



GSQ Regional Center Planned Area Development Rezone

City Council Meeting
February 27, 2023

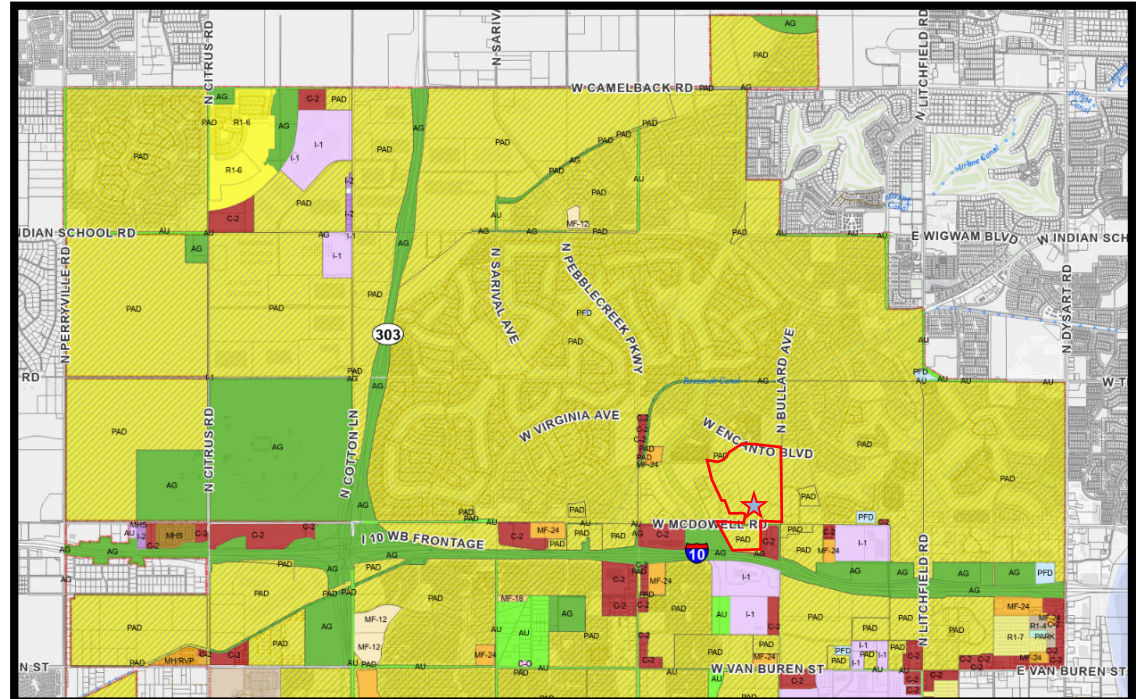


Location



NORTH GOODYEAR

- ESTRELLA FALLS
 - West of Bullard Avenue along McDowell
 - 152-acres
 - Zoned PAD as a part of Goodyear Planned Regional Center



Specific Location



ZOOMED IN

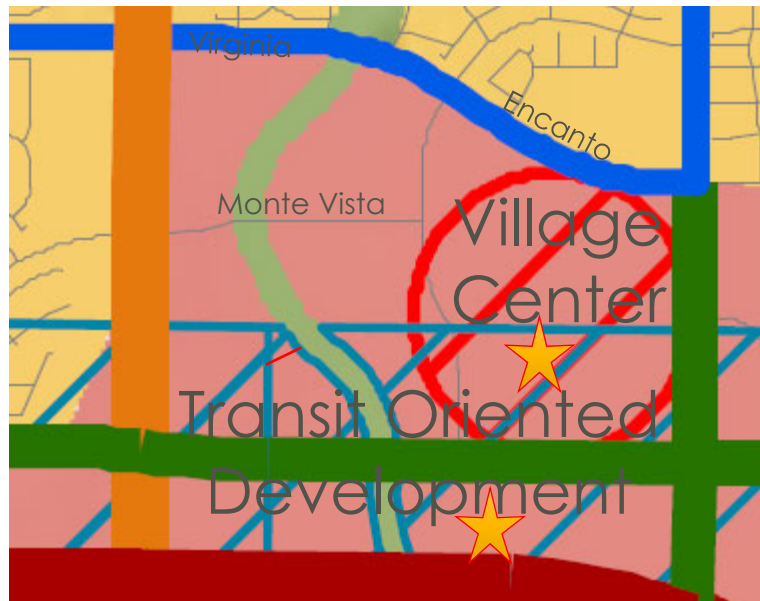
- West of Bullard Avenue along McDowell Road
 - North
 - Rio Paseo and future Alta Goodyear
 - South
 - Interstate-10 and retail future QT
 - East
 - Palm Valley and School
 - West
 - Civic Square at Estrella Falls and Bullard Wash



