

CP LAKIN PARK PAD AMENDMENT

Project Narrative

Proposed PAD Amendment to the CP Lakin Park PAD to add approximately 4.8 acres of vacant land into the CP Lakin Park PAD boundary area to facilitate future multi-family development

Submitted by:

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On behalf of:



PROJECT DESCRIPTION

RVi Planning + Landscape Architecture, on behalf of Advanced Acquisitions, LLC (an affiliate of Cavan Companies), is pleased to submit this PAD Amendment request to add approximately 4.8 acres of vacant land into the approved CP Lakin Park PAD (Ord #2019-1451) to facilitate the future development of a single family for rent proposal located west of the southwest corner of MC-85 and Cotton Lane. The subject property is currently located in unincorporated Maricopa County (APN# 502-49-017E) and is contiguous to the approved CP Lakin Park PAD and the City of Goodyear jurisdictional boundary.

Upon annexation of the 2.8-acres of the total 4.8-acre parcel, the intent of the PAD amendment is to expand the boundaries of the CP Lakin Park PAD to include the entire 4.8-acre parcel and rezone from AU to MF-24 to match exactly the existing multi-family zoning and existing development standards within the CP Lakin Park PAD. This will allow for the additional property to be included in a future request for development of a professionally managed, single-family detached and duplex gated community with one- and two-story rental homes designed in a cluster configuration on a single lot. The combined parcel would total 20.2 acres to be developed as part of the CP Lakin Park PAD MF-24 development standards.

This amendment is simply to expand the boundaries as shown by Figure 1 and Figure 2 below of the adjacent MF-24 parcel to include the existing exception parcel, and no other modifications to the existing CP Lakin Park PAD are requested at this time. All development standards will remain as approved by Ordinance 2019-1451 as outlined in the following sections.

