

Ten 303 Business Park

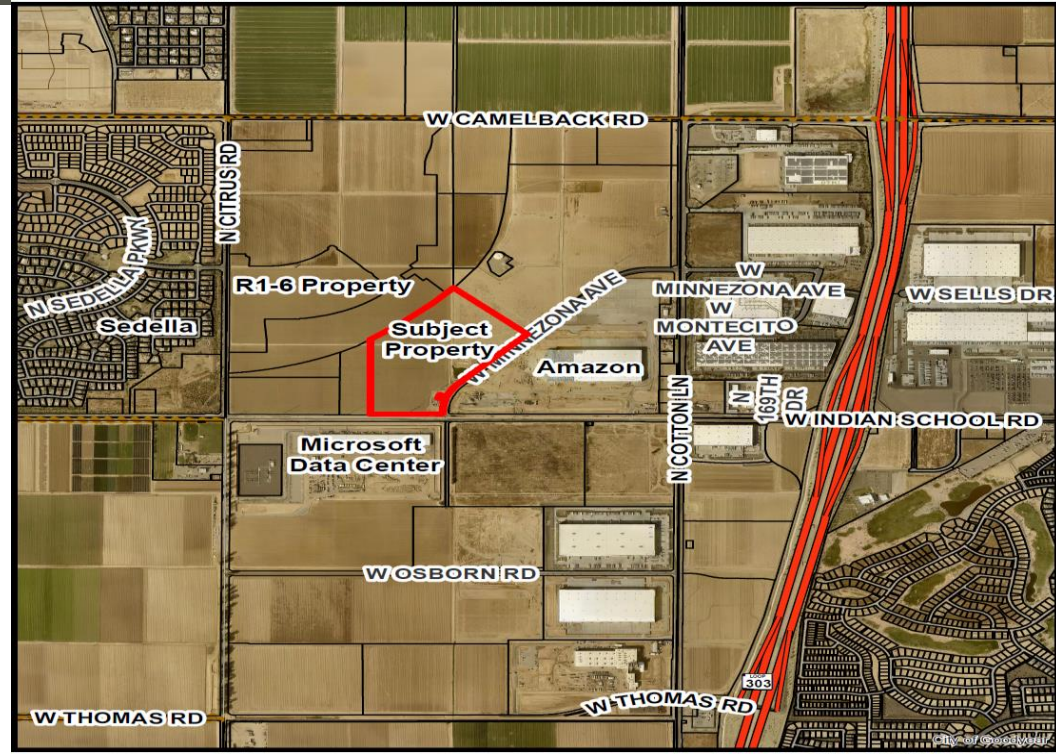
Planned Area Development
Amendment



Location



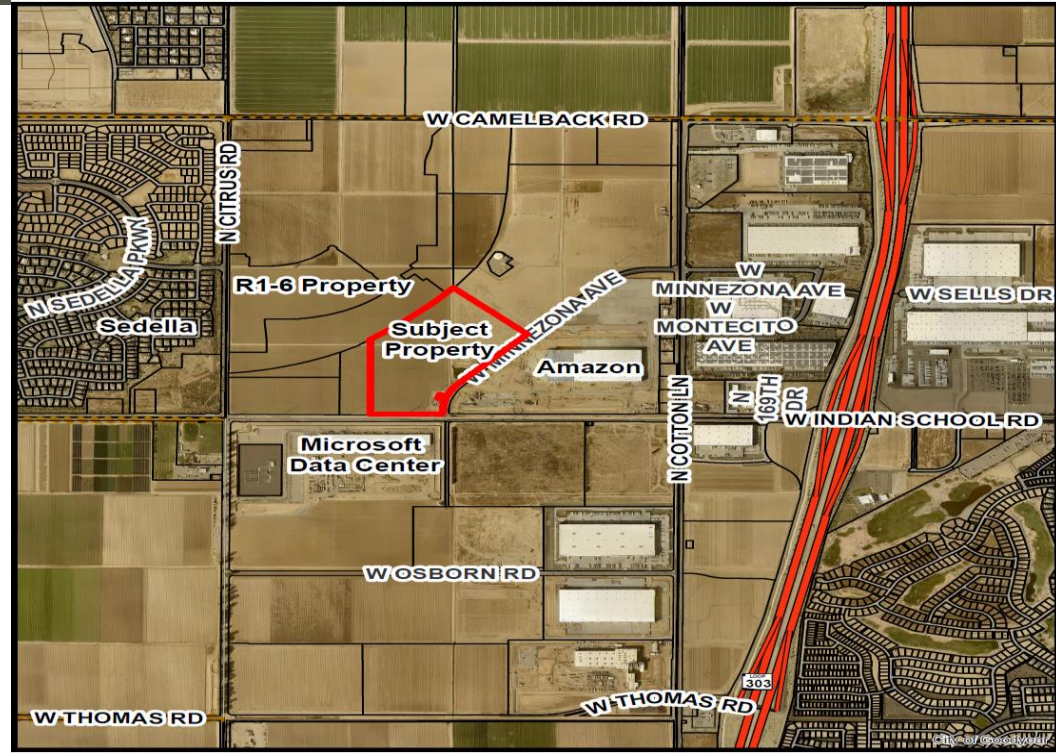
- Northwest Goodyear
 - Just west of the SR 303 Corridor
 - At the NWC of Indian School Road & Minnezona Avenue
 - Subject Property & the Amazon site were approved in 2007 as the Ten 303 Business Park Planned Area Development (PAD)
 - Both properties remained undeveloped until the Amazon facility was built in 2020



