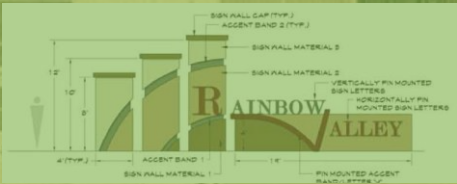


Rainbow Valley 1st Amended PAD (Rainbow Valley 320)

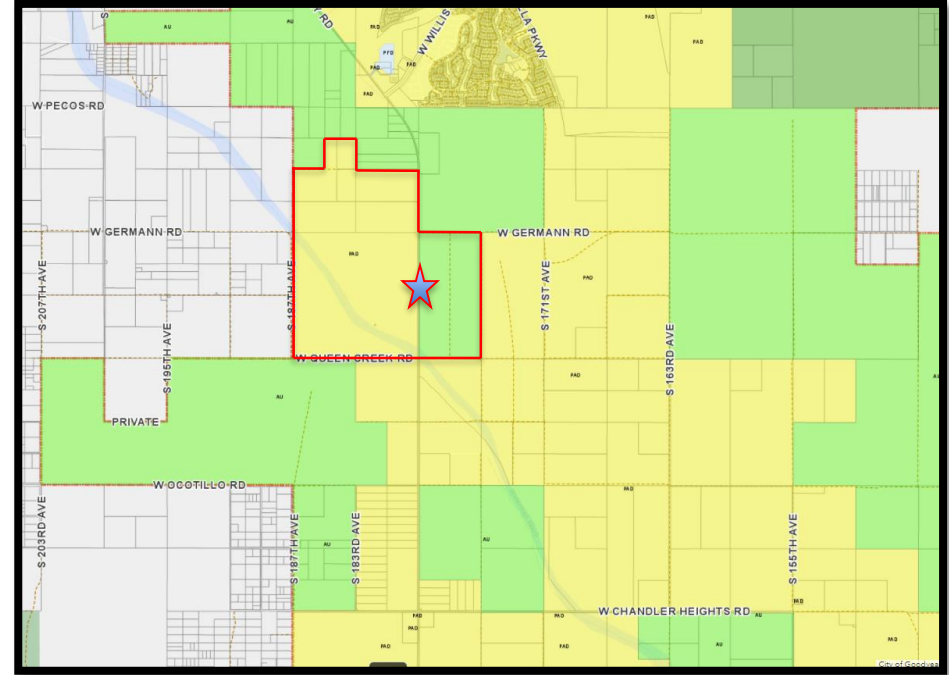


City Council Meeting
August 23, 2021

Location



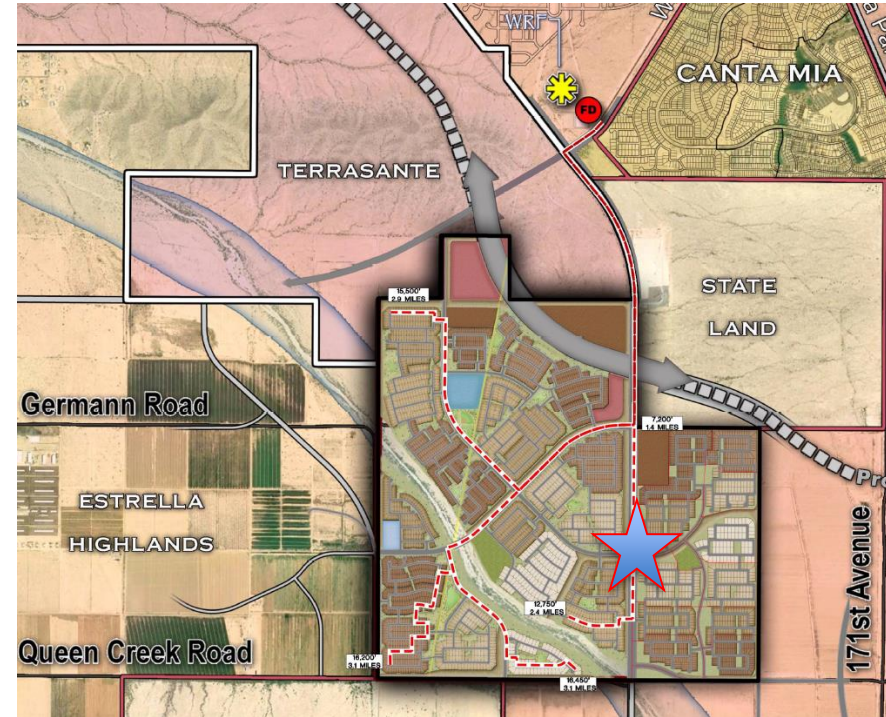
- South Goodyear
 - Along Rainbow Valley Rd between Willis Alignment and Queen Creek Roads
 - Approximately 1,319 Acres
 - Currently zoned PAD and AU



