

Rezoning Narrative

Citrus & McDowell

1st Submittal: October 31, 2022

2nd Submittal: May 5, 2023

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REQUEST

The purpose of this request is to seek a rezoning for an approximate 47.20-gross-acre (42.29-net-acre) property located at the southeast corner of North Citrus Road and West McDowell Road (the "Site"). The Site consists of two parcels, APNs: 502-40-269 and 502-38-004W, as shown on the aerial map below. The proposed rezoning will change the Site's zoning from General Commercial ("C-2") and Agricultural ("AG") to Light Industrial Park ("I-1") with a Planned Area Development ("PAD") Overlay for all 47.20-gross-acres. The rezoning will adopt I-1 uses and, through the PAD Overlay, will also retain the uses contained in the C-2 districts. The rezoning to I-1 will allow a warehouse/distribution facility to be developed on the Site. An electric truck charging station will be an allowed use under the PAD Overlay within the I-1 District. Additionally, the PAD will allow C-2 uses such as a gas station, car wash, and convenience store to be developed on the western portion of the Site.

Context Aerial



SURROUNDING CONTEXT

The Site is currently undeveloped land and has never been developed. To the north of the Site, across McDowell Road, is the Perryville Prison Complex, zoned AG. Adjacent to the Site to the east is a parcel owned by the Arizona State of Department of Transportation, which is zoned AG and is not a part of the Site. The Interstate 10 ("I-10") Freeway runs along the southern edge of the Site. Finally, to the west, across Citrus Road, is vacant, undeveloped land zoned C-2.

DEVELOPMENT PLAN

The Site is intended to be developed with multiple uses. The westernmost portion of the Site at the hard corner may be developed with retail uses, including a gas station, convenience store, and car wash. Just east of those uses, a warehousing and distribution facility is intended to be developed. Finally, the easternmost portion of the Site is intended to contain EV charging stations for semi-trucks.

Retail Uses

As previously stated, the westernmost portion of the Site, directly on the southeast corner of Citrus and McDowell, will be developed with retail uses, which may be comprised of a gas station and carwash. The parking on the retail portion will meet City requirements when developed.

Warehousing and Distribution Uses

East of the retail portion is a proposed warehousing and distribution facility. The facility is intended to be comprised of three structures and associated parking. Each structure will be approximately 115,200 square feet, have a maximum height of 50', and will contain a truck dock. Parking for the warehousing and distribution portion of the Site will include the required number of standard and ADA parking stalls.

EV Charging Uses

The eastern portion of the Site is intended to consist of an EV charging facility for semi-trucks. The Site is proposed to contain a maximum of approximately 79 EV charging stalls and 8 additional parking stalls. The northeast corner of the Site is intended to be developed with a lounge, where truck drivers may relax while they wait for their vehicles to charge. The lounge will not offer any lodging or overnight accommodations.

INFRASTRUCTURE

As required, conceptual water, drainage, and sewer memoranda have been prepared and submitted with this application. More detailed analyses will be prepared as the project moves forward.

The Site is located at the southeast corner of North Citrus Road and West McDowell Road. More specifically, it is located within the north half of Section 2, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian. The Site is bounded by the I-10 Freeway to the south, Loop 303 to the east, N. Citrus Road to the west, and McDowell Road to the north.

Half street offsite improvements will be required along the adjacent portions of Citrus Road and McDowell Road frontage. This includes new driveways, deceleration lanes, AC pavement, curb

and gutter, sidewalk, and landscaping. The on-site improvements will be contained within the Site. The project will be phased. The phasing will be determined at the time of final site plan submittal. At this time, the design is conceptual and may change as the project progresses.

Public Street Design

Public street types are determined by the Transportation Master plan and shall confirm to the *City of Goodyear Engineering Design Standards and Policies Manual* (EDS&PM) and standard street details. McDowell Road is classified as a Major Arterial, with an ultimate overall ROW of 130-feet, plus a 10-foot PUE along the north and south side of McDowell Road. Citrus Road is classified as a Minor Arterial, with an ultimate overall ROW of 110-feet, plus a 10-foot PUE along the east and west side of Citrus Road.

