

Rezoning Narrative

Cotton Commons

July 15, 2021

Prepared for:

SJ Acquisitions LLC
Steve Addison

Prepared by:

Berry Riddell LLC
Wendy Riddell, Esq.
Elyse DiMartino, Planner
6750 E Camelback Road, Suite 100
Scottsdale, Arizona 85251

REQUEST

The purpose of this request is to rezone an approximate 40.23-gross-acre site located at the southwest corner of Lower Buckeye Road and 173rd Avenue (the “Site”) from R1-6 to 20.97 gross acres of MF-24 to accommodate a traditional multi-family residential development and 19.26 gross acres of MF-12 to accommodate a single-family for-rent community. The Site consists of one parcel, APN 502-44-003D, and is currently used for agriculture. The Site is designated as Neighborhoods on the City of Goodyear’s General Plan land use map, which anticipates a *wide range of densities and housing products* (Goodyear 2025 General Plan, pg. 106), although this area currently lacks diversity in housing type. As shown in the below Context Aerial, the future Loop 303 extension will be located approximately 1,200 feet east of the Site with a frontage road planned at Lower Buckeye Road that provides access to the full traffic interchange at Yuma Road. This proposal will help maximize the investment made into the freeway expansion by bringing sufficient density near transit corridors to support surrounding employment, commercial, and entertainment land uses.

Context Aerial



SURROUNDING CONTEXT

As shown in the aerial above, much of the surrounding land is currently vacant or developed as single-family detached subdivisions. However, most of the surrounding vacant land is entitled for additional single-family detached residences. A range of multi-family housing options as proposed by this development, would create additional options for residents. Currently, the

closest traditional multi-family development (Encantada Canyon Trails) is located approximately 3 miles from the Site, and the closest single-family rental option is TerraLane at Canyon Trails, which is over two miles from the Site. The next closest single-family rental option is Avilla Centerra, located nearly 4 miles from the Site. The Site is located less than a half mile from a number of employment opportunities including the Macy's Distribution Center, Amazon, and Huhtamaki, which require a healthy range of housing options to support their diverse employee base and ensure their success. As shown below, most of the remaining land in the vicinity is planned for single-family detached and the proposal will help create a balanced housing stock to support the surrounding employment land uses. The vacant land north of the Site is planned for single-family detached residential. To the east of the Site is a water treatment facility and recently constructed one and two-story single-family detached residential. South of the Site has recently been constructed as one and two-story single-family detached residential and to the west of the Site is the proposed location of a high school. This proposal has been designed to create appropriate transitions between land uses, while providing the density needed to maximize the investment made into the Loop 303 extension and support surrounding businesses.



DEVELOPMENT PLAN

Cotton Commons will feature two distinct multi-family housing options not currently represented within the vicinity. The west half of the Site will be developed as traditional three-story multi-family and the east half of the Site will be developed as single-family rental product. This request does not include a Planned Area Development Overlay to modify the base MF-12 or MF-24 standards, as the development team seeks to remain consistent with Goodyear's established standards and design guidelines for this type of housing. The two development types will share a common main entrance but will be separately gated and secured by perimeter walls and feature their own amenities. The proposed development will be complementary to the look and feel of the West Goodyear community.

As noted previously, the nearest similar developments are located approximately two to four miles from the Site. By providing these much-needed housing options, employees of the surrounding businesses desiring these types of residences can live close to their jobs, thereby reducing trip lengths and preventing traffic congestion.

Traditional Multi-Family

The traditional three-story multi-family development is proposed to be a gated community with a full amenity package including a community clubhouse, open space community area, fitness center, dog park, and two resort-style pools. Buildings are grouped to create proximity to community amenities with inviting landscaping to support healthy neighborhood interactions. It will fill a housing need for the traditional renter that wants access to amenities that are professionally managed so they can avoid the hassle of maintaining their own pool, landscaping, etc.

Each unit features a private patio or balcony. The entire property will be managed by a professional on-site management team. The conceptual layout provided with this application includes approximately 400 units consisting of a mix of one, two, and three-bedroom units to give a variety of options to suit the needs of renters.

