

Estrella Springs & Suncrest Vista
at Canyon Trails

MF-24 with Planned Area Development (PAD) Overlay
Narrative & Justification Statement

Approximately 28.66 net acres located
at the southeast corner of Van Buren Street and Loop 303

Goodyear, Arizona

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Rezone Case No. 21-20000008



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A. Introduction

Dominium requests rezoning of approximately 28.66 net acres located at the southeast corner of Van Buren Street and Cotton Lane (Loop 303 Freeway) in Goodyear, Arizona (“Site”) from Planned Area Development (PAD) to Multi-family (MF-24) with a Planned Area Development (“PAD”) Overlay. See **Exhibit 1 – Aerial Map**. The proposed rezoning will allow this vacant, underutilized agricultural Site to be developed as a high-quality multi-family community with appropriate amenities for its residents.

B. Current & Surrounding Zoning and General Plan

The Site is currently zoned PAD (Canyon Trails) which designates the north portion of the Site as Commercial and the south portion of the Site as Medium High Density Residential. The north portion of the Site has failed to develop with commercial uses due to excess commercial space in the area and lack of convenient commercial access to the Site with no southbound off ramp on the Arizona State Route 303 Loop (Loop 303) freeway. The south half of the Site has failed to attract interest from anything other than multi-family developers due to its proximity and adjacency to the Loop 303 Freeway. See **Exhibit 2 – Existing Zoning Map**.

Van Buren Street borders the Site’s north boundary and Cotton Lane (Loop 303) borders the Site’s west boundary. The property immediately north of Van Buren Street is zoned PAD and is an existing agricultural field. The property east of the Site is zoned PAD with an existing 100’ wide greenbelt open space area and there are existing single-family homes located east of the 100’ wide greenbelt. The greenbelt area is a trail system and open space, creating a substantial natural landscape buffer between the Site and the residential neighborhood, and an appropriate land use transition towards the Loop 303 Freeway. The property immediately to the south is zoned MF-24 for a future multi-family development.

The City of Goodyear’s General Plan Land Use and Transportation Map designates the Site as Business & Commerce with a Transit Oriented Development (“TOD”) Overlay and a Village Center Overlay. The Business & Commerce land use category provides areas for the growth and development of Goodyear’s economic base, including high density residential that supports the area. More specifically, Standard 41 of the Physical Growth & Development Section of the General Plan states that high density residential development is permitted in the Business & Commerce category when located adjacent to commercial areas. This Site is located approximately ¼-mile north of the existing Canyon Trails Towne Center and is located adjacent to Loop 303. Further, the TOD Overlay denotes areas within walking distance to major future or existing transit routes. Higher density and intensity uses are encouraged in the TOD Overlay. Dominium’s multi-family development will complement and support existing and future retail, restaurant, entertainment, office, and service uses in the area, and the development is located proximate to major freeway transit corridors consistent with the City’s General Plan Goals and Policies.

C. Development Proposal

Dominium’s proposed development consists of two high-quality multi-family communities. Each community includes a series of high-quality common residential amenities. See **Exhibit 3 – Conceptual Site Plan**.

Estrella Springs is a proposed family-style multi-family housing community that will be located on the south 19.04 acres of the Site. The proposed buildings will be three story “walk-up” garden style apartments. The Estrella Springs community includes approximately 12 1-Bedroom Units, 192 2-

Bedroom Units, and 192 3-Bedroom Units for a total of 396 dwelling units. The proposed use is consistent with the character of the surrounding area and special attention has been given to the landscaping and architectural design, creating a high-quality and attractive multi-family development.

Suncrest Vista is a proposed senior multi-family housing community that will be located on the north 9.62 acres of the Site and will accommodate an age-restricted (55+ years) seniors. The community consists of two 4-story buildings wrapped around a common central courtyard with residential amenities. The Suncrest Vista community includes approximately 76 1-Bedroom Units, 154 2-Bedroom Units, and 32 3-Bedroom Units for a total of 262 dwelling units. The proposed use is consistent with the character of the surrounding area and special attention has been given to the landscaping and architectural design, creating a high-quality attractive multi-family development.

The Site and Building design implement the City's Design Guidelines and includes high quality architectural elements, landscaping palettes, signage and colors compatible with the surrounding area. Further, both proposed multi-family developments offer a variety of common areas and amenities, including (but are not limited to): Clubhouse (with community rooms), Fitness Center, resort-inspired swimming pool with deck and spa, outdoor kitchen, remote BBQ pavilions, expansive dog run, and smaller courtyards with turf areas. In addition, the family portion includes play fields, playgrounds, and a ride share drop-off pavilion while the Senior portion also includes a covered Porte-Cochere entry, salon, library, and central courtyard with designated game areas. The well-appointed health and fitness center for each community equips its residents with the tools necessary to enable residents to pursue a healthy and active lifestyle within its 4,000 square feet for the family community and 2,100 square feet for the senior community. The clubhouse in each community provides warm and intimate gathering places for its residents within its generous 6,500 square feet for the family community and 8,500 square feet for the senior community. Both communities include a substantial quantity of garages for vehicle parking. These garages are all located along the western boundary and help serve as a buffer to the future freeway traffic noise.

