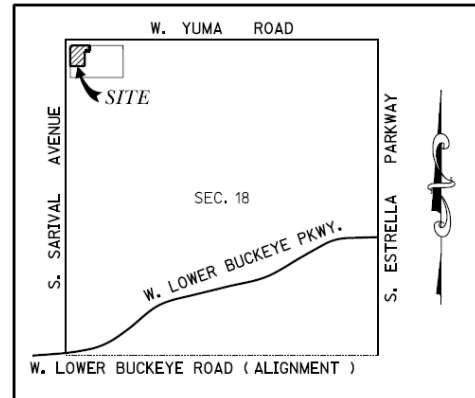


March 06, 2023

McDonald's Yuma & Sarival
Use Permit & Site Plan Project Narrative
Project Number: 22-30000002

Site Information

Location:	Southeast Corner of Yuma Road and Sarival Avenue
Gross Site Area:	2.16 acres (94,116 s.f.)
Net Site Area:	1.28 acres (55,667 s.f.)
Zoning:	Neighborhood Commercial (C-1) PAD
Zoning History:	Ordinance 04-921



VICINITY MAP
N.T.S.

Introduction

This narrative accompanies a request by SEC Yuma and Sarival LLC for a Site Plan and Use Permit to allow the development of a McDonald's restaurant and drive-through on approximately 2.16 gross acres located on the southeast corner of Yuma Road and Sarival Avenue. The property is part of a larger commercial corner that is currently zoned Neighborhood Commercial (C-1) within the Pueblo Verde PAD, approved on November 8, 2004. A recent Site Plan and Special Use Permit for a self-storage was approved for the eastern 3.8 gross acres, leaving the intervening property available for future development.

Use Permit

Neighborhood Commercial (C-1) zoning district is "intended to provide limited retailing, generally on small parcels, serving nearby residential neighborhoods." The C-1 District allows Restaurants as a Principal Permitted Use, however, Section 3-3-2 requires drive-through facilities located within 500 feet of a residential zone to first obtain a Use Permit before Site Plan approval can be granted. Section 1-3-2 of the Goodyear Zoning Ordinance establishes performance criteria to be met by proposals seeking a Use Permit. Additionally, Section 4-2-2 provides for additional criteria for Convenience Uses such as the proposed drive-through. The following narrative and analysis are intended to assist Staff and City leadership in their review and support of this proposal.

Use Permit Criteria

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.”*

The overall 5.8-acre commercial property located at the southeast corner of Yuma Road and Sarival Avenue was part of the Pueblo Verde PAD, a 156-acre mixed-used planned community comprised of up to 406 homes. Approved on November 8, 2004, this property contemplated the demand for appropriately scaled commercial uses in the area. The C-1 Neighborhood Commercial zoning district encourages uses that are designed to serve, and be compatible with, nearby residential neighborhoods. There is demand for restaurant uses in the area with limited opportunities for additional commercial development at this intersection. Currently, there are only four restaurants in the area, and all of which are located on the northwest corner of Yuma Road and Sarival Avenue in the Sarival Marketplace shopping center. Considering the large number of homes in the area and the limited dining opportunities in the immediate area, this restaurant, and the proposed drive-through, will increase the number of dining options also improve overall convenience for residents.

As was noted, a self-storage facility is under construction at the east end of this commercial property. This use serves two functions with relation to this proposal. First, it established the design theme for the property to which this proposed McDonalds building and site will adhere. Second, the self-storage use will act as a physical buffer from the homes located to the south and east of the site as storage buildings will be located between the proposed McDonalds and most of the residential back yards. Additionally, the location of this use, at the northwest corner of the commercial property, not only serves the business, but also maximizes the separation from the few homes not buffered by the self-storage. Of note is the separation between the nearest residential lot and the drive-through point-of-order, is approximately 150’.

