



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?



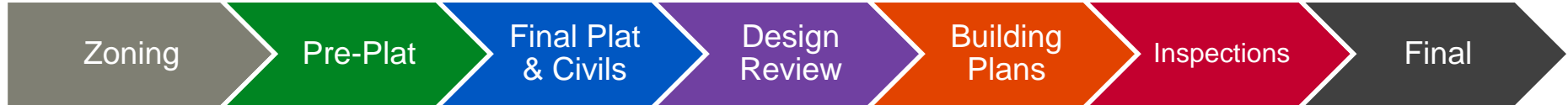
- Allow conventional product
- Ensure our process is friendly & predictable
- Homebuilders will establish a market & build a relationship
- Then comes the unique product

- 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 uniform yellow filter. The text is centered in the middle of the image.

Allow for Flexibility in Design
& Ensure Quality

Current Process





Design Considerations



- Amenities
- Connectivity
- Streetscape





Conventional Product

Enhanced
Architecture

Courtyards

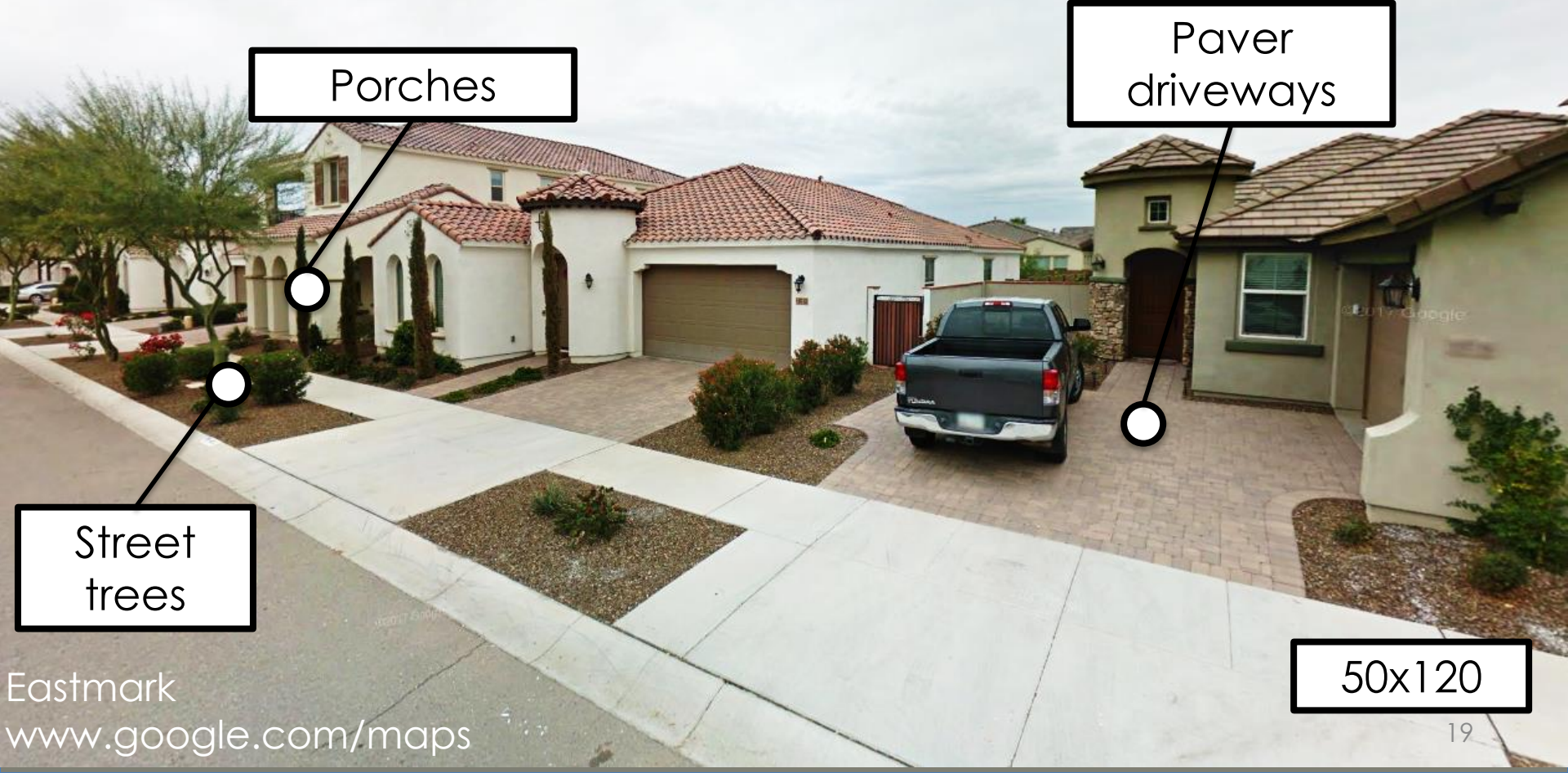
Homes
close to
street

Street
trees

70x120

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

Smaller Lot Product

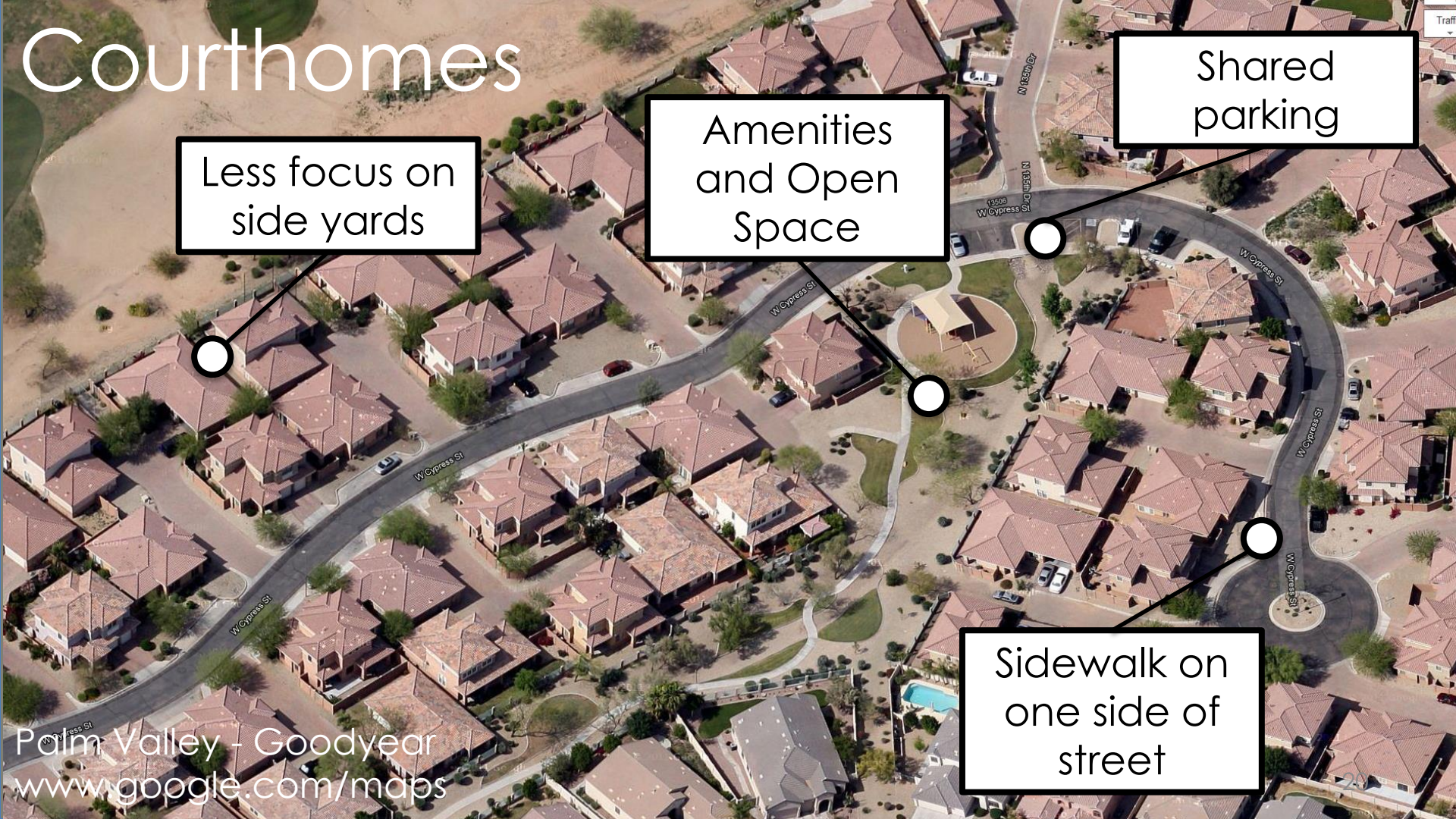


