

Use Permit Narrative
Avondale Moose Family Center 2078
1572 S. Cotton Lane
Goodyear, AZ 85338

The Avondale Moose Lodge has owned and conducted business, civic and charitable operations from this site at 1512 S. Cotton Lane since 1970. Their existence on this site was established before the property was annexed by the City of Goodyear and current zoning standards were adopted.

Sometime in the near future, the Lodge will be forced by County easement and State annexation to relinquish a large percentage of their existing parcel and relocate their primary structures and parking to new, currently unused, locations within what will be left of their property. The Maricopa County Flood Control District (MC-FCD) has an easement through the middle of the site to facilitate the construction of a large scale underground drainage culvert and the Arizona Department of Transportation (ADOT) annexed land for the construction of the Loop 303 Freeway and re-alignment of Cotton Lane. These losses will effectively take away 63% of the full use of their current property and displace all of their current primary function areas to the remaining 37%.

The Avondale Moose Lodge is proud of its legacy at this site and seeks to continue their existence here with a new building of similar size and continued use of the site for meetings, socializing, functions, fund raisers for charities, and adequate off-street parking. During infrequent events which may need overflow parking, it can be provided on the land over the drainage culvert subject to the approval of MC-FCD as previously discussed between the Lodge and that agency.

A consequence of moving the building and all its functions is relocating necessary utility services which are currently fully functional, but the new location will not support or accommodate the Lodge at the new location without change of some type. In particular, water, sewer, electricity, and storm water collection. Fortunately, these are not difficult to remedy. The water service is currently provided through a meter in the Southwest corner of the lot. This can continue provided current codes permit the existing service line and meter size given the fixture unit calculations of a similar sized building once erected. Even if that line is ultimately not deemed sufficient, the Lodge Administrator personally oversaw the installation of new sleeves of varying sizes placed under the now existing culvert to allow for new service lines for all utilities once determined to serve the new building. The pipes run below the culvert perpendicular to Cotton Lane. All services at that time will be designed to satisfy future code compliant volumes and sizes and will connect into the future Cotton Lane infrastructure alignment.

Currently, the Lodge is serviced by an on site leach pit that has been used since the Lodge's inception. As part of the eventual move, the grandfathered use of a septic system will no longer be permitted. At that time, the Lodge will utilize one of the available pre-installed sleeves to install sewage piping from the new building location to the future Cotton Lane city lines. Given the services proposed in the new building, a 4" min. sewer pipe may be sufficient, but due to the extended length to Cotton Lane and the as yet unknown depth of the main line, it may be increased in diameter and sloped steeper to ensure adequate fall. If necessary, a lift pump system may be required to reach up to the future system elevation in Cotton Lane.

Until recently, the Lodge had no specific storm-water relief or collection system in use. The natural slope and fall of the surface grades provided for a natural relief of any surface collection which prevented potential conflict with as-built structures. So much of the site, including most of the parking areas, are native soil which percolates most storm water where it falls and does not discharge much percentage elsewhere. There is also a natural grade slope to the south through the then un-developed Cotton Lane right of way. As a result of the recently completed Storm-Water Culvert by Maricopa County Flood Control District, the surface grades have been modified to collect surface run-off into the new culvert through periodically spaced grated catch basin inverts. The designers of the Culvert (MCFCD) have authorized the Lodge to use the catch basins for the relief of natural flow storm-water run-off. See the location of the primary catch basin to be used for this site on the Siteplan just north of Residential P.A.D. Parcel 502-43-192.

The proposed changes to the site, as shown conceptually here, will not occur until the State sets a schedule for construction of the Loop 303 and annexes the property portion and the County constructs the drainage culvert. All functions and facilities of the Lodge will remain as is until required. To be ready when called upon, the Lodge seeks the rezone and special use permit now. Generally, the improvements shown in solid lines are the proposed future plan. The dashed line items will be demolished as a phase of the new improvements once commenced.

With the Lodge property eventually losing direct frontage on Cotton Lane or any other public way, this plan proposes a new ADOT constructed curb out at both the current and future Cotton Lane locations as needed and indicated at the S.E. corner of the current Lodge Property across from Pima Street. As an easement with underground infrastructure, the Lodge can not install a paved drive out to Cotton Lane without subjecting themselves to future replacement costs for which they have no control, responsibility, or budget.

The Lodge's presence and use is not permitted in the current AG zoning designated for this parcel. Until now, they have been grandfathered acceptance due to their pre-existence to the zoning condition, and moving the building and parking as they are being required to do will void their grandfathered use status. The use is also not permitted in C-1 without a use permit, under separate but simultaneous reviews, to facilitate the eventual acquisition and construction by the State and County, the Lodge must seek a rezone to commercial C-1 or move. It is an undue hardship forced on them to move. The rezone will serve best to accommodate their historical presence here. In order to minimize the transition time table for the lodge when it occurs, the Avondale Moose Lodge proposes to rezone the full parcel now from AU (Agricultural Urban) zoning to C-1 (Commercial Special Use). They want to continue the many civic functions held at this location, and because the existing use will remain adjacent to AG residential zones, a special use permit for civic facilities must be granted. This existing use, which precedes all adjacent uses and all current zoning designations, can remain. The Lodge is not changing in nature and the conflict was not self-imposed. These applications will be submitted under separate, but simultaneous reviews.