

West Bullard PAD Overlay Development Regulations  
February 2019

**Underlying Zoning:** I-1 Light Industrial. All development shall comply with the requirements of the City of Goodyear Zoning Ordinance, adopted May 1999, as amended (Zoning Ordinance) and the City of Goodyear Design Guidelines except as modified by this PAD Overlay.

**Permitted Uses:** The permitted uses are those uses allowed in the I-1 Light Industrial zoning district as set forth in the Zoning Ordinance except as modified below:

1. Electrical substations shall not be located within 500 feet of a residential zoning district or property line.

**Development Standards:** The development standards for I-1 Light Industrial shall apply to this development except as modified below:

Development Standard	Light Industrial
Minimum Site Area	1 acre (1)
Minimum Lot Width	150 feet (1)
Minimum Lot Depth	200 feet (1)
Maximum Building Height  *60 foot max building height must be at least 100 feet from western property line (residential side of development)	50/*60 feet
Bullard Avenue Building Setback/ Landscape Yard	50 feet
Maximum Building Coverage	50%

1. Parcels created solely for the use of utility facilities are not subject to minimum lot width, lot depth, or site area requirements.
2. Retention basins may exceed 50% of the required street frontage landscape area so long as not more than 50% of the retention basins are visible from the public street.

3. At a minimum, an 8-foot screen shall be provided on the western edge of the property or substation parcel to screen any future substations from the residential land use to the west. A line of sight study shall be submitted with any site plans that include substations to determine the necessary height of screening to appropriately shield the substations from view by neighboring residential property, including the existing single family to the west. Appropriate screening shall be implemented at various phases of development dependent upon buildings and structures being erected and level of visual impact, if any, and shall be overseen by the Zoning Administrator.

**Design Guidelines:** The Property shall be developed in accordance with the City Design Guidelines, with the exception that chain link fencing may be utilized on the interior of the Property between the buildings as long as it is not visible from Yuma Road, Bullard Avenue, or from the residential property to the west, and as approved by the Zoning Administrator.

**Parking Requirements:** Parking shall be provided in accordance with the Zoning Ordinance except that the minimum required parking spaces may be reduced upon approval of the Zoning Administrator if it is demonstrated that the provided parking meets or exceeds parking demand.

**Landscape Requirements:** 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".

**Screening from Residential:**

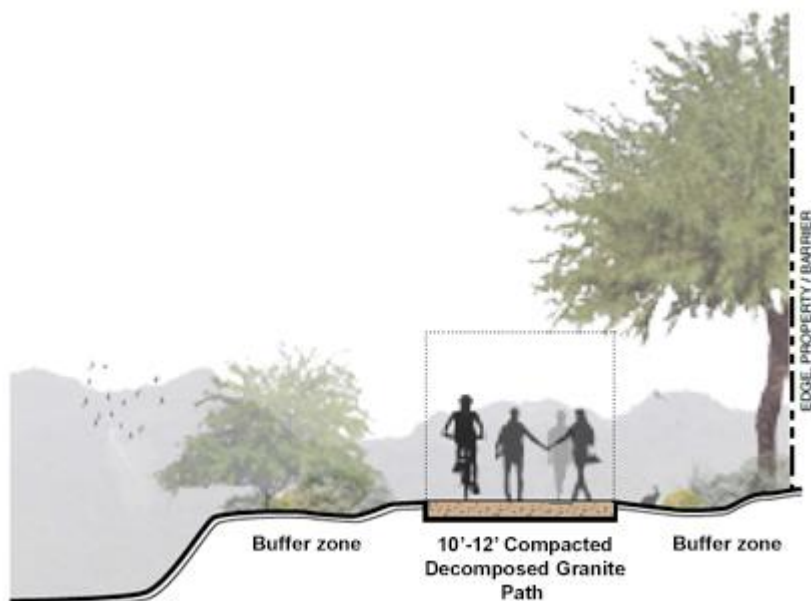
All outdoor storage areas for equipment, materials, trash, or similar items shall be screened from view from residential properties including the western property line/Bullard Wash. Screening shall be a combination of native trees and shrubs as approved by the Zoning Administrator and as depicted in Exhibit A - Screening Exhibit.

