



City Council Regular Meeting

City Hall - Council Chambers

1900 N. Civic Square

Goodyear, AZ 85395

Monday, November 14, 2022

6:00 PM

Mayor
Joe Pizzillo

Vice Mayor
Brannon Hampton

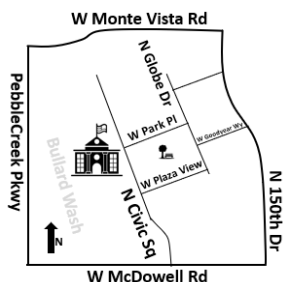
Councilmember
Sheri Lauritano

Councilmember
Wally Campbell

Councilmember
Bill Stipp

Councilmember
Laura Kaino

Councilmember
Patrick Bray



CITIZEN COMMENTS/APPEARANCES FROM THE FLOOR

Please complete a speaker card and submit it to the City Clerk prior to the meeting being convened, if possible. Each speaker is limited to three (3) minutes. Once the City Clerk has called your name, step up to the lectern and begin by clearly stating your name for the record and whether you are a Goodyear resident.

NON-AGENDA ITEMS

Members of the public may address the City Council regarding any non-agenda item within the jurisdiction of the City Council. The City Council will listen to comments and may take any of the following actions:

- Respond to criticism.
- Request that staff investigate and report on the matter.
- Request that the matter be scheduled on a future agenda.

AGENDA ITEMS

Members of the public may address the City Council regarding any item on the Consent, Public Hearing and/or Business portions of the agenda. Each speaker's name will be called in turn once the item has been reached and after City staff have completed their presentation.

PROCEDURES

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Goodyear City Council and to the general public that the Council of the city of Goodyear will hold a meeting open to the public. Public body members of the city of Goodyear will attend either in person or by telephone conference call and/or video communication. The Goodyear City Council may vote to go into Executive Session, pursuant to A.R.S. § 38-431.03(A)(3), which will not be open to the public, to discuss certain matters. Meetings are conducted in accordance with the City Council Meetings Council Rules of Procedure adopted by Resolution No.2018-1879



City Clerk's Office: 1900 N. Civic Square, Goodyear, AZ 85395 (623) 882-7830

www.goodyearaz.gov/cityclerk

City Council Meeting Live Broadcast: <https://www.facebook.com/goodyearazgov/videos>

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE AND INVOCATION BY COUNCILMEMBER BRAY

CITIZEN COMMENTS/APPEARANCES FROM THE FLOOR

CONSENT

1. APPROVAL OF MINUTES

Recommendation

Approve the draft minutes from the Regular Meeting held on November 7, 2022.
(Darcie McCracken, City Clerk)

2. Approve expenditure up to \$650,000 for replacement of water line valves in Estrella Mountain (Project 60092)

Recommendation

Approve expenditure of funds up to \$650,000 for the replacement of water line valves within the Estrella Mountain community as part of the department's asset replacement program. (Leonard Scheid, Water & Wastewater Superintendent)

PUBLIC HEARINGS

The following actions will take place for each public hearing item:

- A. Open the Public Hearing
- B. Staff Presentation
- C. Applicant Presentation (if applicable)
- D. Receive Public Comment
- E. Close the Public Hearing

3. USE PERMIT FOR A CONVENIENCE USE (MCDONALD'S RESTAURANT WITH DRIVE-THROUGH IN PALM VALLEY PHASE 5)

Recommendation

Approve the request for a Use Permit for a convenience use (McDonald's drive-through) on a 1.5-acre parcel proposed at the northeast corner of Indian School Road and Sarival Avenue (the "Property") within the Palm Valley Phase V PAD, subject to stipulations. (Alex Lestinsky, Senior Planner)

4. **SPECIAL USE PERMIT FOR A SELF STORAGE FACILITY IN PALM VALLEY PHASE V**

Recommendation

Approve the request for a Special Use Permit for Dollar Self Storage, a self-storage facility with recreational vehicle storage, on approximately 6.5 acres at the northeast corner of Indian School Road and Sarival Avenue within the Palm Valley Phase V PAD, subject to stipulations. (Alex Lestinsky, Senior Planner)

5. **USE PERMIT FOR A CONVENIENCE USE (SALAD AND GO RESTAURANT WITH A DRIVE-THROUGH)**

Recommendation

Recommend approval of the use permit request for a convenience use (Salad and Go restaurant with a drive-through) proposed at the southwest corner of Yuma Road and Cotton Lane, proposed Loop 303, on a 1.6-acre parcel within the Cottonflower PAD, subject to stipulations. (Christian Williams, Principal Planner)

6. **USE PERMIT FOR A CONVENIENCE USE (BLACK ROCK COFFEE BAR WITH A DRIVE THROUGH)**

Recommendation

Recommend approval of the use permit request for a convenience use (Black Rock Coffee bar with a drive-through) proposed at the southwest corner of Yuma Road and Cotton Lane, proposed Loop 303, on a 1.6-acre parcel within the Cottonflower PAD, subject to stipulations. (Christian Williams, Principal Planner)

BUSINESS

7. **ANNEXATION OF LAND WITHIN A PARCEL AT THE SOUTHWEST CORNER OF W. LOWER BUCKEYE ROAD AND CITRUS ROAD**

Recommendation

Authorize staff to initiate the annexation of 3,287 square feet of land within a parcel of land located at the southwest corner of Citrus Road and Lower Buckeye Road. (Steve Careccia, Planning Manager)

8. **CREATE A STAND-ALONE WATER SERVICES DEPARTMENT AND ESTABLISH WATER SERVICES DIRECTOR**

Recommendation

ADOPT ORDINANCE NO. 2022-1564, AMENDING GOODYEAR CITY CODE
SECTION 3-1-5 (DEPARTMENT HEADS) TO CREATE A STAND-ALONE WATER
SERVICES DEPARTMENT; PROVIDING FOR CORRECTIONS, SEVERABILITY AND
DECLARING AN EMERGENCY. (Julie Karins, City Manager)

INFORMATION ITEMS

Comments, commendations, report on current events and presentations by Mayor, Councilmembers, staff or members of the public. The Council may not propose, discuss, deliberate or take any legal action on the information presented, pursuant to A.R.S. § 38-431.02.

1. Reports from the Mayor and City Council
 - a. This may include current events and activities as well as requests for information or future agenda items.
2. Report from the City Manager
 - a. This may include updates from events, staff summary, update of legislative issues, clarification on items being requested by City Council and Manager's update on Council Related Matters.

FUTURE MEETINGS

November 29, 2022

Special Meeting

5:00 p.m.

ADJOURNMENT

THE CITY OF GOODYEAR ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With 48-hour advance notice, special assistance can be provided for sight and/or hearing-impaired persons at this meeting. Reasonable accommodations will be made upon request for persons with disabilities or non-English speaking residents. Please call the City Clerk (623) 882-7830 or Arizona Relay (TDD) 7-1-1 to request an accommodation to participate in this public meeting.

For Non-English assistance please contact the City Clerk at (623) 882-7830.

Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al (623) 882-7830.

POSTING VERIFICATION

This agenda was posted on 11/09/2022 at 12:30 p.m. by PP.

ITEM #: 1.
DATE: 11/14/2022
AI #:1191



APPROVAL OF MINUTES

SUBJECT
APPROVAL OF MINUTES

Recommendation

Approve the draft minutes from the Regular Meeting held on November 7, 2022. (Darcie McCracken, City Clerk)

Attachments

November 7, 2022 Draft Minutes

City Council Regular Meeting
City Hall - Council Chambers
1900 N. Civic Square
Goodyear, AZ 85395



Monday, November 7, 2022

5:00 p.m.

Meeting Minutes

CALL TO ORDER

Mayor Pizzillo called the Regular Meeting to order at 5:00 p.m.

ROLL CALL

Present: **Mayor Joe Pizzillo; Vice Mayor Brannon Hampton; Councilmember Sheri Lauritano; Councilmember Wally Campbell; Councilmember Bill Stipp; Councilmember Laura Kaino; Councilmember Patrick Bray**

Staff Present: City Manager Julie Karins; City Attorney Roric Massey; City Clerk Darcie McCracken

EXECUTIVE SESSION

A VOTE MAY BE HELD TO CALL AN EXECUTIVE SESSION FOR THE FOLLOWING:

1. Pursuant to A.R.S. 38-431.03(A)(3): Consultation with the City's Attorneys and City Manager to receive legal advice related to regulatory matters associated with wastewater capacity at the City's water reclamation facilities.
2. Pursuant to A.R.S. 38-431.03(A)(3): Consultation with the City's Attorneys and City Manager to receive legal advice related land use law and procedures related to use permit and special use permit applications for a Dollar Self Storage and a McDonald's restaurant with drive through.

MOTION BY Councilmember Bill Stipp, SECONDED BY Vice Mayor Brannon Hampton to CONVENE an Executive Session. The motion carried by the following vote:

AYE: Mayor Joe Pizzillo, Vice Mayor Brannon Hampton, Councilmember Sheri Lauritano, Councilmember Wally Campbell, Councilmember Bill Stipp, Councilmember Laura Kaino, Councilmember Patrick Bray

Passed - Unanimously

The Council moved into Executive Session at 5:01 p.m.

ADJOURNMENT OF EXECUTIVE SESSION

Mayor Pizzillo adjourned the Executive Session at 6:13 p.m.

RECONVENING OF REGULAR MEETING

Mayor Pizzillo reconvened the Regular Meeting at 6:13 p.m.

PLEDGE OF ALLEGIANCE AND INVOCATION BY COUNCILMEMBER KAINO

CITIZEN COMMENTS/APPEARANCES FROM THE FLOOR

There were no citizen comments.

CONSENT

MOTION BY Councilmember Wally Campbell, SECONDED BY Councilmember Laura Kaino to APPROVE Consent Agenda Items 3 through 9. The motion carried as follows:

AYE: Mayor Joe Pizzillo, Vice Mayor Brannon Hampton, Councilmember Sheri Lauritano, Councilmember Wally Campbell, Councilmember Bill Stipp, Councilmember Laura Kaino, Councilmember Patrick Bray

Passed - Unanimously

3. APPROVAL OF MINUTES

4. RECOMMEND APPROVAL OF A NEW SERIES 10 (BEER AND WINE STORE) LIQUOR LICENSE FOR HAPPY CATS SMOKE & VAPE

Recommendation

Recommend approval to the Arizona Department of Liquor Licenses and Control (DLLC) of Application No. 209836, a request by Jared Thomas Vogt, owner of Happy Cats Smoke & Vape, for a new Series 10 liquor license. Happy Cats Smoke & Vape is located at 13375 W. McDowell Rd. #109, Goodyear, Arizona 85395, (Generally located South of W. McDowell Rd. and West of N. Dysart Rd.) (Darcie McCracken, City Clerk)

5. RECOMMEND APPROVAL OF A NEW SERIES 10 (BEER AND WINE STORE) LIQUOR LICENSE FOR DASHMART

Recommendation

Recommend approval to the Arizona Department of Liquor and Licenses and Control (DLLC) of Application No. 210600, a request by Andrea Lewkowitz, Agent for Dashmart, for a new Series 10 liquor license. Dashmart is located at 13277 W. McDowell Rd, Ste. 101, Goodyear, Arizona 85395. (Generally located Southwest of McDowell Rd. and Dysart Rd.) (Darcie McCracken, City Clerk)

6. **AMENDMENT TO THE MUNICIPAL USER FEE SCHEDULE**

Recommendation

ADOPT RESOLUTION NO. 2022-2274, APPROVING AND ADOPTING A DOCUMENT ENTITLED THE GOODYEAR MUNICIPAL USER FEE SCHEDULE REPLACING AND SUPERSEDING THE MUNICIPAL USER FEE SCHEDULE ADOPTED BY RESOLUTION NO.2021-2167 AS AMENDED; PROVIDING FOR AN EFFECTIVE DATE. (Doug Sandstrom, Finance Director)

7. **APPROVAL OF PARTICIPATION IN THE DRUG ENFORCEMENT AGENCY TASK FORCE AND THE EQUITABLE SHARING AGREEMENT AND CERTIFICATION ANNUAL AFFIDAVIT**

Recommendation

Approve the Drug Enforcement Agency Task Force Agreement and Annual Certification Affidavit. (Santiago Rodriguez, Chief of Police)

8. **APPROVE EXPENDITURE UP TO \$2,190,000 FOR THE CLEANUP OF BULLARD WASH BETWEEN INTERSTATE 10 AND GILA RIVER (PROJECT 60080)**

Recommendation

Approve expenditure of funds up to \$2,190,000 to perform the maintenance of Bullard Wash to reestablish channel conditions. (Craig Lynch, Stormwater Superintendent; Stephen Scinto, Interim Deputy Public Works Director)

9. **AMEND UNRULY GATHERING REGULATIONS IN GOODYEAR CITY CODE SECTION 11-1-28**

Recommendation

1. ADOPT RESOLUTION NO. 2022-2277, DECLARING A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK AND TITLED "AMENDMENT TO GOODYEAR CITY CODE OF ORDINANCES CHAPTER 11-OFFENSES, SECTION 11-1-28, AMENDING UNRULY GATHERING REGULATIONS."

2. ADOPT ORDINANCE NO. 2022-1560, ENACTING AN AMENDMENT TO CHAPTER 11 OF THE CITY OF GOODYEAR CODE OF ORDINANCES, AMENDING REGULATIONS IN SECTION 11-1-28, UNRULY GATHERINGS; PROVIDING FOR CORRECTIONS; SEVERABILITY; AND AN EFFECTIVE DATE. (Jay Karlovich, Assistant City Attorney)

BUSINESS

10. **ESTRELLA PARKWAY - HADLEY TO GOODYEAR BOULEVARD NORTH**

Transportation Planning Manager Christopher Bridges presented information on the project to widen Estrella Parkway between Hadley and Goodyear Boulevard North as part of a partnership with the Goodyear 27 project. In addition to the widening of the road, the project will include removing the left turn onto Hadley and add a right in and right out only from Hadley.

Council expressed concern with removing the left turn on to Hadley from southbound Estrella and asked if the timing could be improved to not impact the traffic in and out of the post office.

City Manager Julie Karins clarified the secondary access into the post office being the primary concern. She confirmed that she would make that a priority.

MOTION BY Councilmember Patrick Bray, SECONDED BY Councilmember Bill Stipp to APPROVE establishing a new CIP project (number 42069) for Estrella Parkway - Hadley to Goodyear Boulevard North in FY2023 for Design (\$53,900) and Construction (\$817,800) and authorize required budget amendments. The motion carried as follows:

AYE: Mayor Joe Pizzillo, Vice Mayor Brannon Hampton, Councilmember Sheri Lauritano, Councilmember Wally Campbell, Councilmember Bill Stipp, Councilmember Laura Kaino, Councilmember Patrick Bray

Passed - Unanimously

11. INSTALLATION OF INTELLIGENT TRANSPORTATION SYSTEM EQUIPMENT ALONG COTTON LANE FROM YUMA ROAD TO LILAC STREET (CIP PROJECT #42064)

Transportation Planning Manager Christopher Bridges presented information on the installation of Intelligent Transportation System (ITS) equipment along Cotton Lane from Yuma Road to Lilac Street. Council clarified that the installation of the equipment would not fix the problems that it would simply be another tool to assist in the eventual solution, but not an immediate fix. Mr. Bridges agreed and added that there are more cars than anticipated; but this is a step towards the solution.

Council clarified that Proposition 400 does impact the roadway. Mr. Bridges agreed and clarified that design has continued and while construction is listed as at risk, it is still in the planning stages.

Council asked if thought could be given to completing the roadway even though it would be removed once the state completes the 303.

Council thanked staff for bringing this item back so quickly after the last meeting and asked for additional opportunities for discussion in the future.

MOTION BY Vice Mayor Brannon Hampton, SECONDED BY Councilmember Laura Kaino to APPROVE establishing the project responsibility for purchasing and installing ITS equipment along Cotton Lane from Yuma Road to Lilac Street, solely with the City of Goodyear, and authorize required budget amendments. The motion carried as follows:

AYE: Mayor Joe Pizzillo, Vice Mayor Brannon Hampton, Councilmember Sheri Lauritano, Councilmember Wally Campbell, Councilmember Bill Stipp, Councilmember Laura Kaino, Councilmember Patrick Bray

Passed - Unanimously

INFORMATION ITEMS

Council congratulated the two schools in Estrella for receiving A ratings.

Council spoke about information received at the AMWUA meetings that said the 10 AMWUA cities serve about 50% of the state's population, but only use 11% of the water.

Council observed a moment of silence to recognize and memorialize Chuck Watson who recently passed away. His service included being a founder of the Graffiti Busters program.

City Manager Julie Karins spoke about the attendance at the Library Friends and Family Day of over 1,400 patrons. She also reminded everyone of the Veterans' Day Tribute planned for Friday, November 11.

FUTURE MEETINGS

November 14, 2022	Work Session	5:00 p.m.
November 14, 2022	Regular Meeting	6:00 p.m.

ADJOURNMENT

There being no further business to discuss, Mayor Pizzillo adjourned the Regular Meeting at 6:48 p.m.

Darcie McCracken, City Clerk

Joe Pizzillo, Mayor

Date: _____

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the CITY COUNCIL REGULAR MEETING of the city of Goodyear, Arizona, held on November 7, 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 2022.

SEAL:

Darcie McCracken, City Clerk

ITEM #: 2.
DATE: 11/14/2022
AI #:1116



CITY COUNCIL ACTION REPORT

SUBJECT: Approve expenditure up to \$650,000 for replacement of water line valves in Estrella Mountain (Project 60092)

STAFF PRESENTER(S): Leonard Scheid, Water & Wastewater Superintendent; Tim Brown, Water Distribution Supervisor, Public Works

SUMMARY

Approve an expenditure up to \$650,000 for replacement of water distribution system valves in the Estrella Mountain community along Elliot Road from Estrella Parkway to San Gabriel.

Recommendation

Approve expenditure of funds up to \$650,000 for the replacement of water line valves within the Estrella Mountain community as part of the department's asset replacement program. (Leonard Scheid, Water & Wastewater Superintendent)

FISCAL IMPACT

The Estrella Mountain Valve Replacement Project (60092) was approved by Council in the Capital Improvement Plan with a budget of \$650,000. A task order contract will be awarded to B & F Contracting for this project in the amount of \$527,223.49 with all additional budget authority available for unforeseen items related to the project.

BACKGROUND AND PREVIOUS ACTIONS

Per City of Goodyear Resolution 08-1255, all expenditures of budgeted funds in excess of \$500,000 must obtain Council approval. The city has developed and approved a Capital Improvement Program for FY2023 through FY2027. This project is the second year in a multi-year plan to replace up to 62 valves within Estrella Mountain parcels 73, 74, 75 and 76 along Elliot Road from Estrella Parkway to San Gabriel.

STAFF ANALYSIS

This CIP project will replace many of the original water line valves within the first section of the Estrella Mountain community. Completion of the project will ensure reliable isolation of sections of the water distribution system to facilitate main line repairs and new developer connections within Estrella Mountain.

ITEM #: 3.
DATE: 11/14/2022
AI #:1083



CITY COUNCIL ACTION REPORT

SUBJECT: USE PERMIT FOR A CONVENIENCE USE (MCDONALD'S RESTAURANT WITH DRIVE-THROUGH IN PALM VALLEY PHASE 5)

STAFF PRESENTER(S): Alex Lestinsky, Senior Planner

OTHER PRESENTER(S):

Manjula M. Vaz, Gammage and Burnham

SUMMARY

This is a Public Hearing for and consideration of a Use Permit request for a convenience use (McDonald's drive-through restaurant) proposed at the northeast corner of Indian School Road and Sarival Avenue. The property is located within the Palm Valley Phase V Planned Area Development (PAD).

Recommendation

Approve the request for a Use Permit for a convenience use (McDonald's drive-through) on a 1.5-acre parcel proposed at the northeast corner of Indian School Road and Sarival Avenue (the "Property") within the Palm Valley Phase V PAD, subject to stipulations. (Alex Lestinsky, Senior Planner)

STIPULATIONS

The approval of the Use Permit is subject to the following conditions and stipulations:

1. All future development on the Property is subject to site plan review and approval by city staff, at which time all elements of site development will be reviewed, including, but not limited to, architecture, landscaping, grading and drainage, lighting, infrastructure, parking, access and circulation; and
2. The drive-through restaurant shall be designed and operated in accordance with the requirements of Section 4-2-18 of the Goodyear Zoning Ordinance; and
3. Mitigation measures shall be implemented to mitigate escape of odors generated by the operations of the restaurant to nearby residential developments. Prior to approval of building permits for the Property, the applicant/franchisee shall provide an odor mitigation plan to the City of Goodyear that specifies the range of odor mitigation practices to be used onsite to control odor-emitting activities, sources, and locations. The plan shall be submitted with the building plans and require approval from the Development Services Director, or designee. Such mitigation measures are subject to the approval of the Development Services Director or his designee and shall include, at a

minimum:

- A. An exhaust scrubbing device, such as the AirMaid Corona Glass Cell or similar, scrubbing device shall be installed to mitigate odor impact to nearby residential developments. Such installation shall be reviewed and approved as part the building permit review; and
- B. All mitigation measures in the approved odor mitigation plan shall be installed and completed prior to the issuance of a certificate of occupancy for the restaurant; and
- C. The failure to maintain all approved mitigation measures in good working order shall be a violation of the terms of the Use Permit and unless timely corrected is grounds for the termination of the Use Permit; and
4. The development of the Property shall conform to the standards designated for Lighting Zone 2 as established in Article 10, Outdoor Lighting Standards, of the City of Goodyear Zoning Ordinance; and
5. All site lighting (building, parking, or security) shall be directed down with sharp cut-off directional lighting fixtures. All lighting on the site shall be dimmed to 50% between 10 p.m. and 6 a.m. No wall mounted lights, on the east side of the building, may be placed higher than above 8 feet above the building foundation. All under-canopy lights shall be screened by the canopy edge, such that the light source is not visible from the east property line; and
6. Speakers for drive-through facilities located on the Property shall not be audible from any residentially zoned property. Sound shall be mitigated using volume control, sound attenuation walls, landscaping, or other measures acceptable to the Zoning Administrator or designee; and
7. The configuration and location of the proposed drive-through lanes and pick-up window and resultant traffic patterns shall be developed in substantial conformance with the preliminary site plan attached hereto. An amendment to the Use Permit shall be required if the Zoning Administrator determines that the site plan submitted for approval is not in substantial conformance with the preliminary site plan attached hereto; and
8. Owner shall complete the construction of all improvements needed for the completion of full half-street improvements for the east half of the section of N. Sarival Avenue along the western boundary of the Property required for a Minor Collector as set forth in the Engineering Design Standards in effect at the time of construction except as modified by the City Engineer or his designee, which improvements may include, by way of example, but not limitation, street frontage landscape, landscape irrigation, street lighting, and any required deceleration lanes; and
9. Owner shall provide secondary emergency services access to the Property as required by applicable Development Regulations; and
10. Owner may apply to the Goodyear City Council for an access easement for a proposed driveway crossing City-owned parcel 501-62-868 to provide access to the site to W. Indian School Road. The form of any easement shall be in a form provided by the City Attorney or his designee. If the easement is approved by the City Council, it shall be recorded or executed prior to issuance of the first construction permit. If denied by the City Council, Owner shall make any necessary alteration to the site to accommodate a secondary access point to public rights-of-way that complies with the requirements of applicable Development Regulations for secondary emergency services access.
 - A. If Owner is granted the access easement referred to above, Owner shall, at Owner's sole cost and expense, be responsible for constructing or causing the construction of all improvements required to provide access to the Property from Indian School, including a culvert crossing the existing drainage channel.
 - B. If Owner is granted the access easement referred to above and the construction of improvements over the easement area requires the removal of any existing plants

within the City-owned parcel, Owner shall install replacement plants of like kind and quality as the plants removed as determined by the Development Services Director or his designee. And

11. In no instance shall queued vehicles obstruct designated fire lanes or public streets. Any observed obstruction by city staff shall be immediately remediated by the owner/operator and owner/operator shall prepare a traffic management plan to prevent future obstructions, which shall be completed and submitted to the Fire Chief and Director of Engineering or their respective designees within 30 days of city staff's observation of the obstruction of the fire lanes and/or public streets. Said plan shall require approval from the Fire Chief and Engineering Director, or designees. The failure to comply with the requirements set forth herein can result in the termination of this Use Permit if the approved traffic management plan required herein is not in place and implemented in a timely fashion following city staff's observations of obstructions to designated fire lanes and/or public streets; and
12. No signage is approved as part of this Use Permit. All signage proposed on the Property shall require separate submittal and review of sign permits, and shall comply with the City of Goodyear Zoning Ordinance and the following:
 - A. Internally illuminated signage shall not be placed on the east side of any building on the Property. External illumination is permitted as long as the light source is fully shielded and not visible.
13. Hours of operation shall be restricted to 5am to 10pm.

FISCAL IMPACT

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS

The Property is located within Phase V of the Palm Valley PAD. The PAD zoning for Palm Valley Phase V was approved on August 11, 2003. Pursuant to the PAD, neighborhood commercial uses are permitted on the Property, subject to the city's C-1 (Neighborhood Commercial) zoning regulations. In accordance with the C-1 zoning district, a restaurant with drive-through having any portion of the drive-through lane within 500 feet of residentially zoned property requires approval of a Use Permit.

The City Council approved a Zoning Ordinance Text Amendment for drive-through restaurants at their regular meeting on June 27, 2022 (AI# 936). The text amendment became effective on June 27, 2022.

The Planning and Zoning Commission held a public hearing on October 12, 2022. At the hearing, approximately 6 residents spoke against the items/for the item. The Planning & Zoning Commission recommended approval of the Use Permit with a vote 3-2 with the addition of a stipulation restricting the hours of operation to 5am to 10pm.

STAFF ANALYSIS

Current Policy:

A Use Permit requires review by the Planning and Zoning Commission and approval by the City Council following required public hearings. The process for the review of a Use Permit is set forth in section 1-3-2 of the Goodyear Zoning Ordinance and in the City of Goodyear Administrative Process Manual.

Details of the Request:

The applicant is requesting a Use Permit for a convenience use (McDonald's drive-through restaurant) on a vacant parcel within the Palm Valley Phase V PAD. As previously noted, the Property is designated for neighborhood commercial use and will be developed in accordance with the PAD's design guidelines and city's C-1 (Neighborhood Commercial) zoning district. As required in the C-1 zoning district, a restaurant with a drive-through must obtain approval of a Use Permit prior to development. The first stopping point of the drive-through is approximately 390 feet from the residential property line.

The proposed convenience use will be a McDonald's drive-through restaurant. As shown on the preliminary site plan submitted with the Use Permit, the restaurant will consist of a single-story (26-foot tall), 4,534 square-foot building.

The site will include a double lane drive-through, with three windows for payment and pick up. Parking for the proposed convenience use will be provided onsite in conformance with city standards. The master site plan, which includes McDonald's and Dollar Self Storage has been submitted concurrently with the respective Use and Special Use Permits.

Section 1-3-2 (Use Permits) of the Zoning Ordinance requires that the Planning and Zoning Commission and City Council determine that the proposed use meets the following findings prior to granting a Use Permit:

1. *The Use Permit 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 proposed use, as described in the materials provided with the Use Permit and as stipulated herein, should not generate excessive traffic, odors, noise or light to the detriment of the surrounding area. In response to resident concerns related to excessive odor, a stipulation has been included to require the developer to install an odor control that reduces any excessive odors. Traffic impacts have been reviewed and determined to be in conformance with the roadway capacity and improvements for this area. The drive-through lanes and queue have been internalized to the Property and should not detrimentally affect surrounding properties or public streets. Two drive-through lanes with queuing that meets the city's requirements of at least six stacking spaces have been provided. Due to resident's concerns, stipulations have been including requiring speakers to not be audible to residential property and lighting to be shielded per lighting standards. Signage facing east is also restricted by stipulation to prevent light pollution overnight.

2. *The proposed use is reasonably compatible with uses permitted in the surrounding area;*

The proposed use would be located within an undeveloped parcel subject to the city's C-1 (Neighborhood Commercial) zoning regulations, which is intended for similar commercial uses. The Property is located at the northeast corner of Indian School Road and Sarival Avenue and is 390-feet from the residential development to the east and is

separated by undeveloped property that is also subject to the city's C-1 (Neighborhood Commercial) zoning regulations, and an approximate proposed 40-foot wide drainage easement that will run along the western boundary of the residential development generally from W. Charles Blvd to Indian School Road. The proposed drainage easement will contain rip rap and the commercial side will include trees planted to ensure a continuous canopy. A future commercial pad is proposed for the undeveloped property between the Property and the residential development to the east of the Property. There are currently no plans for the vacant pad site.

The proposed use is located along a major arterial road abutting industrial development to the west and is approximately 0.6 miles from the Loop 303 and an interchange with Indian School Road.

Section 4-2-2 (Convenience Uses) of the Zoning Ordinance provides the following additional evaluation criteria for convenience uses regarding their potential impact on traffic congestion, the neighborhood in general, and their appropriateness for the site:

1. Adequacy of the parcel size and configuration to provide for proper access and internal circulation.

The 1.5-acre parcel is of sufficient size and configuration to accommodate the proposed restaurant with drive-through. The proposed access and internal traffic circulation pattern have been designed to be consistent with the overall master site plan. Queuing space for the drive-through meets city standards and, pursuant to the traffic study, can be accommodated onsite without adversely impacting any public streets or adjacent land uses.

2. Compatibility of the proposed hours of operation with adjacent residential areas.

Hours of operation are requested to be 24 hours, 7 days a week. Staff does not recommend any limitation on the hours of operation but, given the concerns from the residents regarding noise and light impacts, staff has included stipulations to address those concerns.

At the Planning and Zoning Commission, the Commission moved to recommend the addition of a stipulation that would restrict hours of operation to 5am to 10pm.

3. Required traffic mitigation measures, if any.

A traffic study was submitted with the application for Use Permit. All intersections are expected to continue to operate at an adequate level of services with the proposed uses and the traffic study for the site was approved by the Engineering Department. The Indian School Road and Sarival Avenue intersection is currently signalized. Per the approved traffic study, a signal at Charles Boulevard and Sarival Avenue is not warranted as part of this project.

Ingress/egress is provided from both Sarival Avenue and Indian School Road. The driveway off of Sarival Avenue will be a full turning movement and the Indian School Road driveway will be right-in/right-out. The access off of Indian School Road will require a right turn lane with a minimum storage length of 150-feet and will also require a culvert crossing over the existing drainage channel.

4. Other concerns, which may place the advisability of the proposed convenience use in

question.

As described in more detail later in this report, staff did receive neighborhood opposition to this request. In response, additional stipulations of approval are recommended to promote greater compatibility between the proposed use and nearby neighborhood.

Fire Department:

Emergency response times and distances are provided below:

Nearest Goodyear Fire Station	Shortest path		Longest path		2nd nearest Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
#185	3.59	1.29	3.59	1.29	#183	7.87	3.43	7.87	3.43

Public Participation:

In accordance with the city's Citizen Review Ordinance, a neighborhood meeting was held of July 13, 2022. Notice was sent to all property owners within 500 feet of the Property. Over 50 residents attended the neighborhood meeting expressing concerns related to restaurant odors, increased traffic, noise, lighting, crime and safety. At the meeting some residents supported the McDonald's. Additionally, staff, the applicant, and City Council have collectively received five emails in support of the request and eight emails objecting to the request.

At the Planning and Zoning Commission meeting held on September 14, 2022, during the public comments portion of the agenda a resident expressed concerns about the proposed McDonald's and Storage facility on the property.

Notice for the public hearings before the Planning and Zoning Commission and City Council included the following: a notice mailed to surrounding property owners; a sign posted on the property; and a legal notice published in the Arizona Republic, Southwest Edition.

At the Planning and Zoning Commission meeting held on October 12, 2022, six residents spoke in opposition to the request citing concerns related to odor, traffic, noise lighting, crime and safety.

The applicant requested that the public hearing scheduled for October 24, 2022, be rescheduled, so the applicant could be in attendance. Accordingly, the public hearing scheduled for October 24 was rescheduled for November 14, 2022. Notice for the November 14 public hearing before the City Council included the following: a notice mailed to surrounding property owners; a sign posted on the property; and a legal notice published in the Arizona Republic, Southwest Edition.

Staff Findings:

Staff finds that the proposed Use Permit for McDonald's drive-through, subject to the conditions and stipulations set forth above, meets the Zoning Ordinance requirements for convenience uses, will not be materially detrimental to adjacent properties and will be compatible with the surrounding area. Staff is recommending approval of the Use Permit subject to the conditions and stipulations set forth above. The Planning and Zoning Commission recommended approval of the request (3-2) on October 12, 2022 with the addition of Stipulation #13 restricting hours of operation to 5am to 10pm.

Attachments

Aerial Photo
Project Narrative
Preliminary Site Plan
Conceptual Building Elevations
Preliminary Landscape Plan
Neighborhood Meeting Minutes
Staff Presentation
Applicant Presentation

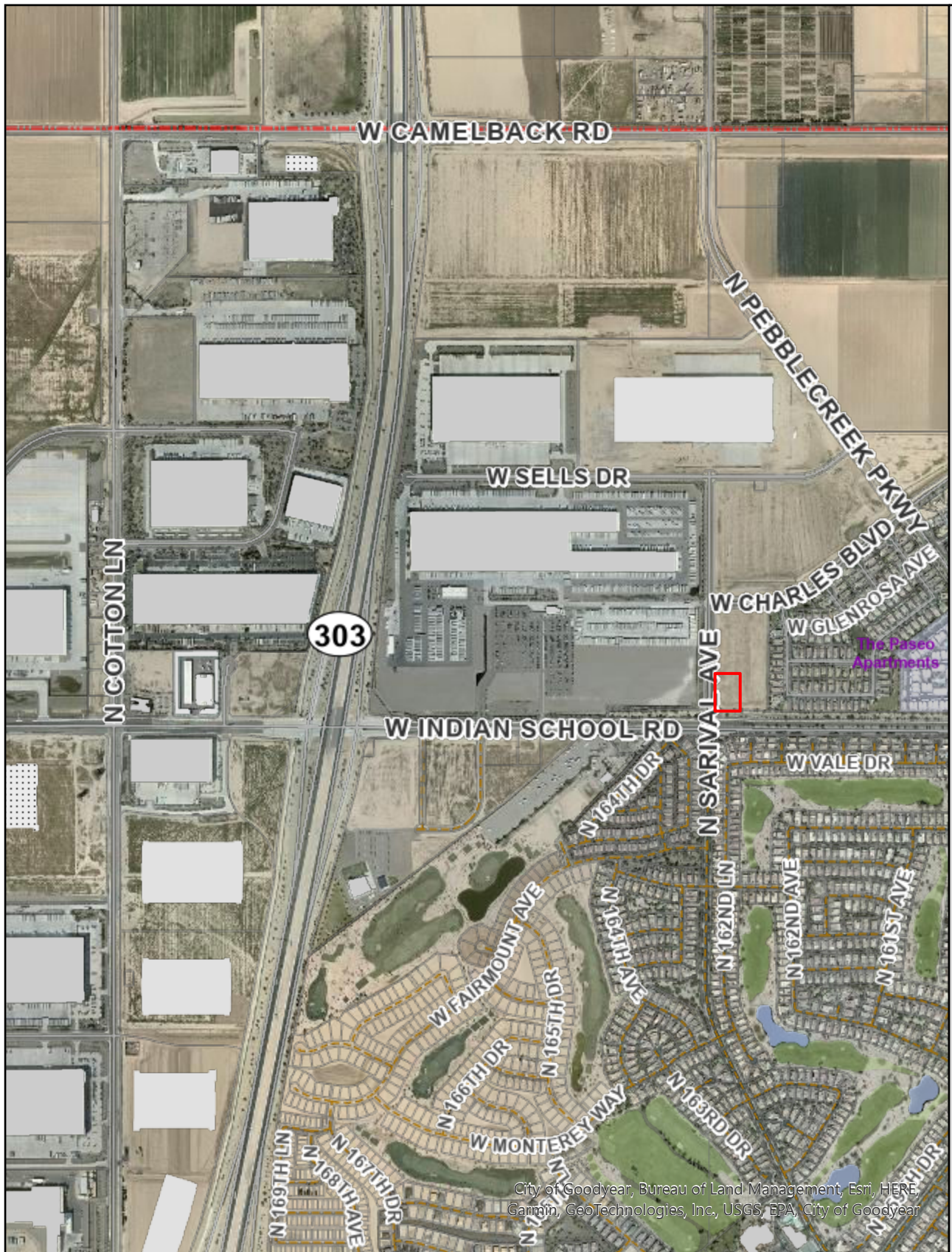


City of Goodyear, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, City of Goodyear

Aerial Photo

Name of Map: City of Goodyear

Description: 22-300-00005 - PV10 McDonald's



Aerial Photo

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:

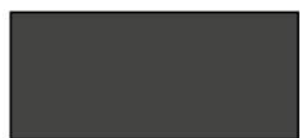
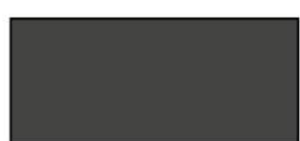
- 1. Will not be materially detrimental to persons residing or working in the vicinity adjacent to the property, to the neighborhood, or to the public welfare; and*
- 2. That the proposed use is reasonably compatible with uses permitted in the surrounding area.*

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.

FINISH/ COLOR SCHEDULE

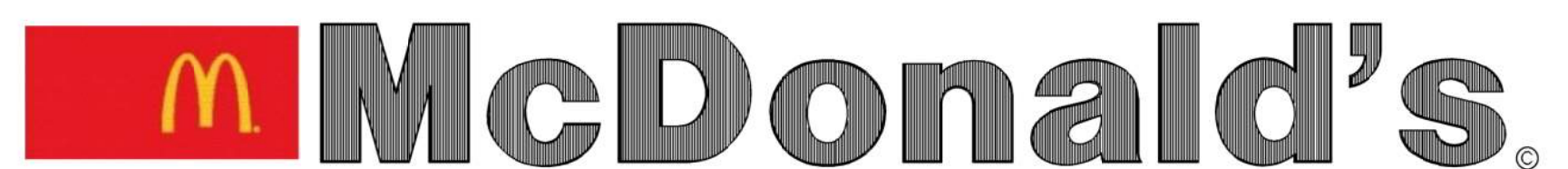
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	FEATURE WALL STUCCO COLOR: SW IRON ORE (SW 7069)
	PRIMARY STUCCO COLOR: SANDS OF TIME (SW 6101) (MATCHES DOLLAR STORAGE COLOR)
	CANOPY/ ALPOLIC METAL PANEL COLOR: SW IRON ORE (SW 7069)
	McD SIGN /UNDERSCORE COLOR: GOLD
	ALUMINUM CANOPY COLOR: WHITE
	ALUMINUM DOOR/ WINDOW FRAME COLOR: DARK BRONZE
	STONE VENEER CORONADO STONE OLD WORLD STONE CHABLIS (MATCHES DOLLAR STORAGE STONE)



1
A2.0 FRONT ELEVATION - NORTH
1/4" = 1'-0"



2
A2.0 NON-DRIVE-THRU ELEVATION -WEST
1/4" = 1'-0"



BUILDING ELEVATIONS

NEC INDIAN SCHOOL ROAD & SARIVAL ROAD, GOODYEAR, AZ 85395

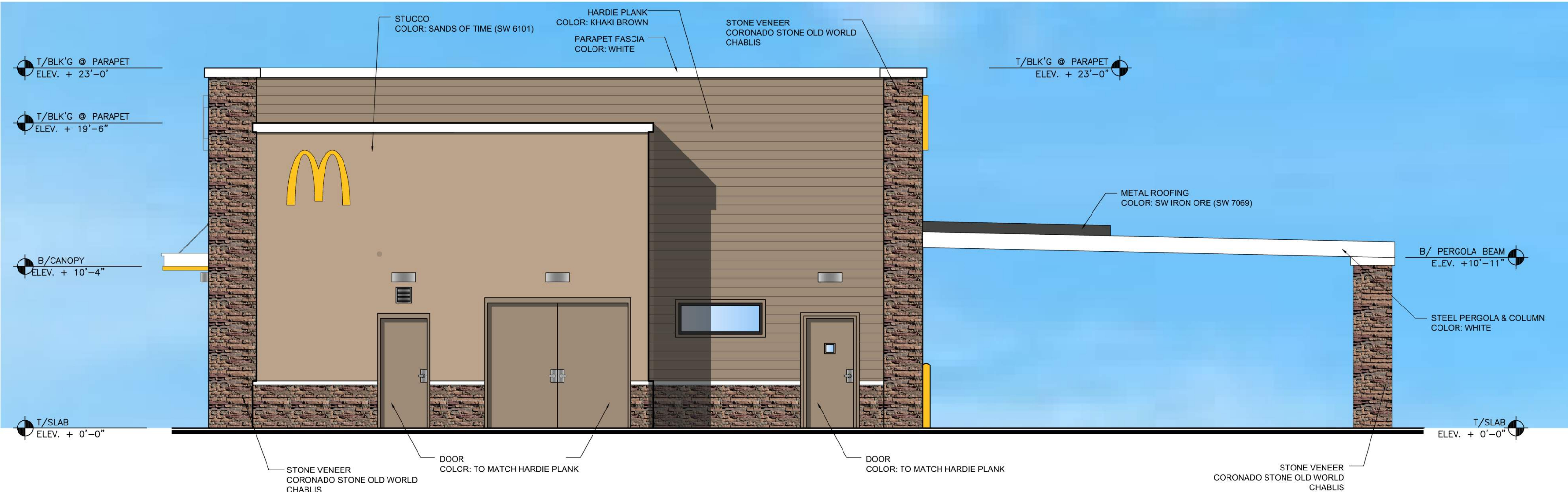
L/C: 002-1070



300 W. Clarendon Avenue
Suite 320
Phoenix, AZ 85013
O: 602.234.1868
F: 602.234.1413
KDF PROJECT: 21031
DATE: 09-08-22

BEC2.1

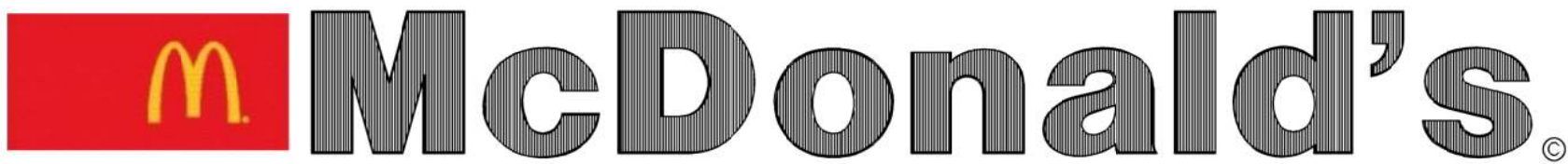
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	BASE BUILDING HARDIE PLANK BY JAMES HARDIE COLOR: KHAKI BROWN
	FEATURE WALL STUCCO COLOR: SW IRON ORE (SW 7069)
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	CANOPY/ ALPOLIC METAL PANEL COLOR: SW IRON ORE (SW 7069)
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	STONE VENEER CORONADO STONE OLD WORLD STONE CHABLIS (MATCHES DOLLAR STORAGE STONE)



1 DRIVE THRU ELEVATION – EAST
A2.1 1/4" = 1'-0"



2 REAR ELEVATION – SOUTH
A2.1 1/4" = 1'-0"



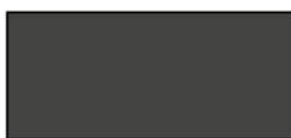
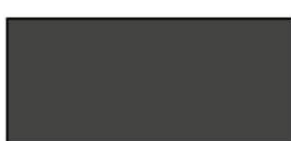
BUILDING ELEVATIONS

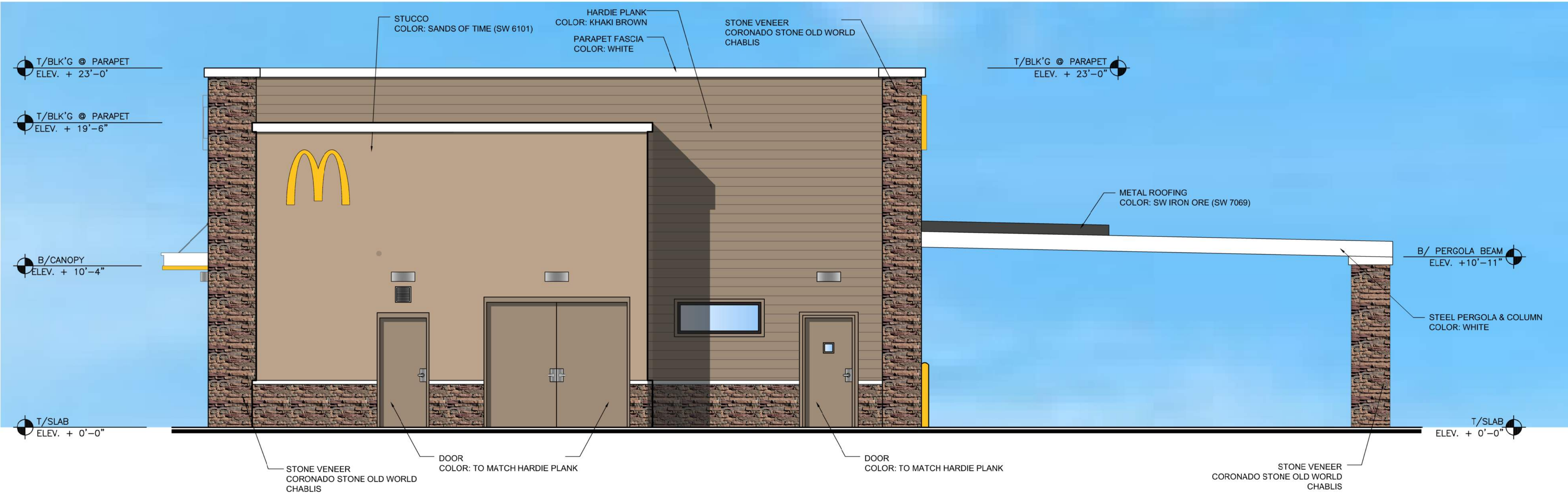
NEC INIDAN SCHOOL ROAD & SARIVAL ROAD, GOODYEAR, AZ 85395
L/C: 002-1070



300 W. Clarendon Avenue
Suite 320
Phoenix, AZ 85013
O: 602.234.1868
F: 602.234.1413
KDF PROJECT: 21031
DATE: 09-08-22

BEC2.2

FINISH/ COLOR SCHEDULE	
	BASE BUILDING HARDIE PLANK BY JAMES HARDIE COLOR: KHAKI BROWN
	FEATURE WALL STUCCO COLOR: SW IRON ORE (SW 7069)
	PRIMARY STUCCO COLOR: SANDS OF TIME (SW 6101) (MATCHES DOLLAR STORAGE COLOR)
	CANOPY/ ALPOLIC METAL PANEL COLOR: SW IRON ORE (SW 7069)
	McD SIGN /UNDERSCORE COLOR: GOLD
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	ALUMINUM DOOR/ WINDOW FRAME COLOR: DARK BRONZE
	STONE VENEER CORONADO STONE OLD WORLD STONE CHABLIS (MATCHES DOLLAR STORAGE STONE)



1 DRIVE THRU ELEVATION – EAST
A2.1 1/4" = 1'-0"



2 REAR ELEVATION – SOUTH
A2.1 1/4" = 1'-0"

 **McDonald's.**
BUILDING ELEVATIONS
NEC INIDAN SCHOOL ROAD & SARIVAL ROAD, GOODYEAR, AZ 85395
L/C: 002-1070



300 W. Clarendon Avenue
Suite 320
Phoenix, AZ 85013
O: 602.234.1868
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KDF PROJECT: 21031
DATE: 09-08-22



LANDSCAPE LEGEND
ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS
(U.O.N UNLESS OTHERWISE NOTED)
(tm - MSN trade marked by Mountain States Nursery)

TREES		SIZE	QTY
	Prosopis alba 'Cooperi'	24" Box	11
	Cooper's Mesquite 'Thornless'	Multi-Trunk	
	Prosopis alba 'Thornless'	24" Box	16
	Argentina Mesquite	Multi-Trunk	
	Dalbergia sissoo	24" Box	32
	Sissoo Tree	Standard	
	Acacia salicina	24" Box	21
	Willow Acacia	Standard	
	Parkinsonia hybrid	24" Box U.O.N	11
	Desert Museum	36" Box	18
	Desert Museum	Standard	
	Caesalpinia mexicana	24" Box	05
	Mexican Bird of Paradise	Multi-Trunk	
	Ebenopsis ebano	24" Box	22
	Texas Ebony	Standard	
	Acacia aneura	36" Box	10
	Mulga Tree	Standard	

SHRUBS		SIZE	QTY
	Leucophyllum frutescens 'Compacta'	5 Gallon	36
	Compact Texas Ranger		
	Dasylirion acrotrichum	5 Gallon	114
	Green Desert Spoon		
	Bougainvillea 'Torch Glow'	5 Gallon	110
	Torch Glow		
	Muhlenbergia capillaris	5 Gallon	362
	Regal Mist		
	Caesalpinia mexicana	5 Gallon	50
	Mexican Bird of Paradise		
	Eremophilla glabra 'carnosa'	5 Gallon	268
	Winter Blaze		
	Agave americana	5 Gallon	193
	Century Agave		
	Hesperaloe parviflora 'Yellow'	5 Gallon	16
	Yellow Yucca		
	Dodonea viscosa 'Green'	5 Gallon	10
	Green Hopseed Bush		
	Muhlenbergia rigida 'Nashville'	5 Gallon	224
	Nashville Muhly		
	Olea europaea 'Little Ollie'	5 Gallon	147
	Little Ollie		
	Dalea capitata 'Sun Gold'	5 Gallon	27
	Sun Gold tm - MSN		
	Tecoma stans	5 Gallon	111
	Yellow Bells		
	Leucophyllum frutescens	5 Gallon	179
	Texas Ranger		

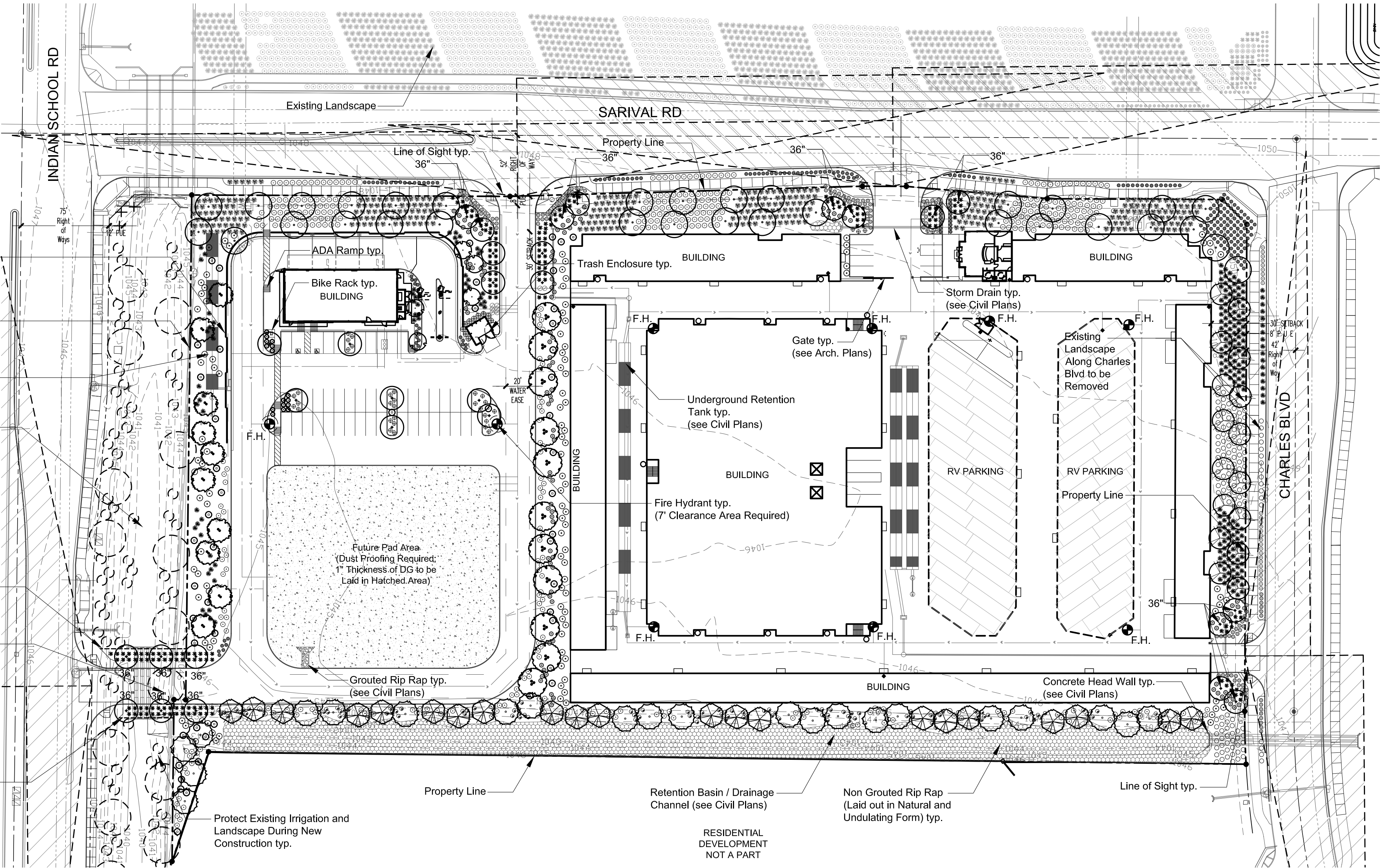
GROUND COVER		SIZE	QTY
	Lantana montevidensis	5 Gallon	146
	Gold Mound Lantana		
	Eremophilla glabra 'Mingenev Gold'	5 Gallon	226
	Mingenev Gold		

INERT MATERIALS Submit ALL Inert Material to LA for Approval

	Decomposed Granite 1/2" Screened Mtn. Vista Brown
	2" depth in all landscape areas
	Rip-Rap: 6" to 12" RockPros Mtn. Vista Brown
	3" depth in noted landscape areas
	Grouted Rip-Rap: 6" to 12" RockPros Mtn. Vista Brown
	6" depth in noted landscape areas
	Decomposed Granite 1/2" Screened Mtn. Vista Brown
	1" depth in noted areas

PRELIMINARY LANDSCAPE PLAN GENERAL NOTES:

1. THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH CITY OF GOODYEAR STANDARDS.
2. ALL TREES WILL BE 24" BOX OR LARGER.
3. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.
4. DECOMPOSED GRANITE, 2" MINIMUM THICKNESS, TO BE PLACED IN ALL LANDSCAPE AREAS NOT DESIGNATED FOR RIP-RAP OR LAWN.
5. ALL EARTHWORK WILL BE DONE SO THAT ALL WATER DRAINS AWAY FROM SIDEWALKS, STRUCTURES AND WILL NOT IMPEDE NATURAL DRAINAGE EASEMENTS.
6. STRUCTURES AND LANDSCAPING WITHIN A SIGHT VISIBILITY TRIANGLE OR SIGHT VISIBILITY LINE WILL NOT EXCEED 24" INCHES.
7. FINAL LANDSCAPE PLANS TO MEET OR EXCEED MINIMUM CITY STANDARDS.



GENERAL BUILDING FOUNDATION AND IRRIGATION NOTES:

POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MINIMUM OF 10'. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3' NEXT TO THE BUILDING FOUNDATION. WITHIN 3'-5' OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER GREATER THAN 1GPH, INCLUDING TURF SHALL BE A MINIMUM OF 5' FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BUILDING FOUNDATION.

MAINTENANCE NOTES

1. ALL PLANT MATERIAL SHALL BE PRUNED 4 TIMES PER YEAR (3 TIMES DURING ACTIVE GROWTH SEASON AND 1 TIME DURING DORMANCY).
2. ALL HEDGE MATERIAL MAY BE PRUNED WITH SHEARS: ALL OTHER PLANT MATERIAL SHALL BE HAND PRUNED TO MAINTAIN A NATURAL APPEARANCE WITH ALL CUTS BEING MADE WITHIN THE CROWN OF THE PLANT TO MINIMIZE VISUAL CUTS. ALL TREES, SHRUBS AND VINES HAVE CORRECTIVE PRUNING PERFORMED DURING THE DORMANT SEASON.
3. ALL PLANT MATERIAL SHALL BE CARED FROM UNDER AN IPM (INTEGRATED PEST MANAGEMENT) PROGRAM. ALL PESTICIDES SHALL BE MADE DURING SITE AND REGION SPECIFIC TIME FRAMES THAT WILL MAXIMIZE THE EFFECTS OF THE CHEMICAL TO CONTROL ANY PESTS OR PATHOGENS AND THAT WILL MAXIMIZE THE CONCEPT OF IPM.

LANDSCAPE COVERAGE DATA

LIVE COVERAGE REQUIRED IN LANDSCAPE AREA:
- TOTAL LANDSCAPE AREA: 158,123 SF
- 50% MINIMUM (79,062 SF)

PLANT MATERIAL COVERAGE:

TREES:
25' DIAMETER - 48,609 SF
20' DIAMETER - 10,048 SF
15' DIAMETER - 2,655 SF

SHRUBS:
8' DIAMETER - 19,750 SF
5' DIAMETER - 24,000 SF
3' DIAMETER - 4,361 SF

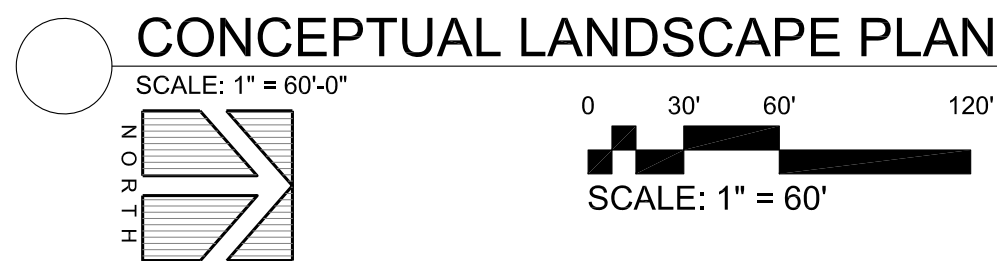
TOTAL: 109,443 SF (69.2% LIVE COVERAGE)

PROJECT TEAM

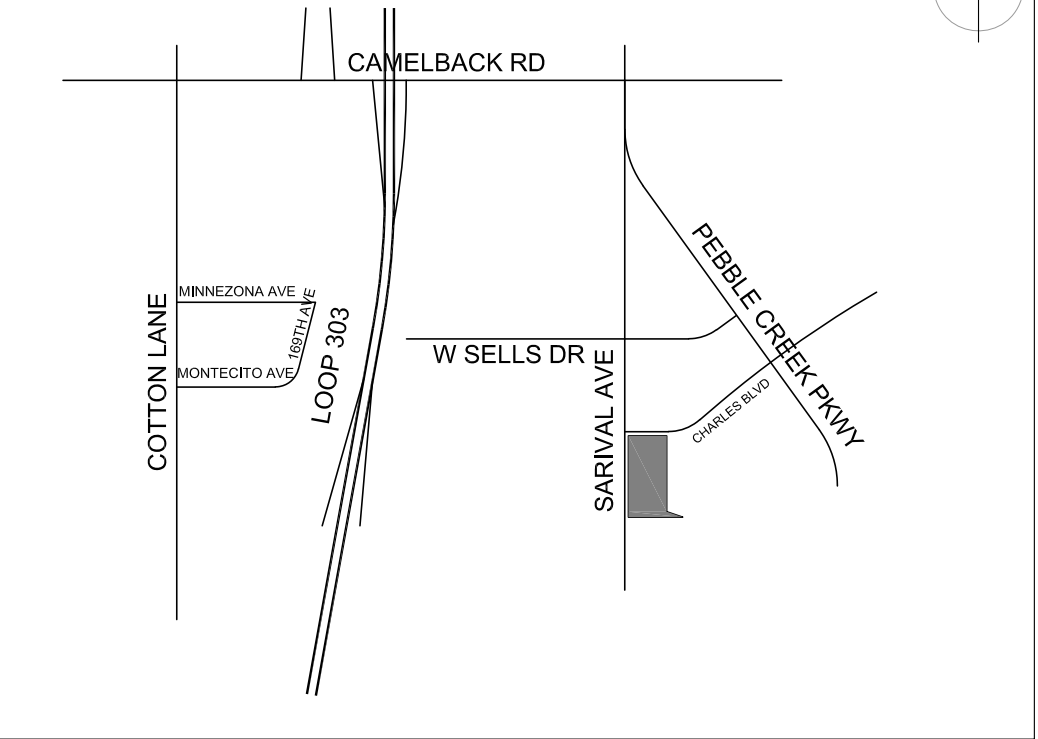
Developer
RP PV III LLC
c/o Sunbelt Holdings
6720 N. Scottsdale Road, Ste 250
Scottsdale, Arizona 85253
Contact: Wayne Dames
wdames@sunbeltholdings.com

Landscape Architect
Laskin and Associates Inc.
67 East Weldon Avenue Suite 230
Phoenix, Arizona 85012
Contact: Stanley Berinson
stanley@laskindesign.com
Ph: (602) 840-7771

Civil Engineer
Goodwin & Marshall Inc.
2705 S. Alma School Rd., Ste 2
Chandler, Arizona 85286
Contact: Warren Russell
wrussell@gmcivil.com
Ph: (602) 218-7285



VICINITY MAP



CITY OF GOODYEAR: GENERAL NOTES FOR LANDSCAPE

- A. ALL GENERAL NOTES SHALL APPLY.
- B. SUBSTITUTIONS IN TYPE, AND/OR DEVIATION IN SIZE OR QUANTITY FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS SHALL NOT BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF GOODYEAR. CONTACT THE CITY LANDSCAPE TECHNICIAN REGARDING ALL PLANTING AND IRRIGATION SUBSTITUTIONS (623-882-7979).
- C. ALL SIGNS AND MONUMENT WALLS AND SITE LIGHTING REQUIRE A SEPARATE BUILDING APPROVAL.
- D. ALL FIRE HYDRANTS SHALL REQUIRE A 7-FOOT CLEARANCE IN ALL DIRECTIONS TO ANY NEW OR EXISTING LANDSCAPE.
- E. ALL PLANT MATERIAL LOCATED IN THE PUBLIC RIGHT-OF-WAY OR CITY OF GOODYEAR MAINTAINED AREAS IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST FOR THE PHOENIX ACTIVE MANAGEMENT AREA.
- F. ALL PLANT MATERIAL AND SPECIFICATIONS ARE TO CONFORM TO THE ARIZONA NURSERYMAN'S ASSOCIATIONS CURRENT STANDARDS.
- G. CONTRACTOR TO ENSURE A ONE-FOOT CLEARANCE BETWEEN THE SIDEWALK AND MATURE TREE CANOPY.
- H. PLANT LEGEND PROVIDED FOR CONTRACTOR'S CONVENIENCE. CONSTRUCTION PLANS TAKE PRECEDENCE.
- I. A 10-FOOT CLEARANCE SHALL BE MAINTAINED BETWEEN A TREE TRUNK AND A UTILITY LINE.
- J. ALL EXISTING LANDSCAPE AND IRRIGATION SYSTEMS THAT ARE DESIGNATED TO REMAIN ON THE APPROVED LANDSCAPE PLANS SHALL NOT BE DAMAGED OR DESTROYED DURING CONSTRUCTION. ANY DAMAGE THAT DOES OCCUR DURING CONSTRUCTION SHALL BE REPLACED IN KIND BY THE CONTRACTOR.
- K. SIDEWALK AND PAVING CONSTRUCTION THAT ARE PART OF THE LANDSCAPE IMPROVEMENTS SHALL BE IN COMPLIANCE WITH ALL ON-SITE PAVING AND MEETING DESIGN AND CONSTRUCTION REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- L. PRIOR TO ACCEPTANCE OF ANY BACKFLOW DEVICE, EACH DEVICE SHALL BE TESTED BY A STATE CERTIFIED TESTER AND THE RESULTS PROVIDED TO THE CITY.
- M. UTILITY BOXES, METERS, AND VAULTS SHALL BE LOCATED IN THE R.O.W. AND WILL NOT BE PERMITTED IN ANY STREET MEDIAN.
- N. "AS-BUILT" DRAWINGS, CERTIFIED BY THE DEVELOPER'S LANDSCAPE ARCHITECT, SHALL BE SUBMITTED AND APPROVED PRIOR TO THE ISSUANCE OF A BUILDING "CERTIFICATE OF OCCUPANCY".
- O. LANDSCAPE AREAS THAT WILL BE MAINTAINED BY THE CITY PARKS DEPARTMENT SHALL BE CLEARLY IDENTIFIED ON THESE PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS.

