



AVALON DEVELOPMENT

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June 28, 2022

Project Narrative

Pebble Creek Pkwy & McDowell Road – Commercial Development

Project Development: **PAD B**

APN: 508-14-961B

54,095 SF (1.24 acres)

To: City of Goodyear, AZ
Development Services
14455 W Van Buren St. Ste D
Goodyear, AZ 85338

Re: Planning and Zoning Submittal



Avalon Development is proposing the new development of Pad B from our dual lot development located near the northwest corner of Pebble Creek Parkway and McDowell Road.

The proposed project will be called Roll-Em-Up Taquitos, and is a build to suit drive-thru restaurant consisting of a 2,325 square foot drive-thru building with a 430 square foot exterior covered patio.

The hours of operation will be 11:00am to 10:00pm Sunday through Thursday, and 11:00am to 12:00am on Friday & Saturday. There will be 3 to 5 employees per shift. Noise, lighting and odors will be confined to the site, and will not impact the surrounding property owners. To the east is the existing AAA Automobile repair facility, and to the west is the Roosevelt Irrigation Canal and the City of Goodyear's Portales Park. A residential neighborhood is located approximately 500 feet west of our site and west of the park.

Typical site lighting for this commercial development will maintain the required illumination levels per City of Goodyear Standards.

The site plan was originally approved in 2019 when Avalon developed the next-door site for the AAA Automotive building. We are also proposing to keep the same parking configuration that exists on the east side of our property (30 spaces). This exceeds the city requirement of 1:50 for indoor seating, and 1:150 for kitchen and outdoor seating areas. A total of (26) parking spaces are required. The proposed project will allow for 10 cars of stacking in the drive- thru lane with ingress and egress from an existing northeast public access driveway off Pebble Creek as well as two entry ingress/egress driveways from McDowell Road, which is the main arterial road with a protected deceleration right-turn lane. The site will also maintain the existing cross access with the neighbor AAA and will maintain the existing ROW.

The proposed development will maintain the existing underlying commercial zoning (PAD) in place per the City of Goodyear. This zoning is consistent with the existing surrounding commercial and retail uses within the Cobblestone Creek Retail Center, and the surrounding area. This project will enhance the center and neighborhood with thoughtful and creative design and finishes.

Avalon sincerely looks forward to working on this new development alongside our engineering team and the city of Goodyear, Arizona. Please contact Avalon Development LLC with questions, comments or concerns as it pertains to the information disclosed herein.

The applicant, William Whittington can be reached at 480.376.8750 or via email will@avalondevelopment.com. We look forward to working with you on this project.

Sincerely,

Carlos Lujan, Entitlements Associate

Avalon Development, LLC