About Changes or Amendments**

To keep the public informed about any changes or amendments to the project, we would have implemented a multi-channel communication strategy. Stakeholders would have received updated notification letters detailing modifications and project updates. Additionally, a project webpage or community platform would have been established to provide real-time information and serve as a reference for any adjustments. If significant changes occurred, we would have considered hosting a follow-up community meeting to ensure continued engagement. We would have also maintained an email list where interested individuals can opt in for ongoing updates, ensuring that all affected parties had easy access to project-related information.

### **8. Keeping Planning Informed About Citizen Participation Efforts**

To document and communicate our citizen participation efforts to the Planning Department, we have prepared this Citizen Participation Report summarizing our engagement activities. This report includes meeting minutes and attendance records from the Neighborhood Meeting, along with a log of communications such as emails, phone calls, and video conferences addressing public concerns. Additionally, we would have compiled a summary of concerns raised and our responses, providing a clear record of how feedback was addressed. If necessary, we would have held a follow-up meeting with the city planner to review key findings and discuss any outstanding issues. By maintaining thorough documentation and an open line of communication with the Planning Department, we ensured a transparent and well-documented citizen participation process.

### **9. Citizen Participation Plan Schedule**

- a. Citizen Participation Plan (CP) Submission – 5-16-25
- b. Plan Implementation Start Date – 5-16-25
- c. Neighborhood Meeting Date – 4-16-25
- d. Stakeholder Communication Period – 3-19-25 to 4-19-25



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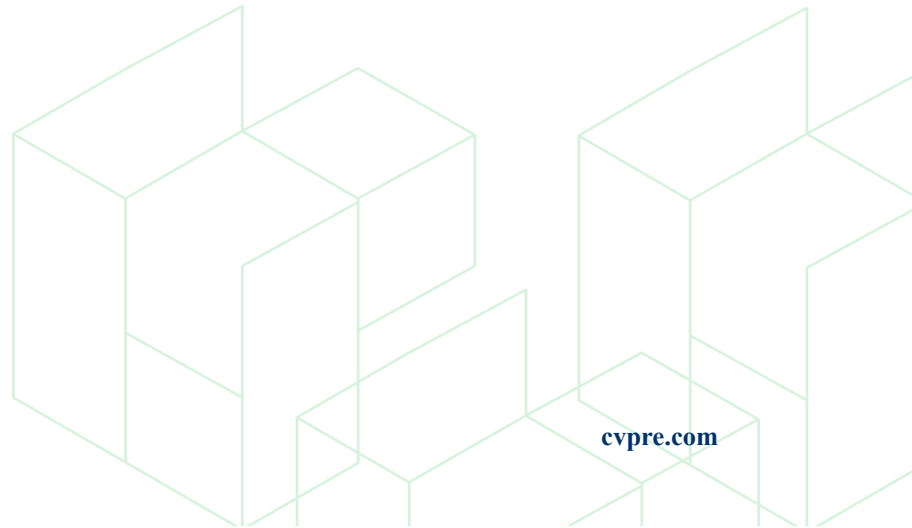
- e. Report Compilation & Submission – Prepare and submit the Citizen Participation Report within 4 weeks of the meeting.
- f. Final Citizen Participation Plan Completion Date – 5-16-25



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## **Exhibit A - Notification Letter**

**Development done right.**



[cvpre.com](http://cvpre.com)



3.21.2025

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Mitchell Reynolds  
2188 SW Park Place, Suite 100  
Portland, OR, 97205  
918-934-0288  
mitchell.reynolds@cvpre.com

**Conditional Use Permit: Dutch Bros Coffee - CUP 25-02; Smalls Sliders - CUP 25-05**

Dear Neighbor:

This letter is to inform you that we are applying for a Conditional Use Permit application with the City of Glendale. The property is located at 6010 W Northern Ave, Glendale, AZ 85301 in the Barrel District.

We have purchased the 1.39-acre lot, which we are in the process of splitting into two separate parcels. The west half (0.72 acres) will have a Dutch Bros Coffee, while the east half (0.67 acres) will have a Smalls Sliders. Both existing buildings on-site will be demolished to accommodate these new developments.

The Dutch Bros Coffee development will consist of a 935-square-foot building accompanied by a 405-square-foot patio. The proposed lot coverage is 4.5%, with 19 parking spaces, exceeding the required 14 spaces. The drive-thru has been designed to accommodate 23 cars, supported by a traffic study that validates the effectiveness of this layout. Architecturally, the building will feature high-quality materials, including wood siding, gray stucco, anodized aluminum storefront, and blue cement board siding, all of which align with Dutch Bros' brand standards.

