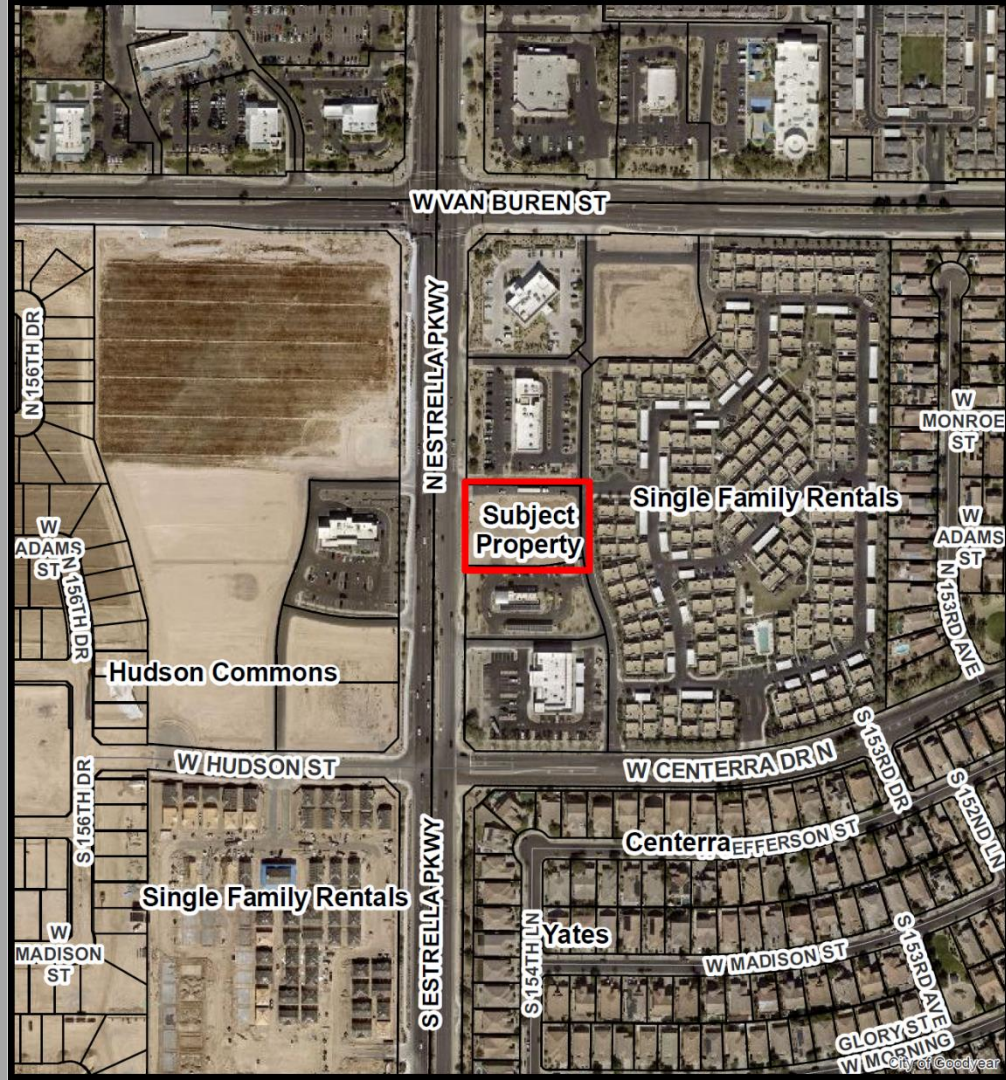




Use Permit Salad and Go

**City Council Public Hearing
July 19, 2021**

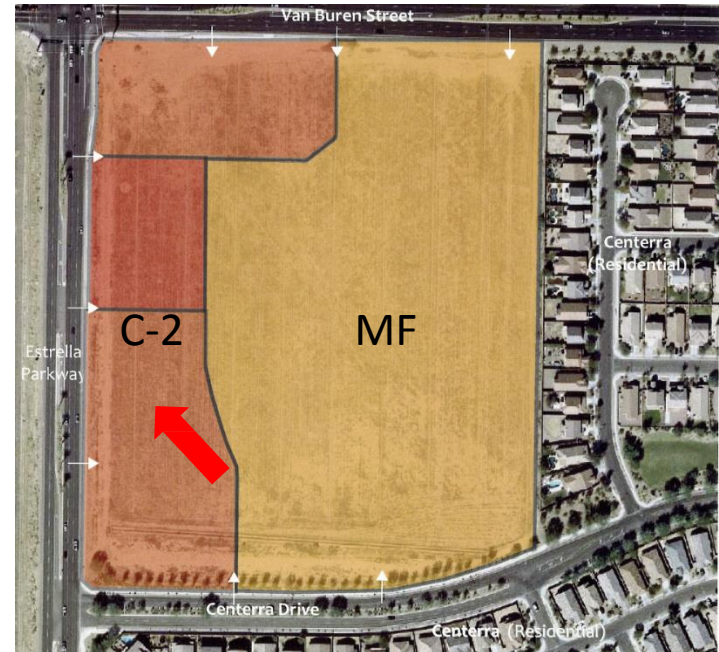


Salad and Go Use Permit



BACKGROUND

- Centerra Crossing PAD
- September 2011
- Designated for commercial use (C-2)
- Convenience Use (drive-through) requires Use Permit



