

The background image shows a residential neighborhood with a large, dark-colored sign in the foreground that reads 'CANYON TRAILS' in white capital letters. The sign is set on a dark base. Behind the sign, there are several houses with light-colored roofs and walls. The area is landscaped with gravel, small trees, and shrubs. The text is overlaid on the image in a large, black, sans-serif font.

Northeast Corner of Cotton Lane
and Van Buren Street
Minor General Plan Amendment
+
Canyon Trails Phase 1 Unit 6 South Rezone

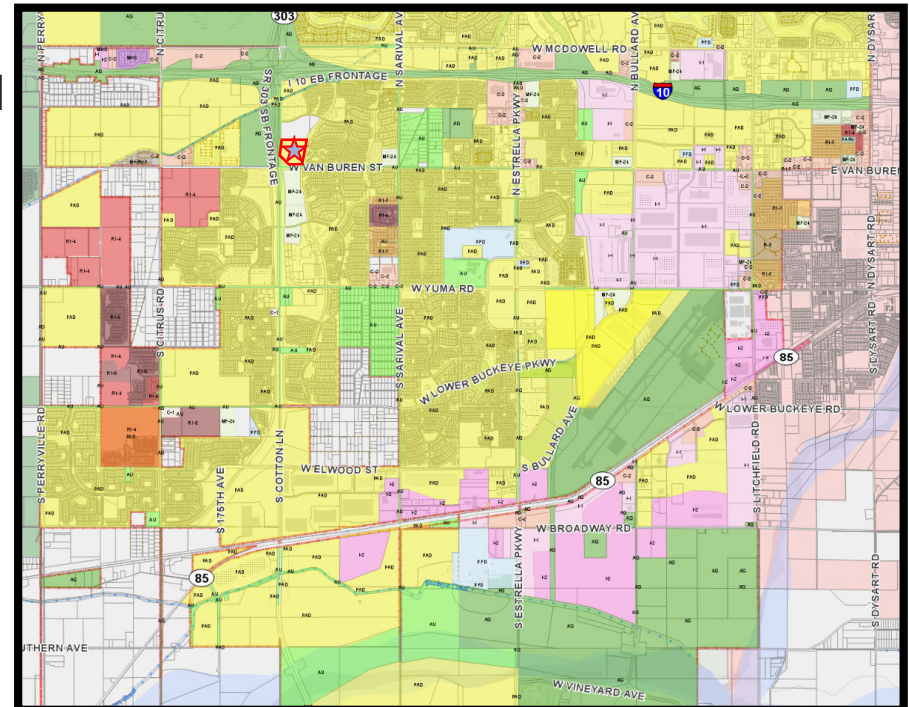
City Council Meeting
May 23, 2022



Location of Today's Cases



- Central Goodyear
 - Northeast corner of Cotton Lane and Van Buren Street
 - Approximately 31-acres
 - **General Plan Land Use:** Business and Commence
 - With Village Center Overlay
 - **Zoned:** Canyon Trails Phase 1 PAD
 - Underlying Commercial



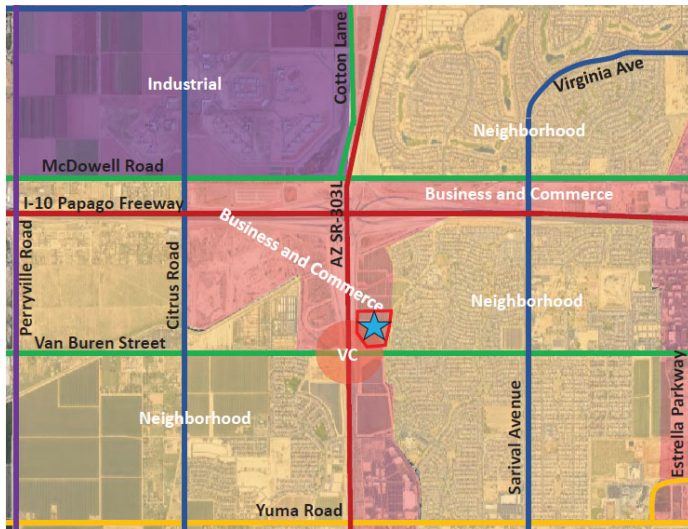
[illegible]

