



Canyon Trails North

Rezoning Narrative Report

Southeast Corner of Cotton Lane and Garfield Street

Case # 21-200-00006

Submitted: March 1, 2021

Resubmitted: June 9, 2021

Resubmitted: August 5, 2021

Resubmitted: Sept. 15, 2021

By:

Beus Gilbert McGroder PLLC

701 N. 44th Street, Phoenix, Arizona 85008

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Request

The subject property is located at the southeast corner of Cotton Lane and Garfield Street, adjacent to the Loop 303 Freeway on the west, and generally consists of approximately 31 gross acres. (See *Exhibit A, Aerial Vicinity Map and Exhibit B, Aerial Parcel Map*) The property is currently zoned as part of the Canyon Trails PAD with designations for Court Homes and Townhomes. (See *Exhibit D, Existing Zoning*)

This request Hancock Communities at Canyon Trails North seeks to remove the property from the Canyon Trails PAD and separately rezone it Multi-Family Residential (MF-12) as a stand-alone project pursuant to this document. Commensurate with the rezoning is a request for a minor reduction to the rear (east) building setback from 30' to 20'.

Property Overview

Adjacent to the site to the east, across a 100' to 250' wide drainageway and greenspace, are existing single family homes within the Canyon Trails project. To the north across Garfield Street is land currently vacant but zoned for multi-family within the Canyon Trails PAD. To the south, is land currently vacant but zoned for commercial within the Canyon Trails PAD. To the west is Cotton Lane serving as a frontage road for the Loop 303 freeway.

Plan Conformance

The Goodyear 2025 General Plan designates the property with split of Business and Commerce as well as Neighborhoods land use categories, adjacent to a Village Center Overlay and Transit Oriented Development Overlay. (See *Exhibit C, General Plan Land Use Plan*) Pursuant to the Land Use – Zoning Correlation list found on page 134 of the General Plan, both the above categories allow multi-family zoning; albeit the desire of the Business and Commerce designation is to provide multi-family at a density higher than that which is proposed.

As part of the Canyon Trails PAD, originally zoned in 1999 and amended several times over the ensuing decades, the subject property has current zoning for a mix of “Court Home” at 6.5 unit per acre and “Townhome” at 12 units per acre. These medium density residential uses are permitted; however, they are in conflict with the land use designation of Business and Commerce subsequently adopted as part of the Goodyear 2025 General Plan which was approved by the City Council on June 23, 2014 and ratified by the citizens of Goodyear on November 4, 2014.

It is unknown exactly why it was determined in the Goodyear 2025 General Plan to place a Business and Commerce land use designation on property that was already entitled for medium density residential. The obvious conclusion would be that the drafters of the General Plan, from the City Council on down to the General Plan Committee and City staff, was to support more intense future land uses that could be more compatible with the potential impacts of the adjacent Loop 303 freeway and would also serve to buffer the existing low-density single family detached housing prevalent in the area. The proposed rezoning meets the intent of that presumed goal and therefore, can be found in conformance with the General Plan.

Additionally, the rezoning area within the Business and Commerce land use designation appears to be less than 20 acres, which would therefore not require a need for a General Plan amendment to approve the requested MF-12 zoning.

A few of the Goals, Objectives, and Standards within the Goodyear 2025 General Plan that support rezoning of the property for multi-family are listed below:

Goal GD-1 - Physical Growth and Development

A compatible mix of land uses and diverse destinations that foster a high quality of life with livable and safe neighborhoods with a strong economy that fosters a healthy and sustainable environment.

Goal CC-2 – Community and Cultural Development

A diverse stock of high quality housing that meets the needs of all residents.

Objective GD-1-1 – Land Use

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.

Objective CC-1-1 – Neighborhoods

Create and foster complete neighborhoods.

Objective CC-1-3 – Neighborhoods

Foster the creation and maintenance of attractive, high quality neighborhoods.

Objective CC-2-1 – Housing

Provide diverse and quality housing products.

<i>Policy B</i>	<i>Promote higher residential densities near and within the City Center, along the McDowell Road/Interstate 10 commercial corridor, the future Loop 303 corridor south of I-10, and near transit stations.</i>
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Land Use and Transportation Plan Development Standards

Standard 1 - Universal Development Standards

All development proposals shall demonstrate their conformance with the applicable stated goals, objectives, and policies contained within the General Plan, and how the development furthers the appropriate implementation of the General Plan.

Standard 2 – Universal Development Standards

While Goodyear encourages quality development throughout the planning area, growth and redevelopment is highly encouraged to locate in areas with existing infrastructure and services, in the City's Redevelopment Area (see Figure 5.7), within walking distance of transit stations, and along existing interstate/freeways.

Standard 26 – Neighborhoods Development Standards

Medium Density Residential. Residential uses with densities greater than 5 dwelling units per acre up to 12 dwelling units per acre, may be considered along arterial roads, adjacent to commercial areas, adjacent to community and regional parks or significant open space areas, adjacent to interstates when appropriately

Standard 41 – Business and Commerce Development Standards

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.

Development Plan

Hancock at Canyon Trails North is a unique multi-family development that allows each rental dwelling unit the benefits of having a privately enclosed backyard.

While multi-family in zoning, with multiple dwelling units on a single parcel, Hancock at Canyon Trails North is a horizontal rental community and functions more like a grouping of attached and detached single family buildings and is akin to a compact single family subdivision offering central amenities. Unlike the typical vertical apartment complexes that are two or more stories, horizontal communities are single story and in the case of Hancock at Canyon Trails North, are luxurious homes that are for rent. Buildings are grouped to create intimate walkways and courtyards to support healthy neighborhood interaction. There is a main communal area for active recreation central to the development consists of a community swimming pool and spa, a covered ramada, and turf for recreation. Smaller recreation areas are provided throughout the community for passive recreational activities. Each unit offers a small private backyard, similar to a single-family home; however, this yard will be maintained by the site manager, just like the remainder of the property.

