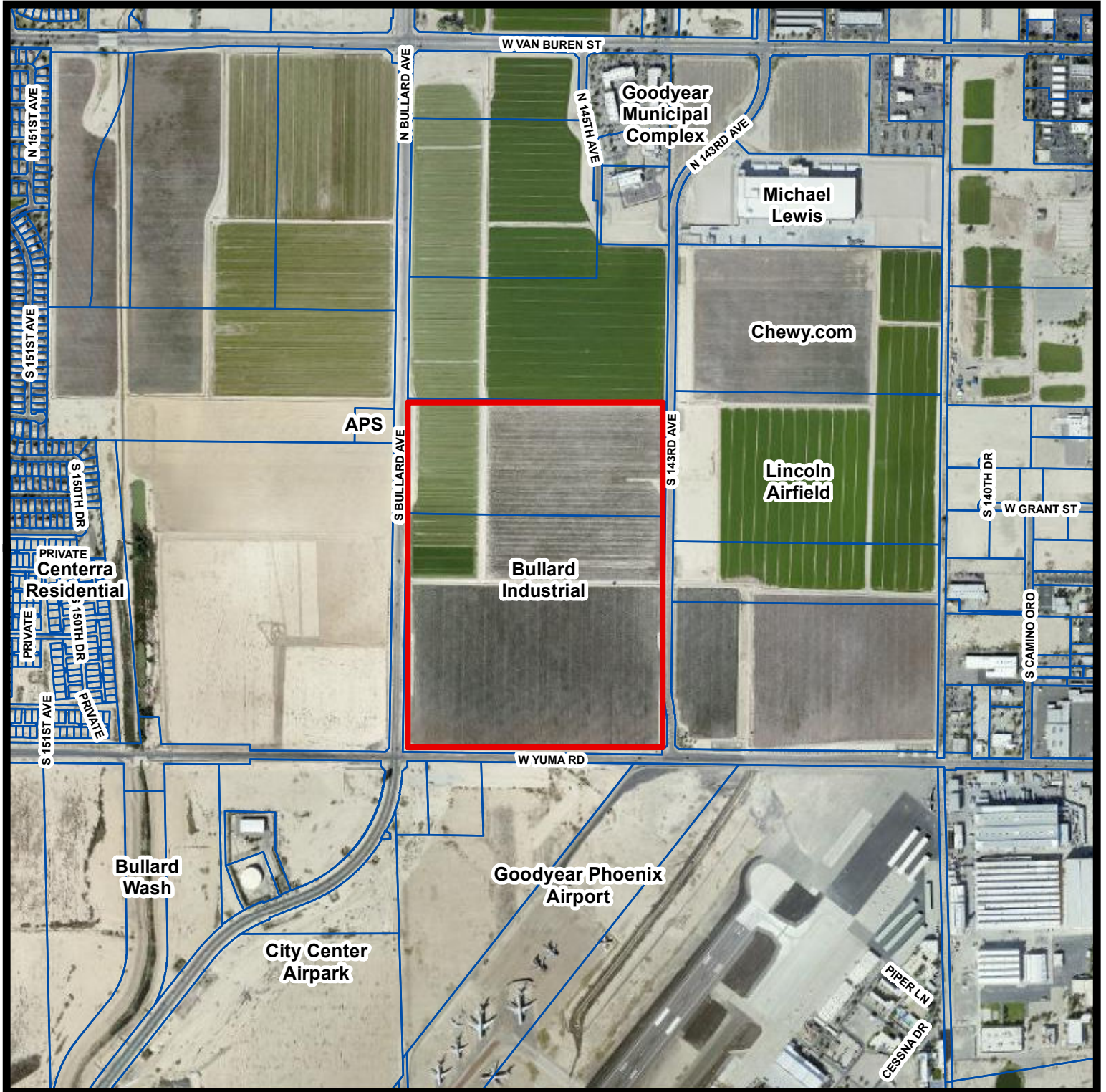
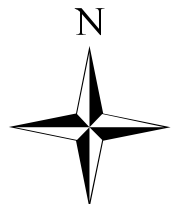