NEC Cotton Ln and Van Buren St



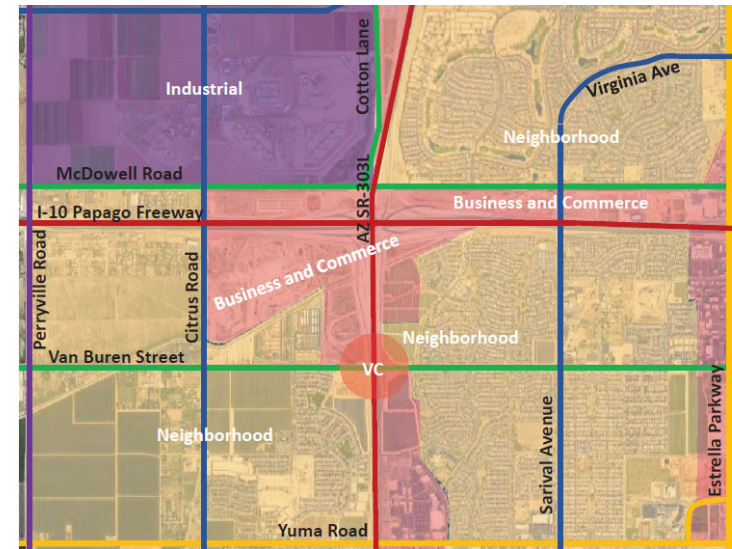
MINOR GENERAL PLAN AMENDMENT

Current



- From Business and Commerce to Neighborhood

Proposed



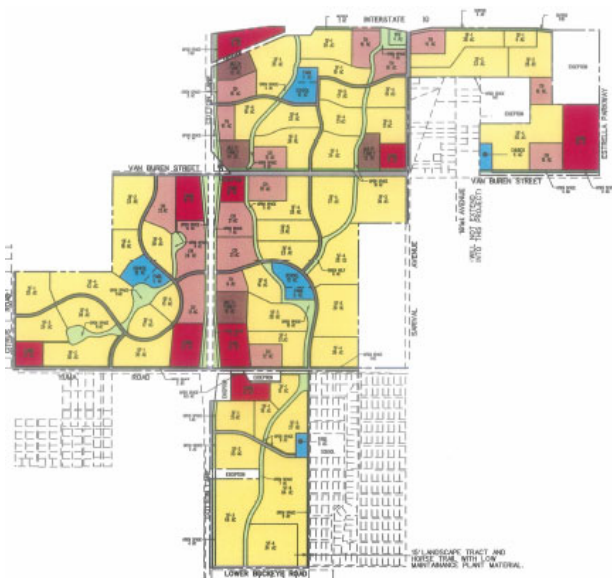
Zoning History



1998

1999-2003

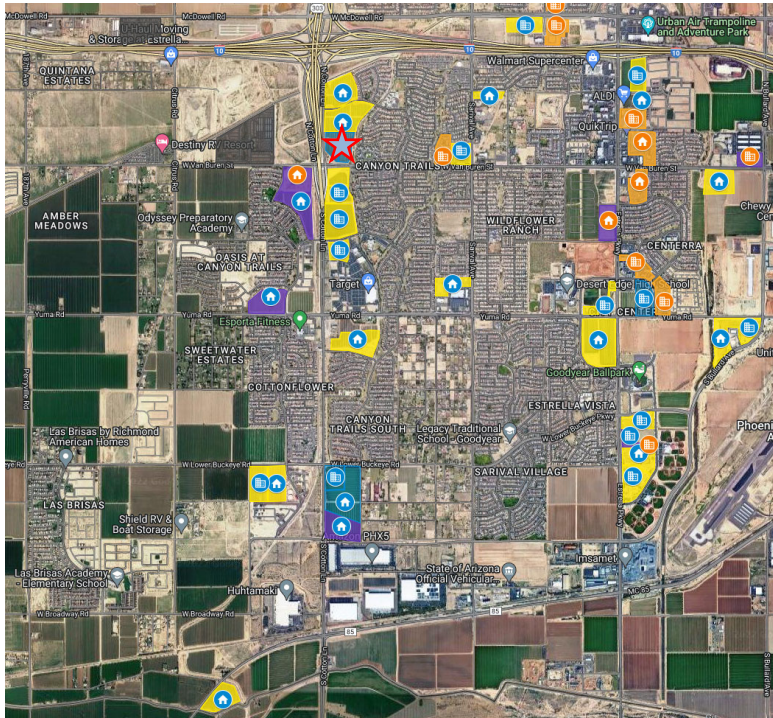
2005/APRIL 2021



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)

