



ASLD Rezone City Council

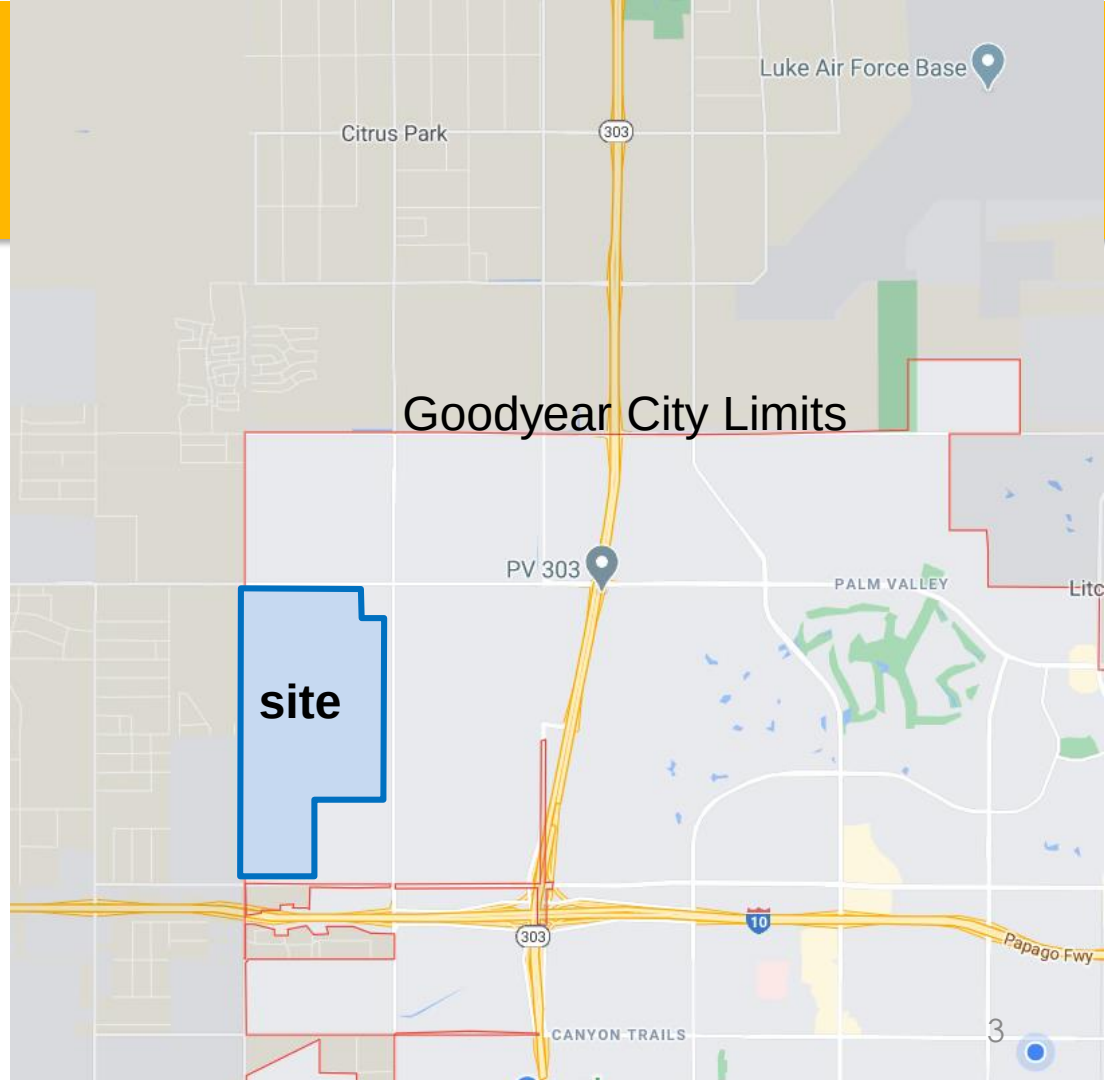
ASLD Rezone



- Current Conditions
- Zoning Proposal
- Infrastructure
- Public Outreach

ASLD Rezone

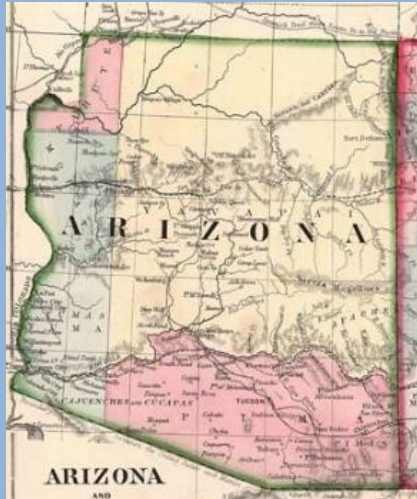
- About 1,100 Acres
- State Trust land



What is State Trust Land?

State Trust land is:

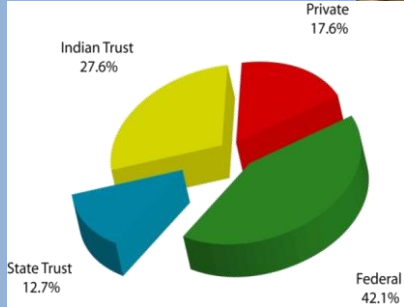
Land that was granted to Arizona by the federal government in preparation for Arizona's statehood.



1912-13 Arizona Land Commission Survey Team

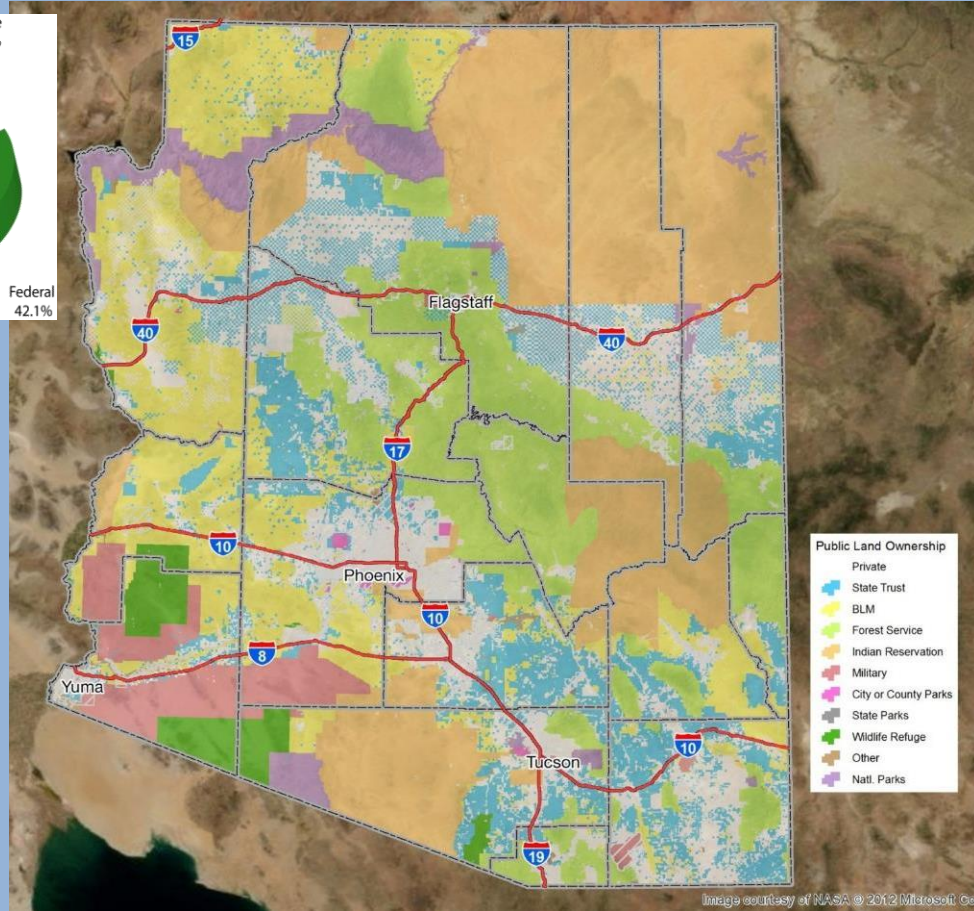


Arizona's State Trust Land



9.2 million acres:

- **12.7% of Arizona**
- **1.6 x Maricopa County**



State Trust land is not public land!