Figure 1: Proposed Expanded PAD Boundary

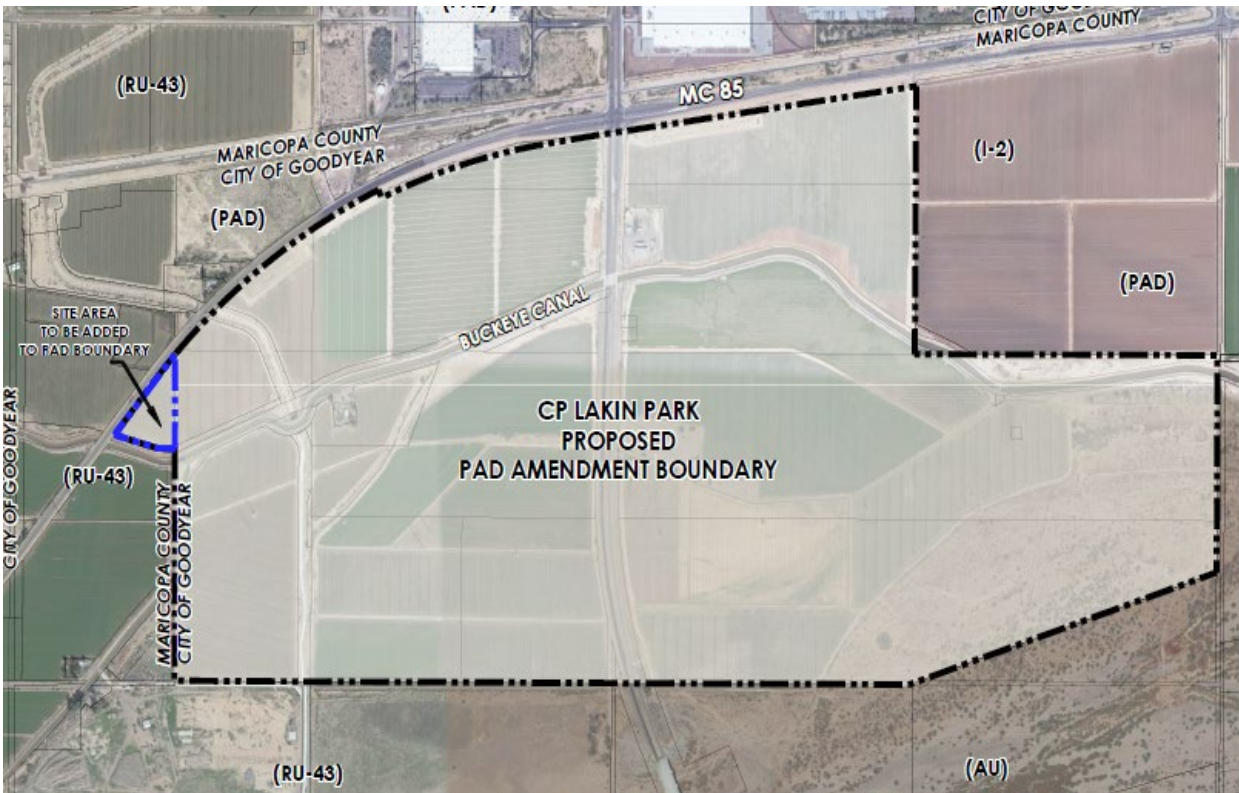
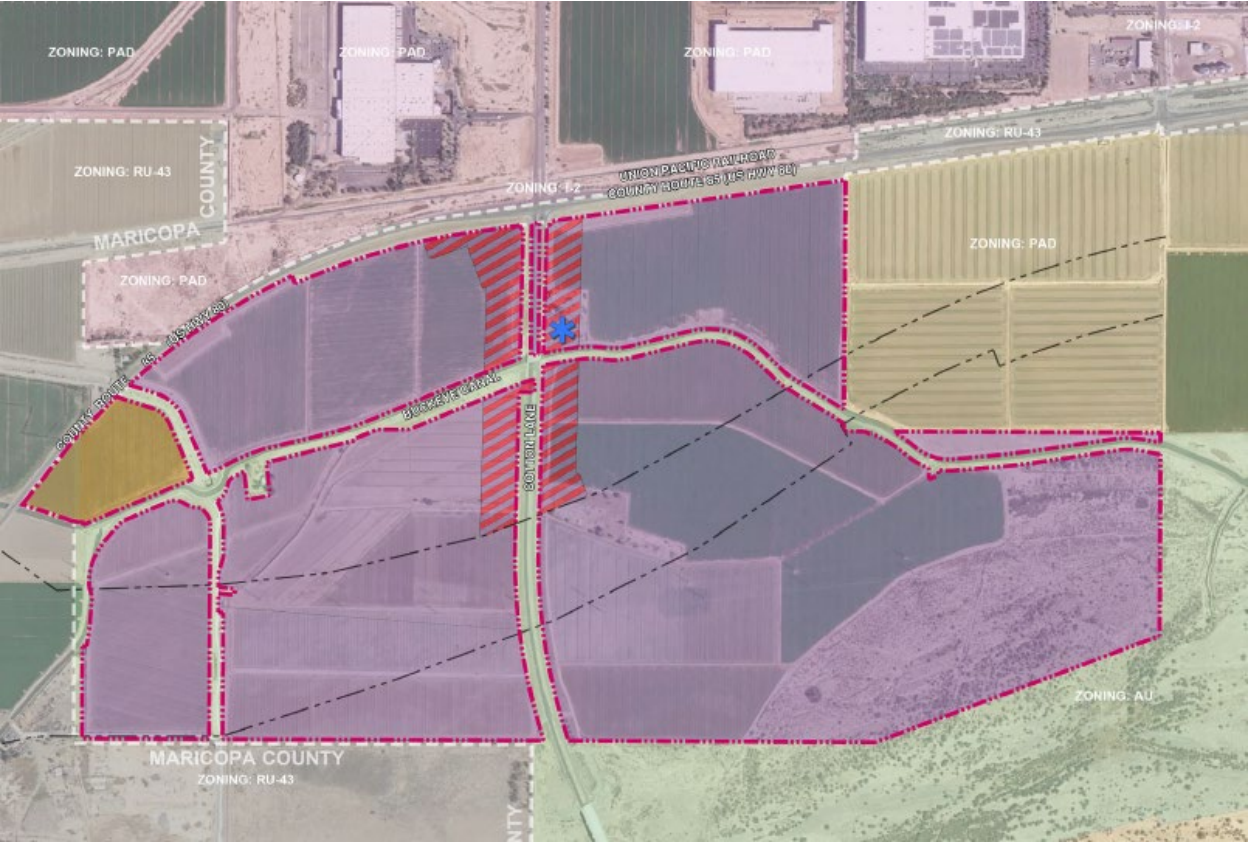


