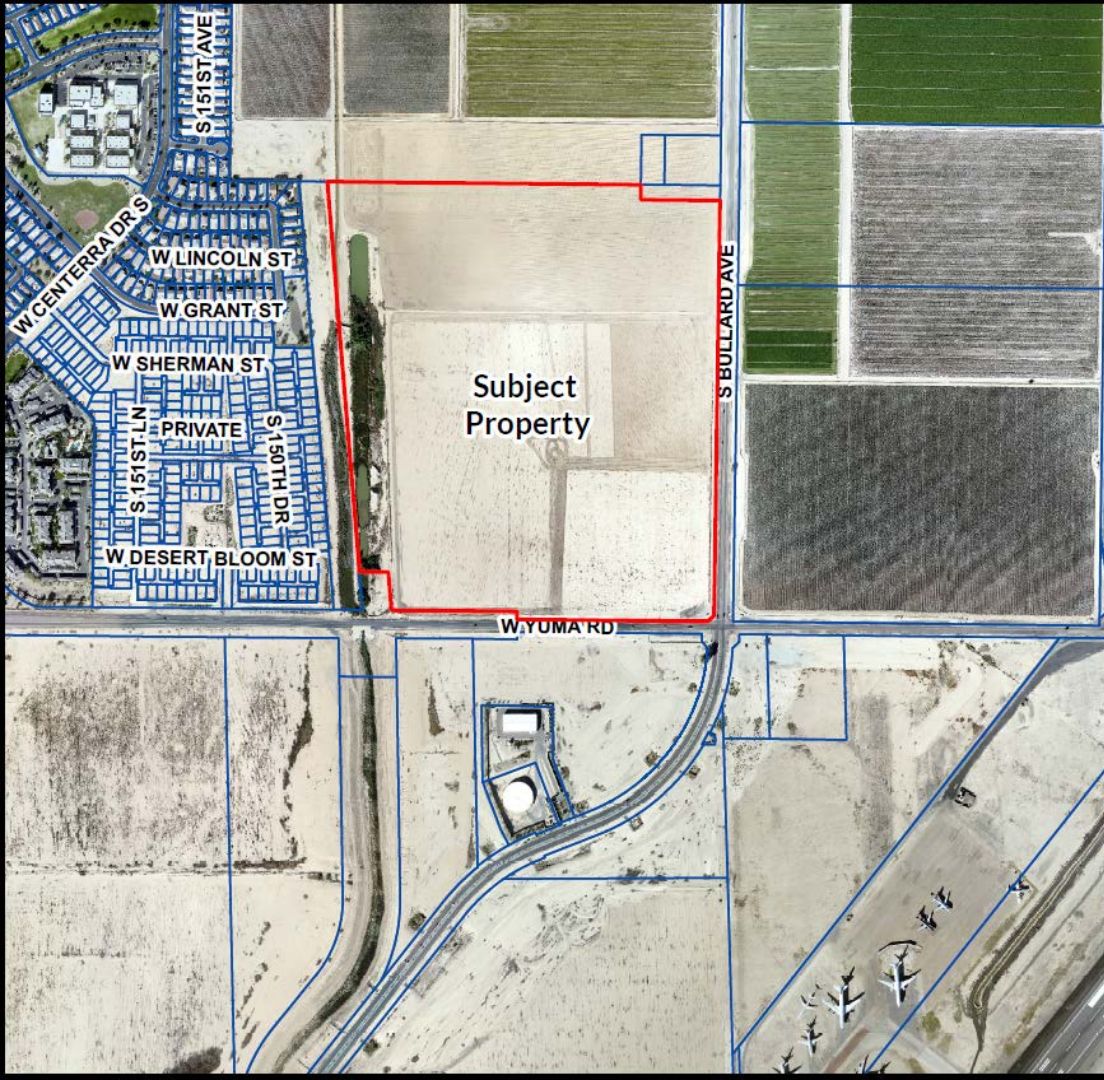
