



Canyon Trails Phase 1 Unit 6 South

Rezoning Narrative Report

Northeast Corner of Cotton Lane and Van Buren Street

Case # 21-200-00021

Submitted: February 10, 2022

By:

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Request

The subject property is located at the northeast corner of Cotton Lane and Van Buren Street, adjacent to the Arizona State Route 303 Loop (Loop 303) Freeway on the west, and generally consists of approximately 31 gross (25 net) acres. (See Exhibit A, Aerial Vicinity Map and Exhibit B, Aerial Parcel Map) The property is currently zoned as part of the Canyon Trails Phase I PAD with a designation for Commercial. (See Exhibit D, Existing Zoning)

Hancock Communities at Canyon Trails Phase 1 Unit 6 South seeks to remove the property from the Canyon Trails PAD and separately rezone it Multi-Family Residential (MF-12) as a stand-alone project pursuant to this document. Commensurate with the rezoning is a request for a minor reduction to the rear (east) building setback from 30' to 20' along with an increase in the allowed maximum building height from 25' to 30' to account for pitched roofs.

Property Overview

Adjacent to the site to the east, across a 100' to 250' wide drainageway and greenspace, are existing single-family homes within the Canyon Trails project. To the north, is land currently vacant but zoned for MF-12 multi-family. To the south, across Van Buren Street is land currently vacant but zoned for multi-family within Canyon Trails. To the west is Cotton Lane serving as a frontage road for the Loop 303 freeway along with a triangular shaped parcel currently owned by the Roosevelt Irrigation District (RID) separating the southwest property line of the subject parcel from Cotton Lane.

Plan Conformance

The Goodyear 2025 General Plan designates the property with the Business and Commerce land use categories, within a Village Center Overlay and Transit Oriented Development Overlay. (See Exhibit C, General Plan Land Use Plan) Pursuant to the Land Use – Zoning Correlation list found on page 134 of the General Plan, the Business and Commerce land use category allows multi-family zoning; albeit via the MF-18 zoning district at a density higher than that which is proposed.

For that reason, a companion Minor General Plan Amendment has been filed concurrently with this rezoning request.

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

Goal GD-1 – Physical Growth and Development

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

Goal CC-2 – Community and Cultural Development

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

Objective GD-1-1 – Land Use

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

Objective CC-1-1 – Neighborhoods

Create and foster complete neighborhoods.

Objective CC-1-3 – Neighborhoods

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

Land Use and Transportation Plan Development Standards

Standard 1 – Universal Development Standards

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

Standard 2 – Universal Development Standards

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

Standard 26 – Neighborhoods Development Standards

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

Development Plan

Hancock at Canyon Trails Phase 1 Unit 6 South proposes to combine our successful single-story multi-family with more traditional two-story townhome style multi-family housing.

While multi-family in zoning, with multiple dwelling units on a single parcel, Hancock at Canyon Trails Phase 1 Unit 6 South is a horizontal rental community and functions more like a grouping of attached and detached single family buildings and is akin to a compact single-family subdivision offering central amenities. Unlike the typical vertical apartment complexes that are two or more stories in height and large buildings with multiple units, horizontal communities are lower in height and made of both attached and detached homes that are for rent. Buildings are grouped to create intimate walkways and courtyards to support healthy neighborhood interaction. There is a main communal area for active recreation central to the development consists of a community swimming pool and spa, a covered ramada, and turf for recreation. Smaller recreation areas are provided throughout the community for passive recreational activities. Each unit offers a small private backyard, similar to a single-family home; however, this yard will be maintained by the site manager, just like the remainder of the property.

Hancock at Canyon Trails Phase 1 Unit 6 South will fill the market for those Goodyear residents looking to rent because they are not ready to purchase or they are looking for a lifestyle, like condominium living, that allows them a house and yard without building and property maintenance.

Hancock at Canyon Trails Phase 1 Unit 6 South also takes the horizontal rental community design to the next level by incorporating garages. Each townhome style dwelling unit includes an attached two car garage and single-car garages (they are not rented separately) are included on around 40% of the single-story dwellings as shown on the included illustrated conceptual plans. (Exhibits E, & F)

Permitted Uses

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

Development Standards and Design Guidelines

Development standards and Design Guideline shall be those of the MF-12 Zoning District with the following deviations.

Reduction in Rear Building Setback to 20 Feet (North)

Reduced perimeter building setbacks have been requested on the rear side (North) only. A 30' building setback would normally be required along this border; however, given that it will be directly adjacent to land zoned MF-12, the reduction in setback to the requested 20' minimum would appear to pose no issues on the nearby properties.

