

Urban District 10

A Rezone to Final Planned Area
Development



Location



URBAN DISTRICT 10 REZONE

- Northeast corner of Bullard Avenue & Celebrate Life Way
- Adjacent to the CTCA Hospital

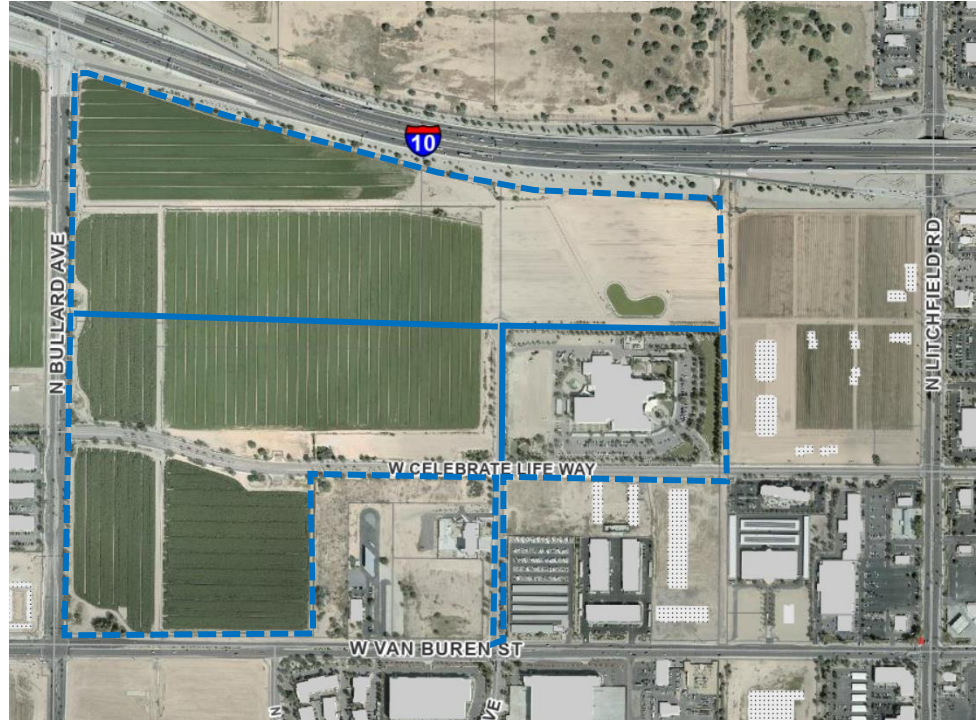


Background & Previous Actions



URBAN DISTRICT 10 REZONE

- Airport Gateway at Goodyear – October 2007
- 212 acres PPAD/FPAD
- 25 acres for CTCA hospital
- Remaining 187 undeveloped
- Urban Logistics Realty requesting rezone of 43.93 acres to Final PAD





Urban Logistics Realty Request

URBAN DISTRICT 10 REZONE

- Rezone from Airport Gateway at Goodyear Preliminary PAD to Urban District 10 Final PAD
- Development of business/commerce park project to accommodate employment, commercial, & flex industrial uses
 - Uses established in the Final PAD
 - Subject to C-2, General Commercial development standards
 - Subject to Industrial screening standards of outdoor storage areas & truck courts
- Landscaping along Bullard Ave will follow the Bullard Streetscape implemented south of Van Buren
 - Will be completed prior to 1st CO within the development

Conceptual Site Plan & Landscape



URBAN DISTRICT 10 REZONE



Oasis Park



URBAN DISTRICT 10 REZONE

- Oasis Park will include:
 - 4 quadrants of open space totaling a minimum of 2.5 acres. Each will include, at a minimum:
 - Turf, gravel, shade trees, and shrubs
 - All turf will be artificial
 - Amenities for employees and visitors will include, at a minimum:
 - Planters, benches, shade structures, lighting, and trash receptacles
 - A 6-foot wide pathway consisting of colored concrete



Conceptual Rendering

URBAN DISTRICT 10 REZONE





Public Participation

URBAN DISTRICT 10 REZONE

- Citizen Review Process – Notice to surrounding owners
- Public Hearing Notice
 - Mailing, legal advertisement, property posting
- One public inquiry for information
- No opposition to date

Staff Recommendation



URBAN DISTRICT 10 REZONE

- With the recommended stipulations in ORD 2023-1569, staff finds that the rezone promotes continued orderly growth and development in conformance with the City Zoning Ordinance, Design Guidelines, and Engineering Standards
- On January 11th, the P&Z Commission suggested complementary architecture along Celebrate Life Way for Urban District 10 & the adjacent Celebration Plaza
- Receiving no public input, the Commission voted 6-0 to recommend that the City Council approve the Final PAD

