



# 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 #:** 15-5575, **Version:** 1

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### **USE PERMIT FOR A CONVENIENCE USE “TACO BELL DRIVE THROUGH” AT MOUNTAIN RANCH MARKETPLACE**

#### **RECOMMENDATION:**

Approve a request for a Use Permit to allow a convenience use (Taco Bell Drive Through) at Mountain Ranch Marketplace, located 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:**

The Use Permit is being requested to allow a convenience use (Taco Bell Drive Through) on a 0.57 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)