Increase in Maximum Building Height to 30 Feet

Proposed within the western half of the project are two-story townhome buildings. The maximum building height of 25' allows these buildings; however, with the height measured to the highest roof point, the architecture would be limited to flat roofs or pitched roofs with a very flat slope. We feel the additional 5 feet in allowed height, limited to the west half of the property, will pose no negative effects on surrounding properties while afford the variety of rooflines and quality architectural designs desired in the MF-12 district.

Building Separation

For application of the building separation standards within the MF-12 Design Guidelines, the northern property line, adjacent to multi-family (MF-12) Zoning, and the portion of the western property line shared with property owned by Roosevelt Irrigation District (RID) shall not be considered a "perimeter" and the minimum building separation shall be ten (10) feet. In the event a lot split causes the parcel to be split north-to-south into two separate lots, all buildings adjacent to the interior lot split shall be considered interior. All other perimeters shall exhibit the normally required fifteen (15) foot separation.

Additional Design and Development Considerations:

Development within the MF-12 Parcel 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 unique colors.
- 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, that are visible above the perimeter wall height, shall utilize different trim, facia, siding, recessed features, shutters, pop-outs, etc. color (different than the main body color of the home (residential structure) in order to add to the uniqueness and street character of the project.
- Regarding forward facing garage plans, the garage portion of the unit shall not extend out from the porch or livable portion(s) of the home by more than six (6) feet.
- If front facing garages project out from the porch or livable areas of the unit, the plan shall include portals, low courtyard walls with pilasters, or other de-emphasizing techniques approved by the City, that extend out from the front of the garage face.

The front setback shall be considered the portion of the property that fronts Van Buren Street (South):

- In the event a lot split causes the parcel to be split north-to-south into two separate lots, the western side of the parcel adjacent to Cotton Lane shall maintain a minimum 30 foot building and landscape setback, the parcel adjacent to Van Buren Street shall maintain a minimum 30 foot building and landscape setback and a 20 foot building setback shall be maintained along either side of the interior property line created by the split.
- In the event a lot split causes the parcel to be split north-to-south into two separate lots, for application of the building separation standards within the MF-12 Design Guidelines, this interior property line shall not be considered a “perimeter” and the minimum building separation shall be ten (10) feet.

Open Space and Pedestrian Access:

- The project shall include at least one pedestrian connection to the existing Canyon Trails open space/greenbelt on the east.

- If a perimeter wall or fence is constructed along the eastern boundary of the property adjacent to the Canyon Trails open space/greenbelt, view walls and/or view fencing shall be utilized with a maximum of four (4) feet of Concrete Masonry Unit (CMU) or a similar material except where trash enclosures, utilities and mechanical equipment need to be screened further.
- The project shall include at least one pedestrian connection to the Canyon Trails-Cotton Lane greenbelt/trail on the west as discussed below.
- An 8-foot concrete trail shall be placed in the Cotton Lane frontage (which shall be entirely landscaped) and run from the northern end of the property south to Van Buren Street.
- There shall be at least one (1) shaded, publicly accessible seating area along the trail.
- The trail shall have trees on both sides and contain at least 5 feet of landscaping on both sides of the path before a property wall or sound wall is present.

Other Considerations:

- If a perimeter wall is constructed along the boundaries of the project, or to split the project, it shall be cohesive in design and shall compliment the overall themes established within the Canyon Trails area and shall provide a complimentary transition between the existing Canyon Trails developments theme wall;
- A screening wall shall be placed on the western property line adjacent to area of the Roosevelt Irrigation District property which currently contains mechanical equipment within a chain-link fenced yard.
- The multi-family residential development shall bear the name of the master plan such as "<Multi-Family Development Name> at Canyon Trails";

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 does require a Minor General Plan Amendment due to that proposed zoning allowing a density less than the minimum allowed in the Zoning Correlation Table. As detailed in this narrative and that of the companion Plan Amendment, if that request is approved, MF-12 multi-family zoning is in conformance with the General Plan’s Land Use designation and in conformance with the development standards contained within the General Plan.

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

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

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

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

The proposed MF-12 zoning is appropriate on the subject property. As noted above, multi-family zoning is supported by the General Plan.

To the west is the Loop 303 freeway and noise impacts from this necessary transportation component do exist when considering residential on this parcel. A noise impact study has been commissioned and is included in this application including appropriately sized walls to afford sound attenuation for the residents.

