

Canyon Trails
Goodyear, AZ

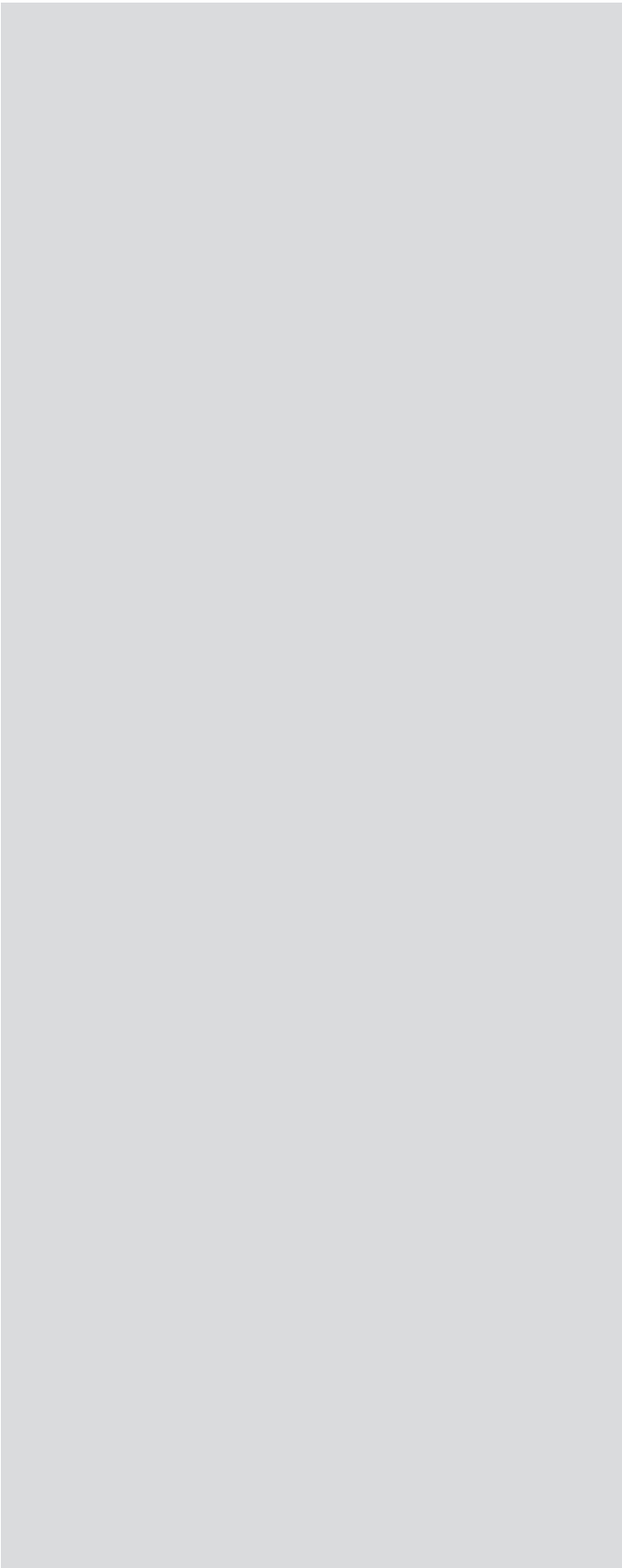
CANYON TRAILS TOWNE CENTER RESIDENCES

Southeast corner of Cotton Lane and Canyon Trails Boulevard
APN 500-91-877

Rezone Case Number: 21-200-00003

July 2021

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I. INTRODUCTION

Embrey Partners, Ltd. (“Embrey”) respectfully submits the following rezoning request for a new multi-family residential apartment community, Canyon Trails Towne Center Residences, located at the southeast corner of Canyon Trails Boulevard and Cotton Lane within the existing Canyon Trails Towne Center development. The 12.7-net acre site, located at the north end of the commercial center, was originally planned for an anchor tenant (Home Depot) that never came to fruition. With the changing demand and physical attributes of retail, the 91-acre Canyon Trails Towne Center, has faced challenges in occupancy of existing tenant space and development of vacant pads, resulting in far less than the 848,375 square feet of retail once envisioned. The current commercial center management group and Embrey have realized an opportunity to breathe new life into the Canyon Trails Towne Center and build upon the initial goals of creating ‘a strategically integrated shopping environment that reflects a family atmosphere in a pedestrian-friendly environment’. The incorporation of high-density residential on the subject site would provide additional patrons and sustainability for the existing retail and restaurants within Canyon Trails Towne Center.

This application requests to rezone Lot 4 of Canyon Trails Towne Center from PAD (Planned Area Development) to MF-24 (Multi-Family Residential) with PAD Overlay to accommodate a new residential component within the Canyon Trails Towne Center.

II. EXISTING CONDITIONS + SURROUNDINGS

EXISTING CONDITIONS

The existing site is flat and contains no natural washes, floodway or floodplain designations, hillside slopes, irrigation district canals, or any other known significant natural features that would be worthy of preservation or hinder development on the site. Though the site is currently vacant, it was previously primed for development of an anticipated retail anchor with on-site vehicular circulation, a striped parking lot with landscape planters, and perimeter landscaping. No buildings were ever constructed on the site due to lack of commercial tenant interest. As part of the overall Canyon Trails Towne Center development, elements such as monumentation in the northwest corner of the site, perimeter walls of varying heights along the west and north property edge, and an eight (8) foot concrete multi-use path along the western property edge were constructed.

The site currently takes vehicular access from two (2) existing internal access drives within Canyon Trails Towne Center, one (1) along the south boundary of the site and one (1) along the east. Canyon Trails Boulevard, an existing collector roadway, borders the site along the northern boundary and Cotton Lane borders the site along the western property line and will eventually be developed as the future expansion of the Loop 303 corridor.

See Exhibit A | Aerial Map and Exhibit B | Vicinity Map for an introduction to the site.

EXISTING ZONING AND LAND USE

The site is currently zoned Commercial/PAD as part of the Canyon Trails Towne Center PAD approved by City Council on May 16, 2005, with the adoption of Ordinance No. 05-942. The City of Goodyear’s General Plan identifies the site for development as Business & Commerce. The Business & Commerce land use category includes community level retail, entertainment, service-oriented businesses, and high density residential that supports the commercial areas. This proposed rezoning request from PAD to MF-24 with PAD Overlay is in compliance with the General Plan land use designation for the site and will complement the existing and proposed uses in the vicinity of the project.

Adjacent uses and zoning designations are as follows:

Location	General Plan Land Use	Existing Zoning	Existing Land Use
Site	Business & Commerce	PAD	Vacant commercial pad site
North	Business & Commerce	PAD	Vacant
South	Business & Commerce	PAD	Canyon Trails Towne Center – existing commercial
East	Business & Commerce	PAD	Canyon Trails Towne Center – existing commercial
West	Business & Commerce Neighborhood	PAD PAD	Future Loop 303 Freeway Crestwood at Canyon Trails – planned single-family residential community

See Exhibit C | Zoning Map and Exhibit D | General Plan Map for zoning and General Plan land use information.

III. DEVELOPMENT PROPOSAL

The proposal envisions a high-quality multi-family residential development that will become integrated into the Canyon Trails Towne Center, introducing new housing opportunities, patronage, and vitality to the area. Connectivity and synergy through design elements and vehicular and pedestrian systems will promote a cohesive framework for a vibrant mix of compatible uses. The conceptual site plan is functional and responsive to the site and surroundings, being mindful of sight visibility into the commercial center and enhancing pedestrian connectivity to the immediate commercial uses and the surrounding community network of multi-use trails and bicycle routes.

