

ANTON
AT
BALLPARK VILLAGE
SOUTHWEST CORNER OF BULLARD AND YUMA

**REZONING FROM PAD TO MF-24
WITH PAD OVERLAY
PROJECT NARRATIVE**

CASE #21-200-00018

SUBMITTED: FEBRUARY 18, 2022

PREPARED BY:

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Request

The subject property is located at the southwest corner of Yuma Road and Bullard Avenue and generally consists of approximately 30.32 net (36.58 gross) acres (*See Exhibit A, Aerial Vicinity Map, and Exhibit B, Aerial Parcel Map*). The property is currently zoned as part of the City Center Airpark PAD with designations for Community Commercial and Light Industrial land uses (*See Exhibit D, Existing Zoning*).

This request for the Anton at Ballpark Village development seeks to remove the property from the City Center Airpark PAD and separately rezone it for Multi-Family Residential (MF-24) as a stand-alone project, with a Planned Area Development Overlay.

Property Overview

Adjacent to the site to the west is the Bullard Wash, a 300' wide drainageway and potential future greenspace/linear park. To the north across Yuma Road are employment land uses. To the south and east across Bullard Avenue is vacant property for future employment uses with the Phoenix Goodyear Airport beyond. The site wraps around an existing City of Goodyear water facility.

Plan Conformance

The Goodyear 2025 General Plan designates the property with the Business and Commerce land use category. (*See Exhibit C, General Plan Land Use Plan*). Pursuant to the Land Use – Zoning Correlation list found on page 134 of the General Plan, the Business and Commerce land use category allows for multi-family zoning. The current request proposes a minimum density of 16 units per acre; therefore, the request is in compliance with the Goodyear 2025 General Plan land use map.

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

Goal GD-1 - Physical Growth and Development

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

Objective CC-5-1 – Land Use

Establish a land use hierarchy and community form that maintains a broad variety of land uses and responds to the community's vision and needs.

Objective CC-1-1 – Neighborhoods

Create and foster complete neighborhoods.

Objective CC-1-3 – Neighborhoods

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

Goal CC-2 – Community and Cultural Development

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

Objective CC-2-1 – Housing

Provide diverse and quality housing products.

Policy B Promote higher residential densities near and within the City Center, along the McDowell Road/Interstate 10 commercial corridor, the future Loop 303 corridor south of I-10, and near transit stations.

Land Use and Transportation Plan Development Standards

Standard 1 - Universal Development Standards

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

Standard 8 – Universal Development Standards

New residential uses shall not be approved within the 65 DNL (Day-night Noise Level) or greater noise contours and the accident potential zones surrounding Luke Air Force Base. New residential uses within the 65 DNL or greater noise contours surrounding Phoenix-Goodyear Airport shall require additional review and noise attenuation

Standard 41 – Business and Commerce Development Standards

High Density (e.g., multi-family) residential development is permitted in the Business & Commerce category when located adjacent to a community or regional park, open space area, single family residential, commercial area or used as a buffer between the Neighborhoods category and Business & Commerce category. Circulation and access to necessary amenities such as schools and grocery stores, and compatibility with surrounding existing and planned uses shall be taken into account when considering this type of use in the Business & Commerce category.

Development Plan

Anton at Ballpark Village is a unique multi-family development that proposes a variety housing types and living opportunities in one comprehensive project, thereby creating a true residential village. Overall, the proposal includes 490 residential units for a density of 16.16 units per acre.

As proposed in the conceptual site plan (*See Exhibit E, Site Plan*), density and intensity of the project will transition from east to west. On the eastern approximate 12 acres, the housing type will be traditional stacked “garden” style apartments in buildings ranging from 2 and 3 stories in height with some buildings including “tuck-under” garages. In the middle approximate 8 acres, the housing type will be townhome style apartments in 2 to 3 story buildings with each unit having an attached two-car or single-car garage and a private entrance. On the northwestern and westernmost approximate 10 acres, the housing type will be cottage “single-family rental” style apartments with 1 and 2 story buildings containing detached and semi-detached homes. Each one, two, and three-bedroom home offers a small private backyard, similar to a single-family home. Some of these homes will include attached single-car garages, while most include detached covered parking. There are also 17 studio homes located above the garages, each with a small balcony for private outdoor space.

