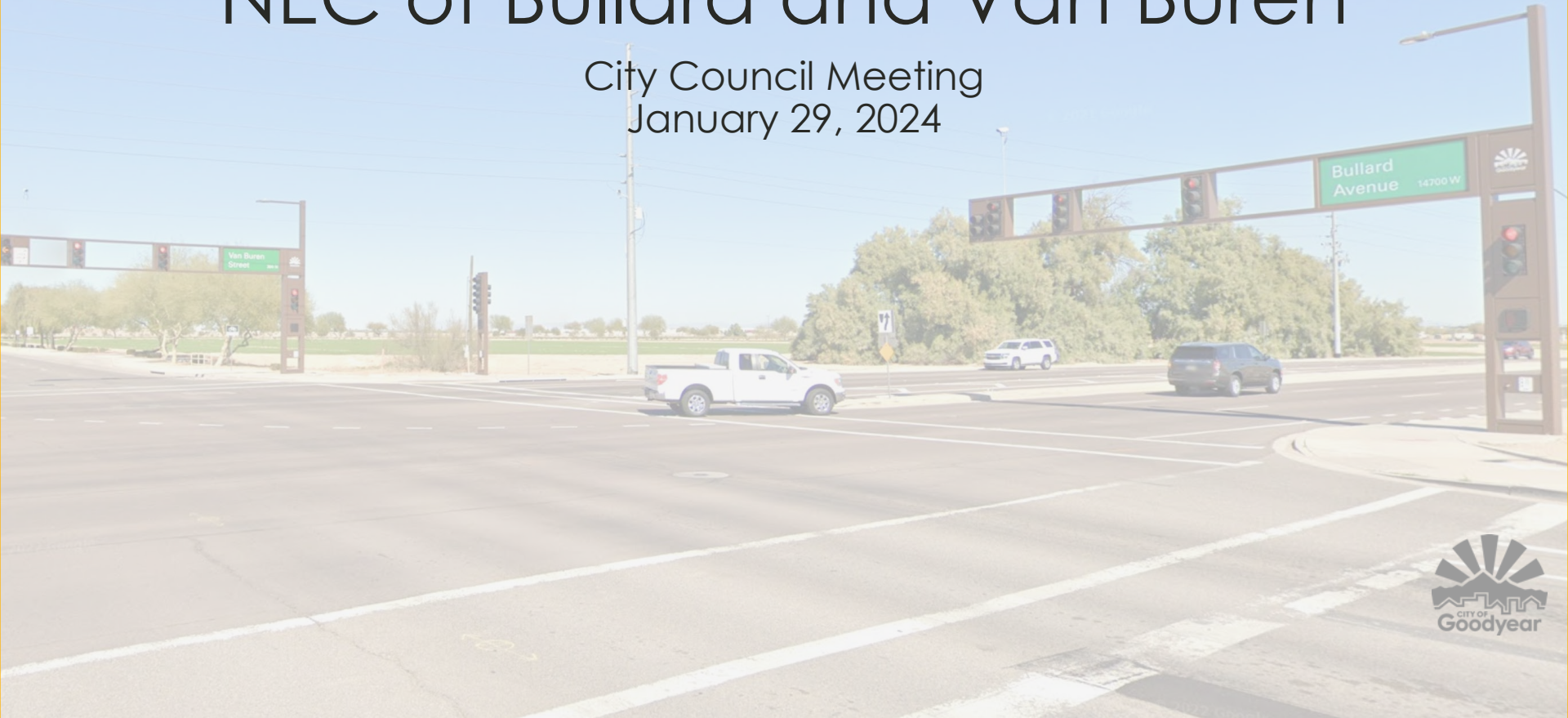


NEC of Bullard and Van Buren

City Council Meeting
January 29, 2024

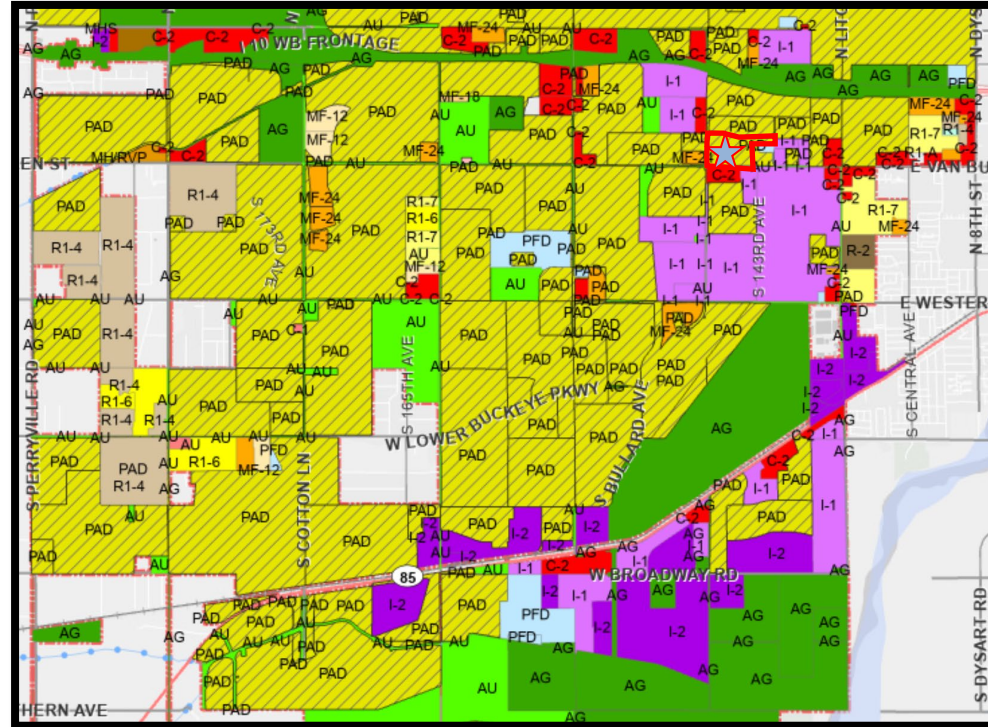


Location



CENTRAL GOODYEAR

- Northeast corner of Bullard Ave. and Van Buren St.
 - Approximately 51 Acres
 - Currently zoned Preliminary PAD
 - Underlying 'Retail' and 'Business Park'



