



## Use Permit Project Narrative

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**To:** City of Goodyear, Arizona

**Date:** February 12, 2015

**Re:** *Taco Bell, Mountain Ranch Marketplace at Estrella, Elliot/Estrella, Goodyear, AZ*

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The overall site developer (Kitchell Development) is proposing to carve out a parcel for the Taco Bell from an existing parking area at the Southwest area of the Mountain Ranch Marketplace at Estrella shopping center. The existing parking aisle in that location will be relocated to allow for a new connection to the common driveway east of the proposed Taco Bell. The existing future retail pad to the Southwest of the proposed Taco Bell will also be modified.

The proposed Taco Bell site will be leased from the shopping center owner and is large enough to contain the required city of Goodyear and Taco Bell standard parking requirements and includes the trash enclosure.

### Reason for Application

The proposed Taco Bell drive-thru lane is considered a convenience use per the City of Goodyear Zoning Ordinance, and as such, requires a Use Permit approval from City of Goodyear City Council.

### Impact on Adjacent Properties

The proposed Taco Bell project will be developed in a largely unused parking area at the existing shopping center. A previously master planned retail area at the SW corner of the center, will be reduced in size to accommodate the Taco Bell project. The Taco Bell development will be completely within the boundaries of Mountain Ranch Marketplace at Estrella. No changes are proposed to any existing streetscapes, including existing street landscaping, sidewalks, bus stops, curb cuts, driveway entrances, utilities, etc.

### City Policies Supporting Application

Looker & Cappello Architects (LCA) worked with City of Goodyear staff to address site design concerns raised during the Pre-application meeting. The site was completely re-designed to address Goodyear staff Pre-application comments. LCA also worked with City of Goodyear staff to coordinate the location of the relocated south parking aisle so that it meets current City of Goodyear engineering standards.

#### Not a Detriment to Adjacent Properties

The drive-thru lane and associated stacking lane as well as the trash enclosure are placed to the north of the proposed Taco Bell per City of Goodyear Zoning requirements, and Planning staff comments. The existing parking screen wall at the south end of the property will be modified to accommodate the proposed Taco Bell project and revised retail area parking. The proposed Taco Bell building is set well back from the Elliot Rd. and will also be screened to the west by the future retail building once it is developed.

#### Reasonably Compatible With Surrounding Area

As a drive-thru restaurant, the proposed Taco Bell is a use that is typically found in PAD zoned developments in support of large retail developments and fits into the existing retail mix at Mountain Ranch Marketplace at Estrella.

#### Adequate Parking

Parking for the proposed Taco Bell is shared with the Mountain Ranch Marketplace at Estrella shopping center. The existing shopping center has provided parking spaces well above those required by City Zoning Ordinance.

#### Hours of Operation

Taco Bell Hours of Operation will be 7 AM to Midnight Monday thru Sunday. This will NOT be a 24 hour operation.

#### Maintenance of Positive Appearance

The proposed Taco Bell building will be developed to blend with the existing shopping center development and will include various shades of painted stucco with a high parapet at the Dining Room that steps down to the north. The elevations include cultured stone decorative pilasters with a concrete base to match other column/pilaster elements in the center. A brick wainscot has also been designed to match the shopping center and other restaurant buildings in the center.

Landscaping will be modified to accommodate the new Taco Bell project using the existing plant palette.

Site Developer will create a prepared pad for Taco Bell to finish. All work is shown on the Use Permit plans for convenience during Use Permit review process. A Site Developer Scope of Work line is shown on the plans to clarify work limits and includes all site demolition, new parking/paving, and landscape work to be done for the project outside the Taco Bell scope. Construction documents will be developed and submitted separately for building permit based on the scope of work lines shown.

We believe that this project is consistent with the nature of the area and believe that this development will be an amenity to the residents of the surrounding area.

Sincerely,

JD Berryman

Looker & Cappello Architects, Inc.

