

From: Taylor Earl <tearl@EarlCurley.com>
Sent: Friday, September 20, 2019 8:28:07 AM
To: Alexandra Lestinsky <Alexandra.Lestinsky@goodyearaz.gov>
Cc: Stephen Earl <searl@EarlCurley.com>; Gary King <gking@EarlCurley.com>
Subject: Support Letter - Lakin Park Area - Major General Plan Amendment

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Dear Planning Commissioners,

Our firm represents both the landowner and developer of a large piece of land within the boundary the Lakin Park Area, which the City is proposing for a major general plan amendment (map attached) (Case No. 19-700-00001). This amendment would change the land use designation on our clients' property from residential to "Industrial."

On behalf our clients, we wish to register our full support for the proposed major general plan amendment.

Development of this property has been a long journey. In 2006, we represented the land owner in amending the general plan to allow residential development on the site. After a delay caused by the recession, last year the owner submitted plans for a residential development to the City. During the third review of those plans, City staff approached the owner and requested it change course and develop the land as industrial. They explained the City had looked carefully at this prospect and firmly believed Goodyear would greatly benefit from our parcel developing as industrial.

This was a big change to consider, but staff was earnest in their request. After our own careful review, we determined industrial would be successful at this location and it would be a benefit to the City. And so we agreed to make the change.

Although it meant the loss of significant time and cost, we believe the switch was worth the effort and we are looking forward to bringing a successful industrial project to the Site. At your October 16th hearing, we will present a rezoning request that would implement the proposed general plan amendment.

We will leave to staff to provide the full facts and reasoning in support of this amendment. But one insight we can provide relates to the marketability of the site for industrial users. When staff first approached us with this request, we carefully researched the market to determine the viability for industrial uses at this location. From that research, we became confident we could attract and retain Class A tenants for several reasons.

First, the roadway network is strong. The site will have convenient access to the I-10, the Loop 303, and the SR 30. These are huge positives for industrial users.

Second, a properly designed industrial park will be able to accommodate the various constraints on the property. Those include the SR 30 alignment and the buckeye canal that cut through the middle of the property, as well as floodplains and other utility-related easements.

Third, Goodyear has developed a strong reputation in the market due to its partnerships with other Class A industrial tenants. Goodyear has attracted and continues to retain high level tenants—which in turn helps to attract other tenants of the same caliber.

As a property owner within the proposed major general plan amendment area, we wish to register our full support for the City's proposal, and we urge you to vote in favor. If you have any questions for us, we would be happy to discuss.

Sincerely,

Taylor Earl
Partner
Earl & Curley
3101 N. Central Avenue, Suite 1000
Phoenix, Arizona 85012
Tel: 602-265-0094



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