

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:

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 Convenience Store and Gas Station (the Project) will be located on a 5.22-acre parcel within Lakin Park, a development straddling Cotton Lane on the south side of MC-85. Lakin Park is zoned Planned Area Development (PAD) and primarily permits industrial uses, though a “Flex Zone” on either side of Cotton Lane allows commercial and public facility uses as well. The Project will be located within the flex zone and will utilize General Commercial (C-2) development standards, except as amended by the PAD.

The nearest single-family residential development to the Project is the El Cidro Phase 2 subdivision, approximately 0.60 miles to the northwest. The nearest occupied multi-family residential development is Arrebol Villas (El Cidro), approximately 0.68 miles to the north. Lakin Park Bungalows is currently under construction and is located approximately 0.55 miles west of the Project. As shown on Attachment B- Aerial Photo, existing uses within the immediate vicinity of the Project include two warehouse and distribution buildings within Phase 1 of Lakin Park, and multiple industrial complexes on the north side of MC-85. An additional warehouse and distribution building is under construction within Phase 4 of Lakin Park, to the southeast of the Project. The Project is not expected to be materially detrimental to persons residing or working in the vicinity, as there are no residences within one-half (1/2) mile of the site and most employment uses in the area are large-scale industrial uses.

A proposed stipulation for the Project will require it to adhere to the requirements of Lighting Zone 2 as described in Article 10 (Outdoor Lighting) of the Goodyear Zoning Ordinance. The traffic statement provided by the applicant has been reviewed and approved by both the City of Goodyear (who has jurisdiction over Cotton Lane) and the Maricopa County Department of Transportation or MCDOT (who has jurisdiction over MC-85).

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

As described above, the Project is surrounded by industrial uses, and the majority of Lakin Park is zoned for industrial, commercial, or public facility uses. The nearest residential uses are over one-half (1/2) mile away. The Project site is located at the intersection of MC-85 (a Principal Arterial per the MCDOT Major Streets and Routes Plan) and Cotton Lane (a Parkway per the City of Goodyear

Transportation Master Plan). Access to the Project will be provided directly from MC-85 and Cotton Lane; access from neighboring properties will not be necessary.

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 5.22-acre parcel is of sufficient size and configuration to accommodate the proposed convenience store and fuel pumps. Two driveways (one on MC-85 and one on Cotton Lane) will provide access to the site. A conceptual site plan has been provided showing adequate internal circulation for vehicles and trucks, and pedestrian connections will be provided to the convenience store building from sidewalks along both MC-85 and Cotton Lane). MCDOT has reviewed and approved the Project's traffic statement.

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

The proposed hours of operation for the convenience store and gas station are twenty-four (24) hours per day, seven (7) days per week. As described above, the closest residential areas are over one-half (1/2) mile from the Project, so compatibility issues are not expected. No restrictions are proposed, within the Conditionals of Approval for this Use Permit are proposed for the hours of operation.

3. Required traffic and access mitigation measures, if any.

A traffic statement was prepared for the Project and has been reviewed by both city engineering staff and MCDOT. Both driveways into the Project will be right-in, right-out only, and existing raised medians in both MC-85 and Cotton Lane will prevent left-in and left-out movements. A new deceleration lane, a minimum of 150 feet in length, will be constructed on Cotton Lane for vehicles entering the site, and the existing continuous right-turn deceleration lane from the adjacent industrial driveway will remain in place for vehicles entering the site from MC-85.

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

There are no other concerns affecting the advisability of the proposed convenience use.

Fire Department:

Emergency response times and distances are provided below:

Attachment G – Evaluation Criteria

Nearest Goodyear Fire Station	Minutes	Miles
184	6.62	3.31

2nd nearest Fire Station	Minutes	Miles
188	7.32	3.66