

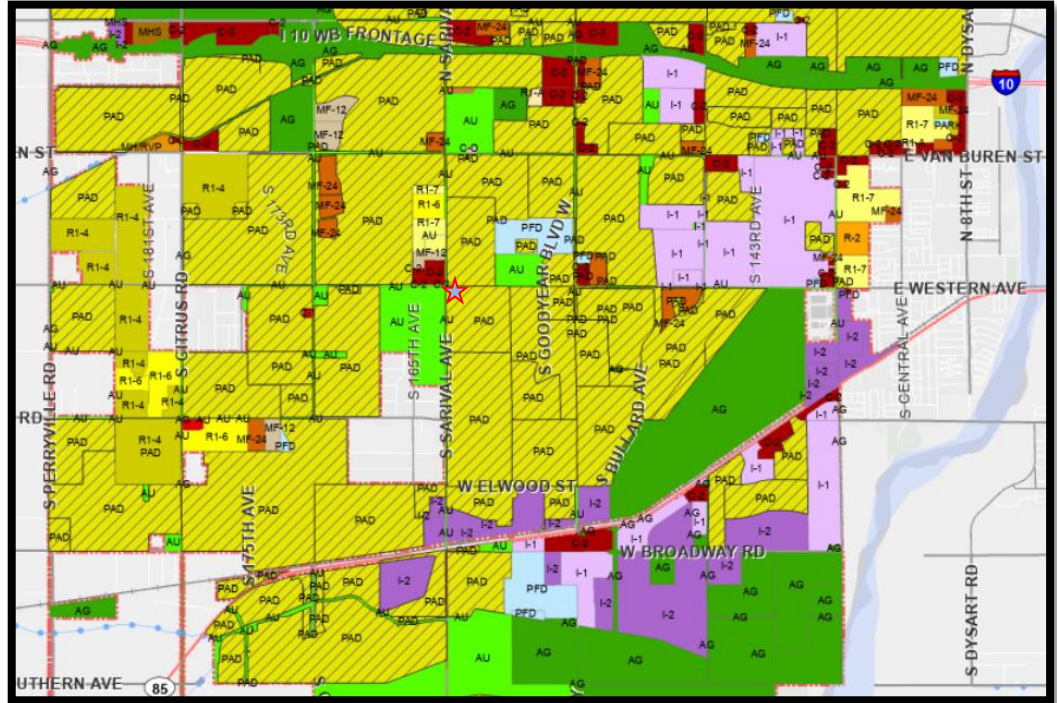
Convenience Use within Pueblo Verde Commercial Use Permit (Drive-Thru)

City Council Meeting
June 26, 2023



CENTRAL GOODYEAR

- PUEBLO VERDE (Glenmont Estates)
 - Southeast corner of Sarival and Yuma
 - 1.2-acres
 - Zoned PAD as a part of Pueblo Verde (Neighborhood Commercial)



- North
 - Yuma Road and Wildflower Ranch
- South
 - Vacant Commercial Lot and Glenmont Estates neighborhood
- East
 - Vacant Commercial Lot, Pueblo Verde Storage and Fire Station 184
- West
 - Sarival Ave and Vanderbilt Farms (Sarival Gardens)

