

# Interstate Commerce Center

Major Planned Area  
Development (PAD)  
Amendment  
Application PL-20-0070



*Planning Commission Meeting  
August 19, 2020*

# PURPOSE

- Review a proposed Major Planned Area Development (PAD) Amendment
- Conduct a public hearing for the item
- Forward recommendation to City Council

# Location

Danny's  
Truck  
Wash



Pilot Travel  
Center

ProLogistix



# General Plan Land Use and Zoning



General Plan Land Use Map



Business Park  
Local Commercial

Project Location



Zoning Vicinity Map



Project Location



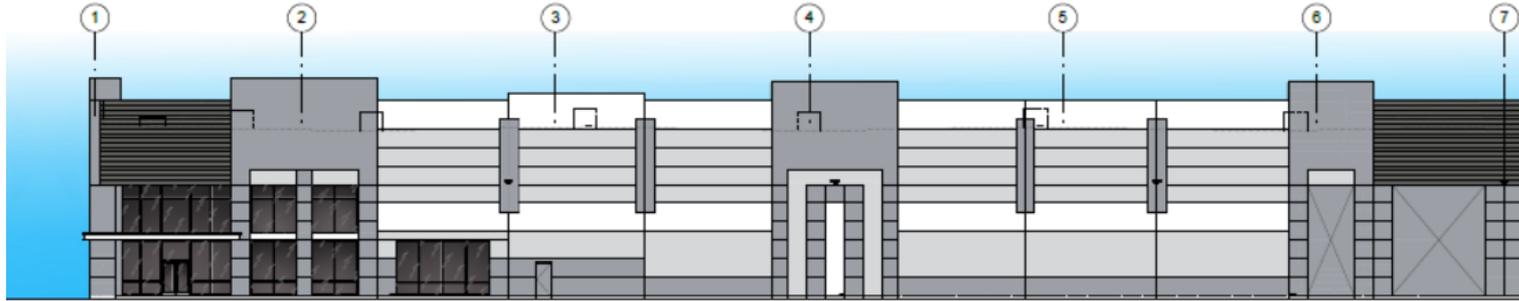
# Background

- 8.58 gross acres
- Annexed in 1986
- Employment GP Land Use Designation
- Located in the Freeway Corridor Specific Plan Area
- Zoned PAD

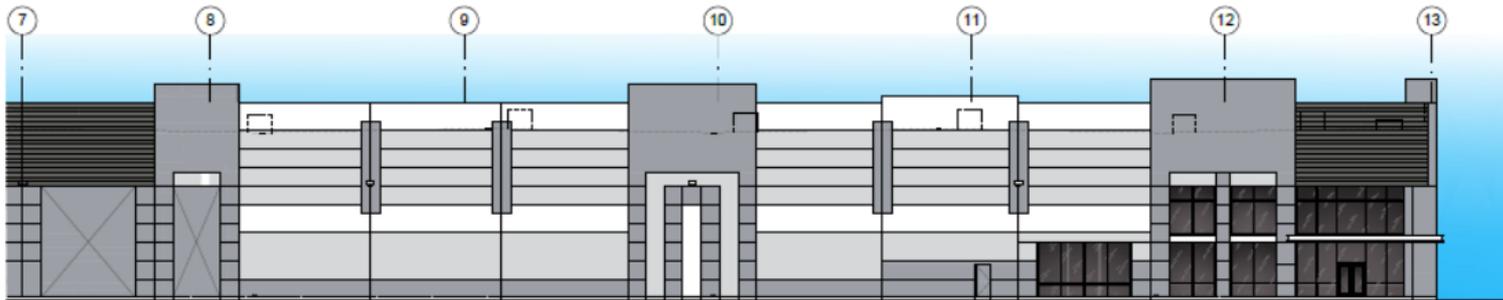




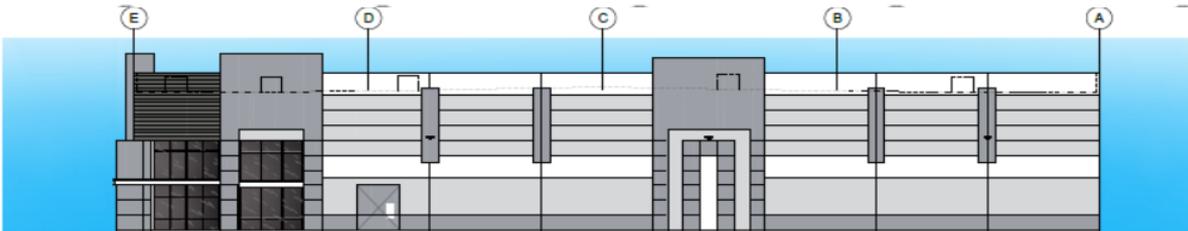
# Elevations



SOUTH ELEVATION - WEST HALF  
SCALE: 3/32" = 1'-0"



