



# **DISTRICT AT WESTGATE GPA21-08 and ZON21-23**

**City Council Voting Meeting – March 24, 2022**





# Request

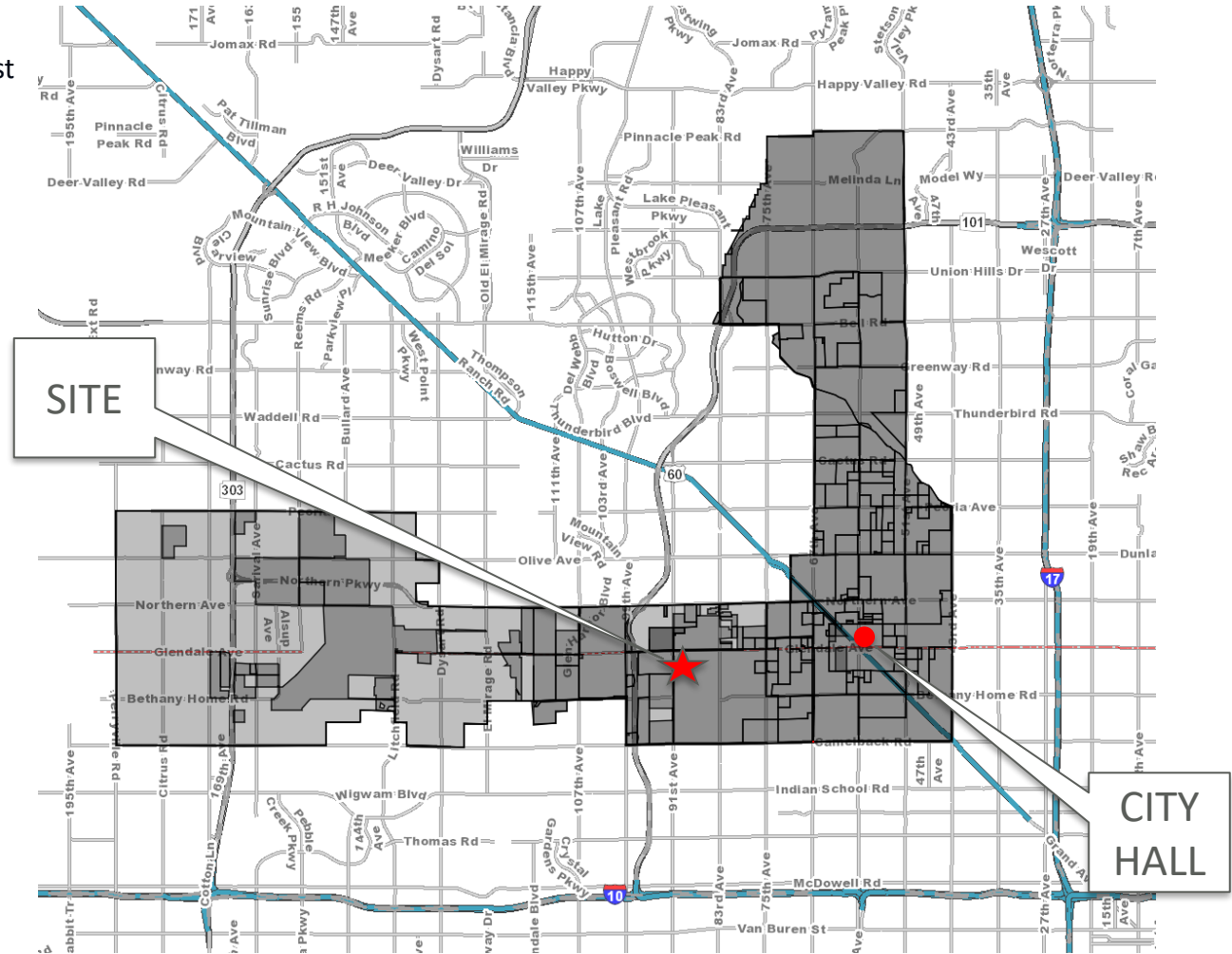
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- 1) Minor General Plan Amendment from MDR-5 (Medium Density Residential 3.5-5.0 du/ac) to HDR-30 (High Density Residential 20-30 du/ac); and
- 2) Zone change from A-1 (Agricultural) to PAD (Planned Area Development).

