

AGENDA ITEM #: _____

DATE: October 19, 2016

COAC #: 16-5920

**CITY OF GOODYEAR
PLANNING & ZONING COMMISSION ACTION FORM**

SUBJECT: Amendment of the La Jolla Vista Planned Area Development (PAD) for Parcels 4 and 6

STAFF PRESENTER: Joe Schmitz, Long Range Planner

CASE NUMBER: 15-210-00003

APPLICANT: Citrus and Lower Buckeye LLC, represented by Stephen Earl of Earl, Curley & Legarde, PC and Kelly Hall with PM Consultants LLC

RECOMMENDATION:

1. Conduct a public hearing to consider an Amendment to the La Jolla Vista Planned Area Development (PAD) for Parcels 4 and 6:
 - a. Open public hearing
 - b. Staff presentation
 - c. Receive public comment
 - d. Close public hearing
2. Recommend to City Council approval of an Amendment to the La Jolla Vista PAD for Parcels 4 and 6 to change the land use designation on approximately 41 acres from Court Homes (up to 8.0 du/ac) to R1-6 Single Family Residential District (up to 4.0 du/ac) with modified development standards as set forth in the La Jolla Vista PAD Amendment Final PAD Plan, dated October 11, 2016, subject to the following stipulations:
 - a. Compliance with the La Jolla Vista Final PAD Development Plan, dated June 30, 2005, and all stipulations of approval contained in Ordinance 2005-971, except as modified by the stipulations of approval set forth herein and the La Jolla Vista PAD Amendment Final PAD Plan, dated October 11, 2016;
 - b. All development within the subject property shall be in substantial compliance with the development concepts and design standards in the most current City of Goodyear Design Guidelines Manual, except as modified by the La Jolla Vista PAD dated June 30, 2005 and the stipulations of approval contained in Ordinance 2005-971, and as modified by the stipulations of approval set forth herein and the La Jolla Vista PAD Amendment Final PAD Plan, dated October 11, 2016;
 - c. Stipulation No. 4 of the Ordinance 2005-971, which approved the La Jolla Vista Final PAD Development Plan, dated June 30, 2005, pertaining to Minor Amendments to the PAD is hereby deleted;
 - d. All amendments to the La Jolla Vista PAD shall be processed pursuant to the requirements under state law and the City of Goodyear's Zoning Ordinance for rezoning. No amendments to the PAD shall be approved administratively;

- e. No single family residential lots in Parcel 6 shall be allowed to front on Magnolia Street between 173rd and 175th Avenues;
- f. Any final plat for Parcels 4 or 6 shall include a note requiring each homeowner to sign an acknowledgement accepting maintenance responsibility for the parkway between the sidewalk and curb adjacent to their lot. Such requirement shall be made part of the CC&Rs for the development and noted on the plat along with a statement that this requirement shall be enforced by the HOA who will be responsible for such maintenance if the lot owner fails to maintain said parkway;
- g. Prior to approval of any final plat for Parcel 6, the construction drawings for Magnolia Street between 173rd and 175th Avenues and 175th Avenue/Watkins Street adjacent to the park site shall be revised to provide on-street parking pockets adjacent to the park site in a manner acceptable to the City Engineer, or his/her designee;
- h. In the event of conflict between the La Jolla Vista Final PAD Development Plan, dated June 30, 2005, and all stipulations of approval contained in Ordinance 2005-971 related to such PAD and the La Jolla Vista PAD Amendment Final PAD Plan, dated October 11, 2016 and all stipulations of approval related to such PAD Amendment, the requirements of the PAD Amendment and conditions of approval most recently adopted shall prevail.
- i. All model homes built for the housing product in Parcels 4 and 6 shall be constructed including the porch option to encourage use of this option.

PURPOSE:

This proposed Amendment to the La Jolla Vista PAD for is Parcels 4 and 6. Parcel 4 is 23.1 acres located at the northeast corner of Citrus Road and Lower Buckeye Road, and Parcel 6 is 18.6 acres located at the northwest corner of 173rd Avenue and Lower Buckeye Road. The Amendment would change the land use designations for these parcels from Court Homes (up to 8.0 du/ac) to R1-6 Single Family Residential District (up to 4.0 du/ac) with modified development standards for minimum lot width (from 60' to 50') and reduced side setbacks (5' and 10' with 15' aggregate to 5' and 8' with 13' aggregate).

BACKGROUND AND PREVIOUS ACTIONS:

On May 23, 2005, the City Council adopted Resolution No. 2005-981 which approved a Memorandum of Understanding (MOU) between the City and 16 property owners and developers referred to as the Initial Development Group. The purpose of the MOU was to establish a framework for cooperation between these owners/developers and the City regarding the development of the basic public infrastructure needed to serve the West Goodyear Central Planning Area.

