

# RPS Indian School at Palm Valley

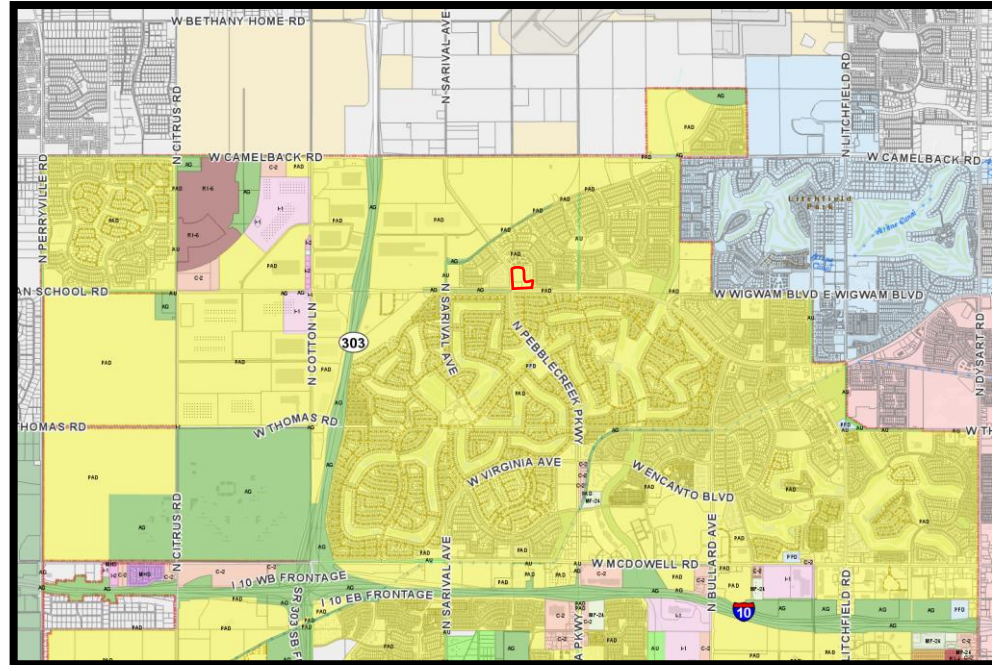
City Council Meeting  
March 28, 2022



# Location



- North Goodyear
  - Northeast Corner of PebbleCreek Pkwy and Indian School Road
  - Approximately 9.86 Acres
  - Currently zoned PAD
    - Underlying Commercial



# Specific Location



## ZOOMED IN

- NEC PebbleCreek and Indian School
  - North
    - Villas at Palm Valley (condominiums)
  - South
    - Drainage Basin/ Indian School/ PebbleCreek community
  - East
    - PARK Senior Villas and PV Phase V residential
  - West
    - PebbleCreek Pkwy and the Paseo multi-family