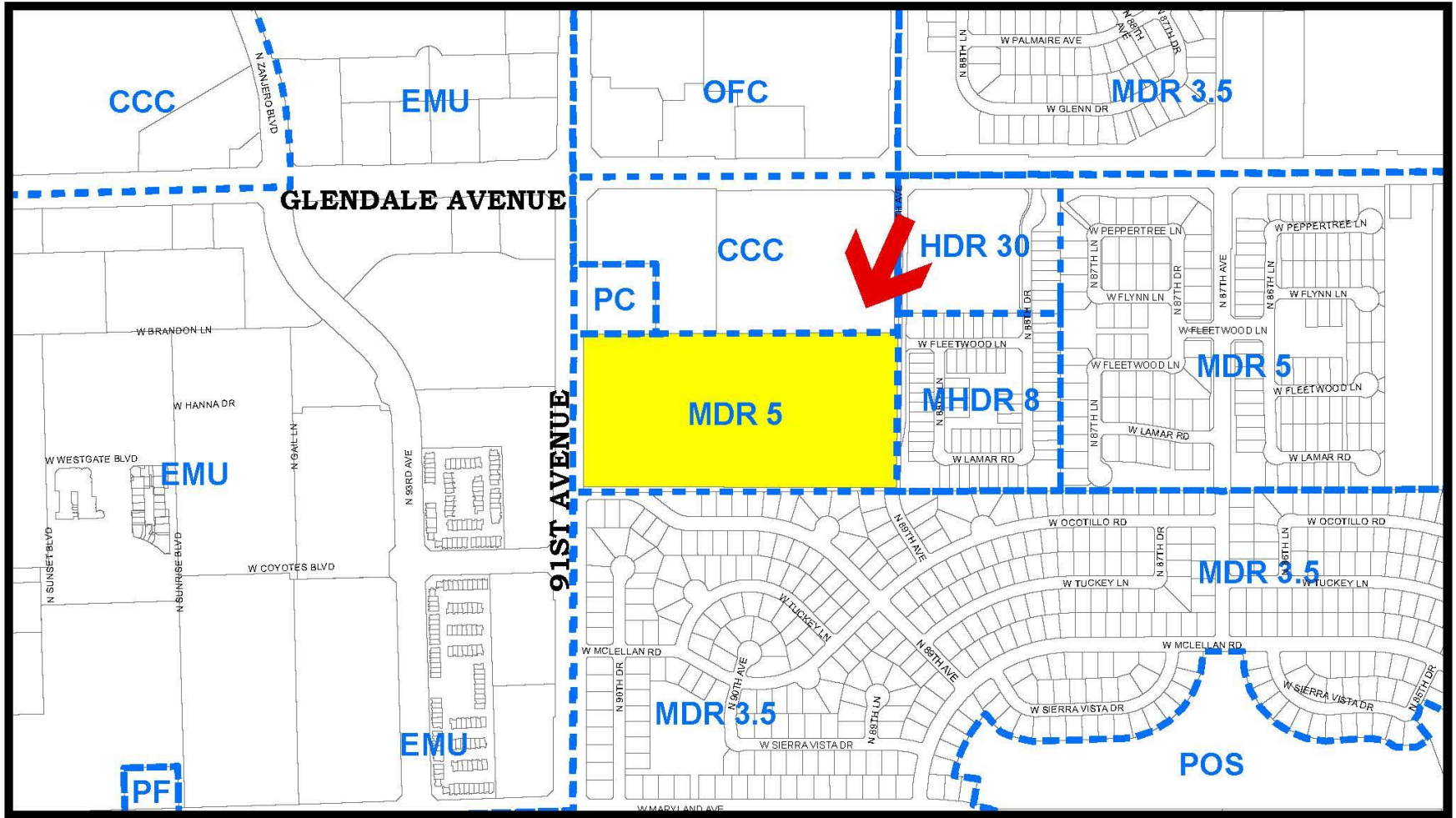
**Applicant:** Derick Cayton on behalf of Wolff Enterprises III, LLC, representing The Sam Robin and Blanche Robin Family Trust

