

AGENDA ITEM #:22-300-00005
DATE: October 12, 2022
CAR #:
CASE #: 22-300-00005



Planning & Zoning Commission ACTION REPORT

SUBJECT: USE PERMIT FOR A CONVENIENCE USE (MCDONALD'S RESTAURANT WITH DRIVE-THROUGH IN PALM VALLEY PHASE 5)

STAFF PRESENTER(S): Alex Lestinsky, Senior Planner

OTHER PRESENTER(S):

Manjula Vaz, Gammage and Burnham

SUMMARY:

This is a Public Hearing for and consideration of a Use Permit request for a convenience use (McDonald's drive-through restaurant) proposed at the northeast corner of Indian School Road and Sarival Avenue. The property is located within the Palm Valley Phase V Planned Area Development (PAD).

RECOMMENDATION:

1. Conduct a public hearing to consider a request for a Use Permit for a convenience use for a McDonald's Restaurant with a drive-through on a 1.5-acre parcel at the northeast corner of Indian School Road and Sarival Avenue (the "Property") within the Palm Valley Phase V PAD.
2. Recommend approval of the request for a Use Permit for a convenience use (McDonald's drive-through) on a 1.5-acre parcel proposed at the northeast corner of Indian School Road and Sarival Avenue (the "Property") within the Palm Valley Phase V PAD, subject to stipulations. (Alex Lestinsky, Senior Planner)

STIPULATIONS:

The approval of the Use Permit is subject to the following conditions and stipulations:

1. All future development on the Property is subject to site plan review and approval by city staff, at which time all elements of site development will be reviewed, including, but not limited to, architecture, landscaping, grading and drainage, lighting, infrastructure, parking, access and circulation; and
2. The drive-through restaurant shall be designed and operated in accordance with the requirements of Section 4-2-18 of the Goodyear Zoning Ordinance; and
3. Mitigation measures shall be implemented to mitigate escape of odors generated by the operations of the restaurant to nearby residential developments. Prior to approval of building permits for the Property, the applicant/franchisee shall provide an odor mitigation plan to the City of Goodyear that specifies the range of odor mitigation practices to be used onsite to control odor-emitting activities, sources, and locations. The plan shall be submitted with the building plans and require approval from the Development Services Director, or designee.

Such mitigation measures are subject to the approval of the Development Services Director or his designee and shall include, at a minimum:

- a. An exhaust scrubbing device, such as the AirMaid Corona Glass Cell or similar, scrubbing device shall be installed to mitigate odor impact to nearby residential developments. Such installation shall be reviewed and approved as part the building permit review; and
 - b. All mitigation measures in the approved odor mitigation plan shall be installed and completed prior to the issuance of a certificate of occupancy for the restaurant; and
 - c. The failure to maintain all approved mitigation measures in good working order shall be a violation of the terms of the Use Permit and unless timely corrected is grounds for the termination of the Use Permit;
4. The development of the Property shall conform to the standards designated for Lighting Zone 2 as established in Article 10, Outdoor Lighting Standards, of the City of Goodyear Zoning Ordinance; and
 5. All site lighting (building, parking, or security) shall be directed down with sharp cut-off directional lighting fixtures. All lighting on the site shall be dimmed to 50% between 10 p.m. and 6 a.m. No wall mounted lights, on the east side of the building, may be placed higher than above 8 feet above the building foundation. All under-canopy lights shall be screened by the canopy edge, such that the light source is not visible from the east property line; and
 6. Speakers for drive-through facilities located on the Property shall not be audible from any residentially zoned property. Sound shall be mitigated using volume control, sound attenuation walls, landscaping, or other measures acceptable to the Zoning Administrator or designee; and
 7. The configuration and location of the proposed drive-through lanes and pick-up window and resultant traffic patterns shall be developed in substantial conformance with the preliminary site plan attached hereto. An amendment to the Use Permit shall be required if the Zoning Administrator determines that the site plan submitted for approval is not in substantial conformance with the preliminary site plan attached hereto; and
 8. Owner shall complete the construction of all improvements needed for the completion of full half-street improvements for the east half of the section of N. Sarival Avenue along the western boundary of the Property required for a Minor Collector as set forth in the Engineering Design Standards in effect at the time of construction except as modified by the City Engineer or his designee, which improvements may include, by way of example, but not limitation, street frontage landscape, landscape irrigation, street lighting, and any required deceleration lanes; and
 9. Owner shall provide secondary emergency services access to the Property as required by applicable Development Regulations; and
 10. Owner may apply to the Goodyear City Council for an access easement for a proposed driveway crossing City-owned parcel 501-62-868 to provide access to the site to W. Indian School Road. The form of any easement shall be in a form provided by the City Attorney or his designee. If the easement is approved by the City Council, it shall be recorded or executed prior to issuance of the first construction permit. If denied by the City Council, Owner shall make any necessary alteration to the site to accommodate a secondary access point to public rights-of-way that complies with the requirements of applicable Development Regulations for secondary emergency services access.
 - a. If Owner is granted the access easement referred to above, Owner shall, at Owner's sole cost and expense, be responsible for constructing or causing the construction of all improvements required to provide access to the Property from Indian School, including a culvert crossing the existing drainage channel.
 - b. If Owner is granted the access easement referred to above and the construction of improvements over the easement area requires the removal of any existing plants within the City-owned parcel, Owner shall install replacement plants of like kind and quality as the plants removed as determined by the Development Services Director or his designee; and

