



Use Permit Starbucks Drive-Through Coffee Shop

**City Council
March 28, 2022**



Canyon Trails Towne Center

Canyon Trails

S COTTON LN

Super Target

WYUMA RD

Starbucks Use Permit



BACKGROUND

- Canyon Trails Towne Center
- 91 acres
- Zoning approved 2005
- Commercial uses
- Conceptual plan
- Amended over time

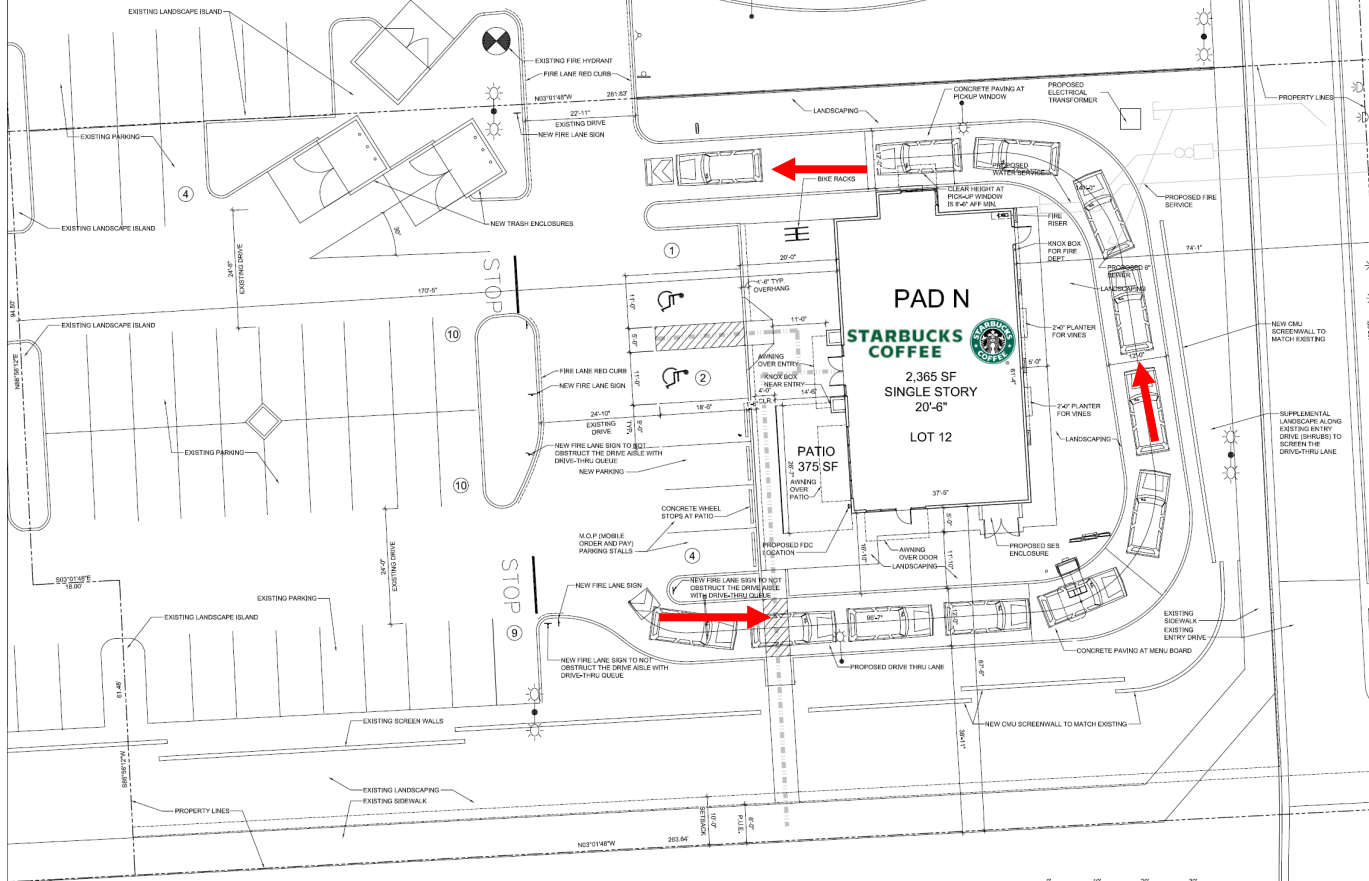


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REQUEST

- Use Permit for convenience use
- Only drive-through portion of use
- .98-acre parcel within existing commercial center
- Surrounding site improvements completed
- 2,365 SF building with indoor dining
- 375 SF outdoor patio



ENLARGED SITE PLAN
SCALE: 1" = 10'-0"



