

Las Ventanas at West Goodyear PAD Amendment

City Council Meeting
August 29, 2022



- [illegible]

- NEC of Durango Street and Perryville Road
 - North
 - County Island and rural residential
 - Future La Privada
 - South
 - Vacant county island
 - East
 - Ventana De Estrellas (formerly Paseo Place)
 - West
 - County island in Buckeye Planning Area



PAD Amendment

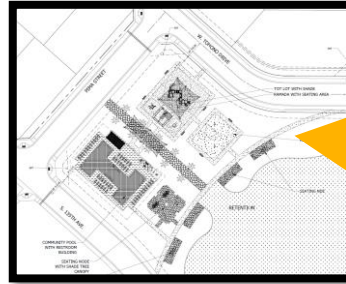


REQUESTED MODIFICATIONS

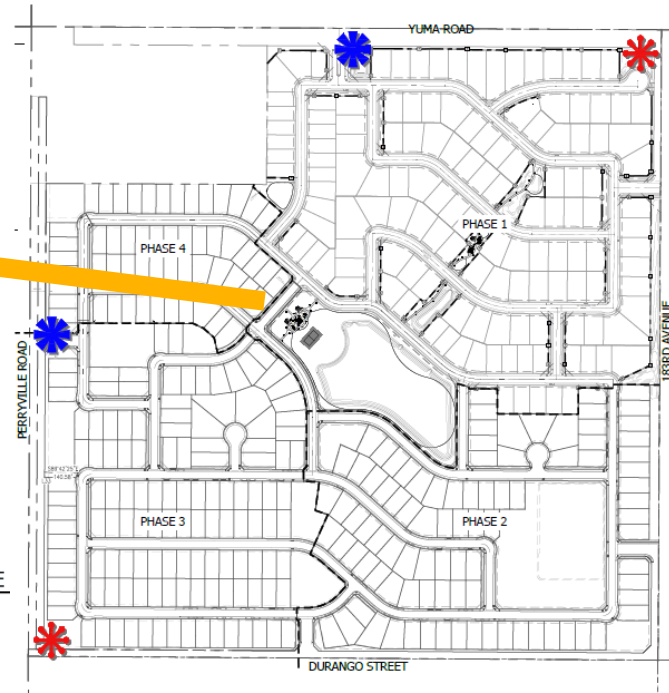
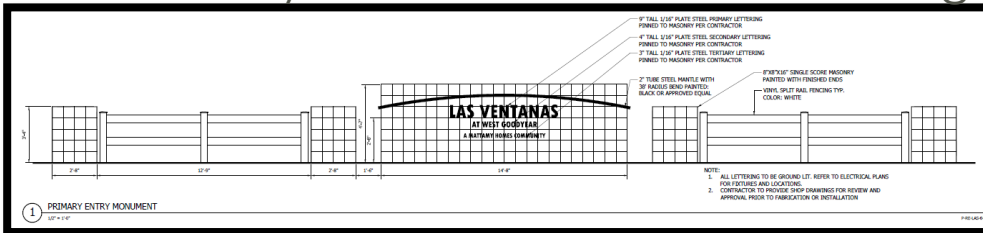
Increase Maximum Lot Coverage to 55%



Upgraded Central Amenity and Pool



West Goodyear Monument and Theming



Las Ventanas at West Goodyear



PUBLIC PARTICIPATION

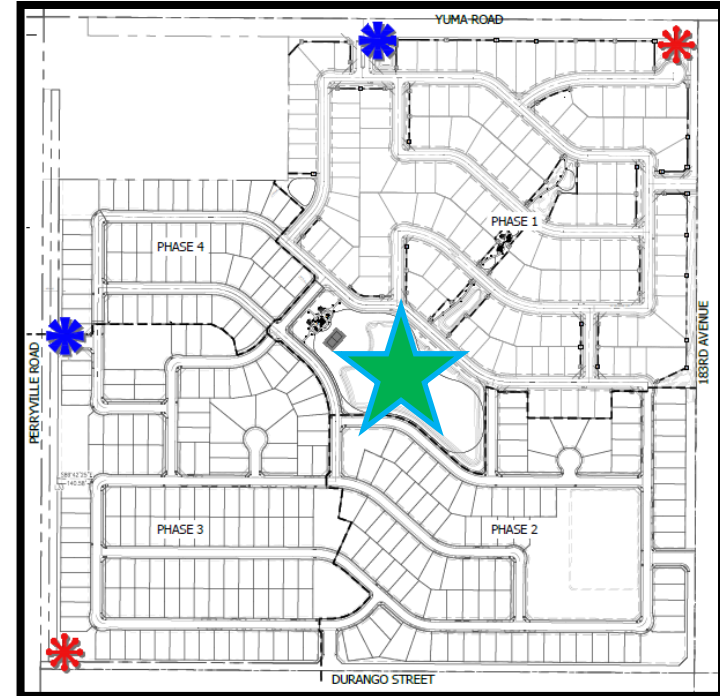
- Citizen Review and Public Hearing processes were followed
 - Notices were mailed to surrounding property owners
 - Sign was posted on the property
 - Legal advertisement was published in the newspaper
- Neighborhood meeting held on July 20th 2022
- The Planning and Zoning Commission recommended approval (7-0) on August 17th 2022
- No public opposition to date

Recommendation



APPROVAL SUBJECT TO STIPULATIONS

- Approval to Rezone:
 - From Planned Area Development (PAD)
 - Residential Maximum Lot Coverages of 45%
 - To Planned Area Development (PAD) Amended
 - Residential Maximum Lot Coverages of 55%
 - Additional Amenities
 - Amenity - Pool and Central Amenity Enhancements
 - Streetscape Elements – West Goodyear Theming



*Applicant Provided Renderings

