

RPS INDIAN SCHOOL AT PALM VALLEY

MF-12 WITH PLANNED AREA DEVELOPMENT OVERLAY
(NORTHEAST CORNER OF INDIAN SCHOOL ROAD & PEBBLECREEK PARKWAY - PALM VALLEY PHASE 5)

LAND USE AND DEVELOPMENT STANDARDS NARRATIVE CASE No.: 21-20000012



collectiV
landscape architecture

POOL AMENITY
RPS INDIAN SCHOOL
GOODYEAR, ARIZONA

SUNBELT **40th** HOLDINGS
ANNIVERSARY

1st Submittal: May 26, 2021

2nd Submittal: August 26, 2021

3rd Submittal: December 20, 2021

4th Submittal: February 16, 2022

PRINCIPALS AND DEVELOPMENT TEAM

Owner	RP Palm Valley, LLC c/o Rockpoint Group LLC (Joe McNiff) 1 Bush Street, Suite 1450 San Francisco, CA 94104 (415) 434-6042 jmcniff@rockpoint.com
Applicant and Developer	AGS LLC/Rockpoint c/o Sunbelt Holdings – Wayne Dames 6720 North Scottsdale Road, Suite 250 Scottsdale, AZ 85253 (480) 609-2314 wdames@sunbeltholdings.com
Architect	D33 Design & Planning Elisha Nakada Director of Planning 31866 Camino Capistrano San Juan Capistrano, CA 92675 (949) 355-4017 enakada@d33design.com
Civil Engineer	Goodwin & Marshall Inc. Warren C. Russell 2705 South Alma School Road, Suite #2 Chandler, AZ 85286 (602) 218-7285 wrussell@gmcivil.com
Legal Representative	Gammage & Burnham PLC Manjula M. Vaz, Esq. (Attorney) Dennis M. Newcombe (Senior Land Use Planner) 40 North Central Avenue, 20 th Floor Phoenix, AZ 85004 mvaz@gblaw.com (602) 256-4461 dnewcombe@gblaw.com (602) 256-4446

A. INTRODUCTION

The location of the two (2) parcels in question (APN's: 501-61-940 and 501-61-939) are at the immediate northeast corner of Indian School Road and PebbleCreek Parkway and they are being proposed for a multi-family residential development (the "Property"). (See "Property Aerial" below) The Property is approximately 10.82 gross acres and is proposed to be developed by AGS LLC/Rockpoint – the owner.

APN: 501-61-940 (Red Outline) and APN: 501-61-939 (Light Blue Outline)