***Because these lands are held in trust,
they differ greatly from public lands
such as BLM or regional parks like
Lake Pleasant or White Tank
Mountains.***

***State Trust land is more akin to private
land.***



Every Acre has a Beneficiary

State Trust land is held in trust and managed by the Arizona State Land Department for the sole purpose of generating revenues for Arizona's K-12 public schools...



Image Source: Raising Arizona Kids.com



Image Source: azed.gov

...and 12 other institutional beneficiaries.

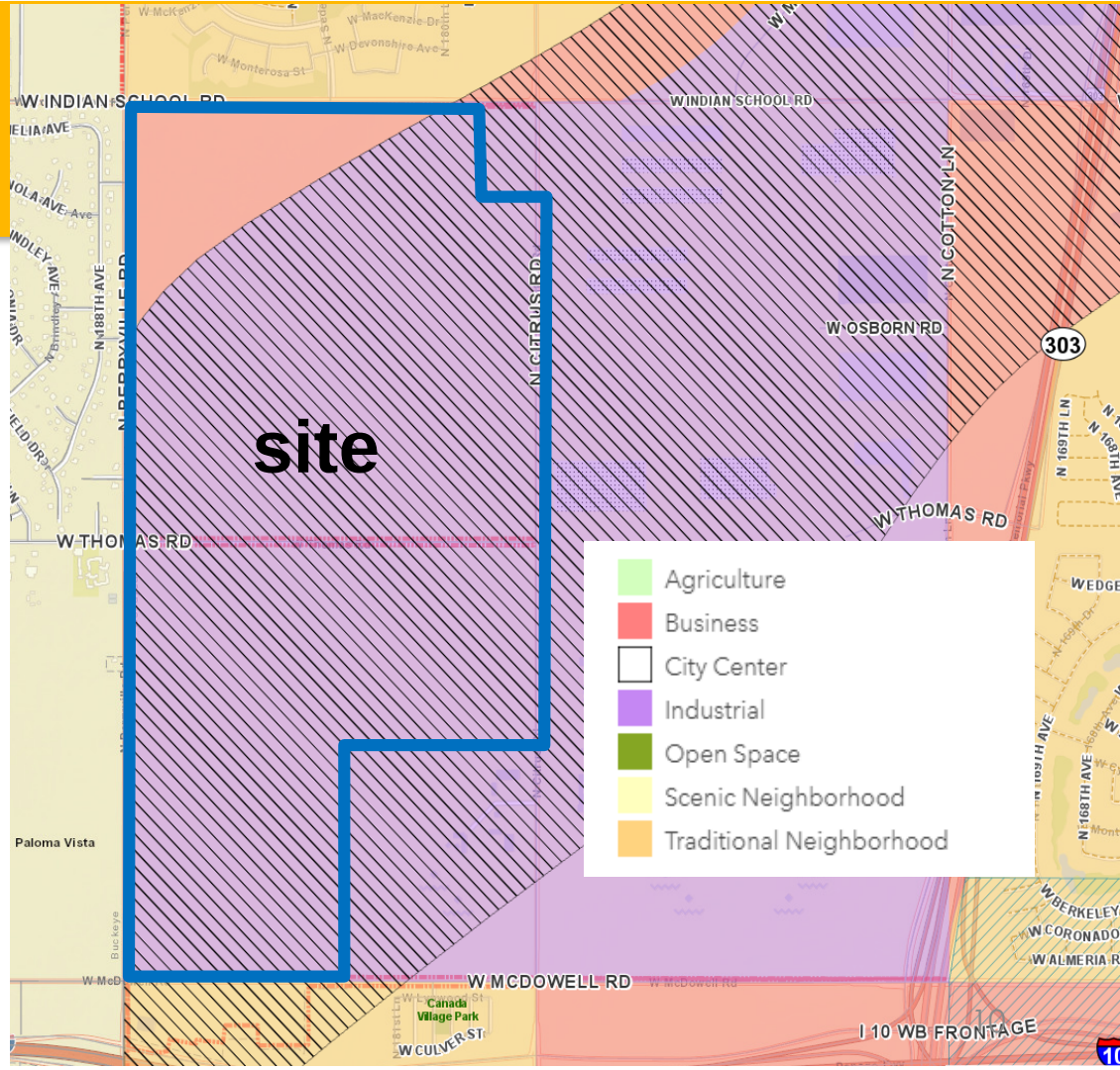


- ***Every dollar earned goes into the Trust***
 - ***ASLD is a General Fund agency***
- ***Limited resources = partnership with private parties and local governments for land planning and entitlements.***



General Plan

- Business & Commerce (pink)
- Industrial (purple)
- Luke Compatible Land Use Overlay (hash)

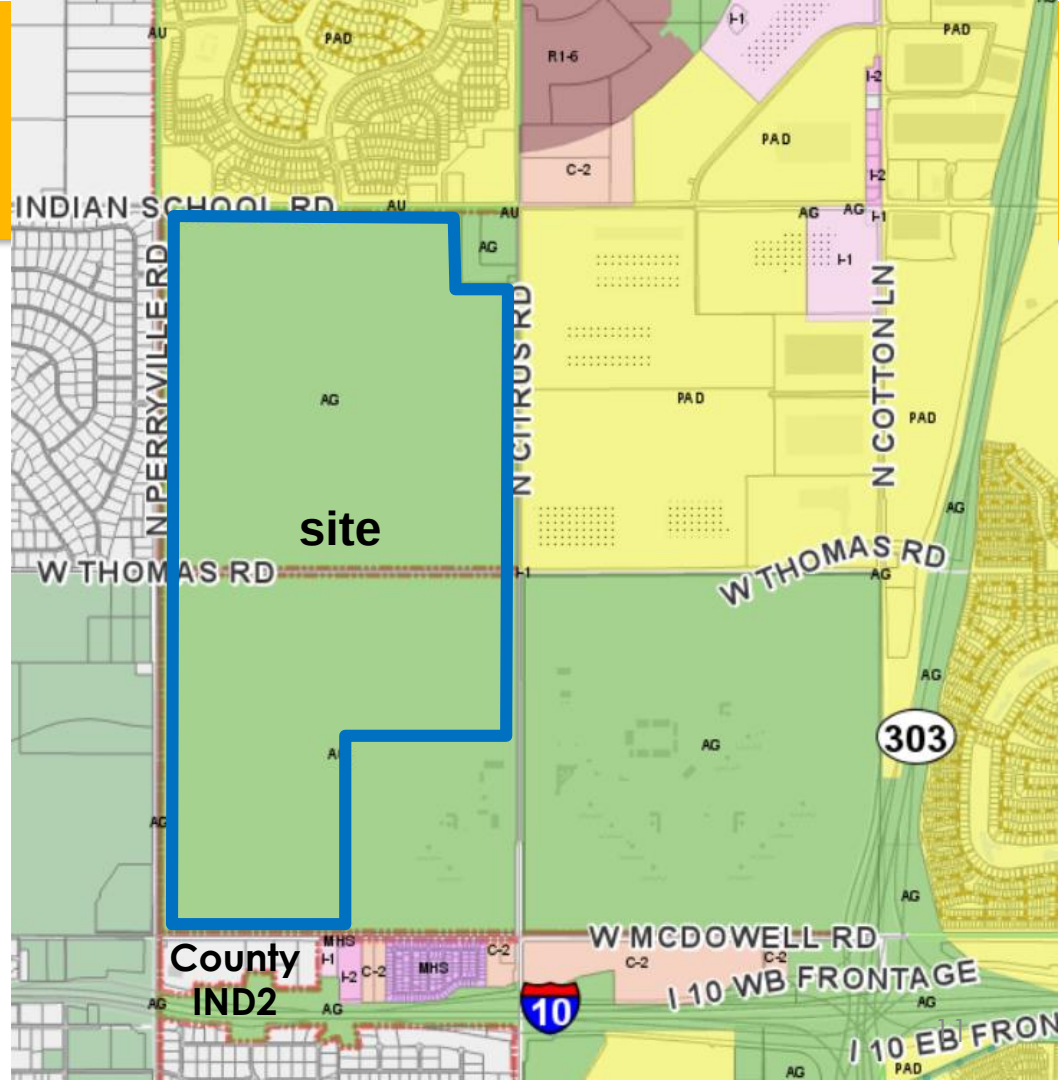


Current Zoning

- Agricultural (AG)

