

PALM VALLEY CROSSING PAD AMENDMENT #3 NARRATIVE

For

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APNs: 500-03-340A

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ATTACHED EXHIBITS

EXHIBIT A - 2011 AMENDMENT #2
EXHIBIT B - PROPOSED AMENDMENT #3
EXHIBIT C – PARCEL MAP WITH AERIAL

1.0 Introduction

1.1 Location

Palm Valley Crossing is a commercial subdivision, originally platted in 1996 within the City of Goodyear. The original PAD for the project contemplated the developments as primarily automotive uses, or automotive related uses. This proposed amendment #3 for the PAD will affect only a specific lot as shown in Figure #1 below. Figure #2 on the following page shows the aerial for the development in general with this amendment highlighted.

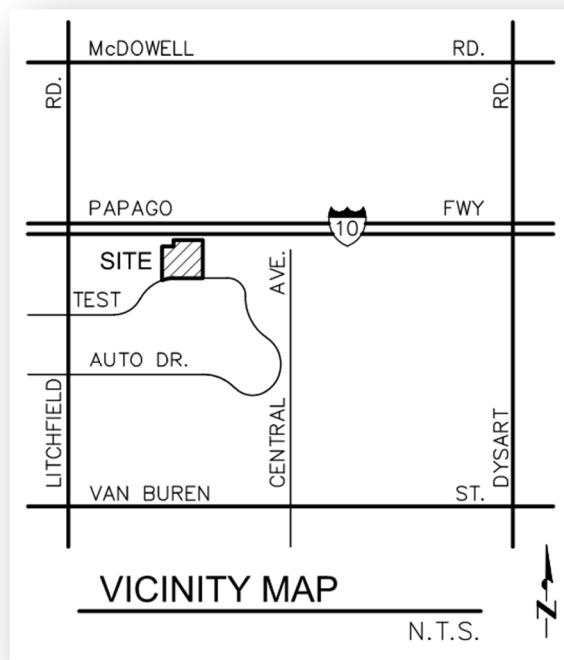


Figure 1 VICINITY MAP



Figure 2 Aerial Image

1.2 Proposed Development

The proposed Office/Warehouse development is equivalent to a light industrial use. It is a 58,000 sq.ft. building with associated parking areas, rear truck loading and maneuvering areas, landscaping and screen walls. It has a max height of 38-feet and is typical to other light industrial buildings in the immediate area. The project will be built in a single phase.

2.0 Existing PAD

Since 1996, the PAD has been amended two times, adding some diversity and other compatible uses to the subdivision. This latest Amendment #2 was prepared and approved by Goodyear in 2011. The uses within the overall subdivision are now a mix of automotive, general commercial, retail, and light industrial. These current uses are contemplated and allowed with the two previous amendments. Exhibit A attached summarized those previous two amendments and outlines the additional “service commerce” (SC) uses and “modified general commercial” (C-2) uses.

3.0 Proposed Amendment

The proposed PAD amendment would expand this 3.88-acre parcel into the previous Amendment #2 area. This would incorporate the Service Commercial/Commerce (SC) designation onto this parcel. The prior amendment defined this SC uses as shown below. There would be no proposed change to this language, as it applies to this amendment.

Service Commercial/Commerce (SC)

This area is generally located in the interior of the project not having any perimeter street frontage. The intent of this land use designation is to provide service-oriented and employment-related uses necessary to serve the needs of the community and regional area.

The list of permitted uses will allow small manufacturing, repair, research and development, office, research, testing, development and manufacturing of small products, and wholesaling. Portions of this property may be developed with large single users or consolidated complexes, while other parts may be subdivided to provide multi-tenant buildings or small single-user buildings and parcels.

Direct access to Central Avenue and the existing residential area to the east is not permitted. Appropriate buffering with the use of landscaping will help mitigate any adverse impacts to the residential areas.

