

PANDA EXPRESS DRIVE-THROUGH USE PERMIT



PANDA EXPRESS DRIVE-THROUGH USE PERMIT

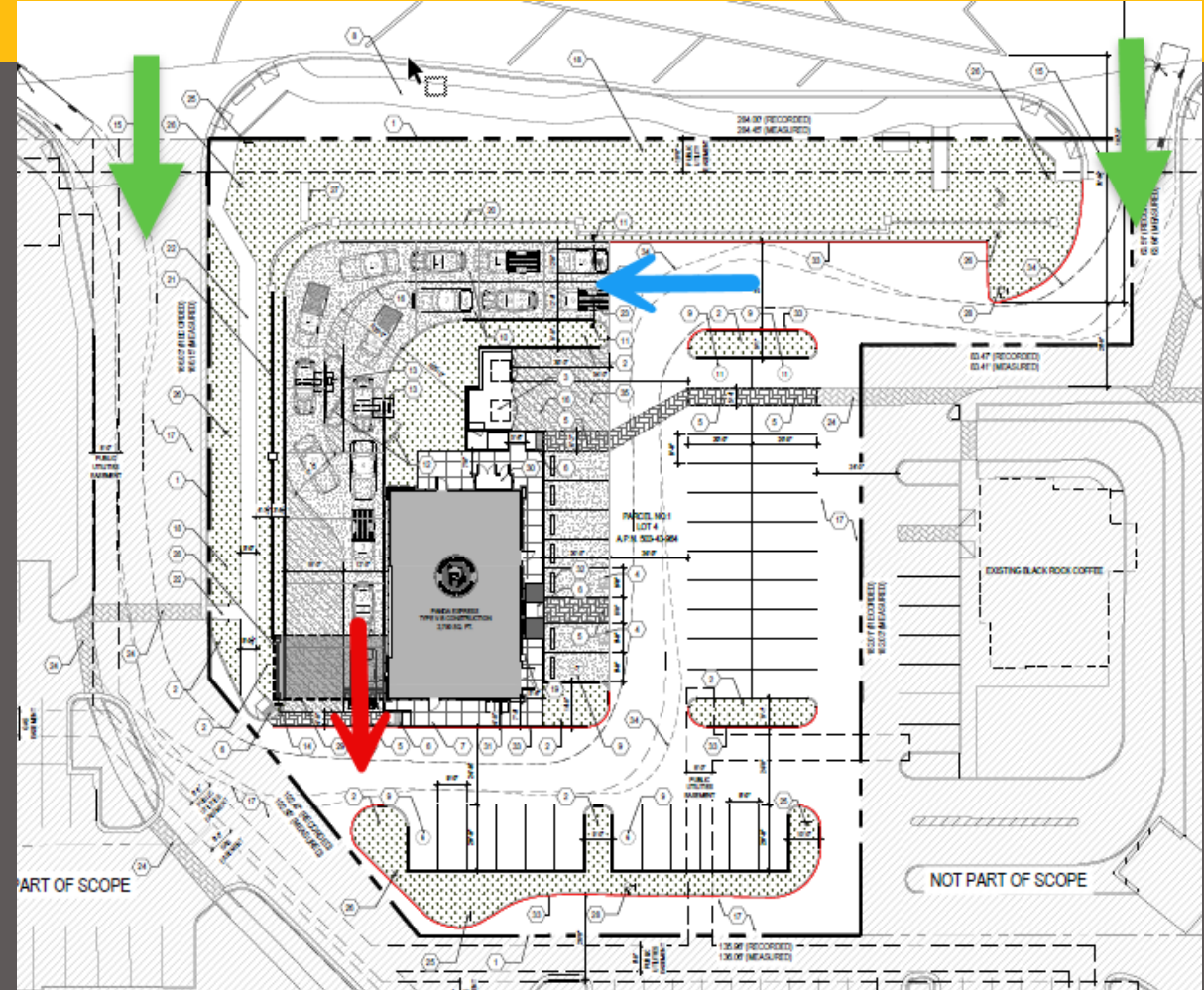
- 1.2 acres in Cottonflower Marketplace
- Zoning: Planned Area Development (PAD) permitting C-2 uses