Hancock at Canyon Trails North will fill a niche market for those Goodyear renters who don't need the size of a single-family home or that don't want the maintenance that comes along with a yard, but also don't want the traditional apartment experience with a loud neighbor above or below them in a large building.

Hancock at Canyon Trails North also takes the horizontal rental community design to the next level by incorporating attached single-car garages. 134 of the proposed 310 dwellings (over 43%), as shown on the included illustrated conceptual plans (Exhibits E, F, G) will have directly attached garages and driveways for the renters of that dwelling. (They are not rented separately.) For additional garage options on those units without garages attached, there will be another 16 individual garages, in groupings of 4 along the parking aisles, for a resident to rent separately from their dwelling.

Permitted Uses

Primary and Accessory uses on the property shall be those permitted within the MF-12 district.

Development Standards

Development standards shall be those of the MF-12 district with the following deviation.

Reduction in Rear Building Setback to 20 Feet

Reduced perimeter building setbacks have been requested on the rear side (east) only. A 30' building setback would normally be required along this border; however, given that the directly adjacent land use is a 100' to 250' wide landscape drainageway and recreation corridor, the reduction in setback to the requested 20' minimum would appear to pose no issues on the nearby properties.

Zoning Ordinance Considerations

Pursuant to Section 1-3-1 D of the Goodyear Zoning Ordinance, zoning map amendments such as this request are to be evaluated for compliance with ten considerations. Below are those consideration and our responses in support of the approval of this request.

- 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;

As detailed in the "Plan Conformance" section of this narrative, the proposed zoning is in conformance with the General Plan's Land Use designation and in conformance with the development standards contained within the General Plan.

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

The subject property is relatively flat and devoid of any topography that would hinder development such as washes, hillsides, natural features that may be worthy of preservation, existing protected wildlife, and existence of high voltage power lines or other utilities. Having been recently farmed, there are existing irrigation canals that will be either abandoned and removed or placed in underground piping.

Adjacency to the Loop 303 freeway is discussed under paragraph "j".

- 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 proposed MF-12 zoning is appropriate on the subject property. As noted above it is consistent with the General Plan. More importantly the subject property is already zoned for a mix of medium density residential in the existing "Court Homes" on the west at 6.5 unit per acre and the "Townhomes" on the east at 12 units per acre. In fact, that 12 unit per acre on the east portion is the same density we are seeking in the MF-12; therefore, the density next to adjacent existing single family residential will remain unchanged. Only the product type will change and in fact, adjacent property owners will benefit by the one story height limit. To the west is the Loop 303 freeway and noise impacts from this necessary transportation component will exist under the current residential zoning as well as that proposed. A noise impact study has been commissioned and is included in this application including appropriately sized walls to afford sound attenuation for the residents.

- 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;

As noted previously, the existing zoning is for a mix of medium density residential and that portion closest to existing residential is permitted for 12 unit per acre, the very same maximum density proposed. The existing and proposed zonings are both medium density residential, just of different types and designs.

- 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;

Demand in Goodyear is very high for quality rentals especially such as that proposed with close access to the freeway network. Given that it is a new zoning category, it is unlikely there is existing vacant land in the area already zoned for this use. As noted previously the property is already zoned for medium density residential and the rezoning is necessary to allow a different type of this residential.

- 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;

Cotton Lane and Garfield Street adjacent to the subject property appear to be fully "built-out"; however as we work with the City of Goodyear on the site plan we will discuss any necessary improvements, such as deceleration lanes, which will be the developers responsibility. Water and sewer infrastructure is detailed in the engineering reports submitted with this application and again, the developer will install any necessary improvements to service the proposed use.

As detailed previously the property already has residential zoning but the proposed MF-12 zoning will allow for more residential units of a different product type at a total of no more than 336 units. We plan a total of 310 units, of which 96 are one bedroom and based on that

size should produce no school age children. We have also found that the 214 two bedroom units also tend to produce less school age children as a lower ratio than typical apartments and certainly lower than a single family home. With that said, below is school impact table using the City's ratios which we believe to be elevated given our product type and unit sizes.

School Type	No. of Res. Units	Student Ratio	No. of Students
Elementary (K-8)	310	0.30 Students/Unit	93
Avondale ES District			
High School	310	0.19 Students/Unit	59
Aqua Fria Union HS District			
Total	310		152

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

Subject property can be considered infill in that it is directly adjacent and surrounded by existing development. Services, such as police, fire, schools, sanitation, are already in the area and servicing this property will not be a burden. Private HOA parks are in the immediate Canyon Trails area and Desert Thunder Elementary School is only a few hundred feet away.

- h. general public's concerns;

As a part of this application notice was send to all adjacent property owners within 500-feet of the property as well as any HOAs that are within the notice area. School districts, Luke AFB, ADOT, and any other City identified stakeholders have also been noticed. As of the writing of this narrative, a neighborhood outreach meeting was held with only one owner (husband and wife) attending with no other concerns have been submitted to the applicant or the City.

- i. whether the amendment promotes orderly growth and development; and,

As described in the General Plan Conformance section and in this section, the rezoning of this property for a minor increase in overall residential density is not adverse to any policies or directives on orderly growth and development.

