



**LA JOLLA VISTA**  
**PAD AMENDMENT**  
**NEC Citrus Road and Lower Buckeye Road**  
**Goodyear, Arizona**

**Final PAD Plan**

**March 17, 2015**  
**Revised July 11, 2016**  
**Revised August 31, 2016**  
**Revised October 11, 2016**

**Submitted by:**  
**EPS Group Inc.**  
**for**  
**PM Consultants LLC**  
**Citrus & Lower Buckeye, LLC**

## Development Team

Owner	Citrus & Lower Buckeye, L.L.C. c/o Hinton Financial Services, Inc. Attn: Brad Clough 11219 100th Avenue Edmonton, Alberta, Canada T3KOJ1 (780) 482-6451
Developer/Project Manager	PM Consultants, LLC 16 Spur Circle Scottsdale, AZ 85251 Attn: Kelly Hall (480) 220-7393
Planning/Engineering	EPS Group, Inc. 2045 S Vineyard Ave, Ste. 101 Mesa, AZ 85210 Attn: Josh Hannon 480-503-2250
Zoning/Counsel	Earl, Curley & Legarde, PC 3101 N Central Ave, Ste. 1000 Phoenix, AZ 85012 Attn: Stephen Earl 602-265-0094
Land Broker	CRA, LLC 8901 E Pima Center Pkwy, Ste. 230 Scottsdale, AZ 85258 Attn: Michael Martindale 480-889-9900

## Table of Contents

1.	Overview.....	4
	A. Introduction.....	4
	B. Background/Existing Zoning.....	5
2.	Request.....	6
3.	Overall Amendment Impact to PAD.....	7
4.	PAD Description.....	9
	A. Amended Parcels Description.....	9
	B. Development Standards.....	9
	C. Design Guideline Enhancements.....	10
	D. Justification.....	14
	E. Development Plan.....	16
	F. School/Park Site.....	16
	G. Circulation.....	17
5.	Policy.....	17
6.	Impact.....	17
	A. Infrastructure.....	17
	B. School and Neighborhood Park Site.....	18
	C. Parks and Open Space.....	18
	D. General Plan Conformance.....	19
7.	Conclusion.....	19

## List of Exhibits

Exhibit A	Conceptual Master Landscape Plan
Exhibit B	Perimeter Landscape Tracts
Exhibit C	Pedestrian Connectivity
Exhibit D	Enhanced Subdivision Entry
Exhibit E	Single Family Design Enhancements
Exhibit F	Single Family Architectural Character
Exhibit G	Single Family Architectural Character
Exhibit H	Final Development Plan
Exhibit I	Phasing Plan
Exhibit J	Engineer of Record Letter

# LA JOLLA VISTA

## 1. Overview

### A. Introduction

La Jolla Vista is an approved single family residential Planned Area Development (PAD) owned by Citrus & Lower Buckeye, LLC (the Owner). The site is approximately 198.5 gross acres, located at the northeast corner of Citrus Road and Lower Buckeye Road in the City of Goodyear, Arizona. This PAD Amendment is specific to Parcel 4 and Parcel 6 in La Jolla Vista. Parcel 4 is located at the northeast corner of S. Citrus Road and W. Lower Buckeye Road and includes 23.1 net acres. Parcel 6 is located at the northwest corner of 173<sup>rd</sup> Avenue and W. Lower Buckeye Road and includes 18.6 net acres.



As the result of a substantial lowering of market demand for residential “cluster/court home” style development (in non-urban or infill settings), an amendment of the 2005 approved La Jolla Vista PAD zoning to provide conventional single-family detached (SFD) housing product, as the preferred use of the two parcels currently designated for Court Homes, is requested.

The approved Court Home product is not specifically defined in the 2005 PAD:

“In general the Court Home site plans may consist of detached or attached units sharing one or more private access ways connecting to public or private streets. However, in some design styles units may access local roads directly with individual driveways such as Z-Lot design or any site design that will reduce building mass along the street and create a street scape conducive to community living.”

This amendment clearly defines the product as single family detached on 50’ wide lots. The density is decreased from a potential of 8 dwelling units per acre to 3.1 (Parcel 4) and 3.3 (Parcel 6) dwelling units per acre. The lot sizes are increased from 2,000/2,500 square feet to 6,000 square feet.

This document is for the purpose of presentation and to highlight the changes proposed to the original approved PAD (Ordinance 2005-971; COAC #05-2642; Z-02-04).

## **B. Background (Existing Zoning)**

The existing Final PAD for La Jolla Vista was approved, Ord. No. 2005-971, and the site was annexed into the City of Goodyear, Ord. No. 2005-970, on October 24, 2005. The original Final PAD was approved for 690 units, which is a density of 3.87 dwelling units per acre based on the net residential area (Final PAD gross acres is 198.5, less the 12-acre school site and less the 8.29-acres arterial roadways for a net residential area of 178.2). The site was approved with 28.2 acres of open space, 16% of the net area.

The La Jolla Vista PAD was approved with two categories of single family land uses, the first being the R1-6 underlying category, which included two lot types - 70’ x 125’ and 60’ x 120’. Final Plats for the 70’ and 60’ wide conventional SFD product were approved by City Council in 2007 (Parcels 1, 2, 3 and 5). The second single family land use category was SF-D/SF-A, which was proposed for “Court Home” style units. The purpose of the Court Home units was to provide for ultra small lot, cluster designs, such as zero lot line, auto courts and attached/detached town homes. In addition to the residential uses, the PAD also included a 20-acre school/park site dedication. Of these 20 acres, 8 acres was to be used for the park and the remaining 12 acres for the school.

## 2. Request

The Owner is requesting an amendment to the La Jolla Vista PAD to change the underlying zoning for only Parcels 4 and 6 from SF-D/SF-A (Court Homes) to R1-6 with a minimum lot size of 50' x 120' (6,000 sf). The effect of the amendment will be a change from attached single-family homes on a shared auto court to detached single-family homes at a substantially reduced density. The proposed amendment will increase the lot sizes from 2,000 -2,500 square feet to a minimum of 6,000 square feet. The sideyards have been increased from 0' to a minimum of 5' and 8' with a minimum distance of 13' between homes. The proposed lots will comprise only 25% of the total lots in La Jolla Vista. The La Jolla Vista development team (including experienced real estate brokers) has determined following extensive market research that the ultra small lot/court home/cluster style residential product type does not represent a marketable use for these two parcels as originally approved. The proposed change is necessary to meet the market demand for detached homes on individual lots.



Proposed PAD Amendment (Parcels 4 & 6) Site Plan

The result of this amendment will be a more conventional product type, with reduced density for Parcels 4 and 6; yet the two parcels will still maintain a higher density than the other parcels within the La Jolla Vista PAD to provide desirable product diversity along with improved affordable homeownership over the existing product type. The revision also supports

sustainability where that is defined as the opportunity for residents to move up to a larger home/property within the community, as their families grow.

With the Amendment, only 25% of the housing product in the La Jolla Vista community will include this smaller 50' wide lot, while 75% will maintain the typical 60' and 70' wide lots, providing the housing diversity that the City seeks.

It is also noteworthy that there will still be an opportunity in the area for homebuyers to choose a court home style product, such as the Pradera community, zoned and platted to the west across Citrus Road (northwest corner of Citrus & Lower Buckeye), that has been approved to provide approximately 114 lots (40' x 60') on 6- & 8-pack courtyards.

### **3. Overall Amendment Impact to PAD**

The impact of the proposed amendment to the overall La Jolla Vista PAD is a reduction in the PAD's overall density. The original Final PAD was approved with 690 dwelling units providing for an overall net residential density of 3.87 units per acre. The reduction of density proposed with this amendment will result in an amended total lot yield of  $\pm 515$  dwelling units (based on current proposed site plan) for a net residential density of 2.89 units per acre. The proposed 50' wide lot homes will make up only 25% of the lots in La Jolla Vista. The following tables illustrate the comparison of the original approved lot yields and density with the proposed amendment.