Loading, delivery, roll-up/dock doors, and service and wash bays may not face any planned or existing residential use unless all of the following conditions are met:

- a. Loading, delivery, roll-up/dock doors, and service and wash bays facing a single family residential use must be located 500-feet from a single family residential property line, and
- b. The loading, delivery, roll-up/dock doors, and service and wash bays may only occupy 50% of the building facility facing the single family residential use, and
- c. All loading, delivery, roll-up/dock doors, and service and wash bays that face any residential use or planned residential use shall be screened from view by a combination of native trees and shrubs as approved by the Zoning Administrator and as depicted in Exhibit A – Screening Exhibit.

### Path Improvements:

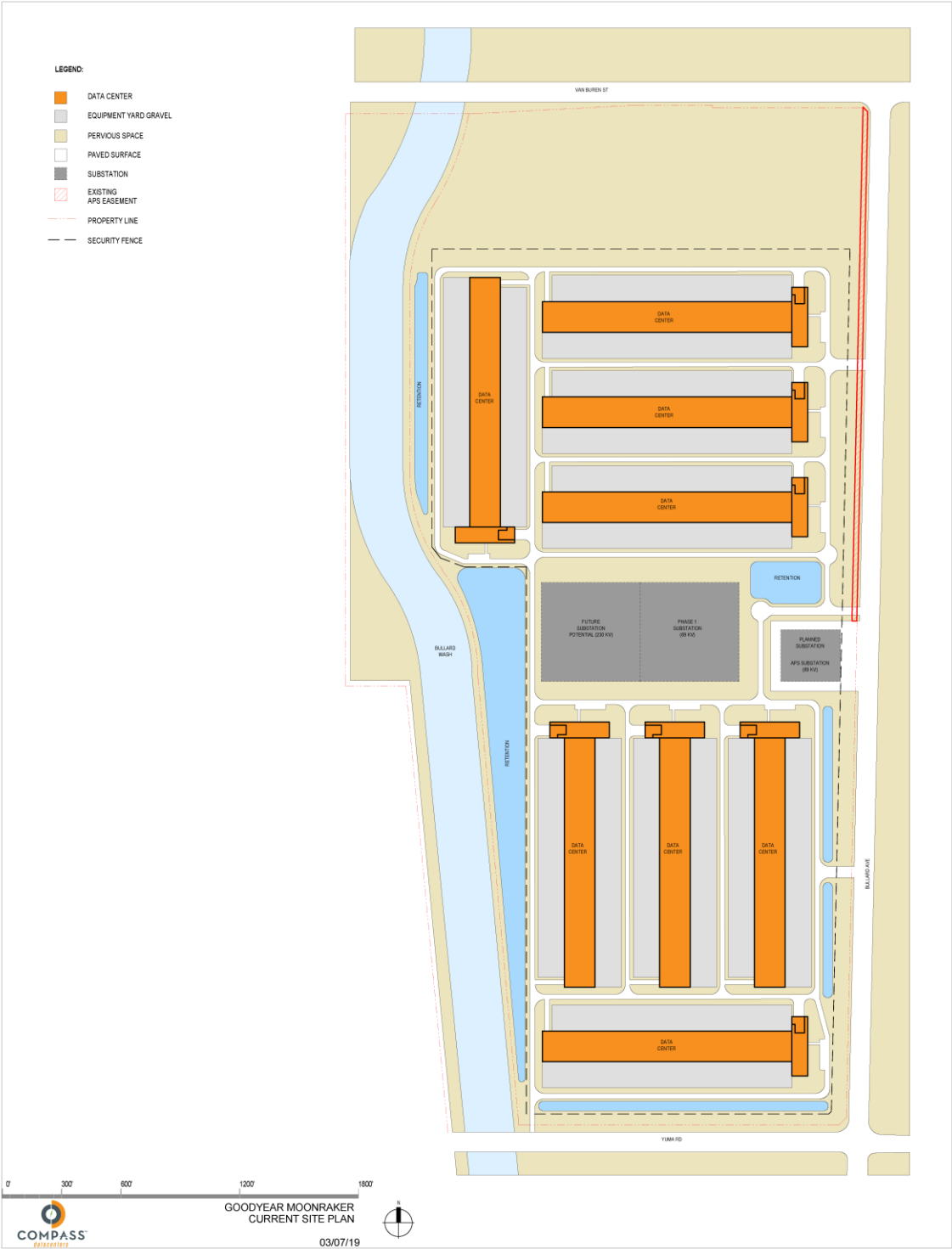
Development of the I-1 (Light Industrial Park) Property shall comply with the City of Goodyear Parks, Recreation, Trails and Open Space Master Plan, adopted July 2014 (the “Parks Master Plan”), by constructing a 10 to 12-foot compacted DG path in the Bullard Wash, pursuant to the improvement contemplated in the “Parks Master Plan”. A cross section of the path is provided below. The 10 to 12-foot compacted DG path with a 10-foot wide landscape buffer on either side shall be located on a berm adjacent to the western boundary of the Property, unless it is determined by the City Engineer at the time of civil plan review that relocation of the path and buffers is required to meet a City Engineering Standard.



