



DISTRICT AT WESTGATE GPA21-08 and ZON21-23

City Council Voting Meeting – March 22, 2022





Request

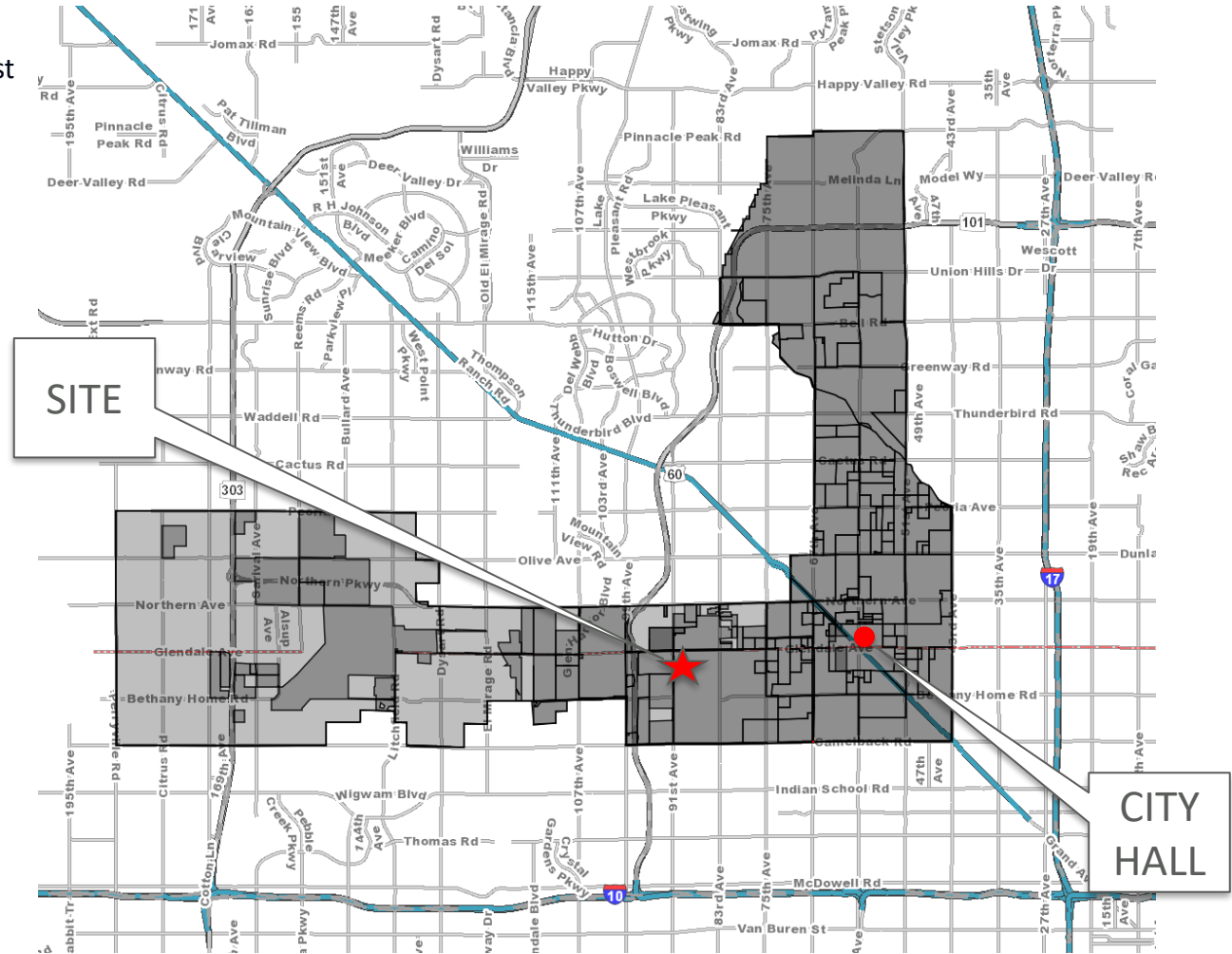
- 1) Minor General Plan Amendment from MDR-5 (Medium Density Residential 3.5-5.0 du/ac) to HDR-30 (High Density Residential 20-30 du/ac); and
- 2) Zone change from A-1 (Agricultural) to PAD (Planned Area Development).

Applicant: Derick Cayton on behalf of Wolff Enterprises III, LLC, representing The Sam Robin and Blanche Robin Family Trust



Vicinity Map

Located at the northeast corner of 91st Avenue and Ocotillo Road.