Within Estrella Springs, the primary outdoor amenities are focused around the community entry and clubhouse area as central gathering spaces; however, there are also other smaller courtyards formed by groups of buildings throughout the Site. Within Suncrest Vista, the primary outdoor amenities are located within a centralized courtyard and the buildings are designed to front onto these amenities. See **Exhibit 4 – Conceptual Landscape Plan**.

Dominium's multi-family development is an appropriate use for the Site and is compatible with the land use pattern in the area. There has been no commercial demand for the north 9.62 acres of the Site ("Commercial Site"). Regional and local retail space (much of which is vacant) is already saturated in this City of Goodyear trade area, including retail hubs located half mile to the south of the Commercial Site. Given the close proximity of these existing retail locations and vast vacant space available, prospective retailers would likely prefer to locate in an established area rather than the north 9.62 acres of this 28.66-acre Site with no direct access to/from the future Loop 303. Further, this Site is challenged with no future full access to Cotton Lane, no vehicular access to the south or east, and half of the Van Buren Street frontage is restricted with no access opportunities due to proximity to Loop 303.

Dominium manages all of the communities that they build in-house under Dominion Management Services (DMS), which provides a competitive advantage to the company over competitors whose properties are managed by a 3rd party. Dominion takes a long-term approach to investment and plans to

own Suncrest Vista and Estrella Springs for 15 to 30+ years. Their long-term ownership strategy removes pitfalls that come with “merchant” developers who are quick to relinquish ownership through a sale as soon as the property is leased up. As owner, Dominion will be responsible for the costs of repairing and maintaining the property, creating a strong incentive to select high quality and durable finishes and materials. Long-term maintenance costs can be minimized with consistent and thorough preventative maintenance. Because the financial incentives of Dominion align with DMS, property management is diligent and responsive answering tenant concerns to address in-unit issues and fixing repairs. The strong partnership between Dominion’s development team and management company has come to be recognized as “The Dominion Difference.” Dominion takes pride in their quality communities that stand the test of time.

As long-term owners and managers, Dominion designs their product so that residents living in the community will be proud to call the community their home. Dominion builds their communities to be long-term assets with durable materials and high-quality finishes. The company strives to find tenants who view the community in the same way they would treat their home with respect and consideration for the surrounding community. For this reason, Dominion has a stringent qualification process for residents to qualify for tenancy. All potential residents must pass a criminal background check to ensure there is no adverse history. Credit checks are also completed to ensure future residents is in overall good standing. Once these two basic screening criteria are met, the tenant may be further considered for a potential lease. Tenants that fail to comply with State and local law requirements are subject to eviction. Dominion’s properties often have lengthy waitlists for residency, and Dominion Management Services is quick to act to remove parties who violate their lease requirements so that the unit can be re-filled with a tenant who wants to find a place they can treat as their home.

D. Development Standards

The following modifications to the MF-24 Multi-family Residential development standards apply to the portion of the Property legally described in Legal Description – North attached hereto (the “North Zone”).

North Zone (The Northern-most 9.62 Acres):

NORTH ZONE MODIFIED DEVELOPMENT STANDARDS (SUNCREST VISTA)	
Development Standard	MF-24 with PAD Overlay for Senior Community
Minimum Parking Spaces ⁽⁴⁾	1 space per 1-bedroom unit; 1.22 spaces per 2-bedroom unit; 2 spaces per 3-bedroom unit; 1 guest space per 10 units;
Minimum South Setback ⁽⁵⁾	15'-0" (measured from the southern boundary of the North Zone)
Maximum Building Height	56'-0" ⁽³⁾
Private Outdoor Open Space (Square Feet/Dwelling Unit)	55 SF Min. Balcony ⁽²⁾ 60 SF Min. Ground Floor Patio ⁽²⁾
Minimum Recreational Open Space (Square Feet Per Dwelling Unit)	500 SF
Minimum Setback from Single-Family Residential Zoning District	50 +5 Feet for every foot over 30 Feet ⁽¹⁾
Minimum Landscape Area (Net Site Area)	35%

(1) As measured from a single-family residential lot.

(2) Private outdoor open space is that portion of the unit devoted to outdoor recreational use by the individual resident(s) of the unit or lot. This area is provided in addition to the recreational open space. Private outdoor open space shall be provided in the form of private yards, patios, or balconies. The minimum length and the minimum width of patios and balconies shall be five (5) feet.

(3) The maximum density of 24 dwelling units does not apply. However, a maximum number of dwelling units that can be constructed with the Property (both the South Zone and North Zone combined) applies as set forth below.

