

Sarival East

Planned Area Development Rezone Narrative

PROJECT DESCRIPTION

The proposed Sarival East project is an approximately 51.33 acres of commercial development generally located South of McDowell Road and East of Sarival Avenue to the 159th Ave Road alignment bounded by Interstate 10 to the South. The project location adjacent to the Interstate 10 freeway is significant to the City of Goodyear in its ability to attract business and commerce to the area with development. The Sarival East property is currently zoned PAD Mixed Use Commercial (C-2) subject to stipulations listed in Ordinance No. 2005-940.

PURPOSE

The developer has recently acquired 4.03 acres of property from the Maricopa County Flood District adjacent to the Sarival East project. This property provides additional project frontage along Interstate 10. The newly acquired Maricopa County Flood District property is currently zoned Agricultural. The developer is requesting a rezoning of approximately 6 acres of land to a Mixed Use Commercial (C-2) zoning with an Automotive and Related Commercial (ARC) overlay. Under the proposed zoning special events outside the building on the property related to retail sales may be periodically held on a monthly basis between the hours of 9am to 7pm. These said events may be added as accessory uses permitted on the property.

EXISTING USES

The subject property consists primarily of active agricultural fields.

PROPOSED LAND USE

The proposed land use for Sarival East will be in substantial conformance with the approved PAD and will consist of Mixed Use Commercial (C-2) and Automotive and Related Commercial (ARC) uses for the 6 acre overlay area. (See Exhibit A)

SITE CIRCULATION

The property will have access to the existing or proposed public right-of-way of McDowell Road, Sarival Road, or 159th Ave. A bridge across the RID canal has been constructed at the 159th Ave alignment.

WATER AND SEWER

Water to Sarival East is provided by Liberty Utilities. Water to the site will be looped using two points of connection from an existing 12" DIP stub out in the 159th Ave Alignment and an 8" DIP stub out approximately quarter west of the 159th Ave alignment. The looped water line will be extended to the site.

Sewer to Sarival East is provided by Liberty Utilities. Sewer will be extended to the site from an existing 8" PVC connection located approximately 1,000 LF east of Sarival Ave on the south side of McDowell Rd.

DRAINAGE

The offsite runoff from the west and the north is contained in the street gutters of Sarival Avenue and McDowell Road respectively, runoff from the east is contained in the 159th Avenue gutters and in the proposed retention basin.

Storm water flows generated within the project limits will be retained on-site per City of Goodyear regulations. A portion of the south end of the subject property is in FEMA Flood Zone "A" thus requiring an application to FEMA for a CLOMR Type F to raise the site out of the flood plain by earth grading.

Exhibit A

Permitted Uses

Automotive and Related Commercial (ARC)

1. Automotive, heavy truck, and recreational vehicle sales and repair, new and used
2. Motorcycle sales and repair, new and used
3. Boat, retail sales (along with trailers, parts, supplies, equipment, apparel, and other items related to the foregoing), and the repair, maintenance, and servicing of the foregoing in connection with a franchise, dealership or other business operation selling all or any such items.
4. Automotive, motorcycles, heavy trucks, boats, and recreational vehicles body and fender work
5. Automotive, motorcycles, heavy trucks, boats, and recreational vehicles rental and leasing
6. Automotive, motorcycles, heavy trucks, boats, and recreational vehicles seat covers and trim shop
7. Automotive, motorcycles, heavy trucks, boats, and recreational vehicles repair and upholstery
8. Outdoor assembly and events conducted in connection with an automotive, motorcycle, heavy truck, boat or recreational vehicle franchise or dealership, which adhere to the following conditions:
 - a. The event adheres to all applicable codes and ordinances, including attaining any applicable special event permits, except as modified by the ARC Overlay.
 - b. Only one event shall be held per month unless Owner obtains a Temporary Use Permit and adheres to Article 4-4 (Temporary Uses) of the City of Goodyear Zoning Ordinance.
 - c. Events shall only be conducted between 9:00 AM and 7:00 PM Friday, Saturday or Sunday unless Owner obtains a Temporary Use Permit and adheres to Article 4-4 (Temporary Uses) of the City of Goodyear Zoning Ordinance.
 - d. Speakers and/or other sound amplification equipment shall not be located within 500-feet of a residential use located north of Interstate-10 and shall not be pointed towards any residential use.
 - e. Event parking shall only occur on a paved surface.
 - f. Event activities shall occur on a dust-controlled surface.
 - g. The sound level from any event shall not exceed 64 dB as measured from the southern right-of-way line for McDowell Road.