

Details of Request

The proposed use is a single-story, 4,867-square-foot convenience store, with retail gasoline sales, to be located on a 5.22-acre parcel on the southwest corner of MC-85 and Cotton Lane. Sixteen (16) fuel stations for vehicles will be provided, as well as three (3) fuel stations for trucks. Two (2) fuel canopies will be provided; one over the vehicle fuel pumps and another over the truck fuel pumps. Eighteen (18) vehicle parking spaces will be provided adjacent to the store, including two (2) ADA-accessible van spaces. A bicycle rack for four (4) bicycles will also be installed. Vehicle and bicycle parking quantities are in conformance with the minimum standards in Article 6-2 and 6-6 of the City of Goodyear Zoning Ordinance.

Per the building elevations submitted with the Use Permit application, the proposed convenience store will have a height of approximately twenty-three (23) feet and four (4) inches at its tallest point and will utilize stucco and split-face masonry in the exterior design, in a desert-themed palette of neutral colors. Both fuel canopies will have an approximate height of 21.6 feet at their highest points and will utilize the same color palette as the building. Canopy finishes will include a metal fascia on top, and stucco and split-face masonry on the posts.

Significant landscaping is proposed for the site, to cover approximately forty-nine (49) percent of the property. Landscape buffers will be provided along both street frontages and the western boundary of the site (providing separation from the neighboring industrial property). A fully landscaped retention basin will be located at the southern end of the parcel. Additional landscaping will be installed around three (3) sides of the convenience store and within parking lot islands. Screen walls approximately three (3) feet four (4) inches, with a stucco finish, will be provided along both property frontages, and an enhanced corner treatment will be provided, consisting of taller masonry walls featuring decorative bands and cut-outs. Palm trees will be planted behind the corner treatment walls for additional visual interest. The corner treatment for the convenience store site will coordinate with the existing entry treatment for Phase 1 of Lakin Park's industrial complex.

Access to the site will be via two driveways: one on MC-85, and one on Cotton Lane. Both driveways will be right-in, right-out only, with raised medians preventing left-in and left-out movements. A deceleration lane will be provided at the Cotton Lane entrance, and an existing continuous right-turn deceleration lane from the adjacent industrial property will remain in place. Half-width street improvements will be provided along the MC-85 frontage per County standards. Pedestrian walkways with decorative pavers, stamped concrete, or similar materials will connect sidewalks along MC-85 and Cotton Lane to the store. A bus bay will also be provided on Cotton Lane.

The convenience store and gas station are expected to operate twenty-four (24) hours per day, seven (7) days per week.

Surrounding Properties:

North (opposite side of MC-85): El Cidro PAD; industrial uses permitted. Occupied by a manufacturing building.

South: (opposite side of Buckeye Canal): CP Lakin Park PAD; industrial and “flex zone” uses permitted (flex zone allows industrial, commercial, and public facilities). Currently undeveloped.

West: CP Lakin Park PAD; industrial uses permitted. Developed with two warehouse/distribution buildings.

East: CP Lakin Park PAD; industrial and “flex zone” uses permitted (flex zone allows industrial, commercial, and public facilities). Currently undeveloped.