Water Design

Currently the site is within the City of Goodyear water service area, however no existing Goodyear water services are available adjacent to the site. Based on this hardship to serve the site with Goodyear water services the project will file a Certificate of Convenience and Necessity (CC&N) to transfer the site to the EPCOR service area and provide water and fire service to this site via EPCOR Utilities. The City of Goodyear and EPCOR Utilities support this request to transfer service to EPCOR.

There is an existing EPCOR 8-inch waterline along the site frontage within McDowell Road. This water line will provide service to the site for domestic, fire and irrigation services. All proposed water line improvements will follow EPCOR Utilities standards and require EPCOR approvals prior to construction.

Sewer Design

The site will be served by an existing City of Goodyear 18-inch sewer line located within McDowell Road along the northern perimeter of the site. Each of the proposed parcels will have their own independent sewer service. The onsite sewer will branch off as needed to serve the multiple buildings within the site. Onsite sewer sizes will range from 6" up to 8" to handle the proposed peak flows. As the project progresses and the site plan/building uses become finalized, a more detailed analysis will be prepared. The project will be designed to follow the City of Goodyear EDS&PM.

This site is served by the Goodyear Water Reclamation Facility. This treatment facility, located at 157th Avenue just north of the BID Canal, has a current treatment capacity of 4.0 MGD with a current expansion project to increase the capacity to 6.0 MGD. As stated in the 2016 Integrated Water Master Plan, the 2014 flows to this reclamation facility were 3.3 MGD.

Drainage Design

All stormwater flows generated from within the site will be collected using an on-site storm drain system with grated inlets and conveyed into proposed on-site retention basins. The basins will be a combination of above ground retention basins and underground retention storage tanks. The offsite flows from the N. Citrus Road and McDowell Road half street improvements will be

collected and conveyed through the on-site storm drain system into the proposed on-site basins. Stormwater disposal will be provided by drywells. The project will be designed to retain the full 100-year, 6-hour storm generated from the development, per the City of Goodyear EDS&PM.

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 for residents and visitors of Goodyear. 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. The proposed uses 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: The Site is currently zoned C-2 and AG and rezoning the entire Site to I-1, while retaining C-2 uses on the western portion, 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.

Additionally, this project is located within the “Territory in the Vicinity of Military Airport” delineation on the City of Goodyear/Luke Air Force Base Notification Map. The Site is not within the Luke Air Force Base Noise Contours and the height of the project will not impact Luke Air Force Base’s overflight patterns. The Site is also in close proximity to the Phoenix-Goodyear Airport and the applicant will comply with standards imposed by the airport.

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 C-2 and AG currently. The Site is located on two arterial roadways and is backed by the I-10 Freeway. Given the location and the existing zoning on the Site, this is a prime property for commercial and industrial facilities. The proposed high-quality development will serve as an asset to the community and will not be materially detrimental to persons residing or working in the vicinity, to the neighborhood, or to the public welfare. The proposal will not produce nuisances to the surrounding neighborhood. The closest residential is to the west of the Site and will be buffered from the Site by Citrus Road. Additionally, residents will be served by the retail uses and by the creation of employment opportunities attributed to the Site.

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 promotes commercial and 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 Site is located within the City of Goodyear water and sewer service area. Access points to the Site will be located off both Citrus Road and McDowell Road and will feed into internalized private drives. No adverse impact to public infrastructure is anticipated.

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. If a demand arises, services required to serve the proposed development will be constructed by the developer.

h. General public's concerns;

Response: The General Public's input will be identified through the public review process. 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 unsuitable zoning entitlements to meet demand. The proposal promotes the orderly growth and development of the area by adding commercial and 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 needed commercial and industrial uses that will create quality jobs and services for Goodyear residents and visitors and will have an overall positive impact on the City of Goodyear. Given the nature of the surrounding agricultural uses, the planned commercial uses, and the consistency with the General Plan, the Site is an ideal location for commercial and industrial uses.