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

As noted previously, the existing zoning is for commercial. The property’s development is hindered by vehicular access with a single right-in/right-out driveway along Van Buren Street and a single right-in/right-out driveway along Cotton Lane which serves as a northbound freeway frontage road. This limited accessibility serves to render the property useless for viable commercial activity. There are other vacant parcels in the immediate area that are better situated to serve as locations for retail, services, and offices to provide for the surrounding neighborhoods.

The proposed zoning of MF-12 will allow for residential, including rentals, of a density commensurate to existing multi-family and complementary to existing single family already in the area.

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

Demand in Goodyear is very high for quality rentals especially such as that proposed with close access to the freeway network. Given that it is a new zoning category, it is unlikely there is existing vacant land in the area already zoned for this use. As noted previously the property is currently zoned for commercial with other properties already in the area, with better vehicular access, to accommodate that demand.

- 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;

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

Based on the proposed MF-12 zoning, the 25 acre property could produce a maximum of 300 units. We plan a mix of townhomes as well as 2 and 1 bedroom “cottage” style units ,which based on that size should produce less school age children than a typical single family community. With that said, below is school impact table using the maximum total unit count.

School Type	No. of Res. Units	Student Ratio	No. of Students
Elementary (K-8)	300	0.30 Students/Unit	90
Avondale ES District			
High School	300	0.19 Students/Unit	57
Aqua Fria Union HS District			
Total	300		147

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

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

- h. general public's concerns;

As a part of this application notice 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 have also been noticed.

- 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 is not adverse to any policies or directives on orderly growth and development.