The Smalls Sliders development will feature an 800-square-foot building with a 700-square-foot patio, accounting for 5.35% lot coverage. The project will provide 17 parking spaces, exceeding the required 13 spaces. The drive-thru has been designed to hold 15 cars. The exterior design embraces a bold yet complementary aesthetic, incorporating dark gray metal to match the adjacent Dutch Bros Coffee building, accented by Smalls Sliders' signature orange branding.

Beyond the architectural and site planning elements, we have developed a comprehensive signage plan for both Dutch Bros Coffee and Smalls Sliders to ensure consistency and visibility. Additionally, our landscaping plan is designed to not only enhance the site's visual appeal but also provide effective screening for the drive-thru lanes, ensuring a clean and inviting streetscape. As a result, the final design incorporates several key considerations, including a right-in deceleration lane on Northern Ave for improved traffic flow, a full circulation lane within the site to ensure emergency vehicle access, and adequate screening to maintain an attractive streetscape by concealing the drive-thru lanes from public view.

I have included a site plan with this letter for your review. A neighborhood meeting will take place on **Wednesday, April 16, 2025, at 6:00 PM, at the Glendale Public Library located at 5959 W. Brown Street**. If you are unable to attend, please write, email, or call the contact information above. You may also contact Amy Schwenner for the City of Glendale at (623) 930-2805. Comments must be received by Wednesday, April 9, 2025.

Additional notifications for these projects will be mailed to those property owners highlighted in green on the enclosed Neighborhood Notification Map. If you are not included in this area and would like to be added to the mailing list, please scan the following QR code(s) and fill in the requested info.

**Development done right.**

**cvpre.com**



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CUP 25-02  
Dutch Bros Coffee