Typical Trail section along Bullard Wash on the east side of the wash adjacent to the project  
(From the City of Goodyear Parks, Recreation, Trails and Open Space Master Plan)

**Conceptual Development Plan:** Development shall be indicative of or may be a combination of the conceptual layouts shown in Exhibits 1-7: Conceptual Development Plan.

**Exhibit 1: Conceptual Development Plan**



## Exhibit 2: Conceptual Development Plan

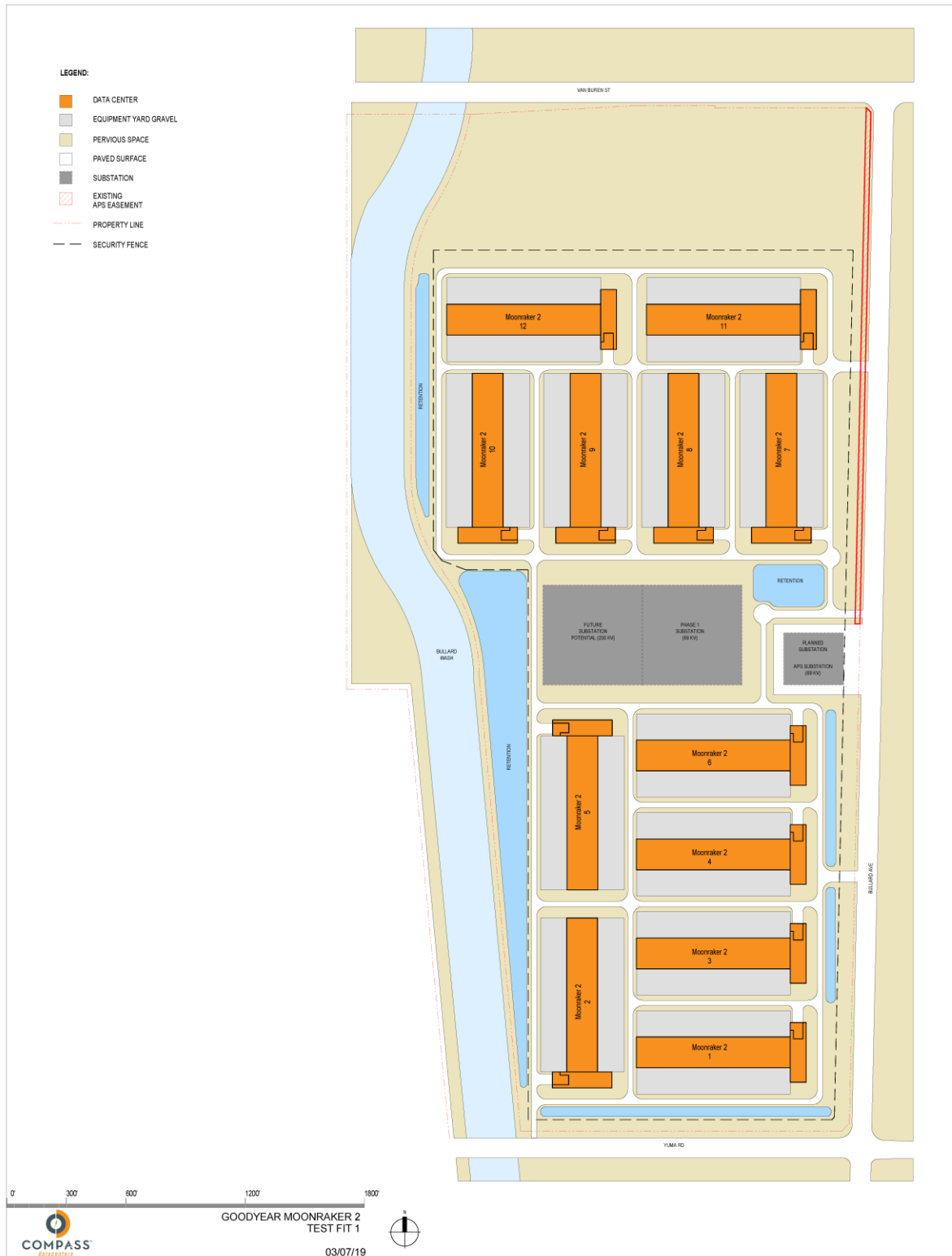
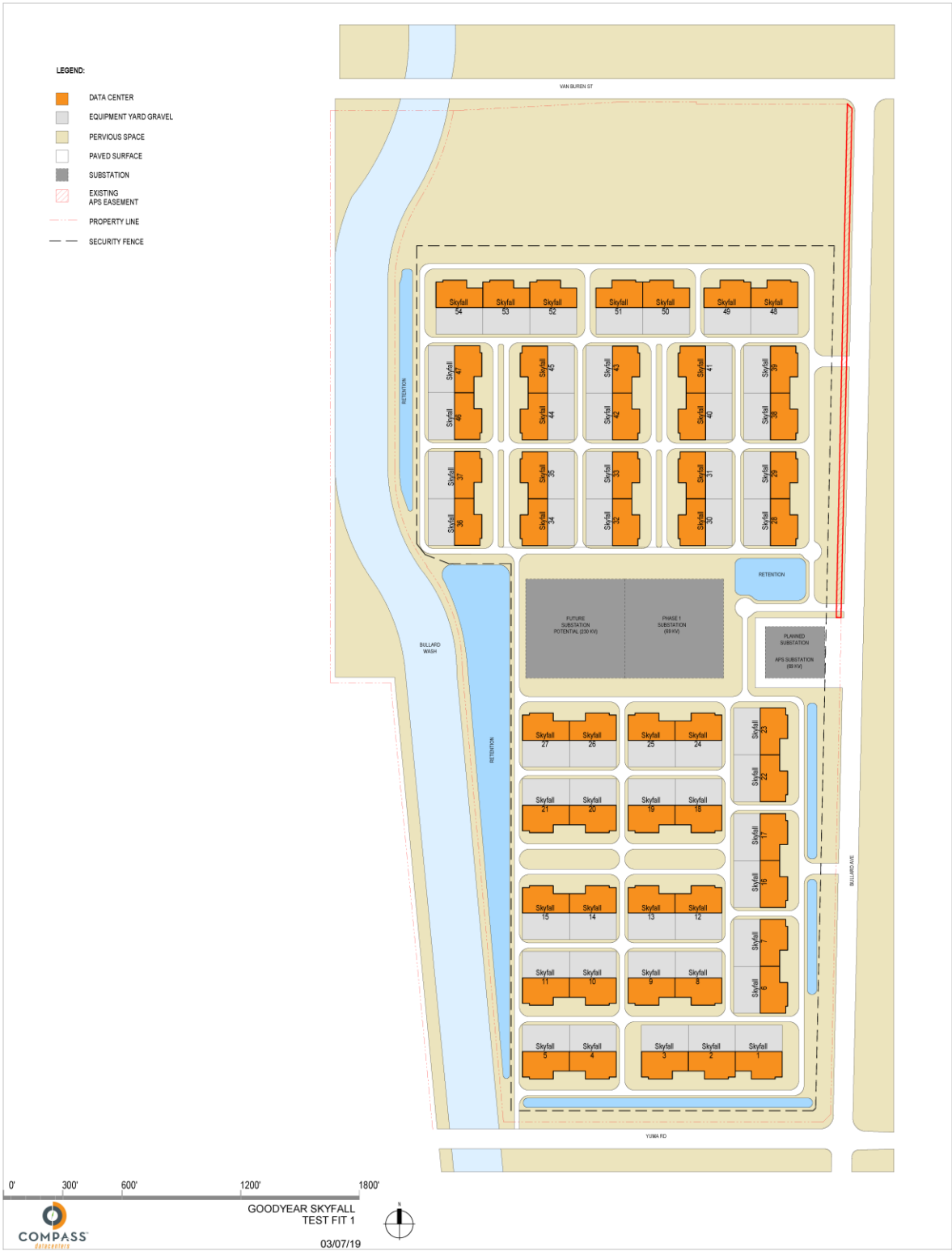