(4) The reduced parking space requirements in the North Zone Modified Development Standards table apply only if the North Zone is developed as an age-restricted multi-family rental community limited to residents 55 years or older, whose parking needs are less than what would otherwise be required in the Goodyear Zoning Ordinance. The requirements for parking in the Goodyear Zoning Ordinance, currently set forth in Article 6 of the Goodyear Zoning Ordinance shall apply to the development of the North Zone unless Owner demonstrates, to the satisfaction of the City Attorney or his or her

- designee, the existence of a Land Use Restriction Agreement which has been recorded against the land and limits tenancy to those aged 55 or older. Once it has been demonstrated that the North Zone will be restricted to 55 years or older, then a minimum of 354 parking stalls will be provided. Parking will conform to the per-unit parking ratios specified in the North Zone Modified Development Standards table above.
- (5) This is the setback that will apply if the owner of the Property decides to create separate parcels for the North Zone and South Zone.

The following modifications to the MF-24 Multi-family Residential development standards apply to the portion of the Property legally described in Legal Description – South attached hereto (the “South Zone”).

South Zone (The Southern-most 19.04 Acres):

SOUTH ZONE MODIFIED DEVELOPMENT STANDARDS (ESTRELLA SPRINGS)	
Development Standard	MF-24 with PAD Overlay for Family Community
Minimum Parking Spaces ⁽³⁾	1.10 space per 1-bedroom unit; 1.45 spaces per 2-bedroom unit; 2 spaces per 3-bedroom unit; 1 guest space per 10 units; A minimum of 716 parking spaces shall be provided.
Minimum North Setback ⁽⁴⁾	15'-0" (measured from the northern boundary line of the South Zone)
Private Outdoor Open Space (Square Feet/Dwelling Unit)	50 Sq. Ft. Min. Balcony ⁽²⁾ 58 Sq. Ft. Min. Ground Floor Patio ⁽²⁾
Minimum Recreational Open Space (Square Feet Per Dwelling Unit)	500 Square Feet
Minimum Setback adjacent to Single-Family Residential Zoning (east property line):	50 + 5 Feet for every foot over 30 Feet ⁽¹⁾
Maximum Building Coverage (Net Site Area)	25%

- (1) As measured from a single-family residential lot.
- (2) Private outdoor open space is that portion of the unit devoted to outdoor recreational use by the individual resident(s) of the unit or lot. This area is provided in addition to the recreational open space. Private outdoor open space shall be provided in the form of private yards, patios, or balconies. The minimum length and the minimum width of patios and balconies shall be five (5) feet.
- (3) Article 6 of the Goodyear Zoning Ordinance shall apply to the development of the South Zone unless a parking plan addressing parking management is approved by the Director of Development Services or designee. If a parking plan addressing parking management is approved, then the reduced parking requirements in the South Zone Modified Development Standards table above shall apply. The Owner of the South Zone shall be

responsible for ensuring compliance with all terms of the approved parking management plan and the failure to do so constitutes a zoning violation.

- (4) This is the setback that will apply if the owner of the Property decides to create separate parcels for the North Zone and South Zone.

Unless expressly modified in this document, all development within the Property shall comply with the requirements of the City of Goodyear Zoning Ordinance.

Deviation Justifications

- Minimum Parking Spaces. Suncrest Vista - The community will be developed as an age-restricted multi-family rental community limited to residents 55 years or older, whose parking needs are less than what would otherwise be required in the Goodyear Zoning Ordinance. The requirements for parking in the Goodyear Zoning Ordinance, currently set forth in Article 6 of the Goodyear Zoning Ordinance shall apply to the development of the Property unless Owner demonstrates, to the satisfaction of the City Attorney or his or her designee, the existence of a Land Use Restriction Agreement which has been recorded against the land and limits tenancy to those aged 55 or older. Once it has been demonstrated that Suncrest Vista site will be restricted to 55 years or older, then a minimum of 354 parking stalls will be provided. Parking will conform to the per-unit parking ratios specified in the Development Standards table above.

The Suncrest Vista development will be an Active Adult community, needing a lower number of parking spaces to serve all future residents differentiating this development type from typical or commoditized multi-family design. The reduced need for parking is driven by many factors, including:

- Nearly all residents will not be actively employed and will be/are retired, reducing the need for daily commutes often facilitated by personal vehicle ownership.
- Nearly all residents will be single or a couple sharing one vehicle. With approximately 30% of the units being single-bedroom floor plans and no three-bedroom units.
- Residents typically do not maintain personal vehicles for additional occupants or children.
- The additional area created from eliminating unused and underutilized parking is converted into open space for future residents to improve their quality of life and health. The generous amenity package and community spaces offered by Suncrest Vista, including more than 10,000 SF of clubhouse and fitness center space and courtyard programming which includes the pool, sun deck, and dining ramadas, are a testament to this commitment. Reducing the parking count will allow for more landscaping and will reduce the excess ambient heat created by unnecessary asphalt in vacant parking areas.

Estrella Springs - Off-street parking and loading shall comply with Article 6 of the Zoning Ordinance except as modified by the Development Standards table. A parking plan addressing parking management shall be submitted and approved with the Site Plan.

All parking shall adhere to the approved parking plan. A minimum of 716 parking stalls will be provided. See **Exhibit 5 – Parking Narrative**. The parking ratios provided will be contingent upon an approved parking plan.