Figure 2: Proposed Amended PAD Zoning Map



The Flex Zone generally extends 300' on either side of Cotton Lane. The width increases on the northwest and southeast end to accommodate for access from MC 85 and conceptual site planning that has already occurred.

LEGEND

PROPERTY BOUNDARY

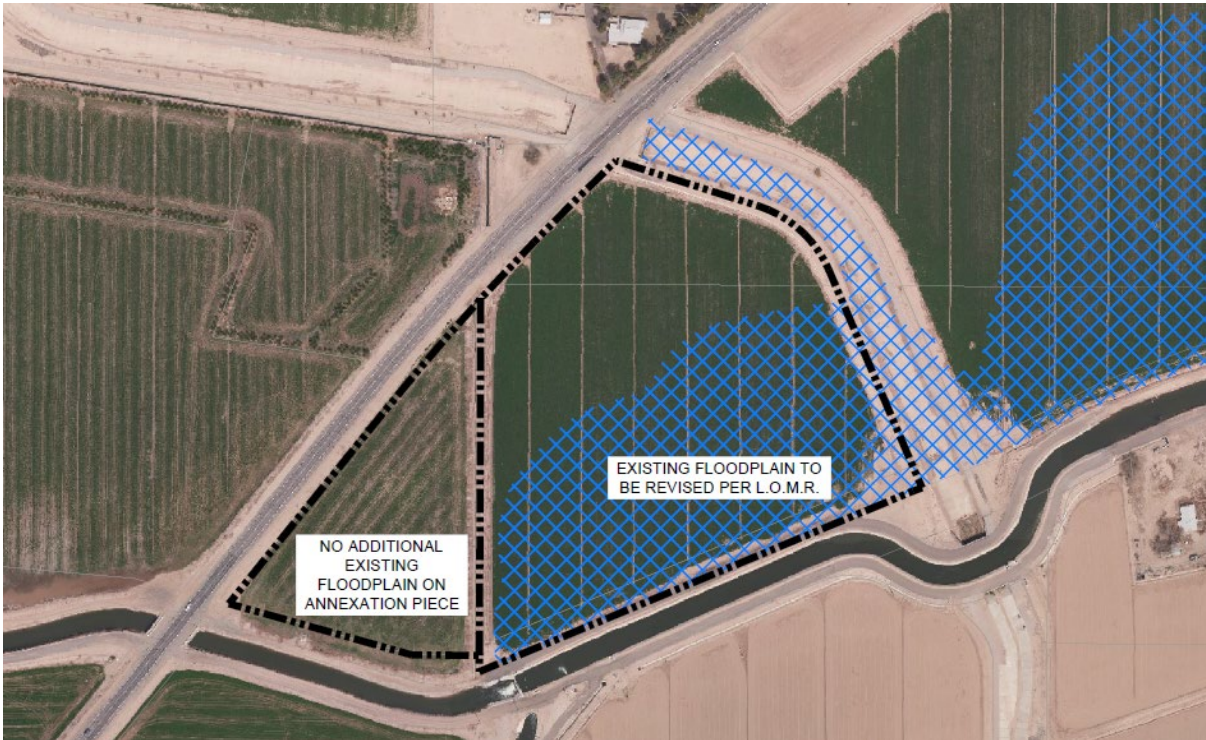
SR 30 ALIGNMENT

POTENTIAL FIRE STATION LOCATION

CP LAKIN PARK	SITE DATA	
	ZONING	AREA
	MULTIFAMILY (MF-24)	20.2
	COMMERCIAL/INDUSTRIAL FLEX ZONE	35.3
	INDUSTRIAL	644.9
	TOTAL	700.4

While the floodplain does not impact the 4.8-acre site as part of this PAD Amendment, a LOMR is currently in process which impacts the adjacent property (APN#502-49-007H) by removing this area out of the floodplain as shown by Figure 3 below. The LOMR will be completed before future development commences on the overall combined approximately 20.2 acre MF-24 property.