<b>Table 1 - Original Yield &amp; Density Comparison – June 2005*</b>					
Parcel	Estimated Yield	Estimated Net Residential Density <sup>2</sup>	Lot Size	% of overall lots	Net Site Area <sup>1</sup>
1	90	2.9	70'x125'	13	32.8
2	78	2.9	70'x125'	11	29.7
3	106	3.2	60'x120'	15	33.2
4	171	7.4	COURT HOMES	25	23.1
5	107	3.3	60'X120'	16	32.8
6	138	7.4	COURT HOMES	20	18.6
school					12
park					8
Totals	690	3.87 <sup>2</sup>			190.2

\*Data from Tab 3, June 30, 2005 PAD

<sup>1</sup>Net Site Area = Gross acres (198.5) less arterials (8.29 ac) = 190.2

<sup>2</sup>Net Residential Density = Gross acres (198.5) less arterials (8.29ac) less school site (12ac) = 178.2

<b>Table 2 - Amendment Yield &amp; Density Comparison</b>					
Parcel	Yield	Net Residential Density	Lot Size	% of overall lots	Net Site Area <sup>1</sup>
1	90 <sup>3</sup>	2.7	70'x125'	18	32.8
2	78 <sup>3</sup>	2.6	70'x125'	15	29.7
3	90 <sup>3</sup>	2.7	60'x120'	21	33.2
4	72	3.1	50'x120'	14	23.1
5	124 <sup>3</sup>	3.8	60'X120'	21	32.8
6	61	3.3	50'x120'	11	18.6
school					12
park					8
Totals	515	2.89 <sup>2</sup>			190.2

<sup>1</sup>Net Site Area = Gross acres (198.5 less arterials ( 8.29 ac) = 190.2

<sup>2</sup>Net Residential Density = Gross acres (198.5) less arterials (8.29) less school site (12ac) = 178.21

<sup>3</sup>Approved Final Plat Lot Yield



## **4. PAD Description**

### **A. Amended Parcels Description (Parcels 4 & 6)**

Parcels 4 and 6 are both located along the south perimeter of La Jolla Vista and front two arterial roadways, West Lower Buckeye Road and Citrus Road, an appropriate location for the PAD's higher density product. Under the original PAD approval, the SF-D/SF-A "Court Home" land use provided for a density of up to 8.0 units per acre (7.4 du/ac per Table 1) with a proposed lot product to include a variety of ultra small lot, cluster type designs, such as zero lot line, and attached/detached town homes.

The requested amendment proposes an R1-6 underlying land use for Parcels 4 and 6, amending the lot product from Court Home to a conventional 50' x 120' product. Parcel 4 is proposed with 72 lots and a density of 3.1 dwelling units per acre. Parcel 6 is proposed with 61 lots and a density of 3.3 dwelling units per acre. The proposed development standards will more closely align with R1-6 standards with some variations.

### **B. Development Standards**

Development standards are set forth in Table 3. Parcels 1, 2, 3 and 5 were approved with 70' and 60' wide lots with a minimum of 6,000 square feet per lot under the existing PAD. The Court Homes, Parcels 4 and 6 were approved with minimum lot sizes of 2,500 and 2,000 square feet and 0' side yard setbacks under the existing PAD. Parcels 4 and 6 are proposed with 50' wide lots, with a minimum of 6,000 square feet.

The proposed lots, with a lot area of 6,000 square feet are consistent with the R1-6 Zone. The proposed lots are 50' wide compared to 60' in R1-6, however the proposed lots are 120' deep, resulting in the same lot area. The front setbacks in R1-6 is 20', 10' to side entry garage, the proposed setback is 20', allowing 10' from a side entry garage or front living area. Total side yard requested is 13' compared to 15' in R1-6. See Table 3 below.

<b>Table 3 - Development Standards La Jolla Vista PAD with underlying R1-6</b>				
<b>Development</b>	<b>60'/70' lots</b>	<b>Court Homes</b>	<b>R1-6</b>	<b>50' lots</b>
Minimum Net Lot Area	6,000 S.F.	2,000 to 2,500 S.F.	6,000 S.F.	6,000 S.F.
Minimum Lot Width	60 ft.	NA	60 ft.	50 ft.
Minimum Lot Depth	100 ft.	NA	100 ft.	120 ft.
Maximum Height	30 ft.	30ft.	30 ft.	30 ft.
Maximum Building Coverage	45% - Single Story 40% - Two Story	60% Single Story 50% Two story	40%	50% - Single Story 45% - Two Story
<b>Building Setbacks</b>				
Front	20 ft. <sup>1</sup> /10 ft. <sup>2</sup>	10 ft.	20 ft. <sup>6</sup>	20 ft. <sup>1</sup> /10 ft. <sup>3</sup>
Total Both Sides	15 ft.	0	15 ft.	13 ft.
Minimum Side Yard	5 ft.	0	5 ft.	5 ft./8 ft. <sup>4</sup>
Rear Yard	20 ft.	10	20 ft.	20 ft.
Street Side	10 ft.	NA	10 ft.	10 ft./5 ft. <sup>5</sup>

<sup>1</sup>3 ft. stagger every 3rd lot

<sup>2</sup>10 ft. setback for side entry garage and front living area

<sup>3</sup>10 ft. setback for front living area/porch

<sup>4</sup>Minimum 13' between homes

<sup>5</sup>5 ft. when adjacent to open space tract

<sup>6</sup>10 ft. setback for side entry garage

**NOTE: Any zoning standard not addressed in the PAD shall be subject to the standards in the Zoning Ordinance for the R1-6 District.**

### **C. Design Guideline Enhancements**

The La Jolla Vista development, Parcels 4 and 6 will comply with the City of Goodyear Design Guidelines Manual, June 2014. To assure the quality of development desired by the City of Goodyear, Parcels 4 and 6 will comply with an additional set of Design Guideline Enhancements to guide the development and provide the design diversity that the city seeks. Design Guideline Enhancements are outlined in Table 4; in addition, several Exhibits are included in the Appendix to illustrate the enhancements that will be implemented.

**Table 4  
La Jolla Vista PAD Amendment  
Design Guideline Enhancements**

<b>All single family lots in Parcels 4 and 6 shall conform to the following PAD Amendment – “Design Guideline Enhancements”:</b>		<b>Included in PAD</b>	<b>Added Enhancement for Parcels 4 &amp; 6</b>
a.	Parkway strip: All local streets shall provide a 5-foot landscape parkway strip between the curb and sidewalk. The landscape parkway strip shall include a minimum of one tree and 4 shrubs equally spaced per lot with groundcover, decorative crushed granite and/or other approved surface treatment.	N	Y
b.	Front Porch or Court Yard <sup>1</sup> : at least 50% of all single-family homes within the subdivision shall provide a porch or courtyard and of these a minimum of 75% shall be porches. All porches and courtyards shall be a minimum of 6’ deep by 10’ wide. The front porch or courtyard shall incorporate a complimentary architectural theme, materials and/or colors as the primary building.	Y (No mins Spec’d)	Y
c.	All lots shall have the living area, a courtyard or front porch forward of the garage face by a minimum of five (5) feet.	N	Y
d.	Garage Door Design: Garage doors shall be architecturally enhanced with architectural trim, raised panels or windows, and/or single garage doors separated by a minimum of 12”. Carriage doors are an acceptable alternative. Garage doors must be recessed a minimum of 12” from the front plane of the house. Garage doors shall not occupy more than 50% of the front building face.	N	Y
e.	Variety of Elevations and Floor Plans: Each subdivision shall provide for a minimum of 4 floor plans of varying architectural styles and 4 different elevations per floor plan, including variation in roof pitch, architectural details, forms, materials, colors, porches, courtyards, etc., to create variety and architectural diversity among the home product within the subdivision. No home with the same floor plan and similar elevation to be placed next to or across the street from one another.	Y (5 Floor Plans and 3 elevations)	Y
f.	Elevation Colors: A minimum of 4 color combinations shall be provided for each home elevation to provide added diversity within the subdivision. No homes adjacent to each other shall incorporate the same color combination.	Y (3 colors)	Y
g.	Enhanced Driveway Paving: All lots shall provide enhanced driveway paving, such as stamped and colored concrete, concrete or brick pavers, exposed aggregate concrete or other decorative paving enhancement.	N	Y
h.	Arterial Perimeter Building Height: No more than two 2-story homes shall be permitted adjacent to each other where backing to the landscape tract along arterials, ensuring a variety of single story and two-story roof lines where visible from the arterial street.	Y	Y
i.	Perimeter Open Space Enhancements: To provide variety along and connectivity to and from the perimeter of the subdivision, landscape open space tracts shall be provided between the right-of-way and adjacent lots along the perimeter and at all four corners of the single-	N	Y