- Minimum Building Setbacks from Single-Family Residential Zoning District. Although MF-24 requires 50 feet plus 5 feet for every foot over 30 feet as the minimum building setback from residential zoning districts (based on Dominion's proposed building height), the intent of this regulation is to ensure proper setbacks between multifamily buildings and single-family homes. There is a large 100 feet wide greenbelt open space area adjacent to the Site's east property line. The proposed building setback is 50 feet from the west boundary of the greenbelt open space area; and in addition, there's a 150 feet setback from the proposed multifamily building to the nearest single-family residential lot located east of the Site. Due to the combination of recreational trails beltway, vehicular drives, underground irrigation easements, a significant landscape buffer separating the nearest multifamily building and the near single-family lot, the separation/setback intent is well exceeded with the proposed 50 feet building setback.
- Maximum Building Height (Suncrest Vista Only). The proposed building height of 52' is 12 feet greater than the base MF-24 Zoning District; however, the proposed building height of 52' is 4 feet less than the building height allowed under the existing Commercial PAD zoning which allows a maximum of 56'. Therefore, Dominion's proposed building height is significantly less than currently allowed on the Site. Further, the proposed 4-story buildings (on only the senior community portion) will achieve the appropriate scale for this type of development while allowing additional space on the Site for amenities, such as the Clubhouse (with community rooms), Fitness Center, Swimming pool with deck and spa, Outdoor Kitchen, remote BBQ pavilions, and smaller courtyards with turf areas. Vertical living is desirable on this Site rather than having larger building footprints that will take up most of the open space areas.
- Minimum Private Outdoor Open Space and Recreational Open Space. Dominion's preliminary development plan incorporates an exceptional landscape and open space plan with key features including: (a) diverse active and passive open space amenities, (b) connectivity throughout the site, (c) private open space integral to the open community courtyards, and (c) connectivity to the public realm. Approximately 40% of this is planned to be dedicated as active open space, such as recreational amenities, trails, usable turf, seating and gathering areas. Dominion provides a series of distinct amenity areas featuring the pool & sunbathing, play & fitness, backyard BBQ, and yoga garden themes. Ancillary amenities are also provided in the courtyards and throughout the Site, such as BBQ facilities, shaded seating areas, grass play areas, and bike storage/ maintenance area. The main gathering areas are furnished with comfy chairs, tables and lounge areas. Dominion's plan will provide an average of 500 SF of recreational open space per unit, which is 25% greater than the minimum required under MF-24. 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.

Suncrest Vista is providing a total of 262 private open spaces in the form of balconies or patios which range in square footage from 55 – 60 square feet. The majority unit type, 2-bedrooms units that account for 59% of total units, has a depth of 7'-2". The 3-bedroom units are 10" shorter than the requirement; however, they account for only 12% of total units. 1-bedroom units are also two inches shy of the 6'-0" requirement. Although the units are slightly under the required minimum private outdoor open space requirement, Dominion takes great pride in providing superior amenities and outdoor areas in their community. The outdoor space provided to residents exceeds the 102,400

square feet required open space by 16,855 square feet with an average of 58 square feet per balcony in Suncrest Vista.

Estrella Springs is providing a total of 396 private open spaces in the form of balconies or patios which range in square footage from 51 – 70 square feet. Twelve (12) units of the 396 units are just under the required sixty (60) square feet requirement; however, the total private open space exceeds the required code square footage by 1,044 square feet and the average balcony size is 67 square feet. All balconies meet the 6’0” depth minimum.

Additional Regulations for the North Zone:

1. The North Zone shall be developed to include all of the following Amenities:
 - i. 8,000 square foot Clubhouse
 - ii. 2,000 square foot Fitness Space
 - iii. Library
 - iv. Salon
 - v. Central courtyard with game areas – bocce ball, cornhole, etc.
 - vi. Covered porte-cochere entry
 - vii. Resort-style pool and hot tub with sun deck, and dining ramadas
 - viii. Picnic and Grilling Areas
 - ix. Dog Park
2. The North Zone shall be developed to provide for connectivity to adjacent developments and shall include, at a minimum, the following:
 - i. One (1) pedestrian connection shall be provided to the Canyon Trails Cotton Lane Greenbelt Trail along the western edge of the Site.
 - ii. One (1) pedestrian connection should be provided to the Canyon Trails Unit 3 greenbelt along the eastern side of the Site.

Additional Regulations for the South Zone:

1. The South Zone shall be developed to include all of the following Amenities:
 - i. 6,000 square foot Clubhouse
 - ii. 4,000 square foot Fitness Space
 - iii. Two (2) covered “Tot lots” including playgrounds
 - iv. Turfed play fields
 - v. Resort-style pool and hot tub with sun deck, and dining ramadas
 - vi. Picnic and Grilling Areas
 - vii. Dog Park
2. The South Zone shall be developed to provide for connectivity to adjacent developments and shall include, at a minimum, the following:
 - i. One (1) pedestrian connection shall be provided to the Canyon Trails Cotton Lane Greenbelt Trail along the western edge of the Site.
 - ii. Two (2) pedestrian connections should be provided to the Canyon Trails Unit 3 greenbelt along the eastern side of the Site.