Regardless of housing type, all residential buildings within Anton at Ballpark Village are grouped to create intimate walkways and courtyards with shared open space to support healthy neighborhood interaction. There will be two main communal areas (east and west) for active recreation each consisting of community swimming pool and spa, fitness space and indoor and outdoor community area. Smaller amenities and turf areas will be provided throughout the community for additional activities.

Permitted Uses

Primary and Accessory uses on the property shall be those permitted within the MF-24 district.

Development Standards/Design Guidelines

Development standards and Design Guidelines shall be those of the MF-24 district with the following deviations.

Minimum Density

The minimum net residential density of the Anton at Ballpark Village development shall be sixteen (16) units per acre.

Requirement for Use of MF-12 Design Guidelines:

For a housing type that consists of detached single dwelling units or no more than three (3) attached residential dwelling units with an overall maximum density of 12 units per acre, the Additional MF-12 Zoning District Guidelines, as outlined in Chapter 3, Section 4 of the City of Goodyear Design Guidelines, shall be utilized.

If the housing type is generally consistent with the MF-12 standards and as required above utilizes the Additional MF-12 Zoning District Guidelines, then the following deviations will be permitted from the standards and guidelines:

Requirement for Use of MF-12 Design Guidelines: (CONTINUED)

Reduction in Building Separation Along Perimeter:

A portion of the project applicable to the MF-12 Design Guidelines shall provide a minimum of 15 foot building separation for perimeter dwelling units along the exterior roadways of Yuma Road and Bullard Avenue; however the minimum separation for buildings along the Bullard Wash perimeter may be reduced to be 10 foot minimum.

In justification for the reduced building separation along the Bullard Wash perimeter, the applicable dwelling units will have a minimum depth of 20 feet along with view fencing adjacent to the Bullard Wash and trail to be constructed by the Anton at Ballpark Village developer. Additionally, each yard along Bullard Wash will be planted with at least one (1) shade tree to provide additional visual interest.

Reductions in Private Outdoor Space:

In a portion of the project applicable to the MF-12 Design Guidelines, private yards of dwelling units that are not along the perimeter of the property shall be permitted a reduction in Private Outdoor Space from a minimum of 200 square feet to a minimum of 150 square feet. If studio units with less than 600 square feet livable are included, the studio unit shall be permitted to have a minimum 40 square feet of private outdoor space, with a minimum width or depth of 5 feet.

It is expected that development of this property, in accordance with the requirements outlined in this narrative, will provide common open space, in excess of the normal required minimum, including developing a walking trail on the City owned Bullard Wash. A 25% square foot reduction of minimum private open space on some of the dwellings, still leaves them with a usable private yard of roughly eight (8) feet by twenty (20) feet, which is offset by common open space activities and opportunities. For those studio units, it is expected that they will be occupied by single residents. Given their limited occupancy, the reduced private open space is commensurate with that reduced occupancy. This will not negatively affect them as like all the other residents, they too will have an abundance of common open space to utilize.

Private Yards within West Side 20' Setback:

If the adjacent housing type along the west property line (along Bullard Wash) is consistent with the MF-12 standards and as required above utilizes the Additional MF-12 Zoning District Guidelines, then the required 20' side setback of the MF-24 Zoning District may be contained (all or a portion of) within a landscaped fenced private yard so long as the private fenced yard is a minimum of 200 square feet.

Use of the required side or rear setback as fenced private yards is justified as it is a traditional element of the MF-12 development and as such is part of the cottage style apartments proposed herein. Because this west boundary is along the

Bullard Wash, there will be no directly adjacent vertical development except for recreational amenities and public open space. Incorporating some private yards via view fencing in this area will form a formal separation between the public space of the wash and the private space of the multi-family community, while still allowing for visual surveillance and integration of the private and public spaces. Fencing shall be a combination of view fence and view walls along the entire Bullard Wash frontage which shall have a minimum of 2' of view fencing on top of a maximum of 4' of Concrete Masonry Unit (CMU) (or equivalent) block wall.

Zero Foot (0') Internal Setback:

If a future property line is provided internal to the Anton at Ballpark Village project, thereby splitting the overall project into two or more parcels, a setback requirement from that internal property line shall not be required, provided any applicable building/fire code requirements are met on structures adjacent to that property line.