Porches

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*



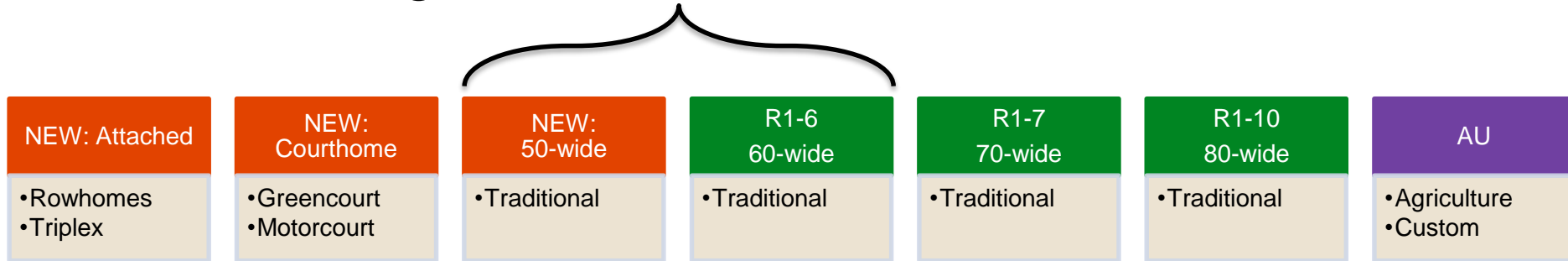
Streetscape:

- 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

Table 3-2-3-A: Development Standards - Single Family Districts									
Standard				R1-10	R1-7	R1-6	R1-5	R1-A	R1-B
		AG	AU						
Lot Standards									
Minimum Lot Area (sq ft)		435,600	43,560	10,000	7,000	6,000	4,050	2,800	
Minimum Lot Width (ft)		300	150	80	70	55	45	35	
Minimum Lot Depth (Ft)		N/A	N/A	110	100	90	90	80	
Building Form and Location									
Maximum Height (ft)		30	30	30	30	30	30	30	
Maximum Building Coverage		20%	20%	35%	40%	40%	40%	75%	
Minimum Setbacks									
Front (enclosed livable areas. Porches and Porte Cocheres)		20	20	10	10	10	10	5	
Garages and Carports -- front and side yards		20	20	20	20	20	20		