Exhibit 3: Conceptual Development Plan



## Exhibit 4: Conceptual Development Plan

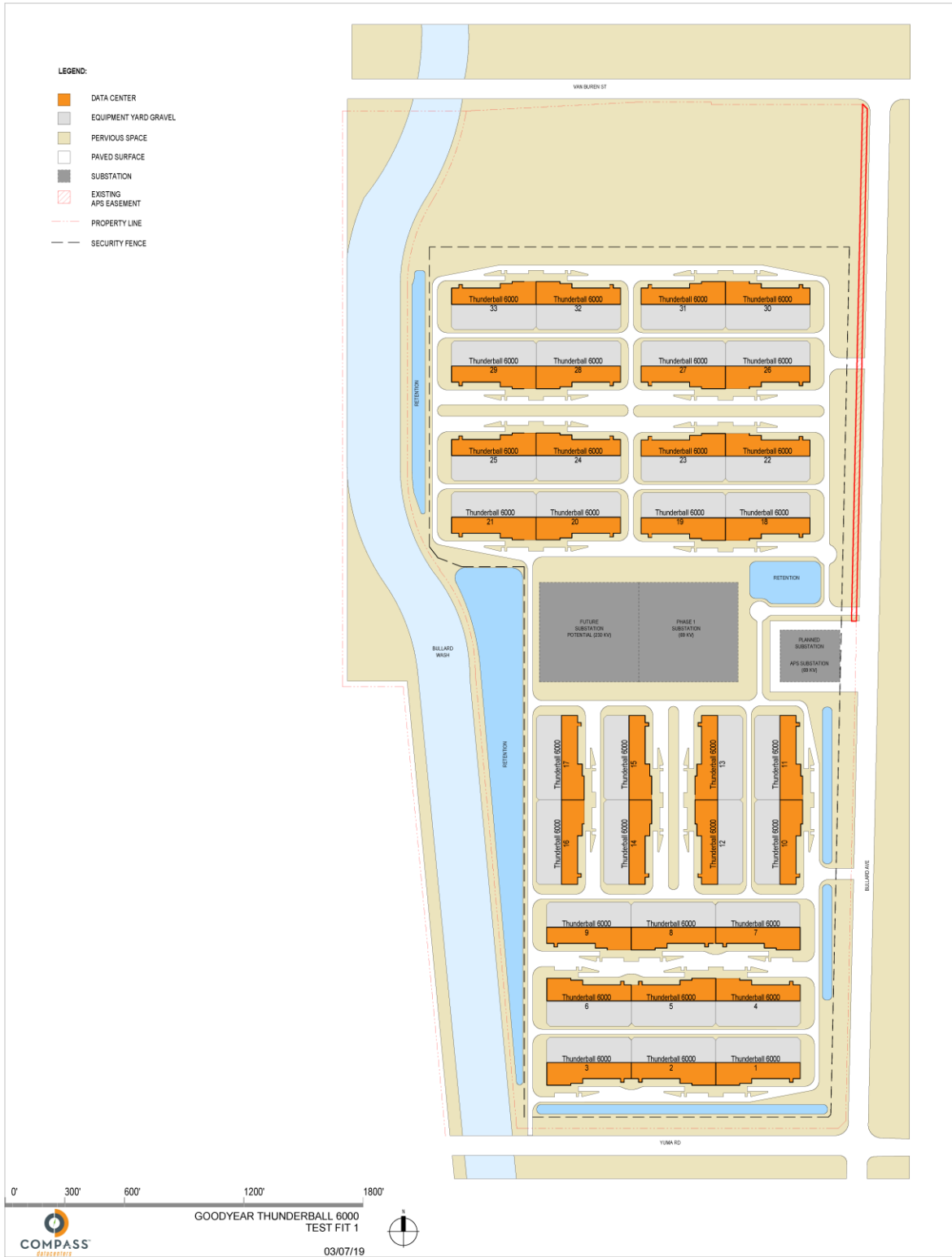


Exhibit 5: Conceptual Development Plan

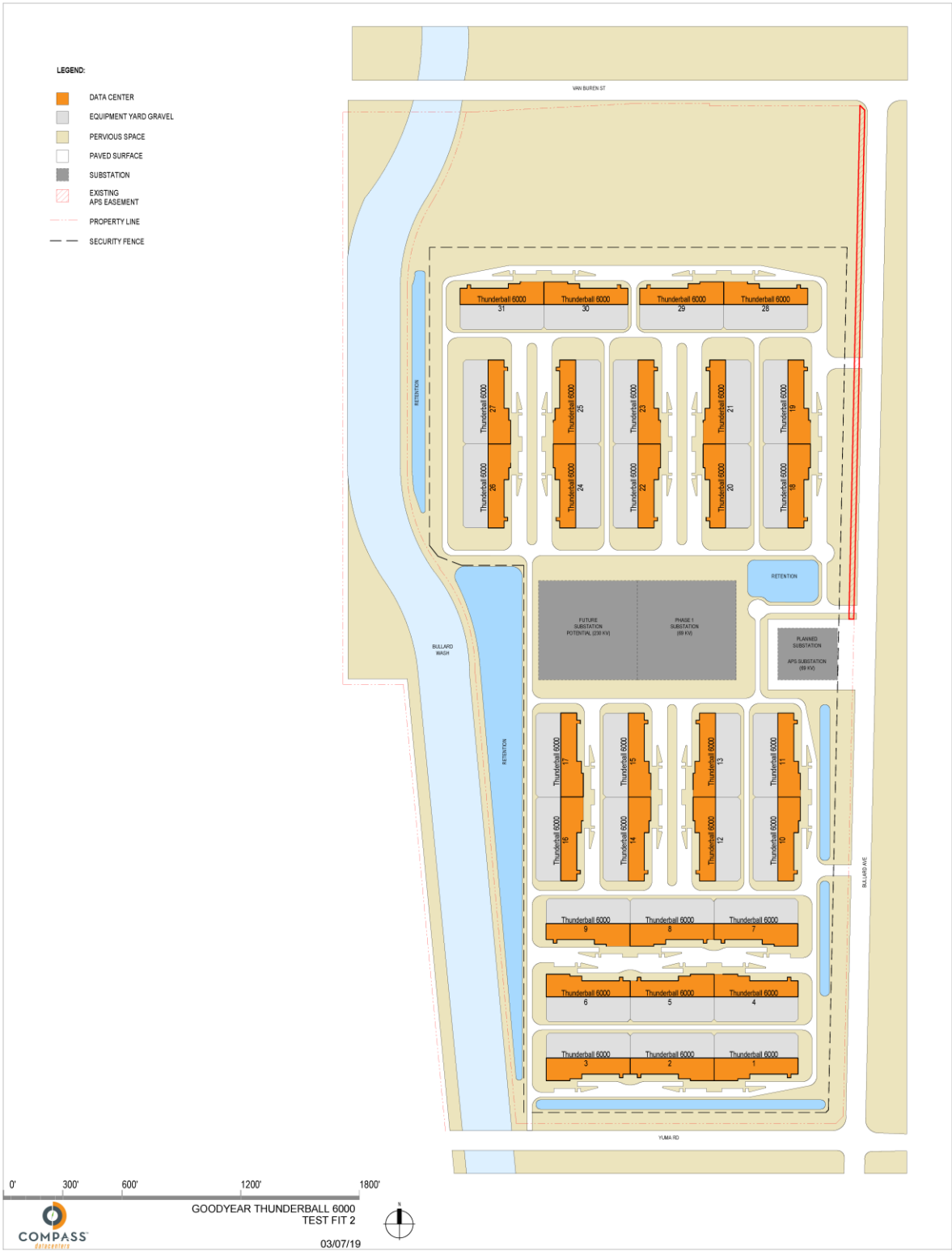