As this property develops, it is expected that it will contain a mix of multi-family housing types as illustrated on the conceptual site plan. In the future, it might be necessary to split the property into one or more parcels by housing type for management purpose or to allow for individual ownership of the dwelling units. By allowing for zero foot setbacks along any internal property lines, subject to building/fire codes, will allow this division to take place with no impact on the external property lines.

Tandem Parking:

Off-street parking and loading shall comply with Goodyear Zoning Ordinance Article 6, except that tandem parking may be provided on site with the following standards:

- Each of the two (2) parking spaces within each tandem parking space shall be reserved to the same dwelling unit.
- A Parking Plan addressing parking management shall be submitted and approved with the Site Plan. All parking shall adhere to the approved Parking Plan.

By allowing for tandem parking wherein space for a vehicle is provided in a garage and then another space is provided outside that garage on the driveway/apron, there are opportunities to reduce impervious surfacing which support more open space and allows for greater density use of the property.

Reduction in Size and Depth of Private Outdoor Space:

Pursuant to Article 3-2-5(Table 3-2-5), each MF-24 residential unit is required to have a dedicated private outdoor open space in the form of a yard, patio, or balcony with a minimum aggregate overall size of 60 square feet. Within Anton at Ballpark Village, the minimum aggregate overall size of the yard, patio, or balcony may be reduced below 60 square feet to a minimum of 55 square feet. This reduction shall only be allowed on no more than 20% of the applicable dwelling units within the project; which shall be clearly demonstrated on the Site Plan.

This deviation, to allow five (5) square foot less in some balconies will allow for more diversity in the building elevations by affording the architect the ability to vary the depth of the exterior wall planes of the taller two and three story buildings. As discussed elsewhere in this narrative, additional common open space and recreation amenities will be provided, including improvements of a trail in the City owned Bullard wash to offset this minimum reduction in private outdoor space.

Reduction in Depth of Private Outdoor Space:

Pursuant to Article 3-2-5(B)(b), each MF-24 residential unit is required to have a dedicated private outdoor open space in the form of a yard, patio, or balcony with a minimum length and width/depth of six (6) feet. Within Anton at Ballpark Village, the minimum depth of the yard, patio, or balcony may be reduced below six (6) foot to a minimum of five (5) feet, only if the width is increased commensurate so as to provide a minimum of 60 square feet (or 55 square feet as allowed above). This reduction shall only be allowed on no more than 20% of applicable the dwelling units within the project; which shall be clearly demonstrated on the Site Plan.

This deviation to allow up to one (1) foot less in depth of some balconies will allow for more diversity in the building elevations by affording the architect the ability to vary the depth of the exterior wall planes of the taller two and three story buildings. This in turn will produce buildings with less uniformity and sameness.

Minimum Sidewalk Width:

The minimum width of private sidewalks within Anton at Ballpark Village shall be four (4) feet. As part of the Site Plan review, the applicant shall demonstrate to the satisfaction of the City that sidewalks of this reduced width occur in areas with limited pedestrian traffic and do not affect ADA requirements.

A multi-family community made up of numerous buildings and amenities on over 30 net acres, such as that proposed for Anton at Ballpark Village, is crisscrossed by various sidewalks linking all those buildings and amenities to one another. By the nature of the design and layout, some sidewalks will only serve one or a few residential buildings and will carry limited pedestrian traffic. A reduction in sidewalk width, even a minimal one such as that proposed, allows for a reduction in impervious surfaces with a commensurate increase in landscape areas reducing the “heat island” effect. As part of the above language, the developer still has to demonstrate to the satisfaction of City staff that the reduced width from five (5) minimum to four (4) foot minimum is only in locations with limited pedestrian traffic and does not affect compliance with accessible pathways for ADA requirements.

Setback Encroachment:

Projections on MF-24 buildings including balconies (covered or uncovered), bay windows, eaves, ornamental features, or similar shall be permitted to encroach into the front and street side setbacks by not more than two (2) feet. Ground floor projections that include patios (covered or uncovered) surrounded by walls that are less than four (4) feet or less in height and include pedestrian gates and paths allowing pedestrian access directly to

the adjacent roadway/sidewalks, shall be permitted to encroach into the front and street side setbacks by not more than five (5) feet.

Limited encroachments allow for greater flexibility in building design and allows for more variety in the elevations that face out to the public roadways without unnecessarily limiting the frontage landscape. Additionally, the encroachment at the ground floor will require a pedestrian connectivity element and provide for units to engage with the streetscape.

