

Ascent at Canyon Trails
R1-A with Planned Area Development (PAD) Overlay
Narrative & Justification Statement

Approximately 7.84 net acres located
at the Southeast corner of 158th Avenue and Roosevelt Street

Goodyear, Arizona

January 2023

Rezone Case No. 22-200-00007



Prepared by:
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Exhibits

Exhibit 1 – Aerial Map

Exhibit 2 – Existing Zoning Map

Exhibit 3 – Illustrative Building Elevations and Architecture

A. Introduction

Ascent Companies (“Ascent”) requests a rezoning of 8.62 +/- gross, 7.84 +/- net acres located at the southeast corner of 158th Avenue and Roosevelt Street (“Site”) from PAD to R1-A with a PAD Overlay. See **Exhibit 1**, Aerial Map. The proposed rezoning will allow this vacant infill Site to be developed as a high-quality townhome community with appropriate amenities for its community members.

B. Current & Surrounding Zoning and General Plan

The Site is presently vacant and zoned Canyon Trails PAD with specific C-2 uses. However, there is no expectation of commercial development of the Site due to its location, size, and market conditions. A townhome community is an appropriate use of the Site and compatible with the surrounding land use patterns. Further, the proposed rezoning for townhomes is consistent with the prior zoning on the property before it was rezoned to PAD/C-2 approximately 10 years ago. Additionally, the Site is designated as Neighborhoods on the City’s General Plan Land Use Map.

There is an existing inert materials landfill located west of the Site zoned AG. To the east of the Site are existing commercial properties zoned C-2. There are single-family homes located south and north of the Site each zoned PAD. See **Exhibit 2** Existing Zoning Map.

C. Development Proposal

Ascent seeks rezoning of the Site to R1-A with a PAD Overlay to allow for a high quality, amenitized, 113-unit townhome community known as “Ascent Goodyear.” Ascent’s vision for the Site is to create a boutique gated community with approximately 113 residences and a clubhouse, fitness center, pool, spa, play space for children, and dog run.

Goodyear is experiencing tremendous job growth and many amenities and jobs are located near the Site. Ascent’s development will provide additional housing options for individuals and families wanting to live close to those amenities and jobs but do not want to live in a large 450-unit multifamily community or a traditional detached single-family home. This development is planned to have 2-Bed and 3-Bedroom townhomes on individually platted lots. The proposed townhomes will be 2-stories. The Site and building design will implement the City’s Design Guidelines and will include high-quality architectural elements, landscaping palettes, signage, and colors compatible with the surrounding area.

Further, the community will be gated. Primary ingress and egress is provided along 158th Avenue and secondary egress is provided along Roosevelt Street. The entry on 158th Avenue will bring residents and guests directly into a 1-story clubhouse and fitness center with a community pool and spa. Further, pedestrian connectivity will be provided to connect residents to the retail and commercial opportunities east of the Site.

D. Development Standards

The development standards for the Single Family Attached (R1-A) Zoning District shall apply to this Site except as modified below (deviations are marked in bold):

DEVELOPMENT STANDARDS		
	R1-A	PROPOSED R1-A WITH PAD OVERLAY
Lot Standards		
Minimum Lot Area (sq ft)	2,800	1,500
Minimum Lot Width (ft)	35	20
Minimum Lot Depth (ft)	80	75
Building Form and Location		
Maximum Height (ft)	30	30
Maximum Building Coverage	75%	75%
Minimum Setbacks		
Front (1)	10	8
Front Facing Garage	20	20
Side	0 (3)	0 (3)
Total Both Sides	0 (3)	0 (3)
Street Side (4)	10	10
Rear	15	15
Development Standards		
Open Space % (of net area)	15	15

1. Front setback shall be measured to 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 10 feet face to face. Patios shall be a minimum of 6 feet deep and a minimum of 66 square feet.
2. N/A
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.
4. Where a minimum 10-foot wide landscape tract is provided, the typical side setbacks, rather than the Street Side setback will apply.

