

Rezoning and SUP Narrative

1784 Citrus and Broadway

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Prepared for:

1784 Capital Holdings, LLC
Kelly McKone
866-828-6009

Prepared by:

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

REQUEST

The purpose of this request is to rezone an approximate 10-gross-acre (8.81 net acres) site located at the northwest corner of Broadway Road and Citrus Road (the "Site") from AU (Agricultural Urban) to C-2 (General Commercial) zoning, with a Special Use Permit (SUP). The intent of the applicant is to zone this land to accommodate self-storage and covered RV/boat storage. The Site consists of one parcel (APN:502-43-012) and is currently undeveloped. The Site is designated as Neighborhood on the City of Goodyear's General Plan Land Use and Transportation Map. As shown in the below Context Aerial, the Site is located in an area with a growing residential population. Approval of the proposed use and zoning district would allow for a needed commercial service of self-storage for the adjacent residential uses.

Context Aerial



SURROUNDING CONTEXT

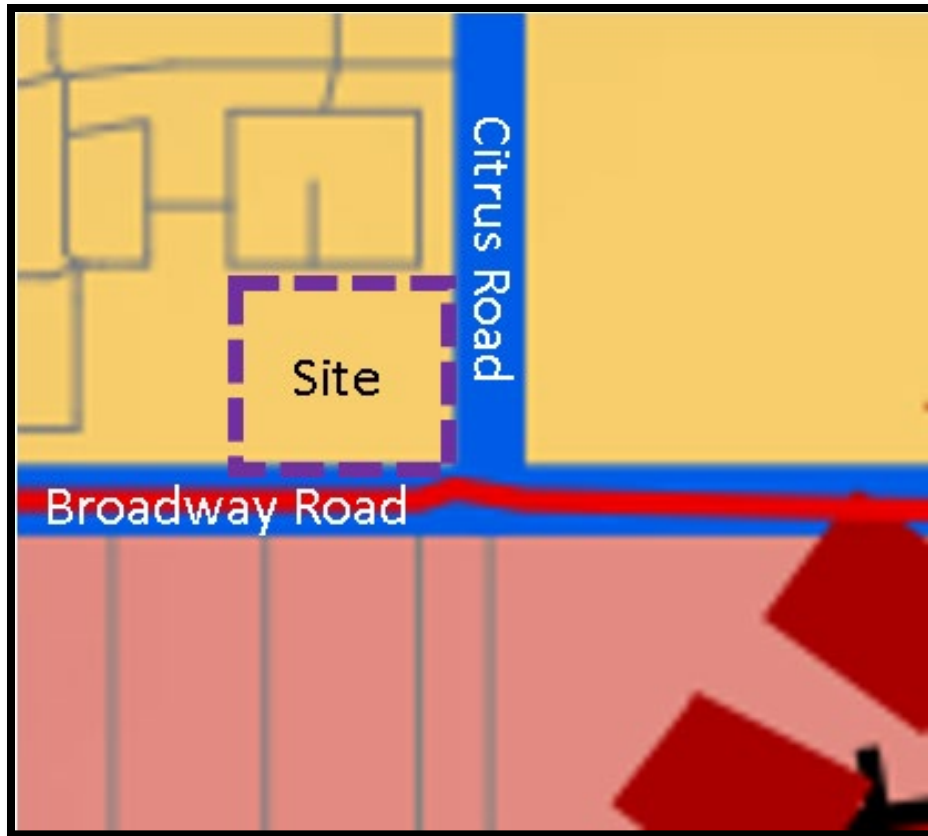
The Site is bounded on the east (across Citrus Road) by residential land zoned PAD and designated as Neighborhood on the City's General Plan Map. To the north of the Site is a residential subdivision, Las Brisas. This land is currently zoned PAD and is designated as Neighborhood on the City's General Plan Map. Along the western border of the Site is agricultural land zoned RU-43 in Maricopa County and designated as Neighborhood on the General Plan. The land to the south (across Broadway Road) is zoned RU-43 in Maricopa County and is designated as Business and Commerce Park on the City's General Plan Map.