[illegible]

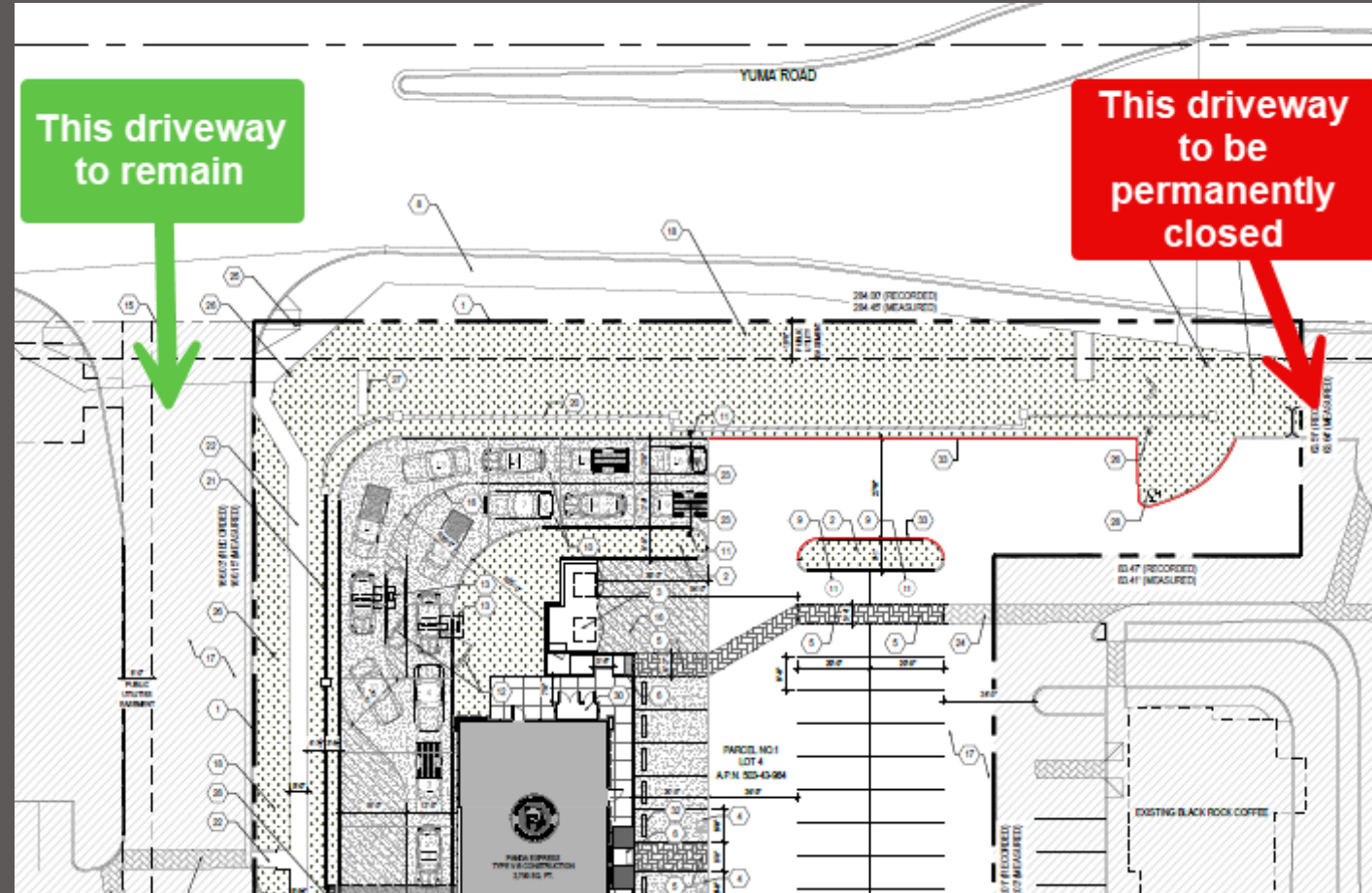
PANDA EXPRESS DRIVE-THROUGH USE PERMIT

- Two driveway entrances from Yuma
- Queuing capacity for 16 vehicles in drive-through
- Parking: 41 vehicles, 4 bicycles

