

PROJECT NARRATIVE

Project Name:

KidsUnited (FirstKick LLC dba KidsUnited)

Location:

7507 W Rose Garden Ln, Suite 103, Glendale, AZ
85308

Case Number:

CUP25-16

Date:

February 9th, 2026

Received
02/10/2026

1. Introduction

My name is Sumit Arora, and I am the sole owner and operator of FirstKick LLC, doing business as KidsUnited. KidsUnited is an early development soccer program for children ages 1.5 - 9 years old. KidsUnited provides structured, instructor-led youth athletic programming focused on fitness, coordination, confidence, teamwork, and foundational soccer skills in a safe, supervised indoor environment.

2. Request

We are requesting approval of a CUP to operate a Health and Fitness Center use at this location, consistent with the City’s interpretation that our indoor youth soccer training model falls under the “Health and Fitness Center” category for zoning purposes.

The property is within a PAD (Planned Area Development) district that requires conformance to C-2 (General Commercial) zoning uses; therefore, we are not requesting rezoning or a zoning district change - only the CUP required for this use at this site.

3. Business Operations & Use Characteristics

KidsUnited is an indoor youth soccer development program delivering small-group instructional sessions for children. It will be located at 7507 W. Rose Garden Lane Suite 103 Glendale AZ 85308, with the total square footage of the space is 2274 sq ft. The use is limited in intensity and operates by registration/scheduled classes only (no drop-in/open-gym).

Hours of Operation	<ul style="list-style-type: none">Monday–Friday: 4:00 PM – 8:00 PMSaturday–Sunday: 9:00 AM – 2:00 PM
Class Format and Capacity Controls	<ul style="list-style-type: none">Maximum class size: 12 children per class (hard cap)Seating: 4 benches, 12-18 people in total (incl. parents and staff)Class cadence: one (1) class per hour. We schedule a short turnover buffer between classes to avoid overlap and queuing at the entryNo camps/clinics/tryouts that exceed the 12-participant capNo tournaments, exhibitions, scrimmagees, spectator events, or special events planned; the facility is not used for public gatherings
Number. of Employees and Staffing	<ul style="list-style-type: none">Anticipated staff on payroll at launch: 1 General Manager (GM), 1 Front Desk associate, and 4–5 part-time coaches.Maximum staff on-site at one time: 4 employees (GM/front desk and up to two coaches).
On-Site Activity Characteristics	<ul style="list-style-type: none">All programming is indoors; no outdoor instruction, amplified sound, or exterior activity.Parents/guardians typically drop off and/or briefly observe; there are no bleachers or event-style large spectator accommodations.

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| | <ul style="list-style-type: none">• Merchandise sales are limited to branded apparel/accessories (e.g., KidsUnited uniforms/hoodies/water bottles) incidental to the instructional use. |
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4. Surrounding uses, businesses, and how our use is complementary

KidsUnited's use is complementary because it brings local families to the center during after-school and weekend hours, supporting nearby merchants without introducing late-night activity, outdoor impacts, or incompatible industrial operations.

The proposed use is a family-oriented, low-impact indoor recreational use that is compatible with commercial development patterns. The facility will activate an existing commercial suite with a safe, supervised program for children and families, supporting community wellness and youth development.

The property is within an established commercial center and is surrounded by a typical neighborhood-serving retail and service businesses, mainly diners and quick-service restaurants (QSR), and beauty services (nail and hair salons).

The use is commercial, does not involve hazardous materials, and does not include alcohol service, late-night entertainment, or outdoor amplified sound. All activities are contained within the tenant space.

Customers arrive in small waves tied to scheduled class times; check-in/out is managed by staff. The facility is supervised at all times during operating hours; minors are never left unsupervised.

5. Traffic, Parking, and Other Potential Impacts (*and Mitigation*)

Traffic Generation (low-intensity, scheduled use):

- Capacity is capped at 12 children per class and one (1) class per hour. This keeps arrivals/departures predictable and prevents high-volume peaks.
- Typical peak traffic occurs near the top and bottom of the hour during scheduled class changes. Because we include a turnover buffer and do not run overlapping classes, we do not anticipate stacked arrivals or prolonged queues.
- No tournaments, or spectator events will be held at the site, which further limits traffic and parking demand.

