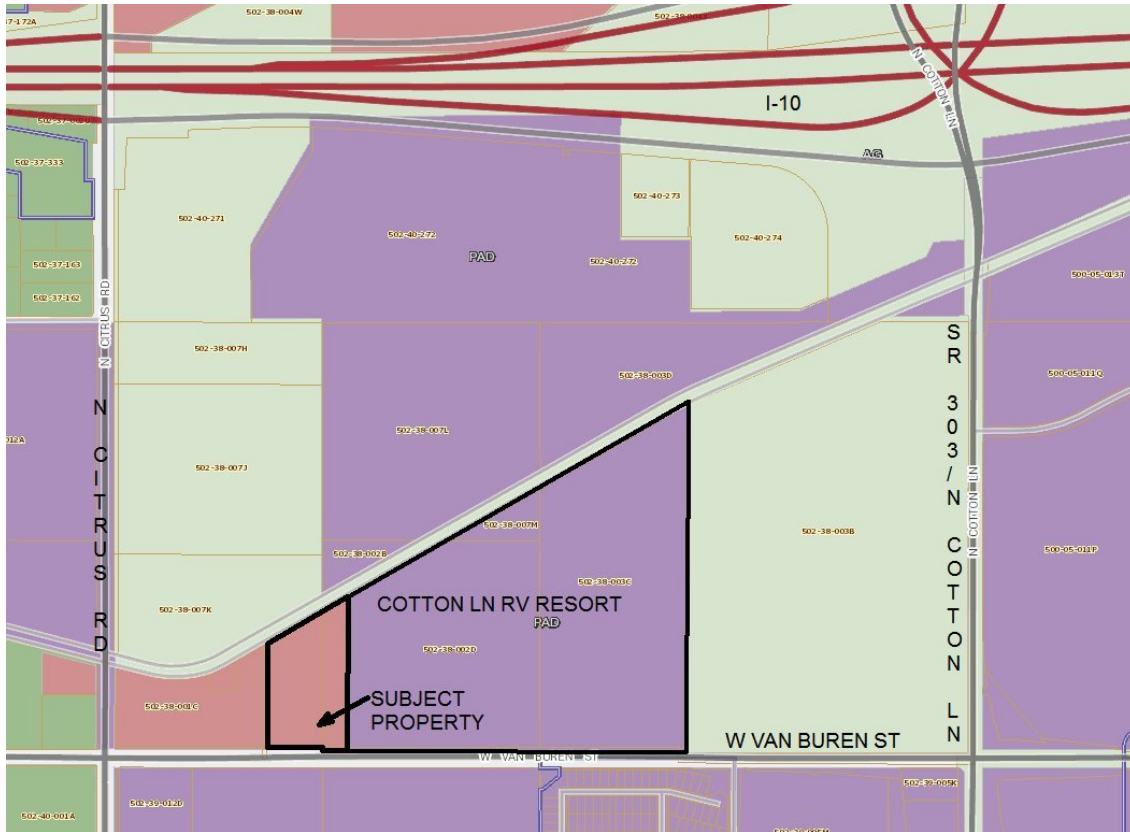


City of Goodyear, AZ
Located North of W. Van Buren St. between N. Citrus Rd. and N. Cotton Lane



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Narrative Report

PURPOSE OF REQUEST

The purpose of this request is to obtain City of Goodyear (City) Rezoning approval for land use type modification for Cotton Lane RV Resort from the existing C-2 and revert back to the previous overlay type Planned Area Development (PAD). The existing RV park site is approximately 55 acres (MC APN's 502-38-003C, 502-38-007M & 502-38-002D) of improved RV Resort and the rezone reversion area is 9.3 acres (MC APN's 502-38-002C & 502-38-001D) on the West side of the existing community. The Cotton Lane RV Resort site address is 17506 W. Van Buren St. A Pre-Application meeting was held between the project owners and City Planning Staff members (File No. PA16-063, Planner Steve Careccia) on 12/22/2016 to share information about the project, discuss the application processes, entitlement options and city requirements.

In 1996 the PAD was permitted for 1500 units on 224 gross acres. The existing current PAD is only 438 units and the addition of 95 units will bring the total number of units to 533 on a new total of 64 acres. In 2013 the previous land owners rezoned 19 acres to C-2 for a shopping center at the Northeast Corner of N. Citrus Rd. and E. Van Buren St. which is divided by a 30' fee property held by Roosevelt Irrigation District (RID); roughly 10 acres C-2 on the west side and 9 acres C-2 on the east side of the RID fee property. This application changes only the 9 acres on the east side of the RID land. The 10 acres on the west side of the RID land is owned by others.

