

Attachment G – 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:

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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 proposed use, as described in the materials provided with the Use Permit and as stipulated herein, should not generate excessive traffic, 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 drive-through lanes and queue have been internalized to the Property and should not detrimentally affect surrounding properties or public streets.

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

The architecture of the building will match the themes established with the previously approved McDonald's directly west of the property.

If approved, the project will be the second Drive-Through use approved at the northeast corner of North Sarival Avenue and West Indian School Road.

The Overall larger commercial corner is located along a major arterial road abutting an area zoned Industrial to the West and North, and an area zoned Residential to the East, providing a commercial buffer zone between the two land uses.

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 1.86-acre parcel is of sufficient size and configuration to accommodate the proposed restaurant with drive-through use. The proposed access was established with the development of the McDonald's restaurant to the west; internal traffic circulation pattern have been designed to connect with those existing connections built with the overall site. The single drive-through lanes provided on the site plan shows nine (9) spaces for vehicle queuing which well exceeds the city's queuing requirements of at least six (6) stacking spaces from the drive through entry to the first stop (i.e. menu/order board) and four (4) spaces between the menu board and the first product pick up window which meets the standard of at least four (4).

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

Hours of operation shall be restricted to 5 a.m. to 10 p.m. Product or service

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deliveries (including trash removal) associated with the restaurant shall be prohibited between the hours of 10:00 p.m. and 6 a.m. Staff supports these time restrictions as they are consistent with the previously approved Drive-Through Use Permit within this same commercial center. Similar to the previously approved Drive-Through Use Permit, staff has also included stipulations to address noise, light impact and odor impacts.

3. Required traffic mitigation measures, if any.

A traffic study was submitted with the application for the Use Permit. All intersections are expected to continue operating at an adequate level of service with the proposed uses, and the traffic study for the site was approved by the Engineering Department. The North Sarival Avenue and West Indian School Road intersection is currently signalized.

Ingress and egress are provided from both North Sarival Avenue and West Indian School Road. The driveway off of North Sarival Avenue will have full access (left in, left out, right in, and right out). The access off of West Indian School Road will be limited to right in and right out. Full street improvements along North Sarival Avenue and West Indian School Road are complete.

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

As described in more detail later in this report, staff did receive formal neighborhood opposition to this request. In response, additional stipulations of approval are recommended to promote greater compatibility between the proposed use and nearby neighborhood.

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 #185	2.06	1.03	Fire Station #183	6.35	3.17