It's a Great time to be in Goodyear.

PALM VALLEY CROSSING
6TH AMENDED & RESTATED PAD



PALM VALLEY CROSSING
6TH AMENDED & RESTATED PAD

PAD History

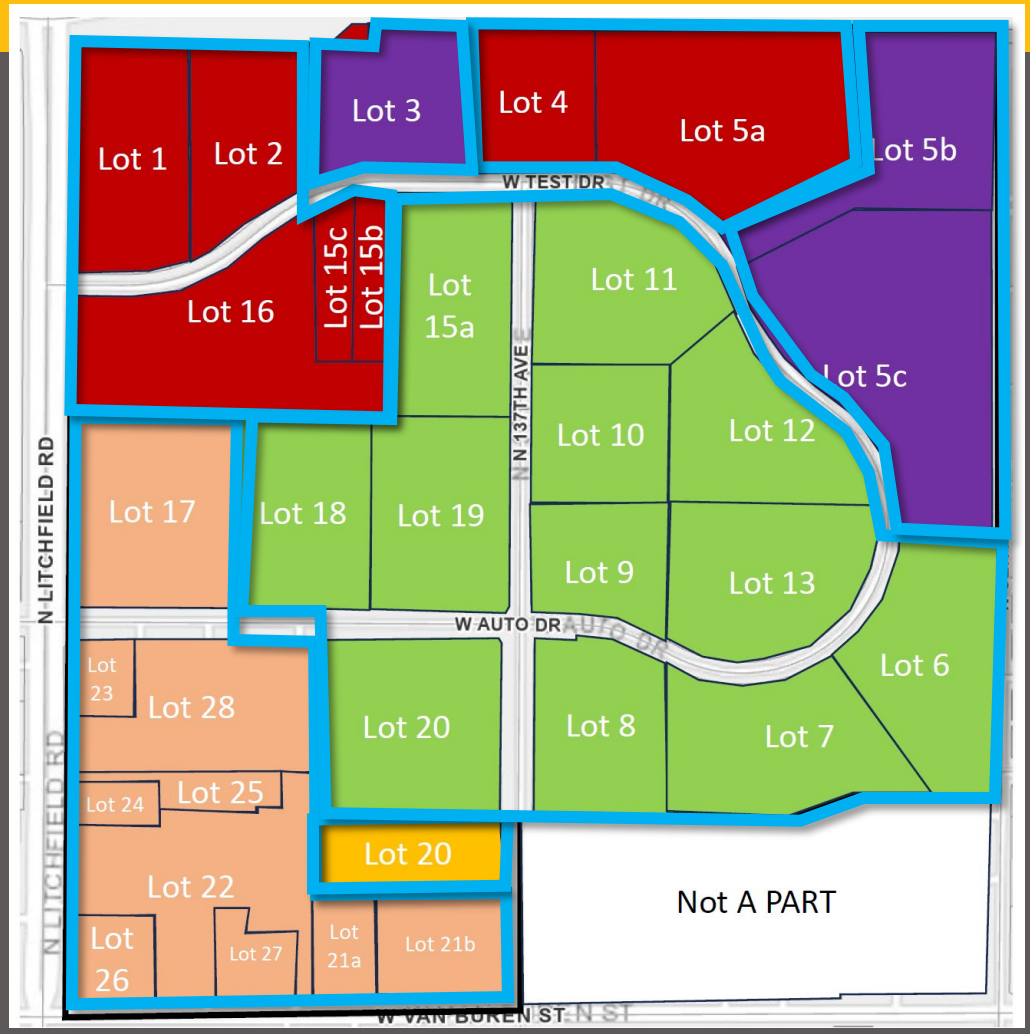
- Established 1995 as Palm Valley Metroplex
- Multiple amendments between 2004 and 2024
- Current area of PAD = approx. 138 acres

