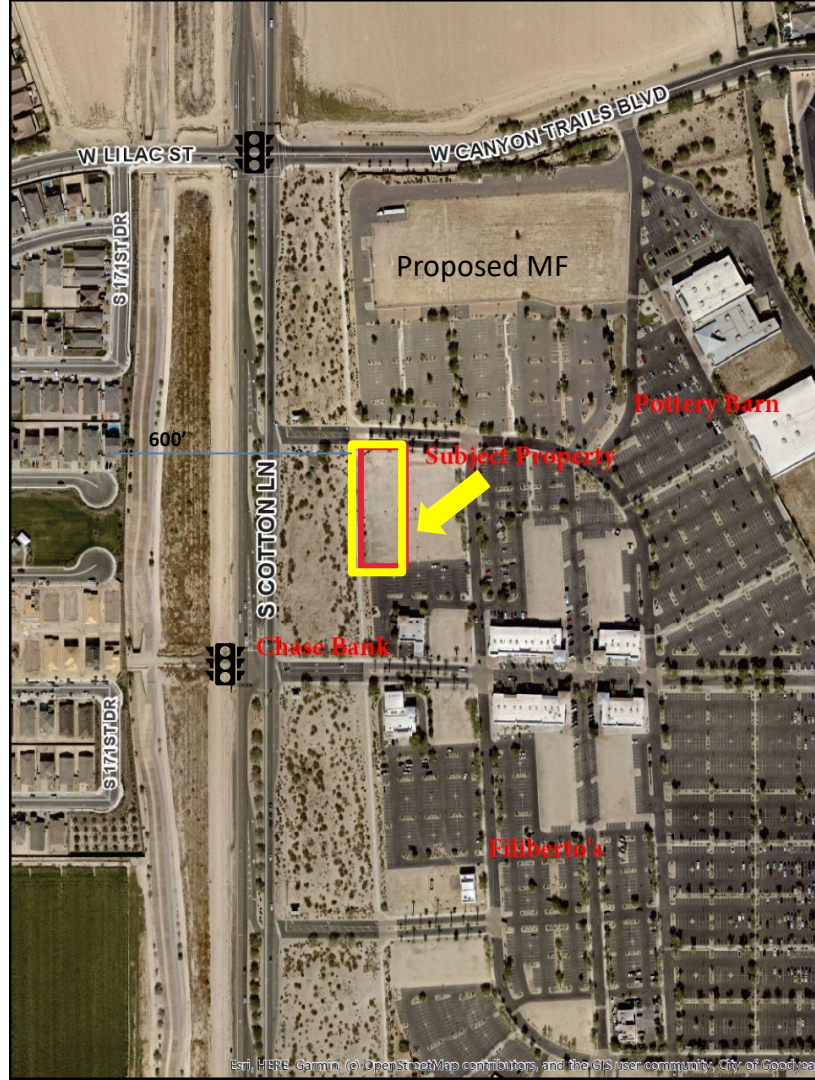




Use Permit Chipotle Mexican Grill with Drive-Through

**City Council
April 18, 2022**



Chipotle Use Permit



BACKGROUND

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



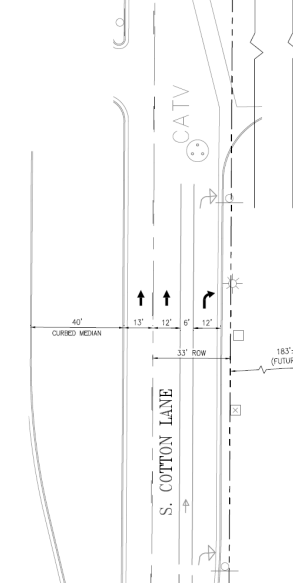
Chipotle Use Permit



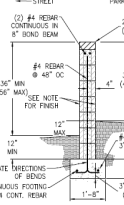
REQUEST

- Use Permit for convenience use
- Only drive-through portion of use
- 1.1-acre parcel within existing commercial center
- Surrounding site improvements completed
- 2,305 SF building with indoor dining
- 500 SF outdoor patio

Symbols	DESCRIPTIONS
	BACK FLOW PREVENTER
	8" SCREEN WALL
	SEWER GREASE TRAP
	RATIO
	RAMP
	CONCRETE
	DRINKING FIRE HYDRANT
	CATCH BASIN
	SEWER DRAIN MANHOLE
	WATER VALVE
	LIGHT POLE
	RESTAURANT WALL
	CURB
	FDC
	SIDE YARD SETBACK
	FRONT YARD SETBACK