Location



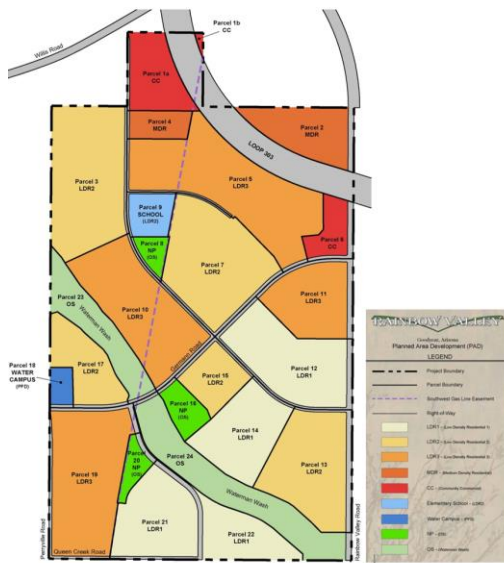
- Rainbow Valley Area
 - North
 - Vacant Ag Land (Future Terrasante)
 - East
 - Vacant State Trust Land
 - Vacant Estrella Region III (Hidden Valley)
 - West
 - Vacant Ag County (Future Estrella Highlands)
 - South
 - Vacant Ag Land
 - Vacant Estrella Region III (Hidden Valley)



