

SEC Citrus and McDowell

City Council Meeting
September 25, 2023

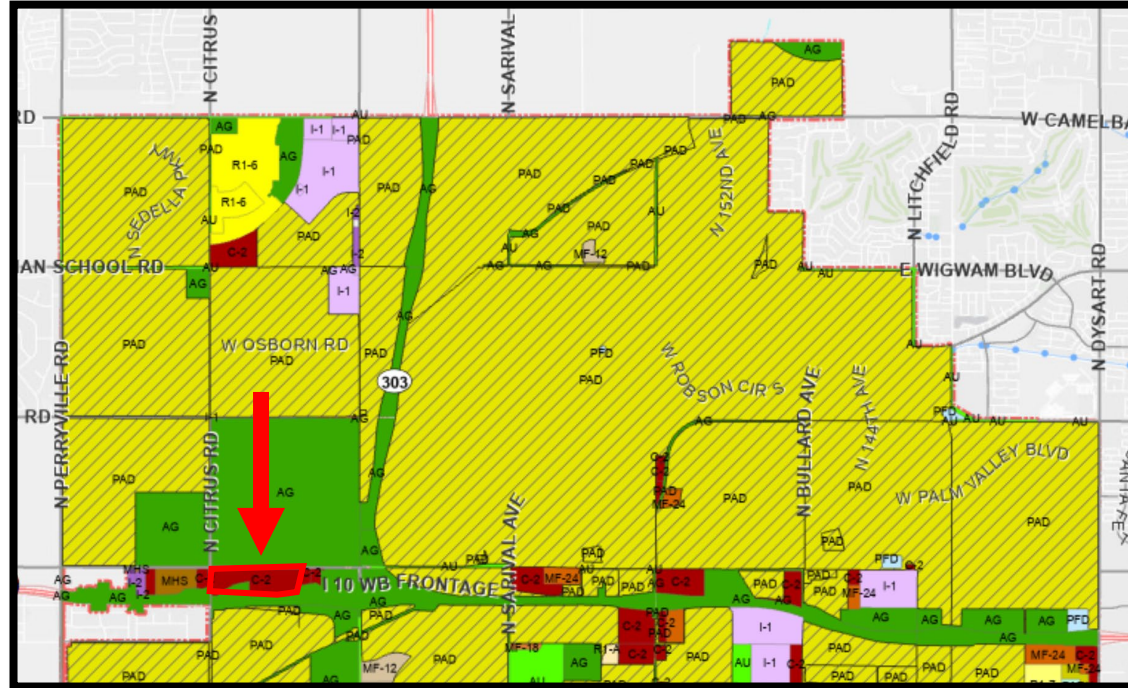


Location



NORTH GOODYEAR

- Approximately 47.07 Acres
- Currently zoned
 - C-2 (General Commercial)
 - AG (Agricultural)

