



Talavi PAD Amendment for a Drive-Through SEC 59th Avenue and Bell Road

Citizen Participation Final Report
Case No. ZON25-13
Submitted: December 17, 2025



WITHEY
MORRIS
BAUGH

1. Project Description/Request

This Citizen Participation Report is for the approximately 0.53-acre property located at the southeast corner of 59th Avenue and Bell Road in Glendale, Arizona, otherwise commonly known as Maricopa County Assessor's Parcel Number 200-50-200 (the "Property"). See Site Aerial Map at **Tab 1**.

As background, on November 11, 2025, a formal rezoning application was filed with the City of Glendale the Property, including a rezoning application. This application is proposed to allow for the conversion of the Property with a restaurant featuring a drive-through pick-up lane (the "Project").

The purpose of this report is to summarize the applicant's outreach efforts and community feedback.

2. Outreach/Notification Timeline Overview

- **November 26, 2025:** Initial neighborhood meeting notice letters mailed to all property owners within 600 feet of the Property and all applicable interested parties, as provided by city staff.
- **November 26, 2025:** The Property was posted with an informational sign regarding the neighborhood meeting.
- **December 15, 2025:** An in-person neighborhood meeting was hosted at Desert Sky Middle School, located at 5130 W. Grovers Ave., Glendale, AZ 85308. The meeting began at 6:00 p.m. and ended at approximately 7:00 p.m.
- **December 31, 2025:** The Property will be posted with an updated sign with details regarding public hearings.
- **January 7, 2026:** Notification letters will be sent to all property owners within 600 feet of the Property and all applicable interested parties with details regarding public hearings.

3. Notification Affidavits, Letters, and Mailing Lists

See **Tab 2** for the initial mailed notice affidavit and **Tab 3** for the initial sign posting affidavit.

4. Property Owner Notification Boundary Map

Attached at **Tab 4** is a property owner notification map.

5. Notification List

The notification lists included property owners within 600 feet, relevant city staff, and city provided interested parties. See attached at **Tab 5**. A total of approximately 58 interested parties were notified.

6. Public Meeting Dates and Locations

- **December 15, 2025:** An in-person neighborhood meeting was hosted at Desert Sky Middle School, located at 5130 W. Grovers Ave., Glendale, AZ 85308. The meeting began at 6:00 p.m.

7. Citizen Participation Summary

A neighborhood meeting for the Project was held on Monday, December 15, 2025, at 6:00 PM at Desert Sky Middle School, located at 5130 W. Grovers Ave., Glendale, AZ 85308.

In addition to the development team, one (1) member of city staff attended the meeting. No members of the general public attended. See **Tab 6**, Sign-in Sheet.

The meeting concluded at approximately 7:00pm.

8. Community Concerns the Applicant will not Address

The Applicant is not aware of any concerns regarding the proposed Project.