On October 24, 2005, the City Council adopted Ordinance No. 2005-970 which annexed into the city approximately 198.5 acres, pursuant to a Pre-Annexation Development Agreement executed

between the City and Citrus and Lower Buckeye LLC, for the La Jolla Vista development on the property located at the northeast corner of Citrus Road and Lower Buckeye Road.

On October 24, 2005, the City Council adopted Ordinance No. 2005-971 rezoning approximately 198.5 acres and establishing the La Jolla Vista Planned Area Development on the property located at the northeast corner of Citrus Road and Lower Buckeye Road. The La Jolla Vista PAD was to be developed with four single family residential parcels with minimum lot sizes of 60' x 120' and 70' x 125'. The PAD also allowed two court home parcels which could be developed with attached or detached single family homes up to 8.0 units per acre arranged around common motor courts. Two other parcels were to be dedicated to the school district – one for an eight-acre park and the other for a 12-acre elementary school site. The net density of the project was planned to be about 3.87 du/ac (not including the school site and arterial roads in the calculation) which was higher than the base density of 2.0 du/ac and above the 2.85 provided by participation in the West Goodyear MOU. The additional density was justified on the basis of the school site reservation and park site dedication, along with other amenities such as walking trails through the project, attractive landscaped entries to the development and enhanced landscaping and perimeter walls. A total of 690 dwelling units were approved for this project.

On March 20, 2006, the City Council approved a Preliminary Plat for the La Jolla Vista development which proposed subdividing the property into 384 single family lots and creating two court home parcels for up to 306 dwelling units for a total of 690 units.

On July 10, 2006, the City Council adopted Resolution Nos. 06-1064 and 06-1065 establishing a Special Public Improvement Project Area to facilitate the development of regional water and sewer lines needed to serve the West Goodyear Central Planning Area and provide for cost recovery by the party who installs the regional public improvements from the properties who benefitted from such public improvements.

On March 26, 2007 the City Council approved five final plats: 1) a Master Plat that created eight parcels (four single family parcels, two court home parcels, an elementary school site, and an eight-acre park site) and established the backbone of the roadway and utility improvements for the entire property; 2) a Final Plat for Parcel 1 for 90, 70' x 125' single family lots; 3) a Final Plat for Parcel 2 for 78, 70' x 125' single family lots; 4) a Final Plat for Parcel 3 for 90, 60' x 120' single family lots; and 5) a Final Plat for Parcel 5 for 124, 60' x 120' single family lots.

Due to the downturn in the economy in 2008, these subdivision plats have never been recorded nor developed. Over the past eight years, the City has worked with the owners and developers in the West Goodyear Central Planning Area (WGCPA) on several strategies in an attempt to spur development in the part of Goodyear. Virtually all of the projects in the WGCPA have executed revised Development Agreements which have relieved them of pre-payment of development impact fees; provided additional options for providing assurance that all public improvements will be completed; allowed additional time in which to record plats and commence construction; insured that benefitted properties would cooperate in making reimbursement payments in a timely manner; and facilitated phasing of development. The original cost recovery resolutions were also updated which reduced the cost of some lines and revised to allow proration of lines that are partially constructed in accordance with a phasing plan.

On April 25, 2016, the City Council approved the Second Amended & Restated Development Agreement for La Jolla Vista. This Agreement, among other things, preserved the prior approvals that this development had already obtained; required recording of the Master Plat and at least one parcel plat no later than January 24, 2017; specified certain requirements that must be met prior to recording the first final plat or approval of the first site plan on the property; provided for phasing of development; and outlined how reimbursements would be handled to insure timely payment.

CURRENT POLICY:

A request to amend the land uses within an approved PAD must be processed as a rezoning request, which requires public review and approval by the Planning and Zoning Commission and City Council. The proposed amendment should be consistent with the General Plan and should not adversely impact the surrounding area.

DETAILS OF THE REQUEST:

The proposed Amendment to the La Jolla Vista PAD requests approval of a change in the land use designation of Parcels 4 and 6 from Court Homes (up to 8 du/ac) to R1-6 Single Family Residential (up to 4.0 du/ac) with modified development standards. Parcel 4 consists of 23.1 acres and is located at the northeast corner of Citrus and Lower Buckeye Roads. Parcel 6 has 18.6 acres and is located at the northwest corner of 173rd Avenue and Lower Buckeye Road.