	family residential development parcels. The perimeter wall along the south side of Parcel 6 shall be staggered a minimum of two (2) feet every 350 feet; columns will be located every 100' to 150'.		
j.	Corner Lot Landscape Tracts: All corner lots shall provide a 10-foot landscape tract/sidewalk easement adjacent to the local street right-of-way, providing enhanced visual openness at the corners and additional landscaped open space within the subdivision.	Y	Y
k.	Pedestrian Connectivity: Pedestrian connectivity shall be provided along all four sides of the residential development parcel, enhancing non-vehicular connectivity and circulation throughout the property.	N	Y
l.	Enhanced Subdivision Entries: Landscaped tracts shall be provided at all major vehicular entries into the residential development providing an enhanced entry experience for residents and visitors.	N	Y
m.	Front doors shall have panels and or windows.	No	Y
n.	All windows shall have trim along all four sides in the form of trim pieces, pop-outs or reveals, or be recessed.	No	Y
o.	The primary front building elevation shall have a minimum of one change in plane of at least 24 inches.	No	Y
p.	Front setbacks shall be staggered by a minimum of three feet. A setback plan or notation will be included on the Plat.	No	Y
q.	Four-sided architecture is required on all dwelling units.	No	Y
r.	A house with the same floor plan and elevation shall not be allowed side by side or directly across from each other unless the Development Services Director determines it is significantly different due to use of a different color scheme and roof style color.	No	Y
s.	Front yard landscape package will be provided within 60 days of Close of Escrow.	No	Y
t.	No more than two, two story homes in a row.	No	Y
u.	No two-story homes shall be located along Lower Buckeye Road or Citrus Road unless there is a minimum of a 35' landscape buffer provided.	No	Y
v.	No two-story homes shall be located on corner lots.	No	Y
w.	Corner lots shall be ten feet wider than interior lots unless a 10-foot wide landscape tract is provided along the street side of the lot.	No	Y

<sup>1</sup> Courtyards will have an enclosed/low walled-in patio area space that is notched into the general footprint of the house and can be inclusive of the required front yard or side yard setback area and may include gates and stand-alone shade options, including overhangs, arbors, and trellises.

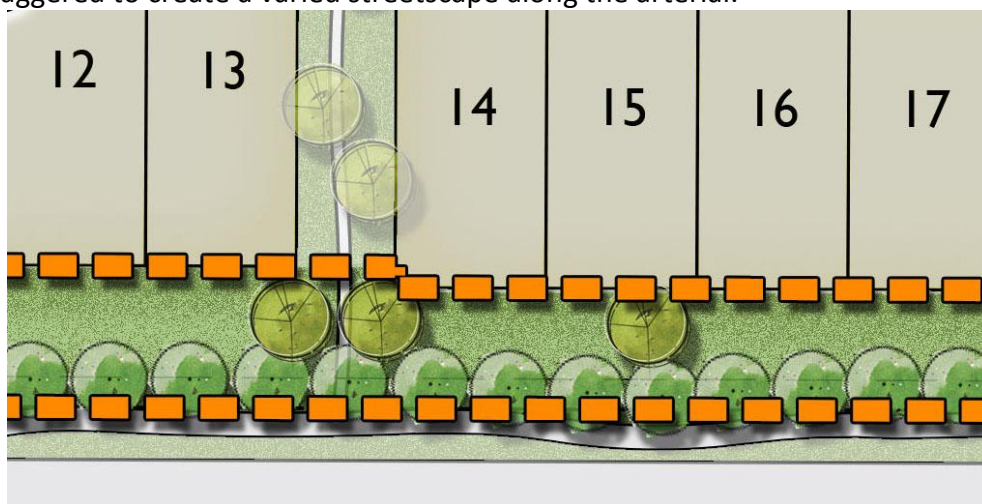
**NOTE: Unless otherwise modified by this PAD, development of Parcels 4 and 6 shall be in conformance with City of Goodyear Design Guidelines Manual (June 2014)**

The following exhibits, to illustrate the enhancements, are included in the Appendix.

Exhibit A illustrates the Conceptual Master Landscape Plan. A community garden providing several large planter boxes, may be included in the open space area in Parcel 6 across from the school/neighborhood park. The open space in parcel 4, located in the northwest corner, with a gently sloped east face into the retention basin, can facilitate small community gatherings/events to encourage a healthy community. The open area in the south and southeast corner of the neighborhood park (Parcel 8) is ideally suited to accommodate “farmer’s market” type events.

Arbors and split rail fencing will be provided as appropriate at entrances to the community open spaces in Parcels 4 and 6. These features in combination with the tree lined streets and detached sidewalks will support the staff's concept of a West Goodyear 'Agrihood' or 'Arbor' development theme.

Exhibit B illustrates the Arterial Perimeter Landscape Tracts. The tract along Lower Buckeye Road on Parcel 4 exceeds the 40' minimum requirement (Table 3, item i.), with larger tracts at the corners. Parcel 6 has an open space tract that varies from 40' to 45', with larger tracts at the corners. An open space pedestrian corridor provides pedestrian access to the arterial and a view corridor into the neighborhood in Parcel 6. The perimeter wall in Parcel 6 along Buckeye Road is staggered to create a varied streetscape along the arterial.



Arterial Perimeter Landscape Tract

Exhibit C illustrates Pedestrian Connectivity throughout the parcels, to surrounding parcels and to the future school site (Table 3, item l.). Secondary pedestrian circulation includes 5' sidewalks, separated from the roadway with a landscape strip, located along both sides of the interior/local streets. Primary pedestrian circulation is provided by an 8' sidewalk along Citrus Road, Lower Buckeye Road and 173<sup>rd</sup> Avenue. Several pedestrian links are provided at the end of cul de sacs and through open space areas to connect residents to the arterial street system and to the school and park located at the north.

Exhibit D illustrates the Single Family Enhanced Subdivision Entries (Table 3, item m.). Enhanced landscape, open space and subdivision signage will provide identity for Parcels 4 and 6 (in addition to the main and secondary Community Entry Monumentation).

Exhibit E illustrates several of the design enhancements related to streetscape and architectural diversity, including enhanced driveway paving, porches, courtyards, living area in front of garage face, corner lot landscape strips, street trees, and staggered rear lot lines.

Exhibits F and G, Single Family Architectural Character, illustrate examples of the architectural diversity that may be provided. Although a homebuilder has not been selected for the site, the architectural examples illustrate many of the features that will be required in the development including a variety of rooflines and garage doors, the inclusion of front porches and courtyards, driveway enhancements and architectural details.