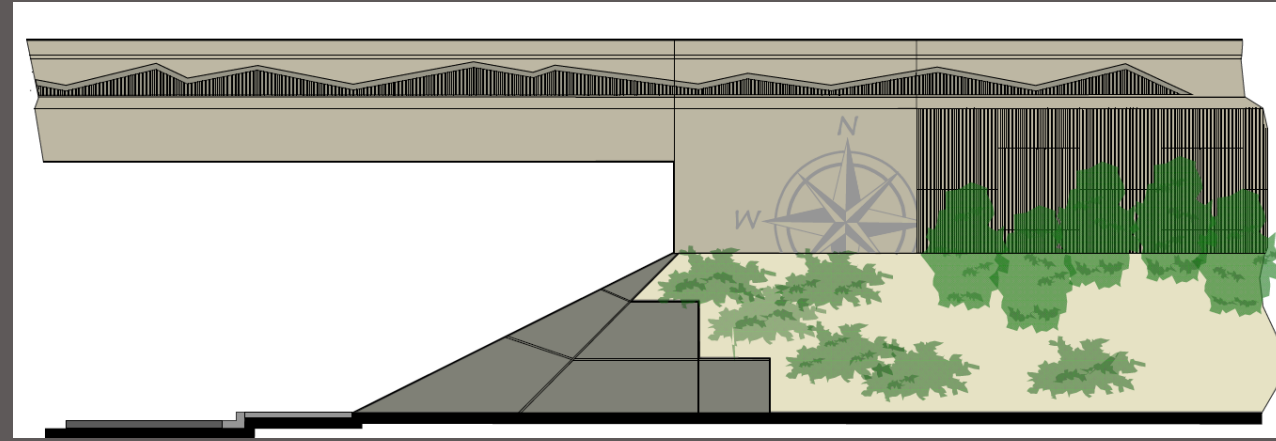
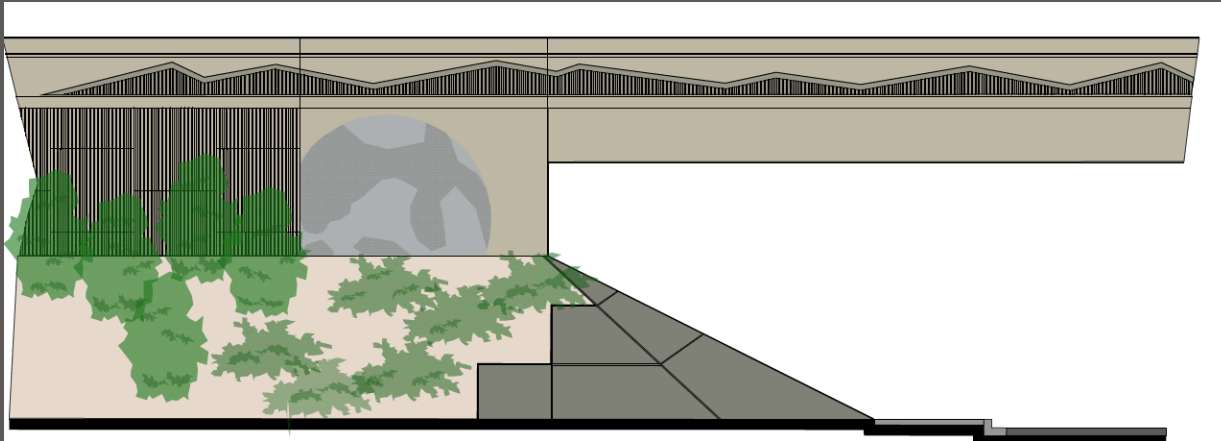


