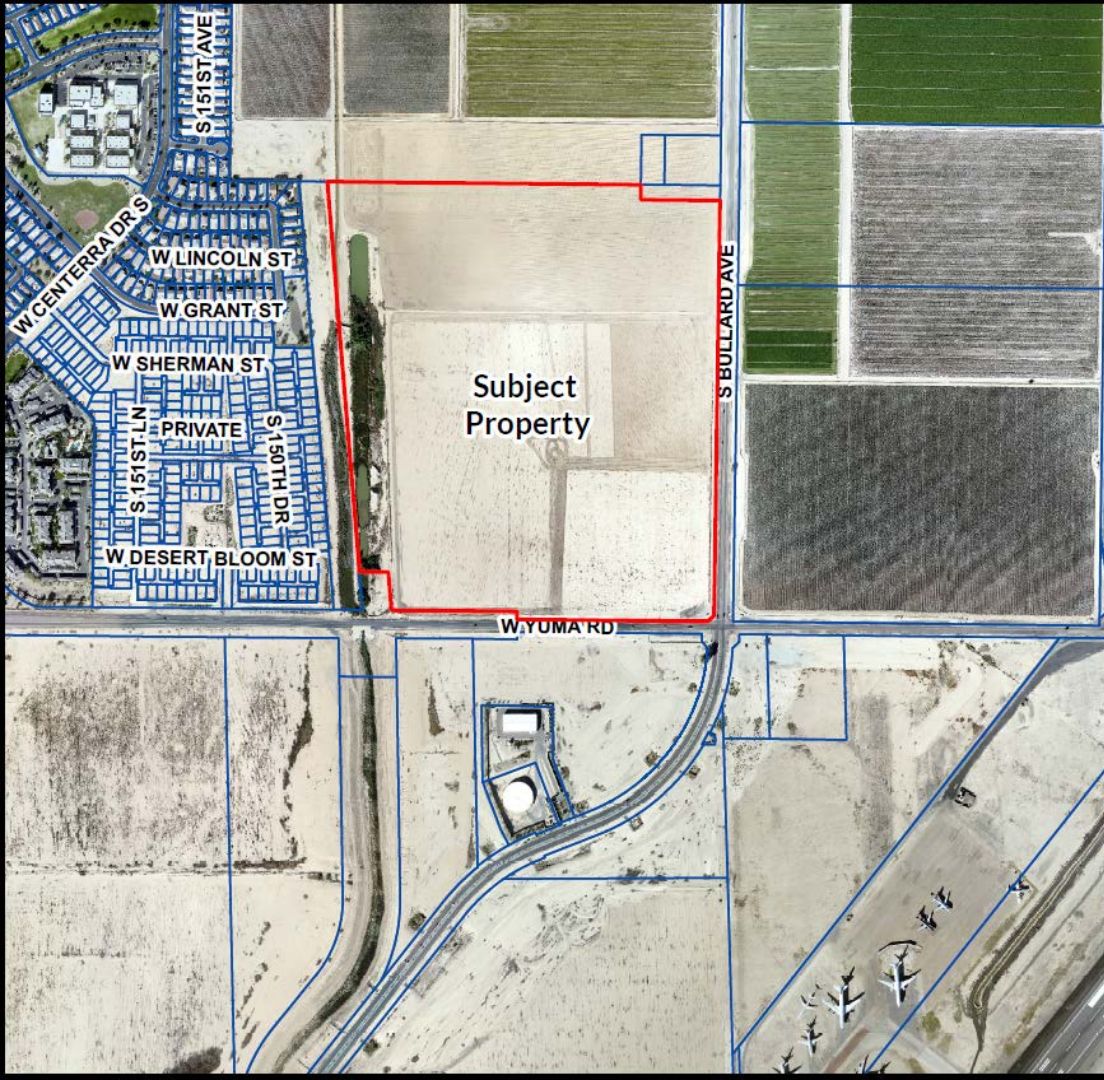


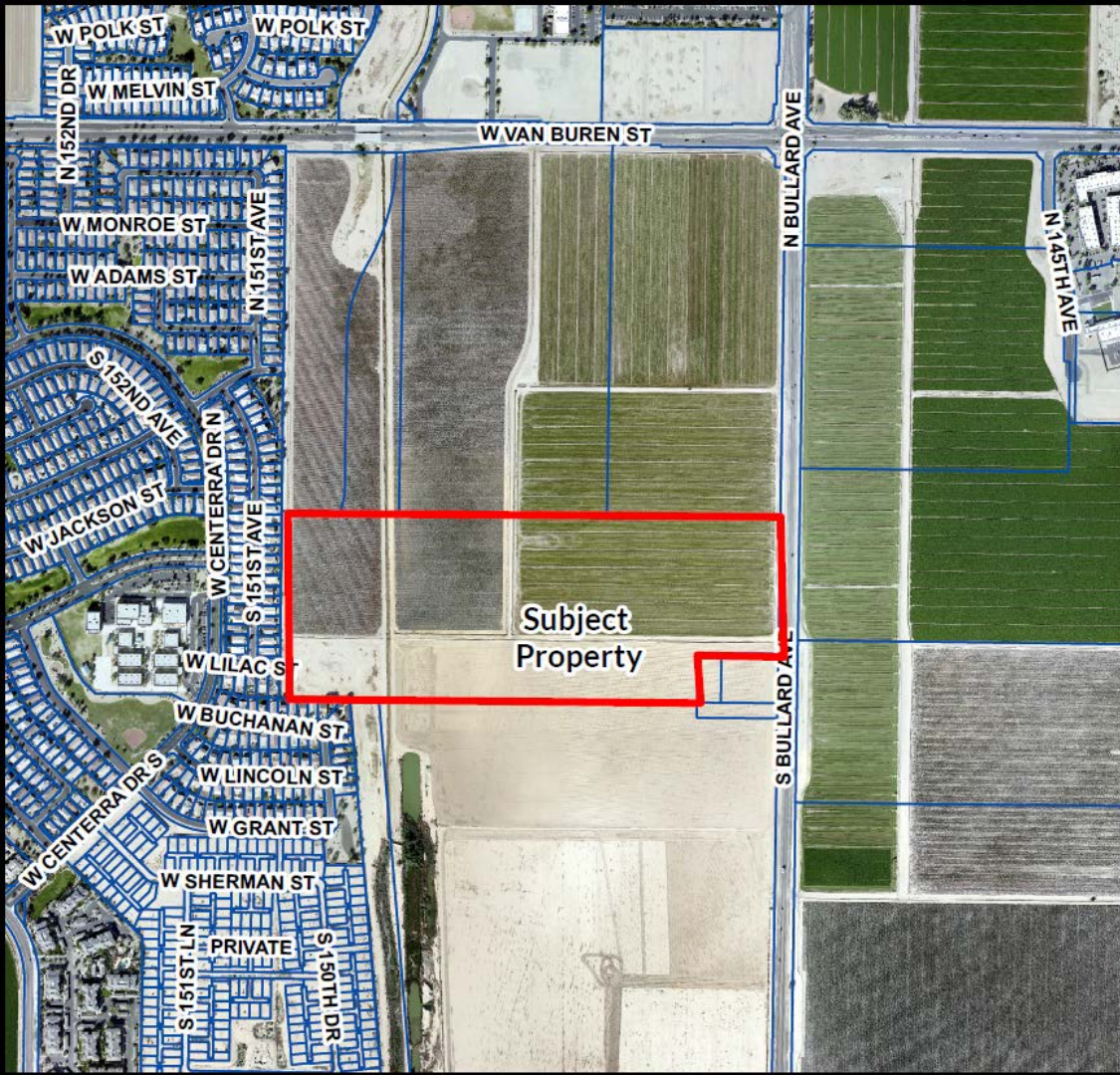