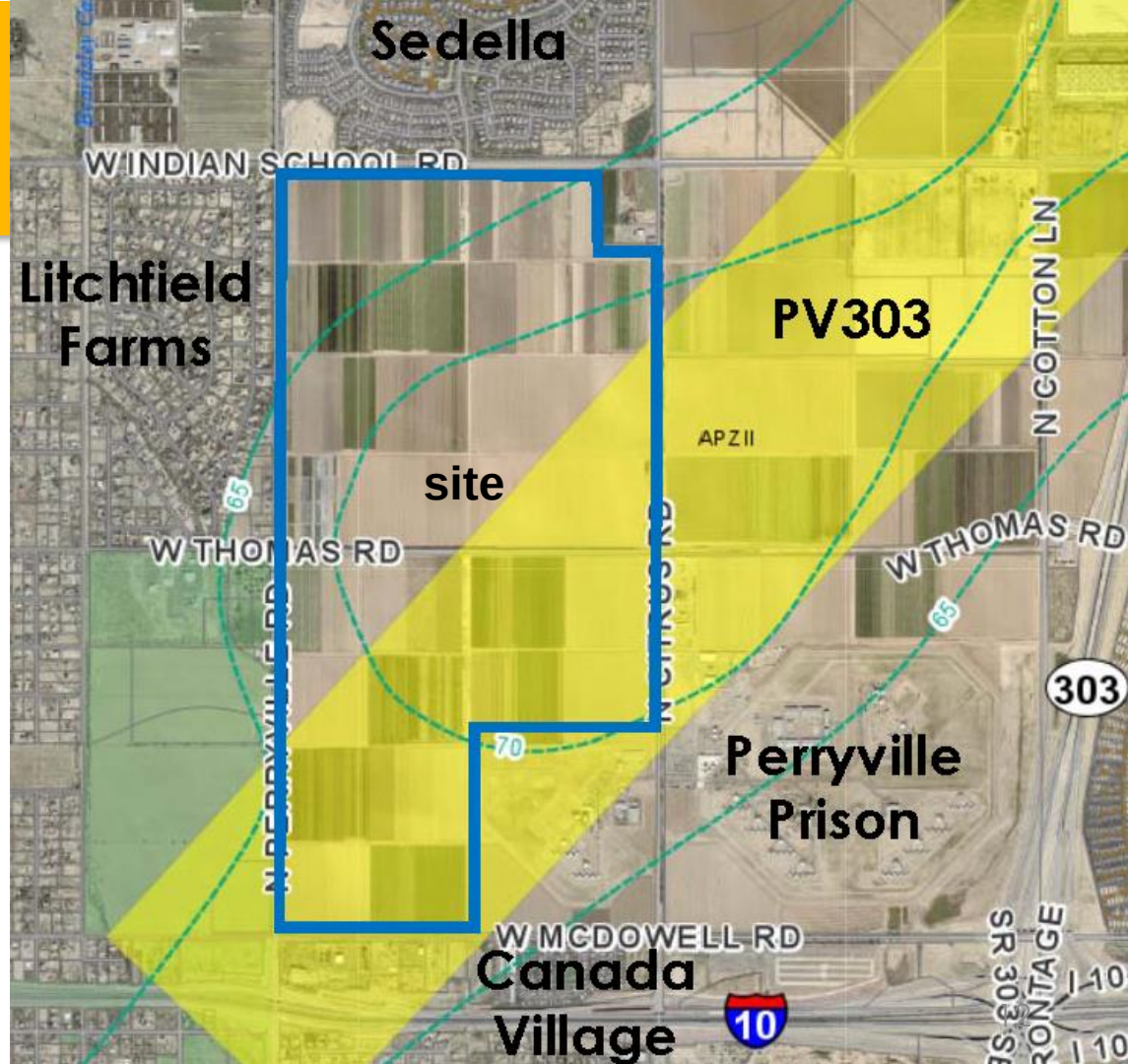
Surrounding:

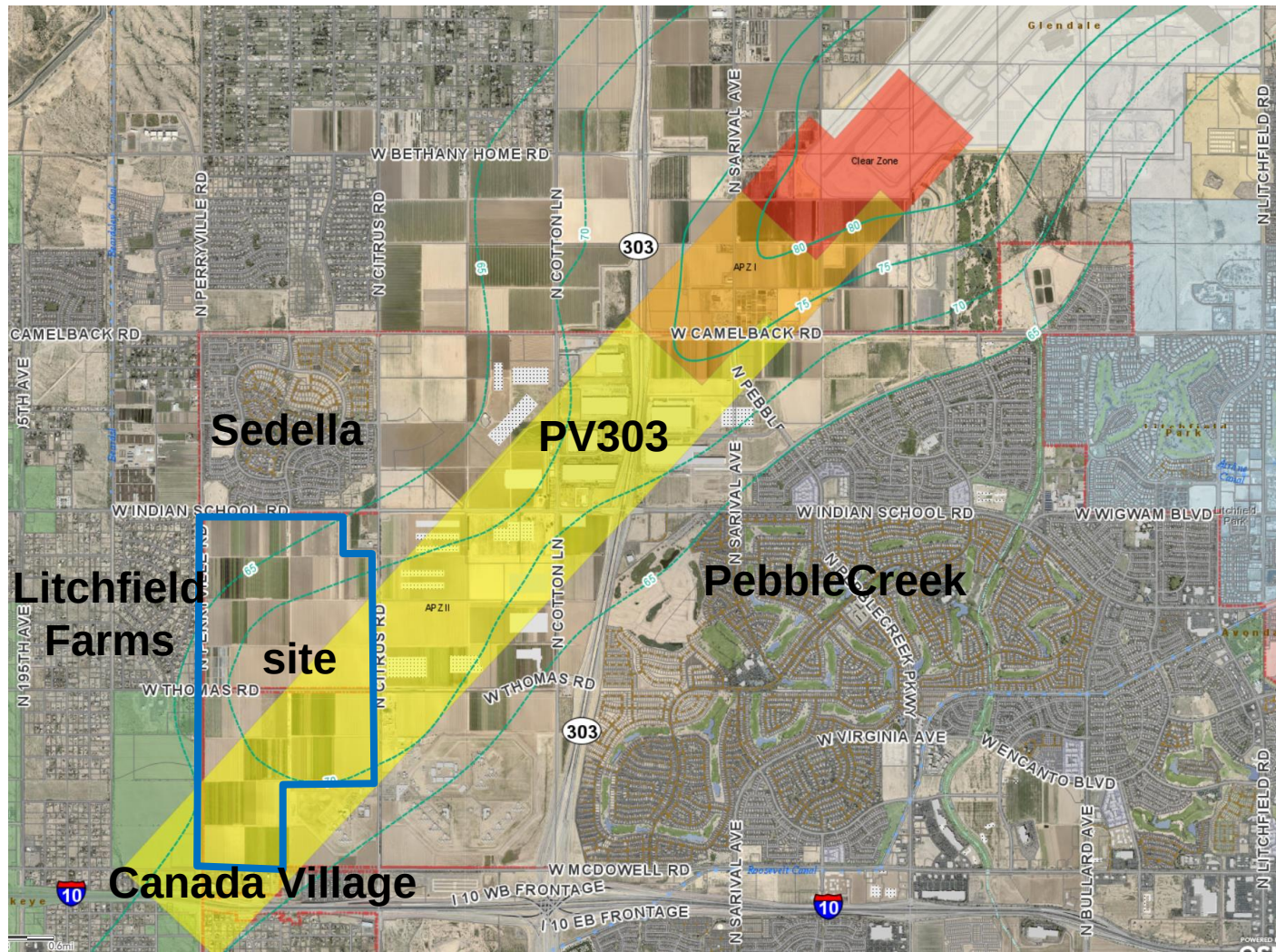
- North-Sedella
- East-PV303/Prison
- South-Canada Village/Com/Ind
- West – Litchfield Farms