**Aerial Photo  
Bullard Industrial Rezoning  
Case No. 18-200-00010**

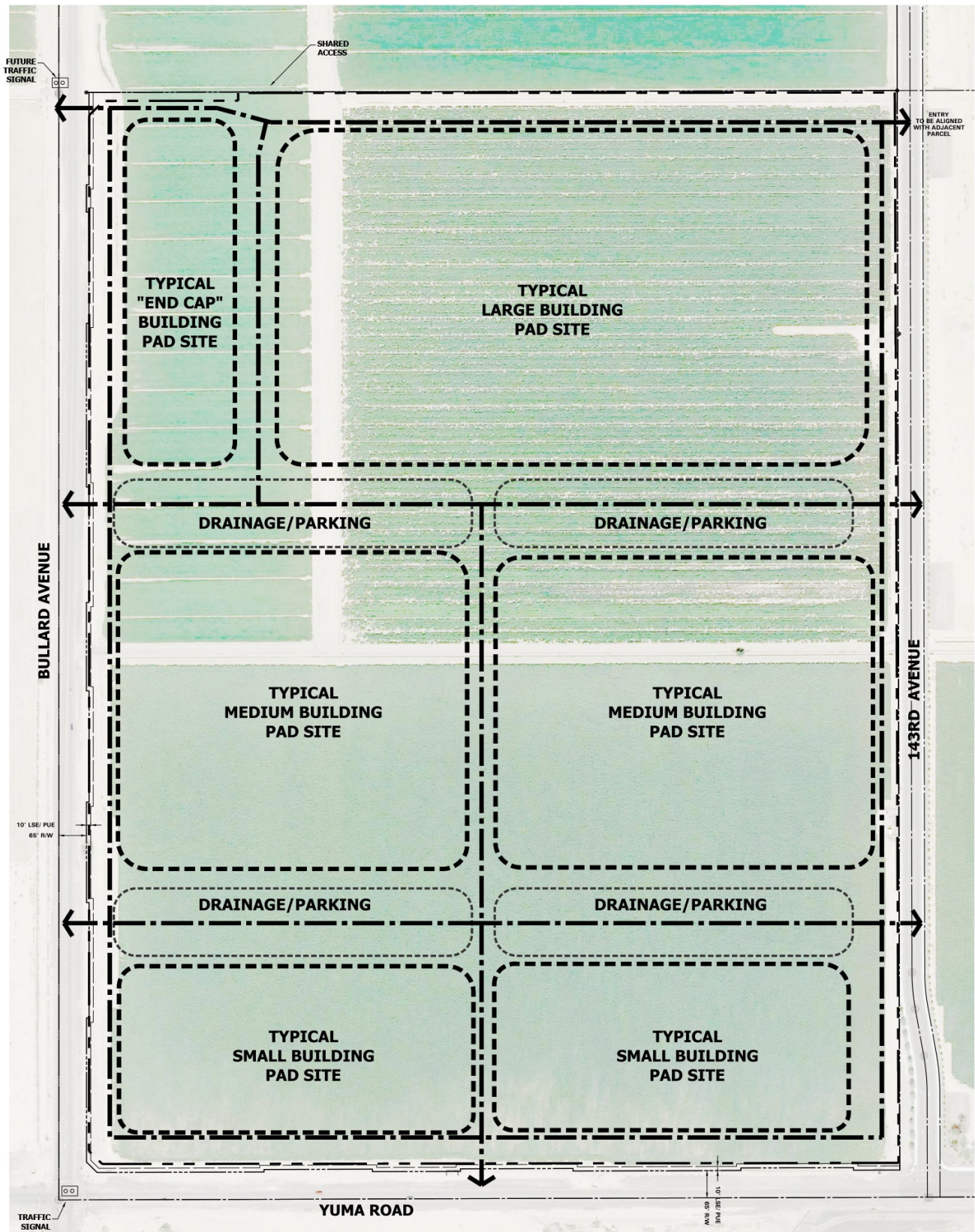


**Drawn By: Steve Careccia  
City of Goodyear Development Services Department  
Date: 10-23-18**







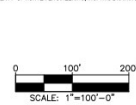