#### **D. Justification**

The PAD Amendment is required to assure a successful sustainable development. The discussion below describes the changes in the market and the design quality, which will create a project the city and developer can be proud of. Also, see the Narrative submitted concurrently with this PAD Amendment for additional justification.

The millennial and baby boomer generations are looking for well-designed 'detached' homes that have small but smartly appointed yards with low maintenance obligations. While courtyard homes are an attractive and successful option in challenging infill and urban redevelopment settings, in a suburban setting like La Jolla Vista, the buyers prefer a detached home with their own garage and driveway. Suburban buyers do not want to share driveway access with 3 to 7 other residents and require their guests to use inconvenient visitor parking. In addition, buyers do not want to share walls with other owners or deal with use/benefit easements.

The economic and social forces affecting current homebuyers in the Millennial and Baby Boomer generations, both nationally and locally, have changed from the time when the La Jolla Vista Final PAD was originally approved. Whether it is the first homebuyer in the Millennial generation or the move down buyer in the Baby Boomer generation, they now prefer smaller lots with structurally designed front and back yards that provide high function and low maintenance for carefree indoor/outdoor living. The suburban buyer is looking for creatively designed small yards that feature covered patios and porches, spas, bbq's, flower beds and grow boxes, trellises, gazebos and seating/conversation areas in both the rear and front yards. Neighborhood Park and open space amenities, maintained by the HOA, provide residents with the opportunity for larger neighborhood gatherings.

Additionally, with the greater than typical upfront regional infrastructure improvements and cost to service the property, it is imperative that Parcel 6 be brought to market with the first phase of development in order to make the entire phase financially feasible.

As reported by CRA Ltd. (AZDRE Licensed Broker), the future for the Goodyear submarket, south of Interstate-10, are traditional lot sizes: 50', 60', and 70' wide lots, a minimum 115' deep that will accommodate 35', 40' and 45' wide homes. Builders are able to offer a variety of housing on traditional lots for both the first time homeowner and second time move up buyers. There is also an equally strong market for the move down buyer that wants a quality traditional style, single family home with less maintenance requirements.

The Goodyear Submarket currently has seven active subdivisions and continues to improve. Current pricing in the West Goodyear Submarket does not however reflect current value – several of the communities being offered reflect “impaired asset” land value, shelved during the past recession, and resurrected only the past couple of years. Current land and development cost are therefore not reflected in the home values. It can be said that builders are driving up gross revenue by offering affordable homes on impaired land.

During the run up to the Housing Bubble, homebuilders became very creative with density and product focusing on cluster lots, hammerhead lots and 6-8 pack lots to increase density due the high cost of land. However, the cost to build product on this type of lot reached as high as \$150 per square foot in this submarket. The Great Recession forced builders to scale back their operations and reduce costs, with the solution being to return to lower density development with single-family detached homes.

CRA recently worked on a project in the Goodyear submarket that contained 94 lots, 50' x 60' (6 pack lots), owned by an investor looking for a homebuilder. CRA introduced the project to 35 homebuilders in the Valley; each builder responded that they no longer have product for that lot size; and that their focus moving forward in the market would be the traditional lot sizes noted above (50's through 70's in 5' increments) to provide affordable homeownership as well as second home/move-up buyers (as well as downsizing baby boomers) opportunities in this marketplace. They still want high quality housing but with less maintenance obligations.

The Court Homes in the original PAD, Parcels 4 and 6, were approved with 0' side setbacks with a minimum separation between buildings of 10' and a minimum of 2,500 square foot lots. The proposed side setbacks are 5' minimum on one side, with a minimum of 13' between homes. It is noteworthy that the proposed PAD Amendment will increase the minimum lot size, reduce the density and increase the minimum side setbacks for the two subject parcels. While the standard builder product for 50' wide lots is 35' wide, the proposed 13' total setback provides increased opportunities for not only increased product width, but also larger front porches, wider/deeper garages, variety of front forward living areas and courtyards, all with the intent to enhance design and reduce the garage dominant streetscape.

The proposed 50' product lot width and side setbacks are justified within the La Jolla Vista PAD due to the extraordinary community quality, amenities, neighborhood diversity and the school/park site donation to the Avondale Elementary School District. Significantly enhanced landscape treatment is reflected at each of the community entries, including distinctive entry monument signage. Stagers and visual breaks in the perimeter walls and well-planned use of view walls within the neighborhood maximize the visual interest of the abundant landscaping and open space. The open space within the subdivision parcels also provides a buffer between relevant lots, and/or linkage between the residential uses and open spaces.

The open space within La Jolla Vista enhances the quality of life of community residents and provides numerous opportunities for passive and active recreation that is additionally encouraged by the significant amenities throughout the neighborhoods. The interior of each residential subdivision will be designed with curves, knuckles, and cul-de-sacs in order to effectively convey traffic while maximizing safety and the aesthetics of open space features. Lot size variation, floor plan options, recessed garages, porches and courtyards will contribute to a varied streetscape and effectively eliminate a garage dominated streetscape. Diverse housing elevation choices will further characterize this special community. Finally, it is important to repeat the comment made earlier on the desires of a significant segment of homebuyers in the marketplace today that are looking for detached single family homes on individual (albeit smaller) lots (without party walls and use/benefit easements). These buyers prefer smaller yards with high functional design and low maintenance (such as hardscape, covered patios with outdoor furniture, BBQs, landscaping, and spa or small pool). That is why the above referenced community amenities offered in La Jolla Vista are important.

#### **E. Development Plan**

The Final Development Plan for Parcels 4 and 6 is provided as Exhibit H, (based on the proposed Preliminary Plat (to follow this Amendment)). The Phasing is illustrated on Exhibit I. The zoning proposed with this application is PAD with a R1-6 underlying District. This PAD Overlay responds to the existing and future needs of the community by providing new residential units characterized by high quality, diverse housing choices, and significant open space and amenities.

A sense of community identity is achieved upon arrival at both of the main entries on Citrus Road and Lower Buckeye Road or the secondary entry on Lower Buckeye Road. Abundant landscaping and distinctive monumentation frame each of the entries and signify the special community within the perimeter walls. The perimeter walls are principally located along arterial and collector streets and, along with the enhanced entry monumentation, clearly define this community. Recreational opportunities abound with the well-designed Neighborhood park and open space system in the La Jolla Vista PAD.

#### **F. School/Park Site**

It was originally planned that the 20-acre school site would include an 8-acre park to be shared between the Community and the School District during all hours of the day. However, due to safety concerns, the School District must have the ability to close the entire school/park facility during school hours. As such, the developer has worked with City of Goodyear Parks and Recreation, Planning and Engineering staffs to revise the park site plan to encompass approximately 3 acres that will be improved to neighborhood park amenity level, with the remaining 17 acres to be for exclusive use of the School upon its opening. LJV will still improve an approximate 8-acre park prior to the issue of the first Certificate of Occupancy of any parcel



in the Project, but the 8 acres site will include an approximate 3-acre fenced off portion that will always remain open to the community for its exclusive use. The school facilities/park amenities will be available to the community during non-school hours.

### **G. Circulation**

The PAD Amendment does not propose any significant changes to the circulation planned in the subdivision. No homes will be planned to front onto Magnolia Street to facilitate movement around the school and park site. The conceptual lotting plans do not increase driveway access to the collector roadways. The Traffic Impact Statement previously submitted to the City will be updated at the time of Preliminary Plat submittal.

## **5. Policy**

As a result of previous submittal and Staff review of this application, it is this applicants' understanding that current City Policy for an amendment of stipulation in an approved PAD must be processed as a zoning request, which requires public review and approval by the Planning and Zoning Commission and City Council.

