



CITY OF  
**Goodyear**

# PV303 PAD AMENDMENT

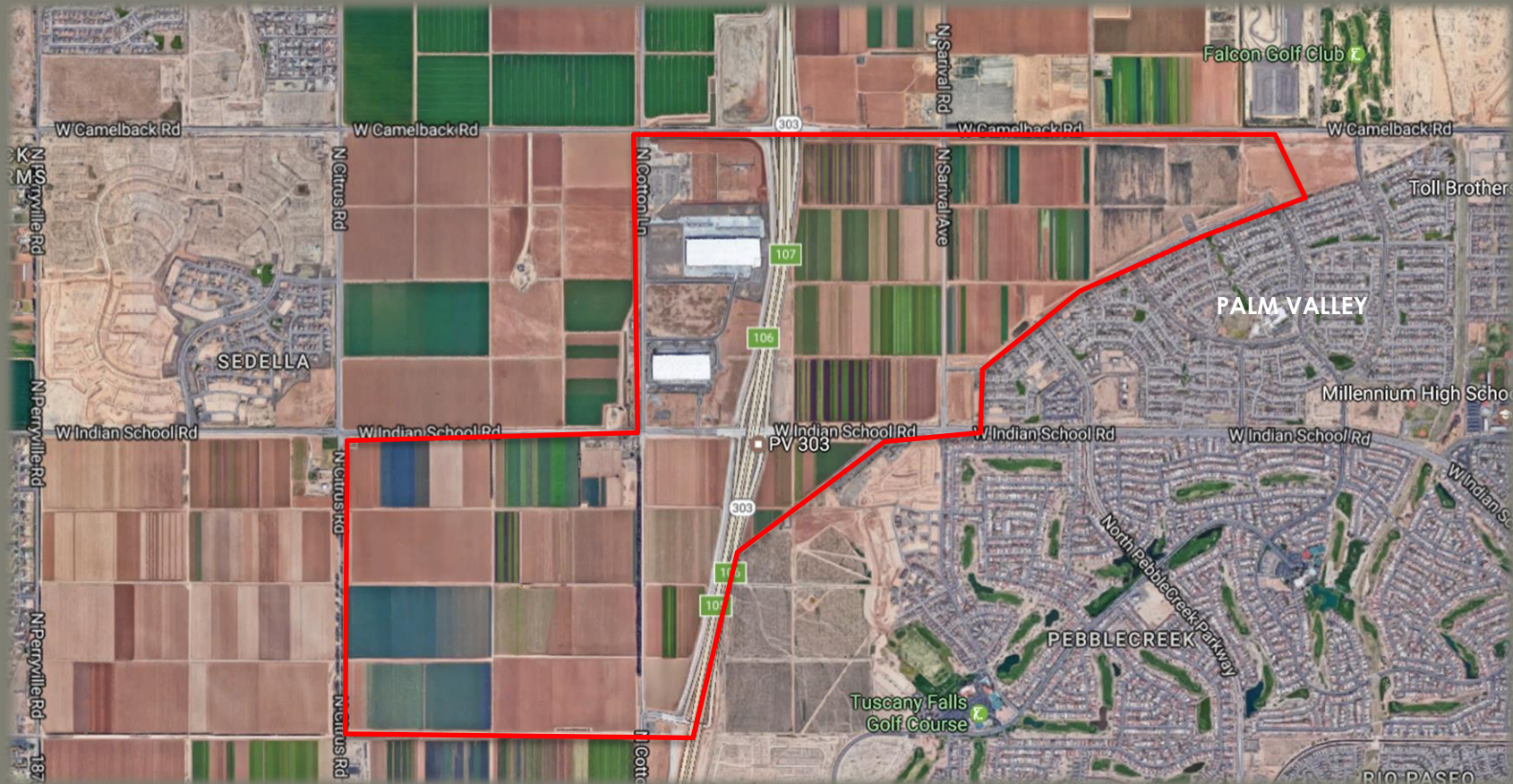
# PV303 PAD AMENDMENT



## BACKGROUND

- PV303 PAD approved in 2005 & 2007
- Six phases
- Approximately 1,750 acres
- General Commercial & Light Industrial