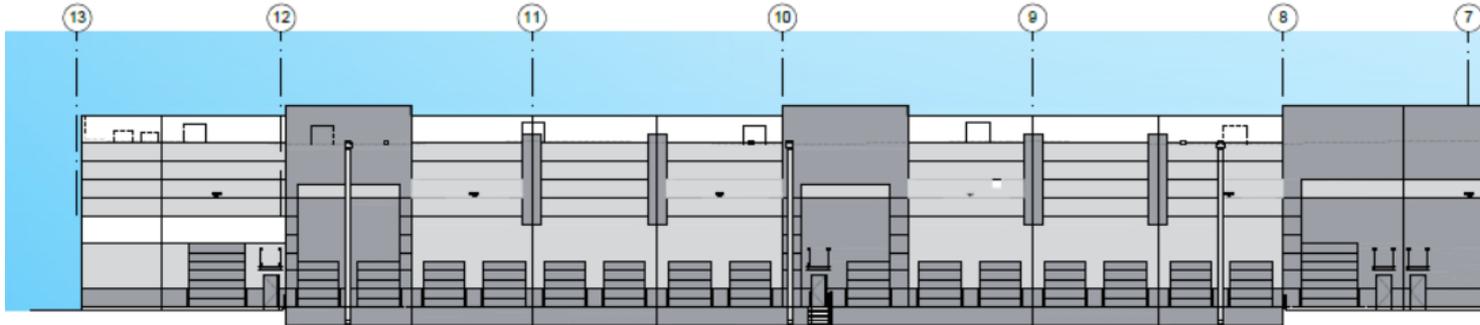
SOUTH ELEVATION - EAST HALF  
SCALE: 3/32" = 1'-0"



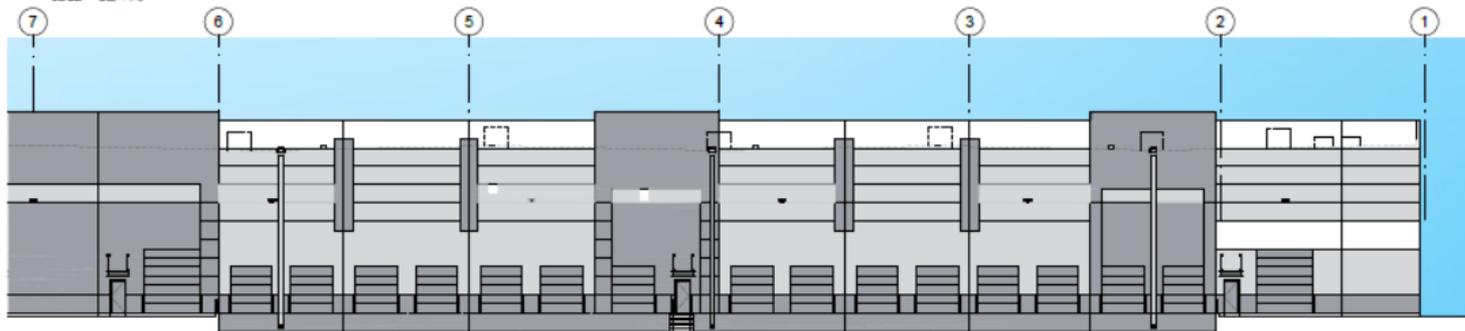
EAST ELEVATION  
SCALE: 3/32" = 1'-0"



# Elevations



NORTH ELEVATION - EAST HALF  
SCALE: 3/32" = 1'-0"



NORTH ELEVATION - WEST HALF  
SCALE: 3/32" = 1'-0"



WEST ELEVATION  
SCALE: 3/32" = 1'-0"



# Public Participation/Notice

- All required notifications completed
  - Site posting, legal advertisements in the Arizona Republic, and property owners within 1,000 feet were notified via postcards
- Neighborhood Meeting August 6, 2020
- aVOICE: 0 comments



# Analysis

- Meets the goals of the General Plan and Freeway Corridor Specific Plan for development of employment generating uses
- Proposed uses are compatible with surrounding uses
- Infrastructure to be completed by the developer



# Staff Recommendation

## PUBLIC HEARING

Motion to recommend **Approval of**  
Application PL-20-0070 – Major PAD  
Amendment - Subject to six (6)  
recommended conditions as listed in  
the staff report