Site Conditions

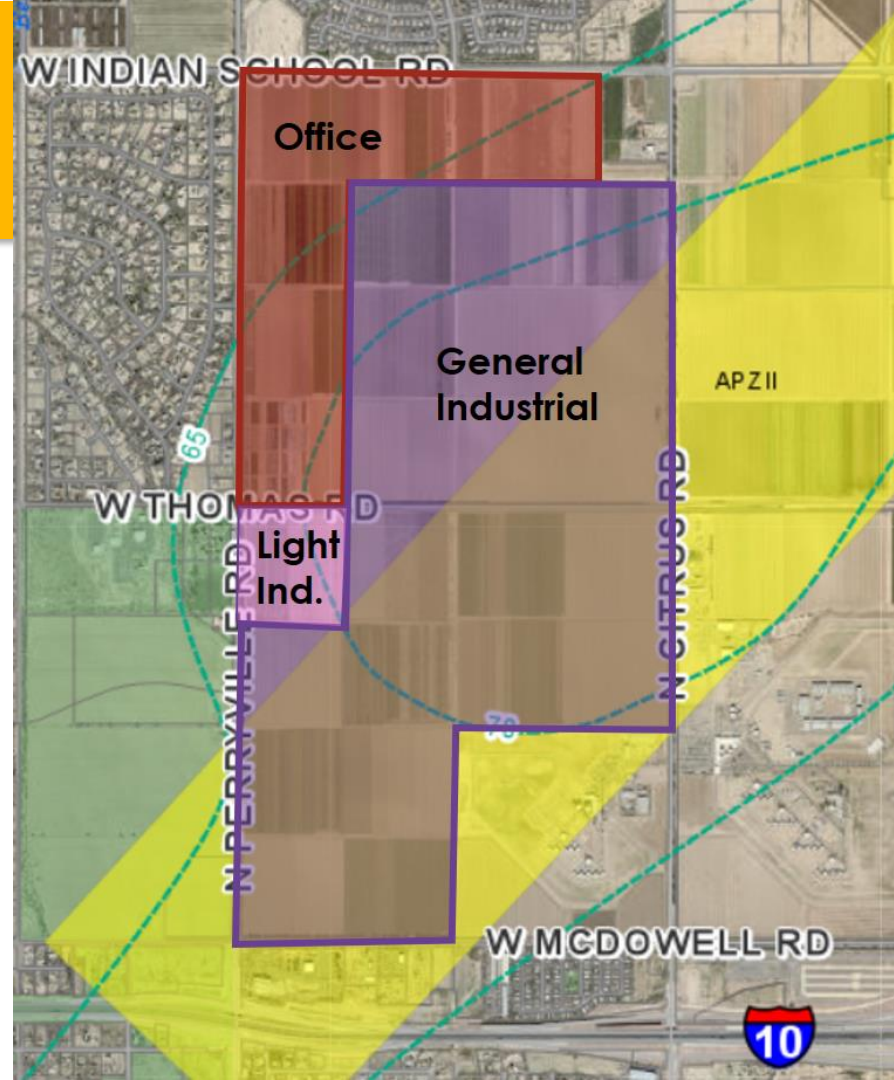
- Luke Compatible Land Use Overlay
 - APZ II
 - 70 and 65 Noise Contours
- Perryville Prison
- 230kv Powerlines
- Freeway Access