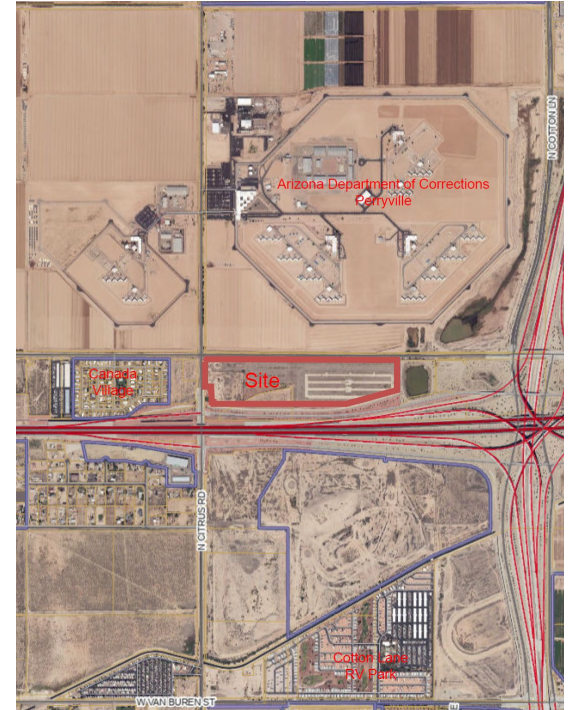


Specific Location



ZOOMED IN

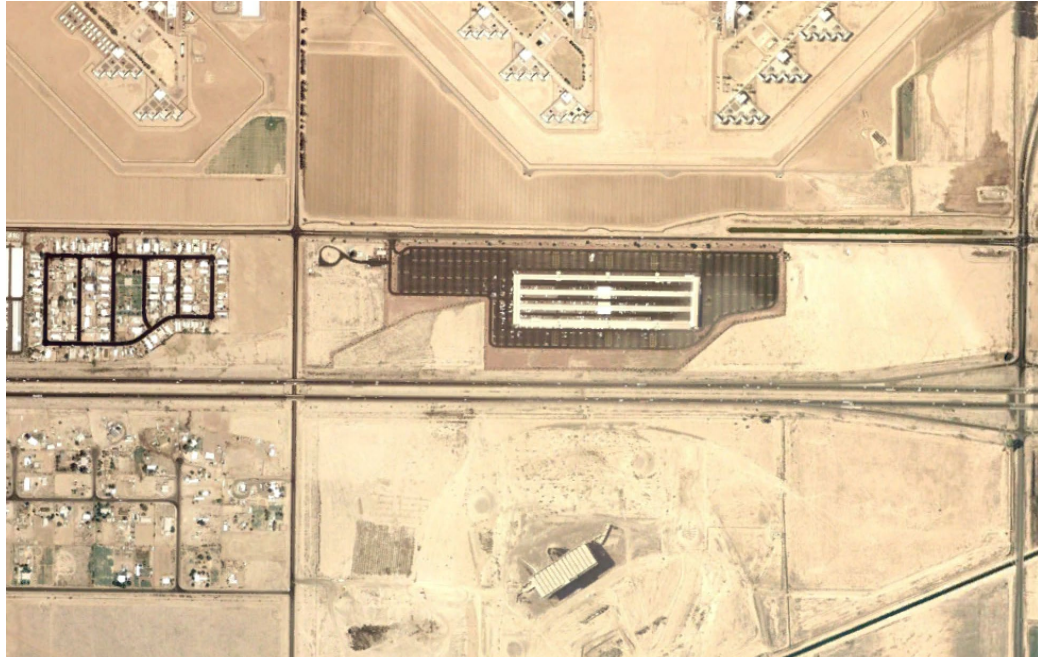
- SEC Citrus Road and McDowell Road
 - North
 - McDowell Road and Perryville Corrections
 - South
 - Interstate-10 and Innovation Centre
 - East
 - Vacant ADOT Land and Freeway Interchange
 - West
 - Vacant Virtua Citrus zoned C-2 PAD Overlay



Zoning History



FROM 1982 TO 1999



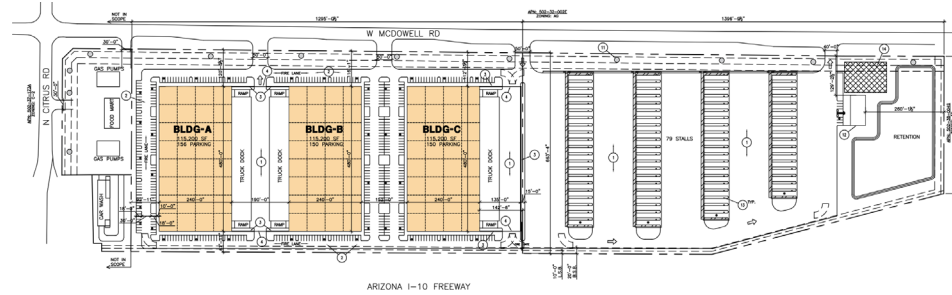
*Image Courtesy City of Mesa

SEC Citrus and McDowell



PAD OVERLAY PROPOSAL

- Gas Station
- Car Wash
- Electric Vehicle Charging
- Design Guideline Enhancements
 - Dock Doors



*Applicant Provided Renderings



Recommendation

APPROVE SUBJECT TO STIPULATIONS

- Approve Rezone:
 - FROM: C-2 (General Commercial) and AG (Agriculture)
 - TO: I-1 (Light Industrial)
 - Additional Uses
 - Design Guideline Enhancements
 - Dock Doors

