



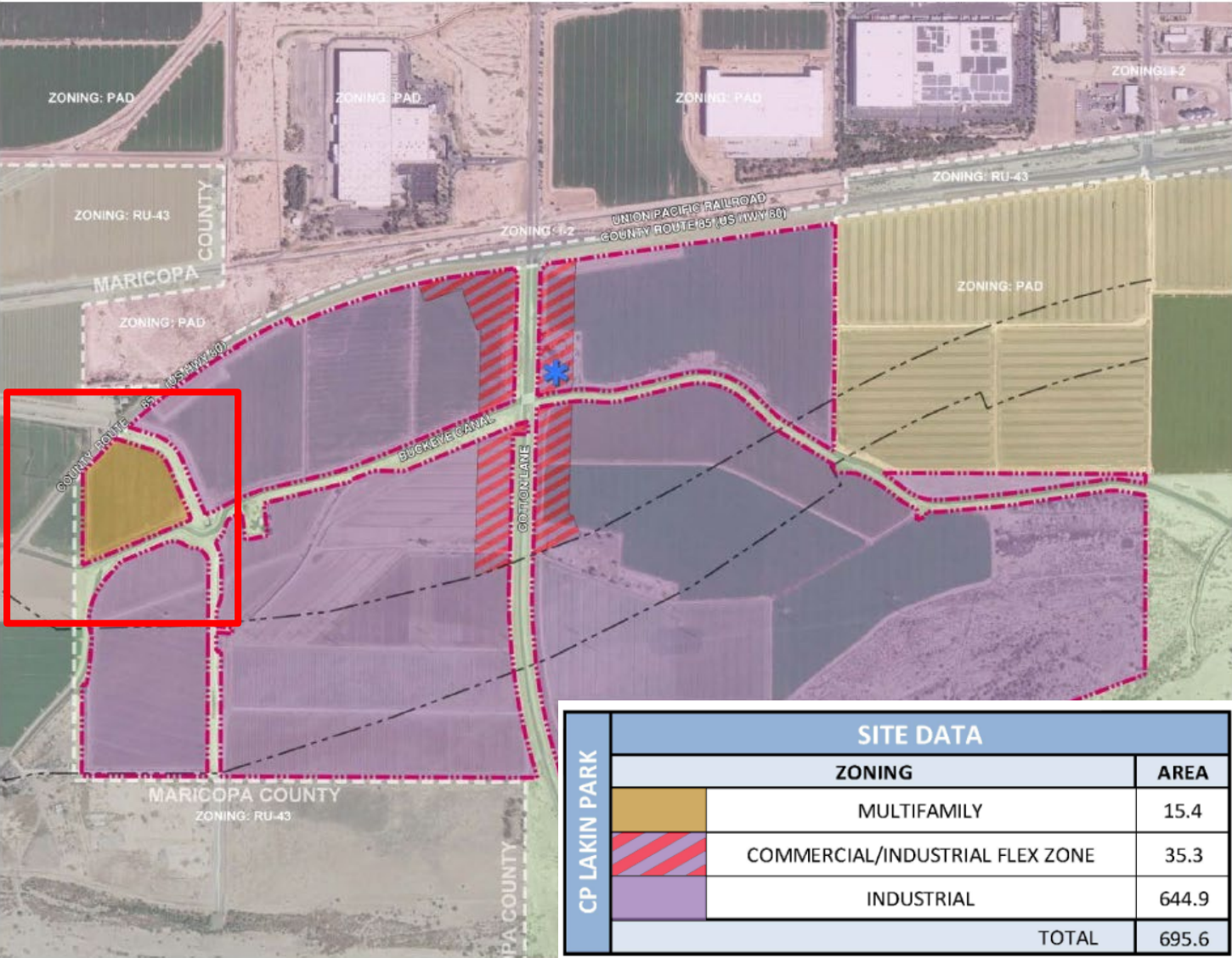
City Council Meeting

September 27, 2021

Lakin Park Bungalows PAD Amendment

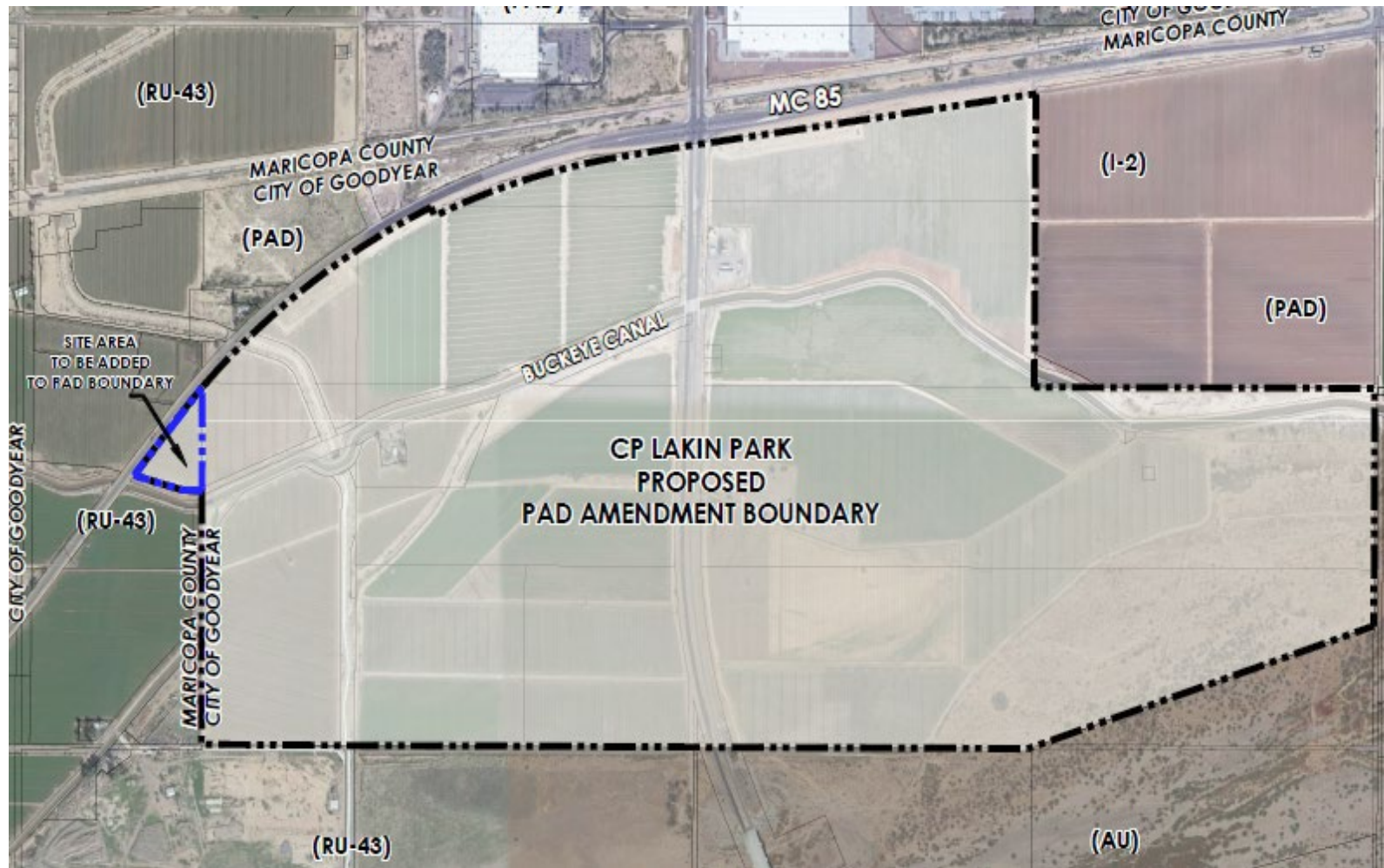
City of Goodyear

Existing Lakin Park PAD



- Approved in 2019 - Approximately 695.6 acres
- Existing Multifamily (MF) area within Lakin Park PAD intended for single family for rent
- MF was to be developed under MF-24 standards per existing Lakin Park PAD
- The existing MF portion is within City of Goodyear limits (shown by white dotted line)

Proposed Lakin Park PAD Amendment



- 4.8-acre parcel to be added into Lakin Park PAD
 - 2.8 acres of that parcel was recently annexed into City
- PAD Amendment rezones this 4.8-acres to MF-24 PAD
 - Match standards of the existing contiguous MF-24 zone
- Subsequent Site Plan & Design Review

Existing Approved PAD Development Standards

Table 1
Development Standards

	Multi-Family MF-24	Commercial C-2	Industrial I-2	PFD
Minimum site area	N/A	10,000 sq. ft.	1 acre	The PFD (Public Facilities District) standards shall apply to the development of a municipal fire station within the portion of the Property designated Commercial/Industrial Flex
Maximum density (du/ac)	24	N/A	N/A	