## **6. Impact**

### **A. Infrastructure**

The proposed Amendment, which reduces the total lot yield from 690 to 514, will have a decreased demand on the master community infrastructure services including water, wastewater, drainage and traffic as designed in the approved Master Utility Studies and Reports. In addition the demand for streets and transportation, fire, police and schools, is also reduced. See Exhibit J, letter sealed by the Engineer of Record of the Master Utility Studies in the appendix.

Additionally, it is contemplated that development of Parcels 4 and 6 will occur within a much sooner time frame with improved demand for a single family detached product. As such, recovery of cost for infrastructure already constructed by others will see repayment on an accelerated schedule compared to the expected much delayed buildout schedule of the property as Court Homes.

The amended plan offers improved development quality and additional amenities via the design enhancements offered in this amendment as justification for substitution of 6,000 SqFt minimum lots for 6-pack and 8-pack cluster homes with minimum 2,500 SqFt lots. Based on the larger lot areas and single family detached product proposed with this amendment versus the potential for smaller homes on ultra small lots of lesser price and quality (i.e. lower price comparable), the impact to adjacent properties is much improved.

## **B. School and Neighborhood Park Site**

La Jolla Vista falls within the Agua Fria Union High School District and Avondale Elementary School District. Owner representatives have met with Superintendents of both Districts. As noted previously, a 20-acre site has been designated for a public school and park site to be dedicated to Avondale Elementary School District (AESD). This is amended with this application to a 3.5-acre neighborhood park/5-acre AESD park (for total park area of over 8-acres during non-school hours). The area to be dedicated to AESD upon construction of the school will then be ±17-acres.

The elementary school site is designed and located so that the school can be accessed without driving through the La Jolla Vista community; the school can accommodate drop-off and pick-up vehicles within the site, and yet allows ease and safety of pedestrian access for students from La Jolla Vista. This site location and size have been determined in conjunction with the Avondale Elementary School District, its architect and stakeholders. Of the 20-acres, 8-acres have been included in the calculation of parks and open space for the community. This area will be accessible by the community and it will provide both a recreational and visual resource.

Based on information provided by Avondale Elementary School District and Agua Fria Union High School District superintendents, the following student projection estimates can be made:

- Avondale Elementary School District:  $0.3 \text{ students/} \text{DU} \times 515 \text{ DU} = 155$
- Agua Fria Union High School District:  $0.25 \text{ students/} \text{DU} \times 515 \text{ DU} = 129$

La Jolla Vista has entered into an agreement with Agua Fria Union High School District to provide a voluntary monetary donation per each dwelling unit in the community.

## **C. Parks and Open Space**

The 5-acre shared park and 3.5-acre LJV Neighborhood Park, is connected with the entire community through open space corridors located throughout the neighborhood that enhances the community. These parks are centrally located along the collector street and are envisioned to contain community recreation amenities typical to serve the neighborhood and school. Tot lots and/or active play areas will be located throughout the PAD within various individual parcels. Tab 3 in the 2005 PAD illustrates the location of planned tot lots. An additional tot lot will be located in Parcel 4 with this amendment. Parcel 6 will be served by the Neighborhood Park located north of the parcel. Shade structures will be provided over any larger scale/multi-person play equipment. The tot lots and play areas will provide recreational amenities for the entire development and will be easily accessed by the neighborhood using the trail and sidewalk circulation system. Open space tracts that run between the homes and corner lots will connect the tot lots allowing interaction between them. The tot lots are located, in combination with the neighborhood and school parks, to provide active and/or passive recreation opportunities well within a 1/8 mile radius of each parcel as required by the City of

Goodyear's Active Open Space Standards. Low energy use lighting will be provided from dusk until dawn along trails and in play areas.

#### **D. General Plan Conformance**

The City of Goodyear General Plan (approved by City Council June 23, 2014) land use designation for the Site is "Neighborhood". From the General Plan's *Neighborhoods Development Standards*, Standard #25 indicates densities up to 5 du/ac are appropriate throughout the "Neighborhood" category. The La Jolla Vista PAD Amendment proposes an overall net residential density of 2.86 dwelling units per acre, well within the General Plan's guidelines (see Table 2).

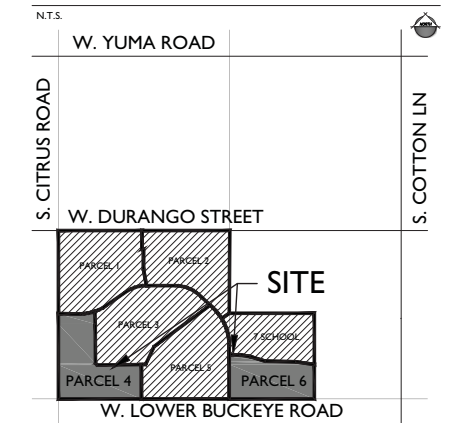
### **7. Conclusion**

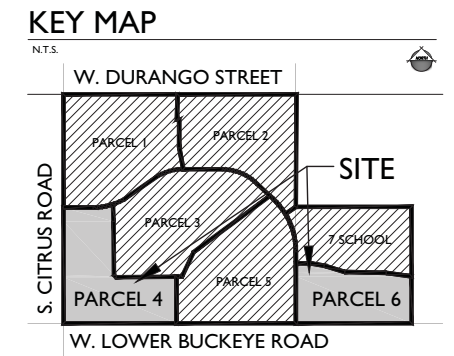
The La Jolla Vista PAD Amendment to allow SFD in Parcels 4 and 6 is in conformance with the City's General Plan and compatible with the surrounding area and approved PADs. The proposed La Jolla Vista project density is within the density target established by the City of Goodyear General Plan 2014 Update "Neighborhood" Land Use designation.

The development of Parcels 4 and 6 will be consistent with the design guidelines outlined in the La Jolla Vista PAD approved in October of 2005. In addition, Parcels 4 and 6 will comply with the Design Guideline Enhancements outlined in this PAD Amendment.

La Jolla Vista portrays quality, diversity and sustainability in uses while providing compatibility with existing and proposed development in the area. This project is poised to meet current and future needs of the surrounding community. We respectfully request the City's review and approval and look forward to working with Goodyear to create this spectacular neighborhood community.