Salad and Go Use Permit



REQUEST

- Use Permit for convenience use (drive-through)
- 1.14-acre parcel within existing commercial center
- Surrounding site improvements completed
- 758 SF restaurant (no indoor dining)
 - Drive-through window (order & pick-up)
 - Vehicular pick-up window (remote order only)
 - Pedestrian window (order & pick-up)

Proposed Development Plan

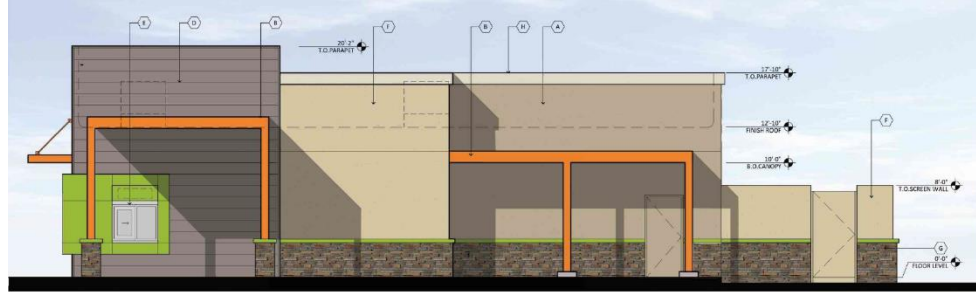
Order & pick-up
lane/window

EXISTING (NOT A PART)

Remote order only
window

Pedestrian Window

ESTRELLA PARKWAY



SOUTH ELEVATION

SCALE: SCALE: 1/4" = 1'-0"



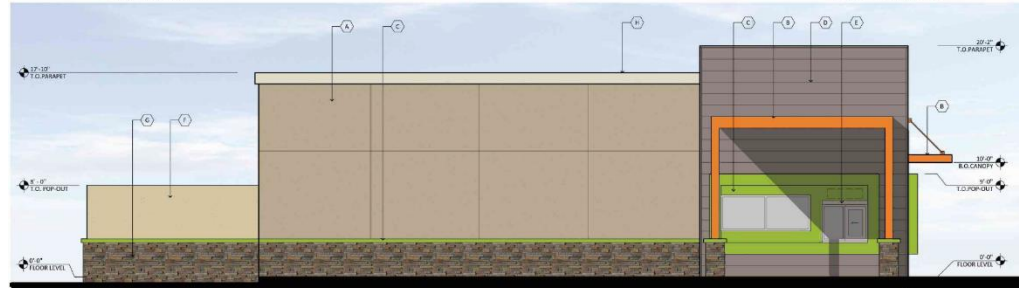
EAST ELEVATION

SCALE: SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: SCALE: 1/4" = 1'-0"

MATERIALS AND COLORS

(A) STUCCO SYSTEM:

MFG: PPG PAINT
COLOR: PRAIRIE DUST,
SPEC: 413-4
FINISH: SMOOTH

(B) CANOPIES & PARAPET CAP:

MFG: SHERWIN WILLIAMS
COLOR: NAVEL
SPEC: SW 6887 116-C5

(C) STUCCO SYSTEM:

MFG: SHERWIN WILLIAMS
COLOR: ELECTRIC LIME
SPEC: SW 6921 146-C3
FINISH: SMOOTH

(D) METAL PANEL:

MFG: MRCI
COLOR: SLATE GRAY
SPEC: PW-120

(E) ALUMINUM STOREFRONT:

MFG: KAWNEER
FINISH: CLEAR ANODIZED

(F) STUCCO SYSTEM:

MFG: LUNN EDWARDS
COLOR: LIGHT ASPIRATION
SPEC: DE 6185
FINISH: SMOOTH

(G) STONE VENEER:

MFG: OWENS CORNING
COLOR: CSV2010

(H) PARAPET CORNICE:

MFG: PPG PAINT
COLOR: FOSSIL STONE 413-2



EXPIRES: 06/30/2025

EL-1
ELEVATION

RKAA821002.00



Proposed Elevations

SALAD AND GO
SEC OF ESTRELLA PKWY AND VAN BUREN ST.
GOODYEAR, AZ
DATE: 04-23-2021 (PRELIMINARY)

