

LAS BRISAS PHASE 2

First Submittal
December 14, 2016

Second Submittal
January 26, 2017

Third Submittal
February 21, 2017

**Fourth Submittal
March 7, 2017**

FINAL
PLANNED
AREA
DEVELOPMENT
**REGULATORY
STANDARDS
BOOKLET**

City of Goodyear

taylor
morrison

Homes Inspired by You



LAS BRISAS PHASE 2

Final Planned Area Development

REGULATORY STANDARDS BOOKLET

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LAS BRISAS OVERVIEW

Las Brisas is a 427-acre master planned community located in the western region of the City of Goodyear ("Las Brisas"). More specifically, the property is located between Lower Buckeye Road to the north, Broadway Road to the south, Perryville Road to the west and Citrus Road to the east. The City of Goodyear General Plan designates Las Brisas as Low Density Residential, 2.0 – 4.0 du/ac. Las Brisas has been entitled and developed in two phases. Las Brisas Phase 1 is 116 acres with 324 planned single family residential lots and was approved as part of the larger Canyon Trails PAD. Las Brisas Phase 2, the subject of this Final Planned Area Development ("Las Brisas Phase 2 Final PAD"), is comprised of the remaining 311 acres and was originally approved on September 11, 2006 via City of Goodyear Ordinance No. 06-1020 and Supplementary Zoning Map No. 05-219. The original Las Brisas Phase 2 Final PAD approvals included 912 single family residential lots with an overall net density of 3.09 du/ac. This update to the Las Brisas Phase 2 Final PAD modifies the zoning classification on four development parcels and will result in an overall unit count increase within Phase 2 to approximately 997 single family residential lots with an overall net density of 3.29 du/ac.

The combined Las Brisas Phase 1 and Phase 2 development plans embody the land use goals and objectives outlined in the City of Goodyear General Plan. Las Brisas, as a whole, provides a mix of single family housing opportunities combined with abundant open space and recreational features intended to promote a walkable residential community that appeals to a diverse buyer demographic. Through strategic placement of collector streets, open space amenities, trail systems, and community assets such as the Las Brisas Academy school, Las Brisas is designed to be a highly connected community that promotes multi-modal access throughout the neighborhoods.

This update to the Las Brisas Phase 2 Final PAD is intended to continue the tradition of providing high quality homes within a vibrant and well-designed master planned community by responding to current market trends, buyer feedback and consumer demands.

PAD REGULATORY IMPACT

The Las Brisas Phase 2 Final PAD has been prepared pursuant to Section 3-5 of the City of Goodyear Zoning Ordinance and establishes the regulatory framework for Las Brisas Phase 2 by creating unique, project specific zoning regulations. The Las Brisas Phase 2 Final PAD takes precedence over any current or future zoning ordinances and guidelines implemented by the City of Goodyear except in circumstances involving public health, safety and welfare. The Las Brisas Phase 2 Final PAD is a stand-alone regulatory document comprised of project specific zoning regulations, including but not limited to permitted uses, project density and intensity, development standards, and design requirements. Zoning requirements, development standards, and regulatory processes that are not specifically articulated within the Las Brisas Phase 2 Final PAD are governed by the City of Goodyear Zoning Ordinance. The Las Brisas Phase 2 Final PAD does not modify other Goodyear City Code provisions or requirements.

REGULATORY DEVELOPMENT STANDARDS

This section contains the land use and regulatory development standards for the Las Brisas Phase 2 Final PAD, which is in compliance with Section 3-5 of the City of Goodyear Zoning Ordinance. These standards govern the land use densities, intensities and general locational criteria for the various zoning classifications. Further, this section includes zoning classifications unique to Las Brisas Phase 2, development standards related to the land use designations and permitted uses, general regulations such as setbacks, building height, lot coverage, design requirements and various other general development standards that apply to the property.

The Las Brisas Phase 2 Final PAD includes five distinct residential zoning districts and designates a portion of the property for commercial uses. There are eight residential development parcels within Las Brisas Phase 2: 2A.1, 2A.2, 2B.1, 2B.2, 2B.3, 2C.1-2C.4, 2C.5 and 2C.6. Each development parcel is assigned a residential zoning district (see the *Las Brisas Phase 2 Zoning Exhibit* included in **Appendix A**). Unique development standards have been created for each residential zoning district (see **Table 1** on page 8).

RESIDENTIAL ZONING CLASSIFICATIONS AND PERMITTED USES

The Las Brisas Phase 2 Final PAD includes five distinct residential zoning classifications that are unique to Las Brisas Phase 2 and do not correspond to underlying City of Goodyear residential zoning classifications.

PERMITTED USES

Permitted uses within the residential districts are as follows. All terms used within this Permitted Use section shall be defined pursuant to the Goodyear Zoning Ordinance.

PRINCIPAL PERMITTED USES. Only listed use of structures or land shall be permitted.

1. One single family dwelling on any lot or parcel.
2. Parks, playgrounds and other recreational uses. Eating and drinking establishments and service facilities that are accessory to these uses are allowed provided that no such accessory use shall be located closer than one hundred (100) feet to any adjacent residential lot or parcel.

PERMITTED ACCESSORY USES.

1. Uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.
2. Home business, subject to the provisions of Section 3-2-1-B-3 of the Goodyear Zoning Ordinance.
3. Temporary offices and/or construction sheds and appurtenant signs and storage incidental to a construction project, which shall be removed upon completion or abandonment of construction work.
4. Private garage.
5. Private swimming pools when enclosed with a non-climbable fence at least five (5) feet in height, with a maximum of six (6) feet, with self-closing and self-latching gates.
6. Signs, on-site, as provided for in Article 7 of the City of Goodyear Zoning Ordinance.
7. Accessory Structures are subject to Article 8 of the City of Goodyear Zoning Ordinance.

The following residential zoning classifications are established for Las Brisas Phase 2.

SF-8,400 SINGLE FAMILY RESIDENTIAL

This district is designed to accommodate single family detached lots with a minimum lot width of 70 feet and a typical lot area of 8,400 square feet.

SF-7,800 DETACHED RESIDENTIAL

This district is designed to accommodate single-family detached lots with a typical lot area of 7,800 square feet and a minimum lot width of 65 feet.

SF-7,000 SINGLE FAMILY RESIDENTIAL

This district is designed to accommodate single-family detached lots with a typical lot area of 7,000 square feet and a minimum lot width of 60 feet.

SF-6,400 SINGLE FAMILY RESIDENTIAL

This district is designed to accommodate single family detached lots with a typical lot area of 6,400 square feet and a minimum lot width of 55 feet.

SF-5,850 SINGLE FAMILY RESIDENTIAL

This district is designed to accommodate single-family detached lots with a typical lot area of 5,850 square feet and a minimum lot width of 50 feet.