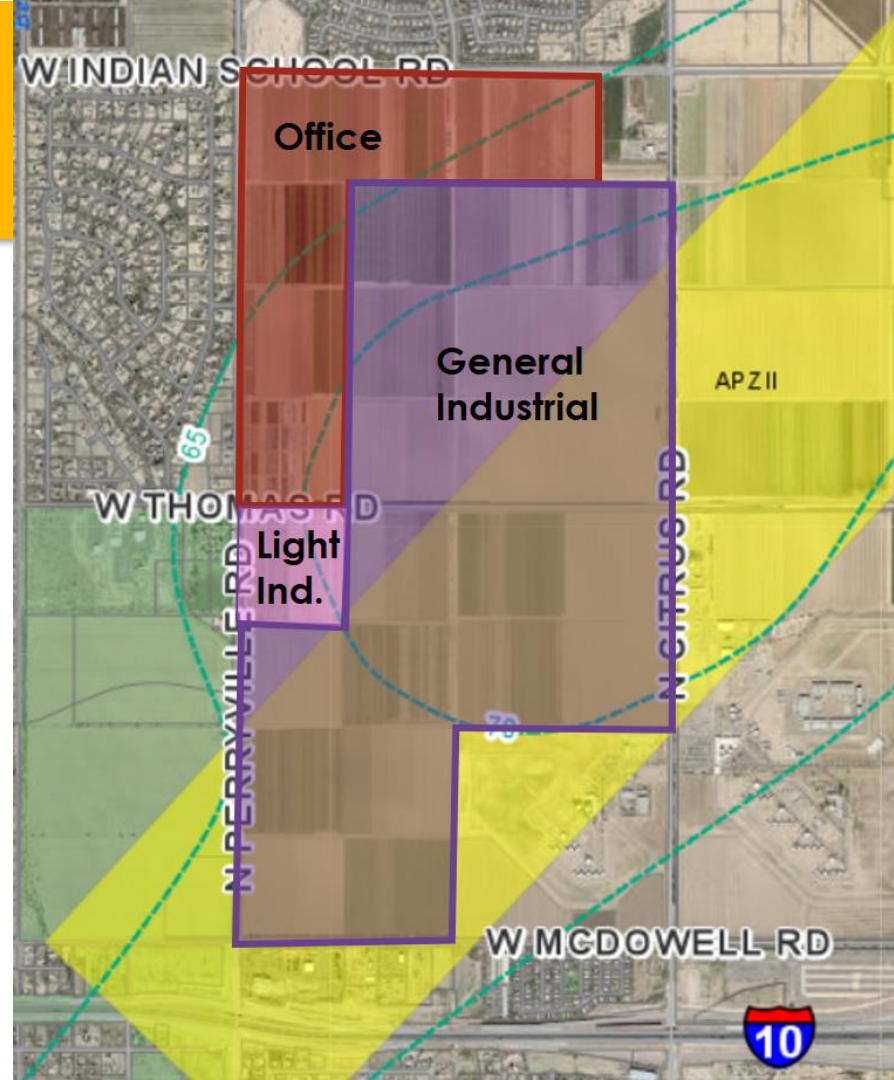
PAD Zoning Proposal

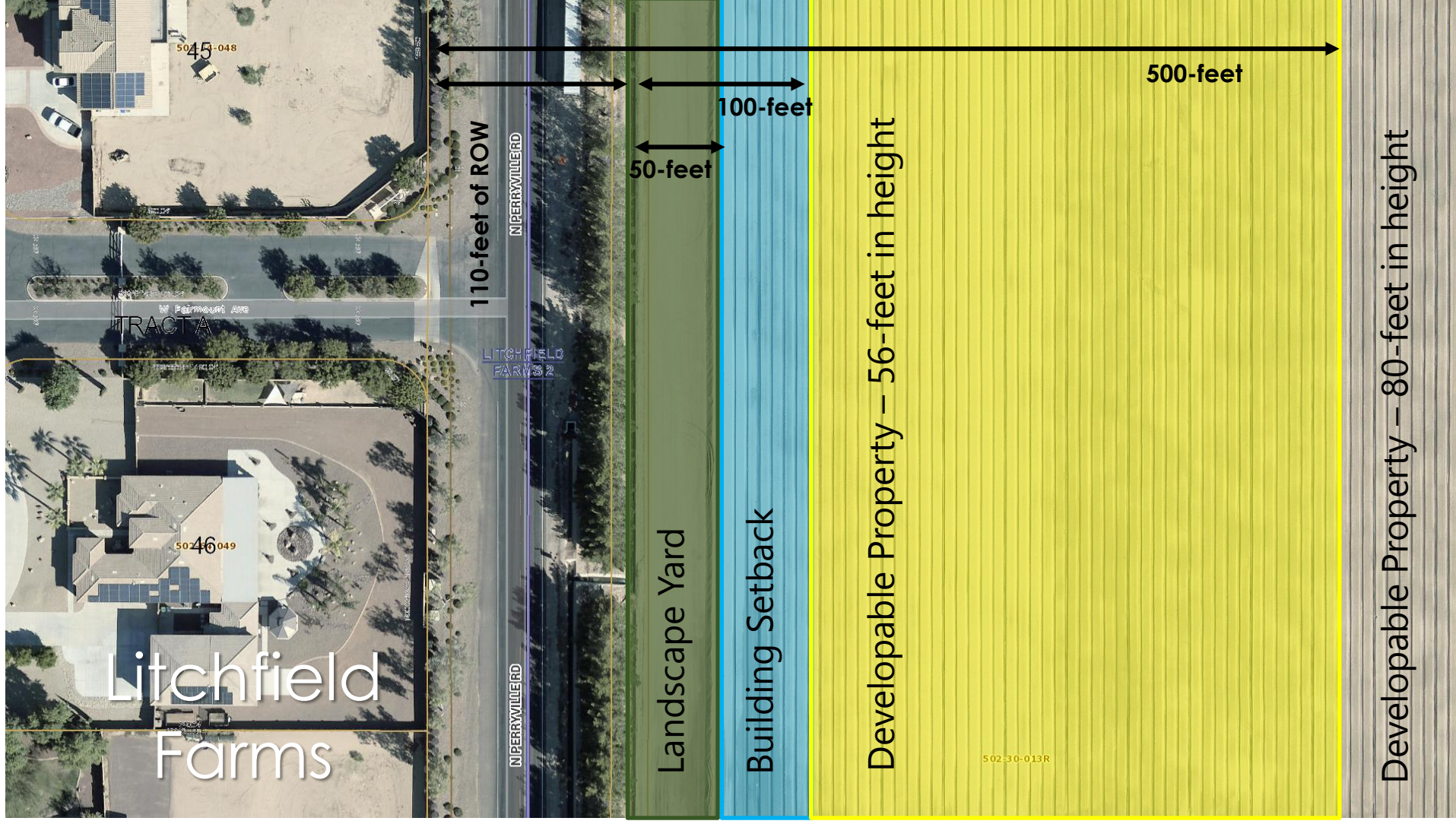
- Office Zone
- Light Industrial Zone
- General Industrial Zone



Office Zone

- 56-feet height within 500-feet of residential
- 80-feet height
- 100-foot building setback/50-foot landscape





Sedella

~120-feet

130-feet of ROW

100-feet

500-feet

50-feet

W INDIAN SCHOOL RD

N Sedella Pkwy

Developable Property – 56-feet in height

Developable Property – 80-feet in height

Landscape Yard

Building Setback

Building Setback

Developable Property – 56-feet in height

Developable Property – 80-feet in height

Sedella

500-feet

1/4 mile

Office

General Industrial

Litchfield Farms

WINDIAN SCHOOL RD

NIPERWILLE RD

Sedella

500-feet

1/4 mile

Office

Litchfield Farms

General Industrial

An aerial map showing three distinct areas. The top right area is labeled 'Sedella' in white text. The bottom left area is labeled 'Litchfield Farms' in white text. The bottom right area is labeled 'Office General Industrial' in black text. A yellow rectangular area is highlighted in the center, with a vertical double-headed arrow indicating a width of '500-feet' and a horizontal double-headed arrow indicating a length of '1/4 mile'. The map includes various street names: 'WINDIAN SCHOOL RD' at the top, 'NIPERWILLE RD' on the left, and 'NIPERWILLE RD' at the bottom. Several parcel numbers are visible, such as '502-30-0045', '502-30-0046', '502-30-0047', '502-30-0048', '502-30-0049', '502-30-0050', '502-30-0051', '502-30-0052', '502-30-0053', '502-30-0054', '502-30-0055', '502-30-0056', '502-30-0057', '502-30-0058', '502-30-0059', '502-30-0060', '502-30-0061', '502-30-0062', '502-30-0063', '502-30-0064', '502-30-0065', '502-30-0066', '502-30-0067', '502-30-0068', '502-30-0069', '502-30-0070', '502-30-0071', '502-30-0072', '502-30-0073', '502-30-0074', '502-30-0075', '502-30-0076', '502-30-0077', '502-30-0078', '502-30-0079', '502-30-0080', '502-30-0081', '502-30-0082', '502-30-0083', '502-30-0084', '502-30-0085', '502-30-0086', '502-30-0087', '502-30-0088', '502-30-0089', '502-30-0090', '502-30-0091', '502-30-0092', '502-30-0093', '502-30-0094', '502-30-0095', '502-30-0096', '502-30-0097', '502-30-0098', '502-30-0099', '502-30-0100', '502-30-0101', '502-30-0102', '502-30-0103', '502-30-0104', '502-30-0105', '502-30-0106', '502-30-0107', '502-30-0108', '502-30-0109', '502-30-0110', '502-30-0111', '502-30-0112', '502-30-0113', '502-30-0114', '502-30-0115', '502-30-0116', '502-30-0117', '502-30-0118', '502-30-0119', '502-30-0120', '502-30-0121', '502-30-0122', '502-30-0123', '502-30-0124', '502-30-0125', '502-30-0126', '502-30-0127', '502-30-0128', '502-30-0129', '502-30-0130', '502-30-0131', '502-30-0132', '502-30-0133', '502-30-0134', '502-30-0135', '502-30-0136', '502-30-0137', '502-30-0138', '502-30-0139', '502-30-0140', '502-30-0141', '502-30-0142', '502-30-0143', '502-30-0144', '502-30-0145', '502-30-0146', '502-30-0147', '502-30-0148', '502-30-0149', '502-30-0150', '502-30-0151', '502-30-0152', '502-30-0153', '502-30-0154', '502-30-0155', '502-30-0156', '502-30-0157', '502-30-0158', '502-30-0159', '502-30-0160', '502-30-0161', '502-30-0162', '502-30-0163', '502-30-0164', '502-30-0165', '502-30-0166', '502-30-0167', '502-30-0168', '502-30-0169', '502-30-0170', '502-30-0171', '502-30-0172', '502-30-0173', '502-30-0174', '502-30-0175', '502-30-0176', '502-30-0177', '502-30-0178', '502-30-0179', '502-30-0180', '502-30-0181', '502-30-0182', '502-30-0183', '502-30-0184', '502-30-0185', '502-30-0186', '502-30-0187', '502-30-0188', '502-30-0189', '502-30-0190', '502-30-0191', '502-30-0192', '502-30-0193', '502-30-0194', '502-30-0195', '502-30-0196', '502-30-0197', '502-30-0198', '502-30-0199', '502-30-0200', '502-30-0201', '502-30-0202', '502-30-0203', '502-30-0204', '502-30-0205', '502-30-0206', '502-30-0207', '502-30-0208', '502-30-0209', '502-30-0210', '502-30-0211', '502-30-0212', '502-30-0213', '502-30-0214', '502-30-0215', '502-30-0216', '502-30-0217', '502-30-0218', '502-30-0219', '502-30-0220', '502-30-0221', '502-30-0222', '502-30-0223', '502-30-0224', '502-30-0225', '502-30-0226', '502-30-0227', '502-30-0228', '502-30-0229', '502-30-0230', '502-30-0231', '502-30-0232', '502-30-0233', '502-30-0234', '502-30-0235', '502-30-0236', '502-30-0237', '502-30-0238', '502-30-0239', '502-30-0240', '502-30-0241', '502-30-0242', '502-30-0243', '502-30-0244', '502-30-0245', '502-30-0246', '502-30-0247', '502-30-0248', '502-30-0249', '502-30-0250', '502-30-0251', '502-30-0252', '502-30-0253', '502-30-0254', '502-30-0255', '502-30-0256', '502-30-0257', '502-30-0258', '502-30-0259', '502-30-0260', '502-30-0261', '502-30-0262', '502-30-0263', '502-30-0264', '502-30-0265', '502-30-0266', '502-30-0267', '502-30-0268', '502-30-0269', '502-30-0270', '502-30-0271', '502-30-0272', '502-30-0273', '502-30-0274', '502-30-0275', '502-30-0276', '502-30-0277', '502-30-0278', '502-30-0279', '502-30-0280', '502-30-0281', '502-30-0282', '502-30-0283', '502-30-0284', '502-30-0285', '502-30-0286', '502-30-0287', '502-30-0288', '502-30-0289', '502-30-0290', '502-30-0291', '502-30-0292', '502-30-0293', '502-30-0294', '502-30-0295', '502-30-0296', '502-30-0297', '502-30-0298', '502-30-0299', '502-30-0300', '502-30-0301', '502-30-0302', '502-30-0303', '502-30-0304', '502-30-0305', '502-30-0306', '502-30-0307', '502-30-0308', '502-30-0309', '502-30-0310', '502-30-0311', '502-30-0312', '502-30-0313', '502-30-0314', '502-30-0315', '502-30-0316', '502-30-0317', '502-30-0318', '502-30-0319', '502-30-0320', '502-30-0321', '502-30-0322', '502-30-0323', '502-30-0324', '502-30-0325', '502-30-0326', '502-30-0327', '502-30-0328', '502-30-0329', '502-30-0330', '502-30-0331', '502-30-0332', '502-30-0333', '502-30-0334', '502-30-0335', '502-30-0336', '502-30-0337', '502-30-0338', '502-30-0339', '502-30-0340', '502-30-0341', '502-30-0342', '502-30-0343', '502-30-0344', '502-30-0345', '502-30-0