CITY OF GOODYEAR CLEARANCE NOTES:

- A. SHRUBS AND GROUND COVERS PLANTED WITHIN SIGHT VISIBILITY TRIANGLES SHALL HAVE A MATURE HEIGHT OF NOT MORE THAN 24 INCHES. HEIGHT SHALL BE MEASURED FROM EDGE OF PAVEMENT, AND TOTAL HEIGHT SHALL INCLUDE THE HEIGHT OF ANY MOUNDING.
- B. TREES PLANTED WITHIN SIGHT VISIBILITY TRIANGLE SHALL HAVE A CLEAR TRUNK PRUNED TO A HEIGHT OF 7 FEET OR GREATER UPON INSTALLATION. HEIGHT SHALL BE MEASURED FROM THE EDGE OF PAVEMENT.
- C. 7 FOOT MIN. CLEARANCE SHALL BE MAINTAINED AROUND THE FIRE HYDRANT FROM LANDSCAPE MATERIAL WITH A MATURITY HEIGHT EXCEEDING 6 INCHES PER CITY STANDARD DETAILS.



CLP.01

Preliminary Landscape Plan



LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS

67 E. Weldon Ave.
Suite 230
Phoenix, Arizona 85012
P (602) 840-7771
F (602) 840-8021
www.laskindesign.com

Neighborhood Meeting – July 13, 2022

PV10 – McDonalds Use Permit and Dollar Storage Special Use Permit

Dollar Storage Comments:

- Residents from the neighborhood to the east were concerned about seeing the RVs that would be stored in the facility. They stated that their HOA does not allow RVs to be parked in their own yards so they were confused on why RVs would then be allowed here on the property.
- Concern about being able to see the RVs through the gates/height of RVs.
- Residents expressed that their relators promised that the building heights and zoning on the subject property were different than they were; thus, not expecting commercial uses to be constructed – thought it would be an extension of residential homes like theirs.
- What would be the construction timeline and how would this affect traffic on Sarival/Indian School?
- Where will the lighting be located/how high will the lighting be?
- Concerns about development decreasing property value.
- Questions about the size/appearance of the building closest to the residential property.

McDonalds Comments:

- General:
 - What is the construction timeline and how will this affect traffic and noise?
 - How will home values be affected by the McDonalds/Drive-through in general?
 - How will the homeowner's taxes be affected by the McDonalds?
 - How does the community/residents benefit from the McDonalds? What is the value?
 - How many other McDonalds are in or immediately adjacent to neighborhoods?
 - Concern over the smell from McDonalds from the grease and wind direction.
 - Health concerns, specifically for children attending the surrounding schools.
- Noise:
 - What is the noise limit in the area?
 - When do trash truck come to pick up trash?
 - When do delivery trucks come?
 - How loud will the speaker be if another business builds on the vacant portion of the lot?
- Lighting:
 - Where will lighting be located?
 - How high will the lighting be?
 - Will the golden arches logo be lit?
 - How late will the light be on?
 - They wanted more than just lighting as a form of security.
- Use Permit Process:
 - What are the steps in obtaining a use permit?
 - Many asking for clarification on what the current zoning allows.

- How does the recent Council approval for drive-through text amendment affect/change the process?
- Can we convince the City to change the type of restaurant?
- Who is on the Planning Commission and City Council?
- Traffic:
 - How will this impact the existing traffic problem resulting from trucks traveling to and from the UPS facility?
 - Will people working at the industrial properties impact the traffic pattern and cause congestion during lunch time?
 - Safety associated with large semi-truck presence.
 - What modifications will be made to Indian School and Sarival?
 - Concerns about people leaving the McDonalds property onto Indian School heading West, then making a U-turn at the Sarival intersection to head East on Indian School.
- Crime/Safety:
 - The attendees said they are concerned about crime that is “already associated with all drive through restaurants/McDonalds.”
 - There was concern mentioned about the safety of “senior citizens” living in the Pebble Creek Community to the south. General concern for how the quality of life for “retirees” in the area would be affected.
 - People will jump the walls into people’s yards - increasing crime.
 - How will the Police Department be involved in ensuring safety around the McDonalds?
 - Concern for the McDonalds attracting “homeless,” “drug users,” and “low-income” people into the area.
 - How will McDonalds ensure safety?

PV 10 – McDonald's Use Permit





PV303

UPS Expansion

UPS

Proposed
Dollar
Self-Storage

Proposed
McDonald's

Palm Valley
Phase V

Pebble Creek Phase II

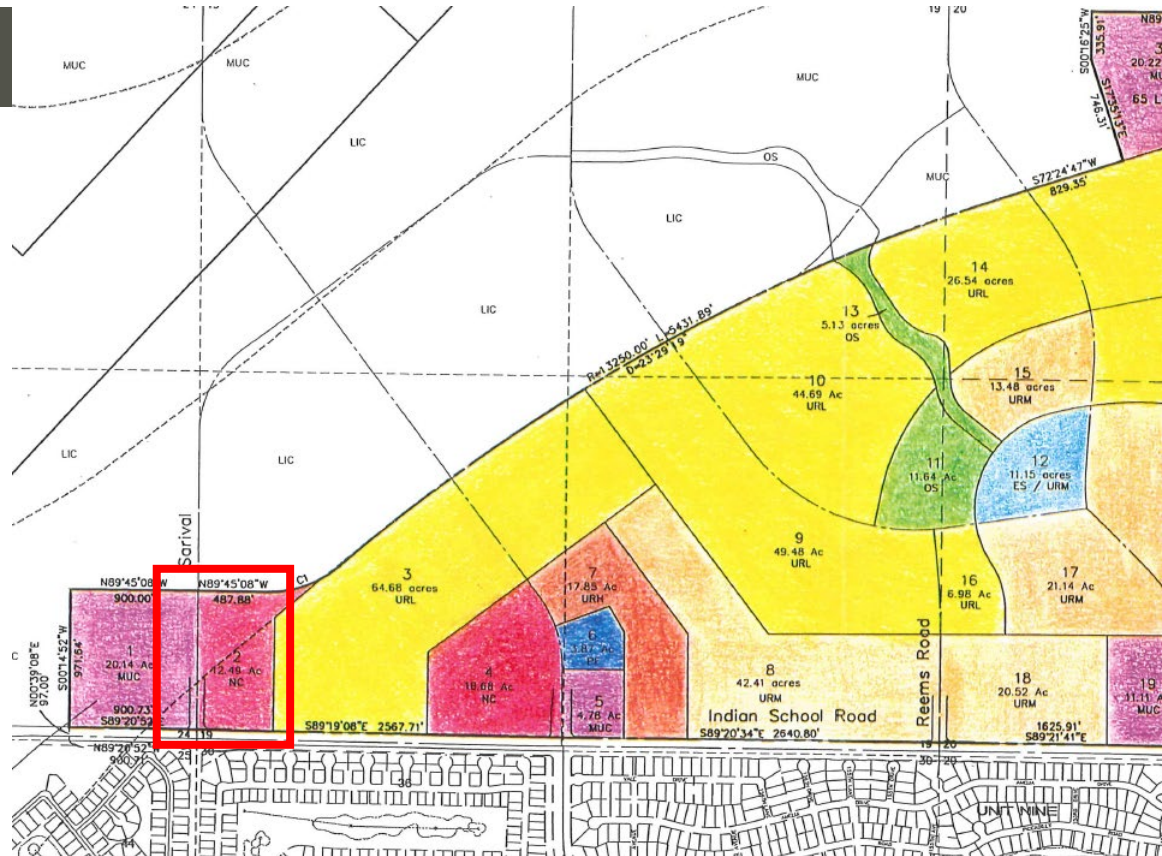
City of Goodyear, Bureau of Land Management, Inc., 2008, EPA, City of Goodyear
Garmin, GeoTechnologies, Inc., USGS, EPA, City of Goodyear

PV10 – McDonald's



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

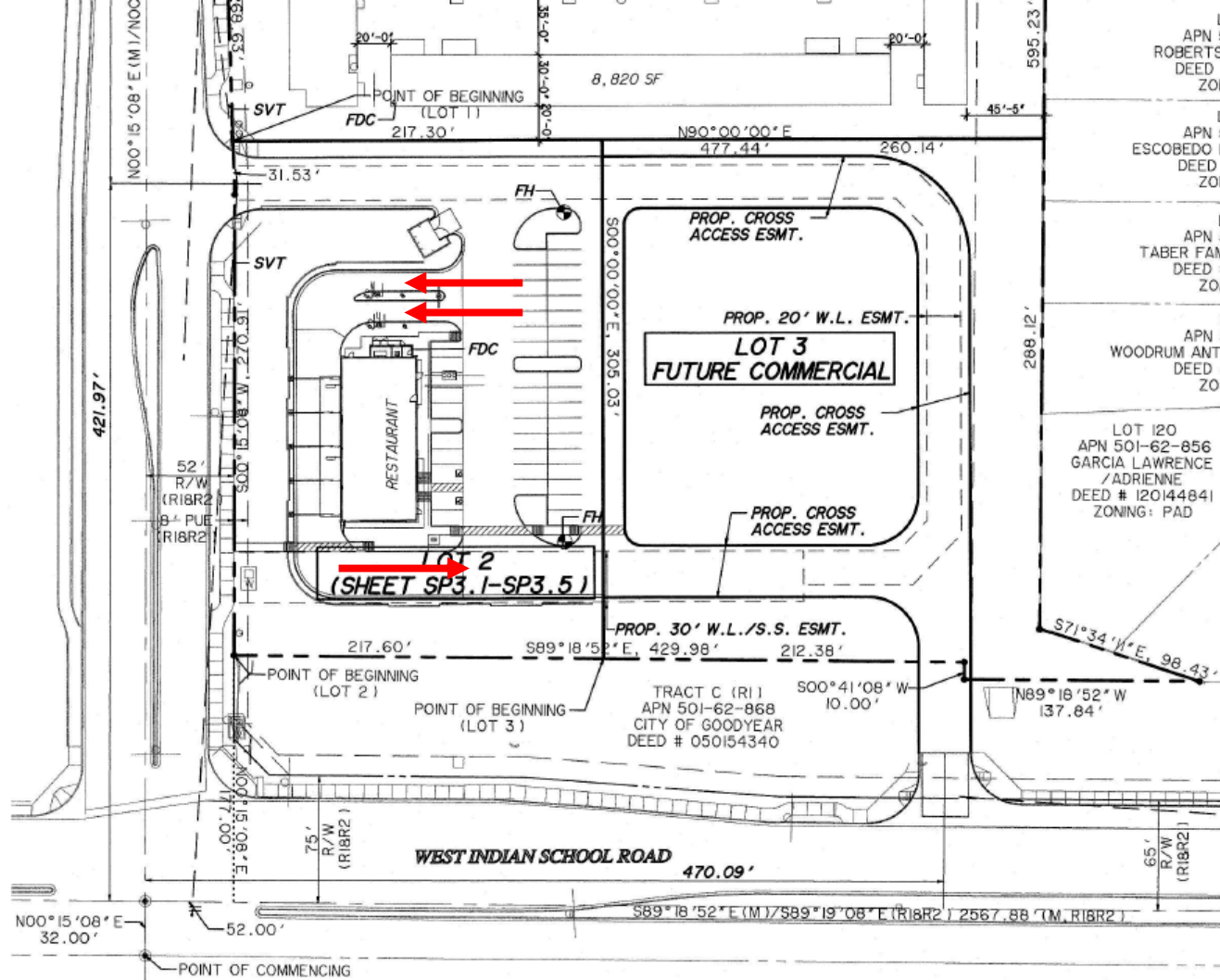


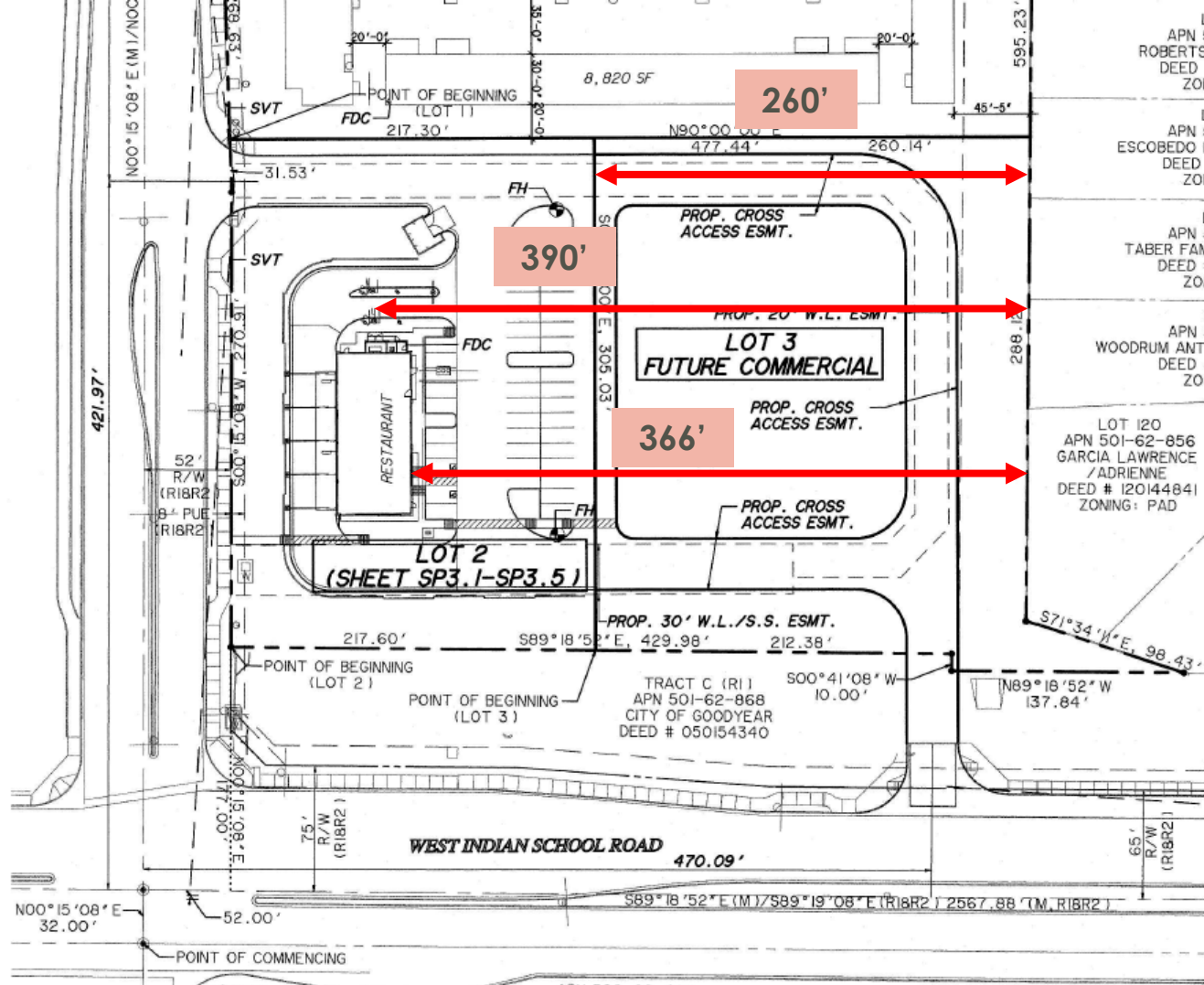


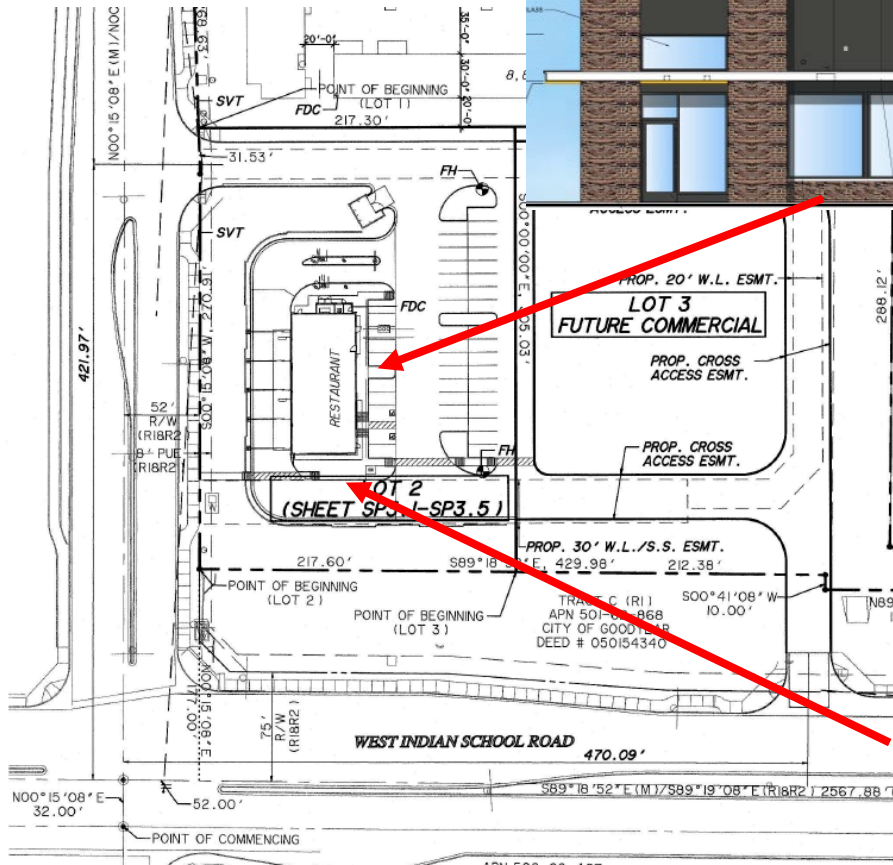
PV10 – McDonald's

REQUEST

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







East elevation



South elevation

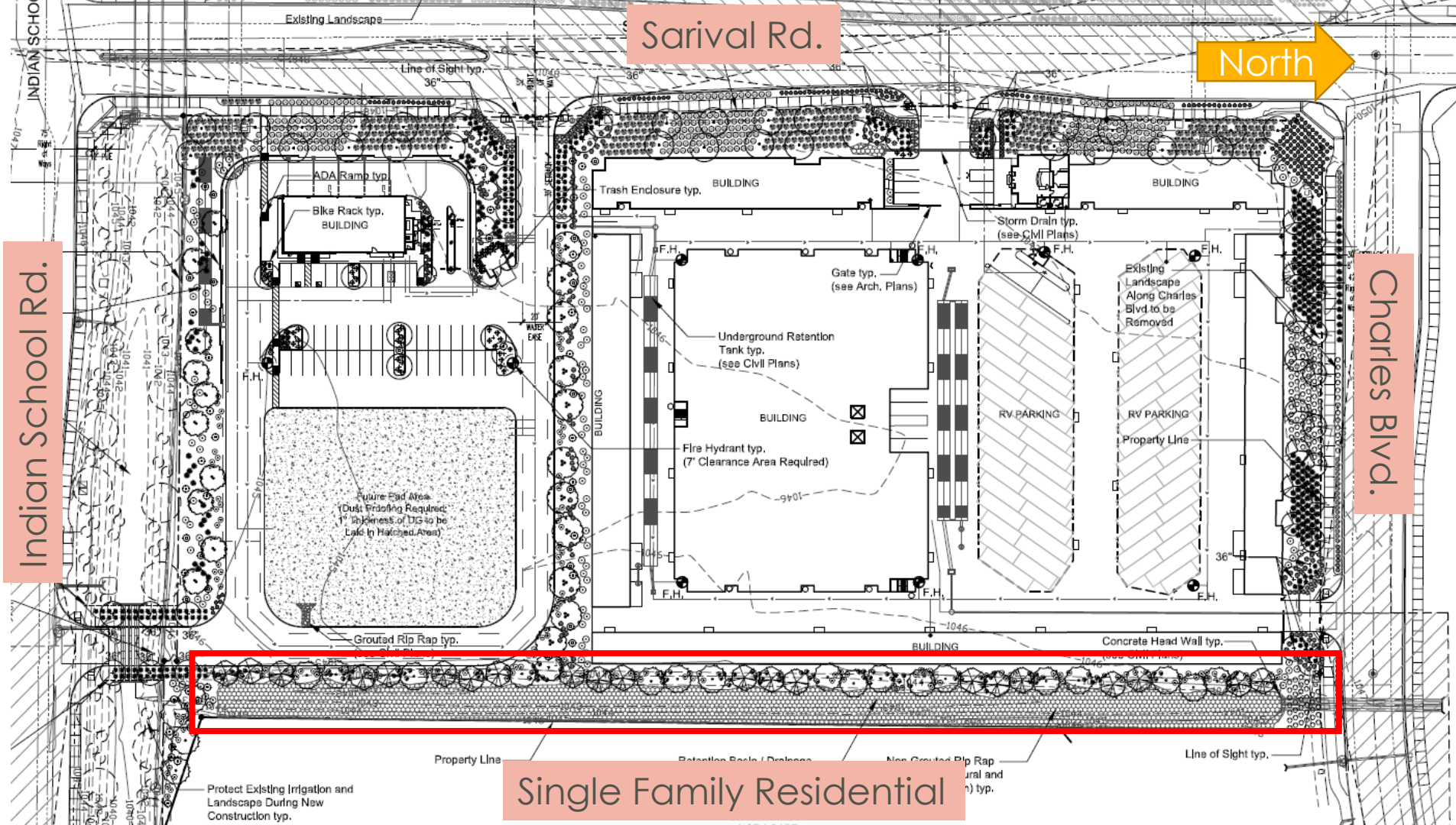
Indian School Rd.

Sarival Rd.

North

Charles Blvd.

Single Family Residential



PV10 – McDonald's



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).

PV10 – McDonald's



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

PV10 – McDonald's



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.

PV10 – McDonald's



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



PV10 – McDonald's

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

PV10 – McDonald's



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



PV10 – McDonald's

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

PV10 – McDonald's



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

PV 10 Commercial

November 14, 2022
City Council

City of Goodyear Case No. 22-300-00005
(McDonald's: Drive-Thru Use Permit Request)



Development Team

Property Owner / Master Developer:

Wayne Dames, V.P., Sunbelt Holdings

McDonald's Rep. / Architect:

Gary Blau, Real Estate Manager

Dan Filuk, Architect

Applicants' Rep.: Gammage & Burnham

Manjula M. Vaz, Zoning Attorney

Dennis M. Newcombe, Senior Land Use Planner

Local Franchisee:

Darian Mellon

Mellon Family Management

1626 N. Litchfield Rd., Suite 230

Goodyear, AZ 85395

Context Aerial Map / Overall Development Loc.



- Approx. 11.4 total acres (McDonald's 1.5 acres)
- Zoned PAD (Planned Area Development) underlying Commercial Uses
- Palm Valley Master Planned Community & Zoned / Planned for Commercial Uses for 22+ years
- Situated between Palm Valley and PV303 business park existing / future uses to the west and north
- Proximate to the Loop 303 freeway



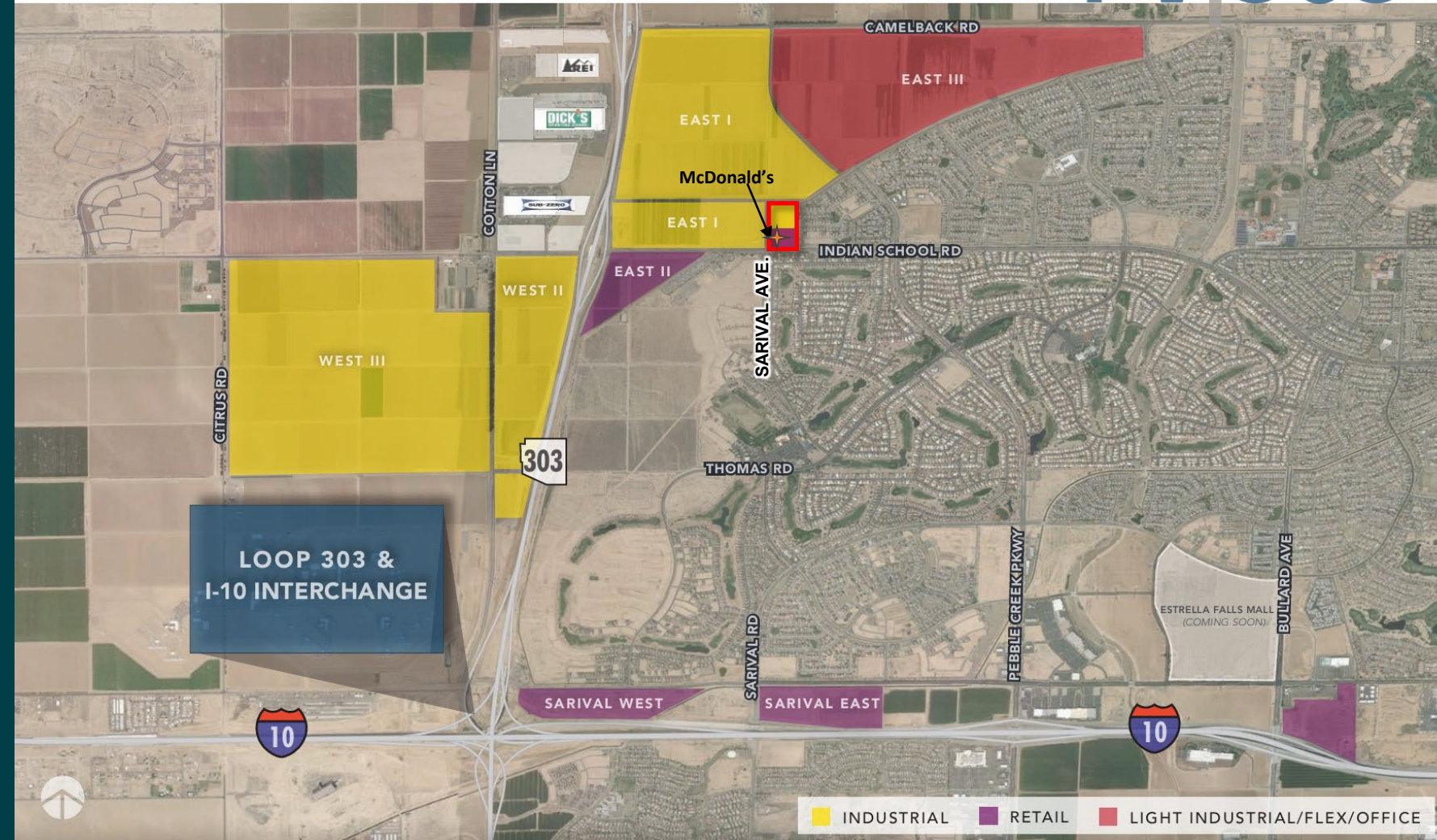
Overall Site Loc.



McDonald's at Corner

Broader Context Aerial Map (PV 303)

PV 303

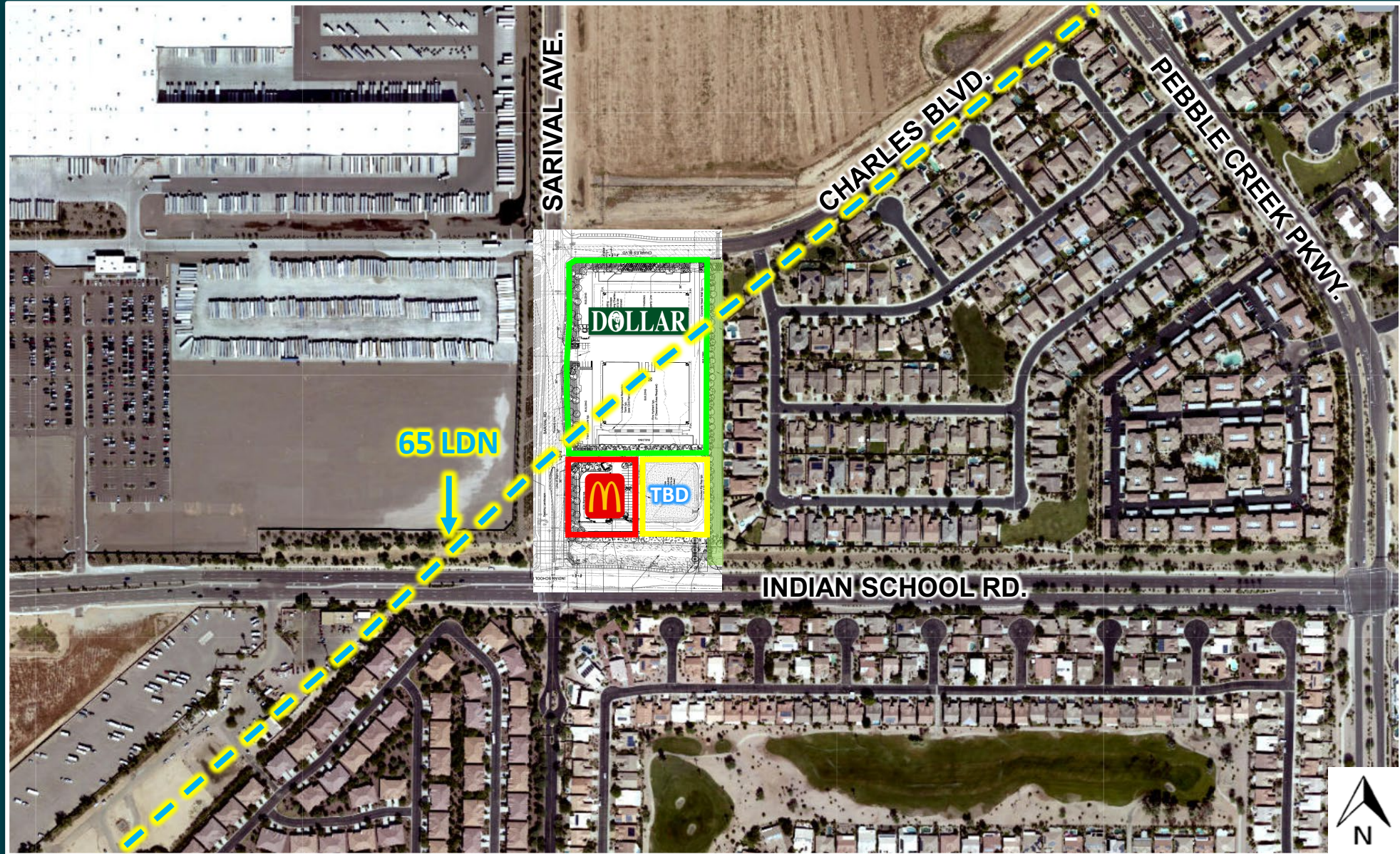


- The abutting and surrounding PV303 is a “master planned business park” designed to meet the growing demand for commercial and industrial opportunities in the greater Phoenix area
- At final buildout, the ±1,600 acre PV303 will be one of the largest business parks in the southwest

Overall Site Loc.

McDonald's at Corner

Luke Compatible Land Use Area (LCLUA) Overlay



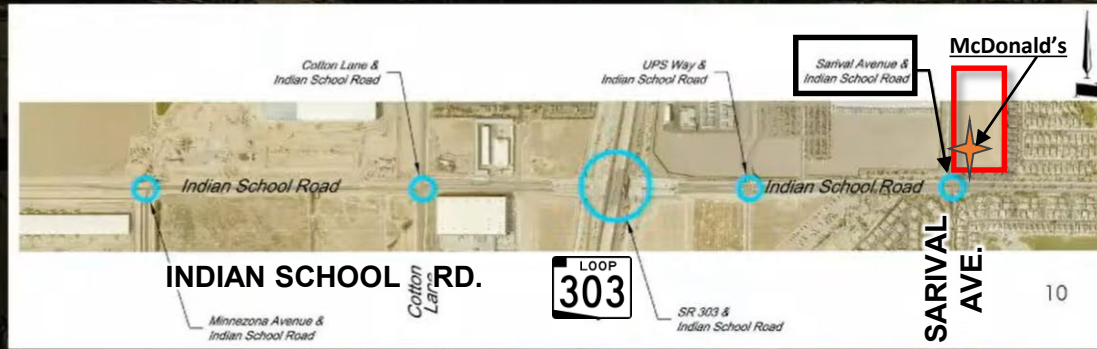
FEDERALLY FUNDED ITS PROJECTS



PROJECT LOCATIONS

- **Indian School Road: Minnezona Avenue to Sarival Avenue**
 - Integrated Corridor Management: Close proximity to SR 303
 - Design and installation by city staff
 - Scheduled completion in Spring 2024
 - Five intersections

Federal Cost: \$192,844
City Cost: \$52,156
Total Cost: \$245,000



Council Approved (Oct.)

- ✓ Project will replace existing outdated traffic signal controllers, video detection equipment and vehicle travel time hardware.
- ✓ New traffic signal controllers and video detection systems will modernize traffic signals in the city by providing enhanced performance and diagnostic information to the City's Traffic Management Center.
- ✓ Vehicle travel time hardware will allow Staff to measure performance of the coordinated arterial roadways, report their performance, and evaluate/adjust traffic signal coordination based on how traffic is moving along Indian School Road.

Intergovernmental Agreement with the State of Arizona for the installation of Intelligent Transportation System (“ITS”) equipment along Indian School Road from Minnezona Avenue to Sarival Avenue (CIP PROJECT #42065)



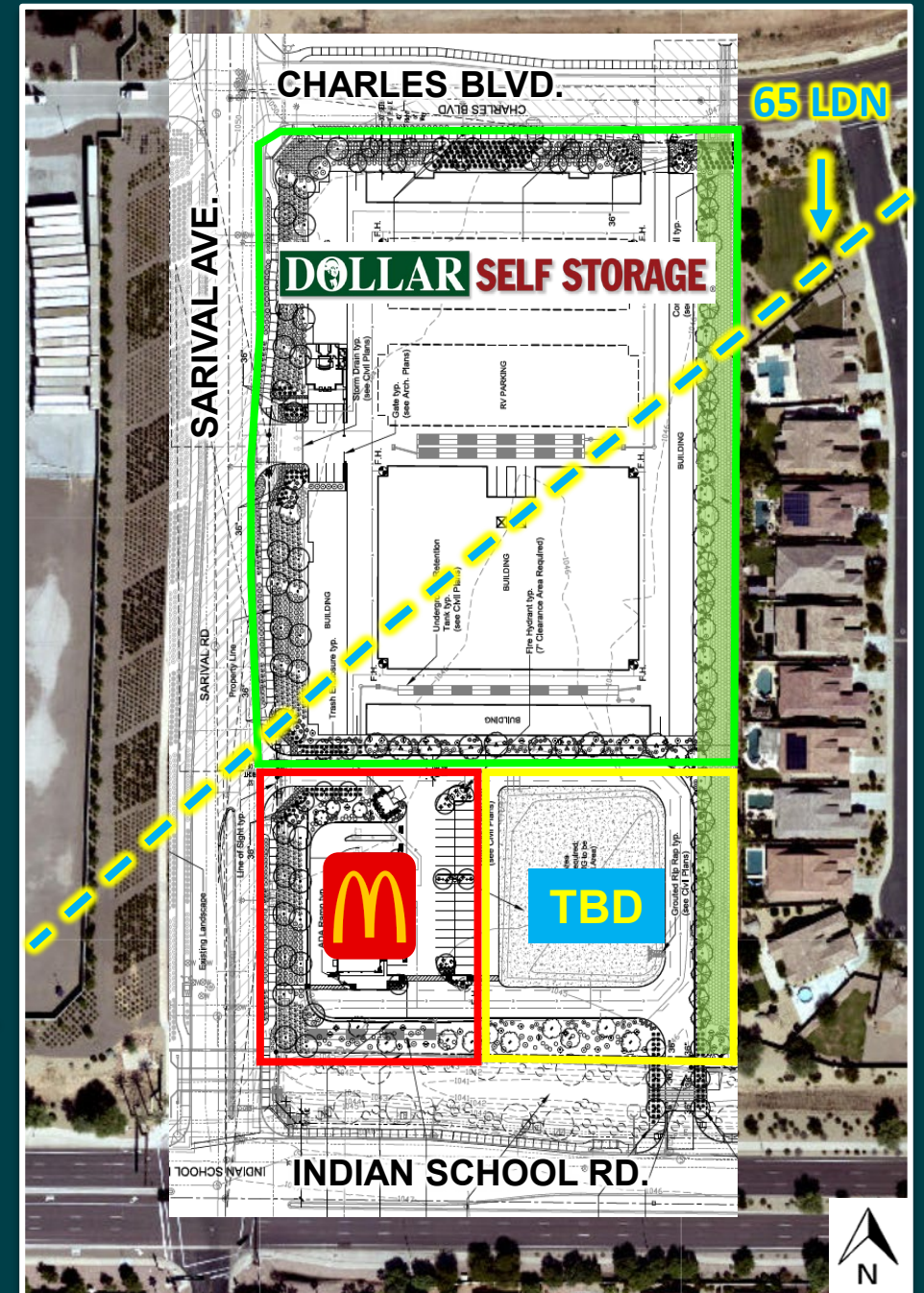
Overall Site Loc.



McDonald's at Corner

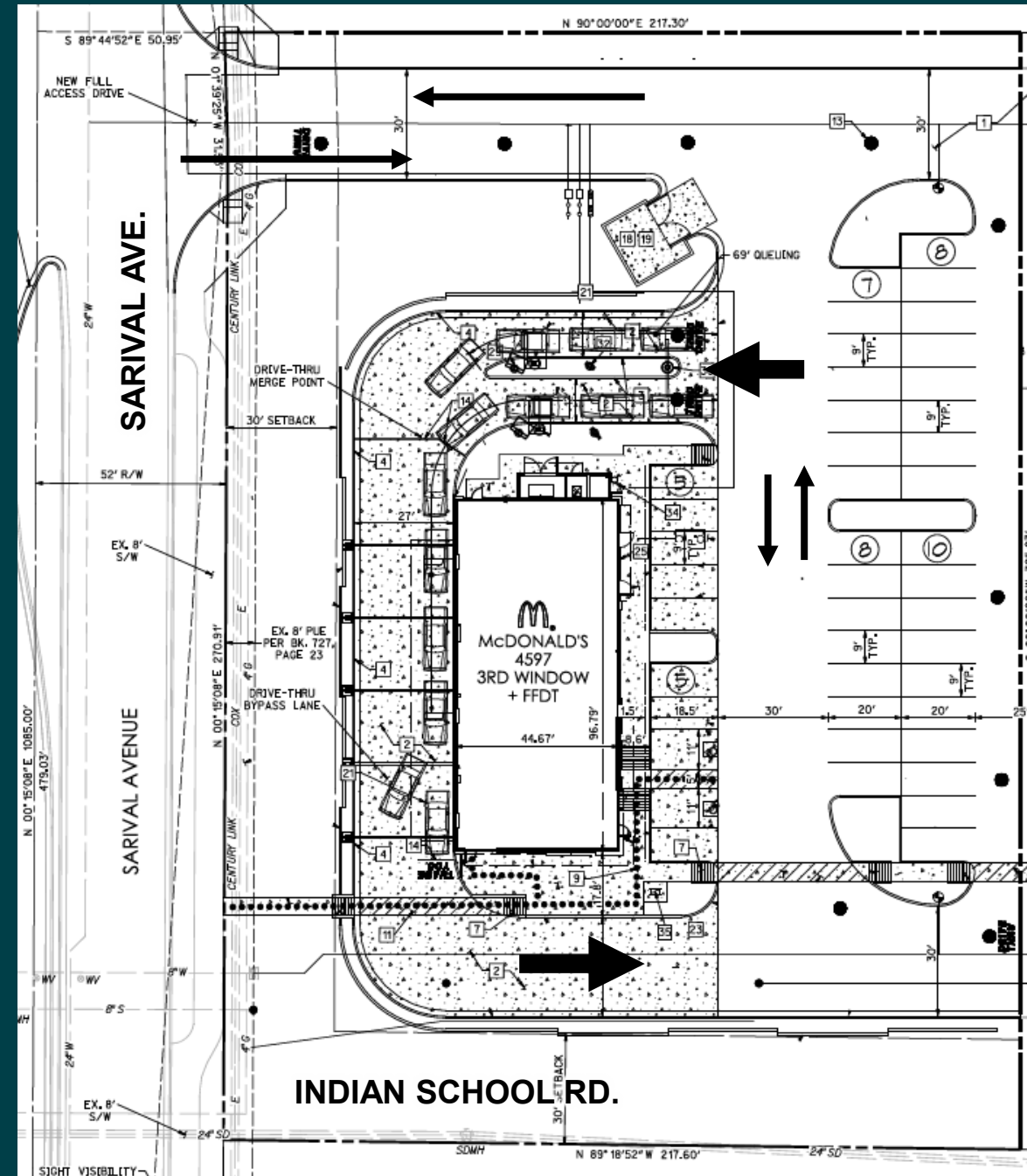
Overall Development Plan

- Overall development
 - McDonald's (**northeast corner of Sarival Road & Indian School Road**)
 - Dollar Self Storage (**north half**)
 - Future building pad – separate lot (**TBD**)
 - Zoning allows for 2-stories (30 FT) max. height
 - Zoning allows for commercial uses (e.g., restaurants, retail, etc.)
- Example:** A barbeque restaurant could go in “by-right” with **no public review / hearings** or stip. re: odor, lighting, signage, landscaping, hours, etc.
- Proposed overall development provides for a nice transitional / buffer - limited intensity of uses - between existing homes, light industrial bldgs., drainage channel (tract), and major streets



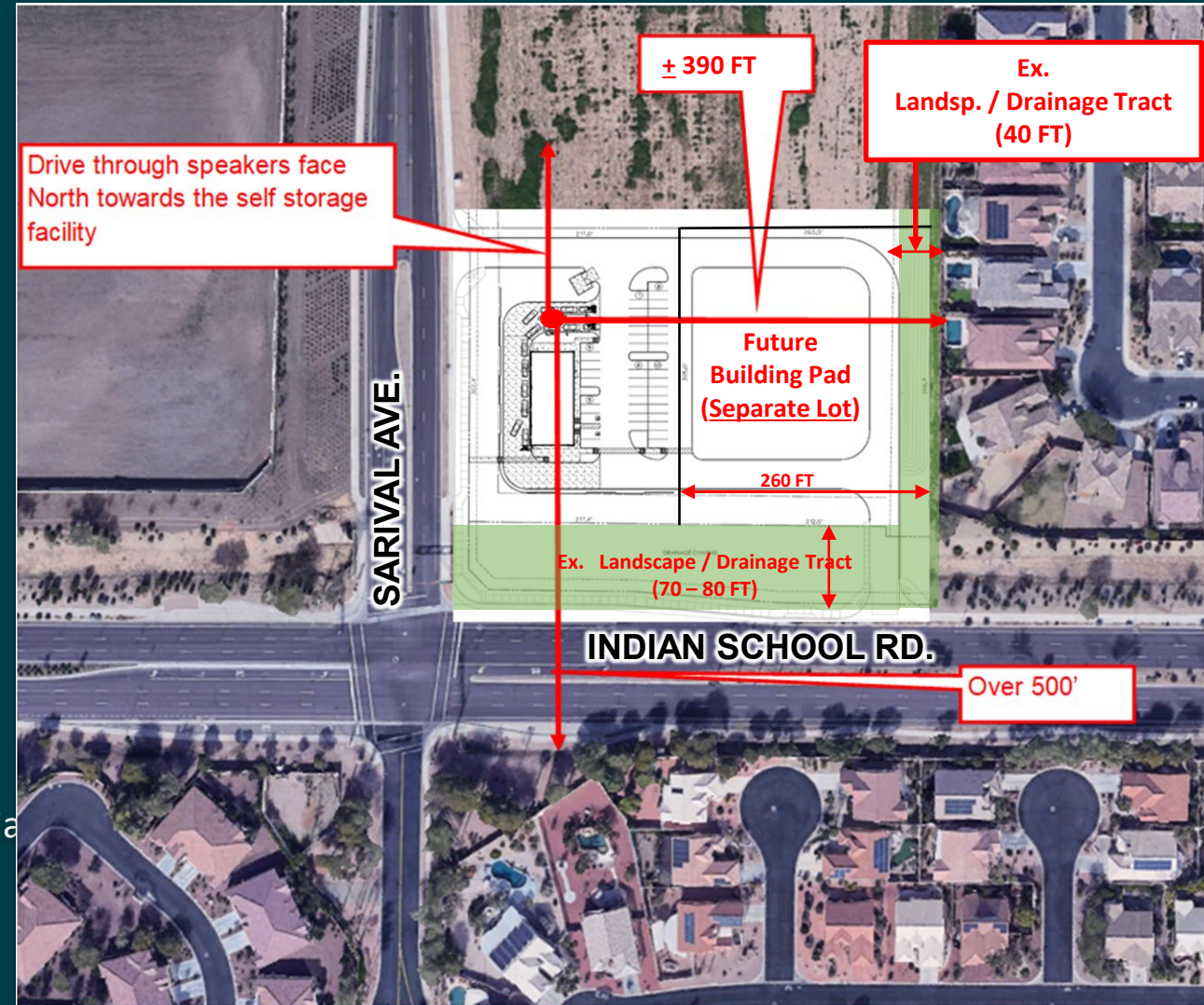
McDonald's (Drive Thru)

- Approx. 1.5-acre site
- New approx. 4,500 SF restaurant with dual drive-thru lanes for efficient service (drive-thrus are critical post Covid / increased market demand)
- Darian Mellon is a 2nd generation local operator in Goodyear
- Avg. 23 FT in height; max. 26.5 FT at corner element of building
- 330+ FT of queuing lanes to keep drive-thru self-contained onsite
- The more “active component” (i.e. ,drive-thru pick-up window) is located along Sarival and abuts the industrial / employment development (located at a commercial / industrial street corner) – not residences



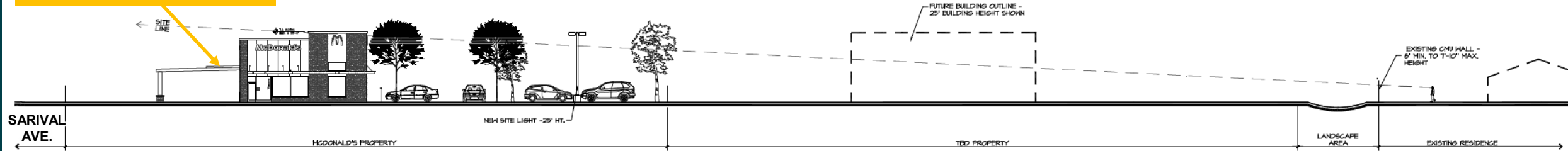
The Drive-Thru Request

- “Ordering area” approx. $\pm$ 390 FT from the nearest residences, separated by:
 1. A landscape drainage tract (approx. 40 FT)
 2. Additional onsite landscaping, per stipulations
 3. Future building pad
 4. Drives / parking areas
- Drive-thru speakers regulated by state-of-the-art technology - recognizes ambient noise level - adjusts volume (e.g., nighttime volume) – facing north
- The drive-thru lane & queue have been internalized to not affect surrounding properties or public streets
- Staff stipulations:
 1. Prohibiting speakers from being audible to nearby residential developments
 2. Prevent light pollution from signage
 3. Onsite lighting to be dimmed (50%) after 10 PM
 4. Odor mitigation plan
- Traffic / existing street improvements reviewed and determined to be in conformance with the street capacity & improvements (existing / future) for the area



Building Site Section

Drive-Thru Pick-Up Window



2 SITE SECTION - LOOKING NORTH THRU McDONALD'S PROPERTY
SCALE: 1/16" = 1'-0"

Building Design Perspectives



East Elevation



South Elevation (Indian School Road)



West Elevation (Sarival Avenue)

McDonald's Rendering

Future Building

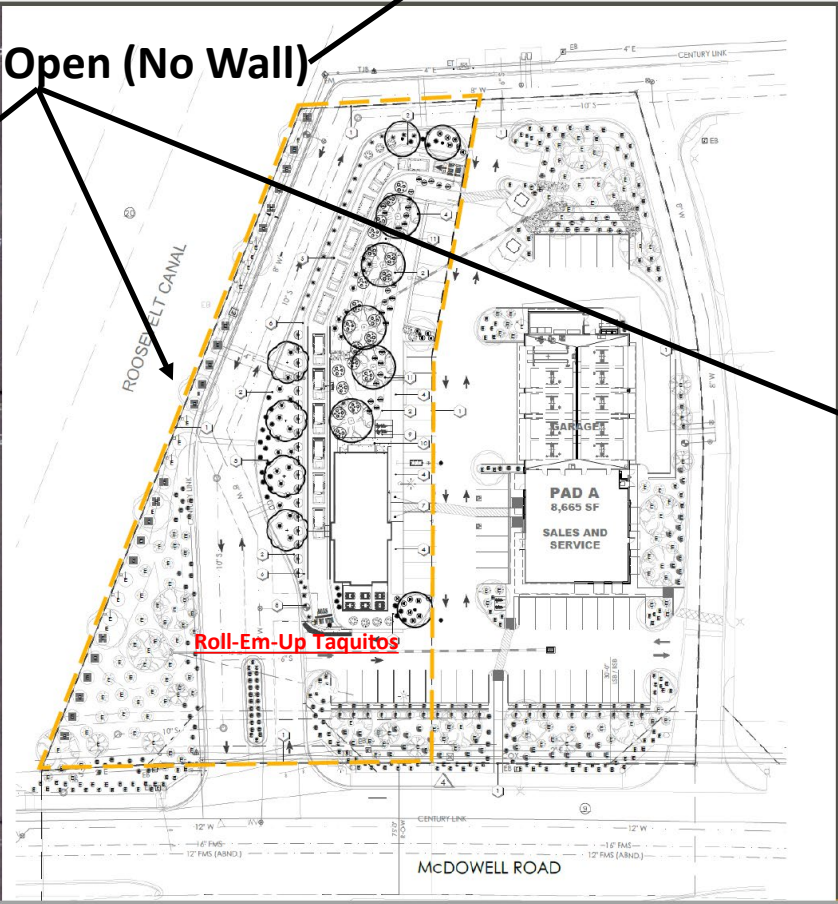


Looking southeast from Sarival Avenue

Drive Thru & Residential (Not Unusual)



Drive Thru & Residential (Not Unusual)



Entitlements

1. Use Permit for McDonald's drive-thru

2. Site Plan Admin. Review

- **End Results:** Activates this vacant lot with a compatible commercial / reasonable intensity level restaurant with drive-thru that also:
 - ✓ Keeps height limited to 2-stories max. consistent with zoning district
 - ✓ Provides an appropriate transition between land uses existing & proposed to be developed within the surrounding area
 - ✓ Offers additional necessary amenity (i.e., drive-thru) as well as a food service to the expanding employment / residential areas
 - ✓ Additional stipulations / “protections” provided beyond the scope of the specific drive-thru use being requested

Use Permit Criteria (Summary)

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*
2. *That the proposed use is reasonably compatible with uses permitted in the surrounding area*
 - ✓ The drive-thru elements are physically separated from nearest residences by a min. 390+ FT
 - ✓ Drive-thru located at significant street corner closer to industrial / employment developments with ease of access to Sarival and Indian School Road & beyond
 - ✓ McDonald's uses state-of-the-art technology to regulate noise
 - ✓ Dual drive-thru lanes will accommodate more than sufficient onsite queuing to prevent traffic conflicts
 - ✓ The proposed drive-thru request is compatible and has been reviewed / designed to adequately fit within the mix of adjacent industrial / employment & residential uses

Conclusion

- Use Permit Request for McDonald's drive-thru
 - ✓ In agreement with the Staff Stipulations (1-12)
 - ✓ Planning and Zoning Commission Approval (Oct. 12th)
 - Concerned with Planning and Zoning Commission's limiting the hours of operation for this business (atypical). Suggest the following compromise to maintain market competitiveness as well as business demand in the future.

Stipulation Modifications

“Hours of operation shall be from 5 AM - 12 AM with a 1 year status review meeting to review the possible elimination of the hours of operation restriction or extending to a later closing time. The 1 year time limit shall commence from the issuance of a certificate of occupancy by the City of Goodyear Development Services Dept.”

ITEM #: 4.
DATE: 11/14/2022
AI #:1084



CITY COUNCIL ACTION REPORT

**SUBJECT: SPECIAL USE PERMIT FOR A SELF STORAGE FACILITY IN
PALM VALLEY PHASE V**

STAFF PRESENTER(S): Alex Lestinsky, Senior Planner

OTHER PRESENTER(S):

Manjula M. Vaz, Gammage and Burnham

SUMMARY

This is a public hearing for and consideration of a Special Use Permit request for a self-storage use proposed at the northeast corner of Indian School Road and Sarival Avenue. The property is located within the Palm Valley Phase V Planned Area Development (PAD).

Recommendation

Approve the request for a Special Use Permit for Dollar Self Storage, a self-storage facility with recreational vehicle storage, on approximately 6.5 acres at the northeast corner of Indian School Road and Sarival Avenue within the Palm Valley Phase V PAD, subject to stipulations. (Alex Lestinsky, Senior Planner)

STIPULATIONS

The approval of the Special Use Permit is subject to the following conditions and stipulations:

1. All future development on the subject property (Property) will be subject to site plan review and approval by city staff, at which time all elements of site development will be reviewed, including, but not limited to, architecture, landscaping, grading and drainage, lighting, infrastructure, parking, access and circulation; and
2. Vehicle rental operations and truck rental operations are not permitted within the Property.
3. The preliminary and final landscape plans for the Property shall show the 40-foot drainage easement along the Property's eastern boundary. Owner shall install a continuous row of 24-inch box trees along the western boundary of the 40-foot drainage easement Unless otherwise approved by the Development Services Director or designee, said trees shall be planted every twenty-feet. Said trees shall be planted prior to issuance of a Certificate of Occupancy for any building on the Property; and

4. Owner shall complete the construction of all improvements needed for completion of full half-street improvements for the east half of the section of N. Sarival Avenue along the western boundary of the Property required for a Minor Collector as set forth in the Engineering Design Standards in effect at the time of construction except as modified by the City Engineer or his designee, which improvements may include, by way of example but not limitation, irrigation, street frontage landscaping, street lighting, and any required deceleration lanes; and
5. Owner shall complete the construction of all improvements needed for completion of full half-street improvements for the south half of the section of W. Charles Boulevard along the northern boundary of the Property required for a Minor Collector as set forth in the Engineering Design Standards in effect at the time of construction except as modified by the City Engineer or his designee, which improvements may include, by way of example but not limitation, irrigation, street frontage landscaping, street lighting, and any required deceleration lanes; and
6. If secondary emergency access is provided for the Property off of W. Charles Boulevard, this access may also be used as a public exit from the Property to W. Charles Boulevard. There shall be no public access into the Property from W. Charles Boulevard. The access to the Property from W. Charles Boulevard shall be gated with an electronic gate that allows all vehicles to exit the Property on to W. Charles Boulevard but is secured to limit access from W. Charles Boulevard in to the Property solely to emergency service vehicles; and;
7. Windows or faux windows shall not be mirrored in a manner that causes glare or reflection and materials that cause glare or reflection shall not be used in the construction of any structure on the Property; and
8. The Property shall conform to the standards designated for Lighting Zone 2 as established in Article 10, Outdoor Lighting Standards, of the City of Goodyear Zoning Ordinance; and
9. All site lighting (building, parking, or security) shall be directed down with sharp cut-off directional lighting fixtures. All lighting on the site shall be dimmed to 50% between 10 p.m. and 6 a.m. No wall mounted lights may be placed on the east side of buildings located closest to the residential development east of the Property; and
10. No signage is approved as part of this Special Use Permit. All signage proposed on the Property shall require separate submittal and review of sign permits, and shall comply with the City's Zoning Ordinance and the following:
 - a. No illuminated wall signs shall be permitted on the east side of buildings located closest to the residential development east of the Property.

FISCAL IMPACT

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS

The Property is located within Phase V of the Palm Valley PAD. The PAD zoning for Palm Valley Phase V was approved on August 11, 2003. Pursuant to the PAD, neighborhood commercial uses are permitted on the Property, subject to the city's C-1 (Neighborhood Commercial) zoning regulations. In accordance with the C-1 zoning district, mini-storage and recreational vehicle storage require approval of a Special Use Permit. The Planning and Zoning Commission held a public hearing for the item on October 12, 2022, and recommended approval (5-0).

STAFF ANALYSIS

Current Policy:

A Special Use Permit requires review by the Planning and Zoning Commission and approval by the City Council following required public hearings. The process for the review of a Special Use Permit is set forth in section 1-3-4 of the Goodyear Zoning Ordinance and in the City of Goodyear Administrative Process Manual.

Details of the Request:

The applicant is requesting a Special Use Permit for a self-storage facility on a vacant parcel within the Palm Valley Phase V PAD. As previously noted, the Property is designated for neighborhood commercial use and will be developed in accordance with the PAD's design guidelines and city's C-1 (Neighborhood Commercial) zoning district.

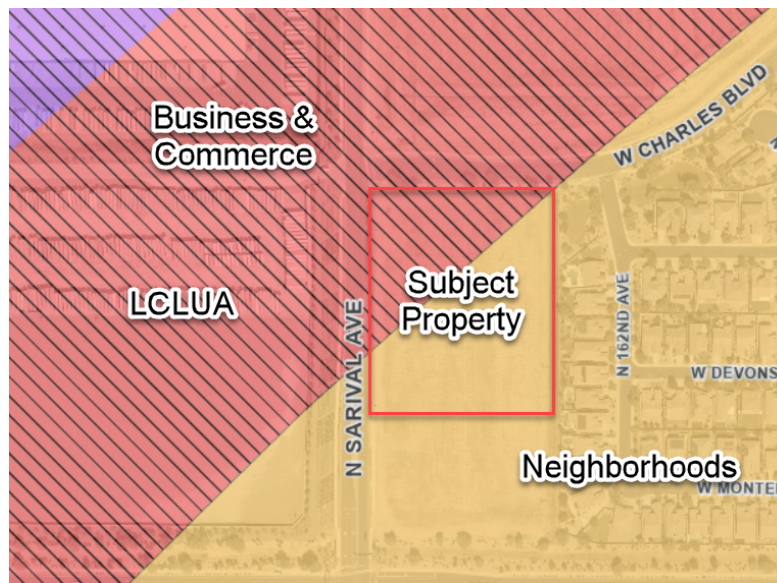
The proposed storage facility consists of five one-story storage buildings (ranging from 6,400 square feet to 13,650 square feet), one two-story storage building (103,900 square feet), and covered RV parking. There are 939 individual storage units ranging in size, 66 covered RV parking spaces, and a washing/cleaning bay. Parking for the self-storage facility will be provided onsite in conformance with city standards. The master site plan, which includes Dollar Self Storage and McDonald's has been submitted concurrently with the respective Special Use and Use Permits.

Section 1-3-4 (Special Use Permits) of the Zoning Ordinance provides the evaluation criteria for special uses:

1. Will be desirable or necessary to the public convenience or welfare;
 - a. Storage facilities support residential and non-residential uses in the area that are in need of off-site storage. Additionally, this proposal provides the opportunity for residents within the area who do not have RV garages a location to store their RVs.
2. Will be harmonious and compatible with other uses adjacent to and in the vicinity of the selected site or sites;
 - a. The site is currently zoned for C-1 uses and sits between industrial and

single-family developments. A self-storage use may act as a buffer between the industrial uses to the west and the single-family to the east by providing a low impact (minimal traffic and activity). The storage is proposed on the north end of the C-1 parcel leaving the more traditional commercial uses (including the proposed McDonald's) along the major arterial road (Indian School Road).

3. Is in conformance with the adopted General Plan and any adopted Area Plans; and,
 - a. The property is designated in the General Plan as Business & Commerce and Neighborhoods. The dividing line is based on the Luke Compatible Land Use Area (LCLUA) Overlay, identified by the hatch pattern area on the below map, which prohibits residential uses and promotes low employment populations such as industrial and warehousing. The self-storage proposal is on the portion of the property that is included within the LCLUA.



4. Will not be detrimental to surrounding properties or persons in the area due to:
 - a. Impact on the circulation system of the adjacent neighborhood;
 - i. Full access to the facility is proposed off of Sarival Avenue. A driveway off Charles Boulevard is provided as exit only and emergency secondary access. The project does not have any direct access to the adjacent neighborhood. The Indian School Road and Sarival Avenue intersection is currently signalized. Per the approved traffic study, a signal at Charles Boulevard and Sarival Avenue is not warranted as part of this project and will remain as a two-way stop at this time.
 - b. Excessive noise or light generated from within the site;
 - i. Self-storage facilities are typically quiet, low-impact commercial uses. In addition to the 40-foot drainage easement between the residential property line and the proposed self-storage project, the site layout includes a single-story storage building (18-feet tall) along the east side which serves as an additional noise and light buffer. The RV wash station has been located away from the residential property line, approximately 320-feet. The development would need to comply with the City's Zone 2 lighting standards, which are designed to protect residential developments by requiring house-side shielding and other mitigation measures. Article 10-10 of the Zoning Ordinance also addresses parking canopy requirements that block any direct view of the lights from beyond the property line. Additional

stipulations have been included restricting site lighting including dimming requirements, an 8-foot maximum height placement on wall mounted lights, and prevent any wall mounted lights from being placed on the east side of the building adjacent to the residential property.

- c. Excessive scale or height in relationship to surrounding properties;
 - i. There is a 40-foot drainage easement that separates the proposed storage facility from the residential property lines to the east. The drainage easement will contain rip rap and the commercial side will include trees planted to ensure a continuous canopy. Additionally, there is a single-story (18-foot tall) storage building closest to the residential, which ensures that a two-story building is not abutting the single-family residential and provides a visual barrier to the RV storage area which is centralized within the property. The maximum height in the C-1 district is 30-feet, the proposed self-storage building height does not exceed 26-feet.
 - d. Hours of operation;
 - i. The proposed storage access hours are 6:00AM to 10:00PM. Staff does not recommend any restrictions to the hours of operation.
 - e. Inadequate parcel size to provide adequate buffers or mitigation measures to surrounding properties;
 - i. The proposed parcel size is appropriate for the facility and will allow the adequate buffers and setbacks from surrounding properties.
 - f. Inconsistency with the development character or architecture of the adjacent properties.
 - i. Building design has been proposed to be complementary to the adjacent properties including similar desert colors that are cohesive with the existing residential property wall to the east and the proposed McDonald's elevations.
5. Other concerns, which may place the advisability of the proposed convenience use in question.

As described herein, staff did receive neighborhood opposition to this request. In response, additional stipulations of approval are recommended to promote greater compatibility between the proposed use and nearby neighborhood.

Fire Department:

Emergency response times and distances are provided below:

Nearest Goodyear Fire Station	Shortest path		Longest path		2nd nearest Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
#185	3.59	1.29	3.59	1.29	#183	7.87	3.43	7.87	3.43

Public Participation:

In accordance with the city's Citizen Review Ordinance, a notice was sent to all property owners within 500 feet of the Property. A neighborhood meeting for this item along with the McDonald's Special Use Permit on July 13, 2022. Approximately 50 residents were in attendance and predominately expressed concerns related to the proposed McDonald's use. The comments regarding the storage facility were related to visibility of RVs, construction and traffic impacts, light intrusion, and impact to property values. At the Planning and Zoning Commission meeting held on September 14, 2022, during the public comments portion of the agenda a resident expressed concerns about the proposed McDonald's and Storage facility on the property.

Notice for the public hearings before the Planning and Zoning Commission and City Council included the following: a notice mailed to surrounding property owners; a sign posted on the property; and a legal notice published in the Arizona Republic, Southwest Edition.

At the Planning and Zoning Commission public hearing held on October 12, 2022, one resident spoke in opposition of the request stating concerns of the incompatibility of the proposed two-story storage and related RV storage adjacent to the residential.

The applicant requested that the public hearing scheduled for October 24, 2022, be rescheduled, so the applicant could be in attendance. Accordingly, the public hearing scheduled for October 24 was rescheduled for November 14, 2022. Notice for the November 14 public hearing before the City Council included the following: a notice mailed to surrounding property owners; a sign posted on the property; and a legal notice published in the Arizona Republic, Southwest Edition.

Staff Findings:

Staff finds that the proposed Special Use Permit for a self-storage facility with recreational vehicle storage, subject to the conditions and stipulations set forth above, meets the Zoning Ordinance requirements for Special Uses, will not be materially detrimental to adjacent properties, and will be compatible with the surrounding area. Staff is recommending approval of the Special Use Permit subject to the conditions and stipulations set forth above. The Planning and Zoning Commission recommended approval of the request (5-0) on October 12, 2022.