# WEST BULLARD PAD OVERLAY

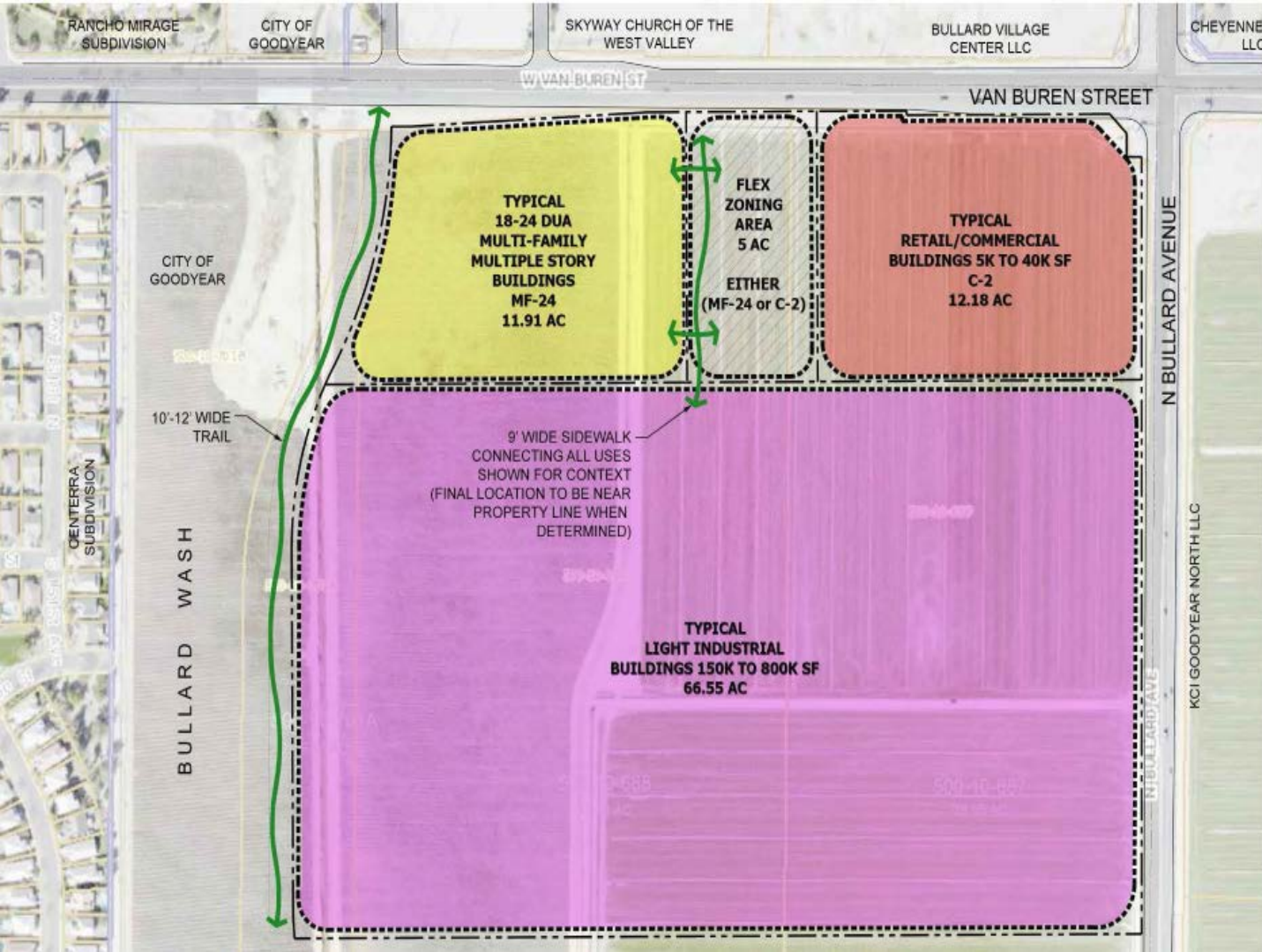


West Bullard  
PAD  
Overlay  
South – 103 acres  
owned by  
KCI Goodyear  
South, LLC – rezone  
from I-1 & C-2 to I-  
1w/PAD Overlay