# PV303 PAD





# General Plan



# PV303 PAD AMENDMENT



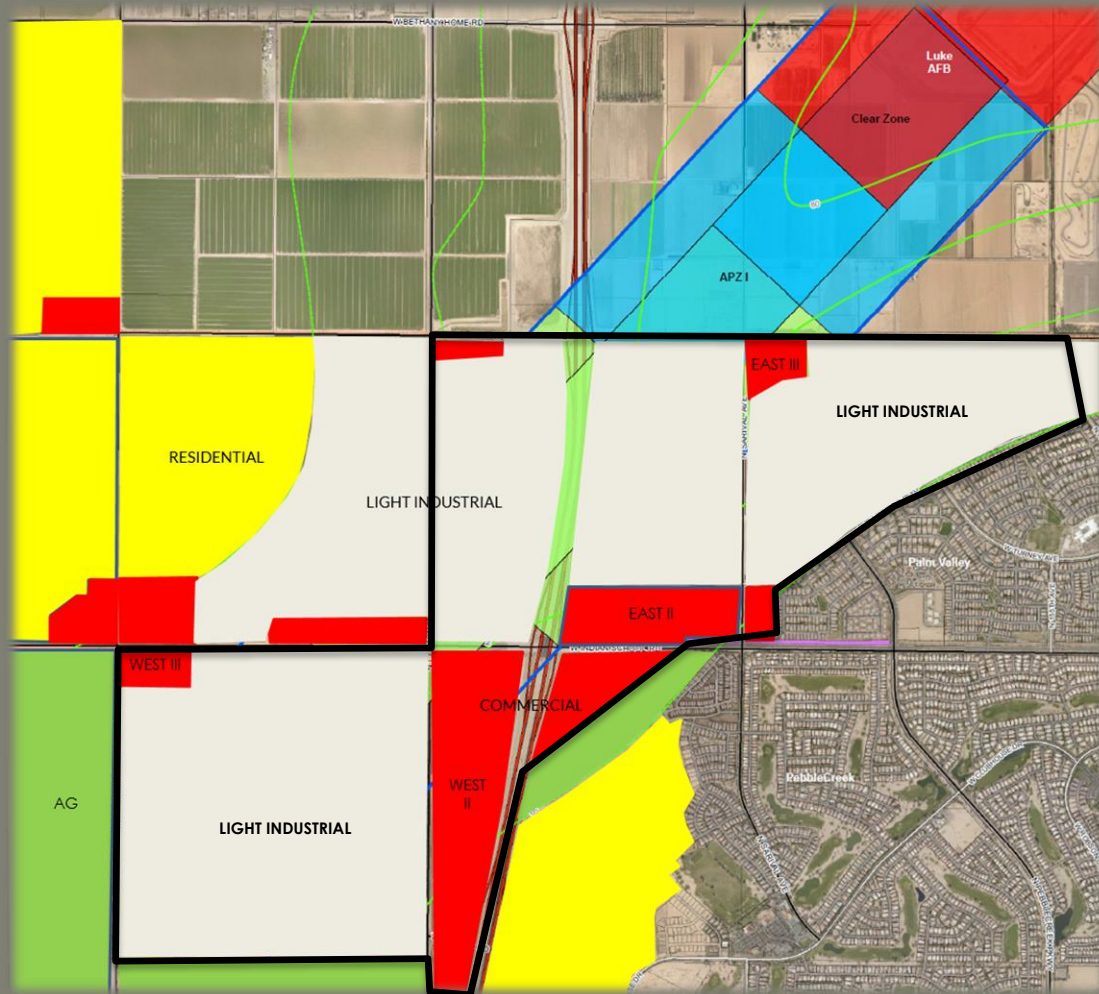
## GENERAL PLAN

