

Las Palmas at West Goodyear

City Council Meeting
September 26, 2022

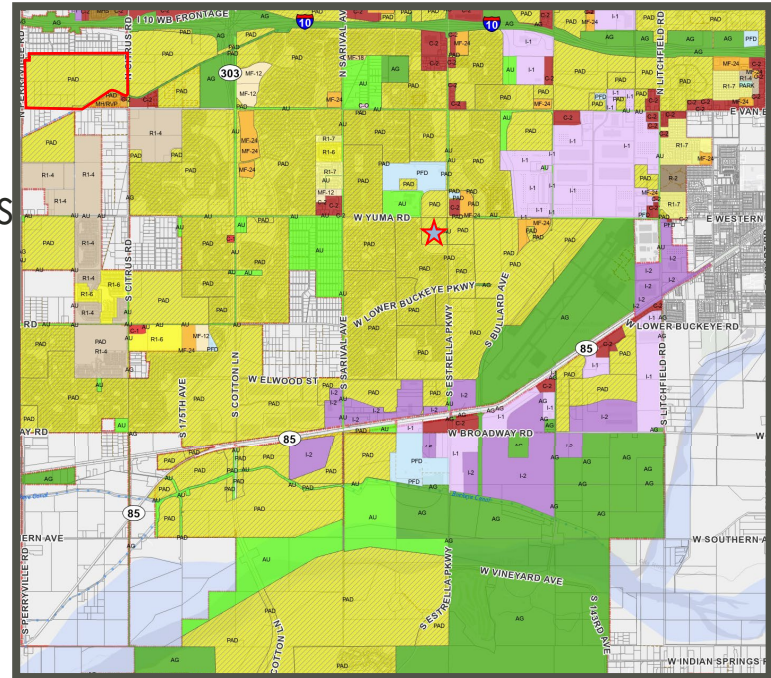


Location



CENTRAL GOODYEAR

- West Goodyear
 - Southwest corner of Citrus and Roosevelt
 - Approximately 273.71-acres
 - Currently zoned PAD for max of 750 Homes

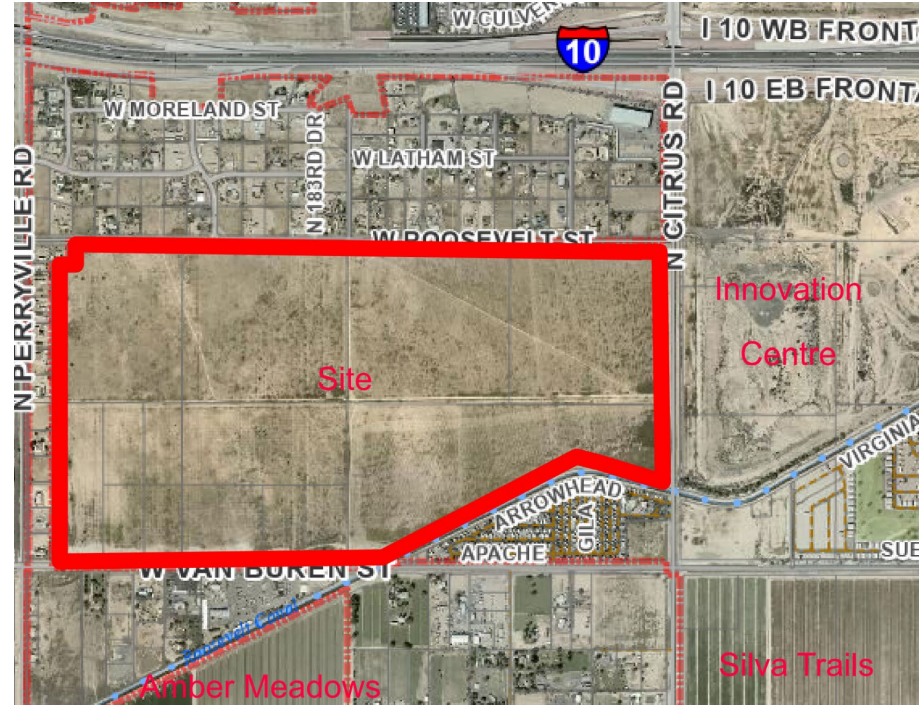


Specific Location



ZOOMED IN

- SWC of Citrus and Roosevelt
 - North
 - County Properties Zoned AU
 - South
 - Roosevelt Irrigation District Canal
 - Rural County Properties and RV Park
 - East
 - Vacant Innovation Center
 - West
 - County Properties Zoned AU

