

SEC Sarival and MC-85

City Council Meeting
September 25, 2023

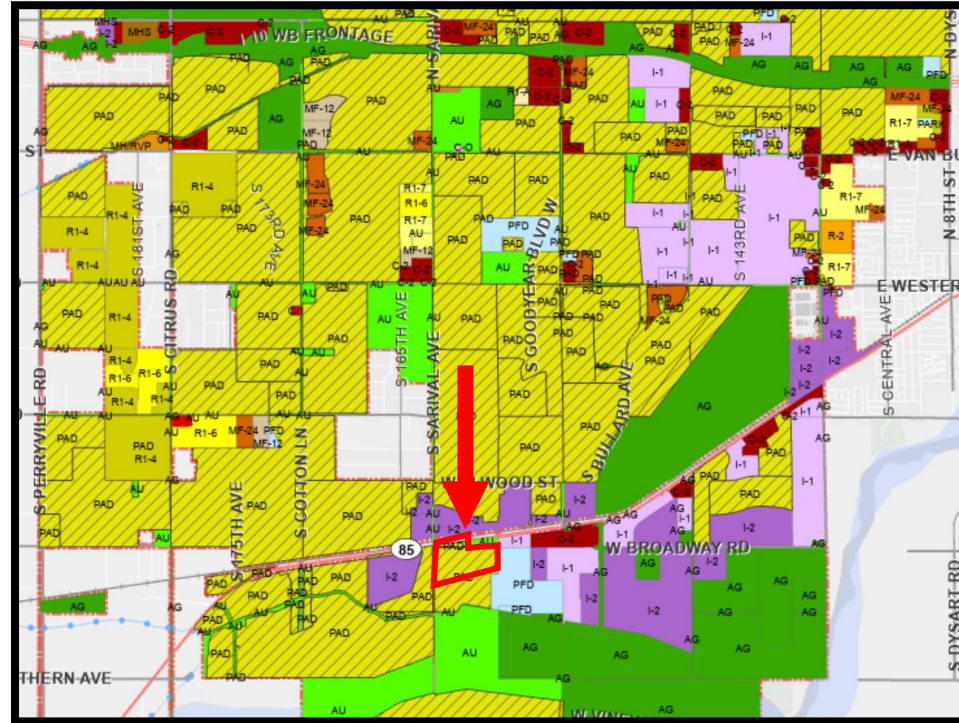


Location



CENTRAL GOODYEAR

- Approximately 47.35 Acres
- Currently zoned
 - PAD (Underlying Business Park)



Specific Location



ZOOMED IN

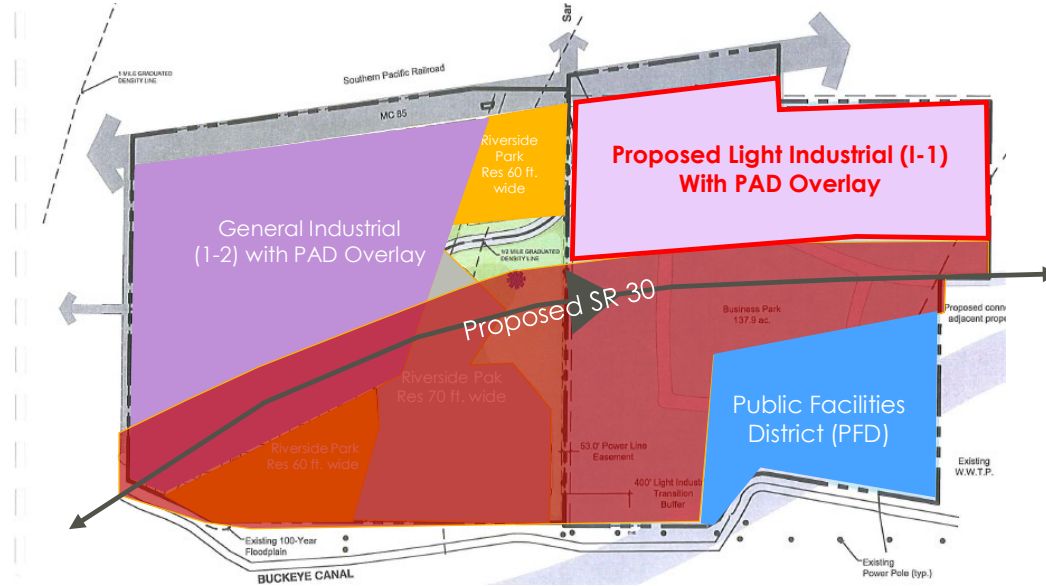
- SEC Sarival Avenue and MC-85
 - North
 - MC-85, Maricopa County basin and Industrial
 - South
 - Future SR-30 and Goodyear 157th
 - East
 - Maricopa County basin and Goodyear 157th
 - West
 - Vacant Riverside Park preliminarily residential