11. In no instance shall queued vehicles obstruct designated fire lanes or public streets. Any observed obstruction by city staff shall be immediately remediated by the owner/operator and owner/operator shall prepare a traffic management plan to prevent future obstructions, which shall be completed and submitted to the Fire Chief and Director of Engineering or their respective designees within 30 days of city staff's observation of the obstruction of the fire lanes and/or public streets. Said plan shall require approval from the Fire Chief and Engineering Director, or designees. The failure to comply with the requirements set forth herein can result in the termination of this Use Permit if the approved traffic management plan required herein is not in place and implemented in a timely fashion following city staff's observations of obstructions to designated fire lanes and/or public streets; and
12. No signage is approved as part of this Use Permit. All signage proposed on the Property shall require separate submittal and review of sign permits, and shall comply with the City of Goodyear Zoning Ordinance and the following:
 - a. Internally illuminated signage shall not be placed on the east side of any building on the Property. External illumination is permitted as long as the light source is fully shielded and not visible.

FISCAL IMPACT:

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS:

The Property is located within Phase V of the Palm Valley PAD. The PAD zoning for Palm Valley Phase V was approved on August 11, 2003. Pursuant to the PAD, neighborhood commercial uses are permitted on the Property, subject to the city's C-1 (Neighborhood Commercial) zoning regulations. In accordance with the C-1 zoning district, a restaurant with drive-through having any portion of the drive-through lane within 500 feet of residentially zoned property requires approval of a Use Permit.

The City Council approved a Zoning Ordinance Text Amendment for drive-through restaurants at their regular meeting on June 27, 2022 (AI# 936). The text amendment became effective on June 27, 2022.

STAFF ANALYSIS

Current Policy:

A Use Permit requires review by the Planning and Zoning Commission and approval by the City Council following required public hearings. The process for the review of a Use Permit is set forth in section 1-3-2 of the Goodyear Zoning Ordinance and in the City of Goodyear Administrative Process Manual.

Details of the Request:

The applicant is requesting a Use Permit for a convenience use (McDonald's drive-through restaurant) on a vacant parcel within the Palm Valley Phase V PAD. As previously noted, the Property is designated for neighborhood commercial use and will be developed in accordance with the PAD's design guidelines and city's C-1 (Neighborhood Commercial) zoning district. As required in the C-1 zoning district, a restaurant with a drive-through must obtain approval of a Use Permit prior

to development. The first stopping point of the drive-through is approximately 390 feet from the residential property line.

The proposed convenience use will be a McDonald's drive-through restaurant. As shown on the preliminary site plan submitted with the Use Permit, the restaurant will consist of a single-story (26-foot tall), 4,534 square-foot building.

The site will include a double lane drive-through, with three windows for payment and pick up. Parking for the proposed convenience use will be provided onsite in conformance with city standards. The master site plan, which includes McDonald's and Dollar Self Storage has been submitted concurrently with the respective Use and Special Use Permits.

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 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. In response to resident concerns related to excessive odor, a stipulation has been included to require the developer to install an odor control that reduces any excessive odors. 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. Two drive-through lanes with queuing that meets the city's requirements of at least six stacking spaces have been provided. Due to resident's concerns, stipulations have been including requiring speakers to not be audible to residential property and lighting to be shielded per lighting standards. Signage facing east is also restricted by stipulation to prevent light pollution overnight.

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

The proposed use would be located within an undeveloped parcel subject to the city's C-1 (Neighborhood Commercial) zoning regulations, which is intended for similar commercial uses. The Property is located at the northeast corner of Indian School Road and Sarival Avenue and is 390-feet from the residential development to the east and is separated by undeveloped property that is also subject to the city's C-1 (Neighborhood Commercial) zoning regulations, and an approximate proposed 40-foot wide drainage easement that will run along the western boundary of the residential development generally from W. Charles Blvd to Indian School Road. The proposed drainage easement will contain rip rap and the commercial side will include trees planted to ensure a continuous canopy. A future commercial pad is proposed for the undeveloped property between the Property and the residential development to the east of the Property. There are currently no plans for the vacant pad site.

The proposed use is located along a major arterial road abutting industrial development to the west and is approximately 0.6 miles from the Loop 303 and an interchange with Indian School Road.

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 1.5-acre parcel is of sufficient size and configuration to accommodate the proposed restaurant with drive-through. The proposed access and internal traffic circulation pattern have been designed to be consistent with the overall master site plan. Queuing space for the drive-through meets city standards and, pursuant to the traffic study, can be accommodated onsite without adversely impacting any public streets or adjacent land uses.

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

Hours of operation are requested to be 24 hours, 7 days a week. Staff does not recommend any limitation on the hours of operation but, given the concerns from the residents regarding noise and light impacts, staff has included stipulations to address those concerns.

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

A traffic study was submitted with the application for Use Permit. All intersections are expected to continue to operate at an adequate level of services with the proposed uses and the traffic study for the site was approved by the Engineering Department. The Indian School Road and Sarival Avenue intersection is currently signalized. Per the approved traffic study, a signal at Charles Boulevard and Sarival Avenue is not warranted as part of this project.