### Industrial Land Use

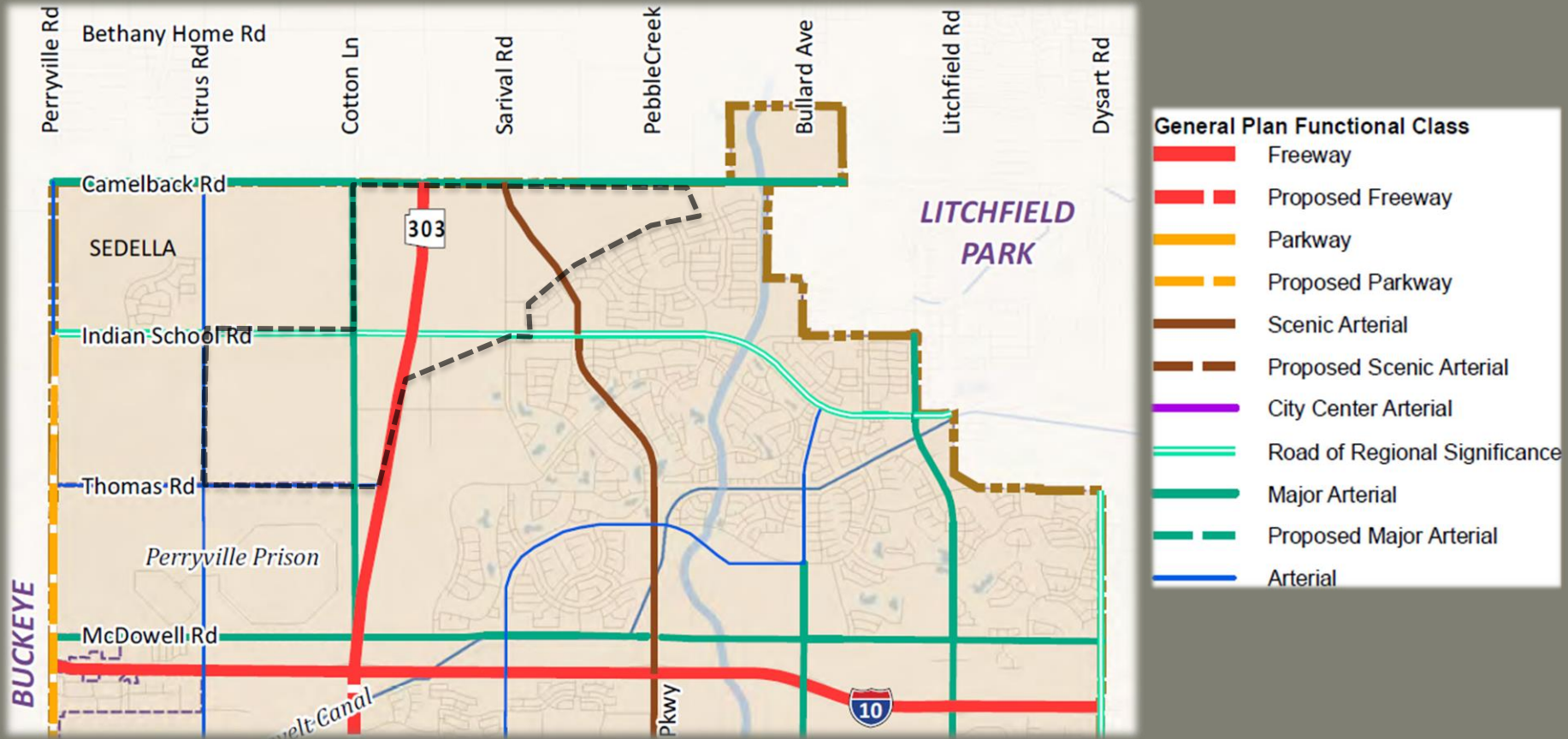
- Office, industrial & business park uses
- Support commercial

