



Smalls Sliders Drive-thru Conditional Use Permit CUP25-05

Planning Commission Hearing – June 26, 2025

Amy Schwenner
Planner





Request

Planning Commission approval of Smalls Sliders Drive-thru (CUP25-05) with stipulations.

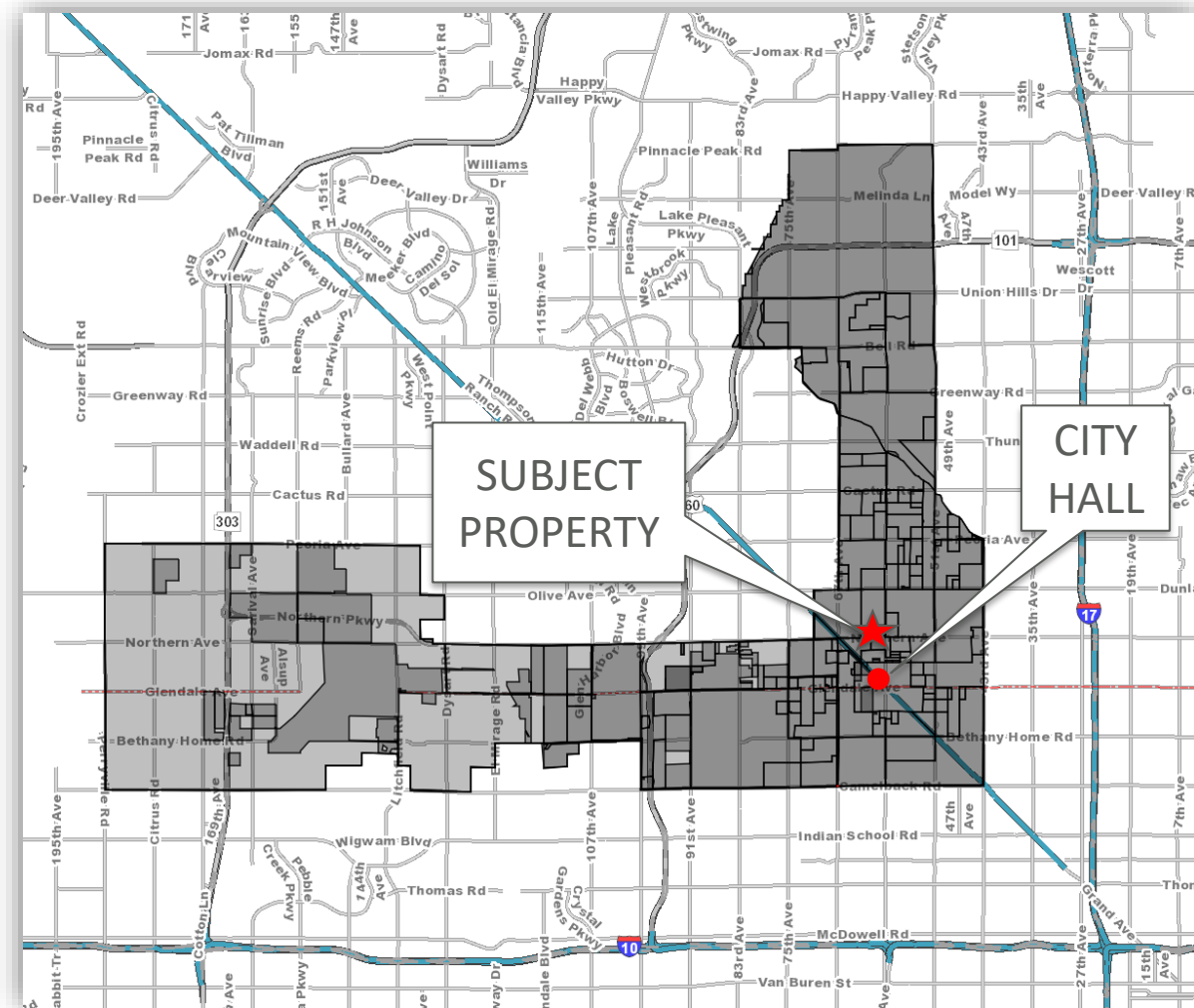
Applicant / Owner:

Mitchell Reynolds, Cole Valley Partners

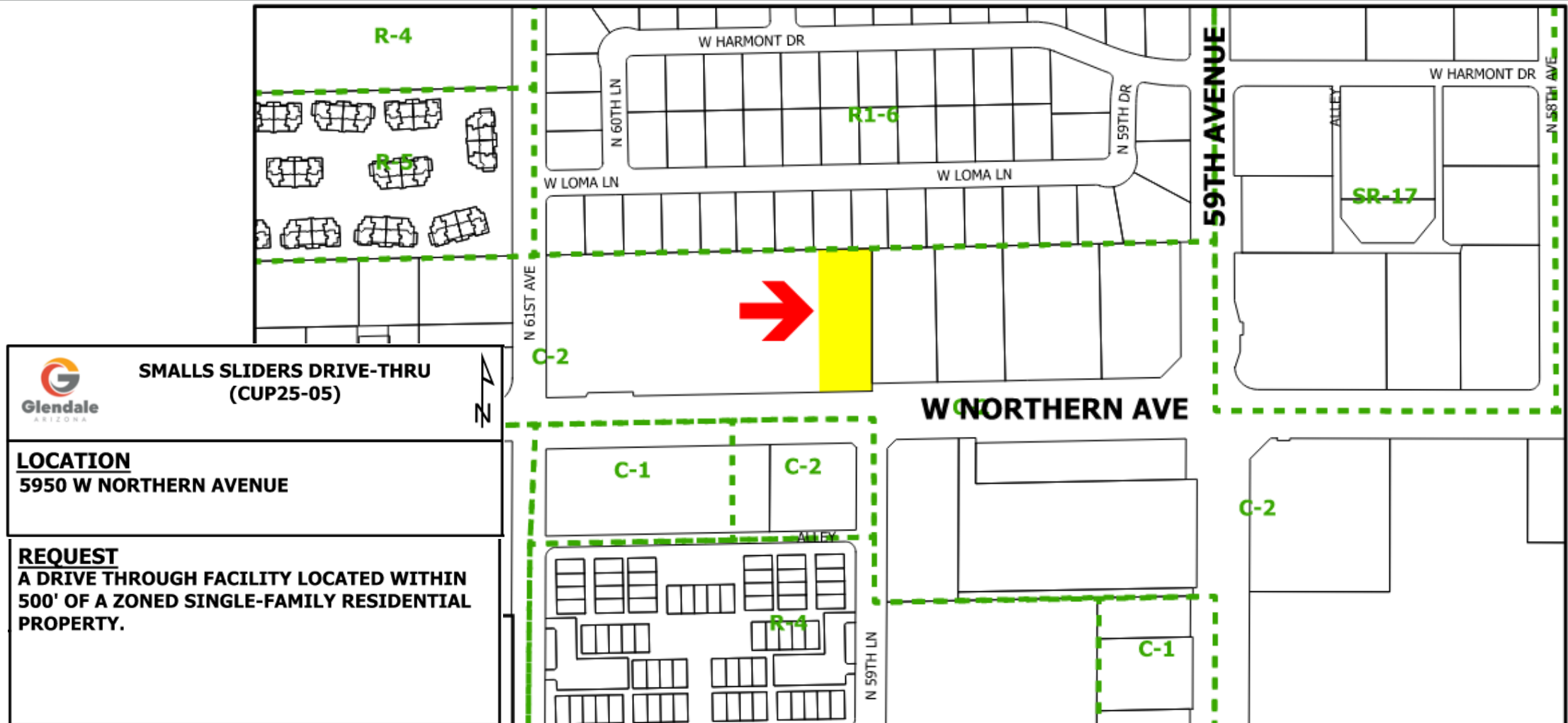


Vicinity Map

Northwest
corner of
59th and
Northern
Avenues



Zoning Map





Aerial Map



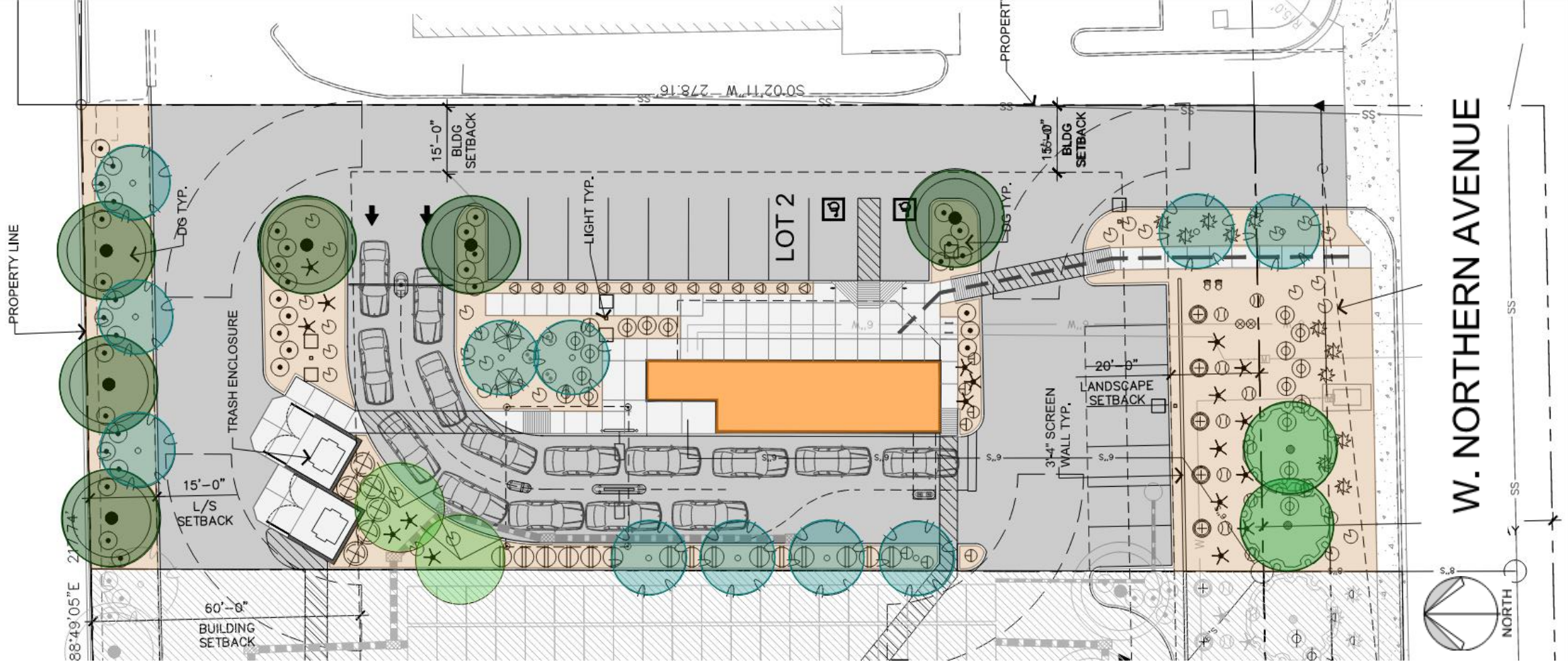


Project Details

- Conditional Use Permit required for drive-through within five hundred feet (500') of a single-family residential
- Development in concurrent Design Review
 - Deceleration lane
 - Landscape buffer
 - Enhanced shade
- Drive-through signs shall be located a minimum of one hundred feet from any residential use



Conceptual Site Plan



Conceptual Elevation





Public Involvement

- Notices mailed / property posted March 26, 2025
- Neighborhood meeting April 16, 2025
- Property posted May 30, 2025
- Notice published June 4, 2025
- Hearing notices sent June 10, 2025



Findings & Analysis

- Consistent with General Plan
- Not detrimental to health, safety, or general welfare; no adverse effects on the property, adjacent uses, nor surrounding neighborhood when consideration is given to the character and size of the use and hours of operation



Findings & Analysis

- Adequate size and shape, zoning district requirements are met
- Adequate access to public streets, safe and efficient on-site circulation
- Stipulations to mitigate anticipated detrimental effects



Recommendation

Staff recommends approval of CUP25-05 subject to the following stipulations:

1. Development shall be in substantial conformance with the site plan, received May 15, 2025.
2. Outdoor speakers for musical play shall adhere to the City of Glendale noise ordinance except under the terms of an approved special event permit.



Smalls Sliders Drive-thru Conditional Use Permit CUP25-05

Planning Commission Hearing – June 26, 2025

Amy Schwenner
Planner

