

**PROJECT NARRATIVE
&
PAD AMENDMENT REQUEST
THIRD SUBMITTAL**

**LA VENTILLA
PHASE 3**

SOUTHEAST CORNER OF I-10 & SARIVAL AVENUE

SUBMITTED TO:



**CITY OF GOODYEAR
PLANNING AND ZONING DIVISION
195 N. 145TH AVE., BUILDING D
GOODYEAR, AZ 85338**

PREPARED MARCH 28, 2016

**LA VENTILLA
PHASE 3**

**PRELIMINARY SUBDIVISION PLAT
PROJECT NARRATIVE**

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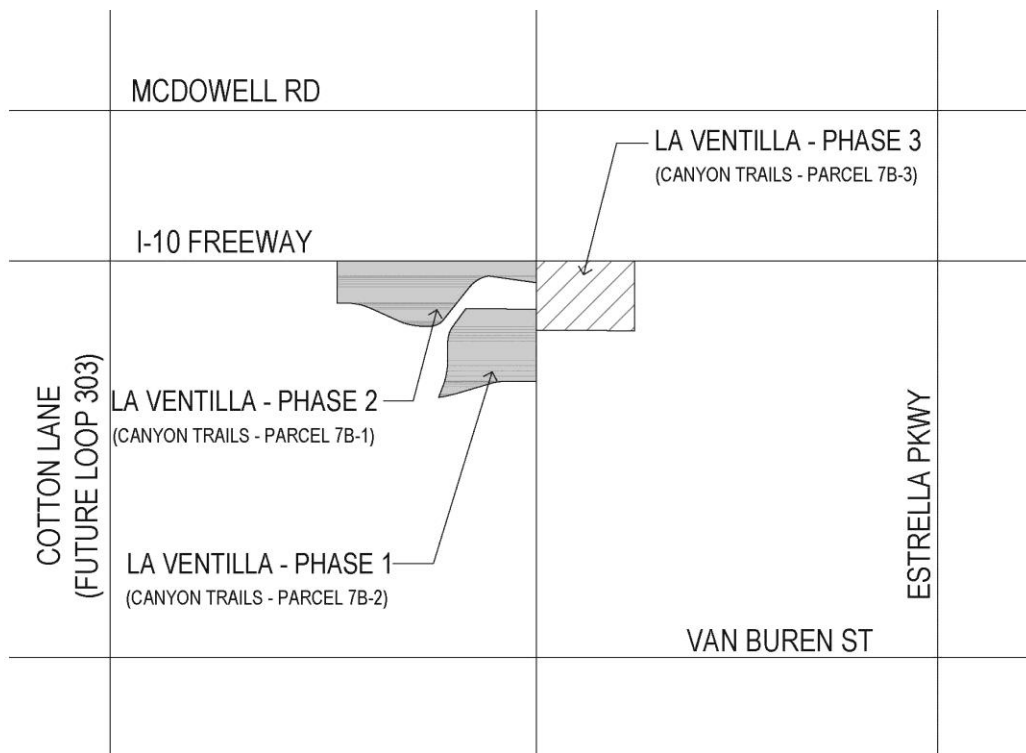
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INTRODUCTION

Canyon Trails is a mixed-use Planned Area Development (PAD) consisting of approximately 2,000 acres located south of Interstate 10 (I-10), from Estrella Parkway west to Citrus Road and south to Lower Buckeye Road. (See Exhibit A – Vicinity Map, below)

La Ventilla is comprised of parcels 7B-1, 7B-2, and 7B-3 of the Canyon Trails PAD dated April 29, 1999 and is located at the southwest corner of I-10 and Sarival Avenue. These three (3) parcels make up the three (3) phases of the La Ventilla development. For the purposes of this document parcels 7B-1, 7B-2, and 7B-3 shall henceforth be referred to as Phases 2, 1, and 3, respectively. All three phases combined equal approximately 49.21 acres of “Court Home” style house.

Exhibit A: Vicinity Map



PREVIOUSLY APPROVED AMENDMENT

A previously approved La Ventilla minor PAD amendment dated October 30, 2013 was approved on November 25th, 2013 for phases 1 & 2 for approximately 33 acres to change the “Townhouse” classification in the Canyon Trails PAD to “Court Home” classification.

In order to accommodate this transition, the amendment also allowed for the modification of specific standards within the approved PAD and Design Guidelines. This enabled the developer, KB Home (KB), to begin developing court style homes on the property. Both the Townhouse and the Court Home uses are considered Medium-High Density within the Canyon Trails PAD and the City of Goodyear 2025 General Plan. The surrounding parcels are developed as traditional single family residential.

