

To: Alex Lestinsky
City of Goodyear

Narrative: Montecito PAD Amendment parcels 9.7, 9.18, 9.21, 9.23 and 9.42

This request is for an amendment to the Montecito PAD (“Amendment”) to modify lot standards on four undeveloped residential parcels known as Parcels 9.7, 9.18, 9.21 and 9.42 (“Amendment Parcels”). The Amendment would maintain Montecito’s overall unit cap while reallocating smaller lot sizes and higher density from parcels within Montecito that have already been developed with larger lots and at lower densities than permitted by the PAD. Over the past several years, four other parcels zoned SFD-50 within Montecito allowing for 50’ wide lots and a total of 460 units were developed with 65’ lots and only 156 units. While it is allowable to develop at lower densities and with larger lots than entitlements permit, this development pattern created an imbalance where Montecito lacks some of the suburban scale lots that are popular in the current homebuying market. This Amendment will increase lot diversity by reallocating the potential for smaller lots from the parcels already developed to the Amendment Parcels while maintaining Montecito’s overall unit cap and density.

This PAD Amendment request changes the lot widths for the following parcels:

- Parcel 9.7 – change lot width to 50’ wide. Current zoning is Single Family Detached – 60’.
- Parcel 9.18 – change lot width to 47’ wide. Current zoning is Single Family Detached – 60’.
- Parcel 9.21 – change lot width to 47’ wide. Current zoning is Single Family Detached – 60’.
- Parcel 9.42 – change lot width to 47’ wide. Current zoning is Single Family Detached – 60’.

Table 1 – Comparison of Current and Proposed Acreage, Units, and Density

Parcel	Current				Proposed			
	Land Use	Gross Area (AC)	Total Units	DU / AC	Land Use	Gross Area (AC)	Total Units	DU / AC
9.7	SFD-60	22	76	3.45	SFD-50	25.4	94	3.7
9.18	SFD-60	13.8	60	4.3	SFD-A	11.92	50	4.19
9.21	SFD-60	16.5	66	4.0	SFD-A	20.29	88	4.34
9.42	SFD-60	36.8	150	4.1	SFD-A	27.23	121	4.44

The Amendment would also modify a stipulation of Ordinance No. 2018-1380 to better align the timing for construction of a park on Parcel 9.23 (“Park Parcel”) with the timing of surrounding residential development. Many of the parcels around the Park Parcel are currently undeveloped, and premature construction of the park could result in an unnecessary burden on the homeowners’ association for a remote amenity that would provide minimal benefit in the near future.

Consistency with the General Plan.

The Amendment Parcels are within the General Plan's Neighborhoods land use designation. Neighborhoods allows a density up to five du/ac anywhere. The proposed density for each of the Amendment Parcels is less than five du/ac, which is permitted anywhere within the Neighborhoods land use. The proposed change in minimum lot widths does not conflict with the General Plan.

Suitability of the subject property's physical and natural features for proposed uses.

The Amendment Parcels are gently sloping and a good fit for these lot widths. There are no natural features that need to be considered or saved. The bulk of the property is scrub brush with few trees and cacti. All natural vegetation worth salvaging in these parcels will be salvaged.

Compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning.

The 50' and 47' lot widths are in demand by the builders for their home buyers. There are a limited number of planned smaller width lots within Montecito Phase 3. The bulk of the lots are larger (60's and greater, including those noted below, 9.22/24 & 9.31) therefore these lot widths will in effect, add diversity to the local area. In addition, four of the parcels developed in Phase 3, Parcels 9.22 & 9.24 A&B & 9.31, which are zoned SFD – 50, were developed as 65' lots, reducing the number of smaller lots available to this community. Rezoning these four parcels to a smaller lot size will compensate for the smaller lots lost while adding some diversity and interest back to the community.

Demand for the types of uses permitted in the proposed district in relationship to amount of land currently zoned and available to accommodate the demand.

There is current demand for several types of home and lot sizes of which many are accommodated within the Montecito PAD. This request is to rezone four parcels to increase the number of smaller lot widths to offset the lots that were developed in excess of their minimum permitted lot width in Parcels 9.22, 9.24 A/B and 9.31.

Demand for public services that will be generated by the uses permitted in the proposed zoning district.

Estrella is a master planned community and therefore the public services are planned and approved for use in this community including sewer, water, emergency services and roads.

Between the balance of the smaller lots platted as larger lots (noted above) and these lots being reduced from a 60' width to 50' and 47' widths, there will be a negligible difference, if any, on the public services for this area.

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

This area has existing, adjacent public services available. The new improvements to accommodate these parcels will be paid for and installed by the developer to City standards and should not have any adverse financial effects.

General Public concerns.

None known at this time.

Whether the development promotes orderly growth and development.

Development in this area is moving from the current terminus of W. Mountain Vista Drive and planned to go west and north. The Amendment Parcels, along with the others currently in design and engineering and in close proximity (9.18, 9.21, 9.39, 9.40, 9.41 & 9.42), will be constructed along the planned infrastructure road in the path of growth and in an orderly fashion.

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.

There are no known factors or concerns related to health, welfare and safety for the citizens and general public for this amendment.

The requested parcel zoning for these parcels.

The requested zoning is SFD-50 for the 50' width lot on Parcel 9.7 and SFD/A to allow for a 47' width lot on Parcels 9.18, 9.21, and 9.42. The lots on Parcel 9.7 will meet or exceed the PAD's SFD-50 development standards. The 47' width lots planned for Parcels 9.18, 9.21, and 9.42 will meet or exceed the SFD-A development standards as set forth in Table 2 below.

