

**NBA Enterprises**  
**Minor General Plan Amendment**  
Narrative

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

Goodyear, Arizona

Initial Submittal: April 20, 2023

Rezone Case No. \_\_\_\_\_



Prepared by:  
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## **Development Team**

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|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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## **I. Purpose of Request**

NBA Enterprises LP/Hohokam Acres LP (“NBA”) is proposing to develop approximately 53.24 net acres of largely undeveloped land located approximately one-half mile west of Cotton Lane on the south side of Camelback Road (“NBA’s Site”). See **Exhibit 1, Vicinity Map**.

## **II. Description of Proposed Minor General Plan Amendment**

NBA’s Site is currently designated “Neighborhood” under the City’s General Plan. NBA is requesting that the General Plan land use designation be amended to “Business & Commerce.” See **Exhibit 2, Proposed Land Use Plan**. The proposed minor amendment will facilitate the development of light industrial uses appropriate for NBA’s Site.

## **III. Compatibility with General Plan**

The requested Minor General Plan Amendment, which involves a change in land use designations between 20.0 and 159.9 acres, is deemed to be a “minor” amendment under the City’s General Plan. The Minor General Plan Amendment addresses the standard for approval as outlined in the General Plan as follows:

### **1. The amendment must forward the vision for Goodyear as described in Chapter 3.**

Per Chapter 3 of the General Plan, Goodyear’s vision statement is: “Create a highly desirable and sustainable place for all to live, work, visit, and play.” The proposed GPA forwards this vision. NBA’s proposed development will provide a safe and desirable place for residents to work. Moreover, the development will contribute to the desirability of the nearby residential properties by providing an appropriate transition between the residential uses and the more intense industrial uses to the east.

### **2. The amendment must be consistent with the goals, objectives, and policies of the General Plan.**

The proposed amendment is consistent with the goals, objectives, and policies of the General Plan, including:

#### **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.

#### **3. The amendment must align with at least one of the fundamental strategies identified in Chapter 3 and shall not conflict with any of the fundamental strategies.**

The proposed amendment supports Strategy 5, Advance Economic Opportunity and Strategy 9, Foster a Sustainable Economy and Community. The proposed change supports this strategy by providing more land in the Industrial category which will help build a strong economic base and strengthen the local economy and provide jobs for Valley residents.

#### **4. The amendment must not negatively impact the implementation of any City-approved Master Plan or shall provide mitigation measures to alleviate the potential impact.**

The proposed amendment will not negatively impact the implementation of any Master Plan. NBA's Site will have access to existing water and wastewater treatment facilities, streets, and other infrastructure in the area. The developer will construct distribution system and collection system lines, driveways for appropriate access, etc. Further, as is described in the Rezoning Narrative, NBA agrees to reduce maximum building height to 40 feet (rather than 50 feet that is typically allowed) and is providing an extraordinary buffer along the western perimeter of the proposed development.

#### **5. The amendment must constitute an overall improvement to the General Plan.**

The proposed change from residential to non-residential designations will result in an overall improvement to the General Plan by providing an appropriate balance of land uses as well as a needed transition between the residential uses to the west and the more intense industrial uses to the east. Without the change, NBA's Site is unlikely to develop because it is not an appropriate site for low-density residential development and an increase in residential density would be violative of the GDC.. The proposed amendment will facilitate the development of NBA's Site with a viable, sustainable use.

**6. The amendment will not adversely impact a portion of, or the entire community, by:**  
**a. Significantly reducing the balance of residents and jobs.**

The proposed amendment will not reduce the balance of residents and jobs. On the contrary, it will improve the jobs to housing ratio by changing the area from residential to non-residential land uses, resulting in more jobs.

**b. Increasing traffic without mitigation.**

While it is likely that traffic will increase with the development of industrial lands, this area will be well-served by the existing and improved roads and nearby highway infrastructure. This development will help complete the scalloped improvements on Camelback Road.

**c. Requiring additional and more expensive improvements to infrastructure without mitigation.**

The proposed amendment will not require additional or more expensive improvements for the Site to develop with light industrial uses. The developer will install the necessary infrastructure for NBA's Site to develop with the proposed light industrial uses.

**d. Significantly altering the existing character of an area in a negative and unplanned way.**

The proposed change will not significantly alter the character of the area in a negative way. Rather, the amendment will be a positive change that is consistent with the existing character of the area.

**e. Diminishing the environmental quality of the air, water, land, or cultural resources.**

Changing NBA's Site from residential to non-residential uses will not diminish the environmental quality of the air, water, land, or cultural resources in the area. All new development will be required to meet then-existing Federal, State, and City standards for non-residential uses that are designed to minimize the negative impacts of new industrial developments.

#### **IV. Conclusion**

A light industrial 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 amendment to land use designation Business & Commerce will facilitate the development of this vacant Site for a high-quality light industrial development that will enhance the surrounding area and add a viable, sustainable use to this area that is consistent with the mission of Luke AFB and the GDC.