The proposed project includes nine (9) three-story garden-apartment style residential buildings, two (2) two-story carriage unit buildings, a two-story central clubhouse / leasing office, a fitness center, and two (2) amenity areas. A combination of one-bedroom, two-bedroom, and three-bedroom units of varying square footages and floor plans will be offered, for a combined total of 284 residential units, and an overall project density of 22.4 dwelling units per net acre. The average unit square footage will be approximately 923 square feet. Buildings have been oriented on the site to proactively mitigate any potential noise impacts associated with the future Loop 303 freeway and interface with the existing commercial center, providing visual and pedestrian connectivity. Due to a sight line constraint, which has been required by the commercial center property owner to preserve retail shops' visibility, the south and southeast portion of the site are restricted for building placement. The design of the site has used this constraint as an opportunity to open the southern edge of the residential development, creating a transparent edge condition and allowing for visual connectivity between the commercial and residential uses. See Exhibit E | Conceptual Site Plan.

CIRCULATION + PARKING

The site's primary ingress/egress point will be located off of the southern access drive within Canyon Trails Towne Center, aligning with the proposed clubhouse, fitness center, and main central amenity area. It is anticipated that this main entry will include public parking in front of the clubhouse/leasing office with resident gated access flanking the entry drive. A secondary resident only gated access will be provided at the northeast corner of the site to the adjacent commercial access drive, with direct access to Canyon Trails Boulevard to the north. Vehicular circulation through the site will be provided by private access drives which loop around the site, providing efficient circulation and the ability to offer parking in close proximity to all residential units. Parking and loading quantities shall meet the requirements outlined in Article 6: Off-Street Parking and Loading of the City of Goodyear Zoning Ordinance and will be provided evenly throughout the site through a combination of uncovered surface parking, carport parking areas, and attached and detached garages. A number of the attached garages shall include tandem parking for rent by residents. The tandem parking is located behind the garages in an open, uncovered space and shall be reserved to the same dwelling unit as the adjacent garage.

The garages are rented based on availability, with a limited number available to studios or one-bedroom units to ensure garage parking is sufficient for all residents. Each dwelling unit that does not rent a garage has one (1) assigned covered parking space. Occupancy of each residential unit and the total number of vehicles permitted is limited to ensure the parking is adequate. Any uncovered parking spaces are available to guests and are provided at a rate of one (1) space per ten (10) dwelling units. Residents are familiarized with this system when signing a lease and signage on site is provided for the benefit of guests. In addition to signage around the site, the design itself suggests that the tandem spaces are reserved and thus, it is rare that guests will park in assigned spaces.

A parking plan addressing parking management shall be submitted and approved with the Site Plan. All parking shall adhere to the approved parking plan. The parking plan will be enforced by the property management team to ensure proper parking protocol is being utilized. Resident leases may be terminated if they are found to be repeatedly in violation of the parking program. This ensures that guest parking is maintained for guests and residents are utilizing their assigned parking spaces.

NOISE

The site is partially located within the Freeway Development Overlay District, which extends 500 feet from the planned Loop 303 freeway. Per the City of Goodyear Zoning Ordinance Article 9-1: Freeway Development Overlay District, new residential development within this Overlay District is required to provide sound attenuation measures needed to reasonably predict that the projected exterior noise levels on the property at ground level shall not exceed the 64 dBA (Leq) noise level and projected interior noise levels for each building unit shall be limited to 45 dBA (Leq). These City requirements are based on ADOT's old standards which have since been updated (May 2017) to an exterior noise standard of 66 dBA (Leq) and interior standard of 52 dBA (Leq).

Adjacent to the site, the freeway is planned to be approximately twenty-eight (28) feet above grade, with the eastern most north bound lane a minimum distance of approximately 170 feet from the nearest proposed residential building. A Preliminary Noise Study prepared by Acoustical Consulting Services dated July 15, 2021, provided with this application, demonstrates that Canyon Trails Towne Center Residences can meet the interior noise level requirements of both City of Goodyear and ADOT through the use of upgraded building materials. Buildings along the western edge of the property will use upgraded building materials (i.e. dual-glazed windows and solid wood, minimum of R30 roof/ceiling assembly, foam-filled fiberglass or metal doors, etc.) to maintain interior noise levels under the maximum allowed interior 45 dBA (Leq) noise levels.

The site has been thoughtfully designed to mitigate exterior noise levels for residential units along the western property boundary through building orientation and the inclusion of two-story carriage units along this property edge. No balconies or patios on the residential units that border the western edge of the property will face immediately to the west, proactively mitigating potential noise from the future Loop 303 freeway. In addition, site design for the multi-family residential community provides for a centralized community amenity area, more than 450 feet from the planned eastern most north bound freeway lane, that is surrounded by buildings which creates a peaceful outdoor environment for all residents to enjoy.

The overall design intent of Canyon Trails Towne Center Residences is to provide an urban lifestyle environment and synergy with the existing retail center. Activation and transparency through architecture, building placement, and pedestrian paths/sidewalks on all sides of the site are being planned to provide engagement with the surrounding context. The landscaped building setback and community trail along the western edge of the site is integral to activating this property edge and providing a presence along the community trail. Canyon Trails Towne Center Residences is embracing its urban context, while providing safe and private residential apartment units and high end amenities with outdoor common spaces for community social interaction.

Additional information can be found in the Preliminary Noise Study, provided under separate cover. At the time of Site Plan submittal, a sound attenuation plan that includes a noise analysis shall be submitted to the City Engineer or his/her designees for approval.

ARCHITECTURE

Architectural elevations will be provided for review and approval with the Site Plan/Design Review submittal. The overall design intent is to incorporate timeless architecture that provides visual interest and complements the Canyon Trails Towne Center. Buildings will incorporate four-sided architecture so that all edges of the site are visually appealing and interface with the existing commercial center. The PAD Regulations document, provided as part of this rezone request, includes regulations that shall guide the future architecture and site design elements for the Canyon Trails Towne Center Residences development, while providing assurances for a successful multi-family residential community that is welcomed and embraced by the City of Goodyear.

OPEN SPACE + AMENITIES

To create a sense of place and locations for residents to gather, various luxury amenities have been designed for the multi-family residential community. Two (2) large scale open space areas are planned to offer passive and active recreational opportunities for residents, while also allowing for synergy and connectivity to Canyon Trails Towne Center. The private clubhouse and main amenity area are centrally located within the development to provide convenient access for all residents. This main amenity area will include a resort-style pool, outdoor kitchen, and lounge area, flanked by the clubhouse to the south and fitness center to the north. In the southeast corner of the site a second amenity area is planned which will offer two (2) additional outdoor amenity features. This open space area has been conceptually designed to include a dog park and a small park area, creating a welcoming entrance to the project and providing visual connectivity between the residential and commercial uses. The vision for Canyon Trails Towne Center was to provide a shopping environment that reflects a family atmosphere in a pedestrian-friendly environment, and the multi-family residential being proposed will only enhance and build upon this vision. See Exhibit F | Illustrative Concept Plan

In addition to on-site amenities, direct connectivity to the community path/trail and bicycle networks will be provided, offering residents a variety of recreational opportunities. The existing eight (8) foot multi-use path along the western property edge will remain in place and direct access to this path/trail network will be provided from within the residential development. Pedestrian connectivity to the adjacent commercial uses will be provided in multiple locations, creating a mixed-use environment with great walkability for future residents. See Exhibit G | Pedestrian Connectivity Plan.

LANDSCAPE

Landscape around the perimeter of the site will be harmonious with the existing landscape provided within Canyon Trails Towne Center to further provide visual cohesiveness between the proposed multi-family residential apartments and existing commercial uses. The west and north property boundaries, which are external edges of the Canyon Trails Towne Center development, will be landscaped to provide visual interest and buffering adjacent to the proposed future freeway access road and existing Canyon Trails Boulevard. The east and south boundaries of the site, which share a common edge with the existing commercial use, will provide a mix of landscape and hardscape, activating these areas and responding to the more urban context of the commercial center. A minimum ten (10) foot landscape area will be provided along these edges of the development between buildings and the back of sidewalk. Existing plant material on-site will be evaluated and salvaged where appropriate, and all new landscape will be drought-resistant and chosen for their shading, screening, color, and textural qualities. Turf will be provided in areas to provide an active recreational component and complement the turf elements existing and proposed within the commercial center. Landscaping proposed will meet the requirements outlined in Article 5-1: Landscaping Standards of the City of Goodyear Zoning Ordinance.