**PROLOGIS Commerce Park at Goodyear**  
**GOODYEAR, AZ**

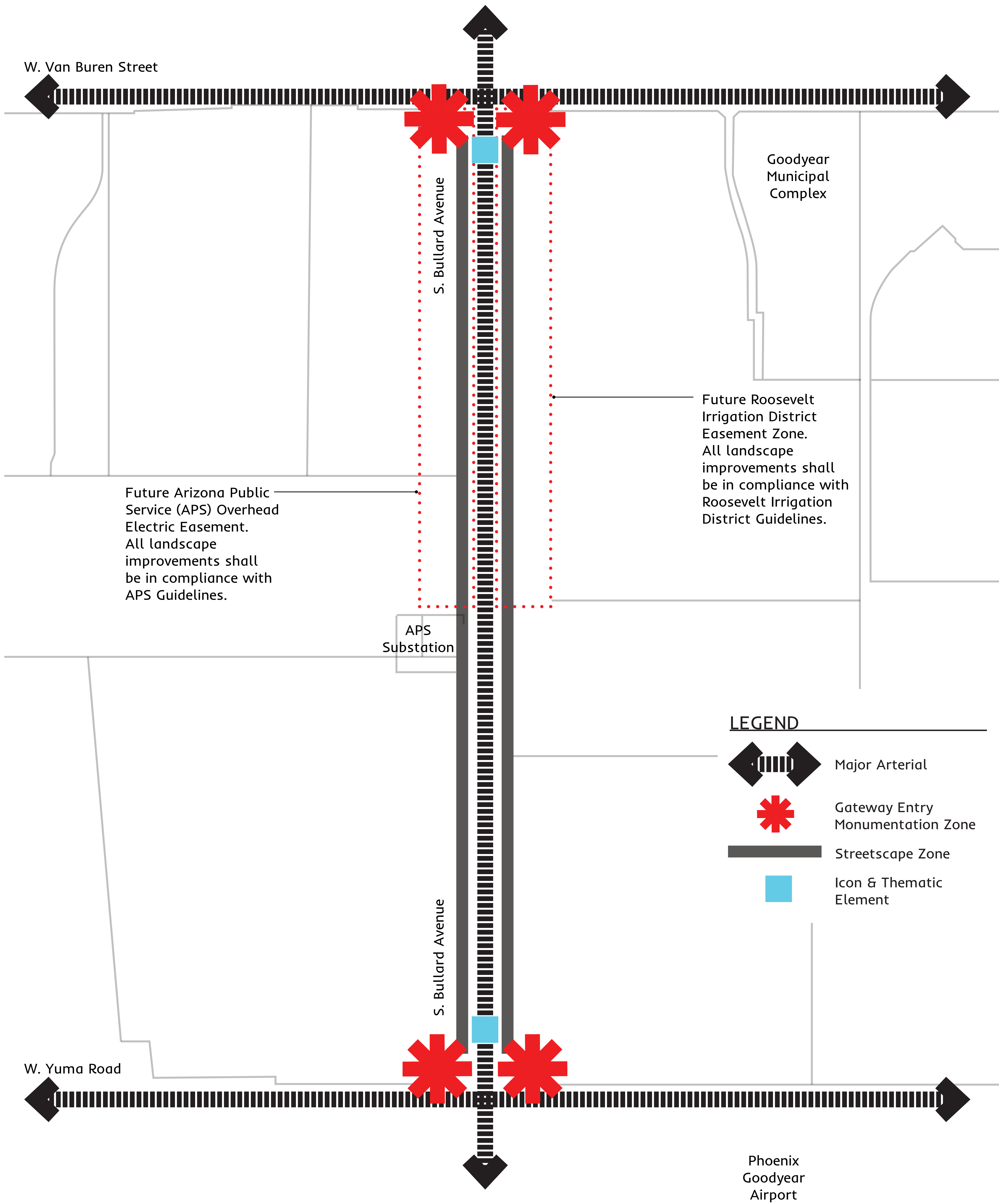
**PRELIMINARY DEVELOPMENT PLAN**

PREPARED FOR: PROLOGIS  
 DATE: OCTOBER 15TH, 2018  
 NOTE: PAD SITE CONFIGURATION ARE GRAPHICAL REPRESENTATIONS AND GENERIC IN NATURE. ACTUAL CONFIGURATIONS WILL BE BASED UPON MARKET CONDITIONS.

