

Attachment F – 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;*

The introduction of the Limited storage and outdoor display area would not effect the already existing shopping center in a way that would be materially detrimental to the adjacent properties. The Limited Storage and Display area will be properly screened.

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

The proposed limited storage and display is located in front of an existing store which will be remodeled to accommodate a new commercial user and will not impede access or circulation for any of the existing business that are operating within the center. As such, the proposed use and outdoor storage improvements will be compatible with the existing and planned uses in the surrounding area, including hours of operation, traffic congestion, and intensity (noise, light, etc.). The nearest residence is approximately ±500 feet northeast of the proposed limited storage and display, and ±430 feet from new residences in development known as Thrive at Avison. There is a mixture of Residential, from Historic Goodyear, and businesses from various commercial and light industrial centers located within that ±3,000-foot buffer.

Section 4-2-2 (Convenience Uses) of the Zoning Ordinance provides the following additional evaluation 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 for proper access and internal circulation;*

The approximately 8.83-acre commercial center is of sufficient size and configuration to accommodate the proposed limited outdoor storage and display and meet the appropriate access and circulation standards.

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

The Use Permit request is for the Outdoor storage and Display. The Use permit will not affect the hours of operation for the store itself.

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

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No additional access to the site will be requested, as access into the Central Marketplace has already been established. Ingress/egress to the site will be provided using the existing full access driveways along W Van Buren St and N Central Ave. No additional mitigation will be required.

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

Based on the proposal and layout of the limited outdoor storage, staff has found no additional concerns with the development of a limited outdoor storage and display area

Luke Air Force Base

The proposed limited storage and display is located in front of an existing store which will be remodeled to accommodate a new commercial user that is compatible with the existing site and use.

Fire Department

Emergency response times and distances are provided below:

Nearest Fire Station	Shortest path		2nd nearest Fire Station	Shortest path	
	Mins	Miles		Mins	Miles
#181	2.38	1.19	#183	5.74	3.89