CUP 25-05  
Smalls Sliders

Sincerely,

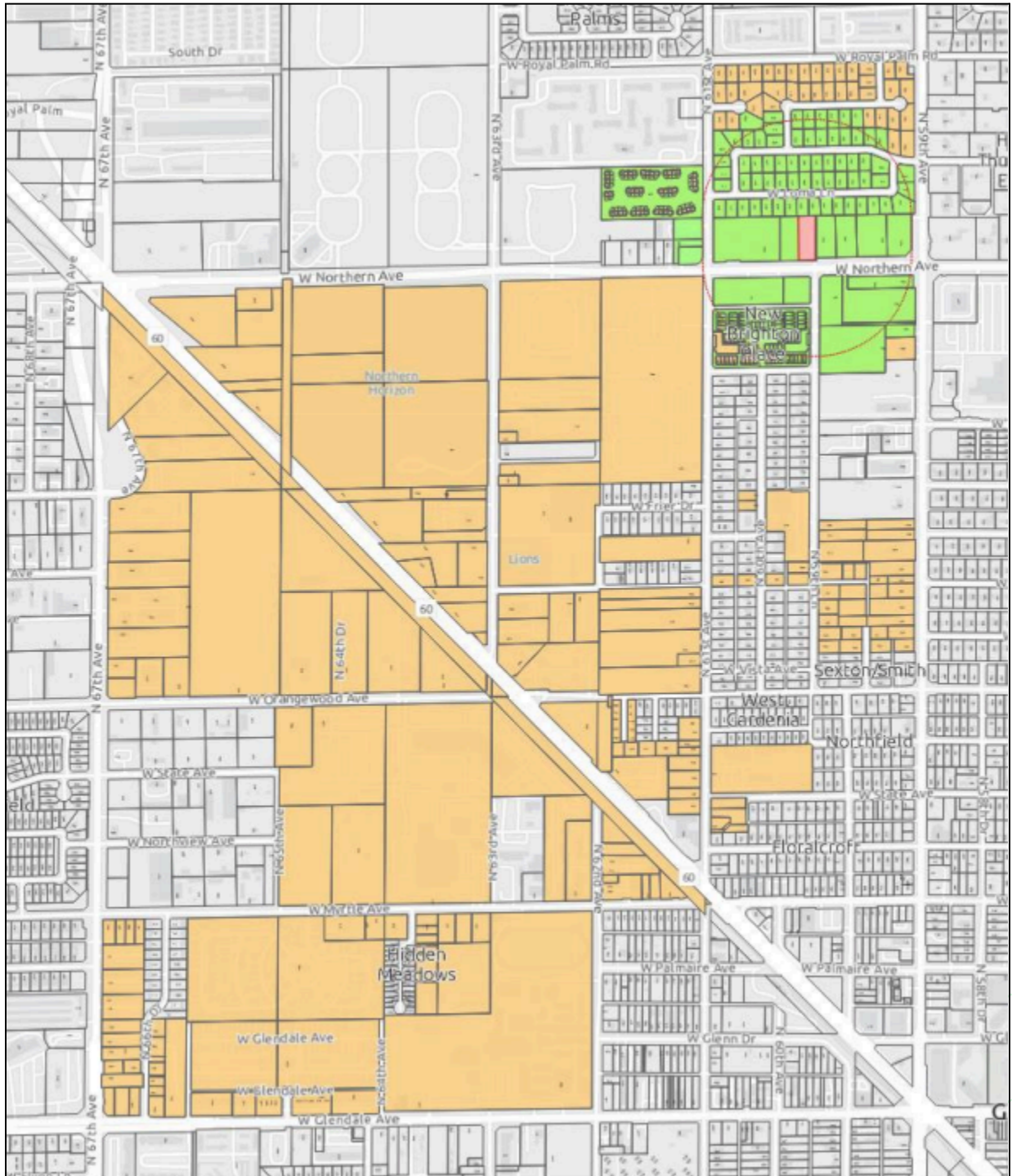
*Mitchell Reynolds*

Mitchell Reynolds  
CVP - Northern AZ, LLC  
Senior Development Manager

*Enclosed:  
Site Plan  
Neighborhood Notification Map*



Neighborhood Notification Map







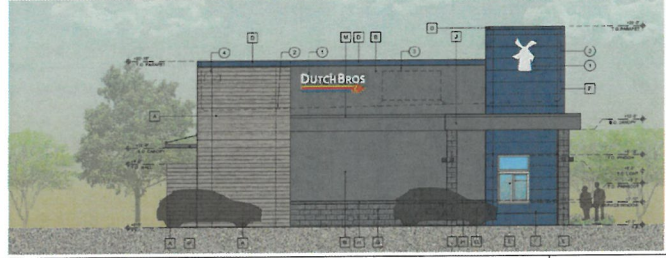
SCALE DIMENSIONS OF ELEVATIONS AND DETAILS ARE AS SHOWN. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

KEYNOTES		FINISH SCHEDULE	
1	BRONZE UNIFORM	1	WOOD ROING
2	SHIMMER REFLECTIVE	2	WOOD ROING
3	SHIMMER REFLECTIVE	3	WOOD ROING
4	SHIMMER REFLECTIVE	4	WOOD ROING
5	SHIMMER REFLECTIVE	5	WOOD ROING
6	SHIMMER REFLECTIVE	6	WOOD ROING
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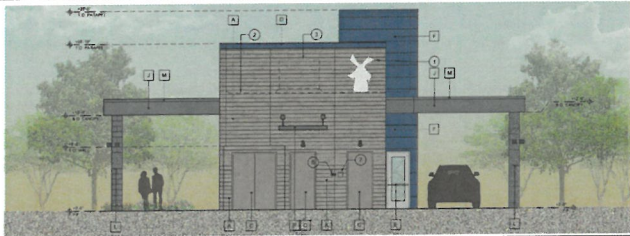
4 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



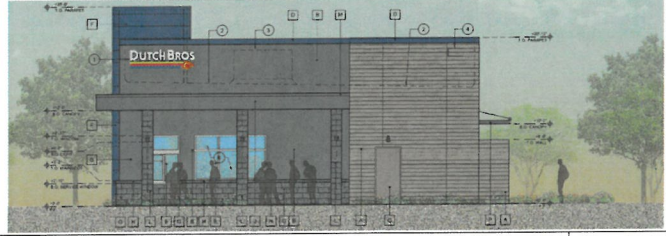
3 WEST ELEVATION

SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION

SCALE: 3/16" = 1'-0"



1 EAST ELEVATION

SCALE: 3/16" = 1'-0"

