

INNOVATION VILLAS ON SARIVAL

REZONING
20-200-00008

2ND SUBMITTAL REZONE NARRATIVE

NORTH OF THE NORTHWEST CORNER OF SARIVAL AVENUE AND YUMA ROAD

SUBMITTED TO:
CITY OF GOODYEAR
PLANNING & ZONING
14455 WEST VAN BUREN STREET, SUITE D101, GOODYEAR, AZ 85338

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PROJECT TEAM



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BACKGROUND

Innovation Villas on Sarival, henceforth known as “Innovation Villas” is a proposed single-family for rent development of approximately 13.45 gross acres (13.05 net acres) located just north of the northwest corner of Sarival Avenue and Yuma Road within the City of Goodyear (the “Site”) (see **Exhibit A: Aerial Map**). The proposed Site is zoned AU (Agricultural-Urban).

DESCRIPTION OF PROPOSAL

To achieve the proposed development, this application is requesting a rezoning submittal for the Site. Innovation Villas proposes rezone from PAD to the standard MF-12 Zoning to allow a gated, single-family for rent community with one-hundred and fifty (150) units on-site. At 150 units, the proposed gross density on-site will be 11.15 du/ac (11.5 net du/ac). The development is proposing fifty-four (54) one-bedroom units and ninety-six (96) two-bedroom units. Each unit will have private outdoor space and will be either a detached or duplex building. Open space will be provided throughout the Site and an amenity and clubhouse area with pool and spa will be provided at the eastern end of the community. Covered and uncovered parking spaces will be provided for residents and guests, in addition to the twenty-eight (28) garages provided on-site. The Site will be developed in a single phase. (see **Exhibit B: Site Plan**).

RELATIONSHIP TO SURROUNDING PROPERTIES

This project site is located within the City of Goodyear and is made up of five parcels currently. The majority of the Site is undeveloped; however, there are two single-family residences and an auto repair shop on-site. The Site is zoned AU (Agricultural-Urban) and designated as Neighborhood on the City's General Plan. The area surrounding the Site is designated Neighborhood as well. To the north is a single-family subdivision zoned R1-7 (Single-Family Detached). To the South is a commercial center, Sarival Marketplace, zoned C-2 (General Commercial). To the east, across Sarival Avenue, and west are single-family subdivisions zoned PAD (Planned Area Development).

Direction	General Plan Land Use Category	Existing Zoning	Existing Use
Site	Neighborhood	AU	Undeveloped Land, two single-family residences, and an auto repair shop
North	Neighborhood	R1-7	Single-Family Subdivision
South	Neighborhood	C-2	Commercial Center (Sarival Marketplace)
East, across Sarival Avenue	Neighborhood	PAD	Single-Family Subdivision
West	Neighborhood	PAD	Single-Family Subdivision

GENERAL PLAN CONFORMANCE

Innovation Villas is designated Neighborhood on the City's General Plan. The Neighborhoods category includes a wide range of densities and housing products, public and community facilities, and commercial uses at appropriate intensities and locations. Rezoning the Site to MF-12 is in compliance with the Neighborhood General Plan Land Use designation.

ZONING & DEVELOPMENT STANDARDS

The Site is currently zoned AU (see **Exhibit C: Zoning Map**) and this proposal requests to rezone the Site to MF-12 (Multi-Family Residential). The MF-12 zoning district was recently adopted by the City of Goodyear City Council to accommodate product types like the proposed single-family for rent product.

CONFORMANCE WITH ZONING CODE SECTION 1.3.1.D.3

The Development Review Committee's and Planning and Zoning Commission's reviews and recommendations shall be guided by the following considerations:

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: The development of Innovation Villas at Sarival is consistent with the City's General Plan land use designation of Neighborhood. A residential development is proposed on the Site that will bring a unique product to the area while mitigating impacts to the existing residential neighborhoods. Further, this Site is located along an arterial road and adjacent to commercial land uses, creating a buffer from the commercial to the south to the existing single-family residential to the north. The transition between existing lower density residential and commercial land uses is needed and appropriate here.

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

Response: This site has an existing irrigation ditch owned by Roosevelt Irrigation District, that will be piped underground as part of this 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;

Response: The proposed zoning will provide an appropriate transition of intensity and density between the existing single-family residences and the existing commercial uses. A Traffic Impact Study (TIA) has been provided with the application to depict that the generated traffic will not have negative impacts on the surrounding area. The development of this Site will transform primarily undeveloped lot with a high-quality single-family for rent community that likely increasing property values.