- 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 subject property is a short distance from the Loop 303 freeway and this proximity brings with it the potential for negative impacts due to noise from freeway traffic. Pursuant to the Zoning Ordinance requirements, a Noise Study has been prepared and submitted as part of this

application. (It should be noted that as the property is already designated for residential uses, freeway noise would be a potential impact for any development under the current zoning.)

Results of the study have concluded that an 8' tall noise wall along the western perimeter will have the effect of reducing exterior noise levels by 1 to 6 dBA and all modelled receivers would be equal to or less than the 64dBA standard specified in the Zoning Ordinance. Dwelling construction methods will further reduce potential noise impacts from the freeway and nearby Luke Air Force Base.

As of the writing of this narrative, there have been no other unique factors identified at the pre-application meeting or as part of the first review of the rezoning application.

Exhibit A
Aerial Vicinity Map

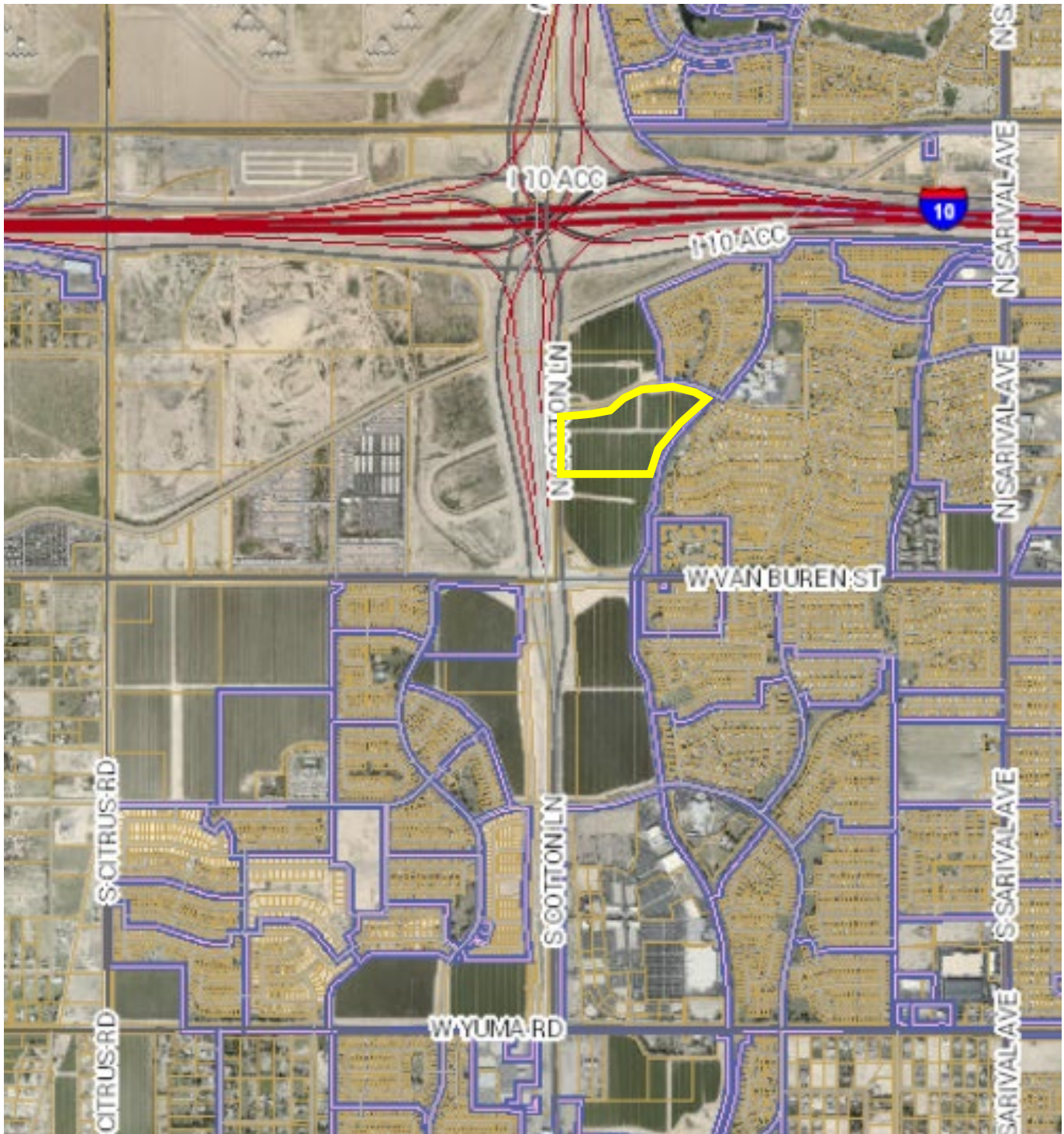


Exhibit B

Aerial Parcel Map

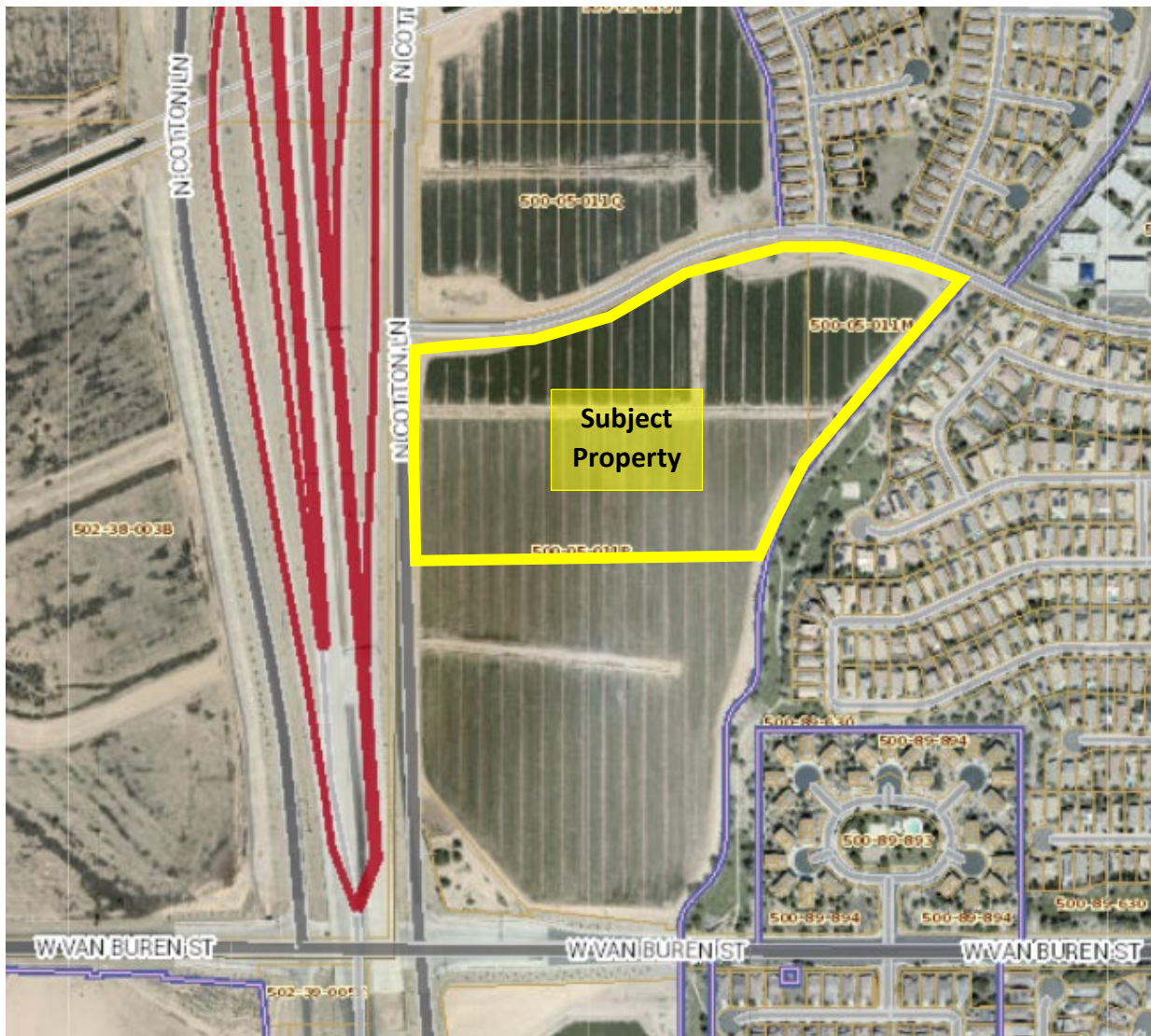


Exhibit C

General Plan Land Use Plan

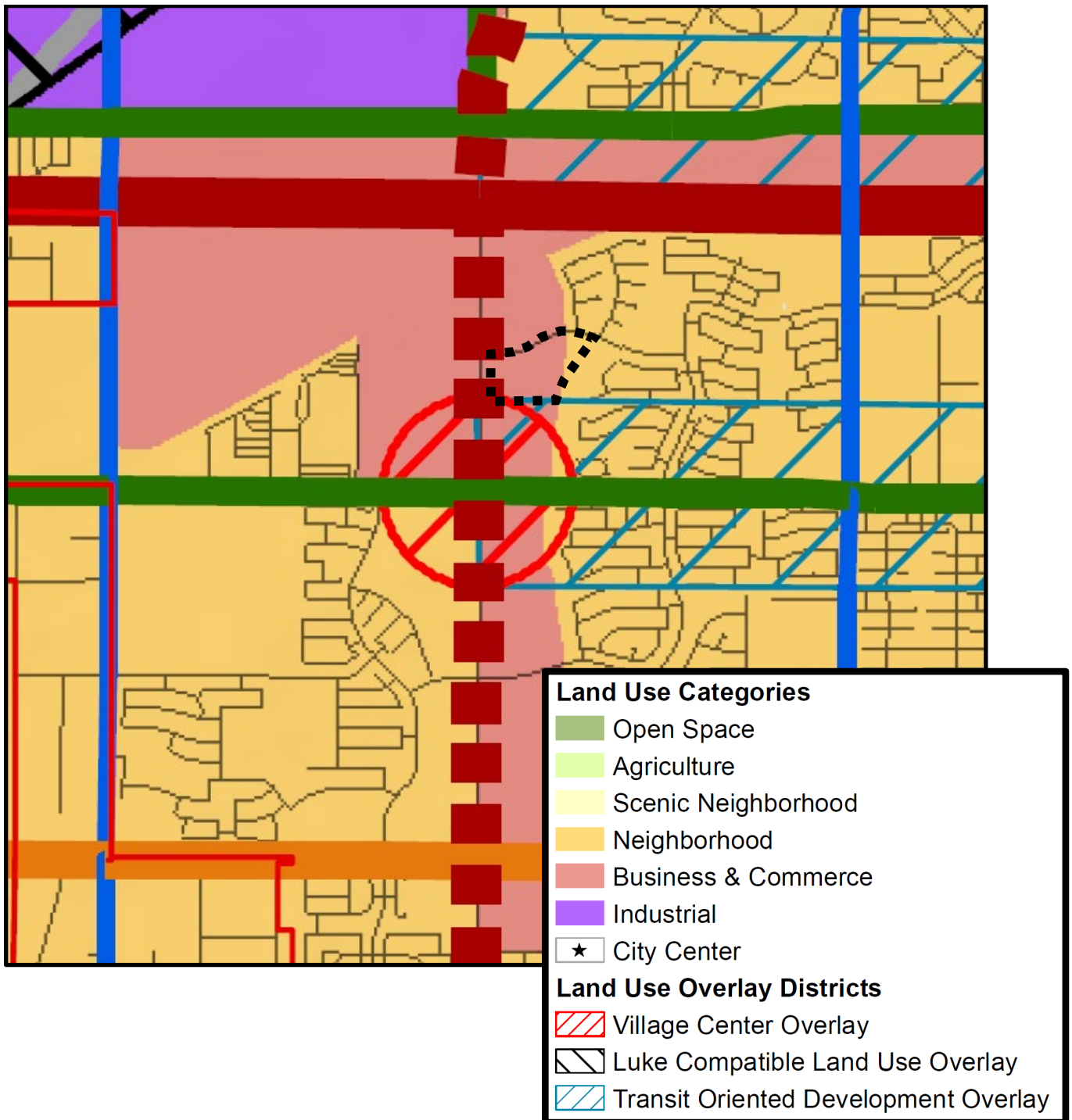


Exhibit D

Existing Zoning

(Canyon Trails PAD Land Use Plan)

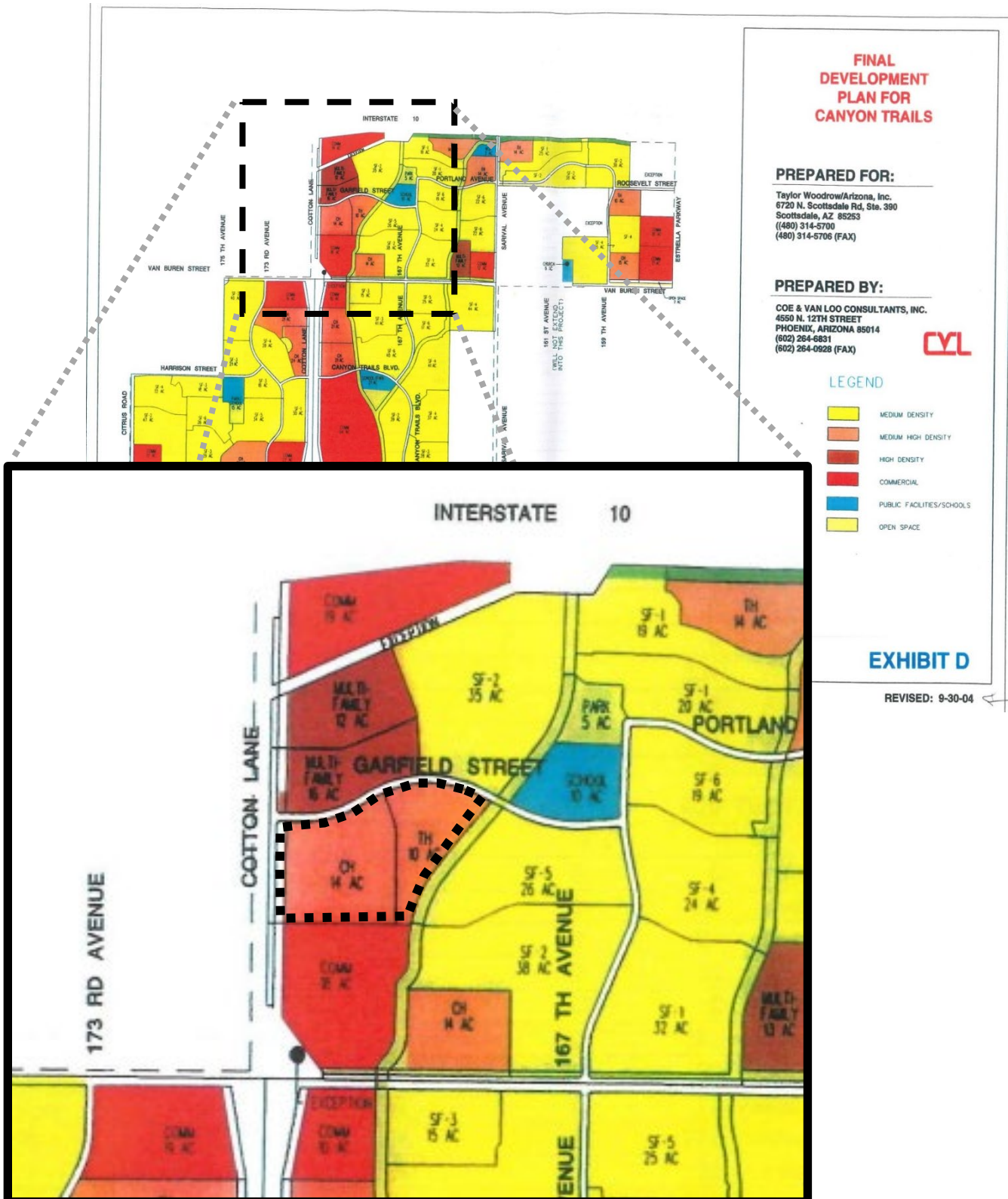


Exhibit E

Hancock Communities at Canyon Trails North

Conceptual Site Plan

(On following page)

