

September 3, 2025

Town of Fountain Hills
Development Services
16705 East Avenue of the Fountains
Fountain Hills, Az. 85268

RE: Special Use Permit
Dairy Queen
13212 North Saguaro Blvd.
Fountain Hills, Arizona

NARRATIVE

Location

The property address is 13212 North Saguaro Blvd. and the site area is approximately 41,004 SF (0.9413 acres). This property is Parcel # 176-06-061 and it is located on southwest corner of North Saguaro Blvd. & East Palisades Blvd.

This property is zoned C-2 and is currently occupied by a single, one-story retail building with three (3) tenants. Our client is Dairy Queen and they will be occupying approximately 3,774 SF at the east end of the building. The total area of the building is approximately 11,260 SF. Parking Required for this building is $11,260 \text{ SF} / 275 = 41 \text{ Spaces}$.

Parking Provided on-site for this building is 41 Spaces.

This parcel is located on the northeast corner of a development of parcels that surround a large lot used for common parking. This common parking lot has 287 shared parking spaces.

Proposal Development

Back in the early 2000's there was a Dairy Queen in this building at this location. There is an existing drive-through lane at the east end of this building. Over the past 18-20 years this space has been used as a fitness center, a bank and an office space. Our client is looking to put a new Dairy Queen Restaurant in this location. They plan to use the existing drive thru window on the east side of the building. Due to current Dairy queen corporate requirements, they need to provide a 5-car stacking Distance (approximately 80') from the order speaker to the pick-up window. They also need to provide a 2-car stack behind the order speaker.

We are proposing to eliminate 8 parking spaces along the south side of our building to create a drive thru lane that provides the drive-thru lane for required stacking, that is clear of the required 2-way drive lane. We will provide a new concrete curb to create and define this drive-thru lane. We will also add a clear height monument to call out drive thru clearance, a speaker monument with a canopy and a menu board. See attached plans and cut sheets of Dairy Queen standard elements.

leonardARCHITECTS

2716 north 16th street phoenix arizona 85006 602.571.5711 jack@leonardarchitects.com

We are proposing to replace these 8 spaces we are losing with 8 spaces from the Common Parking Area. The property owner has agreed to this new drive thru lane and the use of the common parking.

We are not aware of any conditions or restrictions that would prevent this proposed development.

Existing Property Access

- There is existing road access to the property from the north off of East Palisades Blvd. This road does not have a median and there is access from both directions.
- There is a drive along the west end of the property that connects the front parking with the parking in the rear.
- Along the east side of the property there is an existing drive-thru lane with a canopy and a by-pass lane.
- To the south of the property, there is a driveway that provides access to the parking on the south side of the building as well as access to the large common parking lot. Saguaro Boulevard at this point has a median, so you only have access to enter the property when traveling south on Saguaro Blvd. When leaving the property, you may only exit to the south as well.
- Access to the large common parking lot has access off on N. Verde River Drive to the west, East Palisades Blvd. to the north, and East Parkview Ave. to the south.

SUMMARY

We believe our proposal to relocate 8 parking spaces and create a drive thru lane will not have a negative impact on the property and it will allow a restaurant with a drive thru to be located on this site. The town and the property owner both agree that a restaurant will be a good addition to this area and serve a need. The property owner is in support of this proposal. The size of the standard Dairy Queen Menu Board will be sized to comply with the Town of Fountain Hills Sign Plan.

PHOTOS



Photo of rear of building looking west.



Photo of rear of building looking east. This is the island that will be removed for the drive thru lane.

leonardARCHITECTS

2716 north 16th street phoenix arizona 85006 602.571.5711 jack@leonardarchitects.com



Rear of building looking to the north and the existing drive thru on the east side of the building.

Sincerely,

A handwritten signature in black ink, appearing to read "Jack Leonard".

Jack Leonard AIA, NCARB, LEED AP

Exhibits: Sheet A1 Context Plan and Demo

Sheet A2 Proposed site plan and Enlarged Plan of Proposed Drive Thru Lane

Dairy Queen Clearance Bar

Dairy Queen Speaker Plyon & Canopy

Dairy Queen Menu Board.

leonardARCHITECTS

2716 north 16th street phoenix arizona 85006 602.571.5711 jack@leonardarchitects.com