PANDA EXPRESS DRIVE-THROUGH USE PERMIT

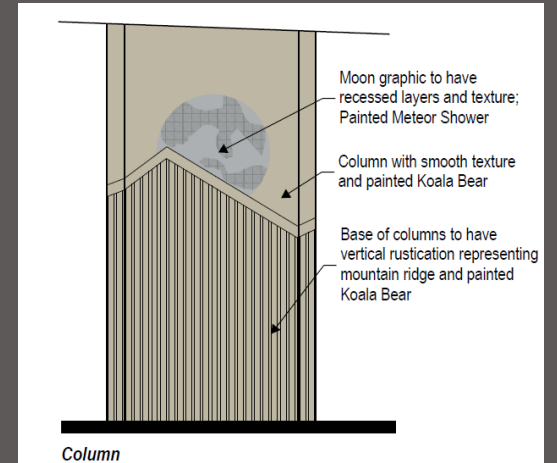
- Loop 303 extension project will alter Yuma Road
- Driveway closure most significant impact to this project



PANDA EXPRESS DRIVE-THROUGH USE PERMIT

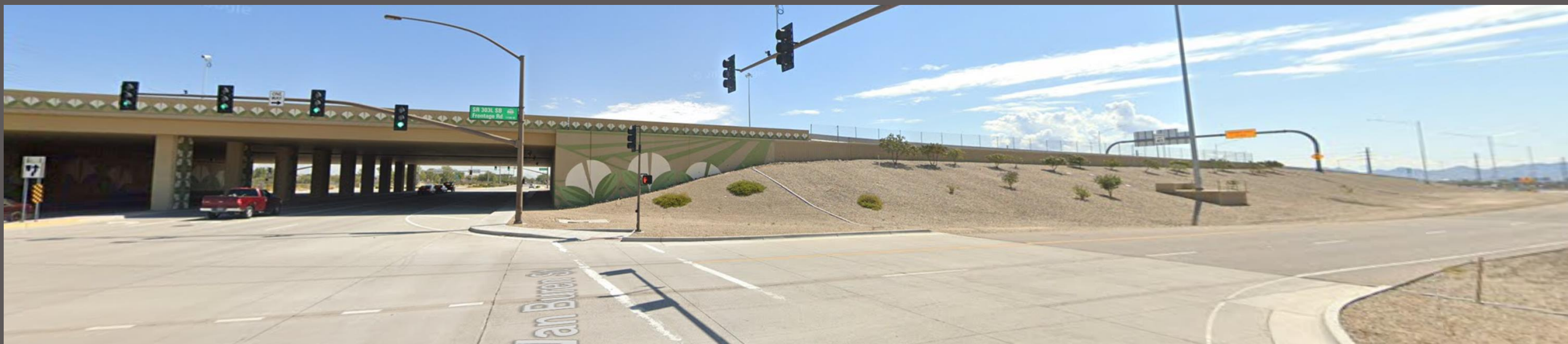


Top: Proposed design for Yuma Road overpass
Right: Center column for overpass



Source: Structures Aesthetic Study, SR303L (Estrella), Phase 1: MC85 to Van Buren Street
(ADOT/AZTEC, Final Version Revised 7/12/24)

PANDA EXPRESS DRIVE-THROUGH USE PERMIT



Existing Van Buren overpass

(Looking east/southeast from the southbound on-ramp)



City Council

October 28, 2024

8



PANDA EXPRESS DRIVE-THROUGH USE PERMIT





- [illegible]