Unless expressly modified in this document, all development within the Site shall comply with the requirements of the City of Goodyear Zoning Ordinance.

Deviation Justifications

Reduction in Front Setback and Lot Area, Width, and Depth Justifications:

The request is to reduce certain development standards to allow the development 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 front setback and lot area width and depth is justified by providing the elements below:

Amenity Elements – 3 required, 4 provided

1. Community Amenity
 - The Site will have a clubhouse and fitness center for use of all residents and which may include a dedicated leasing space.
2. Pool & Spa
 - The Site will have a pool and spa for residents to use at their leisure.
3. Community Gathering Space
 - Separate from the core amenity space, the community will have a recreational space for residents that will include picnic space, at least one BBQ grill, bike racks, and a covered tot lot.
4. Integrated Commercial
 - The developer agrees to provide a gate and access path on our parcel at a minimum and will work to obtain permission from property owner(s) to continue improvements and connect to adjacent commercial.

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. Examples of street facing townhomes meeting this requirement are provided at **Exhibit 3**.

Streetscape Elements – 3 required, 3 provided

1. Alley – Loaded

- Homes 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.
- The reduction in minimum lot area, front setbacks, and lot depths are appropriate for this infill boutique community that will offer live, work, and play opportunities within the area and provide a housing type that is in high demand but has low supply in the city.

E. Design Guidelines and Justifications

This development includes thoughtful architectural design with high-quality materials and visual interest through various architectural techniques. The design shall be in conformance with the City of Goodyear Design Guidelines, except as follows:

City of Goodyear Design Guidelines – Section 3.A.(1)(e):

“No street shall be allowed to terminate on a blank wall or narrow landscape strip (less than 10-feet). Streets should terminate on cul-de-sacs with lots or common open space connections.”

Deviation/Modification and Justification:

A street shall be allowed to terminate on a blank wall or landscape strip of no less than 3.5 feet if the street terminates on the perimeter of the development, the wall includes a vine trellis or comparable enhancement and/or at the street terminus there is a turn into an alley.

Based on the deviations proposed in this townhome development and the nature of this development—infill and within the existing community—the following design elements shall be included:

- There shall be a total parking ratio of no less than 2.5, including 0.5 guest parking spaces, per platted lot subject to the following:
 - The guest parking space may be accommodated via on-street parking or in a guest parking space located on an alley, HOA-maintained tract, or parking lot so long as it is no more than 225 feet away from platted lot to the parking lot, parking field, or street side parking.
 - If guest parking is provided for within an HOA-maintained alley, tract, parking field, or parking lot the spaces must be striped.
- No lots shall be platted in a manner that would cause the primary ingress/egress from the rear loaded garage to occur through the navigation of two (2) or more alleys in order to reach a public roadway (or private roadway built to public road standards) subject to the following:
 - An alley shall be defined as a motor court or tract that serves direct access to a series of garages on the rear side of R1-A lots.
 - The entry drive to an alley, measured at 200 feet or less from the right of way edge corner-to-corner OR private street, which intersects with an alley at a T-intersection or L-intersection AND serves as an access point to an alley, from the street, shall not be counted as one of the alleys.
 - As measured from the front porch setback or front building setback, the front setback shall not be located within 30 feet of a solid subdivision perimeter wall or backyard property wall that exceed 3' in height (adjacent homes within the required lot setbacks are not included within this regulation).
 - An alley serving multiple rear garages shall not exceed 450' unless the fronts of lots being served by the alley are fronting along a public street (or private street built to public street standards) OR lots adjacent to the alley's entrance provide street frontage along the public street (or private street built to public street standards) in which the alley intersects. Any portion of the alley adjacent to common area open space tracts will not count towards the 450' alley length.
- The style of any walls constructed around the perimeter of the Property shall complement existing walls in the Canyon Trails community.
- Gates allowing access to fire access roads within the Property shall be wrought iron gates or be of similar material and style and shall be consistent with other such gates found within Canyon Trails. Chain-link fences and barriers with any sort of chains, including drop chains are prohibited.
- Pedestrian access points from the Property to the sidewalk along Roosevelt Street and 158th Avenue are required. At least one (1) pedestrian access point from the Property to the sidewalk along any adjacent public street shall be provided; these connections shall be separate from the pedestrian connection(s) associated with a vehicle entrance.

