

Amber Meadows at West Goodyear

City Council Meeting
August 28, 2023

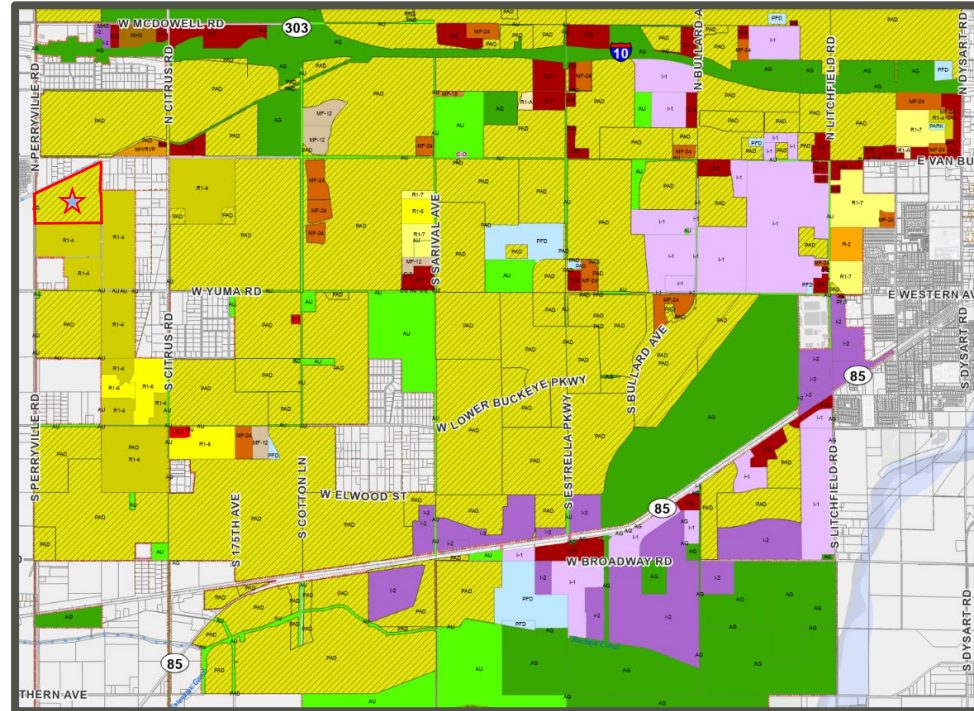


Location



CENTRAL GOODYEAR

- West Goodyear
 - Northeast corner of Perryville Road and Lilac Street
 - (south of Van Buren and RID Canal)
 - Approximately 109.93-acres
 - Currently zoned PAD



Specific Location



ZOOMED IN

- NEC of Perryville and Lilac
 - North
 - County Properties Zoned RU-43
 - South
 - La Privada at WG (Zoned R1-4)
 - East
 - La Privada at WG (Zoned R1-4)
 - County Properties Zoned RU-43
 - West
 - County Properties Zoned RU-43

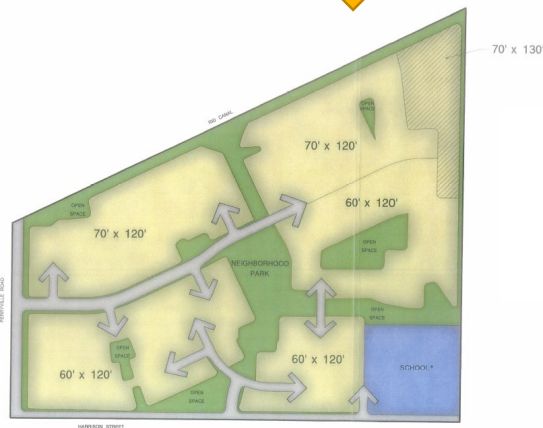


Zoning History

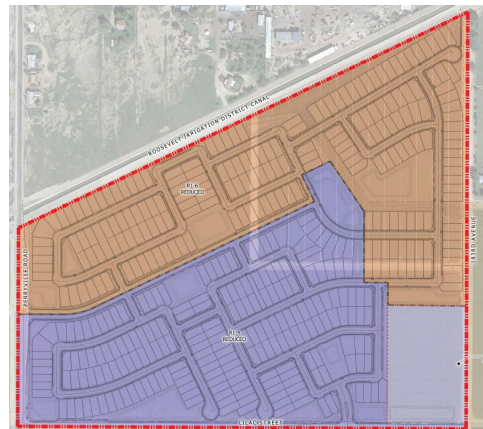


AMBER MEADOWS

2005 Zoning



Proposed



Amber Meadows at West Goodyear



PROPOSAL AND LAND USE AND RESTRICTIONS

- 109.93 Acre Community
- 2 Land Use Districts
 - R1-4 (R1-4 Reduced)
 - R1-6 (R1-6 Reduced)

