



# Residential District Updates



# DEVELOPMENT CONTINUUM



Economic Development



Development Services



Engineering



## VISION

Driven to build a  
greater Goodyear  
together.

## MISSION

- D** Deliver outstanding customer service.
- R** Respond to evolving market demands.
- I** Initiate collaborative solutions.
- V** Value customer partnerships.
- E** Empower team members.
- N** Never stop learning.

# Presentation Outline

- What is happening in the market?
- Strategy
- Examples
- Proposed Regulations







# Where we are in the Market

- Market isn't ready for unique product
- Homebuilders aren't taking risks
- West Valley is still growing

# What Can We Do?



- Allow conventional product
- Ensure our process is friendly & predictable
- Homebuilders will establish a market & build a relationship
- Then comes the unique product

- Allow for flexibility in design while ensuring quality
- Ensure our process is friendly & predictable



The background image shows a scenic landscape with a golf course in the foreground, a line of trees in the middle ground, and a range of mountains in the background. The entire image is covered with a semi-transparent yellow filter. The text is centered in the middle of the image.

Allow for Flexibility in Design  
& Ensure Quality

# Current Process





Eastmark



Verrado



Agritopia



Cooley Station

# Design Considerations



- Amenities
- Connectivity
- Streetscape

















# Conventional Product

Enhanced  
Architecture

Courtyards

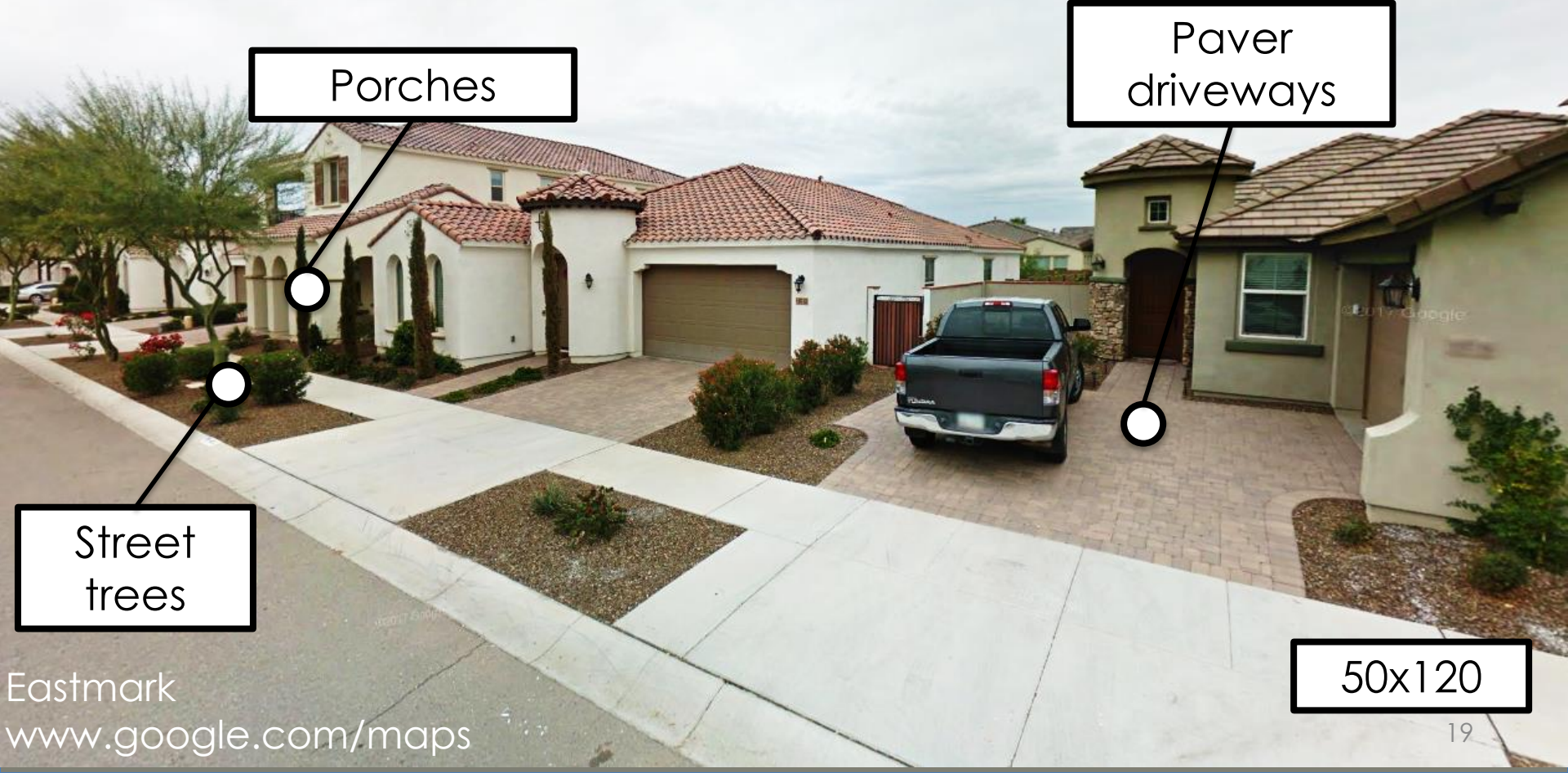
Homes  
close to  
street

Street  
trees

70x120

Encore at Eastmark  
<http://www.newhomesofmn.com>

# Smaller Lot Product



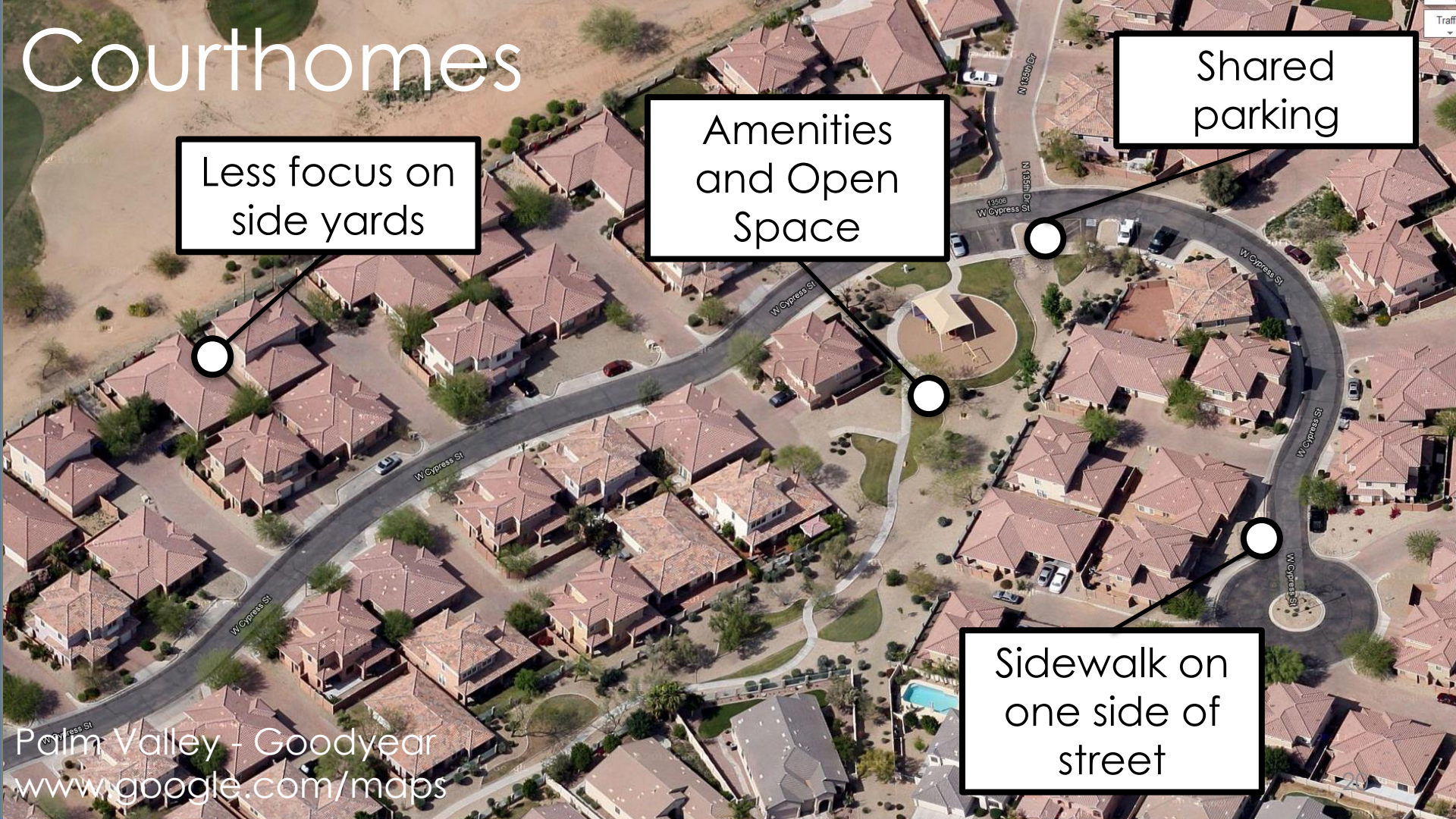
Porches

Paver  
driveways

Street  
trees