Parking Supply and Availability:

- On-site parking is fully shared among tenants; there are no stalls allocated to Suite 103. Patrons and employees use the common parking supply.
- Based on the attached site plan (aerial/top view), the center provides approximately 33 on-site parking stalls (including ADA spaces). Extended parking is shared with the church parking lot.
- Maximum expected vehicles on-site at any one time are approximately 16 (up to 12 parent/guardian vehicles for a full class plus up to 4 employee vehicles). This demand is well within the available on-site supply.

Access and Circulation:

- Primary access is from W Rose Garden Ln and N 75th Ave via existing drive aisles shown on the site plan. No changes to ingress/egress are proposed.
- All drop-off/pick-up activity will occur within the existing parking lot; no on-street or curbside loading is proposed.

Noise, Odors, and Emissions:

- Activity is indoors and instructional in nature. There is no outdoor programming, amplified music, or event activity.
- No significant odors/emissions are generated; the use is similar to other low-intensity indoor instructional/fitness uses.

Drainage and Visibility:

- No exterior site modifications are proposed; drainage patterns and site visibility remain unchanged.

6. Conditional Use Permit Findings and Our Responses
(UDC 35.6.208(D)(1)(a)–(e))

General Findings	Our Responses
a) That the proposed use is consistent with the policies, objectives and land use map of the Glendale General Plan and the purpose of the zone district in which the site is located;	The proposed CUP request is consistent with the City of Glendale General Plan and the purpose and intent of the underlying commercial zoning framework applicable to this PAD site. The General Plan’s Land Use Element contemplates and supports orderly growth that includes commercial land uses and community-serving opportunities for learning and recreation within accessible areas of the city. This PAD requires conformance with C-2 (General Commercial) standards, and the proposed use is compatible with the C-2 district’s intent to accommodate commercial uses and services

	<p>serving neighborhood and community needs. The proposed KidsUnited facility is an indoor, low-intensity youth training/instruction use operating within an existing commercial suite, aligning with the district's commercial-service character and pedestrian-oriented center environment.</p>
<p>b) That the proposed use will not be materially detrimental to the health, safety or general welfare of persons residing or working within the neighborhood of the proposed use, or have an adverse effect on the property, adjacent properties, the surrounding neighborhood or the City when consideration is given to the character and size of the use and hours of operation;</p>	<p>As explained in the other sections above, the proposed use will not be materially detrimental to public health, safety, or welfare, nor will it adversely affect adjacent properties or the surrounding neighborhood, given the small scale, limited hours, and controlled operations of the facility.</p>
<p>c) That the proposed site is adequate in size and shape to accommodate the intended use and that all requirements for the zone district, including but not limited to: setbacks, walls, landscaping and buffer yards are met;</p>	<p>The site is adequate in size and configuration to accommodate the proposed use because the business will operate entirely within an existing commercial suite in an established commercial center. The proposed operation does not require any exterior expansion, outdoor fields, or site reconfiguration. No changes are proposed to the site and to the exterior of the building.</p>
<p>d) That the proposed site has adequate access to public streets and highways to carry the type and quantity of traffic which may be generated by the subject use, and that on-site circulation is adequate to permit driveways, parking, and loading requirements in a manner which is safe and efficient;</p>	<p>The property is located within a developed commercial area served by public streets designed to support commercial traffic volumes. Vehicular access and on-site circulation already function as a commercial center with established drive aisles and shared parking serving all tenants.</p> <p>The proposed use will generate limited, well-managed traffic due to (i) the hard cap of 12 children per class, (ii) one class per hour, (iii) limited operating hours, and (iv) no parties/events that could create surges. Drop-off and pick-up activity will be managed operationally by staff to avoid queuing in drive aisles and to maintain safe pedestrian movement at the storefront. Because Suite 103 has no dedicated stalls and uses shared parking, the Applicant's low-intensity operations and reduced peak loads support safe and efficient parking utilization within the existing center.</p>
<p>e) That adequate conditions or stipulations have been incorporated into the approval of the conditional use permit to ensure that any anticipated detrimental effects to public health, safety, and welfare can be mitigated.</p>	<p>The Applicant agrees that the CUP can include clear operational stipulations to ensure any potential impacts are mitigated, and to provide enforceable certainty for the City and neighbors.</p>

7. Signature and date

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Sumit Arora', written in a cursive style.

Sumit Arora

Owner, FirstKick LLC (DBA KidsUnited)

Date: February 9th, 2026