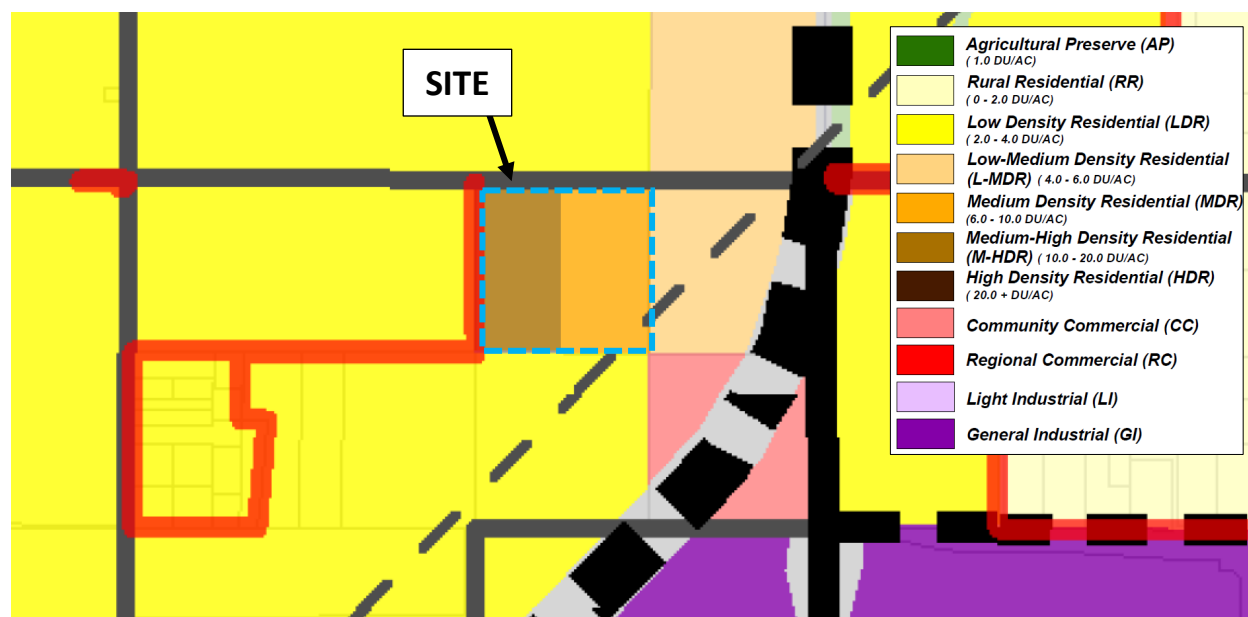
Single-Family Rental

The east half of the Site is proposed as a single-family style rental community that functions like a grouping of attached and detached single-family dwelling units akin to a compact single-family subdivision which encourages compatibility with the surrounding context. The development features its own centralized amenities including an open space community area, fitness facility, dog park, and resort-style pool. Buildings are grouped to create intimate courtyards, with inviting landscaping to support healthy neighborhood interactions. It will fill a need in the market for those renters who want a backyard and the privacy offered by a single-family layout, but don't want the financial and maintenance responsibilities associated with owning a traditional single-family home.

Each unit is single-story and offers a private rear yard, similar to a single-family home. The private yards will be professionally maintained by the site manager, just like the common areas throughout the property. The conceptual site plan provided with this application includes approximately 205 dwelling units in a mix of one, two, and three-bedroom units to meet the needs of renters.

GENERAL PLAN

The Goodyear 2025 General Plan was adopted in 2014 with a vision of continuing to develop the City as a *desirable place for all to live, work, visit, and play by fostering a sustainable community with diverse destinations connected throughout the City* (Goodyear 2025 General Plan, pg. 4). Although the 2025 General Plan consolidated the six residential density land use designations formerly used on the 2003 – 2013 General Plan land use map into one Neighborhood category, the previous General Plan anticipated that the Site would be developed as a mix of Medium Density Residential (6-10 du/acre) and Medium-High Density Residential (10-20 du/acre), as shown below. The current sea of single-family residential located near an employment corridor does not promote Goodyear's vision to create a place where *all* can live and work, but only those that choose to own or rent a single-family detached home within a traditional subdivision layout. This proposal will bring some balance to the housing stock to support this vision and continue to make Goodyear a desirable place to live for all prospective residents.



