

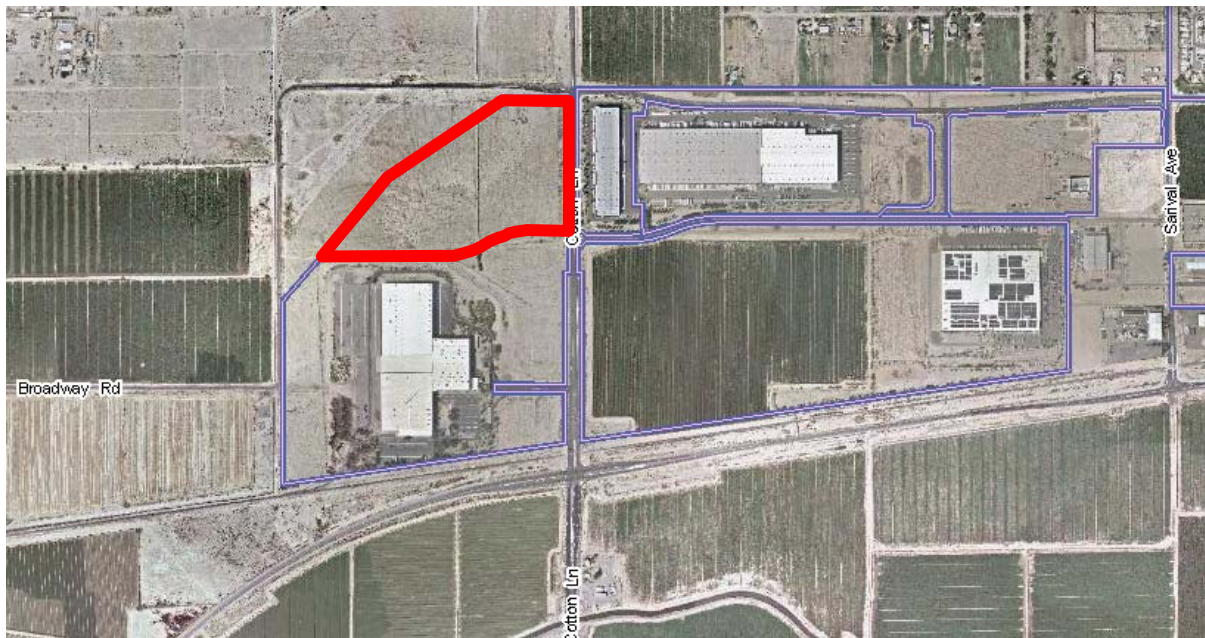
El Cidro Parcel 10 – PAD Amendment

(Including a Portion of Parcel 13)

NARRATIVE

Case: 13-210-00002

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Development Team

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(Including a Portion of Parcel 13)**

Narrative

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A. Request

On behalf of BET Investments, Inc., this application with the City of Goodyear Development Services Department, Planning and Zoning Division is for an Amendment to Parcel 10 ("Parcel 10") of approved El Cidro Planned Area Development (the "PAD") to allow for Industrial land use (the PAD currently designates Parcel 10 for Commercial land use). Parcel 10 consists of approximately 49.51 acres and is generally located at the southwest corner of Cotton Lane and Elwood Road, more specifically the north approximately 1,600 feet of Assessor Parcel Number 502-43-945. Given the amount of commercial development currently occurring one mile north of the El Cidro project at the NEC of Yuma Road and Cotton Lane, and the market demand for industrial property near MC-85 and the railroad tracks, BET Investments believes that this amendment to Parcel 10 will better serve the needs in the area.

B. Relationship to Surrounding Properties

Parcel 10 is bounded to the north and west by the future State Route 303 and Elwood Road, to the east by the Goodyear Crossing Industrial Park and to the south by the Rubbermaid industrial facility.

C. General Plan Conformance

The City of Goodyear General Plan land use map (revised December 2009) designates Parcel 10 as General Industrial.

The proposed Industrial land use is consistent with the General Plan land use map designation and adjacent land uses, and complies with the Land Use Goals, Objectives and Policies in the General Plan.

D. Development Standards

Parcel 10 shall be developed pursuant to the development and use standards set forth in the PAD.

E. Circulation Plan

Circulation Plan for Parcel 10 will be submitted at time of Development Review.

F. Phasing Plan

Phasing Plan for Parcel 10 will be submitted at time of Development Review.

G. Drainage

Drainage shall be designed and constructed in accordance with the City's standards in effect at the time of submittals.

H. Water and Wastewater Services

Water and wastewater improvements shall be designed and constructed in accordance with the City's standards in effect of the time of submittals.

I. Pre-Application Meeting Notes

It was determined at the Pre-Application Meeting that a school impact analysis, master water report, master wastewater report, master grading and drainage report, master reclaimed water report and traffic impact study were not required as part of this application request.

J. Parcel 13

Also included in this application is a portion of Parcel 13 owned by the City of Goodyear, which was purchased to preserve a potential right-of-way corridor for the Loop 303 South project, consisting of approximately 21 acres. This property has been included so that the zoning of this 21 acres will conform to the zoning of the adjacent Parcel 10, provided it is amended from a Commercial land use designation to an Industrial land use designation in the El Cidro Planned Area Development. If for some reason this right-of-way is not selected for the Loop 303 roadway project, the land use of this parcel will then be consistent with that of the adjacent parcel.