2. *“That the proposed use is reasonably compatible with uses permitted in the surrounding area.”*

The General Plan designation and current C-1 zoning allow neighborhood-scale commercial uses, such as restaurants, retail, and personal services and is located at the intersection of Yuma Road and Sarival Avenue, both considered arterial roadways within that plan. The proposed convenience restaurant, with the requested drive-through via this Use Permit, will fit with other future retail uses on the property and in the immediate area of these heavily traveled roadways that connect Goodyear residents with their homes, shopping, services, and employment. At the northwest corner of the Sarival and Yuma intersection is a shopping center with multiple convenience food restaurants, including a Burger King with a drive-through, as well as bank drive-through and a gas station.

Noise Mitigation

A common concern with drive-through uses is the volume of any speakers or intercom systems associated with the menu board and placing orders. With the proposed McDonald’s, these concerns will be mitigated through equipment selection which

includes Automatic Volume Control (AVC) to adjust to ambient conditions as well as operations.

From an operational standpoint, for efficiency in operations, this McDonalds employs a digital display at the point of order. When a customer places the order, the employee can simply ask “is your order correct on the screen” as opposed to reading back the entire order, which significantly reduces the speaker use.

When the speaker is used, the use of the AVC system reduces the decibel volume of the speaker which then allows the sound level at a distance to fall well below ambient conditions. The sound transmission data for the proposed AVC speaker system, compared to a standard speaker, is provided in the table below illustrating that at only a distance of 16 feet, the speaker sound is calculated to be 36 decibels. For comparison, it is suggested that the sound volume in a quiet library is typically around 40 decibels with an average bedroom at night suggested to be around 30 decibels. The residential is about 150’ from the proposed speakers, and as calculated, sound from the AVC controlled speaker will fall well below those levels at the property line.

Speaker / Sound Transmission Information with 45 decibel ambient sound noise

Distance From Speaker	Decibels of Standard Speaker	Decibels with AVC
1’	84	60
2’	78	54
4’	72	48
8’	66	42
16’	60	36

In order to avoid any perceived sound transmissions from reaching the residential to our south, we have included a solid 6’ tall CMU wall along the entire south side of the drive-through, thereby eliminating any potential for direct sound transmission from the drive-through operations, no matter what volume level, from reaching the residential.

Odor Mitigation

While not technically subject to this Use Permit request for a drive-through, we heard from our residential neighbors that they had a concern for odors that could emanate from the restaurant. As such, we have agreed to add an exhaust scrubbing device as part of an odor mitigation plan submitted to the City of Goodyear. Outside below-grade grease interceptors are monitored and maintained per County and State guidelines; and the trash enclosure area is cleaned several times a day. McDonald's operation standards are rigorously enforced making sure that the site is cleaned frequently, and trash containers are emptied regularly.

Light Pollution Mitigation

Also not specifically part of the drive-through request, as part of the overall development of the commercial property for a restaurant, McDonalds is committed to eliminating light trespass into the adjacent residential. All outdoor illumination, specifically pole mounted

parking lot lights, will be directed down with a sharp cut-off. All lighting shall be dimmed to 50% between 10:00pm and 6:00am.

Convenience Use Specific Criteria

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

The McDonald's is part of an overall 3.8 acre commercial property. The eastern portion has been approved for a self-storage facility which shares vehicular access points with the McDonalds and other future commercial space. The site plan for the McDonald's provides for proper access and all internal circulation. 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 proposed hours of operation with adjacent residential areas."*

Per the Pueblo Verde PAD which zoned the subject property as well as the adjacent homes, it is stipulated that "Future users upon the commercial parcel shall be prohibited from conducting business as a 24-hour operation." The hours of operation for McDonalds will be 5:00am to Midnight in compliance with this requirement. Also, product or service deliveries associated with the commercial parcel will be prohibited between the hours of 10:00pm and 6:00am as required in the PAD Zoning.

We heard a concern from neighbors during the outreach process that delivery trucks may arrive earlier than 6:00am and simply remain idling in the parking lot causing excess noise. The applicant will ensure that any trucks arriving outside of delivery hours will not be permitted to idle and create unnecessary noise.

