



December 20, 2021

City of Goodyear
Planning Department
14455 W. Van Buren Street, Suite D, Goodyear, AZ

Re: Conditional Use Permit and Commercial Site Plan Application
New Pad Building – Pad N – Starbucks Shell
Canyon Trails Towne Center
NEC Cotton Lane and Yuma Road

Dear Stephen,

Please accept this letter as our request for a Conditional Use Permit and Site Plan Approval for the new construction of a 2,365 S.F. Starbucks building and drive-thru within the existing shopping center, Canyon Trails Towne Center.

Project Description: We are proposing to construct a 2,365 S.F. freestanding pad building on a vacant pad along Cotton Lane within the Canyon Trails Towne Center, located at the northeast corner of Cotton Lane and Yuma Road. The pad is approximately 42,855 S.F. of land. The Canyon Trails Towne Center is approximately 90.70 acres of land.

The land adjacent to the pad is already improved with asphalt parking, landscaping, sidewalks, and entry drive. The west side of the pad abuts the property line along Cotton Lane and the pad building will be set back from that property line approximately 67 feet and will include a drive-thru lane that is approximately 237 feet long. The pad is located adjacent to the newly opened Filiberto's restaurant with drive-thru to the east of Pad N. The menu board/order point is along the southwest side of the building and is not near any residential uses to disturb any adjacent neighborhoods. Pad N has 42 parking stalls within its parcel with more parking surrounding the pad. All tenants in the Shopping Center share cross access and cross parking per the established CC&R document. The tenant will have two (2) reserved parking stalls for Mobile Order and Pay (MOP) along the front of the building for customers that have the app. for that service as is customary for their current stores.

The pad building will be a shell building for a future tenant improvement by Starbucks at 2,365 S.F. restaurant (with a drive-thru window). There will be a 375 S.F. exterior patio on the north side of the building. The Starbucks will be open seven days a week (except on Holidays) and typical hours are 4:30 AM to 9:30 PM.

The design of the building will utilize design elements and colors from the existing shopping center consistent with the design and colors approved in the PAD for the project, approved in 2007. The main building parapet is proposed at 20'-6" high with accent parapets that change vertical plane at 22'-0" high and 25'-0" high at the main entry. Utilities were stubbed into the site during the original construction of the project in 2007.

The proposed Pad N use will conform to section 1-3-2 of the Zoning Ordinance because the use is not detrimental to persons residing or working in the vicinity adjacent to the property, to the neighborhood, or to the public welfare; and the proposed use is reasonably compatible with uses permitted in the surrounding area of Canyon Trails Towne Center.

Sincerely,
Upward Architects, LLC



Trish Flower, RA, LEED AP
Project Architect/Partner

CC: David Malin, Scottsdale Development
Paul Sharp, TriGate Capitol