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 PLANNING—LANDSCAPE ARCHITECTURE  
 10400 N. 74TH STREET, SUITE 200  
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 T 480 991 3985  
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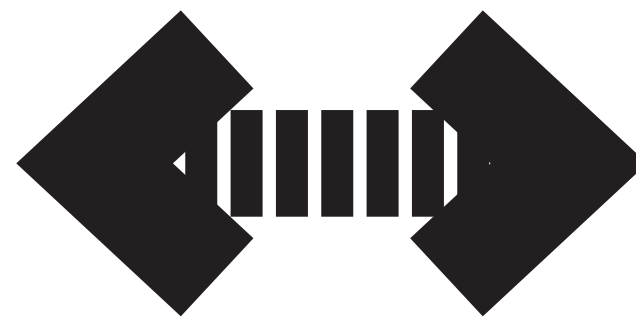
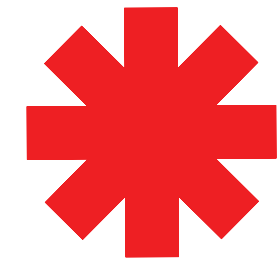




Future Arizona Public Service (APS) Overhead Electric Easement. All landscape improvements shall be in compliance with APS Guidelines.

APS Substation

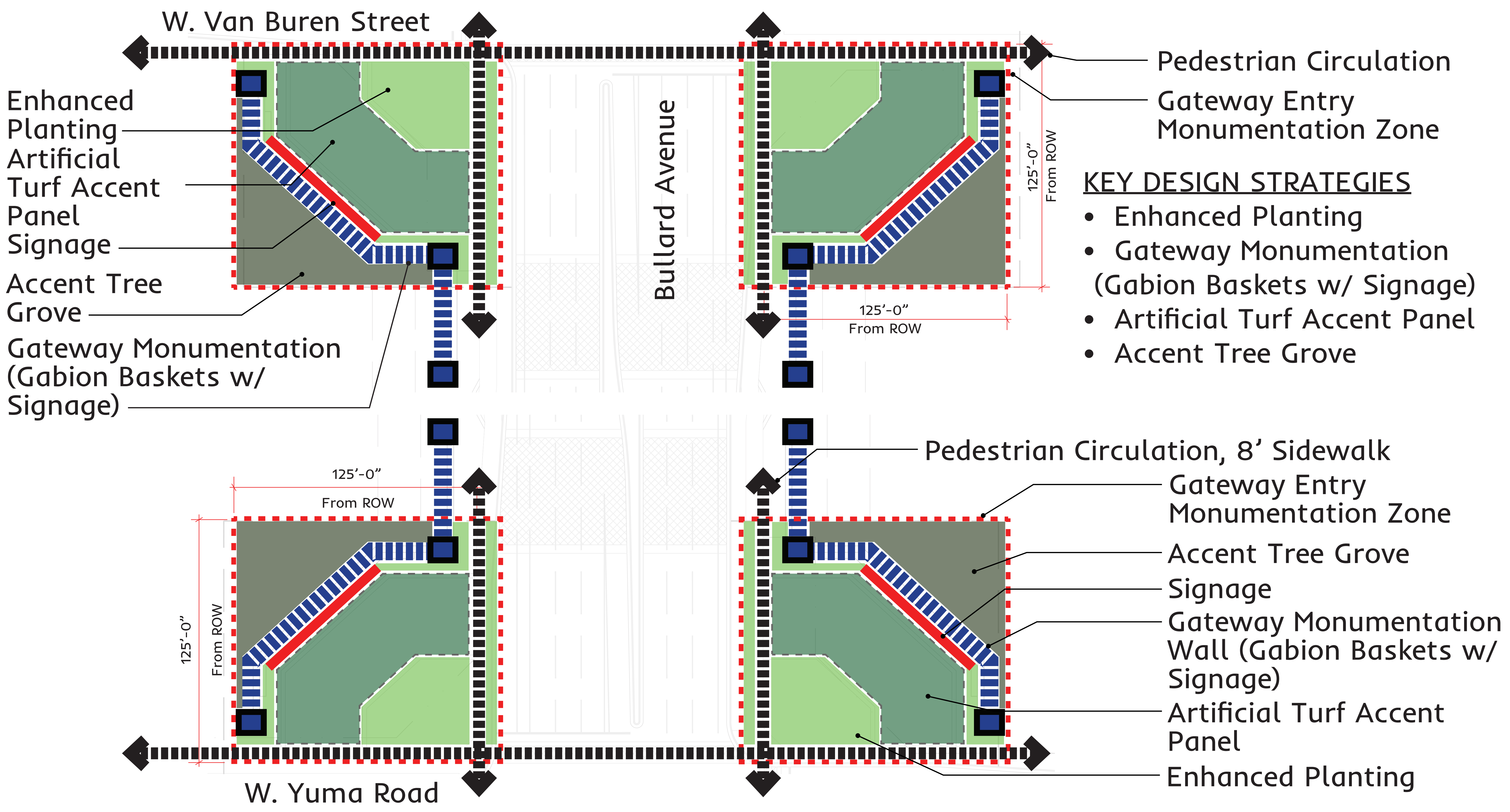
Future Roosevelt Irrigation District Easement Zone. All landscape improvements shall be in compliance with Roosevelt Irrigation District Guidelines.