Ingress/egress is provided from both Sarival Avenue and Indian School Road. The driveway off of Sarival Avenue will be a full turning movement and the Indian School Road driveway will be right-in/right-out. The access off of Indian School Road will require a right turn lane with a minimum storage length of 150-feet and will also require a culvert crossing over the existing drainage channel.

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 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		Longest path		2nd nearest Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
#185	3.59	1.29	3.59	1.29	#183	7.87	3.43	7.87	3.43

Public Participation:

In accordance with the city's Citizen Review Ordinance, a neighborhood meeting was held of July 13, 2022. Notice was sent to all property owners within 500 feet of the Property. Over 50 residents attended the neighborhood meeting expressing concerns related to restaurant odors, increased traffic, noise, lighting, crime and safety. At the meeting some residents supported the McDonald's. Additionally, staff, the applicant, and City Council have collectively received five emails in support of the request and seven emails objecting to the request. At the Planning and Zoning Commission meeting held on September 14, 2022, during the public comments portion of the agenda a resident expressed concerns about the proposed McDonald's and Storage facility on the property.

Notice for the public hearings before the Planning and Zoning Commission and City Council included the following: a notice mailed to surrounding property owners; a sign posted on the property; and a

legal notice published in the Arizona Republic, Southwest Edition.

Staff Findings:

Staff finds that the proposed Use Permit for McDonald's drive-through, subject to the conditions and stipulations set forth above, meets the Zoning Ordinance requirements for convenience uses, will not be materially detrimental to adjacent properties and will be compatible with the surrounding area. Staff is recommending approval of the Use Permit subject to the conditions and stipulations set forth above.

Attachments

Aerial Photo

Project Narrative

Preliminary Site Plan

Conceptual Building Elevations

Preliminary Landscape Plan

Neighborhood Meeting Minutes

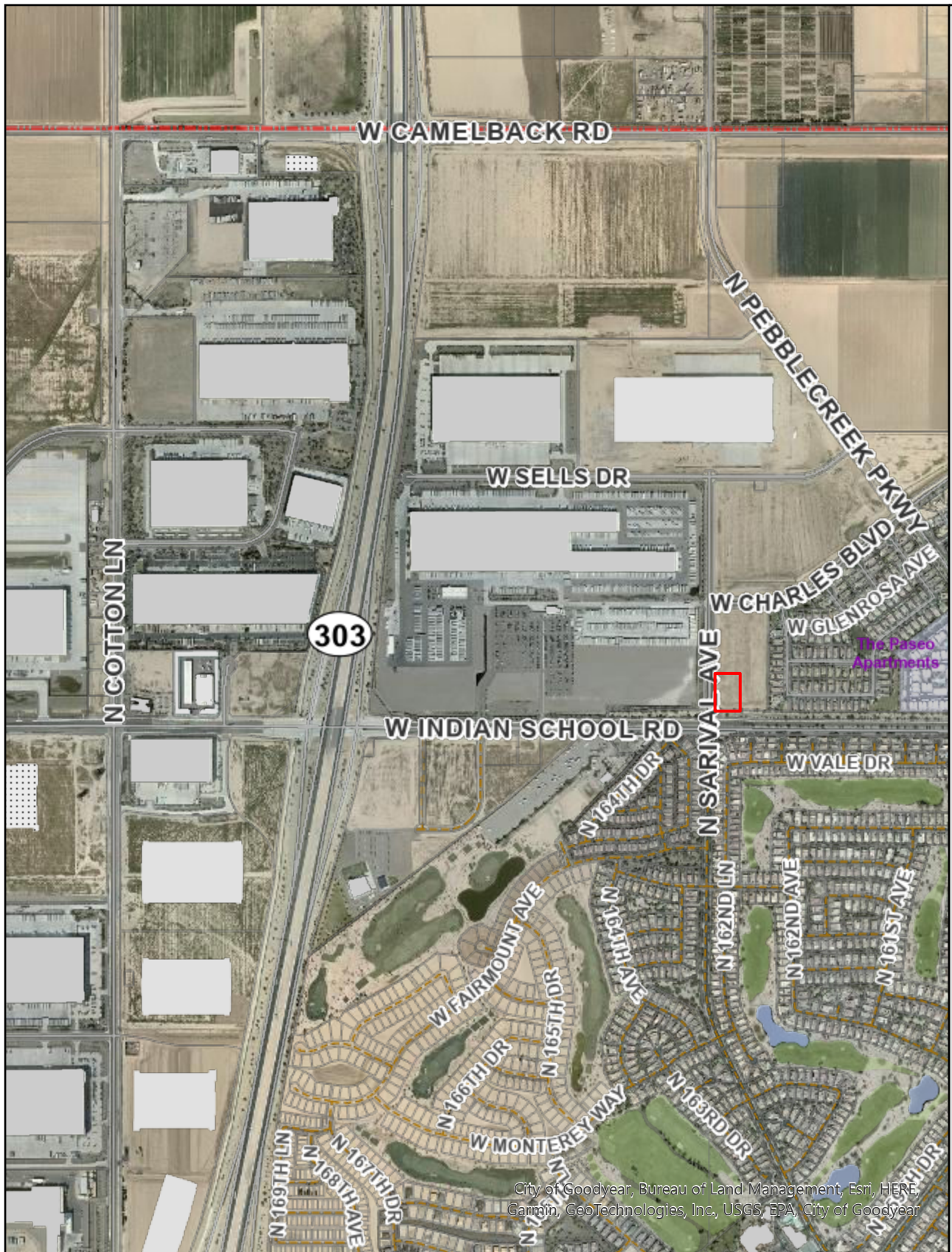


City of Goodyear, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, City of Goodyear