Minimum lot width (ft.)	100	150	150	
Minimum lot depth (ft)	N/A	N/A	200	
Maximum height (ft)	40	56	60/70 ⁽⁶⁾	
Maximum building coverage (%)	50	50	50	
Minimum Project perimeter building setback ^{(4) (5)}	Front (ft)	30	30 ⁽⁴⁾	
	Rear (ft)	20	20	
	Side (ft)	20	30 ⁽²⁾	
	Total both sides (ft)	40	N/A	
	Street side (ft)	30	30 ⁽⁴⁾	
Minimum internal building setback (ft)	10	N/A	N/A	
Minimum Recreational Open Space ⁽³⁾ (sq. ft./du)	400	N/A	N/A	

Footnotes:

⁽¹⁾ Buildings with heights in excess of 56 ft. shall provide 1 foot of additional setback for each foot of building height over 56 ft.

⁽²⁾ Thirty (30) feet per side; provided that a ten (10) foot area adjacent to the property line be landscaped and maintained.

⁽³⁾ Open Space requirements for the Multi-Family Zoning District in the Zoning Ordinance applies, and the definition of Recreational Open Space is currently codified at Section 3-2-5.B.a.

⁽⁴⁾ Setbacks apply to the perimeter of Project and not between zoning districts or individual parcels.

⁽⁵⁾ Required perimeter setback areas fronting onto public streets shall be entirely landscaped except for necessary driveways and walkways. Parking is not permitted within the required setback area, including driveway area.

