

Convenience Use within Goodyear Civic Square at Estrella Falls Use Permit (Drive-Thru)

Council Meeting
April 29, 2024



Location



NORTH GOODYEAR

- Goodyear Civic Square
(At Estrella Falls)
 - Northwest Corner of West McDowell Road and North 150th Drive
 - 1.46-acres
 - Zoned PAD as a part of Goodyear Civic Square (Commercial)



Specific Location



ZOOMED IN

- North
 - South Parking Garage in Civic Square
- East
 - Cheddars as well as Harkins at Estrella Falls
- West
 - Vacant Lot and The Market at Estrella Falls
- South
 - Vacant County Flood Control Lot



Zoning History



GOODYEAR CIVIC SQUARE AT ESTRELLA FALLS

- Rezoned to PAD in July 2019
- Southern Portion zoned with Commercial uses
- Drive through use requires Use Permit



Proposal



CONVENIENCE USE DRIVE-THROUGH

- 3,150 Square feet
- Dual Drive-Through



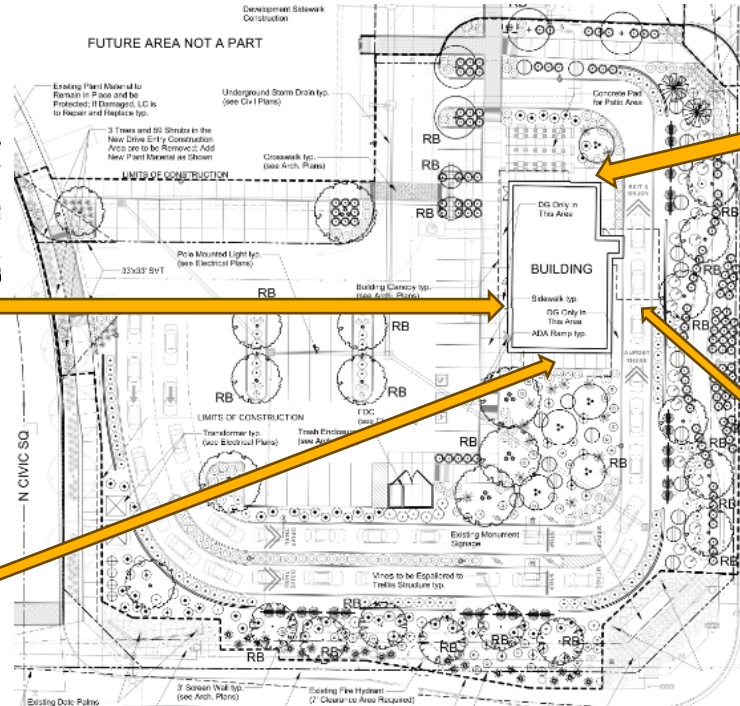
WEST ELEVATION

Facing N Civic Square



SOUTH ELEVATION

Facing W McDowell Rd.