The modified development plan proposes single family detached residential product on lots that will be a minimum of 50 feet wide and 120 feet deep with a minimum lot area of 6,000 square feet. The proposed lot area is the same as the minimum specified in the R1-6 District, but at 50 feet wide, the lot width is ten feet less than 60 feet normally required in the R1-6 District.

The minimum side setbacks in the original PAD and the R1-6 District are five feet with an aggregate of fifteen feet, meaning if five is provided on one side, the other side must be ten. The side setbacks proposed in the PAD Amendment are to be slightly less at five and eight feet, but with a requirement for a minimum building separation of 13 feet (the five and eight feet will be paired with five feet on one lot and eight feet on the adjacent lot). Both the original PAD and the proposed PAD Amendment would allow a front setback of 10 feet for a side turned garage, living area, or a front porch. The R1-6 District only allows a front setback of 10 feet for a side turned garage.

The proposed PAD Amendment would allow a maximum building coverage of the lot up to 50% for a single story home and up to 45% for a two-story home. The original PAD allows up to 45% for a single story home and up to 40% for a two-story home, while the R1-6 District limits the maximum building coverage to 40% regardless of the number of stories.

In order to minimize the dominance of garages and driveways on the residential streetscape, the applicant has included a set of enhanced design guidelines that will be required in Parcels 4 and

6. These “Design Guideline Enhancements” are summarized in Table 4 of the La Jolla Vista PAD Amendment document and include the following:

- a. A five-foot wide parkway strip along all local streets between the curb and the sidewalk which will be planted with a minimum of one tree and four shrubs equally spaced and covered in groundcover;
- b. At least 50% of the homes in the development will have a front porch with the minimum dimensions of 6 feet by 10 feet;
- c. All lots will have the living area or front porch forward of the garage face by a minimum of six feet;
- d. All garage doors will be architecturally enhanced with architectural trim, raised panels and/or windows, or single garage doors with a minimum of 12 inches between the doors, or carriage style;
- e. Each subdivision will provide a minimum of four different floor plans and four different elevations per plan and adjacent homes cannot have the same floor plan and elevation;
- f. Each subdivision will provide a minimum of four color combinations and adjacent homes cannot have the same color combination;
- g. Each home shall have enhanced driveway paving such as stamped and colored concrete or brick pavers;
- h. No more than two, two-story homes may be located adjacent to each other along arterial streets;
- i. The perimeter wall along the south side of Parcel 6 will be staggered a minimum of two feet along the arterial street every 350 feet;
- j. All corner lots shall have a ten-foot wide landscape tract adjacent to the street right-of-way;
- k. Pedestrian connectivity shall be provided between the development and the adjacent arterial streets;
- l. Enhanced subdivision entries shall be provided at all major vehicular entries into the residential development;
- m. All homes shall have front doors that have panels and/or windows;
- n. All windows shall have trim along all four sides in the form of trim pieces, pop-outs or reveals, or be recessed;
- o. The primary front building elevation shall have a minimum of one change in plane of at least 24 inches;
- p. Garage doors must be recessed a minimum of 12 inches from the front plane of the house;
- q. Garage doors must not occupy more than 50% of the front building face; and,
- r. The front setbacks of adjacent homes shall be staggered by a minimum of three feet.

In addition to these enhanced design guidelines, the standard design guidelines typically required in single family residential developments will still be required, such as four-sided architecture; front yard landscaping being installed within 60 days of issuance of the Certificate of Occupancy; and no two-story homes on corner lots.

For comparison purposes, Tables 1 and 2 in the La Jolla Vista PAD Amendment document provide a summary of the number of units that will be allowed in this development if the proposed PAD Amendment is approved and includes the following information:

LA JOLLA VISTA PAD AMENDMENT YIELD AND DENSITY COMPARISON							
Parcel	No. of Units Orig.PAD	Lot Size & Area	No. of Units Rev. PAD	Lot Size & Area	Net Area	Revised Density	% of Total Lots
1	90	70'x125' 8,750 sq.ft.	90	70'x125' 8,750 sq.ft.	32.8	2.74	17.5%
2	78	70'x125' 8,750 sq.ft.	78	70'x125' 8,750 sq.ft.	29.7	2.63	15.1%
3	106	60'x120' 7,200 sq.ft.	90	60'x120' 7,200 sq.ft.	33.2	2.71	17.5%
4	171	None 2,000 sq.ft.	72	50'x100' 6,000 sq.ft.	23.1	3.12	14.0%
5	107	60'x120' 7,200 sq.ft.	124	60'x120' 7,200 sq.ft.	32.8	3.78	24.1%
6	138	None 2,000 sq.ft.	61	50'x100' 6,000 sq.ft.	18.6	3.28	11.8%
7	School	N/A	School	N/A	12	N/A	N/A
8	Park	N/A	Park	N/A	8	N/A	N/A
Total	690	N/A	515	N/A	190.2	2.71	N/A