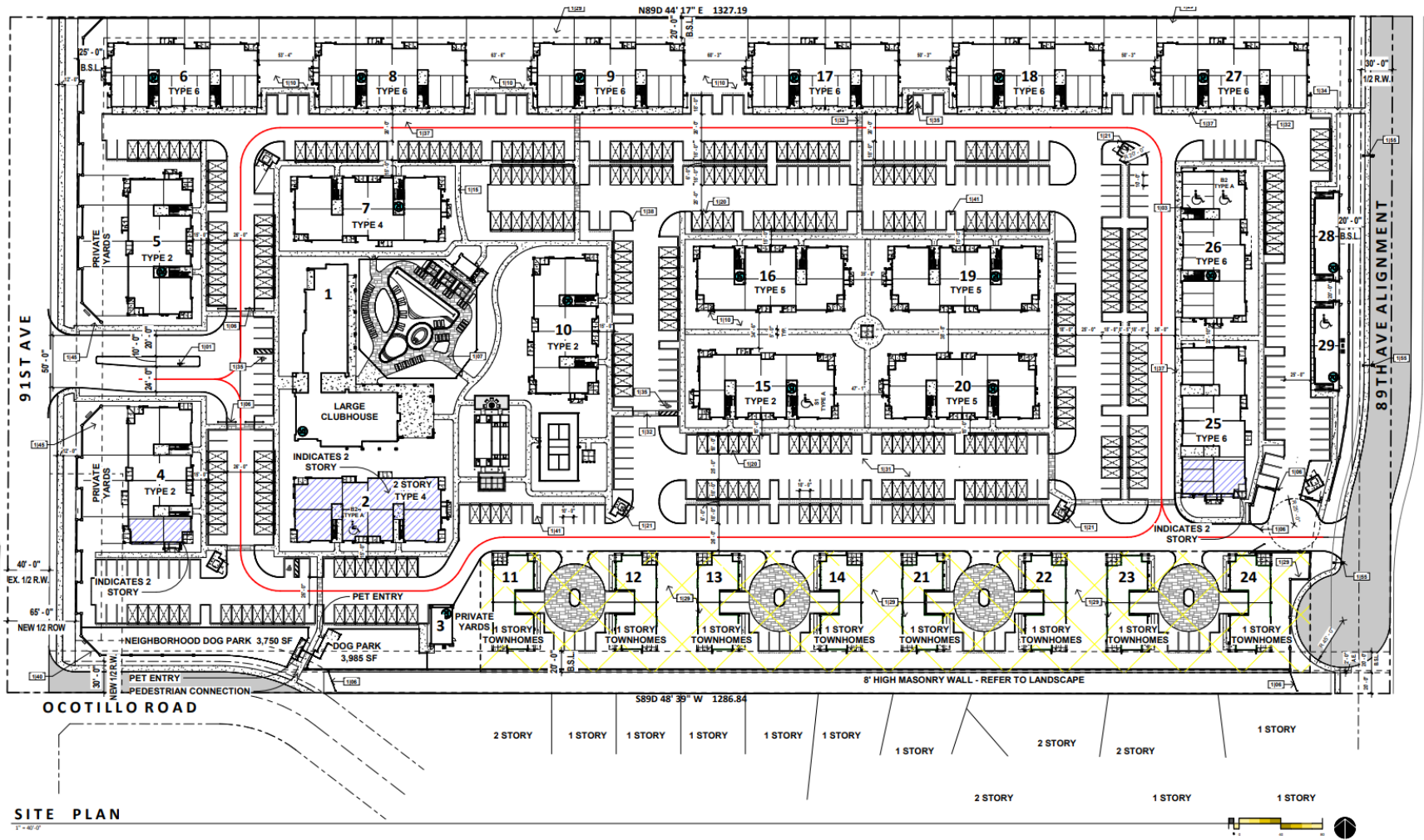


Proposed Development Standards:

Development Standards	District at Westgate Standard
Allowable uses	Condominiums, multifamily
Maximum Density	24 Du/Acre
Maximum Lot Coverage	75%
Maximum Building Height- Multifamily	45 feet
Maximum Building Height- Condominiums	21 feet
Minimum Building Setback- Street Side (91 st Avenue)	25 feet
Minimum Building Setback- Street Side (89 th Avenue)	20 feet
Minimum Building Setback- Side Setback (Adjacent Property)	20 feet
Minimum Common Open Space	25%
Minimum Private Open Space	45,000 sq/ft



Conceptual Site Plan



Conceptual Building Elevations



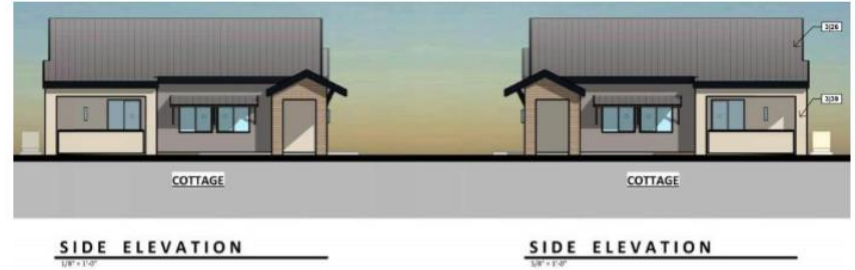
3-Story Residential Building



2 2/3-Story Residential Building



2-Story Residential Building



1-Story Condominium

Amenities

Pool Amenity Area



Cornhole & Pickleball Amenity Area





Recommendation

The Planning Commission recommended approval of GPA21-08, as written.

The Planning Commission recommended approval of ZON21-23, subject to the stipulations outlined in the staff report.



Recommended Stipulations

1. Development shall be in substantial conformance to the PAD Booklet entitled “District at Westgate,” date stamped December 22, 2021, modified date stamped February 28, 2022.
2. A turn lane on 91st Avenue northbound shall be required, such design shall be approved by Traffic Engineering.



Recommended Stipulations

3. The developer will be required to provide 65' half street R/W (measured from Centerline) for the length of the development along 91st Avenue.
4. The developer will be required to provide 30' half street of R/W (measured from Centerline) for the length of the development along 89th Avenue.



Recommended Stipulations

5. The developer will be required to provide 30' half street of R/W (measured from Centerline) for the length of the development along Ocotillo Road.



Recommended Stipulations

6. The undeveloped space to the south between the development and the existing neighborhood shall be maintained by the property owner to the extent permitted by the easement holder.
7. Physical barriers in addition to appropriate signage (e.g., landscaping, boulders, bollards, or walls) shall be installed at the terminus of the 89th Avenue cul-de-sac to prevent access to the 89th Avenue south alignment.



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