Bullard Wash East Trail:

In order to justify the smaller outdoor spaces, and to provide a beneficial amenity for residents, the developer of Anton Ballpark Village (“applicant”) agrees to construct the segment of the Bullard Wash East Trail adjacent to Anton Ballpark Village before the City begins construction on the remainder of the Bullard Wash East Trail (the “Ballpark Village Trail Segment”). The trail will include a 10 to 12-foot unpaved compacted decomposed granite (DG) path on the ridge of the wash. The segment will connect from the Yuma Road sidewalk to the Bullard Avenue sidewalk. Construction of the trail will be coordinated with the Parks and Recreation Department. The city will maintain the path once constructed. Applicant shall build the Ballpark Village Trail Segment to the City’s trail design standards. Applicant shall not be required to go through any public bidding process or use licensed professional(s) or contractor(s) pre-approved by the City, but rather the Applicant shall be allowed to select its own licensed professional(s) and contractor(s). Prior to the commencement of the segment of the Ballpark Village Trail Segment, the City and the Applicant shall mutually agree on indemnifications, licenses, and insurance requirements, which agreements shall not be unreasonably delayed, withheld, or denied. Applicant agrees to complete construction of the Ballpark Village Trail Segment prior to receiving a final certificate of occupancy on the final phase of construction.

Building Product Design Standards:

For residential product utilizing the MF-12 Design Guidelines-

- In instances where a floor plan (building) is utilized less than ten (10) times within the overall project or a maximum of 15% of the MF-12 floor plans (buildings) offered, whichever is less, only one (1) elevation style and two (2) color schemes per style shall be allowed in lieu of the normally required three (3) elevation styles and three (3) color schemes. Under no circumstance shall a floor plan (building) be placed directly adjacent to or within two (2) buildings of the same floor plan (building) with the same elevation style or same color scheme.
- Buildings shall include color schemes that add visual interest and variation to buildings on the site.
- The main body color(s) for the individual homes (residential structures) shall be distinctly different from one another and will not simply utilize varying shades of grey or varying shades of tan to accomplish the three (3) unique colors.

For residential product utilizing the MF-12 Design Guidelines- (CONTINUED)

- The accent colors/shades utilized on the individual homes (residential structures) shall add vibrancy to the base color of the home and not simply be a darker, lighter or muted shades/colors/version of the primary homes base color.
- The upper portions of the structure are visible above the perimeter wall height, shall utilize different colors for the trim, fascia, siding, recessed features, shutters, pop-outs, etc. compared to the main body color of the home (residential structure) in order to add to the uniqueness and street character of the project.

For residential product utilizing the MF-24 Design Guidelines-

- Residential units which front Yuma Road or Bullard Avenue, shall be pedestrian oriented and include pedestrian gates, walkways, paseos and views into the development. Special design attention and detail should be placed on residential units located near Bullard Avenue and Yuma Road from a street and layout perspective.
 - Provide convenience access for pedestrians to walk from their units to the public sidewalk.
 - Buildings and patios should be utilized as the primary means of securing the site.
 - No walls, and/or view fencing is highly encouraged along Bullard Avenue and Yuma Road. Solid walls for private backyard space may be appropriate for certain units along Yuma Road.
 - Parking shall be predominantly located behind residential buildings and not adjacent to Yuma Road, Bullard Avenue or Bullard Wash unless integrated creatively within the residential structures.
 - The preference is for units to face towards Bullard Avenue and Yuma Road when adjacent to those roadways.
 - Ground floor patios, adjacent to Yuma Road and Bullard Avenue, are encouraged to have gates and paths which make direct access to the public sidewalks along those roadways.
 - Each building shall provide a minimum of one (1) pedestrian connection from the building to the adjacent public sidewalk.
- At least two (2) base colors and three (3) accent colors/materials shall be used throughout the site. The combination of base colors and accent colors/materials shall be used in a manner which creates a minimum of 4 (four) unique building schemes throughout the site.