VICINITY MAP



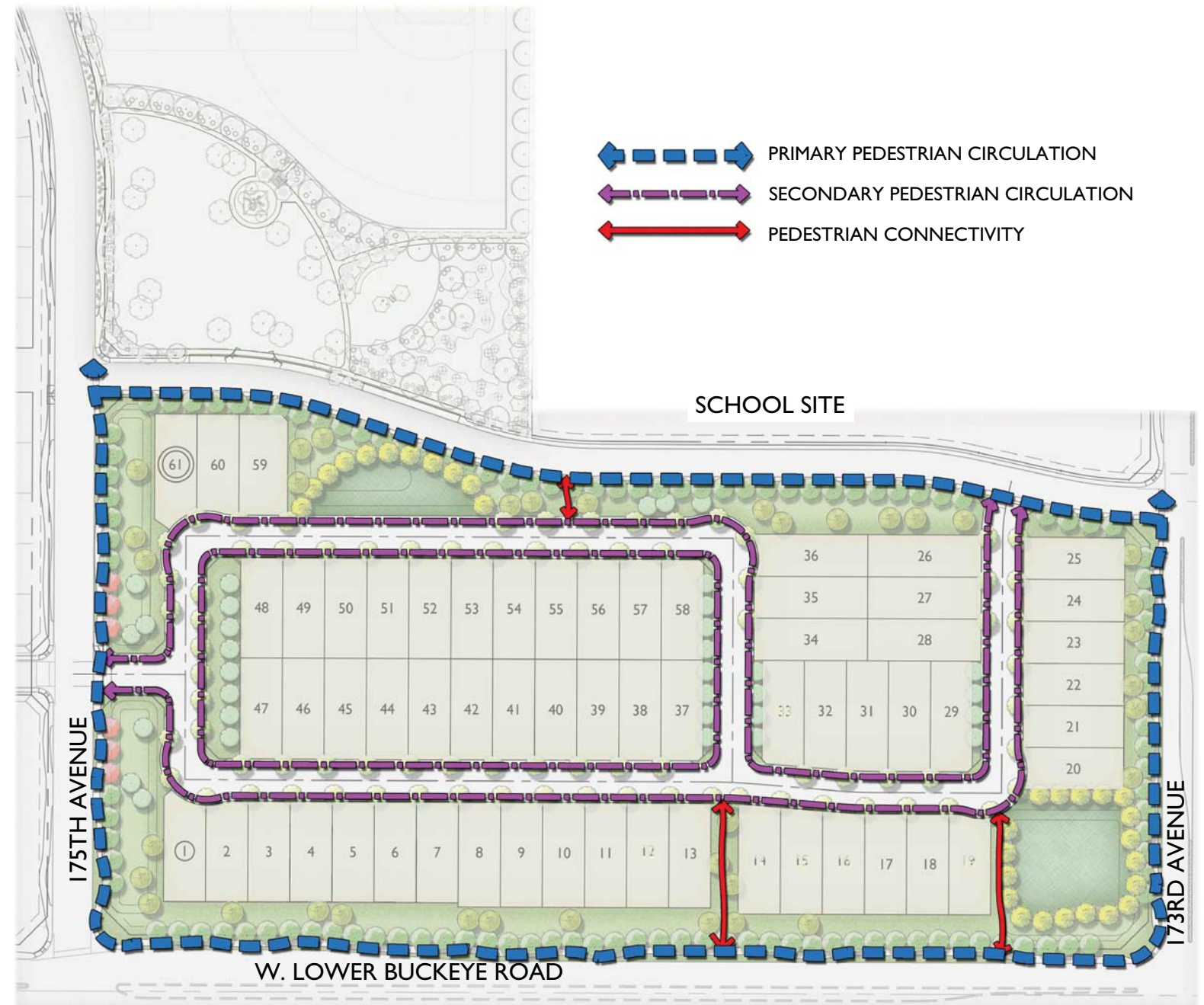


1 PARCEL 4  
NTS

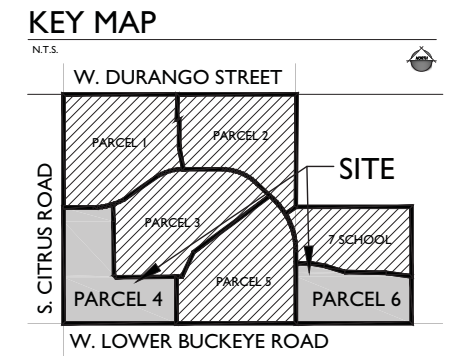
2 PARCEL 6  
NTS



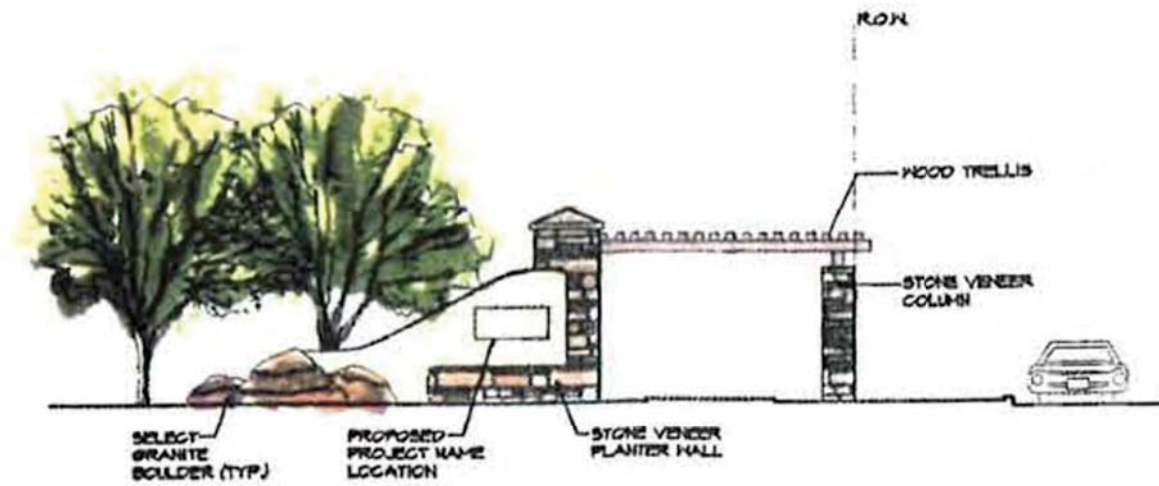
1 PARCEL 4  
NTS



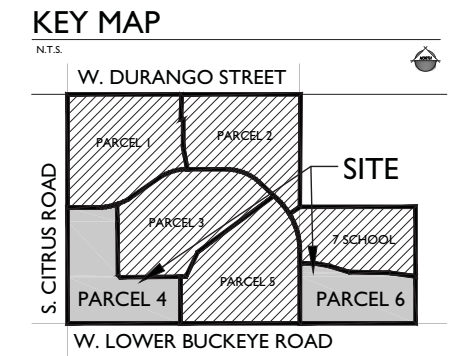
2 PARCEL 6  
NTS



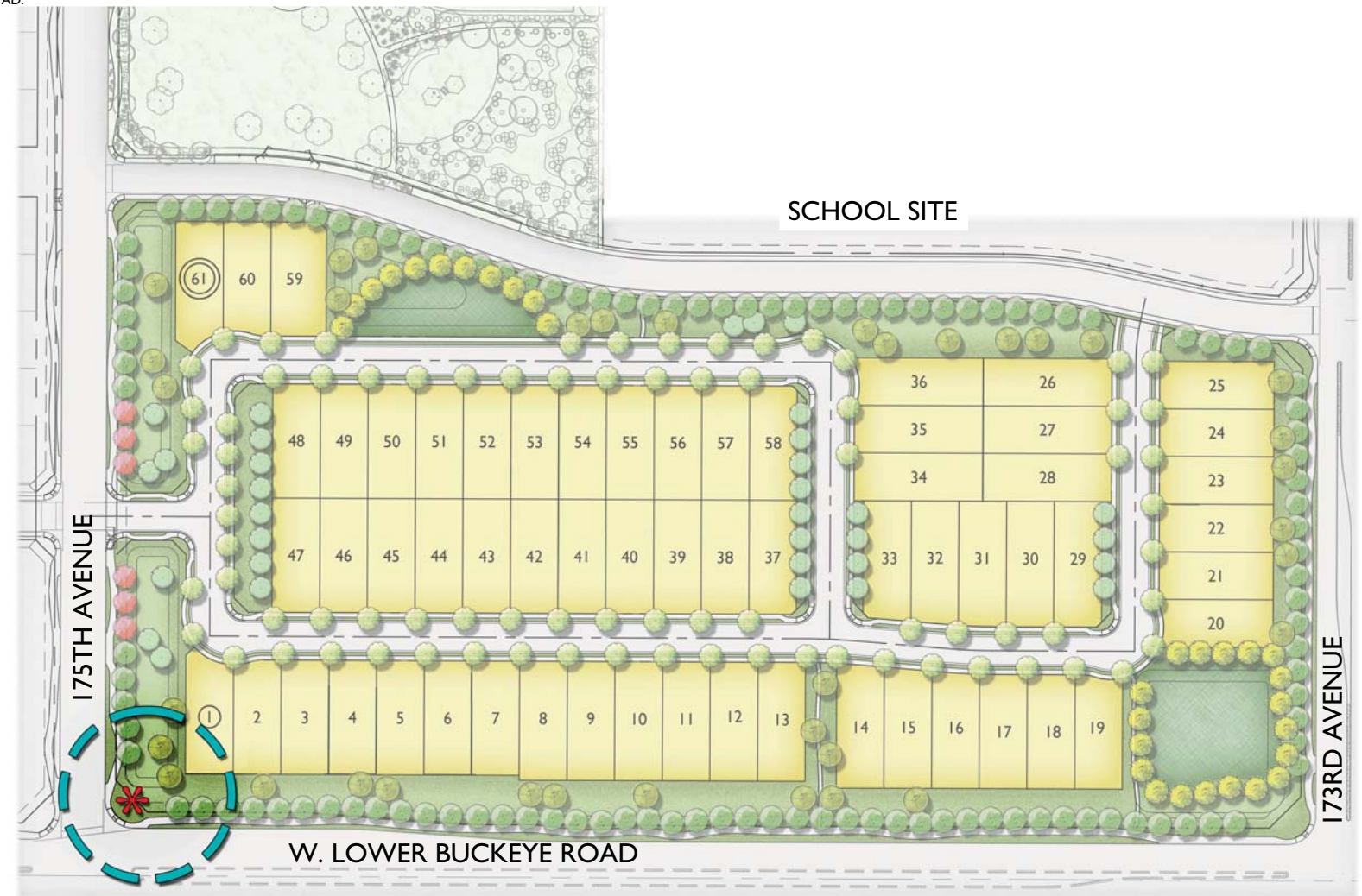
- PRIMARY PEDESTRIAN CIRCULATION
- SECONDARY PEDESTRIAN CIRCULATION
- PEDESTRIAN CONNECTIVITY



