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City of Goodyear
Planning & Zoning / Development Services
1900 North Civic Square
Goodyear, AZ 85395

Panda Express
Cottonflower Marketplace
Intersection of Cotton Ln. & Yuma Rd.
Goodyear, AZ 85338
APN: 503-43-964

Project Narrative

The proposed project will be a freestanding, Panda Express restaurant, approximately 2,700 square feet, with a drive-through feature and 44 new parking spaces. The proposed Panda Express project is located on the north end of Cottonflower Marketplace Shopping Center, along Yuma Road, approximately 1.5 miles south of Interstate 10 Highway.

The project will occupy an existing, undeveloped PAD zoned parcel (APN: 503-43-964). This proposal is to apply for a Use Permit and Commercial Pad Site Plan review process. The project will consist of a single-phase construction. The property is neighboring commercial developments such as Black Rock Coffee Bar, Salad & Go, Esporta Fitness, and Federico's Mexican Restaurant within the shopping center.

Panda Express is a fast-food restaurant chain that serves American Chinese cuisine. Panda Express offers a variety of food such as Orange Chicken, Beijing Beef, Mandarin Chicken, and Walnut Shrimp. Combination meals are served with fried rice, steamed rice, chow mein, and/or mixed steamed vegetables. Alcohol will not be served at this location.

The intended hours of operation for this restaurant would be Sunday through Saturday from 10:00 A.M. to 10:00 P.M. The restaurant is projected to have three employees per shift, 2 shifts per day. However, during lunch and dinner peak times, an additional 2-3 employees per shift will come in to assist. There will also be a shift manager during each shift to assist during peak hours. One of these employees might also assist at the drive-thru lane in case a long queue begins to form. But, the addition of the second menu board/speaker box would assist in this scenario.

The proposed new restaurant will incorporate Panda Express' latest design concept named Home Design, while integrating the Cottonflower Marketplace's design criteria. This innovative design boasts of natural colors and stone veneers, along with a swooping metal roof element surrounding the perimeter of the building. The double drive-thru pick-up window area will be covered by a porte cochere incorporating similar building colors. All paint and stone colors match the shopping center's design criteria, minus the corporate design wall signs. Minor extrusions in building form



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and lighting elements create a more intriguing and varied sense of style. The swooping roof element fuses traditional Asian Architecture with post-modern design elements to further build on the identity of Panda Express.

This project would greatly benefit the existing commercial zone and the surrounding community by contributing to the local social fabric. The restaurant's drive-thru feature offers a convenient solution to the local community's busy schedules and active lifestyles. While considering the guests' dynamic way of life, the physical infrastructure of the restaurant enables stronger connections to take place between the residents and surrounding businesses.