50x120





# Courthomes

Less focus on side yards

Amenities and Open Space

Shared parking

Sidewalk on one side of street





# New Residential Districts



## NEW: Attached

- Rowhomes
- Triplex

## NEW: Courthome

- Greencourt
- Motorcourt

## NEW: 50-wide

- Traditional

## R1-6 60-wide

- Traditional

## R1-7 70-wide

- Traditional

## R1-10 80-wide

- Traditional

## AU

- Agriculture
- Custom

3 new districts

# Current Regulations

**ALL ZONING DISTRICTS MUST FOLLOW THESE REGULATIONS**

- Parks & Open Space
  - 15/10/5% Open Space
  - 5 acre park
- Connectivity
- Design Guidelines



## Connectivity:

- Within a growth area
- Trail system connections
- Limited subdivision perimeter walls
- *Conform to 2*



## Amenities:

- Additional Parks
- Integrated Commercial
- Pool/Recreation Center
- *Conform to 1*



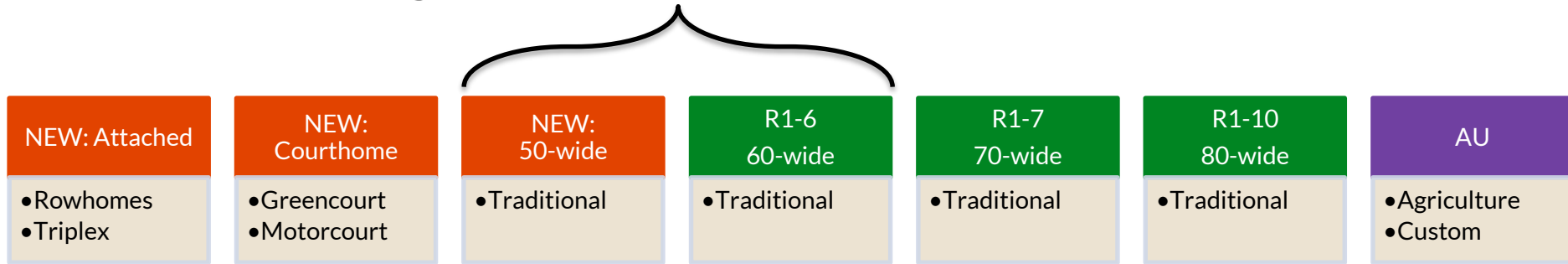
## Streetscape:

- Porches/courtyards
- Detached sidewalk with Street trees (when home close)
- Alley-loaded
- Deep recessed home or garage
- *Conform to 1*

# New Residential Districts



## Eligible for Lot Width Reductions



## Eligible for Revised RDR

# Revised Residential Design Review



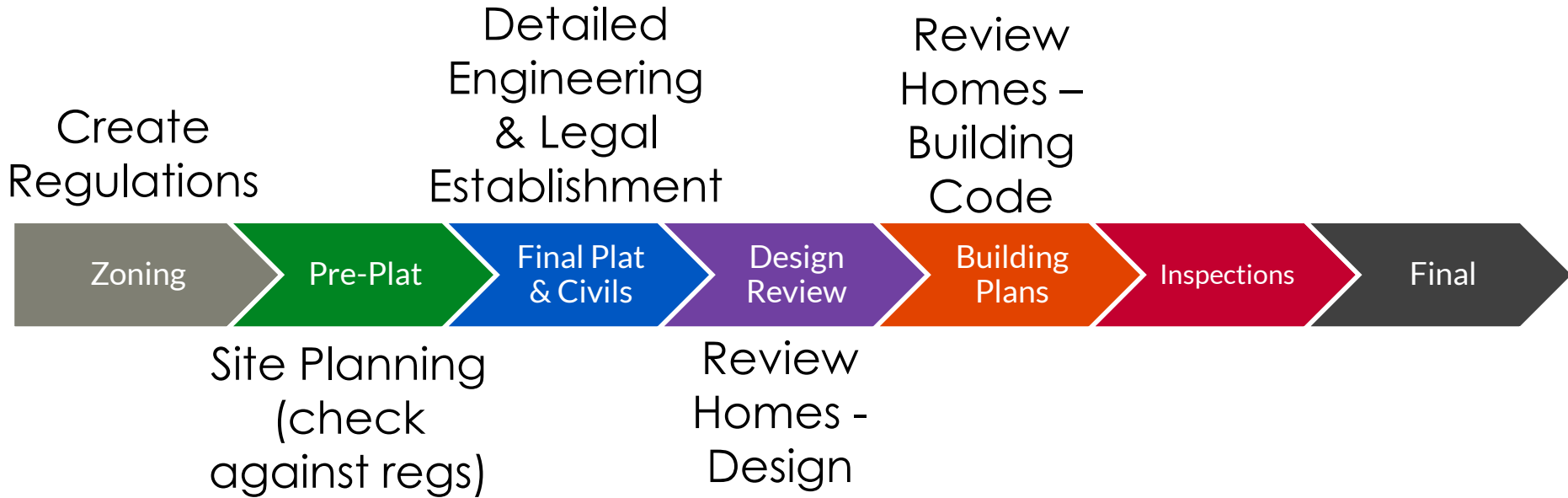
- Allow 2-Story homes throughout
- Revise standards on elevations
- Focus architecture on streetscape
- Accept previously approved design review



The background image shows a scenic landscape with a series of mountains in the distance and a golf course in the foreground. The entire image is covered with a uniform yellow filter. The text is centered in the middle of the image.

Ensure our Process is Friendly &  
Predictable

# Current Process



# Streamlining



- Revising 29 pages of zoning ordinance regulations to about 12-15.
- Design Guidelines
- Continue to look at process improvement

# Summary



- We can attract unique development by working on our processes & building relationships but it takes time
- We still need conventional lot product
- Flexibility & predictability are key
- Development will be high quality



# DEVELOPMENT CONTINUUM



Economic Development



Development Services



Engineering



## VISION

Driven to build a  
greater Goodyear  
together.

## MISSION

- D** Deliver outstanding customer service.
- R** Respond to evolving market demands.
- I** Initiate collaborative solutions.
- V** Value customer partnerships.
- E** Empower team members.
- N** Never stop learning.

# Discussion



- Questions regarding our place in the market?
- Concerns with a focus shift from home design to community design?
- Concerns with revised RDR standards?



