

PROJECT NARRATIVE

Use Permit Application:
A New Building for
Dairy Queen

Location: 13365 W. McDowell Rd.
Goodyear, Arizona 85395

Pre-Application Meeting: August 13, 2015

Occupancy Group: M
Existing Use - currently vacant Lot 15
New Use – Restaurant
Existing Zoning C-2 - to remain

Building Area: 3,420 Sq. Ft.

Description:

This project is for a new building for Dairy Queen on an existing vacant pad within the existing Palm Valley Cornerstone development. The proposed building will be approximately 3,420 Sq. Ft. The site development will consist of a covered patio area for outside dining, a new drive-through lane with a covered canopy at the drive-through window, new parking layout, a menu board and speaker, and new directional signage.

The design elements of the building are a mixture of existing features from the adjacent center plus important branding elements for Dairy Queen Corporate. The primary DQ elements are; 1) “chimney” (tower) feature at the entries and drive-through window, 2) metal “alpolic” panels with corporate color, 3) metal “eyebrow” to conceal backlighting of building with inset low level LED lighting, and 4) red awnings over windows & doors (metal to match adjacent buildings).

In addition, the building was rotated on the site to accommodate the drive-through and reduce the queuing lane from backing up into the neighboring businesses.

1. Reason for the application

Provide a well known and respected fast food restaurant to the area, and to bring in additional citizens of the local community into the development.

2. How it may impact adjacent properties

Will bring customers to the area and will be a great benefit to the area. It will bring a new drive-thru fast food restaurant option to the development. The existing pad was planned to receive a drive-through business.

3. City policies supporting the proposed application

Previously approved Use Permit & site plan proposal for El Polo Loco to include a drive-thru lane.

4. How the proposed use 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

Will consist of similar elements, forms, and materials of existing buildings within the development. The site will consists of pedestrian connections, one from McDowell Rd. to the building, and one from the adjacent property to the south.

5. How the proposed use is reasonably compatible with uses permitted in the surrounding area; mitigations of potential impacts on surrounding properties such as, but not limited to, noise, lighting, odor, or placement of trash receptacles

Surrounding restaurants, and one fast food restaurant with a drive-thru. The trash enclosure is easily accessible for the staff and is located in a convenient area for the trash service. This project will be the second drive-through restaurant in this area.

6. Assurance of adequate parking, ingress, egress so as to not increase traffic congestion.

Drive-through lane will start within the parcel, and queuing lane to have approximately 7 vehicles from drive-thru window to menu board, and will be able to stack approximately 5 cars after before the menu board. The drive-thru lane will exit within the property and vehicles shall exit through the existing parking area. The total required number of parking stalls will be 41. on site parking stalls will be 6, and the remainder of required parking stalls shall be provided within the common parking area. The common parking area currently has a shared parking agreement and is listed within the CC&R's of the development.

7. Hours of operation

10:00 am – 12:00 am

8. Maintenance of positive appearance, with appropriate screening, landscaping, and buffering to preserve reasonable use and enjoyment of adjacent properties

There are existing 3 foot high screen walls along the north and east property lines which shall remain. They will provide screening for the drive-thru lane. The drive-thru window will be screened from McDowell Road with columns and green screens. The outdoor patio seating area will be enclosed by metal railing with hanging planters. The outdoor dining area will be covered with metal trellis.



6/30/18