

PAD AMENDMENT

Narrative

Las Ventanas

Goodyear, Arizona

May 12, 2022

Prepared by:

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I. Purpose of Request

“Las Ventanas” is a planned residential and neighborhood commercial development on approximately 151 net acres of agricultural land located at the southeast corner of Perryville Road and Yuma Road in the City of Goodyear (the “City”) (see **Exhibit 1 – Context Map** attached hereto). The *Las Ventanas* Planned Area Development (“PAD”) was approved by the City in 2006 via Ordinance No. 2006-1001 (Case No. 05-200-00023) which gave the subject property its current “PAD” zoning. A subsequent PAD Amendment was approved by the City in 2017 via Ordinance No. 2017-1364.

Mattamy Homes (“Mattamy”) is the owner of the residential portion of *Las Ventanas* (approximately 137 net acres), which is being subdivided through the City into four parcels with three distinct lot sizes in conformance with the *Las Ventanas* PAD. Mattamy has years of experience building new home communities throughout the Phoenix metro area and is excited to bring this new, high-quality residential community to the City.

The *Las Ventanas* PAD established the governing lot development standards for the residential parcels. As Mattamy has worked to develop the proposed housing product offerings for *Las Ventanas*, it has become evident that the 45% maximum lot coverage established by the *Las Ventanas* PAD back in 2006 is inadequate to accommodate housing product that meets the needs and demands of today’s homebuyers.

Therefore, the purpose of this PAD Amendment application (as further outlined in Section II below) is to request an Amendment of the *Las Ventanas* PAD to increase the maximum lot coverage for the residential parcels from 45% to 55%.

II. Description of Proposed PAD Amendment

Amended Lot Coverage

The Property is currently zoned “PAD” and is part of the *Las Ventanas* PAD, originally approved by the City in 2006 as Case No. 05-200-00023. As indicated above, the *Las Ventanas* PAD established the governing lot development standards for the residential parcels. It should be noted that the *Las Ventanas* PAD identifies three (3) total residential parcels. Through the Final Plat process Mattamy has configured the same residential acreage into four (4) total residential parcels instead and changed the parcel numbering (see **Table 1** below).

As Mattamy has worked to develop the proposed housing product offerings for *Las Ventanas*, it has become clear that the 45% maximum lot coverage established by the *Las Ventanas* PAD is inadequate to accommodate housing product that meets the needs and demands of today’s homebuyers. Mattamy is therefore proposing to amend the *Las Ventanas* PAD to increase the maximum lot coverage for the residential parcels from 45% to 55%. All other lot development standards will remain unchanged. The resulting lot development standards would be as outlined in **Table 1** below (changes to the approved PAD lot development standards are noted in **bold**):

Table 1 - *Las Ventanas* Development Standards Table

Standard	Parcel 1 80 x 130	Parcel 2 65 x 120	Parcel 3 60 x 120	Parcel 4 60 x 120	Commercial Parcel
Minimum Lot Area	10,000 sf	7,800 sf	7,200 sf	7,200 sf	10,000 sf

Minimum Lot Width	80'	65'	60'	60'	150'
Minimum Lot Depth	130'	120'	120'	120'	N/A
Maximum Lot Coverage	55%	55%	55%	55%	50%
Minimum Front Yard Setback	18'(1)(2) Front Loaded Garage 10' (1) Side Loaded Garage or Living Area	18'(1)(2) Front Loaded Garage 10' (1) Side Loaded Garage or Living Area	18'(1)(2) Front Loaded Garage 10' (1) Side Loaded Garage or Living Area	18'(1)(2) Front Loaded Garage 10' (1) Side Loaded Garage or Living Area	30'
Minimum Rear Yard Setback	20'(3)(4)	20'(3)(4)	20'(3)(4)	20'(3)(4)	20'; 30' next to residential including 20-foot landscape tract (5)
Minimum Side Yard Setback	5'/10'	5'/10'	5'/10'	5'/10'	20'; 30' next to residential including 20-foot landscape tract (5)
Minimum Distance Between Houses	15'	15'	15'	15'	NA
Minimum Street-Side Setback	10'	10'	10'	10'	30'
Maximum Height	30'	30'	30'	30'	35' / 1-story

(1) To front property line.