⁽⁶⁾ Maximum building height of seventy (70) feet shall be permitted for I-2 industrial developments located north of the SR-30 Freeway Corridor.

- City of Goodyear MF-24 PAD standards are 30' for rear yard setback
- Lakin Park PAD rear yard setback is 20'
- Maintain all existing approved MF-24 standards, including 20' rear yard setback

Site Plan Per a Separate Application

- One and two-story, residential luxury rental community
- Site Plan Features:
 - 19.8 net acre site
 - ~222 proposed units
 - Cluster configuration, varying rooflines
 - Front porches and private backyards
 - Gated community
 - Exceeds required parking
 - Looped circulation and parking
 - Primary access from MC-85
 - Decorative theme wall, view fencing
 - 20' Perimeter setback adjacent to residential, tree in each backyard

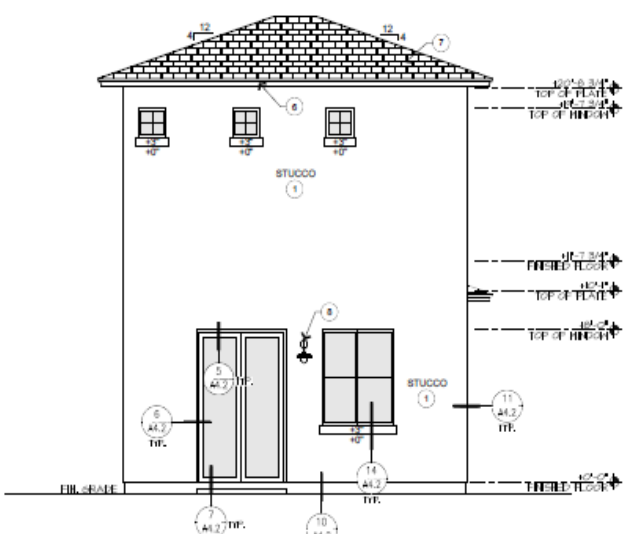


Preliminary Proposed Elevations Details

- One story
 - 1BR – 726 sq. ft.
 - 2BR – 1033 sq. ft.
 - 3BR – 1273 sq. ft.
- Two story (< 25' in height)
 - 1 BR - 866 sq. ft.
 - 3 BR - 1,586 sq. ft.
- 5 different floor plans, 2 elevation styles, 3 different color schemes (i.e. 30 possible combinations)
- Units proportionally distributed and oriented throughout site to add variety
- 4-sided architecture and multiple treatments
 - Sconce, shutters, stone/brick veneer, vents, wood, terracotta vents, window trim popouts, concrete tile roof, metal plank siding

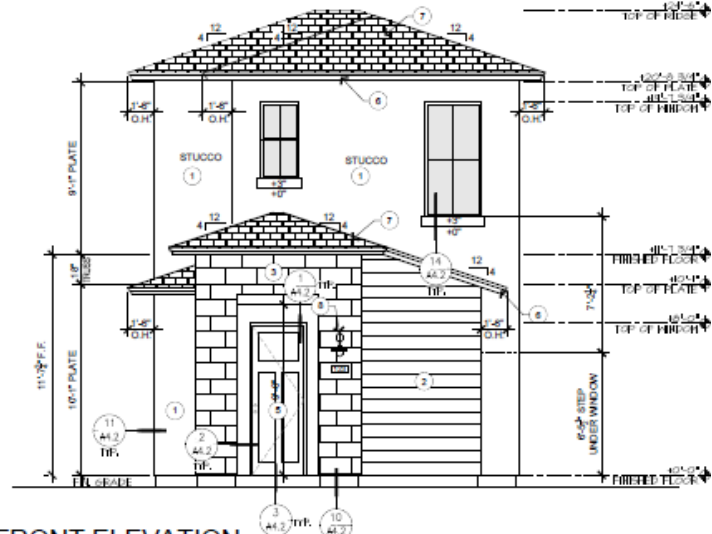
Preliminary Proposed Elevations - 1BR Ranch Style

2-Story



REAR ELEVATION

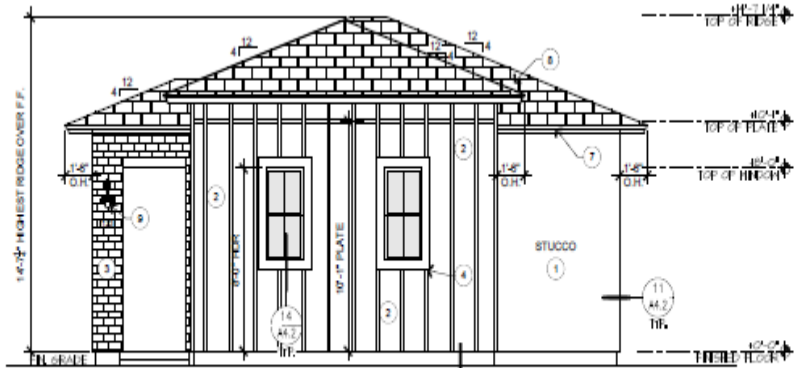
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FRONT ELEVATION

