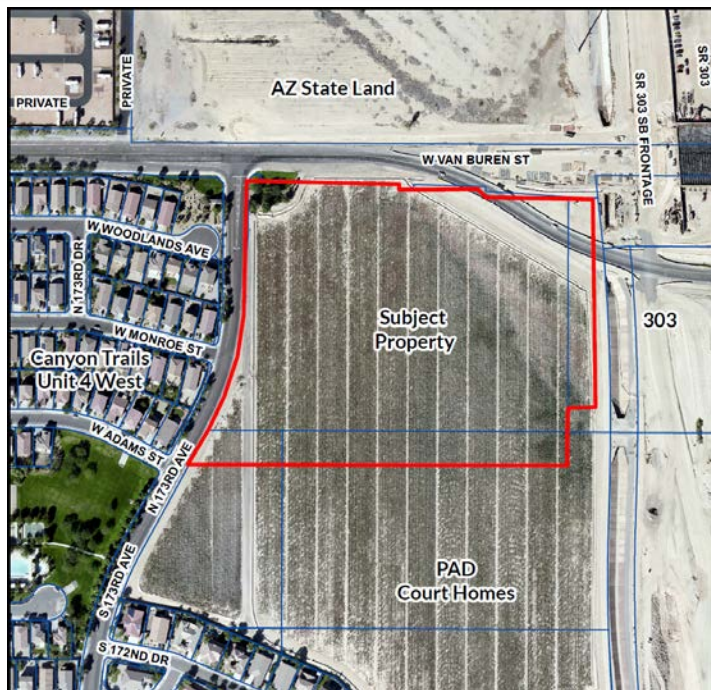


An aerial photograph of a residential community, likely an apartment complex, featuring a large swimming pool, several palm trees, and surrounding houses. The image is semi-transparent, allowing the text to be overlaid clearly.

# Christopher Todd Communities at Canyon Trails PAD Amendment

# Subject Property

## CTC AT CANYON TRAILS



Location:  
SEC Van Buren Street and 173<sup>rd</sup> Ave



# Request



## CTC AT CANYON TRAILS

- PAD revision to increase the height of the residential main structures
- All other conditions will remain unchanged





# Development Standards



## CTC AT CANYON TRAILS

Development Standard	CTC at Canyon Trails Development Regulations (Modifications to MF-18 Zoning are noted in bold)
Maximum Density (dwelling units per net acre)	14 du/ac
Maximum Height (Primary and Accessory buildings)	16 ft./1 story for residential primary buildings 20 ft./1 story for residential accessory buildings (office, fitness center, etc.) <sup>(1)</sup>
Minimum Building Setbacks (Perimeter)	
Front (173 <sup>rd</sup> Avenue)	30 ft.
Street Side (Van Buren)	20 ft.
Side (south)	20 ft.
Rear (Loop 303/ MCFCD)	20 ft.
Min. Separation Between Buildings (1-story)	10 ft.
Max. Building Coverage	50%
Min. Recreational Open Space (sq. ft./unit)	400
Minimum Perimeter Landscape/Open Space Setbacks	
Front (173 <sup>rd</sup> Avenue)	15 ft. <sup>(2)</sup>
Street Side (Van Buren)	10 ft. <sup>(3)</sup>
Side (south)	0 ft. <sup>(4)</sup>
Rear (Loop 303/ MCFCD)	0 ft. <sup>(4)</sup>

20 ft./1 story for residential primary buildings  
20 ft./1 story for residential accessory buildings (office, fitness center, etc.) <sup>(1)</sup>

Increase height from  
"16' /one story "  
to  
"20' /one story"

Amendment proposed due to a misunderstanding regarding how the City measures height

# Elevations



## CTC AT CANYON TRAILS



# Public Participation

## CTC AT CANYON TRAILS

- Neighborhood notification was sent to all property owners within 500 feet of property.
- Proper notice was given for the public hearings.
- No public comment was received

# Planning and Zoning

## CTC AT CANYON TRAILS

- The Planning and Zoning Commission recommended approval of the current request on April 10, 2019.
- No one from the public attended or spoke in opposition of the request.

# Recommendation

## CTC AT CANYON TRAILS

- Adopt Resolution No. 2019-1948 declaring as public record those certain documents filed with the City Clerk and titled "Official Supplementary Zoning Map No. 19-02A City of Goodyear; "Christopher Todd Communities at Canyon Trails legal description – PAD rezoning", and, Christopher Todd Communities at Canyon Trails Final PAD Development Regulations", dated March 5, 2019
- Adopt Ordinance No. 2019-1431 conditionally rezoning approximately 22 acres of land located at the southeast corner of 173<sup>rd</sup> Avenue and Van Buren Street to amend the Christopher Todd Communities at Canyon Trails PAD; amending the Zoning Map of the City of Goodyear; providing for non-abridgment; providing for corrections; providing for severability; providing for an effective date; and providing for penalties



# Questions?



## CTC AT CANYON TRAILS