Aerial Photo

Name of Map: City of Goodyear

Description: 22-300-00005 - PV10 McDonald's



City of Goodyear, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc, USGS, EPA, City of Goodyear

Aerial Photo

PV 10 PROJECT NARRATIVE

MCDONALD'S USE PERMIT REQUEST

Overview

Sunbelt Holdings is the developer of **PV10**, a mixed-use retail/commercial project at the northeast corner of Indian School Road and Sarival Avenue in Goodyear, Arizona. The approximately 9.96 acre site (11.5 acres including the drainage channel along Indian School Road) will include an mini-storage facility with RV parking (i.e., proposed Dollar Storage) along with a McDonald's with a drive-through (i.e., a 4,534 sq. ft. bldg.) and a future commercial (pad) lot on Indian School Road. This Use Permit Narrative specifically pertains to the requested McDonald's drive-through. It should be noted, we have submitted concurrently for Site Plan Review and a Minor Land Division (i.e., to create 3 separate parcels with required parking and/or drainage cross easements) for the entire approximately 11.5-acre site.

For background, the approximately 11.5-acre site is zoned Planned Area Development (PAD) under the Palm Valley Phase V PAD and is designated for commercial uses. This new mixed-use development will provide needed storage services, as well as a buffer, and limited retail/commercial opportunities for the neighboring residential areas and growing employment population in PV303. The approximately 11.5-acre site abuts on the north and west by PV303 with UPS across Sarival Avenue to the west and vacant industrial land to the north. Residential development exists directly to the east and across Indian School Road to the south. Access to the approximately 11.5-acre site for both vehicles and pedestrians will be provided from Indian School Road, Sarival Avenue, and a single emergency access / exit only point from Charles Boulevard to the north. A large earthen berm with heavy landscaping will be placed east of the Charles Boulevard access to help screen the drive from westbound neighborhood traffic.

Overall Site

The approximately 11.5-acre site has been planned with an awareness towards the adjacent single-family neighborhood to the east. Single story homes with back yards and a block privacy fence share a common property line along the east.

Specifically:

1. A 40' wide retention basin provides separation and an opportunity for a landscape buffer that will help screen the development from the neighbors. Other than the screening trees, landscaping in this area is limited for security and maintenance purposes.

2. The building heights will be 2-stories or less (consistent with single-family homes), but in contrast with the typical 36' to 40' building heights typical with the adjacent industrial facilities.
3. Emphasis on materials, details and colors that create a pedestrian level scale and a neighborhood retail/commercial look and feel in contrast to the surrounding industrial developments.
4. A lush desert landscape palette will also complement the building architecture; provide shading, and enhance the street frontages leading into the neighboring communities.
5. Automobile parking will meet minimum City requirements and market-driven standards. Parking areas will be screened along the street frontages with a decorative masonry wall consistent with the PV303 Design Guidelines.

McDonald's Use Permit

As mentioned above, the McDonald's drive-through requires a Use Permit. The proposed site plan for the McDonald's property provides adequate car queuing, screening, and landscaping to mitigate views from the abutting streets. Moreover, the McDonald's use/drive-through is located at the far edge of the approximately 11.5-acre site away from the single-family homes and will be buffered by the future retail/commercial (pad) lot when it develops. The proposed McDonald's intends to serve the surrounding neighborhoods, individuals employed within the vicinity of the property and drive-through customers from the existing vehicular traffic in the area

The single-story McDonald's building, elevations, and site plan are designed to be aesthetically appealing, functional, pedestrian friendly and provide for safe and expeditious vehicular flow into, throughout and exiting the site. The building has a full kitchen with cold storage and an indoor dining facility.

The drive-through is designed to expedite drive-through service safely/efficiently. The proposed drive-through will have a drive-through window lane of approximately 330 feet, beginning at southwest corner of the restaurant and ending at a drive-through window on the northeast side of building. Based on an internal assessment, we estimate that 74 inbound vehicles per hour, the arrival rate will be approximately 1.23 minutes. Based on the above we anticipate 7 vehicles in the drive through lane at any one time. Our calculations suggest that a queue length of 175 feet is sufficient. Therefore, the proposed length of 330 feet for storage for the drive through lane exceeds the expected need of the site.

Onsite parking is provided with a total of 43 regular spaces (40 parking spaces are required). The contemporary McDonald's prototype building architecture will be in keeping with the architectural character of the surrounding area, providing a transition between the light industrial buildings to the west and the single-family neighborhoods to the east and south. For flexibility purposes, McDonald's is also requesting permission to be operational 24 hours, 7 days a week. McDonald's has found that nationally there is substantial interest in being

able to purchase nighttime fare and due to the proximity to employers in the area and the Loop 303 freeway, this location makes sense. Moreover, the proposed McDonald's location is away from the residential homes, buffered by a future development/landscaping which will not cause issues. Suffice to say; due to the recent/ongoing COVID-19 global pandemic and the customers' needs, the request for extended hours is part of McDonald's national program to be responsive to the changing environment. Ultimately, the final implementation of extended hours is evaluated based on local customer demand and should the demand prove not to be warranted then hours will be adjusted accordingly.