Additional Regulations for both the North Zone and South Zone:

1. Development within the Property shall include some sort of publicly facing art, which shall be included in an approved site plan. (To clarify the publicly facing art can be located in either the North Zone or the South Zone.)
2. There shall be a minimum 20-foot landscape setback on the eastern side of both the North Zone and the South Zone. The 20-foot landscape setback shall be planted with a minimum of one (1) tree per twenty (20) feet on center with every other tree being a minimum twenty-four (24) inch box size.
3. The greenbelt located within Canyon Trails Unit 3 adjacent to the eastern boundary of the Property shall be improved, subject to agreement and approval of Canyon Trails Unit 3 Homeowner's Association. Unless completed sooner, improvements within the greenbelt shall be completed with development within each zone (i.e. the section of the green belt adjacent to the South Zone shall be completed with development within the South Zone, and the section of the green belt adjacent to the North Zone shall be completed with development within the North Zone).
4. Unless expressly modified in this document or by any of the stipulations in Ordinance 2022-1522, all development within the Property shall comply with the requirements of the City of Goodyear Zoning Ordinance.
5. All development within the North Zone and South Zone is subject to Administrative Site Plan review.
6. The number of dwelling units per acre that may be developed on the Property (the North Zone and South Zone combined) shall not exceed 24 dwelling units per acre. No more than 658 dwelling units shall be developed on the Property (the North Zone and the South Zone combined).
7. Design for development with the North Zone and South Zone shall be in conformance with the multi-family requirements of Chapter 3 of the City of Goodyear Design Guidelines, except as follows:
 - a. Carports will be designed to accommodate solar panels on the roof of the stalls. To maximize solar efficiency, carports will not be sloped, but carport will be colorized to complement the color scheme of residential buildings.
 - b. Development within the North Zone shall incorporate a minimum of one (1) color scheme consisting of four (4) colors with at least two (2) of the four (4) colors being distinct (i.e. not simply using varying shades of white, grey or tans). At least one (1) of the colors in the color scheme shall be consistent with the established color schemes in the surrounding neighborhoods and at least two (2) of the colors in the color scheme shall match colors used in development of the South Zone.

- c. Development within the South Zone shall incorporate a minimum of three (3) color schemes with each color scheme consisting of four (4) colors and at least two (2) of the four (4) colors in each color scheme being distinct (i.e. not simply using varying shades of white, grey or tans). At least one (1) of the colors in each of the color schemes shall be consistent with the established color schemes in the surrounding neighborhoods and at least two (2) of the colors in at least one (1) of the three (3) color schemes shall match colors used in development of the North Zone. The three (3) color schemes shall be integrated throughout the structures constructed within the South Zone (i.e. no concentrations of color schemes).
 - d. All residential structures constructed within the North Zone and the South Zone shall incorporate brick, stone or a similar material.
 - e. If more than three (3) residential buildings are constructed within the South Zone, the residential buildings within the South Zone shall be designed and constructed with a minimum of two (2) distinct roof styles/elevations and heights.
 - f. If more than three (3) residential buildings are constructed within the North Zone, the residential buildings within the North Zone shall be designed and constructed with a minimum of two (2) distinct roof styles/elevations and heights.
8. Development within the North Zone and South Zone shall comply with Article 3-5-5 of the Goodyear Zoning Ordinance and each dwelling unit within the residential buildings constructed within the North Zone and South Zone shall include the following additional enhanced amenities:
- a. Private balcony/patio
 - b. Hardwood-style flooring
 - c. Gourmet kitchen cabinets
 - d. Walk-in closets
 - e. Central air conditioning
9. Residential buildings developed within the North Zone and the South Zone shall include the following architectural features:
- a. All residential buildings onsite will incorporate four-sided architecture
 - b. Flat metal shading elements & awnings
 - c. Celebrated entries
 - d. Coordinated color schemes with four colors per scheme
 - e. Extensive use of brickwork
 - f. Articulated ground floor patio walls and planters
 - g. Decorative screened balcony guardrails
 - h. Variety of Reglet stucco patterning (horizontal & vertical)
 - i. Articulated parapet line, including variation in height
10. Except as otherwise provided herein, if a wall or fence is constructed on the eastern boundary of the North Zone and/or the South Zone, adjacent to the greenbelt within Canyon Trails Unit 3, the following applies. Any fence constructed shall be a view fence. Any wall constructed shall be a view wall consisting of a minimum of two (2) feet of wrought iron on top of a solid wall except when needed to screen trash enclosures, utilities, and mechanical equipment, in which case that portion of the wall may be entirely solid.