NORTH ELEVATION

Facing Future Desert Flower Dr



EAST ELEVATION

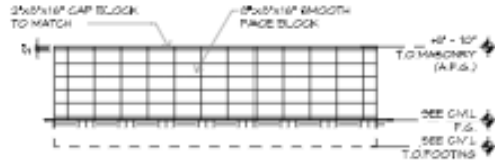
Facing N 150th Dr

Proposal

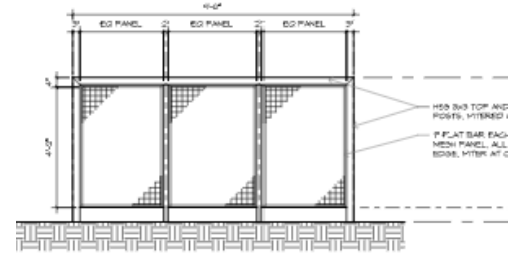
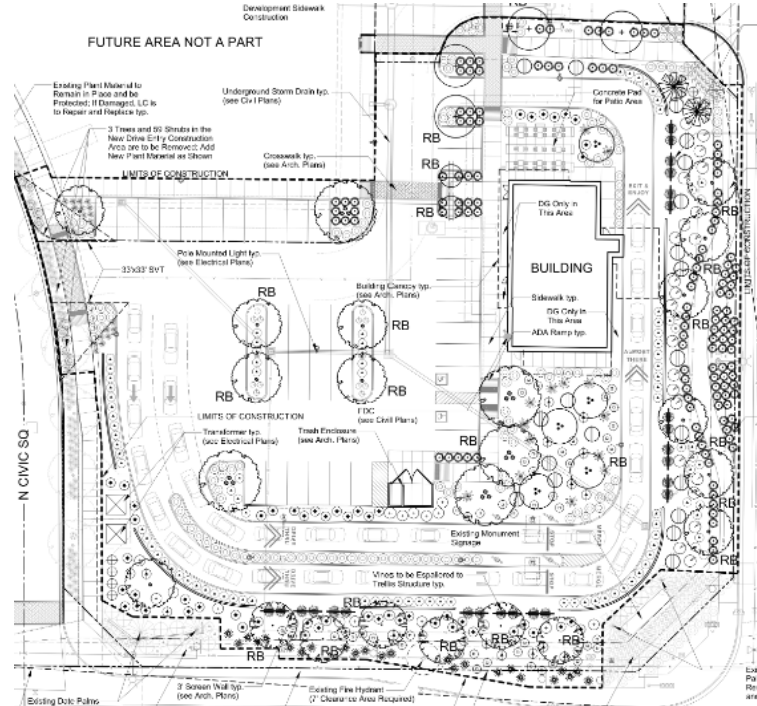