Per Section 1-3-2 of the City's Zoning Ordinance, a Use Permit needs to meet/address the following two (2) criteria to be approved:

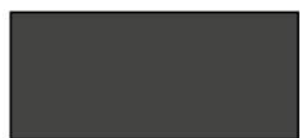
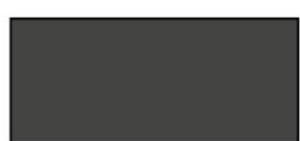
- 1. Will not be materially detrimental to persons residing or working in the vicinity adjacent to the property, to the neighborhood, or to the public welfare; and*
- 2. That the proposed use is reasonably compatible with uses permitted in the surrounding area.*

The proposed McDonald's site plan will be a part/integrated into a larger retail/commercial site plan/development and 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 more "active components" of McDonald's are located as far as possible from offsite neighbors and closer to more intense users (i.e., industrial/employment). Sound produced at the drive-through order points is regulated by state-of-the-art technology components, which recognize the ambient noise level of the surroundings and adjust the volume accordingly (i.e., nighttime order point volume will be less than lunch time volume setting). It is worth noting, that the typical sound required for a drive-through transaction has been reduced via the use of transaction confirmation screens. Site lighting will be in full conformance with the city of Goodyear's ordinances: light pole lamps will be designed so as to reduce light levels to the minimums required at the property lines; light sources and fixture shielding will be 'zone' compliant; and after-hours lighting will be reduced to levels only necessary for security. Odor abatement is addressed in several ways: kitchen odors travelling through exhaust ducts are 'scrubbed' by filters; outside below-grade grease interceptors are monitored and maintained per county and state guidelines; and the trash corral area is cleaned several times a day. McDonald's operations standards are rigorously enforced making sure that the site is cleaned frequently and trash containers are emptied regularly.

In summation, the proposed Use Permit is reasonable, compatible, appropriate, necessary for the restaurant use (i.e., McDonald's), and reasonable and it will not have any detrimental effects on any persons living or working in the area. More importantly, this request for a Use Permit, based upon the site plan submitted and information provided above, meets the two (2) standards enumerated for approving a Use Permit request. For the foregoing reasons, we respectfully request the proposed Use Permit be approved.

Thank you in advance for your time and consideration of this request. Should you have any questions regarding the above and/or the enclosed submittal materials, please feel free to contact the applicant.

FINISH/ COLOR SCHEDULE

	BASE BUILDING HARDIE PLANK BY JAMES HARDIE COLOR: KHAKI BROWN
	FEATURE WALL STUCCO COLOR: SW IRON ORE (SW 7069)
	PRIMARY STUCCO COLOR: SANDS OF TIME (SW 6101) (MATCHES DOLLAR STORAGE COLOR)
	CANOPY/ ALPOLIC METAL PANEL COLOR: SW IRON ORE (SW 7069)
	McD SIGN /UNDERSCORE COLOR: GOLD
	ALUMINUM CANOPY COLOR: WHITE
	ALUMINUM DOOR/ WINDOW FRAME COLOR: DARK BRONZE
	STONE VENEER CORONADO STONE OLD WORLD STONE CHABLIS (MATCHES DOLLAR STORAGE STONE)



1
A2.0 FRONT ELEVATION - NORTH
1/4" = 1'-0"



2
A2.0 NON-DRIVE-THRU ELEVATION -WEST
1/4" = 1'-0"

McDonald's. BUILDING ELEVATIONS

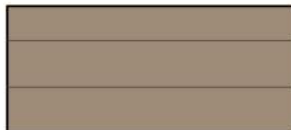
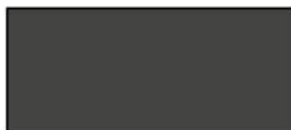
NEC INDIAN SCHOOL ROAD & SARIVAL ROAD, GOODYEAR, AZ 85395
L/C: 002-1070

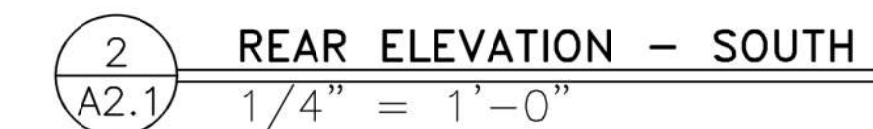


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KDF PROJECT: 21031
DATE: 09-08-22