DATE: 09.18.24

**DUTCHBROS**  
8010 W NORTHERN AVE  
GLENDALE, AZ

DATE REVISION

EXTERIOR  
ELEVATIONS  
AND DETAILS

**A300**  
PHNX DESIGN # 24-490



3D Rendering

SMALLS SLIDERS



12.12.23

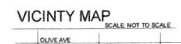
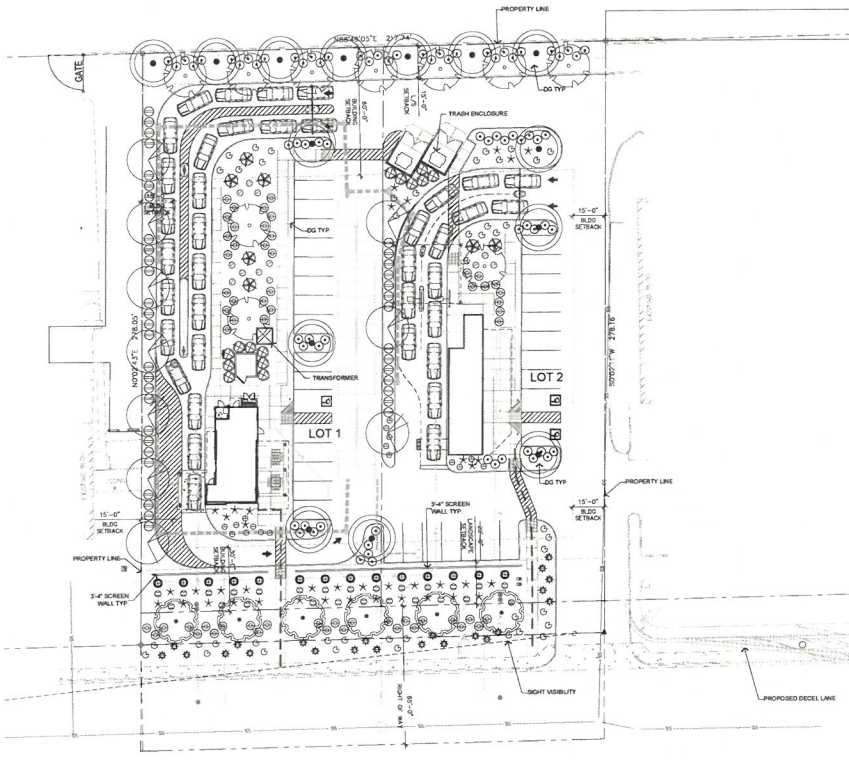


3D Rendering

SMALLS SLIDERS



12.12.23



Dutch Bros  
6010 W. Northern Ave., Glendale, AZ

**PLANT SCHEDULE**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
<b>TREES</b>					
○	<i>Acacia saligna</i>	Mulga	18 Cal	10	Shif Trunk Denise Canopy
○	<i>Platanus 'Red Pulp'</i>	'Red Pulp' Platanus	24" Box	1	Shif Trunk Denise Canopy
○	<i>Quercus virginiana</i>	Southern Live Oak	24" Box	4	Shif Trunk Denise Canopy
○	<i>Ulmus parvifolia</i>	European Elm	18 Cal	10	Shif Trunk Denise Canopy
<b>ACCENTS &amp; VINES</b>					
○	<i>Alea batardiana</i>	Madroal Aloe	5 Cal	30	Yellow Flower All Per Plan
○	<i>Sesuvium 'Twin Color'</i>	'Twin Color' Sesuvium	5 Cal	14	All Per Plan
○	<i>Chamaecrista humilis</i>	Mediterranean Fan Palm	5 Cal	7	All Per Plan
○	<i>Hesperaloe parviflora</i>	Red Yucca	5 Cal	22	All Per Plan
<b>SHRUBS</b>					
○	<i>Quercus venosa</i>	Hopseed Bush	5 Cal	14	All Per Plan
○	<i>Leucosiphum longicaule</i>	Lynn's Legacy Sage	5 Cal	58	All Per Plan
○	<i>Leucosiphum longicaule</i>	'Red Branch' Sage	5 Cal	77	All Per Plan
○	<i>Ruellia peruviana</i>	Begg Tumble	5 Cal	42	All Per Plan
<b>GROUND COVERS</b>					
○	<i>Alea Blue EF</i>	'Blue EF' Aloe	1 Cal	17	All Per Plan
○	<i>Myoporum parviflorum</i>	Myoporum	1 Cal	12	All Per Plan
○	<i>Synedrella nodiflora</i>	'Cotton Sunner'	1 Cal	25	All Per Plan
○	<i>Lantana montealemana</i>	Purple Lantana	1 Cal	40	All Per Plan
<b>MISCELLANEOUS</b>					
○	Decorational Granite - Size 1/2" Screened - Color: Mahogany Brown by Rock Pros 27 sq ft of planting area (10')				

**LANDSCAPE DATA TABLE**

LOT 1	
SITE AREA	29,825 SF
R.O.W. LANDSCAPE	12,744 SF
ON-SITE LANDSCAPE	19,815 SF
TOTAL LANDSCAPE	112,559 SF
LOT 2	
SITE AREA	27,454 SF
R.O.W. LANDSCAPE	11,915 SF
ON-SITE LANDSCAPE	16,640 SF
TOTAL LANDSCAPE	48,566 SF