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 existing zoning AU allows for primarily low-density, estate-type residential uses or non-commercial agricultural uses. The Site is located on an arterial street, adjacent to single-family subdivisions zoned R1-7 and PAD and a commercial center zoned C-2. The MF-12 zoning is a multifamily zoning district that allows a single-family for rent product which is more compatible with the surrounding area and land uses.

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: According to Meyers Research, the Site is well-located in Goodyear, south of the Loop 303 Freeway, providing access to and from employment in the greater Phoenix area. Further, research shows that the proposed product offers and expands the array of housing options for renters seeking homes in the area. Given the Site's location in a firmly established affluent residential part of the City with recreation and retail nearby, above average demand for the proposed product is anticipated.

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: The developer will continue to communicate to and work with the school districts.

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

Response: The proposed rezoning is within proximity to existing public services. Any proposed or necessary connections to existing services will be the responsibility of the developer.

h. general public's concerns;

Response: The applicant is not aware of any public concern at this time. Notifications will be sent out as part of the rezoning process.

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

Response: The proposed zoning will help to further stimulate growth and development by placing an appropriate land use on the Site.

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: The proposed development will not have negative impacts on the general public or surrounding area.

ACCESSIBILITY & CIRCULATION

Innovation Villas will feature quality single-family for rent homes with a well-connected street network. There is a primary entrance into the development on Sarival Avenue and one ingress/egress emergency access point to Hadley Street. Additionally, there is pedestrian access to 164th Lane at the north end of the Site.

The City of Goodyear is currently working with Kimley Horn for the preparation of construction drawings for roadway improvement plans for Sarival Avenue from Yuma Road to Van Buren Street (Project Number C4200005). The offsite roadway improvements for Innovation Villas are being coordinated with these improvements. The street cross section for Sarival Avenue along the property

frontage will be per detail G-3122 with 55 feet of right of way. Interior streets will be private streets. The private streets will provide required widths and turning radii as specified by the fire department.

Roadway Improvements:

Sarival Avenue: 55' of right-of-way has been dedicated for the west half of Sarival Avenue.

INFRASTRUCTURE

Water Design

Innovation Villas on Sarival is within the City of Goodyear water service area. There is an existing eight-inch (8") water line on the west side of the site at Hadley Street and there are existing water lines on the east side of the site at Sarival Avenue. The water lines in Sarival Avenue consist of an existing twelve-inch (12") line at the north property line of the site and an existing 8" line at the south end of the site. Innovation Villas will connect at both the east and west sides in order to provide a looped system. The 12" stub and 8" stub in Sarival Avenue will be connected by a proposed 8" water line in Sarival Avenue. An 8" water line will also extend thru the site to complete the looped system.

A flow test was performed which showed a static pressure of 58 psi while flowing 2169 GPM. At 20 psi, the flow rate would be 7317 GPM. A minimum fire flow of 1500 GPM will be required to be provided. Based on the flow test results, there should not be any issues meeting this requirement.

The City of Goodyear 2016 Integrated Water Master Plan section 3.6.4.5 does not identify any new distribution system water mains needed in the Sarival Avenue / Yuma Road area thru the 2025 study period.

Sewer Design

Innovation Villas on Sarival is within the City of Goodyear sewer service area. There is an existing 8" sewer line on the west side of the site at Hadley Street and there is an existing 8-inch sewer in Sarival Avenue. Innovation Villas will have a high point at the approximate middle of the site and sewer will flow to both the east and the west and connect to the existing sewer. An eight sewer will be provided thru the site.

The city of Goodyear 2016 Integrated Water Master Plan section 4.6.4 does not identify any new sewer mains needed in the Sarival Avenue / Yuma Road area thru the 2025 study period.

Drainage Design

Drainage improvements will be provided at the site in order to retain the 100-year, 6-hour rainfall depth. Storm water will be retained in 10-foot diameter underground corrugated metal pipe. The underground retention will drain within 36 hours via the installation of drywells. Onsite flows will be captured in catch basins and will be conveyed to the underground storage via storm drainpipes. A catch basin will also be installed on Sarival Avenue to direct the offsite street flows to the underground storage. The installation of the catch basin on Sarival Avenue will be coordinated with the City of Goodyear Sarival Avenue improvement plans.

CONCLUSION

The proposed plan offers a high-quality community with a unique residential product that will be complementary to the surrounding uses and developments. Innovation Villas provides a new housing opportunity and product type for existing and future residents of Goodyear to enjoy. A strong sense of neighborhood will encourage sustained property values and raise the overall sense of pride within this community.