PANDA EXPRESS DRIVE-THROUGH USE PERMIT

Citizen Review and Public Hearing Processes

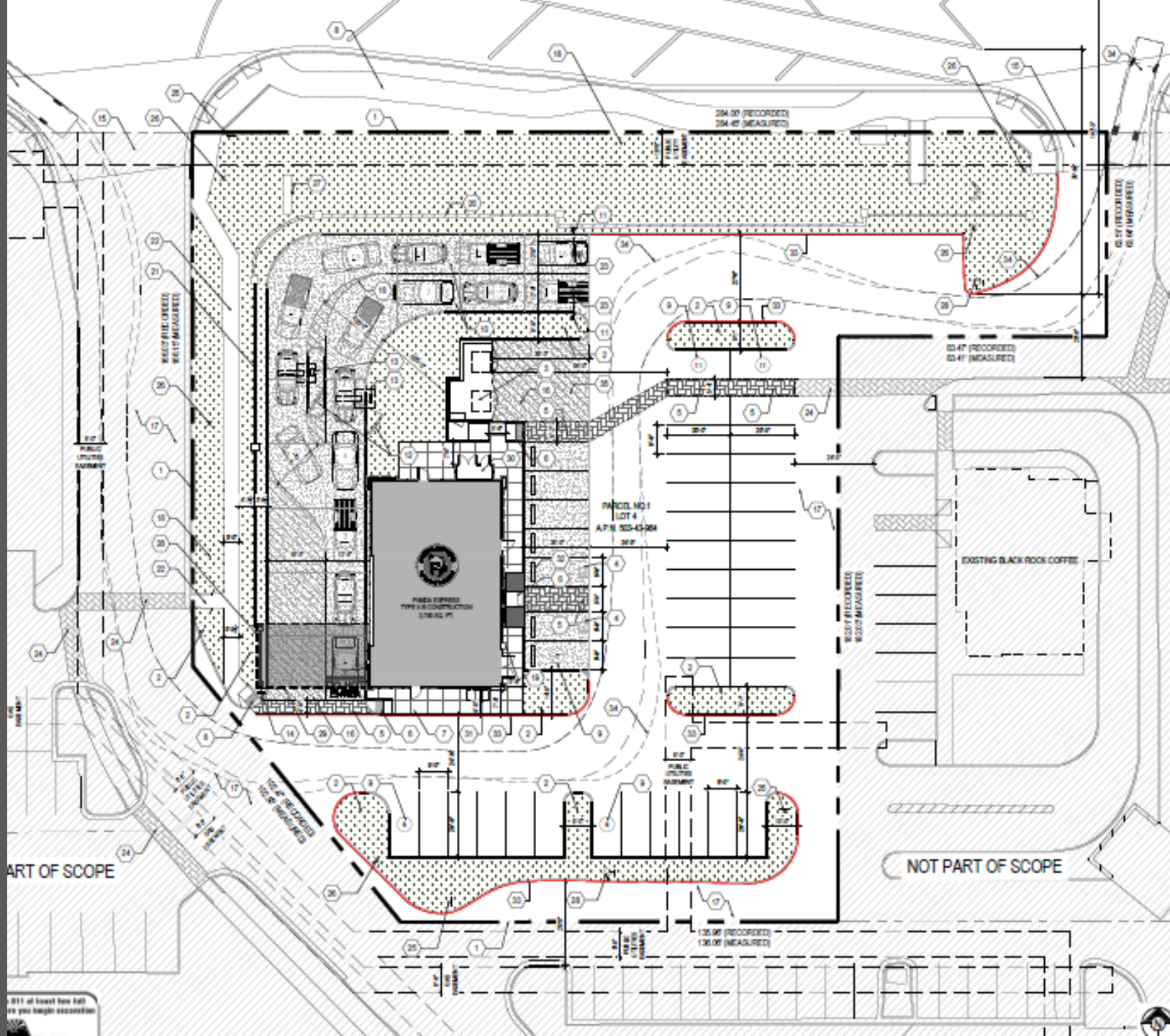
- Neighborhood meeting on March 20
- Planning & Zoning Commission hearing on October 16
 - Voted 5-0 to forward a recommendation of approval