As can be seen from the table, the number of dwelling units in the development will decrease by 175 units from 690 to 515. The original net density of the project had been 3.87 du/ac, but has dropped to about 2.71 du/ac. While the number of 70-foot wide lots has remained the same at 168 and the number of 60-foot wide lots is about the same at 214 (213), the 309 court home lots will be replaced with 133, 50-foot wide lots. The lot mix has changed with the percentage of 70-foot wide lots now representing 32.6% of the development (formerly 24.3%); the percentage of 60-foot wide lots representing 41.5% of the development (formerly 30.9%) and the percentage of court home lots going from 44.7% to zero and 50-foot wide lots going from zero to 25.8%.

The applicant has asserted that with the change from court homes to detached single family product will make these parcels more marketable, while still providing a mix of housing product within the development. The applicant's justification for the project can be found in the Project Narrative and the Justification section of the PAD Amendment document.

Surrounding Properties:

- North – Existing Sweetwater Estates No 2 subdivision located in the county developed with lots that are a minimum of one-acre, and a portion of the Cottonflower single family development located in Goodyear which has been developed with a mixture of 50-foot, 55-foot, and 60-foot minimum width lots;
- East – Existing Sin Lomas subdivision located in Goodyear which is being developed with 138 lots with a minimum lot width of 55 feet, with up to 33 lots allowed with a 50-foot lot width (about 24%);
- South – Undeveloped land currently in agricultural use, some of which will be developed in the future with residential development, such as the entitled lands for Citrus Ridge and

Cotton Commons, along with a 50-acre future high school site owned by the Agua Fria H.S. District No. 216;

- West – Undeveloped land currently in agricultural use with the entitled Levinson 160 PAD to the southwest across Citrus Road and the Pradera PAD on the west side of Citrus Road between Lower Buckeye Road and Durango Road.

Phoenix-Goodyear Airport:

The subject property is located within the Phoenix-Goodyear Airport Traffic Pattern Airspace. The property is located approximately 2.0 miles from the 60 Ldn noise contour line. It is anticipated that the proposed development of the property will not adversely impact airport operations, nor will the development be adversely impacted. A stipulation in the original PAD approval requires the developer to inform future residents of airport operations and the potential for attendant noise and is included in the recommendation for this Amendment.

Luke Air Force Base:

The subject property is located within the territory in the vicinity of a military airport, but is located about 2.0 miles from the 65 Ldn noise contour line and the Accident Potential Zones for Luke AFB. It is anticipated that the proposed development of the property will not adversely impact base operations, nor will the subject property be adversely impacted. A stipulation in the original PAD requires the developer to disclose to future residents the proximity of the property to Luke AFB and the potential for attendant noise impacts.

Fire Department:

The proposed PAD Amendment will reduce the overall density of the development and the number of units on the site from 690 to 515 and thereby will reduce the impact on the Fire Department. Two fire stations are planned in the West Goodyear Planning area. One will be located on the northeast corner of Harrison Street and Citrus Road on eight acres acquired for a fire station site and future water campus. The other station is planned on a yet to be determined site in the vicinity of Broadway and Citrus. Until an additional station is constructed, the subject property will be served from Fire Station No. 184 located at the southwest corner of Yuma Road and Wildflower Drive, which is approximately 2.5 street miles from the subject property with an approximate response time of 6 to 8 minutes.

Police Department:

The subject property is located within an existing patrol beat and the current level of service within the patrol beat can accommodate development of the property.

Water/Wastewater/Reclaimed Water:

This project will be served by new regional water and sewer lines constructed by one or more developers in the West Goodyear Central Planning area pursuant to the West Goodyear Cost Recovery Resolutions. The Master Reports for water and wastewater services were provided with the original PAD and plats approved for La Jolla Vista. The applicant has included a letter from the project's engineer in the PAD Amendment document indicating that the infrastructure planned for La Jolla Vista will not be affected by the proposed change in land use designation from court home to single family detached residential since this change will result in a reduction of the number of dwelling units that was used in the demand calculations for the site and will not

affect the sizing of the utility infrastructure. The use of reclaimed water for irrigation is not being required pursuant to the policy adopted by the City Council committing reclaimed water to groundwater recharge. More detailed preliminary water and sewer reports will be required to be submitted with the preliminary plats for Parcels 4 and 6.