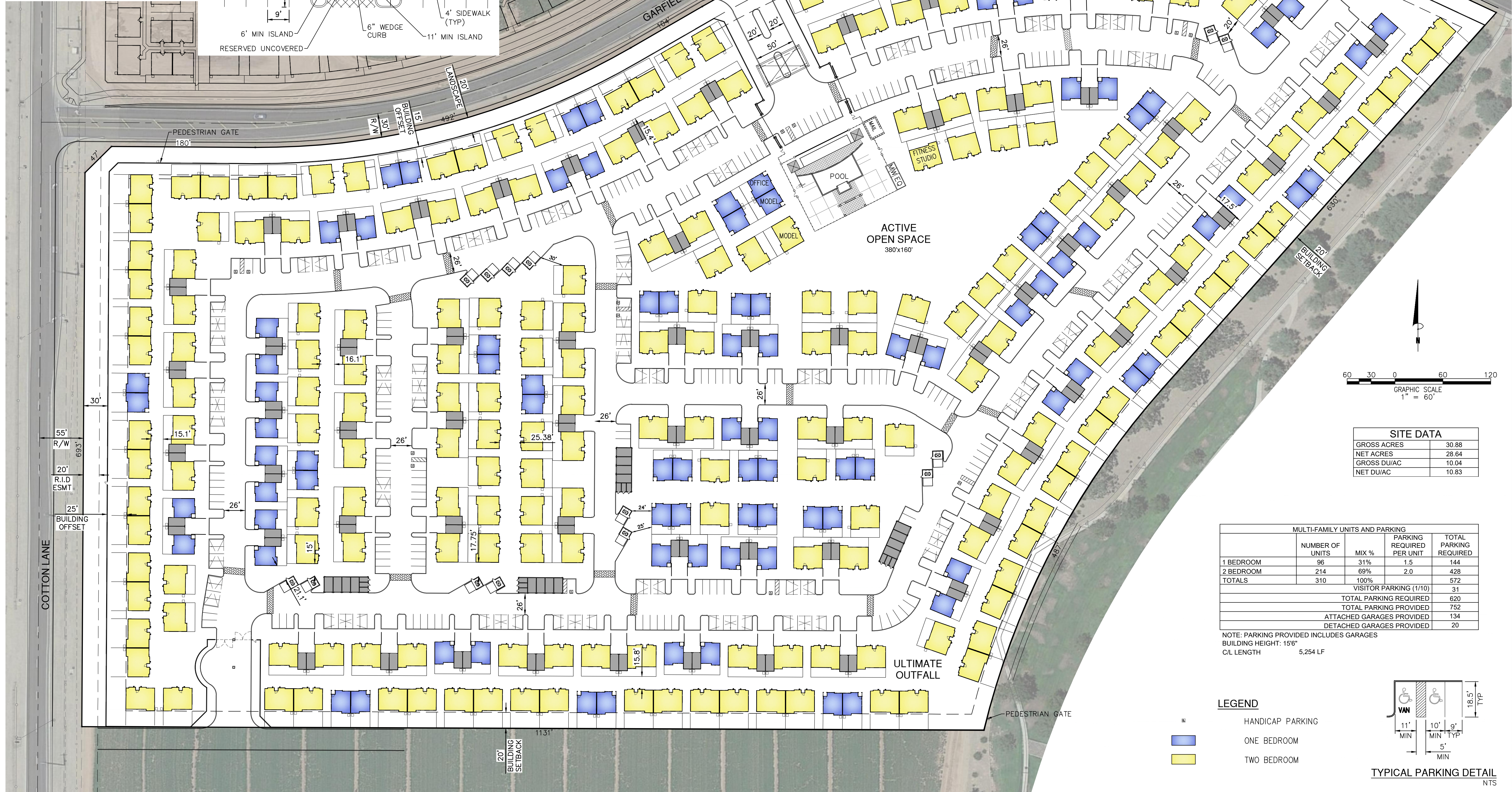
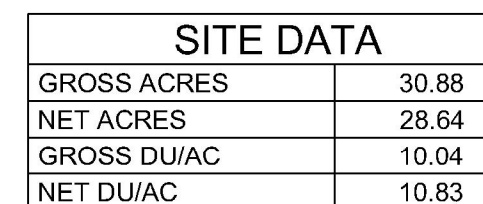


Exhibit F

Hancock Communities at Canyon Trails North
Conceptual Landscape Plan

(On following page)

LANDSCAPE ARCHITECT
WESTLAND RESOURCES, INC.
2020 N. CENTRAL ST.
PHOENIX, AZ 85004
(602) 888-7003
CONTACT: SHARON MILLER, RLA



MULTI-FAMILY UNITS AND PARKING				
	NUMBER OF UNITS	MIX %	PARKING REQUIRED PER UNIT	TOTAL PARKING REQUIRED
1 BEDROOM	96	31%	1.5	144
2 BEDROOM	214	69%	2.0	428
TOTALS	310	100%		572
VISITOR PARKING (1/10)				31
TOTAL PARKING REQUIRED				620
TOTAL PARKING PROVIDED				752
ATTACHED GARAGES PROVIDED				134
DETACHED GARAGES PROVIDED				20

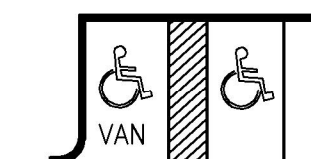
NOTE: PARKING PROVIDED INCLUDES GARAGES
BUILDING HEIGHT: 15'6"
C/L LENGTH 5,254 LF

LEGEND

HANDICAP PARKING

ONE BEDROOM

TWO BEDROOM



TYPICAL PARKING DETAIL

Conceptual Landscape Plan

Exhibit G

Hancock Communities at Canyon Trails North

Conceptual Elevations

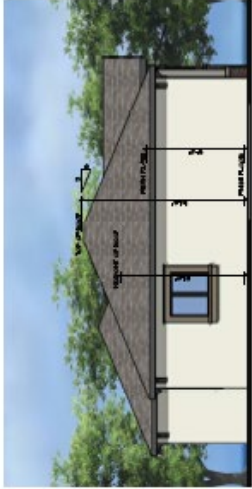
(On following page)