CURRENT REQUESTED AMENDMENT

Due to the rapid success of the existing phases 1 & 2 of the La Ventilla development, KB Home requests to expand the development to add an additional phase 3 (Canyon Trails PAD parcel 7B-3) to the development which will require a similar change from “Townhouse” to “Court Homes” for Phase 3. In addition, in order to accommodate this product, certain of the development standards that have been approved for phases 1 & 2 will need to be utilized for phase 3. Through the uses of these standards, KB Home will be better able to provide a unique and creative development that meets the goals and objectives of the City of Goodyear and those of the approved Canyon Trails PAD. (See Exhibit B – Development Plan)

Minor Amendment:

For the request to be considered a minor amendment four criteria must be met:

- The proposed change does not increase the number of total dwelling units in excess of the amount approved by the City (5,421 units in PAD Phase 1).
 - *There is a proposed reduction in density from 7.08 dwelling units per acre approved for the site to 6.76 dwelling units per acre.*
- No arterial street intersections at locations other than presented in the Preliminary PAD report.
 - *There are no proposed changes of this nature.*
- No changes in permitted uses, densities, and intensities not included in the approved request.
 - *“Court Home” use is a permitted use within the PAD, as is the proposed intensity and density of 6.76 dwelling units per acre.*
- No relocation of intended uses (except as allowed by City code) to the proposed land use concept and configuration.
 - *There is no request for the relocation of any intended uses to the proposed land use concept or configuration.*

Design Guidelines:

The following are the requested amendments to the Court Home Design Guidelines that were approved in the Canyon Trails PAD.

Building Height

Court home designs for this project include single story and two-story homes. This will help to provide privacy and buffering to the neighboring residences create more varied street scene in order to maintain the variety of architecture throughout the site, two-story homes will be allowed adjacent to arterial streets that maintain a minimum landscape buffer of 20' between the residence and the right-of-way of the arterial.

Lot Coverage

Court Home clusters should not have more than ten (6) dwelling units being serviced from the same auto court. This will allow for shorter blocks between streets and encourage varying street scenes. The maximum lot coverage allowed shall be dictated by the setbacks defined in this amendment and the approved design guidelines. (See Exhibits C – Typical Lot Fit Diagram and D – 4-Pack Lot Fit Diagram)

Setbacks

The following table defines the allowed setbacks:

(A)	Rear/Side Setback	0'
(B)	Minimum Building Separation	7'
(C)	Motor Court Easement Setback	3.5'
(D)	Street Adjacent Setback	10' (from tract/property line)
(E)	Street Adjacent Garage Setback	18' (from back of sidewalk)

(See Exhibits C – Typical Lot Fit Diagram and D – 10-Pack Lot Fit Diagram)

Curvilinear streets are not warranted for this project since the garage door dominance has been mitigated by removing nearly all of the garage doors from the street scene. With this proposed design, the garages are serviced from a common motor court and not the public street.

In addition to the setbacks defined in the table above, the design of Phase 3 will also allow for additional setback between the proposed development and the existing residential developments to the east and south. This along with the development of only single story homes (with exception of the two-story lots 43 and 44) adjacent to the existing residential developments will provide a more effective buffer for the residences neighboring La Ventilla.

Architectural Diversity

Court style homes are situated close together and because all of the homes for this development are two-story, the required two (2) elevations per floorplan may not create enough architectural variety to avoid a certain amount of repetition. To mitigate this, the number of elevations offered will be increased to three (3) elevations for each floor plan, creating more architectural options than in the approved PAD.

Parking Requirements

The proposed development meets the approved parking standards of 0.5 parking spaces per unit. This is achieved with 33 on-street parking spaces located throughout the community.

Streetscape

The minimum private street allowed for the Court Home areas, as approved in the Design Guidelines of the PAD, is twenty-five (25) feet. This private street section would not allow for on-street parking. The minimum private street section to allow for on-street parking on one side will be 30 feet from back of curb. This allows for nine (9) feet for parking on one side, two (2) ten (10) foot travel lanes, and six (6) inch curbs. Eight (8) foot public utility easements and sidewalks will be provided outside of the private street tract. (See Private Street Section on Exhibit B – Development Plan)

CONCLUSION

Through the minor modifications of a select few requirements of the PAD, a unique and creative environment can be created. This plan reduces the number of units from what was approved, provides over twenty-eight (28) percent of open space, and establishes a neighborhood with an attractive street scene where almost all of the streets terminate on open space tracts. This design generates a pedestrian-friendly street scene that has more landscape and nearly eliminates garages from the street frontage, allowing the architecture of the home to create the environment. With these modifications the development meets the underlying goals and objectives of the PAD and the City of Goodyear by providing ample open space, and pedestrian-friendly streets uninhibited by individual driveways and cumbersome garage doors.