**ENTRY SIGN / MONUMENT**  
ENTRY CONCEPT PROVIDED FROM APPROVED PAD.



- ENHANCED ENTRY AREA
- ENTRY SIGN / MONUMENT



**1** PARCEL 4  
NTS

**2** PARCEL 6  
NTS

## DESIGN ENHANCEMENTS:

- ① 5' Landscape Strip
- ② Front Porch or Courtyard on 50% of homes
- ③ Enhanced Driveway Paving
- ④ Arterial Perimeter Landscape Tract
- ⑤ Corner Lot Landscape Tracts
- ⑥ Pedestrian Connectivity
- ⑦ Staggered Lots and Wall on Lower Buckeye
- ⑧ Living Area Forward of Garage

## STANDARD DESIGN REQUIREMENTS:

- Variety of Floor Plans
- Garage Door Variations
- Variety of Elevations and Color
- Perimeter Corner Open Space
- Enhanced Subdivision Entries



\* PRODUCTS ARE ILLUSTRATIVE PURPOSE ONLY.





- ① FRONT PORCH / CUSTOM RAILING
- ② ROOF VARIATIONS
- ③ BRICK COLUMN DETAIL
- ④ WINDOW SHUTTERS

- ⑤ ARCHITECTURAL DETAIL

F-1



- ① FRONT PORCH
- ② WINDOW PANEL GARAGE DOOR
- ③ ENHANCED DRIVEWAY PAVING
- ④ STONE COLUMN DETAIL

- ⑤ EXPOSED RAFTER TAILS, UNDER DEEP ROOF EAVES
- ⑥ WINDOW SHUTTERS
- ⑦ GARAGE DOOR RECESSED

F-2



- ① FRONT PORCH
- ② ARCHWAY TO FRONT DOOR
- ③ ENHANCED DRIVEWAY PAVING
- ④ MULTI PANE WINDOW

- ⑤ STEEL DECORATIVE ELEMENT
- ⑥ ARCHITECTURAL DETAIL

F-3



- ① FRONT PORCH
- ② WINDOW PANEL GARAGE DOOR
- ③ ENHANCED DRIVEWAY PAVING
- ④ STONE COLUMN DETAIL

- ⑤ EXPOSED RAFTER TAILS, UNDER DEEP ROOF EAVES
- ⑥ MULTI PANE WINDOW

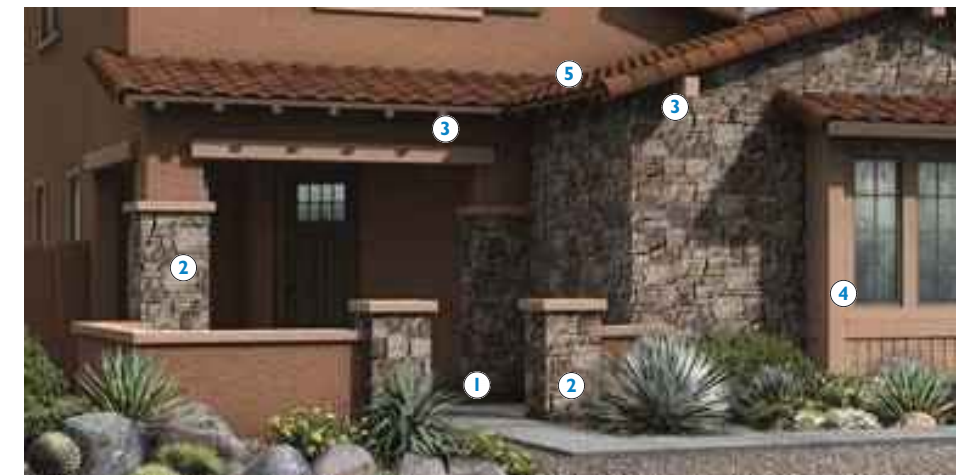
F-4



- ① FRONT COURTYARD
- ② ENHANCED DRIVEWAY PAVING
- ③ MULTI PANE WINDOW
- ④ CARRIAGE STYLE GARAGE DOOR

- ⑤ ROOF VARIATIONS

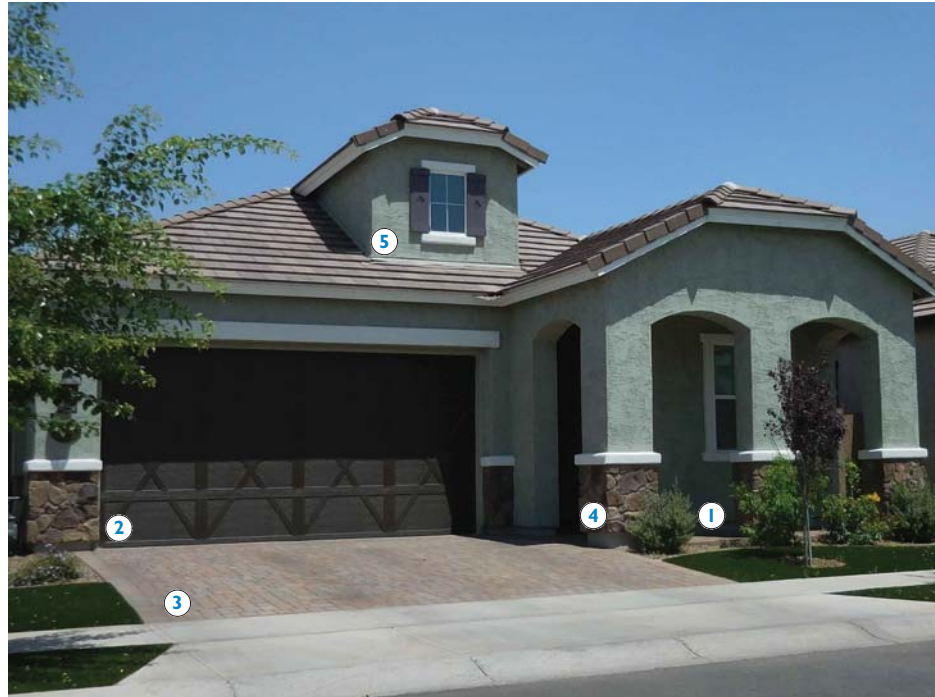
F-5



- ① FRONT COURTYARD
- ② STONE COLUMN DETAIL
- ③ EXPOSED RAFTER TAILS, UNDER DEEP ROOF EAVES
- ④ MULTI PANE WINDOW

- ⑤ ROOF VARIATIONS

F-6



- ① FRONT PORCH
- ② CARRIAGE STYLE GARAGE DOOR
- ③ ENHANCED DRIVEWAY PAVING
- ④ STONE COLUMN DETAIL
- ⑤ HIP ROOF DORMER

G-1



- ① CARRIAGE STYLE GARAGE DOOR
- ② WINDOW SHUTTERS
- ③ STONE COLUMN DETAIL
- ④ LIVING AREA FORWARD OF GARAGE
- ⑤ ARCHITECTURAL DETAIL

