

Phoenix International Raceway

Major General Plan Amendment



Presented by:
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Phoenix International Raceway

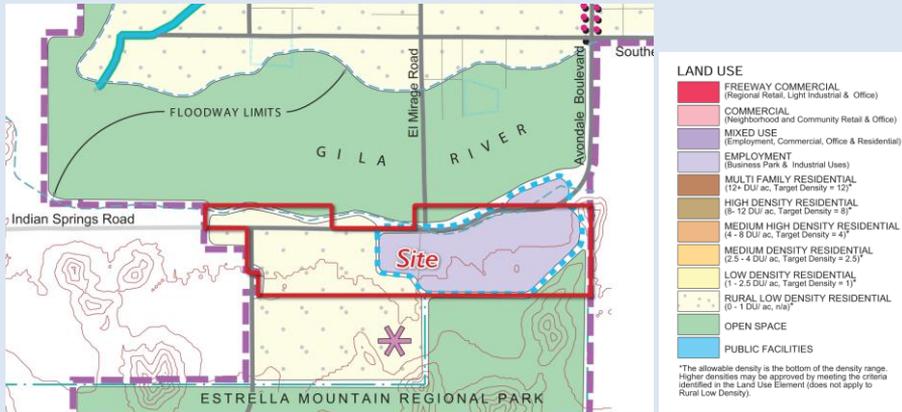
Major General Plan Amendment



➤ In 2010, the City of Avondale, Arizona, approved a "Major General Plan Amendment" which will facilitate improvement and expansions and the facilities for PIR to remain regional competitive for NASCAR events and hopefully become No. 1 on the Driver's Favorites

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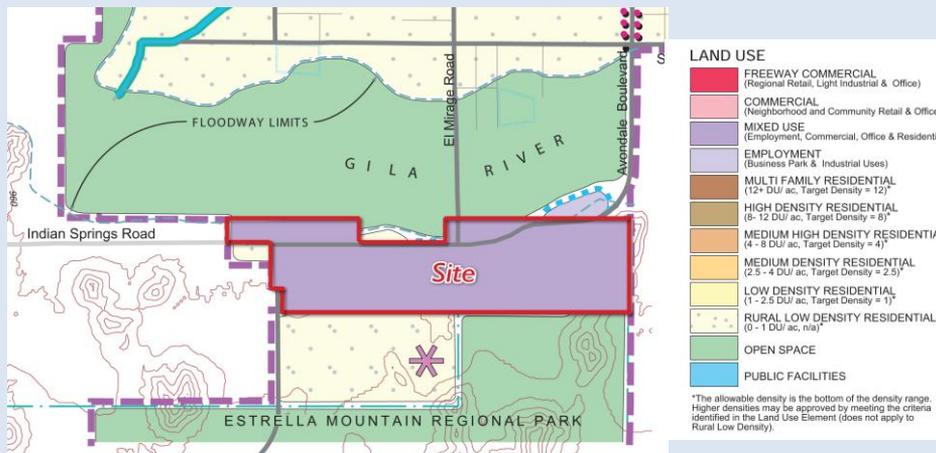
Current General Plan



Currently the site has a mix of Employment, Rural Low Density Residential and Open Space

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Proposed General Plan Amendment



The proposed land use is Mixed Use

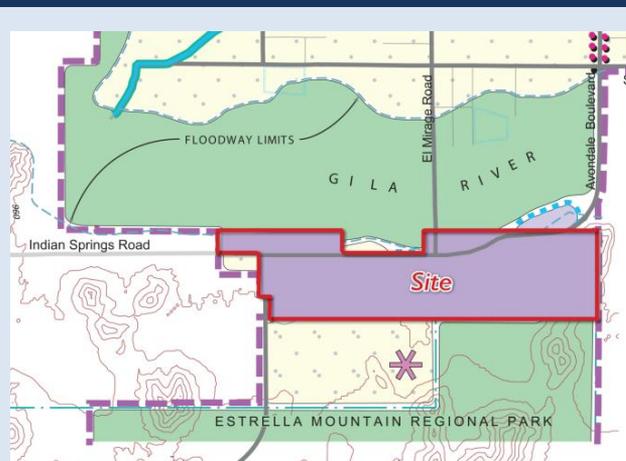
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Land Use Category	City's Total Acreage	% of Total Area	City's Total Acreage w/ Amendment	Adjusted % of Total Acreage	Difference
Medium Density Residential	7652	40.02	7652	40.02	0.00
Open Space	2564	13.41	2500	13.07	-0.33
Low Density Residential	2161	11.30	2161	11.30	0.00
Employment	1571	8.22	1273	6.66	-1.56
Rural Low Density Residential	1273	6.66	1045	5.46	-1.19
Freeway Commercial	809	4.23	809	4.23	0.00
Commercial	694	3.63	694	3.63	0.00
Medium High Density Residential	738	3.86	738	3.86	0.00
Public Facilities	623	3.26	623	3.26	0.00
Mixed Use	694	3.63	1284	6.71	3.08
Multi-Family Residential	280	1.46	280	1.46	0.00
High Density Residential	63	0.33	63	0.33	0.00
Totals	19,122	100%	19,122	100%	

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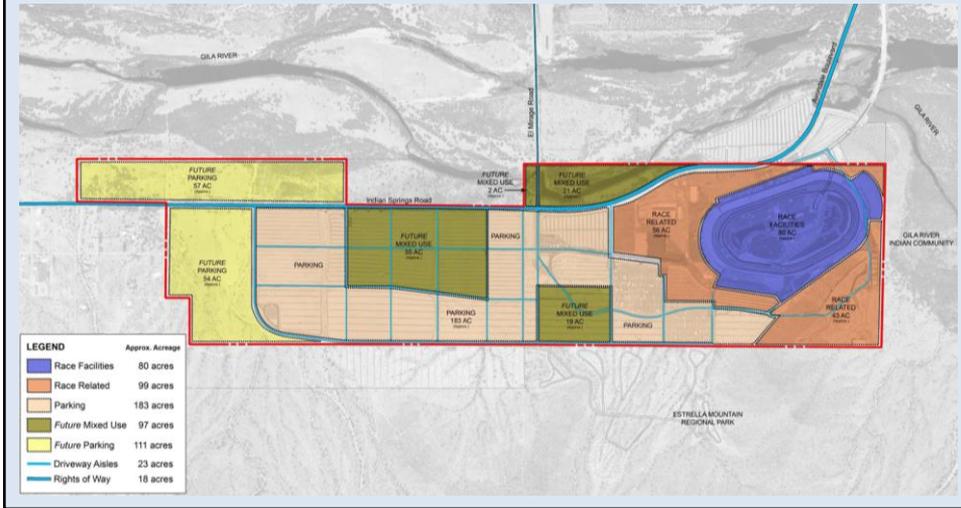
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- Once the City adopts the new General Plan 2030, PIR will be classified as “Sports and Entertainment”
- Designating this land as Mixed Use is an interim measure to allow a re-zoning to the new Major Sports Entertainment District zone.

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Conceptual Site Plan



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Thank you!