COMMERCIAL ZONING CLASSIFICATION AND PERMITTED USES

A commercial parcel is located at the northeast corner of Perryville Road and Broadway Road and is proposed for neighborhood commercial uses. The commercial parcel will be developed in conformance with the C-2 General Commercial District as set forth in Section 3-3-3 of the City of Goodyear Zoning Ordinance and conditions as defined by Section II of Ordinance 08-1105 (see *attached Appendix B*). Permitted uses, development standards and other regulatory requirements are governed by the C-2 district standards.

DEVELOPMENT STANDARDS

The following development standards establish the basic development criteria, including lot size, density, setbacks, lot coverage and building heights, for each Las Brisas Phase 2 zoning classification. Any development standards not identified within Table 1 below shall be governed by the standards with the Goodyear Zoning Ordinance.

TABLE 1

	SF-8,400	SF-7,800	SF-7000	SF-6,400	SF-5,850
Typical Net Site Area	8,400 s.f.	7,800 s.f.	7000 s.f.	6,400 s.f.	5,850 s.f.
Maximum Density DU/Ac	5	5.5	5.5	5.5	5.5
Minimum Lot Width	70 ft.	65 ft.	60 ft.	55ft.	50ft.
Minimum Lot Depth	105 ft.	105 ft.	105 ft.	105 ft.	105 ft.
Maximum Height	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.
Maximum Building Coverage	45%	45%	45%	45%	55%
Minimum Setbacks					
Front Setback	10 ft.*	10 ft.*	10 ft.*	10 ft.*	10 ft.*
Garage Setback	18 ft.**	18 ft.**	18 ft.**	18 ft.**	20 ft.**
Total Both Sides	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.
Minimum Side Yard	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
Rear Yard	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Street Side	15 ft.	10 ft.	10 ft.	10 ft.	10 ft.

* Applies to livable square footage, front porches or courtyards and side-entry garages.

** Measured to face of garage door from back of sidewalk for front entry garage doors parallel to the street.

DESIGN REQUIREMENTS

All development within Las Brisas Phase 2 will conform to the City of Goodyear Design Guidelines Manual as well as the following additional design enhancements that are unique to Las Brisas Phase 2. The following design enhancements apply to all residential zoning classifications within Las Brisas Phase 2 and are intended as a reflection of the existing and planned quality of development within Las Brisas.

DESIGN REQUIREMENTS

The following design requirements are applicable to all lot sizes:

- Enhanced landscaping along arterial roads. All residential lots backing onto an arterial roadway must be adjacent to a minimum 35' wide landscape tract or sidewalk easement to enhance visual openness and provide additional separation.
- Enhanced landscaping adjacent to corner lots. All corner lots shall include a minimum ten (10) foot landscape tract or sidewalk easement adjacent to the side yard street right-of-way to enhance visual openness and provide additional landscape areas.
- Pocket parks within each neighborhood. A minimum one-acre pocket park must be provided within each residential development parcel.
- Recessed Garages. Garage doors must be recessed a minimum of seven (7) inches as measured from the adjacent building elevation.
- Enhanced garage door design. Garage doors must include architectural enhancements such as a themed design that complements the architecture of the home and specific elements such as handles, decorative hinges or optional windows. Accent elements should match the architectural and color scheme of the home.
- Enhanced subdivision entries. The primary vehicular entry into a residential development parcel must "T" into an open space or pocket park area to provide an enhanced entry experience for residents and visitors.
- Street trees used to enhance neighborhood streetscape. Each residential lot must include a minimum of two front yard trees, minimum fifteen (15) gallon, one of which must be located within fifteen feet of the residential local street right of way.

The following additional design requirements are applicable only to 50-foot wide lots:

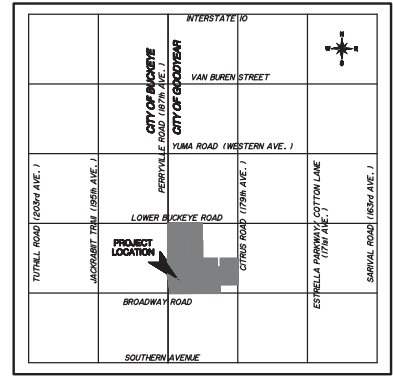
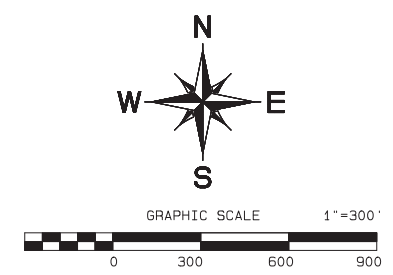
- Front Porches and Courtyards. A covered front porch or front courtyard shall be provided as a standard feature for all floor plans offered. Porches and courtyards must be a minimum of 5-feet deep by 10-feet wide to count towards the minimum requirement. The front porch or courtyard must complement the architectural theme, materials, and colors of the home. Where a courtyard is provided, the courtyard must be enclosed with a low wall, maximum of four (4) feet in height, with an opening providing access to the front door of the home.
- Brick Paver Driveways. Driveways shall be constructed with brick pavers and be a minimum 20-feet measured to face of garage door from back of sidewalk.
- Street trees used to enhance neighborhood streetscape. Each residential lot must include a minimum of one (1) front yard tree, minimum 24" box, located within fifteen (15) feet of the residential local street right of way.

APPENDIX “A”

PHASE 1
PHASE 2



LAS BRISAS LAND USE SUMMARY							
PARCEL	ZONING DESIGNATION	ACREAGE	ARTERIAL R.O.W. DEDICATION (AC)	NET ACREAGE	NET DENSITY	OPEN SPACE ACREAGE	% OPEN SPACE
1.1	70' X 120'	35.2	1.3	33.9	3.10	5.4	15.9
1.2	80' X 125'	41.9	0.7	41.2	2.60	7.6	18.4
1.3	60' x 117'	38.7	0.6	38.1	2.94	11.1	29.1
2A.1	SF - 6,400	43.2	2.0	41.2	4.03	5.8	14.1
2A.2	SF - 8,400	44.2	0.0	44.2	2.94	9.0	20.4
2B.1	SF - 7,800	7.0	0.0	7.0	2.86	1.2	17.1
2B.2	SF - 6,400	19.4	0.0	19.4	3.40	5.2	26.8
2B.3	SF - 7,000	31.3	0.0	31.3	3.42	4.3	13.7
2B.3	SF - 6,400	34.9	1.4	33.5	3.67	6.9	20.6
2C.1-2C.4	SF - 6,400	64.6	2.4	62.2	3.62	13.7	22.0
2C.5	SF - 5,850	21.1	1.1	20.0	3.75	5.0	25.0
2C.6	SF - 7,000	24.3	1.6	22.7	3.74	2.6	11.5
PARK	SF - 7,000	5.2	0.0	5.2	-	5.2	100.0
SCHOOL	SF - 7,000	16.2	0.0	-	-	0.0	-
TOTAL	-	427.2	11.1	399.9	3.30	83.0	20.8