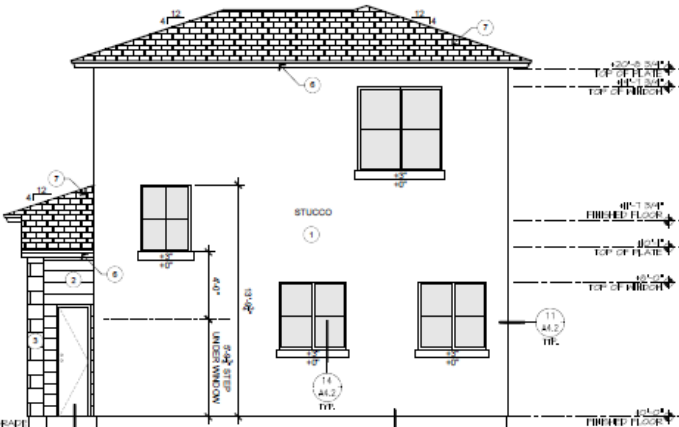
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1-Story



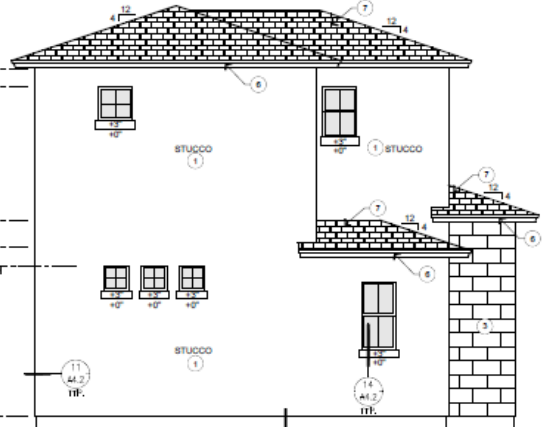
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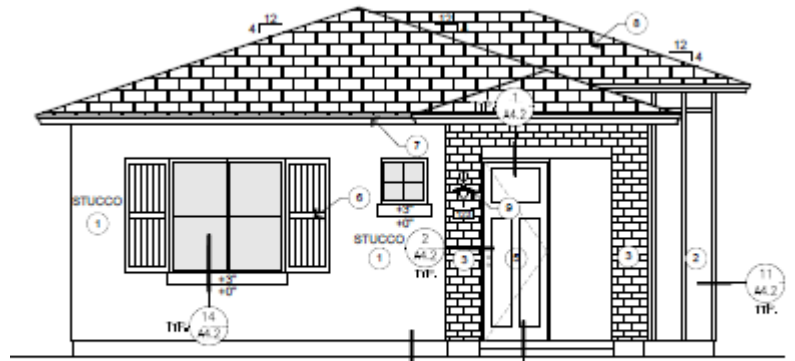
RIGHT ELEVATION