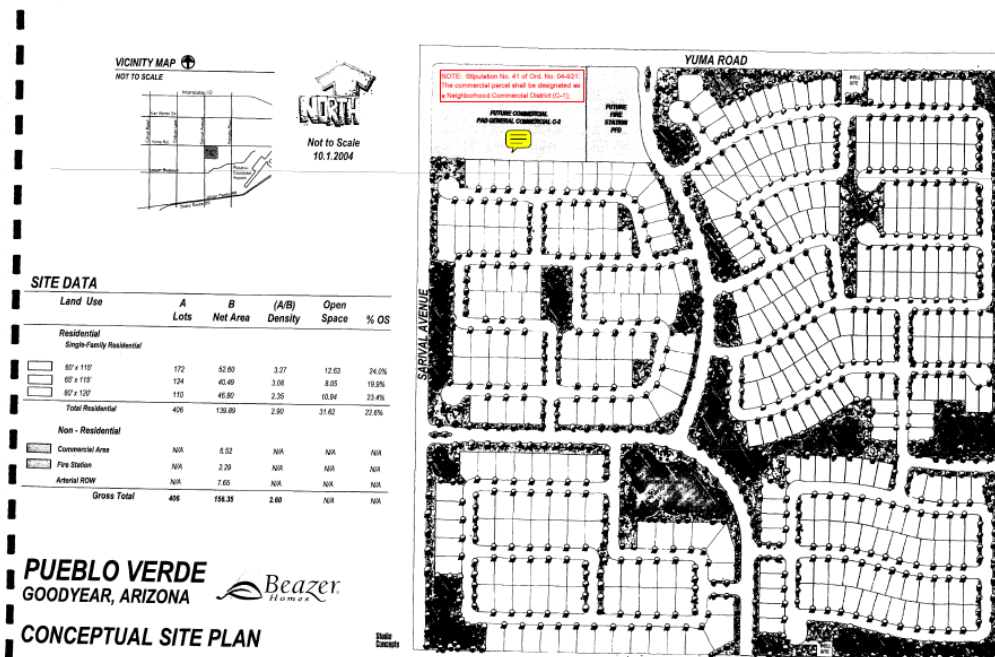


Zoning History



PUEBLO VERDE (GLENMONT ESTATES)

- Rezoned to PAD in November 2004
- Particular site zoned C-1 (Neighborhood Commercial) via Ordinance stipulation

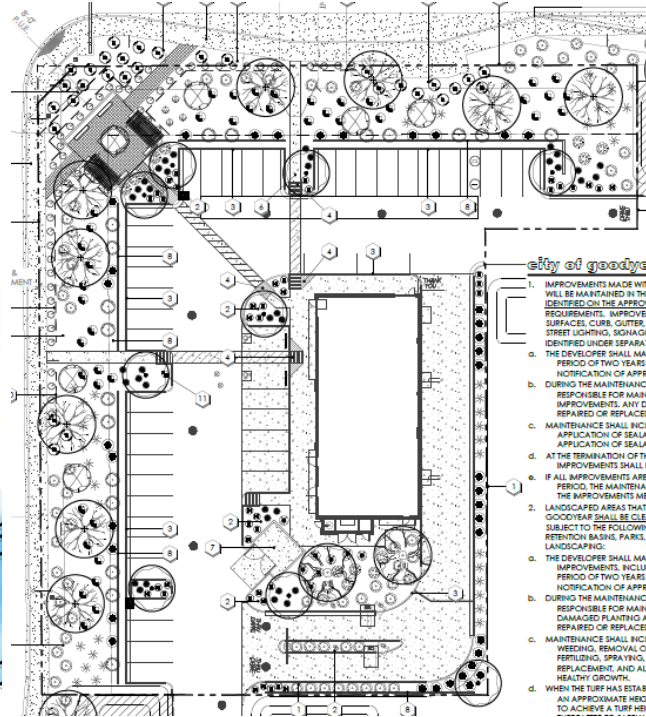
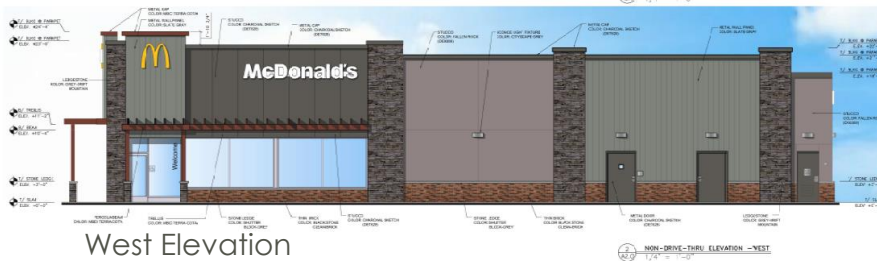