**LEGEND**

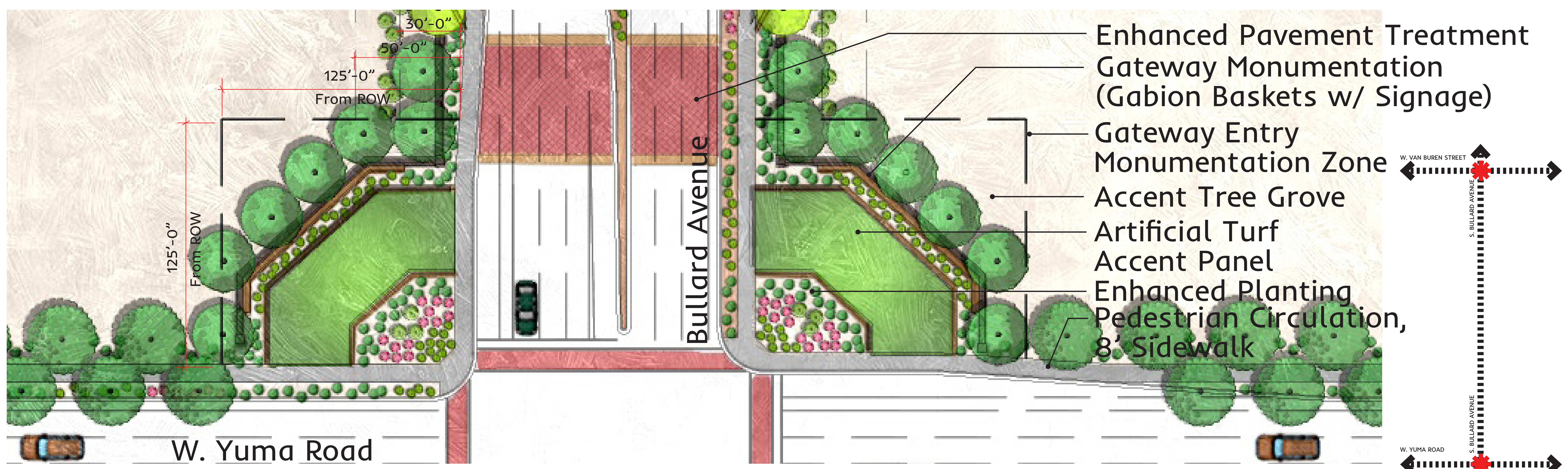
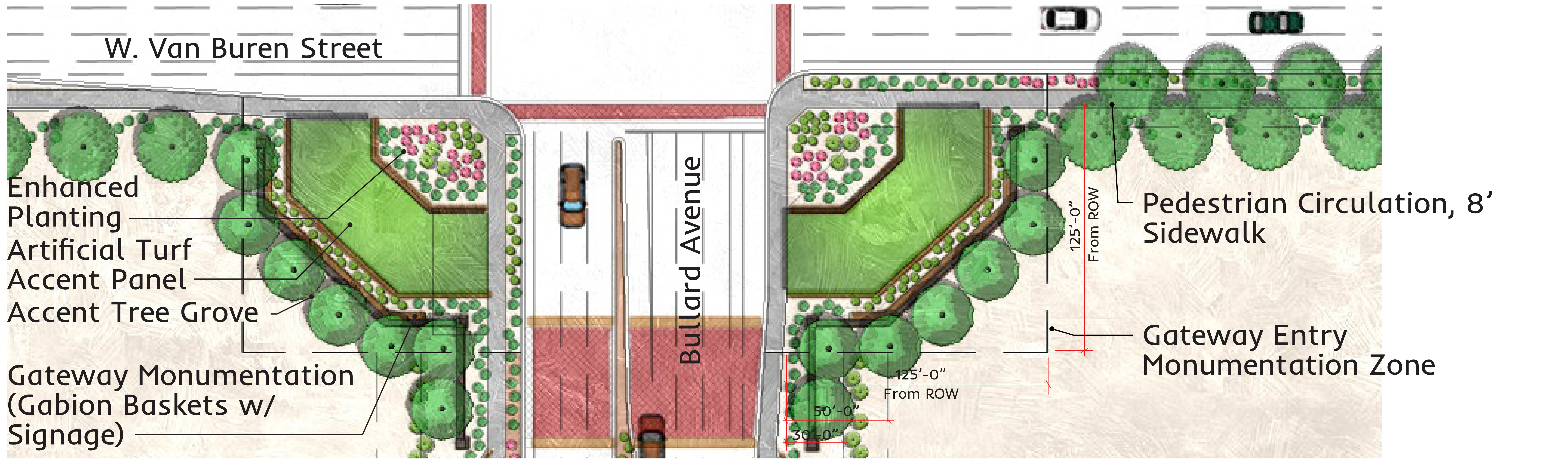
-  Major Arterial
-  Gateway Entry Monumentation Zone
-  Streetscape Zone
-  Icon & Thematic Element