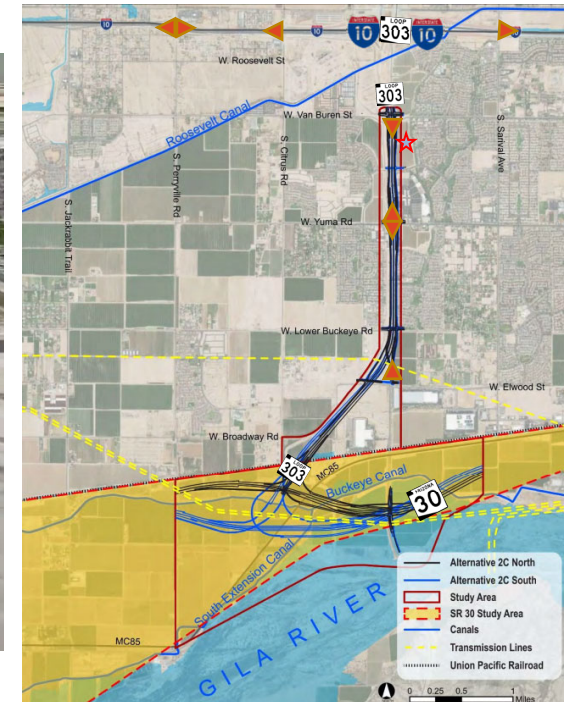
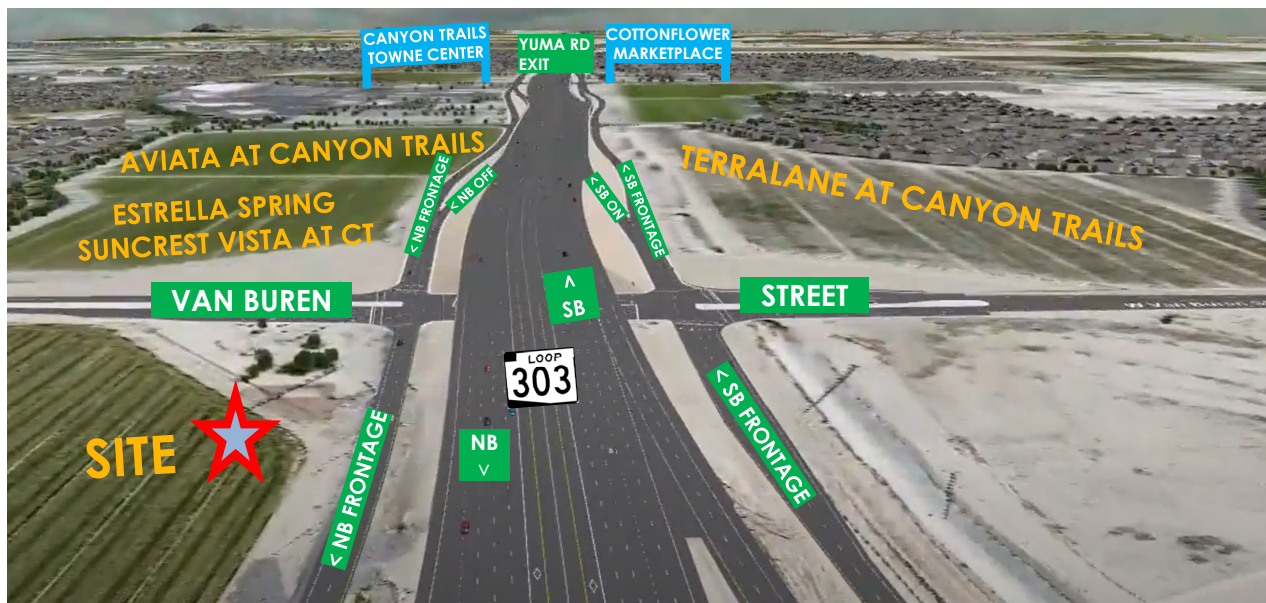


= Canyon Trails PH1 U6 S

Arizona State Route 303 Extension



VAN BUREN STREET TO FUTURE STATE ROUTE 30



*Images Conceptual In Nature

Canyon Trails Ph1 U6 South



MF-12: PROPOSAL AND LAND USE

- 31 Acre Multi-Family Community
 - Will follow MF-12 Zoning and Design Guidelines with PAD Overlay
 - Zoning Cap of 300 units maximum



*Images Conceptual In Nature

Canyon Trails Ph1 U6 South



REQUESTS AND REGULATIONS

Design Standards



Height



Setbacks



Cotton Lane Greenbelt Trail

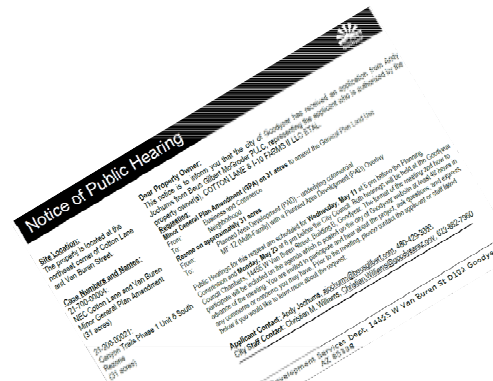
*Images Conceptual In Nature

Recommendation



APPROVE SUBJECT TO STIPULATIONS

- Planning and Zoning Commission Meeting
- Approve General Plan Amendment (31 acres)
 - From Business and Commerce
 - To Neighborhood
- Approve Rezone:
 - From Canyon Trails Phase 1 PAD
 - Underlying Commercial
 - To MF-12 with PAD Overlay
 - Subject to Stipulations



*Conceptual Land Use Plan