**LANDSCAPE NOTES**

- ALL REQUIRED TREES SHALL BE A MINIMUM OF FIFTEEN (15) GALLONS IN SIZE AND AT LEAST FIFTY (50) PERCENT OF THOSE TREES MUST BE TWENTY FOUR (24) INCH BOX OR LARGER SIZE. ALL SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLONS IN SIZE. ALL POTTENGRLOW TREES MUST BE A MINIMUM OF EIGHT (8) FEET IN HEIGHT, FOUR (4) FEET IN SPREAD AND ONE AND ONE QUARTER INCHES TRUNK CALIPER AT THE GROUND LEVEL. ALL TWENTY FOUR INCH BOX AND LARGER TREES SHALL BE A MINIMUM OF TEN (10) FEET IN HEIGHT, SIX (6) FEET IN SPREAD AND TWO INCH TRUNK CALIPER AT THE GROUND LEVEL. UPON APPROVAL OF THE DIRECTOR, THE INSTALLATION OF TWENTY (20) SQUARE FEET OF VEGETATIVE GROUND COVER IN ANY LANDSCAPED AREA SHALL SUBSTITUTE FOR ONE (1) REQUIRED SHRUB UP TO A MAXIMUM OF TWENTY (20) PERCENT OF THE REQUIRED SQUARE FEET OF VEGETATIVE GROUND COVER. THE HEIGHT OF ANY BARRIER LANDSCAPE AREA IN A NEW HOME RESIDENTIAL FACILITY OTHER THAN SCHOOL, PARKS, GOLF COURSES OR GOLF COURSES SHALL BE LIMITED TO NO MORE THAN TWENTY PERCENT (20%) OF THE LANDSCAPED AREA IN EXCESS OF TEN THOUSAND (10,000) SQUARE FEET FOR FACILITIES OTHER THAN HOTELS AND MOTELS AND TO NO MORE THAN TWENTY PERCENT (20%) OF THE LANDSCAPED AREA IN EXCESS OF TWENTY THOUSAND (20,000) SQUARE FEET FOR HOTELS AND MOTELS. THIS REQUIREMENT IS WAIVED IF THE NEW HOME RESIDENTIAL FACILITY APPLIES WATER WHICH IS ONE HUNDRED PERCENT FROM EFFLUENT TO THE LANDSCAPED AREA.

NOTE  
PER #C 2018 807 54 UNOBSTRUCTED ACCESS TO FIRE HYDRANTS SHALL BE MAINTAINED AT ALL TIMES. THE FIRE DEPARTMENT SHALL NOT BE DEFERRED OR PRECLUDED FROM GAINING ACCESS TO FIRE PROTECTION EQUIPMENT OR FIRE HYDRANTS. ADDITIONALLY PER #C 2018 807 5.3 A 3FT CLEAR SPACE SHALL BE MAINTAINED THROUGHOUT THE CIRCUMFERENCE OF THE FIRE HYDRANT EXCEPT AS OTHERWISE REQUIRED OR APPROVED BY THE LOCAL FIRE MARSHAL OR FIRE DEPARTMENT AUTHORITY. LANDSCAPE CONTRACTOR SHALL ENSURE DURING INSTALLATION OF LANDSCAPING THAT THESE REQUIREMENTS ARE MAINTAINED.





# Planning Division

## NEIGHBORHOOD NOTIFICATION LETTER

### AFFIDAVIT OF MAILING

Case No. (if available) \_\_\_\_\_

Project Name: DUTCH BROS

I, ANTONIO PUERTAS / LEON MAPPING 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 \_\_\_\_\_ day of

26th, May, 2025

\_\_\_\_\_  
Notary Public

My Commission Expires:

**See Attached  
Notary Certificate**

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Los Angeles )

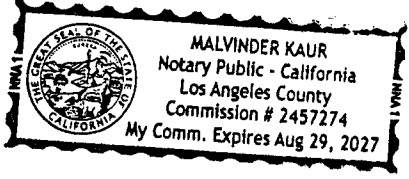
On 3-26-25 before me, Malvinder Kaur, Notary Public

3-26-25 Date Here Insert Name and Title of the Officer  
personally appeared Antonio Puentes  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:  
Signature Malvinder Kaur  
Signature of Notary Public



Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**  
Title or Type of Document: Affidavit of mailing Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**  
Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  Partner —  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_ Signer Is Representing: \_\_\_\_\_



COLE VALLEY  
PARTNERS

## Exhibit B - Notification List

Owner Name

Mailing Address1

Mailing Address City or Address Mailing Address Zip Code

Protected Personal Information Redacted

Protected Personal Information Redacted

Protected Personal Information Redacted

Protected Personal Information Redacted

Protected Personal Information Redacted

Protected Personal Information Redacted

