



January 7, 2022
Revised: April 10, 2022

NARRATIVE

PROJECT DESCRIPTION

This site is located at the northeast corner of Cotton Lane and Yuma Road in the city of Goodyear, Arizona. Canyon Trails Towne Center is a 91-acre planned area development ("pad") which was approved by the Goodyear City Council on May 16, 2005.

The project scope is to fully develop Pad Q, accessor parcel number: 500-91-880, as a small drive thru casual restaurant. The project will be designed and built in accordance with the project design guidelines. The lot size is .86 acre, with a building area of 3,200 square feet. The area surrounding this site is retail shopping center with similar building typology.

The project is in an existing large shopping center, design to accommodate multiple types of tenants uses. There is no materially detrimental effect on any adjacent neighbors. The driveways and drive throughs are internal to the site, lighting is designed to the City of Goodyear's standards and is in light zone 2. Hours of operation are Monday thru Sunday 9am – 11pm. Staffing is between 4-8 persons, 2-3 front of house and 2-4 back of house. Staff required to disinfect surfaces between visits, and refuse taking out daily.

Noise level is normal for this type of use, there are no adjacent homes in the vicinity of the menu board or pick-up window. Parking is more than adequate and meets the City's requirements.

There are screen walls and landscape buffers around the site to help mitigate and preserve the surrounding properties.