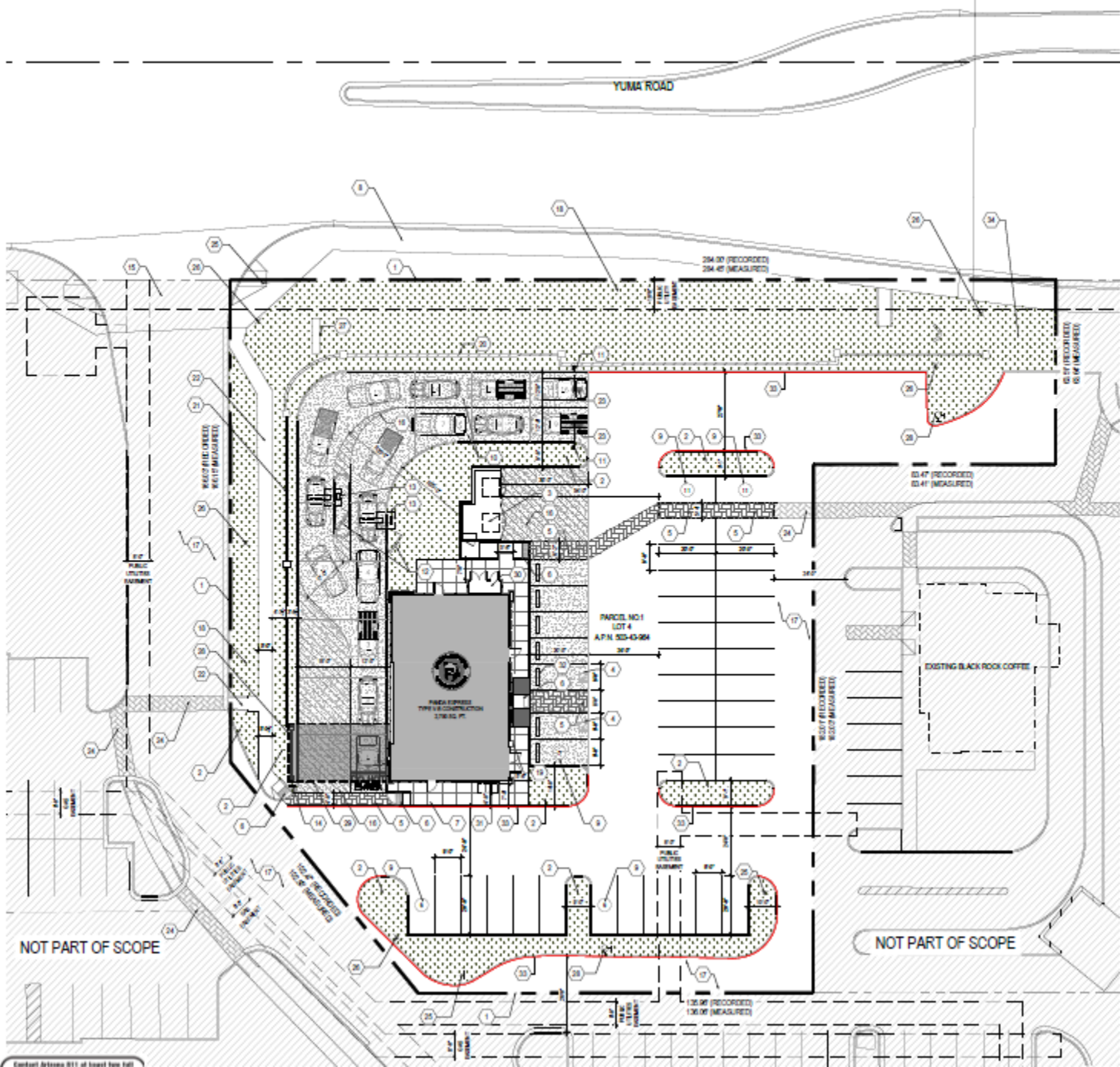
PANDA EXPRESS DRIVE-THROUGH USE PERMIT

Recommendation

Approval subject to proposed stipulations



Site Plan



Future
Conditions
(with ADOT
changes to
Yuma Road)

