

# **I-10 CITRUS GATEWAY**

## **PLANNED AREA DEVELOPMENT**

### **March 2025**

This I-10 Citrus Gateway Planned Area Development (“PAD”) document is intended to provide the allowable land uses and regulatory zoning provisions to guide the implementation of project design for development of the Property through the plan review and development permit process in accordance with the provisions of the City of Goodyear, Arizona Zoning Ordinance (the “Goodyear Zoning Ordinance”). All administration and procedures shall adhere to Article 1, Article 2, and Article 4 of the Goodyear Zoning Ordinance and other applicable city, state, and federal requirements. In the event of a conflict between the provisions of this document and the Goodyear Zoning Ordinance, the provisions of this PAD shall prevail. In the event of a conflict between any stipulation or condition of approval in the ordinance adopting this document and the Goodyear Zoning Ordinance and/or the provisions of this PAD, the stipulation or condition of approval in the ordinance shall prevail.

#### **PERMITTED USES**

##### **Permitted Uses by Land Use District:**

Except as otherwise prohibited or excluded herein, the Permitted Uses for the development of the Property are as follows:

- The Permitted Uses in Land Use Districts designated as BPD in the Land Use Plan attached hereto as Exhibit 1 are as follows:
  - Uses permitted under Section 3-3-6 (BP, Business Park District) of the Goodyear Zoning Ordinance.
  - Wireless communication facilities are permitted without the need for a Special Use Permit provided they are developed in accordance with development standards established in Section 4-2-4 (Wireless Communication Facilities (Commercial)) of the Goodyear Zoning Ordinance.
- The Permitted Uses in Land Use Districts designated as BPD-LI in the Land Use Plan attached hereto as Exhibit 1 are as follows:
  - Uses permitted under Section 3-3-6 (BP, Business Park District) of the Goodyear Zoning Ordinance.
  - Uses permitted under Section 3-4-1 (I-1, Light Industrial Park District) of the Goodyear Zoning Ordinance.
  - Wireless communication facilities are permitted without the need for a Special Use Permit provided they are developed in accordance with development standards established in Section 4-2-4 (Wireless Communication Facilities (Commercial)) of the Goodyear Zoning Ordinance.
- The Permitted Uses in Land Use Districts designated as BPD-C in the Land Use Plan attached hereto as Exhibit 1 are as follows:
  - Uses permitted under Section 3-3-6 (BP, Business Park District) of the Goodyear Zoning Ordinance.
  - Uses permitted under Section 3-3-3 (C-2, General Commercial District) of the Goodyear Zoning Ordinance.
  - Wireless communication facilities are permitted without the need for a Special Use Permit provided they are developed in accordance with development standards established in Section 4-2-4 (Wireless Communication Facilities (Commercial)) of the Goodyear Zoning Ordinance.

- The Permitted Uses in Land Use Districts designated as BPD-C-LI in the Land Use Plan attached hereto as Exhibit 1 are as follows:
  - Uses permitted under Section 3-3-6 (BP, Business Park District) of the Goodyear Zoning Ordinance.
  - Uses permitted under Section 3-3-3 (C-2, General Commercial District) of the Goodyear Zoning Ordinance.
  - Uses permitted under Section 3-4-1 (I-1, Light Industrial Park District) of the Goodyear Zoning Ordinance.
  - Wireless communication facilities are permitted without the need for a Special Use Permit provided they are developed in accordance with development standards established in Section 4-2-4 (Wireless Communication Facilities (Commercial)) of the Goodyear Zoning Ordinance.

The following uses are prohibited in the entire Property:

- Adult bookstore, adult novelty store and adult theater
- Establishments that allow for the on-premises consumption of tobacco products, including cigarettes, cigars, and e-cigarettes or other vaping products
- Pawn shop

## **DEVELOPMENT STANDARDS**

Except as otherwise amended by the PAD Development Standards Table below, the Development Standards for development within the Land Use District identified as BPD in the attached Land Use Plan are the Development Standards applicable to the BPD (Business Park District) Zoning District in the Goodyear Zoning Ordinance.

Except as otherwise amended by the PAD Development Standards Table below, the Development Standards for development within the Land Use Districts identified as BPD-LI in the attached Land Use Plan shall be either the Development Standards applicable to the BPD (Business Park District) Zoning District in the Goodyear Zoning Ordinance if a permitted BPD use is being developed or the Development Standards applicable to the I-1 (Light Industrial District) Zoning District in the Goodyear Zoning Ordinance if a permitted Light Industrial Use is being developed and the development standards will be set during the site plan process.