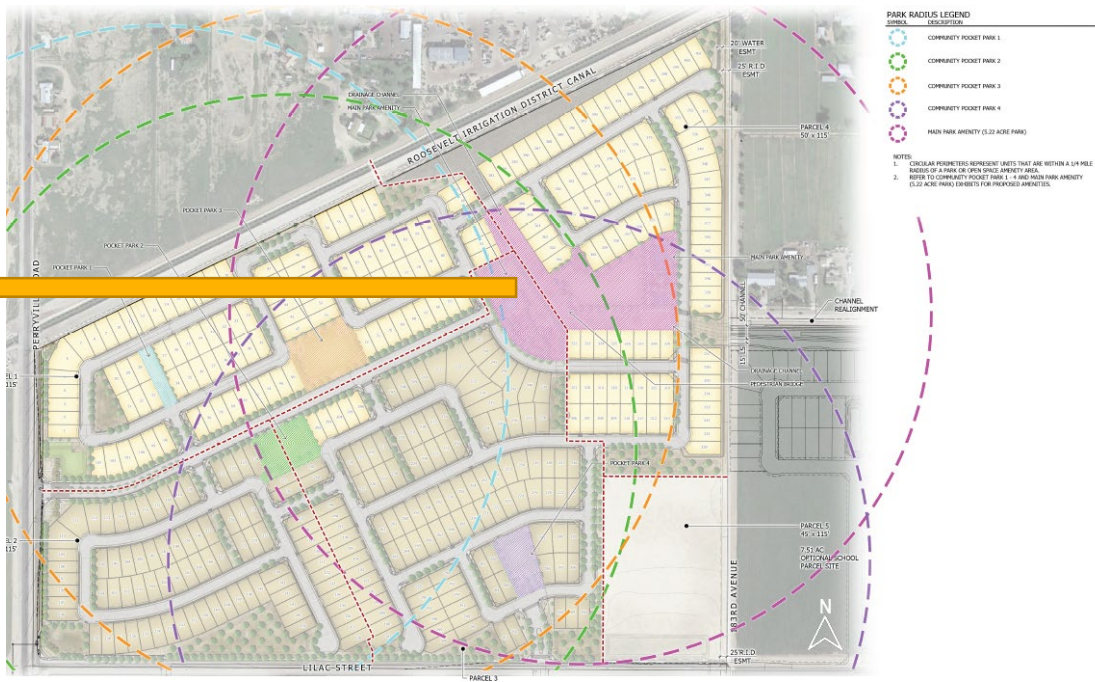


*Images Conceptual In Nature

The site plan illustrates a park layout with various recreational facilities. Key features include:

- Callouts 1-11:** Point to specific areas of interest, including a swimming pool (1), playground (2), walking path (3), picnic area (4), and other recreational spaces.
- Callout A:** Points to a large blue rectangular area, likely a sports field or court.
- Callout B:** Points to a smaller blue rectangular area, possibly a tennis court or another sports field.
- Callout C:** Points to a green rectangular area, likely a grassy field or lawn.
- Callout D:** Points to a small building or structure, possibly a restroom or storage shed.

The plan also shows surrounding streets, including "ST. JAMES" and "ST. JAMES", and a "DECATUR STREET" label. A "KEY MAP" is located in the bottom left corner, showing the project location within a larger area. A "N" symbol indicates North is towards the top of the page.

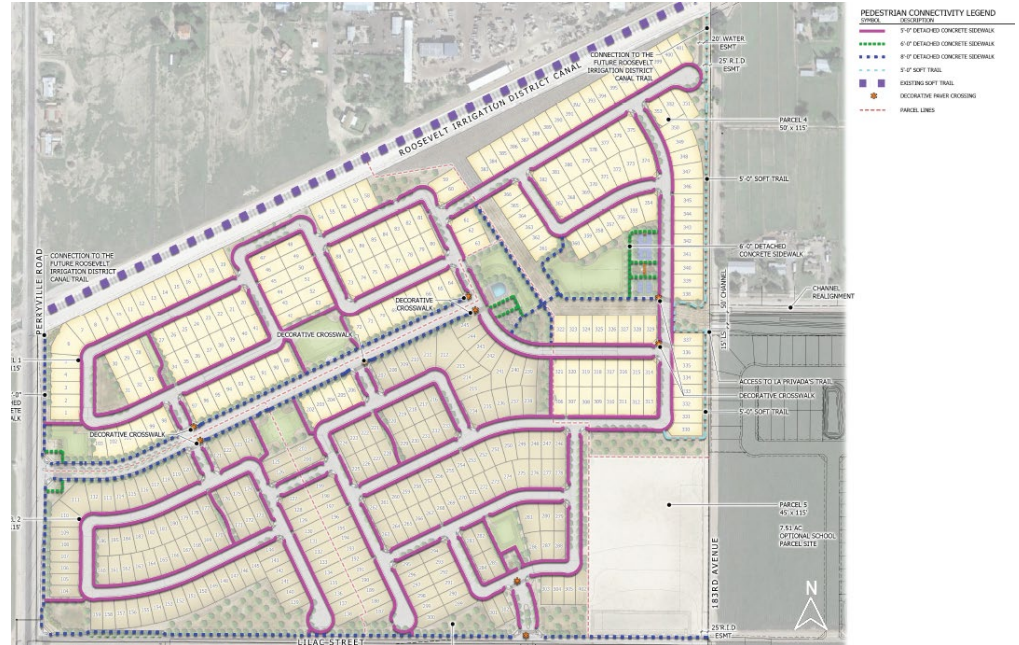


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CONNECTIVITY AND STREETScape



- Approve Rezone (109.93 acres)
 - From:
 - Planned Area Development
 - To:
 - R1-4 (57.67 acres)
 - R1-6 (52.24 acres)
 - With PAD Overlay (109.93 acres)
 - Subject to Stipulations



