



USE PERMIT NARRATIVE

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TO	FROM
City of Goodyear Engineering & Development Services PLANNING & ZONING 14455 W. Van Buren St. Goodyear, AZ 85338 (623) 932 – 3004	RKAA Architects, Inc. Nasreen Molla 2233 E Thomas Rd. Phoenix, AZ 85016 (602) 955 – 3900 nfeaser@RKAA.com
RE	
ZONING ADJUSTMENT - USE PERMIT APPLICATION – (U 300) Pre-App # PJ22-19898 APN # 502-43-002H	

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1. Reason(s) for the application

City of Goodyear Zoning Ordinance § 3-5-2 states, “All uses permitted within the PAD - C-2 District are determined by the underlying zoning district, or by an approved development plan for the site.” We are applying for Use Permit to comply with city’s instruction.

The proposed application includes the development of the site for two new restaurants with drive-through facility in the City of Goodyear, currently zoned PAD C-2.

2. Impacts on adjacent properties

Proposed project is located within existing Cotton Flower Marketplace. This Marketplace is accessed by Yuma Road at North side and Cotton Lane at East side. Overall site area of marketplace is approximately 14 acres. Proposed project on lot 5 shall occupy only 1.61 acres. Presently, the

Principals:

Robert W. Kubicek, AIA

Kathleen D. Rieger, VP

Steve A. Nosal, VP

Neil A. Feaser, AIA, VP



Cotton Flower Marketplace is mostly vacant. It has existing fitness center and a restaurant located at south side of property.

Proposed project at Lot 5 is surrounded by PAD development at north, south and west. Its East side is zoned AU. There is residential district located outside of the Marketplace boundary line. However, residents shall have no disturbance from proposed Lot 5 as its location is far apart from residential district and shall have appropriately buffered by adjoining development.

Proposed Lot 5 development within the Marketplace shall contain two restaurant buildings. One is Salad and Go and another is Black Rock Coffee. Both restaurants shall have drive thru lanes. Salad and Go shall have carry out facility only whereas Black Rock Coffee shall have dine-in and drive thru facility. There shall be no outdoor eating service available in both restaurants. Both restaurants shall have adequate parking spaces, bike parking spaces, landscaping and individual trash enclosure. It shall incorporate pedestrian connection throughout the market place and extended communities.

The addition of proposed restaurant with drive-through will pose no adverse impacts to adjacent properties. The proposed restaurant with drive-through is a commercial use in which a portion of surrounding community prefers to access the business via drive-through. The existing and future adjacent commercial uses shall benefit from the additional traffic created due to the new restaurant.

The services of these restaurant shall not use heavy cooking facility and shall not cause any vibration, noise or bad odor. Nor it will cause any gas emission or dangers to adjacent community.

Development of these projects shall increase economic base to surrounding community.

3. How the proposed use will not be materially detrimental to persons residing or working in the vicinity

The proposed use will not be materially detrimental to persons residing or working in the vicinity. Nearby residents and employees will likely benefit from the development, due to the increase in variety of local restaurant choices in the neighborhood.

We believe traffic generated by adding two restaurants shall not cause any major traffic concern within the marketplace or surrounding neighborhood. Presently there are plenty of extra parking spaces available within Marketplace to absorb extra traffic. Both restaurants shall have more than required number of car stacking spaces at drive thru lanes and shall have



extra parking spaces. All exits at drive thru lanes are discharging away from major entry drive. All entries to drive thru are occurring from interior drives. As a result, potential traffic congestion shall be very minimal in entire site and access drives. Despite two new additions to site, it shall not cause any detrimental effects on marketplace and extended community in regards to traffic congestions or safety issues.

4. How the proposed use is reasonably compatible with uses permitted in the surrounding area

The proposed use of the site is restaurant with drive-through. This use is compatible with future and existing surrounding uses. It is compatible with existing PAD development.

5. Assurance of adequate parking, ingress and egress so as to not increase traffic congestion.

The proposed development's site is self-parked, with having extra parking spaces of 28 parking over 30 required spaces per City of Goodyear. All together 58 parking spaces available within site. In addition, each restaurant shall have more than 150' of queuing lanes. Each restaurant features minimum 8 vehicular queuing spaces before first stop and intended to prevent the backing-up of drive-through traffic into drive aisles and adjacent properties. Currently, cotton flower market place possesses plenty of extra parking space. Therefore, chances of traffic congestion are minimal.

6. Hours of operation

6:30am – 9:00pm

7. Maintenance of a positive appearance, with appropriate screening, landscaping, and buffering to preserve reasonable use and enjoyment of adjacent properties.

Existing marketplace is already bounded by screen walls at all sides. It has plenty of landscaping, pedestrian walk way connecting throughout the marketplace and extended community. New restaurants shall match with present south-western architecture as well as new contemporary architecture.

We believe, proposed development is consistent with zoning regulation.

We look forward to working with the City of Goodyear, Arizona on this project to bring a successful development.

The end.