Proposal



CONVENIENCE USE DRIVE-THROUGH

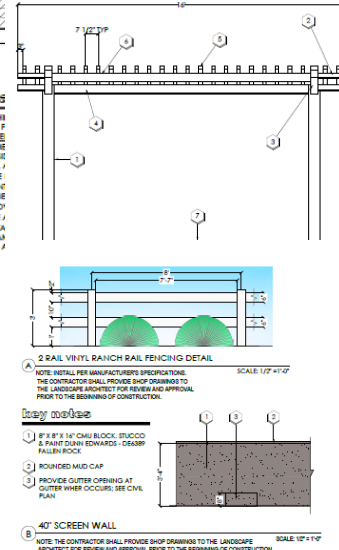
- 4,534 Square feet
- 45 Parking Spaces
- Drive-Through



city of goodyear

- IMPROVEMENTS MADE WITHIN THE PERIOD OF TWO YEARS WILL BE MAINTAINED IN THE PERIOD OF TWO YEARS. THE DEVELOPER SHALL MAINTAIN RESPONSIBILITY FOR MAINTENANCE OF ANY DAMAGED OR REPLACED IMPROVEMENTS. THE DEVELOPER SHALL MAINTAIN RESPONSIBILITY FOR MAINTENANCE OF ANY DAMAGED OR REPLACED IMPROVEMENTS. THE DEVELOPER SHALL MAINTAIN RESPONSIBILITY FOR MAINTENANCE OF ANY DAMAGED OR REPLACED IMPROVEMENTS.
- LANDSCAPING AREAS THAT WILL BE SUBJECT TO THE FOLLOWING RETENTION AND MAINTENANCE:
 - THE DEVELOPER SHALL MAINTAIN RESPONSIBILITY FOR MAINTENANCE OF ANY DAMAGED OR REPLACED IMPROVEMENTS. THE DEVELOPER SHALL MAINTAIN RESPONSIBILITY FOR MAINTENANCE OF ANY DAMAGED OR REPLACED IMPROVEMENTS.