Figure 3: Proposed Floodplain to Be Revised Per LOMR



CONFORMANCE WITH SECTION 1-3-1 D ZONING ORDINANCE AMENDMENTS

The Zoning Ordinance identifies specific criteria in Section 1-3-1 D that staff and the Planning Commission is to use to evaluate rezoning applications. The following section provides an overview of how the proposed development meets the intent of the Zoning Ordinance.

- a. Consistency with the goals, objectives, policies and future land use map of City's General Plan; consideration of current market factors, demographics, infrastructure, traffic, and environmental issues; and if conditions have changed significantly since the Plan was adopted;

The recent approval of a Major General Plan amendment was processed prior to the approval of the CP Lakin Park PAD to change the land use from Neighborhood to Industrial and Business & Commerce on most of the Property. The proposed PAD amendment is consistent with the adjacent land uses defined by the General Plan and current development in the area as part of the approved CP Lakin Park PAD.

- b. Suitability of the subject property's physical and natural features for the uses permitted under the proposed zoning district;

The current 4.8-acre addition to the approved PAD has relatively flat topography. All other features and constraints such as the major drainage channel along the eastern boundary, the Buckeye Canal along the southern property line and the 300-foot-wide electrical easement with high tension overhead power lines approximately 350-ft south of the Canal and the Gila River do not impact the future development of this multi-family area as amended per this application.

Additionally, this 4.8-acre property is essentially a remnant parcel bounded by MC-85 to the north and west, the CAP Canal to the south, and the CP Lakin Park PAD to the west, and is a natural to be connected to the adjacent MF-24 parcel.

- c. Compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of such things as land suitability, environmental impacts, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential impact on property values;

The subject Property is within the Territory in the Vicinity of a Military Airport notification area and a departure corridor for Luke AFB. The Property is located approximately 3.6 miles southeast of the 65 Ldn noise contour and, as such, is outside of the Luke AFB Graduated Density Concept (GDC). Notice and disclosure of this manmade environmental condition will be required as part of the development review process. This site and proposed zoning is compatible with the adjacent property, and is intended to be combined into a single parcel with the parcel to the east upon development.

- d. Proposed zoning district's consistency with other land uses within the immediate area and whether uses allowed under proposed zoning district would be better suited to the subject property than the uses allowed under current zoning;

The addition of the 4.8-acre parcel to multi-family as part of the proposed amendment is consistent with the existing multi-family designation within the approved PAD. The annexation of the subject property and associated PAD amendment meets the intent of the existing PAD and conforms with the General Plan.

- e. Demand for the types of uses permitted in the proposed zoning district in relation to amount of land currently zoned and available to accommodate the demand;

The wide variety of new major companies that have or will soon be locating in Goodyear creates a considerable demand for additional industrial and employment centers. This Property, at the intersection of Cotton Lane and MC 85 and the planned SR 30, is in an ideal location to accommodate this demand. As means of supporting the influx of future employment in the area, housing options including single family for rent style bungalows provides necessary and diverse options for future residents.

- f. Demands for public services that will be generated by the uses permitted in the proposed zoning district and requirements for meeting such demands in terms of public infrastructure and facilities and other capital equipment, such as water supplies, water treatment, storage, and distribution facilities, wastewater treatment recharge and distribution facilities, streets, bridges, schools and emergency services facilities and equipment;

As defined by the CP Lakin Park PAD, it was established that a maximum 2.5-acre parcel would be set aside for a future fire station if needed. While most of the Project will have industrial and commercial land uses and will have no effect on the local school districts, the multifamily parcel has an estimated density of up to 12 du/ac; thus, creating a range of approximately 228 residential units on 19.26 proposed acres.