General Plan



BUSINESS AND COMMERCE

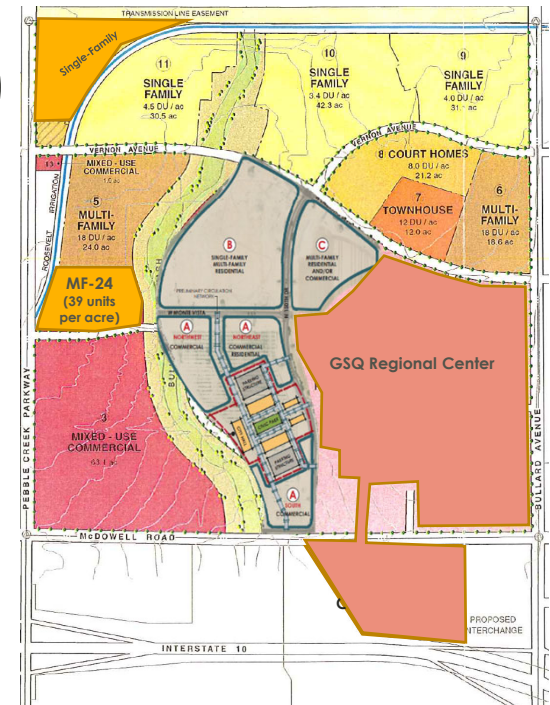


Zoning History



GOODYEAR PLANNED REGIONAL CENTER (GPRC)

- 2000 - GPRC Zoned (Rio Paseo and Estrella Falls)
- 2001/2006/2017 - Amendments
- 2019 - Civic Square at Estrella Falls Rezoned
- 2020 - District at Civic Square Rezoned
- Request today for portion of Regional Center Site

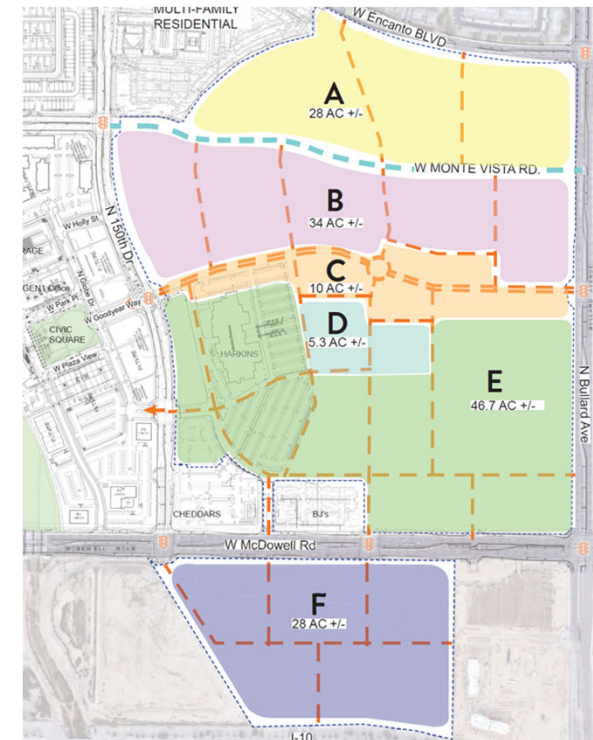


Proposal



GSQ REGIONAL PAD

- Six Land Use Areas (Land Area A-Land Area F)
- Development Standards
 - Height
 - Density
 - Setbacks
 - Open Space
 - Building Coverage
 - Parking
- Design Standards