PALM VALLEY CROSSING
6TH AMENDED & RESTATED PAD

Current PAD

Zoning Designations

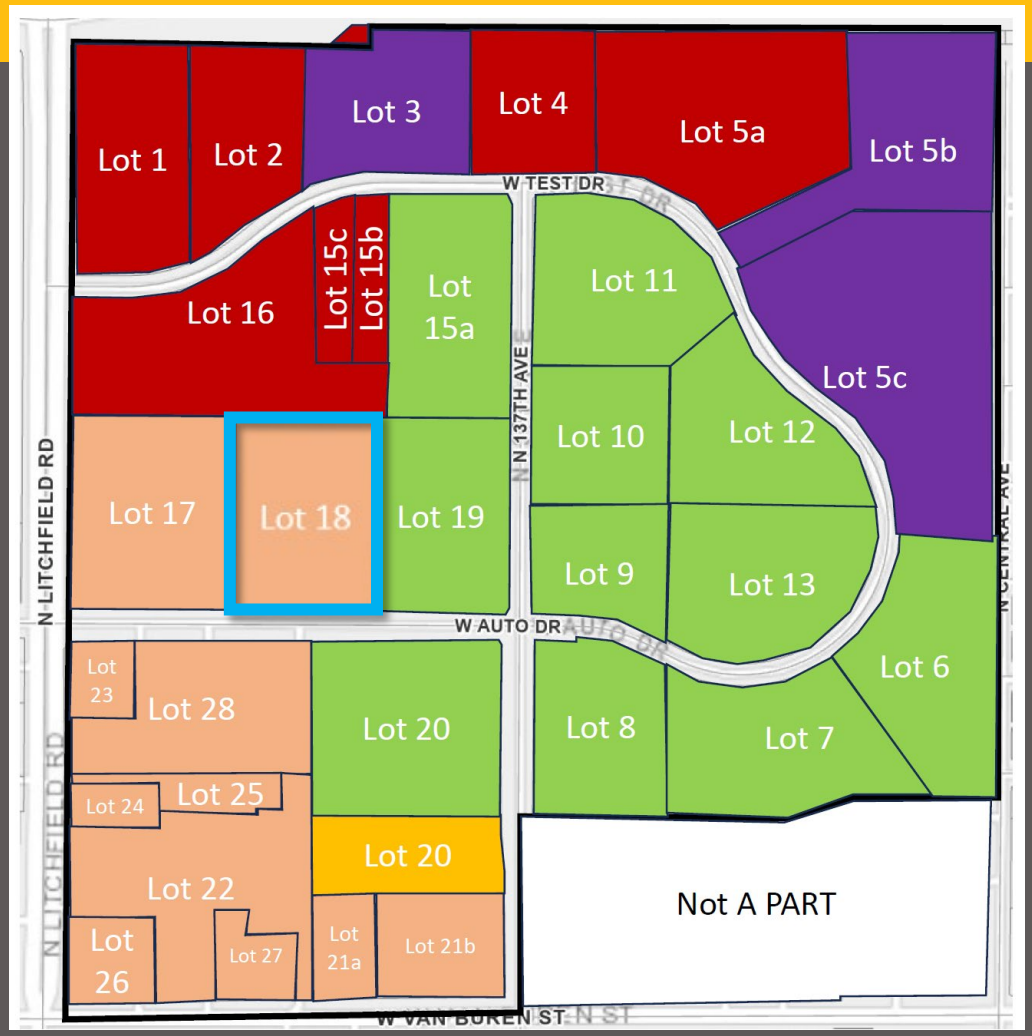
- C-2 (tan)
- SC (yellow)
- ARC/C-2 (red)
- ARC/SC (green)
- ARC/C-2 & SC (purple)