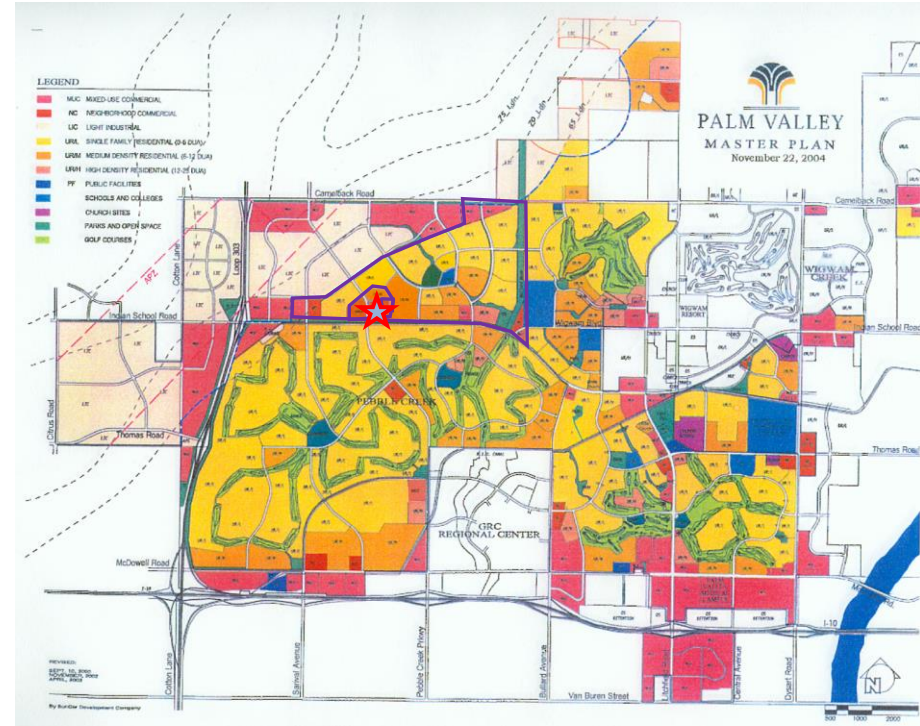


# Zoning History



## PALM VALLEY PHASE V

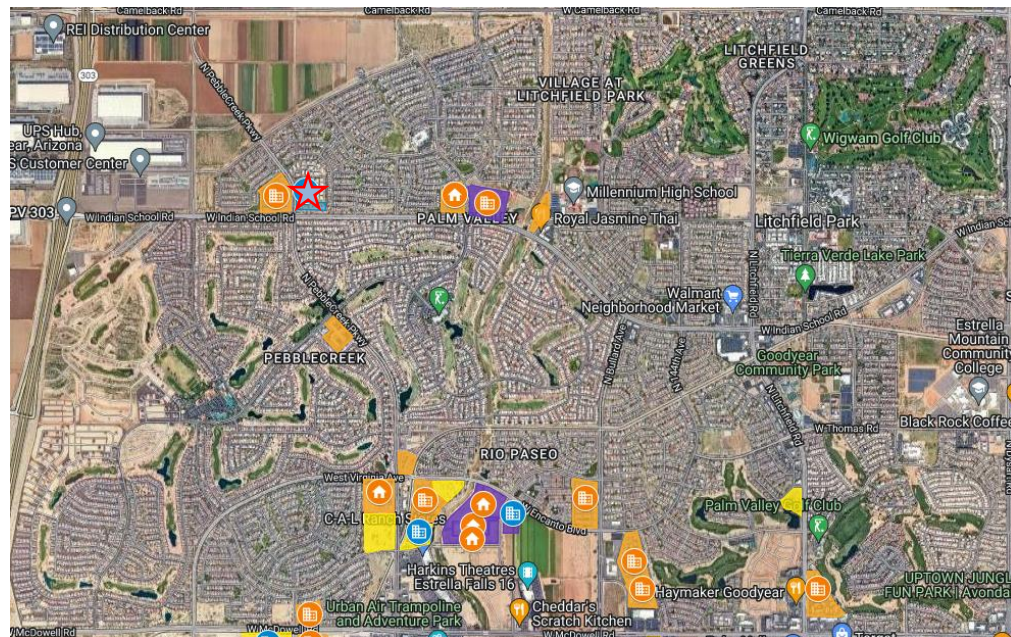
- Greater Phase V Zoned in 2003
- Zoning for Villas Condominiums and Paseo Apartments in Nov. 2004
- Rezone for PARK Assisted Living in 2012
- Request today for undeveloped piece



# Area Multi-Family



## MCDOWELL ROAD NORTH – AZ-LOOP 303 TO DYSART ROAD



=Established Multi-Family



=Under Construction or  
Recently Completed  
Multi-Family



=Zoned for Multi-Family



=Developer Interest  
in Multi-Family  
(Application Submitted)



= RPS Indian School at Palm Valley

# Proposal



## RPS INDIAN SCHOOL AT PALM VALLEY

- MF-12 (Multi-Family 12 units per-acre max)



Front Elevation

- Elevation Legend
- Concrete flat-tile roof
  - Stucco exterior
  - Cable knit detail (brick & mortar)
  - Stone accent
  - Stucco over foam trim
  - Wood like shutters
  - Roll-up garage doors
  - Carriage lights



Left Side Elevation

Rear Elevation

Right Side Elevation



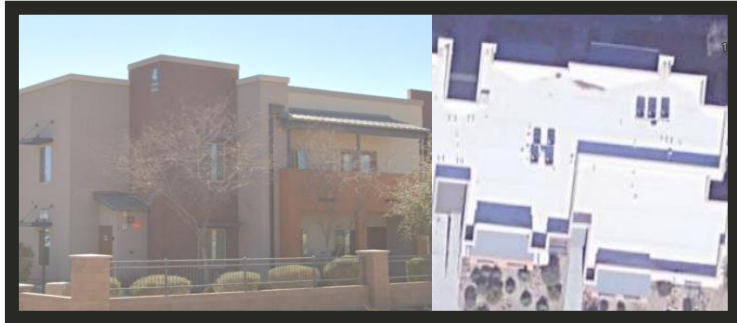
# PAD Overlay



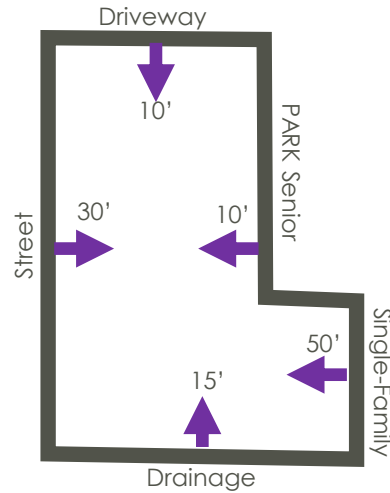
## REQUESTS AND REGULATIONS



Height



Setbacks



Trash Enclosures

# Recommendation



## APPROVE SUBJECT TO STIPULATIONS

- Recommend Approval to Rezone:
  - From Planned Area Development (PAD)
  - Underlying Commercial Land Use
- To MF-12 with PAD Overlay
  - Subject to Stipulations



Front Elevation

- Elevation Legend:
- Concrete 30-tille roof
  - Stucco exterior
  - Stucco columns
  - Stone accent
  - Stucco over local trimband
  - Wrought iron detail
  - Roll-up garage doors
  - Carriage lights



Left Side Elevation

Rear Elevation

Right Side Elevation



Front Elevation

- Elevation Legend:
- Concrete 30-tille roof
  - Stucco exterior
  - Wood like trim & columns
  - Brick accent
  - Stucco over local trim
  - Wrought iron detail
  - Roll-up garage doors
  - Carriage lights



Front Elevation

- Elevation Legend:
- Concrete 30-tille roof
  - Stucco exterior
  - Gable end detail (board & batten)
  - Stone accent
  - Stucco over local trim
  - Wood like shingles
  - Roll-up garage doors
  - Carriage lights



Left Side Elevation

Rear Elevation

Right Side Elevation

\*Applicant Provided Renderings



Left Side Elevation

Rear Elevation

Right Side Elevation