Attachments

Aerial Photo
Project Narrative
Preliminary Site Plan
Conceptual Building Elevations
Preliminary Landscape Plan
Line of Sight Exhibit
Staff Presentation
Applicant Presentation



Aerial Photo

PV10 PROJECT NARRATIVE

DOLLAR SELF STORAGE SPECIAL USE PERMIT

PV10 Development 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 a self-storage facility with RV parking (i.e., proposed Dollar Self 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 Special Use Permit narrative specifically pertains to the proposed Dollar Self Storage facility. It should also be noted that we have submitted concurrent for Site Plan Review and Minor Land Division (i.e., to create 3 separate parcels with required parking and/or drainage cross easements) applications for the overall 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. The proposed mixed-use development will provide needed storage services, as well as a buffer, and limited retail/commercial opportunities for the neighboring residential areas within the Palm Valley master planned community and the growing number of employers within 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 overall site for both vehicles and pedestrians will be provided via Indian School Road and Sarival Avenue, with a single emergency access point from Charles Boulevard to the north.

Overall Site

The overall 11.5-acre site has been planned with an awareness towards the adjacent single-family neighborhood to the east, where single-story homes with private backyards share a common property line with the proposed development.

Specifically:

1. A minimum 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 proposed building heights will be limited to two stories or less (consistent with single-family homes), but in contrast with the typical 36' to 40' building heights typical with the adjacent industrial developments.

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 complement and soften the building architecture; provide shading and enhance the streetscape leading into the neighboring communities.
5. Automobile parking will meet minimum City requirements and market-driven standards. Parking areas and drive-through lanes (where provided) will be screened along the street frontages with a decorative masonry wall.

Dollar Self Storage Facility

Context and Access

The proposed Dollar Self Storage is planned for the north approximate 6.59 acres of the overall PV10 site, located at southeast corner of Sarival Avenue and Charles Boulevard. Primary access to the proposed facility is from the midpoint of the subject site's Sarival Avenue frontage. The proposed entry will be full access, with direct access to the offices and gated, keypad activated access to the storage units. A secondary access point is proposed along Charles Boulevard for emergency vehicles that will also be an exit only point for renters. Internal accessways and circulation has been designed to accommodate trucks, RVs, and emergency vehicles to ensure that every portion of the site is easily accessible during standard operations and in the event of an emergency.

Proposed Facility

The proposed storage facility is comprised of five (5) one-story storage buildings, one (1) two-story storage building, covered RV parking, and a one-story office space. The project includes a total of 939 individual storage units, ranging in size from 5' x 5' to 13' x 25', and 66 covered RV parking spaces and a washing/cleaning bay. The proposed facility is designed to be both aesthetically appealing and functional and will create a smooth land use transition between the adjacent residential neighborhoods to the south and east and the more intense light industrial developments to the west and north. Perimeter buildings are all limited to one-story and have generous setbacks from streets and the existing residential community to the east.

Design

The design theme of the facility is contemporary desert commercial, and the proposed architecture has been designed to complement and blend into the character of the surrounding areas. The development utilizes a number of architectural elements to provide visual interest and emphasis, including varied wall heights with decorative tower elements, horizontal wall offsets and recesses, a range of complementary materials including desert-tone painted stucco, stone veneer, and glazing. Building heights along the eastern perimeter range from 14'-0" to 18'-0", with the two-story (26'-0") building located towards the interior of the site to provide a gradual step-up from the adjacent surrounding single-story residences. Where there is a

common property line with single family residences to the east, minimum building setbacks range from a minimum of 45'-5" to 52'-0", providing a generous physical buffer between the uses. The proposed building setback areas will be generously landscaped in accordance with the City's standards to create an additional visual buffer between the residences and the proposed storage buildings.

Operation

The proposed Dollar Self Storage will be open between 6:00 AM to 10:00 PM daily to renters with keypad access. Office hours will be from 9:00 AM to 6:00 PM daily. There will be no site access between 10:00 PM and 6:00 AM. As previously stated, entry to and exit from the site is monitored by keypad access, which logs a record of all access to and from the premises. All site lighting, including security lighting, is shielded and downward directed to ensure that the site is well lit for security purposes while mitigating any potential light spillage onto adjacent streets and properties.

Dollar Self Storage Special Use Permit Request

As mentioned above, the proposed Dollar Storage facility requires a Special Use Permit to allow for mini-storage and recreational vehicle storage. In accordance with Section 1-3-4-A of the City's Zoning Ordinance, a Special Use Permit request may be approved upon a finding that the proposed development and/or use reflected in the application satisfies the following approval criteria:

1. *Will be desirable or necessary to the public convenience or welfare;*

The proposed Dollar Self Storage will support planned and existing employment, single-family, and multi-family uses in the area that commonly utilize off-site storage facilities. The proposed facility offers secured weatherproof storage for personal belongings, inventory, and vehicles (such as RVs) that may be difficult to store because of their value, size, or community restrictions. Self-storage facilities are frequently utilized by collectors, business owners, and people who are moving or undergoing home renovations, and they offer a needed convenience/service to the community.

2. *Will be harmonious and compatible with other uses adjacent to and in the vicinity of the selected site or sites;*

The subject site is zoned for commercial uses, including self-storage facilities upon approval of a Special Use Permit. The subject site will be surrounded by other commercial uses to the south, as well as more intense light industrial uses to the north and west. The proposed self-storage facility represents an ideal type of transitional commercial use that will complement the planned and existing uses in the area.

3. *Is in conformance with the adopted General Plan and any adopted Area Plans;*

This proposal will not modify the subject site's existing General Plan designation. The City's General Plan land use map designates this site as 'Neighborhood' which includes a wide range of densities and housing products, public and community

facilities, places of worship, and commercial uses at appropriate intensities and locations. It is worth noting that the subject site is located almost entirely within the Luke Air Force Base 65 DNL (day-night noise level) contour, which prohibits the development of new residential uses, and encourages commercial or light industrial uses that are more in proximity to a military airport. The proposed Dollar Self Storage is an optimal type of commercial use that will not be materially impacted by the operational characteristics of Luke Air Force Base.

4. *Will not be detrimental to surrounding properties or persons in the area by demonstrating that:*

a. *The proposed use will not adversely impact on the circulation system of the adjacent neighborhoods;*

Access to the proposed Dollar Self Storage facility will be provided via a full access drive along Sarival Avenue. The proposed driveway will provide direct access to the office area with gated, keypad-activated access to the internal storage areas. A secondary gated access point will be provided along Charles Boulevard for emergency access and user exit only. The proposed access point along Sarival Avenue has been thoughtfully located to minimize or eliminate travel through the surrounding neighborhoods. It is likely that most users will utilize Sarival Avenue via Indian School Road to enter and exit the facility.

It is also worth mentioning that self-storage facilities typically generate very minimal traffic, especially compared to other commercial uses, as most users do not need to frequently access their units. In addition, self-storage facilities do not experience increased traffic during ‘peak’ hours, so the proposed facility will not have any substantive impacts on traffic circulation during morning or afternoon/evening peak times.

b. *The proposed use will not generate excessive noise or light generated from within the site;*

Self-storage facilities are typically quiet, low-impact commercial uses that generate minimal visits during business hours. Any noise generated by loading or unloading activities will be minimal and will not exceed ambient levels. The proposed development will also be required to comply with the City’s ‘Zone 2’ lighting standards, which limit light fixture usage, type, height, and brightness to ensure compatibility with nearby residential uses.

c. *The proposed use will not be excessive in scale or height in relationship to surrounding properties;*

The facility has been designed at an appropriate height and scale to create a gradual ‘step-up’ into the light industrial developments to the west across Sarival Avenue. The maximum building height, which is 30’-0” at the one-story office element along Sarival Avenue, is the same height that is typically allowed for a two-story

single-family residence. In addition, the building along the eastern perimeter, adjacent to single-family neighborhood, is limited to one-story and does not exceed 18'-0" in height.

- d. *That the hours of operation will not adversely impact the adjacent properties or surrounding area;*

The proposed Dollar Self Storage will be staffed from 9:00 AM to 6:00 PM, and users will have access into the storage areas from 6:00 AM to 10:00 PM. There is no access to the facility from 10:00 PM to 6:00 AM, which will eliminate the potential for access or loading/unloading activities overnight or during early morning hours.

- e. *That the parcel size is sufficient adequate to provide adequate buffers or mitigation measures to surrounding properties;*

The subject site is approximately 6.59 acres in size and will comfortably accommodate the proposed Dollar Self Storage. The proposed facility has been designed to meet or exceed all applicable setback, maneuvering, and parking requirements, and the proposed development will preserve a landscape/drainage area along the east side of the site to provide a physical and visual buffer from the adjoining residential neighborhood.

- f. *That the proposal is consistent with the development character or architecture of the adjacent properties.*

The proposed facility is an appropriate, low impact self-storage use that has been designed to complement and transition the adjacent residential neighborhood to the east from the more intense the light industrial development to the west. The proposed building heights, setbacks, elevations, and landscape improvements will work together to soften the transition and integrate the development into the surrounding area.

In summation, the requested Special Use Permit is reasonable, compatible, appropriate, and necessary for the proposed self-storage and RV storage use, and it will not have any detrimental effects on any persons living or working in the area. More importantly, the requested Special Use Permit, based upon the site plan submitted and information provided herein, meets the four (4) criteria enumerated above for approval. For the foregoing reasons, we respectfully request that the Special Use Permit be approved.

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

OVERALL LEGAL DESCRIPTION:
TRACT P, OF PALM VALLEY PHASE V PARCELS 18-22, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 727, PAGE 23 AND AFFIDAVIT OF CORRECTION RECORDED AS 2005-708657 OF OFFICIAL RECORDS.

LOT 1 LEGAL DESCRIPTION:
ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS: TO-WIT: COMMENCING AT A FOUND CITY OF GOODYEAR BRASS CAP IN HANDHOLE FOR THE SOUTHWEST CORNER OF SAID SECTION 19, FROM WHICH A FOUND CITY OF GOODYEAR BRASS CAP FLUSH FOR THE SOUTH QUARTER CORNER OF SECTION 19 BEARS SOUTH 89 DEG. 19 MIN. 52 SEC. EAST (BASIS OF BEARINGS) . 2,567.71 FEET
THENCE NORTH 00 DEG. 15 MIN. 08 SEC. EAST ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 479.03 FEET;
THENCE SOUTH 89 DEG. 44 MIN. 52 SEC. EAST DEPARTING SAID WEST LINE, A DISTANCE OF 50.95 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 01 DEG. 39 MIN. 25 SEC. WEST, A DISTANCE OF 268.63 FEET;
THENCE NORTH 00 DEG. 15 MIN. 08 SEC. EAST, A DISTANCE OF 37.48 FEET;
THENCE NORTH 05 DEG. 00 MIN. 57 SEC. EAST, A DISTANCE OF 120.42 FEET;
THENCE NORTH 00 DEG. 15 MIN. 08 SEC. EAST, A DISTANCE OF 149.00 FEET;
THENCE NORTH 45 DEG. 15 MIN. 08 SEC. EAST, A DISTANCE OF 29.70 FEET;
THENCE SOUTH 89 DEG. 44 MIN. 52 SEC. EAST, A DISTANCE OF 414.88 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 03 DEG. 26 MIN. 26 SEC., AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 88 DEG. 31 MIN. 54 SEC. EAST - 45.03 FEET;
THENCE IN AN EASTERLY DIRECTION ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 45.04 FEET;
THENCE SOUTH 00 DEG. 41 MIN. 08 SEC. WEST NON-TANGENT TO SAID CURVE, A DISTANCE OF 595.23 FEET;
THENCE NORTH 90 DEG. 00 MIN. 00 SEC. WEST, A DISTANCE OF 477.44 FEET TO THE POINT OF BEGINNING, CONTAINING 287,000 SQUARE FEET OR 6.589 ACRES OF LAND, MORE OR LESS.

LOT 2 LEGAL DESCRIPTION:
ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS: TO-WIT: COMMENCING AT A FOUND CITY OF GOODYEAR BRASS CAP IN HANDHOLE FOR THE SOUTHWEST CORNER OF SAID SECTION 19, FROM WHICH A FOUND CITY OF GOODYEAR BRASS CAP FLUSH FOR THE SOUTH QUARTER CORNER OF SECTION 19 BEARS SOUTH 89 DEG. 19 MIN. 52 SEC. EAST (BASIS OF BEARINGS) . 2,567.71 FEET
THENCE SOUTH 89 DEG. 18 MIN. 52 SEC. EAST ALONG THE SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 52.00 FEET;
THENCE NORTH 00 DEG. 15 MIN. 08 SEC. EAST DEPARTING SAID SECTION LINE, A DISTANCE OF 177.00 FEET, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE NORTH 00 DEG. 00 MIN. 00 SEC. WEST, A DISTANCE OF 270.91 FEET;
THENCE NORTH 01 DEG. 39 MIN. 25 SEC. WEST, A DISTANCE OF 31.53 FEET;
THENCE NORTH 90 DEG. 00 MIN. 00 SEC. EAST, A DISTANCE OF 217.30 FEET;
THENCE SOUTH 00 DEG. 00 MIN. 00 SEC. EAST, A DISTANCE OF 305.03 FEET;
THENCE NORTH 89 DEG. 18 MIN. 52 SEC. WEST, A DISTANCE OF 217.60 FEET TO THE POINT OF BEGINNING, CONTAINING 65,901 SQUARE FEET OR 1.513 ACRES OF LAND, MORE OR LESS.

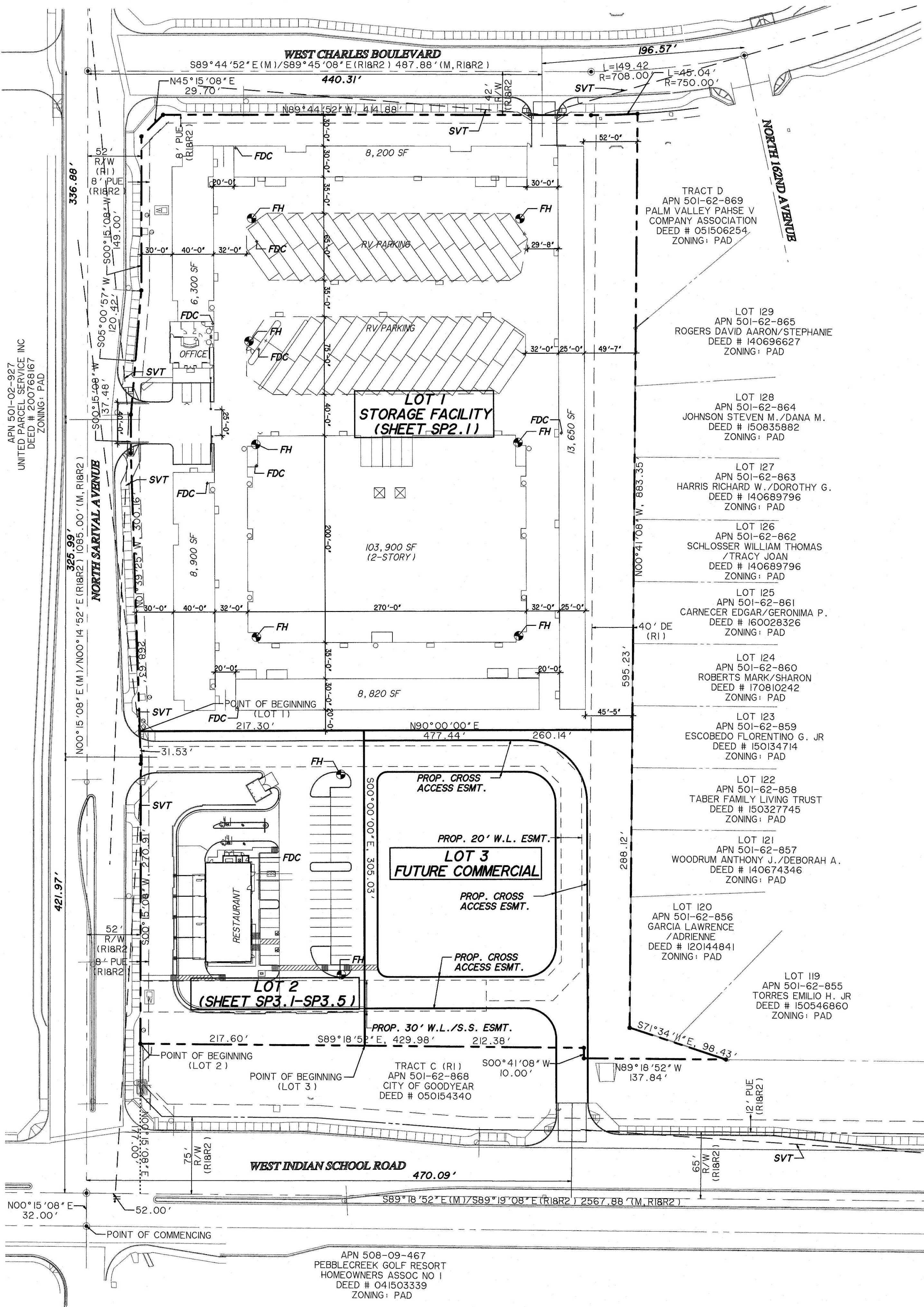
LOT 3 LEGAL DESCRIPTION:
ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS: TO-WIT: COMMENCING AT A FOUND CITY OF GOODYEAR BRASS CAP IN HANDHOLE FOR THE SOUTHWEST CORNER OF SAID SECTION 19, FROM WHICH A FOUND CITY OF GOODYEAR BRASS CAP FLUSH FOR THE SOUTH QUARTER CORNER OF SECTION 19 BEARS SOUTH 89 DEG. 19 MIN. 52 SEC. EAST (BASIS OF BEARINGS) . 2,567.71 FEET
THENCE SOUTH 89 DEG. 18 MIN. 52 SEC. EAST ALONG THE SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 268.26 FEET;
THENCE NORTH 00 DEG. 41 MIN. 08 SEC. EAST DEPARTING SAID SECTION LINE, A DISTANCE OF 177.00 FEET, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE NORTH 00 DEG. 00 MIN. 00 SEC. WEST, A DISTANCE OF 305.03 FEET;
THENCE NORTH 90 DEG. 00 MIN. 00 SEC. EAST, A DISTANCE OF 260.14 FEET;
THENCE SOUTH 00 DEG. 41 MIN. 08 SEC. WEST, A DISTANCE OF 288.12 FEET;
THENCE SOUTH 71 DEG. 34 MIN. 11 SEC. EAST, A DISTANCE OF 98.43 FEET;
THENCE NORTH 89 DEG. 18 MIN. 52 SEC. WEST, A DISTANCE OF 137.84 FEET;
THENCE NORTH 00 DEG. 41 MIN. 08 SEC. EAST, A DISTANCE OF 10.00 FEET;
THENCE NORTH 89 DEG. 18 MIN. 52 SEC. WEST, A DISTANCE OF 212.38 FEET TO THE POINT OF BEGINNING, CONTAINING 81,036 SQUARE FEET OR 1.860 ACRES OF LAND, MORE OR LESS.

ABBREVIATIONS

FDC - FIRE DEPARTMENT CONNECTION
FH - FIRE HYDRANT
SVT - SIGHT VISIBILITY TRIANGLE
APN - ACCESSORY PARCEL NUMBER
W.L. - WATER LINE
S.S. - SANITARY SEWER
ESMT. - EASEMENT
PUE - PUBLIC UTILITY EASEMENT
DE - DRAINAGE EASEMENT
SF - SQUARE FOOTAGE
PAD - PLANNED AREA DEVELOPMENT
RV - RECREATION VEHICLE

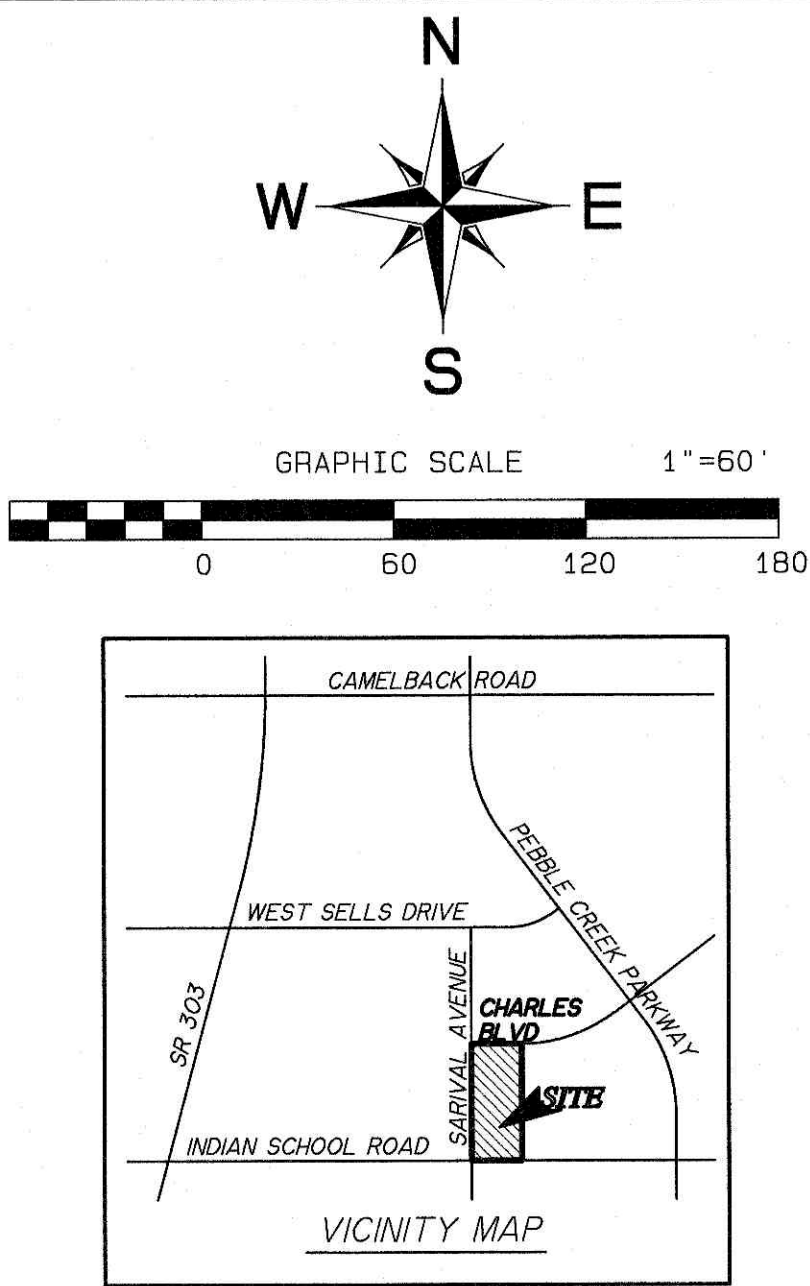


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CITY OF GOODYEAR SITE PLAN NOTES

1. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURB, CUTTER, SIDEWALKS, RAPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STRIPING. LANDSCAPE RESPONSIBILITIES ARE IDENTIFIED UNDER SEPARATE NOTE:
a. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
b. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION OF ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENTS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
c. MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF SEALANT IN ALL PAVEMENT CRACKS AND JOINTS, AND APPLICATION OF SEALANT OVER ALL ASPHALT PAVEMENTS.
d. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL IMPROVEMENTS SHALL BE UNDAUNAGED AND SHALL MEET CITY STANDARDS.
e. IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.
2. LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING:
a. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL LANDSCAPE IMPROVEMENTS, INCLUDING PLANTED AREAS AND IRRIGATION SYSTEMS, FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
b. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTING AND/OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
c. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE NORMAL HEALTHY GROWTH.
d. WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND HAS OBTAINED AN APPROXIMATE HEIGHT OF 3 INCHES, MOWING SHALL BEGIN IMMEDIATELY TO ACHIEVE A TURF HEIGHT OF 2 INCHES, THE TURF SHALL BE MOWED THEREAFTER TO SAFELY MAINTAIN THE 2-INCH HEIGHT.
e. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL TURF AREAS SHALL BE LIVE, HEALTHY, UNDAUNAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
f. IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.



BASIS OF BEARING:

S89°18'52"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 WEST AS MEASURED BETWEEN MONUMENTS NUMBERED 2 AND 7 SHOWN HEREON AND DESCRIBED UNDER MONUMENT NOTES.

REFERENCE DATA:

(R1) EXHIBIT "A" GAINED FROM A SPECIAL REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NUMBER NCS-1024147-PHX1, DATED AUGUST 4, 2020 AT 7:30 A.M.
(R1) PALM VALLEY PHASE V PARCELS 18-22, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 727, PAGE 23 AND AFFIDAVIT OF CORRECTION RECORDED AS 2005-708657 OF OFFICIAL RECORDS.
(R2) MAP OF DEDICATION OF PALM VALLEY PHASE V AS RECORDED IN BOOK 720 OF MAPS, PAGE 27, MCR.

BENCHMARK USED IS A CITY OF GOODYEAR DATUM BENCHMARK (NAVD88)
NOTE: CITY OF GOODYEAR TRANSITIONED FROM NGVD29 TO NAVD88 DATUM JULY 1, 2008
DESCRIPTION = CITY OF GOODYEAR BRASS CAP IN HANDHOLE
STATE/COUNTY = ARIZONA/MARICOPA
LOCATION = ROADWAY INTERSECTION OF CAMELBACK ROAD AND SARIVAL AVENUE
ELEVATION = 1062.85 FEET NAVD 88 DATUM
ELEVATION = 1061.12 FEET NGVD 29 DATUM
TOP OF CITY OF GOODYEAR BRASS CAP IN HANDHOLE OF N. SARIVAL AVENUE AND INDIAN SCHOOL ROAD THE SOUTHWEST CORNER OF SECTION 19, T. 2N., R. 1W., MONUMENT NO. 2.
ELEVATION = 1046.80 (NAVD 88 DATUM)

UTILITY SERVICES

SEWER	LIBERTY UTILITIES
WATER	LIBERTY UTILITIES
ELECTRICITY	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS
POLICE	CITY OF GOODYEAR
FIRE	CITY OF GOODYEAR
SOLID WASTE	CITY OF GOODYEAR
CATV	COX COMMUNICATIONS

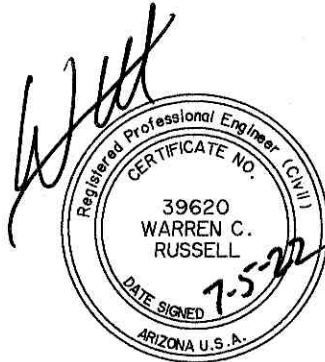
ZONING: PAD
GROSS ACREAGE: 9.96 ACRES

PARKING CALCULATIONS

LOT 1:
OFFICE AT 1 SPACE PER 300 SF: 1,800 SF / 300 SF = 6 SPACES.
SS AT 1 SPACE PER 50 UNITS = 18.78 SPACES.
TOTAL REQUIRED = 25 SPACES.
TOTAL PROVIDED = 25 SPACES.

LOT 2:
INDOOR DINING & SEATING AREA: 1/50 SF = 1,200/50 = 24
KITCHEN & EMPLOYEE SERVICE AREAS: 1/150 SF = 2,295/150 = 16
TOTAL REQUIRED: 40 SPACES
BIKE PARKING REQUIRED: 1/10 PARKING REQUIRED = 4 SPACES
BIKE PARKING PROVIDED: 4 SPACES

LOT 3:
LOT 3 SHALL PROVIDE ITS OWN SEPARATE PARKING AT THE TIME OF SITE PLAN SUBMITTAL

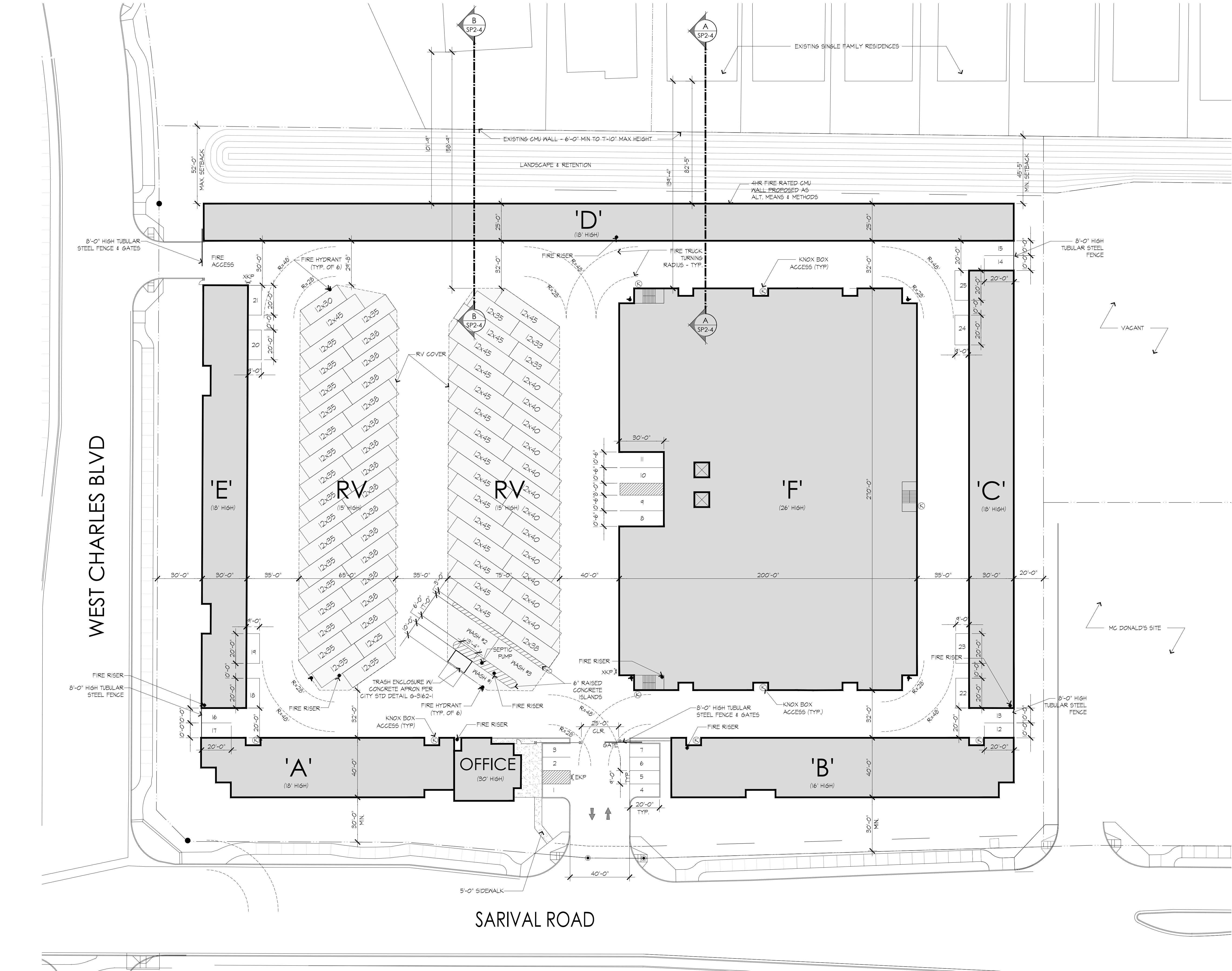


Case #:		
Plan Check #:		
Date:		6/2022
Revisions:		
#	Comments	Date

Project Number: 10897A
Drawn By: WCR/JEB
Title: OVERALL SHEET INDEX

SP1

Expires: 09/30/2024



OWNER/DEVELOPER:
DOLLAR SELF STORAGE
17671 COWAN AVE., SUITE 125
IRVINE, CA 92624
CONTACT: JACK THOMSON
PHONE: 949/ 783-5377
E-MAIL: jackt@dollarselfstorage.com

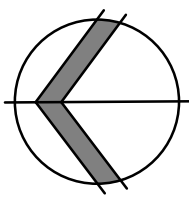
ARCHITECT:
ARIEL L. VALLI, ARCHITECT
924 NORTH ART VILLAGE WAY - SUITE D
IVINS, UT 84738
PHONE: 949-813-4191
E-MAIL: ariel@valliararch.com

CIVIL ENGINEER:
WARREN C. RUSSELL, P.E.
GOODWIN AND MARSHALL, INC
2705 S. ALMA SCHOOL RD., STE 2
CHANDLER, AZ 85286
PHONE: 817-680-1062
E-MAIL: WRUSSELL@GMCIVIL.COM

BUILDING AREAS:	
BLDG A (1 STORY):	6,300 SQ. FT.
BLDG B (1 STORY):	8,900 SQ. FT.
BLDG C (1 STORY):	8,820 SQ. FT.
BLDG D (1 STORY):	13,650 SQ. FT.
BLDG E (1 STORY):	8,200 SQ. FT.
BLDG F (2 STORY):	103,900 SQ. FT.
SELF STORAGE SUBTOTAL:	
OFFICE	1,800 SQ. FT.
PHASE I TOTAL:	151,570 SQ. FT.

RV SPACES		No. OF UNITS	PARKING REQUIRED:
SIZE OF UNIT			
RV 12 x 25	1	1	OFFICE AT 1 SPACE PER 300 SF. 1,800SF/ 300SF = 6 SPACES
RV 12 x 30	1	1	
RV 12 x 33	2	2	SS AT 1 SPACE PER 50 UNITS: 939 UNITS/50 = 18.78 TOTAL REQUIRED = 25 SPACES TOTAL PROVIDED = 25 SPACES
RV 12 x 35	19	19	
RV 12 x 38	15	15	
RV 12 x 40	12	12	
RV 12 x 45	16	16	
TOTAL	66	66	

- BUILDING SAFETY AND FIRE NOTES
- (1) CODES IN EFFECT: 2018 IBC, 2018 IFC and 2017 NEC
 - (2) CONSTRUCTION TYPE: II-B (SPRINKLERED) AT ALL STRUCTURES, INCLUDING RV COVERS
 - (3) OCCUPANCY: 'S-1' AT STORAGE BUILDINGS AND 'B' AT OFFICE.
 - (4) SPEED BUMPS OR ANY OBSTRUCTIONS THAT MAY IMPEDE EMERGENCY VEHICLE RESPONSE ARE NOT ALLOWED.
 - (5) ELECTRICALLY OPERATED ENTRY AND EXIT GATES WILL REQUIRE A SEPARATE SUBMITTAL AND PERMIT
 - (6) KNOX BOXES ARE REQUIRED AT EACH ENTRANCE TO A BUILDING AND AT FIRE SPRINKLER RISER ROOMS. SEE (K) FOR LOCATIONS A KNOX BOX IS REQUIRED AT BOTH STAIRS AT 2 STORY BUILDING F. KNOX BOXES SHALL COMPLY WITH UL 1037.
 - (7) AN EMERGENCY RESPONDER RADIO COVERAGE (ERRC) SYSTEM MAY BE REQUIRED AT 2 STORY BUILDING F. ON-SITE CERTIFIED TESTING IS REQUIRED WHEN CONSTRUCTION IS COMPLETED. SHOULD THE SYSTEM BE REQUIRED, A SEPERATE SUBMITTAL WILL BE REQUIRED. FINAL APPROVAL OF THE CERTIFICATE OF OCCUPANCY REQUIRES INSTALLATION, TESTING AND APPROVAL OF THE ERRC SYSTEM.
 - (8) ALL BUILDINGS AND RV COVERS WILL BE FIRE SPRINKLERED



SITE PLAN NOTES

CITY OF GOODYEAR SITE PLAN NOTES

1. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS.
- IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURBS, GUTTER, SIDEWALKS, RAMP, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STRIPING. LANDSCAPE RESPONSIBILITIES ARE IDENTIFIED UNDER SEPARATE NOTE.
2. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
3. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION OF ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENTS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
4. MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF SEALANT IN ALL PAVEMENT CRACKS AND JOINTS, AND APPLICATION OF SEALANT OVER ALL ASPHALT PAVEMENTS.
5. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
6. IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.
7. LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING.
8. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL LANDSCAPE IMPROVEMENTS, INCLUDING PLANTED AREAS AND IRRIGATION SYSTEMS, FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
9. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTING AND/OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
10. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, NEEDLING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE NORMAL, HEALTHY GROWTH.
11. WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND HAS OBTAINED AN APPROXIMATE HEIGHT OF 3 INCHES, MOWING SHALL BEGIN IMMEDIATELY TO ACHIEVE A TURF HEIGHT OF 2 INCHES. THE TURF SHALL BE MOVED THEREAFTER TO SAFELY MAINTAIN THE 2-INCH HEIGHT.
12. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL TURF AREAS SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
13. IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.

BLUE STAKE NOTE

THE CONTRACTOR SHALL CONTACT BLUE STAKE (602-263-1100) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL LOCATE ALL CONFLICTS PRIOR TO CONSTRUCTION.

LOT LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A FOUND CITY OF GOODYEAR BRASS CAP IN HANDHOLE FOR THE SOUTHWEST CORNER OF SAID SECTION 19, FROM WHICH A FOUND CITY OF GOODYEAR BRASS CAP FLUSH FOR THE SOUTH QUARTER CORNER OF SECTION 19 BEARS SOUTH 84 DEG. 14 MIN. 52 SEC. EAST (BASIS OF BEARINGS) 2367.71 FEET;

THENCE NORTH 00 DEG. 15 MIN. 08 SEC. EAST ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 419.03 FEET;

THENCE SOUTH 84 DEG. 44 MIN. 52 SEC. EAST DEPARTING SAID WEST LINE, A DISTANCE OF 50.95 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 01 DEG. 34 MIN. 25 SEC. WEST, A DISTANCE OF 268.63 FEET;

THENCE NORTH 00 DEG. 15 MIN. 08 SEC. EAST, A DISTANCE OF 37.48 FEET;

THENCE NORTH 05 DEG. 00 MIN. 57 SEC. EAST, A DISTANCE OF 120.42 FEET;

THENCE NORTH 00 DEG. 15 MIN. 08 SEC. EAST, A DISTANCE OF 140.00 FEET;

THENCE NORTH 45 DEG. 15 MIN. 08 SEC. EAST, A DISTANCE OF 24.10 FEET;

THENCE SOUTH 84 DEG. 44 MIN. 52 SEC. EAST, A DISTANCE OF 414.88 FEET;

TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 03 DEG. 26 MIN. 26 SEC., AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 88 DEG. 51 MIN. 54 SEC. EAST - 45.03 FEET;

THENCE IN AN EASTERLY DIRECTION ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 45.04 FEET;

THENCE SOUTH 00 DEG. 41 MIN. 08 SEC. WEST, A DISTANCE OF 411.44 FEET TO THE POINT OF BEGINNING, CONTAINING 287,000 SQUARE FEET OR 6.584 ACRES OF LAND, MORE OR LESS.

ABBREVIATIONS

- FDG - FIRE DEPARTMENT CONNECTION
- FH - FIRE HYDRANT
- SVT - SIGHT VISIBILITY TRIANGLE
- APN - ASSESSOR PARCEL NUMBER
- ALL - WATER LINE
- S.S. - SANITARY SEWER
- ESMT - EASEMENT
- PUE - PUBLIC UTILITY EASEMENT
- DE - DRAINAGE EASEMENT
- SF - SQUARE FOOTAGE
- PAD - PLANNED AREA DEVELOPMENT
- RV - RECREATION VEHICLE
- (K) - KNOX BOX

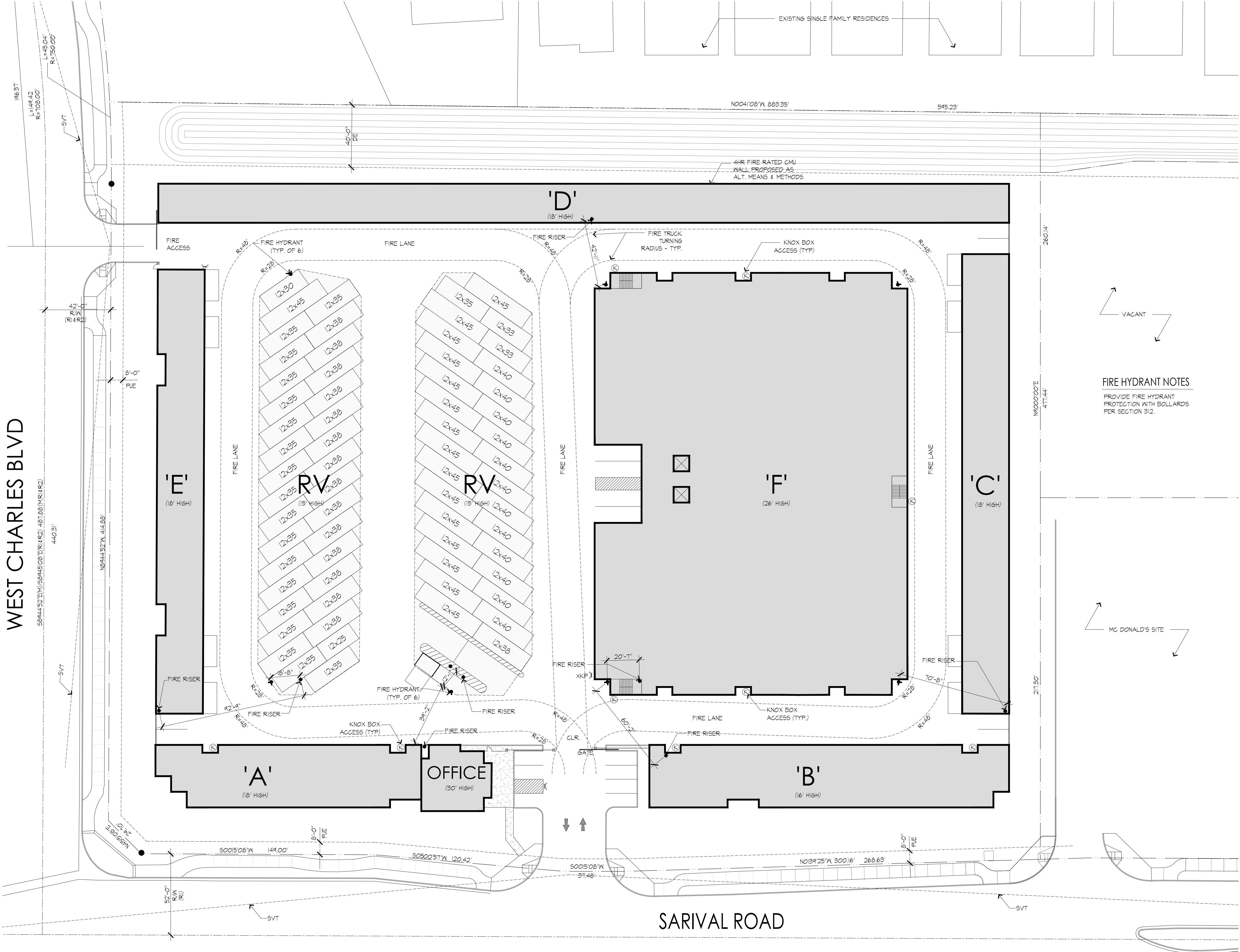
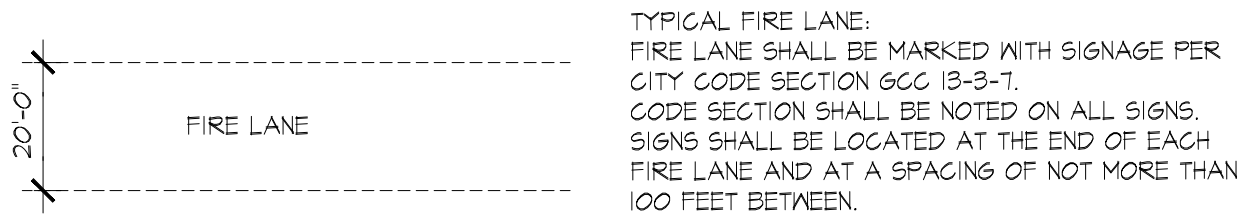


FIRE ACCESS & CIVIL DATA SITE PLAN

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. MARICOPA COUNTY, ARIZONA

DOLLAR SELF STORAGE

GOODYEAR, AZ





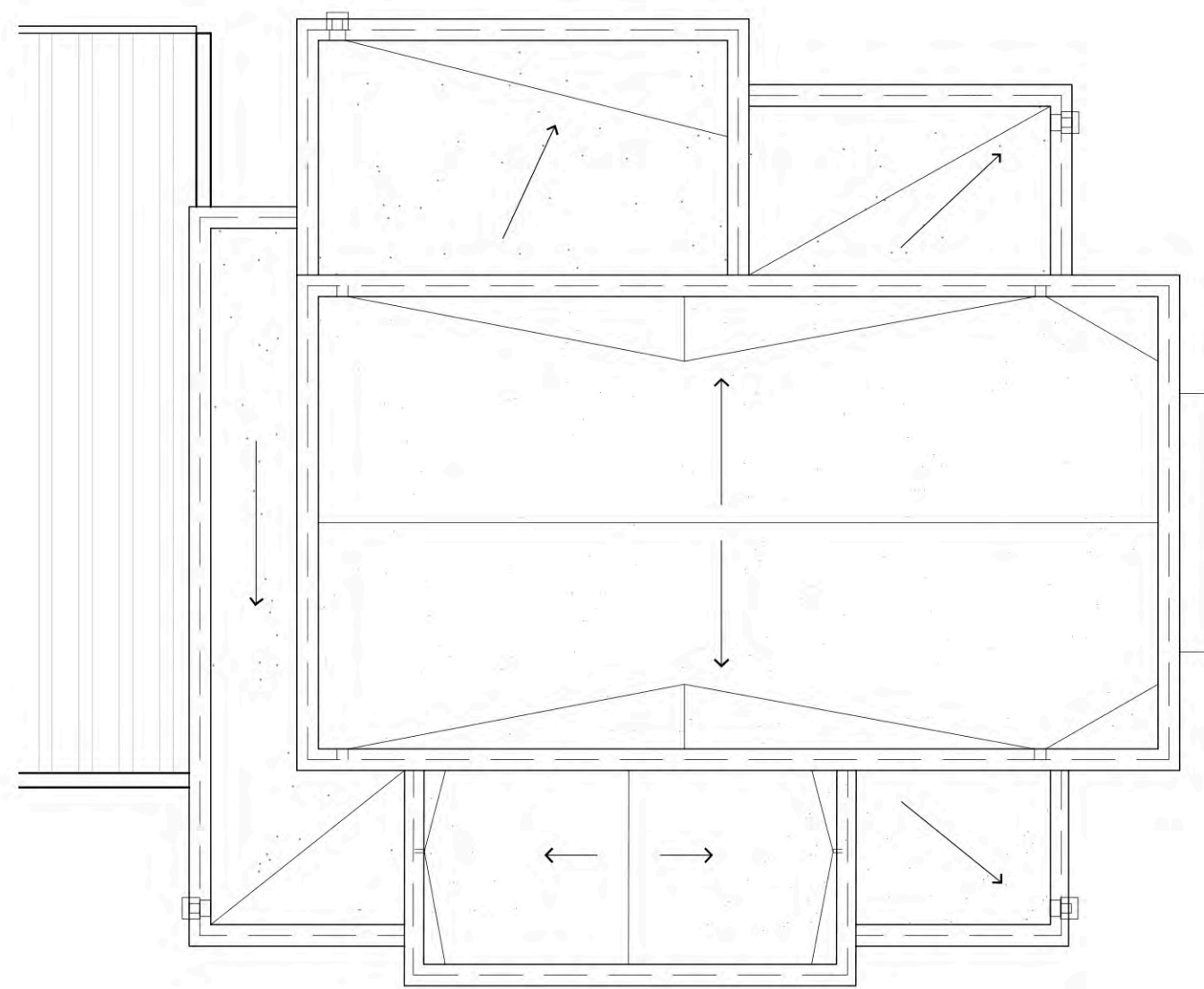
EAST ELEVATION



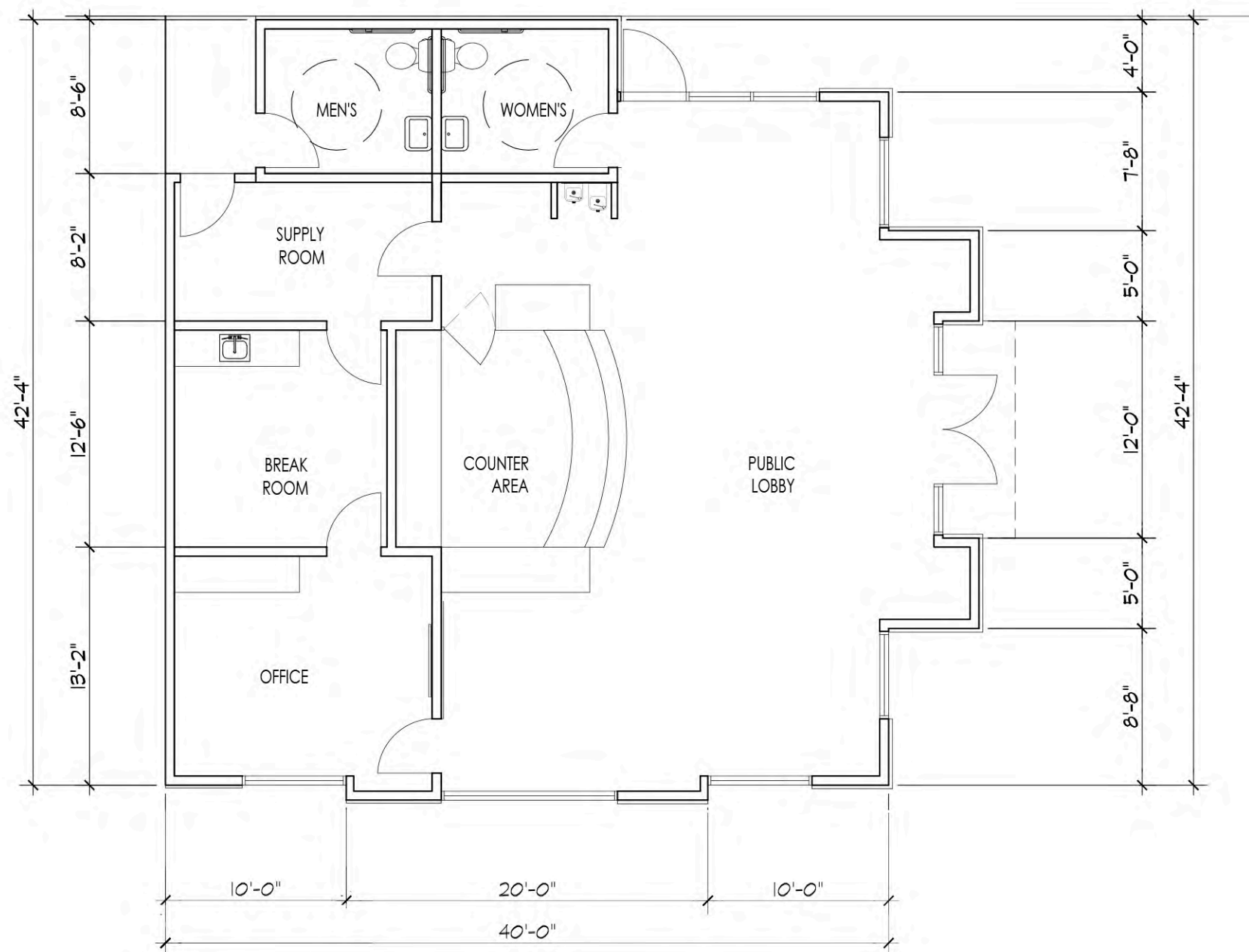
WEST ELEVATION



SOUTH ELEVATION

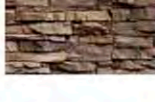


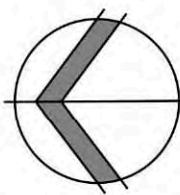
OFFICE ROOF PLAN



OFFICE FLOOR PLAN

MATERIALS & COLORS

-  ROOF CORNICES (STUCCO FINISH):
PAINTED SW#6091 "RELIABLE WHITE"
-  ACCENT CORNICE
PAINTED SW# 6091 "RELIABLE WHITE"
-  PRECISION UPPER CMU WALLS:
PAINT SW #6101 "SANDS OF TIME"
-  PRECISION LOWER CMU WALLS:
PAINT SW #6095 "TOASTY"
-  STUCCO PRIMARY COLOR:
PAINT SW #6093 "FAMILIAR BEIGE"
-  STONE VENEER:
CORONADO STONE OLD WORD STONE
CHABLIS
-  GLAZING AND SPANDREL GLASS:
PGG "SOLAR BRONZE"



MATERIALS & COLORS

- ROOF CORNICES (STUCCO FINISH):
PAINT SW #6095 "TOASTY"
- ACCENT CORNICE
PAINT SW #6095 "TOASTY"
- PRECISION UPPER CMU WALLS:
PAINT SW #6101 "SANDS OF TIME"
- PRECISION LOWER CMU WALLS:
PAINT SW #6095 "TOASTY"
- STUCCO PRIMARY COLOR:
PAINT SW #6093 "FAMILIAR BEIGE"
- STONE VENEER:
CORONADO STONE OLD WORD STONE
CHABLIS
- GLAZING AND SPANDREL GLASS:
PGG "SOLAR BRONZE"



OFFICE / BLDG. A WEST ELEVATION



BLDG. B WEST ELEVATION



SARIVAL ROAD OVERALL (WEST) ELEVATION

MATERIALS & COLORS

- ROOF CORNICES (STUCCO FINISH):
PAINT SW #6095 "TOASTY"
- ACCENT CORNICE
PAINT SW #6095 "TOASTY"
- PRECISION UPPER CMU WALLS:
PAINT SW #6101 "SANDS OF TIME"
- PRECISION LOWER CMU WALLS:
PAINT SW #6095 "TOASTY"
- STUCCO PRIMARY COLOR:
PAINT SW #6093 "FAMILIAR BEIGE"
- STONE VENEER:
CORONADO STONE OLD WORD STONE
CHABLIS
- GLAZING AND SPANDREL GLASS:
PGG " SOLAR BRONZE"



BLDG. B
SOUTH ELEVATION

BLDG. C
SOUTH ELEVATION

BLDG. D
SOUTH ELEVATION



BLDG. D EAST ELEVATION



BLDG. E
NORTH ELEVATION

BLDG. A
NORTH ELEVATION

LANDSCAPE LEGEND
ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS
(U.O.N UNLESS OTHERWISE NOTED)
(tm - MSN trade marked by Mountain States Nursery)

TREES		SIZE	QTY
	Prosopis alba 'Cooperi'	24" Box	11
	Cooper's Mesquite 'Thornless'	Multi-Trunk	
	Prosopis alba 'Thornless'	24" Box	16
	Argentina Mesquite	Multi-Trunk	
	Dalbergia sissoo	24" Box	32
	Sissoo Tree	Standard	
	Acacia salicina	24" Box	21
	Willow Acacia	Standard	
	Parkinsonia hybrid	24" Box U.O.N	11
	Desert Museum	36" Box	18
	Desert Museum	Standard	
	Caesalpinia mexicana	24" Box	05
	Mexican Bird of Paradise	Multi-Trunk	
	Ebenopsis ebano	24" Box	22
	Texas Ebony	Standard	
	Acacia aneura	36" Box	10
	Mulga Tree	Standard	

SHRUBS		SIZE	QTY
	Leucophyllum frutescens 'Compacta'	5 Gallon	36
	Compact Texas Ranger		
	Dasylirion acrotrichum	5 Gallon	114
	Green Desert Spoon		
	Bougainvillea 'Torch Glow'	5 Gallon	110
	Torch Glow		
	Muhlenbergia capillaris	5 Gallon	362
	Regal Mist		
	Caesalpinia mexicana	5 Gallon	50
	Mexican Bird of Paradise		
	Eremophilla glabra 'carnosa'	5 Gallon	268
	Winter Blaze		
	Agave americana	5 Gallon	193
	Century Agave		
	Hesperaloe parviflora 'Yellow'	5 Gallon	16
	Yellow Yucca		
	Dodonea viscosa 'Green'	5 Gallon	10
	Green Hopseed Bush		
	Muhlenbergia rigida 'Nashville'	5 Gallon	224
	Nashville Muhly		
	Olea europaea 'Little Ollie'	5 Gallon	147
	Little Ollie		
	Dalea capitata 'Sun Gold'	5 Gallon	27
	Sun Gold tm - MSN		
	Tecoma stans	5 Gallon	111
	Yellow Bells		
	Leucophyllum frutescens	5 Gallon	179
	Texas Ranger		

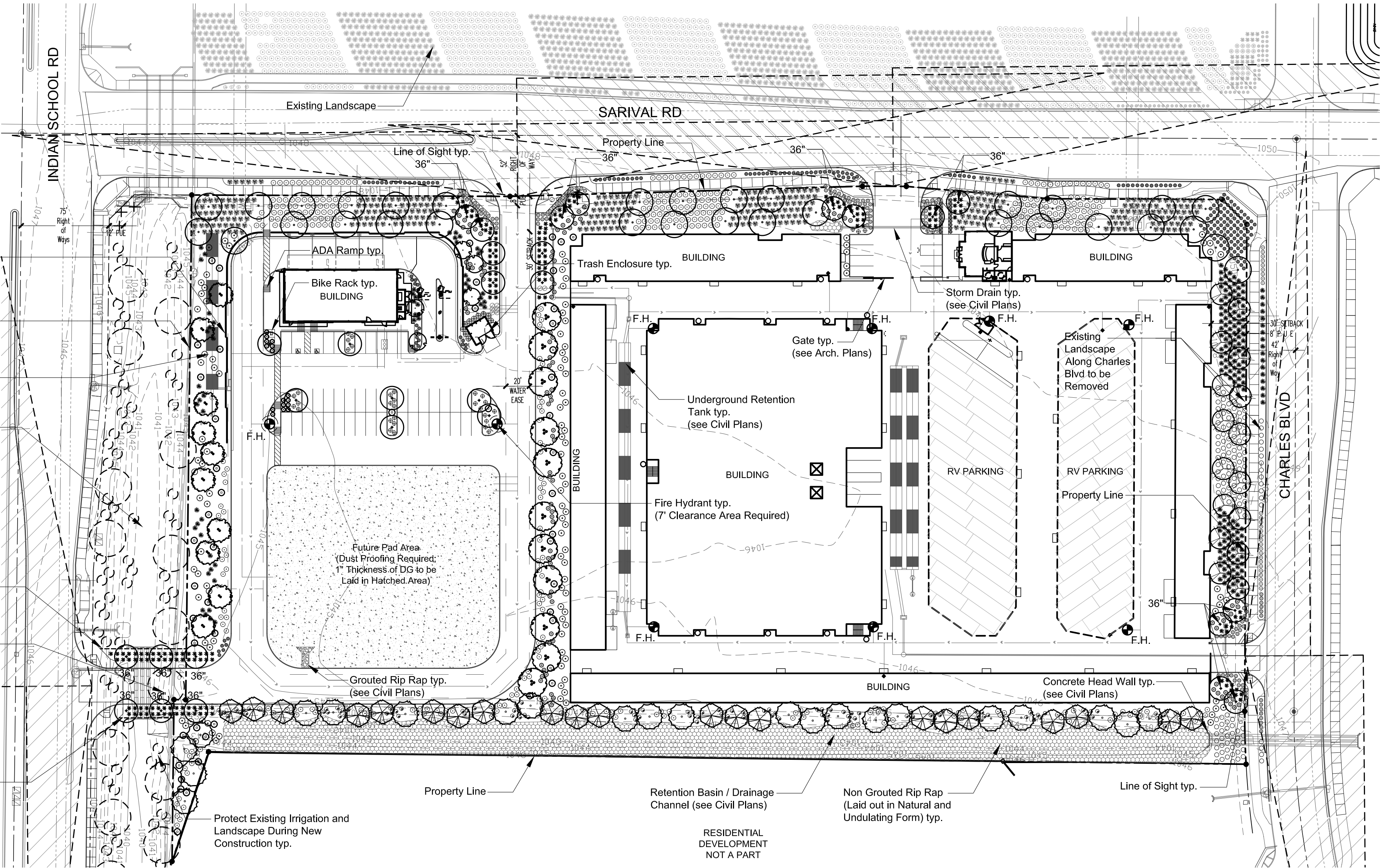
GROUND COVER		SIZE	QTY
	Lantana montevidensis	5 Gallon	146
	Gold Mound Lantana		
	Eremophilla glabra 'Mingenev Gold'	5 Gallon	226
	Mingenev Gold		

INERT MATERIALS Submit ALL Inert Material to LA for Approval

	Decomposed Granite 1/2" Screened Mtn. Vista Brown
	2" depth in all landscape areas
	Rip-Rap: 6" to 12" RockPros Mtn. Vista Brown
	3" depth in noted landscape areas
	Grouted Rip-Rap: 6" to 12" RockPros Mtn. Vista Brown
	6" depth in noted landscape areas
	Decomposed Granite 1/2" Screened Mtn. Vista Brown
	1" depth in noted areas

PRELIMINARY LANDSCAPE PLAN GENERAL NOTES:

1. THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH CITY OF GOODYEAR STANDARDS.
2. ALL TREES WILL BE 24" BOX OR LARGER.
3. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.
4. DECOMPOSED GRANITE, 2" MINIMUM THICKNESS, TO BE PLACED IN ALL LANDSCAPE AREAS NOT DESIGNATED FOR RIP-RAP OR LAWN.
5. ALL EARTHWORK WILL BE DONE SO THAT ALL WATER DRAINS AWAY FROM SIDEWALKS, STRUCTURES AND WILL NOT IMPEDE NATURAL DRAINAGE EASEMENTS.
6. STRUCTURES AND LANDSCAPING WITHIN A SIGHT VISIBILITY TRIANGLE OR SIGHT VISIBILITY LINE WILL NOT EXCEED 24" INCHES.
7. FINAL LANDSCAPE PLANS TO MEET OR EXCEED MINIMUM CITY STANDARDS.



GENERAL BUILDING FOUNDATION AND IRRIGATION NOTES:

POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MINIMUM OF 10'. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3' NEXT TO THE BUILDING FOUNDATION. WITHIN 3'-5' OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER GREATER THAN 1GPH, INCLUDING TURF SHALL BE A MINIMUM OF 5' FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BUILDING FOUNDATION.

MAINTENANCE NOTES

1. ALL PLANT MATERIAL SHALL BE PRUNED 4 TIMES PER YEAR (3 TIMES DURING ACTIVE GROWTH SEASON AND 1 TIME DURING DORMANCY).
2. ALL HEDGE MATERIAL MAY BE PRUNED WITH SHEARS; ALL OTHER PLANT MATERIAL SHALL BE HAND PRUNED TO MAINTAIN A NATURAL APPEARANCE WITH ALL CUTS BEING MADE WITHIN THE CROWN OF THE PLANT TO MINIMIZE VISUAL CUTS. ALL TREES, SHRUBS AND VINES HAVE CORRECTIVE PRUNING PERFORMED DURING THE DORMANT SEASON.
3. ALL PLANT MATERIAL SHALL BE CARED FROM UNDER AN IPM (INTEGRATED PEST MANAGEMENT) PROGRAM. ALL PESTICIDES SHALL BE MADE DURING SITE AND REGION SPECIFIC TIME FRAMES THAT WILL MAXIMIZE THE EFFECTS OF THE CHEMICAL TO CONTROL ANY PESTS OR PATHOGENS AND THAT WILL MAXIMIZE THE CONCEPT OF IPM.