West Bullard  
PAD  
Overlay  
North – 56 acres  
owned by  
Cardinal Capital –  
rezone from AU to  
I-1 w/PAD Overlay



Goodyear  
Airport  
Commons –  
Approved  
2.11.19  
with 67  
acres  
of I-1, Light  
Industrial







ENLARGED FRONT ELEVATION ALONG BULLARD  
3/32" = 1'-0"

NOTE: LANDSCAPE IS ILLUSTRATIVE ONLY. DESIGN TO FOLLOW  
BULLARD AVENUE DESIGN TREATMENT STRATEGIES

8' HIGH SECURITY FENCE W/ STONE  
PILASTERS EVERY 50', REFER TO  
LANDSCAPE DWGS FOR DETAILS



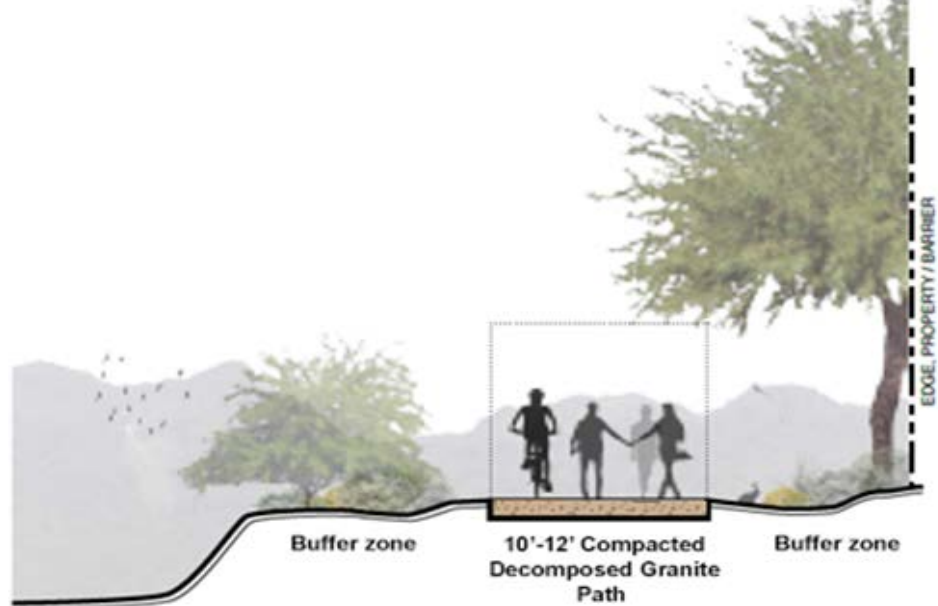
SIDE ENTRY /YARD ELEVATION ALONG BULLARD  
3/32" = 1'-0"

