

Estrella Springs and Suncrest Vista at Canyon Trails

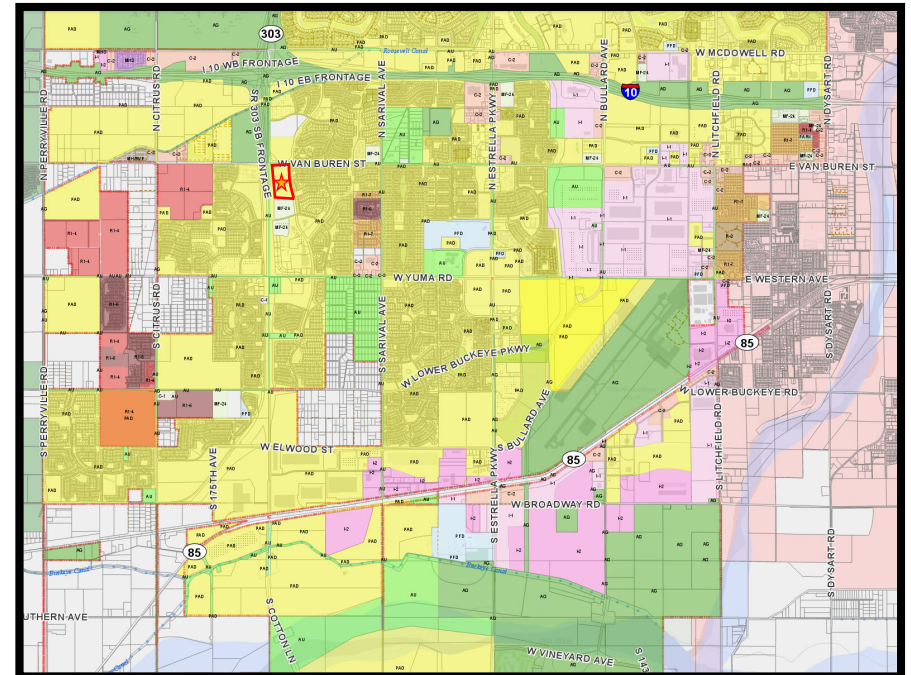
City Council Meeting
January 24, 2022



Location



- Central Goodyear
 - SEC of Cotton Lane and Van Buren Street
 - Approximately 29 Acres
 - Currently zoned PAD



Specific Location



ZOOMED IN

- SEC of Cotton Lane and Van Buren Street
 - North
 - Canyon Trails (commercial) (Vacant)
 - South
 - Future Aviata at Canyon Trails (multi-family) (vacant)
 - East
 - Canyon Trails Unit 3 (single-family)
 - West
 - Cotton Lane and future AZ-State Route 303 Loop
 - TerraLane (multi-family/single-story rentals)



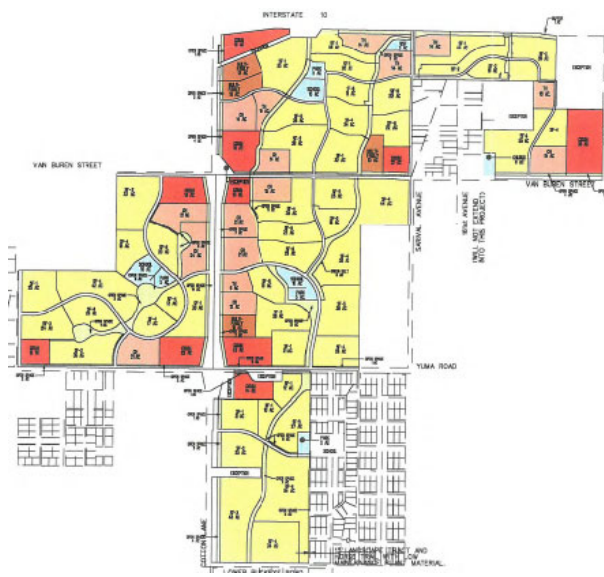
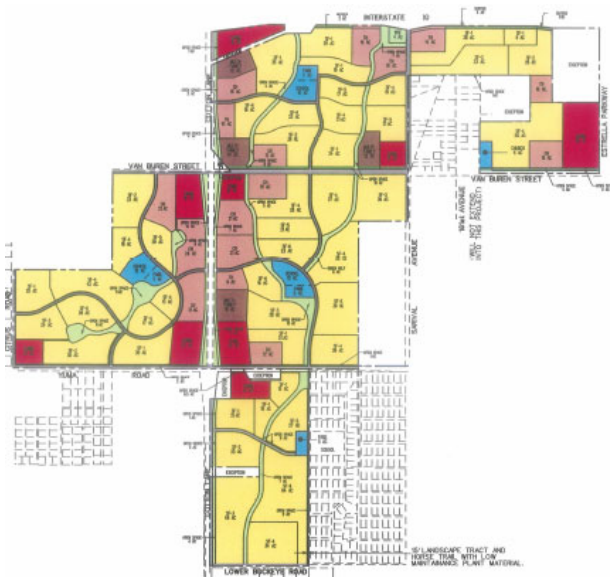
Zoning History