 - DURING THE MAINTENANCE PERIOD, THE MAINTENANCE RESPONSIBILITY FOR MAINTENANCE OF ANY DAMAGED OR REPLACED IMPROVEMENTS. THE DEVELOPER SHALL MAINTAIN RESPONSIBILITY FOR MAINTENANCE OF ANY DAMAGED OR REPLACED IMPROVEMENTS.
 - MAINTENANCE SHALL INCLUDE APPLICATION OF SEALANT TO THE TERMINATION OF THE IMPROVEMENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF ANY DAMAGED OR REPLACED IMPROVEMENTS. THE DEVELOPER SHALL MAINTAIN RESPONSIBILITY FOR MAINTENANCE OF ANY DAMAGED OR REPLACED IMPROVEMENTS.
 - IF ALL IMPROVEMENTS ARE SUBJECT TO THE FOLLOWING RETENTION AND MAINTENANCE: THE DEVELOPER SHALL MAINTAIN RESPONSIBILITY FOR MAINTENANCE OF ANY DAMAGED OR REPLACED IMPROVEMENTS. THE DEVELOPER SHALL MAINTAIN RESPONSIBILITY FOR MAINTENANCE OF ANY DAMAGED OR REPLACED IMPROVEMENTS.
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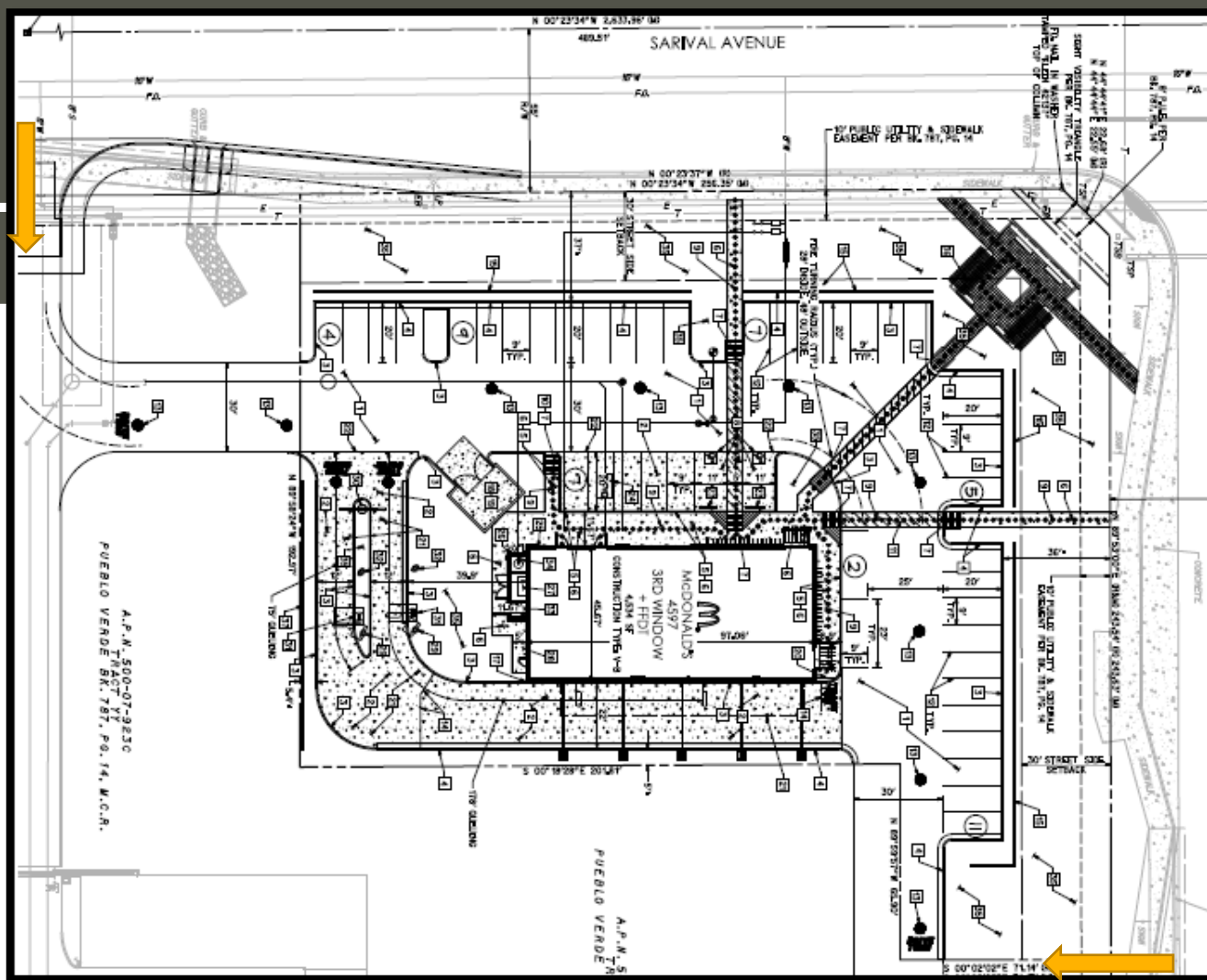
North ^