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

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

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

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

Exhibit A
Aerial Vicinity Map

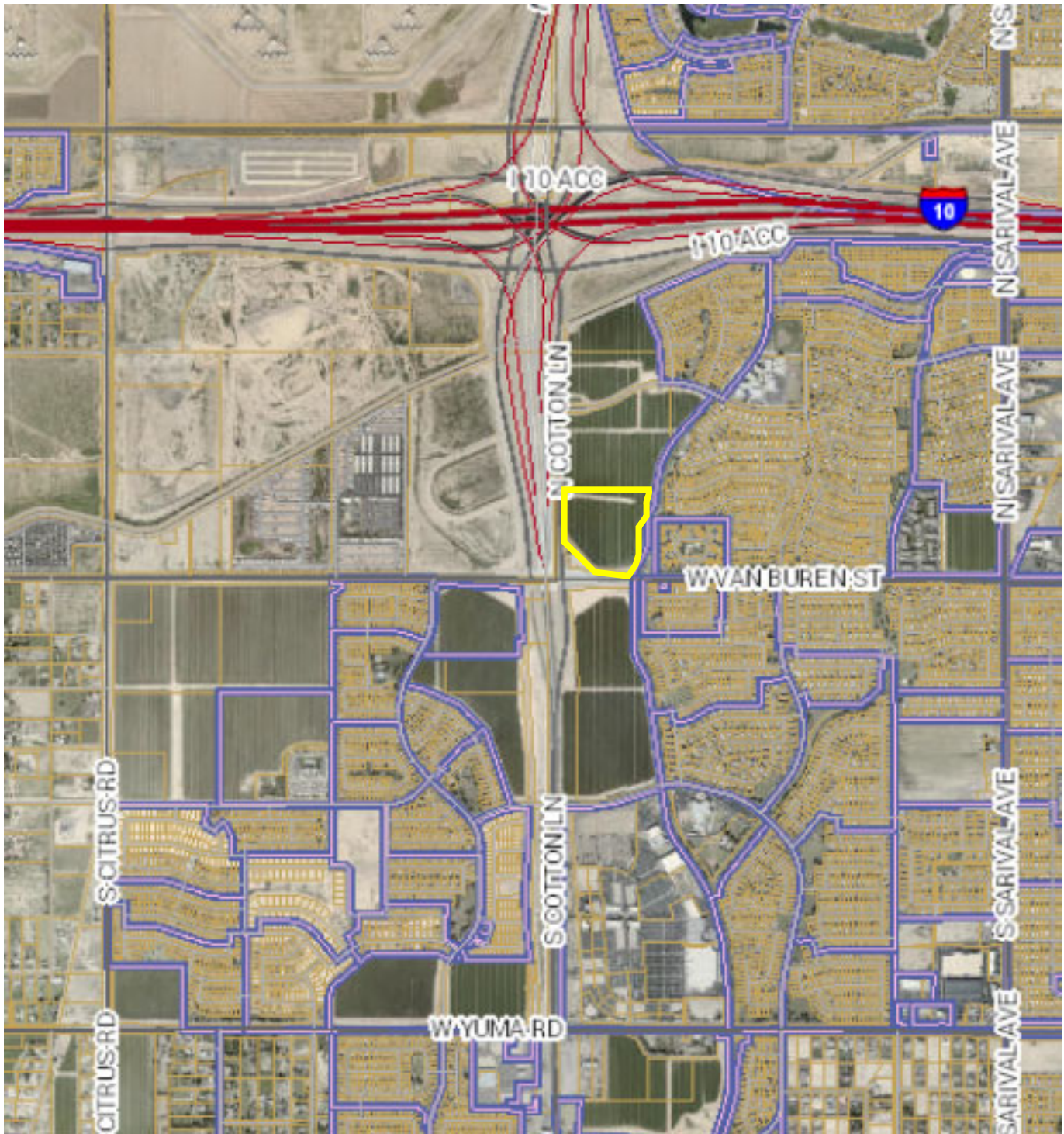


Exhibit B

Aerial Parcel Map

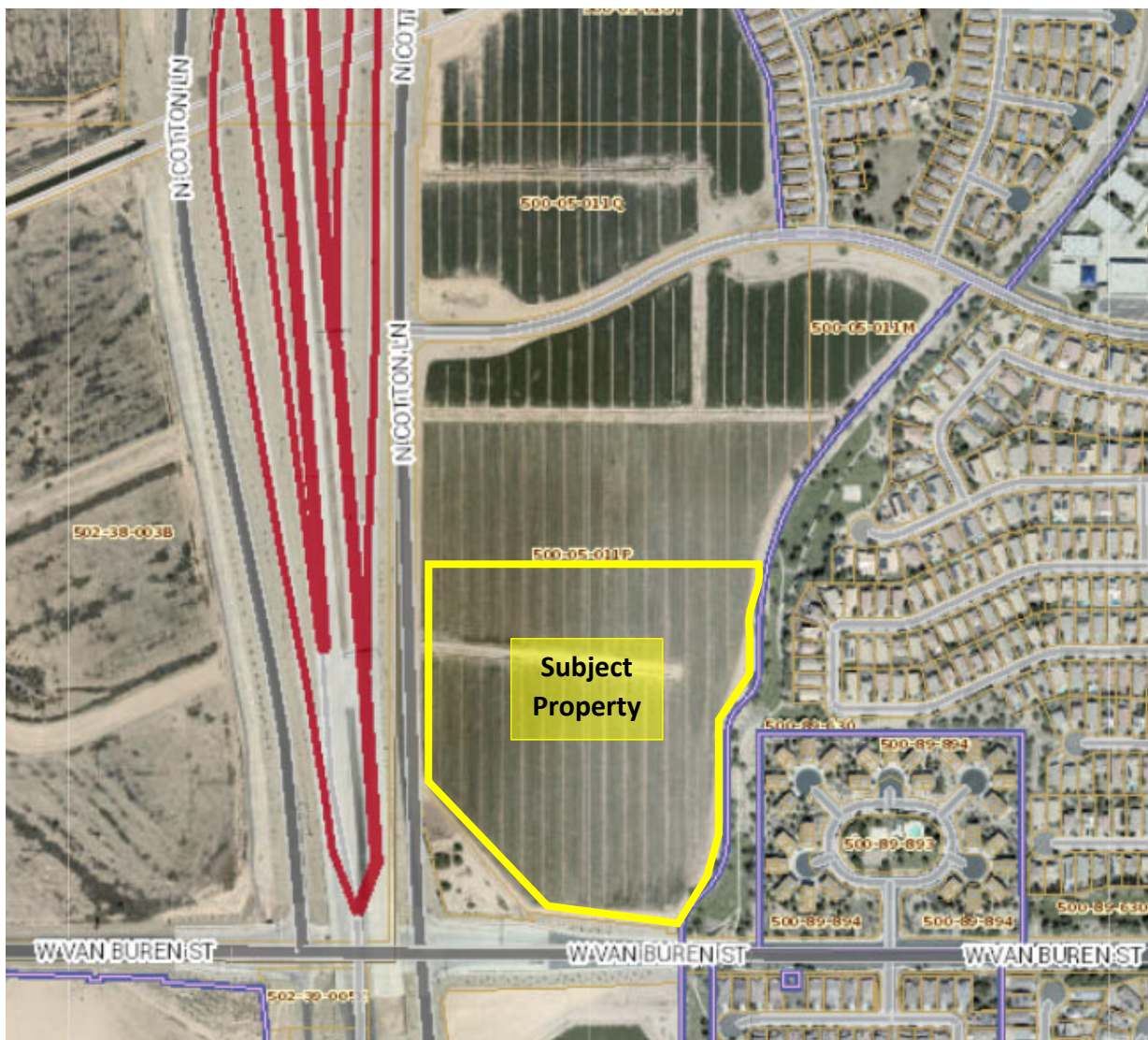


Exhibit C

General Plan Land Use Plan

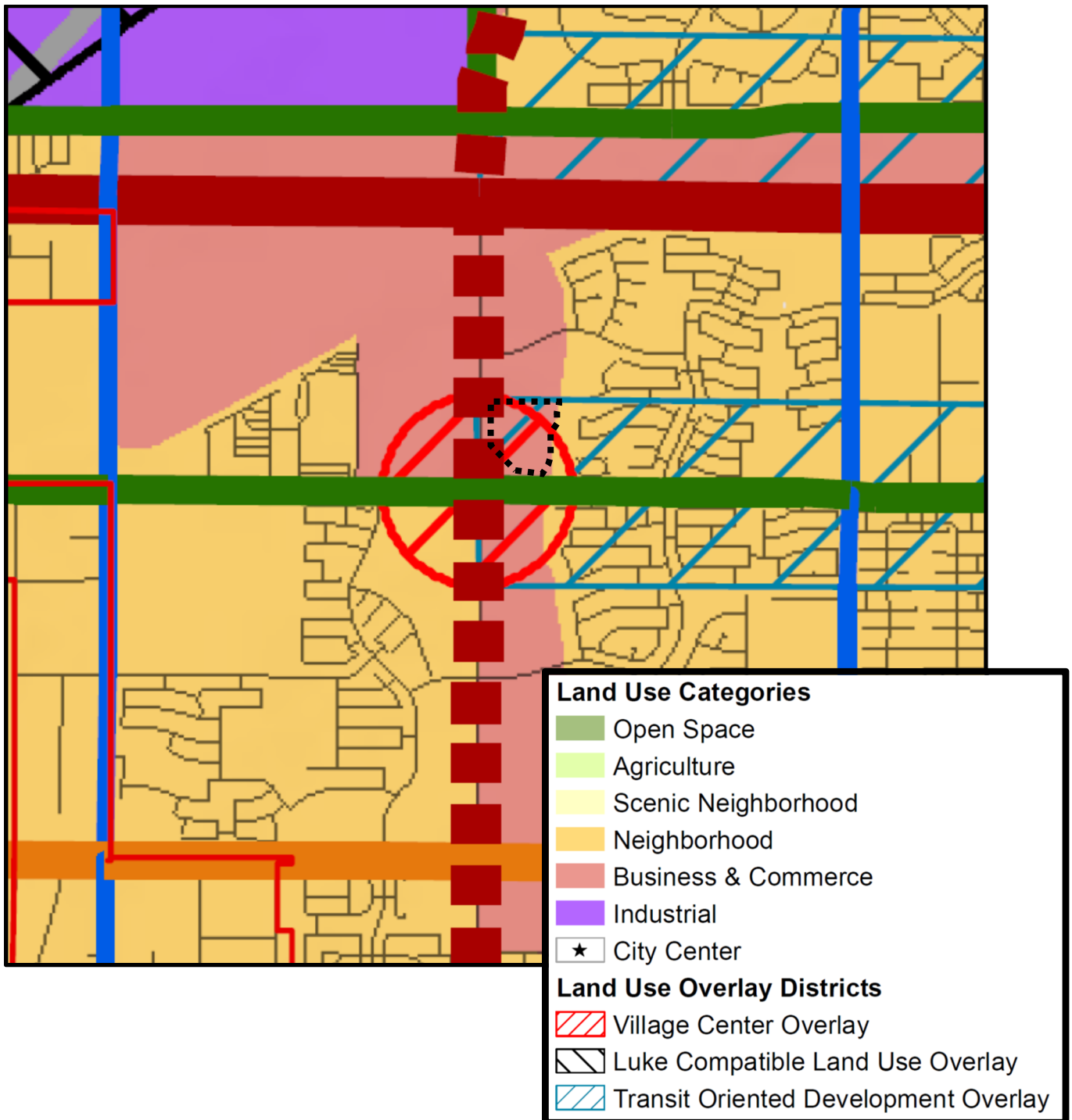


Exhibit D
Existing Zoning
(Canyon Trails PAD Land Use Plan)