# GATEWAY ENTRY MONUMENTATION ZONE

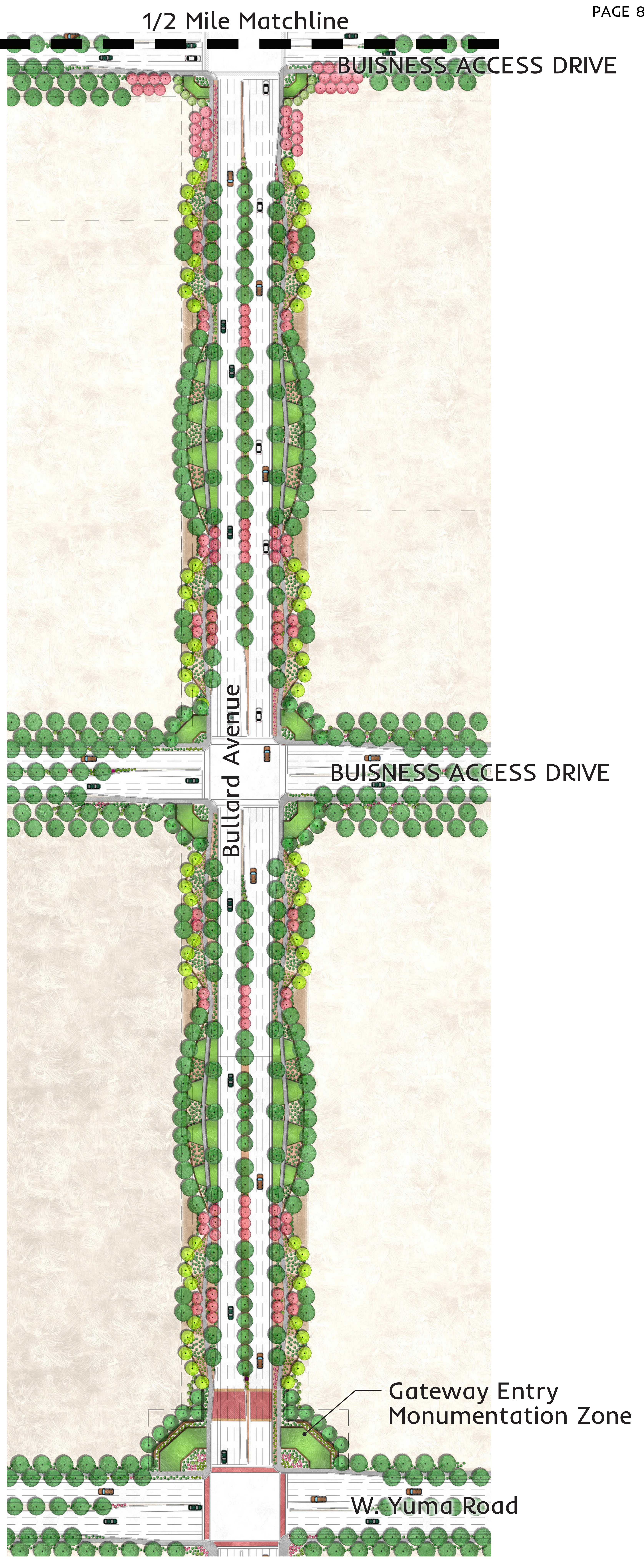
