



## **Pre-Application Narrative**

### **Aldi – Prescott Valley / N Glassford Hill Rd & E Florentine Rd**

#### **Introduction**

A new stand-alone Aldi grocery store is proposed to be constructed northwest of the intersection of N Glassford Hill Road & E Florentine Road in Prescott Valley, Arizona. This narrative will describe the necessary site characteristics for the pre-application review.

#### **Land Information**

The proposed site is located northwest of the intersection of N Glassford Hill Road & E Florentine Road, is currently zoned C2 PAD (Commercial/Planned Area Development) and is part of an existing commercial area. A site plan has been included with this narrative, showing the intended layout of the grocery store portion of the parcel. The project will include the construction of an Aldi grocery store with associated site improvements. The proposed grocery store area within the larger parcel is approximately 2.44 acres with the building itself encompasses approximately 19,991 S.F.

#### **Site Circulation and Parking**

With the proposed site design, primary access is via two commercial driveways. One off N Glassford Hill Road from the east and a second off Veterans Way from the north. There are 119 proposed parking spaces (including ADA accessible) identified to serve the grocery store.

#### **Drainage**

The drainage design will utilize the existing drainage system for the site that was constructed with the existing parking lot.

#### **Landscaping**

The Aldi's site landscaping proposes to utilize site appropriate low water use xeriscape landscaping to match the surrounding center's landscape palette.

#### **Timing**

Aldi grocery store plans to commence construction in first quarter of 2025.