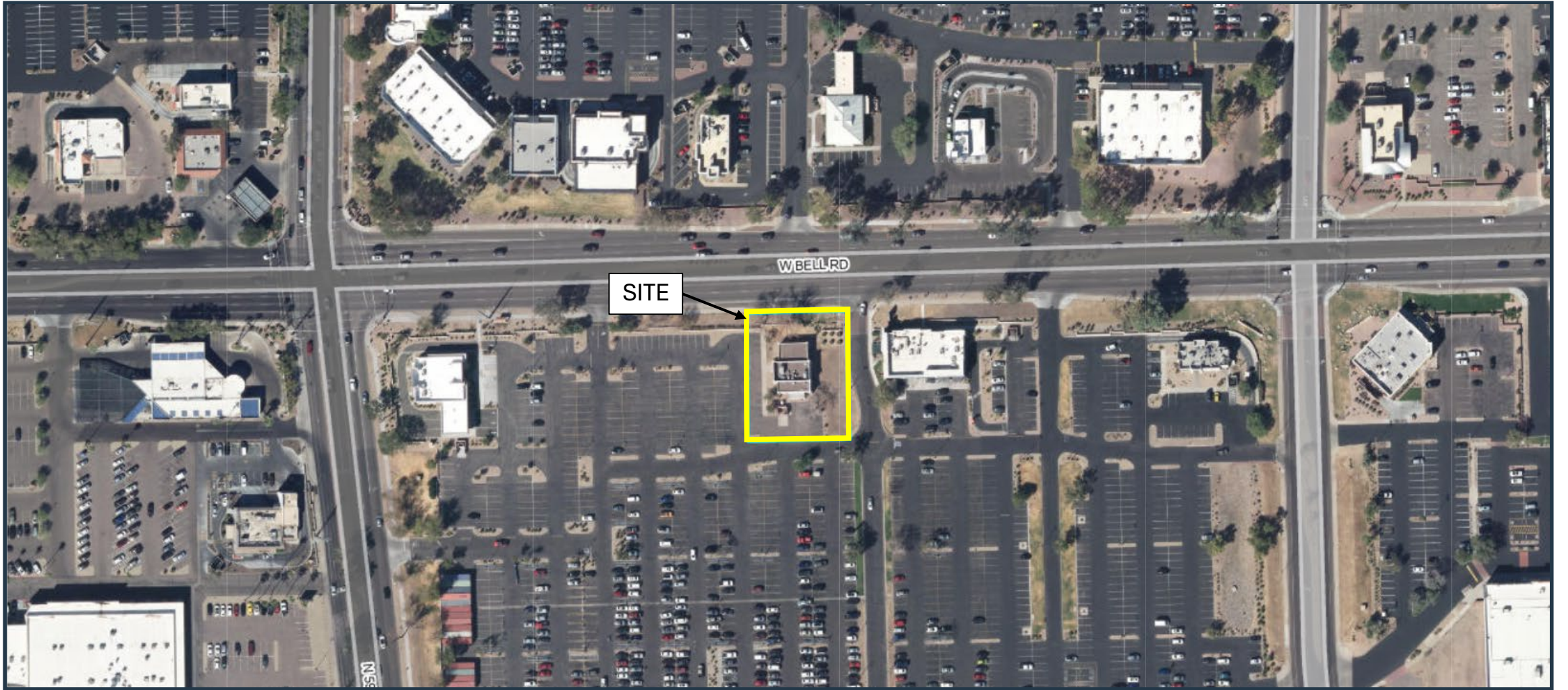
9. Community Concerns & Response

The Applicant is not aware of any concerns regarding the proposed Project.

10. Returned Notification Envelopes

Six (6) notification letters were returned to the applicant. Please see a copy of the returned notices at **Tab 7**.

Tab 1



Site Aerial Map



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<https://www.wmbattorneys.com/>



Tab 2



Planning Division

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) ZON25-13

Project Name: New Drive-Through Pick-Up Lane

I, Adam Baugh 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.

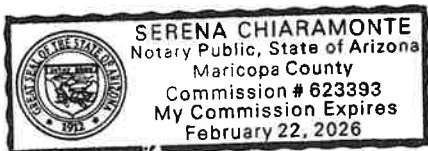
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 26 day of November, 2025.


Notary Public

My Commission Expires:

February 22nd, 2026



November 26th, 2025

SUBJECT: New Drive-Through Pick-Up Lane, Case No. ZON25-13

Dear Property Owner, Neighborhood Association Representative or Interested Party:

The purpose of this letter is to inform you that we have filed an application to amend the Talavi PAD with the City of Glendale regarding the approximately 0.54-acre property located east of the southeast corner of the Bell Road and 59th Avenue intersection. See the enclosed site aerial map for locational details.

Since establishment of the zoning for the Property in 1988 as a part of the larger Talavi PAD, the surrounding area has developed primarily with commercial and employment uses, driven by adjacency to Bell Road, a major arterial and transportation artery.