LANDSCAPE COVERAGE DATA

LIVE COVERAGE REQUIRED IN LANDSCAPE AREA:
- TOTAL LANDSCAPE AREA: 158,123 SF
- 50% MINIMUM (79,062 SF)

PLANT MATERIAL COVERAGE:

TREES:
25' DIAMETER - 48,609 SF
20' DIAMETER - 10,048 SF
15' DIAMETER - 2,655 SF

SHRUBS:
8' DIAMETER - 19,750 SF
5' DIAMETER - 24,000 SF
3' DIAMETER - 4,361 SF

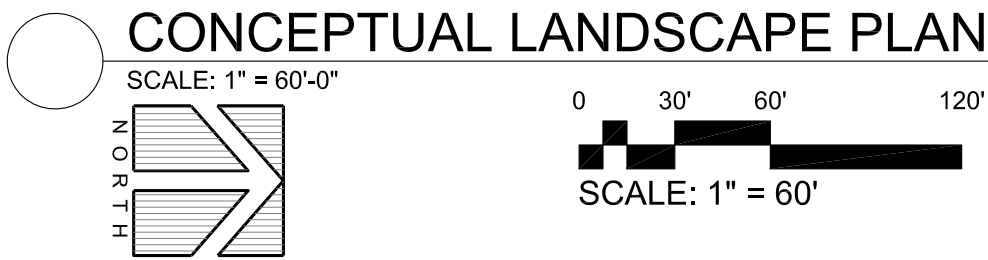
TOTAL: 109,443 SF (69.2% LIVE COVERAGE)

PROJECT TEAM

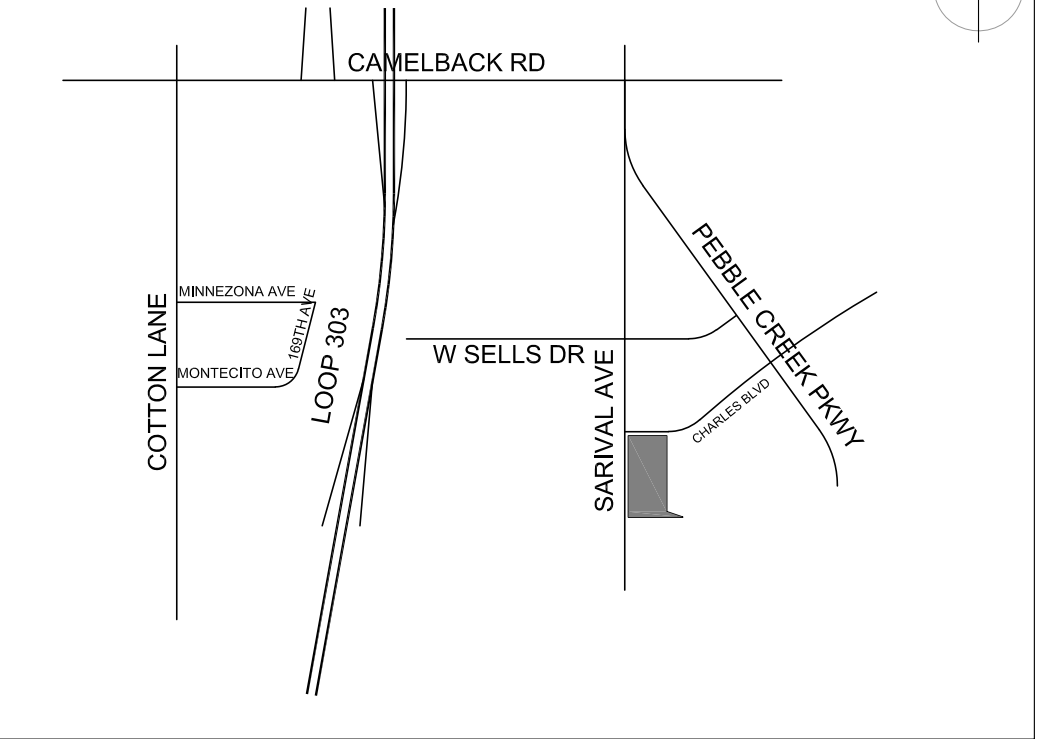
Developer
RP PV III LLC
c/o Sunbelt Holdings
6720 N. Scottsdale Road, Ste 250
Scottsdale, Arizona 85253
Contact: Wayne Dames
wdames@sunbeltholdings.com

Landscape Architect
Laskin and Associates Inc.
67 East Weldon Avenue Suite 230
Phoenix, Arizona 85012
Contact: Stanley Berinson
stanley@laskindesign.com
Ph: (602) 840-7771

Civil Engineer
Goodwin & Marshall Inc.
2705 S. Alma School Rd., Ste 2
Chandler, Arizona 85286
Contact: Warren Russell
wrussell@gmcivil.com
Ph: (602) 218-7285



VICINITY MAP



CITY OF GOODYEAR: GENERAL NOTES FOR LANDSCAPE

- A. ALL GENERAL NOTES SHALL APPLY.
- B. SUBSTITUTIONS IN TYPE, AND/OR DEVIATION IN SIZE OR QUANTITY FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS SHALL NOT BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF GOODYEAR. CONTACT THE CITY LANDSCAPE TECHNICIAN REGARDING ALL PLANTING AND IRRIGATION SUBSTITUTIONS (623-882-7979).
- C. ALL SIGNS AND MONUMENT WALLS AND SITE LIGHTING REQUIRE A SEPARATE BUILDING APPROVAL.
- D. ALL FIRE HYDRANTS SHALL REQUIRE A 7-FOOT CLEARANCE IN ALL DIRECTIONS TO ANY NEW OR EXISTING LANDSCAPE.
- E. ALL PLANT MATERIAL LOCATED IN THE PUBLIC RIGHT-OR-WAY OR CITY OF GOODYEAR MAINTAINED AREAS IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST FOR THE PHOENIX ACTIVE MANAGEMENT AREA.
- F. ALL PLANT MATERIAL AND SPECIFICATIONS ARE TO CONFORM TO THE ARIZONA NURSERYMAN'S ASSOCIATIONS CURRENT STANDARDS.
- G. CONTRACTOR TO ENSURE A ONE-FOOT CLEARANCE BETWEEN THE SIDEWALK AND MATURE TREE CANOPY.
- H. PLANT LEGEND PROVIDED FOR CONTRACTOR'S CONVENIENCE. CONSTRUCTION PLANS TAKE PRECEDENCE.
- I. A 10-FOOT CLEARANCE SHALL BE MAINTAINED BETWEEN A TREE TRUNK AND A UTILITY LINE.
- J. ALL EXISTING LANDSCAPE AND IRRIGATION SYSTEMS THAT ARE DESIGNATED TO REMAIN ON THE APPROVED LANDSCAPE PLANS SHALL NOT BE DAMAGED OR DESTROYED DURING CONSTRUCTION. ANY DAMAGE THAT DOES OCCUR DURING CONSTRUCTION SHALL BE REPLACED IN KIND BY THE CONTRACTOR.
- K. SIDEWALK AND PAVING CONSTRUCTION THAT ARE PART OF THE LANDSCAPE IMPROVEMENTS SHALL BE IN COMPLIANCE WITH ALL ON-SITE PAVING AND MEETING DESIGN AND CONSTRUCTION REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- L. PRIOR TO ACCEPTANCE OF ANY BACKFLOW DEVICE, EACH DEVICE SHALL BE TESTED BY A STATE CERTIFIED TESTER AND THE RESULTS PROVIDED TO THE CITY.
- M. UTILITY BOXES, METERS, AND VAULTS SHALL BE LOCATED IN THE R.O.W. AND WILL NOT BE PERMITTED IN ANY STREET MEDIAN.
- N. "AS-BUILT" DRAWINGS, CERTIFIED BY THE DEVELOPER'S LANDSCAPE ARCHITECT, SHALL BE SUBMITTED AND APPROVED PRIOR TO THE ISSUANCE OF A BUILDING "CERTIFICATE OF OCCUPANCY".
- O. LANDSCAPE AREAS THAT WILL BE MAINTAINED BY THE CITY PARKS DEPARTMENT SHALL BE CLEARLY IDENTIFIED ON THESE PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS.

CITY OF GOODYEAR CLEARANCE NOTES:

- A. SHRUBS AND GROUND COVERS PLANTED WITHIN SIGHT VISIBILITY TRIANGLES SHALL HAVE A MATURE HEIGHT OF NOT MORE THAN 24 INCHES. HEIGHT SHALL BE MEASURED FROM EDGE OF PAVEMENT, AND TOTAL HEIGHT SHALL INCLUDE THE HEIGHT OF ANY MOUNDING.
- B. TREES PLANTED WITHIN SIGHT VISIBILITY TRIANGLE SHALL HAVE A CLEAR TRUNK PRUNED TO A HEIGHT OF 7 FEET OR GREATER UPON INSTALLATION. HEIGHT SHALL BE MEASURED FROM THE EDGE OF PAVEMENT.
- C. 7 FOOT MIN. CLEARANCE SHALL BE MAINTAINED AROUND THE FIRE HYDRANT FROM LANDSCAPE MATERIAL WITH A MATURITY HEIGHT EXCEEDING 6 INCHES PER CITY STANDARD DETAILS.

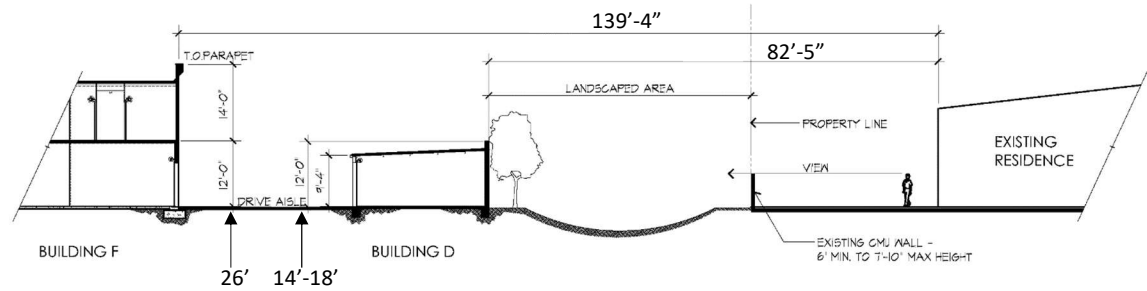
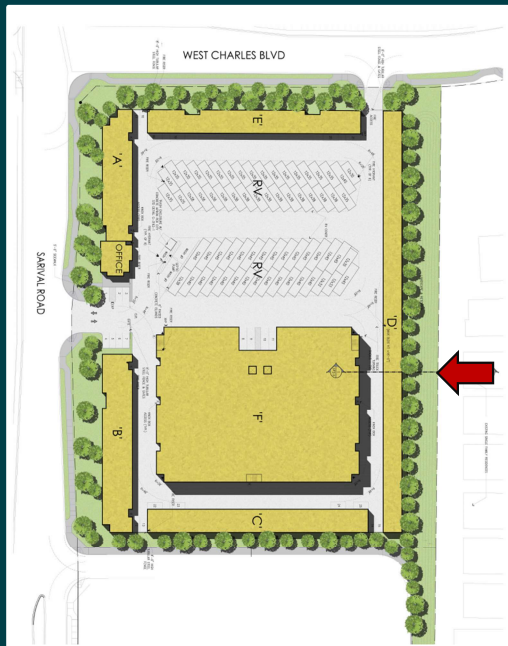


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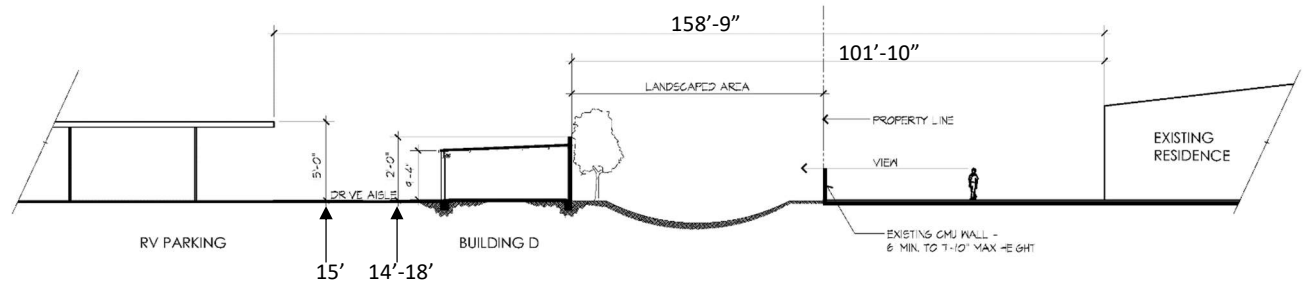
Preliminary Landscape Plan



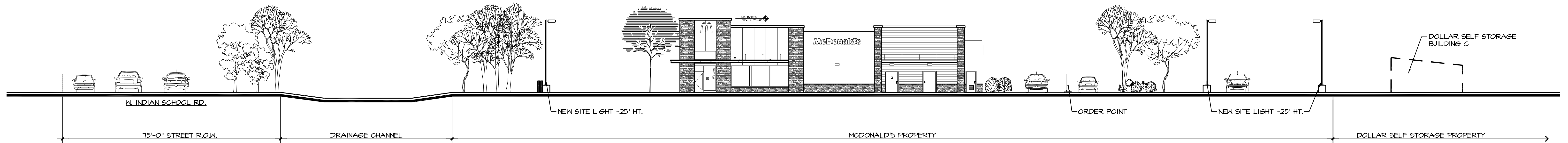
Dollar Self Storage Elevations



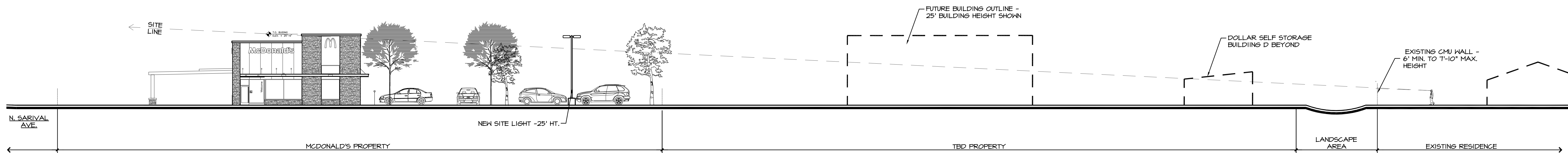
SITE SECTION A-A
SCALE: 1/16" = 1'-0"



SITE SECTION B-B
SCALE: 1/16" = 1'-0"



1 SITE SECTION - LOOKING WEST THRU McDONALD's PROPERTY
SCALE: 1/16" = 1'-0"



2 SITE SECTION - LOOKING NORTH THRU McDONALD's PROPERTY
SCALE: 1/16" = 1'-0"

McDonald's. SITE SECTIONS

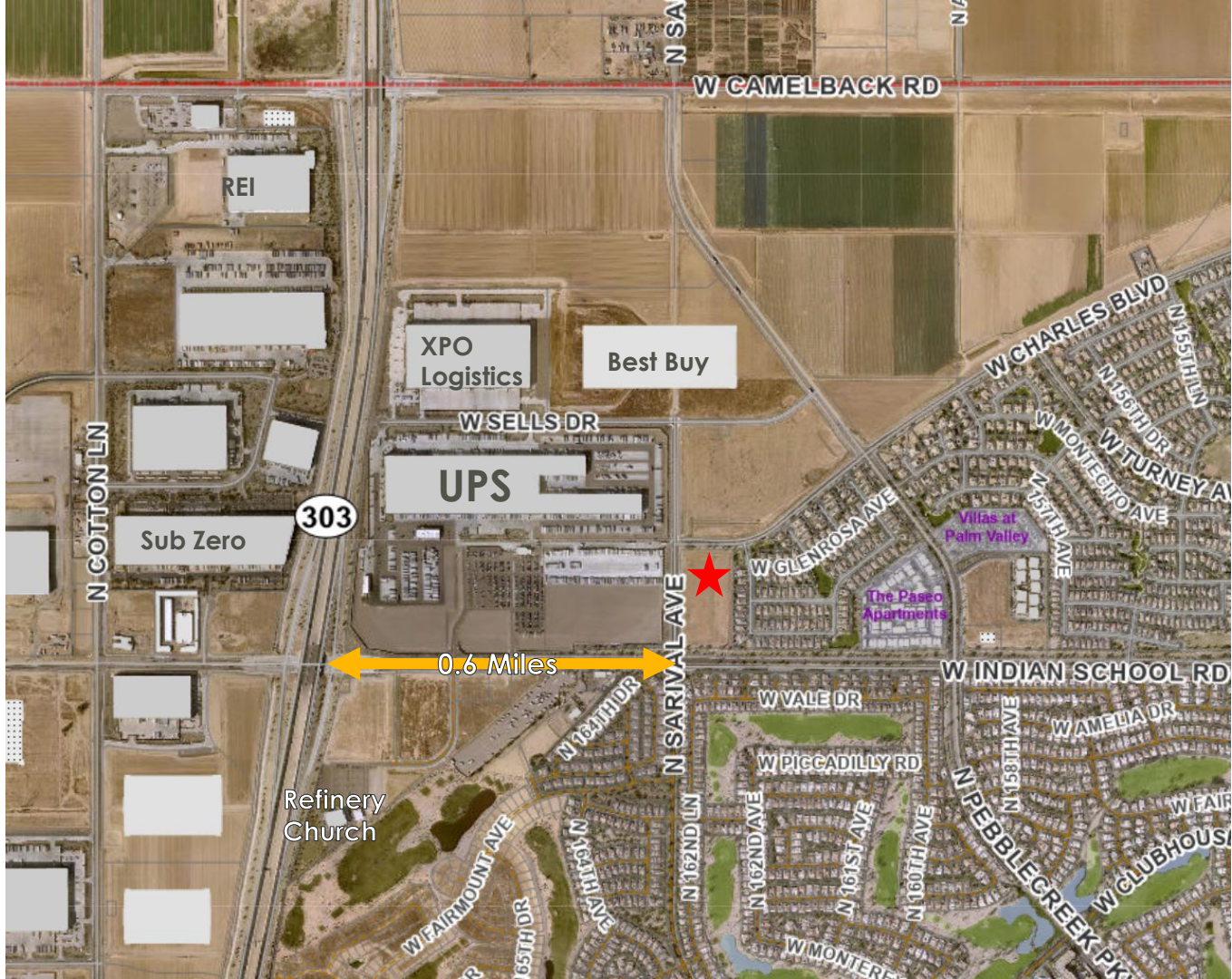
NEC INDIAN SCHOOL ROAD & SARIVAL ROAD, GOODYEAR, AZ 85395
L/C: 002-1070



300 W. Clarendon Avenue
Suite 320
Phoenix, AZ 85013
P: 602.234.1868
F: 602.234.1413
KDF PROJECT-21031
DATE: 07-25-22

BEC2.1

PV 10 – Dollar Self Storage Special Use Permit



PV303

UPS
Expansion

N SARIVAL AVE

Proposed
Dollar
Self-Storage

Proposed
McDonald's

W CHARLES BLVD

N 161ST DR

N 161ST DR

W GLEN ROSA AVE

Palm Valley
Phase V

W DEVONSHIRE AVE

N 161ST DR

W MONTEROSA ST

N 161ST DR

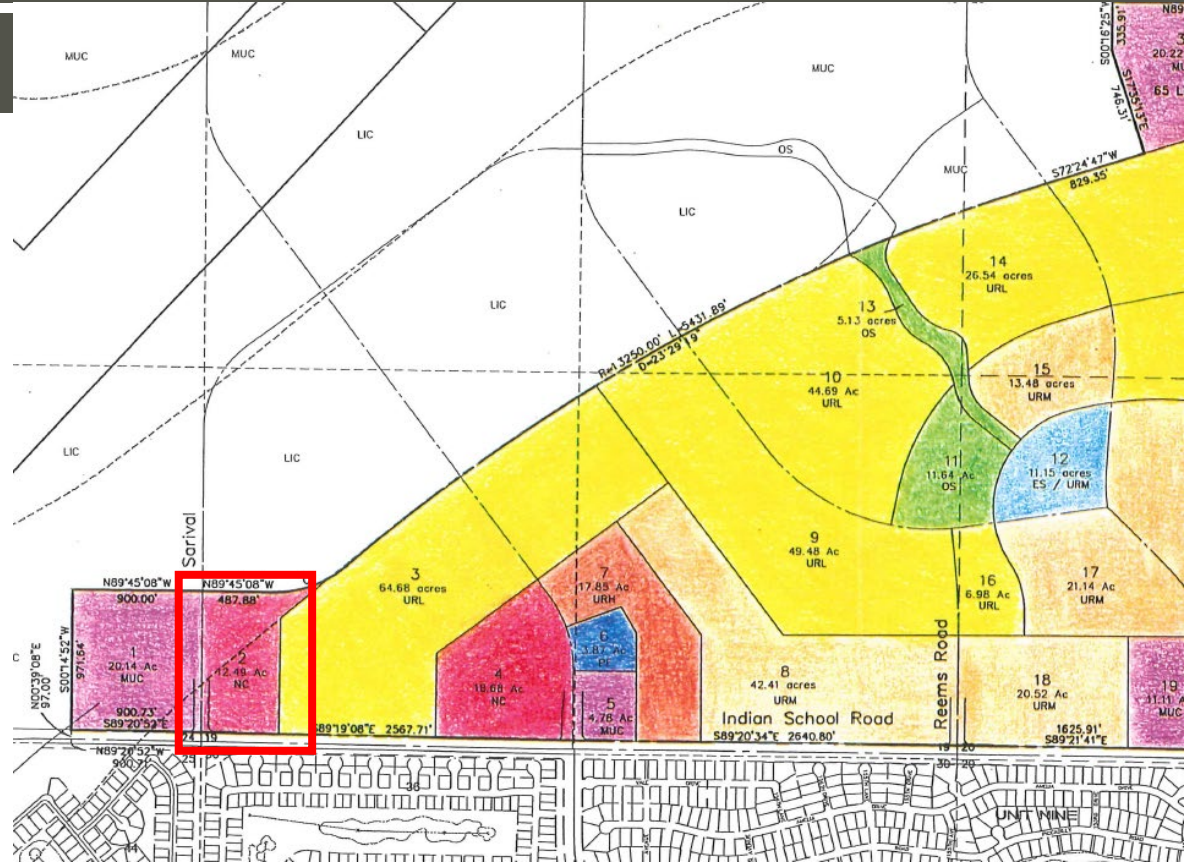
W INDIAN SCHOOL RD

PV10 – Dollar Self Storage



BACKGROUND

- Palm Valley Phase V PAD
 - Ord. 03-858
 - Mix of Uses
- Neighborhood Commercial (NC) designation in PAD
- C-1 Zoning and Development Standards





PV10 – Dollar Self Storage

REQUEST

- Mini storage and recreational vehicle storage facilities may be considered in Commercial Districts subject to approval of **Special Use Permit**
- 6.5-acre parcel proposed
- Five one-story storage buildings, one two-story building, covered RV parking
- 939 individual storage units ranging in size
- 66 covered RV spaces

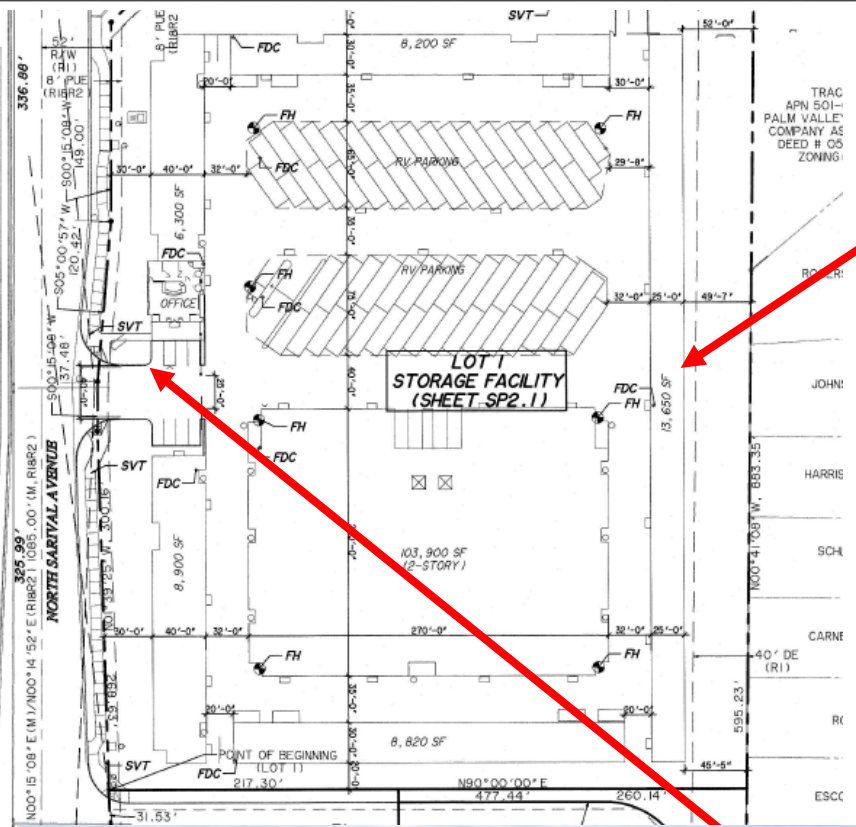
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East
elevation

APN 501-06-027
UNITED MARINE SERVICE INC
DEED # 20076187
ZONING: PAD



West
elevation



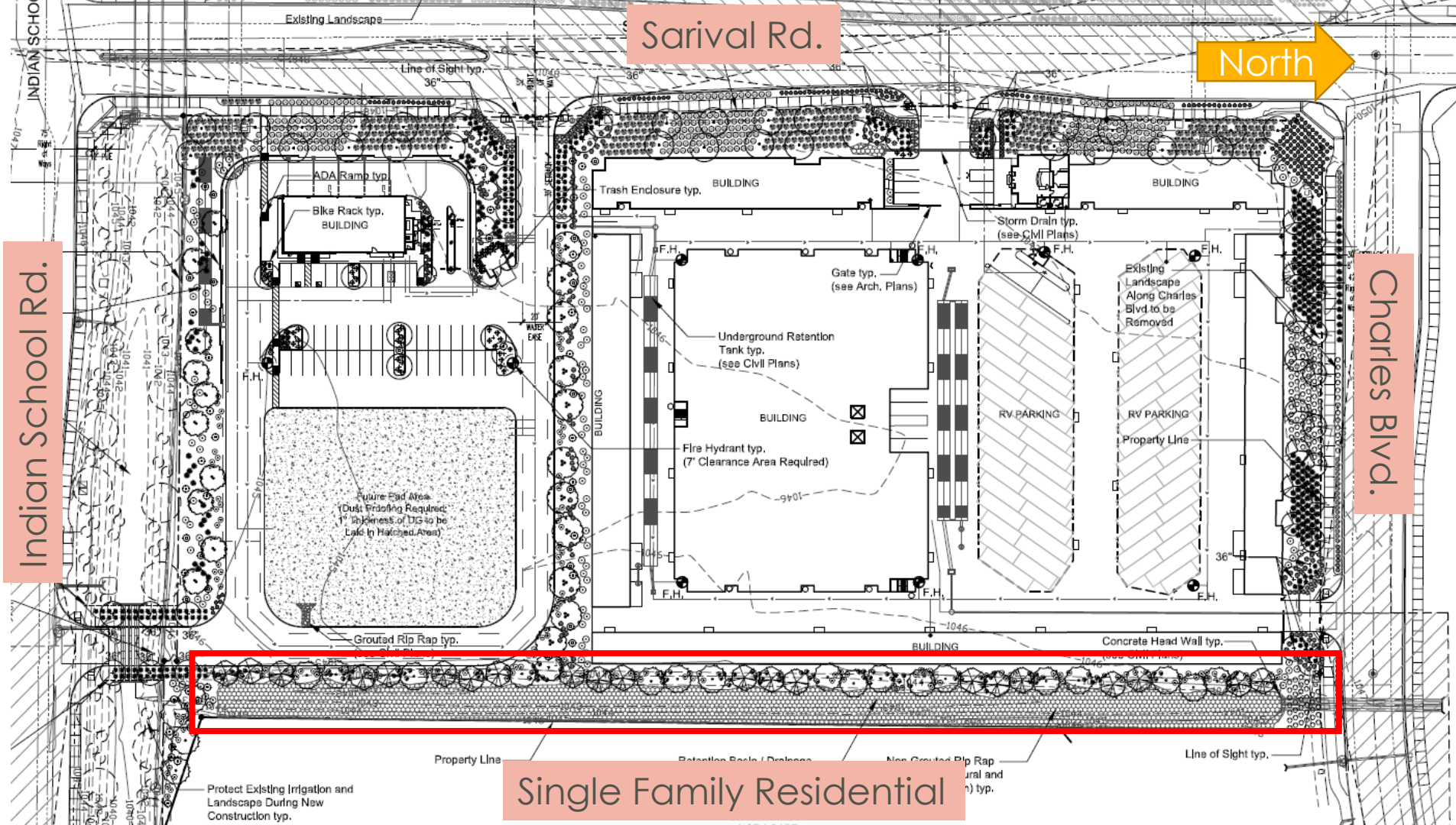
Indian School Rd.

Sarival Rd.

North

Charles Blvd.

Single Family Residential





PV10 – Dollar Self Storage

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).

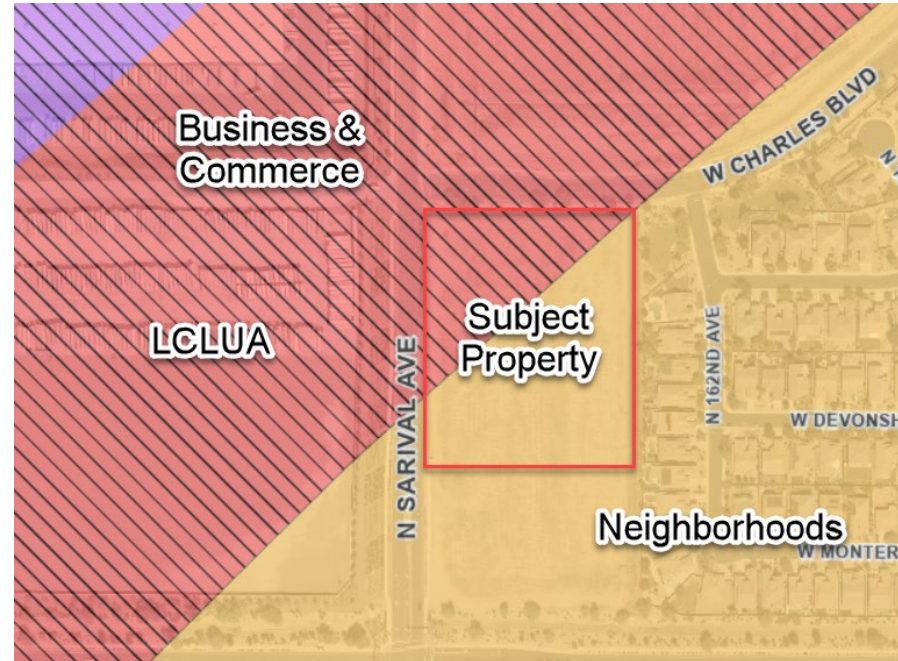
PV10 – Dollar Self Storage



SPECIAL USE PERMIT EVALUATION CRITERIA

1. Will be desirable or necessary to the public convenience or welfare;
2. Will be harmonious and compatible with other uses adjacent to and in the vicinity of the selected site or sites;
3. Is in conformance with the adopted General Plan and any adopted Area Plans;

*Luke Compatibility Land Use Area



PV10 – Dollar Self Storage



SPECIAL USE PERMIT EVALUATION CRITERIA CONTINUED

4. Will not be detrimental to surrounding properties or persons in the area due to:
 - a. Impact on the circulation system of the adjacent neighborhood;
 - b. Excessive noise or light generated from within the site;
 - c. Excessive scale or height in relationship to surrounding properties;
 - d. Hours of operation;
 - e. Inadequate parcel size to provide adequate buffers or mitigation measures to surrounding properties;
 - f. Inconsistency with the development character or architecture of the adjacent properties.
5. Other concerns, which may place the advisability of the proposed convenience use in question



PV10 – Dollar Self Storage

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



PV10 – Dollar Self Storage

PUBLIC PARTICIPATION

- Notice provided for public hearings:
 - Property posted
 - Legal advertisement
 - Mailing to surrounding property owners & stakeholders
- Feedback Received – as of 10/12
 - Some emails with concerns (to staff, council, applicant)
 - A few phone calls received with concerns, mostly related to McDonald's
 - Concerns related to lighting, RV parking lighting, two-story incompatibility



PV10 – Dollar Self Storage

PLANNING & ZONING COMMISSION

- PZC Public Hearing held October 12, 2022
- One resident spoke in opposition



PV10 – Dollar Self Storage

RECOMMENDATION

- Proposal complies with all evaluation criteria
- 10 stipulations in staff report
 - Stipulations included to address resident concerns regarding lighting
- PZ Commission recommended approval 5-0 on 10/12/22

PV 10 Commercial

November 14, 2022
City Council

City of Goodyear Case No. 22-350-00002
(Dollar Storage - Special Use Permit Request)



Development Team

Property Owner / Master Developer:

Wayne Dames, V.P., Sunbelt Holdings

Dollar Self Storage

Jack Thomson, Member

Debbie Johnson, Vice President

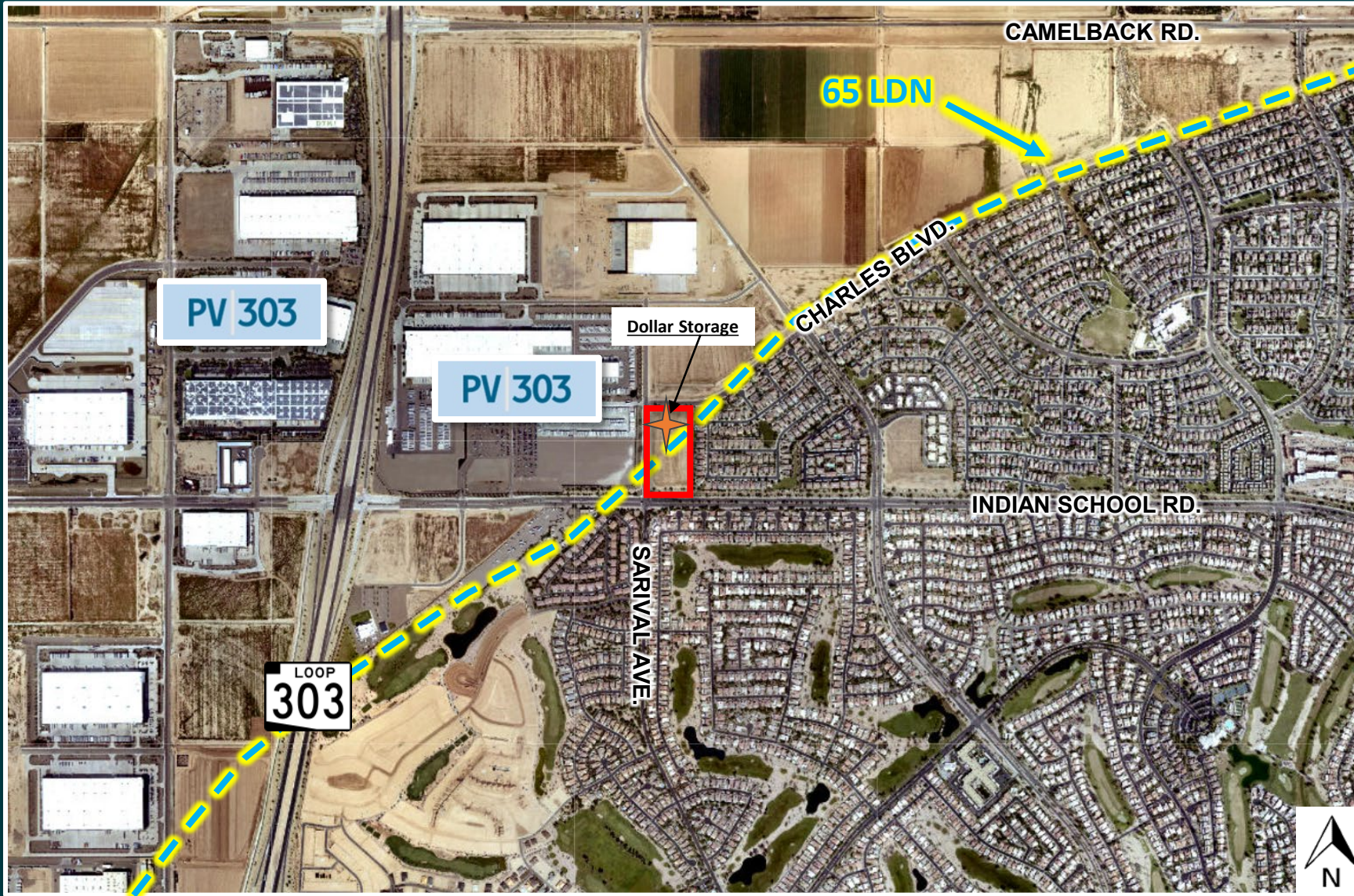
Ariel L. Valli, Architect

Applicants' Rep.: Gammage & Burnham

Manjula M. Vaz, Zoning Attorney

Dennis M. Newcombe, Senior Land Use Planner

Context Aerial Map / Overall Development Loc.



- Approx. 11.4 acres
- Zoned PAD (Planned Area Development) underlying Commercial Uses
- Within the Palm Valley Master Planned Community & Zoned and Planned for Commercial Uses for 22+ years
- Situated between Palm Valley neighborhoods to the east and PV303 business park uses to the west
- Proximate to the Loop 303 freeway



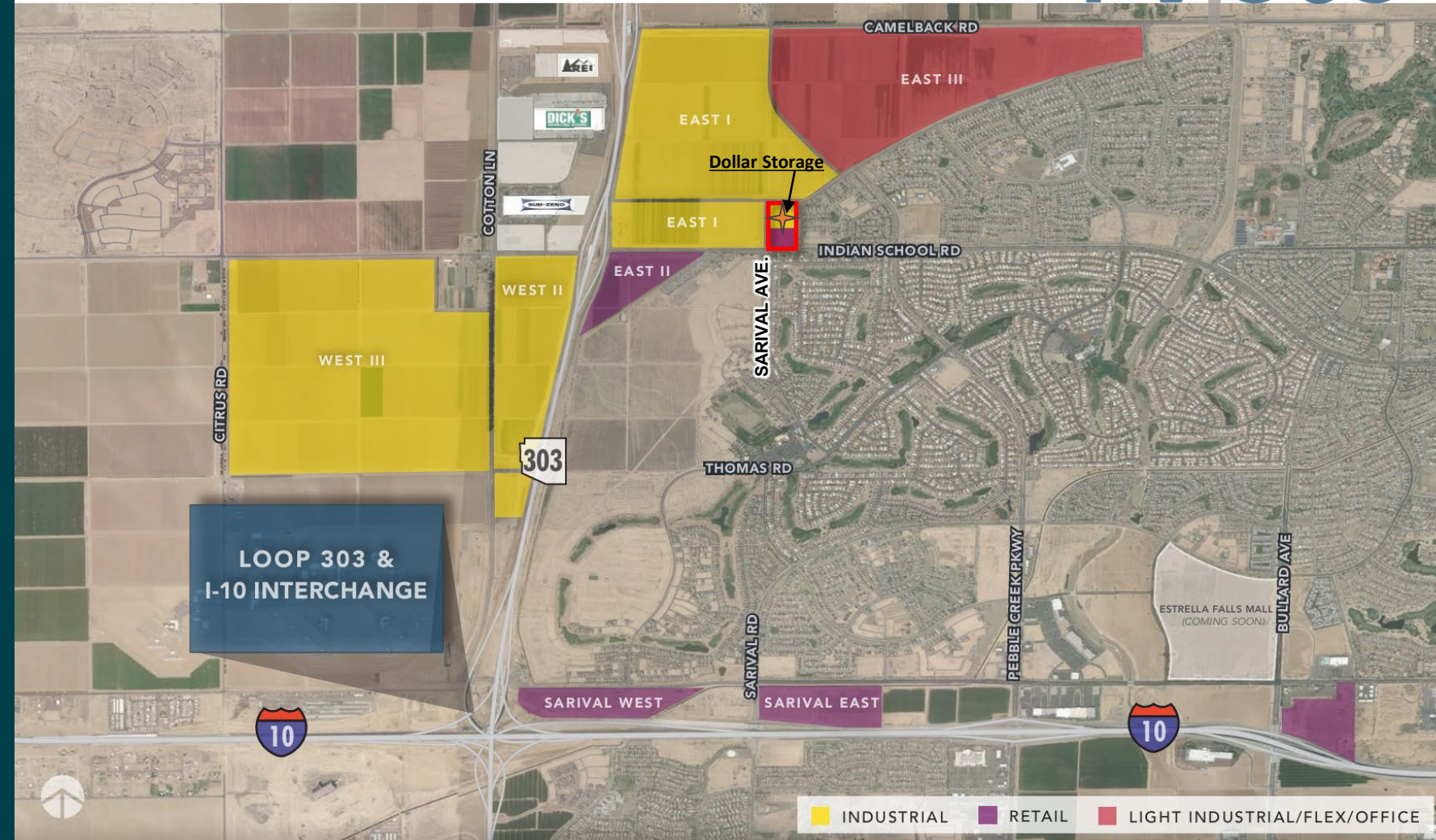
Overall Site Loc.



Dollar Storage

Broader Context Aerial Map (PV 303)

PV 303

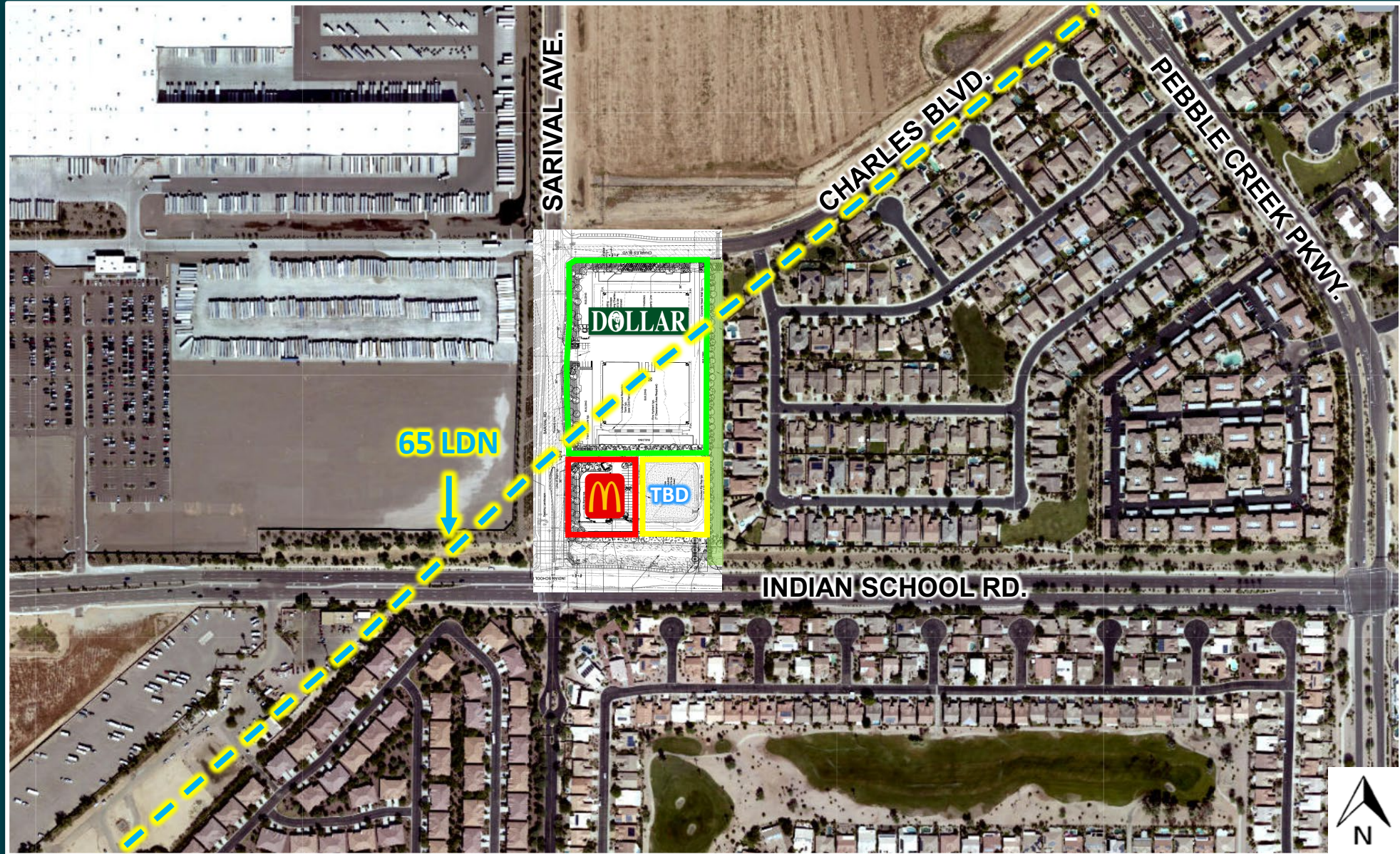


- The abutting and surrounding PV303 is a “master planned business park” designed to meet the growing demand for commercial and industrial opportunities in the greater Phoenix area
- At final buildout, the ±1,600 acre PV303 will be one of the largest business parks in the southwest

Overall Site Loc.

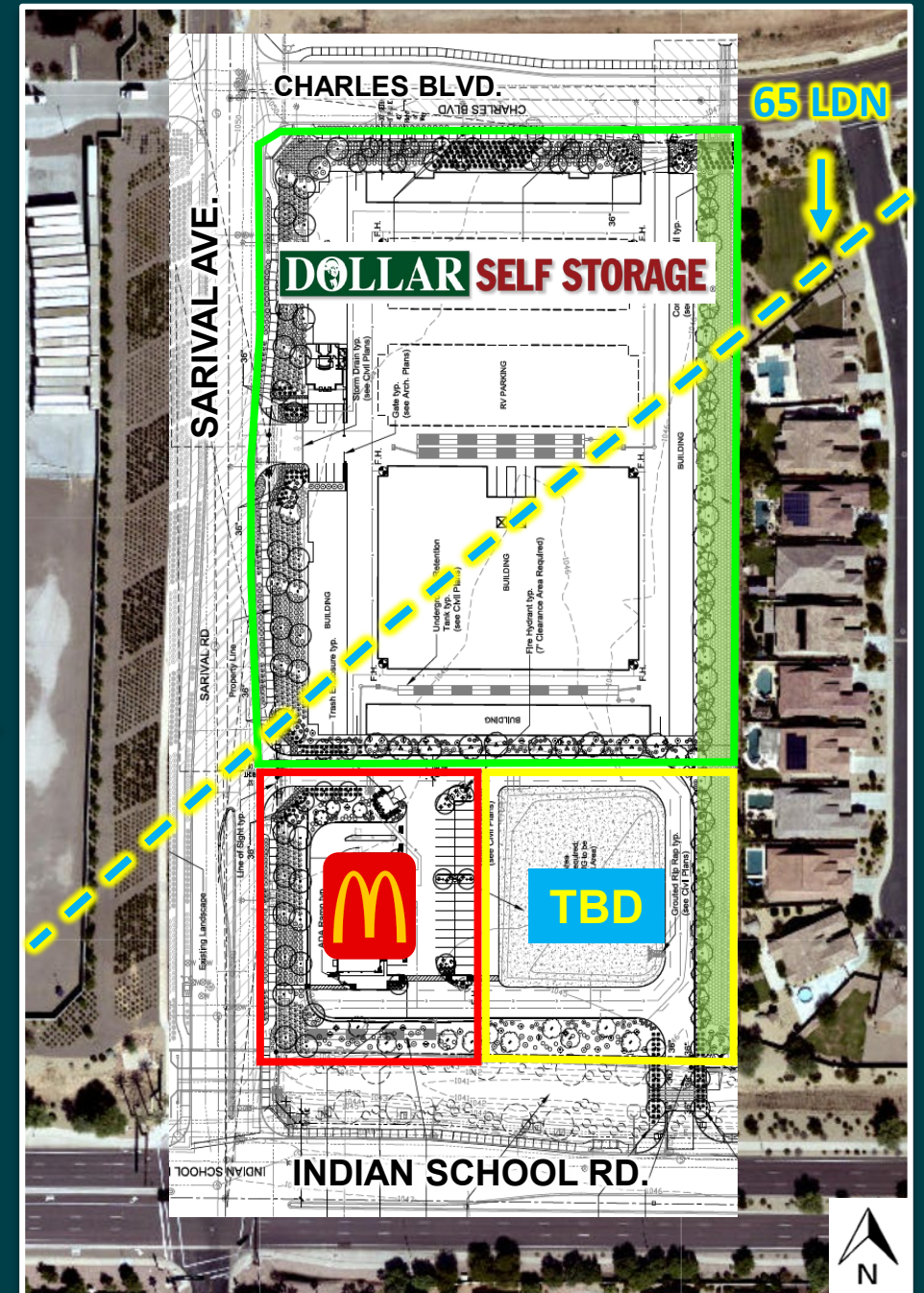
Dollar Storage

Luke Compatible Land Use Area (LCLUA) Overlay



Overall Development Plan

- Overall development
 - Dollar Self Storage (**north half**)
 - McDonald's (northeast corner of Sarival Road & Indian School Road)
 - Future building site (TBD)
- Zoning allows for 2-stories (30 FT) max. height
- Zoning allows for commercial uses with limitation based on the 65 LDN - the **Luke Compatible Land Use Area (LCLUA) Overlay** - prohibits residential, promotes industrial, office, limited retail, and warehousing type uses
- Proposed overall development provides for a nice transitional / buffer - limited intensity of uses - between existing homes, light industrial bldgs., drainage channel (tract), and major streets



Dollar Self Storage

- Approx. 6.6 acres
 - ✓ Approx. 152,000 SF
 - ✓ 939 indoor storage units
 - ✓ 66 covered (15 FT) RV parking spaces
 - ✓ 5 one-story buildings
- Avg. 16 FT to 26 FT in height
 - 1-story (14-18 FT) perimeter buildings ('A'-'E')
 - 2-story (26 FT) center building ('F')
 - Max. 30 FT at office along Sarival
- Low traffic use
- Secured site with keypad entry, limited access & exit
- Internalized RV parking – screened from view
- Hours: 9 AM to 6 PM office, 6 AM to 10 PM storage access
- Stipulations regarding lighting height / dimming, landscaping, and signage



Dollar Self Storage Perspectives



North Elevation (Charles Boulevard)

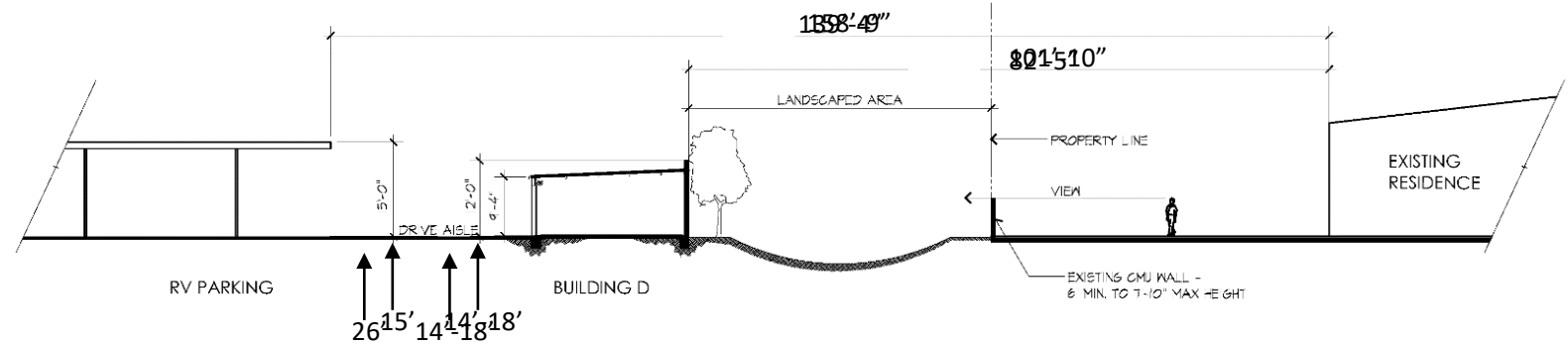
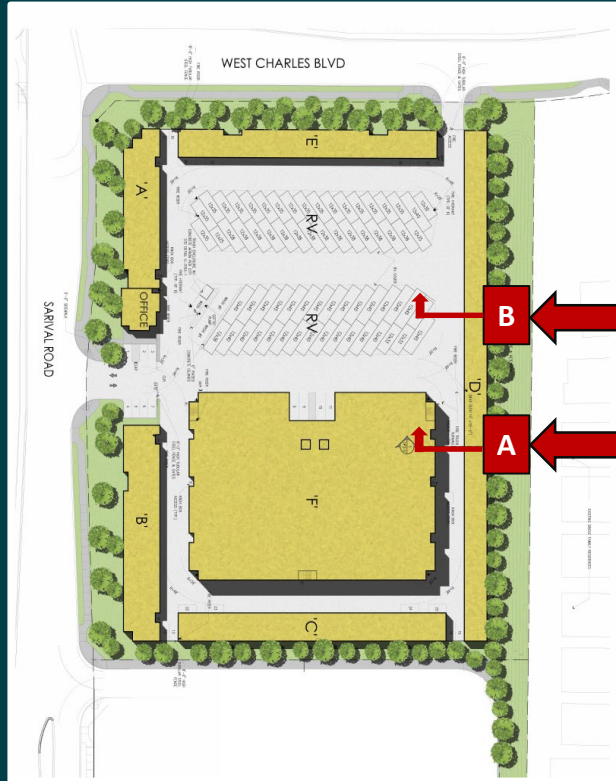


East Elevation

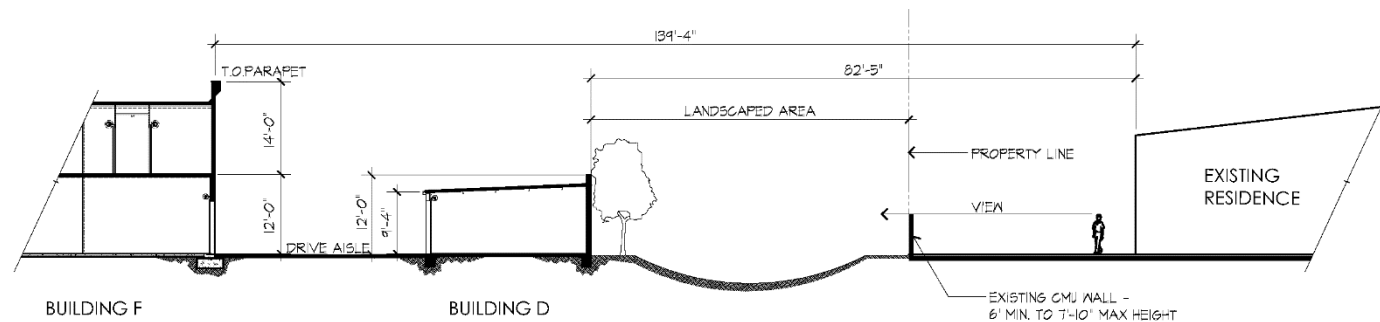


West Elevation (Sarival Avenue)

Building Site Sections



SITE SECTION B-B
SCALE: 1/16" = 1'-0"



SITE SECTION A-A
SCALE: 1/16" = 1'-0"

Entitlements

- **Special Use Permit** for mini-storage facility (Dollar Storage)
- **Site Plan Admin. Review**
- **End Results:** Activates this vacant lot with a compatible commercial use that also:
 - ✓ Keeps height limited to 1 & 2-stories max. consistent with zoning district – also consistent with residential zoning district
 - ✓ Provides an appropriate transition between land uses existing & proposed to be developed within the surrounding area
 - ✓ Offers a low impact use and service to the expanding employment / residential areas
 - ✓ Additional stipulations regarding lighting, limited access, and landscaping

Special Use Permit Criteria (Summary)

1. *Will be desirable or necessary to the public convenience or welfare*
2. *Will be harmonious and compatible with other uses adjacent to the site*
3. *Is in conformance with the adopted General Plan*
4. *Will not be detrimental to surrounding properties or persons in the area*
 - ✓ Consistent with the commercial zoning, Luke Compatible Land Use Area Overlay, City's General Plan designation, and Palm Valley Master Planned Community
 - ✓ Provides a secured facility for storage / RV parking needs
 - ✓ Quiet, low-impact, and low traffic use
 - ✓ Limited vehicle access and hours of operation
 - ✓ Architecture, landscaping, building heights, and limited lighting blends with (buffers) the area

Conclusion

- **Special Use Permit** for mini-storage facility (Dollar Storage)
 - ✓ In agreement with the Staff Stipulations (**1-10**)
 - ✓ Planning Commission voted unanimously to approve (**5-0**)

ITEM #: 5.
DATE: 11/14/2022
AI #:1142



CITY COUNCIL ACTION REPORT

SUBJECT: USE PERMIT FOR A CONVENIENCE USE (SALAD AND GO RESTAURANT WITH A DRIVE-THROUGH)

STAFF PRESENTER(S): Christian Williams, Principal Planner

OTHER PRESENTER(S):

Neil Feaser, RKAA Architects, Inc.

SUMMARY

A request for use permit for a convenience use (Salad and Go restaurant with a drive through) proposed at the southwest corner of Yuma Road and Cotton Lane, proposed Loop 303, on a 1.6-acre parcel within the Cottonflower Marketplace. The commercial center is located within the Cottonflower Planned Area Development (PAD).

Recommendation

Recommend approval of the use permit request for a convenience use (Salad and Go restaurant with a drive-through) proposed at the southwest corner of Yuma Road and Cotton Lane, proposed Loop 303, on a 1.6-acre parcel within the Cottonflower PAD, subject to stipulations. (Christian Williams, Principal Planner)

STIPULATIONS

1. All future development on the subject property (Property) shall be in compliance with the approved Site Plan for Cotton Flower Marketplace – Lot 5 attached hereto and with all other approved site plan submittal documents, including, but not limited to, architecture, landscaping, grading and drainage, infrastructure, parking, access and circulation;
2. The development of the Property shall be in conformance with the Site Plan for Cotton Flower Marketplace – Lot 5 attached hereto. An amendment to the use permit shall be required if any deviation from the attached site plan is requested;
3. In no instance shall queued vehicles obstruct designated fire lanes or public streets. Any observed obstruction by city staff shall be immediately remediated by the owner/operator and owner/operator shall prepare a traffic management plan to prevent future obstructions, which shall be completed and submitted to the Fire Chief and Director of Engineering or their respective designees within 30 days of city staff's observation of the obstruction of the fire lanes and/or public streets. Said plan shall require approval from the Fire Chief and Engineering Director, or designees. The failure to comply with the requirements set forth herein can result in the termination of this use permit if the approved traffic management plan

required herein is not in place and implemented in a timely fashion following city staff's observations of obstructions to designated fire lanes and/or public streets;

4. The development of the Property shall be in substantial conformance with the conceptual building elevations attached hereto and shall comply with the Cottonflower Marketplace Design Guidelines that were approved for the center on June 16, 2008;

5. No fixed, permanent exterior ladder for roof access shall be permitted;

6. Speakers for drive-through facilities located on the Property shall not be audible from any residentially zoned property. Sound shall be mitigated using volume control, sound attenuation walls, landscaping, or other measures acceptable to the Zoning Administrator or designee;

7. The development of the Property shall conform to the standards designated for Lighting Zone 2 as established in Article 10, Outdoor Lighting Standards, of the City of Goodyear Zoning Ordinance;

8. No signage is approved as part of this use permit. All signage proposed on the Property shall require separate submittal and review of sign permits, and shall comply with the Comprehensive Sign Package approved for the Cottonflower Marketplace as it may be amended; and

9. Any future subdivision that includes the Property shall conform to the development standards as established in the C-2 (General Commercial) zoning district, including but not limited to, building setbacks, minimum parking requirements, lot coverage and landscaping.

FISCAL IMPACT

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS

The Property is located within the Cottonflower PAD. The PAD zoning was approved on October 12, 1999. Pursuant to the PAD, commercial uses are permitted on the Property.

The Property is part of a commercial center known as Cottonflower Marketplace. Design guidelines (Case No. 07-600-00062) were approved on June 16, 2008 and a comprehensive sign package (Case No. 08-630-00003) for the center was approved on December 15, 2008. A master site plan (Case No. 07-600-00062) for the center was approved on June 16, 2008. The Property is currently undeveloped. However, the off-site and most on-site improvements have been completed for this commercial center.

To expedite development requiring a Use Permit or Special Use Permit, staff implemented a process pursuant to which the use permit and site plan submittals are reviewed and completed concurrently. Prior to bringing a Use Permit or Special Use Permit before Council, the site

plan, including the supporting documents are approved pending Council's approval of the Use Permit or Special Use Permit as applicable. In this case, staff has approved, subject to Council's approval of the requested Use Permit, the site plan submittal for the development of the Property, including, but not limited to the Site Plan and the Rendered Exterior Elevations for Cotton Flower Marketplace – Lot 5, a copy of which is attached hereto.

The Use Permit and Site Plan request for the Property was submitted in March 2022. The first review was completed and found in general conformance with the city's drive-through standards applicable at the time of submittal and prior to the approval of the city's new drive-through standards, as established in Article 4-2-18 of the City of Goodyear Zoning Ordinance.

The Planning and Zoning Commission considered this item at their regular meeting held on November 2, 2022. Commissioners voted unanimously (5-0) to forward a recommendation of approval to the City Council.

STAFF ANALYSIS

Current Policy:

A use permit requires review by the Planning and Zoning Commission and approval by the City Council following required public hearings. The process for the review of a use permit is set forth in section 1-3-2 of the Goodyear Zoning Ordinance and in the City of Goodyear Administrative Process Manual.

Details of the Request:

The Property Owner is requesting a use permit for two convenience uses (Salad and Go restaurant with a drive-through and Black Rock Coffee bar with a drive-through) on a 1.6-acre parcel within the Cottonflower PAD. As previously noted, the Property is designated for commercial uses and will be developed in accordance with the PAD's design guidelines and city's C-2 (General Commercial) zoning district. As required in the C-2 zoning district, a restaurant with a drive-through must obtain approval of a use permit prior to development.

The proposed convenience uses will be a Salad and Go Restaurant with a drive-through and a Black Rock Coffee bar with a drive-through.

Salad and Go:

The Salad and Go restaurant will consist of a single-story, 827 square-foot building. Salad and Go will only provide drive-through and pick-up services for customers (there is no indoor or outdoor dining). The first option is through food sales/pick-up from a pedestrian window located on the north side of the building. The second option is through the conventional drive-through lanes. Customers will place their order at the menu board and speaker, and pay and pick-up their food at the pick-up window. The conventional drive-through lanes meet the city's former queueing standards of 150 feet. Lastly, the third option is from a vehicular pick-up window on the west side of the building. This vehicular pick-up window is for online/remote purchases only. The vehicular pick-up lane provides queueing for three cars to queue along the pick-up lane. Customer pick-up times are assigned at time of order.

Black Rock Coffee:

The Black Rock Coffee Bar will consist of a single-story, 1,976 square-foot building. Indoor and drive-through services will be provided for customers. Black Rock Coffee will be developed with the conventional double drive-through lane configuration. Customers will enter the drive-through lanes and place their order at the menu board and speaker, and food and

beverage products will be picked-up and paid for at the same window. The proposed queuing meets the city's former queuing standards of 150 feet.

On-site parking is being provided. The on-site parking, as reflected in the Site Plan, conforms with applicable city standards. Cross access and shared parking agreements exist for the center that will provide additional overflow parking if needed.

As shown on the building elevations submitted with the use permit, the design for both buildings will utilize the materials and colors approved for the Cottonflower Marketplace.

Section 1-3-2 (Use Permits) of the Zoning Ordinance requires that the Planning and Zoning Commission and City Council determine that the proposed use meets the following findings prior to granting a Use Permit:

1. The Use Permit 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 proposed uses should not generate excessive odors, noise or light to the detriment of the surrounding area as described herein and with the resultant approval and stipulations. The distance between the Property and the nearest residential unit is approximately 400 feet. This separation serves to minimize the potential impact of odors, noise and light from the operation of the restaurant and coffee shop on the nearby residential development. The Property is located in the city's Lighting Zone 2, which requires all lights to be shielded. Stipulations have been included prohibiting speakers from being audible to nearby residential development, which address potential noise issues that might otherwise arise. Traffic impacts have been reviewed and determined to be in conformance with the roadway capacity and improvements for this area. The drive-through lane and queue have been internalized to the Property and should not detrimentally affect surrounding properties or public streets. Vehicular queuing space for both uses has been provided in conformance with the applicable requirements.

2. The proposed use is reasonably compatible with uses permitted in the surrounding area;

The Property and accompanying convenience uses are located within a commercial center intended for similar commercial uses, including those uses with drive-through facilities (as allowed with a use permit). Surrounding development includes an Esporta Fitness along with several other existing and proposed drive-through restaurants and vehicle repair/service facilities. Furthermore, the proposed use is located within a commercial corridor and within close proximity to a proposed freeway interchange for the Loop 303 extension. As such, the proposed uses will be compatible with the existing uses in the surrounding commercial area in terms of hours of operation, traffic generation, and intensity (noise, light, etc.). The nearest residential development (±400 feet) is located to the west, within Cotton Flower. Furthermore, the Property is separated from the residential development to the west by two vacant pads. Given the separation and future development of the two pads between the Property and the residential neighborhood, there should be no adverse effects from the operation of the proposed use on these residential properties.

