



## Texas Land Engineers, Inc.

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**July 25, 2019**

### **Project Narrative – KFC (Kentucky Fried Chicken)**

**16980 W. Yuma Road**

**Goodyear, Arizona**

**Parcel No.500-91-829**

The attached Site and Building Design exhibits demonstrate this projects compliance with the Canyon Trails Towne Center as applicable to this project. Below is a detailed description of the specific Site, Landscape and Building features utilized as defined in the Design Guidelines.

- **PARCEL ADEQUACY**

Adequacy of the parcel size for our type of development has been considered. Our site consists of (1.02 acres) with a (2,200 square feet) proposed building. The proposed fast-food restaurant will provide (53) parking stalls to accommodate the proposed development. Per Development Services/Zoning Ordinance “Section 6-4-2 Parking Requirements, we are only required to have a total of 23.

- **OPERATION HOURS COMPABILITY**

Per standard hours of operation, the hours of operation will be (Sunday through Thursday 10:00 am to 10:00 pm) & (Friday through Saturday 10:00 am to 11:00 pm). These hours of operation for this type of development are standard nationwide and should not impact adjacent residential areas.

- **TRAFFIC AND ACCESS**

The proposed site is part of a larger master development and does not have direct access to public right-of-way. All access points to this site are existing. The existing access points as well as existing and proposed traffic patterns have been accounted for in the “Traffic Impact Statement” prepared by (Southwest Traffic Engineering LLC).

- Additional right-of-way.
  - None
- Off-site traffic mitigation measures
  - Not Applicable
- Restriction of traffic movement through signs or other measures
  - Not Applicable

- Segregation of queuing lanes, vehicle access and pedestrian circulation area
  - Please reference Site Plan
- Cross access easement
  - The proposed site is part of a larger master development that has established cross access easements
- Driveway Locations
  - All access points & driveways to this site are existing. The existing access points have been accounted for in the "Traffic Impact Statement" prepared by (Southwest Traffic Engineering LLC).

- **SITE DESIGN**

The proposed placement of the building and parking area layout provides ample vehicular circulation onsite. Specified site amenities such as decorative light poles, trash receptacles are incorporated in an appropriate manner.

- **LANDSCAPE DESIGN**

The proposed landscaping contemplates continuity with the overall center. Proposed plant species and density is consistent with the Design Guideline requirements.

- **BUILDING DESIGN**

The proposed building design is consistent in form, character, and materials with the design guidelines. The proposed building consists of a consistent roof lines, a tower element and strategically places shading elements for the windows.

The character of the building is defined using various color finishes and materials such as: E.I.F.S, metal coping, reveals and standing seam metal roof providing shade, color, and protection.

All colors, materials and lighting elements were selected from the approved palette of colors and materials.

The trash enclosure is detached from the building but integrated by matching the materials and colors of the building.

Sincerely,  
Juan Salamanca