

NBA Enterprises

BPD

Rezoning Narrative

Approximately 53.24 net acres located approximately ½ mile west of Cotton Land on the south side of Camelback Road

Goodyear, Arizona

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Rezone Case No. 23-200-00006



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Exhibits

Exhibit 1 – Aerial Map

Exhibit 2 – Existing Zoning Map

Exhibit 3 – Conceptual Site Plan

Exhibit 4 – Conceptual Landscape Buffer Sections

A. Introduction

NBA Enterprises LP/Hohokam Acres LP (“NBA”) requests rezoning of approximately 53.24 net acres located approximately one-half mile west of Cotton Lane on the south side of Camelback Road in Goodyear, Arizona (“NBA’s Site”) from Agriculture/Urban (AU) to Business Park District (BPD). See **Exhibit 1 – Aerial Map**. The proposed rezoning will allow this vacant, underutilized Site to be developed for business park and permitted light industrial uses. NBA’s rezoning request is consistent with the City’s Strategic Plan’s Economic Vitality Action Item Common Visioning: Council/staff alignment on future vision for development. The proposed development will be a prime example of Business Park development in furtherance of the City’s vision for such development and future economic centers throughout the City.

B. Current & Surrounding Zoning and General Plan

NBA’s Site is currently zoned Agriculture/Urban (AU), which provides for estate-type residential uses that allow non-commercial agricultural uses and large and small animal privileges. This zoning is no longer appropriate for NBA’s Site given the unlikelihood that it will develop with low-density residential uses and the impossibility of developing with higher density residential given the proximity to the Luke AFB Noise Contour. The property to the north is zoned PAD, the property to the south is zoned PAD, the property to the west is zoned R1-6, and the property to the east is zoned I-1. See **Exhibit 2 – Existing Zoning Map**.

C. Development Proposal

The proposed development consists of five high-quality business buildings. See **Exhibit 3 – Conceptual Site Plan**. The proposed buildings will be similar in size and are anticipated to include both warehouse and office space:

- Building 1 – approximately 183,310 sq ft
- Building 2 – approximately 175,120 sq ft
- Building 3 – approximately 147,090 sq ft
- Building 4 – approximately 168,610 sq ft
- Building 5 – approximately 217,320 sq ft

D. Development Standards

The proposed development will comply with the development standards provided in the Goodyear Zoning District for BPD Zoning District in affect at the time of development, except maximum building height shall be 40 feet (rather than 56 feet that is typically allowed on BPD zoned property). The development standards for the proposed BPD development are as follows:

Development Standard	BPD Requirements
Minimum Net Site Area	20,000 SF ¹
Minimum Lot Width	150 feet ¹
Lot Depth	200 feet
Maximum Building Coverage	50%
Maximum Building Height	56 feet ²
Minimum Building Setbacks	Front: 30 feet ^{3, 4} Side: N/A ⁵ Rear: N/A ⁵ Street side: N/A ^{3, 6}
Parking	The Site will be parked in accordance with the requirements of Article 6 of the Zoning Ordinance.
Landscaping and Walls	The Site's landscaping and walls will comply with the requirements of Article 5 of the Zoning Ordinance.

¹ Except as provided in Article 3-3-6, minimum net site area and lot width requirements do not apply for lots within a unified commercial development, which is a development intended for three or more businesses, so long as the development has permanent cross-access, shared parking and access easements, in a form approved by the City Attorney or his/her designee, necessary to meet minimum parking and maneuvering requirements and any other applicable requirements. If there are conflicts between this exception and other requirements in the Zoning Ordinance pursuant to which a site would be required to meet or exceed the minimum net site area or minimum lot width requirements, this exception shall not apply.

² BPD permits building height of 56 feet, however, this development will have a maximum building height of 40 feet with possible increases in accordance with Article 8-3 of the Zoning Ordinance.

³ Buildings with heights in excess of 30 ft. shall provide 1 foot of additional setback for each foot of building height over 30 ft.

⁴ Except as provided herein, the setback for lots within a unified commercial development, which is intended for three or more businesses with permanent cross access and shared parking easements, shall be measured from the nearest public streets. If there are conflicts between this exception and other requirements in the Zoning Ordinance pursuant to which a site would be required to meet or exceed the minimum setbacks, this exception shall not apply.

