



City of Goodyear

Goodyear Municipal Court/
Council Chambers
14455 W. Van Buren St., Ste.
B101
(SE Corner of 145th Ave. &
Van Buren St.)
Goodyear, AZ 85338

Legislation Details (With Text)

File #:	16-5749	Version:	1	Name:	
Type:	Zoning Matter	Status:		Passed	
File created:	1/21/2016	In control:		City Council Regular Meeting	
On agenda:	2/8/2016	Final action:		2/8/2016	
Title:	<p>PUBLIC HEARING TO CONSIDER A USE PERMIT TO ALLOW A CONVENIENCE USE (DAIRY QUEEN DRIVE-THROUGH RESTAURANT) WITHIN THE PALM VALLEY CORNERSTONE COMMERCIAL CENTER</p> <p>RECOMMENDATION:</p> <p>1. Conduct a public hearing to consider a request for a Use Permit for a convenience use (Dairy Queen drive-through restaurant) on a 0.75-acre parcel in the Palm Valley Cornerstone commercial center located at the southwest corner of McDowell Road and Dysart Road in the Palm Valley Planned Area Development (PAD).</p> <p>a. Open public hearing b. Staff presentation c. Receive public comment d. Close public hearing</p> <p>2. Approve a request for a Use Permit for a convenience use (Dairy Queen drive-through restaurant) to be constructed within the Palm Valley Cornerstone commercial center located at the southwest corner of McDowell Road and Dysart Road, subject to stipulations.</p> <p>PURPOSE: The applicant is requesting approval of a Use Permit to facilitate the development of a Dairy Queen drive-through restaurant on property zoned PAD/Mixed Use Commercial. The subject property consists of an undeveloped 0.75-acre parcel located within the Palm Valley Cornerstone commercial center. Staff finds this Use Permit application for a convenience use to allow the development of a Dairy Queen drive-through restaurant meets the conditions and required findings for a use permit and satisfies the additional evaluation criteria required for convenience uses as contained within the Zoning Ordinance. At their regular meeting of January 20, 2016, the Planning and Zoning Commission unanimously voted (7-0) to forward a recommendation of approval to the City Council. (Steve Careccia, Planner III)</p>				

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report, 2. Vicinity Map, 3. Project Narrative, 4. Conceptual Site Plan, 5. Conceptual Building Elevations, 6. Sight Line Drawing

Date	Ver.	Action By	Action	Result
2/8/2016	1	City Council Regular Meeting	APPROVED	Pass

PUBLIC HEARING TO CONSIDER A USE PERMIT TO ALLOW A CONVENIENCE USE (DAIRY QUEEN DRIVE-THROUGH RESTAURANT) WITHIN THE PALM VALLEY CORNERSTONE COMMERCIAL CENTER

RECOMMENDATION:

1. Conduct a public hearing to consider a request for a Use Permit for a convenience use (Dairy Queen drive-through restaurant) on a 0.75-acre parcel in the Palm Valley Cornerstone commercial center located at the southwest corner of McDowell Road and Dysart Road in the Palm Valley Planned Area Development

(PAD).

- a. Open public hearing
 - b. Staff presentation
 - c. Receive public comment
 - d. Close public hearing
2. Approve a request for a Use Permit for a convenience use (Dairy Queen drive-through restaurant) to be constructed within the Palm Valley Cornerstone commercial center located at the southwest corner of McDowell Road and Dysart Road, subject to stipulations.

PURPOSE:

The applicant is requesting approval of a Use Permit to facilitate the development of a Dairy Queen drive-through restaurant on property zoned PAD/Mixed Use Commercial. The subject property consists of an undeveloped 0.75-acre parcel located within the Palm Valley Cornerstone commercial center. Staff finds this Use Permit application for a convenience use to allow the development of a Dairy Queen drive-through restaurant meets the conditions and required findings for a use permit and satisfies the additional evaluation criteria required for convenience uses as contained within the Zoning Ordinance. At their regular meeting of January 20, 2016, the Planning and Zoning Commission unanimously voted (7-0) to forward a recommendation of approval to the City Council. (Steve Careccia, Planner III)