DEVELOPMENT PLAN

The proposed development consists of multiple self-storage building with drive-up access. The height of the proposed buildings range from 17 feet to 23 feet, which is substantially lower than the fifty-six feet permitted in the C-2 zoning district. It is important to note that the proposed 17 feet in height is adjacent to the residential neighbors to the north, which is set back 30 feet from the property line. The remainder of the Site will be developed with canopies for covered RV and boat storage, which are 17.5 feet in height. A thirty-foot building setback is being proposed on all four-sides of the project with a minimum of 15 feet of landscaping being provided to the north and west. Ingress and egress will be provided through driveways on both Citrus Road and Broadway Drive. Amenities for the RV storage include security cameras around the entirety of the site and a sewer dump and water station, which is a water source only and no chemicals or soaps will be provided.

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 Neighborhood designation allows for uses including *community facilities that support and complement the neighborhood such as schools, places of worship, parks, public safety facilities, and commercial uses at appropriate intensities and locations* (Goodyear 2025 General Plan, Pg. 117). This proposal is consistent with the vision and intent of the City of Goodyear General Plan designation of Neighborhood and will create a much-needed amenity for the surrounding residential communities. 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 and will provide a much-needed use in the area.

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 commercial 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 Citrus Road and Broadway Road is 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 residential land. Commercial land uses and zoning are needed for complete neighborhoods. The closest commercial zoning district to the Site is located at the southeast corner of Lower Buckeye Road and Citrus Road.

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 zoning district of C-2 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 Neighborhood land use designation allows commercial uses and zoning districts, including C-2. As stated previously, there is no commercially zoned land located within close proximity to the Site. In order to fulfill the City's General Plan vision of "complete neighborhoods", commercial land uses are needed in proximity to residential 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. Previous projects have installed water and sewer in Broadway and Citrus Road. This project will utilize those city water sewer facilities and will be

required to pay any repayment agreements for previously installed water and sewer and pay system development fees as required by the City. This project will construct its half street improvements on Citrus and Broadway per city standards. Drainage facilities similar to those constructed on Las Brisas will be constructed along Citrus Road. Roosevelt Irrigation District open channel will be tiled similar to the Las Brisas project.

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 land use that 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 amenity to the area. In addition, the anticipated half-street improvements will allow for roadway expansions to accommodate the growing residential population.

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 commercial use and will have an overall positive impact on the City of Goodyear.

Special Use Permit Criteria

In addition to rezoning the Site, a Special Use Permit (SUP) is also being requested for the Self-Storage and RV/Boat Storage use.

1. Why the special use is desirable or necessary to the public convenience or welfare;

Response: The proposed self storage and covered RV/Boat Storage use is a necessary amenity for adjacent residential uses. Most new home builds in the area don't have the

ability for on-site storage of RVs or boats. The proposed use would allow nearby residents to store their valuables within close proximity to their home.

2. Why the special use is harmonious and compatible with other uses adjacent to and in the vicinity of the selected site;

Response: The Site is located on the hard corner of Broadway Road and Citrus Road.

3. Why the special use is in conformance with the General Plan;

Response. The General Plan section for the Neighborhood category addresses the goal of “complete neighborhoods”. In order to have a complete neighborhood, commercial facilities that serve the needs of the community also need to be provided. The proposed self-storage use would provide a needed use in the area.

4. That the special use 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.**

Response: The proposed self-storage and RV/Boat storage use is a needed amenity for the surrounding residential uses. As such, the proposed use will be respectful of the surrounding residential uses and will comply with all City Ordinance requirements for light and noise standards. The proposed use will not be detrimental to the surrounding area. The proposed office hours are 7 am to 6 pm, seven days a week with keypad entry for customer access into the secured area from 5 am to 10 pm. There will be an estimated 2-3 employees.