

November 03, 2021

City of Goodyear
Development Services Department
14455 W. Van Buren Street, Suite D101
Goodyear, AZ 85338

Re: Pre-Application Meeting Application
NEC W. Elliot Road and S. Estrella Parkway
Parcel # 400-06-061E

Dear Planner,

Attached you will find our pre-application submittal for a proposed commercial retail development located on the northeast corner of west Elliot Road and south Estrella Parkway in Goodyear, Arizona. Included in this submittal is our application, a contextual site plan, conceptual site plan and conceptual elevations.

Introduction

The proposed building is a new, ground-up coffee shop with a drive-through window and patio seating. The 2,400 square foot building is being proposed on a portion of an overall site with an area of 958,320 square foot (22.0 AC) lot. The development meets the parking requirements for the zoning district and the center has a current cross access and cross parking agreement. The site is zoned PAD.

Access to the site is proposed along Elliot Road to the property. The property can also be accessed from the east from an interior drive aisle.

The proposed typical building parapet elevation is 20'-8" with a 25'-0" high entry tower element. Proposed site walls match the existing site screen walls currently on the site. The colors and materials have been selected from the Mountain Ranch Marketplace approved color/material palette. Metal canopies will provide shade above windows while a trellis and green screen is proposed along the drive through lane. The proposed light fixtures will align with the center standards.

Reasonably Compatible with Surrounding Area

As a drive-thru restaurant, the proposed Starbucks is a use that is typically found in PAD zoned developments in support of large retail developments and fits into the existing retail mix at Mountain Ranch Marketplace at Estrella. We don't foresee any noise, lighting, and odor issues based on the location of the PAD.

Hours of Operation

Starbucks hours of operation are 5 AM to 10 PM. This will NOT be a 24-hour operation.

Not a Detriment to Adjacent Properties

The screen wall to the east of the property is designed to ensure it is not materially detrimental to persons working in the adjacent property.



Maintenance of Positive Appearance

The proposed Starbucks will be developed to blend with the existing development and will include various shades of painted stucco with a high parapet at the entrance on the north. The elevations include cultured stone decorative pilasters to match other column/pilaster elements in the center. Brick is also introduced on the elevations to match the existing development. Landscaping will be modified to accommodate the Starbucks project using the existing plant palette.

Drive-thru Queuing and Site Access

The proposed drive-thru has queuing for 13 cars, which exceeds the city's ordinance and meets the cities minimum requirements of traffic analysis. This location will also utilize mobile ordering with dedicated pick up spaces which helps alleviate excessive queueing.

The following traffic maneuvers are most likely to be utilized exiting the site.

Northbound on Estrella Parkway – Use of the signalized intersection on Estrella Parkway to make a left turn.

Southbound on Estrella Parkway – The closest driveway to turn right out onto Estrella Parkway would be utilized.

Westbound on Elliot Road - The closest driveway to turn right out onto Elliot Road would be utilized.

Eastbound on Elliot Road – The closest driveway to turn right out on Estrella Parkway then a left turn onto Elliot Road would be utilized.

Please do not hesitate to contact me if you have any questions or need any additional information.

Sincerely,

Justin Gregonis
Managing Partner