- The residential community shall bear the name of the master plan such as “<Development Project Name> at Canyon Trails”.
- Trash enclosures are discouraged, if trash enclosures are utilized, they shall be located a minimum of 20 feet away from all single-story residential buildings and 25 feet away from multi-story residential buildings. Unless a trash enclosure is fully enclosed within a building. Landscaping shall be installed between the buildings and the trash enclosure unless the trash enclosure is fully enclosed within a building.
- At least two (2) base colors and three (3) accent colors/materials shall be used on two (2) building types that contain or have multiple attached units. The combination of base colors and accent colors/materials shall be used in a manner that creates four (4) unique combinations of base colors and accent colors/materials (“Building Schemes”) throughout the Property.
 - Townhouse style units shall 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. An example of architectural design for this community is provided at **Exhibit 3**.
- A minimum 10-foot wide landscape buffer shall be installed adjacent to any single-family detached residential lot. No buildings, carports, parking spaces or drive aisles/ driveways shall be located within the landscape buffer except drive aisles/driveways may cross over a landscape buffer as needed to access a parking lot. The landscape buffer may include sidewalks, parks/open space, and private yards; and
 - No carports shall be located within 30 feet of a single-family residential lot.
 - No two-story residential building elements shall be located within 15-feet of any single-family detached residential lot; and
- Subject to satisfaction of all requirements of the City of Goodyear Engineering Design Standards and policies, the following shall be required for a Terminating Street, which is defined herein as a street that terminates at a landscape strip that is at least 10-feet but less than 15-feet wide as measured from right-of-way or a wall with a landscape strip that is at least 10-feet but less than 15-feet wide as measured from right-of-way. The following shall be installed within such landscape strip of a Terminating Street: (i) a combination of two (2) vine trellis for every lot adjacent to the landscape strip of the Terminating Street AND within 250 feet of Terminating Street white cross rail fencing and vine trellis shall be installed (collectively, the “Additional Terminating Streetscape Enhancements”). If the Terminating Street connects to street(s) that terminate at walls with landscape strips of at least 15-feet in width or at landscape strips of at least 15-feet in width, Additional

Terminating Streetscape Enhancements shall be installed within each such landscape strip. Notwithstanding foregoing, the City of Goodyear Zoning Administrator, may accept alternatives to the Additional Terminating Streetscape Enhancements that are to be installed pursuant to the foregoing upon his/her determination, in his/her sole discretion, that the proposed alternative landscaping collectively be of an equal or greater quality to those described above.

F. Infrastructure

Off-Site Improvements

Other than driveway improvements and landscaping, we do not anticipate off-site improvements since the adjacent roadway infrastructure has already been completed.

Grading and Drainage

The Site is designed to comply with City of Goodyear's grading and drainage design criteria and other required drainage guidelines. Our Team has prepared Preliminary Water, Sewer, and Drainage Reports. All are enclosed with the Rezoning Application package. All the submitted Reports support the conclusion that the public infrastructure is adequate to support the proposed development.

Water and Sewer

There is existing water and sewer infrastructure that the Site will tie into.

G. General Plan Conformance

Ascent's development is supported by the City of Goodyear's General Plan goals, objectives, and policies as follows:

Physical Growth & Development

- Goal GD-1. 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. 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-5-1, Policy b. for and encourage a wide variety of housing products to suit the needs of existing and future residents.
- Goal GD-2. Effectively managed and well-distributed growth that meets or exceeds the quality of existing development and addresses the needs of existing and future residents and businesses.

