

PV 10 – McDonald's Use Permit





PV303

UPS Expansion

UPS

Proposed
Dollar
Self-Storage

Proposed
McDonald's

Palm Valley
Phase V

W INDIAN SCHOOL RD

Pebble Creek Phase II

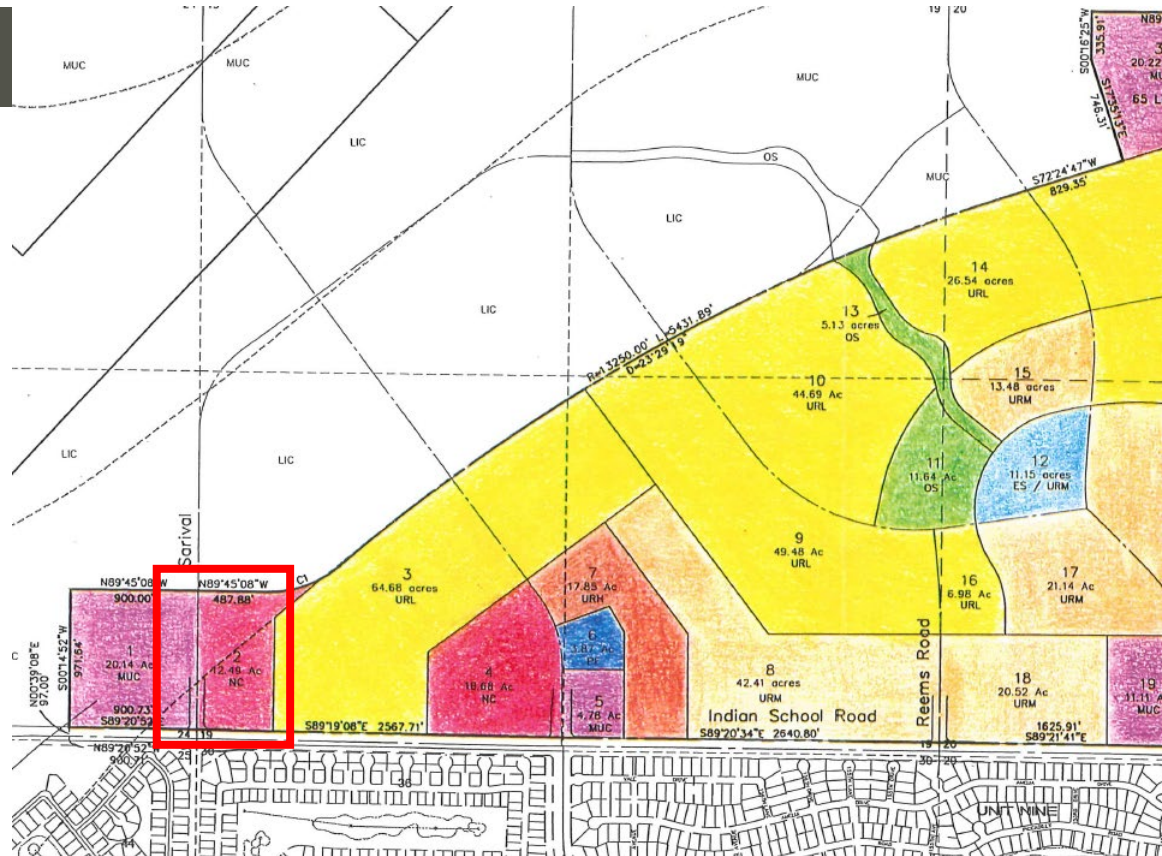
City of Goodyear, Bureau of Land Management, Inc., ES&E,
Garmin, GeoTechnologies, Inc., USGS, EPA, City of Goodyear

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BACKGROUND

- Palm Valley Phase V PAD
 - Ord. 03-858
 - Mix of Uses
 - Previous Palm Valley Master Plans (2000) had also designated this site as commercial
- Neighborhood Commercial (NC) designation in PAD
- C-1 Zoning and Development Standards