PHASING

Canyon Trails Towne Center Residences will be developed in a single phase.

IV. DEVELOPMENT STANDARDS

The proposed rezoning would remove the property from the Canyon Trails Towne Center PAD and apply the City's current MF-24 District development standards with the following modifications (see chart below), implemented through a PAD Overlay. Unless expressly modified in this document, all site development shall comply with the requirements of the Goodyear Zoning Ordinance.

Development Standard	MF-24 Standards	Proposed PAD Overlay Standards
Maximum Density in Du/Ac	24	24
Minimum lot Width	100 ft.	100 ft.
Minimum lot depth	N/A	N/A
Maximum Height (ft.)	40	40
Accessory building (ft.)	12	12
Maximum Building Coverage	50%	50%
Minimum Setbacks*		
Front (ft.) (West)	30	30
Street Side (ft.) (North)	30	30
Side except for Street Side (ft.) (South)	20	20**
Total Both Sides (ft.)	40	40
Rear (ft.) (East)	30	20**
Minimum setback from single-family residential zoning		
Building Height 20 feet or less (ft.)	30	30
Building Height Between 20 and 30 feet (ft.)	50	50
Building Height greater than 30 feet (ft.)	50 feet + 5 feet for every foot over 30'	50 feet + 5 feet for every foot over 30'
Recreational Open Space (sq. ft./d.u.)	400	275
Private Outdoor Open Space (sq. ft./d.u.)	60	54
Freeway Development Overlay District - Noise Level Limits	65 Leq (Exterior)	66 (Leq (exterior)
	45 Leq (Interior)	52 Leq (Interior)

* Measured from property line.

** Minimum 10-foot landscape area between back of sidewalk and building shall be provided..

The proposed deviations to the MF-24 standards are notated in bold in the table above. Justification for each deviation is provided below.

DEVIATION JUSTIFICATION

Rear Setback

To create synergy with the commercial uses within Canyon Trails Towne Center, a reduced rear yard building setback of twenty (20) feet is proposed. Only one (1) residential building is proposed along the rear/eastern property line, so less than one-third of the eastern frontage has been reduced to twenty (20) feet.

This east side of the property is adjacent to the private access drive off Canyon Trails Boulevard and is the closest direct access to existing commercial buildings. Reducing the rear building setback assists with this connectivity, reducing the separation between the two uses. A minimum ten (10) landscape area will be provided between back of sidewalk and building to soften

this edge and provide for a pleasant pedestrian experience. Proposed breezeways through the building will provide additional pedestrian connectivity and walkability to the adjacent commercial uses, activating this property edge. At the time of Site Plan/Design Review, additional items may be considered such as secondary private access to ground floor units located along the eastern boundary.

Recreational Open Space

A reduction to the recreational open space per dwelling unit is being requested from the required 400 square feet per dwelling unit to 275 square feet per dwelling unit. The proposed reduction in recreational open space provided is made up for in quality, amenity offerings, and the scale of the open space provided. The residential buildings will be centered around a large amenity core that will include a clubhouse, fitness center, resort-style pool, outdoor kitchen, and lounge area. An additional large outdoor amenity area will be provided at the southeast corner of the site, allowing for both active and passive recreation in the form of a dog park and park area. Residents of Canyon Trails Towne Center Residences will also have direct access to the expansive multi-use path and bicycle network located adjacent to and in close proximity to the site.

Although the majority of the open space along the western property line is located within the required minimum thirty (30) foot front setback and is not included in the calculation of recreational open space provided per unit, this area is an integral part of the recreational open space network not only for the proposed residential community, but for the larger Canyon Trails development. The existing eight (8) foot multi-use path is planned to remain in place as a public accessible path and receive enhanced landscaping to provide additional shade.

Private Outdoor Open Space

MF-24 District development standards require sixty (60) square feet of private open space (balconies, patios) per residential unit with a minimum 6' x 6' patio or balcony. Canyon Trails Towne Center Residences is providing a total of 284 private open spaces in the form of balconies or patios which range in square footage from 54 – 73 square feet. Four (4) unit types out of ten (10) are just under the required sixty (60) square feet requirement. Two (2) unit types do not meet the minimum six (6) foot dimensional requirement, with one (1) unit type having a minimum five (5) foot dimension and the other 5.5 feet. However, a total of 18,570 square feet of private open space is being provided throughout the project which exceeds the 17,040 square foot total code requirement. Although a small percentage of individual units may be slightly under the required minimum private outdoor open space requirement, Embrey takes great pride in providing superior amenities and outdoor areas in their communities, and this project is no different.

Noise Level

Article 9-1 (Freeway Development Overlay District) of the Goodyear Zoning Ordinance specifies the following noise level limits: 64 Leq (exterior) and 45 Leq (interior). These noise level limits were derived from the old ADOT noise level limits. In May of 2017, ADOT enacted its new Noise Abatement Requirements. ADOT's new exterior noise standard is a maximum of 66 Leq and interior noise standard is a maximum of 52 Leq. ADOT updated its noise standards to be more reasonable and consistent with the noise standards utilized across the United States. Further, the City is utilizing ADOT's current noise standards on the west side of the Loop 303 Freeway and applying consistent noise standards on the west and east sides of the freeway is appropriate.

V. DESIGN GUIDELINES

The City of Goodyear Design Guidelines for multi-family residential shall apply to the Canyon Trails Towne Center Residences development. In addition, as part of the overall Canyon Trails Townes Center development, the proposed residential apartments will need to meet the design expectations of the private Canyon Trails Towne Center Design Guidelines dated February 6, 2007. If needed, collaboration between Embrey and the commercial management group may be necessary to request interpretation of compliance. The design intent of the proposed residential use is to complement the existing commercial fabric and create continuity and connectivity between the two uses.

The design and contextual architectural character for Canyon Trails Towne Center Residences will emphasize a contemporary desert design aesthetic for inspiration. The architectural design of the buildings will incorporate surface articulation, balconies

and patios, and vertical design elements that help to break up the facade. The architecture will be highlighted with stucco and complementary color schemes. The predominant exterior material on the residential buildings shall be stucco with stone and stucco on the clubhouse. The primary color scheme will complement the Canyon Trails Towne Center desert tone color palette. The architectural details, colors and materials will be modern, but with a contextual southwestern color and design emphasis. One harmonious material pallet will be used with the potential for a variety of accent colors. Final building elevations and materials/color palette will be provided for review and approval as part of the Site Plan/Design Review process.

Canyon Trails Towne Center Residences shall be in conformance with Chapter 3 of the City of Goodyear Design Guidelines, except as follows:

1. Multi-family residential apartment buildings may have external downspouts. The intent is to feature them as a design element on the facade and incorporate them as an architectural detail that complements the overall design theme.

VI. INFRASTRUCTURE + PUBLIC FACILITIES

Below is a list of utility and service providers for the Canyon Trails Towne Center Residences:

Utility/Public Facility	Provider
Water	City of Goodyear
Wastewater	City of Goodyear
Solid Waste	Private
Electric	Arizona Public Service
Gas	Southwest Gas Corporation
Telephone/Cable	Cox Communications/CenturyLink
Schools	Avondale Elementary School District Agua Fria Union High School District
Library	City of Goodyear
Police	City of Goodyear
Fire	City of Goodyear

WATER + WASTEWATER

The proposed Canyon Trails Towne Center Residences will connect to an existing 12-inch water main located in Canyon Trails Boulevard to the north, which extends west to an existing 16-inch water transmission line located along the east side of Cotton Lane. Sewer connectivity will be to an existing 15-inch sewer main, also located in Canyon Trails Boulevard. All proposed water and sewer infrastructure shall be constructed per the City’s development regulations and approved materials list. Preliminary Water and Preliminary Sewer Reports, prepared by HilgartWilson, have been submitted as part of this application under separate cover.