City of Goodyear General Plan 2003 – 2013 Land Use Plan

This proposal promotes the achievement of the overall vision, goals and policies outlined in the General Plan as outlined below.

Physical Growth and Development, Objective CC-5-1, Policy F: High-density residential should:

- *Have access to transit services;*
- *Locate near commercial uses or integrate commercial uses such as coffee shops;*
- *Provide a buffer between commercial and lower density residential;*
- *Respect the surrounding residential development; and*
- *Be compatible with existing surrounding development when infill development (e.g. limit height of buildings to reflect surrounding existing residential buildings).*

Response: This Site is located approximately 1,200 feet from the future Lower Buckeye Road frontage road that leads to the interchange at Yuma Road, which will provide easy access for residents. Although Goodyear does not yet have a robust public transit system, the Site design accommodates convenient pickup by ride sharing services. Located within a mile from a number of quality employment opportunities, the Site is appropriately situated to provide necessary diversity in housing for employees. The development also accomplishes this goal by providing a transition in scale from the east to the west to maintain compatibility with the surrounding residential developments and future high school.

Community and Cultural Development, Housing Goal CC-2: *A diverse stock of high-quality housing that meets the needs of all residents.*

Response: Located within the fastest growing county in the nation for the past three years, Goodyear will need thousands of new dwelling units to meet demand. Designated as Neighborhoods on the General Plan Land Use Map, the Site is an appropriate location for the proposed development. As described previously, this proposal creates a natural land use transition from the one and two-story residential to the east and south to the future high school located to the west of the Site. This proposal presents two housing options not currently offered in the vicinity, which will help support Goodyear's growing and increasingly diverse population.

Community and Cultural Development, Objective CC-2-2: *Preserve the quality of existing housing. Ensure that infill development matches or exceeds the quality and style of adjacent existing developments.*

Response: Cotton Commons will feature contextually appropriate architecture that meets or exceeds the quality of the adjacent developments. High-quality materials and amenities will ensure a level of luxury including resort-style pools, private optional garages, abundant open space and a fitness facility in each development. The scale is respectful of the local conditions and will create an appropriate transition between land uses.

REZONING CRITERIA

The Zoning Ordinance identifies specific criteria that guide rezoning requests to respond appropriately to the surrounding context of the Site, address demand for the types of uses proposed and consistency with long-range planning goals. This proposal meets and exceeds

those criteria as outlined below.

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;

Response: As outlined previously, this proposal is consistent with the long-range planning goals and policies outlined in the General Plan, will provide a housing product that is much needed in this area, will maximize the investment made into the future Loop 303 extension, and will bring the density needed to support the surrounding employment, commercial, and entertainment land uses.

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

Response: This Site is generally flat with no physical or natural features that would hinder the development of the proposed multi-family and single-family rental project.

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;

Response: This proposal has been thoughtfully planned to respect the scale of the existing and planned land uses in the surrounding context. The proposed density has been anticipated by the General Plan and a traffic impact study has been conducted in association with this request to confirm that the available roadway improvements are sufficient to accommodate the project. As part of the rezoning, the completion of half-street improvements is anticipated.

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;

Response: The Site is currently surrounded by either constructed or planned single-family detached developments on the north, east, and south, with a high school planned for the vacant land to the west of the Site. Development of the Site under the current zoning of R1-6 would only add to the repetitiveness of land uses that exists in the vicinity, while the request will allow for much-needed diversity in housing. The size and scale of the proposed project is physically compatible with the surrounding zoning and existing developments.

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;

Response: Since the 1990s the population of the City of Goodyear has grown substantially and continues to increase faster than the housing market is able to keep pace with demand. Using data compiled by the Maricopa Association of Government, the General Plan reports that the population of Goodyear will double between 2020 and 2040, but the population has been growing much more quickly than the housing stock. If continued, this will create overcrowding and housing will become overpriced. This proposal will lessen the burden on the housing market and reinforce Goodyear as a place where individuals and families can seek attractive, high-quality housing.

Additionally, this proposal will add two different housing products that are not currently offered within a three-mile radius of the Site. The construction of the Loop 303 extension will only add to the already high demand for this type of product here, given the existing lack of housing diversity in the area.