⁵ Buildings within a district adjacent to any residential use or district are subject to additional minimum building setbacks as defined in Subsection B.6(c).

⁶ There is no "street side" on this Site.

E. Design Guidelines

This development will include thoughtful architectural design with high-quality materials and visual interest through various architectural techniques. The architecture will be a contemporary design with complimentary materials, colors, architectural styles and elements. The design shall be in conformance with Chapter 5 of the City of Goodyear Employment/Industrial Design Guidelines.

F. Infrastructure

Off-Site Improvements

Per Transportation's 2/2/2023 Pre-App Comments, off-site improvements will include:

- 65-foot half right-of-way dedication and 10-foot PUE dedication for Camelback Road;
- Improvements related to the extension of the Interconnect Fiber Optic System along the Site's frontage;
- Construction of a bus stop along the Site's frontage at the half mile between Cotton Lane and Citrus Road; and
- Deceleration lanes on all driveways that access onto arterial streets.

The proposed development anticipates three driveways on Camelback Road and the addition of a private road on the eastern side of the Site extending south from Camelback Road. The driveway cuts are subject to approval by the City.

Grading and Drainage

NBA's Site will be designed to comply with the City of Goodyear's grading and drainage design criteria and other required drainage requirements. No adverse drainage impacts are expected to either downstream properties or drainage ways. The onsite flows will be conveyed to two retention basins located on the Site which will drain through natural percolation, evaporation, and drywells.

Water and Sewer

The water service provider for the Site is EPCOR.

The sewer service provider for the Site is the City of Goodyear.

G. General Plan Conformance

NBA's development is supported by the City of Goodyear's General Plan goals, objectives, and policies as follows:

Physical Growth and Development

- Goal GD-2. Effectively managed and well-distributed growth that meets or exceeds the quality of existing development and addresses the needs of existing and future residents and businesses.
- Objective GD-2-1. Ensure that new development pays its fair share toward the cost of additional public service needs generated by that new development.
- Objective GD-2-4. Policy a. Protect the Luke Air Force Base Accident Potential Zones (APZ's), and the Phoenix-Goodyear Airport Traffic Pattern Area (TPA) and their respective critical noise contours (i.e., 65 day-night noise level (DNL) and greater) surrounding Luke Air Force Base and Phoenix-Goodyear Airport from incompatible land uses in support of their continued and/or expanded future operations.
- Objective GD-6-6. Commit to water conservation.
- Objective GD-7-3. Ensure the built (i.e., man-made) environment fosters safety.

Economic Development

- Goal ED-1. A resilient and diversified economy.
- Objective ED-1-1. Encourage development to attract businesses in Goodyear that offer good wages and benefits and positively contribute to the community and economy.
- Objective ED-1-3. Create a built-environment that fosters economic development.

In addition, NBA is requesting concurrent review and approval of a Minor General Plan Amendment to "Business & Commerce."

H. City's Guiding Considerations for Zoning Amendments

- 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.**

A General Plan Amendment is being concurrently processed to designate the Site as Business & Commerce. The Business & Commerce land use category provides areas for the growth and development of Goodyear's economic base while industrial uses are encouraged within and near the Luke Compatible Land Use Overlay.

Properties to the south and east of the Site are designated as Business & Commerce and those a little further south and east are designated as Industrial. Per General Plan Universal Development Standard 4 of the Goodyear General Plan, “Goodyear promotes a graduated density/intensity concept.” NBA’s proposed development will act as an appropriate buffer between the Neighborhood uses to the west and the more intense Industrial uses to the east and south. Additionally, the Site will be well buffered from the adjacent residential properties, consistent with General Plan Neighborhoods Development Standard 28 which provides that single family residential uses may abut industrial areas if significant buffers are provided. The proposed development will be a viable, sustainable use consistent with the area and General Plan.

b. Suitability of the subject property’s physical and natural features for the uses permitted under the proposed zoning district.

The vacant, underutilized Site is adequately sized and relatively flat, which makes it suitable for a business park development. Adjacent Camelback Road and nearby Citrus Road and Cotton Lane are appropriate transportation corridors to serve employees and other future users. Furthermore, the Site was originally zoned to AU to facilitate Luke AFB’s Graduated Density Concept (GDC). However, AU zoning is no longer appropriate for the Site given the industrial uses to the east – when the property to the east on the south side of Camelback Road was rezoned for industrial uses, the City approved three buildings that are significantly larger than any of the buildings proposed for this Site and allowed them to be placed very close to the boundary with NBA’s Site. Given the large-scale buildings and lack of buffering, the Site is now much more appropriately scaled for business park uses.

c. Compatibility of all potential uses allowed in the proposed zoning district with the 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.