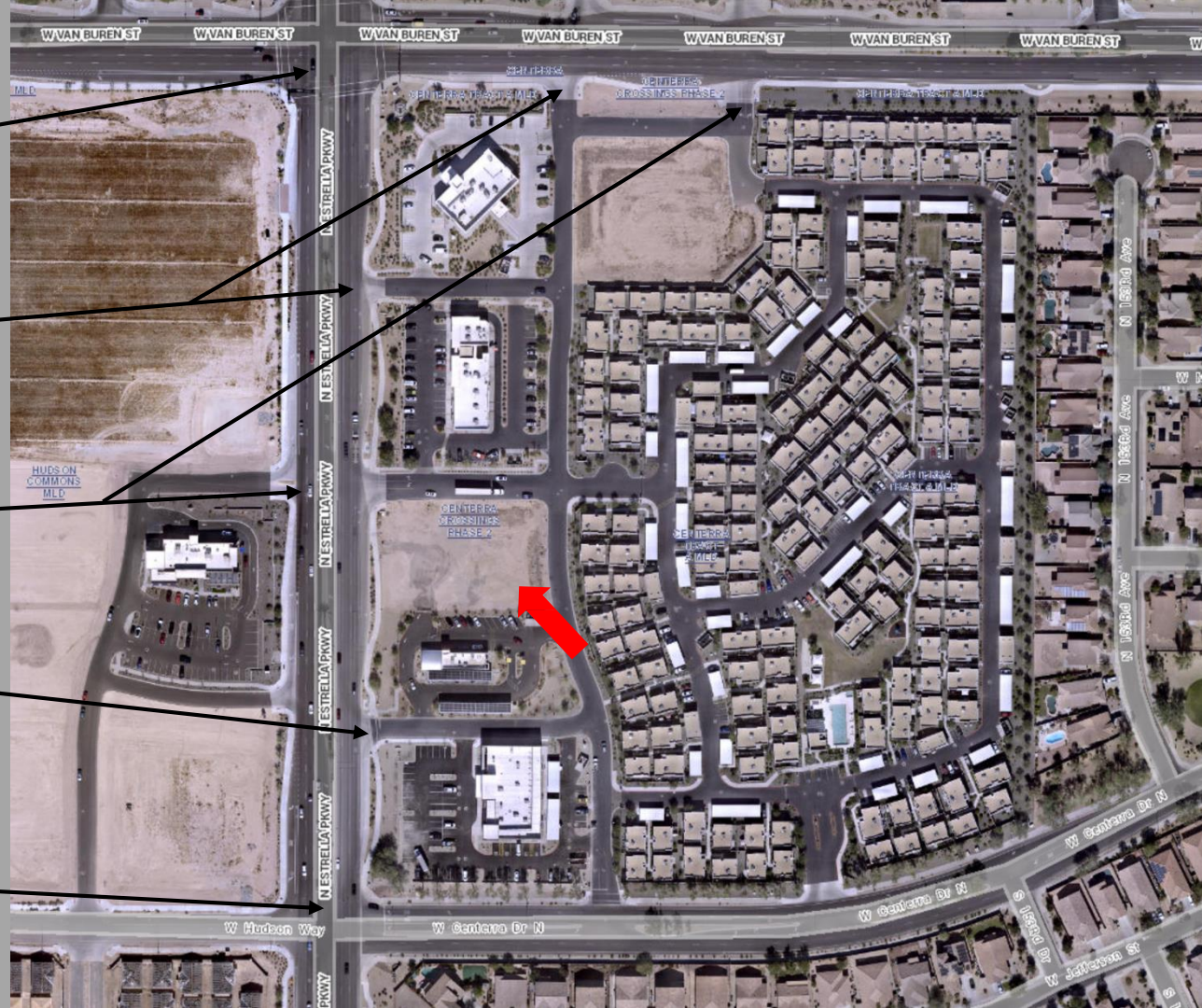
Estrella & Van Buren -
signalized

Right-in/Right- out

Median Break -
unsignalized

Right-in/Right- out

Estrella & Centerra -
future signal



Salad and Go Use Permit



USE PERMIT EVALUATION CRITERIA

1. Use will not be materially detrimental
 2. Use is reasonably compatible with uses in surrounding area
- Property & surrounding area developed with similar commercial uses
 - Includes other drive-through uses (Sonic & Dunkin Donuts)
 - Multi-family (SF Rental) acts as transitional buffer to single family neighborhood

Salad and Go Use Permit



CONVENIENCE USE EVALUATION CRITERIA

Adequacy of parcel size

- ✓ Sufficient for proposed use
- ✓ Queuing to occur onsite

Hours of operation

- ✓ 6:30 AM to 9 PM, 7 days a week, no recommended restrictions

Required traffic mitigation

- ✓ Off-site improvements complete

Other concerns

- ✓ Use permit only
- ✓ Site plan & design review required

Salad and Go Use Permit



PUBLIC PARTICIPATION

- Citizen Review Notice mailed to surrounding property owners
- Use Permit requires review through public hearing process
- Recommendation from Commission & approval from Council
- Notice provided for public hearings:
 - Property posted
 - Legal advertisement
 - Mailing to surrounding property owners & stakeholders
- Website: Current Development Applications
- No public inquires on project
- No opposition to project to date

Salad and Go Use Permit



RECOMMENDATION

- Proposal complies with all evaluation criteria
- Planning Commission recommends approval
- Three stipulations in staff report