(2) Front Yard Setbacks on Parcels 1-4 shall be staggered a minimum of 2', and no more than two adjacent homes shall share the same front setback.

(3) Homes next to arterials shall be a minimum of 30' from the arterial right-of-way.

(4) Homes next to commercial parcel shall be a minimum of 30' from commercial property line.

(5) Commercial buildings may have a 0' rear or side setback between buildings.

Justification

The requested lot coverage increase is justified for the following reasons:

1. The maximum lot coverage for the residential parcels proposed by this PAD Amendment is more consistent with the City's current Zoning Ordinance, which would allow a 60% maximum lot coverage for the two smaller lot sizes in Parcels 2, 3 and 4 (based on the City's current R1-6 base zoning district). Mattamy doesn't need the full 60% and is therefore proposing only 55%, which would then be applied to the larger lot size in Parcel 1 as well. Overall, the result is a

maximum lot coverage for *Las Ventanas* that is more in line with the City's current Zoning Ordinance and will allow Mattamy to deliver a housing product that meets the needs and demands of today's homebuyers.

2. Mattamy has increased the minimum lot size over and above what is contemplated in the *Las Ventanas* PAD by eliminating the 60' x 115' minimum lot size in favor of a 60' x 120' minimum lot size.
3. Mattamy is increasing the level of amenities in *Las Ventanas*, over and above what is currently contemplated in the PAD, including the addition of a community pool (see **Exhibit 2 – Conceptual Pool Amenity Plan** attached hereto). This new amenity area is anticipated to include a community pool and restroom building, a shaded tot lot, half-basketball court, and various shaded seating nodes. The landscape plans currently being processed through the City will be updated to reflect this.
4. Mattamy is working with the City to revise some of the proposed entry monumentation for *Las Ventanas* to incorporate the West Goodyear name and theming as described in more detail in Section III below.

III. Incorporation of West Goodyear Monumentation & Theming

The entry monumentation for *Las Ventanas* has been re-designed to add the "West Goodyear" name and incorporate some of the West Goodyear Streetscape design elements, including the use of split rail fencing at the primary entry monuments (see **Exhibit 3 – Entry Monument Details** attached hereto).

As indicated on **Exhibit 4 – Entry Monument Location Plan** attached hereto, the secondary entry monuments located at the project's Yuma Road and Perryville Road entrances will feature the "West Goodyear" name. Additionally, the primary entry monuments located at the northeast and southwest corners of the project will feature both the "West Goodyear" name and the use of split rail fencing. These changes will help make *Las Ventanas* look and feel like a part of the West Goodyear area.

IV. Rezoning Evaluation Criteria

This PAD Amendment request for *Las Ventanas* responds to the rezoning evaluation criteria outlined in Section 1-3-1.D.3 of the City's Zoning Ordinance:

- 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;*

This PAD Amendment request is consistent with the goals, objectives, policies, and development standards of the General Plan, as well as the *Las Ventana's* existing "Neighborhood" General Plan land use designation. It should be noted that the only change to the *Las Ventanas* PAD that will occur with this request is a slight increase in the maximum lot coverage.

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

Las Ventanas is zoned PAD and already approved for single-family residential development. This request does not make any changes to the approved use, for which the subject property has been deemed suitable by the City. No significant changes have occurred to the existing conditions of the subject property since the original PAD approval.

- 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;*

As previously indicated, *Las Ventanas* is zoned PAD and already approved for single-family residential development. This request does not make any changes to the approved use, which the City has already deemed to be compatible with the surrounding uses and zoning.

- 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 previously indicated, this request does not change the subject property's existing PAD zoning or the approved single-family residential land use. This use is consistent and compatible with the other single-family residential and larger-acreage residential lots in the surrounding 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;*

As previously indicated, this request does not change the subject property's existing PAD zoning or the approved single-family residential land use. There is a very high demand in the market currently for this use and not enough supply to satisfy that demand. The lot coverage increase proposed with this request will make *Las Ventanas* even more attractive to homebuyers.

- 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;*

This request is not changing the approved single-family land use nor the approved density. Therefore, this request has no additional impact on public infrastructure, water and wastewater facilities, schools, police, fire, or other emergency services.