Side		20	15	10	5	5	5		
Total both sides		40	30	20	15	15	15		
Street Side		100	30	20	15	10	10	10	
Rear		100	50	30	25	20	20	0/15	
Design Standards									
Open Space %		0	0	10	12	15	15	15	

Revised Residential Design Review

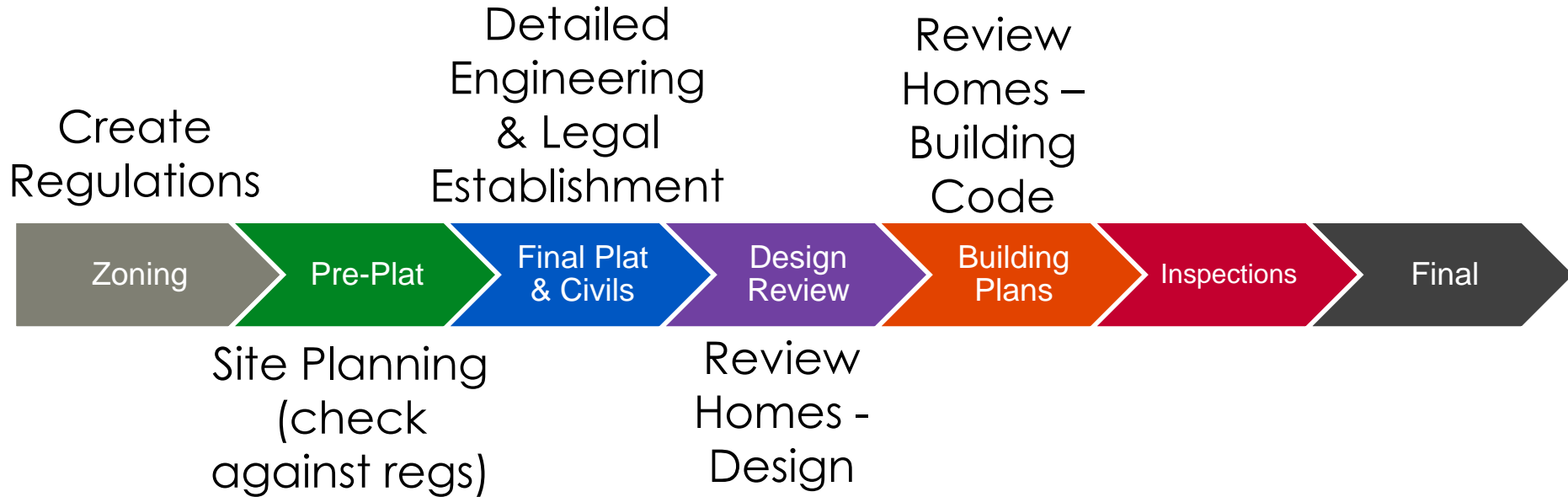


- Allow 2-Story homes throughout
- Revise standards on elevations
- Focus architecture on streetscape
- Accept previously approved design review

The background image shows a scenic landscape with a range of mountains in the distance and a golf course in the foreground. The entire image is covered with a semi-transparent 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



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Discussion



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

