



USE PERMIT NARRATIVE

SALAD AND GO

SEC of N. ESTRELLA PKWY. AND W. VAN BUREN ST.

GOODYEAR, AZ 85338

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TO	FROM
City of Goodyear Engineering & Development Services PLANNING & ZONING 14455 W. Van Buren St. Goodyear, AZ 85338 (623) 932 – 3004	RKAA Architects, Inc. Neil Feaser 2233 E Thomas Rd. Phoenix, AZ 85016 (602) 955 – 3900 nfeaser@Rkaa.com
RE	
ZONING ADJUSTMENT - USE PERMIT APPLICATION – (U 300) Pre-App # PRJ21-8811 APN # 500-09-421	

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1. Reason(s) for the application

The proposed application includes the development of the site for a new restaurant with drive-through in the City of Goodyear, currently zoned PAD. City of Goodyear Zoning Ordinance § 3-5-2 states, "All uses permitted within the PAD District are determined by the underlying zoning district, or by an approved development plan for the site." According to the site's land-use designation from its approved development plan, Centerra Crossings, dated September 2011, the site is intended for retail/restaurant and as approved in the development plan, the site specifically calls for a Bank with drive-through.

The development plan states in stipulation 14, of Ordinance # 11-1248, "anything to the contrary," of the approved plan requires a Use Permit prior to Site Plan approval. We are therefore applying for a Use Permit to allow for a drive-through to be constructed on the site as a permitted accessory use to our proposed restaurant, where currently a drive-through is only approved in relation to a bank's use.

Principals:

Robert W. Kubicek, AIA
Kathleen D. Rieger, VP
Steve A. Nosal, VP
Neil A. Feaser, AIA, VP



2. Impacts on adjacent properties

Adjacent properties include completed restaurant/retail shops to the north, zoned PAD, with an overlaying fuel/C-store land use designation in the approved development plan. To the east is PAD zoning featuring residential housing, where the approved development plan called for a multi-family use. South of the proposed site remains undeveloped, however is planned as restaurant land use per the approved development plan. East of the site is N. Estrella Pkwy. and beyond that is undeveloped PAD-zoned property intended for commercial retail/restaurant uses.

The addition of our proposed restaurant with drive-through, in lieu of a Bank with drive-through, will pose no adverse impacts to adjacent properties, in comparison. The proposed restaurant with drive-through is similarly a commercial use in which a portion of the community prefers to access the business via drive-through. The existing and future adjacent commercial uses shall only benefit from the additional traffic created due to the new restaurant, and the adjacent residential properties to the east will be sufficiently buffered from the commercial uses with drive-throughs, per the already approved development plan.

3. City policies supporting the proposed application

The proposed site sits within the approved development, Centerra Crossings, which plans for the mixed-use commercial, and multi-family residential development of the sites which make up the 27-acres of land on the SEC of N. Estrella Pkwy. and W. Van Buren St. These commercial districts, according to The City of Goodyear Zoning Ordinance Article 3-3, “provide activity centers with shopping and services, employment for local residents and to strengthen the City’s economic base. Their standards are intended to assure convenience, safety, positive community image, variety in retail, commerce and office development responding to the community’s quality of life.”

Due to the goals shared in the above-referenced ordinances coinciding with our proposed development’s end results, Centerra Crossings will be enhanced and strengthened visually, economically, and healthily with the provision of this convenient, unique, and quality-of-life focused restaurant.

4. How the proposed use will not be materially detrimental to persons residing or working in the vicinity

The proposed use will not be materially detrimental to persons residing or working in the vicinity. Nearby residents and employees will likely benefit from the development, due to the increase in variety of local restaurant choices in the neighborhood.



5. How the proposed use is reasonably compatible with uses permitted in the surrounding area

The proposed use of the site is restaurant with drive-through. This use is compatible with future and existing surrounding uses, due to the approved Centerra Crossings guidelines which calls for commercial retail/restaurant uses along N. Estrella Pkwy.

6. Assurance of adequate parking, ingress and egress so as to not increase traffic congestion.

The proposed development's site is self-parked, with an overage of 2 spaces provided over the required 5 spaces per City of Goodyear. The development also features over 440' of queuing distance, intended to prevent the backing-up of drive-through traffic into drive aisles and adjacent properties.

7. Hours of operation

6:30am – 9:00pm

8. Maintenance of a positive appearance, with appropriate screening, landscaping, and buffering to preserve reasonable use and enjoyment of adjacent properties.

The proposed development of the site for a commercial restaurant with drive-through, plans to comply with and/or set forth all required maintenance schedules in regards to the properties landscape, hardscape, and building appearance in congruence with the Centerra Crossings development plan. Appropriate refuse screening, parking lot and drive-through screening, and landscape buffering are to be constructed as seen on the proposed site plan.

We look forward to working with the City of Goodyear on this project.