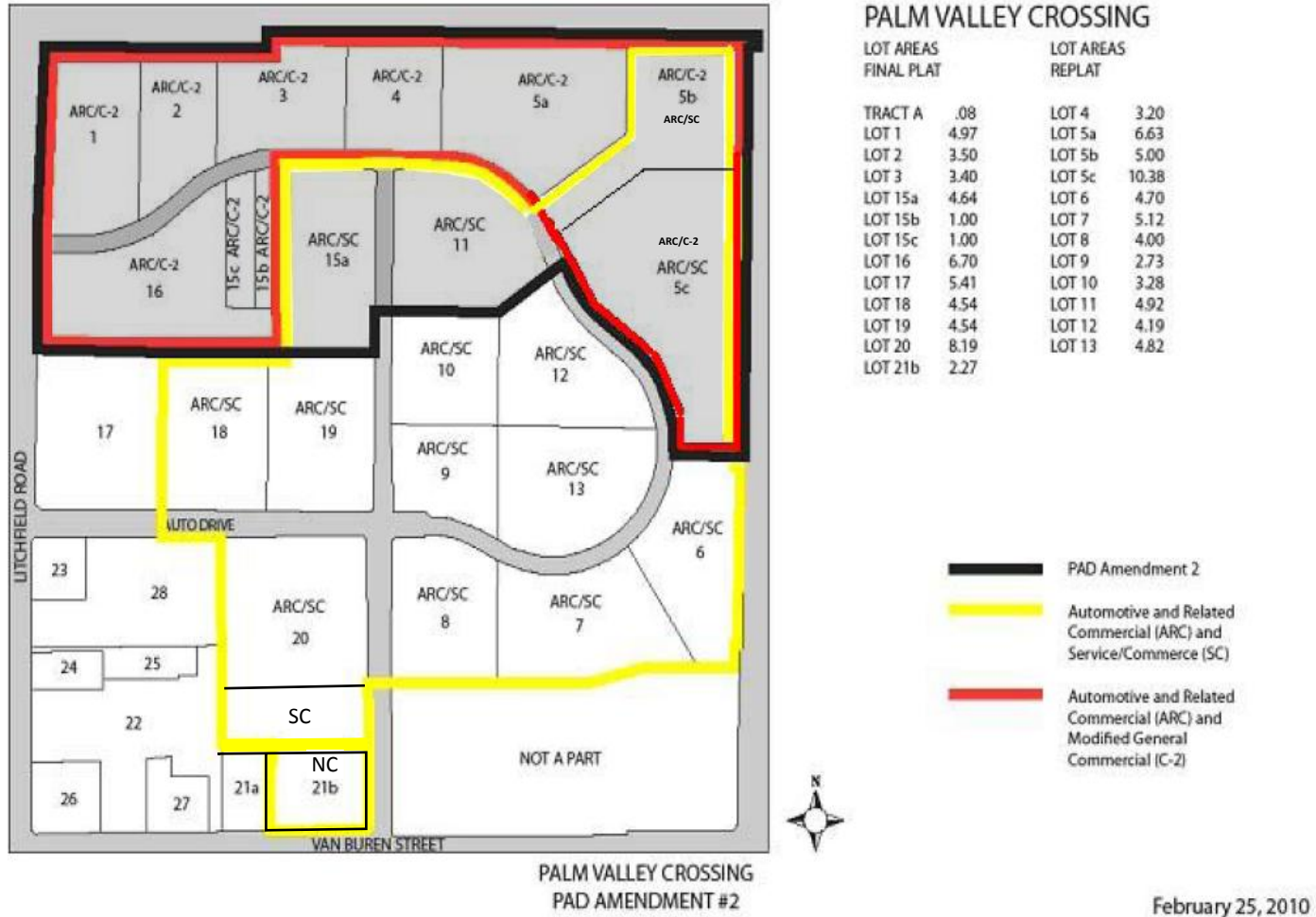
Figure 3 - SC definition

4.0 Summary

The existing subdivision, originally intended to include all “automotive related” uses, has been amended over time to include other similar and compatible uses. This proposed amendment allows a compatible use on this parcel, similar to what the adjacent parcels already enjoy.

This 3.88-acre change to the SC uses in this subdivision will not negatively affect the neighborhood or public and will not substantially change any impact to the City of Goodyear

