

**STARBUCKS COFFEE
DRIVE-THRU RESTAURANT
I-10 & LITCHFIELD ROAD
GOODYEAR, ARIZONA**

**PROJECT NARRATIVE
April 16,2020**

NAME OF PROJECT: STARBUCKS I-10 & LITCHFIELD

PROJECT LOCATION:
SEC OF I-10 AND LITCHFIELD ROAD, LOT 2C OF PALM VALLEY CROSSING
GOODYEAR, AZ
APN: 500-03-542

PROJECT DESCRIPTION:
CONSTRUCTION OF A NEW 2,559± SQ FT STAND ALONE STARBUCKS COFFEE RESTAURANT WITH A DRIVE-THRU LANE. THE SITE IMPROVEMENTS INCLUDE AN OUTDOOR PATIO OF 350± SQ FT AND REQUIRED PARKING, DRIVE AISLES, TRASH ENCLOSURE, UTILITIES, RETENTION AND LANDSCAPING.

ZONING DESIGNATION:
CITY OF GOODYEAR, PAD. ALL BUILDINGS WILL MEET THE PALM VALLEY CROSSING DEVELOPMENT STANDARDS, THE CITY OF GOODYEAR ZONING REQUIREMENTS, AND THE CITY OF GOODYEAR DEVELOPMENT STANDARDS.

USE PERMIT:
STARBUCKS REALIZES THAT THERE ARE MANY CUSTOMERS WHO DO NOT WANT TO LEAVE THE CAR AND DINE IN. THESE CUSTOMERS REPRESENT ENOUGH OF STARBUCKS CUSTOMERS THAT THE DRIVE-THRU IS A MUST-HAVE FOR STARBUCKS NOT ONLY AT THIS PARTICULAR LOCATION, BUT ONGOING FOR THEIR NEW LOCATIONS.

IN THIS INSTANCE, THE STORE IS LOCATED NOT ONLY ADJACENT TO INTERSTATE 10, BUT ALSO JUST BEFORE THE ON-RAMP FOR EASTBOUND TRAFFIC FROM LITCHFIELD ROAD. ON THEIR MORNING COMMUTE, CUSTOMERS WILL FIND THIS DRIVE THRU IN THE IDEAL LOCATION, WHERE THEY CAN PICK UP A COFFEE BEFORE THEY ACCESS THE INTERSTATE. THIS DRIVE THRU WINDOW WILL THEREFORE IN FACT BE BENEFICIAL TO PEOPLE RESIDING OR WORKING IN THE SURROUNDING AREA.

A STARBUCKS RESTAURANT WITH DRIVE THRU IS NOT A SIGNIFICANT SOURCE OF NOISE, AND GIVEN ITS PROXIMITY TO THE I-10, IT IS UNLIKELY TO ADD ANY SIGNIFICANT NOISE IN THE AREA.

LIGHTING SHALL BE PROVIDED TO MEET ALL REQUIREMENTS, PROVIDING FOR A SAFE, WELL SIT SITE, WHILE MINIMIZING LIGHT POLLUTION.

ODORS FROM THE PROPOSED STARBUCKS ARE NOT EXPECTED TO CAUSE ANY PROBLEMS IN THE AREA. LIKE MOST RESTAURANTS, ANY ODORS PRODUCED ARE PERCEIVED POSITIVELY AND WOULD ONLY BE EXPERIENCED VERY NEARBY.

TRASH RECEPTACLES ARE PROPOSED TO BE PLACED IN A DEDICATED DUMPSTER AREA, ENCLOSED BY WALLS, AND ACCESSIBLE AS REQUIRED.



PARKING SPACES ARE PROVIDED, MEETING A MINIMUM CODE REQUIREMENTS, AND ADA REQUIREMENTS. CALCULATIONS ARE PROVIDED ON THE DRAWINGS.

IT IS ANTICIPATED THAT VEHICLES WILL ACCESS THE DRIVE-THRU LANE COMING FROM LITCHFIELD ROAD, THROUGH THE RUDY'S PARKING LOT, OVER THE ACCESS EASEMENT WHICH IS ALREADY IN PLACE. ADDITIONALLY, TRAFFIC CAN ENTER THE DRIVE THRU LANE BY COMING OFF W TEST DR. AND ALONG THE DRIVEWAY BETWEEN W TEST DR AND THE STARBUCKS PARKING LOT.

STARBUCKS DETERMINES THE VIABILITY OF THIS STORE IN PART BY TRAFFIC COUNTS ON THE ADJACENT ROADS AND PROJECTIONS THEREFOR. A TRAFFIC IMPACT STATEMENT IS PROVIDED. STARBUCKS ALSO DETERMINES THE LENGTH OF THE DRIVE-THRU LANE BASED UPON THEIR ANALYSIS OF THESE FACTORS. IN THE EVENT OF ANY OVERFLOW, TRAFFIC CAN STACK IN THE STARBUCKS PARKING LOT, OR ALONG THE ACCESS DRIVEWAY WHICH CONNECTS THE PARKING FIELD TO W TEST DRIVE. THE EVENT OF OVERFLOW IS EXPECTED TO BE RARE AND STARBUCKS HAS EVALUATED AND APPROVED THE CURRENT DESIGN AS SUFFICIENT TO MEET THEIR PROJECTED NEED. HOWEVER, IN THE INSTANCE THAT OVERFLOW QUEUING OCCURS, IT WILL BE ROUTED WITH SIGNS/STRIPING THROUGH THE EAST-WEST DRIVE AISLE IN FRONT OF THE STORE.

IN ORDER TO COMPLY WITH THE REQUIREMENT TO SCREEN THE DRIVE-THRU WINDOW, LANDSCAPING IS PROPOSED. THE LANDSCAPING WILL BE IRRIGATED AND MAINTAINED TO ENSURE THE SCREEN REMAINS EFFECTIVE. REFER TO THE LANDSCAPE PLANS PROVIDED.

UTILITY INFORMATION:

APS, CENTURY LINK, COX AND SW GAS. SEWER, WATER, AND STORM DRAINS ARE PROVIDED BY THE CITY OF GOODYEAR. PREVIOUSLY CONSTRUCTED STUBS TO THE SITE WILL BE UTILIZED.

OWNER/DEVELOPER:

OWNER: 126 TACTICAL, LLC
15750 W NORTHSIGHT BOULEVARD
SCOTTSDALE, AZ 85260
DEED #20120063921

DEVELOPER: LITCHFIELD DEVELOPMENT GROUP, LLC
155 W. NEW YORK AVE, SUITE 200
SOUTHERN PINES, NC 28387

ATTACHMENTS:

PRELIMINARY SITE PLAN, LANDSCAPE PLAN, AND BUILDING ELEVATIONS FOLLOW