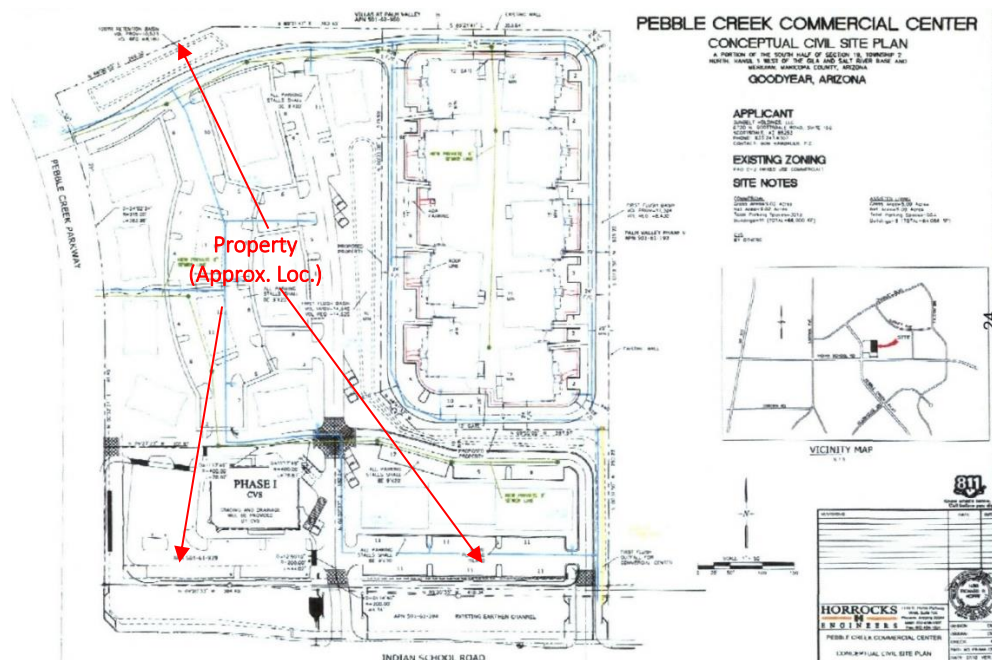
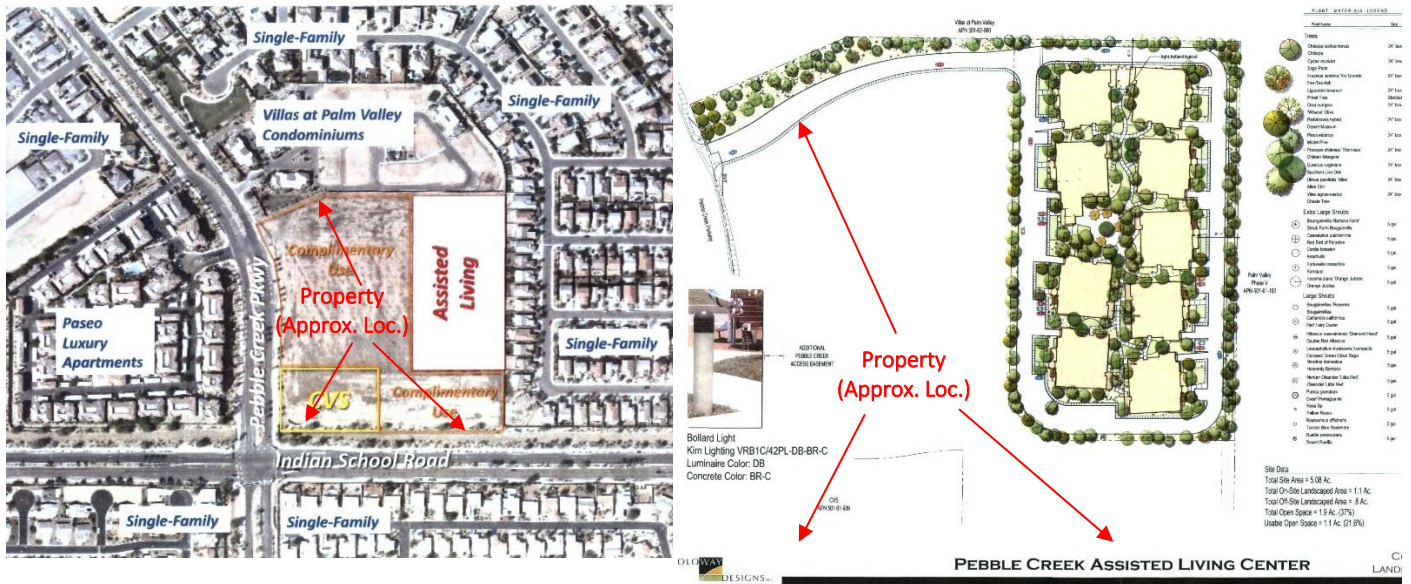