For residential product utilizing the MF-24 Design Guidelines- (CONTINUED)

- If two distinct MF-24 product types are to be utilized across the site, for example townhouse style unit and traditional stacked “garden” style units, then a minimum of two (2) of those unique building schemes shall be utilized within each product type.
- Townhouse style apartment units are encouraged to appear cohesive in design while the design of the individual units should give the appearance of individual townhouses being adjacent to one another; this may be done through a combination of varied roof heights and styles, building massing and undulation and base and accent color articulation.
- The buildings will have color palates that incorporate a variety colors and not simply shades of grays/browns.
- A variation in roof height is required.

General Design and Layout Considerations:

- A minimum of four (4) pedestrian connections shall be made to the Bullard Wash East Trail.
- A minimum of ten (10) pedestrian connections shall be made to Yuma Road.
- A minimum of three (3) of which shall contain a concrete sidewalk and shaded seating area. If shade is provided by a structure, it may be constructed within the landscape setback. A minimum of six (6) pedestrian connections shall be made to Bullard Avenue.
 - A minimum of four (4) of which shall contain a concrete and shaded seating area. If shade is provided by a structure, it may be constructed within the landscape setback.
- Pedestrian access shall be provided to the Bullard Wash, to Yuma Road and to Bullard Avenue to create a pedestrian oriented experience. Pedestrian access direct from residential units to Bullard Avenue is encouraged where possible.
- If a perimeter wall is constructed along the boundaries of the property, it shall be cohesive between all residential product types and compliment the overall themes established within the Ballpark Village area including materials and color
- Views into the development are encouraged. If a perimeter wall is constructed along the boundaries of the property, it shall be a combination of view fence and solid fence with view fencing equal to the equivalent of a minimum of two (2) feet of view fence along the top of the wall except where trash enclosures, parking, utilities and mechanical equipment need to be screened or additional buffering is necessary due to the proximity of traffic on Bullard Avenue or Yuma Road.

- 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.

Ballpark Village Gateway Monument:

A Ballpark Village Gateway Monument sign shall be placed at the southwest corner of Bullard Avenue and Yuma Road. The monument shall be constructed substantially to the following graphic or as otherwise determined by the Zoning Administrator to account for site conditions while still matching Gateway monuments constructed within the Ballpark Village region:



Infrastructure and Utilities

Water:

The Project will be serviced by the City of Goodyear and is located within Zone 2 of the Central Planning Area pressure zone of Goodyear's water service area. The project will connect to an existing 16-inch water main along Bullard Avenue at two locations. Onsite, the project will utilize a private water system that will consist of a 4-inch water main, 8-inch fire main, 3-inch multi-unit service line, and 1.25-inch house connection line.

Per the City of Goodyear Engineering Design Standards and Policies Manual, the average daily flow per multi-family dwelling unit is 256 gallons per day per unit. The average daily demand is 125,440 gpd. With a max daily demand multiplication factor of 1.7, the max daily demand is 213,248 gpd. With a peak hour demand multiplication factor of 2.9, the peak hour demand is 363,776 gpd. The proposed infrastructure will be designed in accordance with the 2016 Integrated Water Master Plan and the 2017 City of Goodyear Engineering Design Standards and Policies Manual.

Sewer:

The project lies within the Goodyear WRF Sewer Basin and will be serviced by the City of Goodyear 157th Avenue Water Reclamation Facility. Per the 2016 Integrated Water Master Plan, the Goodyear WRF treatment plant capacity is 4.0 MGD AADF, and is currently being expanded to 6.0 MGD. Per the City of Goodyear Engineering Design Standards and Policies Manual, the average daily flow and peak daily flow per multi-family dwelling unit is 124 gallons per day per unit and 1000 gallons per day per unit, respectively. The average daily flow for the project is 60,760 gpd and the peak daily flow is 490,000.

The project will connect to an existing 24-inch gravity sewer main along Bullard Avenue at two separate locations. Onsite, the project will utilize a private sanitary sewer collection system that will consist of two separate 8-inch sewer main branches, 4-inch multi-unit sewer service lines, and 4-inch house connection services. The proposed infrastructure will be designed in accordance with the 2016 Integrated Water Master Plan and the 2017 City of Goodyear Engineering Design Standards and Policies Manual.

