

Las Brisas Corner

C-2 and R1-A with Planned Area Development (PAD) Overlay Narrative Report

Northeast Corner of Perryville Road and Broadway Road

Case Number: 22-20000022

Submitted: 10-28-2022

Resubmitted: 5-11-2023

Resubmitted: 7-27-2023

By:

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Request

The subject property is located at the northeast corner of Perryville Road and Broadway Road and generally consists of approximately 24.8 gross acres. *(See Exhibit A, Aerial Vicinity Map and Exhibit B, Aerial Parcel Map)* The property is currently zoned as part of the Las Brisas Phase 2 PAD with a designation for Commercial. *(See Exhibit D, Existing Zoning)*

This request seeks to remove the property from the Las Brisas Phase 2 PAD and separately rezone it a combination of Commercial (C-2) and Single Family Attached (R1-A) as a stand-alone project pursuant to this document. The southernmost 5.51 gross acres of the overall property with Broadway Road frontage would remain with commercial zoning to provide neighborhood level retail and services to the immediate area while the 19.24 gross acre northern portion of the property would be developed with attached townhome residential. Commensurate with the rezoning is a request for a Planned Area Development (PAD) Overlay to allow for deviations from the R1-A standards for a unique townhome product with a rear garage.

Property Overview

Adjacent to the site to the east and to the north across Las Brisas Drive, are existing single family homes within the Las Brisas project. To the south, across Broadway Road is unincorporated land zoned RU-43 with Maricopa County and used for crop production. To the west is Perryville Road and beyond is undeveloped land in unincorporated Maricopa County and the City of Buckeye.

Plan Conformance

The Goodyear 2025 General Plan designates the property with the Neighborhoods 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 Neighborhoods land use category allows single family and multi-family zoning along with commercial zoning.

A few of the Goals, Objectives, and Standards within the Goodyear 2025 General Plan that support rezoning of the property for single family attached 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

Low Density Residential. Single family, detached and attached, residential uses with densities up to 5 dwelling units per acre are appropriate throughout the Neighborhoods category.

Development Plan

Permitted Uses

The permitted uses for the portions of the Property zoned C-2 (General Commercial) with a PAD Overlay (the "Las Brisas C-2 Property") are those uses allowed in the C-2 General Commercial Zoning District in accordance with Article 3-3-3 of the City of Goodyear Zoning Ordinance.

Given the small size and proximity to residential, the following C-2 (General Commercial) uses are prohibited.

- Adult bookstore, adult novelty store and adult theater
- Pawn shop
- Non-Chartered Financial Institution
- Establishments that allow for the on-premise consumption of tobacco products, including cigarettes, cigars, and e-cigarettes or other vaping products
- Any retail establishment that either devotes twenty (20) percent or more of floor area or display area to, or derives seventy-five (75) percent or more of gross sales receipts from, the sale or exchange of tobacco products including cigarettes, cigars and e-cigarettes or vaping products
- Convenience Storage, Mini-Storage or Recreational Vehicle Storage
- Automotive repair and upholstery
- Car Wash
- Tire Repair, Oil Change (Lube) Shop

The permitted uses for the portions of the Property zoned R1-A (Single-Family Residential) with a PAD Overlay (the “Las Brisas R1-A Property”) are those uses allowed in the R1-A Single-Family Residential Zoning District in accordance with Article 3-2-2 of the City of Goodyear Zoning Ordinance.

Development Standards and Design Guidelines

The Development Standards for the C-2 (General Commercial) Zoning District shall apply to the Las Brisas C-2 Property except as modified herein.

Development standards and Design Guideline for the R1-A (Single Family Attached) Zoning District shall apply to the Las Brisas R1-A Property except as modified below:

	R1-A	Las Brisas R1-A Property
Lot Standards		
Min Lot Size	2,800 square feet	1,500 square feet
Min Lot Width	35'	20'
Min Lot Depth	80'	75'
Building Form and Location		
Maximum Height	30'	30'
Maximum Lot Coverage	75%	80%
Minimum Building Setbacks		
Front ⁽¹⁾	10'	10'
Front Facing Garage Setback	20'	20' ⁽²⁾
Building Form and Location (Continued)		
Side	0' ⁽³⁾	0' ⁽³⁾
Total Both Sides	0' ⁽³⁾	0' ⁽³⁾
Street Side ⁽⁴⁾	10'	10'
Rear	15'	15' ⁽⁵⁾
Development Standards		
Minimum Perimeter Setbacks		
Street Frontage	N/A	20' ⁽⁶⁾
Adjacent to Single-Family	N/A	20' ⁽⁷⁾
Adjacent to Commercial	N/A	10'
Open Space% (of net area)	15%	15%