The Property is currently zoned Mixed Use Commercial within the Palm Valley Phase-V Planned Area Development (“PAD”), which includes an underlying zoning equivalent to the City of Goodyear’s C-2 Zoning District regulations with concomitant stipulations from a zoning case in 2004. The Property requires rezoning to a multi-family zoning district in order to allow/develop the proposed multi-family residential development at 2-stories, 105-units, and at 9.70 du/acre (gross) (the “RPS Indian School – Multi-family Development”). Thus, the zoning district being proposed is the MF-12 multi-family zoning category, which also requires a rezoning to a PAD Overlay to modify a few of the MF-12 zoning district’s development standards for the proposed development. The use of a PAD Overlay is justified as the current development standards for the MF-12 zoning district do not address the unique configuration of the lot (i.e., ‘L’-shaped), large drainage channel along Indian School Road, the market demand for clear-story ceilings (i.e., building height), the bus stop bay area and deceleration lane along PebbleCreek Parkway (i.e. a curved road), and the abutting assisted living/memory care facility and the single-family residential subdivision (i.e., east boundary). Thus, the modifications proposed are to the building height and building setbacks to accommodate the development in a thoughtful manner, which will be discussed under the PAD Overlay Modifications section of this document.

The shape of the Property is the result of a 2012 request to amend the Palm Valley Phase-V PAD Overlay to allow for what is now the Pathways Assisted Living and Memory Care Facility on approximately 5-acres was approved (Case: 12-210-00002). For reference, maps from that 2012 case file are shown on the next page and show a concept retail/commercial site plan originally envisioned for the Property. Thus, due to the shape, the elimination of a 5-acre portion of the Property from retail/commercial viability, the changing dynamics of the retail/commercial market (e.g., Covid-19 pandemic, completion of the Loop 303 Freeway, e-commerce, etc.), and the existing development in

the area has resulted in this corner lagging and no longer being viable for said use. The 2012 Staff Report noted that the Assisted Living Facility is a type of transitional use between commercial and residential land uses, which this particular use may have hindered the development of commercial on the remaining parcel. Albeit the 2012 concept site plan for the Property at that time (i.e., 9-years ago) was that it would be developed with commercial users; however, this has clearly not occurred and does not appear more time waiting for these users will result in the development envisioned in 2012. To buttress this point, the 1.8 acre lot (APN: 501-61-939) at the immediate corner was owned by CVS for over 10-years and they recently sold this lot to the developer for inclusion in the proposed multi-family development.

2012 (Case: 12-210-00002) Reference Maps



The vision for RPS Indian School –Multi-family Development is to create a luxury, medium density residential community that will buffer/transition from the existing senior living community to the major streets/intersection. PebbleCreek Parkway (i.e., a major street) abutting the Property and existing shared private driveway allows for direct ease of access to and from the proposed development. The RPS Indian School –Multi-family Development will provide for a mix of unit sizes that will be finalized during the site planning process, which the market will dictate the ultimate bedroom count/unit configurations. However, the proposed development standards for this request will provide for an enhanced landscape buffer (open space) tract adjacent to the single-family homes located at the southeast corner of the Property. In addition, open space areas will be strategically located to buffer uses and to provide the necessary amenities, ease of pedestrian circulation, drainage requirements, and comfort for those living and walking by the proposed development.

The proposed site plan and amended development standards along with the architectural vernacular will create the framework for a quality multi-family development. (See “Conceptual Site Plan” below). The unique location/configuration of the Property provides an opportunity to develop a site that is compatible with existing development in the immediate area, supports housing diversity for the City of Goodyear, and helps support the future development of retail/commercial users at the intersection of Indian School Road and Sarival Avenue (i.e., ½ - mile away) and the Loop 303 Freeway.

CONCEPTUAL SITE PLAN



B. DESCRIPTION OF DEVELOPMENT

RPS Indian School –Multi-family buildings are conveniently accessible to adjacent parking for residents and guests. The residential buildings will consist of three (3) product style types (i.e., Ranch Hacienda, Desert Modern, and Craftsman) intermingled throughout the development. A pool area with restroom, shade ramada, shaded tot-lot, dog run, and seating area onsite will be provided for the future residents’ enjoyment and use. The centrally located pool area will draw residents to this “community focal point,” which will cater to community gatherings as well interactions amongst neighbors while being away from abutting streets and the assisted living/memory care facility.

