

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 facility will be located within a 1.06-acre site zoned Planned Area Development (PAD) with underlying C-2 (General Commercial) zoning within a commercial development known as Elliot Crossing, a commercial center at the northwest corner of Elliot Road and San Gabriel Drive (the “Property”). A larger commercial center (Mountain Ranch Marketplace) is located on the opposite side of San Gabriel, and Starpointe Residents’ Club is located on the south side of Elliot Road. A vacant property designated for commercial use in the Estrella Phase 1 PAD is located directly west of Starpointe. The closest residential areas to the project site are the Hidden Hills and Sonoran Vistas custom-home subdivisions to the north, both of which are separated from Elliot Crossing and Mountain Ranch Marketplace by hills that create a natural buffer between residential and commercial uses. The closest residential lot within Hidden Hills is approximately 922 feet from the Property, while the closest residential lot within Sonoran Vistas is approximately 696 feet from the Property. Additional residential subdivisions in the general vicinity include Cordrero (approximately 0.27 miles to the southwest and on the opposite side of Elliot Road); Saguaro Summit (approximately 0.33 miles to the northwest and again separated from Elliot Crossing by hilly terrain); and Avenida Del Lago (approximately 0.27 miles to the southeast and on the far side of Starpointe).

The Property is in the city’s Lighting Zone 2, which requires house-side shielding for all perimeter lighting. Traffic impacts have been reviewed and determined to be in conformance with the roadway capacity and improvements for this area. The queuing lanes for oil changes will be screened with walls to minimize views from public streets. Additionally, a stipulation is proposed that prohibits queued vehicles from obstructing fire lanes or public streets and requires a traffic management plan should obstructions occur. Vehicular queuing space has been provided in conformance with the applicable requirements in Article 4-2-18 of the Goodyear Zoning Ordinance.

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

The Elliot Crossing PAD designates the Property for commercial uses. The Property is located within a commercial center that currently contains a gas station with convenience store, a restaurant, and professional and medical offices, as well as a self-storage facility that currently is under construction. Mountain Ranch Marketplace is located directly to the east (on the opposite side of San Gabriel Drive East) and contains a major supermarket as well as in-line and freestanding shops, restaurants, and offices. Five businesses within Mountain Ranch Marketplace include drive-through lanes, including two restaurants, a coffee shop, a bank, and a pharmacy. Starpointe Residents’ Club and

a vacant parcel designated for commercial uses are located to the south. As noted above, the nearest residential home is nearly 700 feet from the Property and hilly terrain with natural vegetation separates the Property from homes to the north. The project proposes screen walls to minimize views of the oil change queueing lanes from nearby streets, and a stipulation is proposed requiring the project to adhere to outdoor lighting standards in the Zoning Ordinance.

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 1.06-acre parcel is of sufficient size and configuration to accommodate the proposed drive-through oil change facility. The proposed access and internal traffic circulation pattern have been designed to be consistent with the existing commercial center. Three driveways (one on San Gabriel Drive East and two on Elliot Road) will provide access to the new facility. Queuing space for the drive-through meets applicable city requirements and can be accommodated onsite. While the drive-through is not expected to create adverse impacts to public streets or adjacent land uses, a stipulation is proposed that outlines a course of remedial action in the event public streets or fire lanes are obstructed.

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

The proposed hours of operation for the facility are 8:00 AM to 6:00 PM, Monday through Saturday. The facility will be closed on Sundays. These hours are comparable to the business hours of other oil change and auto repair facilities in the city, and they ensure that the use will be inactive during the times of day when residential neighborhoods are the most sensitive to noise. Staff is recommending no restrictions on hours of operation for the use.

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

The proposed project does not require additional right of way, off-site traffic mitigation measures, or restriction of traffic movements through signs or other measures. The center allows for shared vehicle and pedestrian access across all access drives within the center via its Declaration of Covenants, Conditions, Restrictions and Easements.

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:

Nearest Goodyear Fire Station	Minutes	Miles
182	2.56	1.28

2nd nearest Fire Station	Minutes	Miles
186	17.12	8.56