

PV303
Planned Area Development (PAD) Text Amendment Narrative
Phases I, II, V, & VI

The Developer of PV303 is submitting an application for PAD text amendment for the PV303 PAD Phases I, II, V, & VI. PV303 is generally located between Citrus Road to the west, the Bullard Wash to the east, Thomas Road to the south and Camelback Road to the north, PV303 consists of approximately one thousand-seven hundred-forty five (1,745) acres. This parcel is generally flat; but has a gradual slope to the southeast. It has no unusual natural occurring geology that would preclude development.

The purpose of the PAD text amendment is to increase the maximum allowed building height in the PV303 PAD Phases I, II, V, and VI from 50 feet to 75 feet to provide the potential for a higher clear-story height within buildings in the I-1 Zoning District. This will also include I-1 Zoned property within APZ II.

The Developer is routinely approached by light industrial businesses considering locating in the City, however, the 50-foot maximum allowed building height is quite often an issue for the businesses. Advances in supply chain technology and efficiency has created a need for users to have a higher internal clear-story height for equipment and material handling. And a further complication for the businesses is that the City Zoning Ordinance defines maximum building height as the vertical distance measured from point of reference elevation (top of curb on the adjacent public street on which the site fronts), to the highest point of coping of the flat roof. In other words, the measurement is taken on an imaginary vertical line from the top of curb on the adjacent public street, straight up to a point on an imaginary horizontal line which represents the building roof.

Based on the way the height is measured, the vertical distance between the bottom of the slab and the interior floor of the building is included in the 50-foot maximum building height measurement. Although that space is used to place utilities and electrical & data cables, it is not clear-story height in which the business can conduct operations. Similarly, the distance between the interior ceiling and the exterior roof is also included in the 50-foot height. Although that space is used to place HVAC and lighting systems, it too is not clear-story height in which the business can conduct operations. Consequently, the usable clear-story distance between the floor and ceiling of the building is usually far less than 50 feet.

Based on market interest in PV303, the Developer has been urged by potential users and the brokerage community to move forward with this building height PAD text amendment. There have been major users in the market that had interest in PV303, but the timeline for zoning and infrastructure were not quantifiable. To move PV303 to a market ready position, the Developer is requesting this text amendment to further meet the needs of companies and employers seeking property in the City of Goodyear. This we are doing giving consideration to Luke's mission, and commitment to the PV303 master plan's sustainability. PV303 represents a tremendous economic engine for

Goodyear and the surrounding region. It also represents the continuation of the City of Goodyear's and the Developer's partnership in the successful development of PV303 master plan. Therefore, it is the Developer's hope that Goodyear will give favorable consideration and approval for PV303's PAD text amendment regarding the building height modifications.

1/29/15