

PV 10 PROJECT NARRATIVE

MCDONALD'S USE PERMIT REQUEST

Overview

Sunbelt Holdings is the developer of **PV10**, a mixed-use retail/commercial project at the northeast corner of Indian School Road and Sarival Avenue in Goodyear, Arizona. The approximately 9.96 acre site (11.5 acres including the drainage channel along Indian School Road) will include an mini-storage facility with RV parking (i.e., proposed Dollar Storage) along with a McDonald's with a drive-through (i.e., a 4,534 sq. ft. bldg.) and a future commercial (pad) lot on Indian School Road. This Use Permit Narrative specifically pertains to the requested McDonald's drive-through. It should be noted, we have submitted concurrently for Site Plan Review and a Minor Land Division (i.e., to create 3 separate parcels with required parking and/or drainage cross easements) for the entire approximately 11.5-acre site.

For background, the approximately 11.5-acre site is zoned Planned Area Development (PAD) under the Palm Valley Phase V PAD and is designated for commercial uses. This new mixed-use development will provide needed storage services, as well as a buffer, and limited retail/commercial opportunities for the neighboring residential areas and growing employment population in PV303. The approximately 11.5-acre site abuts on the north and west by PV303 with UPS across Sarival Avenue to the west and vacant industrial land to the north. Residential development exists directly to the east and across Indian School Road to the south. Access to the approximately 11.5-acre site for both vehicles and pedestrians will be provided from Indian School Road, Sarival Avenue, and a single emergency access / exit only point from Charles Boulevard to the north. A large earthen berm with heavy landscaping will be placed east of the Charles Boulevard access to help screen the drive from westbound neighborhood traffic.

Overall Site

The approximately 11.5-acre site has been planned with an awareness towards the adjacent single-family neighborhood to the east. Single story homes with back yards and a block privacy fence share a common property line along the east.

Specifically:

1. A 40' wide retention basin provides separation and an opportunity for a landscape buffer that will help screen the development from the neighbors. Other than the screening trees, landscaping in this area is limited for security and maintenance purposes.

2. The building heights will be 2-stories or less (consistent with single-family homes), but in contrast with the typical 36' to 40' building heights typical with the adjacent industrial facilities.
3. Emphasis on materials, details and colors that create a pedestrian level scale and a neighborhood retail/commercial look and feel in contrast to the surrounding industrial developments.
4. A lush desert landscape palette will also complement the building architecture; provide shading, and enhance the street frontages leading into the neighboring communities.
5. Automobile parking will meet minimum City requirements and market-driven standards. Parking areas will be screened along the street frontages with a decorative masonry wall consistent with the PV303 Design Guidelines.

McDonald's Use Permit

As mentioned above, the McDonald's drive-through requires a Use Permit. The proposed site plan for the McDonald's property provides adequate car queuing, screening, and landscaping to mitigate views from the abutting streets. Moreover, the McDonald's use/drive-through is located at the far edge of the approximately 11.5-acre site away from the single-family homes and will be buffered by the future retail/commercial (pad) lot when it develops. The proposed McDonald's intends to serve the surrounding neighborhoods, individuals employed within the vicinity of the property and drive-through customers from the existing vehicular traffic in the area

The single-story McDonald's building, elevations, and site plan are designed to be aesthetically appealing, functional, pedestrian friendly and provide for safe and expeditious vehicular flow into, throughout and exiting the site. The building has a full kitchen with cold storage and an indoor dining facility.

The drive-through is designed to expedite drive-through service safely/efficiently. The proposed drive-through will have a drive-through window lane of approximately 330 feet, beginning at southwest corner of the restaurant and ending at a drive-through window on the northeast side of building. Based on an internal assessment, we estimate that 74 inbound vehicles per hour, the arrival rate will be approximately 1.23 minutes. Based on the above we anticipate 7 vehicles in the drive through lane at any one time. Our calculations suggest that a queue length of 175 feet is sufficient. Therefore, the proposed length of 330 feet for storage for the drive through lane exceeds the expected need of the site.

Onsite parking is provided with a total of 43 regular spaces (40 parking spaces are required). The contemporary McDonald's prototype building architecture will be in keeping with the architectural character of the surrounding area, providing a transition between the light industrial buildings to the west and the single-family neighborhoods to the east and south. For flexibility purposes, McDonald's is also requesting permission to be operational 24 hours, 7 days a week. McDonald's has found that nationally there is substantial interest in being

able to purchase nighttime fare and due to the proximity to employers in the area and the Loop 303 freeway, this location makes sense. Moreover, the proposed McDonald's location is away from the residential homes, buffered by a future development/landscaping which will not cause issues. Suffice to say; due to the recent/ongoing COVID-19 global pandemic and the customers' needs, the request for extended hours is part of McDonald's national program to be responsive to the changing environment. Ultimately, the final implementation of extended hours is evaluated based on local customer demand and should the demand prove not to be warranted then hours will be adjusted accordingly.

Per Section 1-3-2 of the City's Zoning Ordinance, a Use Permit needs to meet/address the following two (2) criteria to be approved:

- 1. Will not be materially detrimental to persons residing or working in the vicinity adjacent to the property, to the neighborhood, or to the public welfare; and*
- 2. That the proposed use is reasonably compatible with uses permitted in the surrounding area.*

The proposed McDonald's site plan will be a part/integrated into a larger retail/commercial site plan/development and will not be materially detrimental to persons residing or working in the vicinity adjacent to the property, to the neighborhood, or to the public welfare. The more "active components" of McDonald's are located as far as possible from offsite neighbors and closer to more intense users (i.e., industrial/employment). Sound produced at the drive-through order points is regulated by state-of-the-art technology components, which recognize the ambient noise level of the surroundings and adjust the volume accordingly (i.e., nighttime order point volume will be less than lunch time volume setting). It is worth noting, that the typical sound required for a drive-through transaction has been reduced via the use of transaction confirmation screens. Site lighting will be in full conformance with the city of Goodyear's ordinances: light pole lamps will be designed so as to reduce light levels to the minimums required at the property lines; light sources and fixture shielding will be 'zone' compliant; and after-hours lighting will be reduced to levels only necessary for security. Odor abatement is addressed in several ways: kitchen odors travelling through exhaust ducts are 'scrubbed' by filters; outside below-grade grease interceptors are monitored and maintained per county and state guidelines; and the trash corral area is cleaned several times a day. McDonald's operations standards are rigorously enforced making sure that the site is cleaned frequently and trash containers are emptied regularly.

In summation, the proposed Use Permit is reasonable, compatible, appropriate, necessary for the restaurant use (i.e., McDonald's), and reasonable and it will not have any detrimental effects on any persons living or working in the area. More importantly, this request for a Use Permit, based upon the site plan submitted and information provided above, meets the two (2) standards enumerated for approving a Use Permit request. For the foregoing reasons, we respectfully request the proposed Use Permit be approved.

Thank you in advance for your time and consideration of this request. Should you have any questions regarding the above and/or the enclosed submittal materials, please feel free to contact the applicant.