Drainage:

The project will make offsite drainage improvements to the adjacent project frontage streets. The existing surface basins and scuppers along Bullard Road and will be replaced with underground retention, storm drain and catch basins. Yuma Road half-street improvements are included with the project scope. Underground retention, storm drain and catch basins will be used to capture and retain the Yuma Road half-street 100-year 6-hour runoff volume. In the future, either the City of Goodyear or an adjacent developer will construct Yuma Road Bridge which will convey Bullard Wash discharge. The proposed bridge improvements extend approximately 650 feet east along the Yuma Road project

frontage. The Project intends to start the Yuma Road half-street improvements where the Yuma Road Bridge improvements end. At this point, the grades will match existing.

A portion of the onsite area will discharge into 3 proposed underground storage systems, sized to retain the 100-year 6-hour storm event. The remainder of the onsite area will discharge into 2 underground storage systems, sized to retain the first flush event that will bleed off into Bullard Wash. The onsite runoff will flow into the streets and drain into catch basin and storm drain that will be connected to the underground storage systems. The proposed project will demonstrate compliance with the Drainage Design Manual for Maricopa County, Volumes I and II (DDM) and the City of Goodyear Engineering Design Standards and Policies Manual 2017 (EDS).

Streets:

Street roadway cross sections shall be determined by the Transportation Master Plan and shall conform to the EDS&PM standard street sections. Yuma Road is denoted as a scenic arterial road per COG Std. Detail G-3120 and Bullard Avenue is denoted as a Major Arterial per COG Std. Detail G-3122. As part of the development of this property, applicable modifications to upgrade these streets to meet those standards will be required.

Zoning Ordinance Considerations

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

- a. consistency with the goals, objectives, policies and future land use map of City's General Plan; consideration of current market factors, demographics, infrastructure, traffic, and environmental issues; and if conditions have changed significantly since the Plan was adopted;

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

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

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

- c. compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of such things as land suitability, environmental impacts, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential impact on property values;

The proposed MF-24 zoning is appropriate on the subject property. As noted above it is consistent with the General Plan.

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

As noted previously, the existing zoning is Planned Area Development (PAD) that allows for a mix of commercial and industrial. The overall parcel is generally split in half by an existing City of Goodyear water campus. The remaining property layout hinders development with employment uses. Given the proximity to the Bullard Wash, a potential future linear park, development with residential offering direct access to this park will better utilize the City's future monetary investment in that park.

- e. demand for the types of uses permitted in the proposed zoning district in relation to amount of land currently zoned and available to accommodate the demand;

Demand in Goodyear is very high for quality rental residential, especially such as that proposed with close access to the freeway network as well as the adjacent employment uses. While there is likely vacant land within the City already zoned for multi-family, there is none in this immediate area.

- 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;

Bullard Avenue adjacent to the subject property appears to be fully "built-out"; however, as we work with the City of Goodyear on the site plan, we will discuss any necessary improvements, such as deceleration lanes, which will be the developer's responsibility. Yuma Road will receive significant improvements in vehicular travel lanes and sidewalks. Water and sewer infrastructure is detailed in the engineering reports submitted with this application and again, the developer will install any necessary improvements to service the proposed use detailed in those reports.

As with any new residential, there will be additional school age children present for the public school districts and private charter schools. The Ballpark Village site plan includes a total of 490 units, of which 192 are studio or one bedroom and based on that size should produce no school age children. We have also found that the two bedroom units also tend to produce school age children at a lower ratio than a single family home. With that said, below is the school impact

table using the City's ratios, which for the reasons states above we believe to be elevated given our product type and unit sizes.

School Type	No. of Res. Units	Student Ratio	No. of Students
Elementary (K-8) Avondale ES District	490	0.30 Students/Unit	147
High School Aqua Fria Union HS District	490	0.19 Students/Unit	94
Total	490		241

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

The subject property is considered infill given that it is directly adjacent and generally surrounded by existing development. Services, such as police, fire, schools, sanitation, are already in the area and servicing this property will not be a burden.

- h. general public's concerns;

As a part of this Rezoning application, notice will be sent to all adjacent property owners within 500-feet of the property as well as any HOAs that are within the notice area. School districts, Luke AFB, ADOT, and any other City identified stakeholders will also be noticed. These notices allow for expression of any questions or concerns on the application including a dedicated meeting for outreach. Before public hearings on the request, a detailed summary of this outreach will be provided that will share the results of any concerns and how the applicant addressed them.

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

As described in the General Plan Conformance section and in this section, the rezoning of this property for a change in use from commercial and employment to multi-family residential is not adverse to any policies or directives on orderly growth and development.

