

Planned Area Development Amendment Narrative

February 2017

PV303 Phase III (East II), Phase IV (East III), Phase V (West II), & Phase VI (West III)

PROJECT DESCRIPTION

The proposed PV303 development consists of approximately 1,600 acres of land generally located east and west of SR303 and north of Thomas Road to Camelback Road. The property is located within the city of Goodyear city limits and consists of I-1 and C-2 zoned property part of the Planned Area Development (PAD) adopted with Ordinance No. 07-1097 (Case No. 06-200-00012).

PURPOSE

The purpose of this application is to rezone four separate properties zoned C-2 to I-1. Specifically, rezoning 32 acres of C-2 zoned property on the SEC of existing Sarival Rd and Camelback Rd. to 32 acres of I-1 zoning consistent with the adjacent 437 acres of PV303 Phase IV (East III) property that is currently zoned I-1. Second, rezoning of 124.51 acres of C-2 zoned property in PV303 Phase V (West II) located south of Indian School Rd. north of Thomas Rd., east of Cotton Lane, and west of the SR303 to 124.51 acres of I-1 zoning. Third, rezoning 25 acres of C-2 zoned property in PV303 Phase VI (West III) located at the south east corner of Indian School Rd. and Citrus Lane to 25 acres of I-1 zoning. Finally, rezoning 65 acres of C-2 zoned property in PV303 Phase III (East II) located at the northwest corner of Indian School Rd. and Sarival Ave to 65 acres of I-1 zoning.

The reason for the proposed change is that all of the Phase VI (East III) property is in encumbered by APZ I or APZ II which severely limits the allowable uses on the property. No buildings are allowed in APZ I. Also, proposed change is to reduce the overall C-2 zoned property in the PV303 masterplan and to promote job growth in the area with the proposed I-1 zoning. The absorption of the C-2 zoned property in PV303 Phase V (West II) and Phase VI (West III) will be stagnate due to the proximity of other commercially zoned areas in the city including the planned Estrella Falls Mall. Also the property is partially encumbered by APZ II which severely limits the allowable uses on the property. The I-1 zoning designation will be the highest and best use for the PV303 Phase V (West II) and Phase VI (West III) property.

EXISTING USES

The subject property consists primarily of active agricultural fields.

PROPOSED LAND USE

The proposed land use for PV303 East will be in substantial conformance with the approved PAD and will consist of Warehouse/Distribution/Light Industrial uses.

SITE CIRCULATION

The property will have access to the existing or proposed public right-of-way of Camelback Road, Charles Boulevard, Sarival Road, or Indian School Road. Sarival Road is proposed to remain in place until such time as Pebble Creek Parkway is constructed.

The property also has access to the existing or proposed public right-of-way of Indian School Road, Thomas Road, Cotton Lane, and close access to SR303.

WATER AND SEWER

Water and Sewer to PV303 East III and West II is provided by Liberty Utilities. Water provided by EPCOR for PV303 West III. Sewer provided by Liberty Utilities for West III.

DRAINAGE

North off-site flows affecting the site are currently picked up by the existing Camelback Channel located south of Camelback Road and conveyed east to Bullard Wash. The Camelback Channel has been constructed, and a LOMR has been obtained from FEMA showing the 100 year floodplain flows to be contained within the channel limits.

West offsite flows affecting the site will be redirected south within the SR303 channel currently be constructed with the SR303 construction program.

Storm water flows generated within the project limits will be retained on-site per City of Goodyear regulations.