

August 9, 2023

City of Goodyear
Planning & Zoning
14455 W. Van Buren St. Suite D101
Goodyear, AZ 85338

Regarding: **Project Narrative**
Use Permit
Lakin Park Convenience Store
S.W.C. MC-85 and Cotton Lane

Dear Planning and Zoning,

CP2004 Station 4, LLC would like to submit the following conditional use permit application and supporting documents for a new fuel station and convenience store within the Larkin Industrial Park at the southwest corner of MC-85 and Cotton Lane. The parcel is within the Larkin Park PAD overlay Flex Zone and will follow the C-2 General Commercial Development Standards. The fuel station will consist of a convenience store and two separate fuel canopies. The proposed 5.22-acre property is located at the vacant corner located at the southwest corner of Maricopa County State Route 85 and Cotton Lane. The project will service the existing surrounding community and industrial buildings as well as existing traffic in the area.

Access to this property will be from existing shared access driveways; one located on Cotton Lane and a second located on MC-85. These two driveways will also service the existing industrial building located west of this project. A new right-in/ right-out driveway and deceleration lane is planned for southbound Cotton Lane as originally planned for this overall corner and will provide direct access to the parcel from Cotton Lane. The property is currently vacant with a large industrial warehouse built behind this parcel on the same corner. The two other corners of this intersection are vacant, and a large industrial warehouse is operating at the northeast corner of the intersection. This commercial fuel station and convenience store is compatible with Larkin Park as well as the existing commercial area and will be an asset to the surrounding properties.

The facility will have three structures planned for the property consisting of a freestanding convenience store, a separate auto fuel canopy with six fueling dispensers and a second fuel canopy for larger vehicles with four fueling positions. The convenience store is set in the center of the property and fronted by parking on three sides with the auto fuel canopy located to the north of the property and the truck fuel canopy on the south of the property. This site allows ample space for the expected traffic flow and creates safe and comfortable on-site traffic circulation. The large vehicle fueling canopy will be located at the west side of the property to provide a more efficient ingress/egress to the shared common drive. Larger vehicles can egress to MC-85 or Cotton Lane by accessing the existing shared driveway located along the western property line. This location for the fuel canopy will create a better traffic flow and separation from smaller vehicles around the convenience store. Large vehicles can park for a short term on the west and south end of the property. Amenities such as propane sales and an air and water station will be located on the property as well. This equipment will be screened from the roadway with a masonry wall that will match the building character.

The facility will be open 24 hours a day, 7 days a week and will serve convenience items within the store such as food and drinks. This facility will service existing traffic in the area and will not increase or generate additional volume, additional noise or pollution to the area. Vehicular access to the facility will be from the two major arterial roadways via shared and direct access driveways on MC-85 and Cotton Lane. This facility is anticipated to open in the fall of 2023.

The noise and lighting levels will be consistent with the existing traffic and street conditions adjacent to this site. Lighting for the site and canopy will be in compliance with the current City of Goodyear standards and guidelines. There is no excessive noise machinery or equipment that is part of this project. There is no residential or multi-family residential projects near this project. CP2004 Station 4, LLC will strive to mitigate any future issues that may arise during operations.

This project will not be detrimental to persons residing or working in the vicinity of this property. The surrounding area is industrial and commercial in nature with no residential neighborhoods in the area. This project will be a welcome addition to the community and bring an asset to the Lakin Park area that is missing. It will serve the existing industrial businesses and local traffic and help improve the public welfare in that area.

As per the Zoning Ordinance, a special use permit is necessary for “convenience use”. The fuel station and convenience store will provide convenience to the community and will benefit everyone in the area. Other fuel and convenience stores are not within the vicinity of this location. We feel this project will be compatible with the commercial and industrial adjacent properties. There is no residential property near this parcel and is located on two major arterial roadways. The property is part of the planned Larkin Park for large industrial and commercial uses. This parcel is currently surrounded by industrial buildings and open fields but will be filled in quickly.

This use and this location is in compliance with the City of Goodyear General Plan and direction of the city. Vehicle access to the property is directly from two major arterial streets with no direct access into the surrounding neighborhood. The project will not generate excessive noise or light to the surrounding properties and the overall project size and building height is small compared to the surrounding warehouse project in the area. The facility will be open 24 hours a day and seven days a week to serve the community.

The 5.22 acre parcel is more than adequate for this type of project and allows for ample retention and landscaping throughout the property. Vehicle access and circulation is excellent. The building architecture will be compatible with the surrounding industrial projects and standards set for by the Larkin Park Guidelines. The materials will consist of stucco exterior with exposed masonry block metal awnings for shade and native landscaping.

We are excited about this project and feel that this project up-holds the City of Goodyear standards and represents CP2004 Station 4, LLC in a professional manner.

Jeff Winter

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