

LUXELOCKER SUP

SEC EL SOL AND BULLARD
GOODYEAR | ARIZONA



P&Z Commission
March 2023

LUXELOCKER

WM
WITHEY MORRIS PLC
ATTORNEYS AT LAW

ABOUT THE SITE



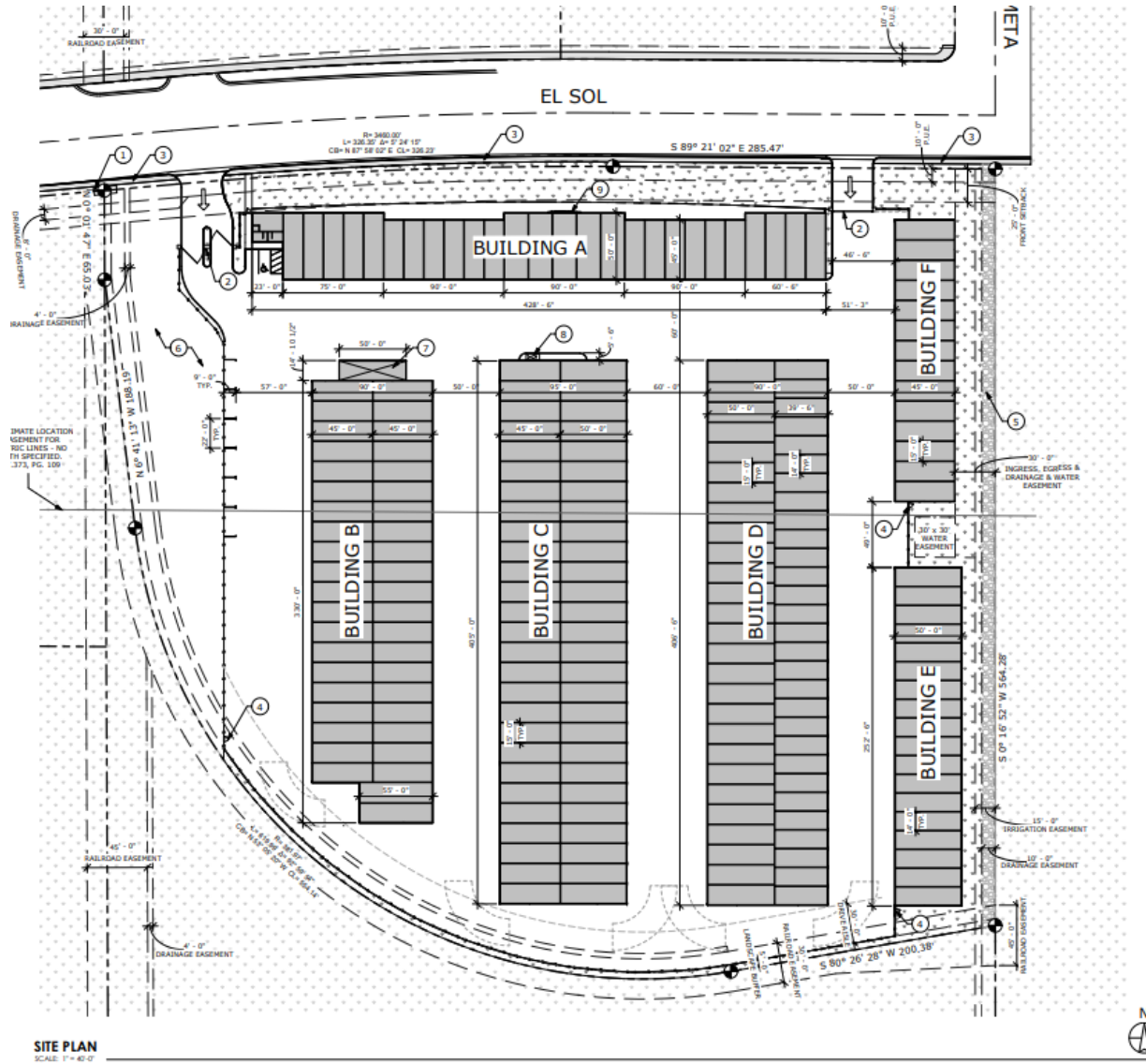
- 8 acres
- Proximity to Airport
- General Plan: Industrial
- Currently zoned PAD (1985): Industrial uses



About Luxelocker

- Privately owned, warehouse condo units
 - Individually sold, platted condos
 - Governed by CC&Rs and Owner's Association
- Indoor, climate controlled
- Boats, RVs, classic cars, off-road vehicles, hobby cars etc.; modern day man-cave
- Quiet, low lighting, secured, and monitored
- No outdoor storage

SITE PLAN



- 6 Buildings
- Typical Size
 - 14' to 15' wide
 - 40' to 50' deep
- Vehicle Access: El Sol
- Single development phase

SUP CRITERIA

1. Will be desirable or necessary to the public convenience or welfare;
 - Necessary because HOAs prohibit outdoor storage
2. Will be harmonious and compatible with other uses adjacent to and in the vicinity of the selected site or sites;
 - Consistent with character of industrial area, and zoning.
3. Is in conformance with the adopted General Plan and any adopted Area Plans; and
 - Consistent with General Plan land use designation.