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

The majority of the infrastructure and utilities required for the development of *Las Ventanas* are already in place and the City is already providing the required public services in the area. Again, this request will not change the approved single-family land use nor the approved density.

h. General public's concerns;

As of the submittal of this application, Mattamy is not aware of any significant public concerns. It is however understood that the City will route this application to various stakeholders and the adjacent property owners will be notified. Mattamy will therefore work to resolve any concerns that may arise.

i. Whether the amendment promotes orderly growth and development; and

This request will help promote orderly growth and development by allowing Mattamy to offer housing products that are in high demand by today's homebuyers in this market. The *Las Ventanas* development was planned for and approved over 15 years ago and the majority of the infrastructure necessary to serve it is already in place.

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.

This request will have no adverse impact on the health, safety, or welfare of the citizens of the City or the general public.

V. Conclusion

In summary, the requested Amendment to the *Las Ventanas* PAD is not changing the approved single-family residential land use or the approved density. It will simply increase the maximum lot coverage, allowing Mattamy to provide housing products that are in high-demand and short supply in the current housing market. In consideration of this request, Mattamy is enhancing the amenity package at *Las Ventanas* through the addition of a community pool, and updating its entry monumentation to incorporate the "West Goodyear" name and design elements.

The PAD Amendment proposed with this request is compatible and appropriate for this location and is consistent with the subject property's existing "Neighborhood" General Plan land use designation, as well as the overall goals, policies, and development standards of the General Plan.

Exhibit 1 – Context Map

RU-43
(Maricopa County)

RU-43
(Maricopa County)

R1-6
(Goodyear)

R1-4
(Goodyear)

RU-43
(Maricopa County)

