



ARCHICON ARCHITECTURE & INTERIORS, L.C.

Project Narrative Retail Development NEC Indian School Rd & Perryville Rd

This project consists of a new retail complex located on approximately 13.49 acres of previously undeveloped land at the Northeast Corner of Indian School Road & Perryville Road. The development will consist of two phases, Phase I is a Convenience Store/filling station, Auto Service Center, and Retail / restaurant building; Phase II, is a Car Wash and an additional retail building. Phase III is reserved for future development.

This project is part of the Sedella development and has been designated in the PAD as a commercial use parcel.

This project consists of multiple buildings which include a gas station / convenience store, car wash, retail shop, and automotive service center. Each of these is proposed to be on separate lots within the development. Parcel sizes for the Lots are as follows,

1. PAD A - Convenience Store and Gas Station, 1.37 Acres
2. PAD B - Retail / Restaurant Building, 1.78 Acres
3. PAD C - Automotive Service Center, 1.79 Acres
4. PAD D - Car Wash, 1.38 Acres
5. PAD D - Retail Building, 0.77 Acres
6. PAD F - Phase II (Future Development), 6.40 Acres

Use permits would need to be obtained for the convenience store / drive-thru, Retail / restaurant drive-thru, and the carwash. Permitted uses include retail building and automotive service center.

Development standards will comply with the standards identified in Section 3-3-6 of the Goodyear Zoning Ordinance.

Orientation of buildings have been coordinated to have strong street presence with car wash openings facing away from the street and adjacent pads and convenience store moved along setback with fuel canopy not facing the street. Retail store and Automotive center entrance will face towards parking.

Per the Zoning Ordinance Stipulation #24 - "Commercial design guidelines shall be submitted for review and approval by City Staff prior to the submittal of any site plan application for the commercial parcels." Design criteria shall employ multiple exterior field and accent materials throughout Sedella Development with masonry, stone, stucco and metal panels. Building elevations shall have coordinated architectural finishes and color design consistent throughout the development. Architectural elements are consistent on all four sides, especially the carwash and convenience store which face major streets.

Two new access points are proposed, one along Indian School Road and one along Perryville Road. The drive off Perryville Road would be limited to right-in, right-out; the drive off Indian School will be a right-in, right-out, and a left-in. A waiver was requested and granted for a left-turn lane off east-bound Indian School Road due to the proximity to the Perryville / Indian School intersection.

There is an existing electrical transmission line along Indian School Road with an existing 87-foot-wide easement. The site is also bisected with a drainage easement which runs from the southwest corner to the north, then east along the north property line and then back south along the eastern property line. This drainage way will generally remain intact with only one access drive to Perryville Road interrupting it along the west side of the site.

Landscaping will be provided along the perimeter of the property along with internal to the site. Screen walls will be provided along the parking areas and fueling canopy along the street frontages, and at retail / restaurant parking.

A Pedestrian connection is provided to both Indian School Road and Perryville Road along with internal pedestrian pathways to traverse between parking aisles and building throughout the development.

A temporary drainage easement at the west and northwest portion of the site will be dedicated as a permanent easement.