



# City of Goodyear

## Legislation Text

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

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**File #:** 13-4961, **Version:** 1

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**USE PERMIT FOR A CONVENIENCE USE "MCDONALD'S DRIVE THROUGH" AT MOUNTAIN RANCH MARKETPLACE WITHIN THE ESTRELLA PHASE ONE PLANNED AREA DEVELOPMENT (PAD) ZONING**

**RECOMMENDATION:**

1. Conduct a public hearing to consider approving a Use Permit to allow a convenience use (McDonald's Drive Through) on a 0.74 acre commercial pad within the Mountain Ranch Marketplace commercial center at the northwest corner of Estrella Parkway and Elliot Road, within the Estrella Phase One Planned Area Development (PAD) zoning district.

- a. Open public hearing
- b. Staff presentation
- c. Receive public comment
- d. Close public hearing

2. Approve a Use Permit (Case No. 12-300-00003) to allow a convenience use (McDonald's Drive Through) on a 0.74 acre commercial pad within the Mountain Ranch Marketplace commercial center at the northwest corner of Estrella Parkway and Elliot Road, within the Estrella Phase One Planned Area Development (PAD) zoning district, subject to stipulations.

**PURPOSE:**

This is a request for approval of a Use Permit to allow a convenience use (McDonald's Drive Through) on a 0.74 acre commercial pad within the Mountain Ranch Marketplace commercial center at the northwest corner of Estrella Parkway and Elliot Road, within the Estrella community. A restaurant is allowed by right pursuant to the Estrella Phase One Planned Area Development (PAD) zoning district and the underlying Mountain Ranch Marketplace C-2, General Commercial zoning district. A drive through associated with a restaurant is, however, a convenience use requiring approval of a Use Permit. Staff has determined that, subject to the recommended stipulations, this request meets the conditions and required findings for a Use Permit. (Karen Craver, Planner III)