GRADING + DRAINAGE

The site is located within Flood Zone “X” as delineated on the Federal Emergency Management Agency (FEMA) FIRM Map No. 04013C2135L, dated October 16, 2013 and is not within a known flood hazard area.

The site was previously graded as part of the development of Canyon Trails Towne Center. An existing drainage basin located in the northeast corner of the site, receives drainage from the north through underground pipes and then is piped to its ultimate outfall, a basin just east of the access drive off Canyon Trails Boulevard. It is anticipated that the on-site basin will be removed.

The project team will work with the proposed Aviata development to the north to determine the ultimate drainage solution needed, however, it is understood from preliminary assessment, that the drainage basin immediately to the east of the site has capacity for the current flows.

The proposed residential development will include drainage facilities, in the form of underground storage tanks and surface retention basins, sufficient to retain the volume calculated with new proposed use of the site. A Preliminary Drainage Report, prepared by HilgartWilson, is submitted as part of this application under separate cover.

TRANSPORTATION

No new public roadways, or expansions of existing public roadways, are proposed as part of the development of the Canyon Trails Towne Center Residences. Canyon Trails Boulevard to the north, an existing Minor Collector, and any adjacent landscaping, facilities, and sidewalks within the right-of-way will remain in place and maintained by the City. The access drives along the east and south of the site will remain private, maintained jointly by the Canyon Trails Towne Center development, and will remain in place. The new residential development will include a gated entry from the southern access drive and a secondary resident only access from the eastern access drive. Both of these existing internal access drives provide connectivity to Canyon Trails Boulevard to the north and Cotton Lane to the west. With the future extension of the Loop 303 corridor south of I-10, Cotton Lane will become a frontage road running parallel with the new freeway just west of the site. Timing on Loop 303 construction has yet to be determined, though final design is scheduled for summer 2021.

The proposed rezoning and proposed multi-family residential use will generate less average daily vehicle trips to the site than the existing PAD zoning would typically generate if developed with commercial uses. Therefore, the demand on transportation facilities will be no more than what is currently allowed by current entitlements. A Trip Generation and Comparison Statement, prepared by CivTech, is submitted as part of this application under separate cover.

SCHOOLS

The site falls within the Avondale Elementary School District, and the nearest elementary school is Copper Trails Elementary School (K-8), located approximately five hundred (500) feet east of the site along Canyon Trails Boulevard. The site falls within the Agua Fria Union High School District, and the nearest high school is Desert Edge High School, located approximately one mile southeast of the site. Based on the student ratios provided by the City of Goodyear and the number of residential units proposed, the project will generate approximately 141 students – 86 elementary school students and 55 high school students.

School Type	No. of Residential Units	Student Ratio	No. of Students
Elementary (K-8) Avondale ESD	288	0.30 Students/Unit	86
Agua Fria Union High School District	288	0.19 Students/Unit	55
Total	288	-	141

VII. REZONING EVALUATION CRITERIA

Section 1-3-1(D) of the Goodyear Zoning Ordinance sets forth evaluation criteria to be considered for amendments to the zoning map. As described below, the project is in conformance with these criteria and meets the goals and objectives provided in the City's planning documents.

- 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;*

Located within the Central Study Area of the Goodyear Municipal Planning Area, the site is designated as Business and Commerce on the Goodyear General Plan Land Use Map. Business & Commerce is designed to provide "areas for the growth and development of Goodyear's economic base including areas for shopping and entertainment." This category allows a variety of uses, including high density residential when located adjacent a community or regional park, open space area, single-family residential, or commercial area. Incorporating a multi-family residential component into the existing Canyon Trails Towne Center commercial development is supported by the General Plan.

The rezoning of this site from PAD to MF-24 with PAD Overlay and the proposed multi-family residential project are in line with the following goals identified in the Goodyear General Plan:

- *Goal GD-1: A compatible mix of land uses that fosters a quality community, with livable and safe neighborhoods, a healthy population, a strong economy, and a sustainable environment.*
- *Objective CC-5-1: Establish a land use hierarchy and community form that maintains a broad variety of land uses and responds to the community's vision and needs.*

Introducing a higher density, multi-family residential community in an area that is primarily commercial and single-family residential will provide a variety of housing opportunities for the immediate area and encourage additional business growth by adding rooftops and increasing density. The location of this proposed project is in line with Objective CC-5-1 Policy F, which dictates that high-density residential should be located near commercial uses and provide a buffer between commercial and lower density residential.

- *Goal CC-2: A diverse stock of high-quality housing that meets the needs of all residents.*
- *Objective CC-2-1: Provide diverse and quality housing products.*

The primary land use within the approximately 2,000-acre Canyon Trails PAD is single-family residential. With the lack of housing diversity and density needed to attract new residents and support the existing and proposed commercial, the Canyon Trails community is in need of multi-family residential communities to add sustainability and vibrancy into the area. Goodyear, and specifically Canyon Trails, lacks mixed-use development and the ability to offer higher density residential within walking distance to restaurants, goods and services. Although other multi-family residential developments are beginning to come to this area, the Canyon Trails Towne Center Residences will provide for a vibrant, more urban lifestyle option due to its integration into the existing commercial center.

Embrey, the developer of the proposed Canyon Trails Towne Center Residences, has a history of producing top quality, Class A multi-family residential communities in Arizona and many other states. This project will follow their typical model, providing a high-quality product and increasing diversity of housing products available to current and prospective residents in the Canyon Trails area.

In addition, the rezoning of this site and proposed project are compliant with and supported by all ten (10) Universal Development Standards and the following Business & Commerce Category standards, noted in Chapter 8 of the Goodyear General Plan, which are used to guide decision making during the rezoning and development review process:

- *Standard 40: Walking and biking should be accommodated and encouraged by providing trails, bike lanes, sidewalks, and paths to allow for safe pedestrian movement. Linkages to nearby residential developments should be provided in conformance with Standard 28.*

The proposed project will maintain an existing eight (8) foot multi-use path along the west property line, providing connectivity to a community-wide path/trail and bicycle network. Access to the Canyon Trails greenbelt system, located east of the commercial center, will be provided along the existing sidewalk on Canyon Trails Boulevard. The project site is located in a prime location which provides easy, convenient, and safe access to a variety of walking and biking amenities.

- *Standard 41: High Density (e.g., multi-family) residential development is permitted in the Business & Commerce category when located adjacent to a community or regional park, open space area, single family residential, commercial area or used as a buffer between the Neighborhoods category and Business & Commerce category. Circulation and access to necessary amenities such as schools and grocery stores, and compatibility with surrounding existing and planned uses shall be taken into account when considering this type of use in the Business & Commerce category.*

The project site is located within Canyon Trails Towne Center, an existing retail and commercial center. By providing a residential component within the commercial center, a horizontal mixed-use area is created within a walkable and collaborative environment. Goods and services, as well as schools, are within walking distance, and the future Loop 303 freeway is proposed immediately adjacent to the west, providing great pedestrian and vehicular connectivity. The proposed multi-family use is compatible with the surrounding existing and planned uses and is appropriate for the site.

Finally, Chapter 8 identifies which zoning categories are appropriate within each land use category, and Multi-Family Residential (specifically MF-18 is listed) is considered a compatible zoning category within Business & Commerce. Because the General Plan predates the creation of the MF-24 zoning category, it is presumed that MF-24 is equally appropriate for the Business & Commerce category.

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

The existing site is flat and contains no natural washes, floodway or floodplain designations, hillside slopes, irrigation district canals, or any other known significant physical and natural features that would be worthy of preservation or hinder development on the site. The site is well-suited for multi-family residential development.

