

DIV Industrial

Case Number: 22-20000005

Planning Commission | September 13, 2023

THE SITE

Sarival Avenue

MC 85

Site
47.35 acres

WMC85

500-06-04(M)

505-84-1538

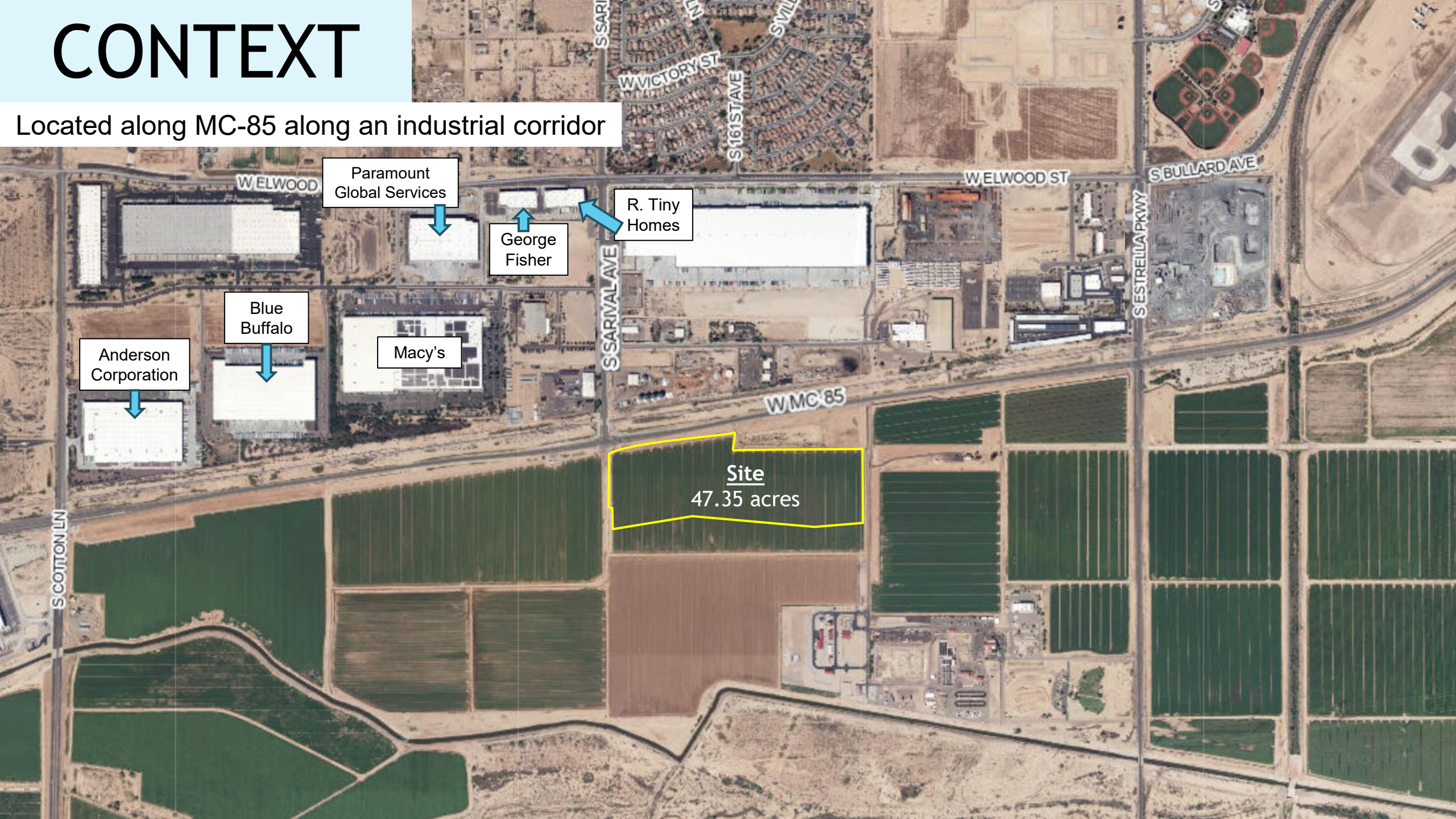
500-84-1540

GOODYEAR
142 MLD
MCR: 1341-19

500-83-008N

CONTEXT

Located along MC-85 along an industrial corridor



Paramount
Global Services

R. Tiny
Homes

George
Fisher

Blue
Buffalo

Macy's

Anderson
Corporation

Site
47.35 acres

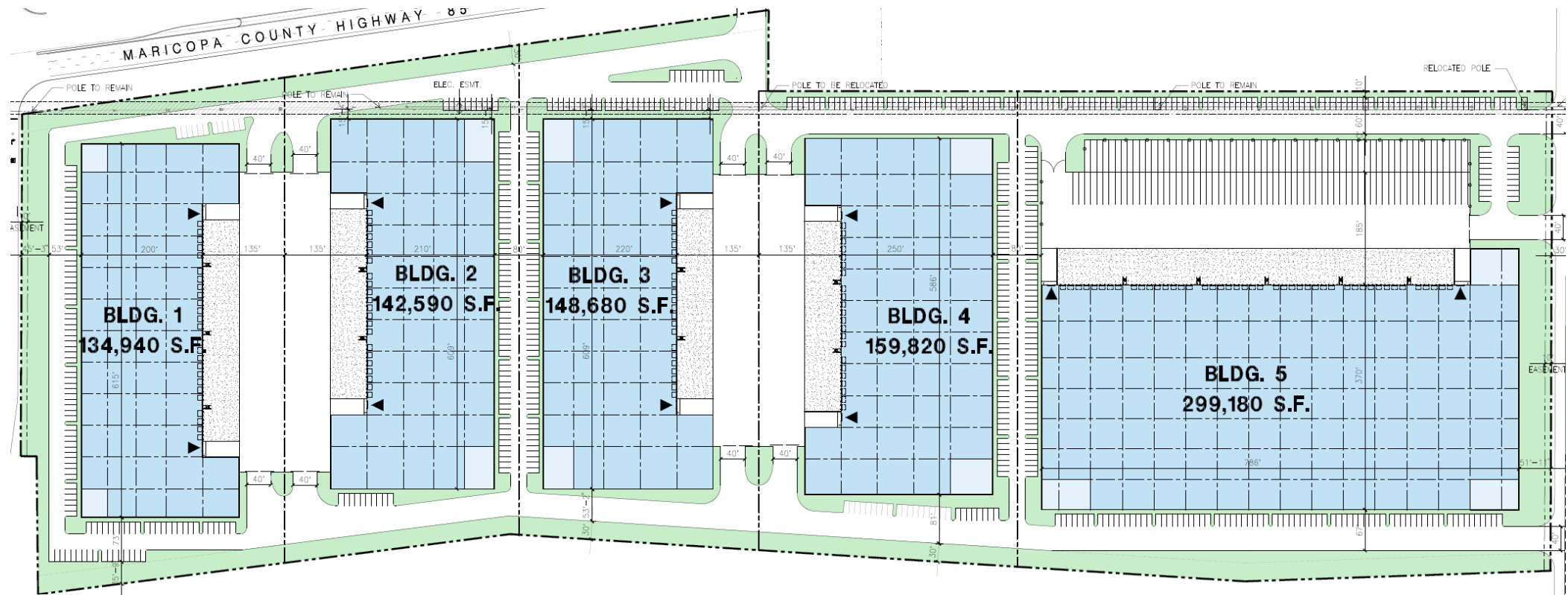
FUTURE SR-30



REQUEST

- ▶ **Rezone** the 47.35-acre Site **from** the Riverside Park Planned Area Development (“**PAD**”) **to** Light Industrial with a Planned Area Development Overlay (“**I-1 PAD**”) **to allow the Site to be developed with business park uses.**
- ▶ The **purpose of the PAD** is to **increase** the maximum **height from 50’ to 70’** to accommodate a wider range of business park users.
- ▶ **No cross-docks are permitted.**

CONCEPTUAL SITE PLAN



- Five buildings ranging in size from +/-134,000 square feet to 299,000 square feet
- Height: Maximum of 70 feet
- Access: All access is off MC-85 with **no access on Sarival Avenue**

CONCEPTUAL ELEVATIONS



The background features abstract, overlapping geometric shapes in various shades of blue, ranging from light sky blue to deep navy blue. These shapes are primarily located on the left and right sides of the frame, creating a modern, dynamic border around the central text.

THANK YOU!



CONCEPTUAL ELEVATIONS



North Elevation - Maricopa County Highway 85



West Elevation



South Elevation



East Elevation