- Goal GD-7. A community that provides for the health and safety of residents and visitors and protects them from the hazards of the natural and man-made environments.
- Standard 27. Residential uses with densities over 12 dwelling units per acre may be considered along arterial roads, interstate corridors, or transit corridors. These developments should have access onto an arterial roadway or be able to access an arterial roadway.

Community & Cultural Development

- Objective CC-2-1. Provide diverse and quality housing products.
- Objective CC-2-1, Policy a. Encourage a mix of quality and compatible housing types consistent with market trends and demand that adequately meets the needs of current and prospective residents and workers.

H. City's Guiding Considerations for Zoning Amendments

- 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.**

The City of Goodyear's General Plan Land Use and Transportation Map designates the Site as Neighborhood and it is just south of the Job Center I-10 Corridor Growth Area. Ascent's development will complement and support existing businesses in the area and provide additional housing options for current and future residents of the City.

Further, Ascent's proposed attached single-family community meets the current market demand of residents desiring to live within a short distance of a freeway. Both the Loop 303 and the I-10 will provide regional transportation routes. 158th Avenue and Roosevelt Street will provide adequate access and have adequate capacity to handle the additional traffic volume generated by Ascent's development.

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

The underutilized, vacant, infill Site is adequately sized (7.84+/- net acres) and relatively flat, which makes it suitable for a townhome development. Adjacent streets (158th Avenue and Roosevelt Street) and the I-10 Freeway are appropriate transportation corridors to serve residents and guests.

- c. Compatibility of all potential uses allowed in the proposed zoning district with the 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 rezoning from PAD to R1-A with PAD overlay will limit the uses allowed on the Site to residential, which is consistent with the land use patterns of adjacent properties and the surrounding area. Ascent's proposed development will not have negative environmental impacts, inappropriate traffic impacts, or other negative impacts on the surrounding area. The Site is located across the street from an existing inert materials landfill, which was an ADOT borrow pit during the construction of nearby freeways. The "pit" is being filled with inert materials and will be a usable finished property in the future.

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

The proposed zoning is R1-A with a PAD Overlay, which is consistent with other land uses within the immediate area. The proposed zoning will be compatible with the existing single-family community located north and south of the Site and provide an appropriate transition from the commercial to the east. The proposed rezoning and Ascent's development is better suited for the Site than the uses allowed under the current zoning.

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.

There is market demand for high-quality townhome communities proximate to freeways and other transportation corridors. The Site's location proximate to the I-10 Freeway provides excellent access to/from the Site and provides easy and convenient access to downtown Phoenix and other areas of the Valley.

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 water supplies, water treatment, storage, and distribution facilities, wastewater treatment, recharge and distribution facilities, streets, bridges, schools and emergency services facilities and equipment.

Our Team has prepared Preliminary Water, Sewer, and Drainage Reports and a Traffic Impact Study. All are enclosed with the Rezoning Application package. The Reports support the conclusion that the public infrastructure will support the proposed development.

1. Schools

School Type	No. Res. Units	Student Ratio	No. of Students
Avondale Elementary School District	113	0.30 Students/Unit	33.9
Ague Fria Union #216 High School District	113	0.19 Students/Unit	21.47

Total	113		55.37
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2. Water and Wastewater

Water and wastewater are provided by the City of Goodyear.

3. Parks and Open Space

The open spaces and amenity areas will be conveniently located throughout the development for residents to enjoy, gather, and interact with neighbors.

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

The Site is located near existing public services. Roadway infrastructure is already in place. There is adequate existing water and sewer infrastructure to serve the development.

h. General public's concerns.

There are no known concerns from the general public.

i. Whether the amendment promotes orderly growth and development.

