

LA JOLLA VISTA
P A D A M E N D M E N T
NEC Citrus Road and Lower Buckeye Road
Goodyear, Arizona

Project Narrative

Case No. 15-210-00003

August 31, 2016
Revised: October 11, 2016

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

Description of Proposal:

The Owner is requesting the PAD for La Jolla Vista be amended to change the underlying zoning for Parcels 4 and 6 from SF-D/SF-A (Court Homes) to R1-6 Single Family detached with a minimum lot size of 50' x 120' (6,000 sf). 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 173rd Avenue and W. Lower Buckeye Road and includes 18.6 net acres. The effect of the amendment will be a change from ultra small lot court homes, Z lots, attached or detached cluster homes on a shared auto court to standard detached single-family homes.

This amendment clearly defines the proposed product as single family detached on 50' wide lots. The proposed amendment will increase the lot sizes from 2,000 -2,500 square feet to a minimum of 6,000 square feet. 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 sideyards have been increased from 0' to a minimum of 5' and 8' with a minimum distance of 13' between homes. The result of this amendment will be a more conventional product type, with reduced density for Parcels 4 and 6. The proposed lots will comprise only 25% of the total lots in La Jolla Vista.

Reasons for Request

The La Jolla Vista development team (including Real Estate Broker) has determined, following extensive market research, that the ultra small lot/court home/cluster style residential product type no longer represents a marketable use for these two parcels as originally approved. The proposed change is necessary to meet the current market demand for detached homes on individual lots.

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 5 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.

As reported by CRA Ltd. (AZDRE Licensed Broker), the future for the Goodyear submarket, south of Interstate-10, is 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 affordable 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.

During the run up to the "Housing Bubble" of 2007/2008, homebuilders became very creative with density and product focusing on cluster lots, hammerhead lots and 6 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 SqFt in this submarket. The Great Recession has forced the National Builders to scale back their operations and reduce costs, with the solution being to return to traditional 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 opportunities in this marketplace.

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.

The result of this amendment will be formal entitlement to provide 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 in order to provide desirable product diversity within the La Jolla Vista development along with improved affordable homeownership over the existing product type. 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.

Impact on Adjacent Properties:

The requested change from cluster housing to single family detached housing will not have an impact on adjacent properties. Parcels 4 and 6 are adjacent to arterial roadways, on the perimeter of the La Jolla Vista PAD. The overall PAD density is being reduced from 3.87 dwelling units per acre to 2.89 dwelling units per acre. Total units are reduced from 690 to ±515. Parcels 4 and 6 density is decreased from a maximum of 8.0 dwelling units per acre to 3.1 and 3.3 dwelling units per acre respectively.

The proposed Amendment generates a reduced impact on City services, streets and transportation, fire, police and schools, all while improving the quality and amenities via the design enhancements offered in this amendment as justification for substitution of 6,000 SqFt minimum lots for 6- & 8-pack cluster homes with minimum 2,500 SqFt lots. Based on the larger lot areas and SFD 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.

City Policies that Support the Request:

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 density of 2.89 dwelling units per acre, well within the General Plan's guidelines.

La Jolla Vista is supportive of General Plan Standard 5 and Standard 31. Pedestrian and bicycle connections are provided between and within the development to allow the community to walk or bike to nearby destinations. Primary pedestrian circulation is provided along the perimeter connecting to adjacent developments and the school site, while secondary pedestrian walkways connect residents within the neighborhood and to arterial roadways.

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 Enhancements to guide the development and provide the design diversity that the City seeks. The design enhancements are also being offered as further justification for the reduced lot width proposed within the R1- 6 underlying Zoning District.