The buildings, internal drive aisles, open space/amenities, and private motor courts with decorative paving are strategically arranged to create an interesting on-site environment as well as an outward face to the abutting public streets and the adjacent senior living community. In addition, there will be no new street curb-cuts along Indian School Road or PebbleCreek Parkway. Any existing curb-cuts to the vacant Property will be removed. However, the proposed RPS Indian School –Multi-family development will utilize the existing vehicular access agreement/shared driveway currently being used by the senior living community, which will provide more than adequate access and circulation for the proposed 105 units. The site design also provides strong visual and pedestrian connections both on-site and off-site with the abutting streets. Finally, smaller pockets of visitor parking areas are provided throughout the proposed development to minimize distances to units and to avoid a “sea-of-asphalt.”

[This area intentionally left blank.]

C. ARCHITECTURAL DESIGN / ENERGY EFFICIENCY

The proposed building designs/elements will provide a distinct/unique living environment. (See “Architecture” below). All of these elements tie together the architectural imagery to provide a strong identity for the development that complements the area and creates an appealing environment for both the residents and guests. Strategically placed trees and the proximity of adjacent buildings along the pedestrian connections will provide adequate shade. Moreover, almost half of all the units will have a north/south orientation, which is optimal design paradigm for the desert environment. Finally, each unit will have high quality interior finishes, energy efficient appliances, ample storage, and garage parking.

The overall construction and design of the buildings will utilize energy efficient building and construction techniques to mitigate environmental impacts as much as possible. The final design will be reviewed and approved by the City Staff in the future, however, the information provided provides a guide/sense of the quality and intent being proposed for the Property.

ARCHITECTURE



- Elevation Legend:
- Concrete tile roof
 - Stucco exterior
 - Stucco columns
 - Stucco porch
 - Stucco over brick/wood
 - Wood trim detail
 - Roll-up garage doors
 - Garage lights



- Elevation Legend:
- Concrete tile roof
 - Stucco exterior
 - Gable over front porch (stucco)
 - Stucco porch
 - Stucco over brick/wood
 - Wood trim detail
 - Roll-up garage doors
 - Garage lights



Elevations - Desert Modern
RPS Indian School
Goodyear, Arizona



Elevations - Craftsman
RPS Indian School
Goodyear, Arizona



- Elevation Legend:
- Concrete tile roof
 - Stucco exterior
 - Wood trim & columns
 - Brick porch
 - Stucco over brick/wood
 - Wood trim detail
 - Roll-up garage doors
 - Garage lights



Elevations - Ranch Hacienda
RPS Indian School
Goodyear, Arizona



D. VEHICULAR CIRCULATION

The proposed vehicular circulation system comfortably accommodates traffic generated by this nominal 105-unit, multi-family development and will more than sufficiently accommodate guests and residents entering the Property. The full turning movements will be via the existing vehicular access agreement/shared driveway along the northern boundary, which is shared by the senior living community. The proposed parking will meet City's Ordinance requirements.

E. AMENITIES

The RPS Indian School –Multi-family Development will have an open play area/pool area which will include dog run area, and shaded tot lot. Ultimately amenities will be custom to the community with additional input from the City Staff as the project proceeds forward.

F. PLANNED AREA DEVELOPMENT OVERLAY MODIFICATIONS

The RPS Indian School –Multi-family Development will utilize the MF-12 zoning district and associated development standards, except that the below-described modifications are requested as part of this PAD Overlay. The requested modifications are more fully set forth below:

Building Height.

The Goodyear Zoning Ordinance sets forth the standard for Building Height within the MF-12 zoning district. Within the MF-12 zoning district, a maximum building height of twenty-five (25) feet is permitted. Additionally, parapet walls or cornices may extend to five (5) feet above the maximum building height allowed.

The proposed Amendment requests the following modification to the Building Height standard:

1. The maximum Building Height for RPS Indian School – Multi-family Development shall be twenty-five (25) feet; excluding parapet walls and pitched/gable roofs.

Building Height Justification.