Sedella

500-feet

1/4 mile

Litchfield Farms

Office

General Industrial

Sedella

500-feet

1/4 mile

Litchfield Farms

Office

General Industrial

Sedella

500-feet

1/4 mile

Litchfield Farms

Office

General Industrial

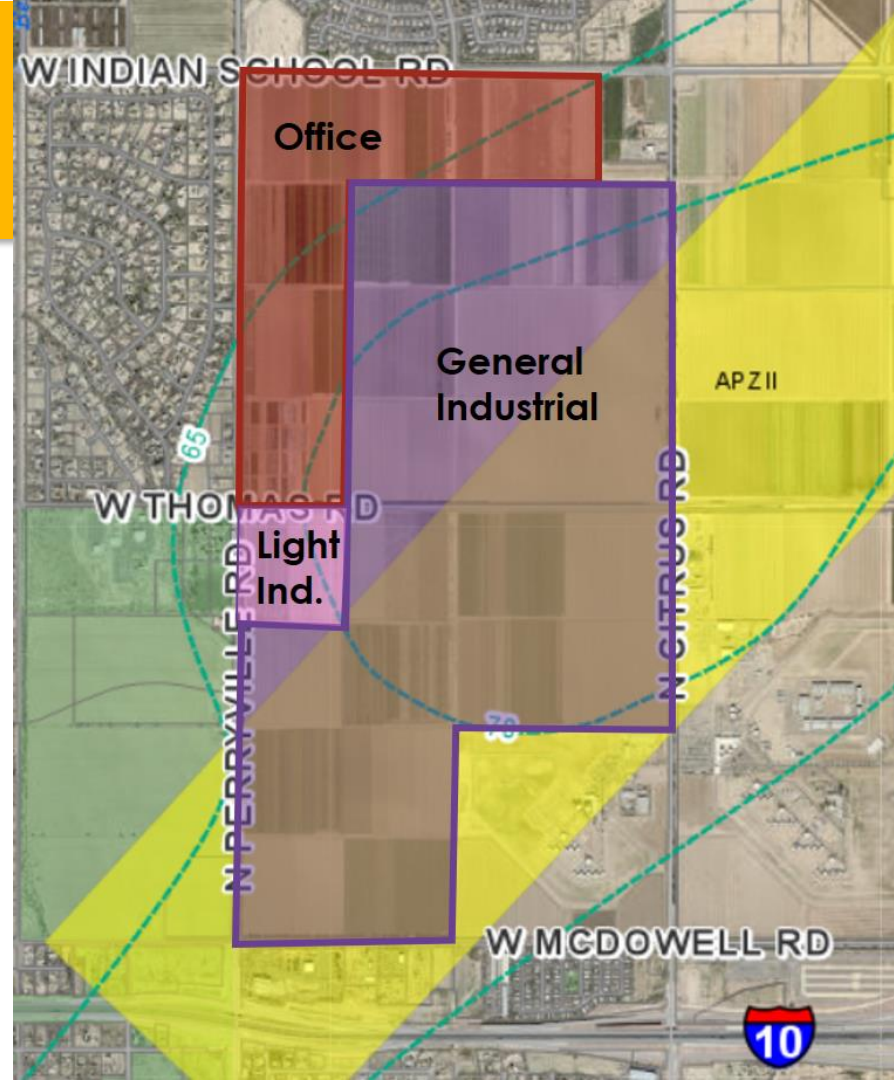
Comparison to City Districts



Office Zone		C-2	I-1
Maximum Height	56-feet within 500-feet of residential 80-feet	56-feet	50-feet
Setbacks:			
Perryville	100-foot building setback 50-foot landscape area	30-feet	30-feet
Indian School	100-foot building setback 50-foot landscape area	30-feet	30-feet

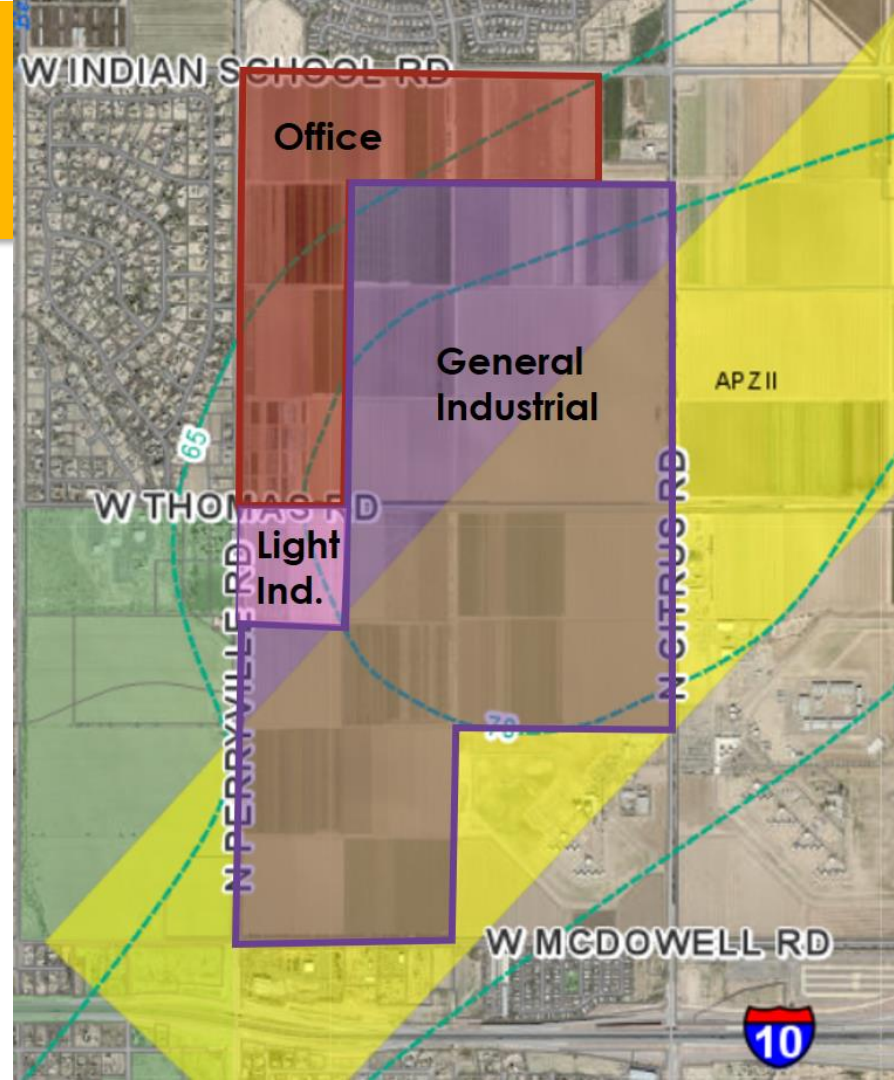
Office Zone Uses

- Office, retail, manufacturing permitted
- No internet fulfillment/distribution
- All uses entirely indoors



