



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 #: 15-210-00002 **Version:** 1 **Name:**
Type: Zoning Matter **Status:** Passed
File created: 6/10/2015 **In control:** Planning & Zoning Commission
On agenda: 6/17/2015 **Final action:** 6/17/2015
Title: REZONING TO AMEND THE PALM VALLEY PHASE IX DEVELOPMENT FOR A SITE ON 8.61 ACRES AT THE NORTHEAST CORNER OF 146TH AVENUE AND CAMELBACK ROAD TO ALLOW ATTACHED DUPLEX PRODUCT ON 48 LOTS AND MODIFY THE DEVELOPMENT STANDARDS FOR THE SITE.
Sponsors: Planning & Zoning Commission

Indexes:

Code sections:

Attachments: 1. Aerial Exhibit, 2. Conceptual Site Plan, 3. PAD Document, 4. Letter from Luke AFB dated June 28, 2006, 5. Letter from Luke AFB dated March 10, 2015, 6. Staff Report

Date	Ver.	Action By	Action	Result
6/17/2015	1	Planning & Zoning Commission	APPROVED	Pass

REZONING TO AMEND THE PALM VALLEY PHASE IX DEVELOPMENT FOR A SITE ON 8.61 ACRES AT THE NORTHEAST CORNER OF 146TH AVENUE AND CAMELBACK ROAD TO ALLOW ATTACHED DUPLEX PRODUCT ON 48 LOTS AND MODIFY THE DEVELOPMENT STANDARDS FOR THE SITE.

RECOMMENDATION:

- A. Conduct a public hearing to consider a rezoning request to amend the Palm Valley Phase IX Planned Area Development (PAD) for the site on the vacant 8.61 acres at the northeast corner of 146th Avenue and Camelback Road to allow attached townhome product on 48 lots and modify the development standards for the site.
1. Open public hearing
 2. Staff presentation
 3. Receive public comment
 4. Close public hearing
- B. Approve a rezoning (Case No. 15-210-00002) to amend the Palm Valley Phase IX (PAD) for a site on 8.61 acres at the northeast corner of 146th Avenue and Camelback Road to allow attached duplex product on 48 lots and modify the development standards, subject to stipulations.

PURPOSE:

This request is for an amendment to the Palm Valley Phase IX PAD for the site on the vacant 8.61 acres at northeast corner of 146th Avenue and Camelback Road. The current zoning designation for this parcel within the Palm Valley Phase IX PAD is MF-18. This zoning amendment would allow attached duplex product on 48 lots and revise the development standards, as amended by the Enclave at Palm Valley North Planned Area Development containing approximately 48 attached townhome residential dwelling units for sale. (Christopher Flodin, Architectural Planner)