



Arun, Inc.
Building Envelope Consultants &
Engineers

11/15/2023

Project Narrative – D & D Trucking Facility Goodyear

City of Goodyear Rezone # 23-200-00003

Location: S Bullard & W El Sol Goodyear AZ 85338

Dear City of Goodyear Planning Department,

The following is a design narrative for the development of the property located near S Bullard & W El Sol. in the Airport Commerce Center.

The proposed project is a two phased project with phase 1 being a 2 story Office Building and parking lot at the northwest corner of the lot. The parking lot in this area will be for the employees. The office building will function as a place for management and staff to operate and manage the trucking company. The building and car parking lot will be on Parcel 500-07-140A, which fronts on El Sol and access to the entire lot will be from El Sol. The building will have a 2-story office and storage space. The footprint of the building is approximately 1,601 square feet. The usable square footage is approximately 3,202 square feet with first and second floor area combined. The office space will be approximately 2604 sf and the remaining 598 sf is for storage. The height of the building is proposed to be 28' at the highest parapet. The building is stucco finish with stucco accents and metal siding and metal coping. The parking lot and area immediately in front of the building will be asphalt paving. The frontage along El Sol will be landscaped and have a monument sign.

The second phase of this project will be the improvement of the reaming land to provide an asphalt parking lot to store the trucks and trailers when not in use. No other improvements other than landscape, site walls and required lighting will be provided.

Adjacent to the west is a commercial/retail building. The back of that building faces this site. Across El Sol to the north is a similar truck facility and a manufacturing/warehouse/shipping facility so this use fits with established uses in the area. Adjacent to the east is a partially undeveloped PAD site with a sliver of the site to the southeast, which is a warehouse/shipping facility. Directly to the south is an industrial building. About a block to the north, across MC85, is the Phoenix Goodyear Airport. It is not anticipated that this facility will cause any issues for our surrounding neighbors.

The owners are requesting the property to be rezoned form I-1 Light Industrial Park zoning to I-2 General Industrial Park Zoning within the PAD. This will allow the storage of the trucks on this property.

Per the Zoning Ordinance specific criteria is required by staff and the Planning Commission to evaluate rezoning applications see below:

- *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;*



This project being an industrial use for parking vehicles is consistent with the goals, objectives and policies as outlined in the general plan. Similar uses are allowed and have been built in the general vicinity. The owners specifically purchased the land in an industrial area as this land would be consistent with the surrounding area being an industrial use. The surrounding area is not near any schools or neighborhoods making it a good fit to park semi- trucks. Across the street to the north is the airport. The trucks will not be a nuisance to the airport use. The current market factor for this area is requiring a use semi-trailer truck parking. The City of Goodyear is adding large amounts of shipping warehouses to its city which creates a demand for semi tractor trailers and the storage of them. Companies like Macys, Amazon, Dicks sporting goods just to name a few all have shipping warehouses in Goodyear. Providing a place for these semi-trucks to park keep them from illegally parking on public and private properties. The parking lot will be screened from public view. Additionally, the surrounding diesel gas sales will provide taxes for the city of Goodyear. Regarding traffic the site is just northeast of highway MC-85. MC-85 is a major highway which can support the traffic of semi-trailer trucks. This highway connects to Litchfield road which is a direct connection to the interstate 10 which will keep semi tractor trailers off of minor collector streets and out of neighborhoods.

The current General Plan land use designation for the site is the Industrial Category. The Industrial category provides areas for more intensive business and employment uses which have a greater impact on surrounding land uses. Uses that are appropriate include office, industrial, and business parks. By having trucks coming and going from the site to the road and highways, this location is ideal and fits the industrial category. Trucks are slower moving and make louder operating noises. Being in an industrial area south of a major airport next to other similar warehouse and trucking facilities makes this an ideal location and meets the intent of the general plan.

Below is an outline of how the amendment from I1 to I2 will meet the industrial development standards in Chapter 8 of the general plan:

Standard 43. General industrial uses are appropriate within the Industrial category and should be buffered from residential uses and commercial assembly, entertainment, and retail uses. By providing 6'-0" high and 8'-0" high walls the majority of the trucks will be screened from public view. The location is in an industrial area which is not near any residential, commercial or entertainment areas. There is an airport to the north, industrial warehouses and empty lots to the East, South and West.