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;

Although the site was previously envisioned for commercial development, it has received little interest and sits vacant along with a number of other pads and inline shops within Canyon Trails Towne Center. Rezoning the approximately 12.7-acre site to MF-24 with a PAD Overlay will support the development of multi-family residential, providing the existing commercial center with patrons in close proximity to support the existing retail, entertainment, and service-oriented businesses. A multi-family community serves as an ideal complementary use to an existing commercial center, generating fewer averages daily vehicular trips than previously approved for the commercial use, utilizing existing available site infrastructure, and positively impacting adjacent property values. The proposed multi-family use will generate little environmental impact. The open space provided as part of the development of the residential project will be more environmentally beneficial to surrounding properties compared to the currently proposed commercial uses or the existing vacant commercial site.

The site does not directly border single-family residential development; the homes at Crestwood at Canyon Trails are located across a significant future freeway corridor to the west. The overwhelming majority of existing residential development in the Canyon Trails area is single-family. Adding multi-family residential to the Canyon Trails Towne Center will create an integrated mixed-use development and bring needed housing diversity, including an urban living option. The undeveloped parcel to the north of the project site, across Canyon Trails Boulevard, is likely to be developed in some medium to high density residential manner given its existing entitlements, which would be compatible with the proposed site use.

Immediately west of the site, the Loop 303 freeway corridor expansion is planned and the right-of-way necessary to construct this freeway extension has already been dedicated. The General Plan supports residential uses with higher densities (over twelve dwelling units per acre) adjacent to interstate corridors, so the proposed multi-family residential use is both appropriate and compatible with the Loop 303 extension.

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 proposed MF-24 zoning with PAD Overlay will complement the immediately adjacent Commercial/PAD zoning and existing commercial center uses. The site was previously envisioned for commercial development and has received little interest. As long as the site remains vacant, it adds little value to the Canyon Trails Towne Center development. The proposed rezone and multi-family residential project will support the existing commercial center with high-quality development, increased pedestrian connectivity, and density of users to support existing retail, entertainment, and service-oriented businesses.

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 Canyon Trails area was envisioned to include a variety of uses, however, has primarily developed with single-family residential subdivisions. Multi-family residential within the Canyon Trails PAD has a maximum density of 18 dwelling units per acre, which would not allow for the development of garden style multi-family development, which typically has a density of 20 dwelling units per acre or greater. Unit recently, there were no parcels zoned MF-18 or MF-24 within a minimum of one (1) mile of the site, however the undeveloped property immediately to the north, across Canyon Trails Boulevard, recently received zoning approval of MF-24 with PAD Overlay for the proposed Aviata multi-family community.

Rezoning the property to allow multi-family residential would assist in meeting the demand for more multi-family in the area, provide a unique mixed-use development opportunity, increase housing options, and produce a housing density necessary to support existing and future commercial development. The overall design intent of Canyon Trails Towne Center Residences is to create synergy with the existing retail center and provide an urban lifestyle environment, something unique and not currently offered in this area of town.

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;

The Canyon Trails Towne Center Residences site is uniquely positioned adjacent to existing development and infrastructure on all sides and with convenient vehicular access to the future Loop 303 freeway expansion. The vacant site will utilize existing infrastructure and services in the area. The project will connect to water and sewer infrastructure currently existing in Canyon Trails Boulevard to the north, and no additional public roadway improvements will be required as part of this development. More information regarding public service demand can be found in the Infrastructure + Public Services section of this document.

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

The site is located in close proximity to existing and planned public infrastructure and services and therefore, no adverse fiscal impacts are anticipated.

h. General public's concerns;

As part of the rezone process, the Citizen Review Process (per Section 1-3-8 of the City of Goodyear Zoning Ordinance) will be adhered to. Public concerns with the proposed zoning request will be identified through the public review process and addressed by the project team as needed.

Notification of the proposed rezoning for Canyon Trails Towne Center Residences will be sent to the following parties:

- property owners within 500 feet of the property
- any homeowners' associations within the notice area
- neighboring municipalities in the notice area, school districts

- Luke Air Force Base
- Arizona Department of Transportation
- any identified stakeholders
- anyone who has requested to receive this type of notice

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

The proposed multi-family residential apartment development will promote orderly growth and development by providing a compatible land use adjacent to existing commercial and the future Loop 303 freeway. Development is slowly starting to increase along the future expansion of the Loop 303 corridor, as design of the freeway is expected to be completely within the next year. The property has been vacant since development of Canyon Trails Towne Center began in 2008, and the development of a complementary multi-family residential use will be a major benefit to the existing commercial center and surrounding neighborhood.

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 proposed rezoning is expected to positively impact the general health, safety and welfare of citizens and the general public by providing a high-quality, attractive, and diverse housing product with enhanced pedestrian connectivity, walkability, and residential amenities.

VIII. CONCLUSION

The proposed rezoning from Commercial/PAD to MF-24 with PAD Overlay will allow for the development of a multi-family residential apartment community with a density of 22.4 dwelling units per net acre. Minor modifications through the use of a PAD Overlay will allow the property to create synergy and connectivity to the adjacent commercial uses, effectively creating a new mixed-use development within Canyon Trails.

The addition of the Canyon Trails Towne Center Residences will benefit both the Canyon Trails Towne Center and the surrounding area by providing additional patrons to support existing commercial goods and services, as well providing diversity in housing opportunities offered in the area. The overall design of Canyon Trails Towne Center Residences will be contemporary yet responsive to the Arizona desert environment, while providing enhanced landscaping and premium amenities to create a welcoming and high-end residential community experience. The proposed multi-family residential use will complement the commercial center through the use of unifying landscape, a complementary material and color palette, contemporary architecture, and vehicular and pedestrian connectivity.

Embrey is excited to bring their multi-family community product to the City of Goodyear and look forward to working with the City through the entitlement and development processes.

