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September 16, 2020 (revised 10/29/2020)

City of Goodyear
Development Services Department
14455 W. Van Buren Street, Suite D101
Goodyear, AZ 85338

Re: Commercial Pad Site Plan & Use Permit Application
Someburros Mexican Food Restaurant
South of SWC Van Buren Street and Estrella Parkway
Parcel # 500-10-852C

Dear Planner,

The proposed project is a new, ground-up Someburros Mexican Food restaurant with a drive-through pick-up window and patio seating. The drive-through will be used to pick up orders that have been ordered ahead through the app or website. The proposed hours of operation for both dine-in and the pick-up window are 10:30am-9:00pm. The 3,608 square foot building is being proposed on a 45,047 square foot (1.03 AC) lot. The development meets the parking requirements for the zoning district. The site is zoned PAD (Hudson Commons PAD) with underlying C-2, General Commercial.

Access to the site is proposed along both the north and west sides of the property. There is an existing access easement and drive from Estrella Parkway to the north of the site. There is also an existing access road along the west side of the site to connect to Hudson Street to the south. A future drive connection to the property to the south is provided as shown on the attached conceptual site plan.

The proposed typical building parapet elevations are 21'-4" and 26'-0" high with raised parapets occurring at select locations along main facades. Metal awnings will provide shade above windows. Light fixtures mounted under awnings and backlit clerestory windows on exterior walls will provide accent lighting.

Please do not hesitate to contact me if you have any questions or need any additional information.

Sincerely,

Justin Gregonis
Managing Partner