Consistent with the land use trends in the area, the applicant envisions renovating the existing building into an adaptive reuse for a 3450 square-foot fast-casual restaurant, with a single order pick-up lane. This drive through is a variation of a traditional drive-through, to accommodate for the modernization of food service post-pandemic and intended for order-ahead/pick-up users. The existing building is to be renovated to better suit the incoming tenant and accommodate for the proposed drive-through, including improvements to the pedestrian access to the Property and enhanced landscaping. This development will be consistent with development standards for the City of Glendale. Included with this letter is a conceptual site plan for your reference.

In order to provide a framework for development of the Property as envisioned, we plan to file planning applications with the City of Glendale to amend the Talavi PAD; and, for a major development review to renovate the existing structure to fit the needs of the new tenant.

We will be hosting a neighborhood meeting to provide an opportunity for interested parties to learn about this planned proposal. The meeting will be held as follows:

Neighborhood Meeting

Date: December 15th, 2025

Time: 6:00 p.m. to 7:00 p.m.

Location: Desert Sky Middle School

Library/Media Center

5130 W. Grovers Ave

Glendale, AZ 85308

If you are unable to attend the meeting, or if you have any questions or comments regarding this proposal, please feel free to contact Adam Baugh at (602) 230-0600 or via email at adam@wmbattorneys.com regarding this request. You may also contact Christina LaVelle, Planner with the City of Glendale at (623) 930-3671 or clavelle@glendaleaz.com. Comments must be received 10 days prior to the scheduled neighborhood meeting.

For additional details about this project or to be added to the Interested Parties mailing list, scan the QR code:



Sincerely,

Adam Baugh

Encl: Aerial Context Map, Conceptual Site Plan



Site Aerial Map

<https://www.wmbattorneys.com/>

**WITHEY
MORRIS
BAUGH**





NEW DRIVE THROUGH LANE ADDITION
 59th AVE. AND BELL RD.
 A.P.N. 200-50-200
 5825 WEST BELL ROAD
 GLENDALE, AZ 85308

SITE PLAN

PRELIMINARY

ISSUE DATE: 9/11/2025
 PROJECT #: 25-461

SP1.0

SITE PLAN KEYED NOTES

1. EXISTING LANDSCAPE TO REMAIN.
2. NEW DRIVE THROUGH COVERED PORTE COCHERE.
3. EXISTING LOW WALL TO REMAIN.
4. EXISTING CONCRETE WALKWAY TO REMAIN.
5. EXISTING CONCRETE WALKWAY TO REMAIN.
6. EXISTING CONCOURSE AT DRIVE TO REMAIN.
7. EXISTING CONCOURSE AT DRIVE TO REMAIN.
8. EXISTING CONCOURSE AT DRIVE TO REMAIN.
9. 4" WIDE SOLID PAINTED PARKING STRIP AT EXISTING PARKING STRIP WITH 24" WALKING STRIP. REFER TO SITE DETAILS SP1.
10. 4" WIDE SOLID PAINTED PARKING STRIP AT EXISTING PARKING STRIP WITH 24" WALKING STRIP. REFER TO SITE DETAILS SP1.
11. ACCESSIBLE CONCRETE RAMP WITH 24" WALKING STRIP. REFER TO SITE DETAILS SP1.
12. 4" WIDE SOLID PAINTED PARKING STRIP AT EXISTING PARKING STRIP WITH 24" WALKING STRIP. REFER TO SITE DETAILS SP1.
13. EXISTING SITE LIGHT FIXTURE, POLE AND CONCRETE BASE.
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20. NEW DRIVE & ASPHALT PAVING AT NEW DRIVE THROUGH LANE.
21. 2" THICK ASPHALT PAVING AT NEW DRIVE THROUGH LANE.
22. NEW DRIVE THROUGH LANE TO TRUCK ENCLOSURE.
23. NEW DRIVE THROUGH LANE TO TRUCK ENCLOSURE.
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SITE INFORMATION