The proposed rezoning will allow business park uses on the Site, which is compatible with land use patterns of nearby properties and the area. The proposed rezoning is consistent with the transition between less intense residential uses to the west and more intense industrial uses to the east. The proposed rezoning to BPD is also consistent with the mission of Luke AFB and the GDC. The proposed development will serve as an appropriate buffer between the residential uses to the west and the intense industrial uses to the east in furtherance of the Strategic Plan’s Safe & Vibrant Community Transitional Zoning Action Item: Evaluate buffers and mitigation tools to protect residential areas from industrial uses. Attractive landscaping, including a double row of trees, recreation open spaces, retention basins, parking, less intense buildings, walls, and a private drive will effectively buffer and separate the residential properties from the intense industrial uses to the east.

- d. Proposed zoning district's consistency with other land uses within the immediate area and whether uses allowed under the proposed zoning district would be better suited to the subject property than the uses allowed under current zoning.**

The proposed zoning is BPD, which is consistent with the other land uses in the area and is the appropriate use for NBA's Site. The proposed zoning will be compatible with the existing and future industrial areas to the east and south and will be an appropriate transition between such uses and the residential uses to the west. Further, NBA's Site is not an appropriate location for a large commercial retail development and any attempts to develop it as such would be non-viable and would also reduce the viability of commercial retail developments in more appropriate locations. While NBA's Site is not well-suited for a large commercial retail development, a business park development will be an appropriate and sustainable use for 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.**

There is strong demand for business park uses in the area. Large industrial facilities, including an Amazon facility and a recently approved SubZero facility, are located nearby. The large, undeveloped properties in the surrounding area are appropriate for business/industrial uses. Furthermore, the supply chain challenges experienced post-pandemic have caused increased onshoring of industry which has caused an increased demand for business/light industrial properties. The need for new business/light industrial uses offsets the minimal loss of residential land. With AU zoning, only 13 residential lots could be developed on the Site. Moreover, the Site is no longer viable for low intensity residential and will not develop as such with the nearby industrial uses. Therefore, the Site and area will benefit far more from rezoning the Site to BPD and facilitating the development of appropriate business park uses than retaining the AU zoning in the hope that a maximum of 13 residential lots will develop next to an intense industrial use with large-scale buildings and minimal buffers.

- 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 water supplies, water treatment, storage, and distribution facilities, wastewater treatment, recharge and distribution facilities, streets, bridges, schools and emergency services facilities and equipment.**

This is a vacant development site. NBA has prepared Preliminary Water, Sewer, and Drainage Reports, all of which are submitted with the Rezoning Application package. All of the submitted Reports support the conclusion that there is adequate public infrastructure and facilities to serve the proposed development.

g. Potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided.

The Site is located near existing public services. There is adequate existing water and sewer infrastructure to serve the development.

h. General public's concerns.

There are no currently known concerns from the general public. Furthermore, NBA will conduct Neighborhood Outreach in accordance with the City's requirements and guidelines.

i. Whether the amendment promotes orderly growth and development.

This rezoning request is compatible with the surrounding area and provides an appropriate transition from more intense industrial uses to residential uses. A business park development will be a positive addition to the area and City and will promote Economic Vitality Guiding Principle 3 of the City's Strategic Plan: Focus on strategic and targeted economic development pursuits that increase high quality employment and amenities, encourage tourism and generate additional revenues.

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.

A business park development will have a positive impact on the general health, safety, and welfare of the citizens of the City and the general public. A business park development will provide employment opportunities and bolster the economic development of the area.

I. Summary

A business park development such as NBA's proposed development is an ideal use of this vacant and underutilized property and is compatible with the surrounding area. Such development will conform to the City's General Plan Goals and Policies and further the City's objectives for Physical Growth and Economic Development. The proposed rezoning to BPD will facilitate the development of this vacant Site for a high-quality business park development that will enhance the surrounding area and add a viable, sustainable use to this area.