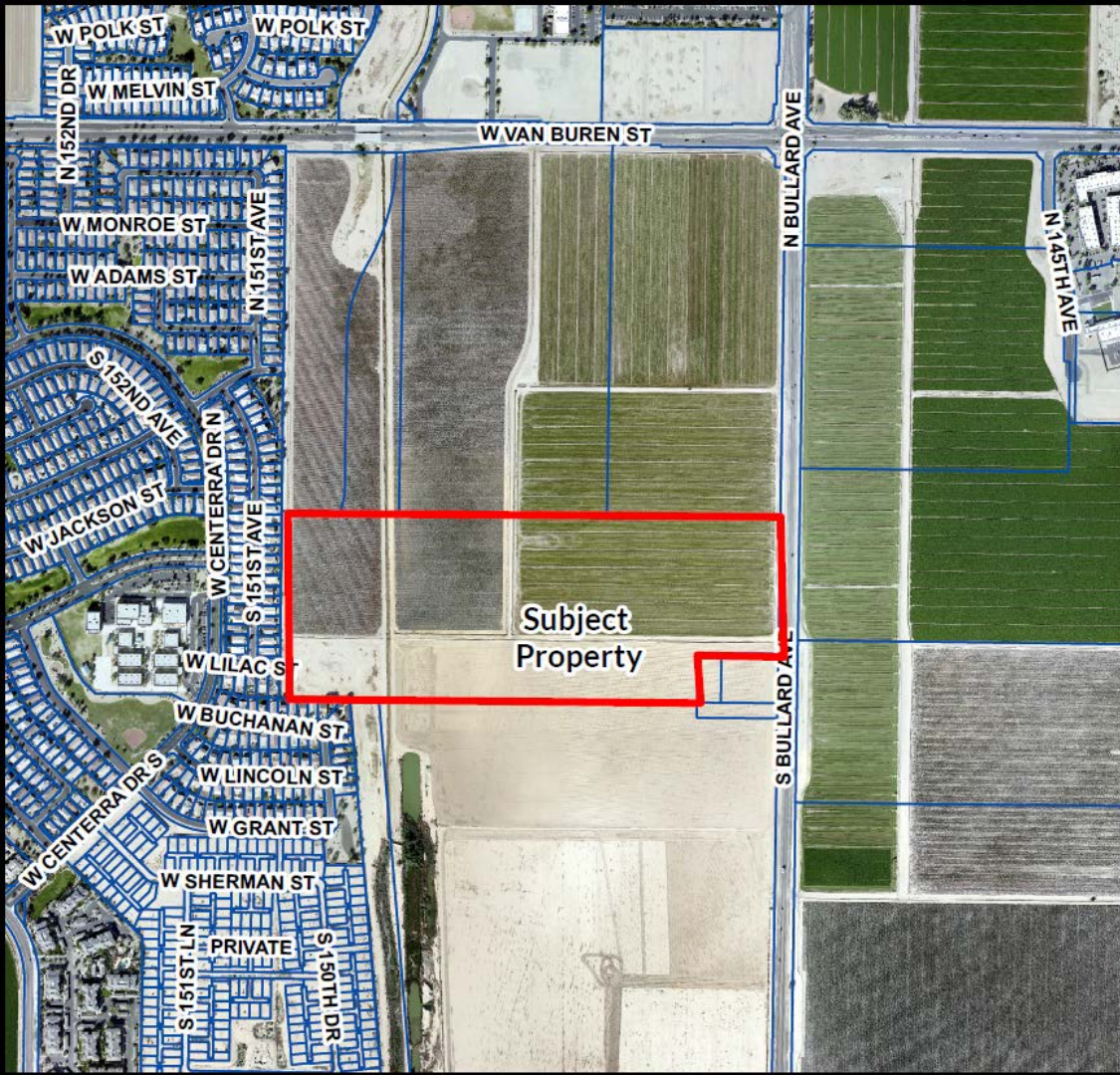




