

Attachment F - Evaluation Criteria

Evaluation Criteria:

Section 1-3-2 (Use Permits) of the Zoning Ordinance requires that the Planning and Zoning Commission and City Council determine that the proposed use meets the following findings prior to granting a Use Permit:

1. *The Use Permit will not be materially detrimental to persons residing or working in the vicinity adjacent to the property, to the neighborhood, or to the public welfare;*

As described in the conceptual plans provided with the Use Permit, the proposed use should not produce excessive odors, noise, or light to the detriment of the surrounding area. Traffic impacts have been reviewed and determined to be in conformance with the roadway capacity and improvements for this area. The nearest residence is approximately 620 feet west of the Property. The Property is located within Lighting Zone 2 of the Zoning Ordinance and required to have full-cut-off lighting.

2. *The proposed use is reasonably compatible with uses permitted in the surrounding area;*

The Use Permit is proposed on a property intended for the development of commercial uses. The existing and permitted commercial uses within the area are of similar intensity and operation to this proposed Use Permit, and the nearest residence is separated from the Property by a distance of 620 feet. Given the property's location within a commercial center and separation from the nearest residence, staff believe the proposed convenience use is compatible with uses permitted in the surrounding area.

Section 4-2-2 (Convenience Uses) of the Zoning Ordinance requires evaluation of the following additional criteria for convenience uses regarding their potential impact on traffic congestion, the neighborhood in general, and their appropriateness for the site:

1. *Adequacy of the parcel size and configuration to provide proper access and internal circulation;*

The Property is of sufficient size and configuration to accommodate the proposed convenience store and fueling stations. The proposed access and internal traffic circulation pattern have been approved by the Engineering Department.

2. *Compatibility of the proposed hours of operation with adjacent residential areas;*

The applicant is proposing operations Monday through Sunday, 5:00 AM to 10:00 PM. The proposed hours of operation are similar to those currently operated by other businesses within proximity to the proposed location; the Walmart Superstore is open Monday through Sunday, 6:00 AM to 11:00 PM; Filiberto's is a fast food drive-through restaurant located on the south side of W. Roosevelt Street and is open 24 hours, every day of the week; and, on the east side of N. Estrella Parkway, the 7-Eleven convenience store with a gas station and Whataburger fast food drive-through restaurant are open 24 hours, every day of the week. Given the proposed

Attachment F - Evaluation Criteria

location within a commercial center and the 620 feet separation from the nearest residence, staff does not recommend any restrictions on hours of operation.

3. *Required traffic mitigation measures, if any;*

A traffic study was submitted and reviewed with the Use Permit. Ingress/egress is provided from W. Roosevelt Street and N. Estrella Parkway. Mitigation measures include the installation of a traffic signal at the intersection at the center's primary mid-block driveway entrance on W. Roosevelt Street and median alterations to accommodate 150 feet of on-site queuing at the southbound left-turn lane. Based on the results of the approved traffic study, these mitigation measures are expected to alleviate queuing concerns without adversely impacting operations at adjacent and internal intersections. Additional right-in, right-out access into and out of the Property is provided at two (2) existing driveway access points along N. Estrella Parkway and an existing driveway located approximately 240 feet west of the intersection of W. Roosevelt Street and N. Estrella Parkway. The existing full-movement driveway located on W. Roosevelt Street at the southwest corner of the Walmart property will remain.

4. *Other concerns, which may place the advisability of the proposed convenience use in question;*

Staff found no other concerns with the development of a convenience use on the property.

Luke Air Force Base:

The subject property is located in territory in the vicinity of Luke Air Force Base. Luke Air Force Base was contacted about this project and advised there were no objection to the proposed development as the base operations will not be adversely impact by this development.

Fire Department:

Emergency response times and distances are provided below:

Nearest Goodyear Fire Station	Shortest path		2nd Nearest Goodyear Fire Station	Shortest path	
	Mins	Miles		Mins	Miles
Fire Station #181	3.13	2.22	Fire Station #185	3.66	2.37