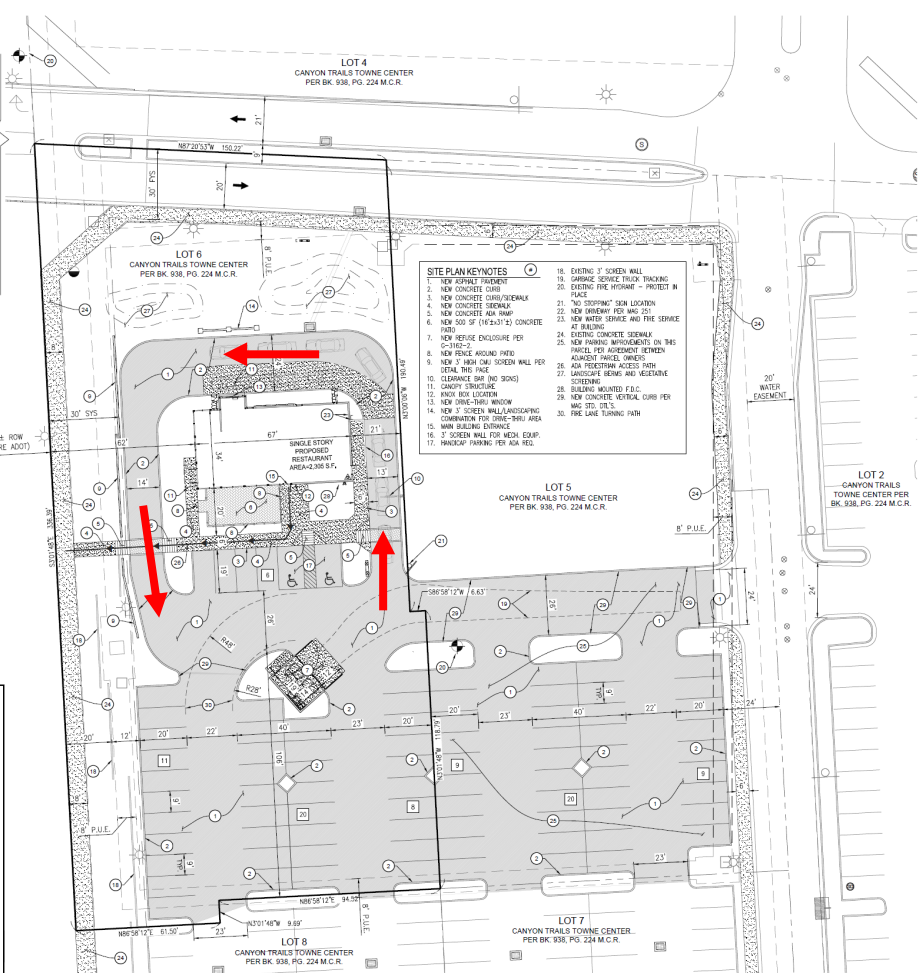


NOT TO SCALE



FINISH:
 * SPLIT FACE BLOCK ON STREET/PUBLIC SIDE OF WALL WITH SINGLE BAND OF SMOOTH BLOCK MATCHING EXISTING WALL. SMOOTH FACE ON INSIDE/PROJECT SIDE OF WALL. PAINT BLOCK TO MATCH EXISTING DEVELOPMENT COLORS (ROMAN BRICK PRIMARY, TAUPETONE SECONDARY)

LOCATED IN THE WEST 1/2 OF SECTION
12, T-1-N, R-2-W, G&SRB&M



2. NEW ASPHALT PAVEMENT
3. NEW CONCRETE CURB
4. NEW CONCRETE CURB/SIDEWALK
5. NEW CONCRETE SIDEWALK
6. NEW CONCRETE ADA RAMP
7. NEW 500 SF (16'x31'1/2) C/PATIO
8. NEW REFUSE ENCLOSURE PER C-3162-2.
9. NEW FENCE AROUND PATIO
10. NEW 3' HIGH CMU SCREEN
11. DETAIL THIS PAGE
12. CLEARANCE BAR (NO SIGNS)
13. CANOPY STRUCTURE
14. KNOCK BOW LOCATION
15. NEW DRIVE-THRU WINDOW
16. NEW 3' SCREEN WALL/LANDSCAPE COMBINATION FOR DRIVE-THRU MAIN BUILDING ENTRANCE
17. 3' SCREEN WALL FOR MEDICAL HANDICAP PARKING PER ADA

19. EXISTING 3" SCREEN WALL
GARAGE SERVICE TRUCK TRACKING
20. EXISTING FIRE HYDRANT - PROTECT IN PLACE
21. "NO STOPPING" SIGN LOCATION
22. NEW DRIVEWAY PER MAP 251
23. NEW WATER SERVICE AND FIRE SERVICE AT BUILDING
24. EXISTING CONCRETE SIDEWALK
25. NEW PAVING IMPROVEMENTS ON 345 PARCEL PER AGREEMENT BETWEEN ADJACENT PARCELS, OWNERS
26. ADA PEDESTRIAN ACCESS PATH
27. LANDSCAPE BEDSING AND VEGETATIVE SCREENING
28. BUILDING MODERN F.O.C.
29. NEW CONCRETE VERTICAL CURB PER MAP 251, C.D.S.
30. FIRE LANE TURNING PATH

K&E, INC.
GEOFF BRIMHALL RLS #33308
4655 N. FLOWING WELLS RD.
TUCSON, AZ 85705
520-869-1729

KADECO, INC.
NATHAN COTTRELL, PE
12409 W. INDIAN SCHOOL RD. C-30
AVONDALE, AZ 85392
623-535-1993



LOT 6, OF CANYON TRAILS TOWNE CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE
THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 938, PAGE 22.