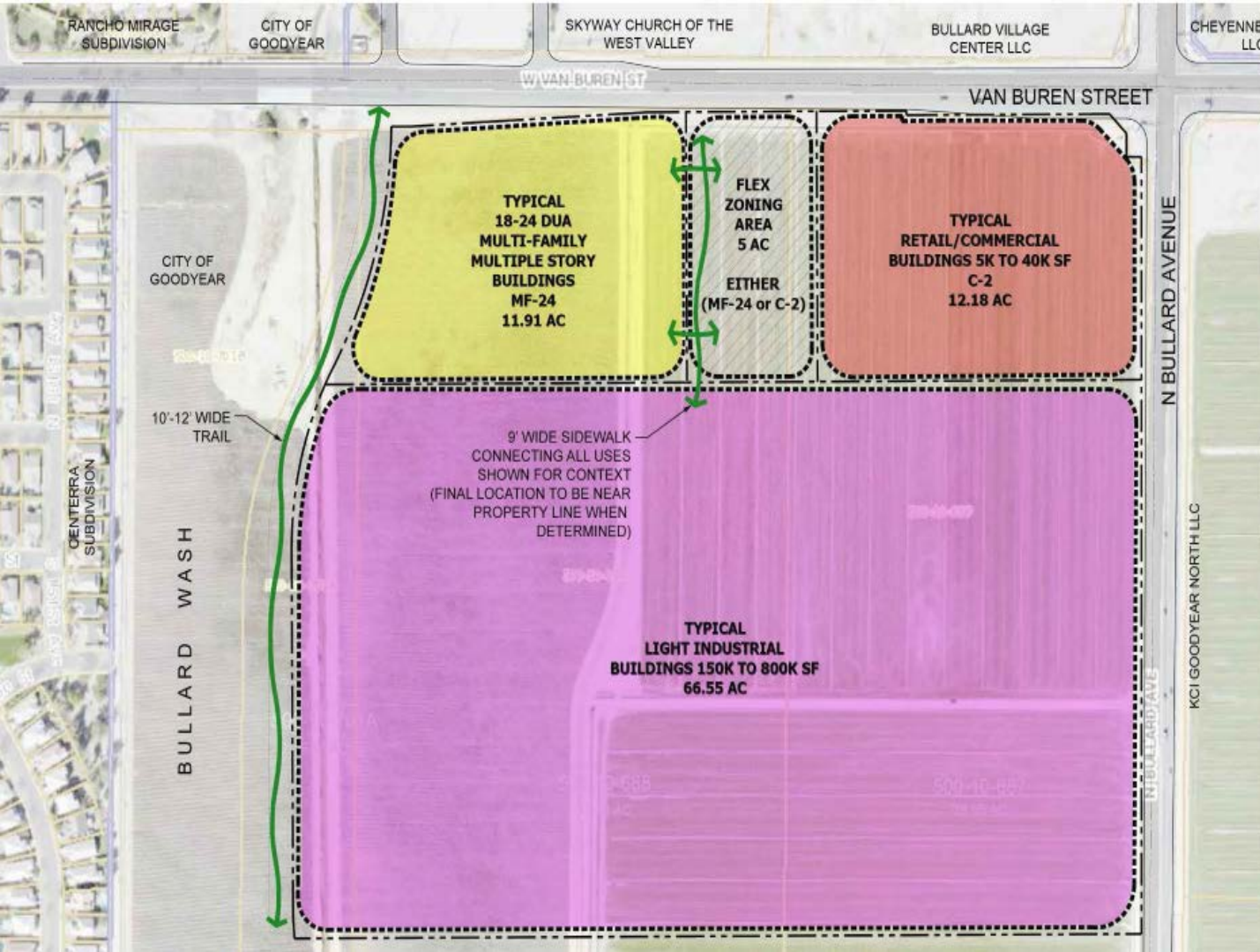
WEST BULLARD PAD OVERLAY



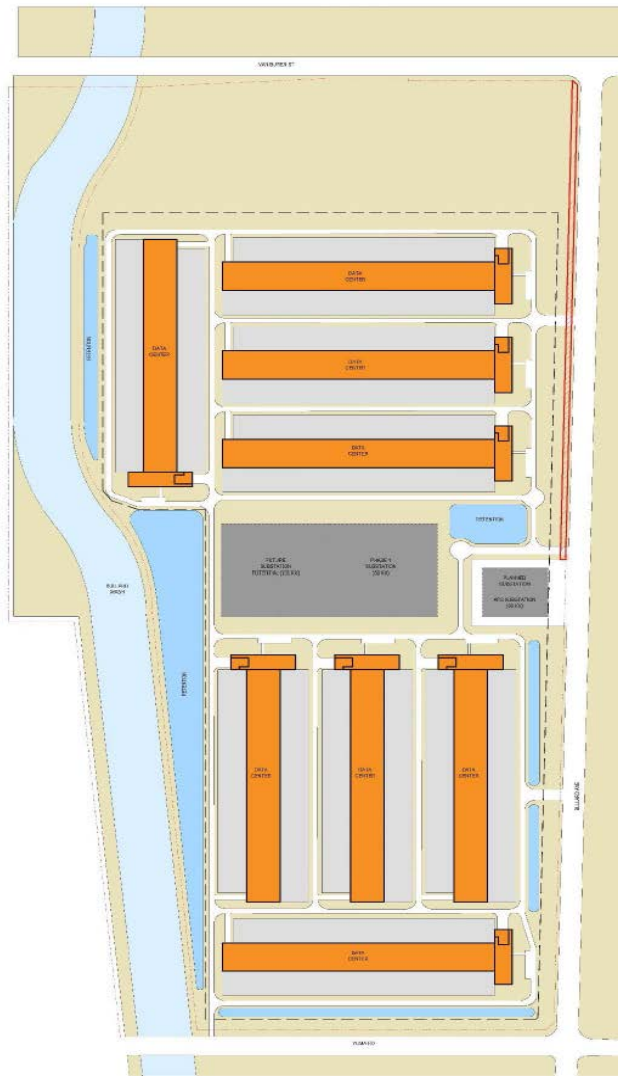
West Bullard
PAD
Overlay
South – 103 acres
owned by
KCI Goodyear
South, LLC – rezone
from I-1 & C-2 to I-
1w/PAD Overlay



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



Compass Data Center:

- Eight 227,000 sq. ft. data center buildings