1998

1999-2003

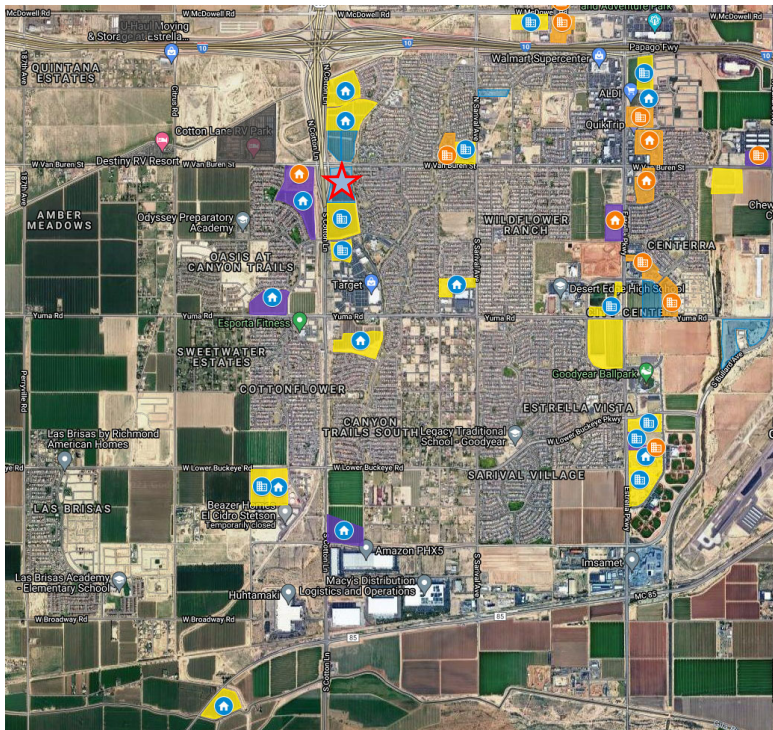
2005/OCT 2021



Area Multi-Family



MCDOWELL TO FUTURE SR 30 – PERRYVILLE TO BULLARD



=Established Multi-Family



=Under Construction or Recently Completed Multi-Family



=Zoned for Multi-Family



=Developer Interest in Multi-Family (Application Submitted)