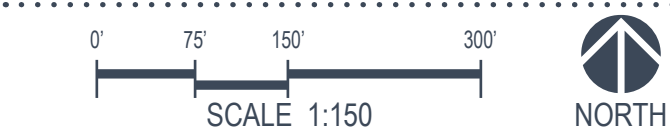


EXHIBIT A | Aerial Map

Canyon Trails | Goodyear, AZ

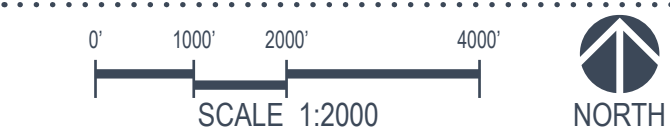
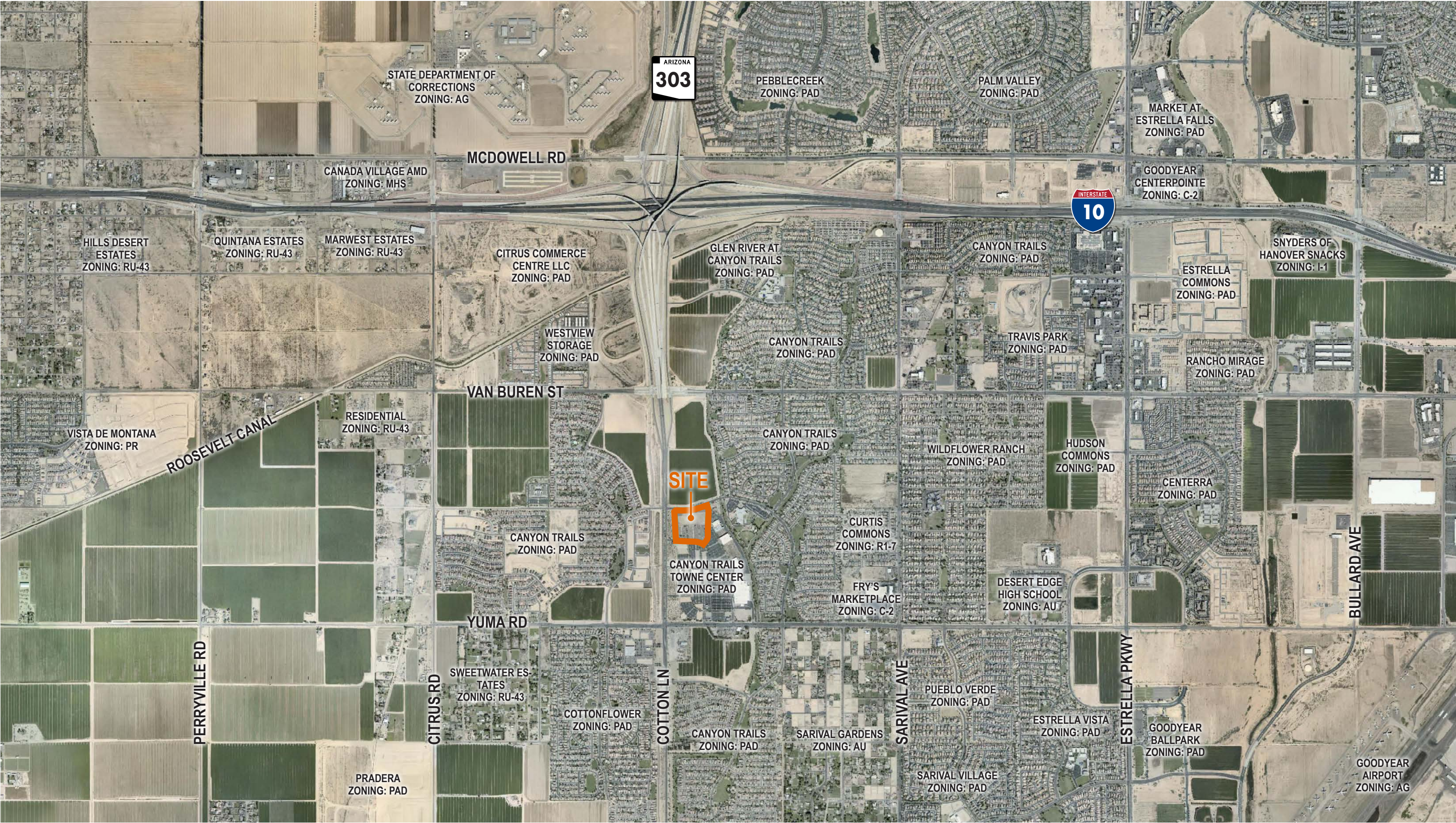
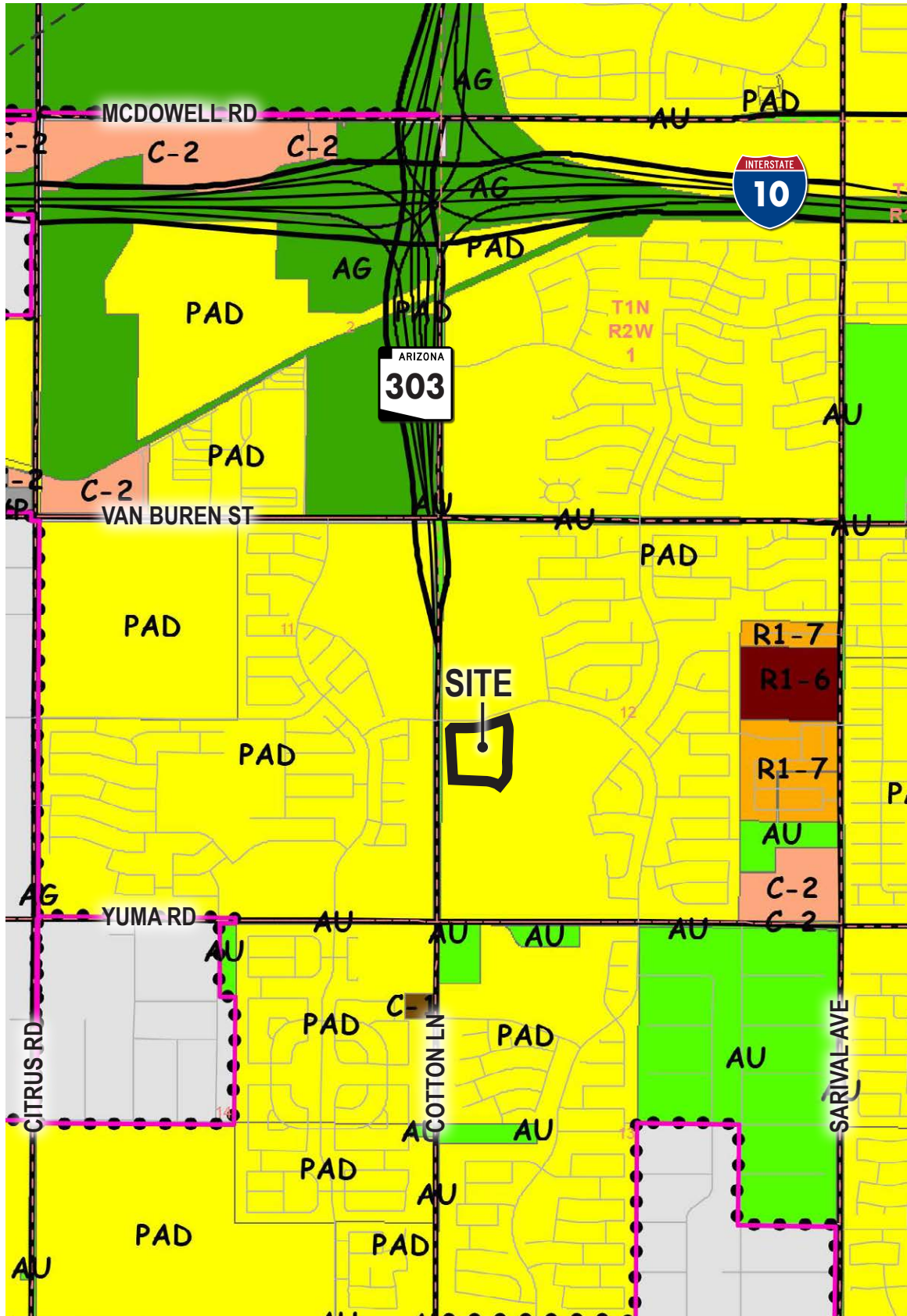
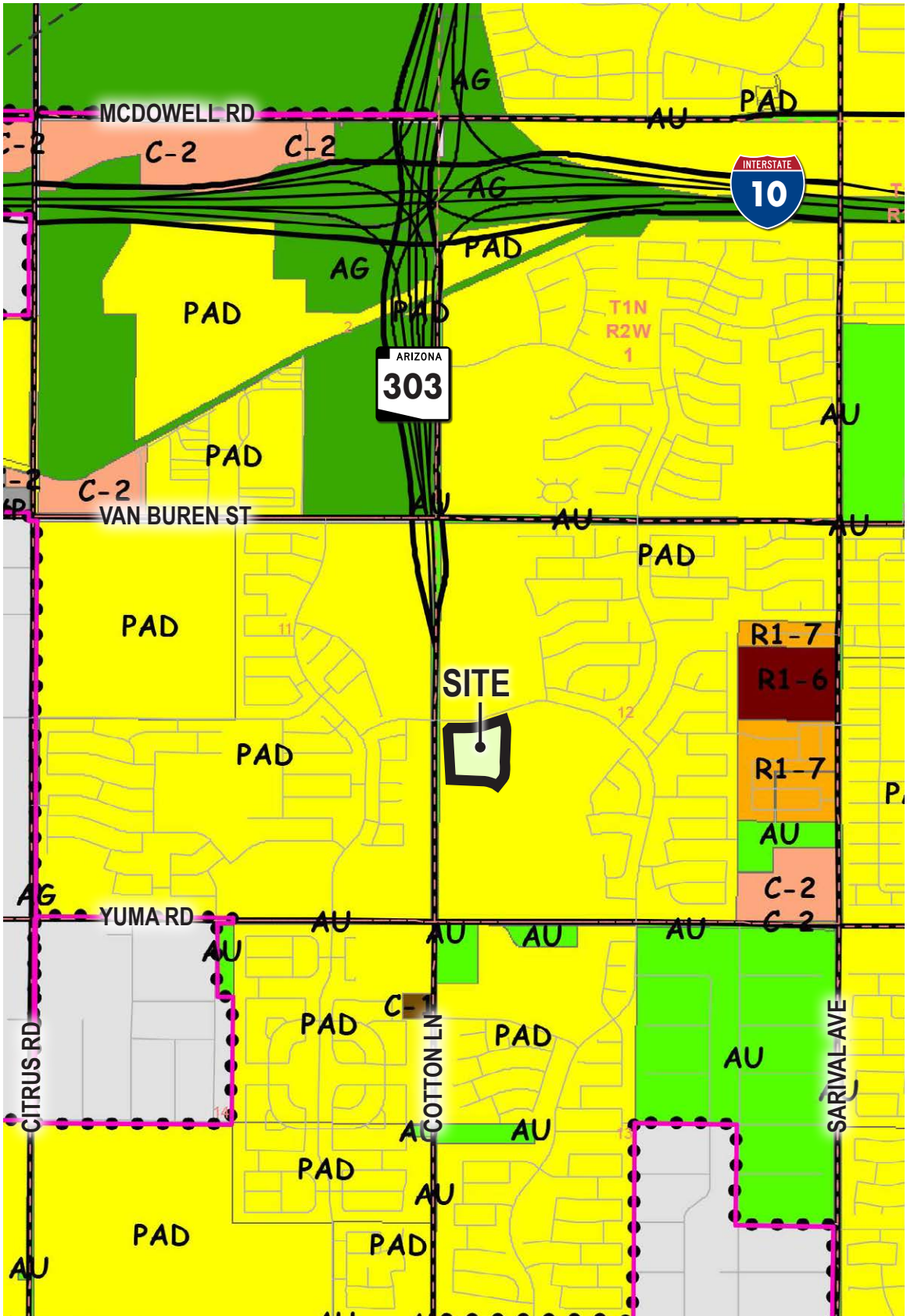