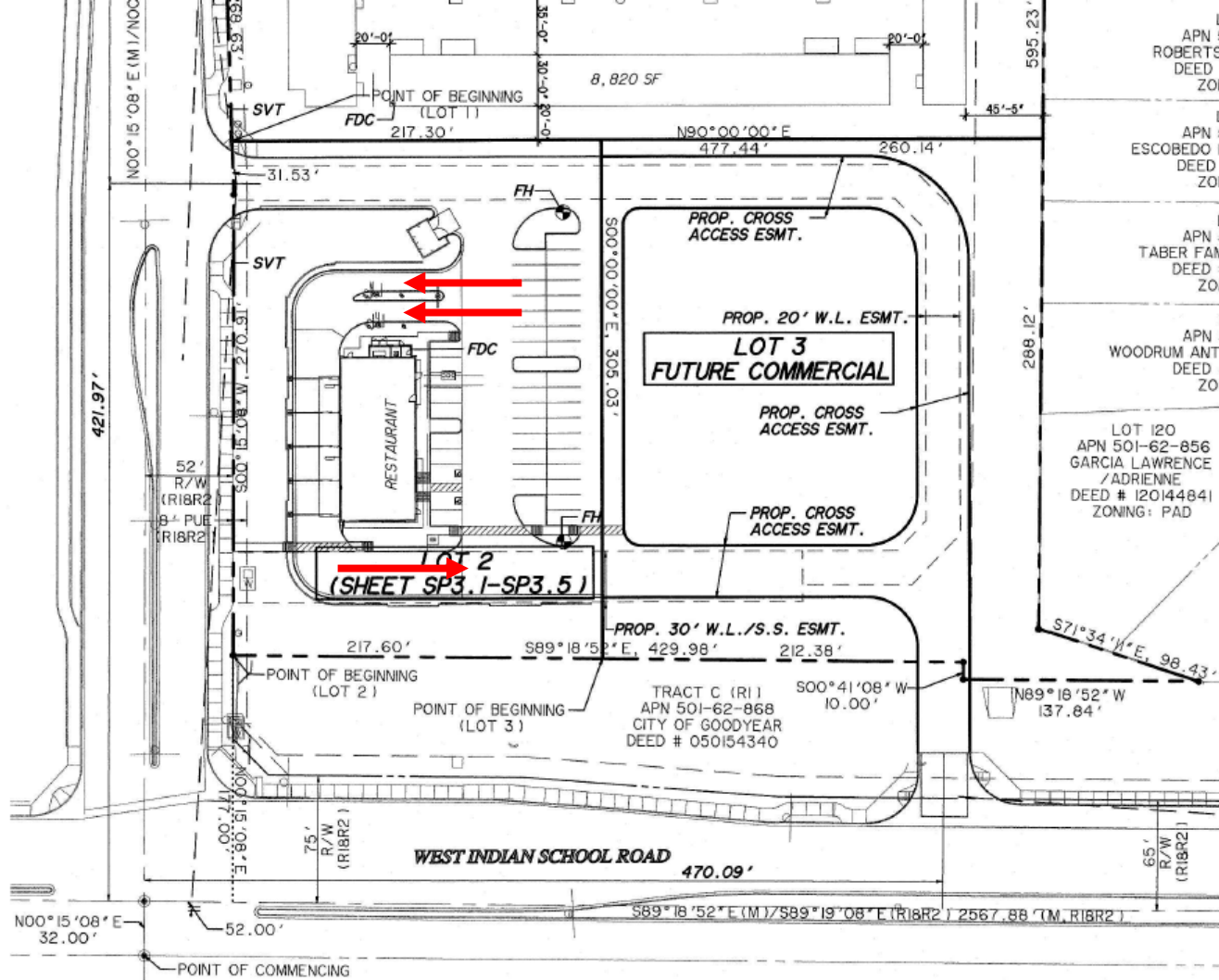


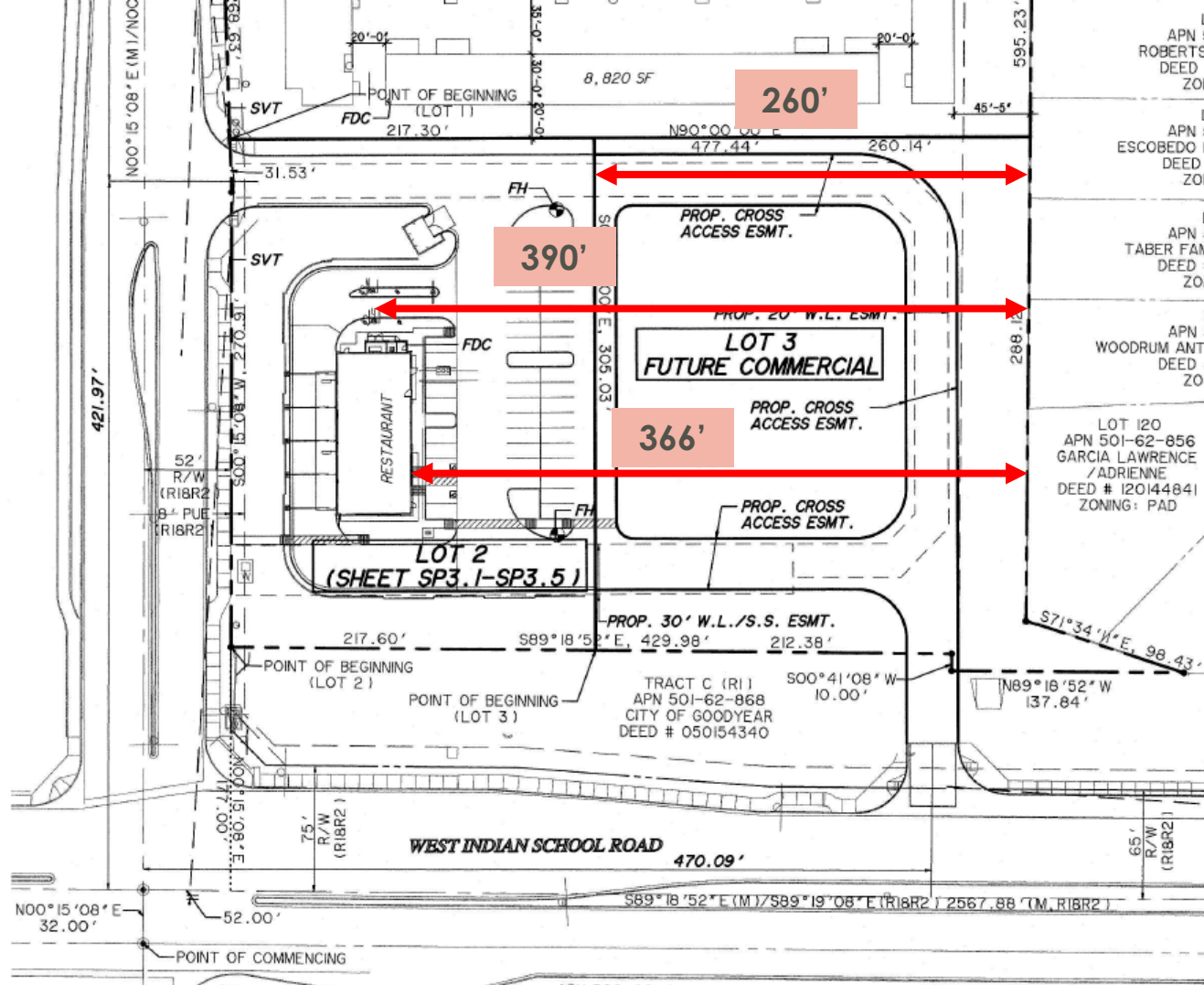


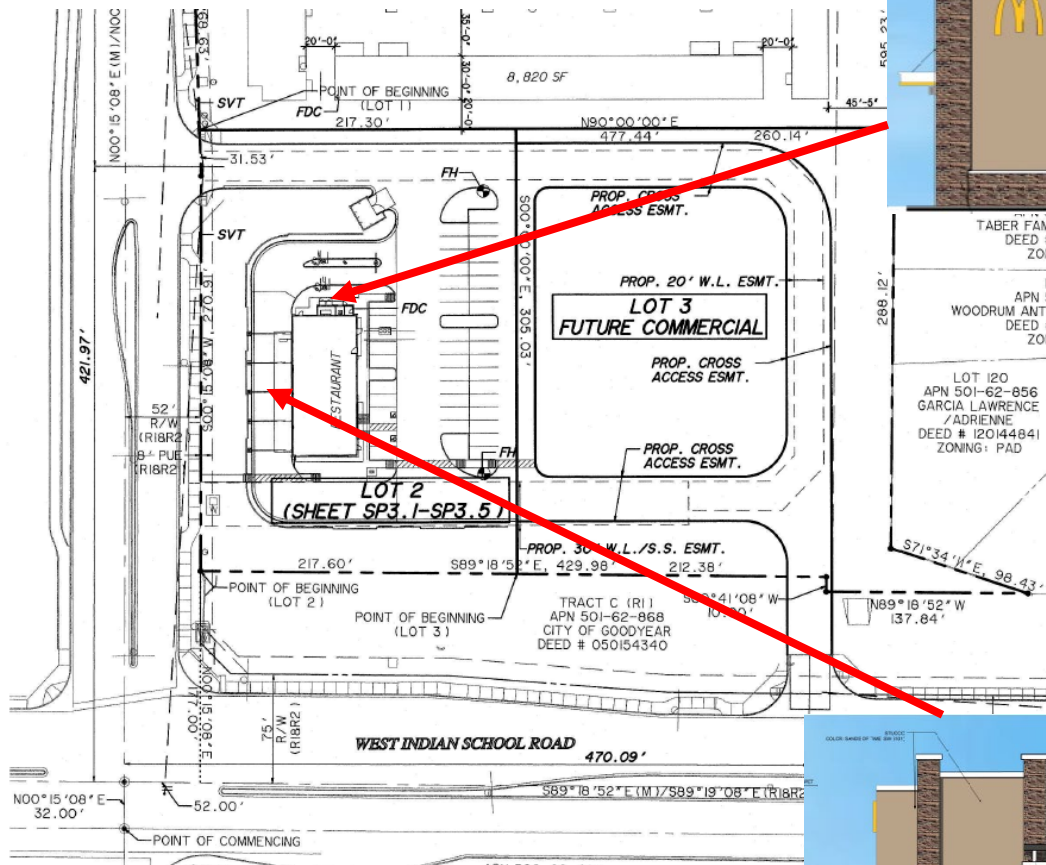
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REQUEST

- Use Permit for convenience use
- Only Drive-through portion of use
- 1.5-acre parcel proposed
- 4,535 sq. ft. single-story building