8' HIGH SECURITY FENCE W/  
STONE PILASTERS EVERY 50',  
REFER TO LANDSCAPE DWGS  
FOR DETAILS

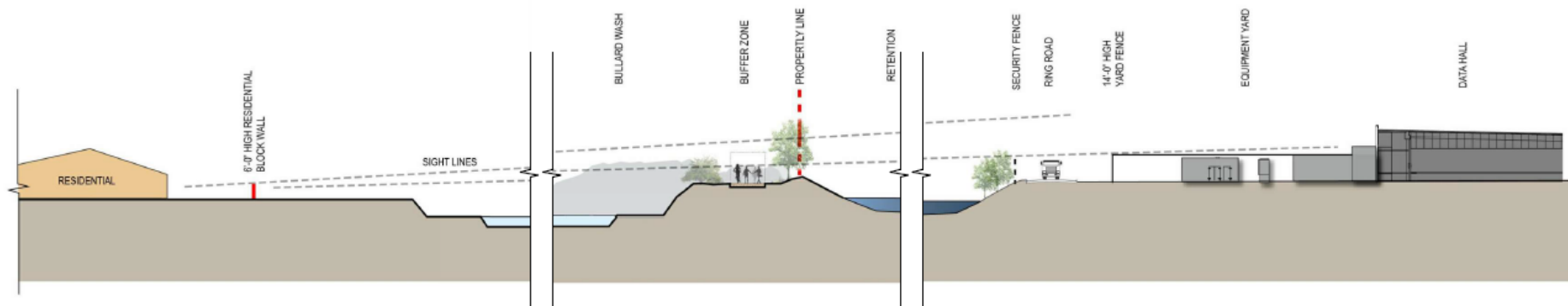
NOTE: LANDSCAPE IS ILLUSTRATIVE ONLY. DESIGN TO FOLLOW  
BULLARD AVENUE DESIGN TREATMENT STRATEGIES

## **PAD Overlay**

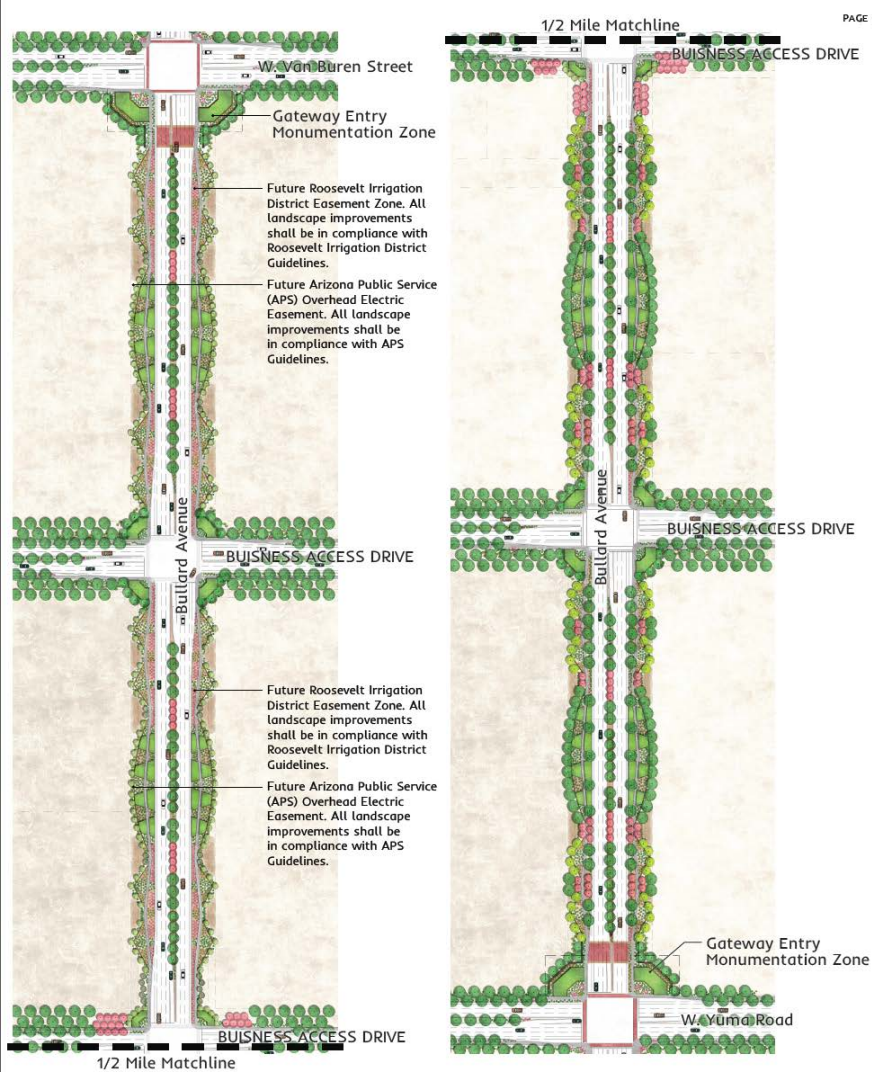
- Max building height 50' / 60' – 60' 100' from west property line
- Substations 500' from residential zoning district or property line
- Chain link fencing between buildings - not visible from Bullard or Yuma
- Retention basins along street frontage – if screened from Bullard & Yuma
- Bullard Wash path improvements implemented
- Screening of outdoor equipment & dock doors from residential properties