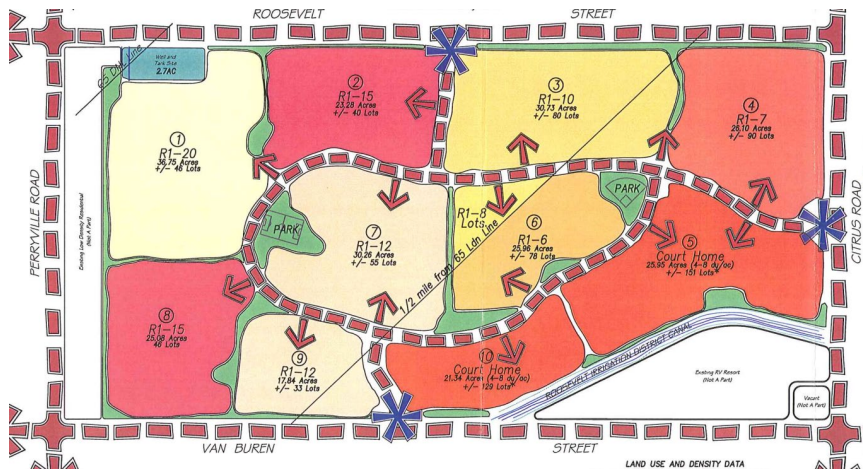


Zoning History

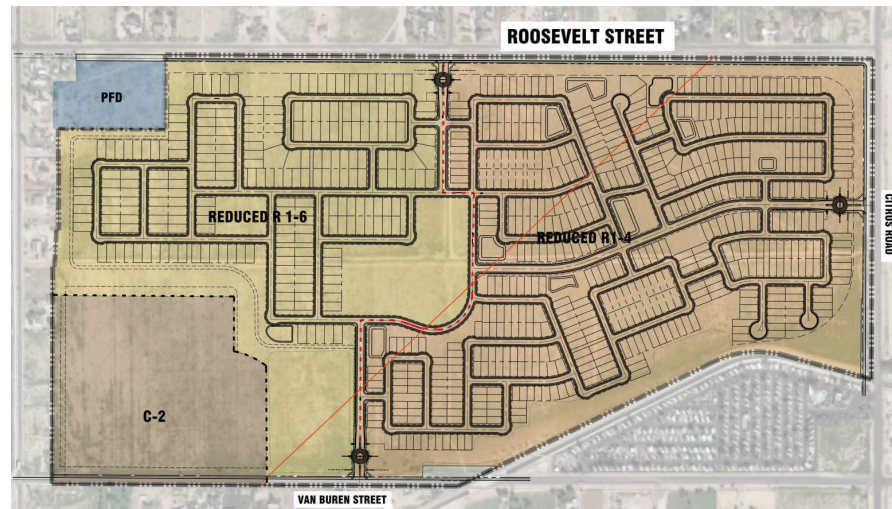


LAS PALMAS

2005 Zoning



Proposed

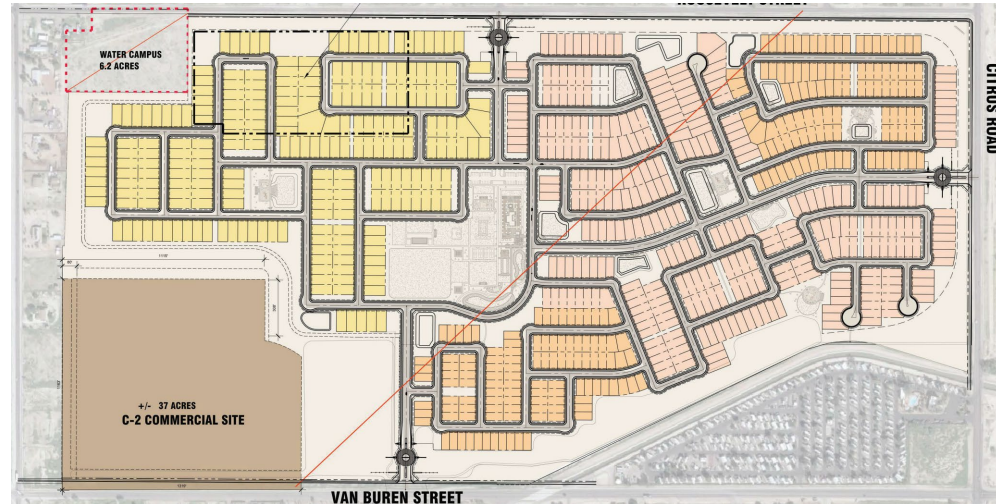


Las Palmas at West Goodyear



PROPOSAL AND LAND USE AND RESTRICTIONS

- 273.71 Acre Community
- 4 Land Use Districts
 - R1-4 (R1-4 Reduced)
 - R1-6 (R1-6 Reduced)
 - C-2 (General Commercial)
 - PFD (Public Facilities District)
- Lot Diversity and R1-4 Deviations
- C-2 Restrictions, Allowances and Requirements



