

RPS Indian School

Palm Valley Planned Area Development
Amendment

City of Goodyear
Case No. 21-20000012



Sunbelt Holdings

Vistancia – Peoria, AZ



Power Ranch – Gilbert, AZ



- Recognized leader in real estate development, management, and investment since 1979
- Successful residential and commercial developments including:
 - Vistancia (Peoria)
 - Power Ranch (Gilbert)
 - The Village at Arrowhead (Glendale)
- Master developer of Palm Valley since 2010
- Master developer behind the PV | 303 business park at Indian School Road and Loop 303

Site Aerial Map

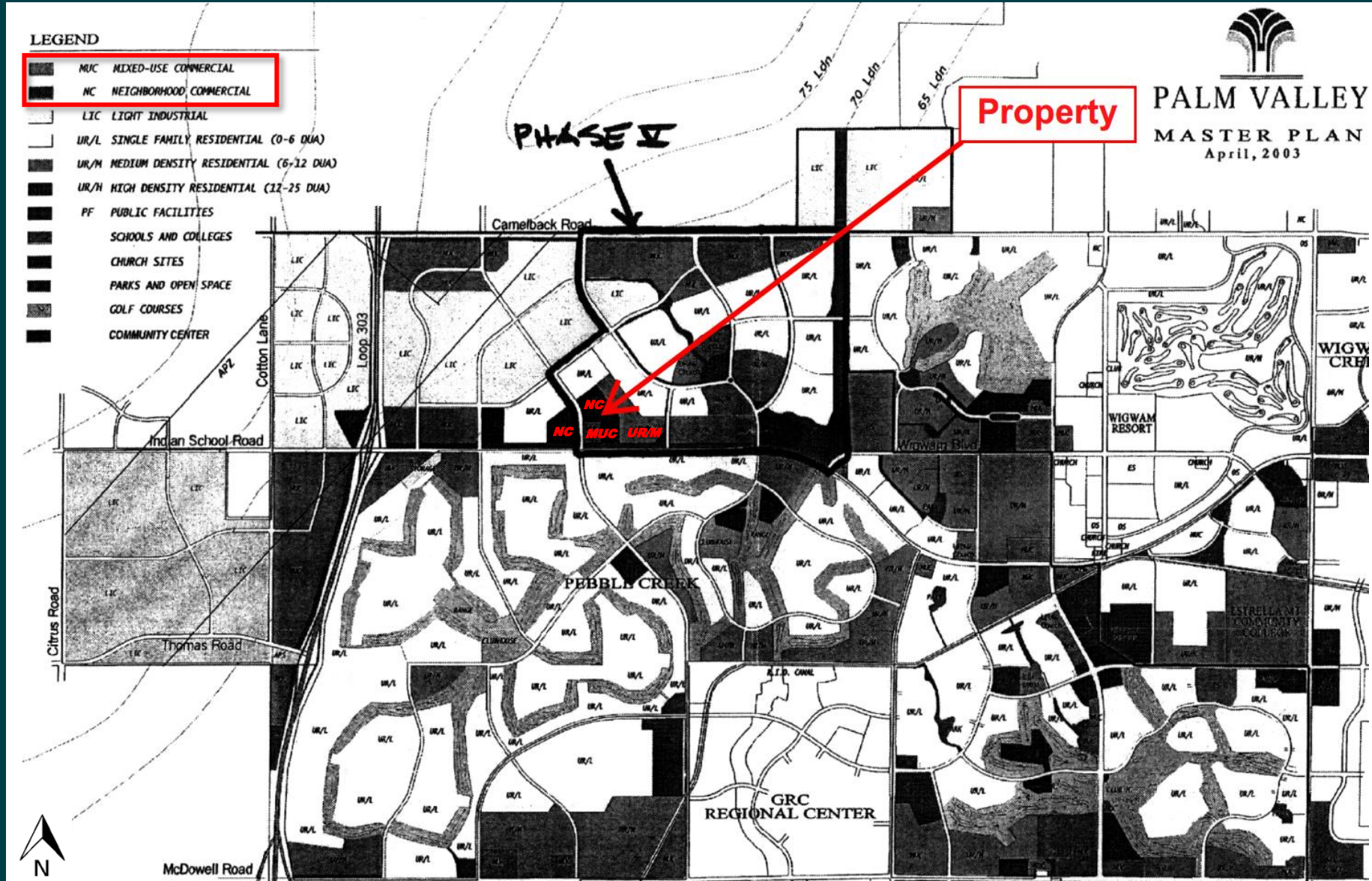


- Approx. 10 acres
- Zoned Commercial
- Palm Valley PAD provides for a variety of housing types:
 - Single-family
 - Condos / villas
 - Villas at Palm Valley
 - Senior living
 - Park Senior Villas
 - Robson Reserve
 - Multi-family
 - Palm Valley Villas
 - The Paseo



SUBJECT SITE

Palm Valley Master Plan



- 18 year old Master Plan
- Provided for a variety of housing types
- Diversity of housing types in a City is important for long-term economic stability and sustainability
- Evolving context:
 - Market conditions

Development Plan

- Market-rate rental community
- 105 residences on 10 acres (9.7 units/acre)
- Two stories (30 feet) max.
- Variety of complementary architectural styles
- Unit sizes between 1,000-2,000 SF
- All residences have private, two-car garages
- reserved guest parking spaces on site
- Array of amenities (resort-style pool, barbeque area, dog park, community center, tot lot, and multi-purpose lawns)



Rendered Perspectives



Entitlements

- Rezone of 1.0 acres (Commercial to Multifamily) at the immediate corner of Indian School Road and Pebble Creek Parkway
- Replaces a long-vacant lot with a compatible residential
 - ✓ Keeps height limited to 2-stories max.
 - ✓ Eliminates commercial traffic
 - ✓ Provides a highly sought-after housing opportunity

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