Exhibit 6: Conceptual Development Plan

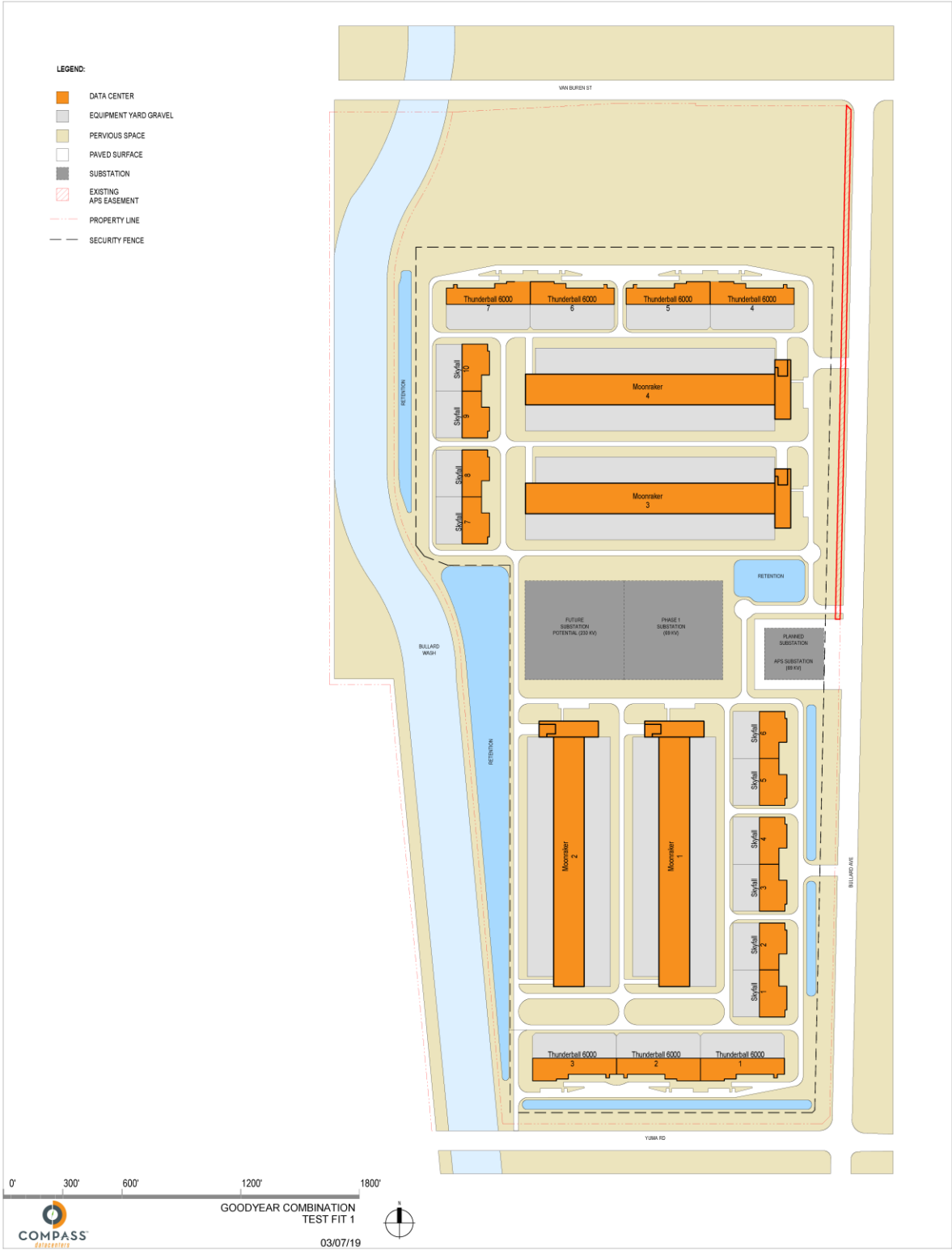
