

Rezoning Narrative

Cotton & Camelback

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Prepared for:

CAMELBACK & 303, LLC
ED Grant
8901 East Raintree Drive, Suite 140
Scottsdale, AZ 85260

Prepared by:

Berry Riddell LLC
Wendy Riddell, Esq.
Elyse DiMartino, Planner
6750 East Camelback Road, Suite 100
Scottsdale, Arizona 85251

REQUEST

The purpose of this request is to rezone an approximate 17.91-gross-acre (15.35 net acres) site located at the southwest corner of Cotton Lane and Camelback Road (the “Site”) from PAD (Planned Area Development) Overlay to I-1 (Light Industrial) zoning. The intent of the applicant is to zone this land to accommodate industrial warehousing and distribution uses. The Site consists of two parcels, APNs 502-31-002C and 502-31-011E, and is currently undeveloped. The Site is designated as Industrial on the City of Goodyear’s General Plan land use map, which anticipates uses including warehousing and distribution. As shown in the below Context Aerial, the Site is located less than one-half mile west of the Loop 303 interchange at Camelback Road. Approval of this proposal will help maximize the investment made into the freeway expansion by attracting employers to Goodyear, inside this transit corridor.

Context Aerial



SURROUNDING CONTEXT

The Site is bounded on the east by Cotton Lane. Across Cotton Lane to the east, is an industrial center that houses a building materials store, a DSG Distribution Center, and a REI Distribution Center, zoned PAD and designated as Industrial on the General Plan. To the north of the Site, across Camelback Road in the City of Glendale, is agricultural land that has been approved for 390 acres of industrial development. This land is currently zoned PAD (City of Glendale) and is designated as Light Industrial and Luke Compatible Land Uses on the City of Glendale General

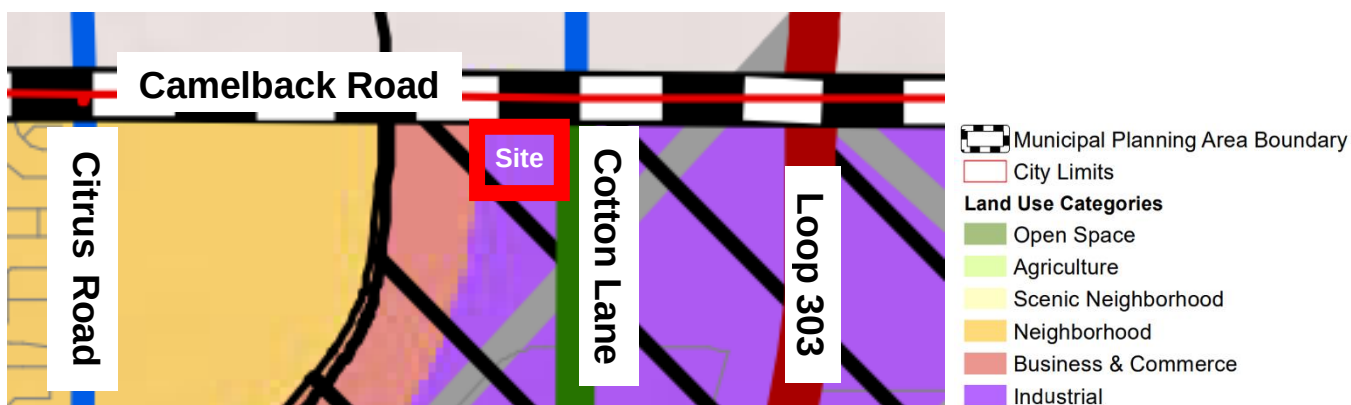
Plan. Along the western border of the Site is agricultural land zoned C-2 PAD and designated as Business & Commerce on the General Plan. The land to the south is former agricultural land now zoned I-1 (Light Industrial Park) and designated as industrial on the General Plan.

DEVELOPMENT PLAN

The Cotton & Camelback development consists of two buildings, one approximately 146,874 square feet and the other approximately 114,791 square feet in size. The buildings have been designed with a north-south orientation and inward-facing loading docks, separated by a 70-foot-wide drive-aisle. Both buildings are proposed to be approximately forty-four feet in height per I-1 zoning and design guidelines. Additionally, increased landscaping and retention areas will be located around the perimeter of the Site, with approximately 13.7 % open space provided. The Site can be accessed by two driveways along Camelback Road and two driveways along Cotton Lane, with parking located along the east and west perimeters of the Site.

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 Industrial designation allows for uses including *office, industrial, and business parks. Supportive uses such as community & neighborhood commercial and public & community facilities are also allowed* (Goodyear 2025 General Plan, Pg. 127). This proposal is consistent with the vision and intent of the City of Goodyear General Plan designation of Industrial 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.

City of Goodyear General Plan Land Use 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 use in the area, will maximize the investment made into the Loop 303 extension, 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 industrial 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: 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 and a traffic impact study has been conducted in association with this request to confirm that the available roadway improvements are sufficient to accommodate the project. As part of the rezoning, the completion of half-street improvements on Camelback Road and Cotton Lane along the northern and eastern boundaries of the Site 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 primarily surrounded by undeveloped or agricultural land. Across Camelback Road, is agricultural land that has been approved for 390 acres of industrial development. East, across Cotton Lane, is an industrial center that houses a building materials store, the DSG Distribution Center, and the REI Distribution Center. The property to the south of the Site is zoned I-1 to allow industrial uses. The property west of the site is undergoing an application with the City to rezone to I-1 for similar uses.

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 well as the anticipated land use designation of Industrial.

The site is within one-half mile of the Loop 303 Freeway corridor which enhances economic development and job growth. The Loop 303 Corridor *promotes distribution, warehousing, and manufacturing* (Goodyear 2025 General Plan, Pg. 52) land uses. Additionally, according to a study done on U.S. retail and e-commerce sales, industrial demand has been driven to record levels in the second quarter of 2021. As the economy begins to reopen, the rate of e-commerce growth has nearly doubled pre-COVID levels suggesting that the accelerated e-commerce demand is sustainable. This increased demand will drive the need for more warehousing and distribution land 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 Industrial by the Goodyear 2025 General Plan, this Site location has been anticipated for a range of employment and industrial uses. The Site is located within the EPCOR Water Planning Area. The water main that will serve the site is fed from the AF Water Plant 12 Reservoir and Pump Station, located due south of the site's western property line. The City of Goodyear is the sewer provider and a sewer main extension will be required to serve the site. The site is proposed to be serviced by a new sewer main that will connect to an existing sewer main in Minnezona Avenue. Regarding streets, Camelback Road will be widened to its ultimate cross section as part of this development along the entire frontage, in accordance with City of Goodyear requirements.

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 that is not appropriately entitled to meet demand, to a high-quality development that offers much needed jobs and will help to establish Goodyear's employment and industrial land uses. With the investments made into the nearby Loop 303 extension, 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 employment use that will create quality jobs for Goodyear residents and will have an overall positive impact on the City of Goodyear.