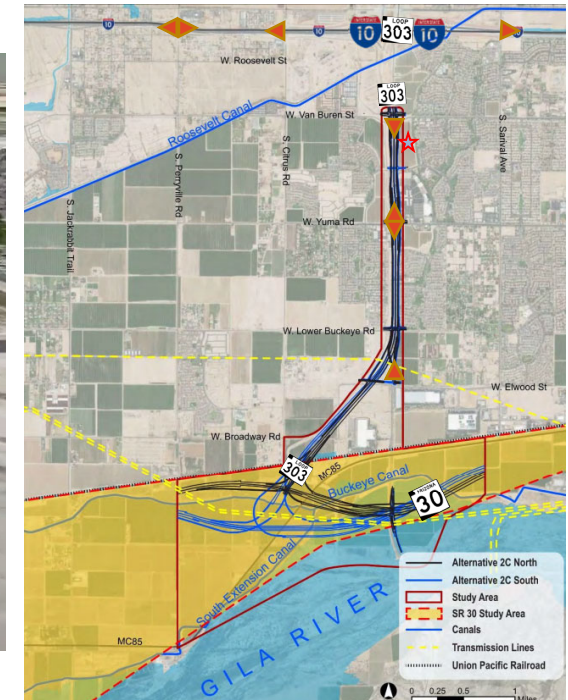
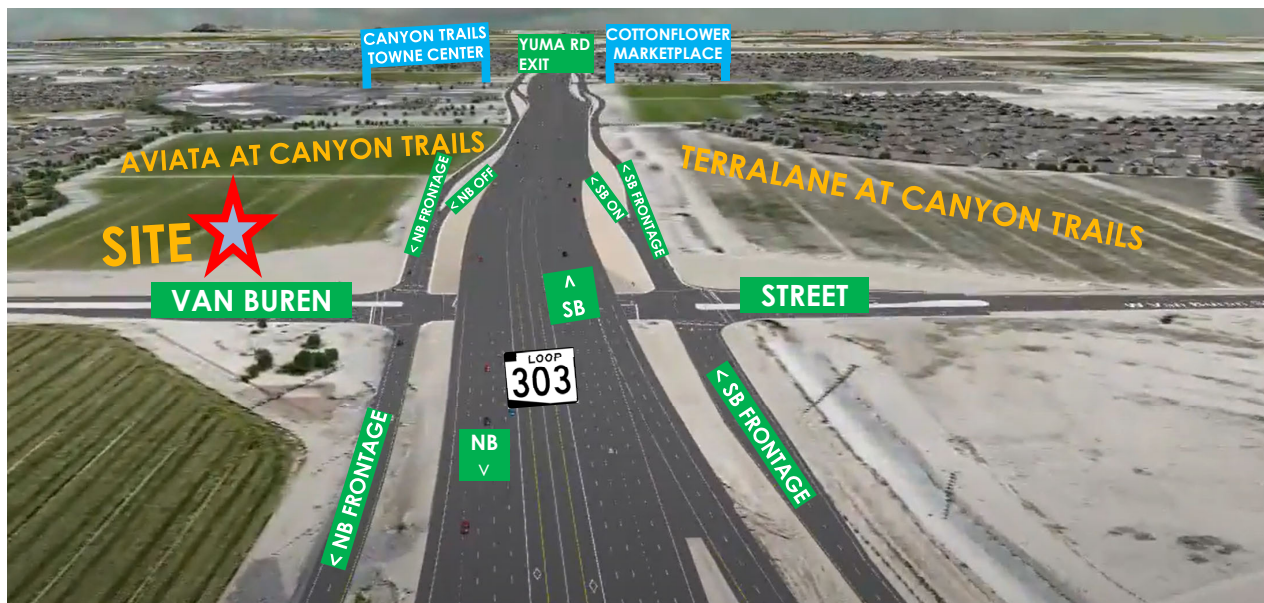


= Estrella Springs and Suncrest Vista at Canyon Trails

Arizona State Route 303 Extension



VAN BUREN STREET TO FUTURE STATE ROUTE 30



*Images Conceptual In Nature

Proposal



ESTRELLA SPRINGS AND SUNCREST VISTA AT CANYON TRAILS

- MF-24 (Multi-Family 24 units per acre)
- Estrella Springs (South Zone)
 - Approximately 19 acres
 - All Ages (Family) Community
- Suncrest Vista (North Zone)
 - Approximately 10 acres
 - Senior (Age-Restricted) Community



*Images Conceptual In Nature

PAD Overlay



REQUESTED DEVIATIONS



Height
(North Only)



Setbacks



Parking



Private Outdoor
Space

*Images Conceptual In Nature

PAD Overlay



REQUIRED ENHANCEMENTS



Open Space/Landscape Area



Amenities and Art



Design and Rooflines



Neighborhood Continuity and Colors



Cotton Lane Greenbelt Trail



Cotton Lane Greenbelt Trail

*Images Conceptual In Nature

- To date, 5 Letters of Support Received
- Recommend Approval to Rezone:
 - From Planned Area Development
 - 10 acres of Commercial (North)
 - 19 acres of Medium High Density Residential (South)
 - To MF-24 with PAD Overlay