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LEFT ELEVATION

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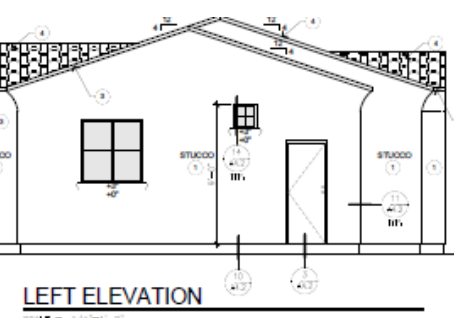
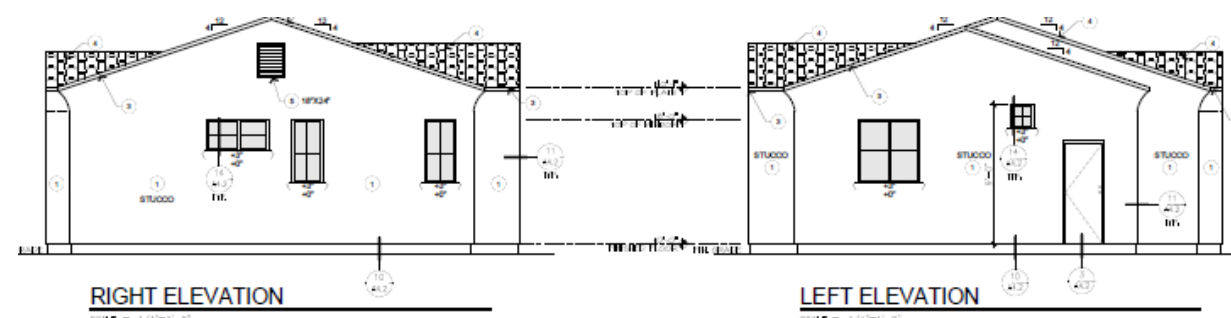
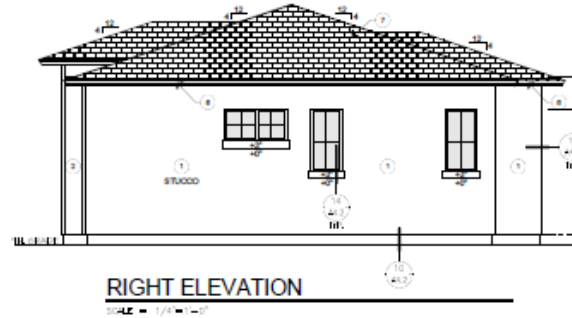
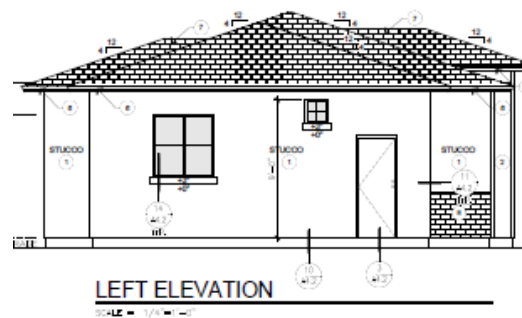
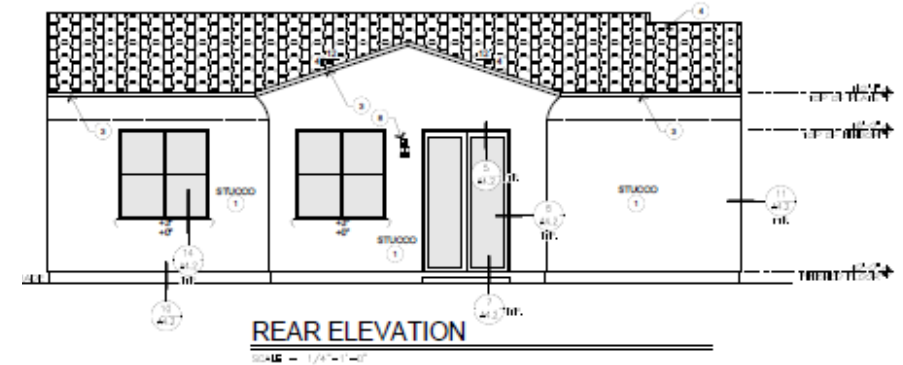
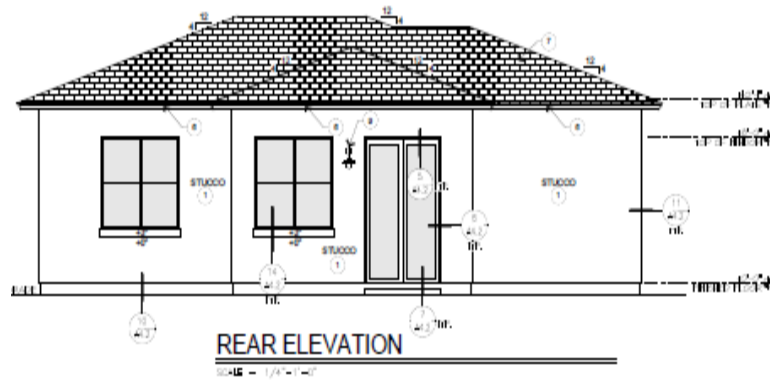
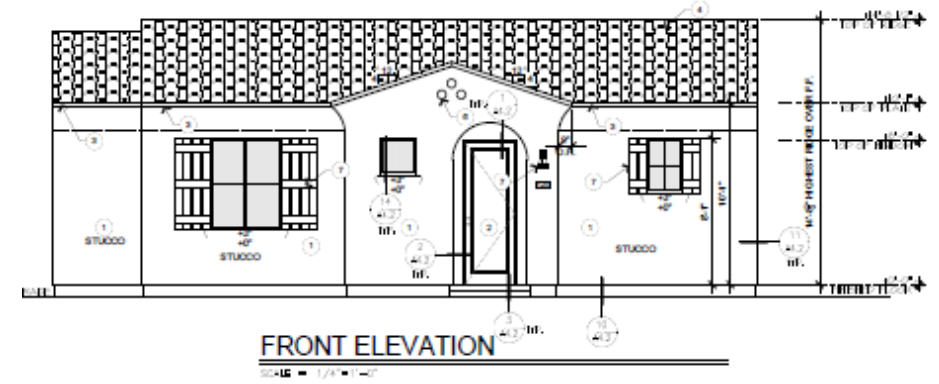
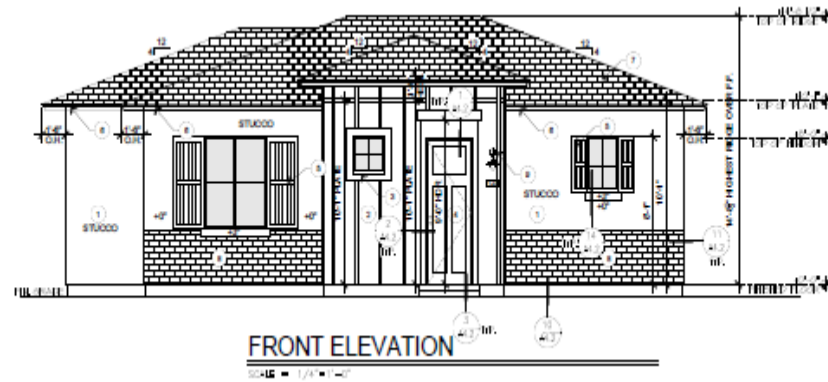