PROPERTY OWNER:
 THE PROPERTY GROUP, LLC
 10000 W. WILLOW AVE. SUITE 100
 GLENDALE, AZ 85308
 PHONE: 602.971.1000
 FAX: 602.971.1001
 EMAIL: SALES@PROPERTYGROUP.COM

DEVELOPER:
 HUNTER DEVELOPMENTS
 3110 S. RIALTO RD. SUITE 103
 GLENDALE, AZ 85308
 PHONE: 602.971.1000
 FAX: 602.971.1001
 EMAIL: SALES@HUNTERDEVELOPMENTS.COM

ARCHITECT:
 DXU ARCHITECTS
 10000 W. WILLOW AVE. SUITE 100
 GLENDALE, AZ 85308
 PHONE: 602.971.1000
 FAX: 602.971.1001
 EMAIL: SALES@DXUARCHITECTS.COM

PLANNED AREA DEVELOPMENT:
 100,000 SQ. FT.

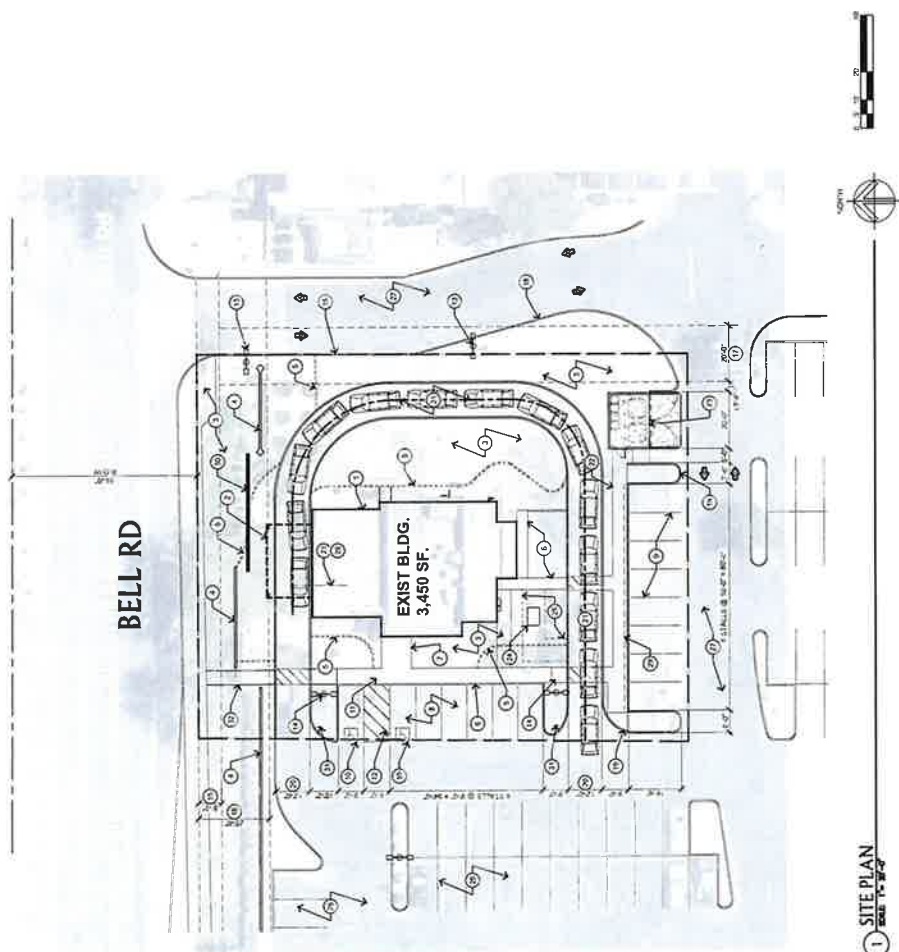
PROJECT DESCRIPTION:
 THIS PROJECT CONSISTS OF IMPROVEMENTS TO AN EXISTING SITE & BUILDING TO ACCOMMODATE A DRIVE THROUGH PARKING STRIP AND NEW TRUCK ENCLOSURE.