Bold text indicates proposed deviation

Development Standards and Design Guidelines - Continued

1. Front setback shall be measured to the patios, livable space, and side entry garages. If homes face toward a collector street, front porches may face out towards the street so long as a minimum distance of 10 feet is provided between the sidewalk and the porch

and no vehicular access shall be allowed from/to the collector street to individual lots. Walls within the front setback shall be no greater than 4 feet in height and parallel walls shall be located no closer than 14 feet face to face. Patios shall be a minimum of 6 feet deep and a minimum of 66 square feet.

2. Front facing garages shall only be permitted if the R1-A regulations from the Goodyear Zoning Ordinance are fully utilized and no PAD Overlay reduced standards in minimum lot width, minimum lot depth, minimum lot size or increases in maximum building coverage are utilized.
3. Attached side setbacks shall be 0 feet, whereas building separation shall be a minimum of 5 feet. If a porch/patio is located on the side of an attached townhome (facing the street), such patios/porches may encroach the street side setback up to 4 feet with a maximum wall height of 40 inches. Cornices and eaves, may project into any required yard not more than two (2) additional feet, provided, however, that the sum of such projections on any wall does not exceed one-third ($1/3$) the length of said wall.
4. Where a minimum 10 foot wide landscape tract or common area is provided, the typical side setback, rather than the Street Side setback applies. If a porch/patio is located on the side of an attached townhome (facing the street), such patios/porches may encroach the street side setback up to 4 feet with a maximum wall height of 40 inches. Cornices and eaves, may project into any required yard not more than two (2) additional feet, provided, however, that the sum of such projections on any wall does not exceed one-third ($1/3$) the length of said wall.
5. Where a rear facing garage is provided with access via a private alley tract, the setback shall be reduced to 0 feet so long as fire separation requirements can be met. All driveways, which provide access from the internal alleys or streets to a private unit garage, shall be less than 5 feet in length OR greater than 20 feet in length.
6. Where townhomes are platted to front onto Las Brisas Drive no two-story residential building elements shall be located closer than 100 feet to the adjacent single-family detached parcel's lot lines on the north side of Las Brisas Drive.
7. No two-story residential building elements shall be located within 30 feet of the boundary with the adjacent single-family detached parcel's lot lines.

Deviation Justification

Within the R1-A Single Family (attached) zoning, we are desirous to develop a townhome style project that features a rear facing garage accessed via a shared private drive/alley with the front door on the opposite side of the home facing a common landscape tract. This type of product is not typical in the R1-A zoning district, necessitating modified development standards.

Lot standards

Requested is a reduction in the minimum lot width, lot depth, and commensurate lot area. These reductions are in order to allow for smaller lot sizes, but lots will still retain a size necessary to allow for a typical two story home around 1,500 to 1,600 square feet with a two car garage. In furtherance of reduction in lot width, we are proposing a requirement that a front garage no longer be permitted if the reduced standards are utilized. This requirement affords the opportunity to no longer need the traditional width of 35' to provide design relief and interest in the front elevation to not exhibit the undesirable "garage dominated" architecture commonplace with lots featuring limited width. With the garage on the rear elevation, and no longer needing to share the façade with the front entry door, the proposed 20' minimum lot width provides enough distance for living space and a pedestrian entry.

Building Form and Location

Requested deviations to the standard R1-A building setbacks are generally minimal given that the setbacks remain largely unchanged. While the reduction in lot standards allow for a more compact development, by keeping the building setbacks intact, the overall building form of the structure created by the attached townhome remains consistent with that in other R1-A zoning districts. In addition to the aforementioned prohibition on a front garage, we are proposing an allowance for that rear garage, granting a zero rear setback in that instance.

