



April 22nd, 2025

City of Goodyear
Development Services
1900 North Civic Square
Goodyear, AZ 85395

Re: Project Narrative – Site Plan Application: NEC of Indian School Road & Sarival Road,
Goodyear, AZ (Project Number: PRJ24-00165)

Dear Reviewer,

This proposed site is located at NEC of Indian School Road & Sarival Road, Goodyear, AZ – 85395. Project number associated with this application is PRJ24-00165. We are submitting this project narrative along with othe required documents for the Site Plan Application. The subject site is approximately 80,929 SF (1.86 acres) in size and the Maricopa County Assessor Parcel Number for this Property is #50162881C. This project proposes the development of a 10,000-square-foot retail building on an existing, single-tax parcel in the City of Goodyear, Arizona. The project site requires no subdivision or lot line adjustment and is zoned appropriately for the proposed use, so no rezoning is necessary.

Inside and Outside Use

The building will host multiple tenants, offering a range of commercial and service-related uses such as retail, food service, and personal care establishments. Interior spaces will be designed to accommodate diverse business operations, ensuring compliance with all applicable codes and regulations.

The site will include parking facilities, pedestrian walkways, landscaping, and designated areas for loading and unloading. The layout is designed to promote accessibility and traffic flow while maintaining a visually appealing streetscape. Additionally, we are proposing additional landscaping on the east side of the property to enhance aesthetics and provide further buffering where necessary.

Drive-Thru Considerations

Drive-thru is designed with careful consideration for the surrounding environment. The drive-thru has been strategically placed at a considerable distance from residential areas, ensuring that any potential disturbances from vehicle noise, speaker systems, and increased traffic flow are

minimized. By positioning the drive-thru in this way, we are prioritizing the comfort and peace of nearby residents while still offering the convenience of this feature. This thoughtful placement not only reduces noise levels but also helps alleviate traffic congestion near residential zones, fostering a harmonious balance between commercial and residential areas. Additionally, any potential light pollution from the drive-thru's signage or lighting fixtures has been minimized through the use of directed, low-impact lighting, further enhancing the proposal's sensitivity to the surrounding community.

Description of Noise, Lighting, and Odors

The proposed uses are expected to generate minimal noise beyond standard operational levels. Noise mitigation measures include appropriate building insulation and strategic site planning to minimize any potential disturbances to adjacent properties.

The site will feature exterior lighting designed to provide adequate illumination while preventing light spillage onto neighboring properties. Fixtures will be selected to ensure energy efficiency and compliance with local ordinances.

Any potential odor-producing activities will be managed through proper ventilation systems and operational best practices to ensure minimal impact on the surrounding area.

Hours of Operation

The tenants are expected to operate within standard commercial hours, with typical hours of operation ranging from early morning to late evening. Specific hours may vary based on tenant requirements and will comply with local ordinances.

Conclusion

The proposed commercial development is designed to provide a range of retail and service options to the community while ensuring compatibility with surrounding land uses and compliance with all applicable regulations. The project will contribute positively to the economic vitality and convenience of the area.

Thank you,



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