

Logistics 85 PAD

Regulatory Standards Book

*I-2 Planned Area Development for a Proposed Industrial Development
Northwest Corner of Cotton Lane & MC85
Project #23-20000005*



Resubmitted: November 3, 2023



The Logistics 85 PAD covers 26.4 acres at the Northwest Corner of Cotton Lane & MC85 in the City of Goodyear. Specifically, the PAD applies to APN 502-49-020P (see Figure 1 below), which is legally described in Appendix A. The Logistics 85 PAD is proposed for the development of an industrial facility with compatibility and connectivity to the adjacent Union Pacific Railroad line running along the northern boundary of the property, facilitating a cargo-oriented development with the ability to service a rail tenant.

Figure 1. Site Location and Aerial



The Logistic 85 PAD incorporates the **I-2, General Industrial Park** zoning district standards adopted in the current City of Goodyear Zoning Ordinance, except for where expressly modified in this document. In the event a particular use or standard is not provided for in this document and such use or standard is not otherwise prohibited by law, the Zoning Administrator or designee shall determine whether such use or standard is analogous to other listed uses or standards.

Permitted Uses:

The permitted uses for within the Logistics 85 PAD shall be those uses allowed in the I-2, General Industrial Park zoning district, except for the following uses which shall be strictly prohibited:

- Cement and paving material mixing plant
- Public utility facilities such as wastewater treatment plants, and water reclamation facilities
- Foundry or casting of metal
- Highway maintenance facilities
- Monument works
- Sand blasting
- Sewage disposal and treatment plant
- Transfer company/trucking terminal
- Cement, lime, gypsum, and/or plaster manufacturing
- distillation of bones, coal, refuse, grain, and/or wood
- Fertilizer manufacturing
- Gas manufacturing and cylinder recharging
- Hazardous processes or explosives storage
- Mineral extraction such as sand or gravel pits
- Smelting of tin, copper, zinc, and/or iron ores

Development Standards

The development standards for the Logistics 85 PAD shall be that set forth in the I-2, General Industrial Park zoning district, except as modified in Table 1 below (modifications shown in **bold**):

Table 1. PAD Development Standards

Development Standards	I-2 General Industrial Park	Logistics 85 PAD
Minimum Site Area	5 acres	5 acres
Lot Width	300 ft	300 ft
Lot Depth	400 ft	400 ft
Maximum Building Coverage	50%	50%
Maximum Height	50 ft	50 ft
Minimum Setbacks		
<i>Front</i>	50 ft	<u>30 ft</u>
<i>Side</i>	30 ft	30 ft
<i>Rear</i>	50 ft	<u>20 ft</u>
<i>Street Side</i>	30 ft	30 ft
Landscape Buffer (<i>Article 5-1-4-B-3-b</i>)		
<i>Adjacent to single-family</i>	25 ft	25 ft*
Maximum Loading, Delivery, Roll-up/Dock Doors, and Service and Wash Bays Fronting onto a Public Street (<i>Article 3-4-3-B-8-b</i>)	50%	<u>85%</u>

**** Designated fire access lanes shall be allowed within a landscape buffer, and which are exempt from planting requirements where located.***

Appendix A

Logistics 85 PAD Legal Description

A portion of the North half of Section 26, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows,

COMMENCING at the East quarter corner of said Section 26, monumented with a Maricopa County Department of Transportation brass cap in handhole stamped L.S. 42937, which bears South 00 degrees 24 minutes 23 seconds West 2642.30 feet from the Northeast corner of said Section 26, monumented with a brass cap in handhole stamped L.S. 42937;

Thence along the East line of the Northeast quarter of said Section 26, North 00 degrees 24 minutes 23 seconds East 1961.78 feet to a point on the Northerly Right-of-Way line of the roadway known as MC 85, the centerline of which was calculated from the unrecorded BOUNDARY SURVEY prepared by Baker Land Surveying, Job No. 2863, dated June 1987, and indexed under DIN # 56943 with the Maricopa County Department of Transportation, said point being the POINT OF BEGINNING;

Thence along the Northerly Right-of-Way line of said MC 85, South 82 degrees 04 minutes 37 seconds West 552.01 feet to the beginning of a tangent curve to the left with a radius of 5841.47 feet;

Thence along said tangent curve to the left, through a central angle of 16 degrees 14 minutes 39 seconds, an arc length of 1656.14 feet;

Thence South 24 degrees 10 minutes 03 seconds East 29.40 feet to the beginning of a non-tangent curve to the left;

Thence along said non-tangent curve to the left, the radius point of which bears South 25 degrees 13 minutes 19 seconds East 5779.58 feet, through a central angle of 05 degrees 04 minutes 30 seconds, an arc length of 511.94 feet to a point of compound curvature;

Thence along said compound curve turning to the left, the radius point of which bears South 30 degrees 11 minutes 23 seconds East 5779.58 feet, through a central angle of 07 degrees 25 minutes 33 seconds, an arc length of 749.06 feet to the Southeast corner of Parcel No. 1 as shown on the RECORD OF SURVEY recorded in Book 1475 of Maps, Page 21, records of Maricopa County, Arizona;

Thence along the South line of said Parcel No. 1, South 86 degrees 34 minutes 47 seconds West 523.44 feet;

Thence continuing along said South line, South 87 degrees 49 minutes 06 seconds West 144.98 feet to the Southwest corner of said Parcel No. 1;

Thence North 00 degrees 14 minutes 23 seconds East 718.03 feet to the Northwest corner of Parcel No. 3 of said RECORD OF SURVEY;

Thence North 82 degrees 06 minutes 10 seconds East 3896.51 feet to the Northeast corner of Parcel No. 2 of said RECORD OF SURVEY, said point being on the East line of the Northeast quarter of said Section 26;

Thence along said East line, South 00 degrees 24 minutes 23 seconds West 1.62 feet to the POINT OF BEGINNING.

Comprising 26.424 acres or 1,151,026 square feet, subject to all easements of record.