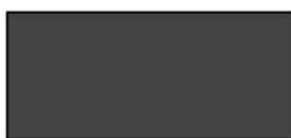
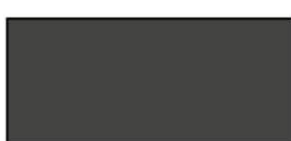
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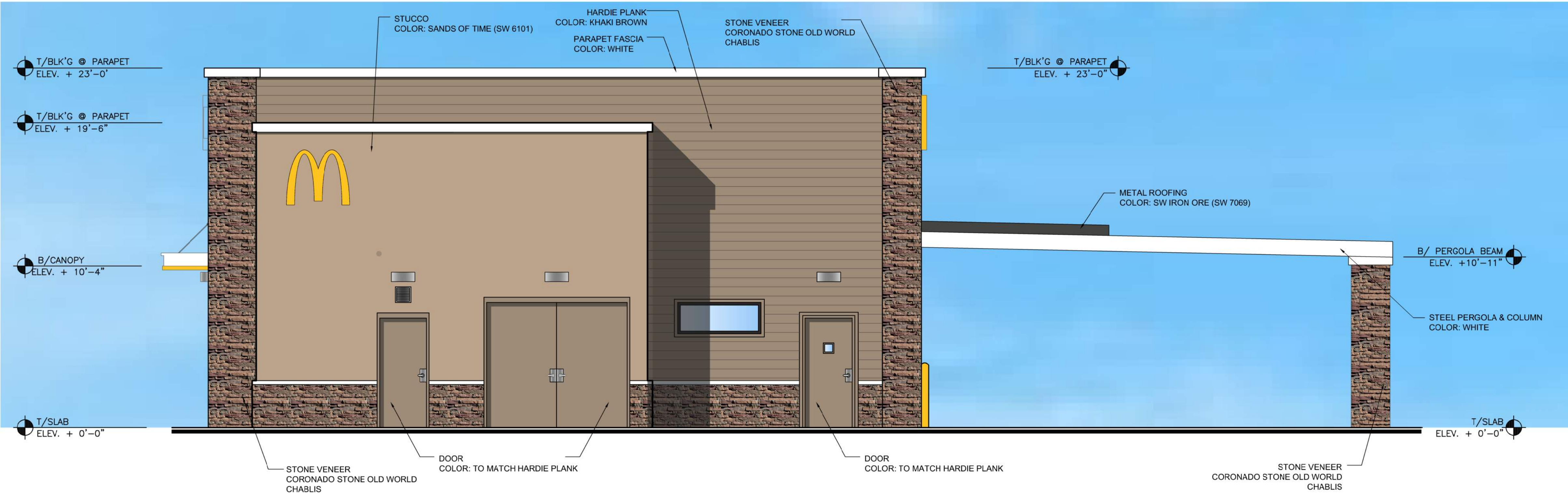
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NEC INIDAN SCHOOL ROAD & SARIVAL ROAD, GOODYEAR, AZ 85395
L/C: 002-1070

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	STONE VENEER CORONADO STONE OLD WORLD STONE CHABLIS (MATCHES DOLLAR STORAGE STONE)



1 DRIVE THRU ELEVATION – EAST
A2.1 1/4" = 1'-0"



2 REAR ELEVATION – SOUTH
A2.1 1/4" = 1'-0"

 **McDonald's.**
BUILDING ELEVATIONS
NEC INIDAN SCHOOL ROAD & SARIVAL ROAD, GOODYEAR, AZ 85395
L/C: 002-1070



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KDF PROJECT: 21031
DATE: 09-08-22



ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS
(U.O.N UNLESS OTHERWISE NOTED)

TREES	SIZE
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SHRUBS		SIZE	QTY
	Leucophyllum frutescens 'Compacta' Compact Texas Ranger	5 Gallon	36
	Dasylirion acrotrichum Green Desert Spoon	5 Gallon	114
	Bougainvillea 'Torch Glow' Torch Glow	5 Gallon	110
	Muhlenbergia capillaris Regal Mist	5 Gallon	362
	Caesalpinia mexicana Mexican Bird of Paradise	5 Gallon	50
	Eremophilla glabra 'carnosa' Winter Blaze	5 Gallon	268
	Agave americana Century Agave	5 Gallon	193
	Hesperaloe parviflora 'Yellow' Yellow Yucca	5 Gallon	16
	Dodonea viscosa 'Green Green Hopseed Bush	5 Gallon	10
	Muhlenbergia rigida 'Nashville' Nashville Murly	5 Gallon	224
	Olea europaea 'Little Ollie' Little Ollie	5 Gallon	147
	Dalea capitata 'Sun Gold' Sun Gold tm - MSN	5 Gallon	27
	Tecoma stans Yellow Bells	5 Gallon	111

	Leucophyllum frutescens Texas Ranger	5 Gallon	179
GROUNDCOVER		SIZE	QTY
	Lantana montevidensis Gold Mound Lantana	5 Gallon	146
	Eremophila glabra 'Mingenew Gold' Mingenew Gold	5 Gallon	226

	Decomposed Granite 1/2" Screened Mtn. Vista Brown
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	2" depth in all landscape areas
	Rip-Rap: 6" to 12" RockPros Mtn. Vista Brown 3" depth in noted landscape areas
	Grouted Rip-Rap: 6" to 12" RockPros Mtn. Vista Brown 6" depth in noted landscape areas
	Decomposed Granite 1/2" Screened Mtn. Vista Brown 1" depth in noted areas

1. THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH CITY OF GOODYEAR STANDARDS.
2. ALL TREES WILL BE 24" BOX OR LARGER.
3. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.
4. DECOMPOSED GRANITE, 2" MINIMUM THICKNESS, TO BE PLACED IN ALL LANDSCAPE AREAS NOT DESIGNATED FOR RIP-RAP OR LAWN.
5. ALL EARTHWORK WILL BE DONE SO THAT ALL WATER DRAINS AWAY FROM SIDEWALKS, STRUCTURES AND WILL NOT IMPEDE NATURAL DRAINAGE EASEMENTS.
6. STRUCTURES AND LANDSCAPING WITHIN A SIGHT VISIBILITY TRIANGLE OR SIGHT VISIBILITY LINE WILL NOT EXCEED 24" INCHES.
7. FINAL LANDSCAPE PLANS TO MEET OR EXCEED MINIMUM CITY STANDARDS.

POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MINIMUM OF 10'. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3' NEXT TO THE BUILDING FOUNDATION. WITHIN 3'-5' OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER GREATER THAN 1GPH, INCLUDING TURF SHALL BE A MINIMUM OF 5' FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BUILDING FOUNDATION.

1. ALL PLANT MATERIAL SHALL BE PRUNED 4 TIMES PER YEAR (3 TIMES DURING ACTIVE GROWTH SEASON AND 1 TIME DURING DORMANCY).
2. ALL HEDGE MATERIAL SHALL BE PRUNED WITH SHEARS: ALL OTHER PLANT MATERIAL MAY BE HAND PRUNED TO MAINTAIN A NATURAL APPEARANCE WITH ALL CUTS BEING MADE WITHIN THE CROWN OF THE PLANT TO MINIMIZE VISUAL CUTS. ALL TREES, SHRUBS AND VINES HAVE CORRECTIVE PRUNING PERFORMED DURING THE DORMANT SEASON.
3. ALL PLANT MATERIAL SHALL BE CARED FOR UNDER AN IPM (INTEGRATED PEST MANAGEMENT) PROGRAM. ALL PESTICIDES SHALL BE MADE DURING SITE AND REGION SPECIFIC TIME FRAMES THAT WILL MAXIMIZE THE EFFECTS OF THE CHEMICAL TO CONTROL ANY PESTS OR PATHOGENS AND THAT WILL MAXIMIZE THE CONCEPT OF IPM.



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LIVE COVERAGE REQUIRED IN LANDSCAPE AREA:

- TOTAL LANDSCAPE AREA: 158,123 SF
- 50% MINIMUM (79,062 SF)

TREES:	SHRUBS:
25' DIAMETER - 48,609 SF	8' DIAMETER - 19,750 SF
20' DIAMETER - 10,048 SF	5' DIAMETER - 24,000 SF
15' DIAMETER - 2,655 SF	3' DIAMETER - 4,361 SF

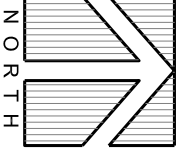
TOTAL: 109,443 SF (69.2% LIVE COVERAGE)

Developer	Landscape Architect
RP PV III LLC	Laskin and Associates Inc.
c/o Sunbelt Holdings	67 East Weldon Avenue Suite 230
6720 N. Scottsdale Road, Ste 250	Phoenix, Arizona 85012
Scottsdale, Arizona 85253	Contact: Stanley Berinson
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Landscape Architect
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SCALE: 1" = 60'-0"



0 30' 60' 120'

SCALE: 1" = 60'



- B. ALL GENERAL NOTES SHALL APPLY.
- B. SUBSTITUTIONS IN TYPE, AND/OR DEVIATION IN SIZE OR QUANTITY FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS SHALL NOT BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF GOODYEAR. CONTACT THE CITY LANDSCAPE TECHNICIAN REGARDING ALL PLANTING AND IRRIGATION SUBSTITUTIONS (623-882-7979).
- C. ALL SIGNS AND MONUMENT WALLS AND SITE LIGHTING REQUIRE A SEPARATE BUILDING APPROVAL.
- D. ALL FIRE HYDRANTS SHALL REQUIRE A 7-FOOT CLEARANCE IN ALL DIRECTIONS TO ANY NEW OR EXISTING LANDSCAPE.
- E. ALL PLANT MATERIAL LOCATED IN THE PUBLIC RIGHT-OF-WAY OR CITY OF GOODYEAR MAINTAINED AREAS IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST FOR THE PHOENIX ACTIVE MANAGEMENT AREA.
- F. ALL PLANT MATERIAL AND SPECIFICATIONS ARE TO CONFORM TO THE ARIZONA NURSERYMAN'S ASSOCIATIONS CURRENT STANDARDS.
- G. CONTRACTOR TO ENSURE A ONE-FOOT CLEARANCE BETWEEN THE SIDEWALK AND MATURE TREE CANOPY.
- H. PLANT LEGEND PROVIDED FOR CONTRACTOR'S CONVENIENCE. CONSTRUCTION PLANS TAKE PRECEDENCE.
- I. A 10-FOOT CLEARANCE SHALL BE MAINTAINED BETWEEN A TREE TRUNK AND A UTILITY LINE.
- J. ALL EXISTING LANDSCAPE AND IRRIGATION SYSTEMS THAT ARE DESIGNATED TO REMAIN ON THE APPROVED LANDSCAPE PLANS SHALL NOT BE DAMAGED OR DESTROYED DURING CONSTRUCTION. ANY DAMAGE THAT DOES OCCUR DURING CONSTRUCTION SHALL BE REPLACED IN KIND BY THE CONTRACTOR.
- K. SIDEWALK AND PAVING CONSTRUCTION THAT ARE PART OF THE LANDSCAPE IMPROVEMENTS SHALL BE IN COMPLIANCE WITH ALL ON-SITE PAVING AND MEETING DESIGN AND CONSTRUCTION REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- L. PRIOR TO ACCEPTANCE OF ANY BACKFLOW DEVICE, EACH DEVICE SHALL BE TESTED BY A STATE CERTIFIED TESTER AND THE RESULTS PROVIDED TO THE CITY.
- M. UTILITY BOXES, METERS, AND VAULTS SHALL BE LOCATED IN THE R.O.W. AND WILL NOT BE PERMITTED IN ANY STREET MEDIAN.
- N. "AS-BUILT" DRAWINGS, CERTIFIED BY THE DEVELOPER'S LANDSCAPE ARCHITECT, SHALL BE SUBMITTED AND APPROVED PRIOR TO THE ISSUANCE OF A BUILDING "CERTIFICATE OF OCCUPANCY".
- O. LANDSCAPE AREAS THAT WILL BE MAINTAINED BY THE CITY PARKS DEPARTMENT SHALL BE CLEARLY IDENTIFIED ON THESE PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS.