Streets/Access:

Access to the development will essentially remain as it was approved with the original La Jolla Vista PAD. A Final Development Plan included in the PAD Amendment document as Exhibit H shows two points of access will be provided to each parcel from the collector streets within the development. At the time of subdivision platting, each subdivision will be reviewed and required to demonstrate adequate access for fire and emergency response. The need and timing of traffic signals were addressed in the original La Jolla Vista PAD, as well as in the most recent Development Agreement executed for this project. Although not formally designated a collector street, Magnolia Street between 173rd Avenue and 175th Avenue will function as a collector due to the traffic expected to be generated by the future elementary school. For this reason, the applicant has modified the Final Development Plan to eliminate any lots fronting on Magnolia Street and this restriction has been included as a stipulation in the Staff Recommendation.

School Districts:

The applicant has cooperated both with the Avondale School District, by providing a twelve-acre elementary school site as part of the original La Jolla Vista PAD, and by agreeing to provide a monetary contribution to the Agua Fria H.S. District No. 216 which has a 50-acre future high school site immediately south of La Jolla Vista on the south side of Lower Buckeye Road.

Parks and Open Spaces:

The original La Jolla Vista PAD included a series of tot lots connected by open space trails and an eight-acre park site that will be owned either by the Avondale School District or the La Jolla Vista HOA, and will be open to the public. In order to satisfy the School District's need for a secure school environment, the plan for the park is to develop three acres at the NEC of 175th Drive and Magnolia Street which will be open to the public during the same hours as the typical public park, while the balance of the site will be fenced and restricted to use by the school during school hours, but open to the public after school hours. On-street parking bays have been incorporated into the design of the collector streets adjacent to the park site on both 175th Drive and Magnolia Street.

Community Benefit:

The change in the land use designations for Parcels 4 and 6 will in all likelihood accelerate the future development of these parcels, as there appears to be more demand for a 50-foot wide lot product than a court home product at this time. The introduction of 50-foot wide lot still provides some level of housing product diversity and the additional design requirements should help mitigate the effect of garages and driveways on the residential streetscape.

PUBLIC PARTICIPATION:

Citizen Review Meeting:

In accordance with the City's Citizen Review Ordinance, a neighborhood meeting was held on Thursday, September 29, 2016. Notices were mailed to property owners within 500 feet of the subject property and to the homeowners association. At that meeting, the applicant presented the details of the PAD Amendment to the community in an open house format. Approximately 10 people attended the neighborhood meeting. Generally, those in attendance were residents of the Sweetwater Estates No. 2 subdivision located north of Durango Street on the east side of Citrus Road. Most of the questions and comments focused on the type of housing product being proposed, the development schedule, and access to Durango Street. City staff advised the neighbors that vehicular access from La Jolla Vista to Durango Street was prohibited, but pedestrian access would be provided to allow access from Sweetwater Estates to the park site and future planned elementary school located within the La Jolla Vista development.

Planning and Zoning Commission Meeting:

Public notice for the Planning and Zoning Commission meeting included an advertisement placed in the Arizona Republic on September 30, 2016; a notice of public hearing letter was mailed to surrounding property owners within 500-feet of the subject property on September 28, 2016; and two signs were posted on the property (NEC of Citrus and Lower Buckeye Roads and NWC of 173rd Avenue and Lower Buckeye Road) on October 3, 2016. Staff has not received any formal response from the public on this notification.

STAFF ANALYSIS:

The General Plan land use designation for these parcels is Neighborhoods which allows single family detached and attached residential uses with densities up to five units per acre. Staff finds that the requested PAD Amendment is consistent with the subject property's Neighborhood land use designation and will be compatible with the surrounding area. While the Amendment will result in all of the housing product being detached single family residential, it will still provide some level of diversity and variety by offering different lot sizes in the La Jolla Vista development. By changing the court homes to small lot single family, the project may be more likely to be developed sooner than under its current court home designation, which in turn may help accelerate the development of the regional utility infrastructure needed to start residential development within the West Goodyear area. For these reasons, staff is recommending approval of the proposed Amendment to the La Jolla Vista PAD to change the land use designation for Parcels 4 and 6 from Court Homes to Single Family detached residential on 50-foot wide lots, subject to the enhanced design guidelines outlined in the PAD Amendment document and certain stipulations specified in the staff recommendation.

FISCAL ANALYSIS:

A fiscal impact analysis was not conducted for this item.

ATTACHMENTS:

1. Aerial Photo
2. La Jolla Vista PAD Amendment - Project Narrative
3. La Jolla Vista PAD Amendment - October 11, 2016

4. Ord. 2005-971 – Original La Jolla Vista PAD
5. Original La Jolla Vista Final PAD Development Plan, dated June 30, 2005