In order to further support the requested reduced lot sizes, within the PAD Overlay we are adding in perimeter setbacks that would not otherwise be required in a R1-A subdivision. These perimeter standards require a buffer along the shared property line permitting the adjacent single family detached homes to be ensured of appropriate building separation of at least 20 feet, expanded to 30' for two story structures, along their shared boundary.

Development Standards

The request is to reduce certain development standards to allow the creation of an attached townhome community with alley-loaded garages and front patios/porches that face common courtyards and pedestrian areas. The townhome development incorporates ample open space, provides amenities for community members, and provides necessary housing in an infill area of the City.

As a means to mitigate the proposed development standard reductions described above which will result in a minor reduction in private yard space, additional amenities and streetscape elements will be added to the PAD Overlay beyond the typical requirements for R1-A developments. The reduction in lot area width, depth, size and building coverage, along with setback deviations, is justified by providing additional design elements than would otherwise be required by Table 3-2-3-E of the Goodyear Zoning Ordinance as detailed below:

Amenity Elements - 3 required, 4 provided**1. Community Amenity**

In addition to the standard community gathering spaces which are required within a single-family development, this community will have a clubhouse for use of all residents.

2. Children Activity Area

This community will include an activity area with elements and programming geared toward activities and interests for children who reside within the community.

3. Pool & Spa

The community will have a pool and spa for residents to use at their leisure.

4. Integrated Commercial

The developer agrees to provide a minimum of two gates and access paths directly to the adjacent Las Brisas commercial property.

Connectivity Elements - 2 required, 2 provided**1. Infill development**

The Site is in an area that will provide easy and quick access to nearby amenities such as schools, trails, and parks and that also have been identified as growth areas as defined by the General Plan.

2. Smaller Blocks

Smaller blocks create a more walkable community. They should be designed in a way to reduce street lengths and foster neighborhood interactions. Maximum block lengths shall be no more than 660 feet. The maximum number of continuous blocks with side yards facing the street is limited to three. The blocks should be broken up with some homes facing the side street and/or should be staggered.

Streetscape Elements - 2 required, 3 provided**1. Alley-Loaded**

In order to utilize the requested PAD deviations, homes must utilize alley loaded garages

2. Open Space Facing Homes

Homes do not have a traditional front yard but face onto shared open space or courtyard.

3. Enhanced Street Facing Elements.

Homes should utilize front doors facing the side streets with covered porches.

*As a means to mitigate the maximum number of continuous blocks with side yards facing the street being limited to three. The blocks should be broken up with some homes facing the side street and/or should be staggered.

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.

- 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 R1-A zoning is appropriate on the subject property. As noted above, single family attached zoning is supported by the General Plan and would add an addition variety of housing type to this area of Goodyear. The property already is zoned for commercial uses within the Las Brisas PAD, so retention of approximately 5.5 acres for such continued uses is appropriate.

- 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 overall 24.7 gross acre property's development as community commercial is hindered by its location, remote from the majority of Goodyear residents and their travel patterns. 5.5 gross acres will remain for commercial to serve neighborhood commercial needs of retail and services for the surrounding area.

The proposed zoning of R1-A will allow for residential, of a density complementary to existing single family already in the area and support future neighborhood scale retail services.

- 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 residential especially such as that proposed which would provide a differing option than the predominant detached housing in the area. It is unlikely there is existing vacant land in the immediate area already zoned for this use of single family attached, as most properties are already developed or entitled for single family detached housing.

- 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;

While Las Brisas Drive adjacent to the subject property appears to be fully “built-out”, Perryville Road and Broadway Road need improvements. As we work with the City of Goodyear on the site plan we will discuss necessary improvements, including vehicular travel lanes, deceleration lanes, and sidewalks, 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 R1-A zoning, the conceptual layout for the subject 17.34 net acre property includes 191 units.

School Type	No. of Res. Units	Student Ratio	No. of Students
Elementary (K-8)	191	0.30 Students/Unit	58
Liberty ES District			
High School	191	0.19 Students/Unit	37
Buckeye Union HS District			
Total	191		95

- 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.

- 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.

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.

Preliminary Engineering

Included with this rezoning request are Preliminary Reports for water, sewer, and drainage as well as a Traffic Impact Study that detail the proposed design and needs for the development considered in this request. Those reports are summarized below.