Except as otherwise amended by the PAD Development Standards Table below, the Development Standards for development within the Land Use Districts identified as BPD-C in the attached Land Use Plan shall be either the Development Standards applicable to the BPD (Business Park District) Zoning District in the Goodyear Zoning Ordinance if a permitted BPD use is being developed or the Development Standards applicable to the C-2 (General Commercial District) Zoning District in the City of Goodyear Zoning District if a permitted General Commercial (C-2) Use is being developed and the development standards will be set during the site plan process.

Except as otherwise amended by the PAD Development Standards Table below, the Development Standards for development within the Land Use Districts identified as BPD-C-LI in the attached Land Use Plan shall be either the Development Standards applicable to the BPD (Business Park District) Zoning District in the Goodyear Zoning Ordinance if a permitted BPD use is being developed; the Development Standards applicable to the C-2 (General Commercial District) Zoning District in the City of Goodyear Zoning District if a permitted General Commercial (C-2) Use is being developed; or the Development Standards applicable to the I-1 (Light Industrial District) Zoning District in the City of Goodyear Zoning District if a permitted Light Industrial Use is being developed and the development standards will be set during the site plan process.

**PAD DEVELOPMENT STANDARDS TABLE**

| <b>Districts</b>                                                                                                      | <b>C</b>                         | <b>BPD</b>                      | <b>LI</b>                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------|----------------------------------|---------------------------------|-----------------------------------------------------------------------------------------------------------------|
| *Standards Applicable to Development is Based on Permitted Use Being Developed as Determined at the Time of Site Plan | C-2                              | BPD                             | I-1                                                                                                             |
| Minimum Net Site Area                                                                                                 | 10,000 square feet <sub>1</sub>  | 20,000 square feet <sub>1</sub> | 1 acre                                                                                                          |
| Minimum Lot Width                                                                                                     | 150 feet <sub>1</sub>            |                                 | 300 feet                                                                                                        |
| Maximum Height (within 300 feet of the project property line)                                                         | 56 feet <sub>4</sub>             |                                 | 56 feet                                                                                                         |
| Maximum Height (more than 300 feet from project property line)                                                        | 70 feet <sub>4</sub>             |                                 | 70 feet (additional 5 ft. allowed for mechanical equipment, screening, and architectural embellishments)        |
| Maximum Height, more than 300 feet from project property line) with a Use Permit                                      | 100 feet <sub>4</sub>            |                                 | 100 feet                                                                                                        |
| Maximum Building Coverage                                                                                             | 50%                              |                                 | 50%                                                                                                             |
| Minimum Setback Front <sub>5</sub>                                                                                    | 30 feet <sub>2,3</sub>           |                                 | 30 feet                                                                                                         |
| Minimum Setback Side <sub>5</sub>                                                                                     | N/A <sub>4</sub>                 |                                 | 30 feet                                                                                                         |
| Minimum Setback Rear <sub>5</sub>                                                                                     | N/A <sub>4</sub>                 |                                 | 20 feet                                                                                                         |
| Minimum Setback Street Side <sub>5</sub>                                                                              | 30 feet <sub>2</sub>             |                                 | 30 feet                                                                                                         |
| Above ground silos, tanks, and similar structures for accessory uses to the primary building                          | N/A                              |                                 | 65 ft. Maximum (additional 5 ft. allowed for mechanical equipment, screening, and architectural embellishments) |
| Landscape Area                                                                                                        | Minimum 15% of the net site area |                                 | Minimum 8% of the net site area                                                                                 |

|                  |                                                                                                                                                                                                                                                                                         |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Retention Basins | Retention basins, in excess of 50% of the landscaped frontage, may be permitted to locate on the internal project side of the required open space trail if they are not substantially visible from public ROW with the exception of what is required by the City for regional drainage. |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

<sup>1</sup> Minimum net site area and lot width requirements do not apply for lots within a unified commercial development, which is a development intended for three or more businesses, so long as the development has permanent cross-access, shared parking and access easements, in a form approved by the City Attorney or his/her designee, necessary to meet minimum parking and maneuvering requirements and any other applicable requirements.

<sup>2</sup> Buildings with heights exceeding 30 feet shall provide an additional 1 foot of setback for each foot of building over 30 feet.

<sup>3</sup> The setback for lots within a unified commercial development, which is intended for three or more businesses with permanent cross access and shared parking easements, shall be measured from the nearest public streets. If there are conflicts between this exception and other requirements in the Goodyear Zoning Ordinance pursuant to which a site would be required to meet or exceed the minimum setbacks, this exception shall not apply.