11. The style and colors of perimeter walls constructed along the boundaries of the North Zone and/or along the boundaries of the South Zone shall be consistent and cohesive with each other and with existing walls constructed within the Canyon Trails area.
12. If parking is located along the eastern property line, the parking area shall be screened with a minimum of three (3) feet of Concrete Masonry Unit (CMU) or a similar screening material.
13. Except in the event of a lot split that splits the Property into separate lots with the North Zone being one lot and the South Zone being one lot, the following standards apply to setbacks:
 - a. The Front Setback, which is also a Street Setback located along Van Buren Street, is a 30-foot setback and shall be measured from the northern boundary of the Property.
 - b. The west Side Setback, which is also a Street Setback running parallel to Cotton Lane and the future frontage road, is a 30-foot setback and shall be measured from the western boundary of the Property.
 - c. The Rear Setback is a 30-foot setback measured from the southern boundary of the Property.
 - d. The east Side Setback is a 20-foot setback measured from the eastern boundary of the Property unless a public street is to be constructed along the eastern boundary of the Property in which case the east Side Setback is a 30-foot setback that shall be measured from the western boundary of the right-of-way for such public street.
14. In the event of a lot split that splits the Property into separate lots with the North Zone being one lot (the "North Zone Lot") and the South Zone being one lot (the "South Zone Lot"), the following standards apply to setbacks: In the event of a lot split which splits the parcel into a north and south parcel, the front setback for the southern parcel shall be 15 feet along the northern edge.
 - a. The Front Setback for the North Zone Lot, which is also a Street Setback located along Van Buren Street, is a 30-foot setback and shall be measured from the northern boundary of the North Zone Lot.
 - b. The north Setback for the South Zone Lot is 15-feet measured from the northern boundary of the South Zone Lot.
 - c. The west Side Setback for the North Zone Lot, which is also a Street Setback running parallel to Cotton Lane and the future frontage road, is a 30-foot setback and shall be measured from the western boundary of the North Zone Lot.
 - d. The west Side Setback for the South Zone Lot, which is also a Street Setback running parallel to Cotton Lane and the future frontage road, is a 30-foot setback and shall be measured from the western boundary of the South Zone Lot.
 - e. The east Side Setback for the North Zone Lot is a 20-foot setback measured from the eastern boundary of the North Zone Lot unless a public street is to be constructed along the eastern boundary of the North Zone Lot in which case the east Side Setback for the North Zone Lot is a 30-foot setback that shall be measured from the western boundary of the right-of-way for such public street.
 - f. The east Side Setback for the South Zone Lot is a 20-foot setback measured from the eastern boundary of the South Zone Lot unless a public street is to be constructed along the eastern boundary of the South Zone Lot in which case the east Side Setback for the

South Zone Lot is a 30-foot setback that shall be measured from the western boundary of the right-of-way for such public street

- g. The Rear Setback for the North Zone Lot is a 15-foot setback measured from the southern boundary of the North Zone Lot
 - h. The Rear Setback for the South Zone Lot is a 30-foot setback measured from the southern boundary of the South Zone Lot.
15. The 30-foot side set back along the western boundary of the Property shall be fully landscaped and shall include an 8-foot concrete trail from the southern end of the property up to Van Buren Street. At least one (1) shaded, publicly accessible seating area shall be constructed along the trail and trees shall be planted on both sides of the trail. There shall be at least 5 feet of landscaping on both sides of the trail between the trail and any wall, including sound walls, constructed along the western boundary of the Property.
16. A minimum of 40% of the open space with the North Zone shall be active and include items such as recreational amenities, trails, usable turf, seating and gathering areas; and a minimum of 40% of the open space with the South Zone shall be active and include items such as recreational amenities, trails, usable turf, seating and gathering areas.
17. In no case shall a patio or balcony be smaller than 50 square feet or less than 5 feet in depth.
18. The development within the Property shall include the name of Canyon Trails in the name of the development such as "<Multi-family Development Name> at Canyon Trails."
19. A monument sign that includes the names of the development within the North Zone and within the South Zone shall be constructed along Van Buren Street near the main public/private street/driveway providing access to both the North Zone and South Zone. The style of the monument sign shall be similar to the style of existing monument signs within Canyon Trails.
- a. The monument sign may continue to include the names of the development with the North Zone and within the South Zone even in the event the portion of the Property included within the North Zone and the portion of the Property included in the South Zone are split into separate lots.

E. Design Guidelines

This development includes thoughtful architectural design with high-quality materials and visual interest through various architectural techniques with complimentary materials and colors to the surrounding neighborhoods. Design shall be in conformance with the multi-family requirements of Chapter 3 of the City of Goodyear Design Guidelines, except as follows:

- 1.) Color schemes should add interest and variation to buildings on the Site. At least two (2) base colors and three (3) accent colors/materials shall be used in a manner which creates a minimum of four (4) unique building schemes through the Site. A variation in roof height is required and a portion of the building's roof shall be pitched or contain a tower structure with an overhang.

- a. The color palettes shall incorporate a variety of colors and not simply shades of grays and/or browns.
- b. Dominion has committed to selecting a color palette for their buildings which complements the adjacent HOA's (Canyon Trails Unit 3) approved color scheme. One of the four building color schemes borrows colors from the HOA's palette. The remaining three colors are curated to complement the HOA while also adding a variety of color as desired by the City of Goodyear.