Zoning History



FROM 2005 TO TODAY'S PROPOSAL



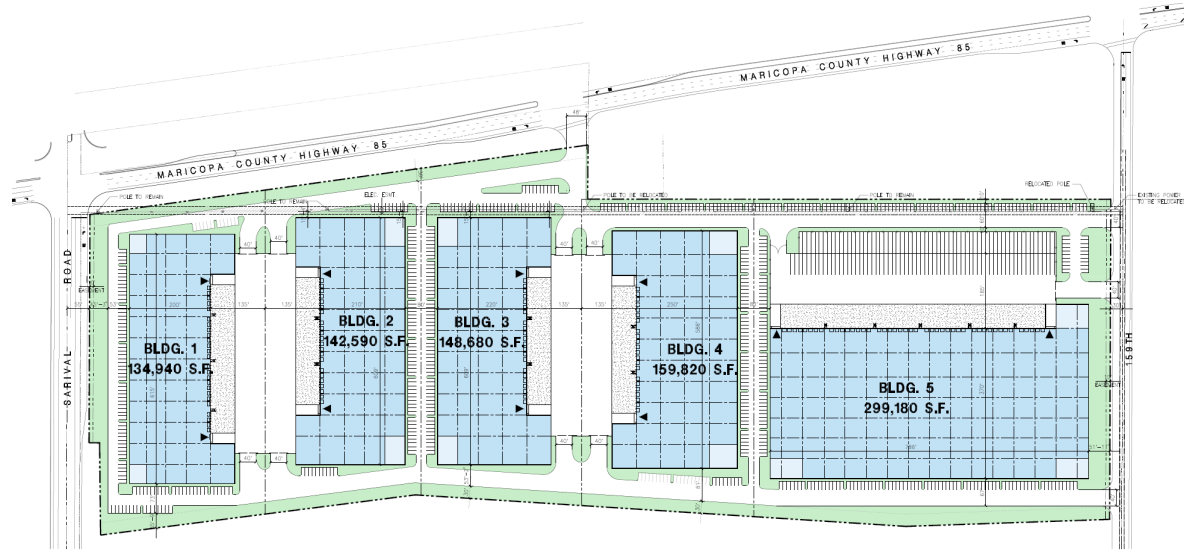
**Simplified SEC Sarival and MC-85 if rezoned and Riverside Park Preliminary PAD for illustrative purposes only

SEC Sarival and MC-85



PAD OVERLAY PROPOSAL

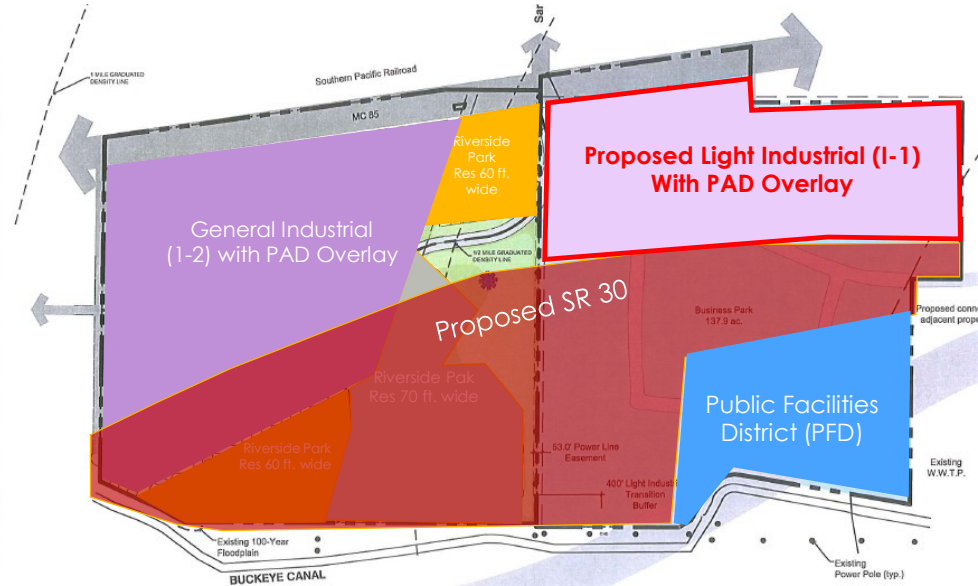
- Height Modifications
- Design Guideline Enhancements
 - Dock Doors



Arizona State Route 30 (Tres Rios)



FREEWAY PROPOSED



*Generally proposed location of State Route 30 for illustrative purposes only

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Height and Surrounding Area

POWERLINES, FREEWAYS, CANALS AND RAIL



*Area photos for illustrative purposes only



Recommendation

APPROVE SUBJECT TO STIPULATIONS

- Recommend Approve Rezone:
 - FROM: Preliminary Planned Area Development (PAD)
 - Underlying Business Park
 - TO: I-1 (Light Industrial)
 - Height Modifications
 - Design Guideline Enhancements
 - Dock Doors