A. SHRUBS AND GROUND COVERS PLANTED WITHIN SIGHT VISIBILITY TRIANGLES SHALL HAVE A MATURE HEIGHT OF NOT MORE THAN 24 INCHES. HEIGHT SHALL BE MEASURED FROM EDGE OF PAVEMENT, AND TOTAL HEIGHT SHALL INCLUDE THE HEIGHT OF ANY MOUNDING.

B. TREES PLANTED WITHIN SIGHT VISIBILITY TRIANGLE SHALL HAVE A CLEAR TRUNK PRUNED TO A HEIGHT OF 7 FEET OR GREATER UPON INSTALLATION. HEIGHT SHALL BE MEASURED FROM THE EDGE OF PAVEMENT.

C. 7 FOOT MIN. CLEARANCE SHALL BE MAINTAINED AROUND THE FIRE HYDRANT FROM LANDSCAPE MATERIAL WITH A MATURITY HEIGHT EXCEEDING 6 INCHES PER CITY STANDARD DETAILS.



CLP.01

Preliminary Landscape Plan



Neighborhood Meeting – July 13, 2022

PV10 – McDonalds Use Permit and Dollar Storage Special Use Permit

Dollar Storage Comments:

- Residents from the neighborhood to the east were concerned about seeing the RVs that would be stored in the facility. They stated that their HOA does not allow RVs to be parked in their own yards so they were confused on why RVs would then be allowed here on the property.
- Concern about being able to see the RVs through the gates/height of RVs.
- Residents expressed that their relators promised that the building heights and zoning on the subject property were different than they were; thus, not expecting commercial uses to be constructed – thought it would be an extension of residential homes like theirs.
- What would be the construction timeline and how would this affect traffic on Sarival/Indian School?
- Where will the lighting be located/how high will the lighting be?
- Concerns about development decreasing property value.
- Questions about the size/appearance of the building closest to the residential property.

McDonalds Comments:

- General:
 - What is the construction timeline and how will this affect traffic and noise?
 - How will home values be affected by the McDonalds/Drive-through in general?
 - How will the homeowner's taxes be affected by the McDonalds?
 - How does the community/residents benefit from the McDonalds? What is the value?
 - How many other McDonalds are in or immediately adjacent to neighborhoods?
 - Concern over the smell from McDonalds from the grease and wind direction.
 - Health concerns, specifically for children attending the surrounding schools.
- Noise:
 - What is the noise limit in the area?
 - When do trash truck come to pick up trash?
 - When do delivery trucks come?
 - How loud will the speaker be if another business builds on the vacant portion of the lot?
- Lighting:
 - Where will lighting be located?
 - How high will the lighting be?
 - Will the golden arches logo be lit?
 - How late will the light be on?
 - They wanted more than just lighting as a form of security.
- Use Permit Process:
 - What are the steps in obtaining a use permit?
 - Many asking for clarification on what the current zoning allows.

- How does the recent Council approval for drive-through text amendment affect/change the process?
- Can we convince the City to change the type of restaurant?
- Who is on the Planning Commission and City Council?
- Traffic:
 - How will this impact the existing traffic problem resulting from trucks traveling to and from the UPS facility?
 - Will people working at the industrial properties impact the traffic pattern and cause congestion during lunch time?
 - Safety associated with large semi-truck presence.
 - What modifications will be made to Indian School and Sarival?
 - Concerns about people leaving the McDonalds property onto Indian School heading West, then making a U-turn at the Sarival intersection to head East on Indian School.
- Crime/Safety:
 - The attendees said they are concerned about crime that is “already associated with all drive through restaurants/McDonalds.”
 - There was concern mentioned about the safety of “senior citizens” living in the Pebble Creek Community to the south. General concern for how the quality of life for “retirees” in the area would be affected.
 - People will jump the walls into people’s yards - increasing crime.
 - How will the Police Department be involved in ensuring safety around the McDonalds?
 - Concern for the McDonalds attracting “homeless,” “drug users,” and “low-income” people into the area.
 - How will McDonalds ensure safety?