

# NEC of Van Buren Street and Bullard Avenue

Planned Area Development Narrative  
Rezoning Number: 23-20000008

1<sup>st</sup> Submittal: July 7, 2023  
2<sup>nd</sup> Submittal: September 26, 2023  
3<sup>rd</sup> Submittal: November 20, 2023

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## REQUEST

The purpose of this request is to seek a rezoning and special use permit an approximate 51-gross-acre (43.81-net-acres) property located at the northeast corner of Bullard Avenue and Van Buren Street (the “Site”) from Preliminary Planned Area Development (“Preliminary PAD”) to Light Industrial Planned Area Development Overlay (“I-1 PAD”). The intent of this application is to entitle the Site to accommodate light industrial employment type uses and self-storage uses. The Site consists of one parcel, designated as Maricopa County Assessor Parcel Number 500-10-897 and is currently being used for agricultural purposes. The Site is designated as Business and Commerce, Transit Oriented Development Overlay on the City of Goodyear General Plan (the “General Plan”).

## Context Aerial



## SURROUNDING CONTEXT

As previously stated, the Site is presently agricultural land. To the north of the Site, across Celebrate Life way, is agricultural land zoned PAD. The site a bit further north is presently undergoing the pre-application process with the City of Goodyear (the “City”) to rezone the property to I-1 PAD for industrial uses and a Buc-ee’s convenience store. To the east and south

of the Site is an Arizona Department of Transportation Commercial Driver Licensing facility, zoned PAD and a newly constructed City of Goodyear fire station, zoned Public Facilities District (“PFD”). To the southeast of the Site, across Van Buren Street, is the Goodyear Municipal Complex, zoned I-1. To the southwest of the Site, across Van Buren Street, is vacant desert land zoned General Commercial (“C-2”). Finally, to the west of the Site, across Bullard Avenue, is a business park center zoned PAD and a multifamily housing complex zoned Multifamily 24 du/ac (“MF-24”).

The nature of the surrounding context and the close proximity to the Interstate 10 (the “I-10”) makes the Site an ideal location for a light industrial and self-storage development.

## DEVELOPMENT PLAN

As previously stated, the purpose of this request is to rezone the Site from Preliminary PAD to I-1 PAD to allow the Site to develop with light industrial, employment, and self-storage uses. The purpose of the PAD Overlay is to increase the allowable height, reduce certain landscape setbacks, and allow self-storage uses on the Site.

