

December 3, 2025

City of Goodyear
 Planning & Zoning
 14455 W. Van Buren St. Suite D101
 Goodyear, AZ 85338

Regarding: **Project Narrative**
Use Permit
 Lakin Park Convenience Store
 17151 W MC85
 Goodyear, AZ 85338

Dear Planning and Zoning,

CP 2004 Station 4, LLC respectfully submits this Conditional Use Permit application and supporting documents for a new fuel station and convenience store within the Lakin Industrial Park, located at the southwest corner of MC-85 and Cotton Lane. The parcel lies within the Lakin Park PAD Overlay Flex Zone and will follow the C-2 General Commercial Development Standards. The project consists of a convenience store and two separate fuel canopies on a 5.22-acre site that is currently vacant. As required by the City of Goodyear Zoning Ordinance, a Conditional Use Permit is required for a "convenience use."

This project had previously been submitted for a use permit (Case No. **23-300-00002**) and the project received approval. However, conflicts with an adjacent property owner required redesign of the site to add a new driveway along MC85, which was approved by MCDOT on November 20, 2025. Due to the new site modifications, the City of Goodyear has required us to obtain a new use permit. The scope and design of the project remain the same as the previously approved use.

Access to the site will be provided by two new right-in/right-out driveways: one on MC-85 and one on Cotton Lane. A deceleration lane for southbound Cotton Lane, originally planned for this corner, will also be constructed to provide direct and safe access to the site. The surrounding intersection contains industrial development to the west and northeast, with the remaining corners currently vacant. The proposed commercial use is compatible with both existing development and the planned character of the Lakin Industrial Park.

The facility will include three primary structures: a freestanding convenience store, an auto-fuel canopy with eight dispensers, and a larger diesel fuel canopy with four fueling positions. The convenience store will be situated on the west side of the property, with customer parking to the north and east. The auto-fuel canopy will be located toward the north, while the large-vehicle fueling canopy will be positioned on the east side to promote efficient circulation and separation between passenger- and heavy-vehicle traffic. Short-term parking for large vehicles will be available along the west and south areas of the site. Additional amenities, including propane sales and an air and water station, will be located south of the Convenience store and will be screened from public view by a masonry wall consistent with the architectural character of the development.

The facility will operate 24 hours a day, seven days a week, offering food, beverages, and convenience items. Operations will not generate additional traffic beyond what is typical for this corridor, nor will they introduce excessive noise or pollution. Noise and lighting levels will be consistent with existing streets and traffic activity in the area, and all lighting will comply with City of Goodyear standards. No residential or multifamily use exists in proximity to the site.

This project will not be detrimental to persons residing or working in the vicinity. The surrounding area is predominantly industrial and commercial, and the fuel station will be a welcome and complementary addition to the Lakin Park area. The project will enhance services for local businesses, employees, and traveling motorists, supporting public welfare and filling an existing service gap.

The proposed use is appropriate for this location and compatible with adjacent commercial and industrial properties. The parcel fronts two major arterial roadways, and there are no residential neighborhoods nearby. The project aligns with the City of Goodyear General Plan and supports the intended development pattern of the Lakin Park PAD.

The project timing would be to have the facility open to the community within the next 12 months. We are excited about this project and feel that this development will help bring necessary amenities to the surrounding area. We appreciate the City's consideration of this application and look forward to continuing working with City of Goodyear.

Sincerely,

Esencia, LLC