LEFT ELEVATION

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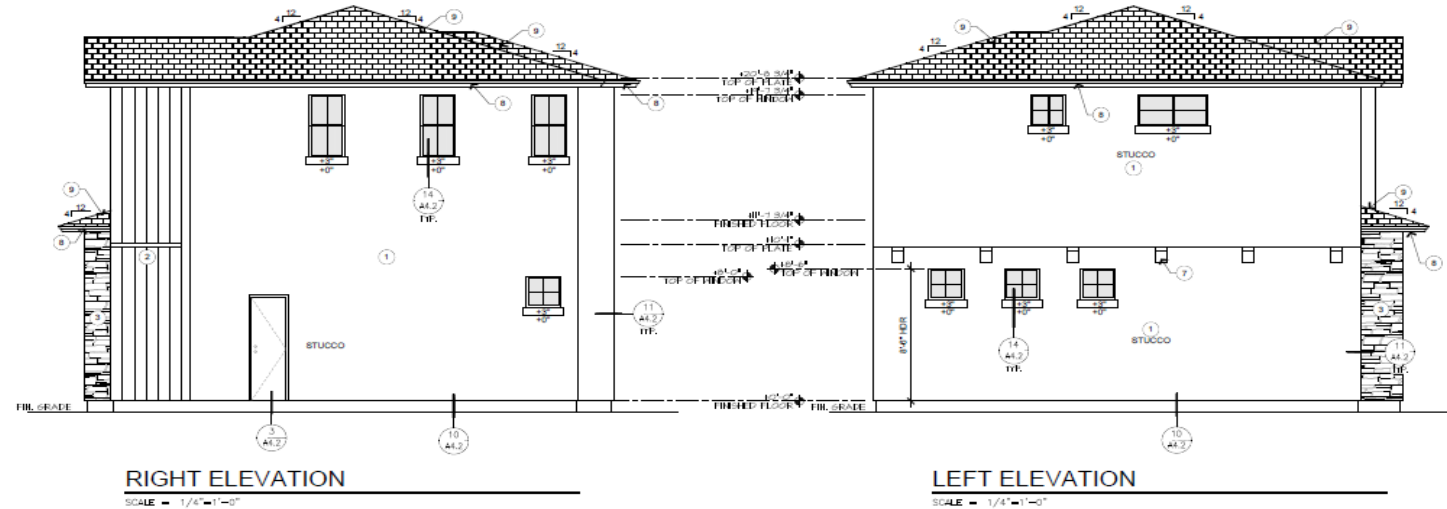
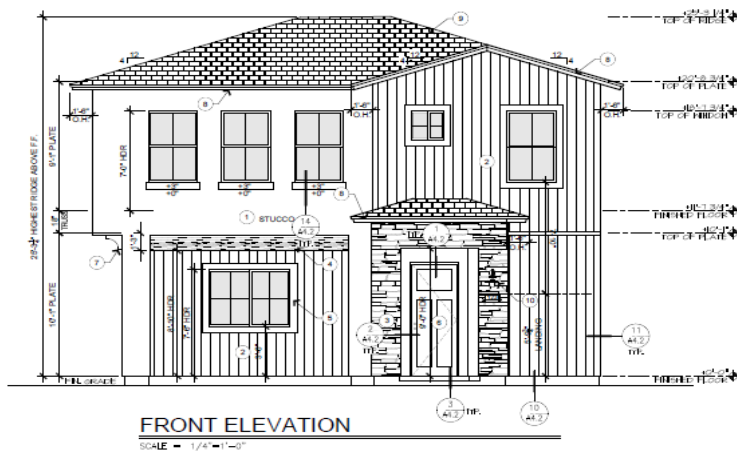
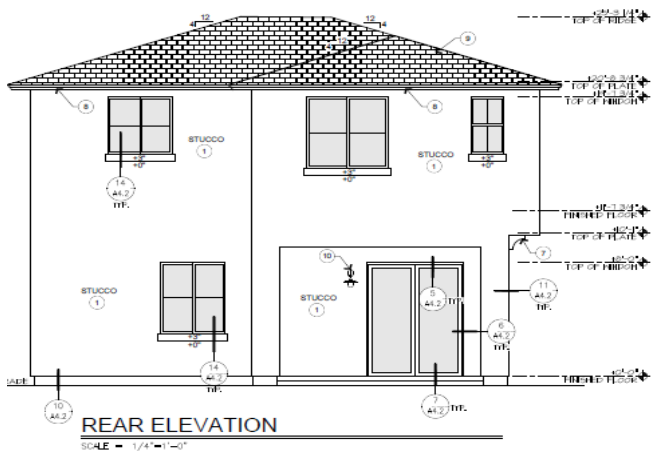
Preliminary Proposed Elevations – 2BR Ranch & Spanish