- 30 ft. high data ctr bldgs
- Exterior equipment yards on both sides of the buildings
- One 69kV APS substation
- One 69kV substation owned by Compass
- One 230kV substation owned by Compass



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



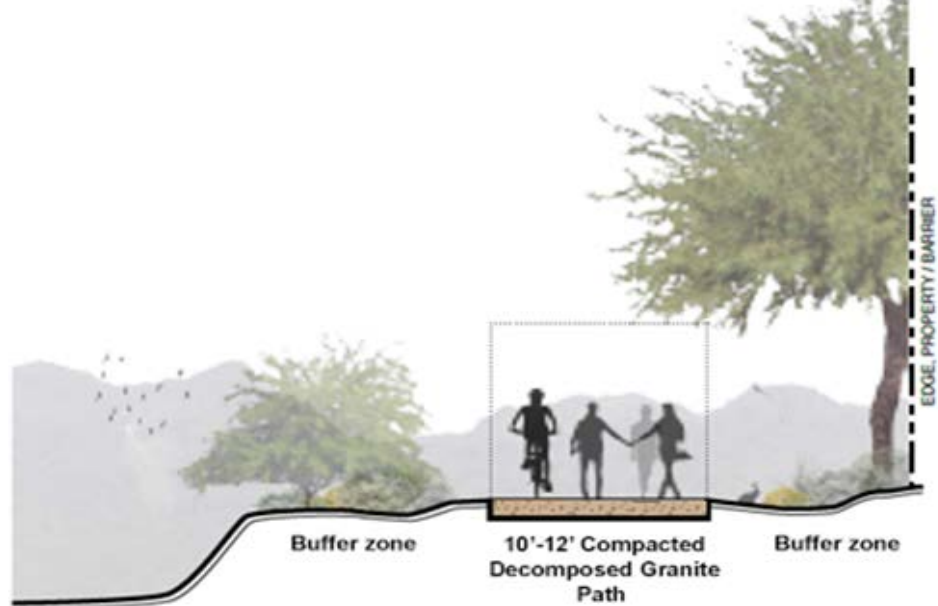
SIDE ENTRY /YARD ELEVATION ALONG BULLARD
3/32" = 1'-0"