BUILDINGS COVERAGE:
 EXISTING BLDG. 3,450 SF
 NEW BLDG. 1,170 SF
 TOTAL 4,620 SF

NOTE: NEW INCREASE IN BLDG. SQUARE FOOTAGE.

FULL SERVICE PARKING:
 PROVIDED ON SITE - 28 SPACES
 PROVIDED OFF SITE - 28 SPACES
 TOTAL 56 SPACES

ADDITIONAL NOTES:
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VICINITY MAP
 SCALE: N.T.S.

SITE LOCATION

PRELIMINARY

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Tab 3



PLANNING DIVISION

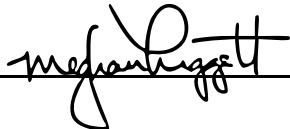
AFFIDAVIT OF POSTING

Case No. ZON25-13

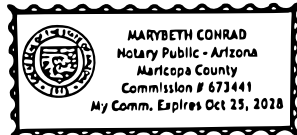
Project Name: Talavi PAD Amendment

X Neighborhood Meeting

I, Meghan Liggett, being first duly sworn upon oath, state that on the 26th day of November, 2025, I posted 1 hearing notice(s) for hearing date December 15, 2025.

Applicant/Representative Signature: 

STATE OF ARIZONA
SS.
COUNTY OF MARICOPA



Subscribed and sworn to before me on November 26, 2025


Notary Public

My Commission Expires:

10-25-28

PUBLIC NOTICE
NEIGHBORHOOD MEETING

PROJECT # / PROJECT NAME: Case No. ZON25-13, New Drive Through in Talavi PAD

PROJECT REQUEST: Requesting a Planned Area Development Amendment to allow for an additional convenience use (drive through) within the Talavi PAD.

NEIGHBORHOOD MEETING DATE/TIME: Monday, December 15, 2025 at 6:00 p.m.

MEETING DETAILS: Desert Sky Middle School, Library/Media Center,
5130 W. Grovers, Glendale, AZ 85308

APPLICANT CONTACT: Adam Baugh, Withey Morris Baugh, PLC
602-230-0600, adam@wmbattorneys.com

CITY CONTACT: Christina LaVelle, City of Glendale
623-930-3761, clavelle@glendaleaz.com