**Las Ventanas
(Mattamy Homes)**

**Ventana de Estrellas PAD
(Goodyear)**

**Pradera PAD
(Goodyear)**

**RU-43
(Maricopa County)**

**RU-43
(Maricopa County)**

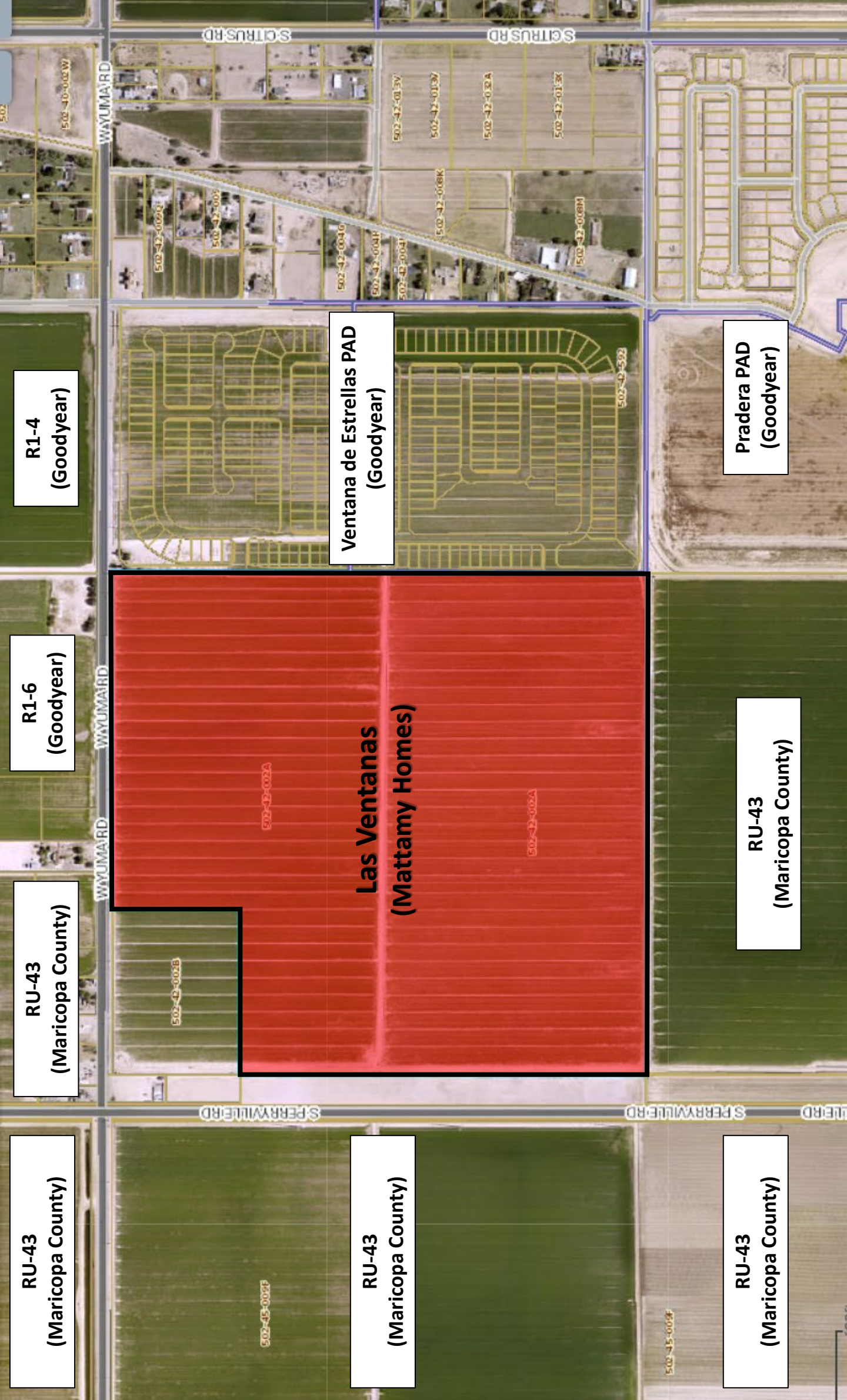


Exhibit 2 – Conceptual Pool Amenity Plan

Exhibit 3 – Entry Monument Details

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web www.cvlci.com

OWNER / DEVELOPER

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CONTACT: VINCE HERNANDEZ
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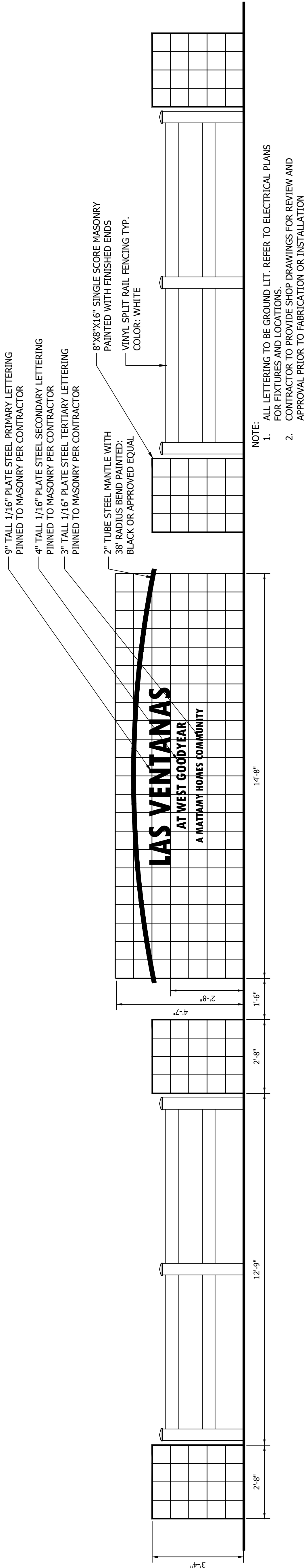
LANDSCAPE ARCHITECT

Project Manager: Colin Hanson
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PROJECT INFORMATION

