



Rezone of Portion of Lots 16 & 17 in Airport Commercenter

Planning and Zoning Commission Meeting
May 20, 2024

Location



CENTRAL GOODYEAR

East of the southeast corner of Bullard Avenue and El Sol

- Approximately 5.6 Acres
- Undeveloped
- MC-85 and airport to north
- Future SR-30 to south



Specific Location



ZOOMED IN

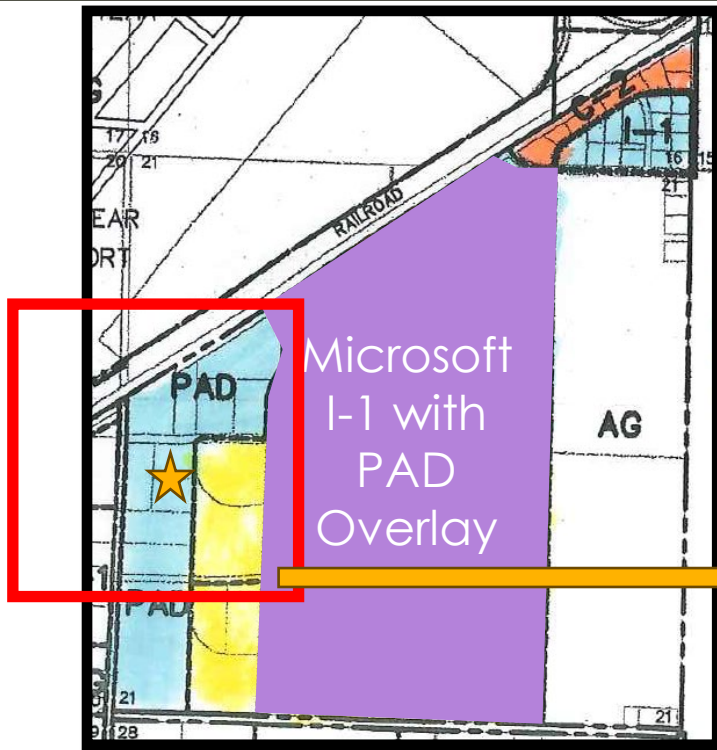
- PAD Zoning (Airport Commercenter)
- I-1 uses permitted
- Industrial uses on adjacent parcels