EXHIBIT B | Vicinity Map

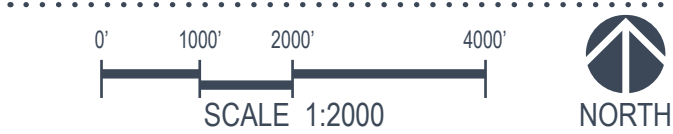
Canyon Trails | Goodyear, AZ

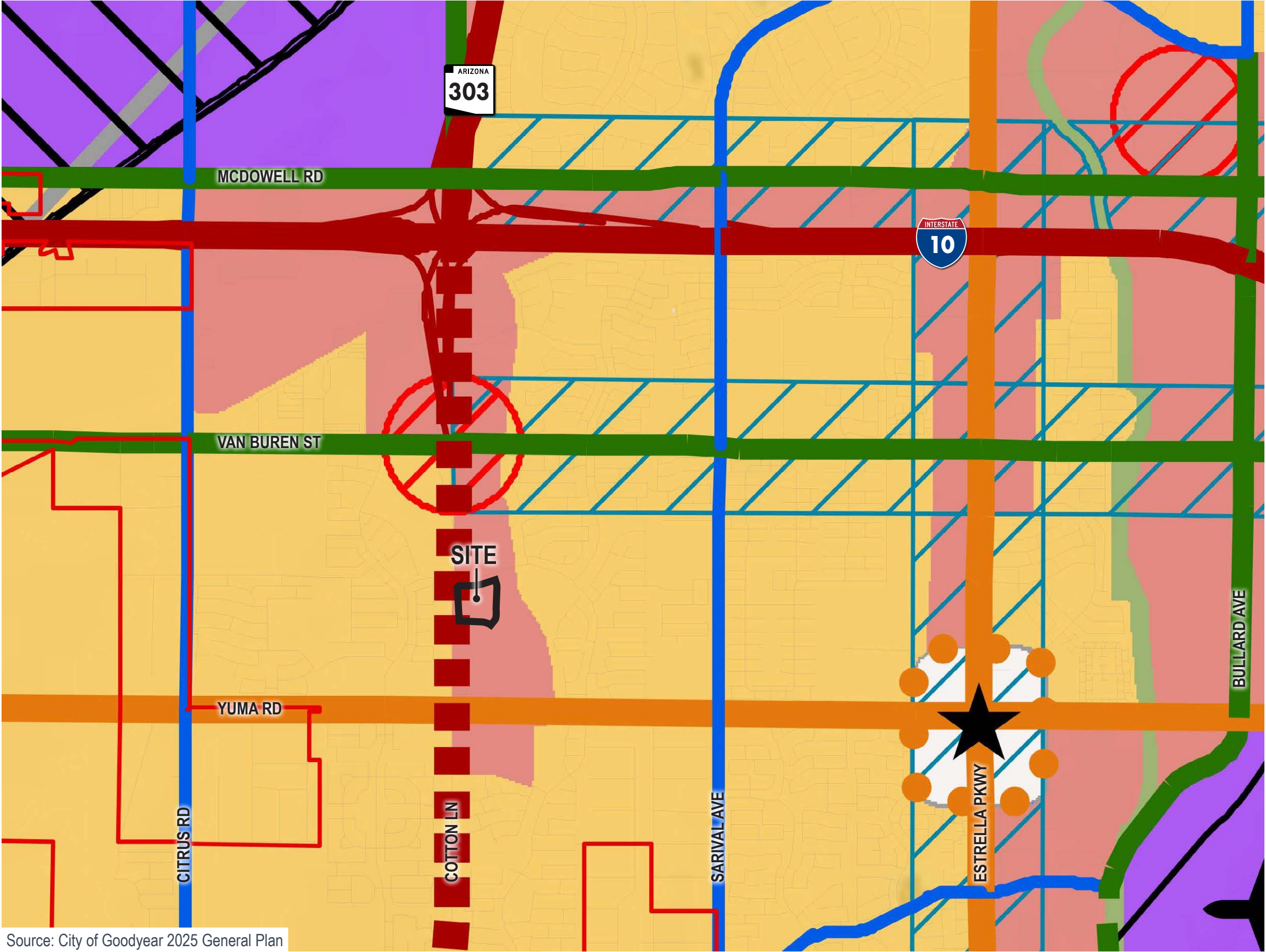


EXISTING ZONING | PAD Planned Area Development

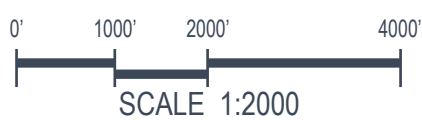


PROPOSED ZONING | MF-24 Multi Family Residential with PAD Planned Area Development overlay