SUP CRITERIA – “COMPATIBILITY”

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

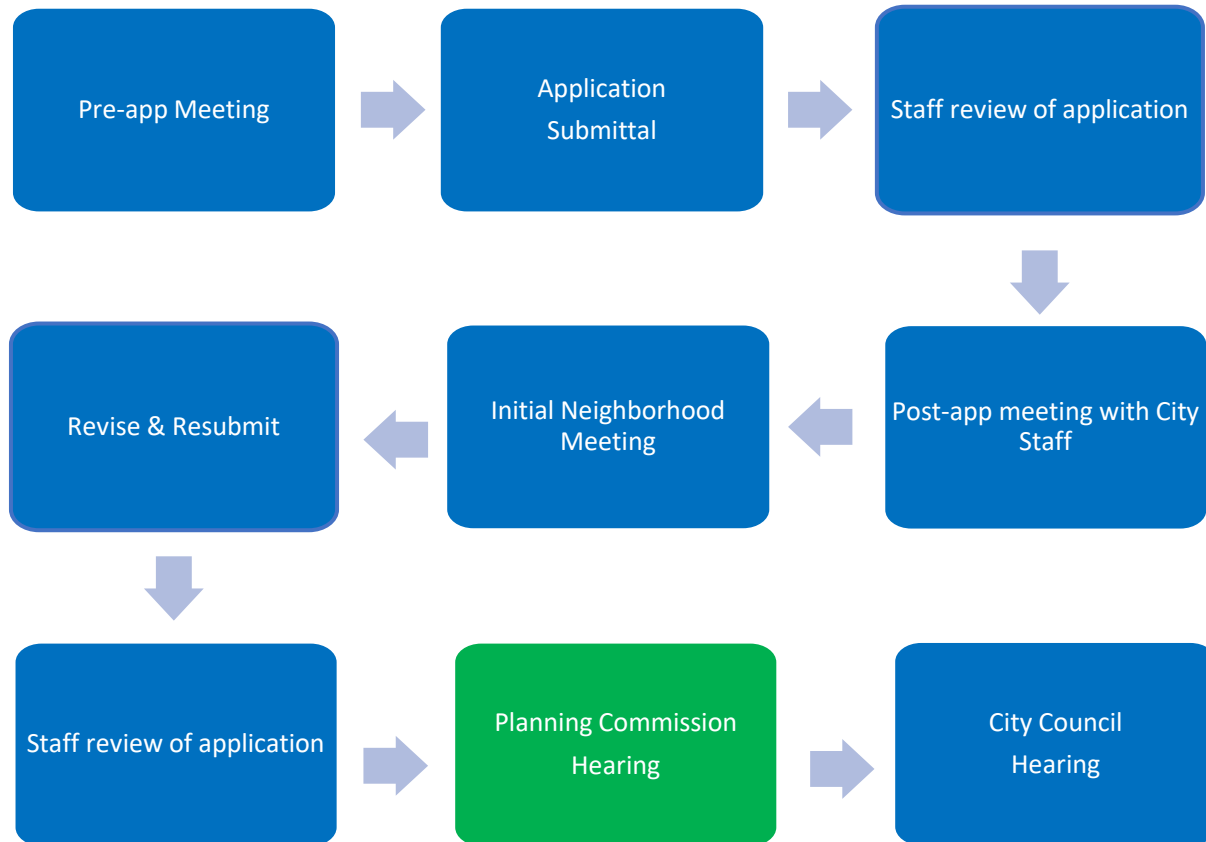
SUP CRITERIA – “COMPATIBILITY”

- There are no adjacent residential neighbors
- No impact on circulation; El Sol designed for more intensive uses
- No exterior lights; quiet
- Buildings are only 18' tall (surrounding buildings are taller)
- Parcel size is ideal for this development
- Architecture, colors, and materials are high quality and compatible with surrounding area.

SUMMARY

- Community amenity
- Consistent with zoning
- Consistent with General Plan
- Meets SUP criteria
- No opposition
- Staff support

NEXT STEPS



QUESTIONS?