ARTS & CRAFTS STYLE

UNIT 1
W/GARAGE



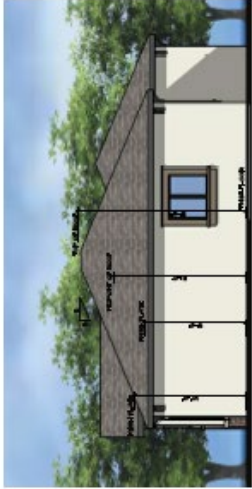
FRONT



LEFT



PERSPECTIVE



RIGHT



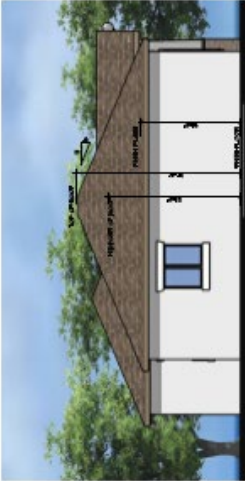
REAR

DESERT RANCH STYLE

UNIT 1
W/GARAGE



FRONT



LEFT



PERSPECTIVE



RIGHT



REAR

WELLFLEET STYLE

UNIT 1
W/GARAGE



FRONT



LEFT



PERSPECTIVE



RIGHT



REAR

ARTS & CRAFTS STYLE

**UNIT 2
W/GARAGE**



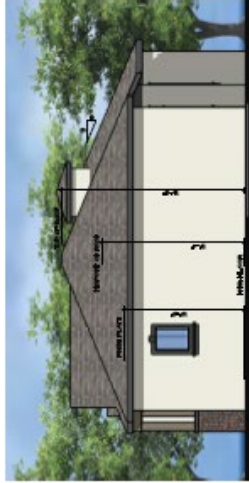
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LEFT



PERSPECTIVE



RIGHT



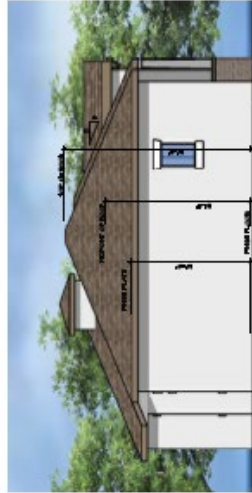
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DESERT RANCH STYLE

**UNIT 2
W/GARAGE**



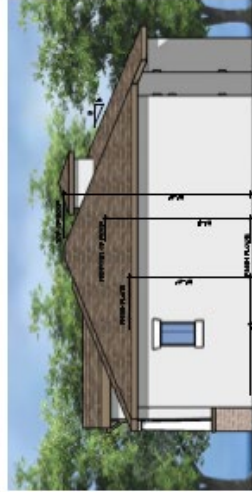
FRONT



LEFT



PERSPECTIVE



RIGHT



REAR

WELLFLEET STYLE

**UNIT 2
W/GARAGE**



FRONT



LEFT



PERSPECTIVE



RIGHT



REAR

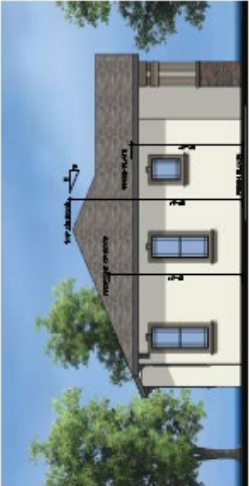
Hancock at Canyon Trails North Conceptual Elevations Two Bedroom with garages

ARTS & CRAFTS STYLE

UNIT 1



FRONT



LEFT



RIGHT



PERSPECTIVE



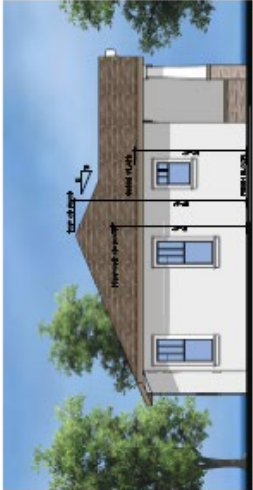
REAR

DESERT RANCH STYLE

UNIT 1



FRONT



LEFT



RIGHT



PERSPECTIVE



REAR

WELLFLEET STYLE

UNIT 1



FRONT



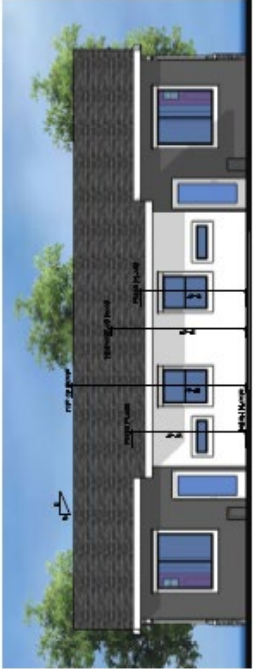
LEFT



RIGHT



PERSPECTIVE



REAR

Hancock at Canyon Trails North Conceptual Elevations Two Bedroom w/o garages

ARTS & CRAFTS STYLE

UNIT 2



FRONT



LEFT



PERSPECTIVE



RIGHT



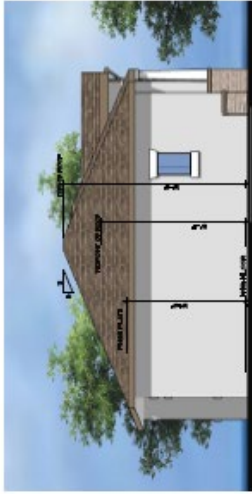
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DESERT RANCH STYLE