This modification to the MF-12 zoning district allows the base Building Height to not include the parapet walls and pitched/gable roofs. This allowance will accommodate higher ceiling heights currently sought-after in the luxury rental market and to accommodate the garages under each unit. Higher ceilings demand a premium and increase the overall value of the development.

Additionally, the visual impact of the proposed exception (i.e., height) as it relates to streetscape will be minimal due to the large buffer along Indian School Road and landscaping on both PebbleCreek Parkway and Indian School Road. Moreover, the street frontages are small in length and provide for only a few buildings, which are broken up (i.e., open areas) from one another. Finally, the City of Goodyear approved a Text Amendment in 2005 that allowed an increase in the building height within the C-2 Zoning Districts from thirty (30) feet to fifty-six (56) feet, so the proposed exception will be well below the C-2 zoning's allowed height.

It should be noted, the proposed Building Height Amendment does not increase in the number of units allowed or density that is otherwise permitted on the Property under the MF-12 zoning district.

Side Yard Buildings Setback.

The following building setbacks within the MF-12 zoning district provides that the minimum “Side (Except for Street Side)” shall be 20-feet and “Total Both Sides” shall be 40-feet.

The proposed Amendment requests the following modification to the side yard (north) and the total both sides building setbacks standard:

1. The minimum side yard setbacks shall be 10-feet* for the north and 15-feet for the south.

* The 10-foot building setback shall be measured from the back of sidewalk, be entirely landscaped, and shall not be contained within a walled, fenced, or private yard.

2. The minimum total both sides building setback shall be 25-feet.

Side Yard Building Setback Justification.

The requested modifications are associated with the units that abut the existing private vehicular access/shared driveway (*i.e.*, the north property lines). The proposed ten (10) foot setback along the shared driveway property as also includes a sidewalk/landscaping area for a total width of or approximately fifty (50) feet or greater of before the reaching a condominium community to the north. Thus, the proposed units will be a minimum $\pm 60'$ away from the condominium community to the north (*i.e.*, $50'$ shared driveway property + proposed $10'$ for the proposed multifamily units = $60'$). Moreover, this multifamily use is a better transition/buffer than a typical parking lot/drive aisle/loading area/refuse containers associated with typical commercial or larger apartment developments. The proposed multifamily units will also provide “breaks” (*i.e.*, max 3 units each) that will allow for views and landscaping within these areas as well.

In addition, the proposed units will provide some noise mitigation (*i.e.*, the buildings) from the PebbleCreek Parkway road too. The 10-feet abutting the existing private vehicular access/shared driveway will provide for ample landscaping/buffering from this drive aisle, as measured from back of sidewalk along this drive aisle. The proposed building height, with the height exception outlined above, for the development is consistent with what is currently required for single-family residences and the proposed fifty (50) foot building setback adjacent to these residences will maintain the prior C-2 zoning district’s setback allowance to residential developments at that location. Finally, it is worth noting that due to internal easements, along with site design challenges, does not afford an opportunity to increase the 10-foot setback.

The proposed 15-feet for the south side yard setback is appropriate/reasonable due to the large (open) drainage channel along Indian School Road. This small 5-foot reduction will allow for additional space internally to the site and locating refuse enclosures.

Rear Yard Building/landscaping Setbacks.

The following building setback within the MF-12 zoning district provides that the minimum "Rear Yard" (east) setback shall be 30-feet.

The proposed Amendment requests the following modification to the rear yard (east) building setback standard:

1. The minimum rear yard (east) building setback (Except Adjacent to Single-Family Residences) shall be 10-feet.
2. Adjacent to Single-Family Residences.
 - a. The minimum rear yard (east) building setback adjacent to the Single-Family Residences shall be 50-feet.
 - b. A minimum 15-foot wide landscape buffer shall be installed adjacent to any single-family residential lot. No buildings, carports, parking spaces or drive aisles/ driveways shall be located within the landscape buffer except drive aisles/driveways may cross over a landscape buffer as needed to access a parking lot. The landscape buffer may include sidewalks, parks/open space, and private yards. No carports, shall be located within 30-feet of a single-family residential lot.