This zoning amendment request is consistent with the City's General Plan, compatible with the surrounding area, and promotes orderly growth and development. Ascent's development will be a positive addition to the City and the area.

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.

Ascent's development will have a positive impact on the general health, safety, and welfare of the citizens of the City and the general public. The proposed multifamily community will deliver additional housing options, additional shoppers for businesses in the area, provide housing for residents employed in the area, and implements the development of underutilized vacant infill property.

k. PAD Justification

The use of a PAD Overlay is justified as the current development standards for the R1-A zoning district do not address the market demand, lot size and shape, and best use of the Site. The requested PAD is largely in line with R1-A requirements with adjustments to lot area, depth, width, and front set back in order to best utilize the Site and create the highest quality development possible. See below for justification.

a. The PAD should accommodate, encourage and promote developments with innovative design involving residential and nonresidential land uses, which together form an attractive, harmonious unit in the community.

Ascent has planned an innovative design that is in line with market demands and makes great use of a challenging vacant infill Site. This development will help to transition the adjacent commercial and residential land uses and creates harmony within the area.

- b. Deviations from development standards are only warranted by circumstances such as but not limited to: alternative residential lot design, innovative architectural or subdivision design features, retirement housing, in-fill development involving a small or irregularly shaped parcel, or other circumstances found by the City through the PAD approval to merit departure from the regulations pertaining to other districts.**

This Site is an infill property and an irregularly shaped parcel. The PAD Overlay will help to make the best use of the Site.

I. Conclusion

Ascent's proposed development is an ideal use of this currently vacant infill property and is compatible with the surrounding area. The development conforms to the City of Goodyear's General Plan goals and policies and furthers the City's objectives for Physical Growth & Development and Community & Cultural Development. The proposed rezoning to R1-A with PAD Overlay will facilitate the development of this underutilized vacant infill Site for a high-quality townhome development that enhances the surrounding area and adds to the housing diversity in the City.

