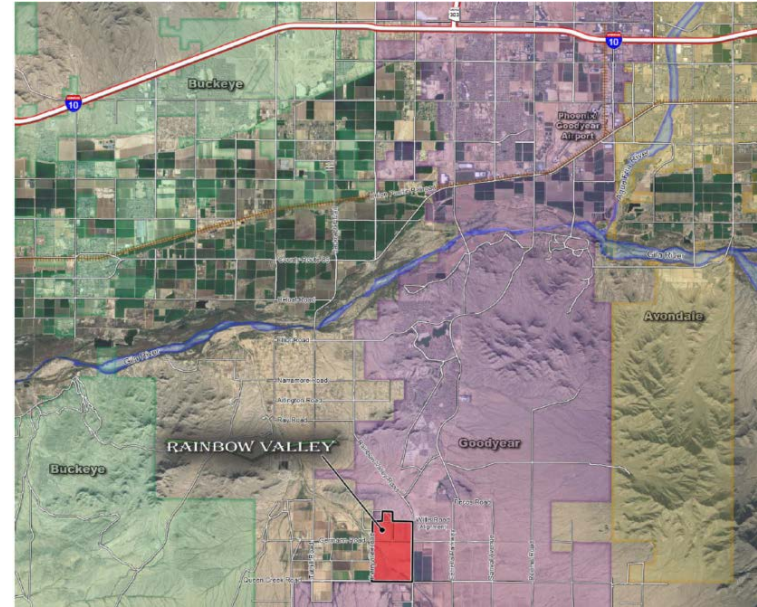




Rainbow Valley PAD Rezone



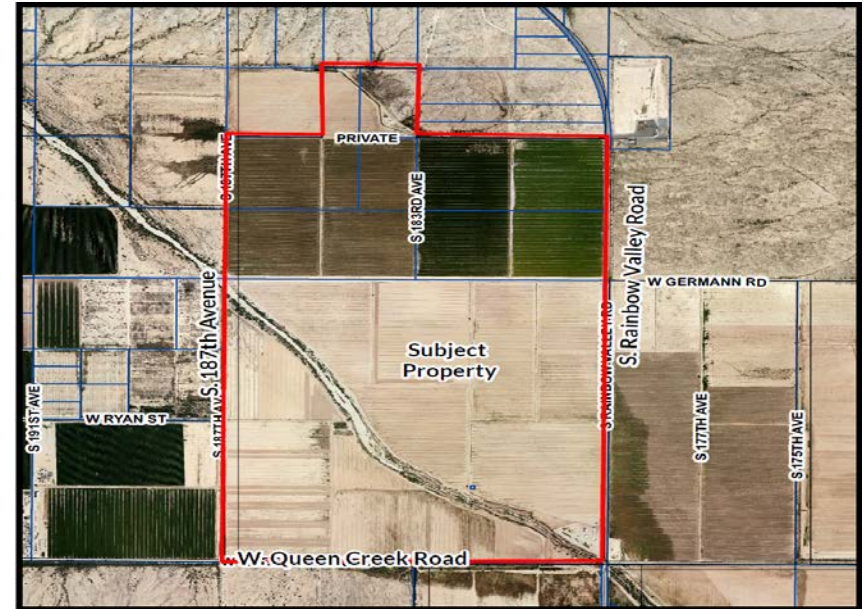
- 12 miles south of the I-10
- ¼ mile southwest of CantaMia
- On the edge of the Goodyear Planning Area



Rainbow Valley PAD Rezone



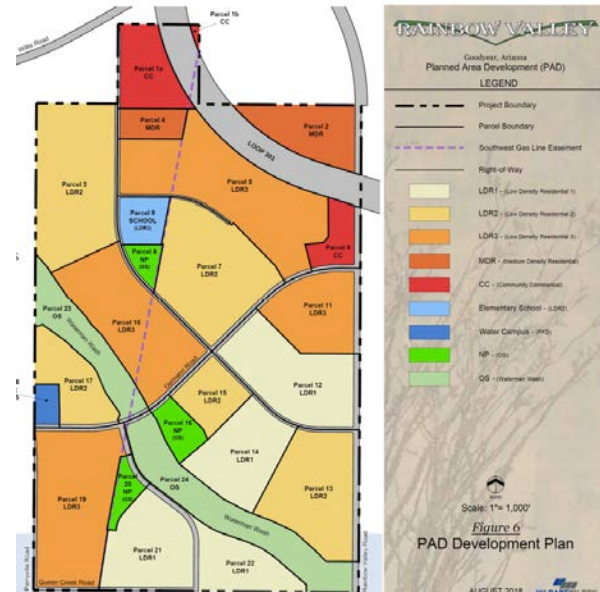
- 1,000 acres
- West side of Rainbow Valley Rd.
- 1/8 mile south of Willis Road water campus
- Bisected by Waterman Wash



Rainbow Valley PAD Rezone



- 3 LDR categories & 1 MDR category
- 2,962 max. units
- 42 ac. commercial
- 113 ac. park & open space
- Elementary school site