PARCELS NO. 2:
A NON-EXCLUSIVE AGREEMENT FOR POSSESS AND EXPRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC, FOR THE PURPOSES OF VEHICULAR PARKING, LANDSCAPING, SIGNAGE/ILLUMINATION, UTILITIES AND OTHER PURPOSES AS GRANTED OR FURNISHED TO BE GRANTED IN OPERATION AND EASEMENT AGREEMENT RECORDED JULY 2007 AS 2007-0588601, OF OFFICIAL RECORDS, SUPPLEMENT TO OPERATION AND EASEMENT AGREEMENT RECORDED JULY 30, 2007 AS 2007-0588605, OF OFFICIAL RECORDS, SUPPLEMENT TO OPERATION AND EASEMENT AGREEMENT RECORDED DECEMBER 1, 2007 AS 2007-073293, OF OFFICIAL RECORDS, SUPPLEMENT TO OPERATION AND EASEMENT AGREEMENT RECORDED JUNE 21, 2013 AS 2013-0584449, OF OFFICIAL RECORDS AND ASSIGNMENT OF OPERATING AGREEMENT RECORDED SEPTEMBER 16, 2013 AS 2013-072348, OF OFFICIAL RECORDS.

GROSS PROPERTY AREA:	49,099 SF
NET PROPERTY AREA:	49,099 SF
ZONING:	FRD (C-2 OVERLAY)
BUILDING AREA - 2,337 S.F.	
BUILDING CONSTRUCTION TYPE: V-B	
OCCUPANCY CLASSIFICATION: A-2	
PATIO AREA :	500 S.F.
APN:	500-91-079
LAND AREA:	49,099 S.F.
BUILDING/LAND COVERAGE:	4.7%
LANDSCAPE AREA:	31%

PARKING REQUIRED :
 (RESTAURANT FACTOR = 60% @ 1/50 & 40% @ 1/150 S.F. & PATIO @1/150.)
 PAD: 35 SPACES
 PATIO: 3 SPACES
 TOTAL REQUIRED : 38 SPACES

 PARKING PROVIDED :
 TOTAL PROVIDED : 45 SPACES

 PARKING RATIO : 12.4 SPACES PER 1,000 S.F.

 OPERATIONS:
 TYPICALLY OPEN 10:45AM THROUGH 10:00PM, 7 DAYS A WEEK.
 TYPICALLY 40-45 EMPLOYEES TOTAL WITH VARYING SHIFT TIMES.

WATER	CITY OF COCOA	625-882-7887
SEWER	CITY OF COCOA	625-882-7887
ELECTRIC	ARIZONA PUBLIC SERVICE (APS)	800-371-7171
NATURAL GAS	SW GAS	800-861-1999
COMMUNICATION	CCI	625-328-3554

[illegible]

TPP 211 CANYON TRAILS PA
LLC 750 N. SAINT PAUL ST.,
STE. 900 DALLAS, TX 75201
CONTACT: PAUL SHARP
214.294.5916

DEVELOPER
COTTON DEVELOPMENT GROUP, L
155 W NEW YORK AVENUE
SOUTHERN PINES, NC 28387
CONTACT: GAVIN MELIA
910.895.3884
GAVIN@STATELANEDEVELOPMENT.CO

DRAWN BY:	ALB
CHECKED BY:	NJC
DATE:	01/18/22
SCALE:	AS NOTED
PROJECT #:	7021045
PURPOSE:	

SITE PLAN
FOR
CHIPOTLE
LOT 6 OF CANYON TRAILS TOWNE CENTER
GOODYEAR, AZ

12409 W. INDIAN
SCHOOL ROAD,
TONDALÉ, AZ 85392
PHONE: 623.536.1993
FAX: 623.748.9008



Oakland, California 94612
 (415) 885-1100
 FAX (415) 885-1101
 www.oxford.edu

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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 (~600')

Chipotle Use Permit



CONVENIENCE USE EVALUATION CRITERIA

Adequacy of parcel size

- Sufficient for proposed use
- Queuing to occur onsite

Hours of operation

- 10:45 AM to 10 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

Chipotle Use Permit



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
- Planning and Zoning Commission – 4/6/22

Chipotle Use Permit



RECOMMENDATION

- Proposal complies with all evaluation criteria
- Staff and P&ZC recommend approval
- 7 stipulations in staff report