VICINITY MAP

LEGEND

- SF - 5,850
- SF - 6,400
- SF - 7,000
- SF - 7,800
- SF - 8,400
- School
- Commercial
- Pavement
- Open Space

DEVELOPER:

taylor morrison

Homes Inspired By You

9000 E. PIMA CENTER PARKWAY SUITE 350
SCOTTSDALE, AZ 85258
TEL 480 344 7000
FAX 480 344 7001

ENGINEER/PLANNER:

GOODWIN & MARSHALL

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 S. Alma School Road Suite 2
Chandler, Arizona 85286
(602) 218-7285

ZONING EXHIBIT
FOR
**LAS BRISAS
PHASE 2**
LOCATED IN THE
CITY OF GOODYEAR
MARICOPA COUNTY, ARIZONA
FEBRUARY 2017

APPENDIX “B”

ORDINANCE 08-1105

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AMENDING A 19.35-ACRE PORTION OF THE LAS BRISAS PHASE TWO PLANNED AREA DEVELOPMENT (PAD) GENERALLY LOCATED AT THE NORTHEAST CORNER OF PERRYVILLE ROAD AND BROADWAY ROAD FROM PAD (C-1) TO PAD (GENERAL COMMERCIAL); ADOPTING SUPPLEMENTARY ZONING MAP NO. 07-026 TO PROVIDE FOR THE CHANGE IN ZONING; PROVIDING SEPARABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Goodyear Planning and Zoning Commission held a public hearing on Case No. 07-200-00026 on January 16, 2008, in the manner prescribed by law, for the purpose of amending a 19.35-acre portion of the Las Brisas Phase Two Planned Area Development (PAD) generally located at the northeast corner of Perryville Road and Broadway Road from PAD (C-1) to PAD (General Commercial); and,

WHEREAS, due and proper notice of such public hearing before the City of Goodyear Planning and Zoning Commission was given in the time, form, substance and manner provided by law, including publication of such notice in THE WEST VALLEY VIEW on December 31, 2007; and,

WHEREAS, the City of Goodyear Planning and Zoning Commission has recommended to the Mayor and Council of the City of Goodyear, Arizona, that it conditionally approve the PAD amendment as aforesaid; and,

WHEREAS, the Mayor and Council of the City of Goodyear, Arizona desire to accept the recommendation of the Planning and Zoning Commission, and conditionally amend the Las Brisas Phase Two PAD from PAD (C-1) to PAD (General Commercial).

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Goodyear, Arizona that:

SECTION I. Amendment. The 19.35 acres of the Las Brisas Phase Two PAD, as shown on Supplementary Zoning Map 07-026 and as described in Exhibit A, is hereby conditionally amended from PAD (C-1) to PAD (General Commercial) as set forth in the Las Brisas PAD Amendment dated December 28, 2007.

SECTION II. Conditions. The amendment of 19.35 acres herein provided for is subject to the following conditions:

1. Compliance with the Planned Area Development (PAD) zoning district criteria, the City of Goodyear's Engineering Design Standards for public works construction, and with the Maricopa Association of Governments (MAG) standards for public works construction, except as modified by the City Engineer;

2. Compliance with the development concepts and standards contained in the Las Brisas Phase Two Final PAD Development Plan dated January 2006, except as modified by this Las Brisas PAD Amendment dated December 28, 2007;
3. Approval of the rezoning request does not constitute approval of the conceptual site plan included with the Las Brisas PAD Amendment dated December 28, 2007. All future commercial development is subject to site plan review and approval by City staff, at which time all elements of site development will be reviewed including, but not limited to, building architecture, landscaping, grading and drainage, infrastructure, parking, access, and circulation;
4. If the developer fails to comply with any of the stipulations contained in the ordinance that rezoned Las Brisas Phase Two, or fails to comply with any other City codes and regulations in the development of Las Brisas, then the Community Development Director, or his designee, may suspend issuance of building or construction permits for the project until the developer cures the item in default;
5. The underground placement of all permanent utilities, excluding power lines 69 kv or larger, within the proposed development and abutting the development's portion of perimeter arterial streets per phase prior to issuance of the first certificate of occupancy for the first building within that phase;
6. The developer is responsible for a proportionate share of the costs for adjacent traffic signals. The developer shall either construct these signals when warranted or pay to the City the proportionate share of the costs to install the required signals when requested by the City Engineer, or his designee. The developer shall be responsible for a proportionate share of the costs for any adjacent traffic signals that become warranted prior to the issuance of the final certificate of occupancy for the development;
7. Improvements made on all arterial, collector, and local roads within and abutting Las Brisas shall comply with the City of Goodyear's prevailing engineering design standards, except as modified by the City Engineer;
8. The developer shall ensure that all on-site and off-site water lines are part of a looped system that will be connected to at least two City of Goodyear water sources at all times;
9. The growing of crops on the subject property shall not be permitted within 50 feet of any occupied residential dwelling. Agricultural composting shall not be permitted anywhere on the subject property;
10. All development on the subject property shall conform to the prevailing City of Goodyear Design Guidelines;
11. All buildings shall provide four-sided architecture;

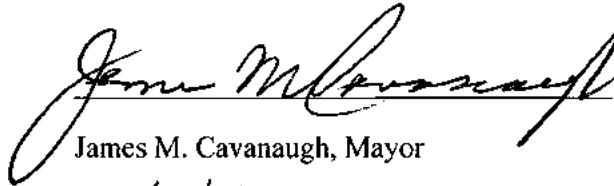
12. The developer shall minimize noise trespass into abutting residential neighborhoods. Building orientations, screening walls, and/or other noise mitigation technologies will be considered by staff through the site plan approval process in an effort to minimize noise spill-over into residential neighborhoods;
13. All mechanical equipment, roof mounted or otherwise, and other fixtures such as, but not limited to, vending and ice machines, shall be fully screened from public view and integrated into the building architecture;
14. A property owners association shall be formed to enforce any land use covenants and to ensure a mechanism for funding maintenance of all interior private open space areas and rights-of-way landscaping, except for arterial median landscaping;
15. A comprehensive sign package for the overall commercial center shall be submitted for review and approval prior to the issuance of any building permit;
16. A landscape buffer with a minimum width of 30 feet shall be provided adjacent to any residential parcel. The buffer shall include an eight-foot high masonry wall constructed on the shared property line and 24-inch box trees planted 20 feet on center to provide for a continuous screen. Retention basins may be included in the buffer. However, all trees shall be planted at grade and meet minimum standards for height, width, and caliper as set forth in the Engineering Design Guidelines;
17. A master site plan and architectural design guidelines for the entire commercial property shall be submitted to the City for review and approval prior to or concurrently with the site plan submittal for the first building or pad development on the property. The master site plan and architectural design guidelines shall provide for a unified planned commercial development reflecting continuity in building architecture, parking and circulation, signage, landscape, site lighting, open space, stormwater retention, and all other necessary design and development elements to facilitate the phased development of an attractive and integrated commercial center;
18. The developer shall maintain the two temporary signs on the property, one along Perryville Road and one along Broadway Road, announcing the future commercial development of the property until such time as the property is developed; and,
19. Refuse collection and the deliveries of nonperishable goods shall not occur between the hours of 10 PM and 6 AM.

