

SEC Citrus Rd. & McDowell Rd.

Planning & Zoning Hearing | September 13, 2023

Case Number: 22-20000023

ABOUT BAKER DEVELOPMENT CORPORATION

- Founded 40 years ago
- Award-winning high-rise residential, big-box retail, office, ground up and adaptive/reuse, warehouse/distribution, and industrial developments
- Currently 6 projects and 3 million square feet are in planning and development throughout the Valley



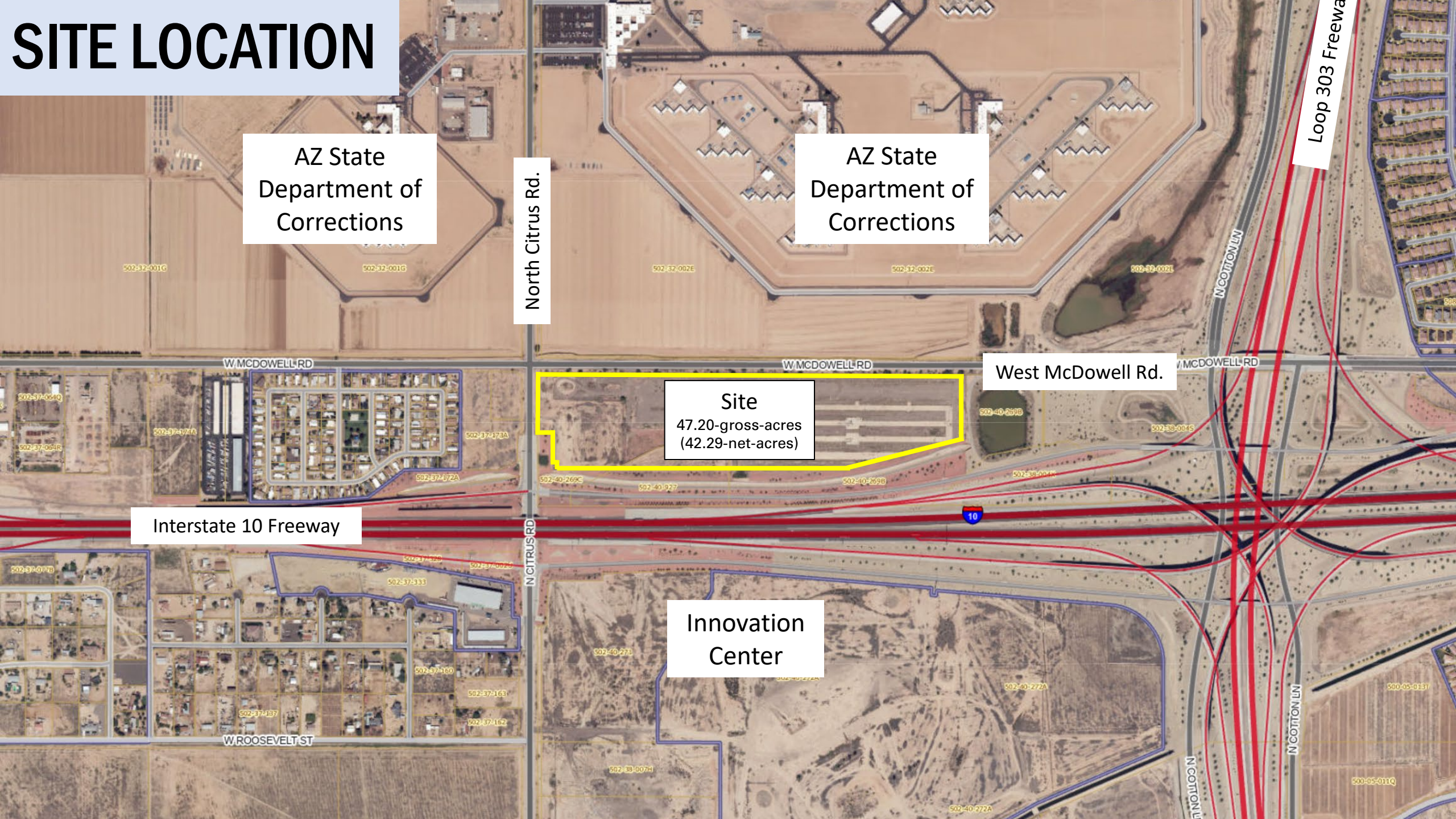
ABOUT TERAWATT INFRASTRUCTURE



- Real estate owner and developer of high-powered electric vehicle (EV) charging infrastructure and services
- Revolutionizing the EV industry by providing charging solutions for light, medium, and heavy-duty fleets
- Bringing the first EV charging hub for commercial fleet vehicles to Goodyear



SITE LOCATION



AZ State
Department of
Corrections

North Citrus Rd.

AZ State
Department of
Corrections

Loop 303 Freeway

N COTTON LN

W MCDOWELL RD

W MCDOWELL RD

W MCDOWELL RD

West McDowell Rd.