3. *"Required traffic and access mitigation measures" including segregation of queuing lanes, vehicle access and pedestrian circulation areas.*

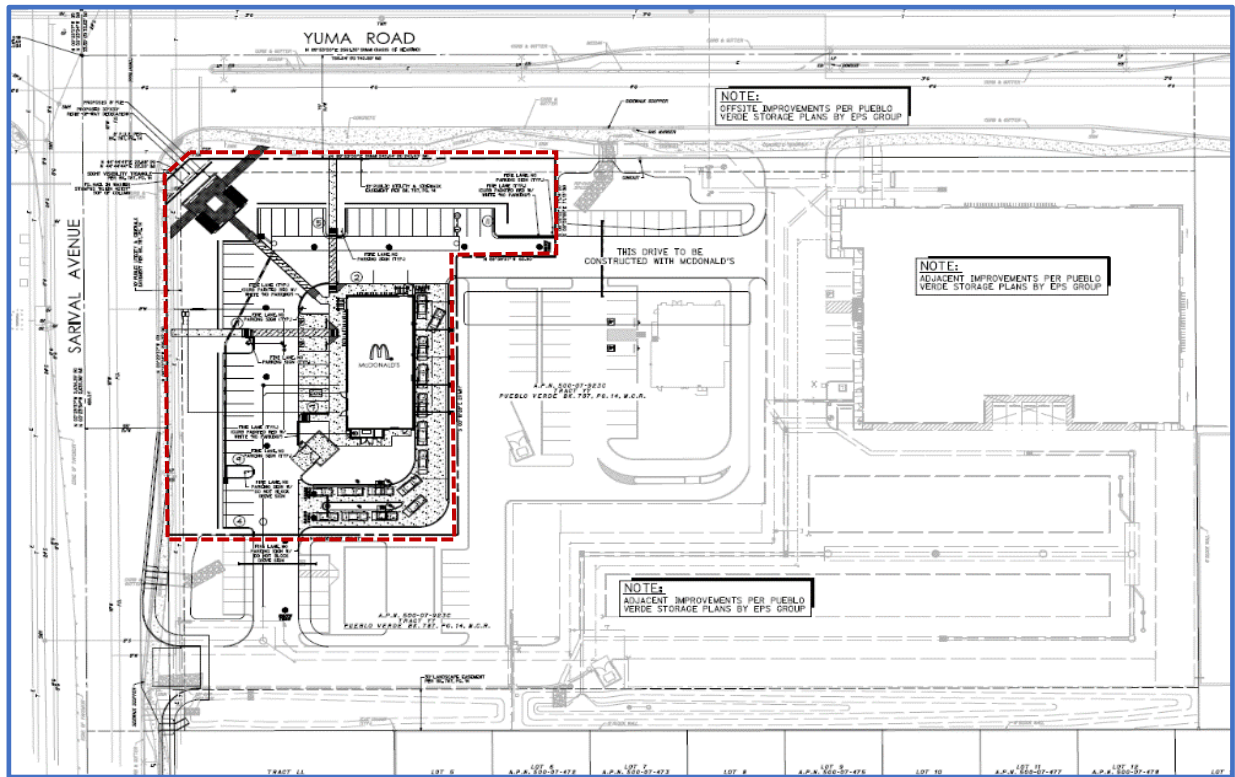
Access to this site is from Yuma Road and/or Sarival Avenue and circulation for this use and the other commercial uses on the property will be entirely within the commercial center with no immediate impacts on the surrounding neighborhood. As part of the Use Permit request, a traffic study was submitted that confirms that all intersections are expected to continue to operate at an adequate level of services.

The design of the drive-through meets all the current vehicle stacking and maneuvering requirements as recently amended by the City of Goodyear

March 06, 2023

Site Plan

In addition to the request to approve the Use Permit for a restaurant drive-through, this request is accompanied by a request to approve a Site Plan, which requires the review of the building location, appearance, site landscaping, and site civil design. Included in this application are the necessary plans and exhibits with the required details for each discipline to review. The proposed restaurant is located on the westernmost portion of the commercial center.



Access to the property will be from Yuma Road and from Sarival Avenue via shared driveways for the overall center. To ensure adequate vehicular movement and emergency service vehicle access, all internal driveways will be 30' wide. Parking has been calculated to require 40 spaces; however, 45 spaces will be provided. Additionally, there will be two initial queuing points and menu boards. These queues are designed to merge into a single queue before the three service windows. It total, there will be 253' of drive-through queuing, though it should be noted that the drive-through lane beyond the menu board will be 22' feet wide to allow for a bypass option or additional two-lane queueing should an unplanned need arise. The standards of the drive-through lane exceed those recently adopted by the City of Goodyear.