SECTION III. Amendment of Zoning Map. The Zoning Map of the City of Goodyear is herewith conditionally amended to reflect the change in districts referred to in Section I and the adoption of Supplementary Zoning Map No. 07-026, a copy of which is attached and which shall be filed with the City in the same manner as the Zoning Map of the City of Goodyear.

SECTION IV. Separability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION V. Effective Date. This ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Arizona, this 11 day of February, 2008.



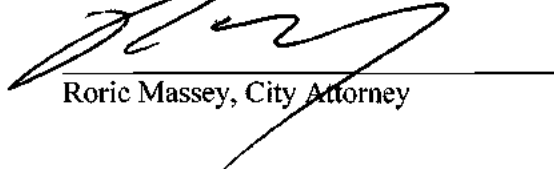
James M. Cavanaugh, Mayor

2/12/08
Date

ATTEST:


Lynn Mulhall, City Clerk

APPROVED AS TO FORM:


Roric Massey, City Attorney



CERTIFICATION OF RECORDING OFFICER

STATE OF ARIZONA

)

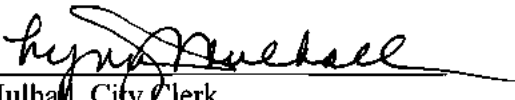
) ss.

County of Maricopa)

I, the undersigned, Lynn Mulhall, being the duly appointed, qualified and acting City Clerk of the City of Goodyear, Maricopa County, Arizona, certify that the foregoing Ordinance No. 08-1105 is a true, correct and accurate copy of Ordinance 08-1105, passed and adopted at a regular/special meeting of the Council of the City of Goodyear, Maricopa County, Arizona, held on the 11 day of February, 2008, at which a quorum was present and, by a 6 - 0 vote members voted in favor of said ordinance.

Given under my hand and sealed this 13 day of February, 2008.

Seal



Lynn Mulhall, City Clerk



Las Brisas Commercial Legal Description

PARCEL NO. 1

A portion of the Southwest quarter of Section 22, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Southwest corner of said Section 22, being a brass cap in hand hole, from which the South quarter corner of said Section 22, being an aluminum cap flush bears North 89 degrees 55 minutes 37 seconds East, a distance of 2644.31 feet;

THENCE North 89 degrees 55 minutes 37 seconds East, along the south line of the Southwest quarter of said Section 22, a distance of 187.94 feet;

THENCE North 00 degrees 01 minute 22 seconds West, a distance of 80.00 feet to the POINT OF BEGINNING;

THENCE continuing North 00 degrees 01 minutes 22 seconds West, a distance of 58.60 feet to a point of curvature;

THENCE Northerly along a curve concave westerly having a radius of 3065.00 feet, through a central angle of 08 degrees 42 minutes 08 seconds, an arc distance of 465.51 feet to a point of tangency;

THENCE North 08 degrees 43 minutes 29 seconds West, a distance of 432.14 feet to a point of curvature;

THENCE Northerly along a curve concave easterly having a radius of 1935.00 feet, through a central angle of 07 degrees 14 minutes 57 seconds, an arc distance of 244.82 feet to a non-tangent point;

THENCE North 44 degrees 23 minutes 56 seconds East, a distance of 28.00 feet;

THENCE North 89 degrees 58 minutes 38 seconds East, a distance of 669.51 feet to a point of curvature;

THENCE Easterly along a curve concave Northerly having a radius of 1280.00 feet, through a central angle of 02 degrees 41 minutes 56 seconds, an arc distance of 60.30 feet to a non-tangent point;

THENCE South 00 degrees 01 minutes 20 seconds East, a distance of 1239.05 feet to a point in the north line of the south 55 feet of the Southwest quarter of said Section 22;

THENCE South 89 degrees 55 minutes 37 seconds West along said north line a distance of 602.06 feet;

THENCE North 45 degrees 02 minutes 52 seconds West, a distance of 35.34 feet to the POINT OF BEGINNING.

PARCEL NO. 2

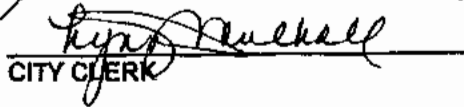
A Temporary non-exclusive access easement as created by and set forth in Temporary Access and Utility Easement Agreement dated December 15, 2006, recorded concurrently herewith.