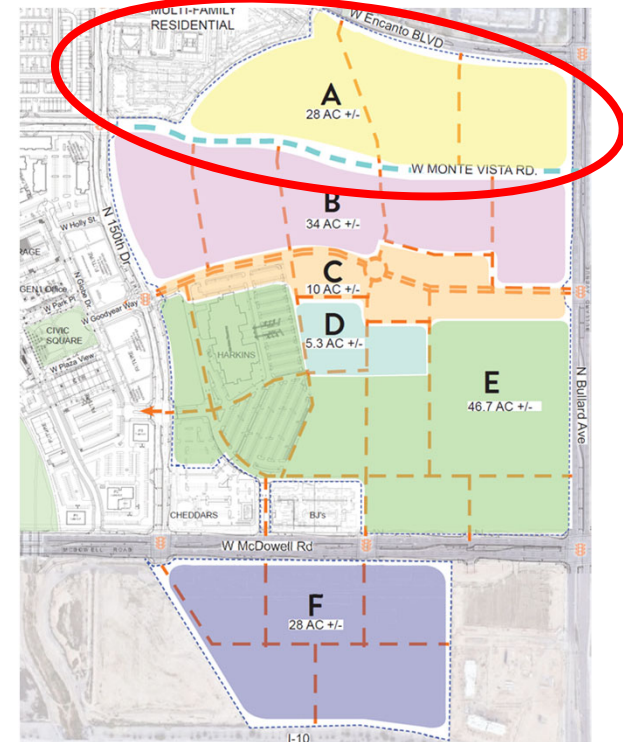


Land Uses



LAND AREA A

- Land Area A

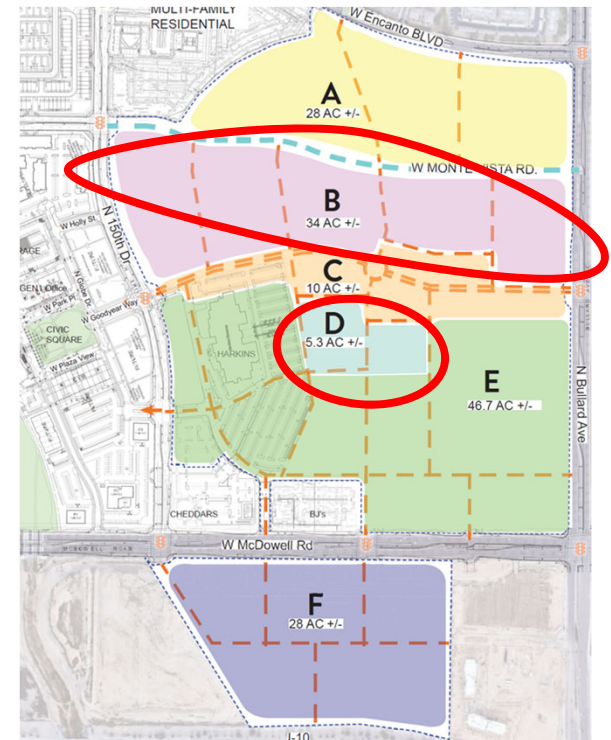


Land Uses



LAND AREA B AND D

- Land Area A
- Land Area B
- —
- Land Area D

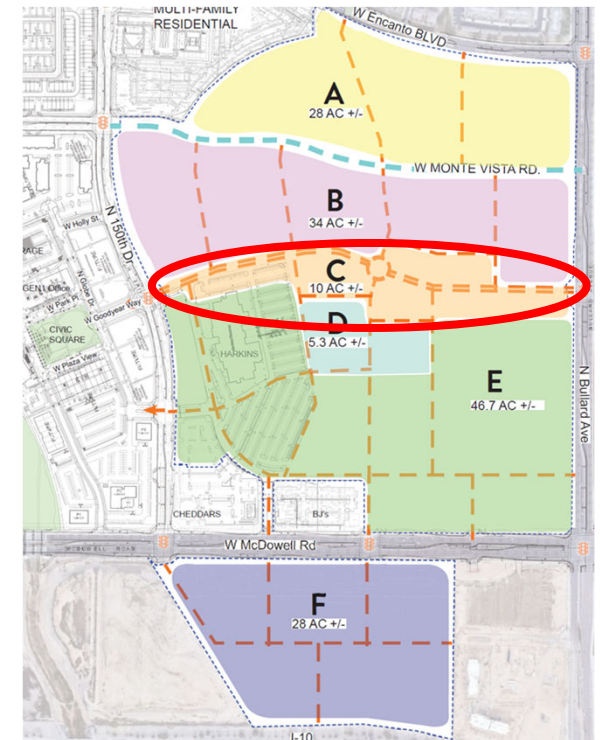


Land Uses



LAND AREA C

- Land Area A
- Land Area B
