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City of Goodyear
Planning and Zoning Department
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Project Name: Bosa Donuts Retail Building
Project Address: 15633 West Roosevelt Street
Assessor's Parcel Number: 500-05-981

Project Narrative

A new ground up construction to be located on a previously prepared building pad located at 15633 West Roosevelt Street within the Parkway Village shopping center located on the west side of North Estrella Parkway.

The new retail shell building will be 3,236 SF Type VB masonry construction on an existing building pad within a partially developed 0.98-acre parcel located on the northern edge of the Parkway Village and will back to West Roosevelt Street. The building will be constructed of concrete masonry unit (CMU) block with metal framed building elements. Exterior finishes will include painted one-coat stucco, clear anodized aluminum storefront framing with insulated glazing, thin-brick veneer over metal stud framing, standing seam roof elements and a level roof surrounded by a parapet wall. All exterior finishes will consistent with the Parkway Village Design Guidelines and exterior signage submitted under a separate process will be consistent with the Parkway Village Comprehensive Sign Program.

Within the shell construction will be an 1,891 SF tenant improvement for Bosa Donuts on the western half of the building and a 1,188 SF vacant space for a future tenant improvement on the eastern half of the building. The tenant improvement for Bosa Donuts will include the construction of a new drive-thru lane routing around the north side of the building and discharging on the west side.

Site development improvements will be modifications to the existing automobile parking field, construction of a new drive thru lane, connection to existing pedestrian sidewalk, construction of a new refuse container enclosure per City of Goodyear Waste Division requirements, construction of new hardscape, and installation of new landscaping materials.

No alterations to the existing driveway circulation within Parkway Village is planned and connectivity to the existing driveways to West Roosevelt and North Estrella Parkway will be maintained as is.

A separate Use Permit application for the drive-thru has been applied for as well. The hours of operation for this Bosa Donuts location are expected to be between 5:00A and 10:00P. The highest volume of traffic however is expected to be during the morning hours of operation. The vast majority of those patrons will be the result of pass-by trips as many will be commuters during the weekdays, visitors to adjacent businesses, tenants of adjacent office space, and pedestrian traffic from nearby hotel visitors.

Although Bosa Donuts is classified as a restaurant use, most patrons will be temporary visitors due to the nature of its menu offerings. The traffic circulation impact on the Parkway Village Shopping Center is expected to be relatively minor. Parkway Village Shopping Center is served by a total of five (5) driveway entrances. Two of the entrances are primary entrances from Estrella Parkway and the remaining three (3) are secondary entrances from West Roosevelt Street. Roosevelt Street is not a thru-traffic street and serves primarily the adjacent business and shopping centers.

The drive-thru will circulate counterclockwise wrapping around the north side of the building and exiting adjacent to the driveway entrance immediately to the west of the Bosa Donuts location. Most of the traffic in the Parkway Village Shopping center will utilize the internal driveway circulation to the west of this new location which connects to east-west driveway circulation within the center.

Based on the accompanying traffic study, traffic flow thru the Bosa Donuts driveway is expected to be relatively expedient. The 163' drive-thru queuing lane is expected to be more than adequate to handle the volume of traffic expected during the highest early morning use. In the unlikely event that the drive-thru lane was to overflow, there is more than adequate space for traffic to wait very briefly to enter the queue. Alternatively, visitors would be able to park in the parking field on the south or east side of the building as the parking provided exceeds the requirements.

Bosa Donuts is expected to be a highly compatible business with the overall planned development of the Parkway Village Shopping Center.