### Business & Commerce Land Use

- Commercial & office uses
- Light industrial & warehousing/distribution

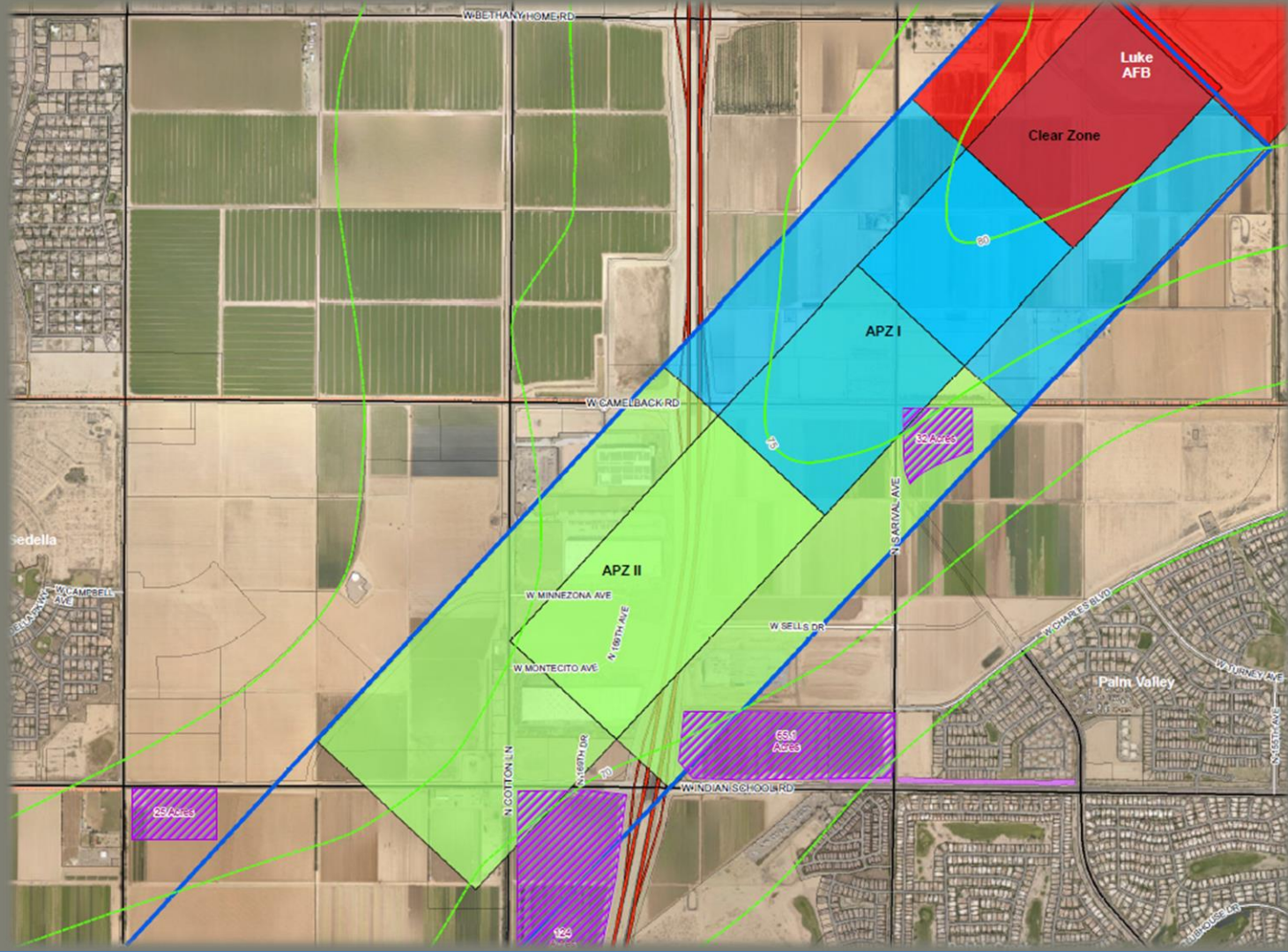


# ROADWAY FUNCTIONAL CLASSES





# LUKE AFB



# PV303 PAD AMENDMENT



## LUKE AFB

- APZ I – No buildings unless specifically allowed by Luke AFB
- APZ II – Light industrial okay. No retail, eating & drinking places or assembly uses.
- 65 LDN – No residential. Light industrial and commercial okay.