- Land Area C
- Land Area D

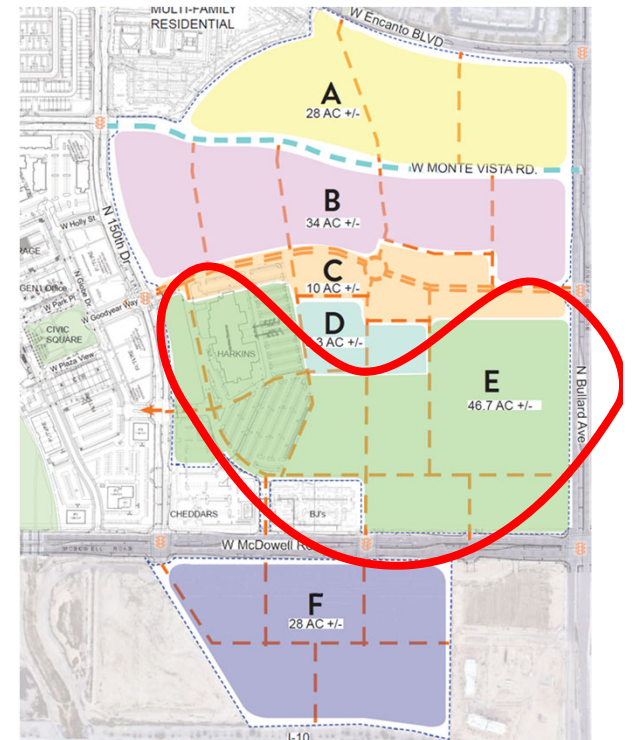


Land Uses

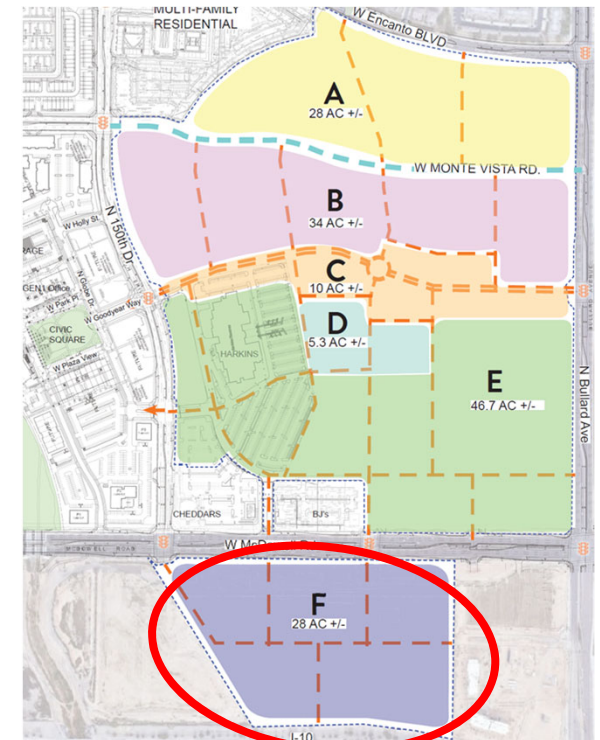


LAND AREA E

- Land Area A
- Land Area B
- Land Area C
- Land Area D
- Land Area E



- Land Area A
- Land Area B
- Land Area C
- Land Area D
- Land Area E
- Land Area F