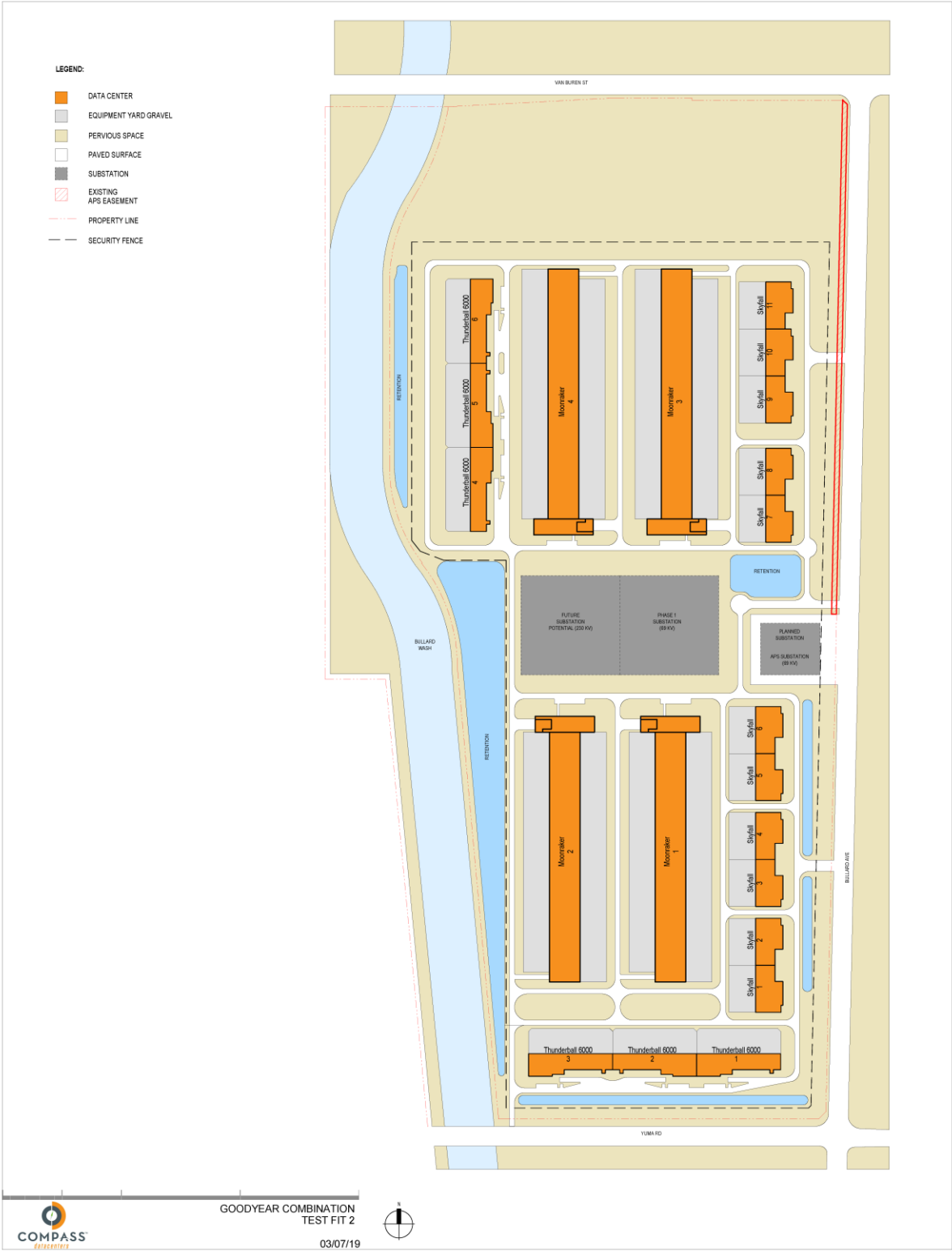


Exhibit 7: Conceptual Development Plan



## Screening Exhibit

