



August 2024

Development Services
7501 E. Skoog Blvd. Prescott Valley, Arizona 86314
(928) 759-3050

Subject: Design Review Board • APN 134-17-022G • 1050 S. Country Club Drive

On behalf of Black Rock Coffee Bar, we are providing information regarding a Proposed Development at the parcel number listed above. The parcel is located Northeast corner of the intersection of W Emerald Avenue and Country Club Drive.

The proposed improvements for this project include a portion of APN 134-17-022G (28,888 SF, ± 0.663 AC). It is ownerships intent to build a Premium Coffee shop with Drive-Thru ordering available. The current property is zoned LC - limited Commercial for which a sit-down establishment with a drive-thru facility is a permitted use.

Black Rock Coffee Bar is owned by Black Rock Development Company, LLC. They are a premium craft coffee shop with multiple locations across the country. They consider themselves a “part of local communities, each Black Rock Coffee Bar team finds ways to serve their neighborhoods. And by doing so we help raise the bar for relationship and compassion.” Their prototype building is roughly 600-700 square feet in size, with state-of-the-art design and identifiable branding elements. They offer Patio and outdoor seating with the option of Drive-thru Availability.

A Building with the standard dual lane ordering single lane pickup is being proposed for this location. This project would utilize the existing access points to Country Club Drive.

If there are any questions or concerns, please contact at your earliest convenience.

Thank you for your consideration.
Sincerely,

Catherine Atchley
catchley@atwell-group.com
Atwell, LLC - Project Manager