School district boundaries are split along Cotton Lane through the development. West of

Cotton Lane is the Liberty Elementary School District and Buckeye Union #201 School District. Calculations for the anticipated impact on the school districts are shown below.

School District	# of Residential Units	Student Ratio	# of Students
Liberty Elementary School District	228	0.30 Students/Unit	68
Buckeye Union #201 High School District	228	0.19 Students/Unit	43
Total			111

In general, the primary access driveway location and spacing should follow MCDOT Roadway Design Manual Section 7.9. The design of the driveway should follow Section 4.1.4.E. of the City of Goodyear Engineering Design Standards and Policies Manual.

The proposed potable water system design consists of extending the existing 16-inch water main along the MC-85 to the west along the Project's northern boundary. In addition, a 10-inch water main is proposed to connect the east side of the Project to the proposed 10-inch water main in the adjacent Parcel 2 development. Both the 16-inch main to the north of the Project and the 10-inch main to the east of the Project will connect to the existing 30-inch main within Cotton Lane. This 30-inch main within Cotton Lane is consistent with the City of Goodyear 2016 Integrated Water Master Plan (November 2016).

The onsite proposed wastewater system consists of 8-inch sewer mains that generally route wastewater to the Project's eastern boundary. The proposed offsite 8-inch sewer main will flow to the east to connect to an 8-inch sewer main proposed as part of the Parcel 2 improvements. The sewer mains continue to flow east to the proposed regional Lakin Park lift station, located near the southwest corner of Building A in Parcel 2. The City of Goodyear 2016 Integrated Water Master Plan (November 2016) shows the Rubbermaid Lift Station, located near MC-85 and Cotton Lane. It also shows the 12-inch gravity sewer main that extends east along MC-85. The infrastructure proposed as a part of this Project, along with the proposed Lakin Park lift station and force main along Cotton Lane (proposed as part of separate project/submittal) are not shown within the 2016 Integrated Water Master Plan (November 2016).

All other utilities such as fire, police, and emergency medical services, and trash collection services are proposed to be through the City of Goodyear government. No Pre-annexation Development Agreement is needed to accommodate this request as this parcel is within the City of Goodyear Service Areas and is in general conformance with the approved CP Lakin Park PAD.

- g. Potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided;

The CP Lakin Park development is within close proximity of all required infrastructure (see attached Engineering Reports). The Project will provide necessary onsite improvements to connect to the existing infrastructure in Cotton Lane and MC 85. In addition, the developer of the larger CP Lakin PAD is reserving a maximum 2.5-acre site along Cotton

Lane for a future City of Goodyear Fire Station if needed.

h. General public's concerns;

As previously approved, the CP Lakin Park PAD includes industrial, commercial, and multifamily uses and remains in general conformance with the approved PAD, including the area designated as Multi-family by the CP Lakin Park Land Plan. Notices will be sent to property owners within 500-feet of the property, any HOAs that are within the notice area, neighboring municipalities in the notice area, school districts, Luke AFB, ADOT, any identified stakeholders, and anyone who has requested to receive this type of notice, alerting them of this proposed PAD amendment. Any feedback received will be incorporated into the formal application.

i. Whether the amendment promotes orderly growth and development; and,

As this area continues to grow with commercial and industrial uses, this provides the opportunity for a diversity of housing options to accommodate future employees and City of Goodyear residents. The proposed amendment to include additional acreage lies immediately adjacent to the existing multi-family designation and will be zoned similar to the existing PAD and be in general conformance with the approved PAD.

j. Any other factors related to the impact of the amendment on the general health, safety and welfare of the citizens of the City and the general public.

The project team has taken great care in evaluating the need for this amendment and ensuring consistency with the approved PAD is achieved. The addition of the 4.8-acre parcel into the existing CP Lakin Park PAD does not significantly alter the intent of the approved PAD and provides additional acreage for more housing to support the future growth in this area.