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PROJECT NARRATIVE**SONIC DRIVE-IN**

ESTRELLA PARKWAY, GOODYEAR, ARIZONA

THIS SITE IS A PART OF THE PAD COMMERCIAL (C-2) PLAZA AT THE SOUTHEAST CORNER OF ESTRELLA PARKWAY AND VAN BUREN STREET. THE OVERALL PLAZA IS CENTERRA CROSSINGS. THIS PROJECT IS FOR A SONIC DRIVE-IN RESTAURANT ON PARCEL 6.

ACCESS TO THE SONIC WILL BE FROM THE MAIN CIRCULATION DRIVE OF THE EXISTING PLAZA LAYOUT. SONIC WILL HAVE ONE ENTRANCE DRIVE AND ONE EXIT DRIVE ONTO THIS MAIN CIRCULATION WITH A ONE-WAY TRAFFIC LOOP IN THE SONIC PARCEL. SONIC WILL ALSO HAVE A DRIVE CONNECTION ACROSS THE FRONTAGE TO THE ADJACENT PARCEL PER THE CENTERRA CROSSINGS CROSS ACCESS REQUIREMENTS. ACCESSIBLE SIDEWALK WILL CONNECT FROM THE EXISTING PUBLIC WALK ALONG ESTRELLA PARKWAY TO SONIC. ALL THE WALKWAYS INTERNAL TO THE SONIC PARCEL WILL BE ACCESSIBLE.

SONIC DRIVE-IN IS A ONE-STORY BUILDING OF WOOD CONSTRUCTION. THE BUILDING CONTAINS ONLY THE COMMERCIAL KITCHEN AND THE PUBLIC RESTROOMS. ALL DINING FOR SONIC IS IN VEHICLES AT THE COVERED PARKING/DINING STALLS AND AT PATIO TABLES. THE PATIO IS COVERED. ALL SERVICE IS PROVIDED BY CAR HOPS DELIVERING FOOD DIRECTLY TO THE CARS OR PATIO TABLES. THERE IS DRIVE-THROUGH SERVICE WITH THE DRIVE-THROUGH WINDOW LOCATED ON THE NORTH SIDE OF THE BUILDING. THE DRIVE-THRU WINDOW AND STACKING LANE DO NOT FACE ESTRELLA PARKWAY. THE DRIVE-THROUGH WINDOW IS INTEGRATED WITH THE BUILDING DESIGN.

THE BUILDING STYLE, COLORS AND MATERIALS WILL BE COMPATIBLE WITH THE STANDARDS ESTABLISHED FOR THE PLAZA.

SIGNAGE WILL BE AS ALLOWED BY THE PLAZA PAD CONDITIONS AND UNDER SEPARATE SIGN PERMIT, EXISTING COMPREHENSIVE SIGN PROGRAM.

LANDSCAPE WILL BE PROVIDED PER THE PAD STANDARDS AND WILL USE LOW-WATER USAGE PLANT PALETTE.

SONIC WILL EMPLOY 45 STAFF. HOURS OF OPERATION WILL BE SUNDAY TO THURSDAY 6 AM TO MIDNIGHT AND FRIDAY AND SATURDAY 6 AM TO 2 AM. THE MAXIMUM SHIFT OF EMPLOYEES IS 10. HISTORICALLY HALF OR LESS OF SONIC STAFF BRING A VEHICLE TO WORK. DELIVERIES WILL BE MADE AT OFF PEAK HOURS, THE DELIVERY TRUCK TYPICALLY STOPS IN THE DRIVE-THRU LANE LEAVING THE MAIN TRAFFIC LANE OPEN. NOISE AND LIGHT NUISANCE FOR THE NEIGHBORS TO THE EAST IS MITIGATED IN SEVERAL WAYS. THE EXISTING MULTI-FAMILY DEVELOPMENT HAS A DOUBLE FENCE ARRANGEMENT DIRECTLY ACROSS FROM OUR EAST EXIT, THE FIRST FENCE IS A VIEW FENCE, BUT IMMEDIATELY BEHIND THAT IS A SOLID MASONRY WALL SO HEADLIGHTS WILL NOT SWEEP ACROSS THE PROPERTY. THE ONLY WINDOWS TO THIS SIDE ARE SMALL AND HIGH WINDOWS WHICH SEEM TO BE CLOSET AND BATHROOM. FOR NOISE, SONIC USES MODERN DIRECTIONAL SPEAKER TECHNOLOGY TO LIMIT THE SPREAD OF ORDERING NOISE, AND THE ORDER POINTS ARE LOCATED 110' FROM THE NEIGHBORING PROPERTY WITH LANDSCAPING AND FENCES BETWEEN.

WE ARE SUBMITTING FOR BOTH SITE PLAN S-600 AND SPECIAL USE PERMIT U-300 PER THE CHECKLISTS PROVIDED FROM PRE-APP MEETING PA18-161.