Exhibit B: Development Plan

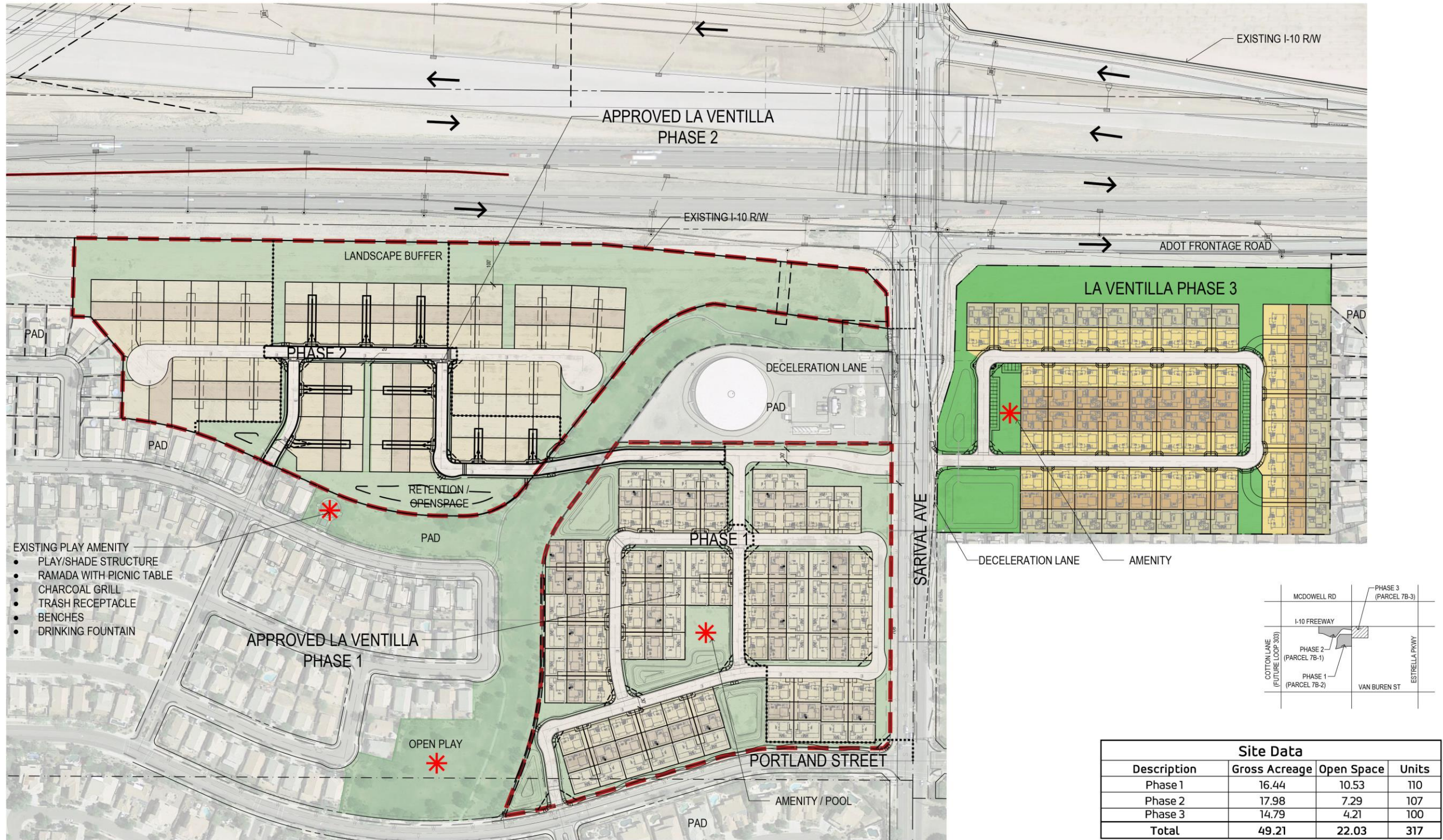


Exhibit C: Landscape Plan



Plant Materials Legend

Trees	Size
Acacia annura	24" Box
Mulga Acacia	24" Box
Acacia stenophylla	24" Box
Shoestring Acacia	24" Box
Chitalpa tashkinensis	24" Box
Chitalpa	24" Box
Dalbergia sissoo	24" Box
Sissoo	24" Box
Parkinsonia hybr.	24" Box
'Desert Museum' Palo Verde	24" Box
Pistacia chinensis	24" Box
Chinese Pistache	24" Box
Populus fremontii	24" Box
Cottonwood	24" Box
Prosopis hybrid	24" Box
Thornless Mesquite	24" Box
Quercus virginiana	24" Box
'Cathedral' Oak	24" Box
Sophora secundiflora	24" Box
Texas Mountain Laurel	24" Box
Ulmus parvifolia	24" Box
'Wikee' Elm	24" Box
Vitex agnus-castus	24" Box
Chaste Tree	24" Box

PRODUCT LEGEND

- ONE-STORY & TWO-STORY HOMES
- TWO-STORY HOMES
- TWO-STORY HOMES

NOTE:

ALL HOMES ADJACENT TO EXISTING HOMES ARE TO BE ONE-STORY ONLY, EXCLUDING LOTS 43 & 44

Exhibit D: Typical Lot Fit Diagram



FOUR PACK DIAGRAM