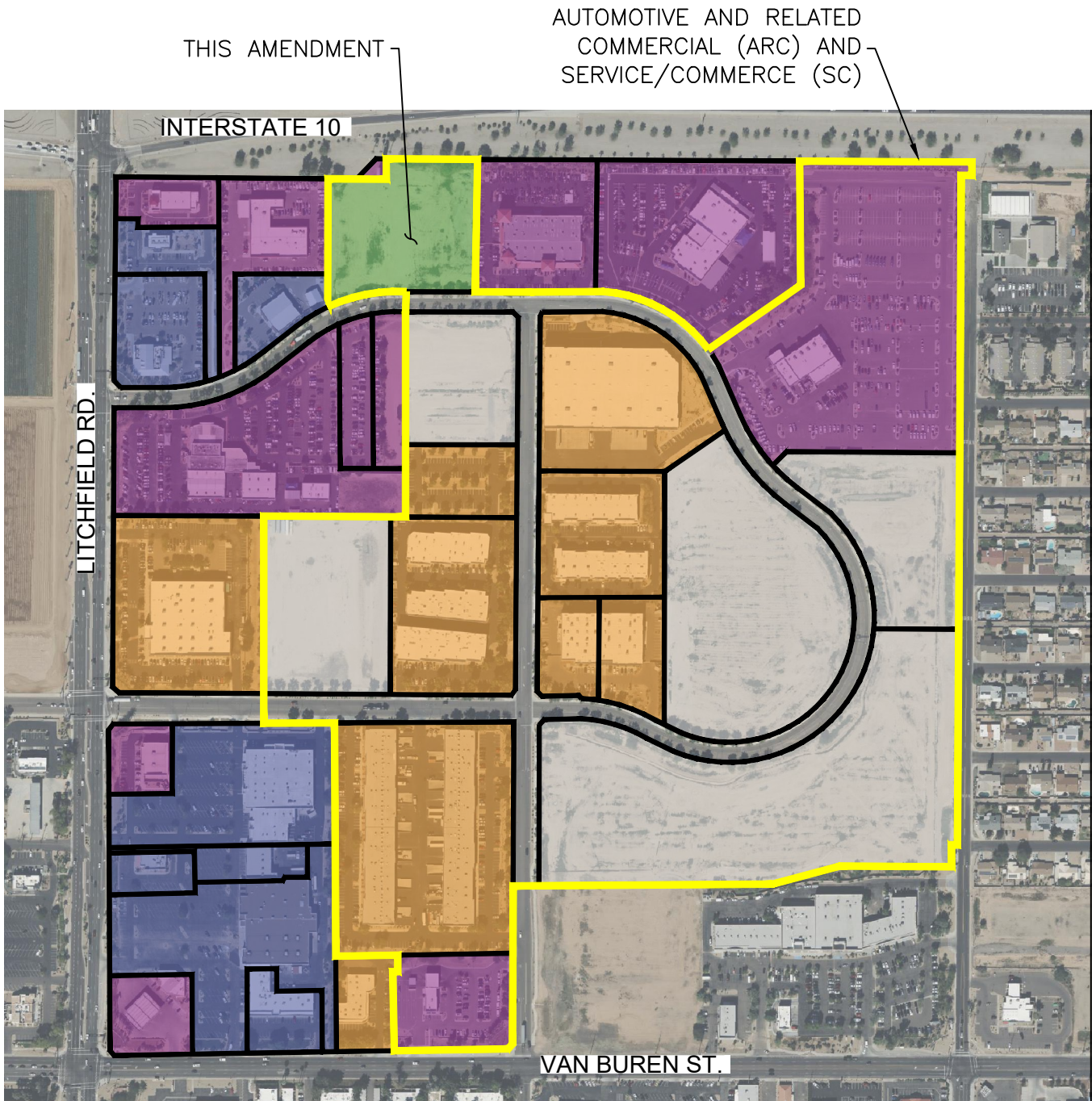
Exhibit A PAD Amendment Boundary



NOTE: The area rezoned by this PAD Amendment only involved the lots within the black boundary line. The PAD zoning for Lot 20 and that Part of Lot 21 adjacent to and south of Lot 20 was established by Ord. No. 07-1058 and was not correctly reflected on this Exhibit. The zoning for Lot 20 is ARC/SC and the zoning for that Part of Lot 21 south of Lot 20 is SC. Lot 20 is split-zoned ARC/SC and SC. Lot 21b is zoned NC per the original PAD for Palm Valley Crossing (Palm Valley Metroplex) established by Ord. No. 95-523. This is the corrected version of the PAD zoning applicable to these lots. (Joe Schmitz, 7/22/15)

EXHIBIT 'B'

PAD USES AND PROPOSED AMENDMENT #3



	THIS PROPOSED AMENDMENT	3.88 ACRES
	VACANT	35.0 ACRES
	AUTOMOTIVE USES	38.1 ACRES
	LIGHT INDUSTRIAL - NON AUTOMOTIVE USES	32.2 ACRES
	RETAIL OR GENERAL COMMERCIAL USES	17.6 ACRES

EXHIBIT C Map