Rear Yard Building/landscaping Setback Justification.

The proposed building height, with the height exception outlined above, for the development is consistent with what is allowed within single-family residential homes/subdivisions. Moreover, the proposed fifty (50) foot building setback (i.e., open space tract) adjacent to these residences will maintain the prior C-2 zoning district's setback requirement to residential developments at this location. It is worth noting, the assisted living development has an existing landscaping with mature trees along that boundary as well as spacing between the proposed buildings (i.e., the 3-units) provides for additional landscaping opportunities.

[This area intentionally left blank.]

G. PROPOSED DEVELOPMENT STANDARDS

The **Development Standards** for MF-12 Multi-family Residential Zoning District shall apply to this Property, except as modified below:

Development Standard	RPS Indian School at Palm Valley
Maximum Building Height ⁽¹⁾	25 ft.
Minimum Rear Setback (East) ⁽²⁾	10 ft.
Minimum Side Setback (North) ⁽³⁾	10 ft.
Minimum Side Setback (South)	15 ft.
Minimum Total of Both Sides (North and South)	25 ft.
Minimum Trash Enclosure Setback from Residential Buildings on the Property ⁽⁴⁾	20 ft.

Notes:

1. Parapet walls, cornices, pitched/gable roofs may extend to five (5) feet above the maximum building height limit to provide required screening of mechanical equipment from street view and to add visual architectural enhancements and roof variation.
2. Minimum setback shall be 50-feet when adjacent to single-family residential lots. A minimum 15-foot wide landscape buffer shall be installed adjacent to any single-family residential lots. No buildings, carports, parking spaces or drive aisles/driveways shall be located within the landscape buffer except drive aisles/driveways may cross over a landscape buffer as needed to access a parking lot. The landscape buffer may include sidewalks, parks/open space, and private yards. No carports shall be located within 30-feet of single-family residential lots.
3. A minimum of 10-feet shall be entirely landscaped (as measured from the back of sidewalk) and shall not be contained within a walled, fenced, or private yard.
4. Trash enclosures shall be visually screened, be oriented away from the residential buildings on the Property and shall contain landscaping between the trash enclosure when near a residential building on the Property.

G. ADDITIONAL REGULATIONS

General

1. Unless expressly modified in this document, all development within the Property shall comply with the requirements of the City of Goodyear Zoning Ordinance.
2. All permitted uses are subject to Administrative Site Plan review.
3. Site wall style shall complement existing walls in the Palm Valley area.
4. The existing regional Palm Valley monument sign shall be maintained at the northeast corner of PebbleCreek Parkway and Indian School Road.
5. Any signs to be located at or adjacent to the northernly private drive and PebbleCreek Parkway shall comply with the existing Comprehensive Sign package and submitted in conjunction with the Pathways Assisted Living Facility and the property owner in which the private drive is located.

Architecture and Buffers

1. All multi-family residential building designs shall incorporate four-sided architecture.
2. No more than three units shall be located within one building.
3. All open spaces along PebbleCreek Parkway shall contain either no-fencing, view fencing, or view walls.
4. Fire Access Roads shall not be gated with chain-link or drop chains but rather wrought iron gates which match other wrought iron found within the community or that of a similar material and style.

Connectivity

1. The front doors of all residential units shall connect to sidewalk paths which provide the unit access to the central amenity.
 - a. Where the front door of the unit does not connect to a sidewalk, the front door of the unit may access onto a shared enhanced decorative driveway so long as the driveway does not serve more than 6 units and the paver driveway ultimately leads to a sidewalk which provides access to the central amenity.
2. Pedestrian connections through the parking lot or drive aisles shall be clearly marked with enhanced paving such as pavers, colored concrete, or other approved material.
3. A minimum of one (1) pedestrian access point shall be provided onto PebbleCreek Parkway, from the development, between the sidewalk at the private drive and the bus bay adjacent to Indian School Road.