Exhibit A

OFFICIAL SUPPLEMENTARY ZONING MAP NO. 07-026

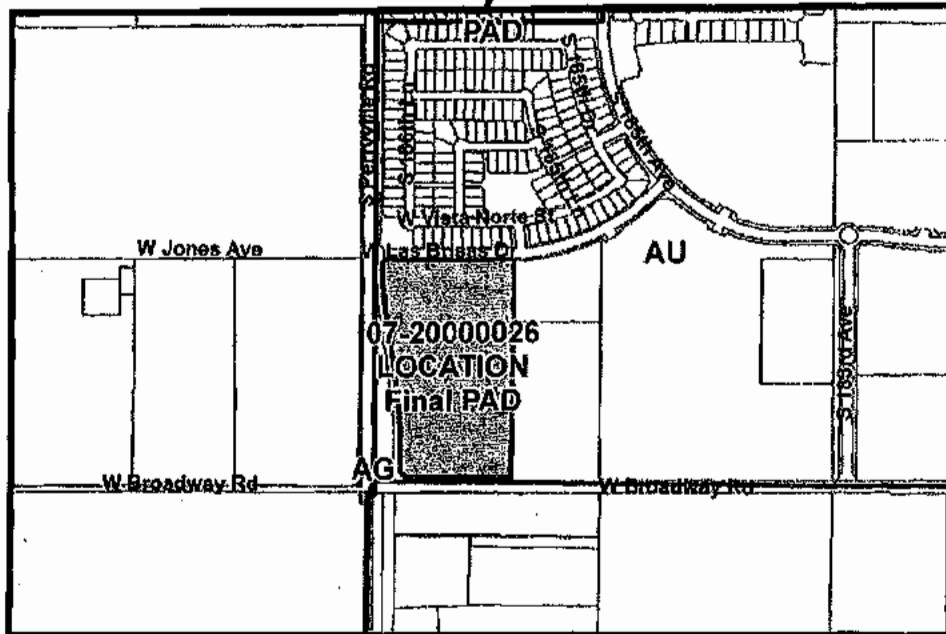
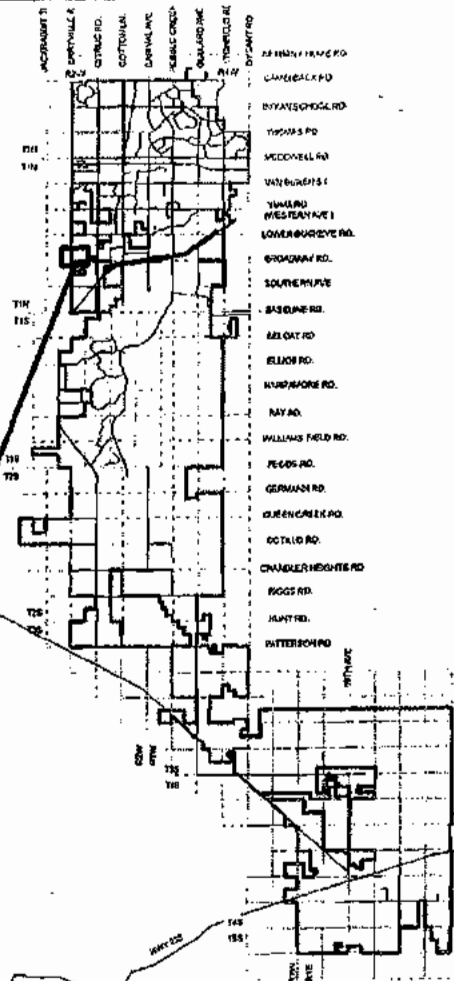
AMENDING ARTICLE 2, SECTION 1.B OF THE ZONING ORDINANCE OF THE CITY OF GOODYEAR. AMENDED BY ORDINANCE NO. 08-1105, PASSED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA, THIS 11 DAY OF February, 2008.


MAYOR


CITY CLERK

SUBJECT PROPERTY:

A portion of Section 22, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian



SOURCE: CITY OF GOODYEAR G.I.S.

CITY OF GOODYEAR, AZ - REZONE CASE

EXHIBIT
A

REZONE FROM PAD TO Final PAD

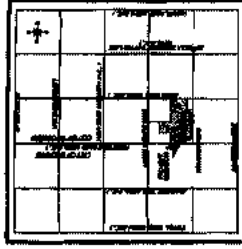
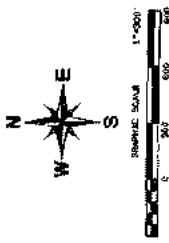
07-20000026

DATE:
Dec '07

**Aerial Photo Exhibit
Las Brisas Commercial Rezone
Case No. 07-200-00026**



Drawn By: Steve Careccia
City of Goodyear Community Development Department
December 21, 2007



VICINITY MAP

LEGEND

- 55' x 117' (6,400 S.F. Lot)
- 50' x 117' (7,000 S.F. Lot)
- 65' x 120' (7,800 S.F. Lot)
- 70' x 120' (8,400 S.F. Lot)
- 80' x 125' (10,000 S.F. Lot)
- School
- Commercial
- Pavement
- Open Space

ZONING EXHIBIT
FOR

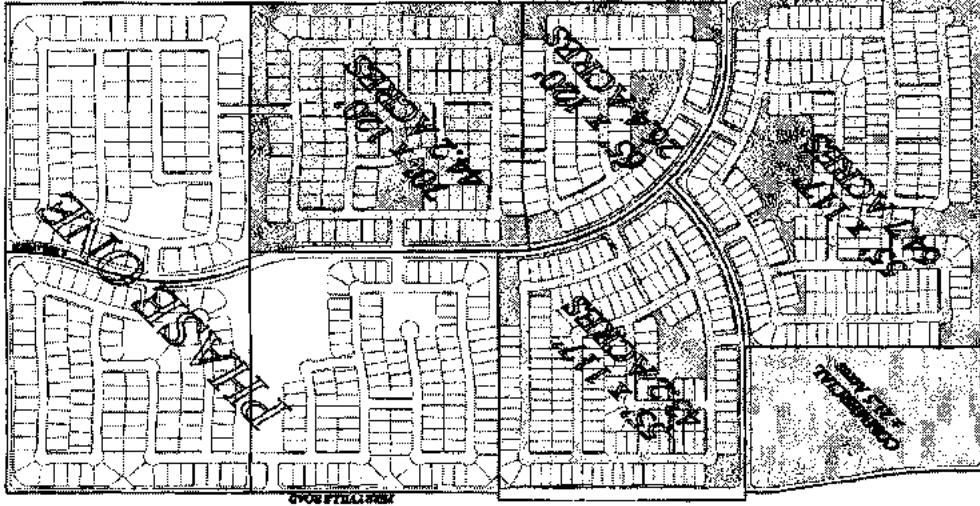
LAS BRISAS

394.2 ACRES

LOCATED IN THE
CITY OF GOODYEAR
MARICOPA COUNTY, ARIZONA
JANUARY 2006

LAS BRISAS PHASE 2 LAND USE SUMMARY						
LOT SIZE	# OF LOTS	AREAL RATIO (SLOPE/ACRE)	NET ADDITIONAL ADDITIONAL	NET DENSITY	NET ADDITIONAL ADDITIONAL	OPEN SPACE ADDITIONAL
55' x 117'	107.9	4.4	107.4	3.80	19.5	16.9
50' x 117'	26.2	1.3	22.6	3.25	2.5	11.1
65' x 120'	67.9	6.0	57.8	3.01	16.7	16.8
70' x 120'	44.2	5.0	44.2	2.94	9.0	28.4
80' x 125'	65.9	2.8	59.4	2.39	11.7	21.5
UNDEVELOPED PARK	71.8	0.0	6.8	-	5.2	-
TOTAL	312.7	8.5	297.6	3.17	66.6	26.4

NOTE: AREAS CALCULATED BY: ADRIAN ADRIAN - COMMERCIAL ADRIAN - R.D.M. DESIGNER - SCHOOL ADRIAN
NET DENSITY CALCULATED BY: R.D.M. DESIGNER - ADRIAN



DEVELOPER: **Taylor Woodrow**
TAYLOR WOODROW HOMES, INC.
8025 NORTH SCOTTSDALE ROAD, PHOENIX, AZ 85024
TEL: 480-344-7000
FAX: 480-344-7001

ENGINEER/PLANNER:

GOODWIN MARSHALL & ASSOCIATES
CIVIL ENGINEERS - PLANNERS - SURVEYORS
8151 EAST OWEN ROAD, SUITE 202
PHOENIX, ARIZONA 85024
PH: 602-996-5700
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**LAS BRISAS COMMERCIAL REZONE
NEC BROADWAY RD & PERRYVILLE RD**

NARRATIVE (Revised 12-28-07)

This request for a rezone/PAD amendment applies to the approximately 19.35 acre commercial parcel located at the NEC of Broadway Road and Perryville Road.