The proposed materials and color palettes should include a variety of textures as well as features such as stone, lap siding, perforated metal railings, and stack bond patio walls. Although the palettes have their own individual character, the series of schemes should all be linked through several common elements. Both communities will have buildings that share window frame colors, awning colors, patio wall colors, and more. Furthermore, Estrella Springs will have paint schemes sharing one significant paint color.

Dominium will own & manage Estrella Springs and Suncrest Vista for a minimum of 15 years; however, Dominion plans to own the community for 30 years. One of the attributes that drew Dominion to Goodyear is the City's focus on creating streetscapes, pedestrian walkways, and public infrastructure that is well designed, aesthetically attractive, and detail oriented. To demonstrate Dominion's interest in being a long-term member of the community, Dominion has committed to providing public art on the subject site. This artwork will be located toward the property boundary, so that it's visible to pedestrians and other citizens of Goodyear as they drive past the site. Dominion staff held an introductory meeting with the Arts and Culture Administrator of the Goodyear Arts & Culture Commission to better understand the City's priorities in adding art to the public realm. Dominion will incorporate feedback from the Commission to select an art piece that complements other art within the city as well as an artist with an appreciation for the local community and environment.

F. Infrastructure

Off-Site Improvements

Other than new driveway cuts and the associated turning lanes on Van Buren Street, we do not anticipate any off-site improvements since the adjacent roadway infrastructure has already been completed. There is one full access driveway on Van Buren Street that will include a deceleration lane as well as median breaks for left-in and left-out traffic maneuvering. The other driveway (mid-length of the Site on Van Buren Street) is a right-in/right-out Emergency access only drive. The Driveway cuts shall be approved by the City.

Grading and Drainage

The Site is designed to comply with City of Goodyear's grading and drainage design criteria and other required drainage guidelines. No adverse drainage impacts are expected to either downstream properties or drainage ways. The onsite flows will be conveyed to retention facilities on the Site via surface flow, underground stormwater catch basins and storm drainpipes.

Water and Sewer

The water and sewer service provider for the Site is City of Goodyear.

Parkways and Open Space

Dominium has been in communication with the Canyon Trails Unit 3 HOA to discuss improvements to the greenbelt which acts as a boundary between the HOA and Site. The greenbelt is bordered to the north by Van Buren Street, to the South by Canyon Trails Boulevard, to the west by the Site, and to the east by Canyon Trails Unit 3 single-family homes. The greenbelt has historically been comprised of grass turf, but with water costs rising this landscaping has become financially difficult to maintain. Dominion has committed to partnering with the HOA to improve this greenbelt to xeriscape landscaping which beautifies the space with low water intensity plants that are native to the Arizona landscape.

G. General Plan Conformance

Dominium's development is supported by the City of Goodyear's General Plan goals, objectives, and policies as follows:

Physical Growth & Development

- Goal GD-1. 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.
- 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.
- Objective CC-5-1, Policy b. Provide for and encourage a wide variety of housing products to suit the needs of existing and future residents
- Goal GD-2. Effectively managed and well-distributed growth that meets or exceeds the quality of existing development and addresses the needs of existing and future residents and businesses.
- Objective GD-2-2, Policy b. Promote development within the City's designated growth areas first, as follows:
 - o Areas within targeted job centers such as the Loop 303 Corridor, Interstate 10 Corridor, Phoenix-Goodyear Airport.
- Goal GD-7. A community that provides for the health and safety of residents and visitors and protects them from the hazards of the natural and man-made environments.
- Objective GD-8-1, Policy a. Encourage the use of vegetation that provides shade and seasonal color and requires minimal irrigation.
- Standard 41. High density residential development is permitted in the Business & Commerce category when located adjacent to commercial areas.
- Standard 54. Development in the TOD Overlay should be pedestrian oriented.
- Standard 55. When vertical mixed-use development or TND principles are utilized, additional building intensity (such as height and reduced setbacks) and increased residential may be granted.
- Standard 58. Higher density and intensity uses are encouraged in the TOD Overlay.

Community & Cultural Development

- Objective CC-2-1. Provide diverse and quality housing products.
- Objective CC-2-1, Policy a. Encourage a mix of quality and compatible housing types consistent with market trends and demand that adequately meets the needs of current and prospective residents and workers.

H. City's Guiding Considerations for Zoning Amendments

- 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.**

The City of Goodyear's General Plan Land Use and Transportation Map designates the Site as Business & Commerce with a Transit Oriented Development ("TOD") Overlay and Village Center Overlay. The Business & Commerce land use category provides areas for the growth and development of Goodyear's economic base, including high density residential that supports the area. The TOD Overlay denotes areas within walking distance to a major future or existing transit route. Higher density and intensity uses are encouraged in the TOD Overlay. Dominion's development will complement and support existing businesses in the area and provide additional housing options for current and future residents of the City.

