

Ascent at Canyon Trails

City Council Meeting
January 23, 2023

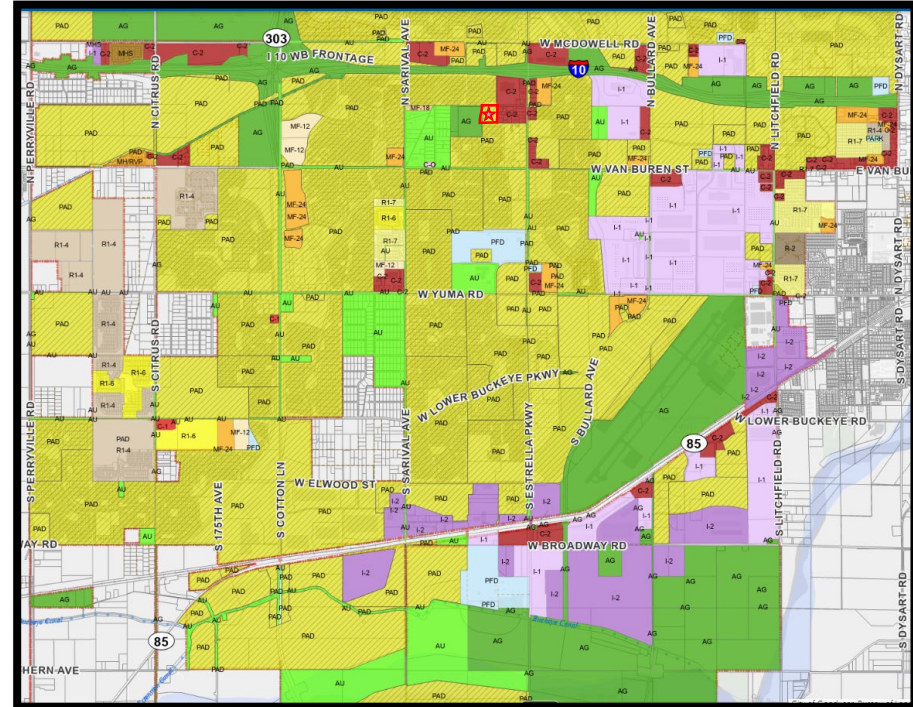


Location



CENTRAL GOODYEAR

- Canyon Trails
 - Southwest corner of 158th Avenue and Roosevelt Street
 - (NNW of Northwest of Estrella Parkway and Van Buren)
 - Approximately 8.62 Acres
 - Currently zoned PAD
 - Underlying Commercial



Specific Location



ZOOMED IN

- SEC of 158th Avenue and Roosevelt
 - North
 - Canyon Trails (Phase 1) residential
 - South
 - Travis Park at Canyon Trails residential
 - East
 - Parkway Village (Saddle Mountain, Commercial, Offices)
 - West
 - Borrow Pit (Fusaro Inert Materials)



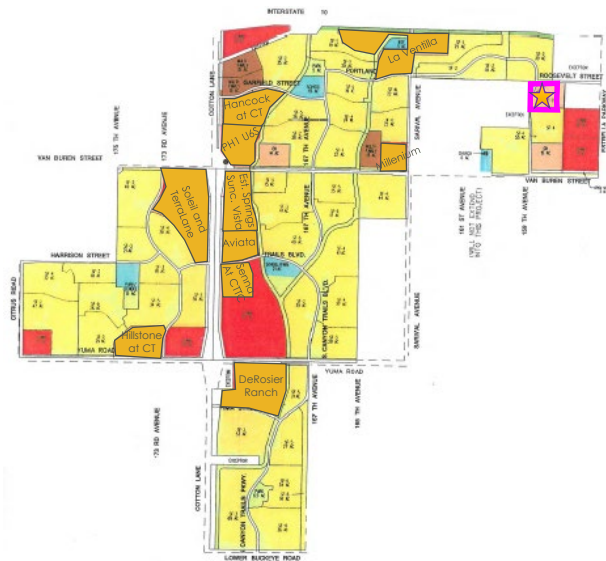
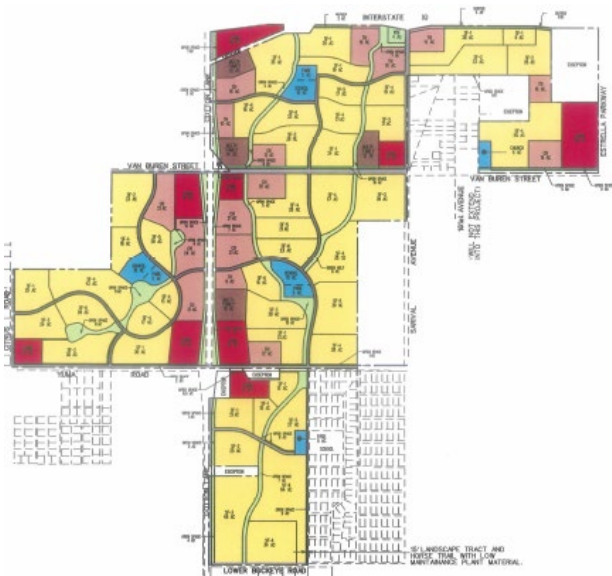
Zoning History



1998

1999-2003

2005/2011/MAY 2021



Proposal



ASCENT AT CANYON TRAILS

- R1-A (Single-Family attached) with PAD Overlay
- Townhouse style development



*Images Conceptual In Nature

PAD Overlay

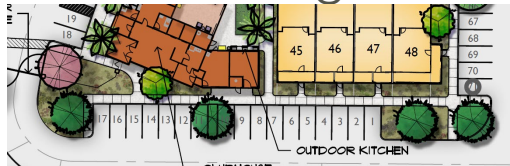


REQUESTS AND REGULATIONS

Design Standards



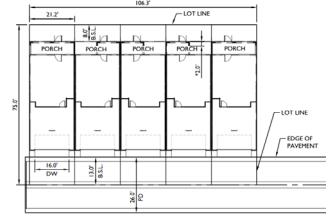
Parking



Amenities | Connectivity | Streetscape



Lot Standards



Patio and Walls



*Images Conceptual In Nature

Recommendation



APPROVE SUBJECT TO STIPULATIONS

- Approve Rezone:
 - From Planned Area Development (PAD)
 - Underlying Commercial
- To R1-A with PAD Overlay
 - Subject to Stipulations



*Images are Conceptual