G-2



- ① FRONT PORCH / CUSTOM RAILING
- ② WINDOW PANEL GARAGE DOOR
- ③ ENHANCED DRIVEWAY PAVING
- ④ BRICK COLUMN DETAIL
- ⑤ GABLED ROOF DORMER
- ⑥ WINDOW SHUTTERS
- ⑦ ARCHITECTURAL DETAIL

G-3



- ① ARCHWAY TO FRONT DOOR
- ② ENHANCED DRIVEWAY PAVING
- ③ WINDOW SHUTTERS
- ④ ROOF VARIATIONS
- ⑤ LIVING AREA FORWARD OF GARAGE
- ⑥ ARCHITECTURAL DETAIL

G-4



- ① FRONT PORCH / CUSTOM RAILING
- ② CARRIAGE STYLE GARAGE DOOR
- ③ ENHANCED DRIVEWAY PAVING
- ④ BRICK COLUMN DETAIL
- ⑤ GABLED ROOF DORMER
- ⑥ ARCHITECTURAL DETAIL

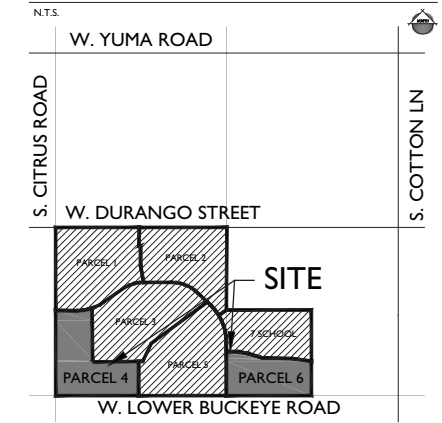
G-5

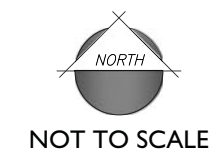
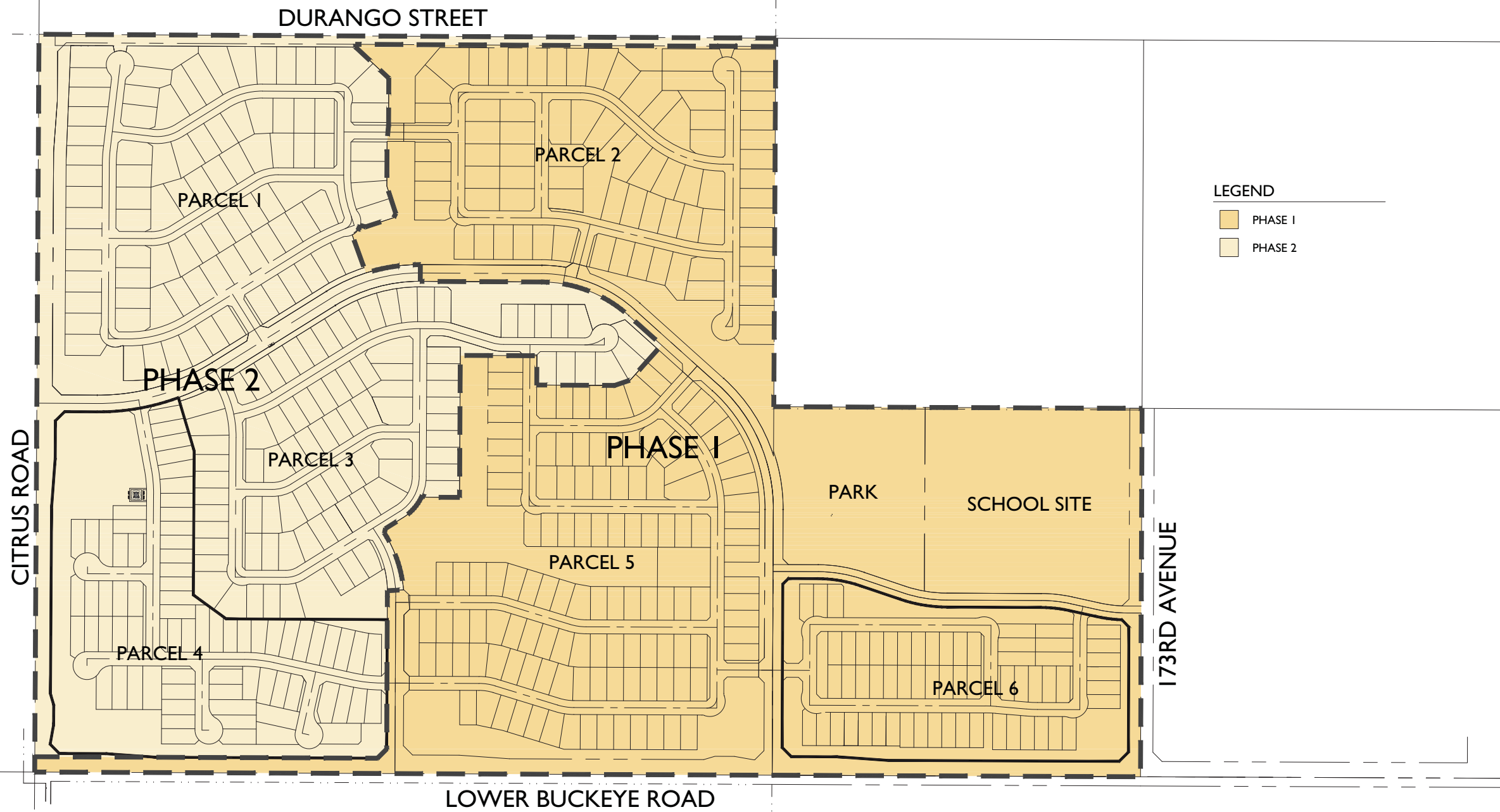


- ① FRONT COURTYARD
- ② STONE COLUMN DETAIL
- ③ EXPOSED RAFTER TAILS, UNDER DEEP ROOF EAVES
- ④ CARRIAGE STYLE GARAGE DOOR
- ⑤ ENHANCED DRIVEWAY PAVING

G-6

VICINITY MAP







August 17, 2016

Kelly Hall  
PM Consultants, Inc.  
16 Spur Circle  
Scottsdale, AZ 85251

Re: La Jolla Vista Master Reports Reliance Letter  
City of Goodyear, Arizona

Dear Mr. Hall,

Coe & Van Loo Consultants, Inc. (CVL) is the engineer of record for this project. CVL has previously completed and brought current the master studies as they relate to the previously approved PAD and subsequent Preliminary Plat and Final Plats. We recognize a minor PAD amendment is underway which would modify the previously planned multi-family parcels changing them to single family parcels. The previously completed master reports always contemplated those parcels as multi-family with density in excess of traditional single family. For that reason, the infrastructure needs outlined in the previously completed master reports meet or exceed that which would be required in the currently proposed PAD amendment. Because of this, it makes sense for the City to continue to rely on those master studies as being sufficient in the planning of the project.

Sincerely,  
COE & VAN LOO  
Consultants, Inc.

A handwritten signature in black ink, appearing to read 'Ryan Weed'.

Ryan Weed, P.E.  
President and CEO