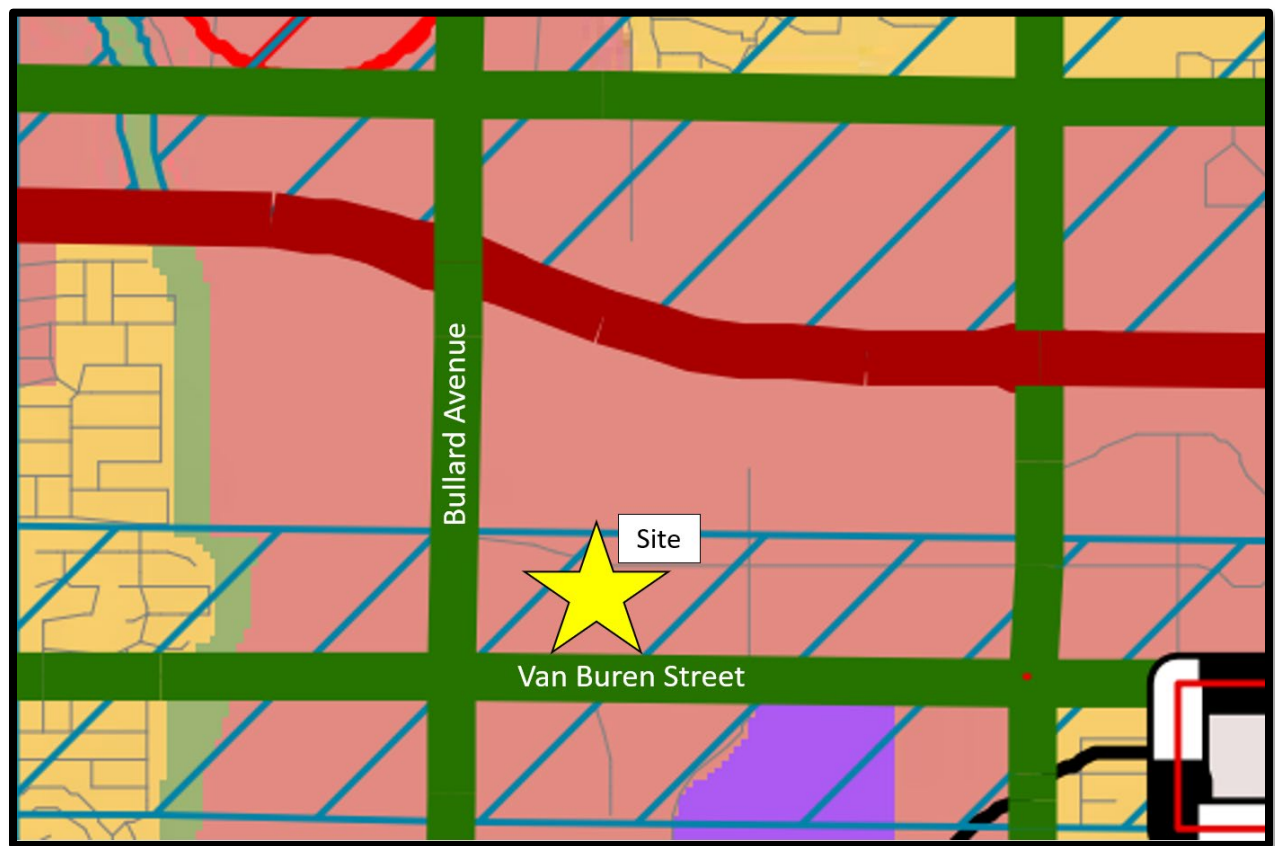
The proposed light industrial/employment use will occupy the majority of the Site and is planned to consist of three buildings ranging in size from 188,800 square feet to 240,000 square feet. The heights of the buildings are proposed to be approximately 51 feet in height. The increased building height is intended to accommodate a wider range of light industrial/employment users, who routinely seek buildings with heights in excess of 50’. Self-storage is proposed on the northeast leg of the Site. Eight vehicular access points are proposed on the Site. Three access points will be located on Van Buren Street, one will be located on Bullard Avenue, and four will be located on Celebrate Life Way. An internal private drive circulation system is proposed to allow users of the industrial portion and the self-storage portion to access the entire site.

## 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.”* The Site’s Business & Commerce designation allows for uses including *“but not limited to, business parks, offices, warehouses, regional hospitals, high density residential that supports the area, and other light industrial uses that are also appropriate in certain areas.”* Goodyear 2025 General Plan, Pg. 124.

The Transit Oriented Development Overlay (“TOD”) represents areas intended for the development of major future transit routes or where major transit routes are already existing. The purpose of the TOD is not meant to *“depict actual transit routes,”* rather, it is *“meant to describe areas of focus for transit development.”* Goodyear 2025 General Plan, Pg. 130. This proposal is consistent with the vision and intent of the City of Goodyear General Plan designation of Business and Commerce and will create employment and economic

opportunities for the surrounding community. 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*

## PLANNED AREA DEVELOPMENT CRITERIA

The Zoning Ordinance identifies specific criteria that guide Planned Area Development 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. The proposed rezoning follows the guidelines established in Section 1-3-1(D)(3) of the Ordinance, 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 a focus on fitting the context of its surroundings. The Site is largely surrounded by agricultural and public facilities. Additionally, the property just north of the Site is undergoing the pre-application process with the City to rezone the property for industrial uses. Given the uses in the immediate context and the close proximity of the Site to major traffic infrastructure, the Site is an ideal location for the proposed development.

***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 agricultural land but is surrounded by complementary zoning and uses. Further, the Site is located adjacent to two arterial streets and in close proximity to the I-10 Freeway. The General Plan's Business and Commerce designation prescribes that light industrial and employment type uses are appropriate for these areas.

***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 I-1 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 Business and Commerce land use designation allows light industrial and employment type uses and commercial uses, such as the self-storage proposed at the northeast corner of the Site.

***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. Designated as Business & Commerce by the Goodyear 2025 General Plan, this Site location has been anticipated for a range of employment and light industrial uses. The Site is located in the City of Goodyear water service area and has existing sewer lines located adjacent to the site. Further, the Site is served by the Goodyear Water Reclamation Facility.

***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 and not in proximity to single-family uses, 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 to a high-quality development that offers a much-needed amenity to the area.

***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 needed industrial/employment type uses and commercial uses and will have an overall positive impact on the City of Goodyear. The proposal will provide employment opportunities to citizens and economic growth to the City.