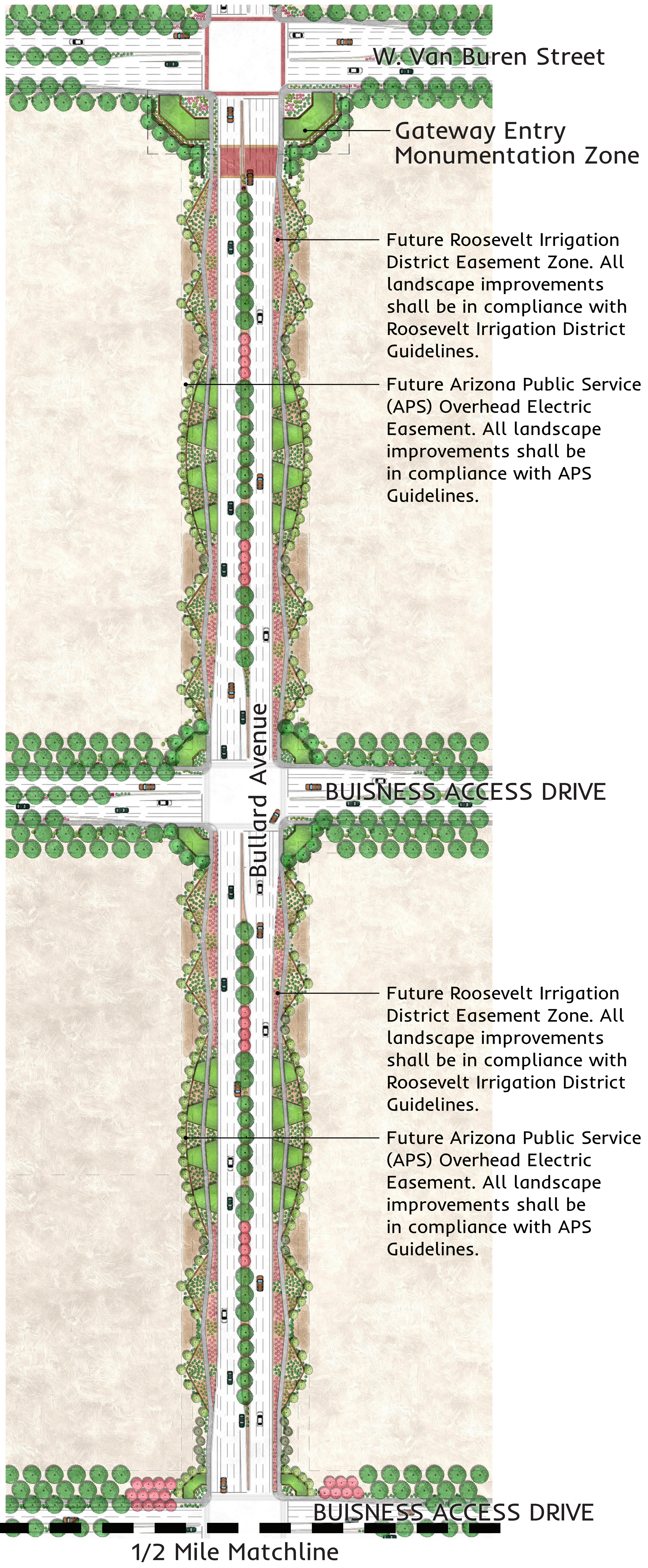


