

**STARBUCKS COFFEE**  
**DRIVE-THRU RESTAURANT**  
**PEBBLE CREEK PARKWAY, NORTH OF McDOWELL ROAD**  
**GOODYEAR, ARIZONA**

**PROJECT NARRATIVE**

**March 13, 2018**

NAME OF PROJECT: STARBUCKS GOODYEAR

PROJECT LOCATION:

PEBBLE CREEK PARKWAY, APPROXIMATELY 1,200 FEET NORTH OF THE CENTERLINE OF McDOWELL ROAD. ON THE WEST SIDE OF THE STREET, EAST AND SOUTH OF THE ROOSEVELT IRRIGATION CANAL.

APPROXIMATE ADDRESS

1910 N. PEBBLE CREEK PARKWAY  
GOODYEAR, AZ 85395  
APN: 508-14-967

PROJECT DESCRIPTION:

CONSTRUCTION OF A NEW 2,400± SQ.FT. STAND-ALONE STARBUCKS COFFEE RESTAURANT WITH A DRIVE-THRU LANE. THE SITE IMPROVEMENTS INCLUDE AN OUTDOOR PATIO OF 300± SQ.FT. AND REQUIRED PARKING, DRIVE ISLES, TRASH ENCLOSURE, UTILITIES, RETENTION AND LANDSCAPING.

ZONING DESIGNATION:

CITY OF GOODYEAR, PAD. ALL BUILDINGS WILL MEET THE COBBLESTONE CREEK DEVELOPMENT STANDARDS, THE CITY OF GOODYEAR ZONING REQUIREMENTS, AND THE CITY OF GOODYEAR DEVELOPMENT STANDARDS.

USE PERMIT:

THE PROJECT WILL REQUIRE A USE PERMIT FOR THE DRIVE-THRU LANE. THE PROPOSED DRIVE-THRU HAS SUBSTANTIAL BUFFERS FROM ADJACENT DIS-SIMILAR USES, WILL NOT BE DETRIMENTAL TO THE AREA OR PUBLIC, AND IS COMPARABLE TO OTHER USES IN THIS RETAIL CENTER. THERE ARE NO ADJACENT RESIDENTIAL AREAS AND THE HOURS OF OPERATION, 5AM-10PM, ARE TYPICAL OF OTHER ADJACENT COMMERCIAL USES. THE VEHICLE AND PEDESTRIAN ACCESS POINTS WILL BE UNALTERED FROM THE PREVIOUSLY APPROVED MASTER COMMERCIAL DEVELOPMENT, AND THE ONSITE QUEUING, TRAFFIC MOVEMENT AND PEDESTRIAN MOVEMENTS ARE SEPARATED TO PREVENT CONGESTION AND MOVEMENT CONFLICTS.

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: MAD LAND DEVELOPMENT LLC  
2330 W. PARKSIDE LN #G112  
PHOENIX, AZ 85027  
DEED #160797962

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

ATTACHMENTS:

PRELIMINARY SITE PLAN, LANDSCAPE PLAN, AND BUILDING ELEVATIONS FOLLOW



12409 W Indian School Rd, C303  
Avondale, AZ 85392  
(623) 536-1993