Section 4-2-2 (Convenience Uses) of the Zoning Ordinance provides the following additional evaluation criteria for convenience uses regarding their potential impact on traffic congestion, the neighborhood in general, and their appropriateness for the site:

1. Adequacy of the parcel size and configuration to provide for proper access and internal

circulation.

The 1.6-acre parcel is of sufficient size and configuration to accommodate the proposed restaurant and coffee shop with drive-throughs. The proposed access and internal traffic circulation pattern have been designed to be consistent with the overall master site plan. Queuing space for the drive-throughs meets applicable city requirements and, pursuant to the traffic study, can be accommodated onsite without adversely impacting any public streets or adjacent land uses.

2. Compatibility of the proposed hours of operation with adjacent residential areas.

Salad and Go:

The Salad and Go restaurant proposed hours of operation are intended to be from 6:30AM to 9:00PM, seven days a week.

Black Rock Coffee:

The Black Rock Coffee bar proposed hours of operation are intended to be from 5:00AM to 9:00PM, seven days a week.

Given the proposed use's location within a developed commercial center, and the distance between the Property and the residential neighborhood to the west, staff does not recommend any restrictions on hours of operation.

3. Required traffic mitigation measures, if any.

Current condition:

A traffic study was submitted with the application for use permit and approved by the Engineering Department. The study concluded that both uses were not expected to create queues that would obstruct internal drive aisles during peak hours. Off-site street and access improvements adjacent to the commercial center have been completed. A majority of the center's internal improvements for circulation have also been completed. Currently, ingress/egress to the Property is provided from Yuma Road and Cotton Lane. There are two entries into the Property from Yuma Road – one full access and one right-in/right-out only. There is a right-in/right out entry and a three-quarter access drive into the center off of Cotton Lane.

Future condition:

Upon completion of the proposed Loop 303 extension from Van Buren Street and the associated interchange improvements at Yuma Road, it is anticipated that the right-in/right-out access drive onto Yuma Road and the right-in/right-out access drive on Cotton Lane will be closed. Cottonflower Marketplace and the Property will remain accessible from Yuma Road via the full-access driveway and accessible from Cotton Lane via a right-in/right-out access drive.

4. Other concerns, which may place the advisability of the proposed convenience use in question.

Staff found no other concerns with the development of convenience uses on the Property.

Fire Department:

Emergency response times and distances are provided below:

Nearest Goodyear Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles
#184	3.03	1.52	3.03	1.52

2nd nearest Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles
#181	9.55	4.78	9.55	4.78

Public Participation:

In accordance with the city's Citizen Review Ordinance, a notice was sent to all property owners, including the Cotton Flower HOA and residents, within 500 feet of the Property. A Citizen Review meeting was held on September 22, 2022. No residents attended the meeting.

Notice for the public hearings before the Planning and Zoning Commission and City Council included the following: a notice mailed to surrounding property owners; a sign posted on the property; and a legal notice published in the Arizona Republic, Southwest Edition. To date, staff has not received any inquiries on the project.

The Planning and Zoning Commission considered this item at their regular meeting on November 2, 2022. Upon conclusion of the staff presentation, Commissioners unanimously voted (5-0) to forward a recommendation of approval to the City Council. There was no public opposition to the item voiced at the hearing.

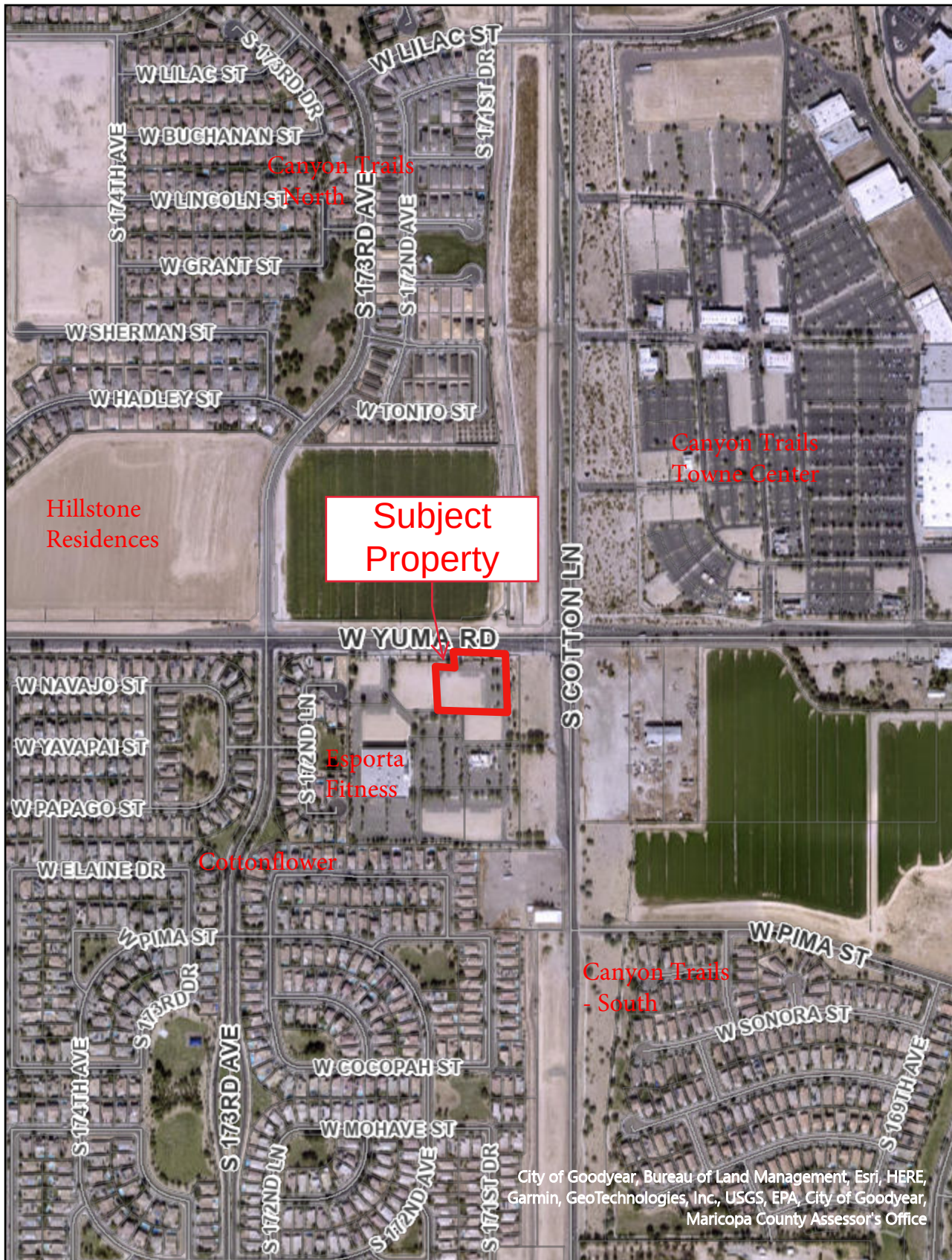
Staff Findings:

Staff finds that the proposed Use Permit for convenience uses on the Property, subject to the conditions and stipulations set forth above, meets the Zoning Ordinance requirements for convenience uses, will not be materially detrimental to adjacent properties and will be compatible with the surrounding area. Staff is recommending approval of the Use Permit subject to the conditions and stipulations set forth above.

Attachments

Aerial Photo
 Project Narrative
 Site Plan
 Building Elevations
 Applicant Presentation
 Staff Presentation

Salad and Go Restaurant and Black Rock Coffee Bar
South of W Yuma Road
West of S Cotton Lane



Salad and Go and Black Rock Coffee - Use Permit - 22-300-00008

City of Goodyear, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, City of Goodyear, Maricopa County Assessor's Office



USE PERMIT NARRATIVE

SALAD AND GO

17171 W. Yuma Road

GOODYEAR, AZ 85338

Arizona Office
2233 East Thomas Road
Phoenix, AZ 85016
Office: (602) 955-3900
rkaa.com

California Office
1151 Dove Street, Suite #175
Newport Beach, CA 92660
Office: (949) 954-8785

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@RCAA.com
RE	
ZONING ADJUSTMENT - USE PERMIT APPLICATION – (U 300) Pre-App # PJ22-19898 APN # 502-43-002H	

Licensed in:

Alabama
Alaska
Arizona
Arkansas
California
Colorado
Connecticut
Florida
Georgia
Hawaii
Idaho
Illinois
Indiana
Iowa
Kansas
Kentucky
Louisiana
Maryland
Massachusetts
Michigan
Minnesota
Mississippi
Missouri
Montana
Nebraska
Nevada
New Hampshire
New Jersey
New Mexico
New York
North Carolina
North Dakota
Ohio
Oklahoma
Oregon
Pennsylvania
South Carolina
South Dakota
Tennessee
Texas
Utah
Virginia
Washington
West Virginia
Wisconsin
Wyoming

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.

SITE PLAN NOTES

- C. The following notes shall be shown on all approved site plans:
1. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURB, GUTTER, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STRIPING. LANDSCAPE RESPONSIBILITIES ARE IDENTIFIED UNDER SEPARATE NOTE.
 - a. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
 - b. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION OF ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENTS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
 - c. MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF SEALANT IN ALL PAVEMENT CRACKS AND JOINTS, AND APPLICATION OF SEALANT OVER ALL ASPHALT PAVEMENTS.
 - d. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.

Site Development 2012 Page 2 of 13

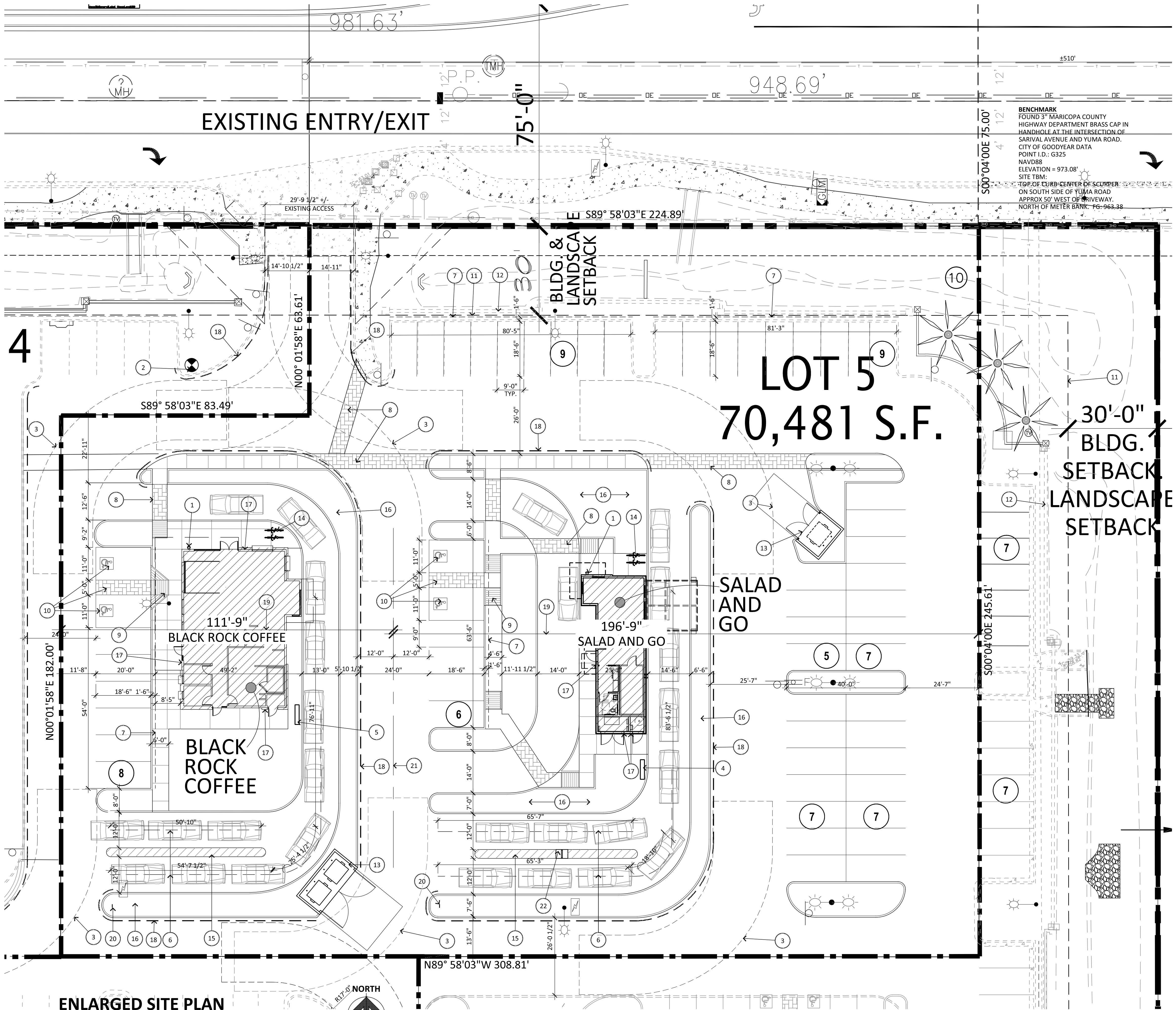
Goodyear, Arizona Engineering Design Standards and Policies Manual

- e. IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.
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- d. WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND HAS OBTAINED AN APPROXIMATE HEIGHT OF 3 INCHES, MOWING SHALL BEGIN IMMEDIATELY TO ACHIEVE A TURF HEIGHT OF 2 INCHES; THE TURF SHALL BE MOWED THEREAFTER TO SAFELY MAINTAIN THE 2-INCH HEIGHT.

Site Development 2012 Page 3 of 13

Goodyear, Arizona Engineering Design Standards and Policies Manual

- e. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL TURF AREAS SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
- f. IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.



ENLARGED SITE PLAN

SCALE: 1/16" = 1'-0"



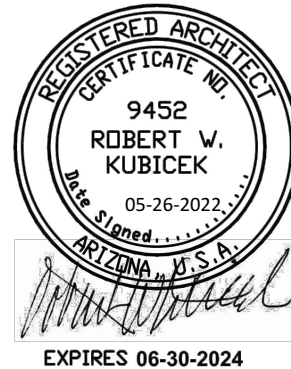
COTTON FLOWER MARKETPLACE - LOT 5

17171 W. YUMA ROAD
GOODYEAR, AZ 85338
05-26-2022

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LOT 5
SP1.1

RKAA 21357.00



ARCHITECTS, INC

KEY NOTES

1. FDC LOCATION.
2. EXISTING FIRE HYDRANTS.
3. FIRE TRUCK TURNING RADIUS. (28' INSIDE RADIUS AND 48' OUTSIDE RADIUS).
4. MENU BOARD AT 8TH CAR.
5. MENU BOARD AT 8TH CAR.
6. QUEUE LANES PROVIDE GREATER THAN 150' QUEUING DISTANCE.
7. OUTLINE OF VEHICLE OVERHANG OF 1'-6".
8. DECORATIVE CROSS WALK- TYP.
9. RAMP (1:12 SLOPE MAX.).
10. ACCESSIBLE PARKING SPACE AND DECORATIVE AISLE.
11. EXISTING LANDSCAPE AND BUILDING SETBACK.
12. EXISTING SCREEN WALL.
13. TRASH ENCLOSURE. TRASH ENCLOSURE TO FOLLOW DESIGN CRITERIA FROM DETAIL G-3160, G-3164.
14. BIKE SPACES.
15. DRIVE THRU LANE DIVIDER MARKING.
16. LANDSCAPE AREA.
17. KNOX BOX.
18. DASH LINES INDICATE FIRE LANE TO BE PAINTED WITH RED ON CURB WITH WHITE LETTERING OF "FIRE LANE - NO PARKING". TYP.
19. PAD DIMENSIONS.
20. SIGN POST LOCATION PER FIRE DEPARTMENT. SEE FIRE DEPARTMENT NOTE # B ON THIS SHEET.
21. CENTERLINE OF STREET.
22. PREVIEW BOARD.

FIRE DEPT. NOTES

- A. SPEED BUMPS OR ANY OBSTRUCTIONS THAT MAY IMPEDE AN EMERGENCY VEHICLE RESPONSE SHALL NOT BE ALLOWED IN THIS DEVELOPMENT.
- B. SIGN TO BE POSTED NEAR BY DRIVE THRU ENTRY STATING "ATTENTION CUSTOMER- DO NOT BLOCK DRIVE WAY WHILE WAITING FOR SERVICE"
- C. WHERE INDICATED BY FIRE LANES, PROVIDE RED PAINTING ON CURBING WITH WHITE LETTERING STATING "NO PARKING FIRE LANE".

GENERAL NOTES

- AA. ALL SIGNS INCLUDING MENU BOARD SHALL BE SEPARATE SUBMITTAL, SEPARATE REVIEW AND APPROVAL.

SITE DATA

EXISTING & PROPOSED ZONING: PAD (SUBJECT TO C-2 ZONING)
SITE AREA : 14.70 ACRES / 640,378 S.F.
SECTION-TOWNSHIP-RANGE: 14 1N 2W

LOT 5

AREA: 70,481 SF (1.62 ACRES)
APN: 502-43-002H

PROPOSED SALAD AND GO.

MAIN BUILDING AREA:
RESTROOM 64 SF
STORAGE 153 SF
PREP AND OTHER 610 SF
TOTAL 827 SF

OVERALL BUILDING AREA:
MAIN BUILDING 827 SF
DRIVE THRU CANOPY 296 SF
MISC. CANOPY 128 SF
SES&FIRE RISER 92 SF
TOTAL 1343 SF

TOTAL PARKING REQUIRED FOR SALAD AND GO:
FREE STANDING RESTAURANT @ 1/150
827 SF/ 150 6 SPACES.

PROPOSED BLACK ROCK COFFEE RESTAURANT:

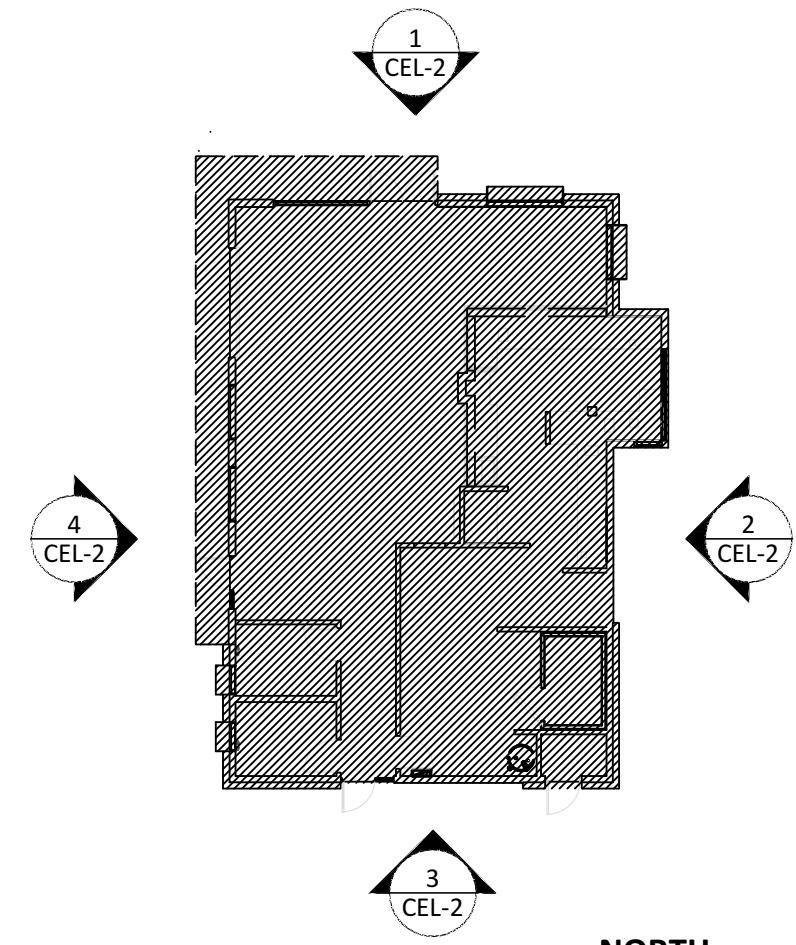
ADJACENT RESTAURANT AREA 1976 SF
PARKING REQUIRED :
KITCHEN 1976X.60 / 150 = 08
DINING 1976X.40 / 50 = 16
TOTAL REQUIRED 24 SPACES.

TOTAL LOT 5 PARKING REQUIREMENT
24 SPACES + 6 SPACES = 30 SPACES.

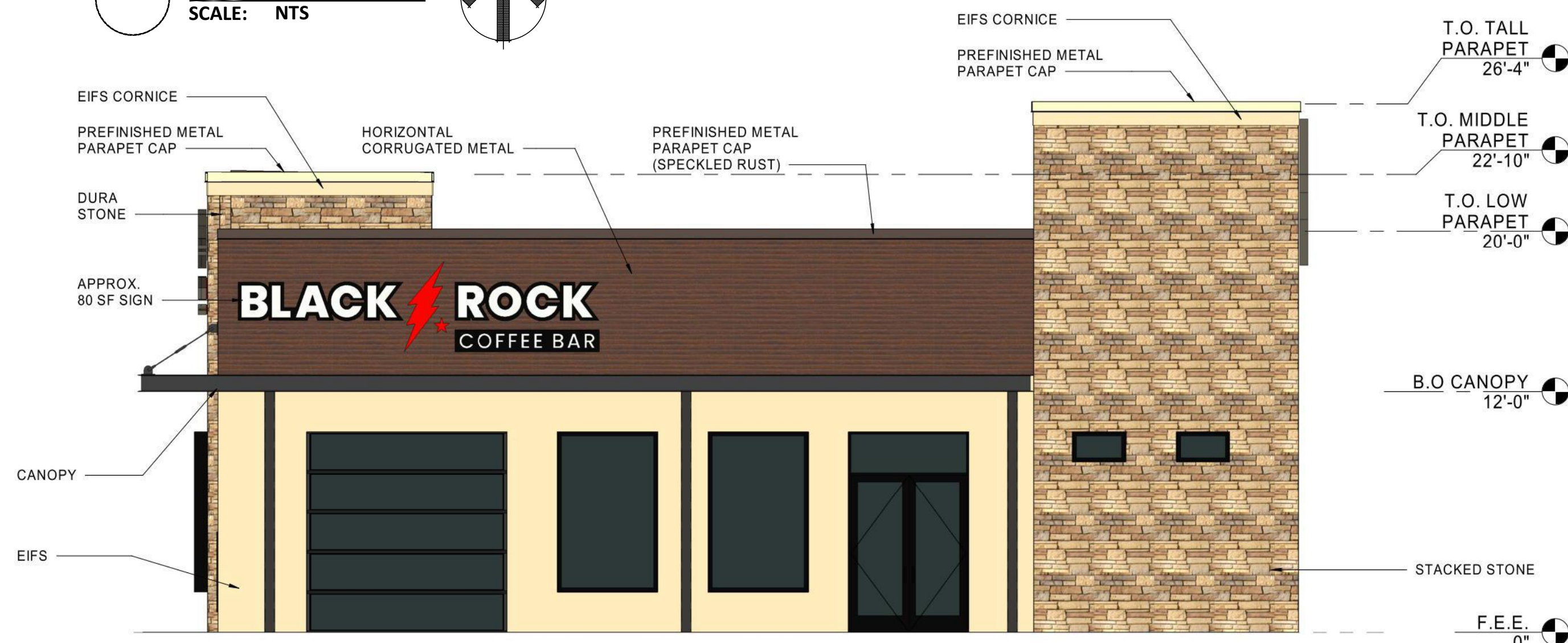
TOTAL PROVIDED PARKING 58 SPACES.

ACCESSIBLE PARKING REQUIRED (51-75): 3 SPACES.
PROVIDED: 4 SPACES.

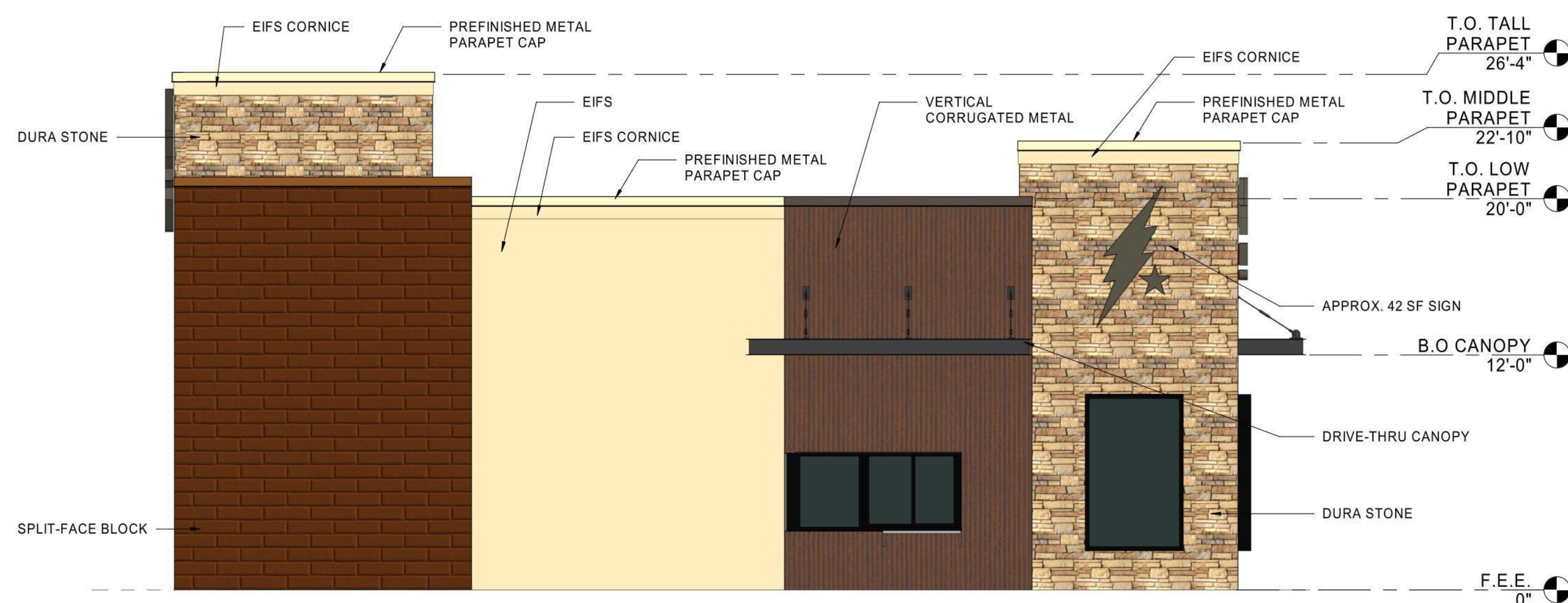
BIKE SPACES PROVIDED: 4 SPACES.



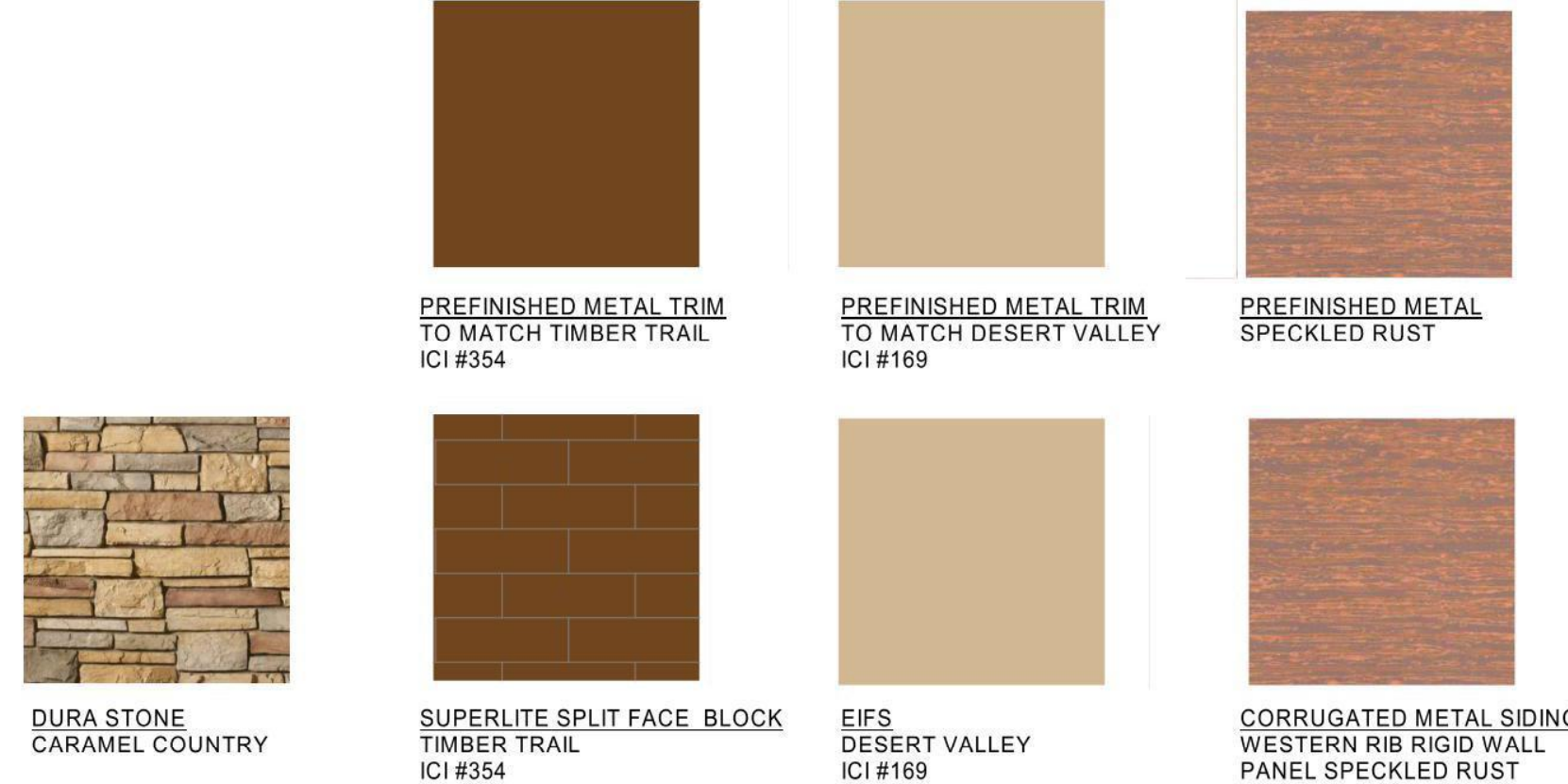
KEY PLAN
SCALE: NTS



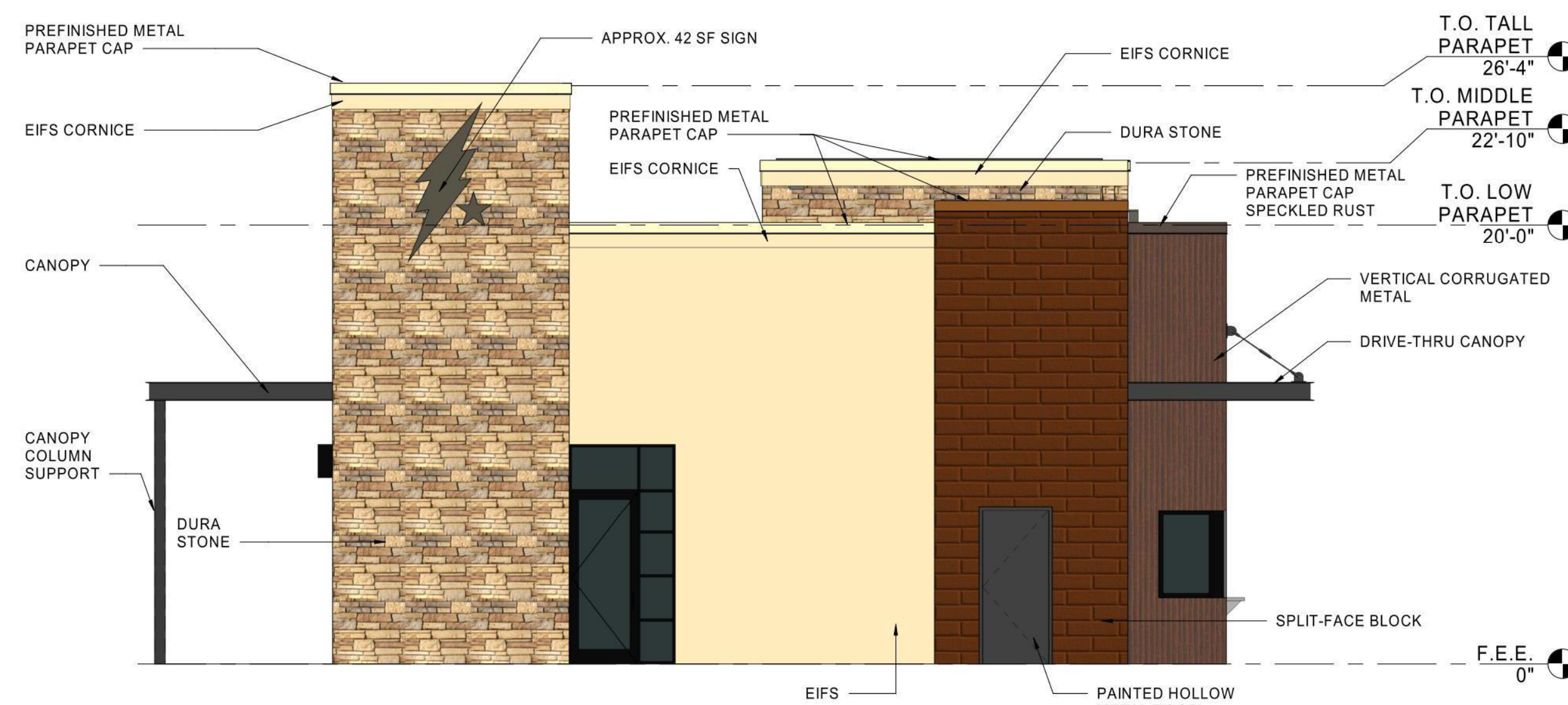
4 SIDE ELEVATION
3/16" = 1'-0"



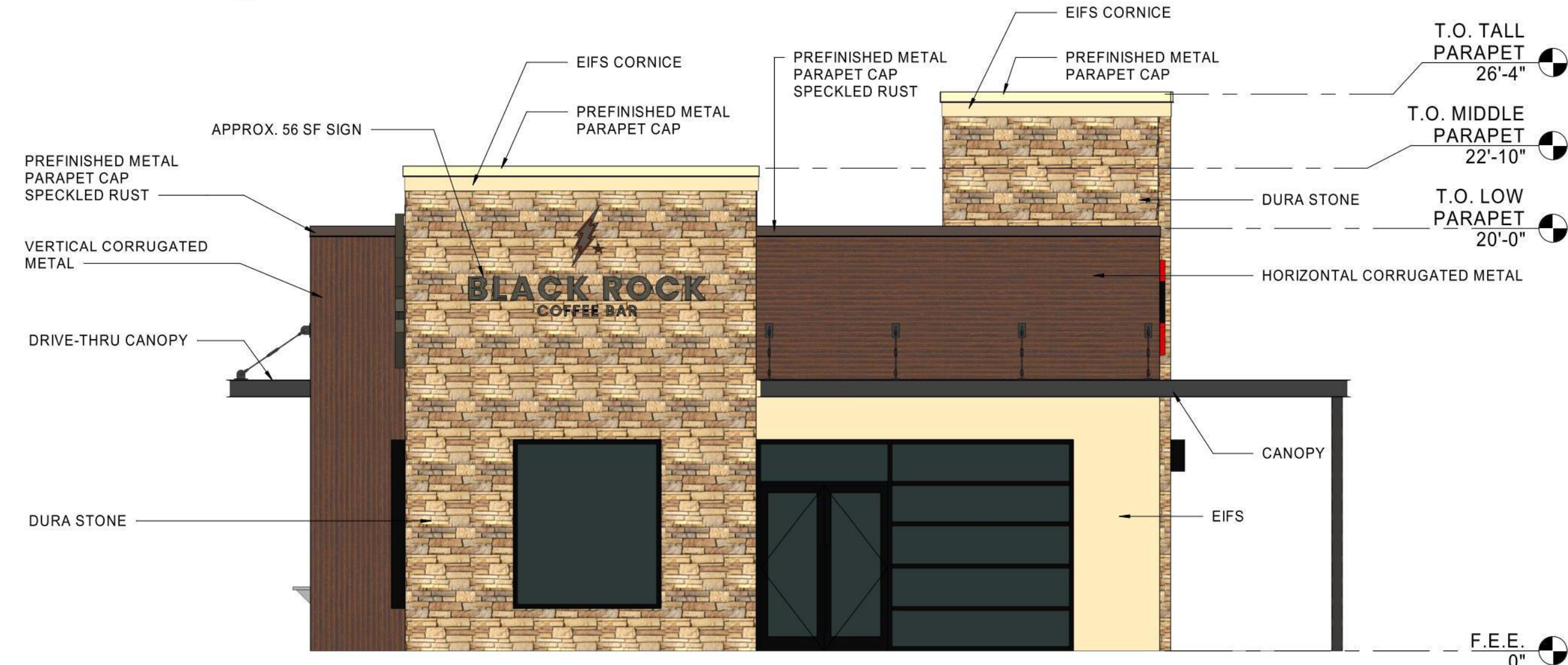
2 DRIVE THRU ELEVATION
3/16" = 1'-0"



5 EXTERIOR FINISHES
3/4" = 1'-0"



3 REAR ELEVATION
3/16" = 1'-0"



1 FRONT ELEVATION
3/16" = 1'-0"

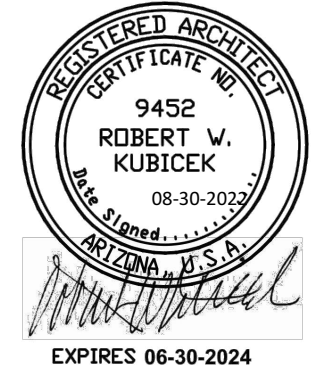


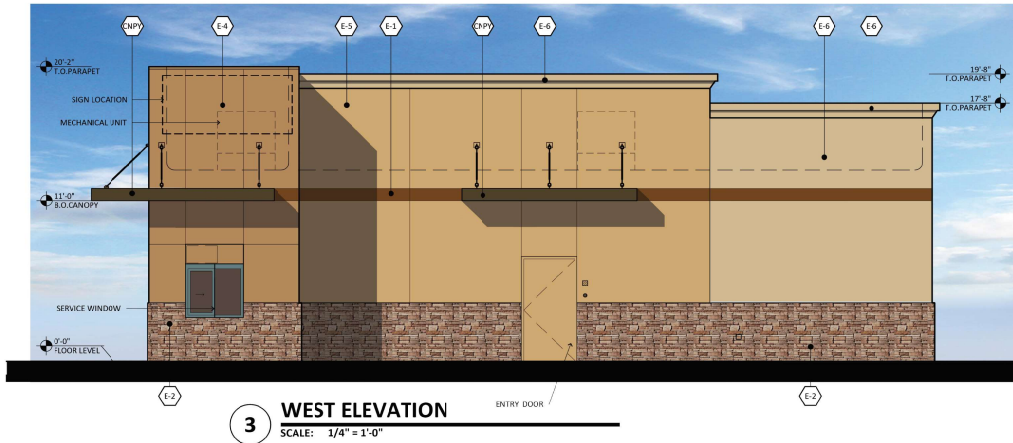
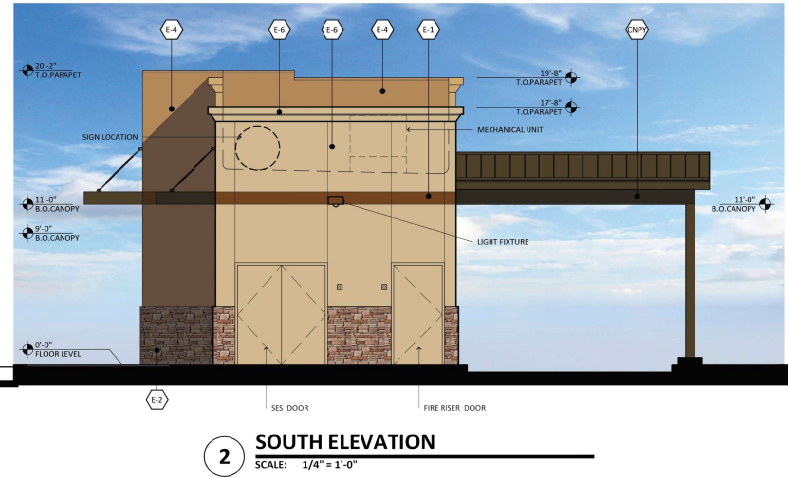
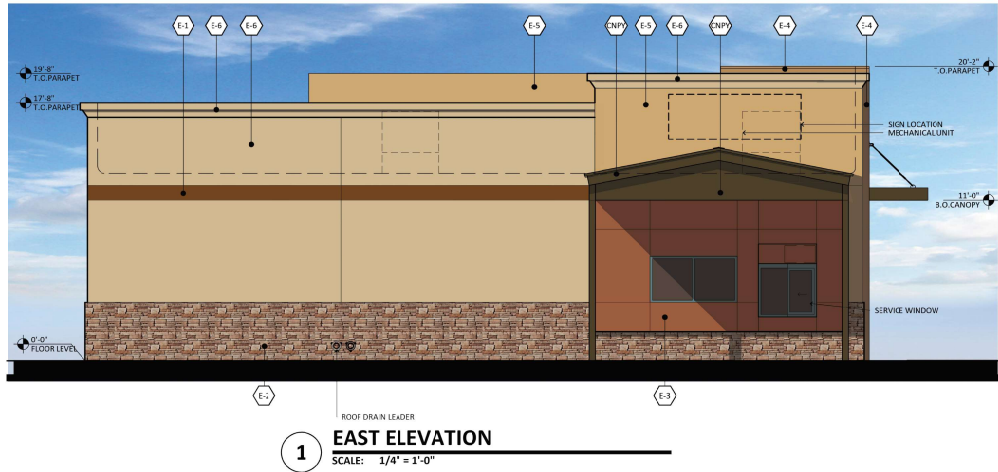
BLACK ROCK COFFEE BAR
COTTON FLOWER MARKETPLACE - LOT 5
17171 W. YUMA ROAD
GOODYEAR, AZ 85338
08-30-2022

CEL-2

RKAA# 21357.00

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MATERIAL AND COLOR

E-1	ACCENT BAND	PRODUCT: DRYVIT FINISH: SMOOTH COLOR: ICI PAINTS TIMBER TRAIL # 354 MNR: COLOR TO MATCH DUNN EDWARDS	
E-2	STONE VENER	PRODUCT: STONE VENER "CARAMEL COUNTRY CSV 2007 DURA STONE	
E-3	E.I.F.S.	PRODUCT: DRYVIT FINISH: SMOOTH COLOR: ICI PAINT COPPER # 320 MNR: COLOR TO MATCH DUNN EDWARD HARRISON RUST	
E-4	E.I.F.S.	PRODUCT: DRYVIT FINISH: SMOOTH COLOR: ICI PAINT WESTERN TRAIL 462 MNR: COLOR TO MATCH DUNN EDWARD	

E-5	E.I.F.S.	PRODUCT: DRYVIT FINISH: SMOOTH COLOR: ICI PAINT HEY MARKET # 532 MNR: COLOR TO MATCH DUNN EDWARD	
E-6	E.I.F.S.	PRODUCT: DRYVIT FINISH: SMOOTH COLOR: ICI PAINT DESERT VALLEY # 629 MNR: COLOR TO MATCH DUNN EDWARD DESERT FLOOR	
E-7	ALUMINUM STOREFRONT	COLOR: ICI PAINT FAUL'S RIVER # 1265 COLOR TO MATCH DUNN EDWARD	
CNPY	METAL	PRODUCT: METAL FASCIA/ COLUMNS/ AVINING FINISH: ICI PAINT DARK CAVERN 660 MNR: COLOR TO MATCH DUNN EDWARD TREASURE CHEST	

FIRE DEPARTMENT NOTES:

1. BUILDING ADDRESS NUMBER TO BE 16' HIGH WITH A THREE (3) INCH STRIKE, MUST BE OF A CONTRASTING COLOR, AND MOUNTED HIGH ON THE BUILDING TO BE VISIBLE FROM STREET.



COTTON FLOWER MARKETPLACE - LOT 5
SW COTTON LANE AND YUMA ROAD
GOODYEAR, AZ 85338
DATE: C8-29-2022 (PRELIMINARY)

EL-1

RKAA# 21357.00

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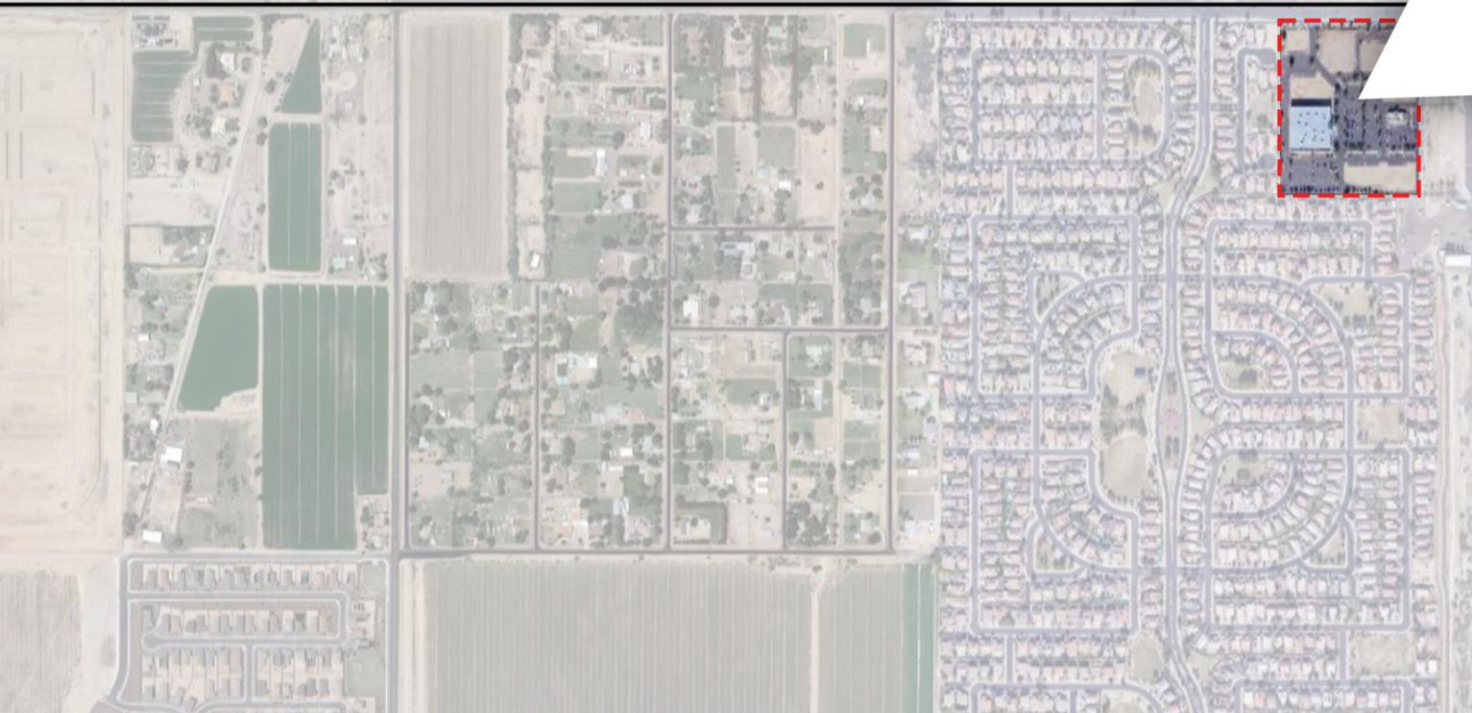
17171 W. YUMA ROAD

GOODYEAR, AZ 85338





W. YUMA RD



S. COTTON LN

PROJECT DIRECTORY

OWNER:
HH LAVERN LOT 2, LLC
5050 N 40TH STREET SUITE 350
PHOENIX, ARIZONA 85018
CONTACT: JAMES NEAL
PHONE: (480) 794-1887
E-MAIL: james@hinksonco.com

ARCHITECT:
RKA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL REASER
PHONE: (602) 955-3900
E-MAIL: nreaser@rkaa.com

PROJECT NARRATIVE

PROPOSED PROJECT IS CONSIST OF TWO RESTAURANT BUILDINGS. ONE IS SALAD AND GO AND 2ND ONE IS BLACK ROCK COFFEE. BOTH BUILDINGS ARE LOCATED ON LOT 5 OF COTTON FLOWER MARKETPLACE. BELOW IS A BRIEF DESCRIPTION OF BOTH RESTAURANTS.

1ST PROPOSED RESTAURANT, SALAD AND GO, IS A ONE STORY METAL FRAMED BUILDING OF 827 S.F. THERE IS NO EATING AND DINING SERVICE AVAILABLE AT THIS BUILDING. THIS IS A DRIVE THRU RESTAURANT HAVING CARRY-OUT FACILITY ONLY. RESTAURANT HAS SERVICE WINDOWS FOR STANDARD CUSTOMERS, WALK UP CUSTOMERS AND EXPRESS CUSTOMERS. THIS BUILDING SHALL HAVE PARKING SPACES, PEDESTRIAN WALK WAY, DRIVE THRU LANES FOR STANDARD AND EXPRESS CUSTOMERS, LANDSCAPING AND TRASH ENCLOSURE.

2ND PROPOSED RESTAURANT, BLACK ROCK COFFEE, IS A ONE STORY BUILDING OF 1976 S.F. IT SHALL HAVE BOTH INTERIOR DINING FACILITY AND DRIVE THRU FACILITY. THERE IS NO OUTDOOR DINING FACILITY AVAILABLE AT THIS RESTAURANT. IT SHALL HAVE DRIVE THRU LANES, WALK UP PLAZA, PARKING SPACES, LANDSCAPING AND TRASH ENCLOSURE.

BOTH BUILDINGS SHALL HAVE AUTOMATIC SPRINKLER SYSTEM AND SHALL COMPLY WITH ALL CITY'S ZONING AND SAFETY REGULATIONS.

SITE DATA

EXISTING & PROPOSED ZONING: PAD (SUBJECT TO C-2 ZONING)
SITE AREA: 14.70 ACRES / 640,378 S.F.
SECTION-TOWNSHIP-RANGE: 14 1N 2W

LOT 5

AREA: 70,481 SF (1.62 ACRES)
APN: 502-43-002H

PROPOSED SALAD AND GO.

MAIN BUILDING AREA:
RESTROOM 64 SF
STORAGE 153 SF
PREP AND OTHER 610 SF
TOTAL 827 SF

OVERALL BUILDING AREA:

MAIN BUILDING 827 SF
DRIVE THRU CANOPY 296 SF
MISC. CANOPY 128 SF
SES&FIRE RISER 92 SF
TOTAL 1343 SF

TOTAL PARKING REQUIRED FOR SALAD AND GO:
FREE STANDING RESTAURANT @ 1/150
827 SF / 150 = 6 SPACES.

PROPOSED BLACK ROCK COFFEE RESTAURANT:

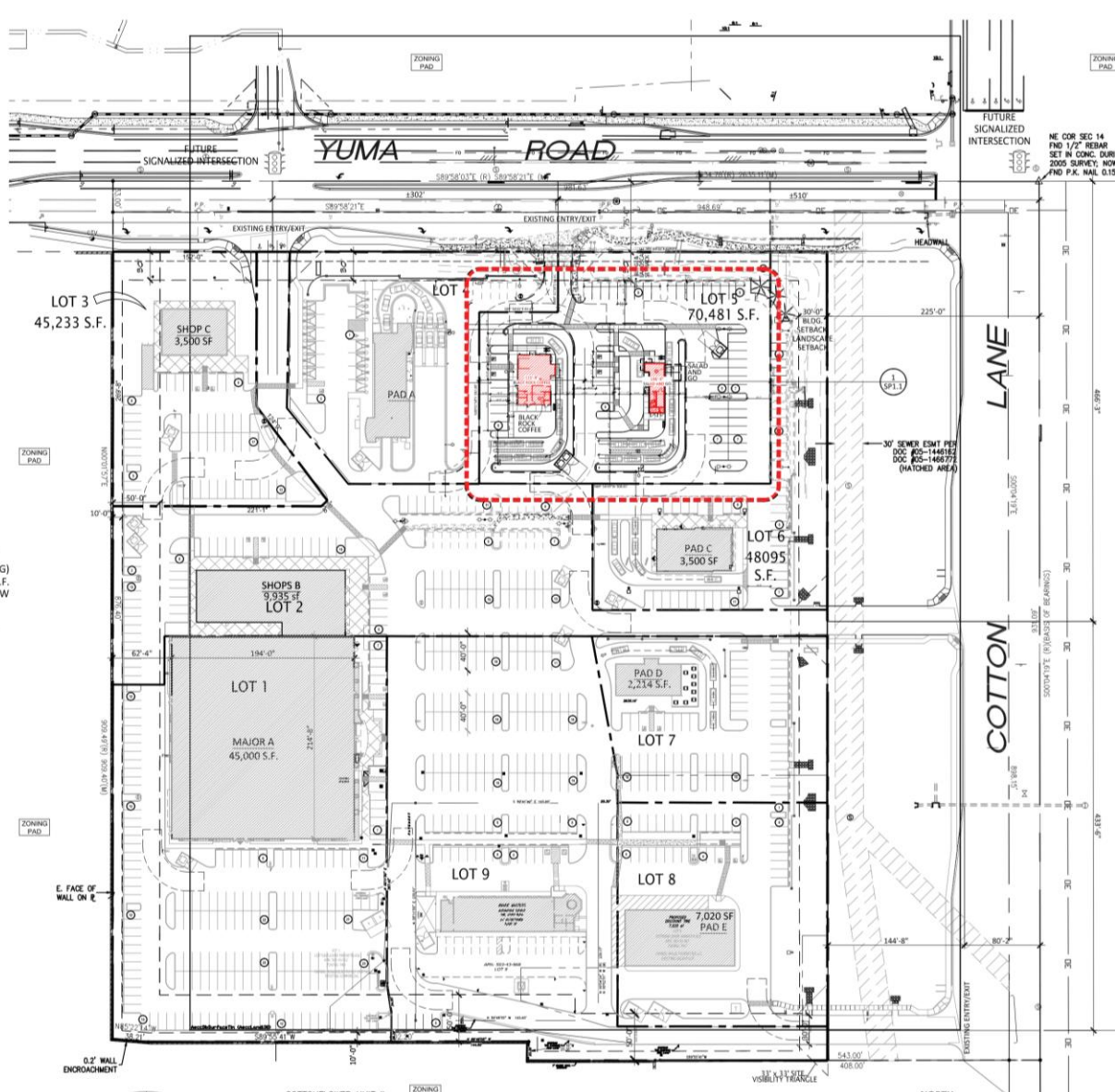
ADJACENT RESTAURANT AREA 1976 SF
PARKING REQUIRED:
KITCHEN 1976X.60 / 150 = 08
DINING 1976X.40 / 50 = 16
TOTAL REQUIRED 24 SPACES.

TOTAL LOT 5 PARKING REQUIREMENT
24 SPACES + 6 SPACES = 30 SPACES.

TOTAL PROVIDED PARKING 58 SPACES.

ACCESSIBLE PARKING REQUIRED (51-75): 3 SPACES.
PROVIDED: 4 SPACES.

BIKE SPACES PROVIDED: 4 SPACES.



OVERALL MASTER SITE PLAN

SCALE: 1" = 60'



VICINITY MAP

SCALE: NTS



COTTON FLOWER MARKETPLACE - LOT 5

17171 W. YUMA ROAD
GOODYEAR, AZ 85338
05-26-2022

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LOT 5
SP.1.0

RKAA 21357.0C



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AERIAL MAP

SCALE: NTS



SITE DATA

EXISTING AND PROPOSED ZONING: PAD (SUBJECT TO C-2 ZONING)
SITE AREA: 14.70 ACRES / 640,378 S.F.
SECTION-TOWNSHIP-RANGE: 14 1N 2W

SITE PARKING DATA

LOT 1 (GYMNASIUM 45,000 S.F.):
PARKING: 45,000/150 = 300 SPACES REQUIRED, 182 SPACES PROVIDED

LOT 2 (RETAIL 9,935 S.F.):
PARKING: 9,935 / 300 = 33 SPACES
PROVIDED: 105 SPACES

LOT 3 (PROFESSIONAL DENTAL OFFICE 3500 SF)
PARKING REQUIRED 3500 / 300 = 12 SPACES
PROVIDED: 51 SPACES.

LOT 4 (CAR WASH 4,553 S.F.):
PARKING REQUIRED 2 SPACES.
PROVIDED 3 SPACES.

LOT 5 (TWO RESTAURANTS, TOTAL FLOOR AREA 2803= (1976 + 827) S.F.
PARKING REQUIRED
SALAD AND GO 827 / 150 = 6 SPACES

PARKING REQUIRED
ADJACENT BUILDING ON SAME LOT
PARKING: KITCHEN (1976 x 60%)/150 = 08
DINING (1976 x 40%)/50 = 16
TOTAL REQUIRED PARKING FOR TWO RESTAURANTS
6 + 8 + 16 = 30 SPACES.
TOTAL PROVIDED PARKING FOR LOT 5 = 58 SPACES.

LOT 6 (DRIVE THRU RESTAURANT OF 3500 SF.)
PARKING: KITCHEN 3500X 60% / 150 = 14
DINING (3500X40%) / 50 = 28
PARKING REQUIRED: 14+28 = 42 SPACES
PROVIDED : 46 SPACES PROVIDED

LOT 7 (RESTAURANT 2,214 S.F)
PARKING: KITCHEN (2,214 x 60%)/150 = 9
DINING (2,214 x 40%) / 50 = 18
27 SPACES REQUIRED, 59 SPACES PROVIDED

LOT 8 (AUTOMOTIVE & SERVICE)
PARKING REQUIRED: 7020 / 300 = 24 SPACES
PROVIDED : 34 SPACES

LOT 9 (AUTOMOTIVE & SERVICE)
PARKING REQUIRED: 5400 / 300 = 18 SPACES
PROVIDED: 128 SPACES

TOTAL PARKING REQUIRED = 501
TOTAL PARKING PROVIDED = 671

NOTE:
1. LOTS WITH RESTAURANT DESIGNATION ARE CALCULATED USING A 60% KITCHEN/40% DINING RATIO
2. PARKING AGREEMENT REQUIRED FOR LOTS THAT DON'T PROVIDE SUFFICIENT PARKING SPACES FOR PROPOSED USE.
3. ALL SIGNS UNDER SEPARATE PERMIT

SITE PLAN NOTES

- C. The following notes shall be shown on all approved site plans:
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Site Development 2012 Page 2 of 13

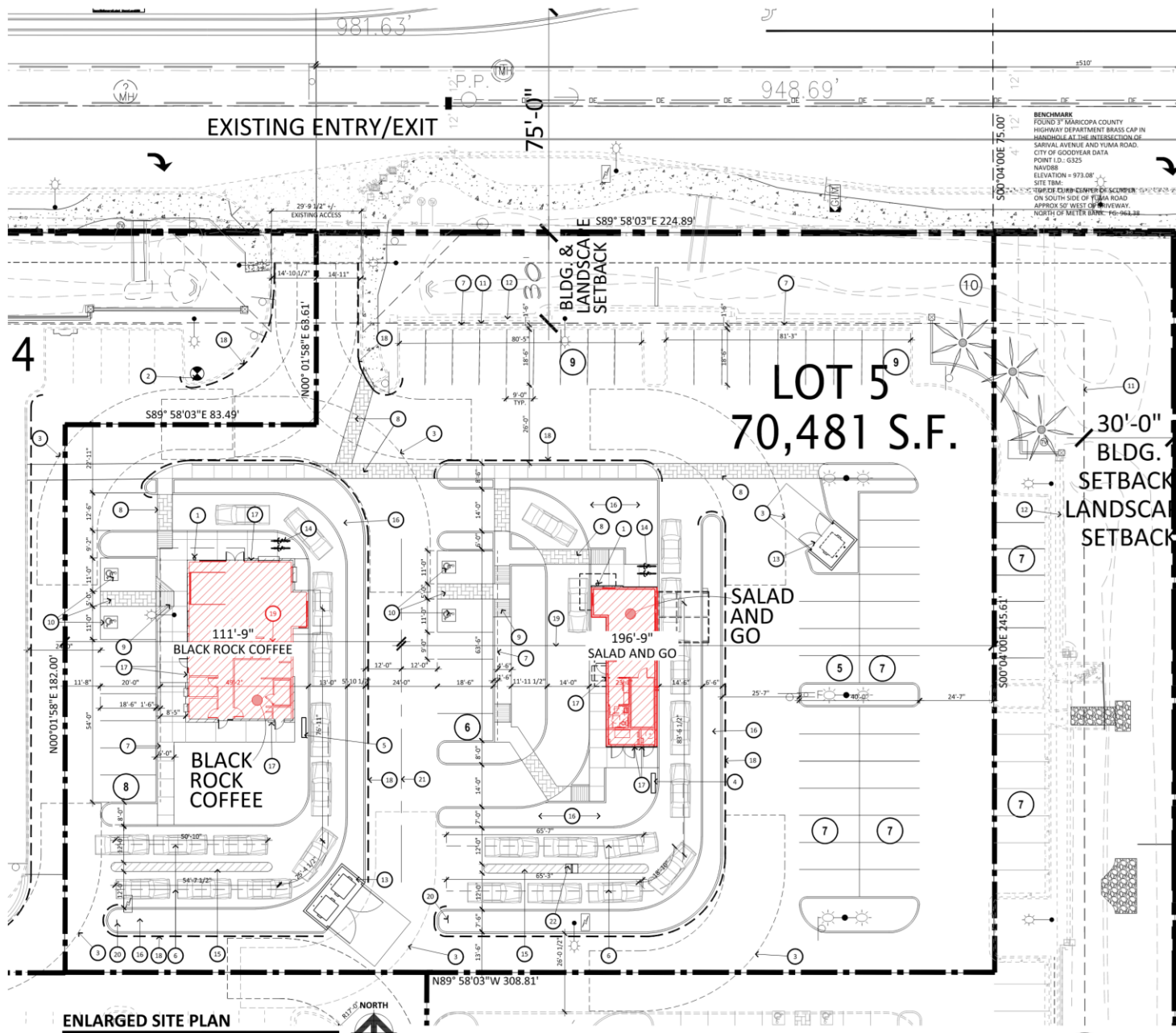
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- WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND HAS OBTAINED AN APPROXIMATE HEIGHT OF 3 INCHES, MOWING SHALL BEGIN IMMEDIATELY TO ACHIEVE A TURF HEIGHT OF 2 INCHES. THE TURF SHALL BE MOWED THEREAFTER TO SAFELY MAINTAIN THE 2-INCH HEIGHT.

Site Development 2012 Page 3 of 13

Goodyear, Arizona Engineering Design Standards and Policies Manual

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ENLARGED SITE PLAN
SCALE: 1/16" = 1'-0"



COTTON FLOWER MARKETPLACE - LOT 5

17171 W. YUMA ROAD
GOODYEAR, AZ 85338
05-26-2022

**LOT 5
SP1.1**

RKAA 21357.00



RKAA
ARCHITECTS, INC.

KEY NOTES

- FDC LOCATION.
- EXISTING FIRE HYDRANTS.
- FIRE TRUCK TURNING RADIUS (28' INSIDE RADIUS AND 48' OUTSIDE RADIUS).
- MENU BOARD AT 8TH CAR.
- MENU BOARD AT 9TH CAR.
- QUELUE LANES PROVIDE GREATER THAN 150' QUELUEING DISTANCE.
- OUTLINE OF VEHICLE OVERHANG OF 1'-6".
- DECORATIVE CROSS WALK - TYP.
- RAMP (1:12 SLOPE MAX.).
- ACCESSIBLE PARKING SPACE AND DECORATIVE ASILE.
- EXISTING LANDSCAPE AND BUILDING SETBACK.
- EXISTING SCREEN WALL.
- TRASH ENCLOSURE. TRASH ENCLOSURE TO FOLLOW DESIGN CRITERIA FROM DETAIL G-3160, G-3164.
- BIKE SPACES.
- DRIVE THRU LANE DIVIDER MARKING.
- LANDSCAPE AREA.
- KNOCK BOX.
- DASH LINES INDICATE FIRE LANE TO BE PAINTED WITH RED ON CURB WITH WHITE LETTERING OF "FIRE LANE - NO PARKING" TYP.
- PAD DIMENSIONS.
- SIGN POST LOCATION PER FIRE DEPARTMENT. SEE FIRE DEPARTMENT NOTE # 8 ON THIS SHEET.
- CENTRIFUG OF STREET.
- PREVIEW BOARD.