UNIT 2



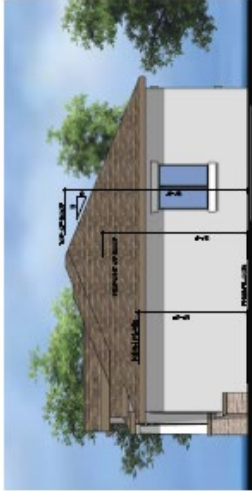
FRONT



LEFT



PERSPECTIVE



RIGHT



REAR

WELLFLEET STYLE

UNIT 2



FRONT



LEFT



PERSPECTIVE



RIGHT



REAR

Hancock at Canyon Trails North Conceptual Elevations Two Bedroom (duplex style) w/o garages

ARTS & CRAFTS STYLE

UNIT 2
DUPLEX



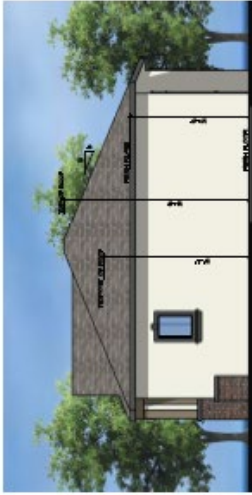
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LEFT



PERSPECTIVE



RIGHT



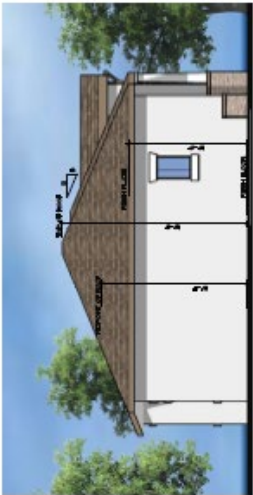
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DESERT RANCH STYLE

UNIT 2
DUPLEX



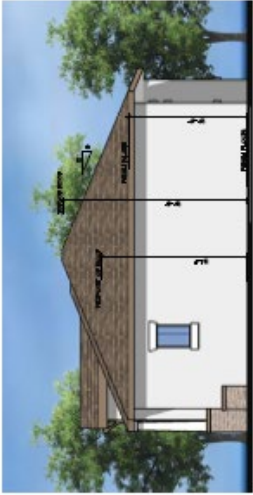
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LEFT



PERSPECTIVE



RIGHT



REAR

WELLFLEET STYLE

UNIT 2
DUPLEX



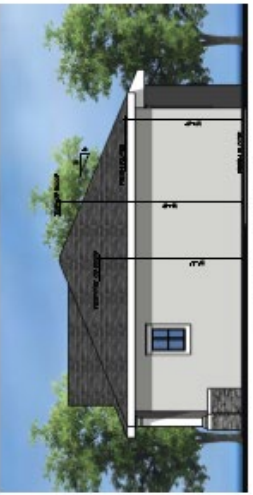
FRONT



LEFT



PERSPECTIVE



RIGHT



REAR

Hancock at Canyon Trails North Conceptual Color Schemes

DESERT RANCH

Scheme 1

Fascia, Trim at Stone: DEC756 Weathered Brown

Stucco: DE6129 Rustic Taupe

Accents, Popouts & Pillars: DEW314 Desert Star

Door & Shutter: DE6067 Wondering Road



Coronado Eastern Mountain Ledge, Carmel Mountain

Scheme 2

Fascia & Trim at Stone: DE1631 Cocoa Powder

Stucco: DEC795 Grey Pearl

Accents, Popouts & Pillars: DEW382 Faded Grey

Door & Shutters: DE1187 Black



Coronado Eastern Mountain Ledge, Huron

Scheme 3

Fascia & Trim at Stone: DE6890 Chocolate Pudding

Stucco: DE1690 Saddle Up

Accents, Popouts & Pillars: DE6128 Sand Dune

Door & Shutters: DE6035 Lynx



Coronado Eastern Mountain Ledge, Chablis

WELLFLEET STYLE

Scheme 4

Fascia, Popouts & Garage: DEW380 White

Stucco: DE1625 Reclaimed Wood

Shingles: DE6111 Ironic

Door: DE6349 Edge of Black



Special Used Brick, Wolf Grey

Scheme 5

Fascia, Popouts & Garage: DEW341 Swiss Coffee

Stucco: DE6143 Almond Latte

Shingles: DE1626 Metal Fringe

Door: DE1157 Cellar Door



Special Used Brick, Eagle Buff

Scheme 6

Fascia, Popouts & Garage: DE1617 Winter Morn

Stucco: DE1618 Industrial Age

Shingles: DE1619 Celluloid

Door: DE1423 Red Craft



Special Used Brick, Glacier

ARTS & CRAFTS

Scheme 7

Fascia: DE1695 Grange Hall

Stucco: DEC791 Insulting Frisbee

Popouts: DE6207 Egyptian Sand

Door & Shutters: DE1695 Grange Hall



Coronado Prairie Stone, Latte

Scheme 8

Fascia: DE6384 Iron Fixture

Stucco: DEC786 Miners Dust

Popouts: DE1626 Metal Fringe

Door & Shutters: DE6384 Iron Fixture



Coronado Prairie Stone, Smoke

Scheme 9

Fascia: DE6126 Smoke House

Stucco: DE6122 Dry Creek

Popouts: DEC759 Hickory

Door & Shutters: DE6126 Smoke House



Coronado Prairie Stone, Mocha Granite