# PV303 PAD AMENDMENT



## REQUEST

- Change land use on four parcels from General Commercial to Light Industrial
- 246 total acres (15% of approx. 1,750 acre PAD)
- Light Industrial uses include warehouse/distribution, manufacturing & office
- General Commercial uses include retail establishments, personal services, restaurants, & hotels
- Change of land use requires review by Planning & Zoning Commission and approval by City Council

# PV303 PAD AMENDMENT



## AMENDMENT AREAS

- 32 acres at southeast corner of Sarival Avenue & Camelback Road (East III)
- 65 acres located at northeast corner Loop 303 & Indian School Road (East II)
- 124 acres at southwest corner Loop 303 & Indian School Road (West II)
- 25 acres at southeast corner Citrus Road & Indian School Road (West III)



# CONTEXT – EAST III 32 ACRES



# CONTEXT – EAST II 65 ACRES





# INDIAN SCHOOL & SARIVAL – LOOKING NORTHWEST

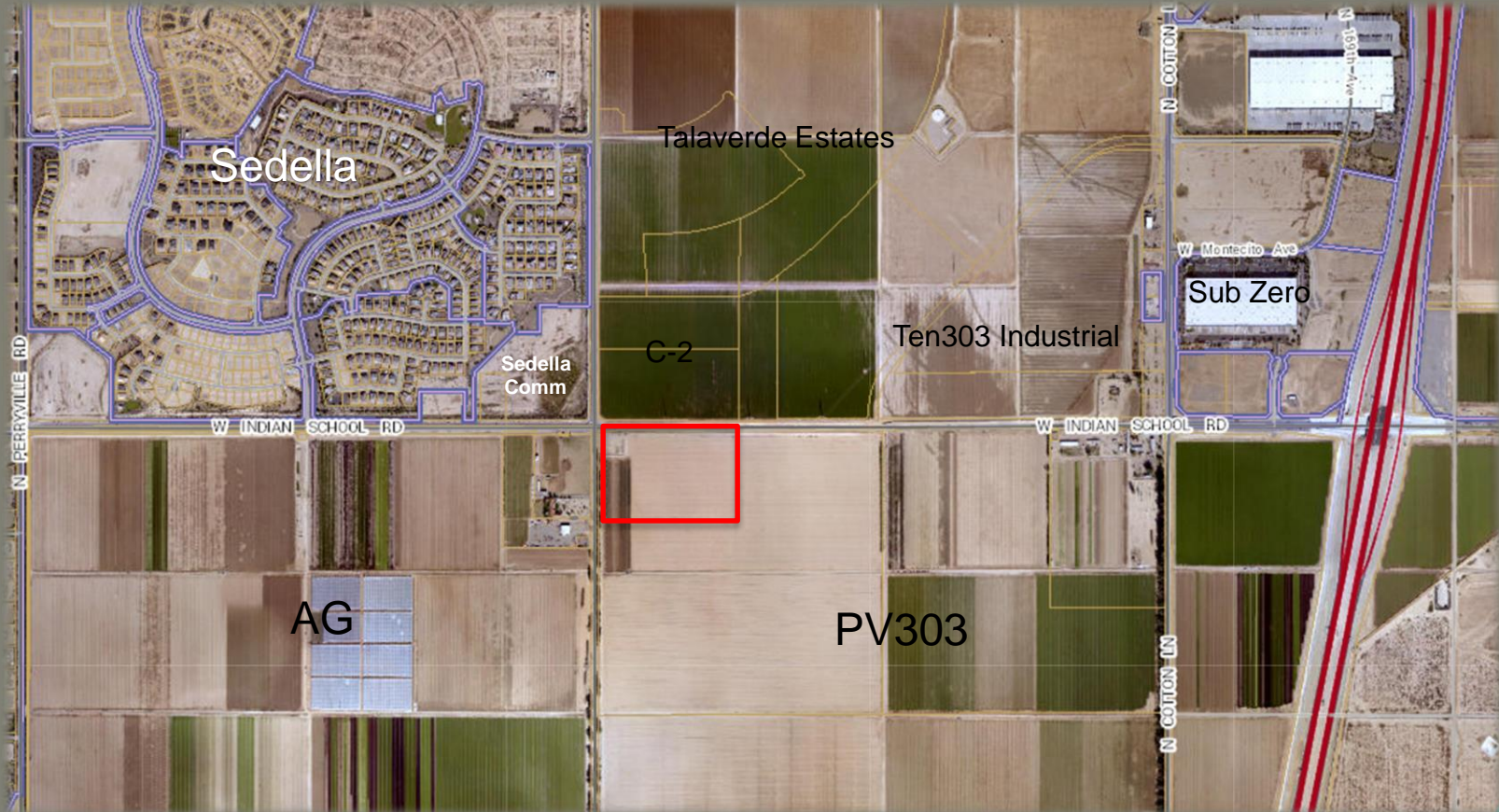


# CONTEXT – WEST II 124 ACRES





# CONTEXT – WEST III 25 ACRES



# INDIAN SCHOOL & CITRUS – LOOKING NORTHWEST



# PV303 PAD AMENDMENT



## PUBLIC PARTICIPATION

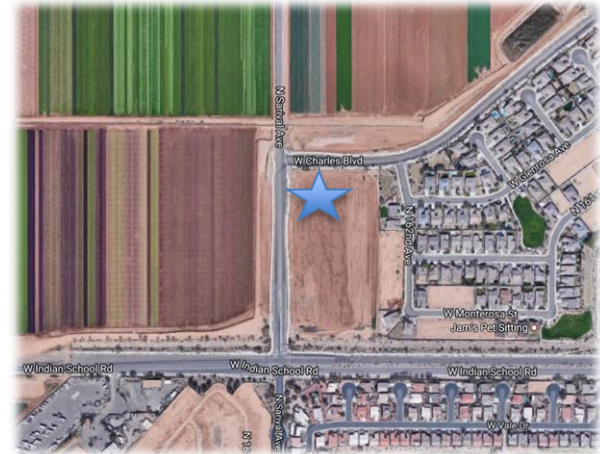
- Neighborhood meeting – February 15
- Planning & Zoning Commission meeting – February 22
- City Council – March 27
- Two postcard mailings to property owners & HOAs (neighborhood meeting and public hearings)