Rainbow Valley PAD Rezone



- LDR1 – 174.2 Acres
- LDR2 – 268.4 Acres
- LDR3 – 267.6 Acres

Districts	LDR1	LDR2	LDR3
Underlying Zoning	R1-7	R1-6	R1-6
Lot Standards			
Minimum Lot Area (sq. ft.)	7,000	6,000	4,500
Minimum Lot Width (ft.)	65	55	45
Minimum Lot Depth (ft.)	100	100	100
Building Form and Location			
Maximum Height (ft.)	30	30	30
Maximum Building Coverage	N/A ⁽¹⁾	N/A ⁽¹⁾	N/A ⁽¹⁾
Minimum Setbacks (ft.)			
Front *	10	10	10
Front Facing Garage	20	18 ⁽²⁾	18 ⁽²⁾
Side	5	5	5
Total Both Sides	15	10	10
Street Side **	15	10	10
Rear yard	20	20	15
Development Standards			
Open Space % (of net area) ⁽³⁾⁽⁴⁾	5	5	5

Rainbow Valley PAD Rezone



- 44.3 acres of Medium Density Residential

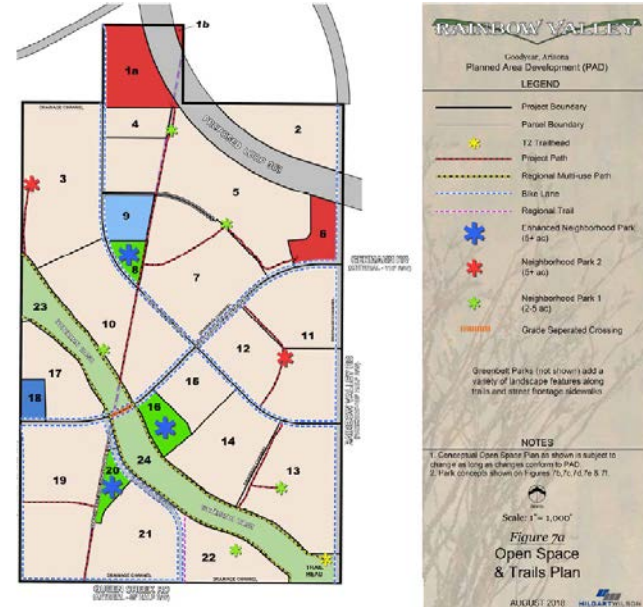
MDR DEVELOPMENT STANDARDS

Districts	MDR	MDR	MDR
Underlying Zoning	R-2	R1-A	R1-C
Lot Standards			
Minimum Lot Area (sq. ft.)	3,600	2,800	3,200
Minimum Lot Width (ft.)	36	35	40
Minimum Lot Depth (ft.)	100	80	80
Building Form and Location			
Maximum Height (ft.)	30	30	30
Maximum Building Coverage	40%	75%	60%
Minimum Setbacks (ft.)			
Front ⁽¹⁾	20	10	5 ⁽²⁾
Front Facing Garage	20	20	20
Side	0	0	0
Building Separation	15	5	10
Street Side ⁽³⁾	20	10	10
Rear	20	15	15
Development Standards			
Open Space % (of net area) ^{(4) (5)}	12	15	15

Rainbow Valley PAD Rezone



- Significant enhancements to Waterman Wash
- Wash connected to regional trail system
- 11 neighborhood parks; 3 enhanced
- Internal connections through-out



Rainbow Valley PAD Rezone

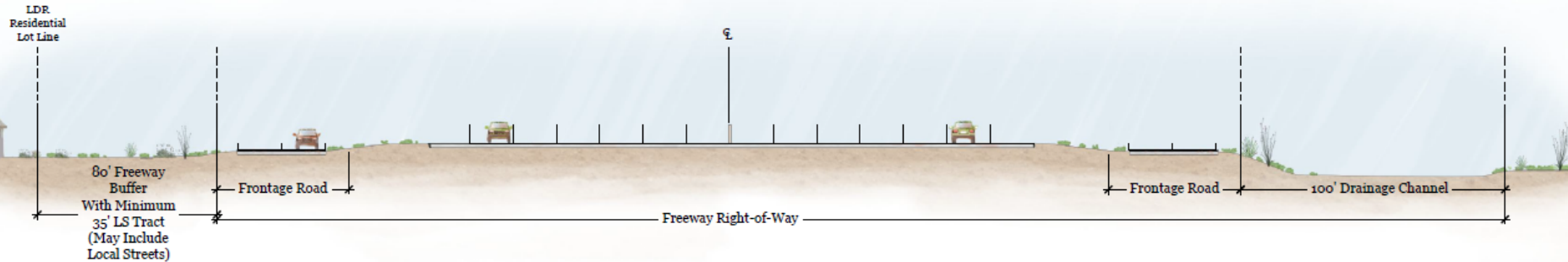


SERVICES PER DEVELOPMENT AGREEMENT

- Owner purchases all capital equipment
- Owner designs, installs and/or constructs all public infrastructure
 - Roadway construction & signalization
 - Fire station construction
 - Water and sewer infrastructure extension
 - Parks & open space development

Rainbow Valley PAD Rezone

303 FREEWAY CROSS SECTION



Freeway

Loop 303 (Looking Northwest)

Based on Typical cross-section per ADOT, Location/
Design Concept Report dated, June 2018, for Loop 303
from I-10 to SR-30

Rainbow Valley PAD Rezone



RECOMMENDATION

- PAD is in conformance with:
 - General Plan Neighborhoods Designation
 - Zoning Ordinance requirements for a rezone
 - Parks Master Plan

Staff & Commission are recommending approval & adoption of Ord. 2018-1409