1-Story
Only

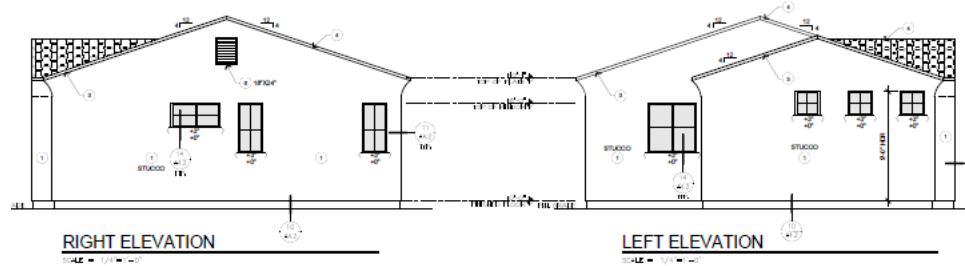
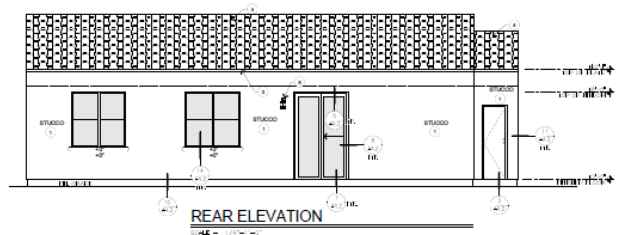
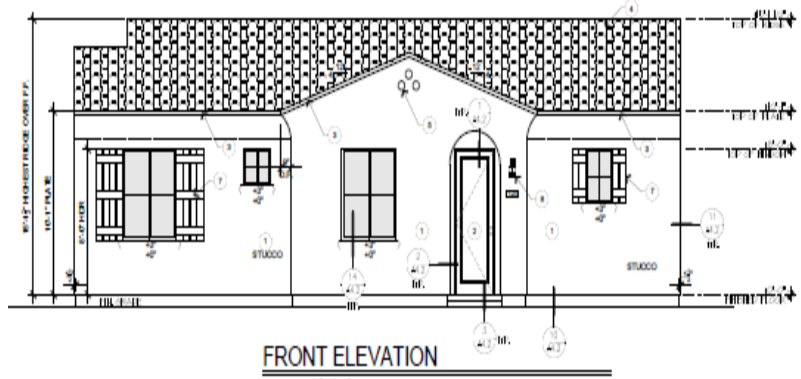


Preliminary Proposed Elevations - 3BR - Ranch

2-Story

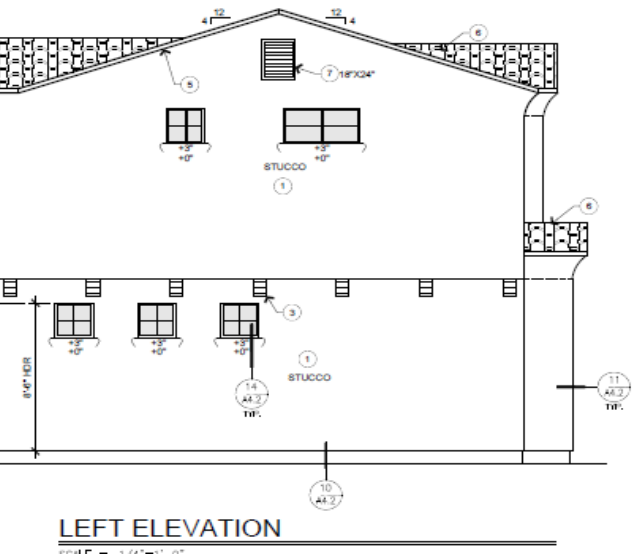
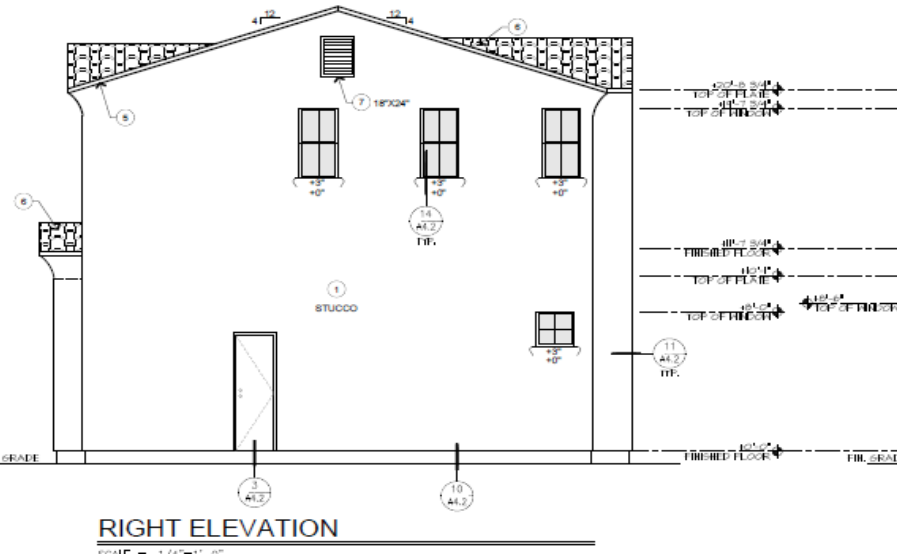
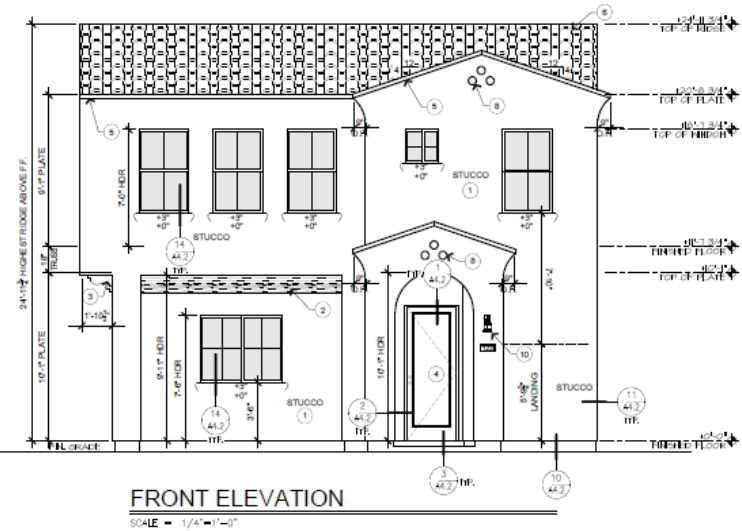
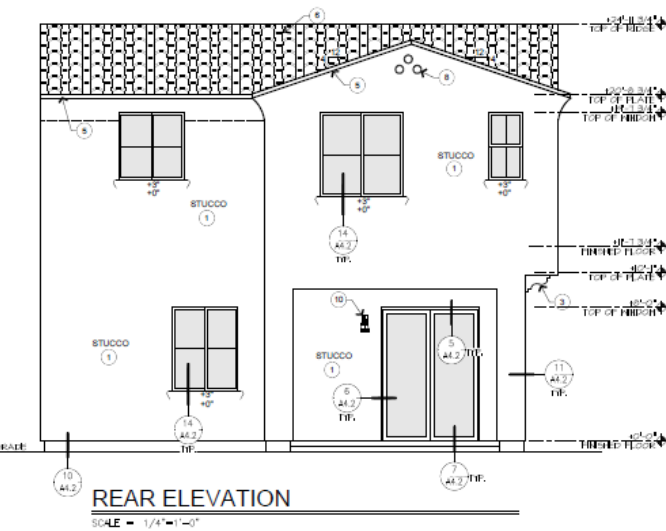