## GATEWAY ENTRY MONUMENTATION ZONE - DESIGN FRAMEWORK



## GATEWAY ENTRY MONUMENTATION ZONE - ILLUSTRATIVE PLAN

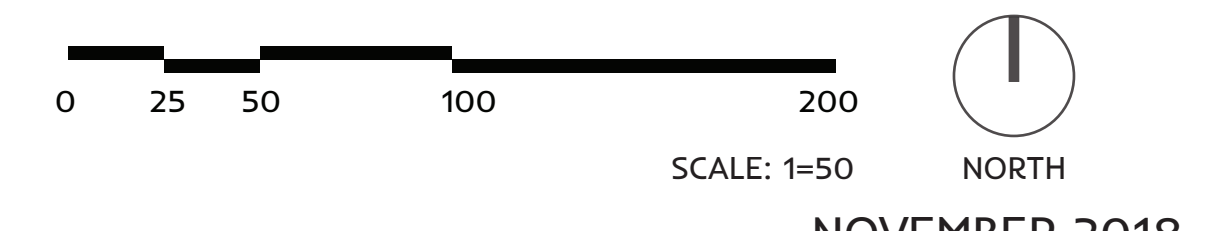




OVERALL ILLUSTRATIVE PLAN



CITY OF GOODYEAR  
BULLARD AVENUE CORRIDOR - DESIGN TREATMENT STRATEGIES



WHEREAS, based on the foregoing Recitals and the other information presented, the Mayor and Council of the city of Goodyear, Arizona find the adoption of this ordinance to be in the best interests of the public health, safety, and welfare;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. DESCRIPTION OF THE PROPERTY BEING REZONED

This Ordinance No. 2018-1414 applies to that parcel of land in Goodyear, Maricopa County, Arizona, generally located at the northeast corner of Bullard Avenue and Yuma Road, as shown on “Official Supplementary Zoning Map No. 18-10 City of Goodyear, AZ – Rezone Case,” and as legally described in that certain document titled “Prologis Commerce Park at Goodyear – Legal Description,” both documents having been declared public records by Resolution No. 2018-1914, with three copies of both documents being on file with the City Clerk of the city of Goodyear, Arizona, and which documents are referred to and made a part hereof as if fully set forth in this Ordinance (the “Property”).

SECTION 2. REZONING

The Property is hereby conditionally rezoned from the AU (Agricultural Urban) zoning district to the I-1 (Light Industrial) zoning district. Development of the Property shall be in conformance with the development regulations and standards applicable to the I-1 (Light Industrial) zoning district as set forth in the city of Goodyear Zoning Ordinance, as amended.

SECTION 3. STIPULATIONS

The development of the Property is subject to the following stipulations:

1. The Property shall be developed in substantial conformance with the design strategies as established within that certain document titled “Bullard Avenue Corridor Design Treatment Strategies November 2018”, which document was declared a public record by Resolution No. 2018-1914 and three copies of which are on file with the City Clerk of the city of Goodyear, Arizona, and which is referred to and made a part hereof as if fully set forth in this Ordinance;
2. No loading, delivery, or roll-up/dock doors nor service and wash bays shall front onto Bullard Avenue or Yuma Road;
3. The property owner and/or developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of the Phoenix Goodyear Airport (GYR) to future owners or tenants of the property;



4. Building permits for the construction and/or alteration of structures shall not be issued until the property owner and/or developer has submitted a Form 7460-1 and has been received a “No Hazard Determination” from the FAA for the proposed construction activity. If temporary equipment used during construction exceeds the height of the permanent structures, then a separate Form 7460-1 shall be submitted to the FAA and a “No Hazard Determination” obtained prior to the construction start date;
5. The property owner shall provide for the dedication of the following rights-of-way, in form and substance acceptable to the City Engineer and in accordance with an approved phasing plan, prior to or concurrent with recordation of any Final Plat:
  - a. North half of Yuma Road right-of-way, 75 feet from centerline.
6. The property owner shall place underground all permanent utilities, excluding power lines 69kV or larger, within the proposed development and abutting the owner’s portion of perimeter arterial streets prior to issuance of the first certificate of occupancy;
7. The property owner is responsible for the half–street improvements along Bullard Avenue and Yuma Road. Improvements shall include, but are not limited to curb, gutter, sidewalk, paving, half-street width of the median, landscaping, landscape irrigation, street lights, traffic signals (as necessary), signing and striping. Improvements shall be completed in accordance with an approved phasing plan prior to issuance of the first certificate of occupancy;
8. The property owner is responsible for a proportionate share of the costs for adjacent traffic signals. The property owner shall either construct these signals when warranted or pay to the city the proportionate share of the costs to construct the required signals prior to obtaining civil construction permits. The traffic signals obligations are as follows:
  - a. 25% at Bullard Avenue and Harrison Street;
  - b. 25% at Bullard Avenue and Yuma Road.
9. Harrison Street shall be a public street except as otherwise approved by the City Engineer or designee. If Harrison Street is to be a public street, the property owner shall dedicate the half-street right-of-way required for a Minor Collector for the construction of Harrison Street adjacent to the property and shall improve the full half-street as a Minor Collector for the section of Harrison Street fronting the property prior to issuance of civil construction permits.