APPROX. 500' TO 600'0"

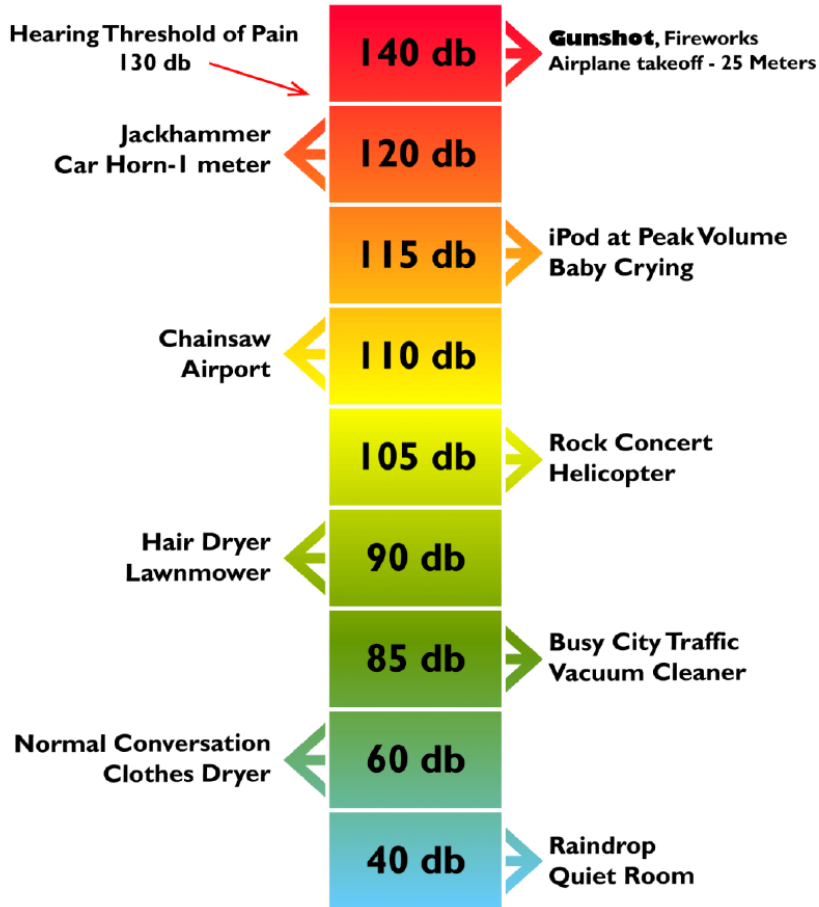






Bullard Avenue  
Corridor Design  
Treatments  
will be  
implemented

## Some Common Decibel Levels



## Noise Exposure Levels

- To address the noise concerns of the Centerra residents
- The following recommended stipulation has been included:
- Decibel levels at the residential property line shall not exceed 65dB as determined by the Zoning Administrator.

# Recommendation



## WEST BULLARD PAD OVERLAY NORTH & SOUTH

- Staff & Commission are recommending approval subject to the stipulations in Ordinances 2019-1428 & 2019-1429

QUESTIONS????