Table 2 – Proposed SFD/A Standards for Parcels 9.18, 9.21, and 9.42

	Current (SFD-A) Standards	Proposed (SFD/A) Standards for Parcels 9.18, 9.21, and 9.42
Permitted Uses	Single Family Detached, Zero Lot, Alley Loaded, Townhomes, Duplex & Triplex	Single Family Detached
Min Lot Width	30 feet	47 feet
Min Lot Depth	80 feet	110 feet
Max Height	40 feet (three stories)	30 feet (two stories)
Max Lot Coverage	75%	75%
Min Front Yard Setback	18 feet; 8 feet to porch, 10 feet to liveable or side entry garage, 5 feet to alley loaded garage	18 feet; 8 feet to porch, 10 feet to liveable or side entry garage
Min Side Yard Setback	5 feet, 0 feet allowed with the zero lot line design	5 feet
Min Rear Yard Setback	10 feet, 10 feet to rear yard covered patio	10 feet, 10 feet to rear yard covered patio
Parking	Two enclosed spaces per DU, side by side or tandem	Two enclosed spaces per DU, side by side or tandem

The Amendment does not change the max density, number of units, etc., and remains consistent with the original approval.

The maximum units per the PAD is 4,058. This requested change does not affect this maximum unit count. There has been a density shift in which fewer units were platted specifically for Parcels 9.22, 9.24 A/B and 9.31. These parcels per the PAD totaled 460 units, but were platted for a total of 156 units leaving a surplus of 304 units. This zoning change increases the lot count by one unit.

The proposed modifications for the Amendment Parcels do not impact the Montecito PAD Stipulations

Except for the proposed modification to Stipulation 6 below, none of the stipulations are affected by these changes. The homes that will fit the SFD-50 and SFD/A zoning criteria will be single family and able to comply with the associated setbacks, maximum lot coverage and permitted uses.

Modification to Stipulation 6 of Ordinance No. 2018-1380 Regarding the Park Parcel (9.23)

The most recent PAD amendment approval for Montecito includes Stipulation 6 requiring parks to generally be constructed in conjunction with construction of infrastructure “of the parcels.” See below:

Stipulation 6 (Ordinance No. 2018-1380)

“Park and open spaces area, including the parks adjacent to the designated school sites, shall be improved in conjunction with the construction of infrastructure of the parcels by the developer. Park and open spaces areas, except for those areas (if any) that are conveyed to the City or school district, shall be privately owned and maintained by the Homeowners Association.”

While single-family homes have been developed to the east and northeast of the Park Parcel, this parcel is primarily surrounded by undeveloped land. Parcels 9.39/9.40, 9.21, 9.18, 9.42, 9.41, and 9.7 are located to the south and west and are currently in process for platting a total of 485 lots. Based on the projected timing for plat approval, horizontal construction, and home construction and sales, it is anticipated that more than half of the lots on these parcels would be occupied by the conclusion of 2025. The Applicant requests a modification to Stipulation 6 to require the Park Parcel to be developed and conveyed to the homeowners' association no later than January 1, 2026. With this timing clarification, development of the Park Parcel will occur when it is primarily surrounded by homes to provide eyes on the park and provide a critical mass of park users. Premature development of the park would result in a 12-acre amenity surrounded primarily with undeveloped land and increase the risk of vandalism or illicit activities. Also, the homeowners' association would bear an unnecessary financial burden for upkeep of the park, while it would provide minimal benefit to the community due to its remote location. Members of the homeowners' association Board of Directors have previously submitted a letter to the City voicing these concerns, noting that maintenance costs are estimated to exceed \$10,000 per month, and requesting that park development be delayed until 300 to 500 homes have been constructed in the area. See Attachment 1. At this time the Applicant is better able to project the rate of home construction in the vicinity of the Park Parcel, and the modification to Stipulation 6 providing for a January 1, 2026, park completion date would better align with the timing of surrounding development.

The proposed modification to Stipulation 6 (Ordinance No. 2018-1380) is provided below:

Proposed Modification to Stipulation 6 (Ordinance No. 2018-1380)

“Park and open spaces area, including the parks adjacent to the designated school sites, shall be improved in conjunction with the construction of infrastructure of the parcels by the developer. Park and open spaces areas, except for those areas (if any) that are conveyed to the City or school district, shall be privately owned and maintained by the Homeowners Association. **The park designated for Parcel 9.23 shall be open and conveyed to the Homeowners Association no later than January 1, 2026.**”

Attachment A



City of Goodyear:
Planning & Zoning Department
14455 W. Van Buren St, Suite D
Goodyear, AZ 85338
Attn: Christopher Baker

Dear Mr. Baker,

In January of 2018 the attached ordinance was adopted by the City of Goodyear which included stipulation 6 (see attached, page 3), which states, in part, the following:

"Park and open spaces area, including the park adjacent to the designated school sites, shall be improved in conjunction with the construction of infrastructure of the parcels by the developer."

As members of the Boards of Directors for Estrella Joint Committee and the Villages Community Association, we would like to request consideration for a delay of the parcel 9.23 (see attached) approximately twelve acre park until a further time frame in the future.

There are several reasons we are asking for this delay:

- The location is remote from existing residences and would not be used by our current population.
- Maintenance costs for this park area are estimated to exceed \$10,000/ month (current dollars).
- The board and finance committee have discussed the financial implementations of the stipulation and prefer several hundred homes be occupied and paying dues to the south and west of the park prior to its construction to help support the maintenance costs without unduly burdening those homes that will rarely, if ever, use the park.
- Security for this remote area will diminish the effectiveness of our existing Patrol staff and, during that time frame which there are few homes in the area, allow for increased vandalism to the park and structures.

We would suggest that the construction of the new park be linked to the occupancy of three to five hundred new homes in this specific area. The new amenity will serve these residents and provide a wonderful addition to the community.

With All Due Respect,