CONVENIENCE USE DRIVE-THROUGH

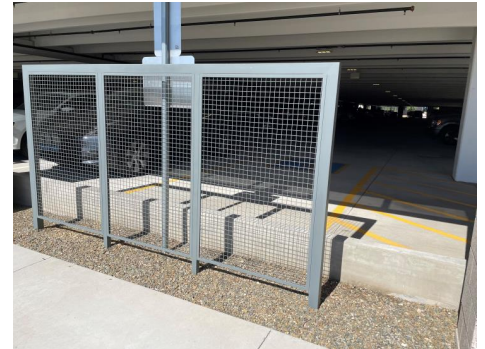
- 2 Types



2 MASONRY PARKING SCREEN WALL ELEV.
SCALE: 1/4" = 1'-0"



1 TYP. STEEL SCREEN PANEL
SCALE: 1/4" = 1'-0"

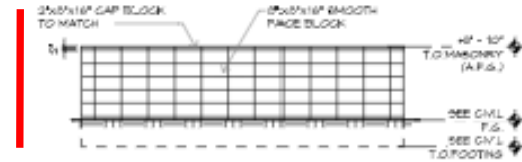


Proposal

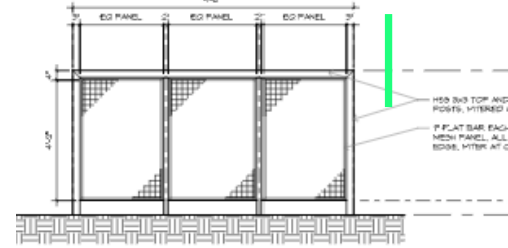
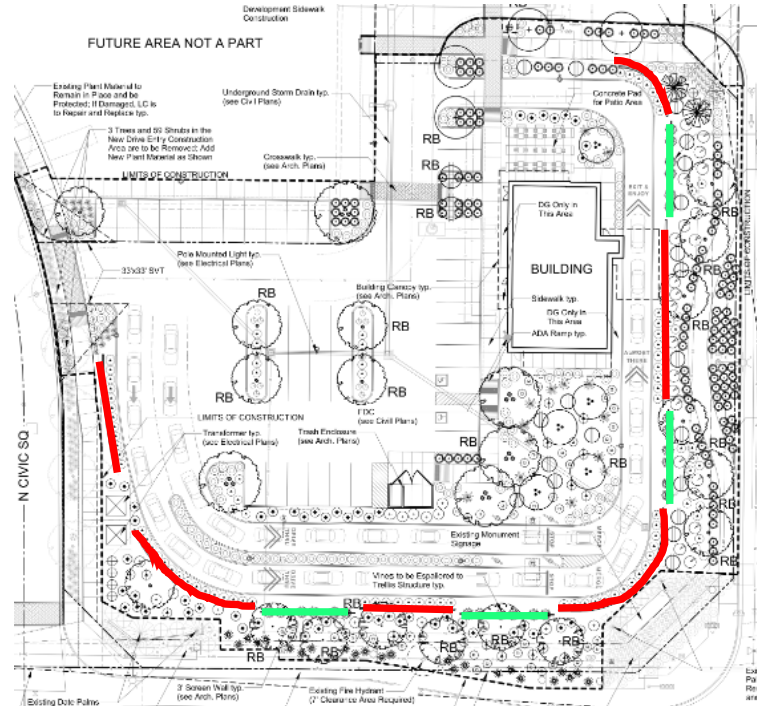


CONVENIENCE USE DRIVE-THROUGH

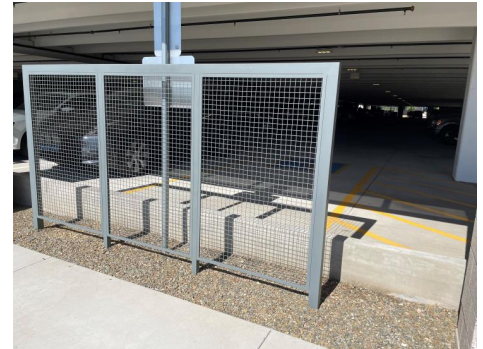
- 2 Different Forms of screening



2 MASONRY PARKING SCREEN WALL ELEV.
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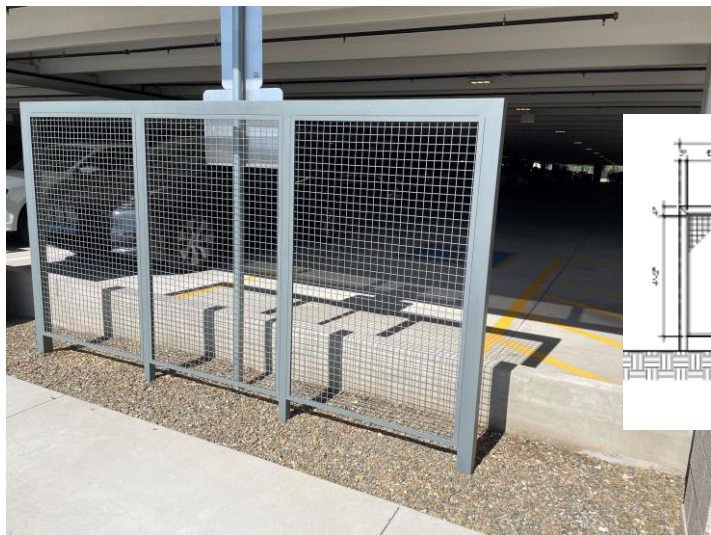
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SCALE: 1/4" = 1'-0"