<sup>4</sup> Buildings, as measured from the property line of a single family of two-family residential use or a single family or two-family residential district, shall provide a setback of 30 feet when the building height is 20 feet or less, a setback of 50 feet when the building height is 21 – 30 feet, and a setback of 50 ft. plus 5 ft for every 1 foot of additional building height over 30 ft when the building height exceeds 30 feet; Buildings adjacent to Multi-Family Use or District shall provide a 30 foot setback when the building height is 20 feet or less, and a setback of 50 feet when the building height is over 21 feet.

<sup>5</sup> There shall be a minimum 50-foot landscape setback along the southern, southeastern, and northern boundaries of the Property and there shall be a minimum 50-foot landscape setback along the western boundary of the Property when adjacent to a residential zoning district.

## ADDITIONAL DEVELOPMENT STANDARDS APPLICABLE TO THE DEVELOPMENT OF PROPERTY

Except as expressly modified by the PAD, development of the Property shall comply with all applicable provisions of the Goodyear Zoning Ordinance, Design Guidelines, and Engineering Design Standards, including, but not limited to the following:

- Except as expressly modified by this PAD, the walls, fencing, and landscaping requirements set forth in Article 5 of the Goodyear Zoning Ordinance shall apply to development within the Property.
- Except as expressly modified by this PAD, the parking requirements set forth in Article 6 of the Goodyear Zoning Ordinance shall apply to development within the Property.
- Except as expressly modified by this PAD, all signage within the Property shall comply with the requirements set forth in Article 7 of the Goodyear Zoning Ordinance.
- Except as expressly modified by this PAD, the requirements set forth in Article 8 (General Provisions) of the Goodyear Zoning Ordinance shall apply to development within the Property.

The property shall comply with the lighting standards for Lighting Zone 2 and the lighting standards set forth in Article 10 (Outdoor Lighting Standards) of the Goodyear Zoning Ordinance.

Wireless Communication Facilities (WCF) shall follow the building setbacks applicable to development within the I-10 Citrus Gateway Commercial District.

- Wireless Communication Facilities shall not exceed a maximum height of 65-feet except the WCF may be increased to 75-feet when the pole or tower incorporates design elements to conceal the WCF.

Loading, delivery, dock and roll-up doors, service and wash bays, and storage and loading areas may not front and/or back onto the northern, western, or southern property lines unless a landscape buffer with a minimum width of 100 feet is provided along the property lines. This buffer shall contain a double row of 24-inch box trees, and include a decorative eight-foot masonry wall, which shall be constructed in a location within or along the boundaries of the buffer to provide the most effective buffer as determined by the Zoning Administrator during the site plan process.

All truck courts shall be substantially screened from the public right of ways along N. Citrus Road, W. Roosevelt Street, and W. Van Buren Street and the residential properties to the west and south of the Property. Screening shall be accomplished through either/or a combination of building, walls, and berms. If screening is accomplished through walls in excess of 8 feet, landscaping including berms and trees shall be included at the base of the wall facing the public roadways and/or the residential properties.

Developer shall construct a trail as described herein. The construction of the trail satisfies the requirement that there be a minimum of 5% recreational open space within the entirety of the Property. The trail required herein shall comply with all of the following:

- The trail shall be a minimum of 10-feet wide and shall be constructed with compacted decomposed granite
- The trail shall run along the southern, southeastern, eastern and northern boundaries of the Property and shall be located within the landscape setbacks along the southern, southeastern, eastern, and northern boundaries of the Property.
- The trail shall be high and dry.
- The trail shall be open and accessible to the public and shall be maintained by a property owner's association.

- The trail shall include a minimum of ten amenities shall be included within the Trail with there being a minimum of four (4) being located within the trail along Roosevelt Street, two (2) being located within the trail along Van Buren Street, a minimum of one (1) being located along the RID canal, and a minimum of one (1) within the trail along Citrus Road. The amenities that are to be installed shall be any of the following: shaded trellises, plaza area, shaded seating area, gardens, or other amenities in conformance with Exhibit 2 Trail Fencing & Amenities that provide the public with meaningful recreational opportunities as determined by the Zoning Administrator.
- Unless otherwise approved in a written phasing plan approved by the Zoning Administrator or their respective designee, the trail described herein, including the amenities, required herein shall be completed along with the adjacent street improvements.

# Land Use District Map

- Legend:
-  **BPD**  
Business Park District
  -  **BPD-LI**  
Business Park District or Light Industrial
  -  **BPD-C**  
Business Park District or Commercial
  -  **BPD-C-LI**  
Business Park District or Commercial or Light Industrial

