

RPS Indian School

**Palm Valley Planned Area Development
Amendment**

**City of Goodyear
Case No. 21-20000012**

**Virtual Neighborhood Meeting
September 30, 2021**



Meeting Outline

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APPLICANT & SITE OVERVIEW

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PLANNING CONTEXT

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DEVELOPMENT PLAN & RENDERINGS

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ENTITLEMENTS

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Q&A

Sunbelt Holdings

Vistancia – Peoria, AZ



Power Ranch – Gilbert, AZ



- Recognized leader in real estate development, management, and investment since 1979
- Successful residential and commercial developments including:
 - Vistancia (Peoria)
 - Power Ranch (Gilbert)
 - The Village at Arrowhead (Glendale)
- Master developer of Palm Valley since 2010
- Master developer behind the PV|303 business park at Indian School Road and Loop 303

Palm Valley Context Map



- Located within the Palm Valley Planned Area Development (PAD)
- PAD was established in 2000
- Spans 745 acres
- Specific zoning categories within PAD identified in Master Plan
- Rezone area located at the northeast corner of Indian School Road and Pebble Creek Parkway

 REZONE AREA

Site Aerial Map

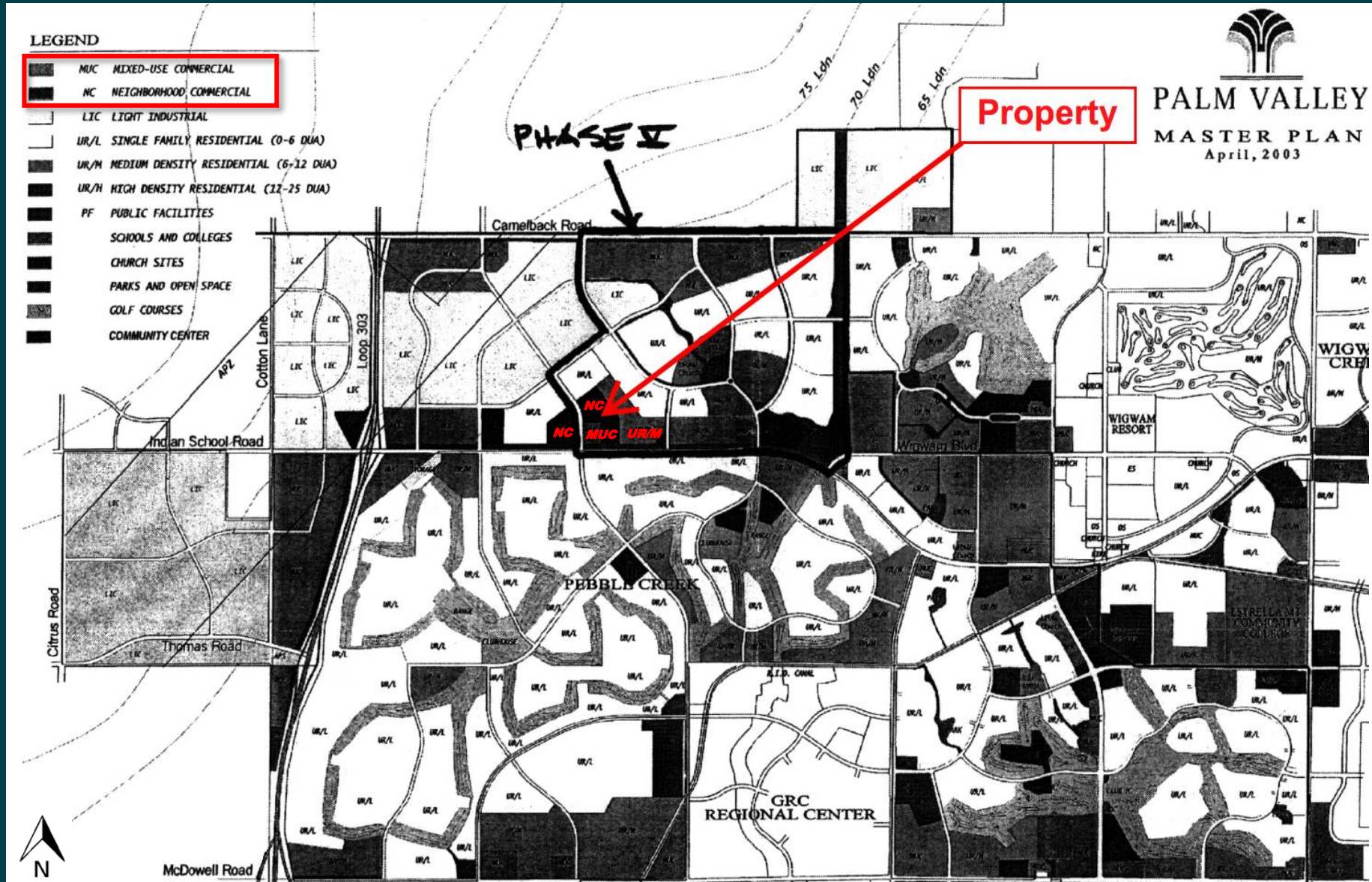


- Approx. 10.82 acres
- Zoned Commercial
- Palm Valley PAD provides for a variety of housing types:
 - Single-family
 - Condos / villas
 - Villas at Palm Valley
 - Senior living
 - Park Senior Villas
 - Robson Reserve
 - Multi-family
 - Palm Valley Villas
 - The Paseo



SUBJECT SITE

Palm Valley Master Plan



- 18 year old Master Plan
- Provided for a variety of housing types
- Diversity of housing types in a City is important for long-term economic stability and sustainability
- Evolving context:
 - Market conditions

Development Plan

- Market-rate rental community
- 105 residences on 10.82 acres (9.7 units/acre)
- Two stories (30 feet) max.
- Variety of complementary architectural styles
- Unit sizes between 1,000-2,000 SF
- All residences have private, two-car garages
- 91 guest parking spaces on site
- Array of amenities (resort-style pool, barbeque area, dog park, community center, tot lot, and multi-purpose lawns)



Rendered Perspectives



Entitlements

- Amendment to the Palm Valley PAD
- Rezone of 10.82 acres (Commercial to Multifamily) at the immediate corner of Indian School Road and Pebble Creek Parkway
- Replaces a long-vacant lot with a compatible residential development that:
 - ✓ Keeps height limited to 2-stories max.
 - ✓ Eliminates commercial traffic
 - ✓ Provides a highly sought-after housing opportunity

Next Steps

- Planning & Zoning Commission targeted for mid-December
- City Council targeted for early next year



Question & Answer Session

- To ask a question, please raise your hand by clicking the Raise Hand symbol on the bottom of your screen. If you joined telephonically, please dial *9 to raise your hand.
- We will call you individually by name and unmute your microphone so that you can ask your question.
- Please make sure your cell phone or computer microphone is unmuted so that we can hear your question.
- Once your question has been answered, your hand will be lowered. You may raise your hand again if you have a follow-up question and we will try to get to you.
- In the event we are not able to take your question, **please contact Dennis Newcombe, Gammage & Burnham Senior Land Use Planner, at dnewcombe@gblaw.com or (602) 256-4446.**

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