This commercial parcel was designated (zoned) within the Las Brisas Phase Two Final PAD as a commercial parcel for neighborhood commercial type development.

Additionally, as ratified in the Canyon Trails Development Agreement, the City of Goodyear consented to incorporate into the agreement certain additional properties collectively known as Canyon Trails Phase 3 if so requested by the Developer. The property being developed as Las Brisas Phase Two is one such "additional property" that has been included in the agreement. As such, Las Brisas Phase Two is subject to the provisions of the approved development agreement and is permitted to develop with the land uses and standards established within the Canyon Trails Development Agreement and PAD.

The purpose of this request is to revise the Las Brisas Phase Two PAD so that this commercial parcel can be developed as a neighborhood center consistent with its size and location. Specifically, we are proposing to supplement the current list of permitted and conditionally permitted uses. The building heights for this parcel will be subject to the provisions of Section 3-3-6.B.6.c of the Zoning Ordinance.

The following is a list of the principally permitted and conditionally permitted uses that shall be allowed within the 19.35 acre commercial parcel located at the NEC of Broadway Road and Perryville Road.

PRINCIPAL PERMITTED USES. Only listed use of structures or land shall be permitted.

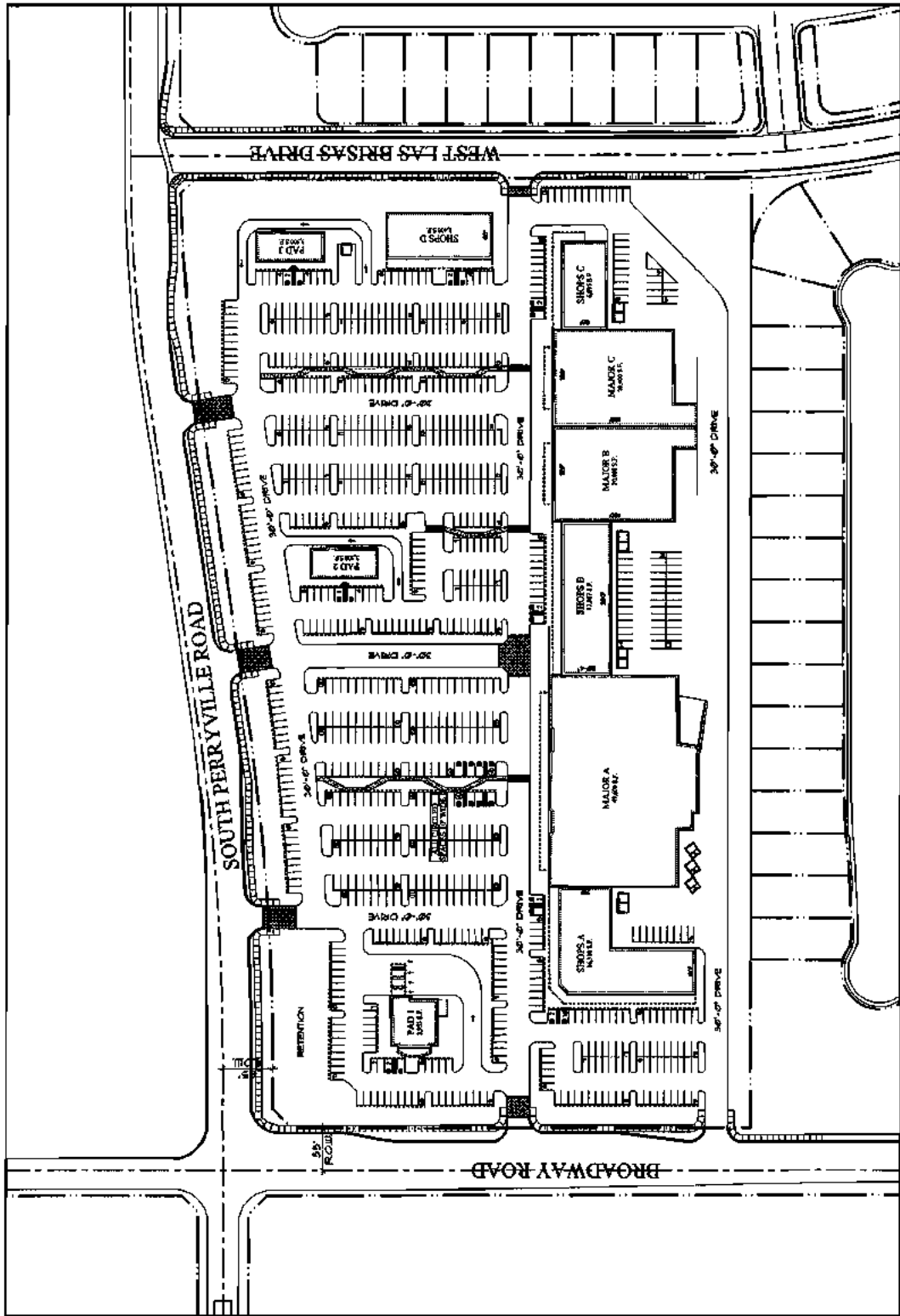
1. Auto sales, leasing.
2. Automotive repair and upholstery.
3. Banks and financial institutions, including drive-thru facilities, but excluding non-chartered financial institutions.
4. Business and professional offices.
5. Costume rentals.
6. Equipment rental, limited to small items (tools, etc.), which are rented out of an enclosed building.
7. Day care (elderly or youth).
8. Drive-through windows and outdoor teller facilities associated with a bank/financial institution or pharmacy.
9. Employment agency.
10. Health club.
11. Hospital supplies.