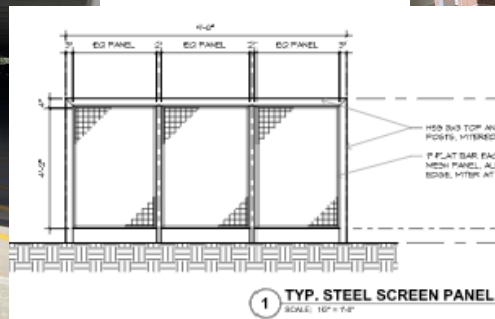
Steel Screen Panel



FROM BUILT TO GROWN



When Built



When Grown

Access Points



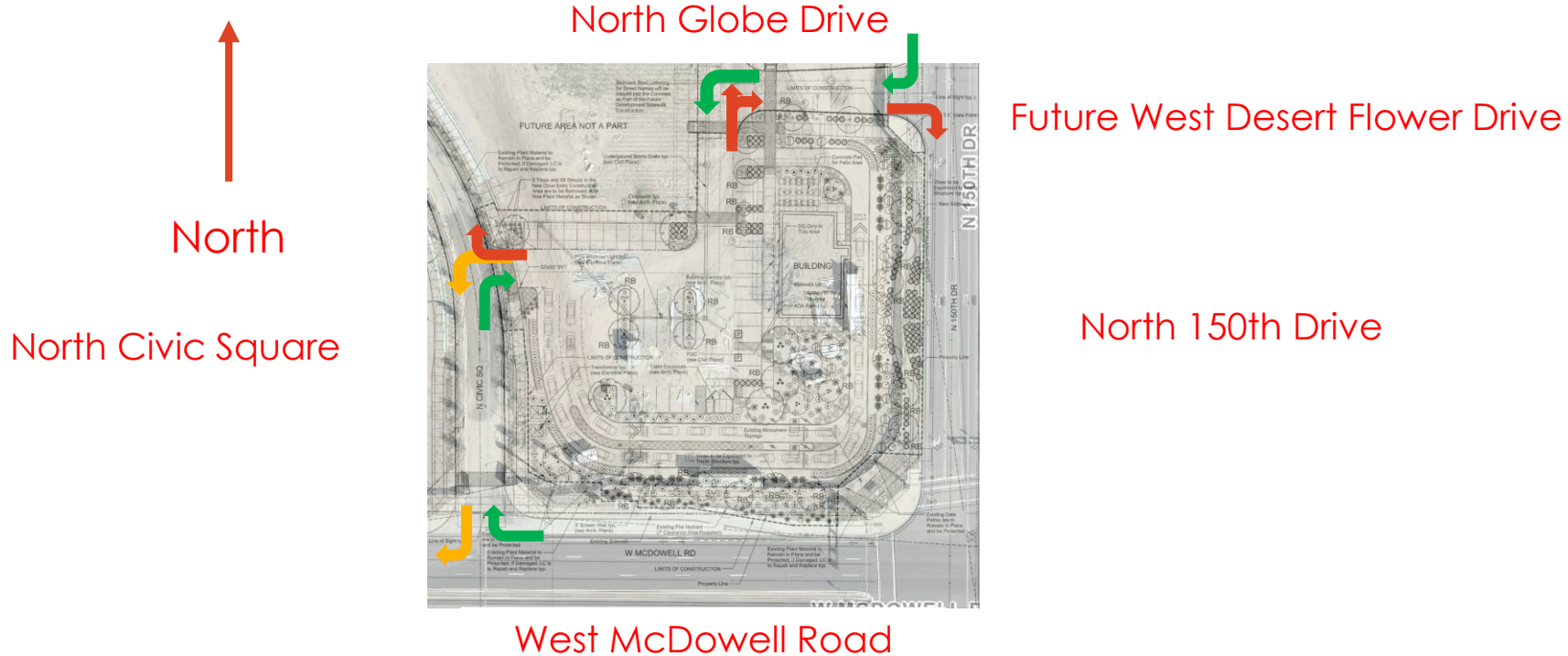
AERIAL OF SITE



Access Points



SITE PLAN ENLARGED



Recommendation



APPROVE SUBJECT TO STIPULATIONS

- Proposed Stipulations
 - Bike Racks
 - Landscaping and Screening
 - Drive-Through Canopy



North Elevation



East Elevation



South Elevation



West Elevation