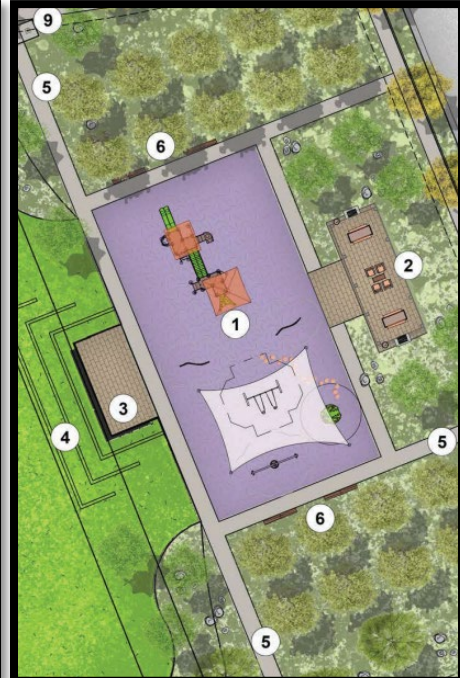
PROPOSED ZONING		TYPICAL LOT	TOTAL	PERCENTAGE
	REDUCED R1-4	45' X 95'	215	28%
	REDUCED R1-4	45' X 115'	317	42%
	REDUCED R1-6	55' X 120'	228	30%
TOTAL:			750	

*Images Conceptual In Nature

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AMENITIES

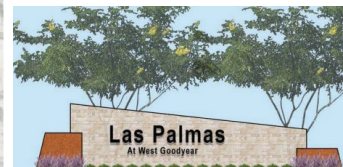
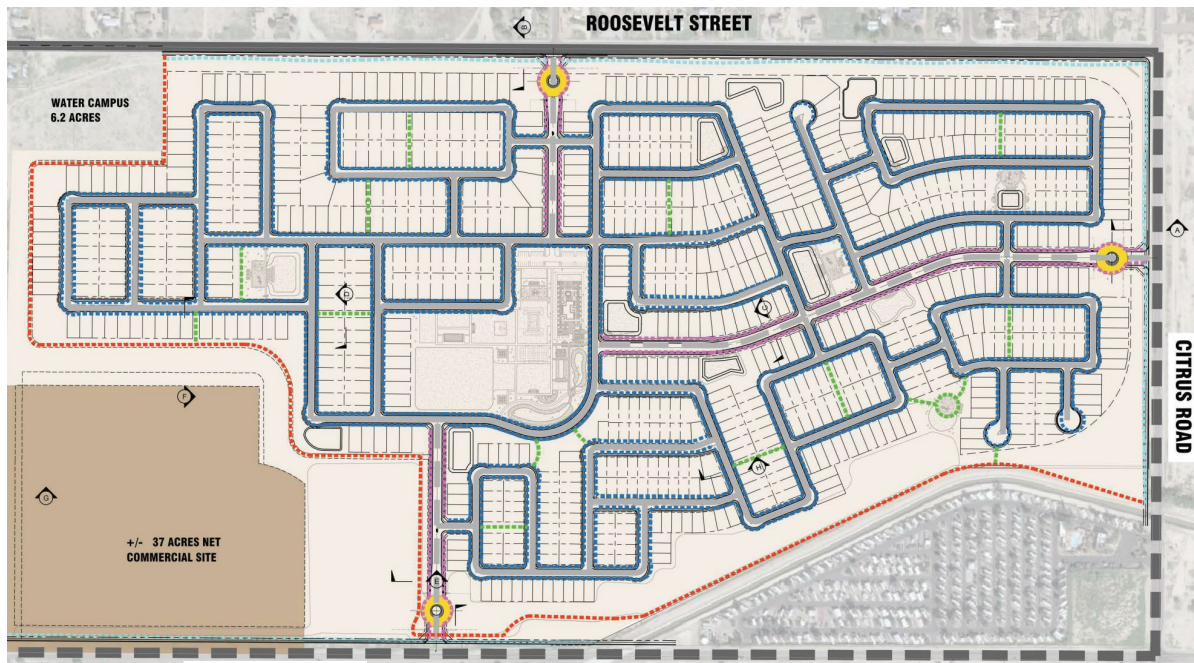


*Images Conceptual In Nature

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CONNECTIVITY AND STREETScape



*Images Conceptual In Nature

Recommendation



APPROVE SUBJECT TO STIPULATIONS

- Approve Rezone (273.71 acres)
 - From:
 - Planned Area Development
 - To:
 - R1-4 (137.34 acres)
 - R1-6 (91.1 acres)
 - C-2 (38.16 acres)
 - PFD (7.11 acres)
 - With PAD Overlay (273.71 acres)
 - Subject to Stipulations