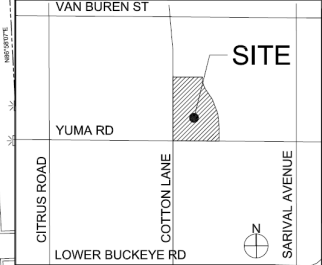
SITE DATA

APR: 500-01-088	500-01-088
ZONING: LOT 12	PAD/C
SECTION NAME: CANYON TRAILS TOWNE CENTER	LOT 12
PLAT RECORDING INFORMATION: 8/24/20	8/24/20
SECTION, RANGE AND TOWNSHIP: 2 N 20 W	2 N 20 W
SITE AREA (GROSS): 115,740 SF (2.65 AC)	115,740 SF (2.65 AC)
SITE AREA (NET): 42,855 SF (0.98 AC)	42,855 SF (0.98 AC)
PAD N BUILDING AREA: 2,365 S.F.	2,365 S.F.
PATIO AREA: 380 S.F.	380 S.F.
PARKING REQUIRED: (RESTAURANT FACTOR = 80% @ 150 & 40% @ 1/150 S.F. & PATIO @ 1/150)	35 SPACES
PAD N:	3 SPACES
PATIO:	38 SPACES
TOTAL REQUIRED:	41 SPACES
PARKING PROVIDED:	42 SPACES
TOTAL PROVIDED:	42 SPACES
TOTAL MOVS/STALLS PROVIDED:	4 SPACES
PARKING RATIO:	17.76 SPACES PER 1,000 S.F.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
LOT 12 OF CANYON TRAILS TOWNE CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 806 OF MAPS, PAGE 52.
AT CANYON TRAILS TOWNE CENTER
LOT 12 (PAD N)
GOOD YEAR, ARIZONA
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASIN AND HEREON, MARICOPA COUNTY, ARIZONA.

VICINITY MAP



PROJECT TEAM

ARCHITECT	DEVELOPER
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LEGEND

- EXISTING FIRE HYDRANT
- PROPOSED SITE LIGHT POLES
- ACCESSIBLE PATH OF TRAVEL



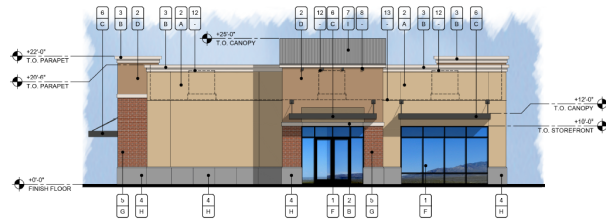
GOODYEAR, AZ

12.17.2021
PROJECT NO.: 21095



UPWARD
ARCHITECTS

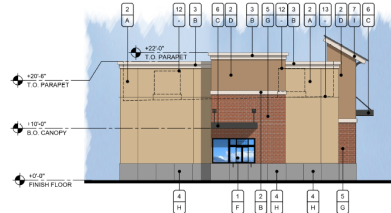
1155 W. Rio Salado Parkway, Suite B-101, Tempe, AZ 85281
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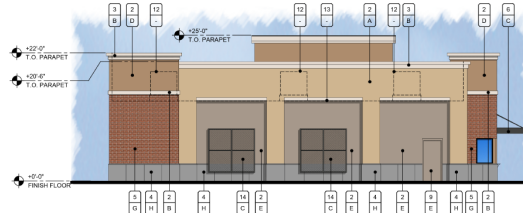
1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



2 WEST ELEVATION
SCALE: 1/8"=1'-0"



3 EAST ELEVATION
SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

MATERIAL/COLOR SCHEDULE

MATERIALS

1. ANODIZED ALUMINUM STOREFRONT FRAME WITH 1" CLEAR LOW E INSULATED GLAZING
2. EIFS FINISH
3. CORNICE: EIFS FINISH
4. BRICK VENEER
5. PRE-CAST CONCRETE
6. METAL CANOPY - PAINTED
7. STANDING SEAM METAL ROOF
8. OUTRIGGER
9. HOLLOW METAL DOOR AND FRAME - PAINTED
10. ELECTRICAL SERVICE ENTRANCE SECTION - BEYOND
11. STEEL GATES - PAINTED
12. HVAC EQUIPMENT BEYOND
13. ROOF LINE BEYOND
14. METAL TRELLIS - PAINTED

COLORS

by Dunn Edwards (or Equal):

A. DE 104 "MOORE"

B. DE 1044 "WET TIDE"

by Sherwin Williams (or Equal):

C. SW 7089 "IRON ORE"

by Benjamin Moore (or Equal):

D. HC-40 "JACKSON TAN"

E. AC-20 "BURNHAMMERS TAUPE"

by Oldcastle Building (or Equal):

F. "DARK BRONZE"

by D.C. Mullins:

G. 1000 "DUSTY ROAD"

H. STANDARD GRAY

by ALAS International:

I. "DOVE GRAY"

J. "DARK BRONZE"

MATERIAL FINISH



GOODYEAR, AZ

08.02.2021
PROJECT NO.: 21095



UPWARD
ARCHITECTS

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USE PERMIT EVALUATION CRITERIA

1. Use will not be materially detrimental
2. Use is reasonably compatible with uses in surrounding area
 - Property & surrounding center intended for commercial uses
 - Proposed use will be similar to other uses permitted in commercial area
 - Traffic and queuing internalized
 - Queue meets city standards
 - No nearby residential (~800')

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CONVENIENCE USE EVALUATION CRITERIA

Adequacy of parcel size

- Sufficient for proposed use
- Queuing to occur onsite

Hours of operation

- 4:30 AM to 9:30 PM, 7 days a week
- No recommended restriction on hours

Required traffic mitigation

- Off-site improvements complete

Other concerns

- Use permit for drive-through only – no other concerns

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PUBLIC PARTICIPATION

- Citizen review notice
- 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 public opposition to project to date

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RECOMMENDATION

- Proposal complies with all evaluation criteria
- PZC public hearing – March 16
- Staff & PZC recommend approval
- 6 stipulations in staff report