PALM VALLEY CROSSING
6TH AMENDED & RESTATED PAD

Proposed PAD

Amend zoning of Lot 18 from ARC/SC to C-2

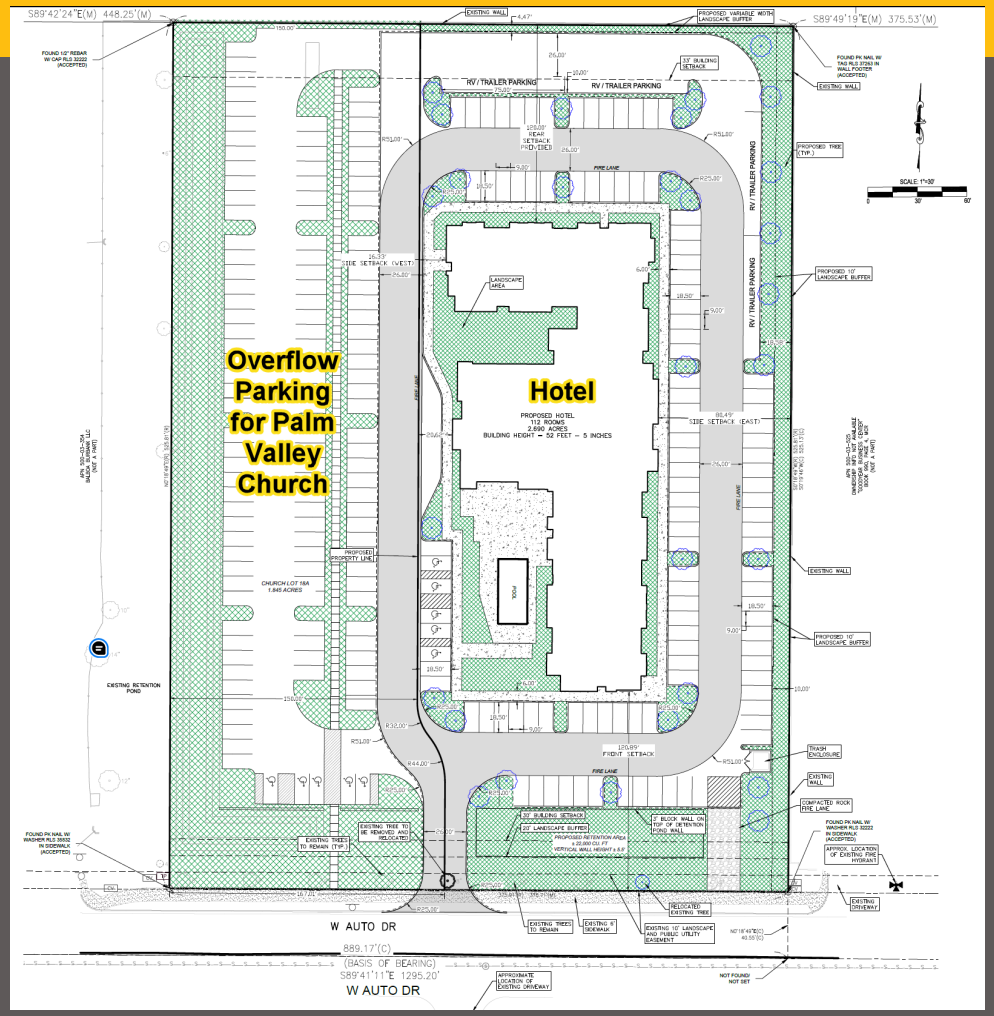


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Will allow a hotel and an overflow parking lot on Lot 18