- j. any other factors related to the impact of the amendment on the general health, safety and welfare of the citizens of the City and the general public

The subject property is located to the northwest of the Phoenix Goodyear Airport. While the subject property is located near the airport, it is located fully outside of any accident potential zones at the ends of the runway and fully outside any aircraft takeoff and approach patterns from the runway. The property is also significantly removed from the 65ldn noise contour. Dwelling construction methods will further reduce potential noise impacts from the Phoenix Goodyear Airport.

Exhibit A

Aerial Vicinity Map



Aerial Parcel Map



Exhibit C

General Plan Land Use Plan

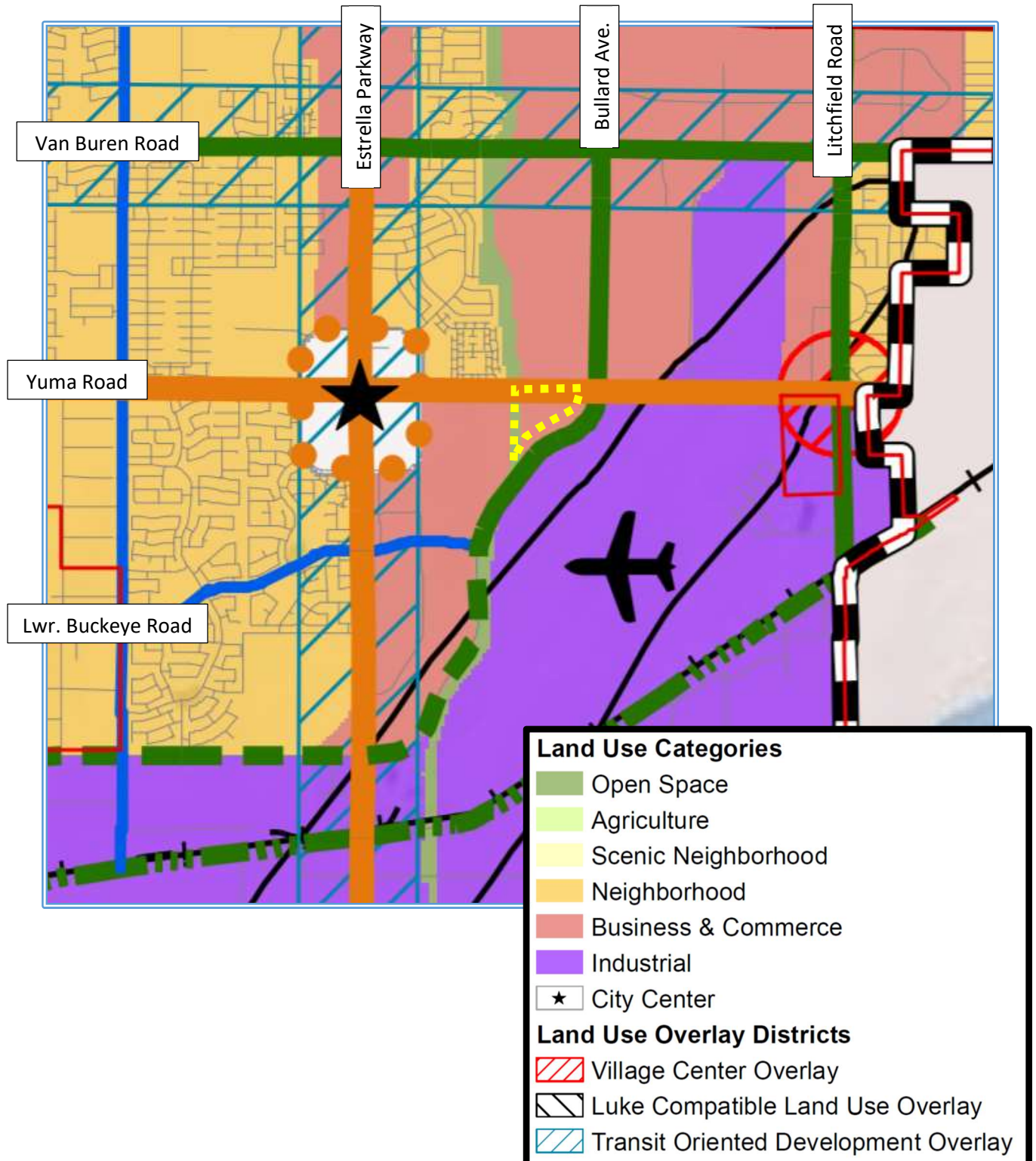


Exhibit D
Existing Zoning
(City Center Airpark PAD Land Use Plan)