1-Story

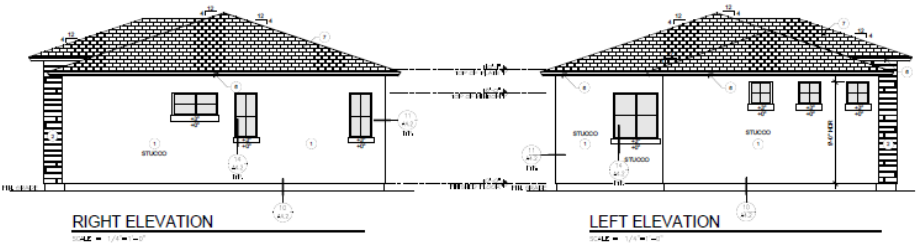
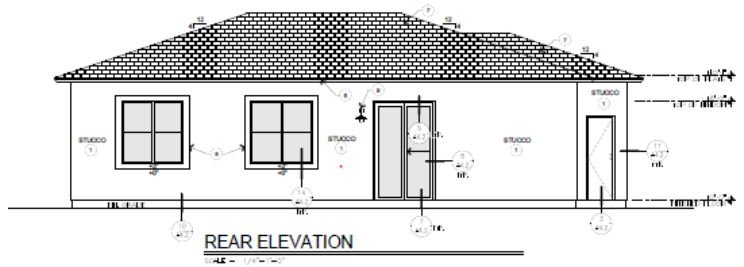
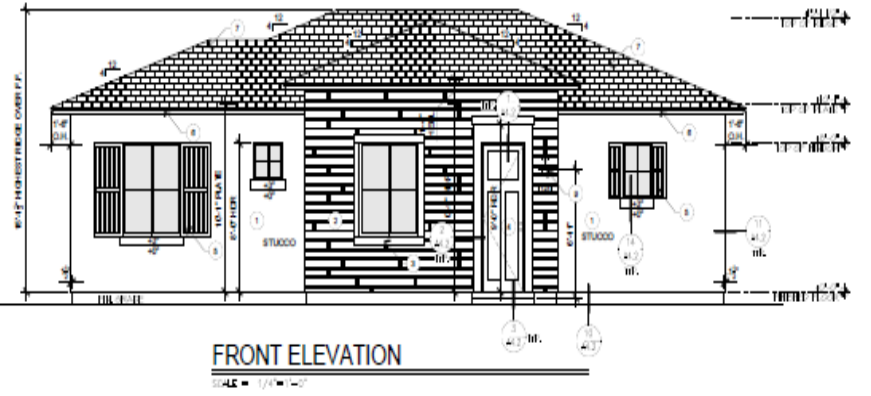


Preliminary Proposed Elevations - 3BR - Spanish

2-Story



1-Story



Representative Imagery: Community Clubhouse

- Leasing Office
- Meeting Space
- Outdoor Patio
- 4-Sided
Architecture



Representative Imagery: Interior Units



Privacy of single-family living with apartment-like amenities, rental terms, and management

Representative Imagery: Interior units



Stainless steel appliances, 10-foot ceilings, wood-like floors, quartz counters, private backyards

Summary

- Existing Multifamily (MF-24) area within Lakin Park PAD was always intended for single family for rent product
- This amendment facilitates the addition of a 4.8-acre undesirable parcel for the development of a 222-unit SFFR product on approx. 19.6-net acre site
- Consistent with the approved standards of original Lakin Park PAD (MF-24 district) and the intent of the newly adopted MF-12 standards



Questions?



Contact Information

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