Scan for Project Info



COMMENT PERIOD CUT OFF: December 29, 2025



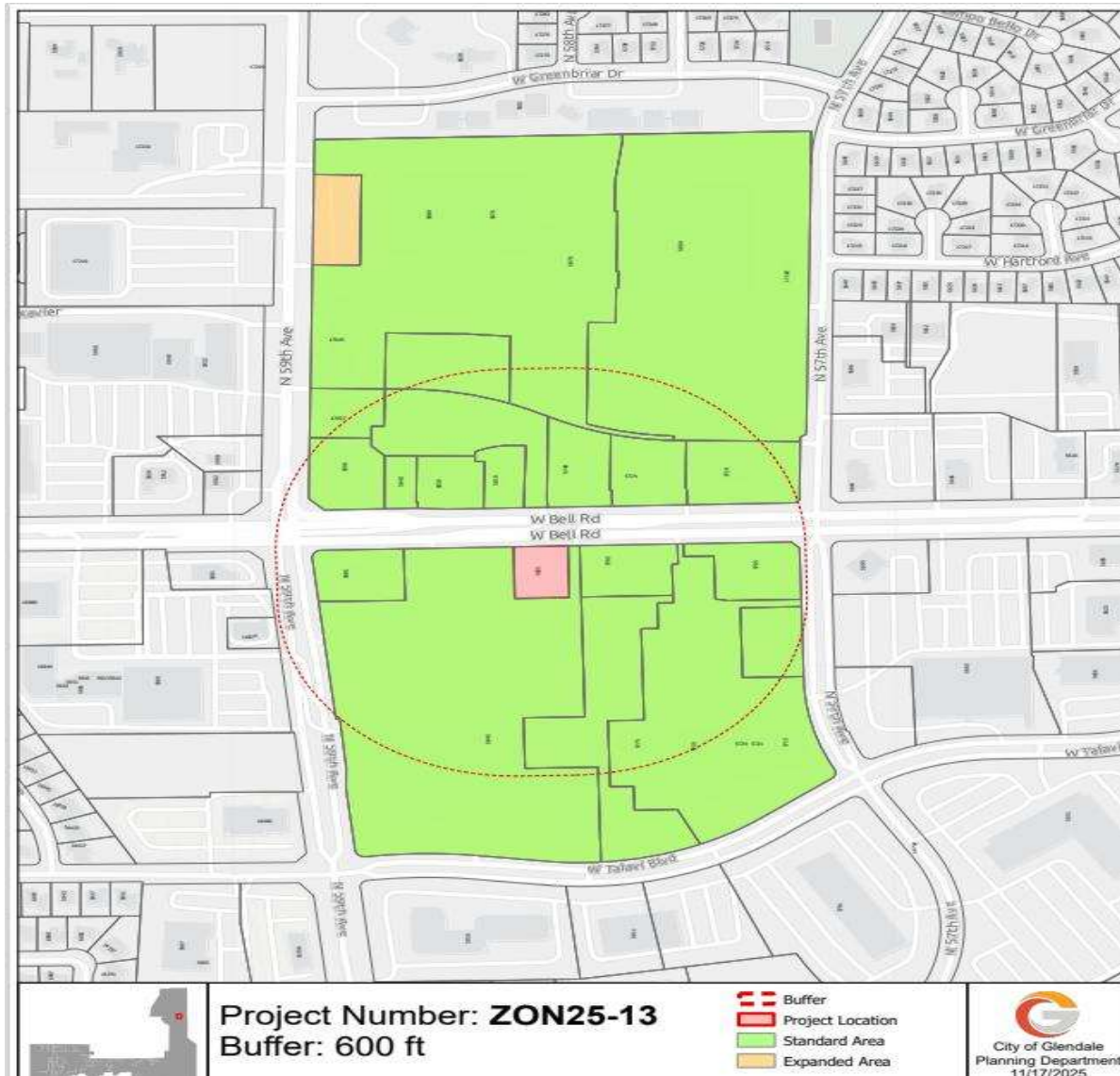
November 26, 2025 at 7:58 AM
+33.638593,-112.184381
5825 W Bell Rd
Glendale AZ 85308

Tab 4

NEIGHBORHOOD NOTIFICATION AREA

NAME / TYPE OF REQUEST:	59 th and Bell Road Rezoning/ Rezone	
LOCATION:	5825 W Bell Road	
REQUEST:	Rezone of .53 acres (APN: 200-50-200) to allow a drive through restaurant in the Talavi Planned Area Development.	
ZONING DISTRICT: PAD	COUNCIL DISTRICT: Sahuaro	
FORMAL APPLICATION SUBMITTED:11/17/2025		

**NEIGHBORHOOD MEETING REQUIRED
600 ft-EXPANDED**



Tab 5

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Tab 6

SIGN-IN

HUNGRY PEAK 3, LLC

SEC 59TH AVENUE AND BELL ROAD, PHOENIX, AZ.

NEIGHBORHOOD MEETING

DECEMBER 15, 2025 – 6:00 PM – DESERT SKY MIDDLE SCHOOL – MEDIA CENTER – 5130 W. GROVERS AVE., PHOENIX, AZ 85308.

<i>NAME (Please Print)</i>	<i>ADDRESS</i>	<i>PHONE NO.</i>	<i>E-MAIL ADDRESS</i>
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<i>2.</i>			
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