FIRE DEPT. NOTES

- SPEED BUMPS ON ANY OBSTRUCTIONS THAT MAY IMPED AN EMERGENCY VEHICLE RESPONSE SHALL NOT BE ALLOWED IN THIS DEVELOPMENT.
- SIGN TO BE POSTED NEAR BY DRIVE THRU ENTRY STATING "ATTENTION CUSTOMER: DO NOT BLOCK DRIVE WAY WHILE WAITING FOR SERVICE".
- WHERE INDICATED BY FIRE LANES, PROVIDE RED PAINTING ON CURBING WITH WHITE LETTERING STATING "NO PARKING FIRE LANE".

GENERAL NOTES

ALL SIGNS INCLUDING MENU BOARD SHALL BE SEPARATE SUBMITTAL. SEPARATE REVIEW AND APPROVAL.

SITE DATA

EXISTING & PROPOSED ZONING: PAD (SUBJECT TO C-2 ZONING)
SITE AREA: 14.70 ACRES / 640,378 S.F.
SECTION-TOWNSHIP-RANGE: 14 1N 2W

LOT 5

AREA: 70,481 SF (1.62 ACRES)
APN: 502-43-002H

PROPOSED SALAD AND GO.

MAIN BUILDING AREA:
RESTROOM 64 SF
STORAGE 153 SF
PREP AND OTHER 610 SF
TOTAL 827 SF

OVERALL BUILDING AREA: 827 SF
DRIVE THRU CANOPY 296 SF
MISC. CANOPY 128 SF
SES&FIRE RISER 92 SF
TOTAL 1343 SF

TOTAL PARKING REQUIRED FOR SALAD AND GO:
FREE STANDING RESTAURANT @ 1/150
827 SF/ 150 6 SPACES.

PROPOSED BLACK ROCK COFFEE RESTAURANT:

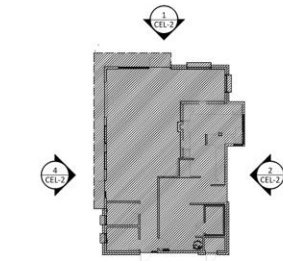
ADJACENT RESTAURANT AREA 1976 SF
PARKING REQUIRED:
KITCHEN 1976X.60 / 150 = 08
DINING 1976X.40 / 50 = 16
TOTAL REQUIRED 24 SPACES.

TOTAL LOT 5 PARKING REQUIREMENT
24 SPACES + 6 SPACES = 30 SPACES.

TOTAL PROVIDED PARKING 58 SPACES.

ACCESSIBLE PARKING REQUIRED (51-75): 3 SPACES.
PROVIDED: 4 SPACES.

BIKE SPACES PROVIDED: 4 SPACES.



4 SIDE ELEVATION
3/16" = 1'-0"



2 DRIVE THRU ELEVATION
3/16" = 1'-0"



5 EXTERIOR FINISHES
3/4" = 1'-0"



3 REAR ELEVATION
3/16" = 1'-0"



1 FRONT ELEVATION
3/16" = 1'-0"



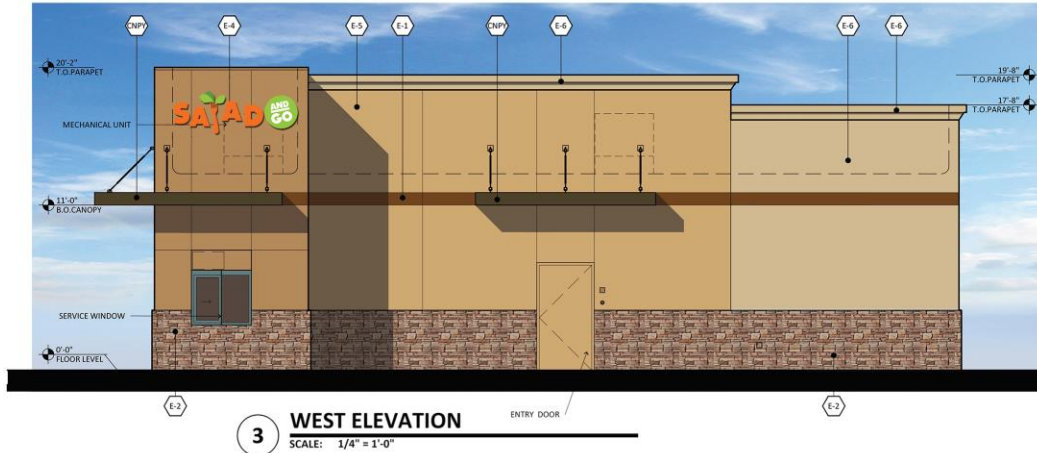
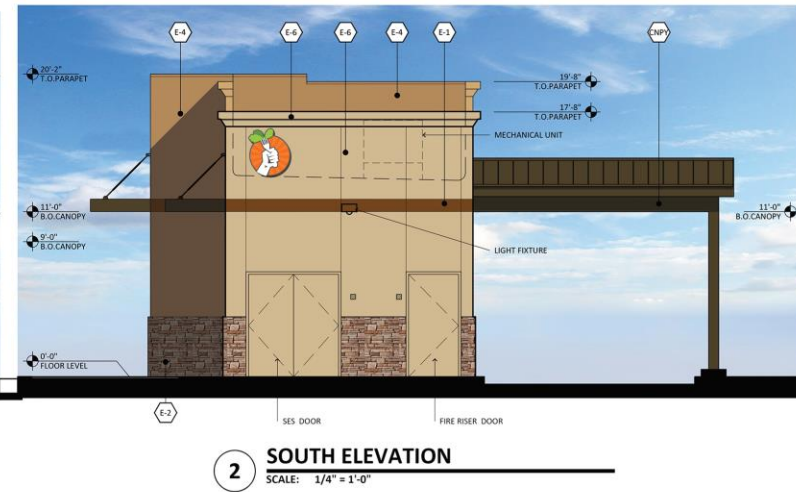
BLACK ROCK COFFEE BAR
COTTON FLOWER MARKETPLACE - LOT 5
17171 W. YUMA ROAD
GOODYEAR, AZ 85338
08-30-2022

CEL-2

RKAA# 21357.00

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MATERIAL AND COLOR

E-1	ACCENT BAND	PRODUCT: DRYVIT FINISH: SMOOTH COLOR: IC1 PAINTS TIMBER TRAIL # 354 MNFR: COLOR TO MATCH DUNN EDWARDS	
E-2	STONE VENEER	PRODUCT: STONE VENEER "CARAMEL COUNTRY CSV 20007 DURA STONE	
E-3	E.I.F.S.	PRODUCT: DRYVIT FINISH: SMOOTH COLOR: IC1 PAINT COPPER # 320 MNFR: COLOR TO MATCH DUNN EDWARDS HARRISON RUST	
E-4	E.I.F.S.	PRODUCT: DRYVIT FINISH: SMOOTH COLOR: IC1 PAINT WESTERN TRAIL 462 MNFR: COLOR TO MATCH DUNN EDWARDS	

E-5	E.I.F.S.	PRODUCT: DRYVIT FINISH: SMOOTH COLOR: IC1 PAINT KEY MARKET # 532 MNFR: COLOR TO MATCH DUNN EDWARDS	
E-6	E.I.F.S.	PRODUCT: DRYVIT FINISH: SMOOTH COLOR: IC1 PAINT DESERT VALLEY # 629 MNFR: COLOR TO MATCH DUNN EDWARDS DESERT FLOOR	
E-7	ALUMINUM STOREFRONT	COLOR: IC1 PAINT FALL'S RIVER # 1266 MNFR: COLOR TO MATCH DUNN EDWARDS	
CNPY	METAL	PRODUCT: METAL FASCIA/ COLUMNS/AWNING FINISH: IC1 PAINT DARK CAVERN 680 MNFR: COLOR TO MATCH DUNN EDWARDS TREASURE CHEST	

FIRE DEPARTMENT NOTES:

1. BUILDING ADDRESS NUMBER TO BE 36" HIGH WITH A THREE (3) INCH STROKE, MUST BE OF A CONTRASTING COLOR, AND MOUNTED HIGH ON THE BUILDING TO BE VISIBLE FROM STREET.

GENERAL LANDSCAPING NOTES

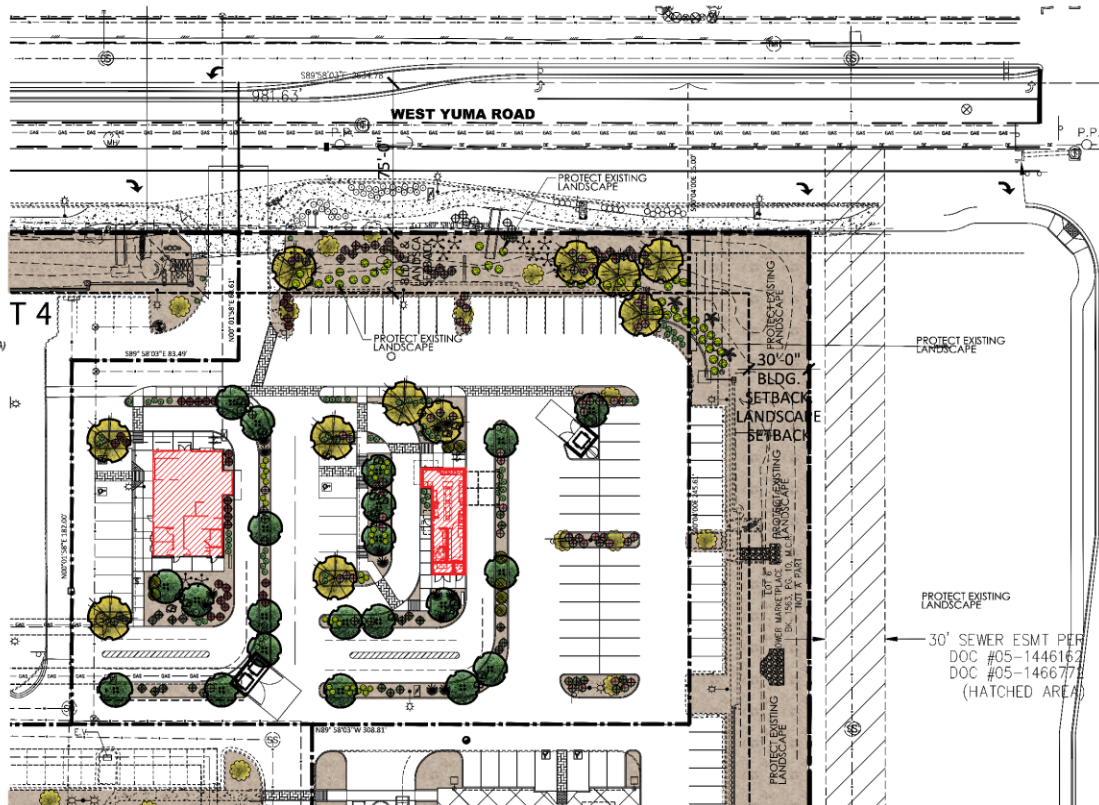
1. All general construction notes shall apply.
2. Substitutions in type, and/or deviations in size or quantity from the approved landscape or irrigation plans shall not be permitted without prior written approval from the City of Goodyear. (Contact the City Landscape Technician regarding planting and irrigation substitutions at 623.882.7979)
3. All signs, monument walls and site lighting require separate building approval.
4. All fire hydrants shall require a 7-foot clearance in all directions to any new or existing landscape.
5. All plant material located in the public rights-of-way or city of Goodyear maintained areas shall be in compliance with the department of water resources low water use. Plant list for the Phoenix activity management area.
6. All plant material and specifications shall conform to the Arizona Nurseryman Association current standards.
7. Contractor to ensure a one-foot clearance between the sidewalk and mature tree canopy.
8. Plant legend provided for contractor's convenience. Construction plans take precedence.
9. A 10-foot clearance shall be maintained between a tree trunk and utility line.
10. All existing landscape and irrigation systems that are designated to remain on the approved landscape plans shall not be damaged or destroyed during construction. Any damage that does occur during construction shall be replaced in kind by the contractor.
11. Sidewalk and paving construction that are part of the landscape improvements shall be in compliance with all on-site paving and meet design and construction requirements of the Americans with Disabilities act (ADA)
12. Prior to acceptance of any backflow device, each device shall be tested by a state certified tester and the results provided to the city
13. Utility boxes, meters and vaults shall be located in the R.O.W. and will not be permitted in any street median.
14. 'As - Built' drawings, certified by the developer's landscape architect, shall be submitted and approved prior to issuance of a building 'Certificate of Occupancy'.

All plans for Commercial or Residential development shall have the following shown on the cover sheet.

- a. The developer shall maintain and warranty all planted areas including irrigation systems for a period of two years beginning immediately after the city issues the notification of approval for the project.
- b. During the maintenance and warranty period, the developer shall be responsible for maintaining adequate protection to all areas. Any damaged plantings and or irrigation systems shall be immediately repaired or replaced at the developer's expense.
- c. Maintenance shall include continuous operations of mowing, rolling, fertilizing, spraying, insect and pest control, re-seeding, replacement, and all other measures necessary to assure good normal growth.
- d. When the turf has established sufficient root structure and an approximate height of 3 inches, mowing shall begin immediately and reduce in safe increments to a height of 2 inches and shall be maintained thereafter at the height of 2 inches.
- e. At the termination of the maintenance and warranty period, all turf areas shall be live, healthy, undamaged, and free of infestations. All areas shall be completely void of barren spots larger than 3 inches by 3 inches.
- f. If all plantings are not acceptable at the end of the two year period, the maintenance and warranty period shall continue until all unacceptable plantings are replaced or repaired and the landscaping meets city approval.
- g. Areas may include retention basins, parks, rights-of-way, and street center median landscaping.

GENERAL NOTES FOR CONSTRUCTION

- A. All construction shall conform to the City EDS&PM, City Standard Details, and current MAG Uniform Standard Specifications and Details for Public Works Construction.
- B. This set of plans has been reviewed for compliance with City requirements prior to issuance of construction permits. However, such review shall not prevent the city from requiring correction of errors in plans found to be in violation of any law or ordinance.
- C. The City does not warrant any qualities shown on plan.
- D. The City approval is for general layout in the right-of-way only. This approval is valid for a period of (1) one year. Construction permits shall be obtained during this period or the plans shall be resubmitted for review and approval.
- E. An approved set of plans shall be available on the job site at any time.
- F. The City shall be notified (48) forty-eight hours prior to any construction work and inspections (623)-882-7979. Construction work concealed without inspection from the city shall be subject to exposure at the contractors expense.
- G. Right-of-way improvements shall not be accepted until 'As-Built' plans have been submitted and approved by the City. (see As-Built requirements).
- H. The developer is responsible for arranging the relocation and associated costs of all utilities. A utility relocation schedule shall be submitted prior to the issuance of permits.
- I. The developer is responsible for arranging the relocation and associated cost of all utilities. A utility relocation schedule shall be submitted prior to the issuance of permits.
- J. The developer is responsible for obtaining or dedicating all required rights-of-way and easements to the City prior to issuance or permits.
- K. The contractor shall contact BLUE STAKE (602-263-1100) at least (48) forty-eight hours prior to construction.
- L. The contractor shall barricade construction sites at all times per the City of Goodyear Traffic Barricade Manual. When required by the City, a traffic control plan shall be submitted for approval in advance of construction.
- M. The contractor must request a meter for filling and testing a new water lines from their assigned Engineering Inspector. This meters should be ordered 2 working days prior to the start of construction. Potable water is not available for any other construction use. The unlawful removal of water from fire hydrant or any other source is a violation of the municipal code, punishable by fine and/or imprisonment.
- N. Prior to moving or destroying protected native plant species, the contractor shall file a formal Notice of Intent with the Arizona Department of Agriculture (602-542-6408).
- O. The Contractor shall comply with the Environmental Protection Agency National Pollution Discharge Elimination System (NPDES) Storm water requirements established for construction sites.
- P. The contractor shall provide dust control to the satisfaction of City Engineer. The contractor shall obtain a Dust Control Permit from the Maricopa County Air Quality Department.
- Q. Private on-site water and sewer lines shall be constructed in accordance with the Uniform Plumbing Code, N.F.P.A. and the Uniform Fire Code as adopted by the City.



LANDSCAPE LEGEND

- CERCIDIA 'HYBRID'
DESERT MUSEUM PALO VERDE
2" CALIP., 6.5T, 4.5W
- ACACIA ANEURA
MULGA (SRP/APS APPROVED)
2" CALIP., 5.5T, 4W
- ERECAMERIA MACULATA
VALENTINE EMU BUSH
5 GALLON
- CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- DASYLIRION WHEELERII
DESERT SPOON
5 GALLON
- ROSEMARINUS PROSTRATA
ROSEMARY
5 GALLON
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
5 GALLON
- AGAVE WEBBERII
WEBBER'S AGAVE
5 GALLON (6S)
- 3X3X3' SURFACE SELECT
GRANITE BOULDER
MINIMUM 2000lbs EACH

1/2" SIZED MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE DATA:

NET SITE AREA: 70,483 SQ.FT.
LANDSCAPE AREA: 15,435 SQ.FT.
PERCENT LANDSCAPE: 22%
LANDSCAPE COVERAGE: 53% LIVING VEGETATION

GENERAL NOTES

1. INSTALL AN ISOLATION BALL VALVE TO ALL CONTROL VALVES.
2. 0 L.F. ESTIMATED FOOTAGE OF CONCRETE SIDEWALK. ALL SIDEWALK TO BE CONSTRUCTED FROM CIVIL PLANS.
3. ALL SIDEWALKS SHALL BE CONSTRUCTED PER MAG (CONSTRUCTION CALL OUT).
4. PROPERTY LANDSCAPE TO BE MAINTAINED BY OWNER INCLUDING RIGHT-OF-WAY.
5. MAINTAIN A MINIMUM OF 7' LANDSCAPE CLEARANCE FROM FIRE EQUIPMENT.
6. 0 L.F. OF MAINLINE TRENCHING WITHIN THE RIGHT-OF-WAY OR LANDSCAPE TRACTS.
7. ANY TREE RELOCATION IN THE RIGHT-OF-WAY IS TO BE COORDINATED THROUGH THE CITY LANDSCAPE INSPECTOR.
8. LITCHFIELD PARK SERVICE CO. TO PROVIDE WATER FOR LANDSCAPE WATERING PURPOSES.
9. IRRIGATION EQUIPMENT NOT SHOWN IN THE LANDSCAPE AREAS. L.C. IS TO PLACE ALL EQUIPMENT IN THE LANDSCAPE PLANTING AREAS.
10. IRRIGATION SYSTEM IS DESIGNED FOR POTABLE WATER.
11. SEE THE IRRIGATION SOURCE / CONNECTION POINT.
12. PRIOR TO ACCEPTANCE OF REDUCED PRESSURE DEVICE IT SHALL BE TESTED BY A CERTIFIED TESTER.

MAINTENANCE NOTES

1. ALL PLANT MATERIAL SHALL BE PRUNED 4 TIMES PER YEAR (3 TIMES DURING ACTIVE GROWTH SEASON AND 1 TIME DURING DORMANCY).
2. ALL HEDGE MATERIAL MAY BE PRUNED WITH SHEARS; ALL OTHER PLANT MATERIAL SHALL BE HAND PRUNED TO MAINTAIN A NATURAL APPEARANCE WITH ALL CUTS BEING MADE WITHIN THE CROWN OF THE PLANT TO MINIMIZE VISUAL CUTS. ALL TREES, SHRUBS AND VINES HAVE CORRECTIVE PRUNING PERFORMED DURING THE DORMANT SEASON.
3. ALL PLANT MATERIAL SHALL BE CARED FROM UNDER AN IPM (INTEGRATED PEST MANAGEMENT) PROGRAM. ALL PESTICIDES SHALL BE MADE DURING SITE AND REGION SPECIFIC TIME FRAMES THAT WILL MAXIMIZE THE EFFECTS OF THE CHEMICAL TO CONTROL ANY PESTS OR PATHOGENS AND THAT WILL MAXIMIZE THE CONCEPT OF IPM.

AS-BUILT NOTES

1. AS-BUILT PLANS SHALL BE SUBMITTED AS BLACK LINE DRAWINGS FOR REVIEW (24"x36" MAX. 4 MIL THICK), UPON APPROVAL A MYLAR COPY OF THE PLANS SHALL BE SUBMITTED FOR SIGNATURE.
2. AS-BUILT PLANS SHALL BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT WITH THE "AS-BUILT CERTIFICATION" APPROVAL BLOCK.

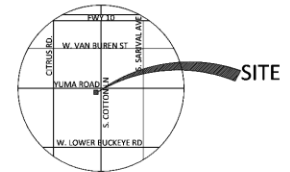
"AS-BUILT CERTIFICATION"

I certify that the "AS-BUILT" information shown herein was obtained under my direct supervision and is correct and complete to the best of my knowledge and belief.

NAME: _____
REGISTRATION NO. _____ DATE: _____
REVIEWED BY: _____ FIELD ENGINEERING

FIRE DEPARTMENT NOTE:

A SEVEN (7) FT. CLEAR SPACE IS REQUIRED AROUND ALL FIRE HYDRANTS FROM LANDSCAPE MATERIALS THAT EXCEED SIX (6) INCHES IN HEIGHT WHEN MATURE.



VICINITY MAP

SCALE: NTS



T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P (602) 263-0320

EMAIL: tmmcqueen@tmia.net



LANDSCAPE PLAN

SCALE: 1" = 30'
0' 15' 30' 60'



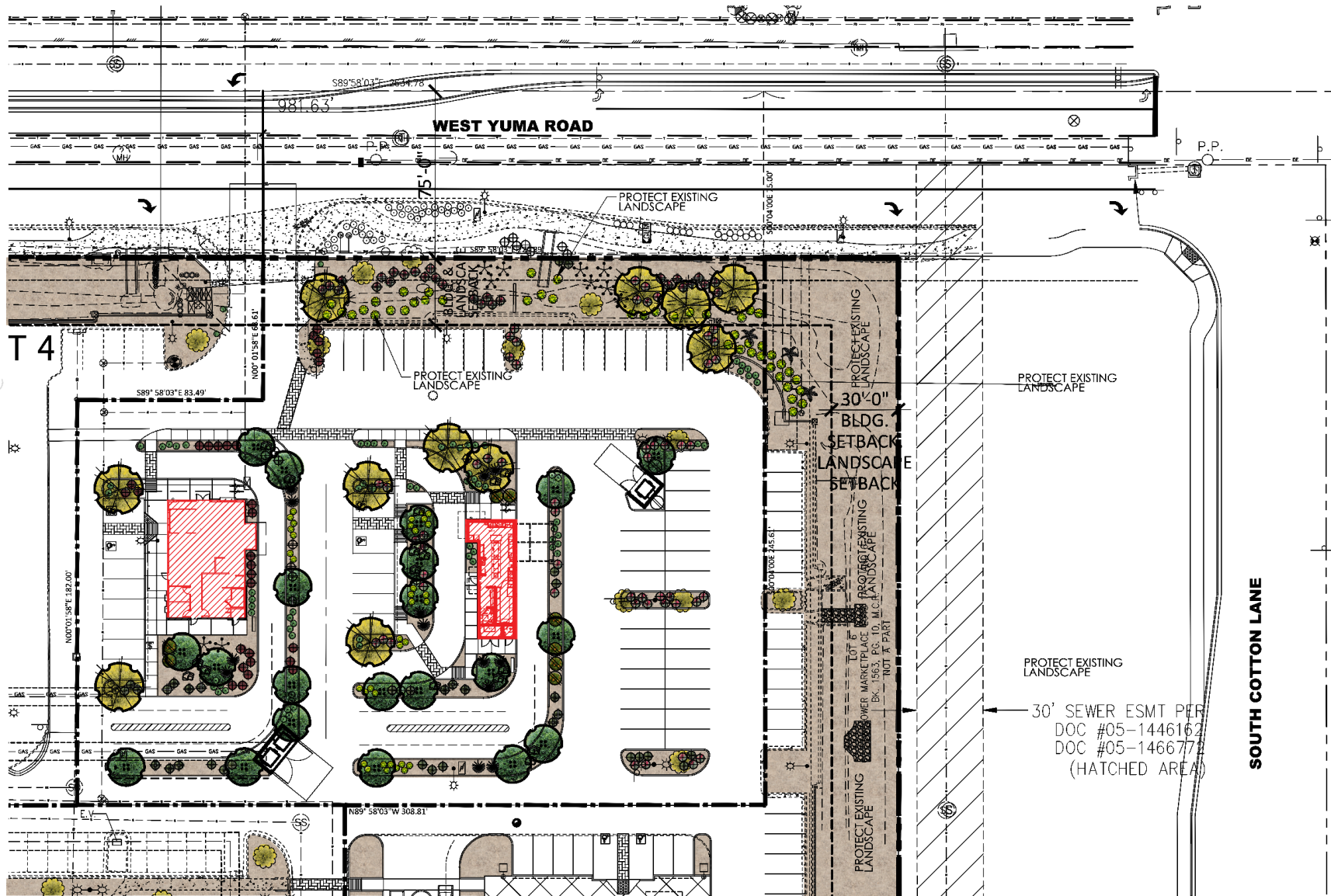
COTTON FLOWER MARKETPLACE - LOT 5

SWC COTTON LANE AND YUMA ROAD
GOODYEAR, AZ 85338
08-25-2022

LOT 5
La.01

RKAA 21357.00





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-  CERCIDIUM 'HYBRID'
DESERT MUSEUM PALO VERDE
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MULGA (SRP/APS APPROVED)
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5 GALLON
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WEBBER'S AGAVE
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GRANITE BOULDER
MINIMUM 2000lbs EACH

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1. INSTALL AN ISOLATION BALL VALVE TO ALL CONTROL VALVES.

FIRE DEPARTMENT NOTE:

A SEVEN (7) FT. CLEAR SPACE IS REQUIRED AROUND ALL FIRE HYDRANTS

June 13, 2022

Mr. Shawn Grant
Pre-Construction Manager
And Go Concepts, LLC
625 S 27th Ave, Suite 140
Phoenix, AZ 85009

Re: Salad & Go Cotton Ln/Yuma Rd | Traffic Impact Statement
SWC Cotton Ln/Yuma Rd, Goodyear, AZ
APN 502-43-002H

1 INTRODUCTION

This Traffic Impact Statement (TIS) that was prepared for the proposed development of Salad & Go in Goodyear, Arizona (Project). The Project will include the development of a 1.62-acre parcel with fast food and coffee shop use, as shown in the site plan (Attachment A).

The Project is located on the southwest corner of Cotton Lane and Yuma Road within the City of Goodyear, Arizona. The Project has frontage along Cotton Lane and along Yuma Road, which is owned and maintained by the City of Goodyear (City). A TIS has been completed to satisfy the City's planning-level technical report requirements. This TS is prepared for the Salad and Go and does not include the coffee-shop being constructed on the same parcel.

This TIS has been prepared in accordance with Section 4.1.9 in the City's Engineering Design Standards & Policies Manual (2017) and per the Maricopa County Department of Transportation (MCDOT) Traffic Impact Study Manual (May 2017) for approval by the City's Engineering & Development Services Department.

The purpose of this study was to document existing conditions, as well as calculate anticipated site-generated trips associated with the Project construction.

The Project is forecast to generate 36 AM peak hour trips, 26 PM peak hour trips and 373 average daily trips (ADT) based on the Institute of Transportation Engineers (ITE) Land Use 934 "Fast-Food Restaurant with Drive-Through Window".

2 PROJECT BACKGROUND

The Project is located on the southwest corner of Cotton Lane and Yuma Road within the City of Goodyear, Arizona, as shown in the Figure 1.

The Project site is currently an empty graded lot. The lot is located on a plot of land that is being developed for retail, restaurant, and other similar land uses. An existing fitness center is located southwest of the Project site and a restaurant is located south of the Project site. Other empty graded lots are available on the west and south sides of the plot. The plot has parking available for all existing and future land uses. Cotton Lane is east of the site and Yuma Road north of the project site.

Figure 1: Project Site Location



3 EXISTING ROADWAY CONDITIONS

3.1 Roadways

Cotton Lane is a two-lane, north-south roadway with one vehicle lane in each direction. The cross section includes pavement, with curb, gutter, and sidewalk on the east side of the roadway and a gravel shoulder on the west side of the roadway. Adjacent to the Project site, Cotton Lane has southbound right-turn lanes at two of the driveways and a northbound left-turn lane at one of the driveways into the Project site. A raised median extends from Yuma Road to the south for 420 feet. The posted speed limit on Cotton Lane is 45 miles per hour (mph) near the Project site. Cotton Lane is classified as a major roadway and as a proposed freeway on the City of Goodyear Transportation Master Plan, June 2014 (Figure 3-9). Cotton Lane is classified as an urban principal arterial based on the ADOT Statewide Federal Functional System Online Map.

Yuma Road is a two-lane, east-west roadway with one vehicle lane in each direction. The cross section includes pavement, with curb, gutter and sidewalk on the south side of the roadway and a paved shoulder on the north side of the roadway. Adjacent to the Project site, Yuma Road has eastbound right-turn lanes at two of the driveways and a westbound left-turn lane at one of the driveways into the Project site. The posted speed limit on Yuma Road is 45 mph. Yuma Road is classified as a scenic arterial on the City of Goodyear Transportation Master Plan, June 2014 (Figure 3-9). Yuma Road is classified as an urban minor arterial based on the ADOT Statewide Federal Functional System Online Map.

4 PROPOSED SITE CONDITIONS

4.1 Site Access, Circulation, and Parking

The Project consists of a 1.62-acre parcel with fast food and coffee shop use. The layout of the proposed building, existing buildings and parking are shown on the Site Plan in Attachment A. The expected Project opening year is 2023.

Site access is provided at 4 existing driveways:

- Cotton Lane:
 - Approximately 1,000 feet south of Yuma Road with right in/right out access. Eastbound left turns are not permitted at the driveway onto Cotton Lane, as restricted by an R3-2 “No Left Turn” sign. Northbound left turns from Cotton Lane are not permitted, as two double yellow stripes extend across the width of the driveway.
 - Approximately 450 feet south of Yuma Road with ¾ access. Eastbound left-turns onto Cotton Lane are restricted at this driveway by the raised median. Left turns and right turns are permitted into the site at this driveway.
- Yuma Road:
 - Approximately 750 feet west of Cotton Lane with full access.
 - Approximately 450 feet west of Cotton Lane with right in/right out access. Northbound left turns are not permitted at this driveway as indicated by an R3-2 “No Left Turn” sign. Westbound left turns from Yuma Road are not permitted, as two double yellow stripes extend across the width of the driveway.

The drive-through will circulate in a counterclockwise direction along the south, and east sides of the Project and will be fed from the drive aisle south of the Project. Vehicles will enter the drive-through lanes near the south side of the site and proceed to the east of the building in a counterclockwise motion. The dual drive-through lanes continue along the south side of the building and merge into single drive through before the single service window. The mobile express pickup drive-through lane is located on the west side of the building.

The site plan shows 62 total vehicle parking spaces, including four accessible parking spaces, and four total bicycle parking spaces that will be utilized by the proposed fast food and coffee shop development.

4.2 Trip Generation

The Project consists of 798 square feet (SF) of Fast-Food Restaurant with Drive-through Window. Based on calculations using rates in the ITE Trip Generation Manual, 11th Edition, the Project is forecast to generate 36 AM peak hour trips, 26 PM peak hour trips and 373 ADT. These are the estimated new trips expected to be added to the roadway network. Calculated trip values are shown in Table 1. The complete Project trip generation sheet is shown in Attachment B.

Table 1: Project Trip Generation

Land Use	ITE Code ¹	Size	Unit	AM Peak Hour			PM Peak Hour			Daily Volume
				In	Out	Total	In	Out	Total	
Fast-Food Restaurant with Drive-Through Window	934	0.798	KSF GLA ²	18	18	36	13	13	26	373
Total New External Trips				18	18	36	13	13	26	373

1. Land Use Code (LUC), per ITE Trip Generation Manual, 11th Edition.
2. KSF GLA = 1,000 square feet of gross leasable area

5 QUEUING DATA COLLECTION AND ANALYSIS

The Project will include a single-window drive-through with dual lanes that merge into one lane with a queue storage length of approximately 250 feet. The Project will also include a mobile express pick-up lane.

Queuing data was obtained from two existing Salad and Go's by All Traffic Data (ATD) on Friday, October 22, 2021. Queuing data was collected at 2-minute intervals for the following locations and peak times:

- 1902 W Northern Avenue, Phoenix, AZ, Friday from 10 AM to 1 PM
- 3337 W Peoria Avenue, Phoenix, AZ, 6 PM to 9 PM

These two locations do not have a mobile express pick-up lane. Observed queuing data is provided in Attachment B.

Queuing data was also obtained from a previous drive-through queuing analysis completed for a Traffic Impact Statement for Scottsdale Towne Square Salad and Go, October 2020 (Southwest Traffic Engineering). The study collected data for Paradise Valley Mall Salad and Go, which has a mobile express pickup lane. The queuing data was collected at 5-minute intervals for 24 hours on Tuesday, September 15, 2020, and Wednesday, September 16, 2020. The queuing data for this study is provided in Attachment C.

The maximum queue observed during the data collection was 11 vehicles for the Phoenix locations and 10 vehicles for the Scottsdale location. With the assumption of 22 feet of queuing space per vehicle, the maximum vehicle queue storage needed for 11 vehicles would be 242 feet. With a proposed queuing length of 250 feet, the Project's proposed drive through queue storage is not expected to contain the maximum queue length without any overflow into the adjacent drive aisle. In the event of larger queues, any spillback will be maintained within the site drive aisles.

The maximum queue data observed in the mobile express pickup lane at the Paradise Valley Mall Salad & Go was 4 vehicles. However, this 4-vehicle queue and even a 3-vehicle queue was observed for only one 5-minute interval over the two days of data collection. The proposed queuing length for the Project mobile express pickup lane is approximately 80 feet. This length can accommodate 3 vehicles within the lane, assuming 22 feet of queuing space per vehicle. Since the queuing data shows largely 0 or 1 vehicles in the mobile express pickup lane, the Project's proposed mobile express pickup lane storage is expected to contain the queue length needed most of the time. If any overflow occurs within the adjacent drive aisle, it will be rare and short-lived.

6 CONCLUSIONS

The following conclusions are made based on the findings of the Project TS:

1. The Project is expected to generate approximately 36 AM peak hour trips, 26 PM peak hour trips and 373 average daily trips.
2. The Project is not expected to have a significant impact to the surrounding roadway infrastructure.
3. Queuing data collected at 3 comparable Salad and Go with drive through sites shows that the observed maximum queue is 11 vehicles for a drive-through queue storage need of 242 feet. The Project's proposed drive-through queue storage of 250 feet is expected to contain the maximum queue length without any overflow into the adjacent drive aisle.
4. The Project's proposed mobile express pickup lane storage of 80 feet is expected to contain the queue length with minimal if any overflow.

7 RECOMMENDATIONS

In summary, the proposed Project is expected to have minimal impacts on the adjacent roadway network. The following recommendations were developed based on the findings of the Project TS:

1. Design and construction of the proposed Project improvements should conform to City of Goodyear design standards, as applicable.

Sincerely,
Greenlight Traffic Engineering, LLC


Scott Kelley, PE, PTOE
Principal/Project Manager
scottk@greenlightte.com
(602) 499-1339



Attachments:

- A – Salad & Go Site Plan
- B – Trip Generation
- C – Existing Salad and Go Drive Through Queuing Data
 - Phoenix Locations Queuing Data
 - Paradise Valley Mall Location Queuing Data
- D – Submittal 1 Comments and Responses

17171 W. YUMA ROAD

GOODYEAR, AZ 85338

NEIGHBORHOOD MEETING



Salad and Go Restaurant with a drive-through and Black Rock Coffee with a drive-through

Use Permit

Location



W YUMA ROAD AND S COTTON LANE (LOOP 303)

- Use Permit for a drive-thru restaurant and drive-thru coffee shop
- Planned Area Development (PAD) zoning/ Commercial
- Approximately 1.6-acre site



Location

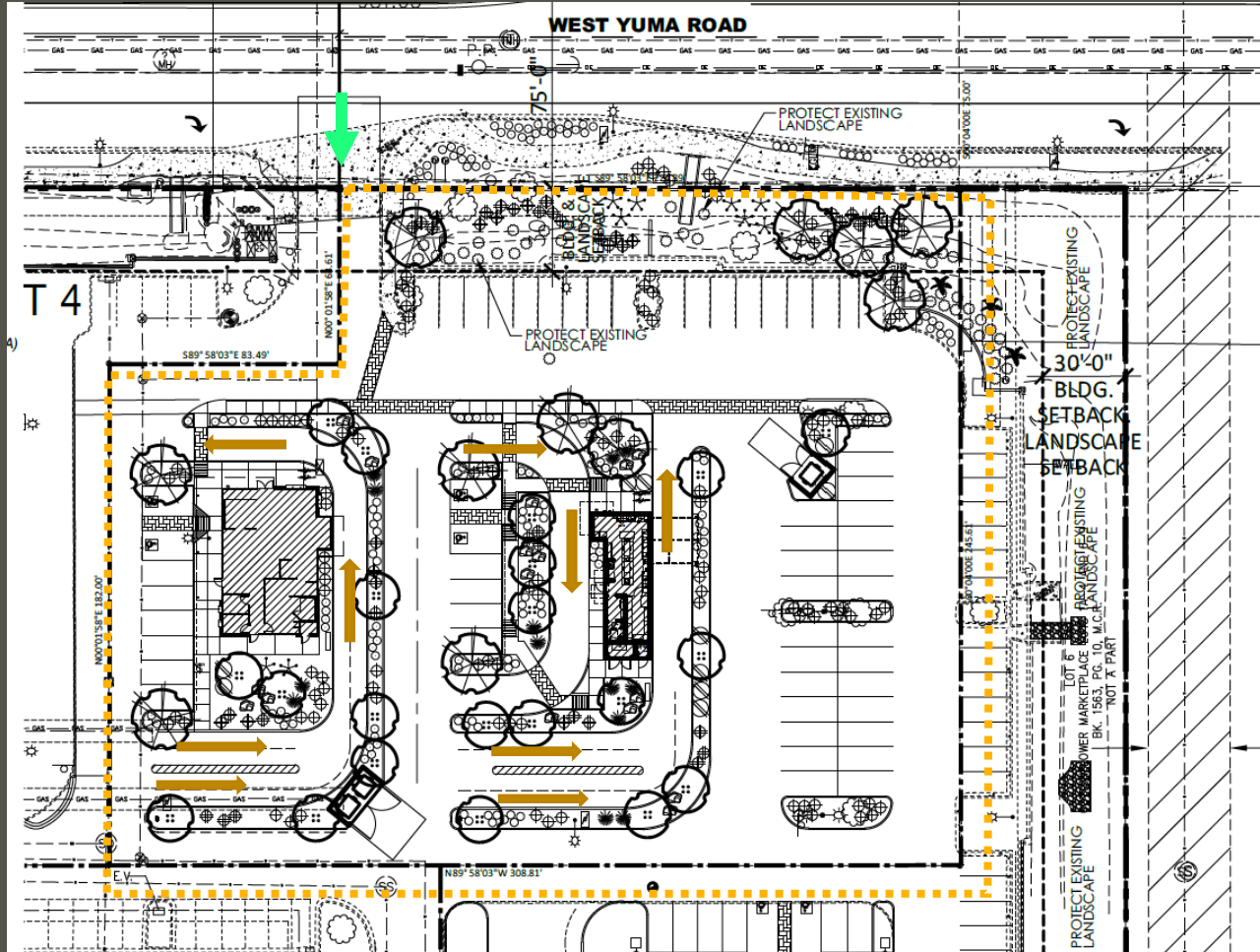


COTTONFLOWER MARKETPLACE

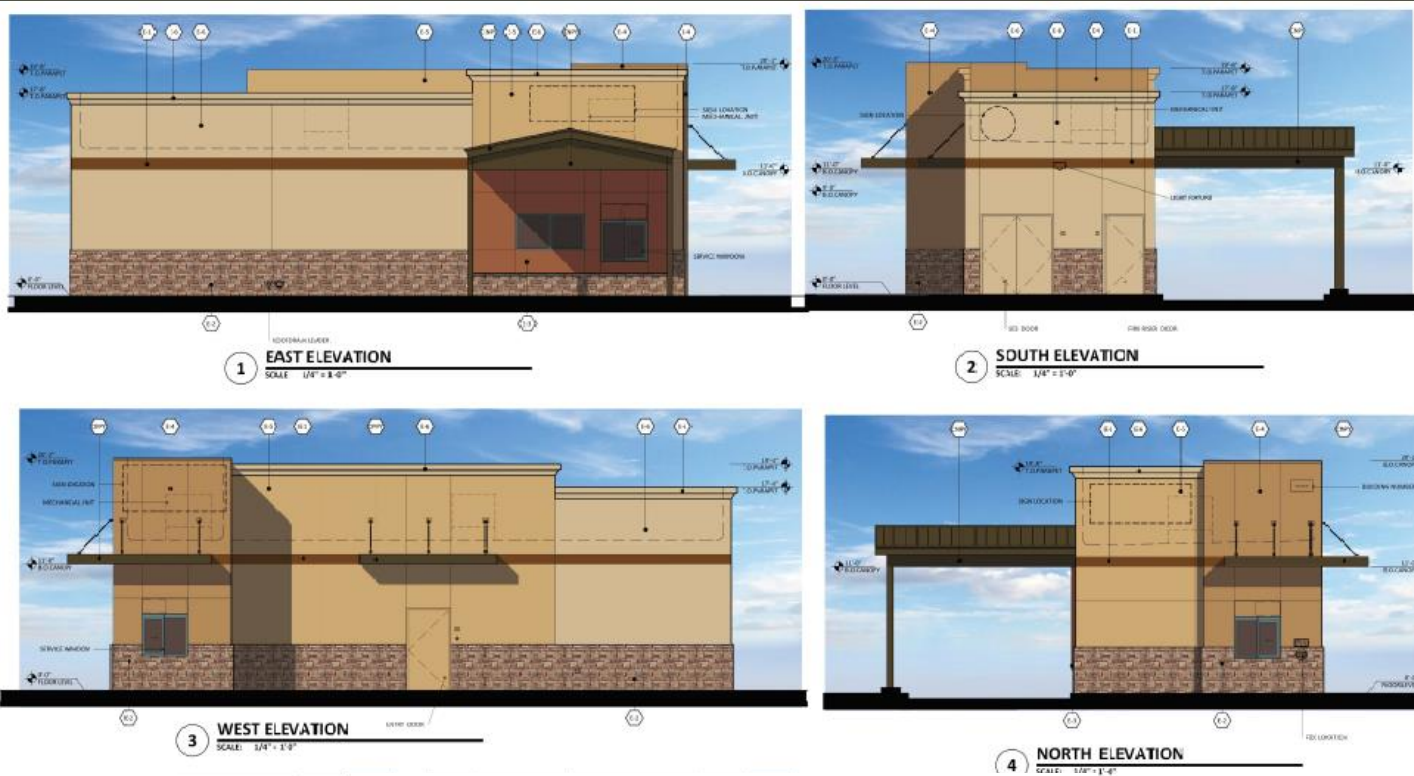
- Within the Cottonflower Marketplace
 - Esporta Fitness
 - Federico's Mexican Restaurant



PLAN



Elevations – Salad and Go



MATERIAL AND COLOR

E-1	ACCENT PAINT	PRODUCT: DEVI-BON COLOR: WHITE E-1 PAINT SYSTEM PAINT, PMS 384C COLOR TO MATCH SURROUNDING	
E-2	STONE/BRICK	PRODUCT: STONE/BRICK COLOR: WHITE E-2 PAINT SYSTEM PAINT, PMS 384C COLOR TO MATCH SURROUNDING	
E-3	EIFS	PRODUCT: DEVI-BON COLOR: WHITE E-3 PAINT SYSTEM PAINT, PMS 384C COLOR TO MATCH SURROUNDING	
E-4	EIFS	PRODUCT: DEVI-BON COLOR: WHITE E-4 PAINT SYSTEM PAINT, PMS 384C COLOR TO MATCH SURROUNDING	

E-5	EIFS	PRODUCT: DEVI-BON COLOR: WHITE E-5 PAINT SYSTEM PAINT, PMS 384C COLOR TO MATCH SURROUNDING	
E-6	EIFS	PRODUCT: DEVI-BON COLOR: WHITE E-6 PAINT SYSTEM PAINT, PMS 384C COLOR TO MATCH SURROUNDING	
E-7	ALUM. BLIND	PRODUCT: ALUM. BLIND COLOR: WHITE E-7 PAINT SYSTEM PAINT, PMS 384C COLOR TO MATCH SURROUNDING	
CMPY	METAL	PRODUCT: METAL COLOR: WHITE E-8 PAINT SYSTEM PAINT, PMS 384C COLOR TO MATCH SURROUNDING	

Elevations – Black Rock Coffee





Use Permit evaluation criteria

ZONING ORDINANCE SECTION 1-3-2

1. The Use Permit 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
2. The proposed use is reasonably compatible with uses permitted in the surrounding area

Convenience Use evaluation criteria



ZONING ORDINANCE SECTION 4-2-2

1. Adequacy of the parcel size and configuration to provide for proper access and internal circulation
2. Compatibility of proposed hours of operation with adjacent residential areas
3. Required traffic and access mitigation measures
4. Other concerns which may place the advisability of the proposed convenience use in question

Use Permit



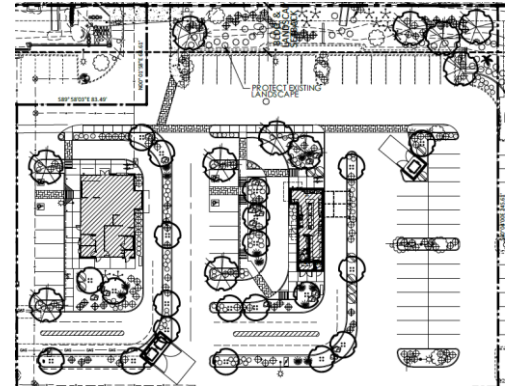
PUBLIC PARTICIPATION

- Citizen Review and Public Hearing processes were followed
 - Notices were mailed to surrounding property owners
 - Sign was posted on the property
 - Legal advertisement was published in the newspaper
- Neighborhood meeting held on September 22, 2022
 - No resident attendance

Recommendation

APPROVAL SUBJECT TO STAFF STIPULATIONS

- Application complies with city requirements
- No public opposition to date
- The Planning and Zoning Commission recommended approval (5-0) on 11/2/2022





ITEM #: 6.
DATE: 11/14/2022
AI #:1197



CITY COUNCIL ACTION REPORT

SUBJECT: USE PERMIT FOR A CONVENIENCE USE (BLACK ROCK COFFEE BAR WITH A DRIVE THROUGH)

STAFF PRESENTER(S): Christian Williams, Principal Planner

OTHER PRESENTER(S):

Neil Feaser, RKAA Architects, Inc.

SUMMARY

A request for use permit for a convenience use (Black Rock Coffee bar with a drive-through) proposed at the southwest corner of Yuma Road and Cotton Lane, proposed Loop 303, on a 1.6-acre parcel within the Cottonflower Marketplace. The commercial center is located within the Cottonflower Planned Area Development (PAD).

Recommendation

Recommend approval of the use permit request for a convenience use (Black Rock Coffee bar with a drive-through) proposed at the southwest corner of Yuma Road and Cotton Lane, proposed Loop 303, on a 1.6-acre parcel within the Cottonflower PAD, subject to stipulations. (Christian Williams, Principal Planner)

STIPULATIONS

1. All future development on the subject property (Property) shall be in compliance with the approved Site Plan for Cotton Flower Marketplace – Lot 5 attached hereto and with all other approved site plan submittal documents, including, but not limited to, architecture, landscaping, grading and drainage, infrastructure, parking, access and circulation;
2. The development of the Property shall be in conformance with the Site Plan for Cotton Flower Marketplace – Lot 5 attached hereto. An amendment to the use permit shall be required if any deviation from the attached site plan is requested;
3. In no instance shall queued vehicles obstruct designated fire lanes or public streets. Any observed obstruction by city staff shall be immediately remediated by the owner/operator and owner/operator shall prepare a traffic management plan to prevent future obstructions, which shall be completed and submitted to the Fire Chief and Director of Engineering or their respective designees within 30 days of city staff's observation of the obstruction of the fire lanes and/or public streets. Said plan shall require approval from the Fire Chief and Engineering Director, or designees. The failure to comply with the requirements set forth herein can result in the termination of this use permit if the approved traffic management plan

required herein is not in place and implemented in a timely fashion following city staff's observations of obstructions to designated fire lanes and/or public streets;

4. The development of the Property shall be in substantial conformance with the conceptual building elevations attached hereto and shall comply with the Cottonflower Marketplace Design Guidelines that were approved for the center on June 16, 2008;

5. No fixed, permanent exterior ladder for roof access shall be permitted;

6. Speakers for drive-through facilities located on the Property shall not be audible from any residentially zoned property. Sound shall be mitigated using volume control, sound attenuation walls, landscaping, or other measures acceptable to the Zoning Administrator or designee;

7. The development of the Property shall conform to the standards designated for Lighting Zone 2 as established in Article 10, Outdoor Lighting Standards, of the City of Goodyear Zoning Ordinance;

8. No signage is approved as part of this use permit. All signage proposed on the Property shall require separate submittal and review of sign permits, and shall comply with the Comprehensive Sign Package approved for the Cottonflower Marketplace as it may be amended; and

9. Any future subdivision that includes the Property shall conform to the development standards as established in the C-2 (General Commercial) zoning district, including but not limited to, building setbacks, minimum parking requirements, lot coverage and landscaping.

FISCAL IMPACT

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS

The Property is located within the Cottonflower PAD. The PAD zoning was approved on October 12, 1999. Pursuant to the PAD, commercial uses are permitted on the Property.

The Property is part of a commercial center known as Cottonflower Marketplace. Design guidelines (Case No. 07-600-00062) were approved on June 16, 2008 and a comprehensive sign package (Case No. 08-630-00003) for the center was approved on December 15, 2008. A master site plan (Case No. 07-600-00062) for the center was approved on June 16, 2008. The Property is currently undeveloped. However, the off-site and most on-site improvements have been completed for this commercial center.

To expedite development requiring a Use Permit or Special Use Permit, staff implemented a process pursuant to which the use permit and site plan submittals are reviewed and completed concurrently. Prior to bringing a Use Permit or Special Use Permit before Council, the site

plan, including the supporting documents are approved pending Council's approval of the Use Permit or Special Use Permit as applicable. In this case, staff has approved, subject to Council's approval of the requested Use Permit, the site plan submittal for the development of the Property, including, but not limited to the Site Plan and the Rendered Exterior Elevations for Cotton Flower Marketplace – Lot 5, a copy of which is attached hereto.

The Use Permit and Site Plan request for the Property was submitted in March 2022. The first review was completed and found in general conformance with the city's drive-through standards applicable at the time of submittal and prior to the approval of the city's new drive-through standards, as established in Article 4-2-18 of the City of Goodyear Zoning Ordinance.

The Planning and Zoning Commission considered this item at their regular meeting held on November 2, 2022. Commissioners voted unanimously (5-0) to forward a recommendation of approval to the City Council.

STAFF ANALYSIS

Current Policy:

A use permit requires review by the Planning and Zoning Commission and approval by the City Council following required public hearings. The process for the review of a use permit is set forth in section 1-3-2 of the Goodyear Zoning Ordinance and in the City of Goodyear Administrative Process Manual.

Details of the Request:

The Property Owner is requesting a use permit for two convenience uses (Salad and Go restaurant with a drive-through and Black Rock Coffee bar with a drive-through) on a 1.6-acre parcel within the Cottonflower PAD. As previously noted, the Property is designated for commercial uses and will be developed in accordance with the PAD's design guidelines and city's C-2 (General Commercial) zoning district. As required in the C-2 zoning district, a restaurant with a drive-through must obtain approval of a use permit prior to development.

The proposed convenience uses will be a Salad and Go Restaurant with a drive-through and a Black Rock Coffee bar with a drive-through.

Salad and Go:

The Salad and Go restaurant will consist of a single-story, 827 square-foot building. Salad and Go will only provide drive-through and pick-up services for customers (there is no indoor or outdoor dining). The first option is through food sales/pick-up from a pedestrian window located on the north side of the building. The second option is through the conventional drive-through lanes. Customers will place their order at the menu board and speaker, and pay and pick-up their food at the pick-up window. The conventional drive-through lanes meet the city's former queueing standards of 150 feet. Lastly, the third option is from a vehicular pick-up window on the west side of the building. This vehicular pick-up window is for online/remote purchases only. The vehicular pick-up lane provides queueing for three cars to queue along the pick-up lane. Customer pick-up times are assigned at time of order.

Black Rock Coffee:

The Black Rock Coffee Bar will consist of a single-story, 1,976 square-foot building. Indoor and drive-through services will be provided for customers. Black Rock Coffee will be developed with the conventional double drive-through lane configuration. Customers will enter the drive-through lanes and place their order at the menu board and speaker, and food and

beverage products will be picked-up and paid for at the same window. The proposed queuing meets the city's former queuing standards of 150 feet.

On-site parking is being provided. The on-site parking, as reflected in the Site Plan, conforms with applicable city standards. Cross access and shared parking agreements exist for the center that will provide additional overflow parking if needed.

As shown on the building elevations submitted with the use permit, the design for both buildings will utilize the materials and colors approved for the Cottonflower Marketplace.

Section 1-3-2 (Use Permits) of the Zoning Ordinance requires that the Planning and Zoning Commission and City Council determine that the proposed use meets the following findings prior to granting a Use Permit:

1. The Use Permit 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 proposed uses should not generate excessive odors, noise or light to the detriment of the surrounding area as described herein and with the resultant approval and stipulations. The distance between the Property and the nearest residential unit is approximately 400 feet. This separation serves to minimize the potential impact of odors, noise and light from the operation of the restaurant and coffee shop on the nearby residential development. The Property is located in the city's Lighting Zone 2, which requires all lights to be shielded. Stipulations have been included prohibiting speakers from being audible to nearby residential development, which address potential noise issues that might otherwise arise. Traffic impacts have been reviewed and determined to be in conformance with the roadway capacity and improvements for this area. The drive-through lane and queue have been internalized to the Property and should not detrimentally affect surrounding properties or public streets. Vehicular queuing space for both uses has been provided in conformance with the applicable requirements.

2. The proposed use is reasonably compatible with uses permitted in the surrounding area;

The Property and accompanying convenience uses are located within a commercial center intended for similar commercial uses, including those uses with drive-through facilities (as allowed with a use permit). Surrounding development includes an Esporta Fitness along with several other existing and proposed drive-through restaurants and vehicle repair/service facilities. Furthermore, the proposed use is located within a commercial corridor and within close proximity to a proposed freeway interchange for the Loop 303 extension. As such, the proposed uses will be compatible with the existing uses in the surrounding commercial area in terms of hours of operation, traffic generation, and intensity (noise, light, etc.). The nearest residential development (±400 feet) is located to the west, within Cotton Flower. Furthermore, the Property is separated from the residential development to the west by two vacant pads. Given the separation and future development of the two pads between the Property and the residential neighborhood, there should be no adverse effects from the operation of the proposed use on these residential properties.

Section 4-2-2 (Convenience Uses) of the Zoning Ordinance provides the following additional evaluation criteria for convenience uses regarding their potential impact on traffic congestion, the neighborhood in general, and their appropriateness for the site:

1. Adequacy of the parcel size and configuration to provide for proper access and internal

circulation.

The 1.6-acre parcel is of sufficient size and configuration to accommodate the proposed restaurant and coffee shop with drive-throughs. The proposed access and internal traffic circulation pattern have been designed to be consistent with the overall master site plan. Queuing space for the drive-throughs meets applicable city requirements and, pursuant to the traffic study, can be accommodated onsite without adversely impacting any public streets or adjacent land uses.

2. Compatibility of the proposed hours of operation with adjacent residential areas.

Salad and Go:

The Salad and Go restaurant proposed hours of operation are intended to be from 6:30AM to 9:00PM, seven days a week.

Black Rock Coffee:

The Black Rock Coffee bar proposed hours of operation are intended to be from 5:00AM to 9:00PM, seven days a week.

Given the proposed use's location within a developed commercial center, and the distance between the Property and the residential neighborhood to the west, staff does not recommend any restrictions on hours of operation.

3. Required traffic mitigation measures, if any.

Current condition:

A traffic study was submitted with the application for use permit and approved by the Engineering Department. The study concluded that both uses were not expected to create queues that would obstruct internal drive aisles during peak hours. Off-site street and access improvements adjacent to the commercial center have been completed. A majority of the center's internal improvements for circulation have also been completed. Currently, ingress/egress to the Property is provided from Yuma Road and Cotton Lane. There are two entries into the Property from Yuma Road – one full access and one right-in/right-out only. There is a right-in/right out entry and a three-quarter access drive into the center off of Cotton Lane.

Future condition:

Upon completion of the proposed Loop 303 extension from Van Buren Street and the associated interchange improvements at Yuma Road, it is anticipated that the right-in/right-out access drive onto Yuma Road and the right-in/right-out access drive on Cotton Lane will be closed. Cottonflower Marketplace and the Property will remain accessible from Yuma Road via the full-access driveway and accessible from Cotton Lane via a right-in/right-out access drive.

4. Other concerns, which may place the advisability of the proposed convenience use in question.

Staff found no other concerns with the development of convenience uses on the Property.

Fire Department:

Emergency response times and distances are provided below:

Nearest Goodyear Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles
#184	3.03	1.52	3.03	1.52

2nd nearest Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles
#181	9.55	4.78	9.55	4.78

Public Participation:

In accordance with the city's Citizen Review Ordinance, a notice was sent to all property owners, including the Cotton Flower HOA and residents, within 500 feet of the Property. A Citizen Review meeting was held on September 22, 2022. No residents attended the meeting.

Notice for the public hearings before the Planning and Zoning Commission and City Council included the following: a notice mailed to surrounding property owners; a sign posted on the property; and a legal notice published in the Arizona Republic, Southwest Edition. To date, staff has not received any inquiries on the project.

The Planning and Zoning Commission considered this item at their regular meeting on November 2, 2022. Upon conclusion of the staff presentation, Commissioners unanimously voted (5-0) to forward a recommendation of approval to the City Council. There was no public opposition to the item voiced at the hearing.

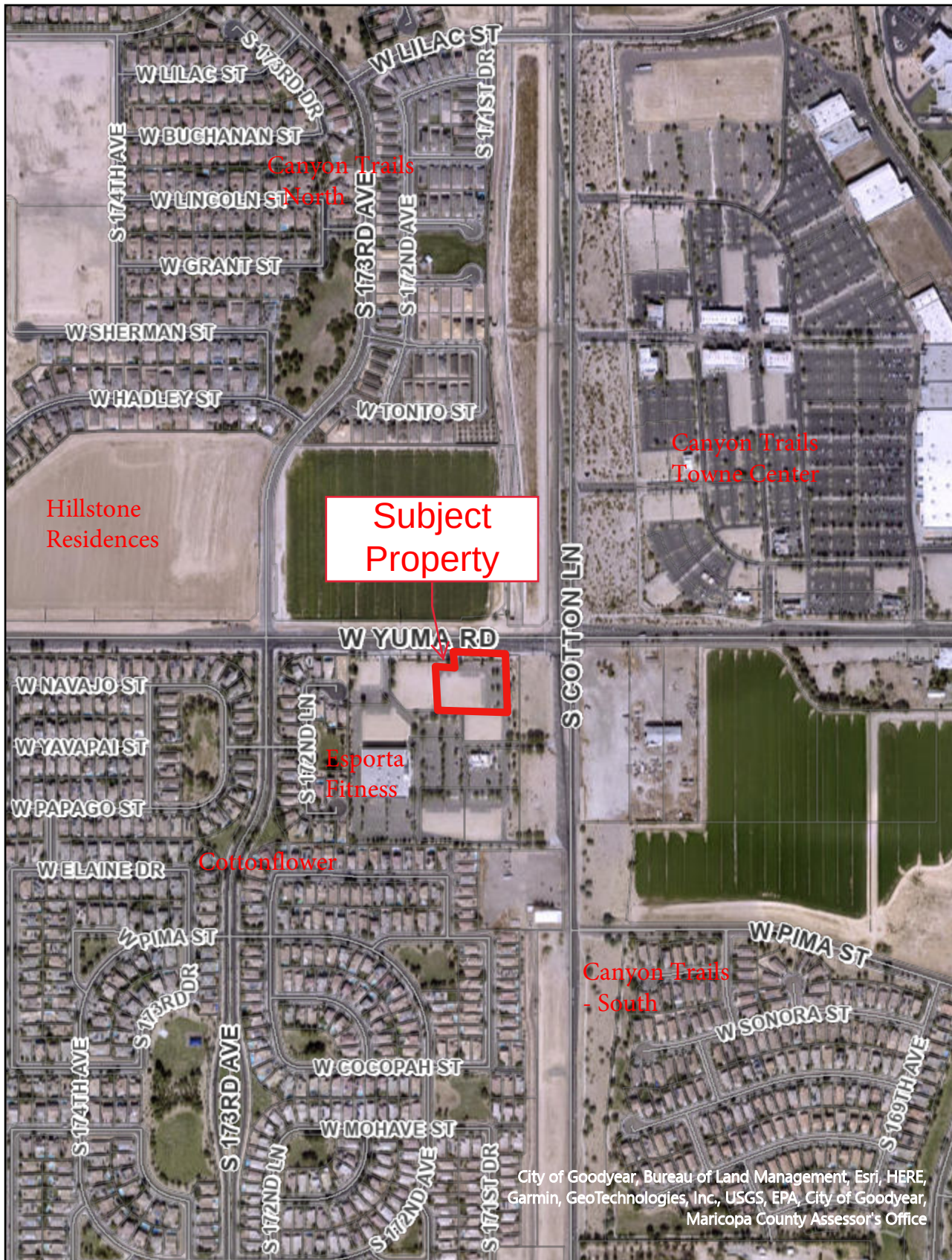
Staff Findings:

Staff finds that the proposed Use Permit for convenience uses on the Property, subject to the conditions and stipulations set forth above, meets the Zoning Ordinance requirements for convenience uses, will not be materially detrimental to adjacent properties and will be compatible with the surrounding area. Staff is recommending approval of the Use Permit subject to the conditions and stipulations set forth above.

Attachments

Aerial Photo
Project Narrative
Site Plan
Building Elevations
Applicant Presentation
Staff Presentation

Salad and Go Restaurant and Black Rock Coffee Bar
South of W Yuma Road
West of S Cotton Lane



Salad and Go and Black Rock Coffee - Use Permit - 22-300-00008



USE PERMIT NARRATIVE

SALAD AND GO

17171 W. Yuma Road

GOODYEAR, AZ 85338

Arizona Office

2233 East Thomas Road

Phoenix, AZ 85016

Office: (602) 955-3900

rkaa.com

California Office

1151 Dove Street, Suite #175

Newport Beach, CA 92660

Office: (949) 954-8785

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@RCAA.com
RE	
ZONING ADJUSTMENT - USE PERMIT APPLICATION – (U 300) Pre-App # PJ22-19898 APN # 502-43-002H	

Licensed in:

Alabama
Alaska
Arizona
Arkansas
California
Colorado
Connecticut
Florida
Georgia
Hawaii
Idaho
Illinois
Indiana
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Kansas
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Maryland
Massachusetts
Michigan
Minnesota
Mississippi
Missouri
Montana
Nebraska
Nevada
New Hampshire
New Jersey
New Mexico
New York
North Carolina
North Dakota
Ohio
Oklahoma
Oregon
Pennsylvania
South Carolina
South Dakota
Tennessee
Texas
Utah
Virginia
Washington
West Virginia
Wisconsin
Wyoming

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.

SITE PLAN NOTES

- C. The following notes shall be shown on all approved site plans:
1. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURB, GUTTER, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STRIPING. LANDSCAPE RESPONSIBILITIES ARE IDENTIFIED UNDER SEPARATE NOTE.
 - a. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
 - b. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION OF ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENTS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
 - c. MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF SEALANT IN ALL PAVEMENT CRACKS AND JOINTS, AND APPLICATION OF SEALANT OVER ALL ASPHALT PAVEMENTS.
 - d. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.