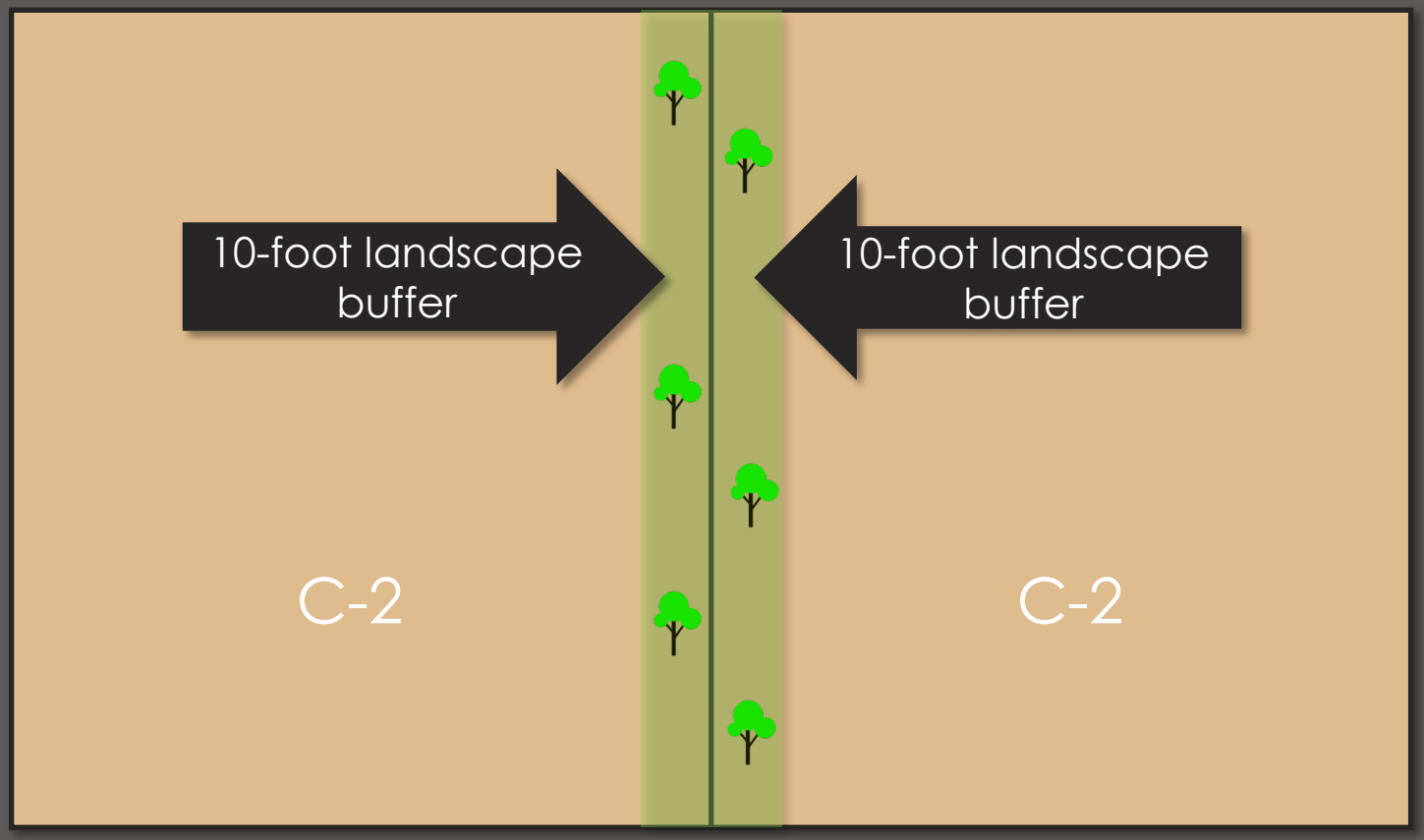
(Subject to Site Plan review and approval)



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Additional Objectives

- Modify landscape buffer requirement for C-2 lots
- Re-establish development standards for certain lots