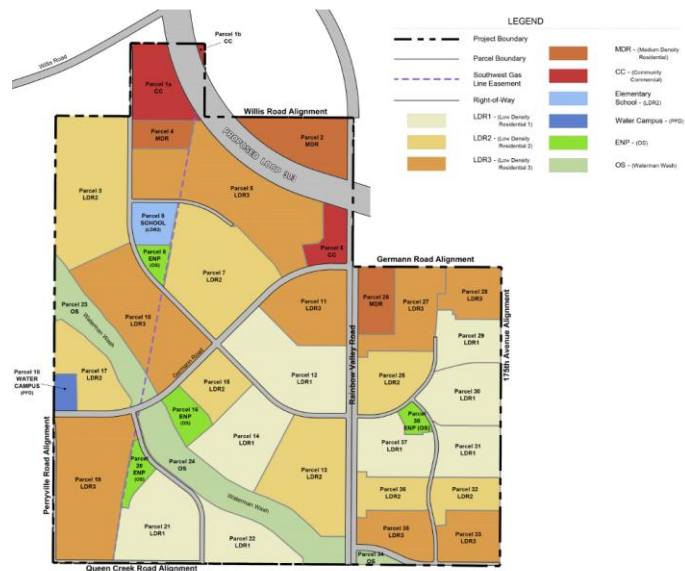
Zoning History



2018: Rainbow Valley PAD



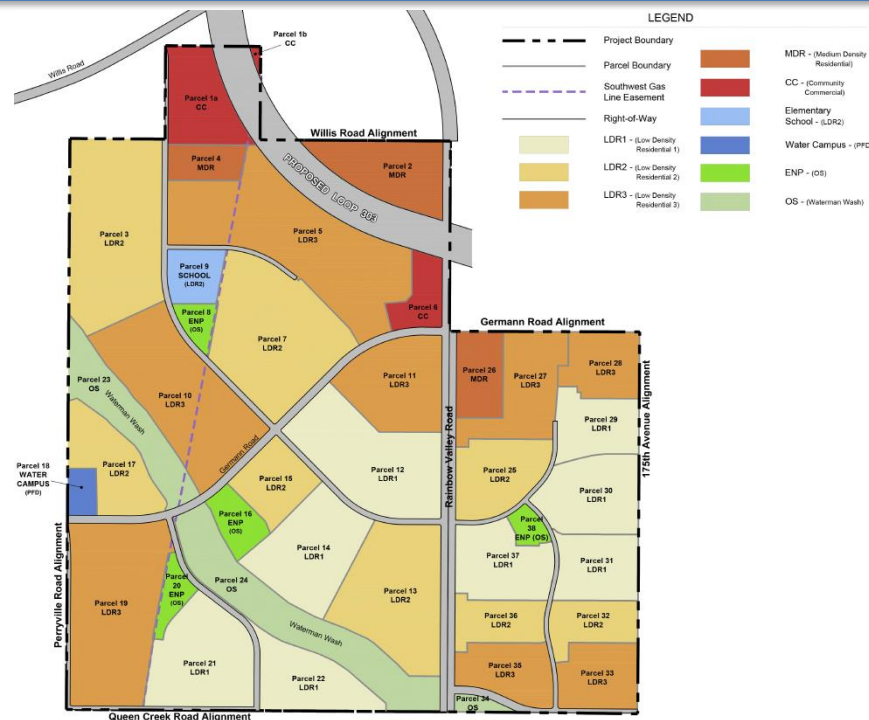
Today: Rainbow Valley 1st Amended (320)



Proposal



- Land Use Highlights
 - Low-Density 1 (LDR1)
 - Underlying R1-7
 - Low-Density 2 (LDR2)
 - Underlying R1-6
 - Low Density 3 (LDR3)
 - Underlying R1-4
 - Medium Density Residential (MDR)
 - Underlying R2;
 - Underlying R1-A;
 - Underlying R1-C;
 - Underlying MF-12
 - Community Commercial (CC)
 - Underlying C-2 General Commercial

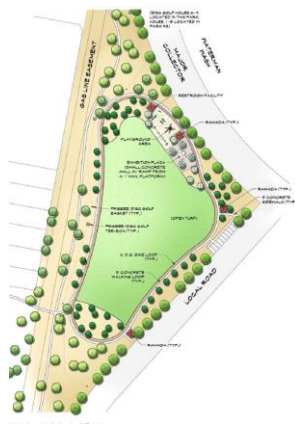
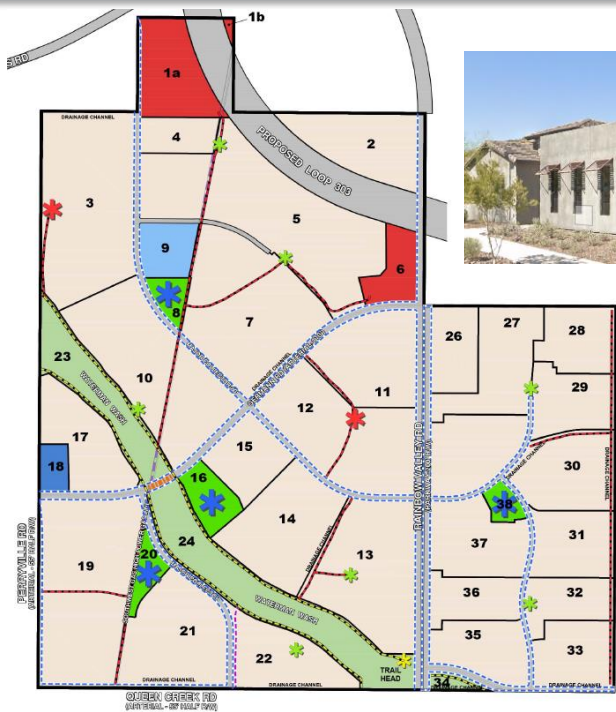


Streetscape Enhancements



*Images for illustrative purposes only

Enhanced Parks



*Images for illustrative purposes only

Recommendation



- Approve Rezone:
 - From Rainbow Valley PAD
 - To Rainbow Valley 1st Amended PAD



STATE
LAND

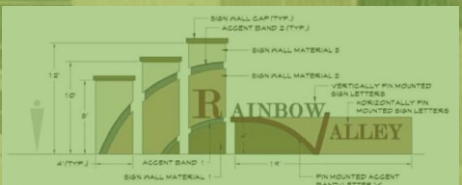
Germann Road

171st Avenue

Queen Creek Road



Thank You!



15,500'
2.9 MILES

7,200'
1.4 MILES

12,750'
2.4 MILES

16,200'
3.1 MILES

16,450'
3.1 MILES