Site Development 2012 Page 2 of 13

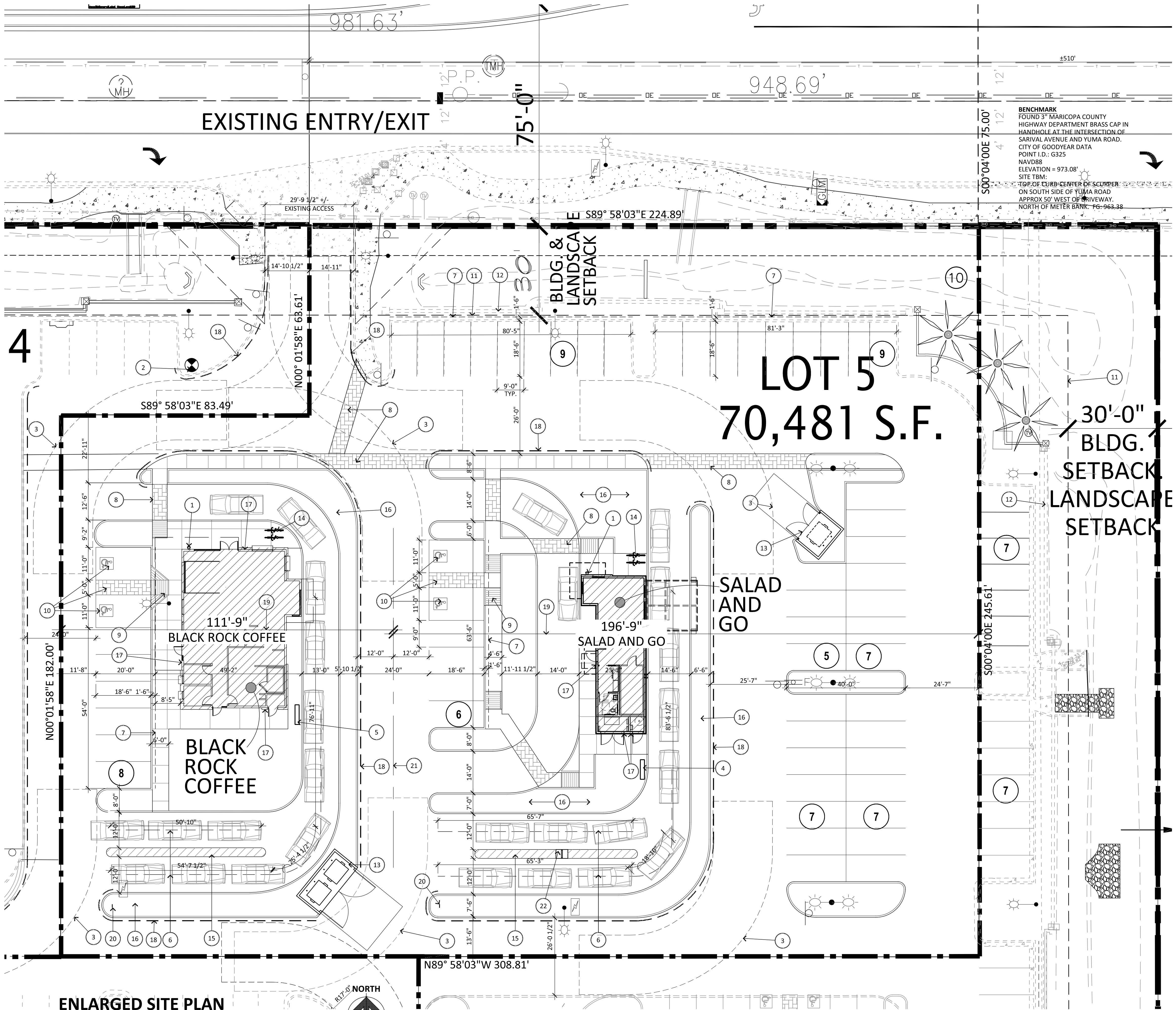
Goodyear, Arizona Engineering Design Standards and Policies Manual

- e. IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.
2. LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING:
 - a. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL LANDSCAPE IMPROVEMENTS, INCLUDING PLANTED AREAS AND IRRIGATION SYSTEMS, FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
 - b. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTING AND/OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
 - c. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE NORMAL HEALTHY GROWTH.
 - d. WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND HAS OBTAINED AN APPROXIMATE HEIGHT OF 3 INCHES, MOWING SHALL BEGIN IMMEDIATELY TO ACHIEVE A TURF HEIGHT OF 2 INCHES; THE TURF SHALL BE MOWED THEREAFTER TO SAFELY MAINTAIN THE 2-INCH HEIGHT.

Site Development 2012 Page 3 of 13

Goodyear, Arizona Engineering Design Standards and Policies Manual

- e. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL TURF AREAS SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
- f. IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.



ENLARGED SITE PLAN

SCALE: 1/16" = 1'-0"



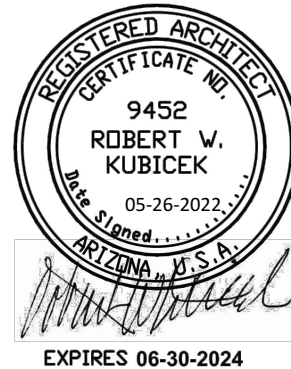
COTTON FLOWER MARKETPLACE - LOT 5

17171 W. YUMA ROAD
GOODYEAR, AZ 85338
05-26-2022

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OF THE ARCHITECT.

LOT 5
SP1.1

RKAA 21357.00



KEY NOTES

1. FDC LOCATION.
2. EXISTING FIRE HYDRANTS.
3. FIRE TRUCK TURNING RADIUS. (28' INSIDE RADIUS AND 48' OUTSIDE RADIUS).
4. MENU BOARD AT 8TH CAR.
5. MENU BOARD AT 8TH CAR.
6. QUEUE LANES PROVIDE GREATER THAN 150' QUEUING DISTANCE.
7. OUTLINE OF VEHICLE OVERHANG OF 1'-6".
8. DECORATIVE CROSS WALK- TYP.
9. RAMP (1:12 SLOPE MAX.).
10. ACCESSIBLE PARKING SPACE AND DECORATIVE AISLE.
11. EXISTING LANDSCAPE AND BUILDING SETBACK.
12. EXISTING SCREEN WALL.
13. TRASH ENCLOSURE. TRASH ENCLOSURE TO FOLLOW DESIGN CRITERIA FROM DETAIL G-3160, G-3164.
14. BIKE SPACES.
15. DRIVE THRU LANE DIVIDER MARKING.
16. LANDSCAPE AREA.
17. KNOX BOX.
18. DASH LINES INDICATE FIRE LANE TO BE PAINTED WITH RED ON CURB WITH WHITE LETTERING OF "FIRE LANE - NO PARKING". TYP.
19. PAD DIMENSIONS.
20. SIGN POST LOCATION PER FIRE DEPARTMENT. SEE FIRE DEPARTMENT NOTE # B ON THIS SHEET.
21. CENTERLINE OF STREET.
22. PREVIEW BOARD.

FIRE DEPT. NOTES

- A. SPEED BUMPS OR ANY OBSTRUCTIONS THAT MAY IMPEDE AN EMERGENCY VEHICLE RESPONSE SHALL NOT BE ALLOWED IN THIS DEVELOPMENT.
- B. SIGN TO BE POSTED NEAR BY DRIVE THRU ENTRY STATING "ATTENTION CUSTOMER- DO NOT BLOCK DRIVE WAY WHILE WAITING FOR SERVICE"
- C. WHERE INDICATED BY FIRE LANES, PROVIDE RED PAINTING ON CURBING WITH WHITE LETTERING STATING "NO PARKING FIRE LANE".

GENERAL NOTES

- AA. ALL SIGNS INCLUDING MENU BOARD SHALL BE SEPARATE SUBMITTAL, SEPARATE REVIEW AND APPROVAL.

SITE DATA

EXISTING & PROPOSED ZONING: PAD (SUBJECT TO C-2 ZONING)
SITE AREA : 14.70 ACRES / 640,378 S.F.
SECTION-TOWNSHIP-RANGE: 14 1N 2W

LOT 5

AREA: 70,481 SF (1.62 ACRES)
APN: 502-43-002H

PROPOSED SALAD AND GO.

MAIN BUILDING AREA:
RESTROOM 64 SF
STORAGE 153 SF
PREP AND OTHER 610 SF
TOTAL 827 SF

OVERALL BUILDING AREA:
MAIN BUILDING 827 SF
DRIVE THRU CANOPY 296 SF
MISC. CANOPY 128 SF
SES&FIRE RISER 92 SF
TOTAL 1343 SF

TOTAL PARKING REQUIRED FOR SALAD AND GO:
FREE STANDING RESTAURANT @ 1/150
827 SF/ 150 6 SPACES.

PROPOSED BLACK ROCK COFFEE RESTAURANT:

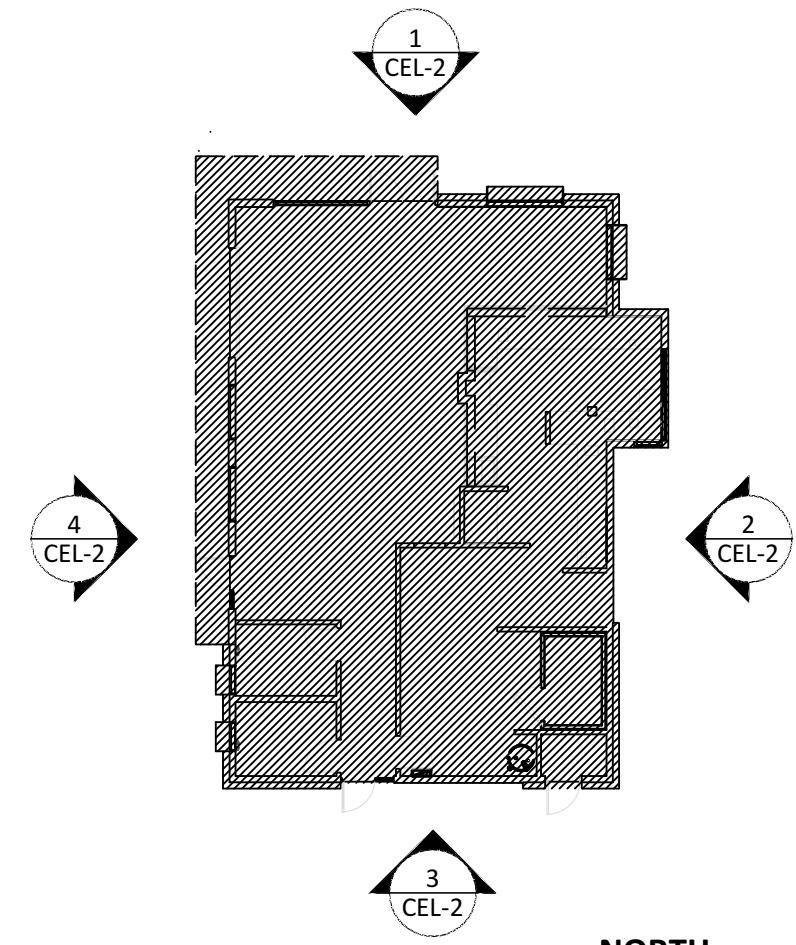
ADJACENT RESTAURANT AREA 1976 SF
PARKING REQUIRED :
KITCHEN 1976X.60 / 150 = 08
DINING 1976X.40 / 50 = 16
TOTAL REQUIRED 24 SPACES.

TOTAL LOT 5 PARKING REQUIREMENT
24 SPACES + 6 SPACES = 30 SPACES.

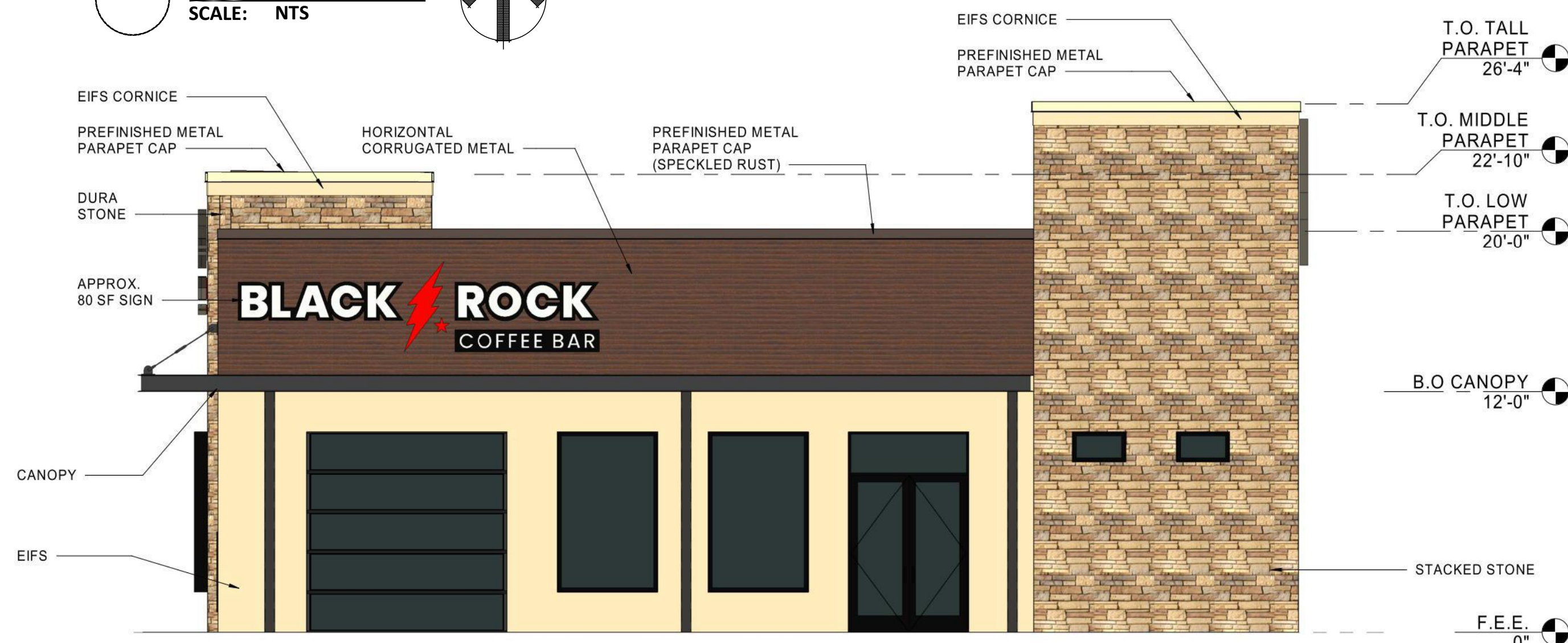
TOTAL PROVIDED PARKING 58 SPACES.

ACCESSIBLE PARKING REQUIRED (51-75): 3 SPACES.
PROVIDED: 4 SPACES.

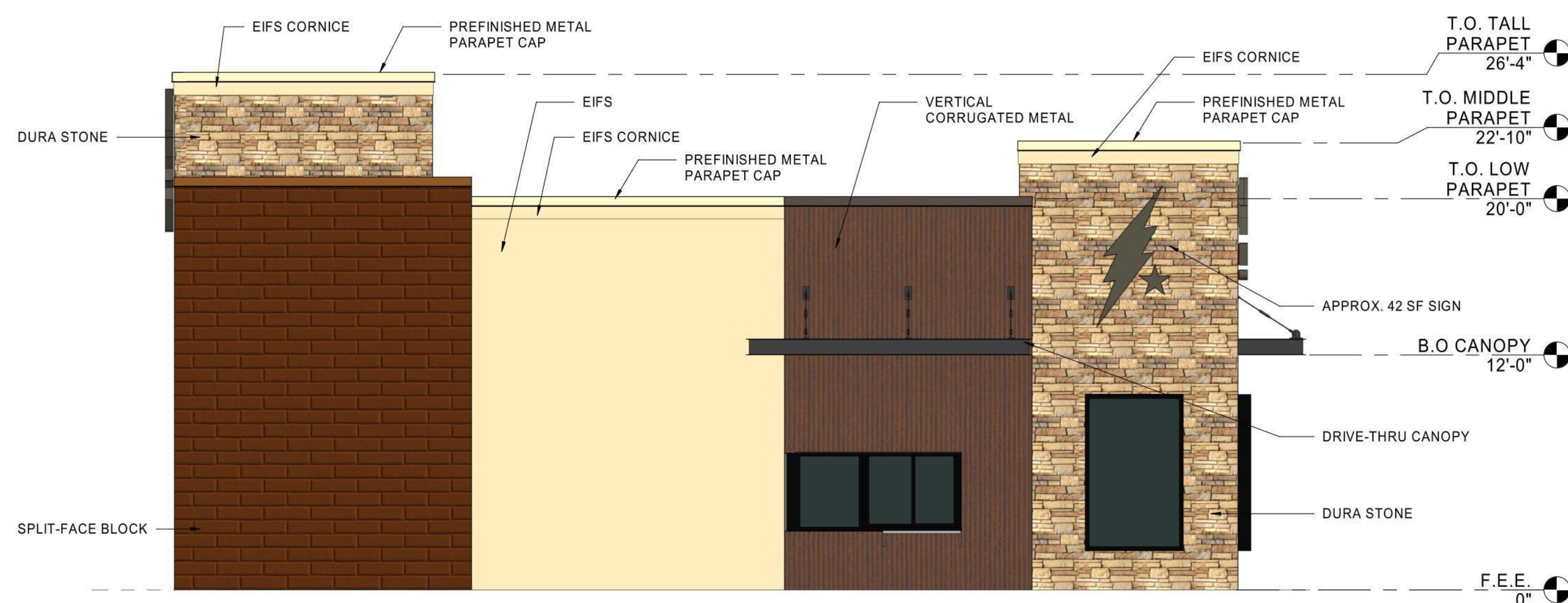
BIKE SPACES PROVIDED: 4 SPACES.



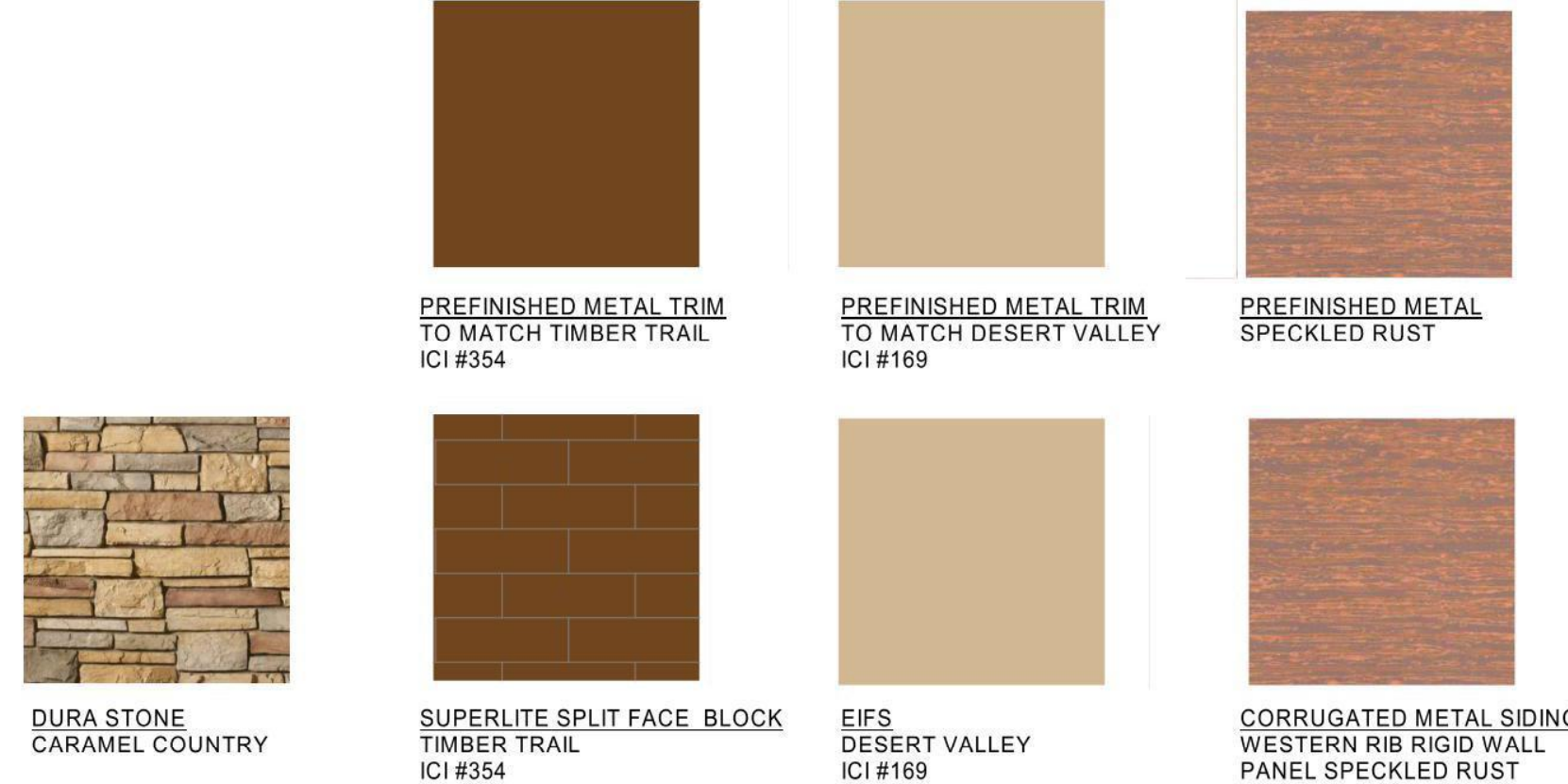
KEY PLAN
SCALE: NTS



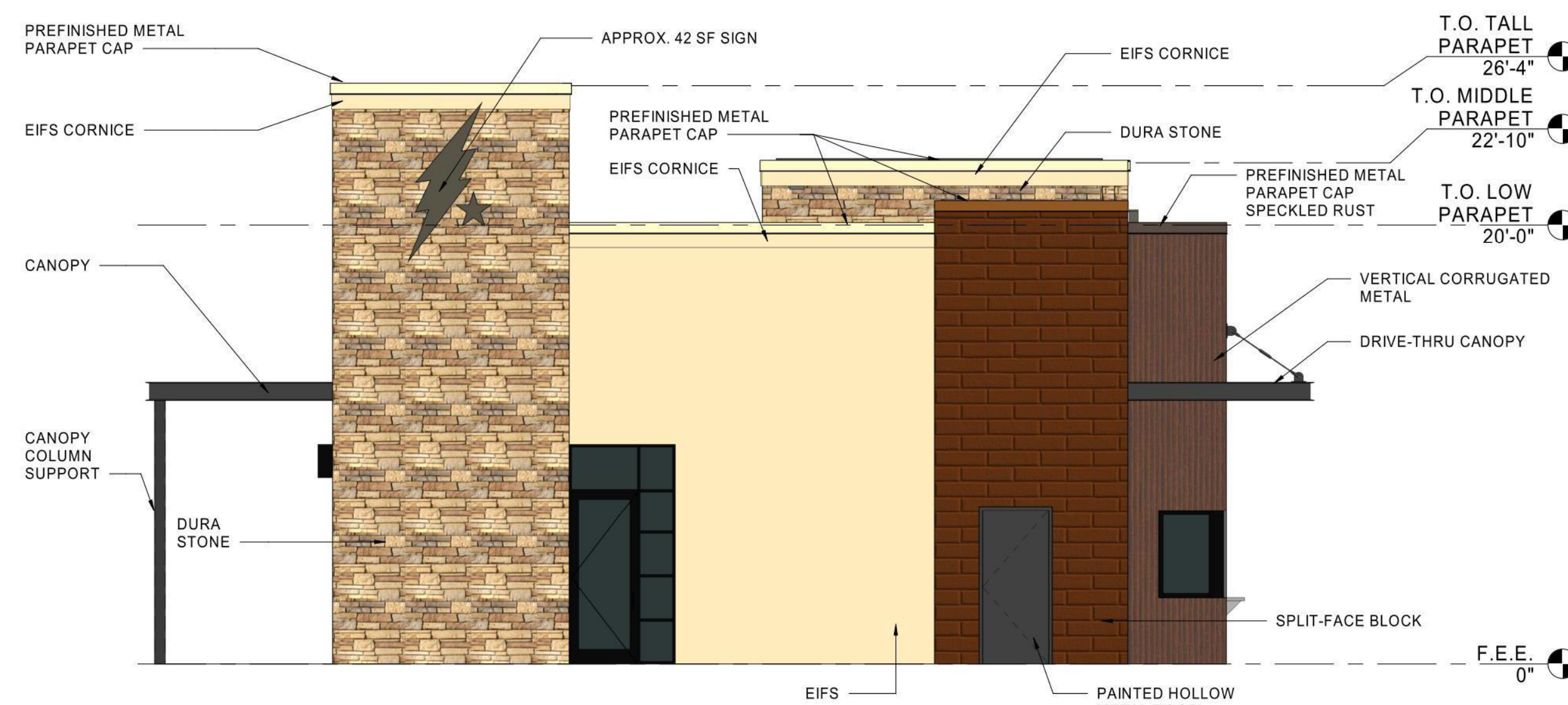
4 SIDE ELEVATION
3/16" = 1'-0"



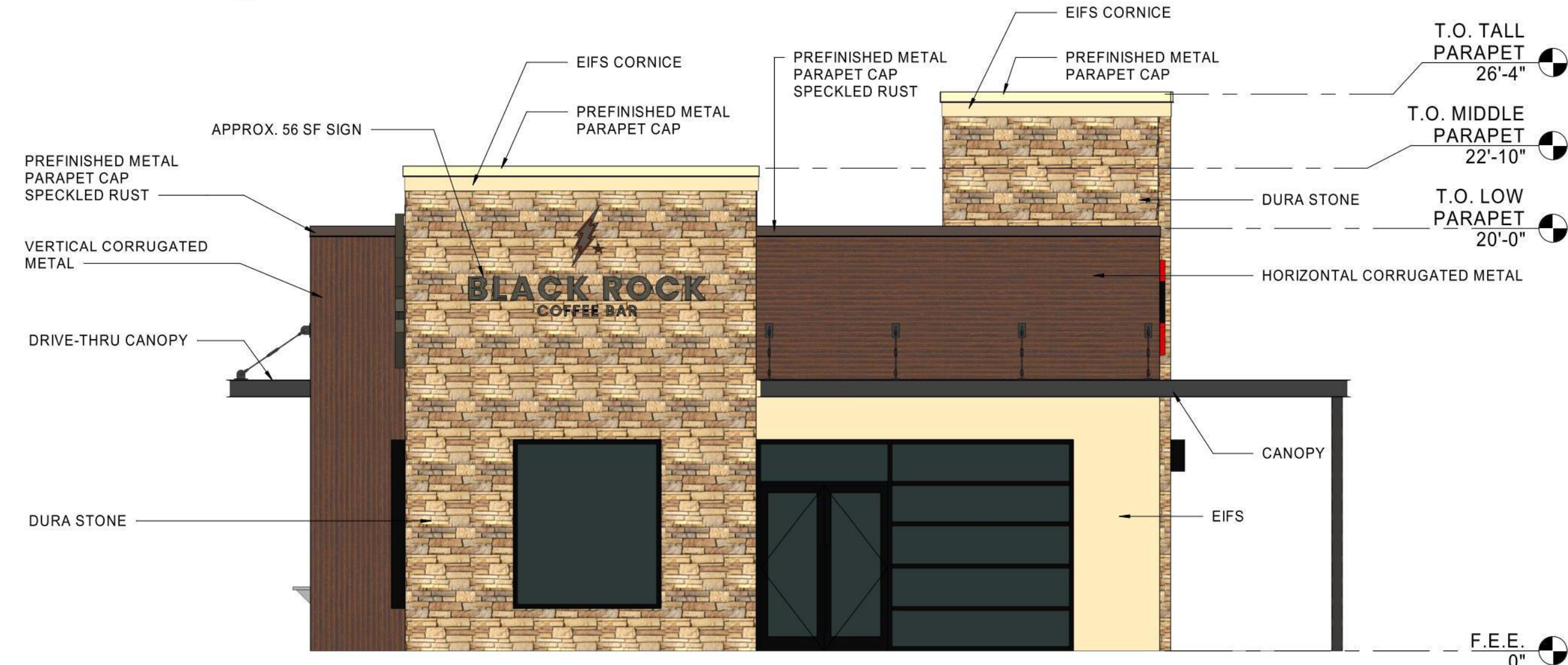
2 DRIVE THRU ELEVATION
3/16" = 1'-0"



5 EXTERIOR FINISHES
3/4" = 1'-0"



3 REAR ELEVATION
3/16" = 1'-0"



1 FRONT ELEVATION
3/16" = 1'-0"

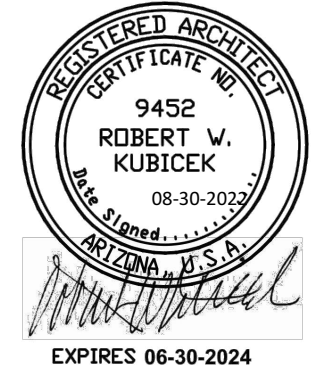


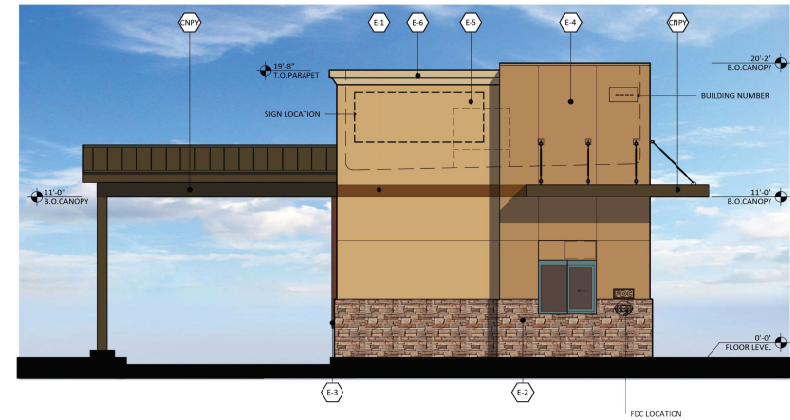
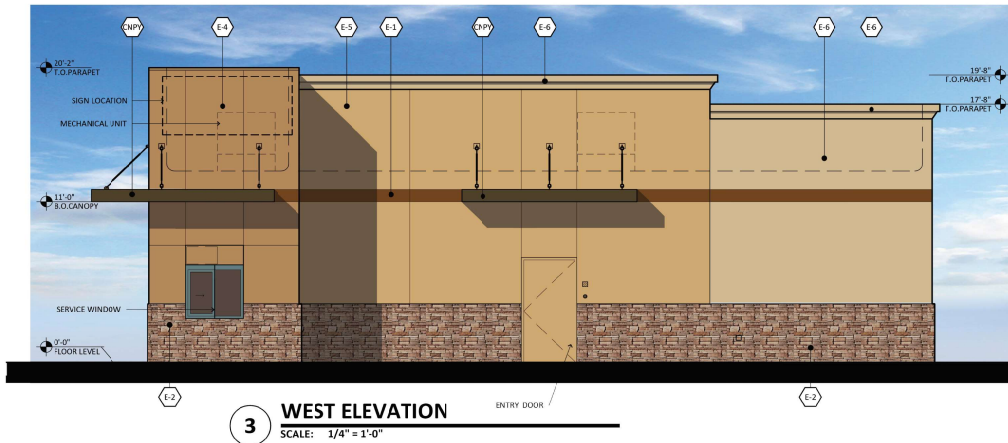
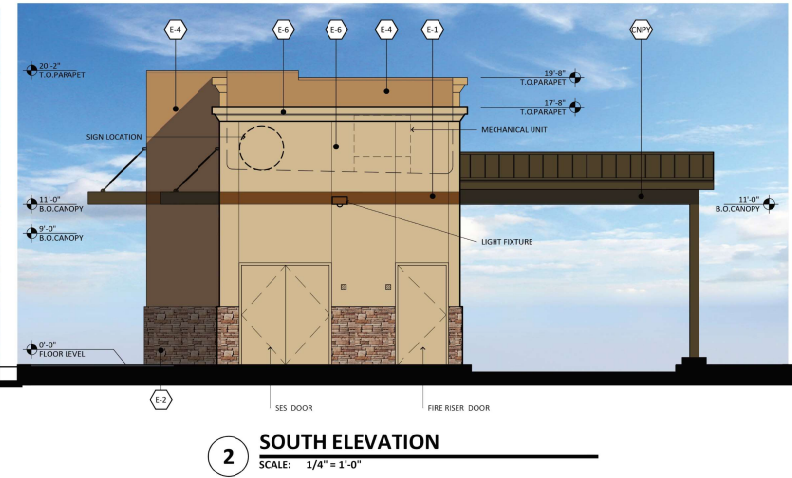
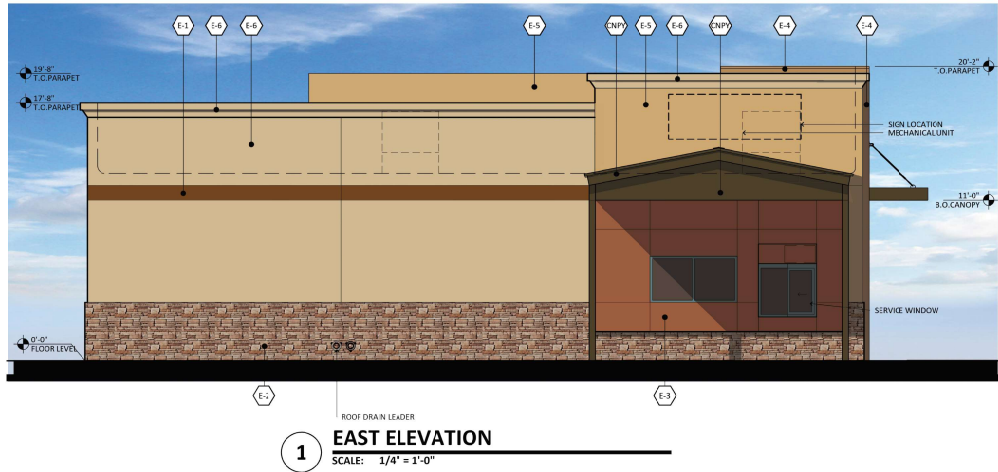
BLACK ROCK COFFEE BAR
COTTON FLOWER MARKETPLACE - LOT 5
17171 W. YUMA ROAD
GOODYEAR, AZ 85338
08-30-2022

CEL-2

RKAA# 21357.00

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MATERIAL AND COLOR

E-1	ACCENT BAND	PRODUCT: DRYVIT FINISH: SMOOTH COLOR: ICI PAINTS TIMBER TRAIL # 354 MNR: COLOR TO MATCH DUNN EDWARDS	
E-2	STONE VENER	PRODUCT: STONE VENER "CARAMEL COUNTRY CSV 2007 DURA STONE	
E-3	E.I.F.S.	PRODUCT: DRYVIT FINISH: SMOOTH COLOR: ICI PAINT COPPER # 320 MNR: COLOR TO MATCH DUNN EDWARD HARRISON RUST	
E-4	E.I.F.S.	PRODUCT: DRYVIT FINISH: SMOOTH COLOR: ICI PAINT WESTERN TRAIL 462 MNR: COLOR TO MATCH DUNN EDWARD	

E-5	E.I.F.S.	PRODUCT: DRYVIT FINISH: SMOOTH COLOR: ICI PAINT HEY MARKET # 532 MNR: COLOR TO MATCH DUNN EDWARD	
E-6	E.I.F.S.	PRODUCT: DRYVIT FINISH: SMOOTH COLOR: ICI PAINT DESERT VALLEY # 629 MNR: COLOR TO MATCH DUNN EDWARD DESERT FLOOR	
E-7	ALUMINUM STOREFRONT	COLOR: ICI PAINT FAUL'S RIVER # 1265 COLOR TO MATCH DUNN EDWARD	
CNPY	METAL	PRODUCT: METAL FASCIA/ COLUMNS/ AVENING FINISH: ICI PAINT DARK CAVERN 660 MNR: COLOR TO MATCH DUNN EDWARD TREASURE CHEST	

FIRE DEPARTMENT NOTES:

1. BUILDING ADDRESS NUMBER TO BE 16' HIGH WITH A THREE (3) INCH STRIKE, MUST BE OF A CONTRASTING COLOR, AND MOUNTED HIGH ON THE BUILDING TO BE VISIBLE FROM STREET.



COTTON FLOWER MARKETPLACE - LOT 5
SW COTTON LANE AND YUMA ROAD
GOODYEAR, AZ 85338
DATE: C8-29-2022 (PRELIMINARY)

EL-1

RKAA# 21357.00

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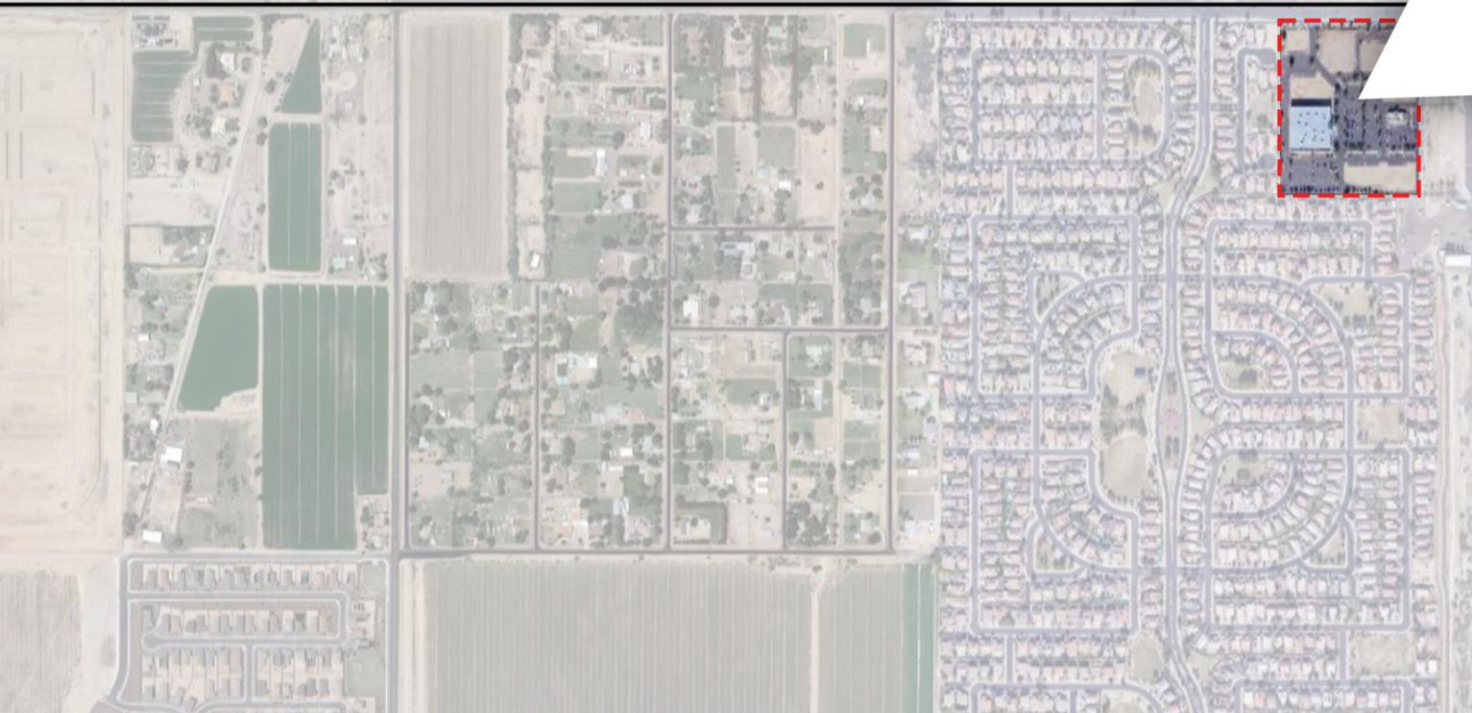
17171 W. YUMA ROAD

GOODYEAR, AZ 85338





W. YUMA RD



S. COTTON LN

PROJECT DIRECTORY

OWNER:
HH LAVERN LOT 2, LLC
5050 N 40TH STREET SUITE 350
PHOENIX, ARIZONA 85018
CONTACT: JAMES NEAL
PHONE: (480) 794-1887
E-MAIL: james@hinksonco.com

ARCHITECT:
RKA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL REASER
PHONE: (602) 955-3900
E-MAIL: nreaser@rkaa.com

PROJECT NARRATIVE

PROPOSED PROJECT IS CONSIST OF TWO RESTAURANT BUILDINGS. ONE IS SALAD AND GO AND 2ND ONE IS BLACK ROCK COFFEE. BOTH BUILDINGS ARE LOCATED ON LOT 5 OF COTTON FLOWER MARKETPLACE. BELOW IS A BRIEF DESCRIPTION OF BOTH RESTAURANTS.

1ST PROPOSED RESTAURANT, SALAD AND GO, IS A ONE STORY METAL FRAMED BUILDING OF 827 S.F. THERE IS NO EATING AND DINING SERVICE AVAILABLE AT THIS BUILDING. THIS IS A DRIVE THRU RESTAURANT HAVING CARRY-OUT FACILITY ONLY. RESTAURANT HAS SERVICE WINDOWS FOR STANDARD CUSTOMERS, WALK UP CUSTOMERS AND EXPRESS CUSTOMERS. THIS BUILDING SHALL HAVE PARKING SPACES, PEDESTRIAN WALK WAY, DRIVE THRU LANES FOR STANDARD AND EXPRESS CUSTOMERS; LANDSCAPING AND TRASH ENCLOSURE.

2ND PROPOSED RESTAURANT, BLACK ROCK COFFEE, IS A ONE STORY BUILDING OF 1976 S.F. IT SHALL HAVE BOTH INTERIOR DINING FACILITY AND DRIVE THRU FACILITY. THERE IS NO OUTDOOR DINING FACILITY AVAILABLE AT THIS RESTAURANT. IT SHALL HAVE DRIVE THRU LANES, WALK UP PLAZA, PARKING SPACES, LANDSCAPING AND TRASH ENCLOSURE.

BOTH BUILDINGS SHALL HAVE AUTOMATIC SPRINKLER SYSTEM AND SHALL COMPLY WITH ALL CITY'S ZONING AND SAFETY REGULATIONS.

SITE DATA

EXISTING & PROPOSED ZONING: PAD (SUBJECT TO C-2 ZONING)
SITE AREA: 14.70 ACRES / 640,378 S.F.
SECTION-TOWNSHIP-RANGE: 14 1N 2W

LOT 5

AREA: 70,481 SF (1.62 ACRES)
APN: 502-43-002H

PROPOSED SALAD AND GO.

MAIN BUILDING AREA:
RESTROOM 64 SF
STORAGE 153 SF
PREP AND OTHER 610 SF
TOTAL 827 SF

OVERALL BUILDING AREA:
MAIN BUILDING 827 SF
DRIVE THRU CANOPY 296 SF
MISC. CANOPY 128 SF
SES&FIRE RISER 92 SF
TOTAL 1343 SF

TOTAL PARKING REQUIRED FOR SALAD AND GO:
FREE STANDING RESTAURANT @ 1/150
827 SF / 150 = 6 SPACES.

PROPOSED BLACK ROCK COFFEE RESTAURANT:

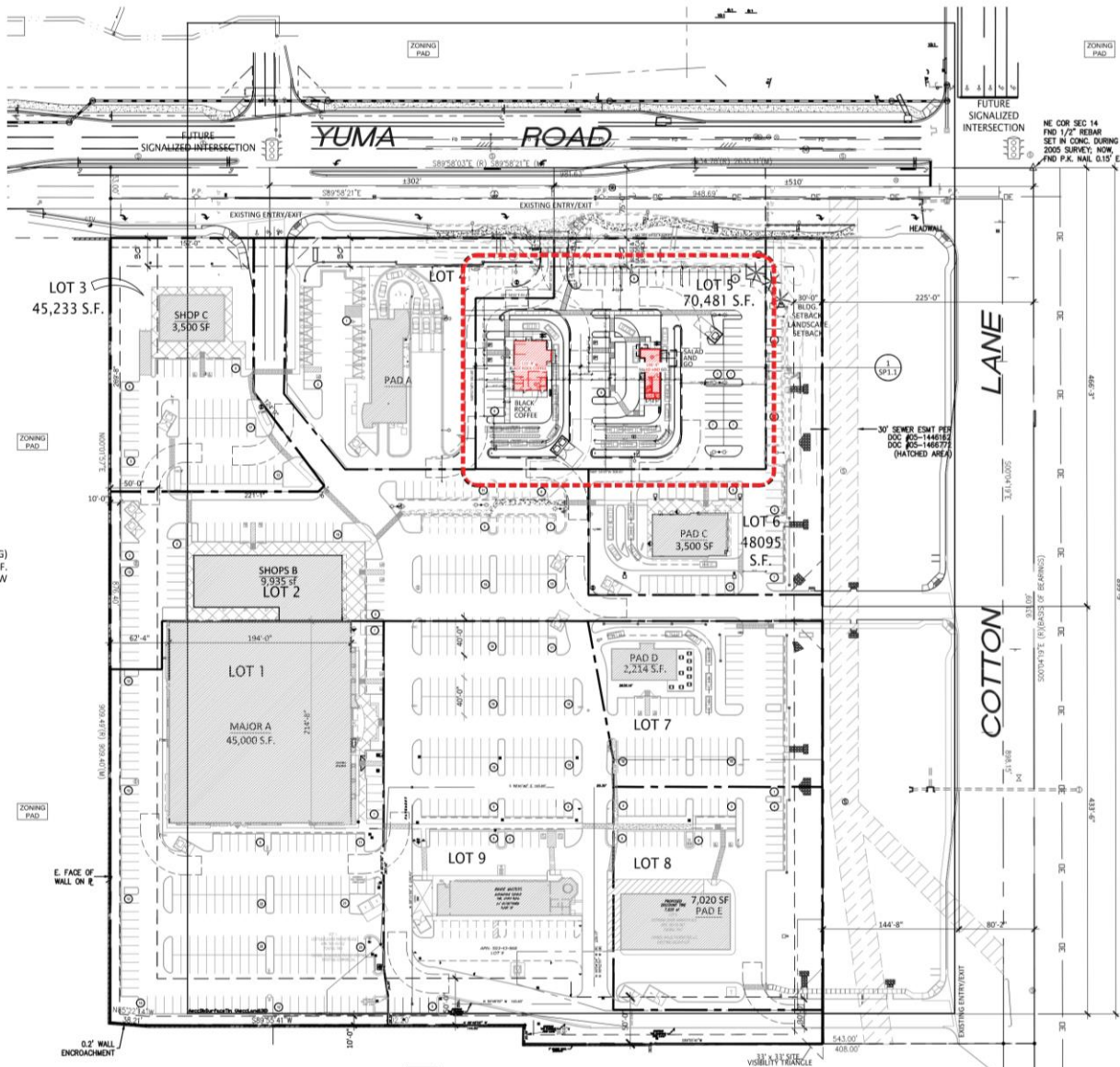
ADJACENT RESTAURANT AREA 1976 SF
PARKING REQUIRED:
KITCHEN 1976X.60 / 150 = 08
DINING 1976X.40 / 50 = 16
TOTAL REQUIRED 24 SPACES.

TOTAL LOT 5 PARKING REQUIREMENT
24 SPACES + 6 SPACES = 30 SPACES.

TOTAL PROVIDED PARKING 58 SPACES.

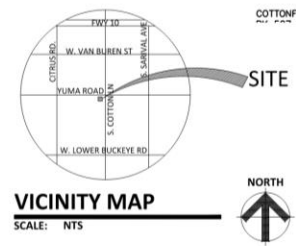
ACCESSIBLE PARKING REQUIRED (51-75): 3 SPACES.
PROVIDED: 4 SPACES.

BIKE SPACES PROVIDED: 4 SPACES.



OVERALL MASTER SITE PLAN

SCALE: 1" = 60'



VICINITY MAP

SCALE: NTS

COTTON FLOWER MARKETPLACE - LOT 5

17171 W. YUMA ROAD
GOODYEAR, AZ 85338
05-26-2022

BENCHMARK

NE COR. SEC 14
T20N R12E
SET IN CONC. DURING
2005 SURVEY. NOW,
FND P.K. NAL. 0.15' E.



AERIAL MAP

SCALE: NTS

SITE DATA

EXISTING AND PROPOSED ZONING: PAD (SUBJECT TO C-2 ZONING)
SITE AREA: 14.70 ACRES / 640,378 S.F.
SECTION-TOWNSHIP-RANGE: 14 1N 2W

SITE PARKING DATA

LOT 1 (GYMNASIUM 45,000 S.F.):
PARKING: 45,000/150 = 300 SPACES REQUIRED, 182 SPACES PROVIDED

LOT 2 (RETAIL 9,935 S.F.):
PARKING: 9,935 / 300 = 33 SPACES PROVIDED 105 SPACES

LOT 3 (PROFESSIONAL DENTAL OFFICE 3500 SF)
PARKING REQUIRED 3500 / 300 = 12 SPACES PROVIDED: 51 SPACES.

LOT 4 (CAR WASH 4,553 S.F.):
PARKING REQUIRED 2 SPACES. PROVIDED 3 SPACES.

LOT 5 (TWO RESTAURANTS, TOTAL FLOOR AREA 2803= (1976 + 827) S.F.
PARKING REQUIRED SALAD AND GO 827 / 150 = 6 SPACES

PARKING REQUIRED ADJACENT BUILDING ON SAME LOT
PARKING: KITCHEN (1976 x 60%)/150 = 08
DINING (1976 x 40%)/50 = 16
TOTAL REQUIRED PARKING FOR TWO RESTAURANTS 6 + 8 + 16 = 30 SPACES.
TOTAL PROVIDED PARKING FOR LOT 5 = 58 SPACES.

LOT 6 (DRIVE THRU RESTAURANT OF 3500 SF.)
PARKING: KITCHEN 3500X 60% / 150 = 14
DINING (3500X40%) / 50 = 28
PARKING REQUIRED: 14+28 = 42 SPACES PROVIDED : 46 SPACES PROVIDED

LOT 7 (RESTAURANT 2,214 S.F)
PARKING: KITCHEN (2,214 x 60%) /150 = 9
DINING (2,214 x 40%) / 50 = 18
27 SPACES REQUIRED, 59 SPACES PROVIDED

LOT 8 (AUTOMOTIVE & SERVICE)
PARKING REQUIRED: 7020 / 300 = 24 SPACES PROVIDED : 34 SPACES

LOT 9 (AUTOMOTIVE & SERVICE)
PARKING REQUIRED: 5400 / 300 = 18 SPACES PROVIDED: 128 SPACES

TOTAL PARKING REQUIRED = 501
TOTAL PARKING PROVIDED = 671

- NOTE:
1. LOTS WITH RESTAURANT DESIGNATION ARE CALCULATED USING A 60% KITCHEN/40% DINING RATIO
 2. PARKING AGREEMENT REQUIRED FOR LOTS THAT DON'T PROVIDE SUFFICIENT PARKING SPACES FOR PROPOSED USE.
 3. ALL SIGNS UNDER SEPARATE PERMIT

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LOT 5
SP1.0

RKAA 21357.0C



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SITE PLAN NOTES

- C. The following notes shall be shown on all approved site plans:
- IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS: IMPROVEMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO STREET SURFACES, CURB, GUTTER, SIDEWALKS, RAMP, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STRIPING. LANDSCAPE RESPONSIBILITIES ARE IDENTIFIED UNDER SEPARATE NOTE.
 - THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
 - DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION OF ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENTS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
 - MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF SEALANT IN ALL PAVEMENT CRACKS AND JOINTS, AND APPLICATION OF SEALANT OVER ALL ASPHALT PAVEMENTS.
 - AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL IMPROVEMENTS SHALL BE UNDAUNAGED AND SHALL MEET CITY STANDARDS.

Site Development 2012 Page 2 of 13

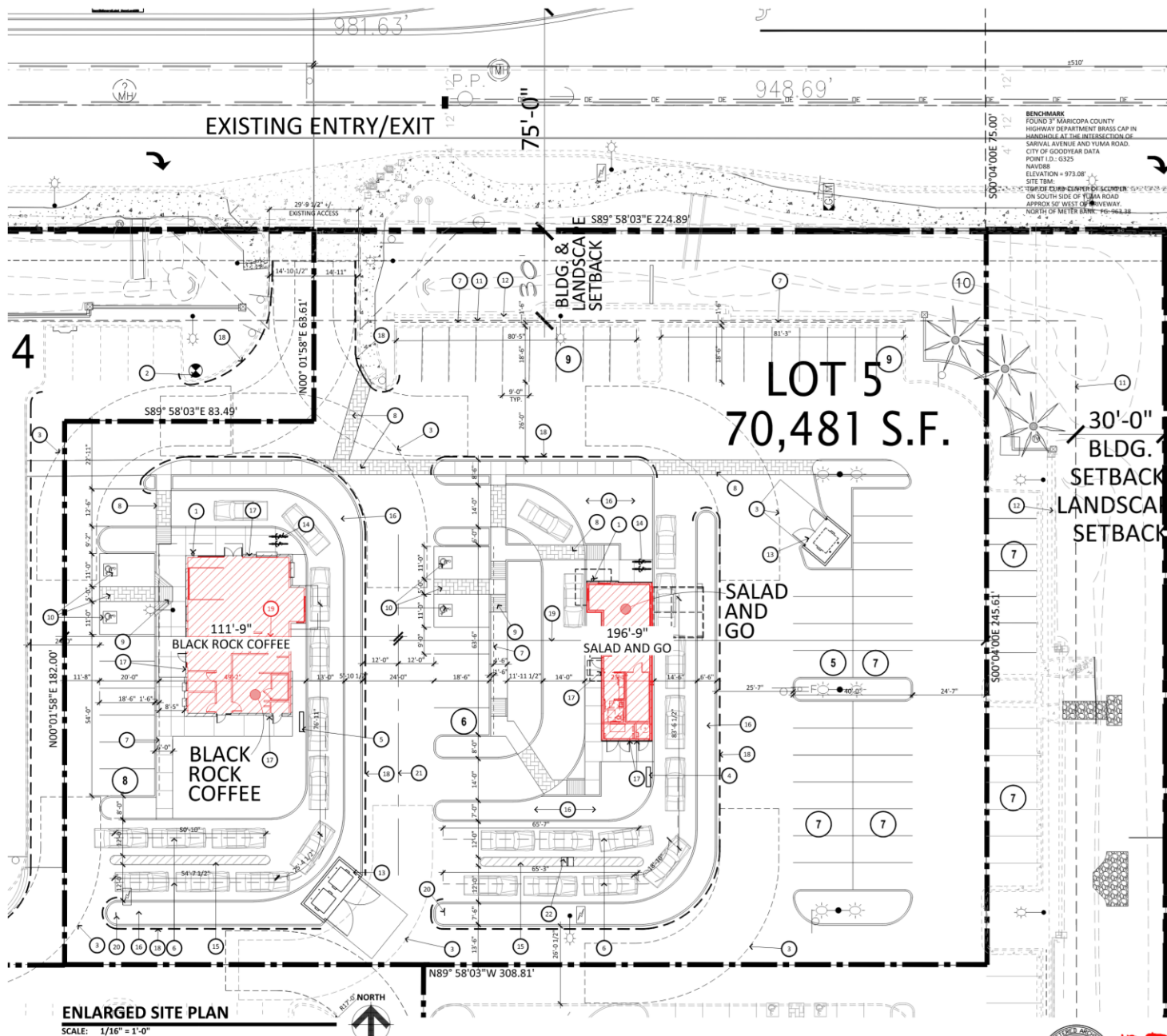
Goodyear, Arizona Engineering Design Standards and Policies Manual

- IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.
- LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS: THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING.
- THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL LANDSCAPE IMPROVEMENTS, INCLUDING PLANTED AREAS AND IRRIGATION SYSTEMS, FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
- DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTING AND/OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
- MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE NORMAL HEALTHY GROWTH.
- WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND HAS OBTAINED AN APPROXIMATE HEIGHT OF 3 INCHES, MOWING SHALL BEGIN IMMEDIATELY TO ACHIEVE A TURF HEIGHT OF 2 INCHES. THE TURF SHALL BE MOWED THEREAFTER TO SAFELY MAINTAIN THE 2-INCH HEIGHT.

Site Development 2012 Page 3 of 13

Goodyear, Arizona Engineering Design Standards and Policies Manual

- AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL TURF AREAS SHALL BE LIVE, HEALTHY, UNDAUNAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
- IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.



ENLARGED SITE PLAN
SCALE: 1/16" = 1'-0"

COTTON FLOWER MARKETPLACE - LOT 5

17171 W. YUMA ROAD
GOODYEAR, AZ 85338
05-26-2022



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OF THE ARCHITECT.

LOT 5
SP1.1
RKAA 21357.00



ARCHITECTS, INC.

KEY NOTES

- FDC LOCATION.
- EXISTING FIRE HYDRANTS.
- FIRE TRUCK TURNING RADIUS (28' INSIDE RADIUS AND 48' OUTSIDE RADIUS).
- MENU BOARD AT 8TH CAR.
- MENU BOARD AT 9TH CAR.
- QUELUE LANES PROVIDE GREATER THAN 150' QUELUEING DISTANCE.
- OUTLINE OF VEHICLE OVERHANG OF 1'-6".
- DECORATIVE CROSS WALK - TYP.
- RAMP (1:12 SLOPE MAX.).
- ACCESSIBLE PARKING SPACE AND DECORATIVE ASILE.
- EXISTING LANDSCAPE AND BUILDING SETBACK.
- EXISTING SCREEN WALL.
- TRASH ENCLOSURE. TRASH ENCLOSURE TO FOLLOW DESIGN CRITERIA FROM DETAIL G-3160, G-3164.
- BIKE SPACES.
- DRIVE THRU LANE DIVIDER MARKING.
- LANDSCAPE AREA.
- KNOCK BOX.
- DASH LINES INDICATE FIRE LANE TO BE PAINTED WITH RED ON CURB WITH WHITE LETTERING OF "FIRE LANE - NO PARKING" TYP.
- PAD DIMENSIONS.
- SIGN POST LOCATION PER FIRE DEPARTMENT. SEE FIRE DEPARTMENT NOTE # 8 ON THIS SHEET.
- CENTRULING OF STREET.
- PREVIEW BOARD.

FIRE DEPT. NOTES

- SPEED BUMPS ON ANY OBSTRUCTIONS THAT MAY IMPED AN EMERGENCY VEHICLE RESPONSE SHALL NOT BE ALLOWED IN THIS DEVELOPMENT.
- SIGN TO BE POSTED NEAR BY DRIVE THRU ENTRY STATING "ATTENTION CUSTOMER: DO NOT BLOCK DRIVE WAY WHILE WAITING FOR SERVICE".
- WHERE INDICATED BY FIRE LANES, PROVIDE RED PAINTING ON CURBING WITH WHITE LETTERING STATING "NO PARKING FIRE LANE".

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APN: 502-43-002H

PROPOSED SALAD AND GO.

MAIN BUILDING AREA:
RESTROOM 64 SF
STORAGE 153 SF
PREP AND OTHER 610 SF
TOTAL 827 SF

OVERALL BUILDING AREA: 827 SF
DRIVE THRU CANOPY 296 SF
MISC. CANOPY 128 SF
SES&FIRE RISER 92 SF
TOTAL 1343 SF

TOTAL PARKING REQUIRED FOR SALAD AND GO:
FREE STANDING RESTAURANT @ 1/150
827 SF/ 150 6 SPACES.

PROPOSED BLACK ROCK COFFEE RESTAURANT:

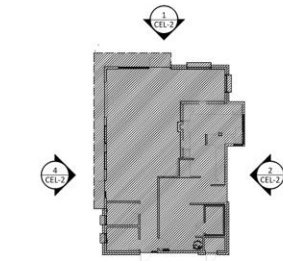
ADJACENT RESTAURANT AREA 1976 SF
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TOTAL REQUIRED 24 SPACES.

TOTAL LOT 5 PARKING REQUIREMENT
24 SPACES + 6 SPACES = 30 SPACES.

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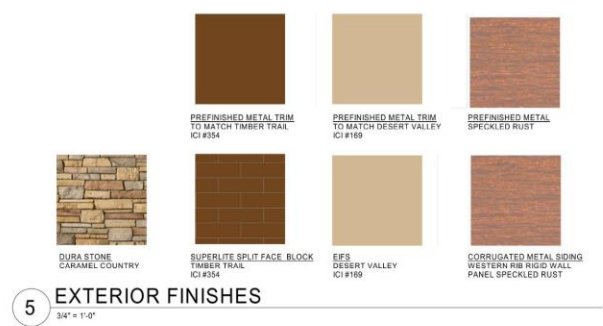
KEY PLAN
SCALE: NTS



4 SIDE ELEVATION
3/16" = 1'-0"



2 DRIVE THRU ELEVATION
3/16" = 1'-0"



5 EXTERIOR FINISHES
3/4" = 1'-0"



3 REAR ELEVATION
3/16" = 1'-0"



1 FRONT ELEVATION
3/16" = 1'-0"



BLACK ROCK COFFEE BAR
COTTON FLOWER MARKETPLACE - LOT 5
17171 W. YUMA ROAD
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CEL-2

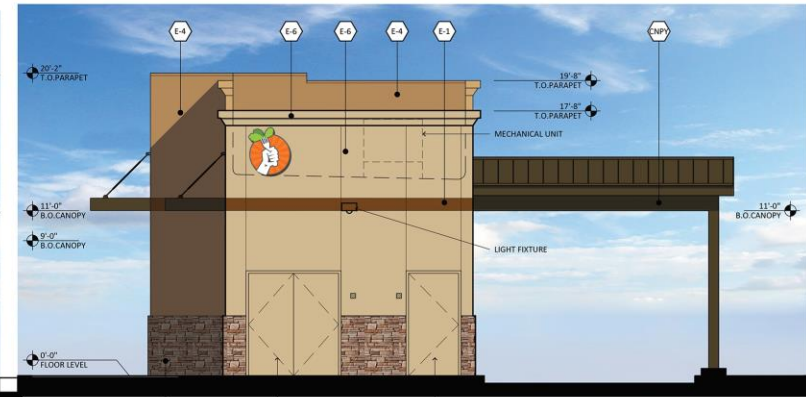
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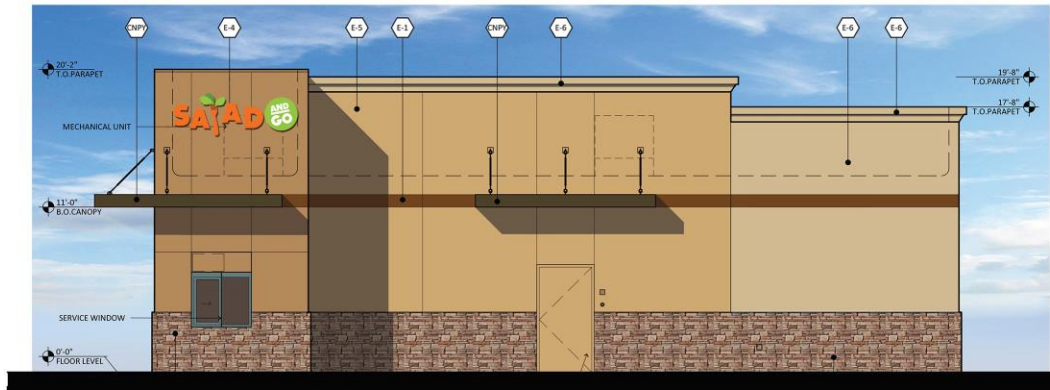




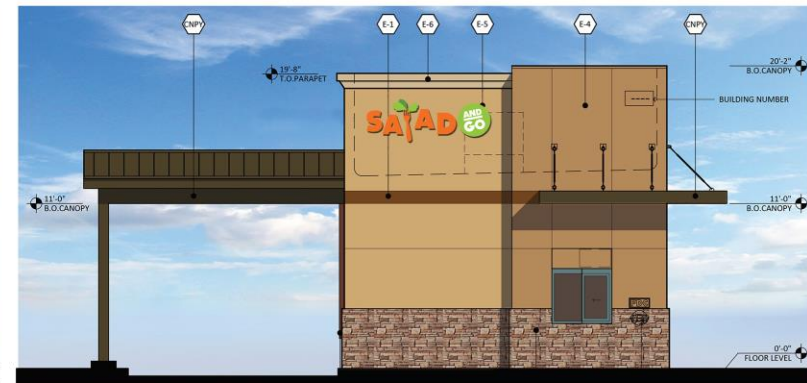
1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL AND COLOR

E-1	ACCENT BAND	PRODUCT: DRYVIT FINISH: SMOOTH COLOR: IC1 PAINTS TIMBER TRAIL # 354 MNFR: COLOR TO MATCH DUNN EDWARD	
E-2	STONE VENEER	PRODUCT: STONE VENEER "CARAMEL COUNTRY CSV 20007 DURA STONE	
E-3	E.I.F.S.	PRODUCT: DRYVIT FINISH: SMOOTH COLOR: IC1 PAINT COPPER # 320 MNFR: COLOR TO MATCH DUNN EDWARD HARRISON RUST	
E-4	E.I.F.S.	PRODUCT: DRYVIT FINISH: SMOOTH COLOR: IC1 PAINT WESTERN TRAIL 462 MNFR: COLOR TO MATCH DUNN EDWARD	

E-5	E.I.F.S.	PRODUCT: DRYVIT FINISH: SMOOTH COLOR: IC1 PAINT KEY MARKET # 532 MNFR: COLOR TO MATCH DUNN EDWARD	
E-6	E.I.F.S.	PRODUCT: DRYVIT FINISH: SMOOTH COLOR: IC1 PAINT DESERT VALLEY # 629 MNFR: COLOR TO MATCH DUNN EDWARD DESERT FLOOR	
E-7	ALUMINUM STOREFRONT	COLOR: IC1 PAINT FALL'S RIVER # 1266 MNFR: COLOR TO MATCH DUNN EDWARD	
CNPY	METAL	PRODUCT: METAL FASCIA/ COLUMNS/AWNING FINISH: SMOOTH COLOR: IC1 PAINT DARK CAVERN 680 MNFR: COLOR TO MATCH DUNN EDWARD TREASURE CHEST	

FIRE DEPARTMENT NOTES:

1. BUILDING ADDRESS NUMBER TO BE 56" HIGH WITH A THREE (3) INCH STROKE, MUST BE OF A CONTRASTING COLOR, AND MOUNTED HIGH ON THE BUILDING TO BE VISIBLE FROM STREET.