Preliminary Water Design

Water Service is provided by the City of Goodyear and is available adjacent to the site. There is an existing 24-inch water transmission main within W Broadway Road and a 12-inch water main within S Perryville Road and W Las Brisas Road. It is anticipated that this site will use the two existing 8-inch water stubs on Perryville and the one on Las Brisas to the services the property. It is anticipated that a fireline loop and domestic water services will be provided by the City of Goodyear and the adjacent water mains are adequate to service this site.

Preliminary Sewer Design

Sewer service to the site is provided by the City of Goodyear. There is an existing 8-inch sewer line within the subdivision east of the site that can be used to service the site via an existing manhole on W Pueblo Avenue and S 186th Avenue. The sewer manhole is owned by the Las Brisas HOA tract and will require coronation with the HOA to service the proposed site. The 8-inch sewer line then meets a 12-inch sewer line that then outfalls to a lift station east of the existing subdivision. It is understood that the existing Las Brisas lift station has adequate capacity to service this site. Ultimately, the wastewater will flow to Goodyear Wastewater Reclamation Facility (WRF) located at 157th Avenue.

Preliminary Drainage/Stormwater Design

This site will be developed in accordance with the City of Goodyear Stormwater Policy Manual. It is anticipated that stormwater will be directed to both surface and underground storage facilities via overland flow and underground storm drain conveyance pipes. Stormwater Storage will be provided for the 100yr-6hr storm event. All stormwater storage will be dissipated via drywells within the required 36 hours.

Preliminary Traffic/Street Improvements

As part of the development of the subject property, whether under the existing commercial zoning or the proposed mixture of commercial and single-family attached, the adjacent roadways will be constructed to their ultimate street ROWs. Perryville Road is a Parkway, Broadway Road is an Arterial, and Las Brisas Drive is a local roadway. For the proposed single-family attached subdivision, it is expected that 3/4 access will be requested on Perryville Road with an emergency access only driveway on Las Brisas Drive, subject to a formal review and analysis of those turning movements and any other improvements such a deceleration and turn lanes, during the Site Plan review.