Source: City of Goodyear 2025 General Plan

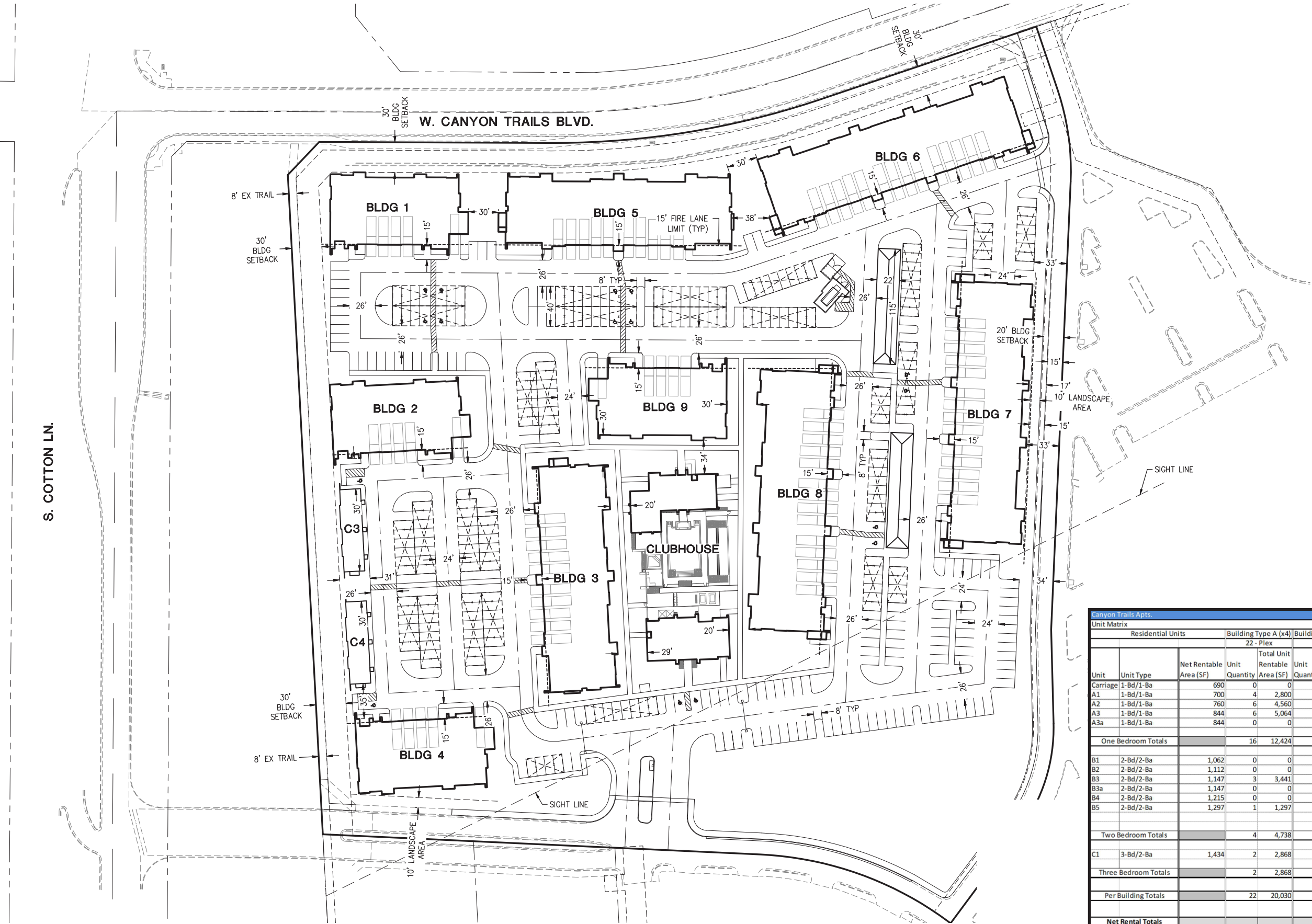


Land Use + Transportation Legend

- Maricopa/Pinal County Line
- Municipal Planning Area Boundary
- City Limits
- Land Use Categories**
 - Open Space
 - Agriculture
 - Scenic Neighborhood
 - Neighborhood
 - Business & Commerce
 - Industrial
- City Center
- Land Use Overlay Districts**
 - Village Center Overlay
 - Luke Compatible Land Use Overlay
 - Transit Oriented Development Overlay
 - Wildlife Linkage Overlay
 - Aggregate Mining Overlay
- Phoenix/Goodyear Airport
- Airport 65 DNL (Day-night Noise Level) Line
- Luke AFB Accident Potential Zone (APZ)
- Sonoran Desert National Monument
- Wilderness Area
- Roadway Classifications**
 - Arterial
 - Scenic Arterial
 - Scenic Arterial - Proposed
 - City Center Arterial
 - Major Arterial
 - Major Arterial - Proposed
 - Major Arterial - Road of Regional Significance
 - Parkway
 - Parkway - Proposed
 - Freeway
 - Freeway/Parkway - Proposed
 - Other Streets
 - Rail Road

EXHIBIT D | General Plan Map

Canyon Trails | Goodyear, AZ



PARKING TABLE		SPACES
OPEN PARKING		147
OPEN PARKING ADA		6
COVERED CARPORT		181
COVERED CARPORT ADA		10
ATTACHED GARAGES (INTEGRAL TO RESIDENTIAL BUILDINGS)		94
TANDEM PARKING (OPEN PARKING SPACE IN FRONT OF GARAGE)		82
DETACHED GARAGES		20
TOTAL PARKING SHOWN (512 SPACES REQUIRED)		540

PARKING CALCULATIONS			
THE NUMBER OF REQUIRED SPACES PER CODE SECTION 6-4-2 IS AS FOLLOWS:			
1 BEDROOM	= 168 UNITS X 1.5 SP/DU	=	252 REQUIRED SPACES
2+ BEDROOM	= 116 UNITS X 2.0 SP/DU	=	232 REQUIRED SPACES
GUEST	= 1 SPACE PER 10 DU (284/10)	=	28 REQUIRED SPACES
TOTAL	= 512 TOTAL SPACES REQUIRED	=	512/284 = 1.80 SP/DU

Canyon Trails Apts.											
Unit Matrix											
Residential Units											
Building Type A (x4) Building Type B (x2) Building Type C (x3) Building Type D (x2)											
22 - Plex 32 - Plex 42 - Plex 3 - Plex											
Unit	Unit Type	Net Rentable Area (SF)	Unit Quantity	Total Unit Rentable Area (SF)	Unit Quantity	Total Unit Rentable Area (SF)	Unit Quantity	Total Unit Rentable Area (SF)	Unit Quantity	Total Unit Rentable Area (SF)	Total Unit Rentable Area (SF)
Carriage	1-Bd/1-Ba	690	0	0	0	0	0	0	3	2,070	4,140
A1	1-Bd/1-Ba	700	4	2,800	10	7,000	20	14,000	0	0	67,200
A2	1-Bd/1-Ba	760	6	4,560	0	0	0	0	0	0	18,240
A3	1-Bd/1-Ba	844	6	5,064	0	0	6	5,064	0	0	35,448
A3a	1-Bd/1-Ba	844	0	0	0	0	0	0	0	0	0
One Bedroom Totals			16	12,424	10	7,000	26	19,064	3	2,070	125,028
B1	2-Bd/2-Ba	1,062	0	0	6	6,372	6	6,372	0	0	31,860
B2	2-Bd/2-Ba	1,112	0	0	6	6,672	0	0	0	0	13,344
B3	2-Bd/2-Ba	1,147	3	3,441	0	0	6	6,882	0	0	34,410
B3a	2-Bd/2-Ba	1,147	0	0	0	0	0	0	0	0	0
B4	2-Bd/2-Ba	1,215	0	0	4	4,860	4	4,860	0	0	24,300
B5	2-Bd/2-Ba	1,297	1	1,297	2	2,594	0	0	0	0	10,376
Two Bedroom Totals			4	4,738	18	20,498	16	18,114	0	0	114,290
C1	3-Bd/2-Ba	1,434	2	2,868	4	5,736	0	0	0	0	22,944
Three Bedroom Totals			2	2,868	4	5,736	0	0	0	0	22,944
Per Building Totals			22	20,030	32	33,234	42	37,178	3	2,070	
Net Rental Totals											
										Average Unit = 923	
										284	262,262

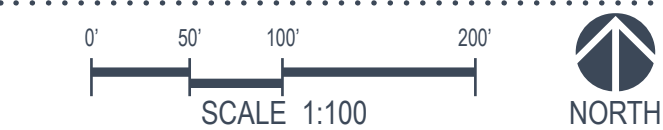


EXHIBIT E | Conceptual Site Plan

Canyon Trails | Goodyear, AZ



Legend

- 1 Clubhouse
- 2 Fitness Center
- 3 Primary Vehicular Entry
- 4 Residence Building (3-Story)
- 5 Residence Building (2-Story Carriage Unit)
- 6 Pool Courtyard
- 7 Dog Park
- 8 Seating Node
- 9 Park Area
- 10 Existing 8' Multi-Use Path
- 11 Trail Node
- 12 Carport
- 13 Garage
- 14 Existing Landscape To Remain

Project Data

Acreage: 12.7 Net Acres
Yield: 284 Residential Units
Density: 22.4 Du/Ac



EXHIBIT F | Illustrative Concept Plan

Canyon Trails | Goodyear, AZ