PAD Zoning & Future Development



- Ten 303 PAD zoning included
 - Underlying I-2, General Industrial, on the Amazon site
 - Underlying I-1, Light Industrial, on the Subject Property
- Ten 303 PAD included stipulations & standards intended to address the planned Talaverde residential development to the west





Stipulations & Standards

TEN 303 BUSINESS PARK

- Stip – A Use Permit is required for:
 - Buildings larger than 250,000 square feet located adjacent to the western boundary of the PAD
 - Dock-level bay doors on the west side of any industrial building adjacent to the western boundary of the PAD
- Standard - The I-1 parcel had a max bldg ht of 40 feet, per the Zoning Ord I-1 development standards in effect in 2007
 - The City Council increased the max bldg ht for all I-1 properties in the city to 50 feet in 2016, to reflect the types of industrial buildings that were being constructed



Changes to Surrounding Area

TEN 303 BUSINESS PARK

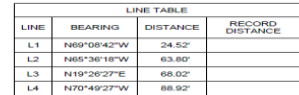
- Talaverde development did not happen
- At least a dozen industrial buildings averaging over 600,00 sq ft & with max bldg hts of 50 ft have developed to the east & south of the Subject Property
- SR 303 has become a major industrial transportation corridor
- A major residential developer has purchased the Talaverde property and has begun to plat it for single family homes at 8 du/ac



PAD Amendment Request

MAJESTIC REALTY COMPANY

- If this amendment is approved, Majestic is proposing to develop two warehouse-distribution buildings
 - 392,000 sq ft & 460,000 sq ft
 - Neither w/dock-level bay doors facing the former Talaverde site
 - Both within the requested maximum building height of 50 feet
- To facilitate the development:
 - Staff is recommending that the requirement for a Use Permit be deleted
 - Staff is recommending general conformance criteria for the development



General Conformance Criteria



FORMAL SITE PLAN SUBMITTAL

- To minimize the impact of industrial buildings in excess of 250,000 sq ft on the future adjacent residential development, staff is recommending the following as part of the amendment:
 - A minimum of 2 buildings shall be built on the parcel
 - No building shall be larger than 500,000 sq ft
 - The maximum bldg ht of each building shall be 50 ft
 - No dock-level bay doors or trailer parking shall face the west property line
 - A minimum 30-foot wide landscape buffer with double rows of staggered trees shall be located adjacent to the west property line



Public Participation

CITIZEN REVIEW PROCESS & PUBLIC HEARINGS SCHEDULE

- Notification of PAD Amendment application sent to owners of all property within 500 ft of amendment boundary
- Only inquiry was from Meritage Homes; developer of adjacent residential property. Meritage is neutral on the proposal
- No property owners attended the 1.25.22 Citizen Review meeting
- Same owners were notified of the 3.16.22 PZC & 3.28.22 CC mtgs
- Subject property was posted
- Legal ad appeared in the paper
- No inquiries other than from Meritage



Staff & PZC Recommendation

TEN 303 BUSINESS PARK PAD AMENDMENT

- With the recommended inclusion of the General Conformance Criteria in the Amendment, staff, and the Planning & Zoning Commission by a vote of 7 to 0, find that the amendment promotes continued orderly growth and development in conformance with the City Zoning Ordinance, Design Guidelines, and Engineering Standards.
- Staff asks that the City Council vote to approve the PAD Amendment pursuant to Ordinance No. 2022-1532.

QUESTIONS????