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

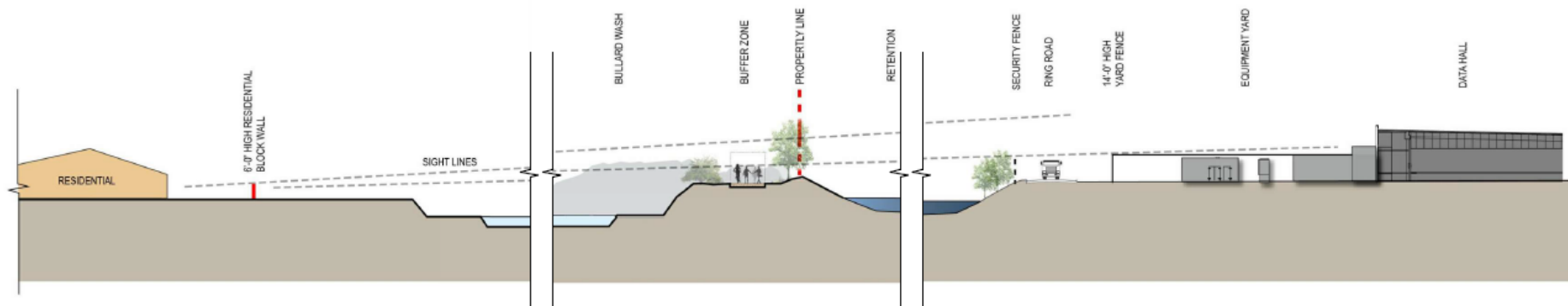
NOTE: LANDSCAPE IS ILLUSTRATIVE ONLY. DESIGN TO FOLLOW
BULLARD AVENUE DESIGN TREATMENT STRATEGIES