As part of this rezoning application, and as we work to accommodate demand, we will continue to have discussions with the local school districts.

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;

Response: This proposal appropriately responds to the available public services and infrastructure in the surrounding vicinity. Designated as Neighborhoods by the Goodyear 2025 General Plan, this Site location has been anticipated for a range of residential densities. A traffic impact study included with this application confirms the adequacy of the surrounding roadway conditions and their ability to properly serve the proposed land uses.

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

Response: None. There is no projected increase in demand for public infrastructure and services available to the Site that exceeds capacity as a result of this development.

h. General public's concerns;

Response: A neighborhood meeting was held on June 1, 2021, with nine residents in attendance. Concern was expressed regarding the condition along the southern property line, located between the Site and the residents given that the proposed building height is a maximum of three-stories. The development team explained and assured residents that the three-story buildings would be setback at a significant distance, approximately 240 feet from their backyard walls. As a result of the meeting, visuals are being created to better depict the line of sight from the existing residences to the three-story buildings. The intent is to move forward with the

proposal as presented at the neighborhood meeting. The development team understands the importance of neighborhood involvement and has and will continue to diligently respond to questions from residents.

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

Response: This proposal presents a land use that will convert an underutilized Site that is not appropriately entitled to meet demand to a high-quality development that offers two housing products that are much needed in this area to provide the diversity in housing necessary to support Goodyear's employment, commercial, and entertainment land uses. With the pending investments made into the nearby Loop 303 extension, the proposal promotes the orderly growth and development of the area by adding residential densities appropriate to their context.

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.

Response: This proposal converts an underutilized Site into two housing options that will create some variety within the existing sea of single-family detached that will positively impact the surrounding residents and businesses.

INFRASTRUCTURE

Water

The City of Goodyear is the service provider and owns and operates the public water distribution system. In order to adequately serve the public welfare, it is necessary to provide two independent connection points to the subject property. As such, the primary connection will be to an existing 16-inch water line on Lower Buckeye Road and a secondary connection via an existing 12-inch water line on 173rd Avenue.

This project is included in the 2013/2014 West Goodyear Central Planning Area Master Water Study Update (Master Water Study). Cotton Commons is subject to the West Goodyear Central Planning Area (WGCPA) Cost Recovery Ordinances (CRO) for Water and Wastewater. Accordingly, and as part of Development Agreements, each of the participating CRO Members is obligated to provide reimbursement to downstream starter lines that have been constructed previously. The developer will be obligated to pay their proportional share of their remaining obligation lines prior to Final Plat recordation.

Sewer

The City of Goodyear is the service provider and owns and operates the public wastewater collection system and a water reclamation (treatment) facility at 157th Avenue and north of the Buckeye Canal.

The wastewater collection system is within the West Goodyear Central Planning Area (WGCPA). This system includes an existing 18-inch sewer line in Lower Buckeye Road. Cotton Commons is subject to the West Goodyear Central Planning Area (WGCPA) Cost Recovery Ordinances (CRO) for Water and Wastewater. Accordingly, and as part of Development Agreements, each of the participating CRO Members is obligated to provide reimbursement to downstream starter lines that have been constructed previously. The developer will be obligated to pay their proportional share of their remaining obligation lines prior to Final Plat recordation.

Drainage

The project drainage concept proposes to convey on-site runoff through driveways and storm drain to an underground retention system. In the event of a storm in excess of the design storm, the site will be designed to allow excess flows to be safely conveyed through to its ultimate historic outfall.

The proposed project will demonstrate compliance with the Drainage Design Manual for Maricopa County, Volumes I and II (DDM) and the City of Goodyear Engineering Design Standards and Policies Manual 2017 (EDS). Pursuant to the EDS, Section 3.3.5.A.1.a, the 100-year, 6-hour design storm runoff volume and 100-year peak flow shall be retained onsite. The project proposes to retain the 100-year, 6-hour storm event within underground subsurface retention.

Roadway Sections

Street roadway cross sections shall be determined by the Transportation Master Plan and shall conform to the EDS&PM standard street sections. Lower Buckeye is denoted as a major arterial road per COG Std. Detail G-3132.