North elevation

TABER FAN
DEED #
ZONING: PAD

APN 1
WOODRUM ANT
DEED #
ZONING: PAD

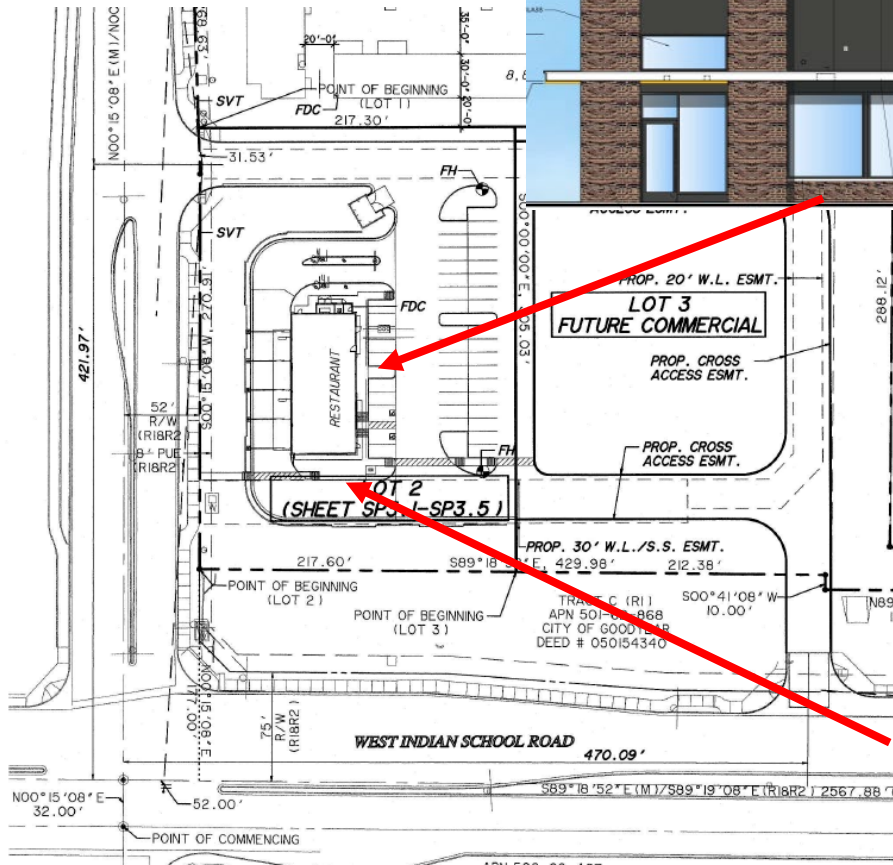
LOT 120
APN 501-62-856
GARCIA LAWRENCE
/ ADRIENNE