COTTON FLOWER MARKETPLACE - LOT 5
SWC COTTON LANE AND YUMA ROAD
GOODYEAR, AZ 85338
DATE: 08-29-2022 (PRELIMINARY)

EL-1
RKAA# 21357.00



GENERAL LANDSCAPING NOTES

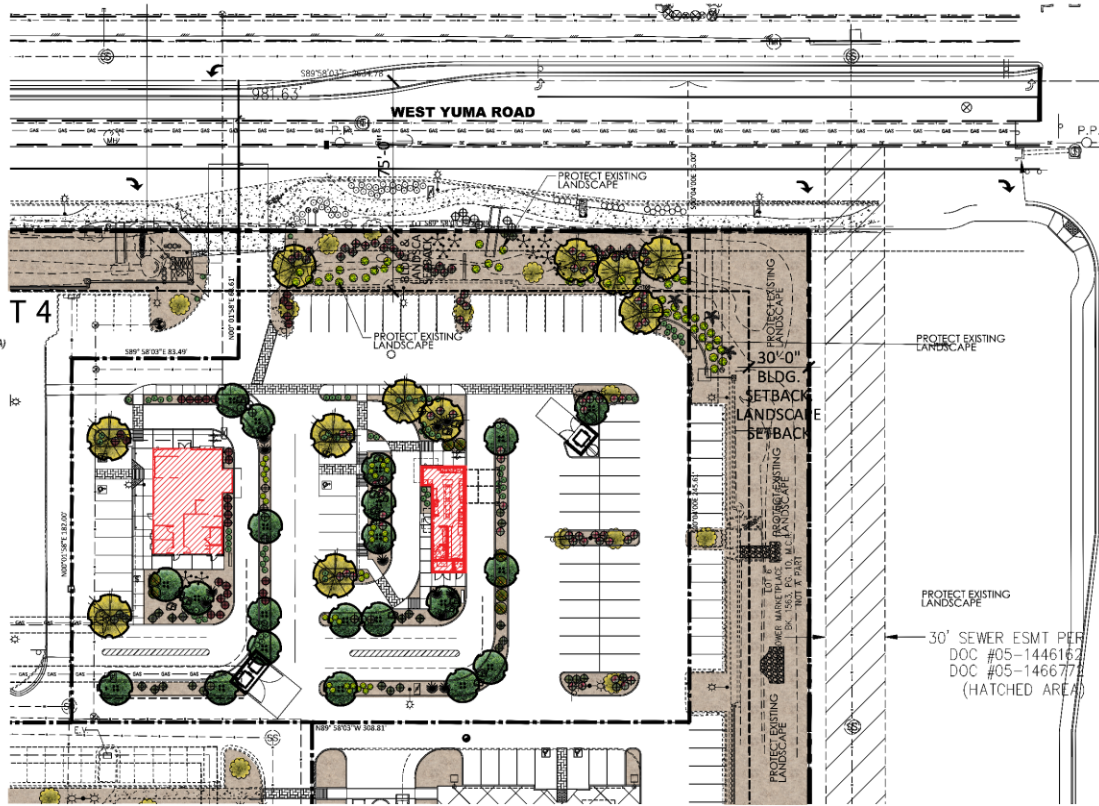
1. All general construction notes shall apply.
2. Substitutions in type, and/or deviations in size or quantity from the approved landscape or irrigation plans shall not be permitted without prior written approval from the City of Goodyear. (Contact the City Landscape Technician regarding planting and irrigation substitutions at 623.882.7979)
3. All signs, monument walls and site lighting require separate building approval.
4. All fire hydrants shall require a 7-foot clearance in all directions to any new or existing landscape.
5. All plant material located in the public rights-of-way or city of Goodyear maintained areas shall be in compliance with the department of water resources low water use. Plant list for the Phoenix activity management area.
6. All plant material and specifications shall conform to the Arizona Nurseryman Association current standards.
7. Contractor to ensure a one-foot clearance between the sidewalk and mature tree canopy.
8. Plant legend provided for contractor's convenience. Construction plans take precedence.
9. A 10-foot clearance shall be maintained between a tree trunk and utility line.
10. All existing landscape and irrigation systems that are designated to remain on the approved landscape plans shall not be damaged or destroyed during construction. Any damage that does occur during construction shall be replaced in kind by the contractor.
11. Sidewalk and paving construction that are part of the landscape improvements shall be in compliance with all on-site paving and meet design and construction requirements of the Americans with Disabilities Act (ADA)
12. Prior to acceptance of any backflow device, each device shall be tested by a state certified tester and the results provided to the city.
13. Utility boxes, meters and vaults shall be located in the R.O.W. and will not be permitted in any street median.
14. 'As-Built' drawings, certified by the developer's landscape architect, shall be submitted and approved prior to issuance of a building 'Certificate of Occupancy'.

All plans for Commercial or Residential development shall have the following shown on the cover sheet.

- a. The developer shall maintain and warranty all planted areas including irrigation systems for a period of two years beginning immediately after the city issues the notification of approval for the project.
- b. During the maintenance and warranty period, the developer shall be responsible for maintaining adequate protection to all areas. Any damaged plantings and or irrigation systems shall be immediately repaired or replaced at the developer's expense.
- c. Maintenance shall include continuous operations of mowing, rolling, fertilizing, spraying, insect and pest control, re-seeding, replacement, and all other measures necessary to assure good normal growth.
- d. When the turf has established sufficient root structure and an approximate height of 3 inches, mowing shall begin immediately and reduce in safe increments to a height of 2 inches and shall be maintained thereafter at the height of 2 inches.
- e. At the termination of the maintenance and warranty period, all turf areas shall be live, healthy, undamaged, and free of infestations. All areas shall be completely void of barren spots larger than 3 inches by 3 inches.
- f. If all plantings are not acceptable at the end of the two year period, the maintenance and warranty period shall continue until all unacceptable plantings are replaced or repaired and the landscaping meets city approval.
- g. Areas may include retention basins, parks, rights-of-way, and street center median landscaping.

GENERAL NOTES FOR CONSTRUCTION

- A. All construction shall conform to the City EDS&PM, City Standard Details, and current MAG Uniform Standard Specifications and Details for Public Works Construction.
- B. This set of plans has been reviewed for compliance with City requirements prior to issuance of construction permits. However, such review shall not prevent the city from requiring correction of errors in plans found to be in violation of any law or ordinance.
- C. The City does not warrant any qualities shown on plan.
- D. The City approval is for general layout in the right-of-way only. This approval is valid for a period of (1) one year. Construction permits shall be obtained during this period or the plans shall be resubmitted for review and approval.
- E. An approved set of plans shall be available on the job site at any time.
- F. The City shall be notified (48) forty-eight hours prior to any construction work and inspections (623)-882-7979. Construction work concealed without inspection from the city shall be subject to exposure at the contractor's expense.
- G. Right-of-way improvements shall not be accepted until 'As-Built' plans have been submitted and approved by the City. (see As-Built requirements).
- H. The developer is responsible for arranging the relocation and associated costs of all utilities. A utility relocation schedule shall be submitted prior to the issuance of permits.
- I. The developer is responsible for arranging the relocation and associated cost of all utilities. A utility relocation schedule shall be submitted prior to the issuance of permits.
- J. The developer is responsible for obtaining or dedicating all required rights-of-way and easements to the City prior to issuance or permits.
- K. The contractor shall contact BLUE STAKE (602-263-1100) at least (48) forty-eight hours prior to construction.
- L. The contractor shall barricade construction sites at all times per the City of Goodyear Traffic Barricade Manual. When required by the City, a traffic control plan shall be submitted for approval in advance of construction.
- M. The contractor must request a meter for filling and testing a new water lines from their assigned Engineering Inspector. This meters should be ordered 2 working days prior to the start of construction. Potable water is not available for any other construction use. The unlawful removal of water from fire hydrant or any other source is a violation of the municipal code, punishable by fine and/or imprisonment.
- N. Prior to moving or destroying protected native plant species, the contractor shall file a formal Notice of Intent with the Arizona Department of Agriculture (602-542-6408).
- O. The Contractor shall comply with the Environmental Protection Agency National Pollution Discharge Elimination System (NPDES) Storm water requirements established for construction sites.
- P. The contractor shall provide dust control to the satisfaction of City Engineer. The contractor shall obtain a Dust Control Permit from the Maricopa County Air Quality Department.
- Q. Private on-site water and sewer lines shall be constructed in accordance with the Uniform Plumbing Code, N.F.P.A. and the Uniform Fire Code as adopted by the City.



LANDSCAPE LEGEND

- CERCIDIA 'HYBRID'
DESERT MUSEUM PALO VERDE
2" CALIP., 6.5T, 4.5W
- ACACIA ANEURA
MULGA (SRP/APIS APPROVED)
2" CALIP., 5.5T, 4W
- ERECAMERIA MACULATA
VALENTINE EMU BUSH
5 GALLON
- CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- DASYLIRION WHEELERII
DESERT SPOON
5 GALLON
- ROSEMARINUS PROSTRATA
ROSEMARY
5 GALLON
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
5 GALLON
- AGAVE WEBBERII
WEBBER'S AGAVE
5 GALLON (6S)
- 3X3X3' SURFACE SELECT
GRANITE BOULDER
MINIMUM 2000lbs EACH

1/2" SIZED MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE DATA:

NET SITE AREA: 70,483 SQ.FT.
LANDSCAPE AREA: 15,435 SQ.FT.
PERCENT LANDSCAPE: 22%
LANDSCAPE COVERAGE: 53% LIVING VEGETATION

GENERAL NOTES

1. INSTALL AN ISOLATION BALL VALVE TO ALL CONTROL VALVES.
2. 0 L.F. ESTIMATED FOOTAGE OF CONCRETE SIDEWALK. ALL SIDEWALK TO BE CONSTRUCTED FROM CIVIL PLANS.
3. ALL SIDEWALKS SHALL BE CONSTRUCTED PER MAG (CONSTRUCTION CALL OUT).
4. PROPERTY LANDSCAPE TO BE MAINTAINED BY OWNER INCLUDING RIGHT-OF-WAY.
5. MAINTAIN A MINIMUM OF 7' LANDSCAPE CLEARANCE FROM FIRE EQUIPMENT.
6. 0 L.F. OF MAINLINE TRENCHING WITHIN THE RIGHT-OF-WAY OR LANDSCAPE TRACTS.
7. ANY TREE RELOCATION IN THE RIGHT-OF-WAY IS TO BE COORDINATED THROUGH THE CITY LANDSCAPE INSPECTOR.
8. LITCHFIELD PARK SERVICE CO. TO PROVIDE WATER FOR LANDSCAPE WATERING PURPOSES.
9. IRRIGATION EQUIPMENT NOT SHOWN IN THE LANDSCAPE AREAS. L.C. IS TO PLACE ALL EQUIPMENT IN THE LANDSCAPE PLANTING AREAS.
10. IRRIGATION SYSTEM IS DESIGNED FOR POTABLE WATER.
11. SEE THE IRRIGATION PLANS FOR WATER SOURCE / CONNECTION POINT.
12. PRIOR TO ACCEPTANCE OF REDUCED PRESSURE DEVICE IT SHALL BE TESTED BY A CERTIFIED TESTER.

MAINTENANCE NOTES

1. ALL PLANT MATERIAL SHALL BE PRUNED 4 TIMES PER YEAR (3 TIMES DURING ACTIVE GROWTH SEASON AND 1 TIME DURING DORMANCY).
2. ALL HEDGE MATERIAL MAY BE PRUNED WITH SHEARS; ALL OTHER PLANT MATERIAL SHALL BE HAND PRUNED TO MAINTAIN A NATURAL APPEARANCE WITH ALL CUTS BEING MADE WITHIN THE CROWN OF THE PLANT TO MINIMIZE VISUAL CUTS. ALL TREES, SHRUBS AND VINES HAVE CORRECTIVE PRUNING PERFORMED DURING THE DORMANT SEASON.
3. ALL PLANT MATERIAL SHALL BE CARED FROM UNDER AN IPM (INTEGRATED PEST MANAGEMENT) PROGRAM. ALL PESTICIDES SHALL BE MADE DURING SITE AND REGION SPECIFIC TIME FRAMES THAT WILL MAXIMIZE THE EFFECTS OF THE CHEMICAL TO CONTROL ANY PESTS OR PATHOGENS AND THAT WILL MAXIMIZE THE CONCEPT OF IPM.

AS-BUILT NOTES

1. AS-BUILT PLANS SHALL BE SUBMITTED AS BLACK LINE DRAWINGS FOR REVIEW (24"x36" MAX. 4 MIL THICK), UPON APPROVAL A MYLAR COPY OF THE PLANS SHALL BE SUBMITTED FOR SIGNATURE.
2. AS-BUILT PLANS SHALL BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT WITH THE "AS-BUILT CERTIFICATION" APPROVAL BLOCK.

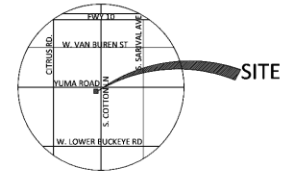
"AS-BUILT CERTIFICATION"

I certify that the "AS-BUILT" information shown herein was obtained under my direct supervision and is correct and complete to the best of my knowledge and belief.

NAME: _____
REGISTRATION NO. _____ DATE: _____
REVIEWED BY: _____ FIELD ENGINEERING

FIRE DEPARTMENT NOTE:

A SEVEN (7) FT. CLEAR SPACE IS REQUIRED AROUND ALL FIRE HYDRANTS FROM LANDSCAPE MATERIALS THAT EXCEED SIX (6) INCHES IN HEIGHT WHEN MATURE.



VICINITY MAP

SCALE: NTS



T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P (602) 263-0320

EMAIL: tmmcqueen@tmia.net



LANDSCAPE PLAN

SCALE: 1" = 30'
0' 15' 30' 60'



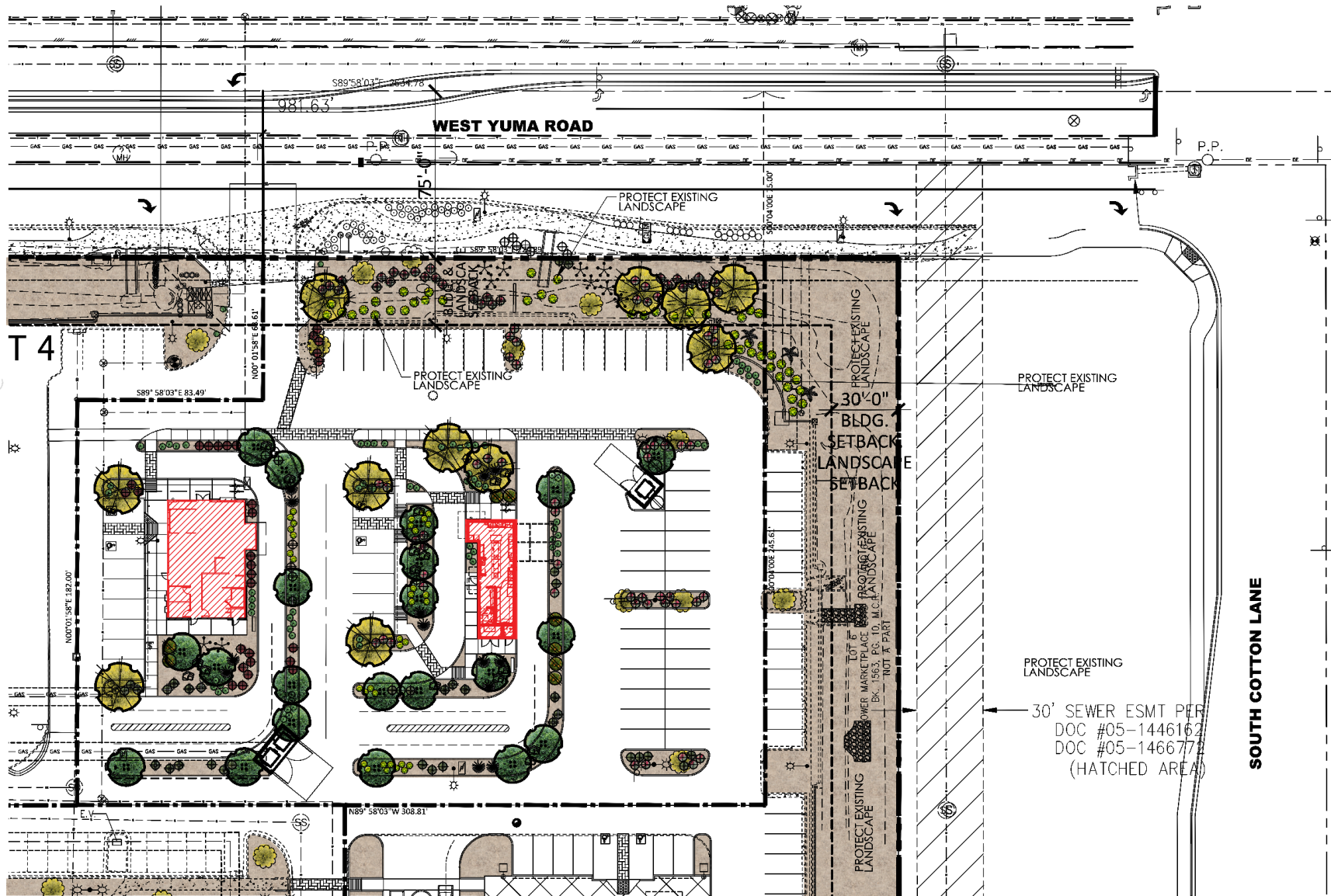
COTTON FLOWER MARKETPLACE - LOT 5

SWC COTTON LANE AND YUMA ROAD
GOODYEAR, AZ 85338
08-25-2022

LOT 5
La.01

RKAA 21357.00





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MULGA (SRP/APS APPROVED)
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1. INSTALL AN ISOLATION BALL VALVE TO ALL CONTROL VALVES.

FIRE DEPARTMENT NOTE:

A SEVEN (7) FT. CLEAR SPACE IS REQUIRED AROUND ALL FIRE HYDRANTS

June 13, 2022

Mr. Shawn Grant
Pre-Construction Manager
And Go Concepts, LLC
625 S 27th Ave, Suite 140
Phoenix, AZ 85009

Re: Salad & Go Cotton Ln/Yuma Rd | Traffic Impact Statement
SWC Cotton Ln/Yuma Rd, Goodyear, AZ
APN 502-43-002H

1 INTRODUCTION

This Traffic Impact Statement (TIS) that was prepared for the proposed development of Salad & Go in Goodyear, Arizona (Project). The Project will include the development of a 1.62-acre parcel with fast food and coffee shop use, as shown in the site plan (Attachment A).

The Project is located on the southwest corner of Cotton Lane and Yuma Road within the City of Goodyear, Arizona. The Project has frontage along Cotton Lane and along Yuma Road, which is owned and maintained by the City of Goodyear (City). A TIS has been completed to satisfy the City's planning-level technical report requirements. This TS is prepared for the Salad and Go and does not include the coffee-shop being constructed on the same parcel.

This TIS has been prepared in accordance with Section 4.1.9 in the City's Engineering Design Standards & Policies Manual (2017) and per the Maricopa County Department of Transportation (MCDOT) Traffic Impact Study Manual (May 2017) for approval by the City's Engineering & Development Services Department.

The purpose of this study was to document existing conditions, as well as calculate anticipated site-generated trips associated with the Project construction.

The Project is forecast to generate 36 AM peak hour trips, 26 PM peak hour trips and 373 average daily trips (ADT) based on the Institute of Transportation Engineers (ITE) Land Use 934 "Fast-Food Restaurant with Drive-Through Window".

2 PROJECT BACKGROUND

The Project is located on the southwest corner of Cotton Lane and Yuma Road within the City of Goodyear, Arizona, as shown in the Figure 1.

The Project site is currently an empty graded lot. The lot is located on a plot of land that is being developed for retail, restaurant, and other similar land uses. An existing fitness center is located southwest of the Project site and a restaurant is located south of the Project site. Other empty graded lots are available on the west and south sides of the plot. The plot has parking available for all existing and future land uses. Cotton Lane is east of the site and Yuma Road north of the project site.

Figure 1: Project Site Location



3 EXISTING ROADWAY CONDITIONS

3.1 Roadways

Cotton Lane is a two-lane, north-south roadway with one vehicle lane in each direction. The cross section includes pavement, with curb, gutter, and sidewalk on the east side of the roadway and a gravel shoulder on the west side of the roadway. Adjacent to the Project site, Cotton Lane has southbound right-turn lanes at two of the driveways and a northbound left-turn lane at one of the driveways into the Project site. A raised median extends from Yuma Road to the south for 420 feet. The posted speed limit on Cotton Lane is 45 miles per hour (mph) near the Project site. Cotton Lane is classified as a major roadway and as a proposed freeway on the City of Goodyear Transportation Master Plan, June 2014 (Figure 3-9). Cotton Lane is classified as an urban principal arterial based on the ADOT Statewide Federal Functional System Online Map.

Yuma Road is a two-lane, east-west roadway with one vehicle lane in each direction. The cross section includes pavement, with curb, gutter and sidewalk on the south side of the roadway and a paved shoulder on the north side of the roadway. Adjacent to the Project site, Yuma Road has eastbound right-turn lanes at two of the driveways and a westbound left-turn lane at one of the driveways into the Project site. The posted speed limit on Yuma Road is 45 mph. Yuma Road is classified as a scenic arterial on the City of Goodyear Transportation Master Plan, June 2014 (Figure 3-9). Yuma Road is classified as an urban minor arterial based on the ADOT Statewide Federal Functional System Online Map.

4 PROPOSED SITE CONDITIONS

4.1 Site Access, Circulation, and Parking

The Project consists of a 1.62-acre parcel with fast food and coffee shop use. The layout of the proposed building, existing buildings and parking are shown on the Site Plan in Attachment A. The expected Project opening year is 2023.

Site access is provided at 4 existing driveways:

- Cotton Lane:
 - Approximately 1,000 feet south of Yuma Road with right in/right out access. Eastbound left turns are not permitted at the driveway onto Cotton Lane, as restricted by an R3-2 “No Left Turn” sign. Northbound left turns from Cotton Lane are not permitted, as two double yellow stripes extend across the width of the driveway.
 - Approximately 450 feet south of Yuma Road with ¾ access. Eastbound left-turns onto Cotton Lane are restricted at this driveway by the raised median. Left turns and right turns are permitted into the site at this driveway.
- Yuma Road:
 - Approximately 750 feet west of Cotton Lane with full access.
 - Approximately 450 feet west of Cotton Lane with right in/right out access. Northbound left turns are not permitted at this driveway as indicated by an R3-2 “No Left Turn” sign. Westbound left turns from Yuma Road are not permitted, as two double yellow stripes extend across the width of the driveway.

The drive-through will circulate in a counterclockwise direction along the south, and east sides of the Project and will be fed from the drive aisle south of the Project. Vehicles will enter the drive-through lanes near the south side of the site and proceed to the east of the building in a counterclockwise motion. The dual drive-through lanes continue along the south side of the building and merge into single drive through before the single service window. The mobile express pickup drive-through lane is located on the west side of the building.

The site plan shows 62 total vehicle parking spaces, including four accessible parking spaces, and four total bicycle parking spaces that will be utilized by the proposed fast food and coffee shop development.

4.2 Trip Generation

The Project consists of 798 square feet (SF) of Fast-Food Restaurant with Drive-through Window. Based on calculations using rates in the ITE Trip Generation Manual, 11th Edition, the Project is forecast to generate 36 AM peak hour trips, 26 PM peak hour trips and 373 ADT. These are the estimated new trips expected to be added to the roadway network. Calculated trip values are shown in Table 1. The complete Project trip generation sheet is shown in Attachment B.

Table 1: Project Trip Generation

Land Use	ITE Code ¹	Size	Unit	AM Peak Hour			PM Peak Hour			Daily Volume
				In	Out	Total	In	Out	Total	
Fast-Food Restaurant with Drive-Through Window	934	0.798	KSF GLA ²	18	18	36	13	13	26	373
Total New External Trips				18	18	36	13	13	26	373

1. Land Use Code (LUC), per ITE Trip Generation Manual, 11th Edition.
2. KSF GLA = 1,000 square feet of gross leasable area

5 QUEUING DATA COLLECTION AND ANALYSIS

The Project will include a single-window drive-through with dual lanes that merge into one lane with a queue storage length of approximately 250 feet. The Project will also include a mobile express pick-up lane.

Queuing data was obtained from two existing Salad and Go's by All Traffic Data (ATD) on Friday, October 22, 2021. Queuing data was collected at 2-minute intervals for the following locations and peak times:

- 1902 W Northern Avenue, Phoenix, AZ, Friday from 10 AM to 1 PM
- 3337 W Peoria Avenue, Phoenix, AZ, 6 PM to 9 PM

These two locations do not have a mobile express pick-up lane. Observed queuing data is provided in Attachment B.

Queuing data was also obtained from a previous drive-through queuing analysis completed for a Traffic Impact Statement for Scottsdale Towne Square Salad and Go, October 2020 (Southwest Traffic Engineering). The study collected data for Paradise Valley Mall Salad and Go, which has a mobile express pickup lane. The queuing data was collected at 5-minute intervals for 24 hours on Tuesday, September 15, 2020, and Wednesday, September 16, 2020. The queuing data for this study is provided in Attachment C.

The maximum queue observed during the data collection was 11 vehicles for the Phoenix locations and 10 vehicles for the Scottsdale location. With the assumption of 22 feet of queuing space per vehicle, the maximum vehicle queue storage needed for 11 vehicles would be 242 feet. With a proposed queuing length of 250 feet, the Project's proposed drive through queue storage is not expected to contain the maximum queue length without any overflow into the adjacent drive aisle. In the event of larger queues, any spillback will be maintained within the site drive aisles.

The maximum queue data observed in the mobile express pickup lane at the Paradise Valley Mall Salad & Go was 4 vehicles. However, this 4-vehicle queue and even a 3-vehicle queue was observed for only one 5-minute interval over the two days of data collection. The proposed queuing length for the Project mobile express pickup lane is approximately 80 feet. This length can accommodate 3 vehicles within the lane, assuming 22 feet of queuing space per vehicle. Since the queuing data shows largely 0 or 1 vehicles in the mobile express pickup lane, the Project's proposed mobile express pickup lane storage is expected to contain the queue length needed most of the time. If any overflow occurs within the adjacent drive aisle, it will be rare and short-lived.

6 CONCLUSIONS

The following conclusions are made based on the findings of the Project TS:

1. The Project is expected to generate approximately 36 AM peak hour trips, 26 PM peak hour trips and 373 average daily trips.
2. The Project is not expected to have a significant impact to the surrounding roadway infrastructure.
3. Queuing data collected at 3 comparable Salad and Go with drive through sites shows that the observed maximum queue is 11 vehicles for a drive-through queue storage need of 242 feet. The Project's proposed drive-through queue storage of 250 feet is expected to contain the maximum queue length without any overflow into the adjacent drive aisle.
4. The Project's proposed mobile express pickup lane storage of 80 feet is expected to contain the queue length with minimal if any overflow.

7 RECOMMENDATIONS

In summary, the proposed Project is expected to have minimal impacts on the adjacent roadway network. The following recommendations were developed based on the findings of the Project TS:

1. Design and construction of the proposed Project improvements should conform to City of Goodyear design standards, as applicable.

Sincerely,
Greenlight Traffic Engineering, LLC


Scott Kelley, PE, PTOE
Principal/Project Manager
scottk@greenlightte.com
(602) 499-1339



Attachments:

- A – Salad & Go Site Plan
- B – Trip Generation
- C – Existing Salad and Go Drive Through Queuing Data
 - Phoenix Locations Queuing Data
 - Paradise Valley Mall Location Queuing Data
- D – Submittal 1 Comments and Responses

17171 W. YUMA ROAD

GOODYEAR, AZ 85338

NEIGHBORHOOD MEETING



Salad and Go Restaurant with a drive-through and Black Rock Coffee with a drive-through

Use Permit

Location



W YUMA ROAD AND S COTTON LANE (LOOP 303)

- Use Permit for a drive-thru restaurant and drive-thru coffee shop
- Planned Area Development (PAD) zoning/ Commercial
- Approximately 1.6-acre site



Location

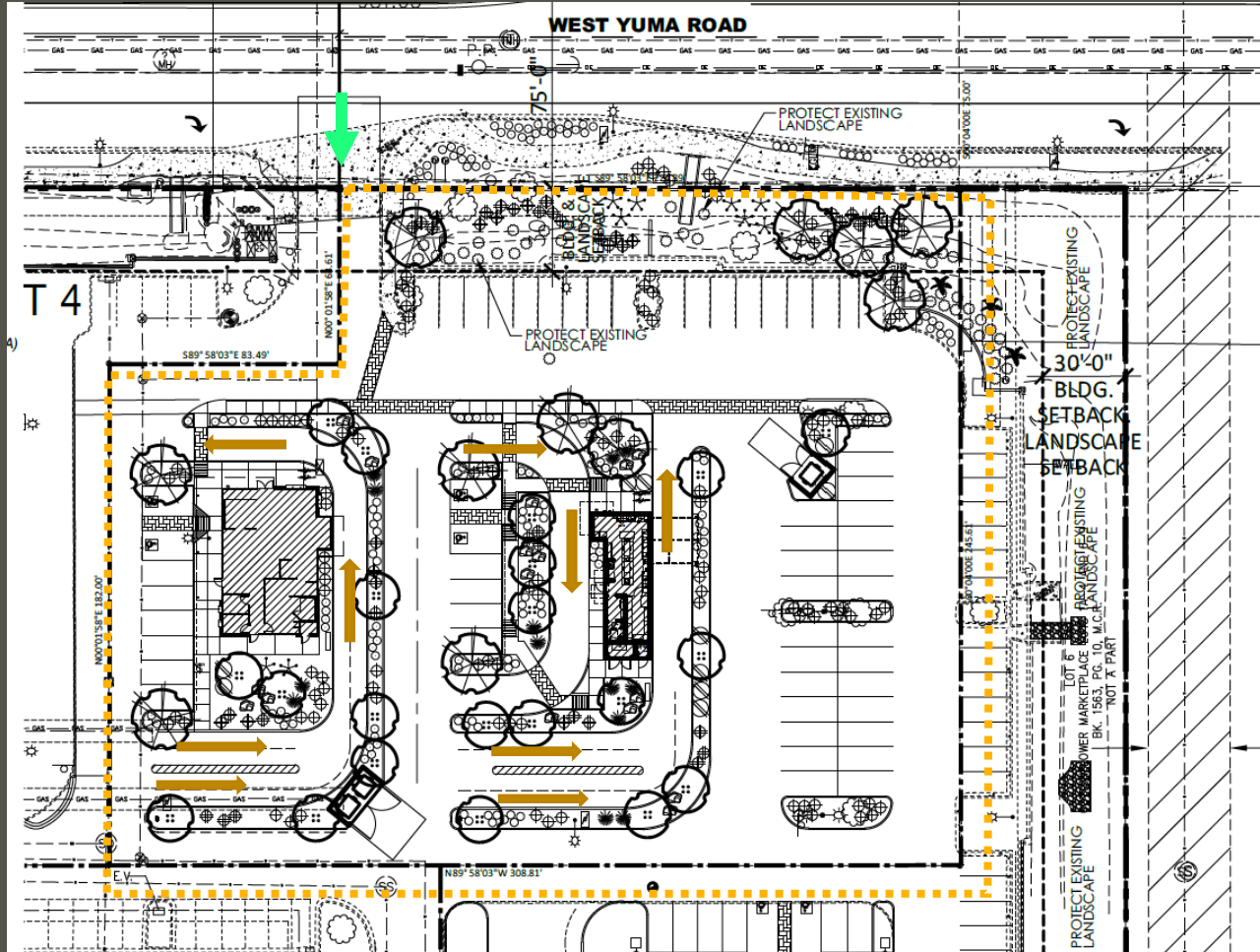


COTTONFLOWER MARKETPLACE

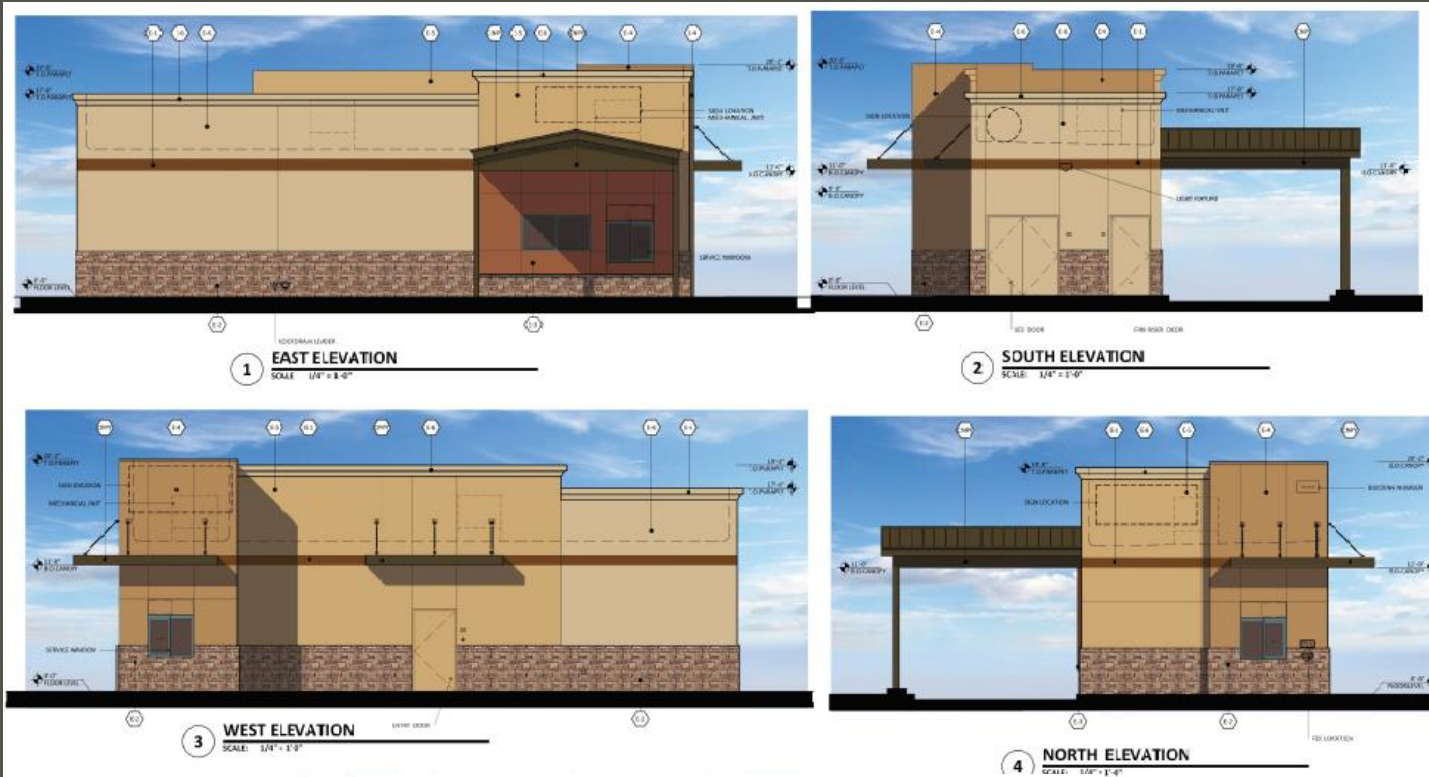
- Within the Cottonflower Marketplace
 - Esporta Fitness
 - Federico's Mexican Restaurant



PLAN



Elevations – Salad and Go

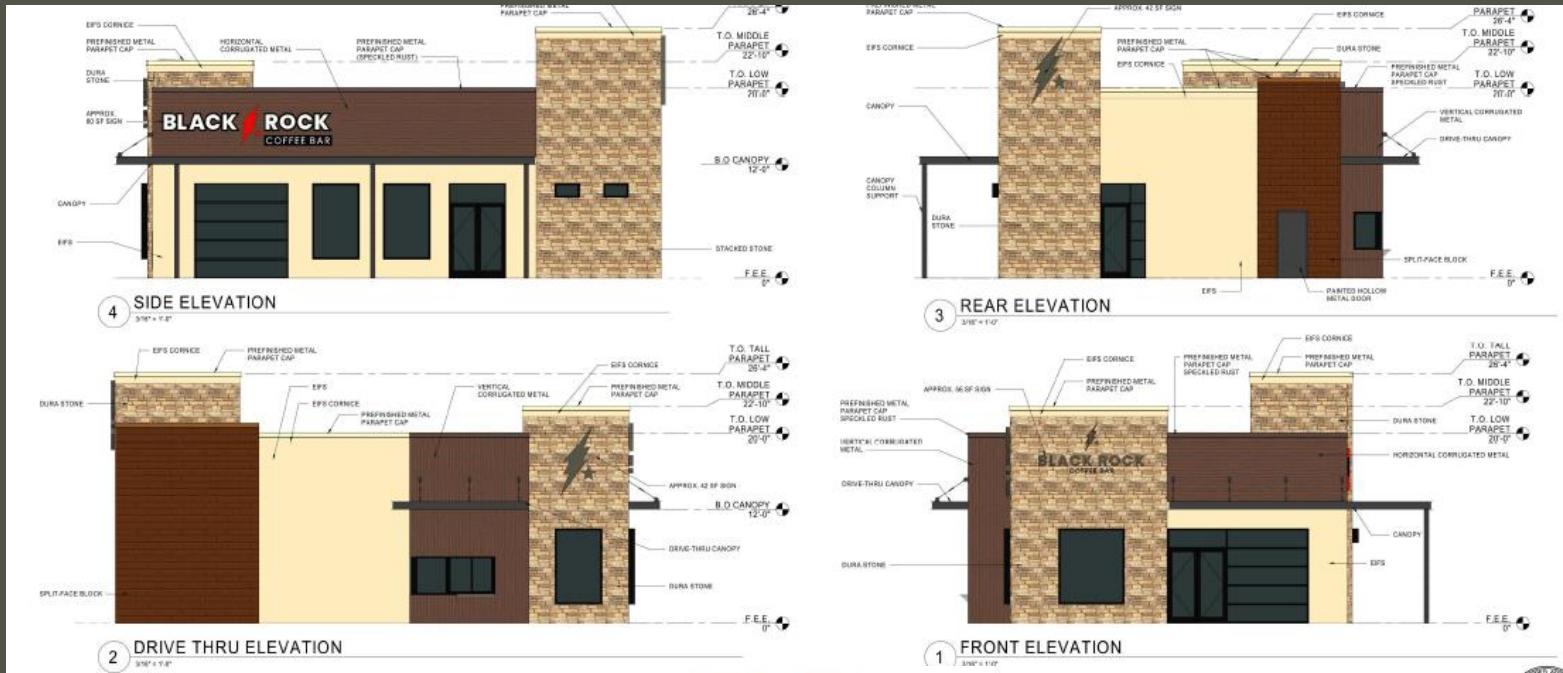


MATERIAL AND COLOR

E-1	ACCENT PAINT	PRODUCT: DEVI-BON COLOR: WHITE E-1 PAINT SYSTEM PAINT, PMS 384C COLOR TO MATCH SURROUNDING	
E-2	STONE/BRICK	PRODUCT: STONE/BRICK COLOR: LIGHT BROWN E-2 PAINT SYSTEM PAINT, PMS 384C COLOR TO MATCH SURROUNDING	
E-3	EIFS	PRODUCT: DEVI-BON COLOR: BROWN E-3 PAINT SYSTEM PAINT, PMS 384C COLOR TO MATCH SURROUNDING	
E-4	EIFS	PRODUCT: DEVI-BON COLOR: BROWN E-4 PAINT SYSTEM PAINT, PMS 384C COLOR TO MATCH SURROUNDING	

E-5	EIFS	PRODUCT: DEVI-BON COLOR: BROWN E-5 PAINT SYSTEM PAINT, PMS 384C COLOR TO MATCH SURROUNDING	
E-6	EIFS	PRODUCT: DEVI-BON COLOR: BROWN E-6 PAINT SYSTEM PAINT, PMS 384C COLOR TO MATCH SURROUNDING	
E-7	ALUM. BLIND	PRODUCT: ALUM. BLIND COLOR: BROWN E-7 PAINT SYSTEM PAINT, PMS 384C COLOR TO MATCH SURROUNDING	
CMPY	METAL	PRODUCT: METAL COLOR: BROWN E-8 PAINT SYSTEM PAINT, PMS 384C COLOR TO MATCH SURROUNDING	

Elevations – Black Rock Coffee





Use Permit evaluation criteria

ZONING ORDINANCE SECTION 1-3-2

1. The Use Permit 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
2. The proposed use is reasonably compatible with uses permitted in the surrounding area

Convenience Use evaluation criteria



ZONING ORDINANCE SECTION 4-2-2

1. Adequacy of the parcel size and configuration to provide for proper access and internal circulation
2. Compatibility of proposed hours of operation with adjacent residential areas
3. Required traffic and access mitigation measures
4. Other concerns which may place the advisability of the proposed convenience use in question

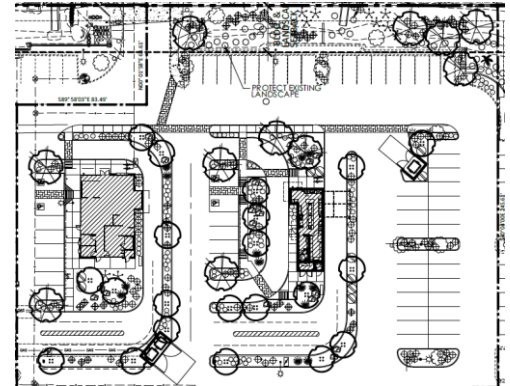
Use Permit



PUBLIC PARTICIPATION

- Citizen Review and Public Hearing processes were followed
 - Notices were mailed to surrounding property owners
 - Sign was posted on the property
 - Legal advertisement was published in the newspaper
- Neighborhood meeting held on September 22, 2022
 - No resident attendance

- Application complies with city requirements
- No public opposition to date
- The Planning and Zoning Commission recommended approval (5-0) on 11/2/2022





ITEM #: 7.
DATE: 11/14/2022
AI #:1156



CITY COUNCIL ACTION REPORT

SUBJECT: ANNEXATION OF LAND WITHIN A PARCEL AT THE SOUTHWEST CORNER OF W. LOWER BUCKEYE ROAD AND CITRUS ROAD

STAFF PRESENTER(S): Steve Careccia, Planning Manager

SUMMARY

Authorization for annexation of 3,287 square feet of land located within a parcel of land at the southwest corner of W. Lower Buckeye Road and Citrus Road.

Recommendation

Authorize staff to initiate the annexation of 3,287 square feet of land within a parcel of land located at the southwest corner of Citrus Road and Lower Buckeye Road. (Steve Careccia, Planning Manager)

FISCAL IMPACT

Annexation of land has a fiscal impact. A brief overview of anticipated public infrastructure and services impacts is included in the staff analysis section of this report. A fiscal impact will also be included in future City Council reports. There is no fiscal impact associated with authorizing the staff to proceed with the state statutory requirements for annexation. Authorizing the process to move forward does not commit the City Council to approve the annexation.

BACKGROUND AND PREVIOUS ACTIONS

The land subject to this annexation is located within a parcel of land at the southeast corner of Lower Buckeye Road and Citrus Road being developed under the name Citrus Park. Pursuant to the title report submitted with this application, the land is currently owned by Arroyo Cap II-2, a Delaware limited liability company. All of the Citrus Park parcel is located within the boundaries of the City of Goodyear except for the 3,287 square feet of land subject to the proposed annexation (the "Annexation Area"). Although not currently developed as a road, Maricopa County has an easement over the Annexation Area that was granted to the County in 1973 for roadway purposes (Docket 10342, Page 1425). When Citrus Park develops, the property owner will dedicate right-of-way needed for full half-street improvements for the sections of Lower Buckeye Road and Citrus Road adjacent to the Citrus Park Property, which will include the Annexation Area. The half-street improvements to Lower Buckeye Road and Citrus Road will be completed when Citrus Park develops.

This annexation request has not been previously presented to the City Council.

STAFF ANALYSIS

Current Policy:

The City of Goodyear has an annexation policy adopted by Resolution No. 2001-768. In addition, Arizona State Statute regulates annexation. Below is a brief summary of the annexation process:

- Staff conducts a cursory review of the annexation proposal.
- Staff determines whether the proposed annexation area meets the state legal requirements for annexation as set forth in A.R.S. § 9-471.
 - Staff has determined that the annexation area meets the state legal requirements for annexation pursuant to the provisions of A.R.S. §§ 9-471 (K) and (R).
- Assuming the proposed annexation meets the legal requirements for annexation, staff conducts a review of the annexation proposal to determine the desirability of the annexation, which include an impact analysis of the proposed annexation.
- Staff provides an impact analysis of the annexation proposal to City Council. The City Council will consider the proposal and make a determination on whether to authorize staff to proceed with the annexation. (November 14th meeting)
 - If authorization is not provided, then no further action on the annexation will be taken.
 - If authorization is provided, staff will move forward with the state statutory requirements for annexation.
- After further staff review of the proposal, a blank petition containing the legal description and an accurate map of the annexation territory is filed with the County Recorder and notice and a copy of the filing shall be given to the clerk of the board of supervisors and to the county assessor. The description shall identify the entity, if any, that will be responsible for maintaining the existing rights-of-way and roadways that are within or contiguous to the exterior boundaries of the area of the proposed annexation.
- After the blank petition is filed, there is a 30-day waiting period. A public hearing must be held within the last 10 days of this 30-day waiting period to receive public input on the annexation.
- Once the 30-day waiting period is over, the blank petitions may be signed and collected.
- Once all petitions have been collected, the annexation may be scheduled for a City Council meeting for consideration.

Details of the Request:

The request is to annex 3,287 square feet of land generally located at the southwest corner of Citrus Road and Lower Buckeye Road within the Citrus Park Property.

The property is located within the city's municipal planning area and is contiguous to the city. As such, this proposed annexation would meet State statutory requirements for contiguity.

The City's Annexation Policy, adopted in 2001, provides that staff evaluates annexation requests on the following criteria:

- A. The City's ability to provide basic services in a timely manner;
- B. Long-term desirability for community development and economic growth;
- C. Likelihood of the area being developed in Maricopa County or being annexed by another city or town;
- D. Ability to control the quality of land uses and infrastructure standards; and,
- E. Compatibility with General Plan, infrastructure needs, and timing of development.

As discussed above, the annexation will permit the city to accept the rights-of-way needed for

the construction of the full half-street improvements for the sections of Citrus Road and Lower Buckeye Road adjacent to the Citrus Park Property.

Streets: Both Citrus Road and Lower Buckeye Road are classified as arterials having 110 feet of full street right-of-way width. Other than this small remnant area within the County, the rights-of-way for Citrus Road and Lower Buckeye Road within this area are already located within the city of Goodyear. As such, annexation will permit the completion of roadway improvements in this area in accordance with city standards.

Public Safety: Once the land is annexed, the city will provide service and emergency response.

Water/Wastewater: There are no impacts since this land will be utilized for roadway purposes.

Attachments

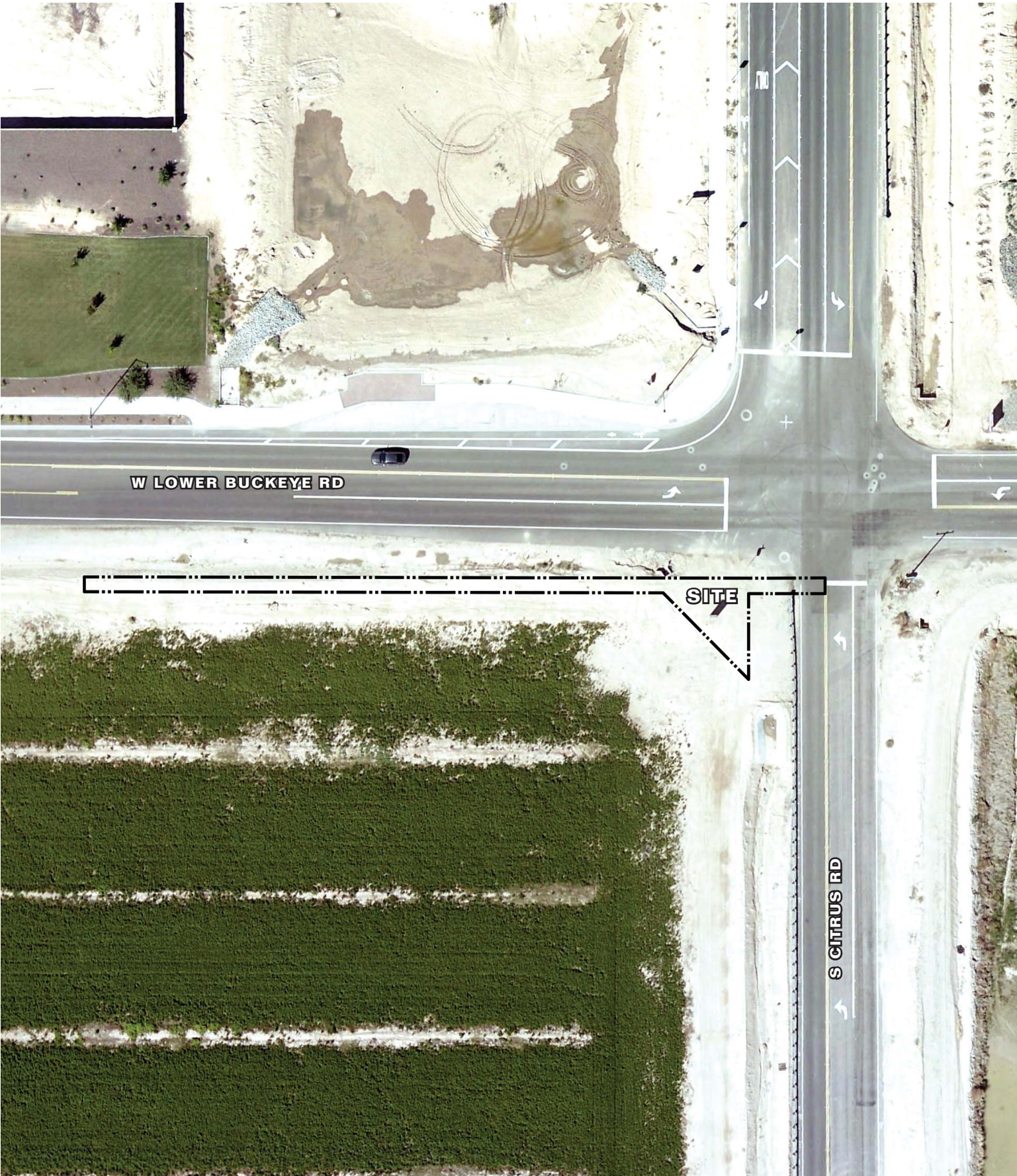
1. Aerial Photo
2. Annexation Exhibit
3. Annexation Parcel
Staff Presentation

Roadway Annexation for Citrus Park



City of Goodyear, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, City of Goodyear

Annexation Exhibit

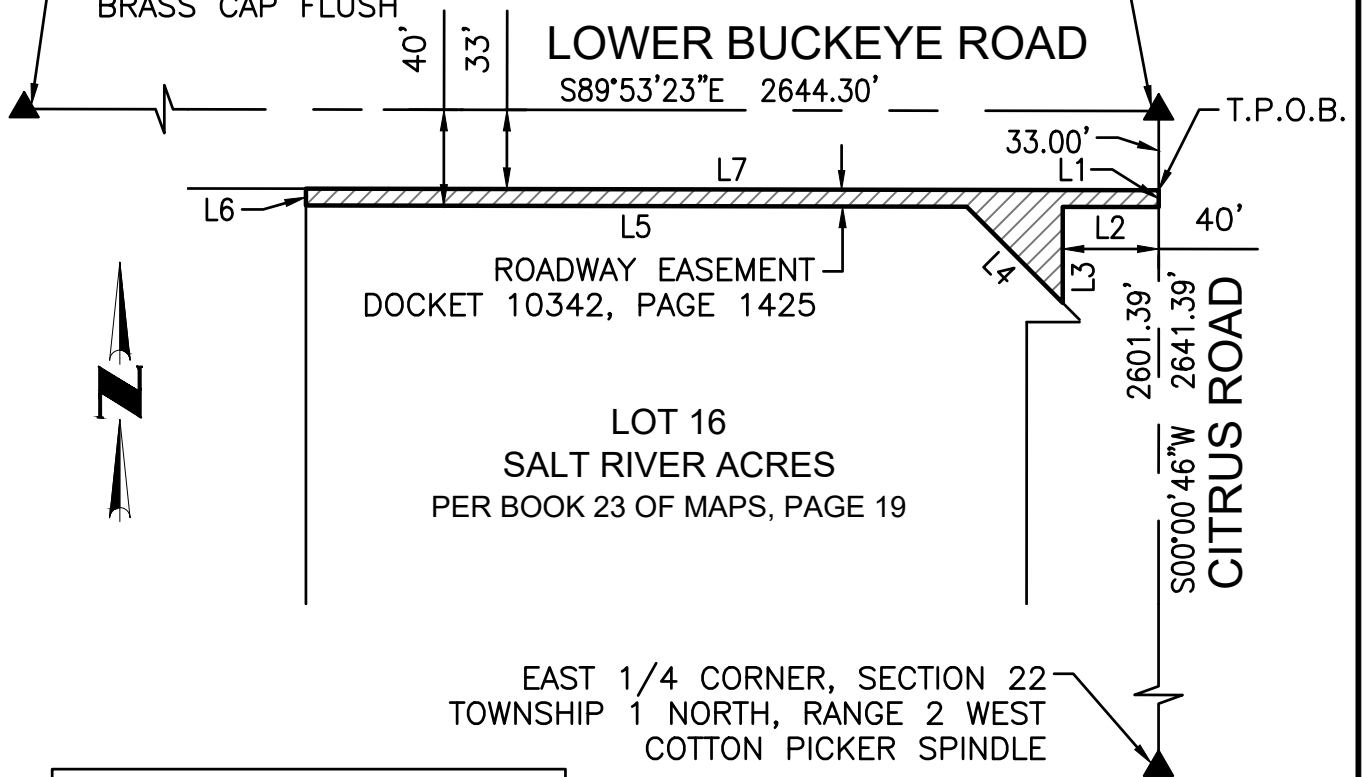


CITRUS PARK
R.O.W. ANNEXATION



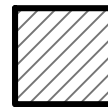
NORTH 1/4 CORNER
SECTION 22
TOWNSHIP 1 NORTH
RANGE 2 WEST
CITY OF GOODYEAR
BRASS CAP FLUSH

POINT OF COMMENCEMENT
NORTHEAST CORNER, SECTION 22
TOWNSHIP 1 NORTH, RANGE 2 WEST
ALUMINUM CAP LS#33851



LINE TABLE

NO.	BEARING	LENGTH
L1	S00°00'46"W	7.00'
L2	N89°53'23"W	40.00'
L3	S00°00'46"W	40.00'
L4	N44°56'19"W	56.62'
L5	N89°53'23"W	275.28'
L6	N00°00'19"E	7.00'
L7	S89°53'23"E	355.28'



= ANNEXATION PARCEL

T.P.O.B. = TRUE POINT OF BEGINNING



Richard G. Alcocer

SCALE 1" = 80'

EXHIBIT

4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
<http://www.cvlci.com>

CITRUS PARK

ANNEXATION PARCEL



1 OF 1



Annexation for Southwest Corner of Lower Buckeye Road & Citrus Road

City Council
11/14/22

Annexation



BACKGROUND

- SWC Lower Buckeye Road & Citrus Road
- Citrus Park
 - 160 acres zoned 2021
 - R1-4 & R1-C
 - 616 residences
- Annexation Parcel – 3,287 SF
- Parcel needed for roadway purposes

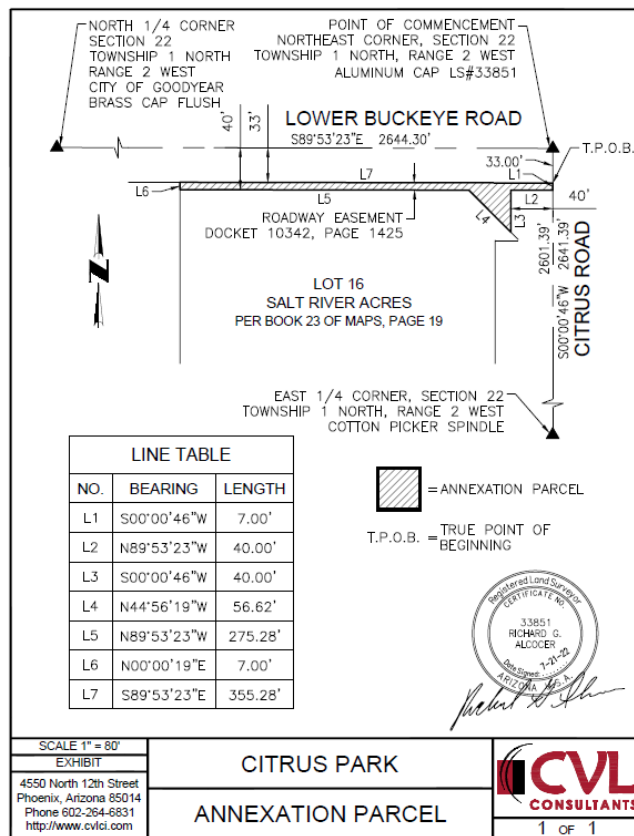


City of Goodyear, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, City of Goodyear





Looking Southwest across intersection



N:\010141001\CADD\Exhibits\VX.ANNEX.dwg Dominique July 21, 2022

Annexation



EVALUATION CRITERIA

- Parcel within City's municipal planning area
- Meets State criteria for adjacency to city limits
- Permits City to accept ROW for Citrus & Lower Buckeye
- Completion of roadway improvements
- City responsible for services
- No impacts to water/wastewater

Annexation



PUBLIC MEETINGS/HEARINGS

- Seek Council authorization whether to move forward with annexation process (11/14/22 meeting)
- If authorized, then:
 - Public Hearing #1 (receive public input – date tbd)
 - Public Hearing #2 (Council consideration – date tbd)

Annexation



RECOMMENDATION

- Authorize staff to move forward with annexation process
 - Accept ROW
 - Complete roadway improvements

ITEM #: 8.
DATE: 11/14/2022
AI #:1203



CITY COUNCIL ACTION REPORT

SUBJECT: CREATE A STAND-ALONE WATER SERVICES DEPARTMENT AND ESTABLISH WATER SERVICES DIRECTOR

STAFF PRESENTER(S): Julie Karins, City Manager

SUMMARY

Staff is seeking Council approval to create a Water Services Department and establishing a new Water Services Director.

Recommendation

ADOPT ORDINANCE NO. 2022-1564, AMENDING GOODYEAR CITY CODE SECTION 3-1-5 (DEPARTMENT HEADS) TO CREATE A STAND-ALONE WATER SERVICES DEPARTMENT; PROVIDING FOR CORRECTIONS, SEVERABILITY AND DECLARING AN EMERGENCY. (Julie Karins, City Manager)

FISCAL IMPACT

The creation of the Water Services Department requires no additional FTE count as we propose re-purposing vacant positions; however, the cost of those FTEs are significantly higher than currently budgeted, and if approved, would become part of the base budget. Four (4) vacant part-time positions in Public Works will become a Water Services Director and Management Analyst to support the new department. All other positions already exist and would be assigned to either Public Works or Water Services. All personnel costs associated with these positions in FY2023 will be absorbed through personnel vacancy cost savings in the existing Public Works department budget, including general and enterprise funds.

The annualized total cost of these position changes is approximately \$300,000.

BACKGROUND AND PREVIOUS ACTIONS

The current Public Works Department is comprised of Water, Wastewater, Solid Waste, Stormwater Program Management, Fleet Services and Facilities Management. The recent resignation of the Deputy Director over water, followed by the Public Works Director, have provided an opportunity to assess the department's structure and propose modifications which will position the city to more effectively meet current and future needs.

STAFF ANALYSIS

In assessing the department, staff considered the growth in our community and the on-going heightened importance of water affecting our region. It is also a best practice in larger cities to have separate departments for Public Works and Water Services, allowing each to increase the organizational focus in their area of expertise.

It is staff's recommendation to create a stand-alone Water Services Department, through a reorganization of the Public Works Department, that oversees water, water resources and wastewater programs including related capital improvement projects, environmental programs and water conservation. The reorganized Public Works Department will oversee Solid Waste, Fleet Services and Facilities Management. Upon approval, recruitment for the new Water Services Director and the Public Works Director will begin immediately.

In accordance with Article IV of the City Charter, the creation of new departments requires City Council approval.

Attachments

Ordinance 2022-1564

ORDINANCE NO. 2022-1564

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AMENDING GOODYEAR CITY CODE SECTION 3-1-5 (DEPARTMENT HEADS) TO CREATE A STAND-ALONE WATER SERVICES DEPARTMENT; PROVIDING FOR CORRECTIONS, SEVERABILITY AND DECLARING AN EMERGENCY.

WHEREAS, the City of Goodyear is committed to providing the highest quality water and wastewater services to its residents;

WHEREAS, the Mayor and Council of the City of Goodyear recognize the creation of the Water Services Department is necessary to meet the goals and actions as outlined in the City of Goodyear Strategic Plan; and

WHEREAS, the Mayor and Council of the City of Goodyear find the adoption of this ordinance be in the best interests of the public health, safety and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. AMENDMENT TO CITY CODE SECTION 3-1-5 (DEPARTMENT HEADS)

The Goodyear City Code of Ordinances is hereby amended by adding a new subsection, to be numbered 3-1-5(A)(15), which said subsection shall read as follows:

(15) Water Services

SECTION 2. CORRECTIONS

The City Clerk and the codifiers of this Ordinance are authorized to make necessary clerical corrections to this Ordinance, including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers, and any references thereto.

SECTION 3. SEVERABILITY

If any section, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining provisions of the ordinance or parts thereof.

SECTION 3. DECLARING AN EMERGENCY

In order to preserve the peace, health and safety of the citizens of Goodyear, Arizona, an emergency is declared to exist, and this ordinance shall be effective immediately upon its passage and adoption.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a _____ vote, this _____ day of _____, 20____.

Joe Pizzillo, Mayor

Date: _____

ATTEST:

APPROVED AS TO FORM:

Darcie McCracken, City Clerk

Roric Massey, City Attorney