Further, Dominion's proposed multi-family community meets current market demand of residents desiring to live within a short distance of a freeway and within a highly amenitized safe community in this part of the City of Goodyear. The nearby Loop 303 and I-10 provides regional transportation routes. Van Buren Street will provide adequate access and have adequate capacity to handle the additional traffic volume generated by Dominion's development.

Hundreds of new jobs are being created by new industrial/flex development to the south of the Site (Andersen Windows, Amazon, etc.) and north of the Site (PV 303). Many of these newly created jobs will not provide wages sufficient to live within the City of Goodyear at the current rent rate growth trends. Housing development is economic development. Providing diverse and workforce housing options keep retail dollars in the Goodyear community and help sustain local businesses, versus employees commuting out of the City of Goodyear.

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

The under-utilized, agricultural Site is adequately sized (28.66+/- net acres) and relatively flat, which makes it suitable for a multi-family development. Adjacent arterial streets (Van Buren Street), the Loop 303 Freeway, and the I-10 Freeway are appropriate transportation corridors to serve residents and guests.

- c. Compatibility of all potential uses allowed in the proposed zoning district with the 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 rezoning from PAD to MF-24 with PAD Overlay will limit the uses allowed on the Site to residential, which is compatible with and supportive of the land use patterns of adjacent properties and surrounding area. Dominion's proposed development will not have negative environmental impacts, inappropriate traffic impacts, or other negative impacts to the surrounding area. There is a large greenbelt between the existing single-family homes east of the Site and the proposed multi-family development, with an approximate 250 feet separation from nearest single-family home and proposed

multi-family building. The proposed multi-family development is the most appropriate use for the Site given its location between the Loop 303 and single-family homes east of the Site.

d. Proposed zoning district's consistency with other land uses within the immediate area and whether uses allowed under the proposed zoning district would be better suited to the subject property than the uses allowed under current zoning.

The proposed zoning is MF-24 with PAD Overlay, which is consistent with other land uses within the immediate area and is the best use for this Site. The proposed zoning will be compatible with the existing single-family subdivisions providing an appropriate land use transition and provide a buffer between the Loop 303 freeway and existing single-family homes east of the Site. Further, the proposed rezoning and Dominium's development are better suited for the Site than the uses allowed under the current zoning. There is no commercial demand on this Site because ADOT did not provide an interchange along the newly constructed Loop 303 at Van Buren Street, therefore there is very little access to/from the Site from the Loop 303 and access is vital to the sustainability of commercial developments/businesses. Further, the Canyon Trails Towne Center is a large approximately 80+ acre commercial shopping center located a walkable distance to the south and there are pedestrian trail connections to walk there. Canyon Trails Towne Center has approximately 165,000 gross leasable area available for box retailers and significant shop and pad spaces available for lease as well. The other use allowed under existing zoning is medium high density residential; however, single family homes are not a viable option adjacent to the new Loop 303 freeway, which didn't exist when this zoning was initially approved. Multi-family is the best suited land use for this Site due to proximity to Loop 303, no commercial demand and access challenges.

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.

There is market demand for high quality multi-family communities proximate to freeways and other transportation options. The Site's location proximate to the Loop 303 and I-10 Freeway provides excellent access to/from the Site and provides easy and convenient access to other areas of Goodyear, downtown Phoenix and other areas of the Valley. Demand for multi-family community living is strong in this area of the City.

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 water supplies, water treatment, storage, and distribution facilities, wastewater treatment, recharge and distribution facilities, streets, bridges, schools and emergency services facilities and equipment.

Our Team has prepared Preliminary Water, Sewer, and Drainage Reports and a Traffic Impact Study. All are enclosed with the Rezoning Application package. All the submitted Reports support the conclusion that there is adequate public infrastructure and facilities to serve the proposed development. Further, Copper Trails elementary has confirmed the school has capacity to accept kids who will live within Dominium's multi-family community.

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 near existing public services. Arterial roadway infrastructure is already in-place. There is adequate existing water and sewer infrastructure to serve the development.

h. General public's concerns.

There are no known concerns from the general public.

i. Whether the amendment promotes orderly growth and development.

This zoning amendment request is consistent with the City's General Plan, compatible with the surrounding area, and promotes orderly growth and development of residential uses. Dominion's development will be a positive addition to the City and the area.

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.

Dominion's development will have a positive impact to the general health, safety and welfare of the citizens of the City and the general public. The proposed multi-family community will deliver additional housing options, additional shoppers for businesses in the area, provide housing for residents employed in the area, and implements development of underutilized property.

I. Conclusion

Dominion's proposed multi-family development is an ideal use of this vacant and underutilized Site and is compatible with the surrounding area. The development conforms to the City of Goodyear's General Plan goals and policies and furthers the City's objectives for Physical Growth & Development and Community & Cultural Development. The proposed rezoning to MF-24 with PAD Overlay will facilitate the development of this underutilized vacant infill Site for a high-quality multi-family residential development that enhances the surrounding area and adds to the housing diversity in this area of the City.