Exhibit A

Aerial Vicinity Map



Aerial Parcel Map

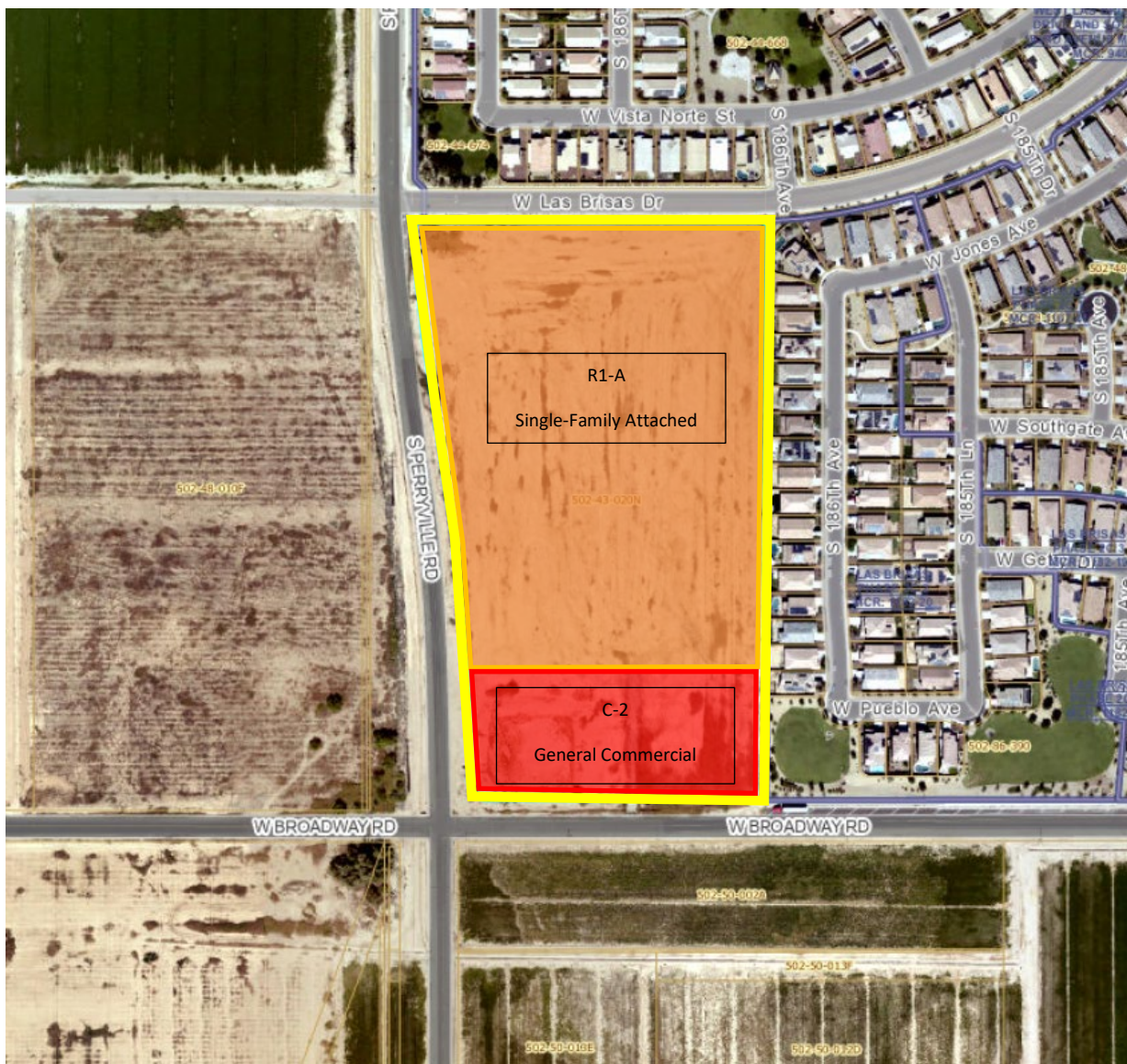


Exhibit C
General Plan Land Use Plan

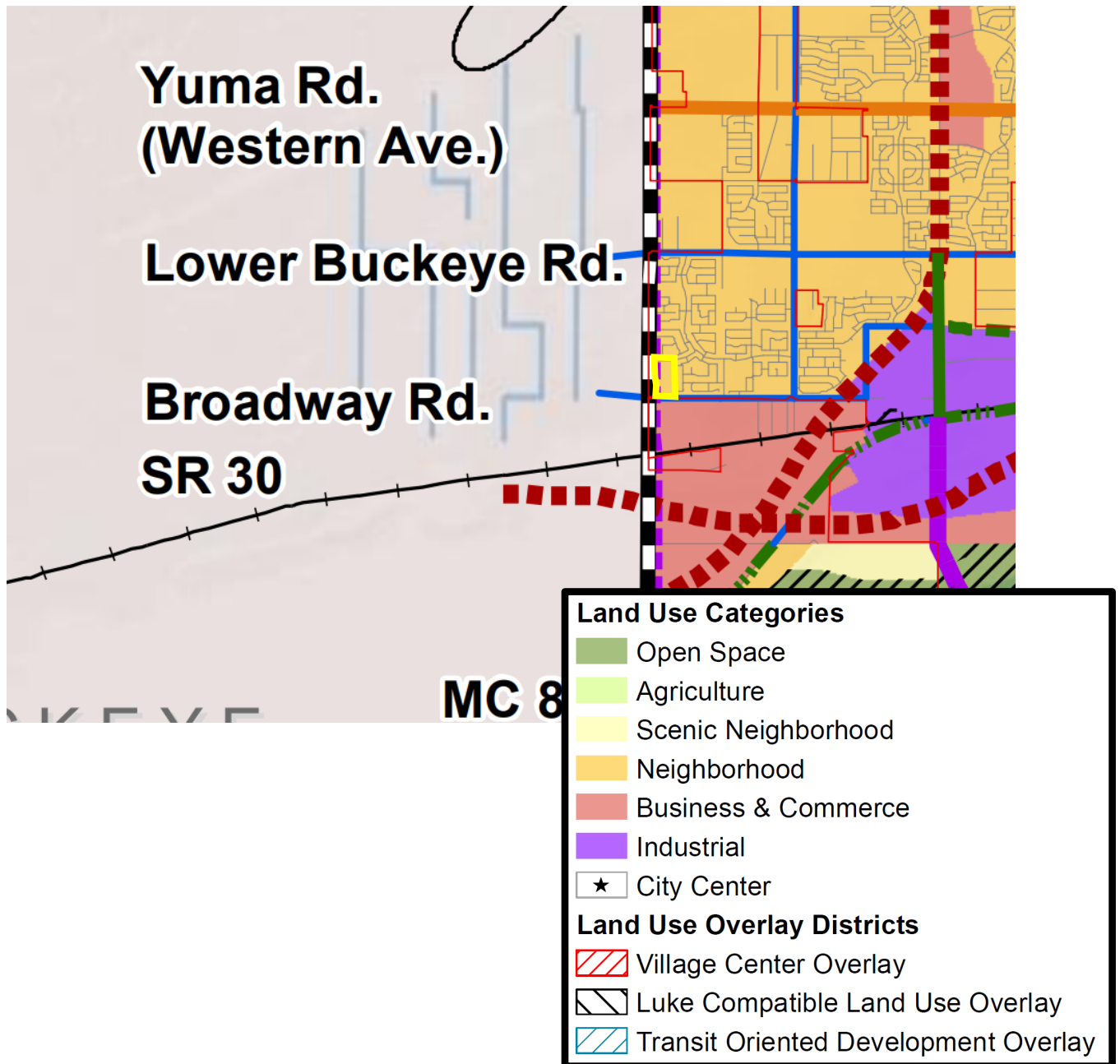


Exhibit D
Existing Zoning
Las Brisas PAD

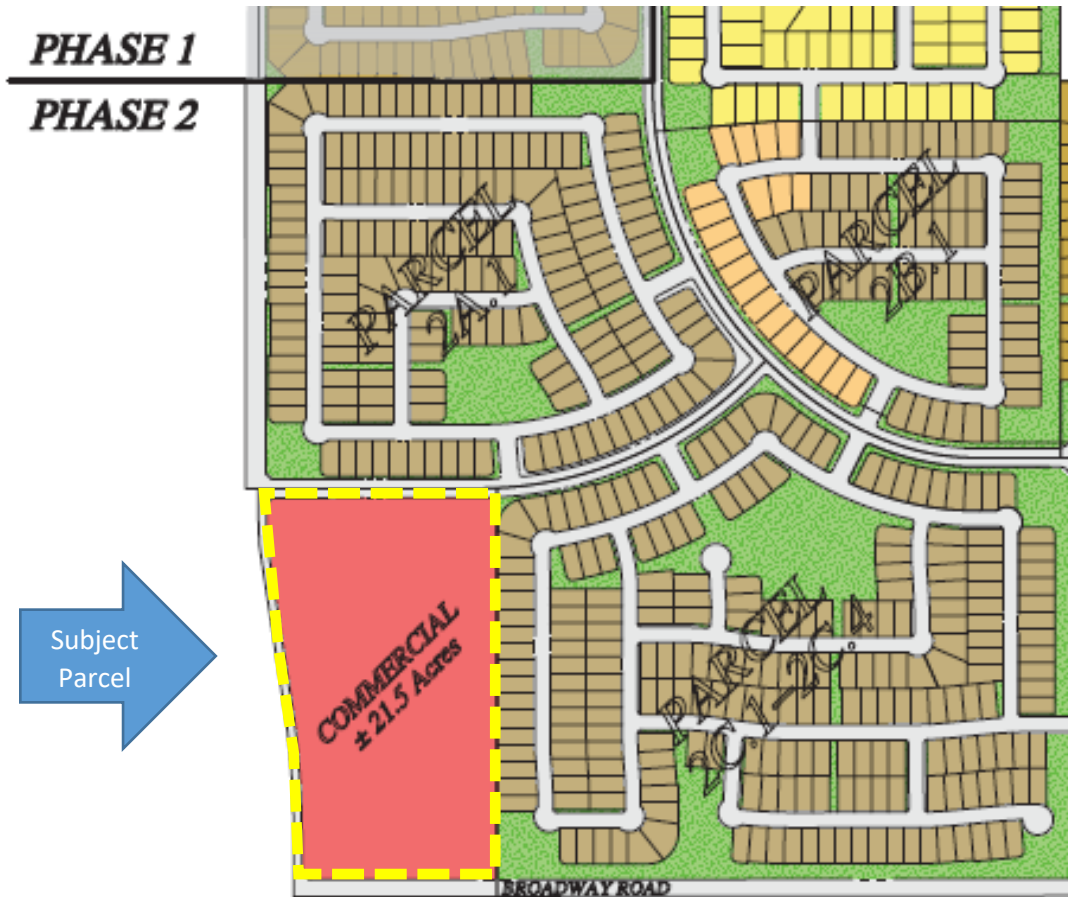


Exhibit E

Las Brisas Corner

Conceptual Layout

(On following page)

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1 Site Plan - Feasibility
1" = 80'-0"

PROJECT DATA

BUILDING AND SITE BASICS:

PROJECT ADDRESS:	GOODYEAR, ARIZONA
ASSESSORS PARCEL #:	502-43-020N
RESIDENTIAL LOT AREA:	GROSS: 755,432 S.F. / 17.34 ACRES NET: 687,625 S.F. / 15.79 ACRES
COMMERCIAL LOT AREA:	GROSS: 197,134 S.F. / 4.53 ACRES NET: 149,812 S.F. / 3.44 ACRES
BUILDING HEIGHT:	25'-6"

SITE INFORMATION:

CURRENT ZONING:	PAD
PROPOSED RESIDENTIAL ZONING:	R1-A, W/ A PAD OVERLAY
BUILDING SETBACKS (B.S.):	
STREET FRONTAGE	20'
ADJACENT TO SINGLE FAMILY	20'
ADJACENT TO COMMERCIAL	20'
MINIMUM COMMON OPEN SPACE:	15% (103,144 S.F.)
PROVIDED COMMON OPEN SPACE:	16.4% (113,071 NET SF / 687,625 NET SF) (SEE COMMON AREA PLAN)

UNIT INFORMATION:

# OF BUILDINGS:	37
# OF UNITS:	SEE UNIT SCHEDULE

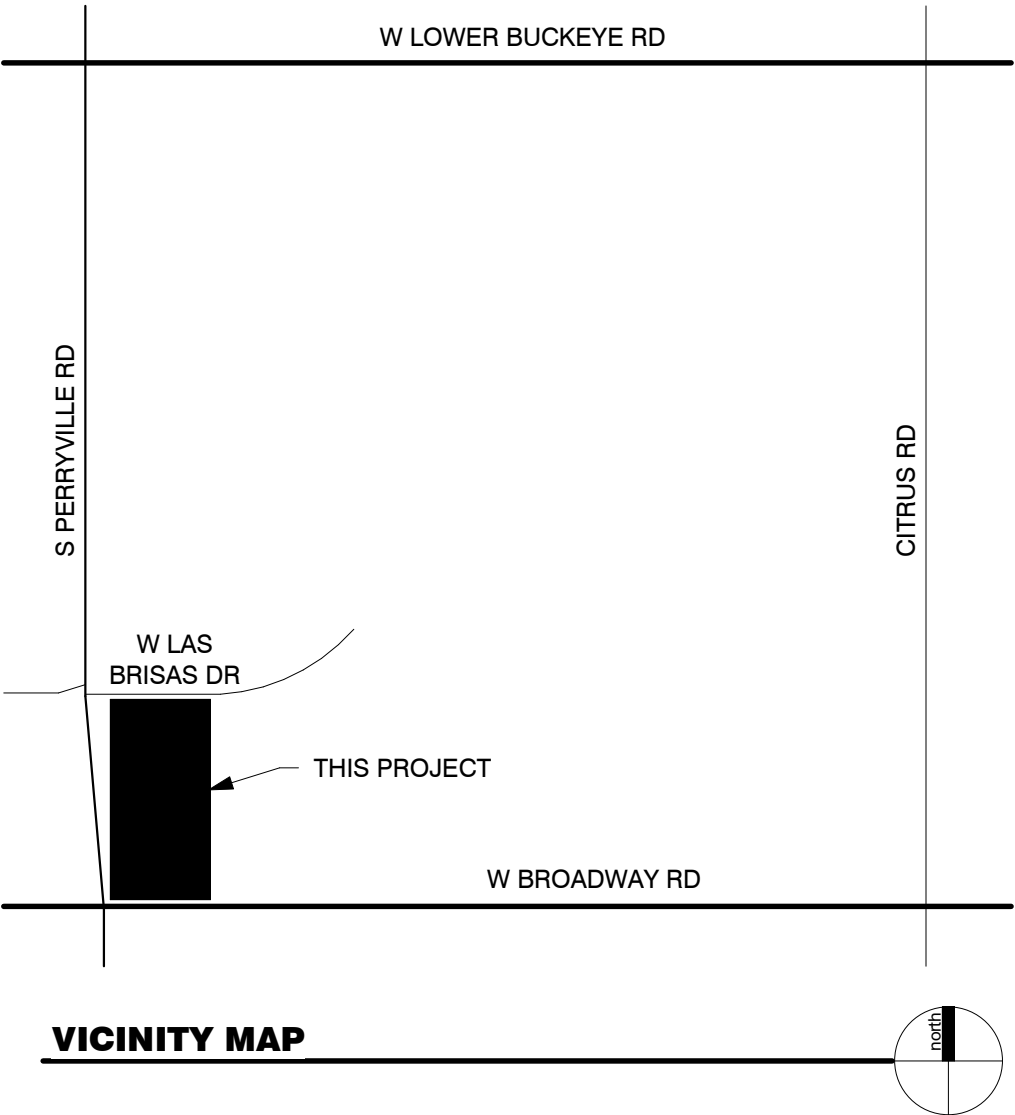
PROJECT NARRATIVE

THIS PROJECT CONSISTS 27 BUILDINGS THAT CONTAIN 4 TO 8 TOWNHOMES EACH. THE SITE WILL INCLUDE A CLUBHOUSE WITH A LEASING OFFICE, FITNESS CENTER AND LOUNGE AS WELL AS A POOL FOR THE RESIDENTS. A PORTION OF THE SITE TO THE SOUTH WILL REMAIN COMMERCIAL WHILE THE REMAINDER WILL BE REZONED TO RESIDENTIAL.

UNIT TYPE LEGEND

TOWNHOUSE A 3 BEDROOM, 2-STORY	TOWNHOUSE B, 4 BEDROOM, 2-STORY

PRELIMINARY UNIT MIX SCHEDULE							
UNIT	DESIGN	NRSF	QTY	TOTAL UNIT GSF	TOTAL NRSF	UNIT MIX %	MIX %
A	3 BDRM/ 2.5 BATH	1,466	117	181,350 SF	171,522 SF	117	61%
B	4 BDRM/ 2.5 BATH	1,675	74	132,016 SF	123,950 SF	74	39%
PROJECT TOTALS: 191			191	313,366 SF	295,472 SF	191	100%

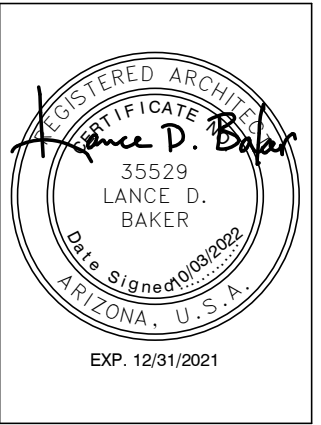


VICINITY MAP



LAS BRISAS TOWNHOMES
CONCEPTUAL SITE PLAN/ SUBDIVISION PLAT

GOODYEAR, ARIZONA



REVISIONS	

Phase:	RZ
Drawn By:	AS
Reviewed By:	LB
SDI Project No:	4252
Date:	03/29/2023

Sheet:

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1 Conceptual Site Plan
1" = 100'-0"

LAS BRISAS TOWNHOMES
CONCEPTUAL SITE PLAN/ SUBDIVISION PLAT

GOODYEAR, ARIZONA

NOT FOR CONSTRUCTION

N.F.C.

NOT FOR CONSTRUCTION
REVISIONS

Phase: RZ
Drawn By: SDI
Reviewed By: LDB
SDI Project No: 4252
Date: 06/26/2023

Sheet:

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COLORED CONCEPTUAL
SITE PLAN