

LUXELOCKER



Project Location

The subject property is located east of the southeast corner of El Sol and Bullard Ave (APN 500-07-139, the "Property") (See **Tab 1**, Site Aerial Map). The Property is approximately 8.17 net acres in size and is vacant. To the east is an industrial use (Microsoft), to the north and south are food manufacturers (Poore Brothers and Del Monte), and to the west is a vacant land. The overall area is industrial in nature.

Request

This application requests a Special Use Permit for a warehouse storage development.

About Luxelocker

Luxelocker is a luxury storage facility with multiple buildings that are externally loaded within a private gated complex.

General Plan & Zoning

The General Plan designation for the Property is Industrial (**Tab 2**). The Industrial land use designation generally provides areas for more intensive business and employment uses which have a greater impact on surrounding land uses. Uses that are appropriate include office, industrial, and business parks. Supportive uses such as community & neighborhood commercial and public & community facilities are also allowed in the Industrial category, to the extent that they are needed to serve the primary uses within the category. The zoning for the Property is PAD, Airport Commerce Center PAD, and has underlying I-2, General Industrial Park zoning.

In recognition of the area's existing industrial developments and surrounding uses, Luxelocker has envisioned the Property as a complementary development that provides a quiet and clean industrial use.

Development Proposal

The planned use is for six unmanned storage buildings. Units will be large enough to accommodate RV and boat storage. Bathrooms, common area and landscaping will be maintained by Luxelocker. Typical units are 14' to 18' wide and depths range from 45' to 70'. Building heights vary but the maximum height is approximately 25'.

The development will consist of RV and boat storage units which will be professionally managed by a Commercial Association. No on-site management will be provided, however regular maintenance will be provided and there will be restrictions which will prohibit: (i) use of the units as residential living quarters; (ii) outdoor storage; and (iii) operating a business from an owned unit. No unique noise, lighting or odors are expected to be produced from the building or users of this site.

Units will be enclosed and climate controlled and Luxelocker will feature automatic sectional garage doors with remote openers, wide drive lanes, men's and women's bathrooms with showers for use by condo owners, automatic exterior gates with openers. Additionally, the development will be a secured facility with

security cameras, access control and a security system. The perimeter will be secured with the use of buildings and a mix of 8' tall CMU and 7' tall wrought iron fencing along the perimeter. An RV dump station, hose bibs and an air pump will be built for the exclusive use of the development.

It is anticipated that this development will be phased, as shown on the enclosed conceptual phasing plan.

Special Use Criteria

According to the Goodyear Zoning Ordinance, a Special Use Permit (SUP) is required for "Any Special Use which may be considered in Commercial **Districts**." Since **recreational vehicle** storage facilities require a SUP in the commercial district, it is likewise required here.

The criteria for evaluating a SUP is listed in Section 1-3-4 of the Goodyear Zoning Ordinance and outlined below:

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

Response: Many HOA's prohibit the storage of boats and recreational vehicles within planned residential communities and there is a need for an enclosed, private storage. This development will provide a convenient amenity to area residents. More importantly, it preserves the high quality of life without the impacts that generally accompany industrial uses. The proposed storage units can store large items such as boats and RVs that normally cannot be stored at a private residence, thus the use will be desirable and necessary for public convenience..

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

Response: The intended use of this Property is compatible with the surrounding land use patterns, and thus, this request will not alter acceptable land use patterns to the detriment of the area. The proposed use is compatible and consistent with the surrounding area. The surrounding properties are zoned as I-1 and I-2. This location sits adjacent similar industrial uses

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

Response: This is an industrial type use and located in an industrial land use designation area per the General Plan, thus the use conforms to the adopted General Plan.

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;*

Response: There are no adjacent neighborhoods in the immediate area. El Sol road will be accessed from our project at two locations. Neither the AM or PM peak hour trips are expected to exceed 20 trips.

- b. *Excessive noise or light generated from within the site;*

Response: No exterior lights other than the illuminated building signage will be visible from the street. The units are to be used for vehicle storage only and this use does not produce excessive noise.

c. Excessive scale or height in relationship to surrounding properties;

Response: The proposed buildings are only 25' tall whereas the surrounding industrial buildings are much taller and larger. The site plan was designed to have multiple buildings to avoid one singular massive building.

d. Hours of operation;

Response: While 24-hour operations are permitted in the industrial area, the site is typically accessed during the day, and more likely on the weekends than weekdays.

e. Inadequate parcel size to provide adequate buffers or mitigation measures to surrounding properties;

Response: The parcel is perfectly sized (8.12 ac) for this type of development. The site design complies with all the required setbacks and buffers per the zoning ordinance. Since the site is adjacent to other manufacturing and industrial uses, it is ideally situated.

*f. Inconsistency with the development character or architecture of the **adjacent** properties.*

Response: The building color, materials, and overall design are very compatible with the surrounding industrial properties.

Summary

This development provides an opportunity for recreational vehicle and boat storage as a convenient amenity to area residents. More importantly, it preserves high quality of life without the impacts that generally accompany industrial uses. Because the intended use of this Property is compatible with the surrounding land use patterns, this request will not alter acceptable land use patterns to the detriment of the area. Luxelocker looks forward to bringing a quality development to the City of Goodyear.

TAB 1

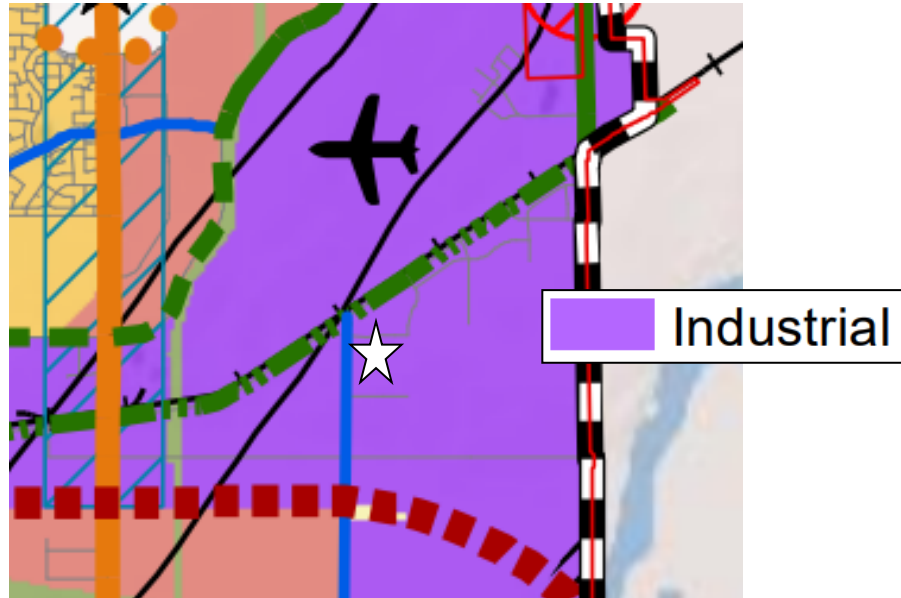
Tab 1 – Site Aerial Map



TAB 2

TAB 2

General Plan Land Use Map



Zoning Map