Specific Location



ZOOMED IN

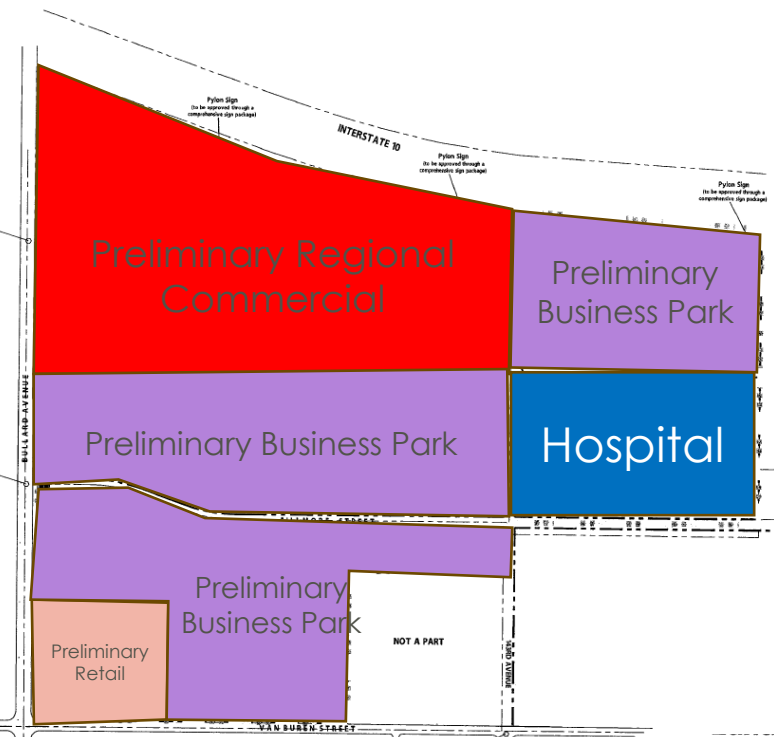
- NEC of Bullard Avenue and Van Buren
 - North
 - Vacant Urban Logistics (Light Industrial/Employment)
 - South
 - ADOT Site, Fire Station 181, Vacant Vantage, Goodyear Municipal Complex
 - East
 - ADOT Site, Fire Station 181, Vacant Goodyear Commerce Center
 - West
 - Bullard Commerce Center and Cabana on Bullard



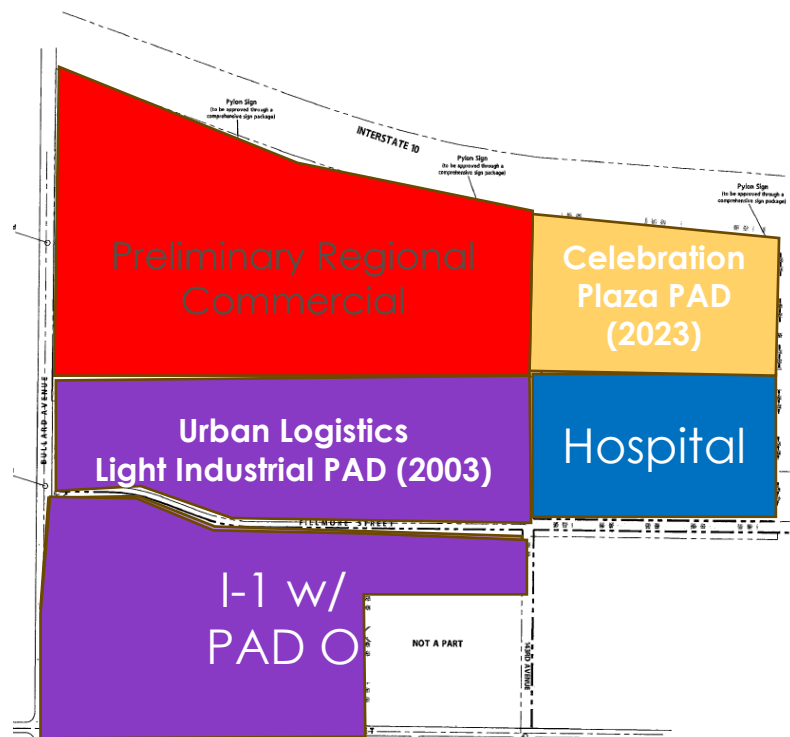
Zoning History



2007



TODAY'S REQUEST



Proposal



NEC OF BULLARD AND VAN BUREN

- I-1 with PAD Overlay
 - Allows Convenience Use Mini-Storage east of 145th Avenue alignment
 - Design Guideline Enhancements
 - Dock Doors



Recommendation



APPROVE SUBJECT TO STIPULATIONS

- Recommend Approval of Rezone:
 - From Preliminary Planned Area Development (PAD)
 - Underlying 'Business Park'
 - To I-1 with PAD Overlay
 - Subject to Stipulations