DEED # 120144841
ZONING: PAD

57°34'W E. 98.43'

N89°16'52"W 137.84'

West elevation





East elevation



South elevation

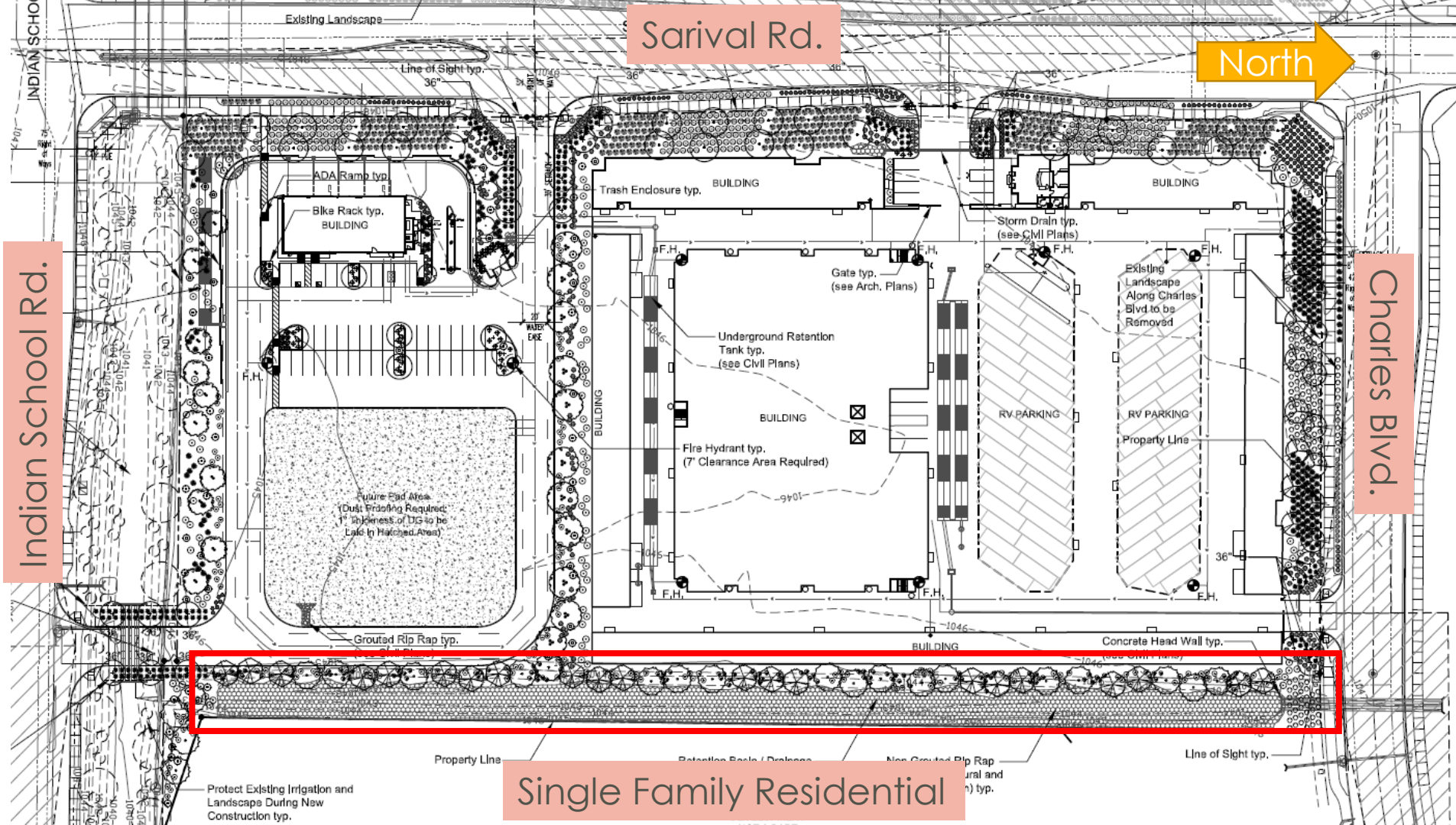
Indian School Rd.