Amenities

1. Amenities shall comply with Article 3-5-5 of the Goodyear Zoning Ordinance. and all of the following additional enhanced amenities shall be provided:

- Resort-style pool.
- Bathroom building adjacent to pool.
- Shaded seating areas.
- Dog park/dog run.
- Turf area(s).
- Shaded Tot-lot/playground.

H. CITY'S GUIDING CONSIDERATIONS FOR ZONING AMENDMENTS

1. **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 proposed rezoning is consistent with the City of Goodyear's General Plan and meets many of the City's the goals, objectives, and policies.

Specifically the following goals, objectives, and policies within the City's General Plan apply to this request.

They are:

CHAPTER 5, PHYSICAL GROWTH & DEVELOPMENT

Land Use

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.

Policies:

a. Allow flexibility and creativity in the development process while still protecting existing residents and businesses from incompatible land uses and preserving and enhancing Goodyear's existing character.

b. Provide for and encourage a wide variety of housing products to suit the needs of existing and future residents.

...

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,
- Be compatible with existing surrounding development when infill development (e.g., limit height of buildings to reflect surrounding existing residential buildings).

Growth

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.

Environmental Planning

Goal GD-8. A community that is sensitive and dedicated to preserving the unique nature and wildlife of the Sonoran Desert.

Objective GD-8-1. Utilize architecture and landscape that is compatible with the Sonoran Desert.

Policies:

a. Encourage the use of vegetation that provides shade, seasonal color, and requires minimal irrigation.

...

c. Promote architecture that is compatible with the Sonoran Desert.

CHAPTER 6 COMMUNITY AND CULTURAL DEVELOPMENT

Neighborhoods

Goal CC-1. Vibrant and complete neighborhoods recognized as being people and family-friendly, each with their individual character yet connected and integrated into a cohesive Goodyear.

Objective CC-1-1. Create and foster complete neighborhoods.

Policies:

a. Promote the concept that all neighborhoods in Goodyear should be “complete neighborhoods” meaning they include:

- a range of housing options,
- the option to safely walk or bike to internal and external destinations,
- access to a variety of transportation options,

...

- a sense of place and community pride,
- places and spaces that encourage social interaction,
- accessibility for people of all abilities,

...

Housing

Goal CC-2. A diverse stock of high quality housing that meets the needs of all residents.

As Goodyear grows and develops, the needs of our current and future residents will evolve. New housing that meets the needs of diverse residents should be built in Goodyear. As the City ages, maintaining our existing stock of housing will become ever important.

Objective CC-2-1. Provide diverse and quality housing products.

Policies:

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.

...

Objective CC-2-3. Advance the concept that every person should have access to safe and affordable housing.

Policies:

...

d. Promote the equitable distribution of housing types throughout the City (e.g., multi-family, single family, assisted living).

CHAPTER 8, LAND USE AND TRANSPORTATION PLAN

Land Use Categories

Neighborhoods

Provides areas for the growth and development of neighborhoods. Neighborhoods include a wide range of densities and housing products, public and community facilities such as schools and places of worship, and commercial uses at appropriate intensities and locations.

Roadway Classifications

Major Arterial

Designed for vehicular mobility over moderate trip lengths. A major arterial is comprised of six lanes, two bike lanes and two detached sidewalks, a raised median and landscape tracts. Indian School Road and Litchfield Road are examples of Major Arterials.

Development Standards

Universal Development Standards

Standard 3.

New developments shall demonstrate that there are adequate services and facilities, or plans to provide the necessary services and facilities, to serve the development during the development approval process.

Neighborhoods Category

Standard 26.

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 31.

Pedestrian and bicycle connections shall be provided to internally and externally link residential uses to nearby commercial uses, schools, parks, other neighborhoods, and other important destinations by walking or biking.