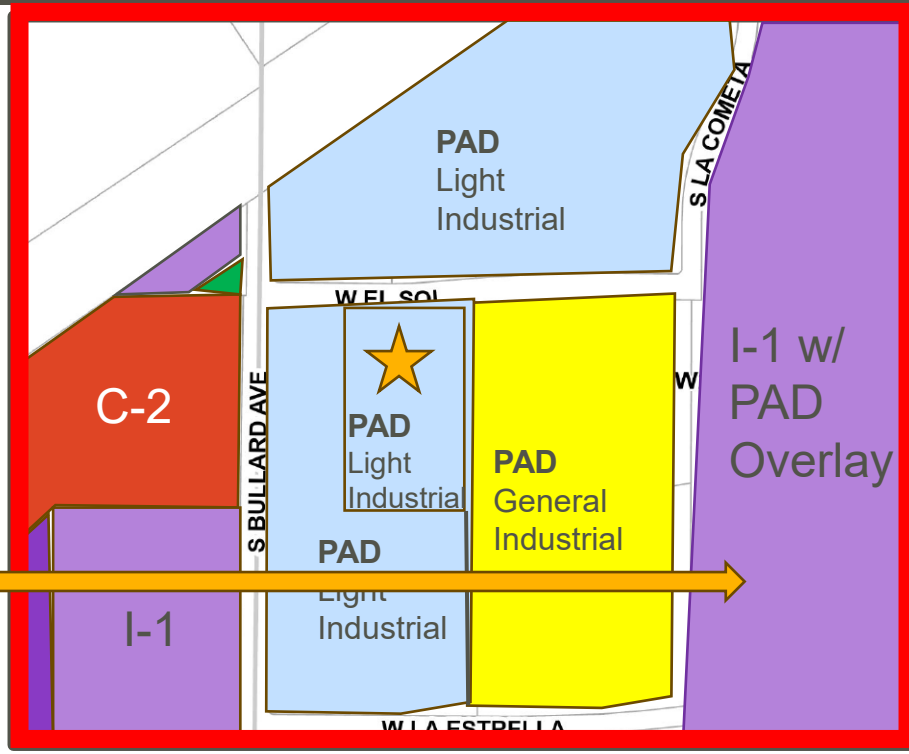
Zoning



PREVIOUS ZONING LARGER PAD



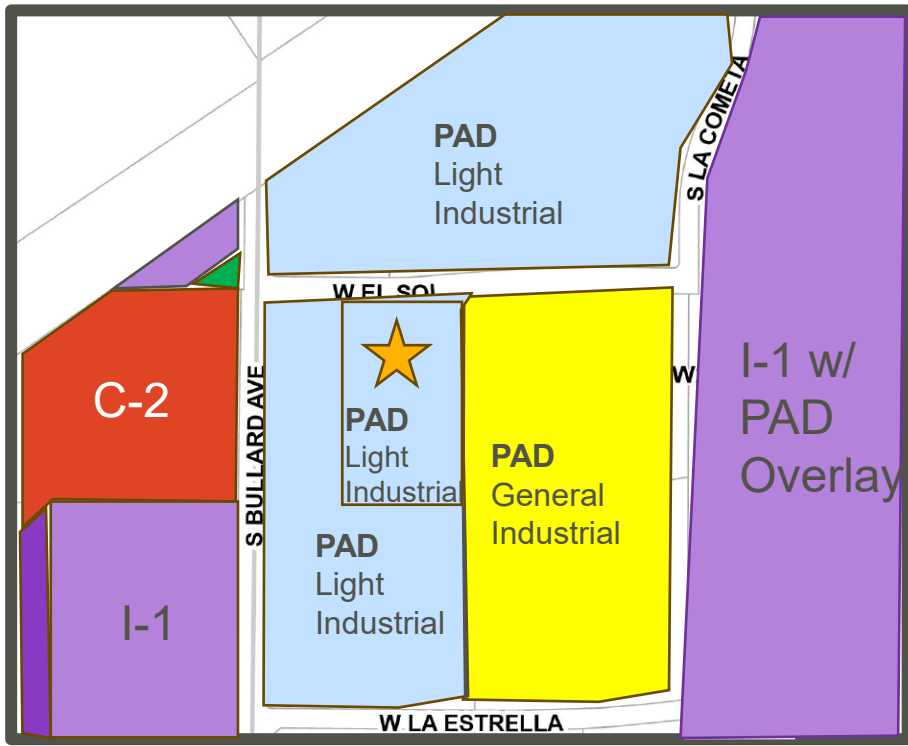
CURRENT



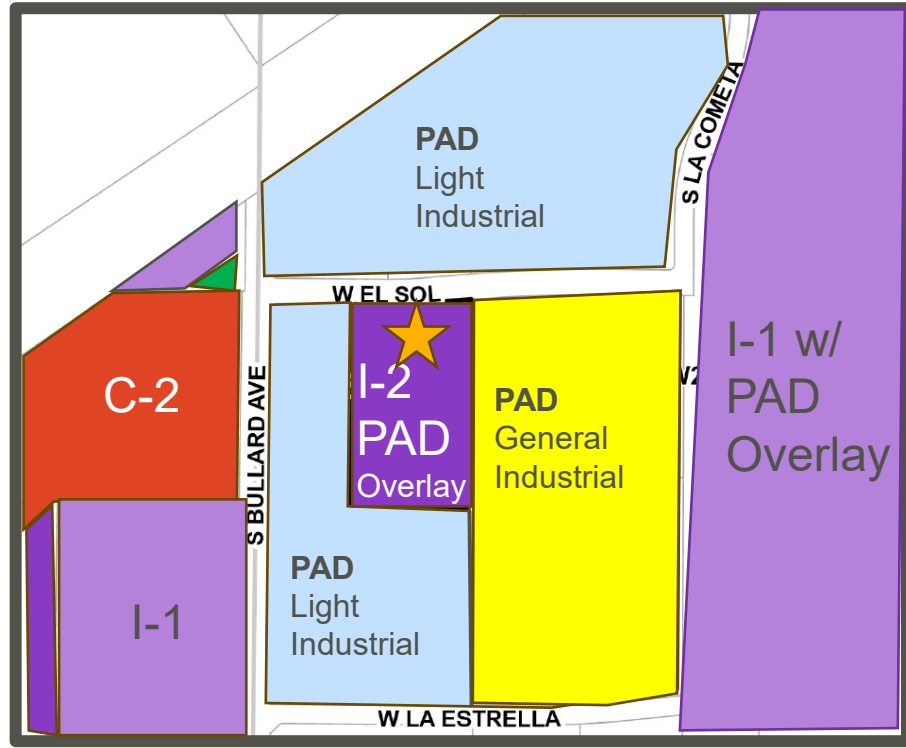
Zoning



CURRENT



TODAY'S REQUEST

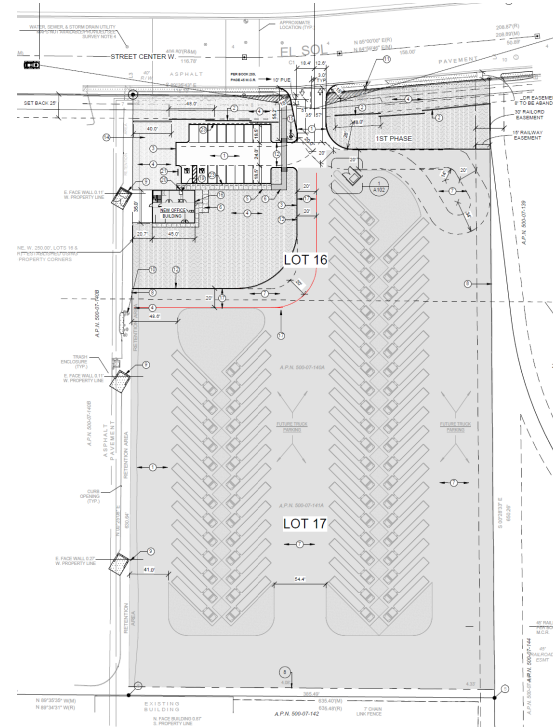


Proposal



EAST OF THE SEC OF BULLARD AND EL SOL

- I-2 with PAD Overlay
 - Most I-2 uses allowed
 - Certain intensive I-2 uses excluded
 - Modified Front and Side Setbacks
- Rezone will facilitate development of truck parking facility and logistics office





Recommendation

APPROVE REZONING SUBJECT TO STIPULATIONS

- Rezone:
 - From Preliminary Planned Area Development (PAD) with underlying I-1 (Light Industrial) zoning
 - To I-2 (General Industrial) with PAD Overlay, subject to stipulations