Standard 44. Office, warehousing, and other light industrial uses are appropriate throughout the Industrial category and should be used to provide a buffer between higher intensity uses within the industrial category and other land use categories. This site is part office and part semi-trailer parking and storage. This is a light use and helps buffer an airport which is a higher intensity use.



Standard 45. Land uses that create significant noise, glare, air contaminants, etc. that may or may not extend beyond property lines into adjacent properties shall be separated from all residential land uses. This property is not near any residential uses. Standard has been met.

Standard 46. Industrial land uses are encouraged to locate within and adjacent to the Luke Compatible Land Use Overlay and the 65 DNL noise contour of the Phoenix- Goodyear Airport to protect the Phoenix- Goodyear Airport and Luke Air Force Base from encroachment, and to capitalize on these major assets. We are located just south of the Phoenix Goodyear Airport which supports the request of this standard.

○ *suitability of the subject property's physical and natural features for the uses permitted under the proposed zoning district;*

The proposed project site is located in an industrial area where the storage of semi trucks shouldn't be an issue to the surrounding businesses as it is located in an industrial zoned area. The site is flat and will not require allot of regrading and or disturbance to neighboring site by way of earth removal and or storm water run off. The site being flat is ideal for large parking areas.

- 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;

As noted above, the proposed project site is located in an industrial area where the storage of semi-trucks shouldn't be an issue to the surrounding businesses as it is located in an industrial zoned area. Semi-trucks are used in this area on a regular bases for shipping and delivery of freight items to the surrounding businesses. There appears to already be another semi-truck storage facility to the north. Additionally the site is surrounded by manufacturing facilities to the north and south where semi- trucks are currently present.

- 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;

Similar uses are allowed and have been built in the general vicinity. The owners specifically purchased the land in an industrial area as this land would be consistent with the surrounding area being an industrial use. The building height is consistent with the surrounding area building height at 28'-0" which is typical for warehouse and 2-story office use. The building in question is very small and has a small impact on the property and the surrounding properties. Hours of operation will be 24 hours as trucks travel across the country at all hours of the day and night. This should have little to no impact on the



surrounding area as it is next to an airport and located within an industrial area with little disturbance as there are no residential homes in the immediate area. This further supports the location and use of this property as a truck parking and storage facility.

- 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;

As Goodyear and the greater Phoenix area have seen substantial growth, demand for the shipping of freight and storage of these semi-trucks has also grown. Currently trucks have been being parked along streets and in un approved parking lot locations. This parking lot will provide a safe and screened area complete with landscape to store the semi-trucks. There is a large amount of farmland that surrounds the area, and this particular lot is unimproved land. The land is located currently in an industrial area with manufacturing around it. This would provide an ideal area for this use. There are no residential, school or retail shops in the surrounding immediate area. To the north is the Phoenix Goodyear airport.

- *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;*

The demand for public services will be relatively low as this is a small office building and a large parking lot area. The building will be connected to the City of Goodyears public water and sewer utilities.

- *potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided;*
- *general public's concerns;*
- *whether the amendment promotes orderly growth and development; and*
- *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.*

Fiscal impacts that could result from providing services to this property should be relatively low as the use of the site is primarily for the storage of semi-trucks. There are few full-time employees who work in the office. General public concerns and general health and safety of



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the general public should not be a huge factor of concern considering the type of use and location of the proposed facility. As far as promoting orderly growth and development; the need for this type of facility is present as the need for shipping freight to a large city metropolis is present in the Goodyear and the greater Phoenix area. The Rezone site is located in a "growth area" as shown in Figure 5.7 (page 54) of the General Plan. Objective GD-2-2 under Goal GD-2 (see page 51) states that new growth should be focused within growth areas, this proposed Rezone to I2 (to allow a trucking facility) will help support that Goal/Objective.

Respectfully submitted,
Joseph Osborn Architect, President
For: J Squared Construction and Design LLC
P: 480-686-6981
E: josborn@jsquared-az.com