



# City of Goodyear

Goodyear Municipal Court/  
Council Chambers  
14455 W. Van Buren St., Ste.  
B101  
(SE Corner of 145th Ave. &  
Van Buren St.)  
Goodyear, AZ 85338

## Legislation Details (With Text)

**File #:** 14-5229      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Passed  
**File created:** 4/10/2014      **In control:** City Council Regular Meeting  
**On agenda:** 4/28/2014      **Final action:** 4/28/2014

**Title:** AMEND PALM VALLEY PHASE V PLANNED AREA DEVELOPMENT TO CHANGE THE LAND USE DESIGNATION  
RECOMMENDATION:

1. Conduct a public hearing to consider a rezoning request to amend the Palm Valley Phase V Planned Area Development (PAD) to change the land use designation on 9.70 acres at the northwest corner of Indian School Road and Falcon Drive from MUC - Mixed Use Commercial to UR/H - High Density Residential (12-18 du/ac).

- a. Open public hearing
- b. Staff presentation
- c. Receive public comment
- d. Close public hearing

2. ADOPT ORDINANCE NO. 14-1291 REZONING APPROXIMATELY 9.70 ACRES GENERALLY LOCATED AT THE NORTHWEST CORNER OF INDIAN SCHOOL ROAD AND FALCON DRIVE BY AMENDING ORDINANCE NO. 03-858 AS IT APPLIES TO THE PROPERTY BY ADOPTING THE AVILLA PLANNED AREA DEVELOPMENT (PAD) AMENDMENT DATED FEBRUARY 7, 2014 TO GOVERN THE DEVELOPMENT OF THE PROPERTY; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**PURPOSE:**

This request is for an amendment to the Palm Valley Phase V PAD to change the land use designation on a vacant 9.70-acre parcel at the northwest corner of Indian School Road and Falcon Drive from MUC - Mixed Use Commercial to UR/H - High Density Residential (12-18 du/ac), as amended by the Avilla Planned Area Development (PAD) Amendment to allow development of 125 attached or detached single-story residential dwellings for lease at a density of 12.9 units per acre. The proposed Avilla development is a "leased home neighborhood" that combines the elements of single-family and multi-family residential living environments.

Since the City has received written protests against this rezoning request from owners of more than 20% of the land area within 150' directly opposite of or adjacent to the side of the subject property, pursuant to Article 1, Section 1-3-1(D) of the City's Zoning Ordinance, a favorable vote of three-fourths (3/4) of the governing body (6 out of 7 members) will be required to approve and adopt Ordinance No. 14-1291. (Joe Schmitz, Planning Manager)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report, 2. Aerial Photo Exhibit, 3. Palm Valley Master Plan, 4. Palm Valley Phase V PAD Map, 5. Citizen Review Meeting Summary, 6. Planning Commission February 19 2014 Minutes, 7. Ordinance 14-1291, 8. Ordinance No. 14-1291 Exhibit A, 9. Petitions in Support - Map, 10. Petitions in Support - Copies, 11. Written Protests Received - Copies, 12. Written Protests Received - Map Exhibit

Date	Ver.	Action By	Action	Result
4/28/2014	1	City Council Regular Meeting	APPROVED as amended	Pass

**AMEND PALM VALLEY PHASE V PLANNED AREA DEVELOPMENT TO CHANGE THE LAND  
USE DESIGNATION**