12. Key and lock service.
13. Large Retail User, subject to the provisions of Article 4-2-7.
14. Personal and household services, such as barber and hair styling shops, beauty salons, clothing alterations, dry cleaning shops, furniture and appliance repair, copying shops, self-service laundry, shoe repair shops.
15. Retail stores with sales only, not to exceed ninety nine thousand (99,000) square feet of gross floor area, individually; and not to exceed three hundred thousand (300,000) square feet in a commercial complex.
16. Studios for the practice and sale of the fine arts.
17. Restaurants. The area being devoted primarily to the consumption of alcoholic beverages shall not exceed twenty-five percent (25%) of the total public floor area. Drive-through facilities require Use Permit approval.
18. Sign painting shop.
19. Travel bureaus.
20. Typewriter and business machine sales and repair.
21. Non-Chartered Financial Institution, subject to the provisions of Article 4-2-8.

USE PERMIT USES. The following uses may be approved by Use Permit.

1. Automobile service stations subject to Article 4.
2. Car wash (hand or automatic), subject to the provisions of Article 4.
3. Convenience store use subject to Article 4.
4. Drive-through windows associated with restaurants.
5. Hospitals and health care facilities which may include assisted living facilities.
6. Veterinary Offices provided such facilities are constructed to prevent objectionable noises and odors outside the walls of the office. Boarding of animals shall be permitted only for short time periods for the purpose of observation incidental to care.
7. Storage buildings consisting of individually rented storage rooms which are independently accessed and locked and are used for dead storage purposes.

A landscape buffer with a width of at least 30 feet and an 8 foot wall shall be provided along any property line shared with a residential parcel. Retention may be placed within the buffer area; however, 24-inch box trees shall be planted "at-grade," staggered 20 feet on center within the buffer area in order to provide for a continuous visual screen.



OVERALL SITE DATA

SITE AREA 444,000 S.F. (10.29 ACRES)

BUILDING AREA 1,125,000 S.F.

PAVING AREA 1,175,000 S.F.

PARKING PROPOSED 1,175 SPACES

PARKING RATIO 1.00 / 1,000

PARKING REQUIRED

MAJOR A (1,000 S.F.) : 125 SPACES

MAJOR B (1,000 S.F.) : 125 SPACES

MAJOR C (1,000 S.F.) : 125 SPACES

MAJOR D (1,000 S.F.) : 125 SPACES

STORE A (1,000 S.F.) : 125 SPACES

STORE B (1,000 S.F.) : 125 SPACES

STORE C (1,000 S.F.) : 125 SPACES

STORE D (1,000 S.F.) : 125 SPACES

RESTROOM (1,000 S.F.) : 125 SPACES

TOTAL PARKING REQUIRED : 1,175 SPACES

VICINITY MAP

DATE 10/20/00

BY J. W. WILSON

Butler Design Group
Architects & Planners
5555 East Van Buren St.
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N.E.C. BROADWAY RD & PERRYVILLE RD

PROPOSED NEIGHBORHOOD SHOPPING CENTER
GOODYEAR, ARIZONA

31

Attachment

City of Goodyear
Planning and Zoning Commission
January 16, 2008
Draft Minutes

New Business

- A. Case 07-200-00026, Las Brisas Commercial Rezone - PUBLIC HEARING to consider a request to amend a portion of the Las Brisas Phase Two Planned Area Development (PAD) on 19.35 acres generally located at the northeast corner of Perryville Road and Broadway Road from Neighborhood Commercial (C-1) to General Commercial (C-2).
Applicant: Jeffrey Blilie, Esq., Beus Gilbert PLLC

Staff Report
Development Plan
Narrative & Site Plan
Vicinity Map

Chairman Gelzer opened the public hearing. Mr. Coons summarized the staff report.

Chairman Gelzer asked why the property was originally zoned C-1. Mr. Coons responded that it was established as part of the PAD at that time and that the current owner feels that this zoning will not work because of the restrictions to building size of 10,000 square feet.

Commissioner Miller asked if the residents in the Town of Buckeye were invited to the Citizen Review meeting. Mr. Coons said that there were no Buckeye residents within 500 feet of this property.

Commissioner Williams asked how the adjacent property in Buckeye is zoned. Jeff Blilie, 4800 N. Scottsdale Road, said that he did not know. Mr. Coons also did not know. Commissioner Williams said that he wanted to be sure that the adjacent property in Buckeye is not zoned for residential.

Chairman Gelzer asked if Perryville Road was to be a four-lane arterial road in the future. Mr. Coons said that Perryville is not a major arterial but it will be four lanes and will require a traffic light some day.

There were no further comments or questions. Chairman Gelzer closed the public hearing.

Commissioner Miller moved to Approve Case 07-200-00026, Las Brisas Commercial Rezone. **Commissioner Lauritano** seconded the motion. The motion carried by unanimous vote (6 to 0).

AGENDA ITEM # 8.B.
DATE: February 11, 2008
COAC NUMBER: 08-3677

**CITY OF GOODYEAR
CITY COUNCIL ACTION FORM**

SUBJECT: Las Brisas Phase Two Planned Area Development (PAD) commercial parcel amendment.	CASE NUMBER: 07-200-00026
	STAFF PRESENTER: Steve Careccia, Planner III
	APPLICANT: Jeff Blilie, Beus Gilbert, on behalf of BT Las Brisas LLC

RECOMMENDATION:

City Council adopt Ordinance No. 08-1105 and Supplementary Zoning Map No. 07-026 amending a 19.35-acre portion of the Las Brisas Phase Two Planned Area Development (PAD) generally located at the northeast corner of Perryville Road and Broadway Road from PAD (C-1) to PAD (General Commercial), subject to the conditions contained in Ordinance No. 08-1105.

EXECUTIVE SUMMARY:

This is a request to amend a 19.35-acre portion of the Las Brisas Phase Two PAD generally located at the northeast corner of Perryville Road and Broadway Road from PAD (C-1) to PAD (General Commercial). The parcel is a part of the larger Las Brisas Phase Two PAD, which consists of 312.7 acres generally located north of Broadway Road, between Citrus Road and Perryville Road.

The approved Las Brisas Phase Two PAD designates this parcel for Neighborhood Commercial (C-1) land uses and development standards as defined in the Zoning Ordinance. The C-1 zoning district development standards limit single uses to 10,000 square feet of floor area, and limit an overall commercial center to a maximum of 50,000 square feet. The amendment is being requested so that the developer can build a commercial center with typical neighborhood type uses generally consistent with the commercial uses designated in the General Commercial (C-2) zoning district. At their regular meeting on January 16, 2008, the Planning and Zoning Commission took action to recommend approval of the PAD amendment by a unanimous (6-0) vote.

COMMUNITY BENEFIT:

The development of the property will increase the City's retail sales tax and construction sales tax revenue. The proposed development will also provide new retail and service opportunities for existing and future residents.

CURRENT POLICY:

The General Plan Land Use Map designates the subject property as Low Density Residential (LDR). This land use is intended for single family residential development with a density between two and four units per acre, with a target density of two units per acre. The General Plan supports the inclusion of neighborhood commercial centers less than 20 acres in size within master planned communities at the intersection of arterial streets.