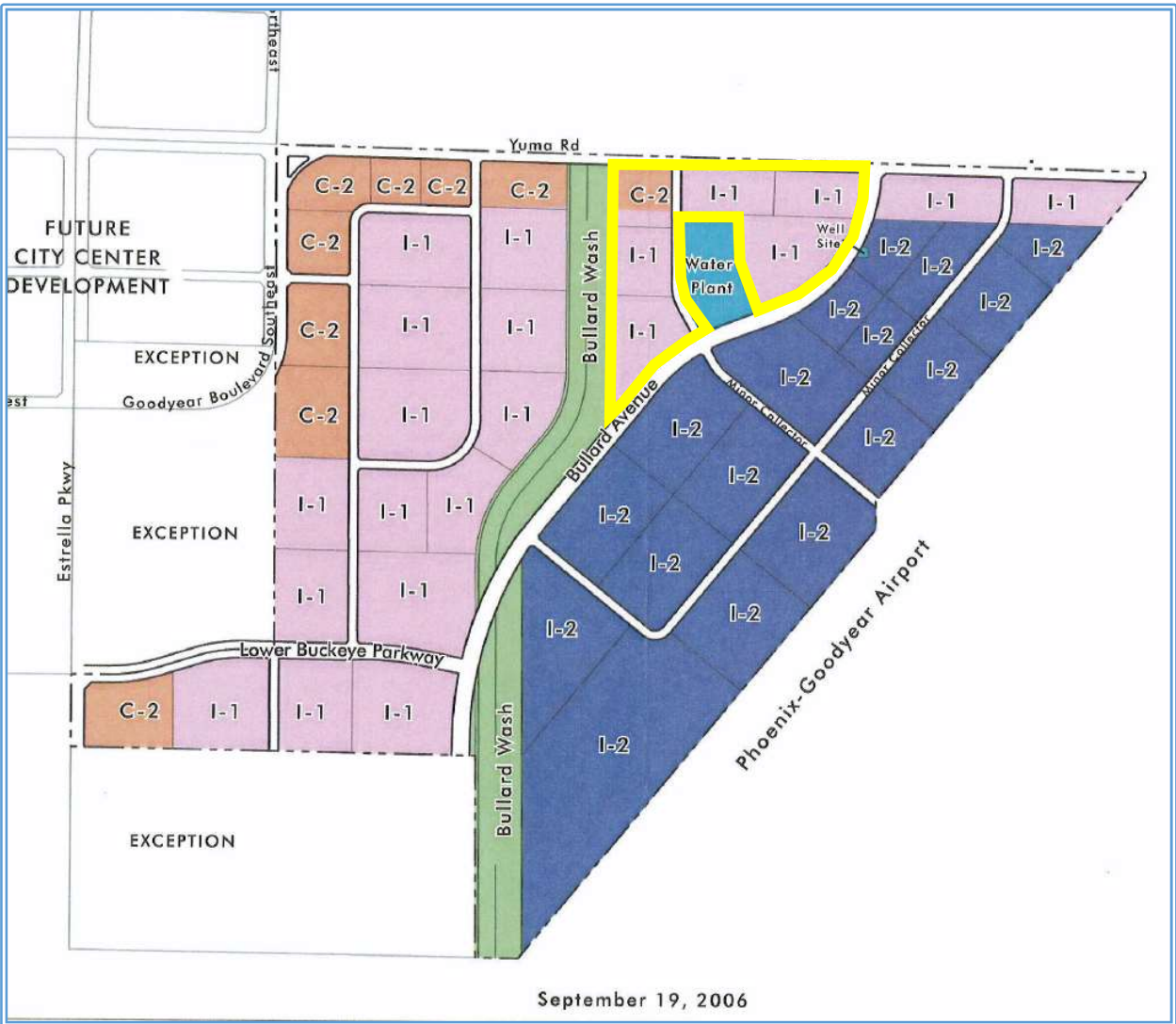


Exhibit E
Ballpark Village
Conceptual Site Plan

(On following page)

