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Goodyear approves concept for recreational vehicle condominiums



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THE FLIP SIDE PR

Goodyear storage condominium concept drawing.

Posted Thursday, March 23, 2023 2:39 pm

By Michael McDaniel (/stories/michael-mcdaniel,374826)

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Goodyear City Council approved a special-use permit for a recreation vehicle storage condo concept designed to alleviate HOA restrictions for RV users.

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The business, called Luxelocker, is a novel concept that allows individuals to store recreational vehicles in storage units. The catch is the storage unit is considered a condominium for actual property purposes. Those consumers can buy, rent out or sell that storage property for RVs, boats, and luxury vehicles.

The Goodyear development plan comprises approximately 332 individual condo units across six buildings. There is expected to be no restriction on the hours of operation. Additionally, a traffic study conducted by Goodyear determined the surrounding roads would meet the demand created by the facility.

The units will range from 14 to 18 feet wide, and the unit depths will range from 45 to 70 feet with a maximum height of 25 feet. The project completion is proposed in two phases, with three buildings constructed in each step.

Units will be enclosed, climate-controlled, with automatic garage doors and men’s and women’s bathrooms with showers for use by condo owners. According to the council hearing Monday, the units will also be able to house motorhomes.

The project’s zoning attorney, Adam Baugh with Withey Morris PLC in Phoenix, spoke to the Goodyear Independent about the unique concept and what it brings to Goodyear.

“Homeowners have long needed to store their hobby toys, the limitation has always been that you’re subject to a place where you lease, and if you’re lucky enough, you might get one of the few spaces that are covered,” Baugh said. “But living in Arizona, with all the harsh elements, there's nothing like having your stuff stored inside a building, but it’s almost prohibitive for people to pay a monthly leasing fee. (Luxlocker) is real property. It’s owned, and now your boys can have the toys, and the wife can have the garages back essentially. And it’s a great amenity for local residents to have an area.”

The special-use permit was first recommended for approval unanimously by the planning and zoning board March 20.

The storage site will be at the southeast corner of El Sol and Bullard Avenue.



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According to city officials, the resident view and public hearing processes were followed, and the city has not received any inquiries or opposition to the project. The project is categorized under industrial zoning, which buffers the project from residential areas.

During the board meeting Monday, Goodyear Councilmember Bill Stipp said the zoning designation the developer was required to use slowed the process 4-5 months.

“I just want to bring that forward for the council to kind of think about in the future,” he said. “What processes do we have in place? What are we dragging our applicants through? What can we do to speed this up?”

Luxelocker has six sites across Arizona and is in active development across six Western states.

Michael McDaniel can be reached at mmcdaniel@iniusa.org (mailto:mmcdaniel@iniusa.org). We'd like to invite our readers to submit their civil comments, pro or con, on this issue. Email AZOpinions@iniusa.org (mailto:AZOpinions@iniusa.org).

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