At just over 4,500 square feet in area and 24'-4" in height, this building is of comparable size and scale with the surrounding development, which is, in part, the underlying intent of the C-1 Neighborhood Commercial zoning district. The site has also been designed to maximize function and separation from the nearby residential neighborhood to help achieve the cohesive mixed-use development originally envisioned by the Pueblo Verde PAD.

March 06, 2023

Building Design

In terms of building design, this plan incorporates key elements, including colors and materials, established through the approval of the adjacent self-storage facility illustrated below.

CITY OF
Goodyear Approved 05/05/21 19-60000006 - PUEBLO VERDE STORAGE V9.1



NORTHWEST PERSEPECTIVE (RENTAL OFFICE)

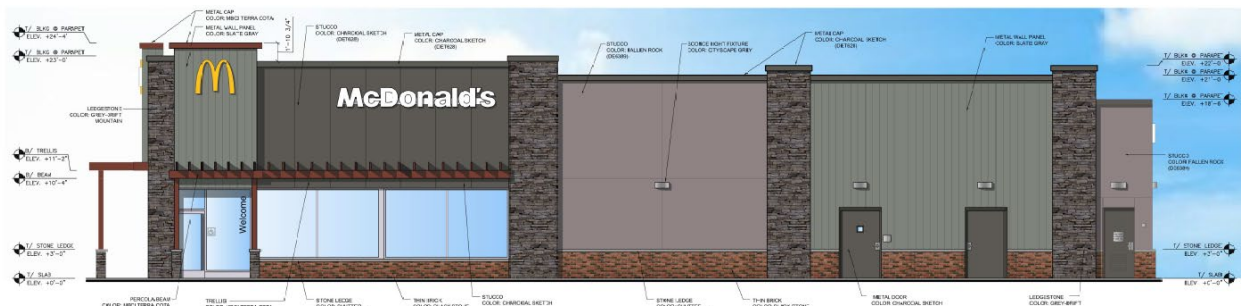


NORTHEAST PERSEPECTIVE

The design of the McDonald's will be contemporary with strong horizontal lines and parapets of varied heights. The finish will be predominantly smooth stucco that is enhanced with brick and stone veneers. Steel accents, such as canopies and wall panels will be used for shade and shadow effects and overall visual interest. Lastly, the dining area will receive plenty of natural light through the use of large windows on the north and west elevations.



