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## Project narrative for PebbleCreek Drive-Thru Coffee Shop

We are proposing drive-thru coffee shop with outdoor dining patio for a coffee shop on a 40,505-sf lot (.929 acres –APN 508-14-969) in a re-developed commercial center. This will be built on an existing pad site on the Northwest corner of Pebblecreek Parkway & W. McDowell Rd. Goodyear, Arizona 85395

The zoning designation of the site is PAD (MUC) (C-2). The new building will be 830.50 square feet and the new outdoor patio will be 760.00 square feet. The outdoor patio will be full open air with no obstructions for public seating. Service for the outdoor patio will be through the pick-up window, and there will be tables and chairs. There is no remote ordering for pick up. Orders are taken at drive-thru and patio window only and delivered to customers at same windows promptly upon order and payment is made. There will be pre-packaged food served along with a unique drink and coffee menu. There will be no alcohol served or allowed on premise. The coffee shop building will have two drive thru lanes to provide for extra queueing and will be able to stack 17 vehicles at any given time without causing any circulation or traffic issues. There will be two lanes and one ordering point located at the pickup/pay window. Site and building will be ADA compliant.

The hours of operation of the coffee shop and patio will be 5am to 10pm Monday through Friday and Saturday and Sunday from 7am to 10pm, the speakers for ambient music will be limited, starting at 7am and ending 10pm Monday through Sunday.

This development does not adversely affect the community of Goodyear. First is the fact that this is proposed on pre-existing pad that has existing paved roads, utility stubs, access, and parking, therefore the environmental impact is minimal compared to developing a site where no civil improvements exist. The new drive-thru Coffee Shop Will provide immediate gainful employment opportunities for the surrounding community. This proposed Coffee Shop when developed will enhance the City of Goodyear by providing delicious coffee and energy drinks, a service that is currently in high demand that will continue to grow as the community of Goodyear grows. There are many reasons for which this proposed drive thru coffee shop does not harm but rather enhances the surrounding community of Goodyear.