Exhibit 1



Exhibit 2

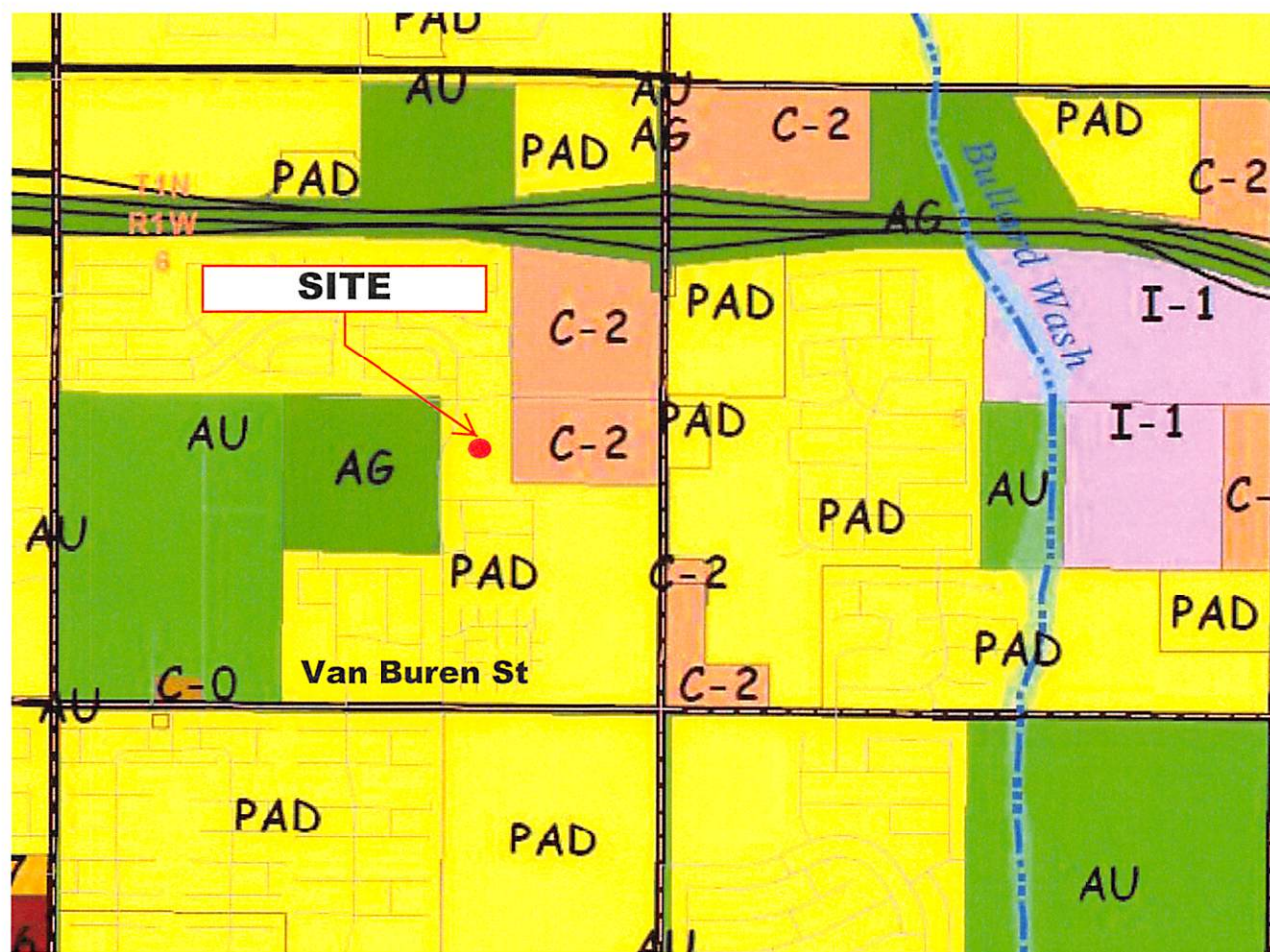


Exhibit 3



RIGHT ELEVATION

STANDARD PORCH 1/4" = 1'-0"



FRONT ELEVATION

STANDARD PORCH 1/4" = 1'-0"

COLOR SCHEME 2
BUILDING 2 | ASCENT GOODYEAR | GOODYEAR, ARIZONA

9-6-2022

ASCENT COMPANIES
10115 EAST BELL ROAD, SUITE 107-527
SCOTTSDALE, AZ 85255

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REAR ELEVATION
STANDARD PORCH 1/4" = 1'-0"



LEFT ELEVATION
STANDARD PORCH 1/4" = 1'-0"

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BUILDING 2 | ASCENT GOODYEAR | GOODYEAR, ARIZONA

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RIGHT ELEVATION

ENHANCED PORCH 1/4" = 1'-0"



COLOR SCHEME 1
BUILDING 2 | ASCENT GOODYEAR | GOODYEAR, ARIZONA

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RIGHT ELEVATION

ENHANCED PORCH 1/4" = 1'-0"

PLAN 2



FRONT ELEVATION

ENHANCED PORCH 1/4" = 1'-0"

- FIBER CEMENT SHIPLAP SIDING WITH 9" EXPOSURE
- +12" FRAMED PROJECTION WITH STUCCO FINISH
- CONCRETE FLAT TILE ROOF
- DECORATIVE STUCCO RECESS
- DECORATIVE STUCCO CONTROL JOINT
- PARAPET ROOF
- STUCCO POP-OUT (+4)
- HORIZONTAL V-GROOVE FIBER CEMENT SIDING WITH 16" EXPOSURE
- STUCCO SYSTEM SAND FINISH
- DECORATIVE METAL GUARD RAIL
- BRICK VENEER
- LOW COURTYARD WALL

COLOR SCHEME 2
BUILDING 1 | ASCENT GOODYEAR | GOODYEAR, ARIZONA

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