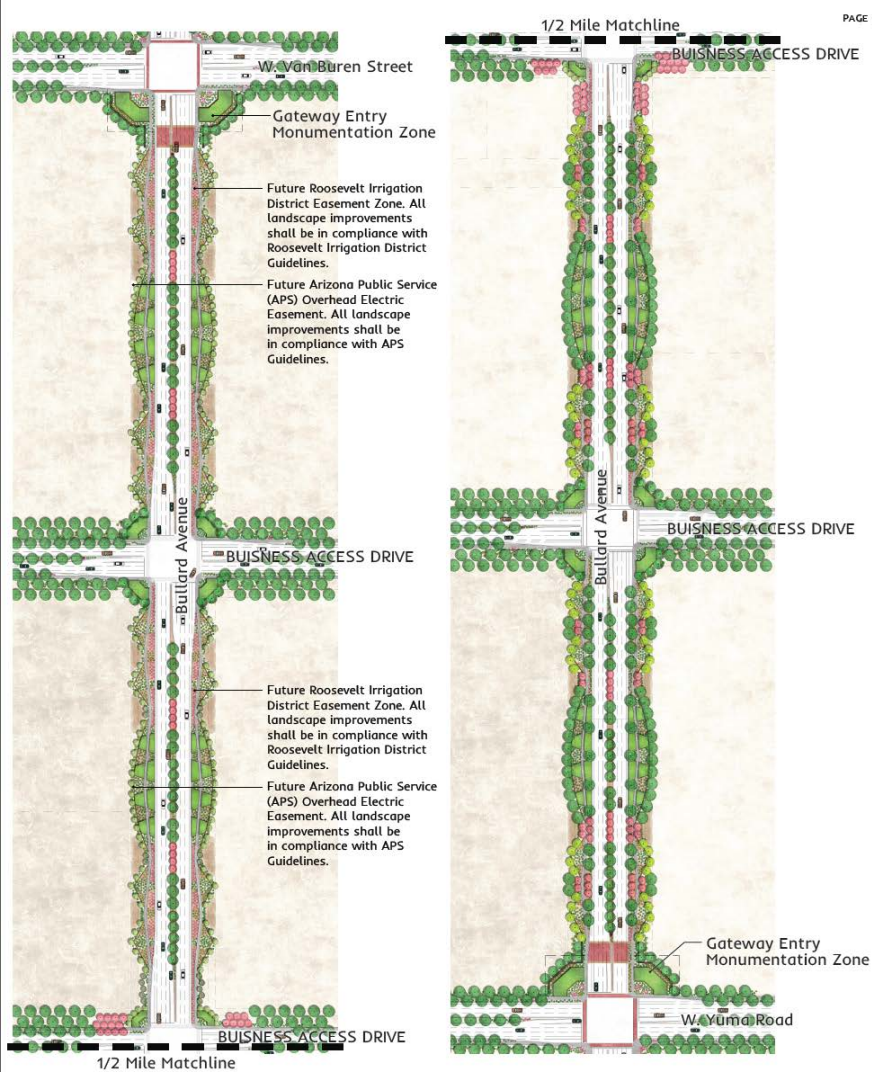
PAD Overlay

- 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



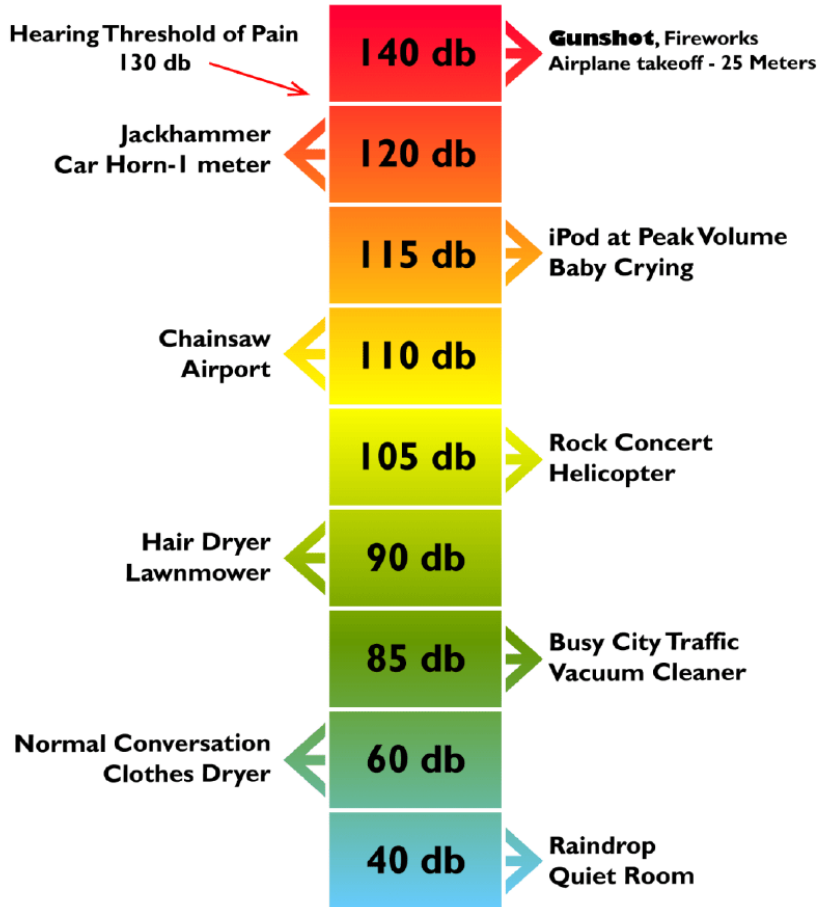
APPROX. 500' TO 600'0"





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????