

**Project Narrative to accompany
Use Permit Modification Application
Case #: 19-300-00001**

Prepared for: City of Goodyear
Development Services Department
Planning and Zoning Division

Location: 590 Estrella Parkway

Existing and Proposed Uses: Dutch Bros Coffee (E) and Brushfire Tacos y Tapas (P)

APN: 500-10-633

Date: January 23, 2019

Overview: This Use Permit Modification submittal is for a modification to the Use Permit for the combined Dutch Bros Coffee and Brushfire Tacos y Tapas site.

The original Use Permit was approved in 2017 for a Dutch Bros Coffee and a future, to be determined, restaurant with a drive through lane. This application is for a modification to that use permit to allow additional queuing lanes to be added to that plan.

Reason for Request: The new Dutch Bros has been embraced by the Goodyear population and has become one of the highest volume locations in the Dutch Bros system. Brushfire shares a site with Dutch Bros in Peoria at the southeast corner of 84th & Thunderbird in Peoria. There is a symbiotic relationship on that site and many customers will purchase a drink at the Dutch Bros and food at Brushfire on the same visit. Since Dutch Bros is so popular, Brushfire wants to make sure that they can hold as many vehicles within their drive through lane as possible. Similarly, the Dutch Bros would like “store” as many cars as possible in their drive through queue in order to get customers out of the drive aisle quickly and promote better circulation through the site.

Description of Changes:

1. The Dutch Bros queuing lane would increase from two entry lanes to three entry lanes
2. Reduce parking in front of Dutch Bros from 6 spaces to 5 spaces and narrow the landscape at the west edge of the property
3. The Brushfire queuing lane would increase from one lane to two lanes with an additional order board.
4. Reduce parking from 12 spaces to 11 spaces due south of the Brushfire

Even with this reduction of parking, there would still be 22 more spaces provided than required for this lot.

Compliance with Use Permit Requisites:

We believe that this request meets the requisites for this Use to be granted for the following reasons:

It will be desirable to public convenience as it will allay potential traffic jams during mutually peak hours on site. There will not be any excessive noise or light generated from the site as a result of these additional queuing lanes. The Restaurant Use is in conformance with the General Plan.

This change will not be detrimental to the surrounding persons or properties in the area because it: i. Improves the circulation on this site and there is less chance of overflow onto adjacent sites; ii. There will not be excessive noise nor light generated from within the site as this is for idling vehicles waiting in either drive through line; iii. It does not

change the height or scale of either business nor the overall property; iv. The hours of operation do not change for either use. Both the Dutch Bros (and the Brushfire upon opening) will operate from 5 am to 11 pm; v. The parcel size is adequate to provide appropriate landscape buffers between the uses and the adjacent properties, and; vi. The architecture of both buildings on site is consistent with the nature and character of the adjacent properties and shopping center.

Should you have any questions regarding this submittal please feel free to contact me at the number below.

Sincerely,

Bill Cantieri
PIAZZA Restaurant Development
4428 E Mountain Sage Drive, Phoenix, AZ 85044
480-818-9736
bill@piazza-az.com