The General Commercial (C-2) zoning district provides for general retail, service, and office use, as well as encouragement of major master planned retail shopping centers to respond to community and regional area demand for goods and services. Combined, multiple-use developments with shared access, parking, design themes, and amenities are particularly intended.

HISTORICAL INFORMATION:

On September 11, 2006, the City Council approved the Las Brisas Phase Two PAD with the adoption of Ordinance No. 06-1020 and Supplementary Zoning Map No. 05-219. The Las Brisas Phase Two PAD includes 312.7 acres generally located north of Broadway Road, between Citrus Road and Perryville Road. The PAD contains mostly single family residential uses, with the exception of this 20-acre commercial parcel at the northeast corner of Perryville Road and Broadway Road.

DISCUSSION:

Existing land uses and zoning surrounding the subject property include the following:

- North – Future single family residential development within the Las Brisas PAD.
- South – Broadway Road and property zoned Rural-43 within Maricopa County.
- East – Future single family residential development within the Las Brisas PAD.
- West – Perryville Road and property zoned Planned Residential within the Town of Buckeye.

Details of the Request:

The applicant is requesting an amendment of a 19.35-acre portion of the Las Brisas Phase Two PAD generally located at the northeast corner of Perryville Road and Broadway Road from PAD (C-1) to PAD (General Commercial).

The approved PAD for Las Brisas Phase Two designates the subject parcel for Neighborhood Commercial (C-1) land uses and development standards as defined in the Zoning Ordinance. The C-1 zoning district development standards limit single uses to 10,000 square feet of floor area, and limit an overall commercial center to a maximum of 50,000 square feet.

The PAD amendment is being requested so that the developer can build a commercial center with typical neighborhood type uses consistent with the commercial uses designated in the General Commercial (C-2) zoning district. A grocery store and other typical neighborhood retail uses would exceed the 10,000 square-foot maximum floor area set for a single use

under the current C-1 zoning standards. Additionally, the applicant has stated that limiting the parcel to only 50,000 square feet of total building area would be an underutilization of the 19.35 acres, and that a center of this size could typically develop with 100,000 to 150,000 square feet of building area. A conceptual site plan showing a potential development scenario for this parcel is included with the PAD amendment narrative.

The PAD amendment narrative contains a list of principally permitted uses and those uses that will require a use permit. Commercial uses requiring use permit or special use permit approval include Large Retail Users, drive-thru restaurants, and carwashes. The principally permitted and use permit uses proposed in the PAD amendment are generally consistent with the land uses designated in the General Commercial (C-2) zoning district.

A 30-foot wide landscape buffer is proposed along the parcel's east boundary adjacent to a planned single family residential parcel. The buffer will include an eight-foot high masonry wall and 24-inch box trees planted at grade, 20-feet on center, to provide a continuous screen of landscaping.

Staff Analysis and Findings:

The proposed PAD amendment is consistent with the General Plan policy that supports the inclusion of neighborhood commercial centers less than 20 acres in size within master planned communities at the intersection of arterial streets. In addition to the general commercial development standards contained in the Zoning Ordinance, staff is recommending two additional stipulations to ensure that the proposed commercial development will be compatible with the adjacent residential land uses planned in the surrounding area. A 30-foot wide landscape buffer will be required between the Las Brisas commercial and residential parcels. This buffer, along with the 24-inch box trees and eight-foot high screen wall, will provide an adequate separation between these residential and non-residential uses. Also, refuse collection and the delivery of nonperishable goods will be limited to the hours between 6 AM and 10 PM in the future commercial center.

FUNCTIONAL/DEPARTMENTAL IMPACT:

Phoenix-Goodyear Airport:

The subject property is located within the Phoenix-Goodyear Airport Traffic Pattern Airspace, and is approximately four miles from the 65 Ldn noise contour line of the airport. Given the commercial nature of the project, the proposed development should not be adversely impacted by airport operations.

Luke Air Force Base:

The subject property is located within the vicinity of a military airport, and is approximately three miles from the 65 Ldn noise contour line of Luke AFB. Given the commercial nature of the project, the proposed development should not be adversely impacted by airport operations.

Electrical Impact:

Electric Service will be provided by APS. A substation to serve the area within the vicinity of Las Brisas is anticipated along Yuma Road, west of Citrus Road. A specific location for the substation has yet to be determined by APS.

Fire Response:

Fire service will be provided by Station No. 184, which is located at the southwest corner of Yuma Road and Wildflower Drive/South Village Boulevard, approximately three miles from the subject property.

Police Impact:

The developer will pay Police Facilities Development Fees as set forth in the Las Brisas Development Agreement.

Streets/Access:

The developer will be responsible for the adjacent half-street improvements including, but not limited to, pavement, curb and gutter, sidewalks, and landscaping.

Water Utility Impact:

Potable water will be provided by the City of Goodyear. The extension of water mains to the property will be required.

Wastewater Utility Impact:

Sewer service will be provided by the City of Goodyear. The extension of sewer mains to the property will be required.

Stormwater Impact:

The developer will be required to retain all onsite stormwater drainage.

Solid Waste Impact:

Solid waste collection will be provided by a private contractor since bulk trash containers will be utilized.

CITIZEN PARTICIPATION:

Citizen Review:

In accordance with the City's citizen review process, an alternative notification process was used for this PAD amendment since the subject property is surrounded by mostly undeveloped property. This process did not involve a neighborhood meeting, but included sending written notice providing contact information and details on the project to property owners within 500 feet of the subject property. No comments or inquiries have been received by staff in response to this notification.

Planning and Zoning Commission:

The Planning and Zoning Commission conducted a public hearing on the requested PAD amendment on January 16, 2008. Commissioners discussed the purpose of the amendment,

adjacent zoning in the Town of Buckeye, and improvements for Perryville Road. No one from the public spoke at the public hearing.

The Planning and Zoning Commission took action to recommend approval of the PAD amendment, subject to the recommended conditions, by a unanimous vote (6-0).

FISCAL IMPACT:

The economic impact analysis for the overall Las Brisas Phase Two PAD indicated a negative cumulative impact on the General Fund of (\$155,645) net present value, which included construction sales tax. Considered separately, this commercial parcel will have a positive impact on the General Fund due to increased sales tax revenues.

ATTACHMENTS:

1. Ordinance No. 08-1105 with Exhibit A (Legal Description and Supplementary Zoning Map No. 07-026)
2. Vicinity Map
3. Zoning Exhibit for Las Brisas Phase Two PAD
4. Las Brisas PAD Amendment Narrative dated December 28, 2007
5. Draft January 16, 2008, Planning and Zoning Commission Meeting Minutes