Las Ventanas
Phase 1 Revision
POOL AMENITY

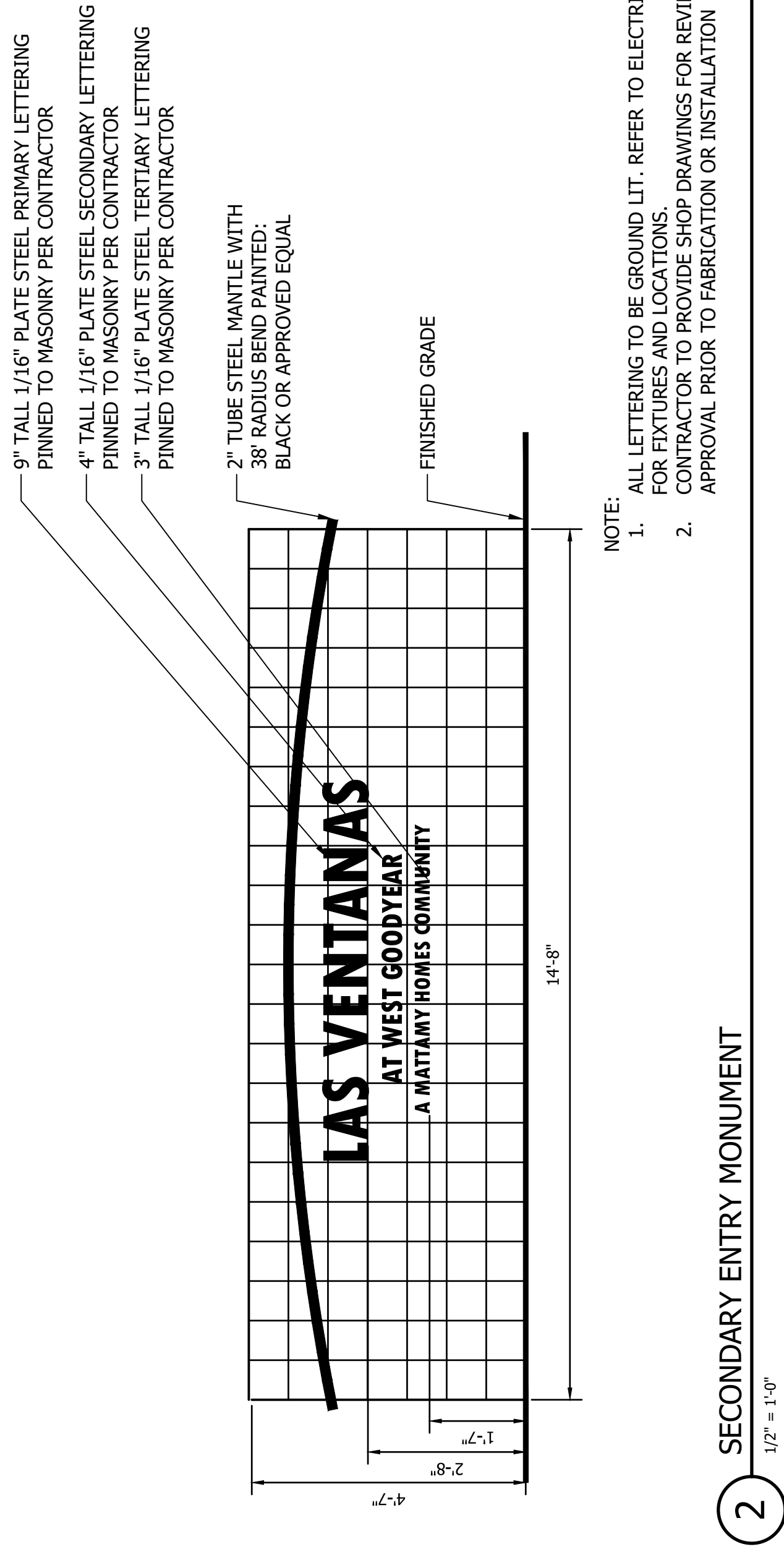
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PRIMARY ENTRY MONUMENT

 $1/2" = 1'-0"$

P-RE-LAS-64



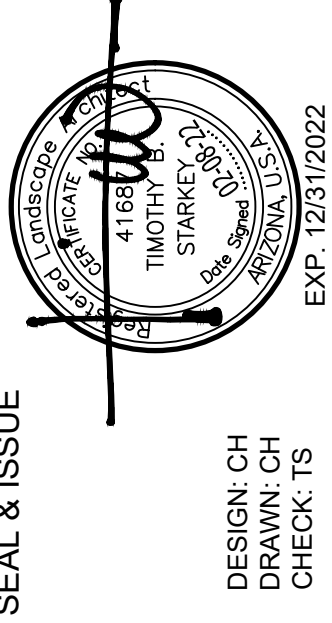
SECONDARY ENTRY MONUMENT

 $1/2'' = 1'-0''$

P-RE-LAS-66

REVISION HISTORY

SEAL & ISSUE



DESIGN: CH
DRAWN: CH
CHECK: TS

DISCIPLINE: LANDSCAPE ARCHITECTURE DETAILS

Exhibit 4 – Entry Monument Location Plan