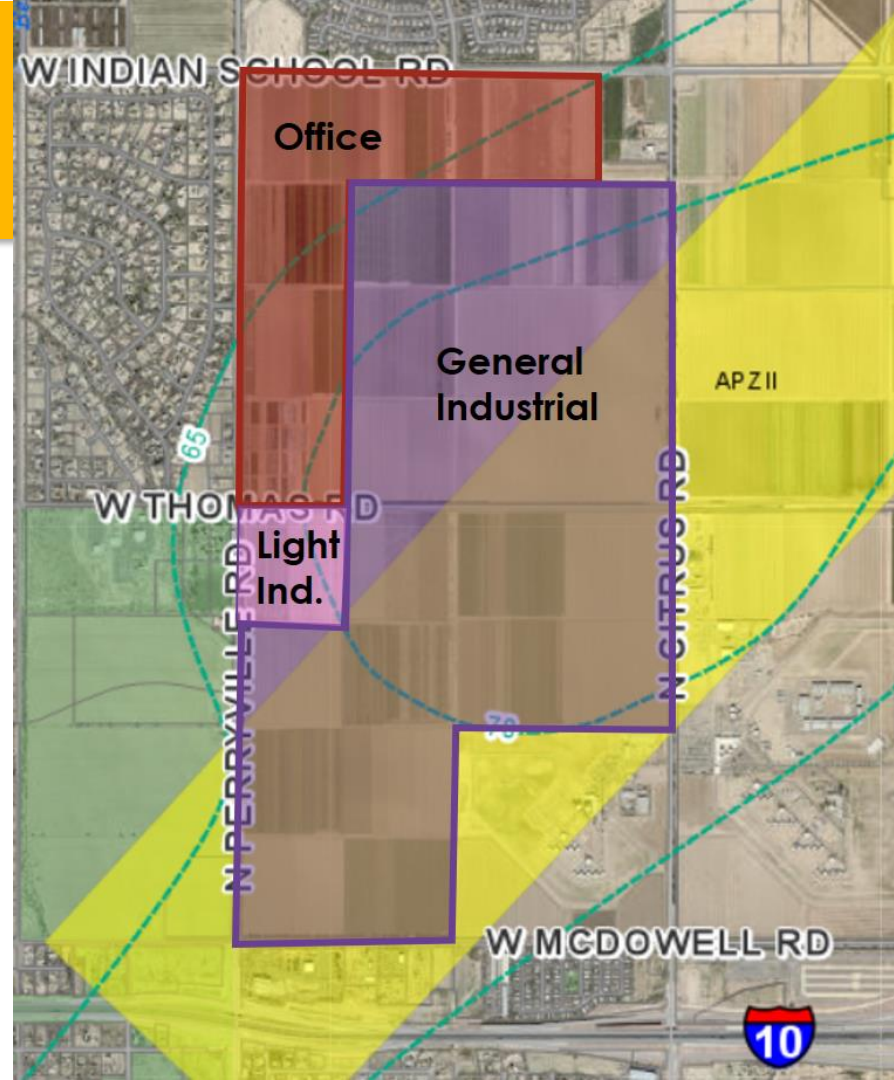
Light Industrial

- 80-feet height
 - Possible 220-foot accessory
- 50-foot building setback/landscape
- Uses similar to Office



General Industrial

- 150-feet height
 - 220-foot accessory
- 50-foot building setback/landscape
- Uses similar to I-2



Changes to the PAD

- Site plan and permits subject to FAA obstruction analysis
- Allow agriculture and similar uses
- Remove emissions testing from allowed uses
- Remove chimneys and towers from architectural elements

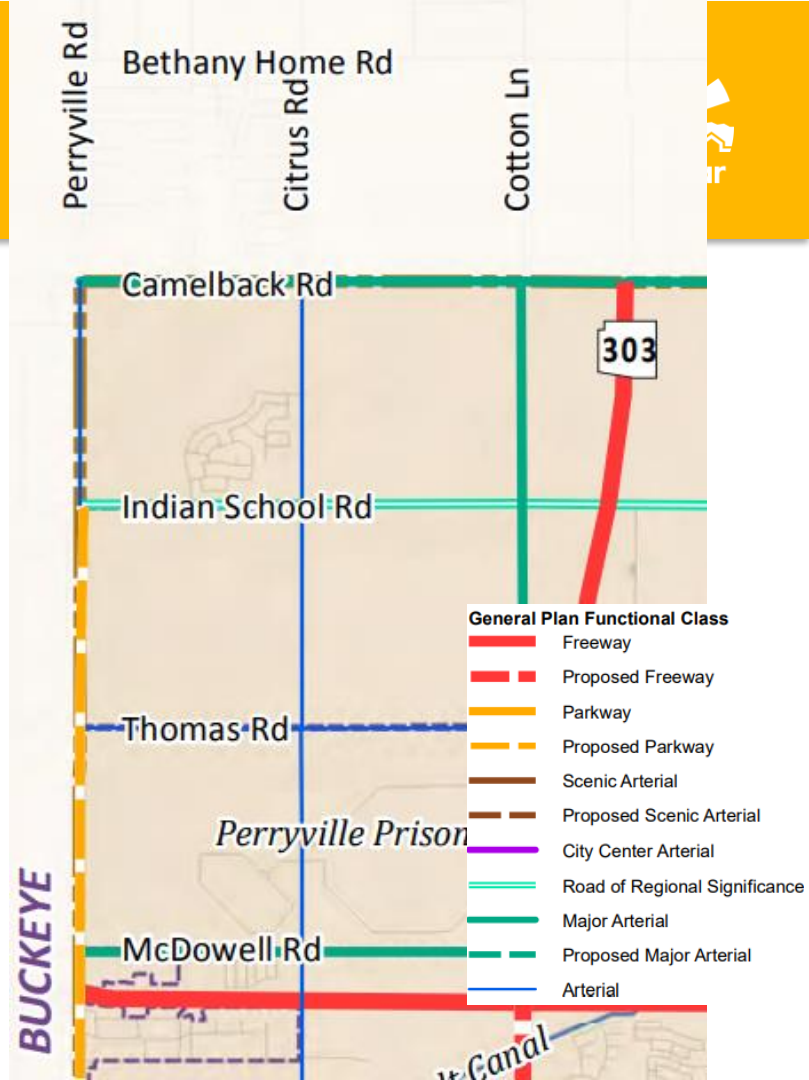


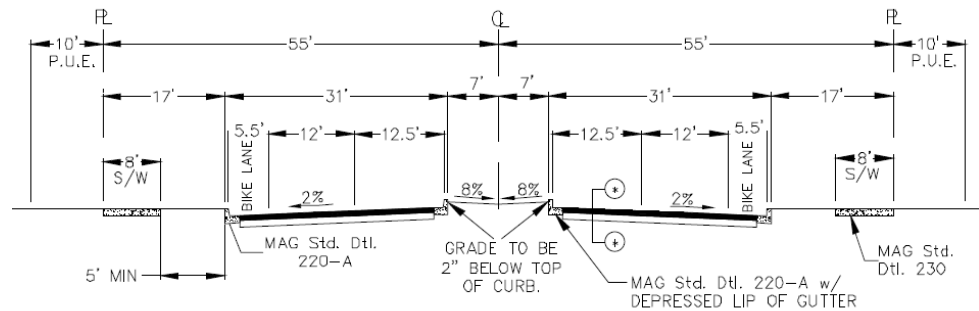
Infrastructure & Services

- Water – EPCOR, Wastewater – COG
- Fire & Police
- Streets and Transportation

Transportation MP

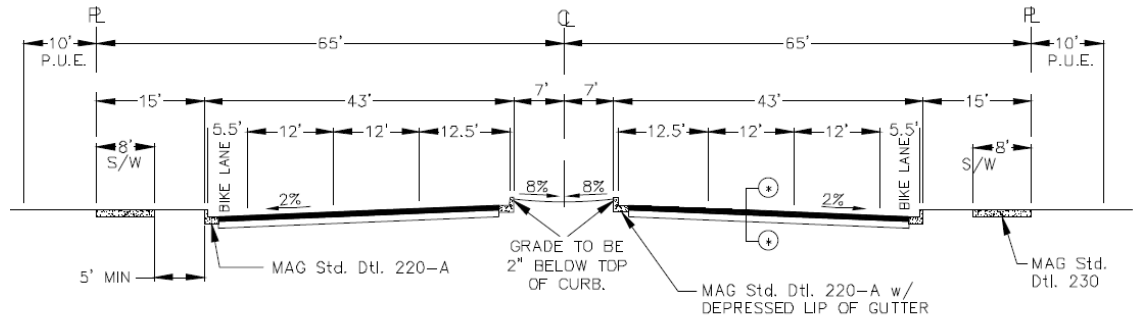
- Perryville: Minor Arterial
 - Formerly a Parkway
- Indian School: Major Arterial
- Citrus: Minor Arterial
- McDowell: Major Arterial
- Thomas: Minor Arterial