Sarival Rd.

North

Charles Blvd.

Single Family Residential



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CURRENT ALLOWED USES: C-1

1. Auto sales, leasing.
2. Banks and financial institutions, including drive-thru facilities, but excluding non-chartered financial institutions.
3. Business and professional offices.
4. Crematory.
5. Equipment rental.
6. Day care (elderly or youth).
7. Manufactured home sales.
8. Personal and household services, such as barber and hair styling shops, beauty salons, clothing alterations, dry cleaning shops, furniture and appliance repair, copying shops, self service laundry, shoe repair shops, but excluding drive through window facilities.
9. Retail stores with sales only, not to exceed ten thousand (10,000) square feet of gross floor area, individually; and not to exceed fifty thousand (50,000) square feet in a commercial complex. Drive through facilities and convenience uses require Use Permit approval.
10. Studios for the practice and sale of the fine arts.
11. Restaurants, including Drive-Through Restaurants with drive-through lanes located more than five hundred (500) feet from any residential zoning district, but excluding Drive-In Restaurants, Drive-Through Restaurants with drive-through lanes located within five hundred (500) feet from any residential zoning district. The area in the restaurant devoted primarily to the consumption of alcoholic beverages shall not exceed twenty-five (25) percent of the total public floor area. Drive-Through Restaurants permitted herein shall meet the requirements of Section [4-2-18](#) (Drive-Through Restaurants).

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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 intended for commercial uses
 - Traffic and queuing internalized
 - Stipulations included to address resident concerns

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CONVENIENCE USE EVALUATION CRITERIA

- Adequacy of parcel size
 - Sufficient for proposed use
 - Queuing to occur onsite
- Hours of operation
 - Planning & Zoning Commission recommended stipulation to restrict hours of operation to 5am-10pm.

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CONVENIENCE USE EVALUATION CRITERIA - CONTINUED

- Required traffic mitigation
 - Off-site improvements complete; one new turn lane proposed off of Indian School Road (right-in/right-out) for secondary access
- Other concerns
 - Use permit for drive-through only – no other concerns

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PUBLIC PARTICIPATION

- Citizen review notice
- Neighborhood Meeting held July 13, 2022
 - Approximately 50 attendees
 - Concerns related to:
 - Restaurant odors
 - Increased traffic
 - Noise
 - Lighting
 - Crime and safety

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PUBLIC PARTICIPATION

- Notice provided for public hearings:
 - Property posted
 - Legal advertisement
 - Mailing to surrounding property owners & stakeholders
- Feedback Received – as of 10/12
 - 8 email objections (to staff, council, applicant)
 - 5 emails in support (to staff, council, applicant)
 - Approx. 5 phone calls received objecting, 1 in support
 - Resident attended September PZC meeting objecting to request



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PLANNING & ZONING COMMISSION

- PZC Public Hearing held October 12, 2022
- Six residents spoke in opposition with concerns of odor, traffic, noise, lighting, crime and safety.
- PZ Commission recommended addition of stipulation
 - Restrict hours to 5am to 10pm

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RECOMMENDATION

- Proposal complies with all evaluation criteria
- 12 stipulations in staff report
 - Stipulations included to address resident concerns regarding odor, noise, and lighting
- Stipulation #13 – Hours of operation 5am-10pm
- PZC recommended approval with added stipulation (3-2) on 10/12/22