Proposal

SITE PLAN ENLARGED

- North is Right >

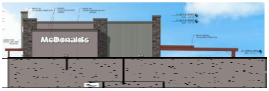


Proposal



THE SITE IF APPROVED

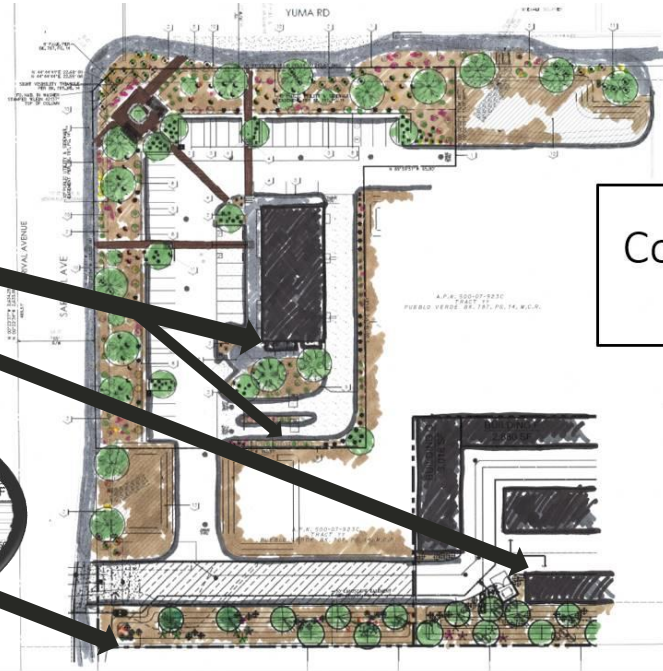
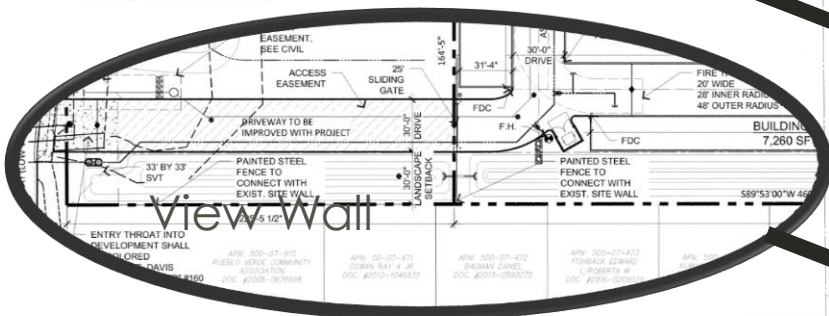
- North is ^



South Elevation and Screen Wall



SOUTH ELEVATION, SINGLE STORY (RESIDENTIAL SIDE)



Composite Landscape
McDonalds and Self-Storage

OUTREACH AND PUBLIC HEARING



NEIGHBORHOOD MEETING, PLANNING AND ZONING COMMISSION

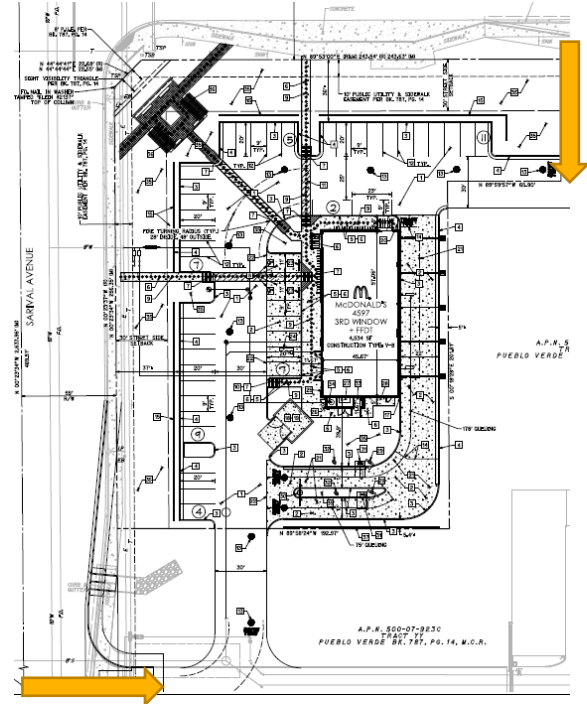
- Neighborhood Meeting
- Proposed Stipulations
 - Hours of Operation
 - Odor Mitigation
 - Lighting
 - Wall along south side of drive-through lane
 - Speaker Noise
 - Signage
 - Landscaping
 - Street Improvements
- Planning and Zoning Commission Recommendation



East Elevation



South Elevation



Recommendation



APPROVE SUBJECT TO STIPULATIONS

- Recommend Approval of Use Permit:
 - Subject to Stipulations
 - Odor Mitigation
 - Lighting
 - Wall along south side of drive-through lane
 - Speaker Noise
 - Signage
 - Hours of Operation
 - Landscaping
 - Street Improvements



East Elevation



South Elevation