PALM VALLEY CROSSING
6TH AMENDED & RESTATED PAD

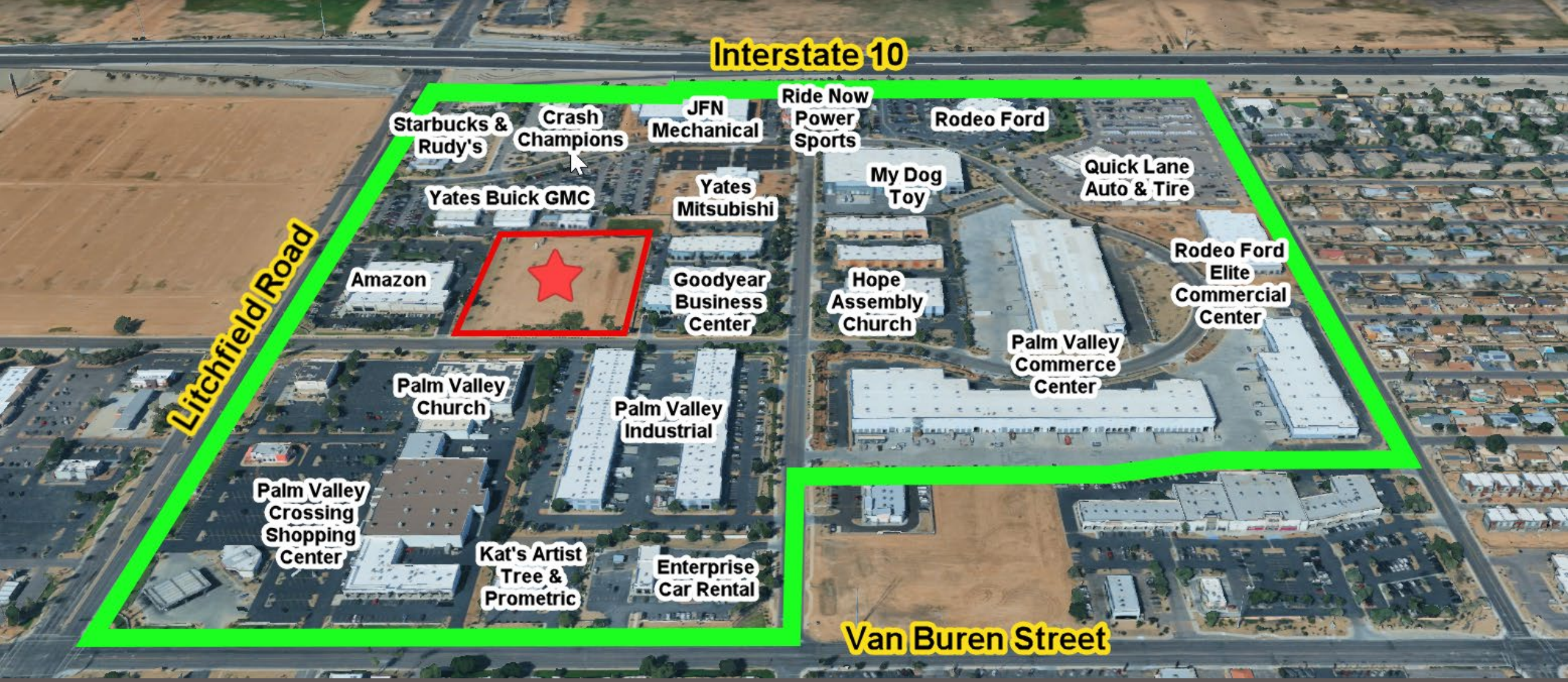
Public Participation

- Alternative Citizen Review Postcards mailed September 23
  - All properties within the PAD
  - All properties within 1,200 feet of C-2 zoned lots
- ADOT & PHX-Goodyear Airport notified
- Planning & Zoning Commission hearing – November 4

PALM VALLEY CROSSING
6TH AMENDED & RESTATED PAD

Recommendation

Approve the Rezone from the Palm Valley Crossing 5th Amended & Restated(PAD) to the Palm Valley Crossing 6th Amended & Restated PAD, subject to stipulations


Interstate 10
Litchfield Road
Van Buren Street
Starbucks & Rudy's
Crash Champions
JFN Mechanical
Ride Now Power Sports
Rodeo Ford
My Dog Toy
Quick Lane Auto & Tire
Yates Buick GMC
Yates Mitsubishi
Amazon
Goodyear Business Center
Hope Assembly Church
Rodeo Ford Elite Commercial Center
Palm Valley Commerce Center
Palm Valley Church
Palm Valley Industrial
Palm Valley Crossing Shopping Center
Kat's Artist Tree & Prometric
Enterprise Car Rental