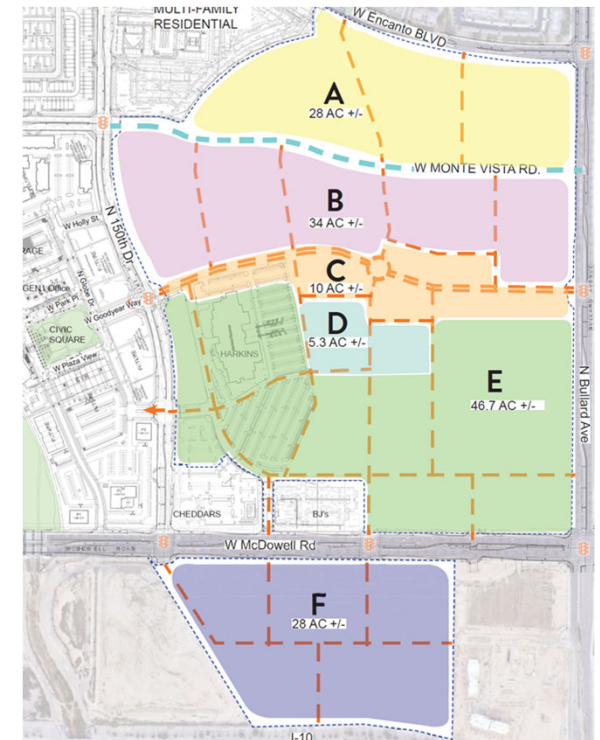


Development Standards



PAD REQUIREMENTS

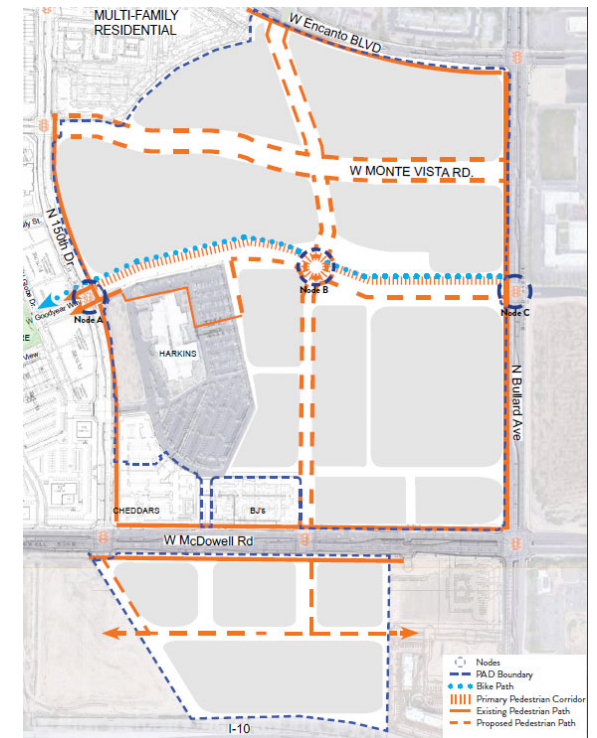
- Height
- Density
- Setbacks
- Open Space
- Building Coverage
- Parking



Design Standards



SUPPLEMENTAL DESIGN GUIDELINES



Recommendation



APPROVE SUBJECT TO STIPULATIONS

- Planning and Zoning Commission
- Approve PAD:
 - Subject to Stipulations

