

**Citizen Review Meeting Summary
Avilla PAD Amendment (13-210-00006)
December 17, 2013**

The Citizen Review Meeting for the Avilla Luxury Homes project was held on Tuesday, December 17, 2013 at 6:00 p.m. at the offices of the Development Services Department at Venida. The Avilla project is requesting an amendment of the Palm Valley Phase V Planned PAD to change the land use designation on 9.70 acres from MUC Mixed Use Commercial to UR/H High Density Residential (12-18 du/ac) and develop 127 single-family detached or attached homes for lease at the northwest corner of Indian School Road and Falcon Drive.

The meeting was conducted by Mike Curley with Earl, Curley & Legarde who is the attorney representing NEXmetro, the developer of the project. In attendance were 10 area residents, the owner of the multi-family property at northeast corner of Falcon and Indian School Road, and a representative of Agua Fria Union High School District.

Mr. Curley described the project as a single-story single-family rental community that is a hybrid between a typical single-family and multi-family development with 127 units at a density of 13 units/acre. The units would be arranged in pods of 4-5 units around a central courtyard area and each unit would have a fenced yard. The intended market is for seniors and others who want the single-family home environment with a yard, but do not want the maintenance responsibilities of home ownership. The rental community would be professionally managed with strict requirements for screening of renters. The units would be a combination of 1, 2 and 3 bedroom units ranging in size from 750 – 1250 sq. ft., and the rents would be from \$900 to \$1,400 per month. Mr. Curley described the site plan for the development noting the arrangements of the units, the 20-foot buffer to the adjoining single-family homes, a schematic of the courtyard layout, and the landscape planned along the frontage of Falcon Drive and Indian School Road. Mr. Curley concluded by saying that the Avilla site plan and building architectural presented were still evolving and improving as they receive input from City staff and residents.

The residents expressed concerns about increased traffic on Falcon Drive, congestion at the intersection of 152nd Avenue and Falcon Drive, congestion around the Mabel Padgett Elementary School at Falcon Drive and Turney Avenue, potential conflicts between the entrance to this project and the entrance to the apartment complex planned at the NEC of Falcon Drive and Indian School Road (whether aligned or off-set), and congestion at the intersection of Falcon Drive and Indian School Road. Mr. Curley responded that the traffic generated by this residential development would be less than what would be generated by development under the existing commercial zoning and the entrance to the project is being re-evaluated and can be adjusted as needed.

The residents also expressed concern about the impact on local elementary, middle, and high schools which they said were already at capacity. The representative of the Agua Fria High School District confirmed that the high school was at capacity at 1,250 students. Mr. Curley responded that the typical renter of this type of residence generates a very low student population (1 student per 10 units) based on other similar projects and that there would be minimal impact on the schools. Mr. Curley indicated that they plan to have further discussions with the schools.

A number of questions and concerns were voiced concerning the adequacy of parking planned for the residents and guests of the project. It was pointed out by one resident that there is no overflow parking available for this site on adjacent streets like other apartment projects. Mr. Curley responded that they are providing adequate resident and guest parking which meets the City's parking requirements, as well as national standards for apartments.

Some attendees were concerned about the density of the project in terms of number of units and the compact building design. Mr. Curley responded that the 13 units/acre is very low density compared to the

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typical multi-family project which is typically two stories and has 18 units per acre, like the one planned on the east side of Falcon Drive.

Several residents voiced concerns about that the proposed architecture was not consistent with the City's design guidelines and questioned how the residents could be assured it would be a high quality project and not Section 8 housing. One resident voiced objection to flat roofs, and an adjacent resident with a two-story home stated she would be looking down on these units and see the air conditioning units on the flat roofs. Another resident stated that she looked at this developer's Tucson project and felt it was not high quality and has generated a lot of problems. Mr. Curley responded that the Tucson project was done by a different developer and, while they have significantly revised and improved their site plan and buildings, the proposed building architecture is still a work-in-progress. Mr. Curley also stated that they are working to memorialize the representations they have made concerning the overall high quality development they propose through the PAD process.

Several area residents stated that they bought their homes knowing that this site would be commercial development, and would rather have the commercial than apartments and renters. The owner of the planned apartment development at the northeast corner of Falcon and Indian School Road (288 units on 16 acres) stated that they also based the purchase of their property on the assumption that commercial would be developed on this site to serve the surrounding area. Questions were raised concerning the need for more apartments in the area, and if there was enough planned commercial land in the area for future retail uses. Mr. Curley responded that they did an analysis of the amount of existing apartments in Goodyear as well as the amount of vacant commercial property. Their results show that there is an excess of commercial properties in the area and Goodyear has one of the lowest percentage of apartments for cities in the Metro Phoenix area.

In summary, while the meeting was professional and cordial, all of the residents who spoke appeared to be opposed to the project. Mr. Curley summarized the issues presented as traffic impacts, architecture, and assurance of quality and told the residents that they would be communicating with the residents before moving forward. He noted that no public hearing dates have been set yet.