North Elevation



West Elevation



East Elevation

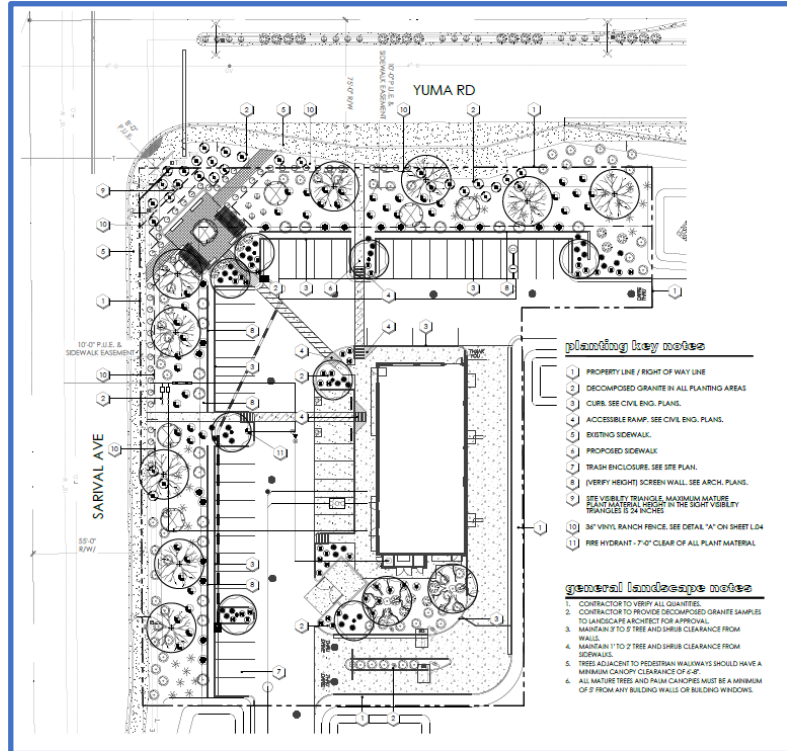


South Elevation

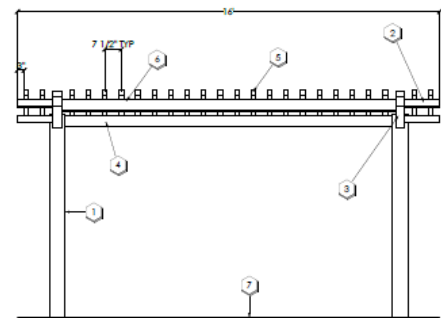
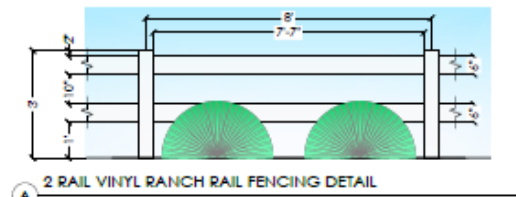
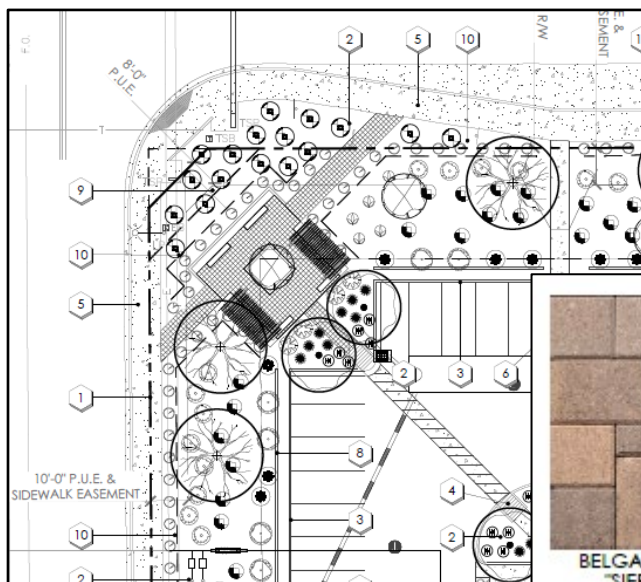
Landscape Plan

To soften the crisp architectural lines found throughout the commercial center, a landscape palette of colorful groundcovers, trees, and shrubbery will be installed. Plantings such as Mesquite, Tipu, and Texas Mountain Laurel trees will complement the Bougainvillea, Yuccas, and Lantana. Landscape materials will be planted in a manner that provides shade and color while still allowing safe and effective visibility into the site.

As part of the self-storage approval, a landscape buffer and screen comprised of a double row of trees planted 20 ft. on center will be installed along the commercial center's southern property line. This property line is approximately 150' from the actual property line of this restaurant site.



At the immediate intersection corner of Sarival Avenue and Yuma Road, a brick paver patio with seating and a trellis for shade will be provided as an enhancement to the corner and a welcome addition for pedestrians visiting the commercial property. Decorative white 2 rail fence is used as an accent along the frontage to match that of the adjacent developments.



March 06, 2023

Phasing

The building, landscaping, and site improvements will be built in one phase and are expected to begin as soon as permits are available. A summary of the required and proposed development standards below.

Development Standards

	C-1 District	Proposed Development
Minimum Net Site Area	10,000 s.f.	55,667 s.f.
Minimum Lot Width	150'	243'
Maximum Building Height	30'	24'-4"
Maximum Building Coverage	50%	≈ 8.1%
Minimum Building Setbacks		
<i>Front / Street Side</i>	30'	98'
<i>Side (Internal Side)</i>	20'	24'
<i>Rear</i>	20'	69'