



Jamba & McAlister's Deli Use Permit Narrative

This application proposes to develop parcel 500-03-488, approximately 1.9 acres, located near the southeast corner of McDowell Road and Palm Valley Boulevard (the "Property") for the construction of a new restaurant building with dual drive-through lanes. The proposed restaurant will include a shared concept between Jamba (a smoothie and juice shop) and McAlister's Deli (a deli restaurant and sandwich shop). The drive-through lane for Jamba will consist of the typical menu board and pick-up window. The drive-through lane for McAlister's Deli will be a pick-up window only for online or order-ahead customers and will not consist of the typical menu board.

The Property and adjacent developments are zoned Planned Area Development (PAD) per the Palm Valley Cornerstone PAD. A Restaurant use is permitted; however, a Use Permit is required to allow for the proposed drive-through lanes. The proposed drive-through lanes are compatible with the neighboring developments to the south, east, and west since many of the nearby restaurants within the Palm Valley Cornerstone also have drive-through lanes. Allowing for the use of the proposed drive-through lanes will benefit the residential neighborhoods to the north by providing additional dining and drive-through restaurant options compared the existing nearby drive-through restaurants (Dairy Queen, Chick-Fil-A, and El Pollo Loco).

The proposed drive-through lanes will be thoroughly identified with directional signage and pavement markings to avoid potential for traffic conflicts. As these two proposed drive-through lanes cross each other near the south side of site, additional signage and pavement markings will be installed to clearly delineate the traffic rights-of-way.

Ingress/egress to the Property will be provided by adding new driveways to the existing drive aisles adjacent to the site. Parking will be provided primarily on the north and south sides of the buildings to allow enough area for the drive-through lanes along the east and west sides of the building. The amount of parking provided meets the minimum required parking for eating and drinking establishments per the Goodyear Zoning Ordinance. Onsite signage and marking will be clearly identified around the Property to ensure smooth traffic flow for parking maneuvers and drive-through operations.

The proposed architecture will adhere to the City's Commercial Design Guidelines as well as the Palm Valley Cornerstone Design Guidelines while providing compatibility with the adjacent existing architectural character. The proposed color and material scheme for the building architecture closely resembles and is based upon Palette E of the Palm Valley Cornerstone Design Guidelines. Drive-through lanes will be screened from view with a 3-foot wall and landscaping. An additional 3-foot wall and landscaping will be provided to screen parking along McDowell Road and Cornerstone Boulevard.

An outdoor patio will also be provided to allow for both indoor and outdoor dining experiences. Outdoor speakers are proposed for the patio which will be on a separate volume control from the indoor speakers. To avoid noise trespass onto adjacent properties, outdoor speakers will not be pointed at another business, residence, or up, but directionally into the seating area. The maximum decibel reading standing directly in front of a speaker will be approximately 68-72db. This noise level will sound even softer when outside due to the ambient noise from traffic, wildlife, airplanes, sirens, etc. Upon close of the business every day, these speakers and any other outdoor lighting will be turned off.

Trash receptacles will be screened from view and located away from parking stalls to enhance refuse collection efficiency and limit time onsite. Onsite lighting is accomplished with 15' height site lighting poles placed near the interior of the site to reduce the any light spillover across the property line.

The typical hours of operation will be:

7AM – 9PM, Monday-Thursday
7AM – 10PM, Friday & Saturday
8AM – 9PM, Sunday