

September 16, 2021

City of Goodyear
Attn: Christian Williams
14455 W Van Buren Street, Suite D101
Goodyear, Arizona 85338

Re: Innovation Centre / Special Use Permit for Filling of Pit

Dear Christian:

The purpose of this request is to seek a Special Use Permit (“SUP”) for remediation of an approximate 55.4-acre site located at the southeast corner of Citrus Lane and Roosevelt Road (the “Site”). The Site was used as a borrow pit during the construction of the I-10 freeway in the late 1970’s and early 1980’s. As shown in the aerials below, the Site remains unfilled.

1983



2020



The attached Preliminary Site Plan depicts plans to fill the pit in preparation for future development. Specific timing to fill the pit has not been determined at this time.

The Zoning Ordinance identifies specific criteria that guides Special Use Permit requests to respond appropriately to the site context and to address the consistency with long-range planning goals. The proposal meets the criteria as outlined below.

1. Will be desirable or necessary to the public convenience or welfare; and,

Response: The inert material landfill will be desirable or necessary to the public convenience or welfare.

2. Will be harmonious and compatible with other uses adjacent to and in the vicinity of the selected site or sites;

Response: The inert material landfill will be harmonious and compatible with other uses adjacent to and in the vicinity of the selected site or sites.

3. Is in conformance with the adopted General Plan and any adopted Area Plans; and,

Response: The inert material landfill is in conformance with the adopted General Plan and any adopted Area Plans.

4. Will not be detrimental to surrounding properties or persons in the area due to:

- a. Impact on the circulation system of the adjacent neighborhood;**
- b. Excessive noise or light generated from within the site;**
- c. Excessive scale or height in relationship to surrounding properties;**
- d. Hours of operation;**
- e. Inadequate parcel size to provide adequate buffers or mitigation measures to surrounding properties;**
- f. Inconsistency with the development character or architecture of the adjacent properties.**

Response: The inert material landfill will not be detrimental to surrounding properties or persons in the area due to impact on the circulation system of the adjacent neighborhood, excessive noise or light generated from within the site, excessive scale or height in relationship to surrounding properties, hours of operation, inadequate parcel size to provide adequate buffers or mitigation measures to surrounding properties, or inconsistency with the development character or architecture of the adjacent properties.

If you have any questions, please feel free to reach out to me directly. Thank you for your attention to this matter.

Very truly yours,



Wendy Riddell