MINOR ARTERIAL STREET



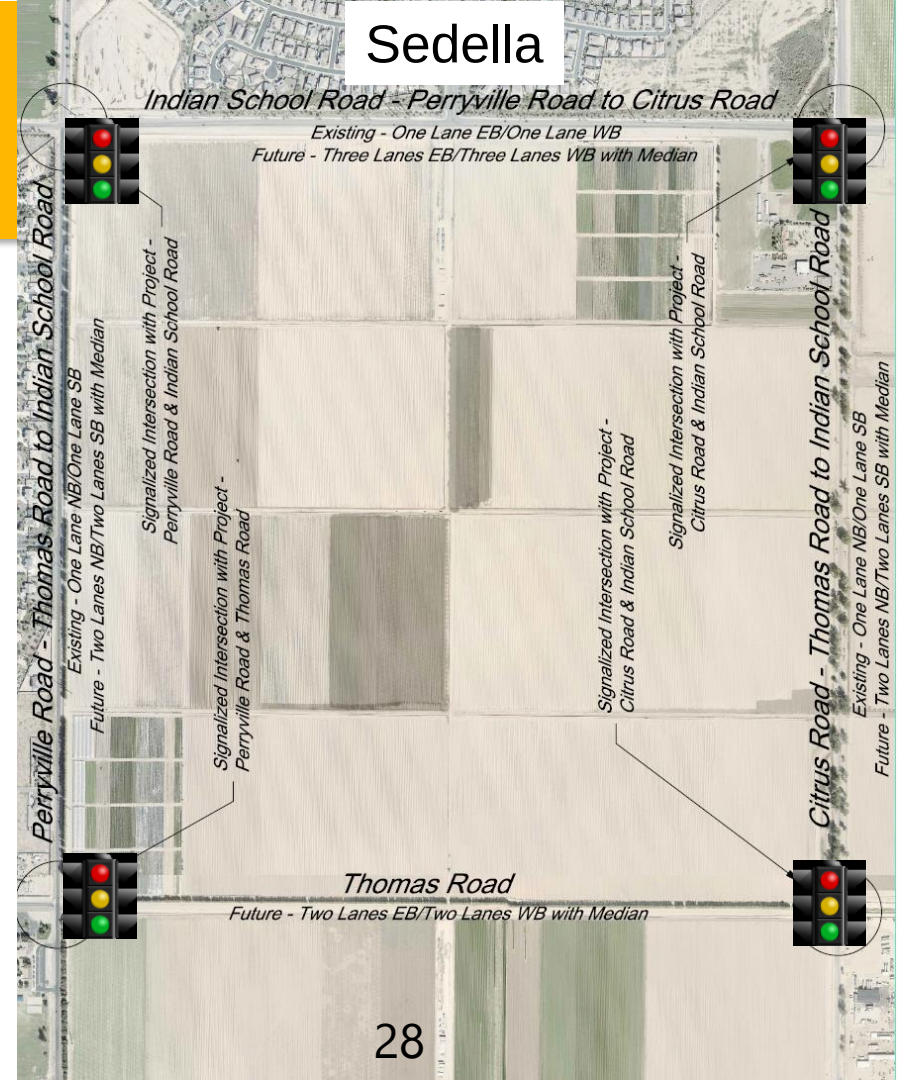


MAJOR ARTERIAL STREET



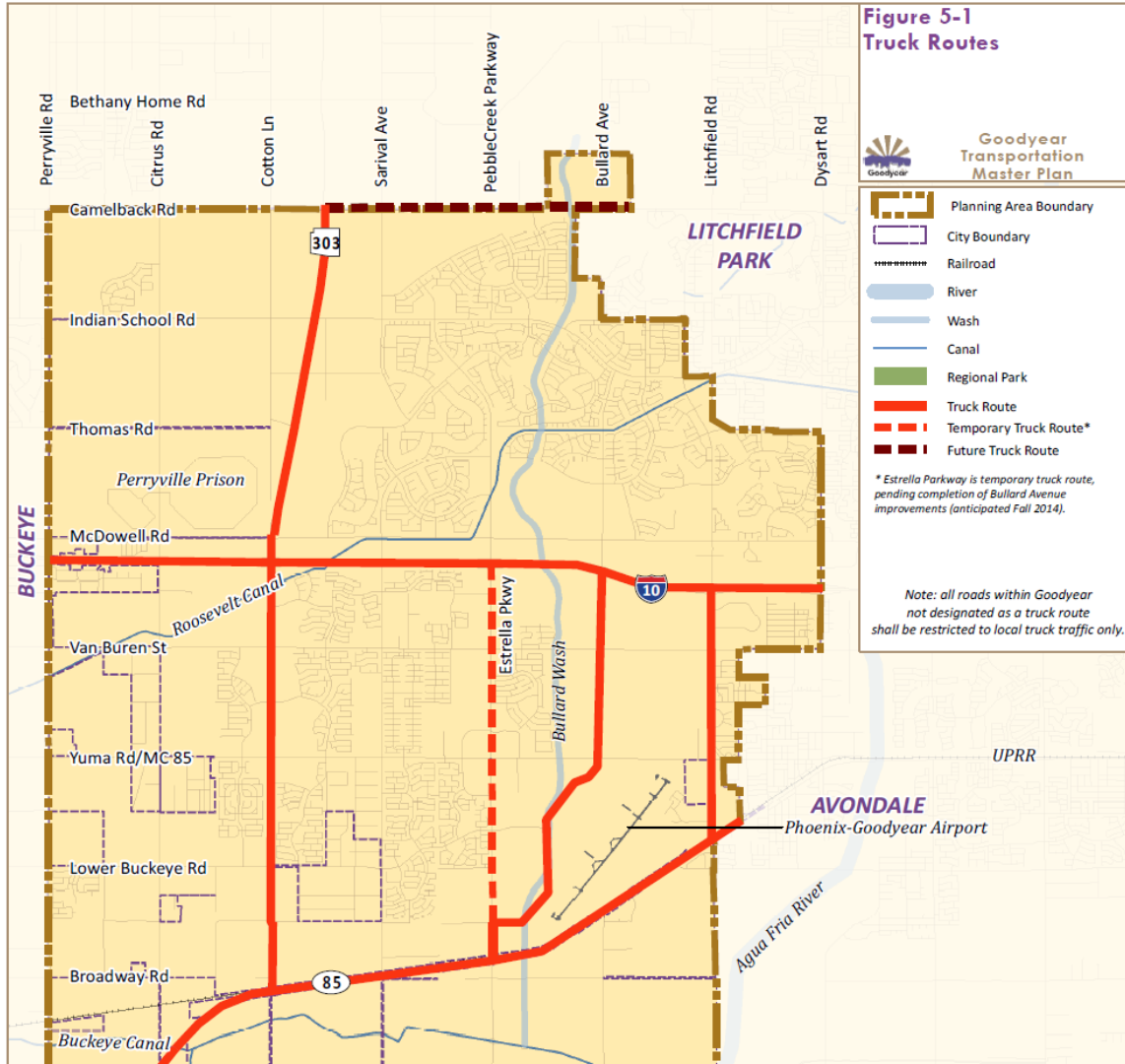
Traffic Signals

- Arterial to arterial intersections
- TIA determines other locations



Truck Routes

- Local traffic may use local roadways



What is being built?

- End User is unknown
- Next Step: Site Planning (building locations, driveways, architecture)

Public Outreach



- Neighborhood Meeting: February 16
 - Over 100 attendees
- Significant participation & written comments



Public Comments

- Industrial development
- Traffic, especially truck traffic
- Loss of farming

- Planning Commission forwards a recommendation of denial