- Legal ad & sign posting of each amendment parcel
- Notification of Palm Valley, PebbleCreek & Sedella HOAs
- Notification of Luke AFB, ADOT, Glendale & Maricopa County

# PV303 PAD AMENDMENT



## ADDITIONAL PUBLIC PARTICIPATION IN RESPONSE TO RESIDENTS CONCERNS

- Resident concerns
  - Expansion of warehouse district
  - Increased traffic
  - Increased noise
- TOM Van – Saturday, March 18, 8-10 AM & Wednesday, March 22, 5-7 PM
- Sedella HOA meeting – March 20 at 6 PM
- Provide information & answer questions
- Stipulations for edge treatment & building architecture





# PV303 PAD AMENDMENT



## ANALYSIS OF REQUEST – CONSISTENCY WITH GENERAL PLAN

Consistent with Industrial and Business & Commerce Land Use

- Light industrial uses are considered appropriate next to commercial and residential
- No general industrial proposed in PAD

Consistent with Luke Compatible Land Use Overlay and continued mission of Luke AFB

# PV303 PAD AMENDMENT



## ANALYSIS OF REQUEST – COMPATIBILITY WITH AREA

Compatible with other commercial & industrial uses in area

Compatible with residential uses in area

- Separation & buffering
- Non-residential traffic will use Loop 303
- Indoor uses

# PV303 PAD AMENDMENT



## RECOMMENDATION

Planning & Zoning Commission and staff recommend approval subject to stipulations