# Vicinity Map

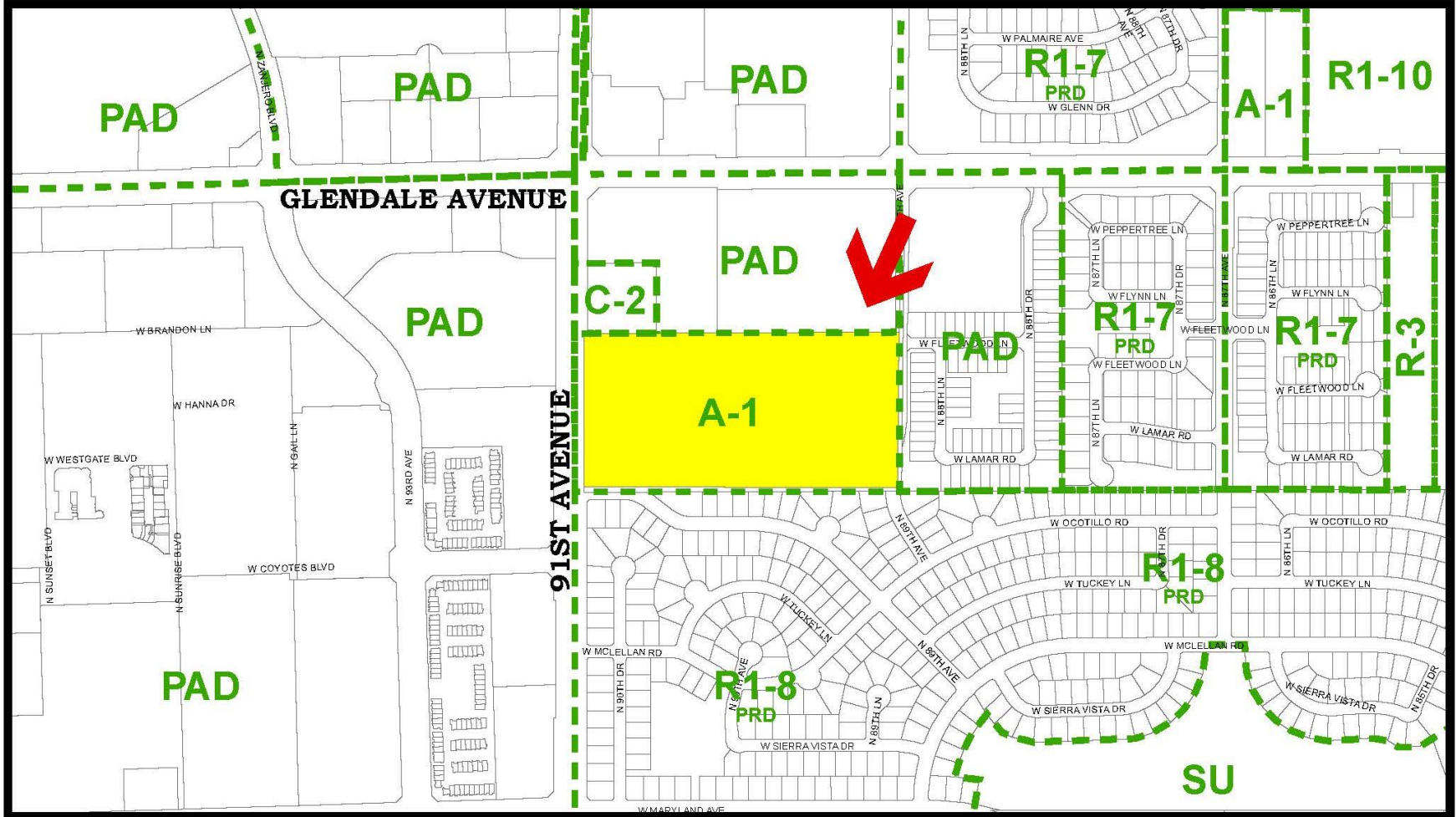
Located at the northeast corner of 91<sup>st</sup> Avenue and Ocotillo Road.



# General Plan



# Zoning Map







# Proposed Development Standards:

<b>Development Standards</b>	<b>District at Westgate Standard</b>
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 <sup>st</sup> Avenue)	25 feet
Minimum Building Setback- Street Side (89 <sup>th</sup> Avenue)	20 feet
Minimum Building Setback- Side Setback (Adjacent Property)	20 feet
Minimum Common Open Space	30%
Minimum Private Open Space	21,120 sq/ft





# Conceptual Building Elevations



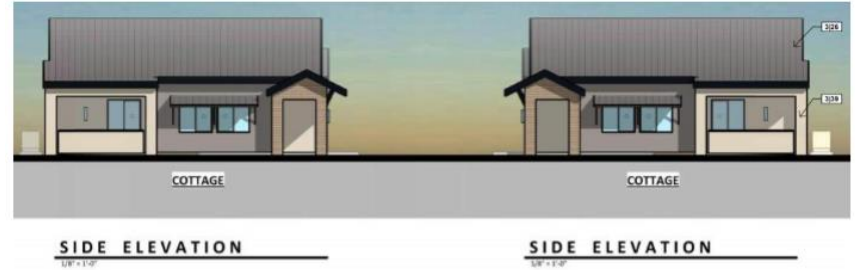
3-Story Residential Building



2 2/3-Story Residential Building



2-Story Residential Building



1-Story Condominium

# Amenities

Pool Amenity Area



Cornhole & Pickleball Amenity Area





# Recommendation

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

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



# Recommended Stipulations

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



# Recommended Stipulations

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



# Recommended Stipulations

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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

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



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