Site
47.20-gross-acres
(42.29-net-acres)

Interstate 10 Freeway

N CITRUS RD

Innovation
Center

W. ROOSEVELT ST

N COTTON LN

N COTTON LN

REQUEST

- Rezoning **from** General Commercial (**C-2**) and Agricultural Urban (**AU**) **to** Light Industrial Park with a Planned Area Development Overlay (**I-1 PAD**).
- Electric Vehicle Charging Facilities are a permitted use with waiting areas/lounges permitted as an accessory use (**no overnight stays**)
- Car wash and gas station are permitted with conditional use permits

CONSISTENT WITH THE GENERAL PLAN

- Business & Commerce designation allows for uses including:
 - Business parks
 - Offices
 - Warehouses
 - Other light industrial uses that are also appropriate



SITE PLAN

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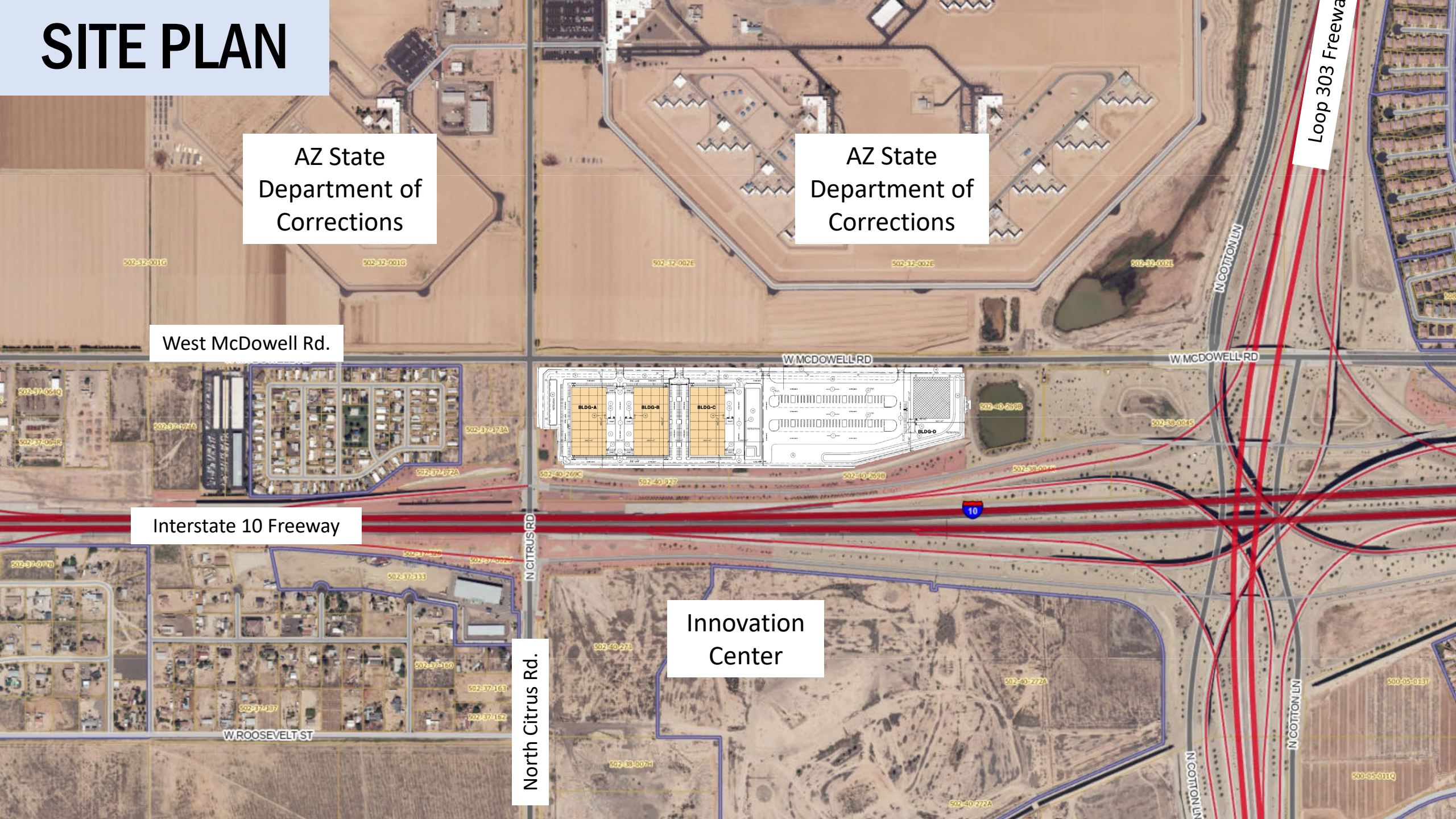
West McDowell Rd.

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North Citrus Rd.



ARCHITECTURAL DETAIL



1 FRONT ELEVATION
SCALE 1" = 20'-0"



Located at 143rd Avenue & Van Buren

A decorative graphic consisting of several concentric, wavy circular bands. The bands are primarily light blue and light green, with some darker blue and green accents, creating a sense of depth and movement. The graphic is centered on a white background.

THANK YOU!