

Rezoning Narrative

Penske

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Prepared for:

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REQUEST

The purpose of this request is to rezone an approximate 10.71-gross-acre (9.98 net acres) a property located on McDowell Road, between Perryville Road and Citrus Road (the “Site”) from Light Industrial Park (“I-1”) and General Industrial Park (“I-2”) to I-2 on the entire site. The Site consists of two parcels, APNs: 502-37-174A and 502-37-064C, as shown on the aerial map below. Penske intends to use this Site for vehicle and truck leasing and rental and sales business. The four essential functions of the facility are as follows: 1) Used truck sales, 2) Provide local one-way rentals to the general public and commercial industry, 3) Provide full-service leasing or contractual maintenance for contractual customers, and 4) Provide maintenance, fueling, and washing of our supporting fleet.

The Site is currently undeveloped land and has never been developed. Further, the Site is zoned I-1 on the western parcel and I-2 on the eastern parcel. The Site is located on an arterial road and is backed by the Interstate 10 Freeway (“I-10”). Given the location and zoning of the site, this is a prime area for a Penske facility to operate.

Context Aerial



SURROUNDING CONTEXT

The Site is currently undeveloped land and has never been developed. Adjacent to the Site, on

the north end, is a small parcel owned by the Arizona Water Company, which is not part of the Site. North of the site, across McDowell Road, is agricultural State Land. The Site is located on an arterial road and is backed to the south by the Interstate 10 Freeway ("I-10"). To the west of the Site is a landscape supply store and to the east is a storage facility. Given the location and surrounding land uses, this is a prime area for a Penske facility to operate.

DEVELOPMENT PLAN

Penske intends to develop the Site with parking for their trucks and trailers, employee and customer parking, a fuel island, and a building which will house administrative uses, leasing and sales business, service bays, and a wash bay. The building on-site is proposed to be approximately 19,558 square feet and approximately 26 feet in height.

GENERAL PLAN

The Goodyear 2025 General Plan was adopted in 2014 with a vision of continuing to develop the city as a *desirable place for all to live, work, visit, and play by fostering a sustainable community with diverse destinations connected throughout the City* (Goodyear 2025 General Plan, Pg. 4). The Site's Business & Commerce designation allows for uses including *business parks, offices, warehouses, and other light industrial uses that are also appropriate* (Goodyear 2025 General Plan, Pg. 124). This proposal is consistent with the vision and intent of the City of Goodyear General Plan designation of Business & Commerce and will create a desirable place to work for all residents. This proposal promotes the achievement of the overall vision, goals and policies outlined in the General Plan.

REZONING CRITERIA

The Zoning Ordinance identifies specific criteria that guide rezoning requests to respond appropriately to the surrounding context of the Site, address demand for the types of uses proposed, and provide consistency with long-range planning goals. This proposal meets and exceeds those criteria as outlined below.

a. Consistency with the goals, objectives, policies and future land use map of City's General Plan; consideration of current market factors, demographics, infrastructure, traffic, and environmental issues; and if conditions have changed significantly since the Plan was adopted;

Response: This proposal is consistent with the long-range planning goals and policies outlined in the General Plan, will provide a much-needed employment and service use in the area, and will bring quality jobs to serve residents.

b. Suitability of the subject property's physical and natural features for the uses

permitted under the proposed zoning district;

Response: This Site is generally flat with no physical or natural features that would hinder the development of the proposed project.

c. Compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of such things as land suitability, environmental impacts, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential impact on property values;

Response: A portion of the site is currently zoned I-2 and rezoning the entire site to i-2 will allow for consistent and compatible zoning. This proposal has been thoughtfully planned to respect the scale of the existing and planned land uses with focus on fitting the context of its surroundings. The proposed use has been anticipated by the General Plan. As part of the rezoning, the completion of improvements to McDowell Road are anticipated.

d. Proposed zoning district's consistency with other land uses within the immediate area and whether uses allowed under proposed zoning district would be better suited to the subject property than the uses allowed under current zoning;

Response: The Site is undeveloped and has never been developed. The Site is zoned both I-1 and I-2 currently. The site is located on an arterial roadway and is backed by the -10 Freeway. Given the location of the site and the existing zoning on the site, this is a prime property for a Penske facility.

e. Demand for the types of uses permitted in the proposed zoning district in relation to amount of land currently zoned and available to accommodate the demand;

Response: The proposed use has been anticipated by the General Plan. This proposal is consistent with the long-range planning goals and policies outlined in the General Plan as the Business & Commerce land use designation allows light industrial uses.

f. Demands for public services that will be generated by the uses permitted in the proposed zoning district and requirements for meeting such demands in terms of public infrastructure and facilities and other capital equipment, such as water supplies, water treatment, storage, and distribution facilities, wastewater treatment, recharge and distribution facilities, streets, bridges, schools and emergency services facilities and equipment;

Response: This proposal appropriately responds to the available public services and infrastructure in the surrounding vicinity. Designated as Business & Commerce by the Goodyear 2025 General Plan, this Site location has been anticipated for a range of employment and industrial uses. The water service provider is Arizona Water Company. We are proposing a 12" water main to be constructed in McDowell Road that will connect to a planned 12" main located at the intersection of Perryville Road and McDowell Road. The City of Goodyear is the

sewer provider. An existing 8" sewer main approximately 200 feet from the Site will be extended approximately 350 feet to provide service to the proposed building.

g. Potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided;

Response: None. There is no projected increase in demand for public infrastructure and services available to the Site that exceeds capacity as a result of this development.

h. General public's concerns;

Response: Given that this request is consistent with the existing and approved uses in the vicinity of the Site and the land use was anticipated by the City's General Plan, it is not anticipated that there will be significant public concerns as a result of the proposal. Nonetheless, the development team understands the importance of neighborhood involvement and will diligently seek input through the outreach process.

i. Whether the amendment promotes orderly growth and development; and

Response: This proposal presents a land use that will convert an underutilized Site with split zoning that is not appropriately entitled to meet demand. The proposal promotes the orderly growth and development of the area by adding industrial uses appropriate to their context.

j. Any other factors related to the impact of the amendment on the general health, safety and welfare of the citizens of the City and the general public.

Response: This proposal converts an underutilized Site into a needed industrial use that will create quality jobs and services for Goodyear residents and will have an overall positive impact on the City of Goodyear.