

Schoaf Law Office, PLC

Jacobs – Southwest Specialty Foods Zoning Request

Project Narrative
700 N. Bullard Ave.

In July 2000 Jeff and Linda Jacobs and Southwest Specialty Foods was granted zoning on approximately 80 acres at 700 N Bullard Rd. in Goodyear. It was zoning case Z-5-00.

The parcel was originally zoned AU/Agriculture. The property was granted three land use categories: Commercial on the front 400 feet, Industrial on the next 1370' going west and the balance of the site remained AU/Agriculture. The reason the western balance of the land remained AU was because the Bullard Wash bisects the property approximately 1800' feet west of Bullard Rd.

In November 2009 Jeff and Linda Jacobs dedicated the west 300' of the original 80 acres to the City of Goodyear. The plan was and still is to reroute the Bullard wash approximately 300' west on to City of Goodyear property.

The requested Zoning amendment will create rezone the remaining 12.857 acres from AU/Agriculture to Industrial so that the property east of the proposed Bullard Wash will all be zoned Industrial. This will further the orderly development of this property. This request is to rezone approximately 12.857 +/- acres (400' X 1398') to the same Industrial zoning originally granted to the property adjacent to the east.

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