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

This underutilized and vacant infill Property is adequately sized and fits nicely with the abutting physical and natural features (e.g., major streets, large drainage channel, existing developments, etc.) to serve as a multi-family residential development.

3. 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 will limit the uses allowed on the Property to multi-family residential type of uses (as opposed to all the C-2 uses currently allowed), which is consistent with the development pattern across PebbleCreek Parkway and provides a nice buffer and transition from Indian School Road and the senior living community. Thus, RPS Indian School – Multi-family Development will have no negative environmental impacts, inappropriate traffic impacts, or other negative impacts to the surrounding area.

It is also worth noting, the subject property is located within the vicinity of a military airport, but not within the 65 DNL noise contour lines or accident potential zones of Luke Air Force Base. In addition, albeit quite a distance away, the Property is located within the traffic pattern area of the Phoenix-Goodyear Airport, but not within the high noise or accident potential zones. Thus, the airport should have no adverse impacted on the proposed development. However, the developer will provide notice of the base and airport operations to future tenants of the proposed development.

4. 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.

As stated, the proposed rezoning is consistent with the policies of the City of Goodyear's General Plan and the Palm Valley Planned Area Development. The proposed density is consistent, and transitions, with the surrounding area. The plan intends to develop a vacant site that will provide a vibrant feel without overpowering the dominant single-family residential developments in the immediate area. The proposed rezoning and RPS Indian School – Multi-family Development plan are better suited for the Property than the current zoning (i.e., C-2) and uses allowed today.

5. 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/diverse product type multi-family communities throughout the City and Valley. Moreover, the Property's excellent location to the

freeway (i.e., Loop 303 located 1-mile away), major surface/local streets, it's proximity to the existing/future retail commercial areas at Indian School Road and Sarival Avenue/Loop 303, and future employment makes this an ideal location. Thus, demand for multi-family living/options is very strong in this area of Goodyear.

- 6. 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.**

Preliminary Water, Sewer, and Drainage Reports along with a Traffic Impact Study have been submitted and reviewed with this request. All of these reports confirm that there are adequate public infrastructure and facilities to serve the proposed development. Moreover, typical student population ratios with multi-family developments is less than traditional single-family developments and it is envisioned that these units will attract more professionals, empty nesters, and those relocating to the area. Outreach to the School District will continue throughout the site planning process as the unit mix (market demand) becomes more defined.

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

The Property abuts existing public services and is located along major arterial roadways with the necessary capacity. There is adequate water and sewer infrastructure/capacity to serve the development.

- 8. General public's concerns.**

There are currently no known concerns from the general public, but meetings and continued outreach will occur and updates (as needed) will be provided to the City Staff.

- 9. Whether the amendment promotes orderly growth and development.**

The proposed request is reasonable/consistent with the the surrounding area and promotes orderly growth and development.

- 10. 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.**

RPS Indian School – Multi-family 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 development will provide an additional housing option (i.e., an alternate housing style; e.g., triplex), e-shoppers and brick-and-mortar shoppers for the retail/commerical areas, and ultimately develops a vacant/underutilized infill property.

I. CONCLUSION

The proposed rezoning to multi-family MF-12 with a PAD Overlay for the RPS Indian School – Multi-family Development creates a design and development standards that complements the surrounding residential area while providing a high quality alternate housing option (i.e., style) in this immediate area of Goodyear.

The proposed rezoning is consistent with the policies of the City of Goodyear's General Plan and the Palm Valley Planned Area Development. The proposed plan intends to develop a vacant site that will provide a vibrant feel without overpowering the dominant single-family residential developments in the area, but helps provide the catalyst for developing the retail/commercial areas at the intersection of Indian School Road and Sarival Avenue (i.e., ½ - mile away) and the Loop 303 Freeway more quickly. In conclusion, the proposed RPS Indian School – Multi-family Development establishes a level of quality, building design, and site design expectations for this multi-family residential development.

We look forward to RPS Indian School – Multi-family Development being a unique multi-family development that will bring a quality experience to its residents and the City.