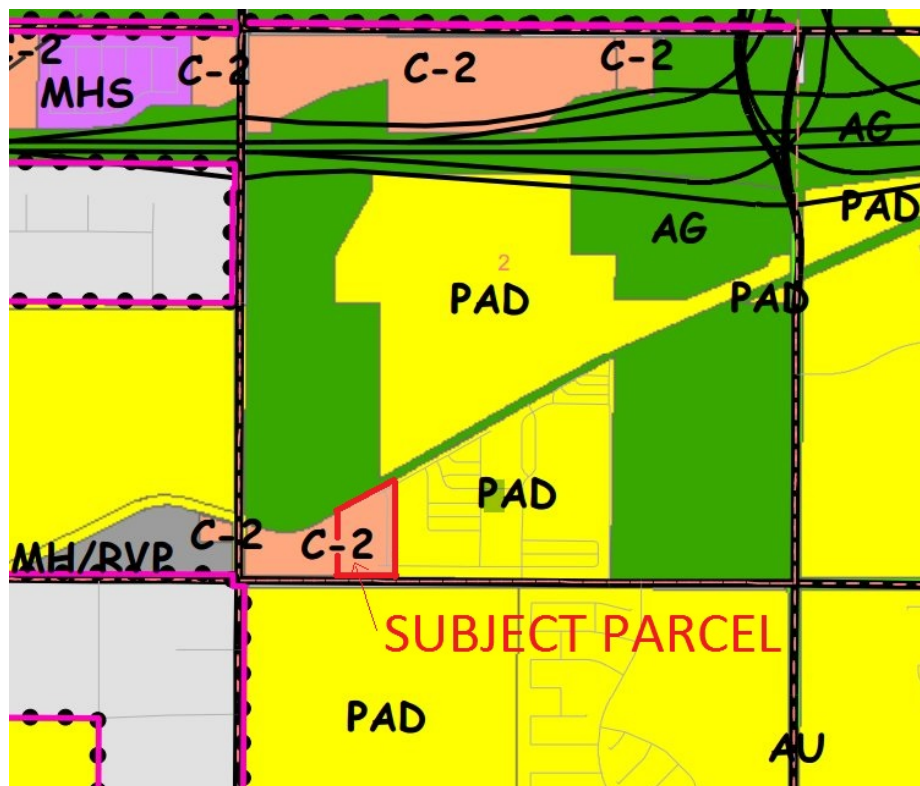


FIGURE 1 - EXISTING GOODYEAR ZONING MAP

PROJECT DESCRIPTION

For the land area indicated, revert the existing C-2 zoning back to the previous PAD to allow building of 95 new ~48'Wx55'L MHP spaces. The proposed project is compatible with the previously approved PAD overlay for the site and lower density due to larger lots. Setbacks are to match the existing PAD for RV Park as follows;

- Front setback: 7-feet
- Rear setback: 5-feet
- Side setback: 5-feet
- Street-side setback: 10-feet

RELATIONSHIP TO OTHER SURROUNDING PROPERTIES

The shape subject property is trapezoidal in a north-south orientation. The property is surrounded by:

- North; Roosevelt Irrigation District canal and vacant PAD
- South; West Van Buren Street, farmland (Silva Farm Ent. LLLP) and SF residential on the southeast corner.
- East; storage facilities owned by the same Cotton Lane Group, LLC and vacant state land planned for drainage facilities and future freeway State Route 303
- West; RID Concrete ditch (30' strip) and 10 ac. beyond is currently zoned as vacant commercial C-2

The project is consistent with the surrounding area and was previous approved as part of the same PAD (reversion). The topography of subject property is generally level with a gentle slope to the South and southeast. The site has an existing Roosevelt Irrigation District concrete lined ditch running north-south which will be tiled (piped underground) matching the same inlet and outlet points to the property. The tiled pipe will run through the existing golf course to allow easy access for maintenance. Owner is working directly with RID on the tiling project currently and will obtain their approvals prior to construction.



FIGURE 2 - AERIAL MAP

ACCESS

The property is located just north of West Van Buren Street between North Citrus Road and North Cotton Lane and has excellent regional access to three major collector's and Interstate 10 freeway. Proposed access to the RV park is not impacted by the addition. The original plan for the area had greater area and higher density included as a part of the ultimate build out for the site. See traffic report by Lee Engineering, under separate cover.

TRAFFIC CIRCULATION

This project has little impact on existing traffic circulation throughout the RV Park and no lesser density than the original ultimate build out for the site due to larger spaces proposed as a part of the new improvements. There are existing paved roads throughout the RV resort. New roadways will be paved (28 foot wide back of curb to back of curb) matching the existing PAD and RV Park. Proposed number of units and area is significantly less than allowed under the PAD (1500 units per original PAD vs 533 units proposed). See traffic report by Lee Engineering, under separate cover.

LIGHTING

New outdoor lighting shall comply with the City ordinance requirements relating to lighting and all applicable current building codes.

SIGNAGE

Signage is not needed as a part of this request. If any additional signing is required, it will be requested by a separate submittal to the city.

DEVELOPMENT SCHEDULE

Development of the site is anticipated to start immediately following issuance of construction permits and engineer estimates 7 to 12 months to complete, actual schedule by others; owners, contractors, utilities, etc.

MUNICIPALITIES AND PUBLIC SERVICES

WATER

There are existing water lines in the improvement area to tie into however we anticipate replacing some of them due to the age and unknown condition, to be inspected in the field. There are no additional improvements to existing public water system within the right of way. Water service to the site is by an existing COG master meter with capacity built in to serve the new units. New domestic and fire suppression will replace the existing pipes and shorten the previous ultimate build out limits as approved in 1996. All water distribution within the park is to be owned and maintained by the property owners. Upon completion of construction and approval of all testing documentation, owner will submit complete as-built plans to City as required by code.

SEWER

Within the public right of way sewer service is provided by COG. Private sewer mains to the new lots will use a combination of existing sewer lines (around the perimeter) and new sewer lines to the internal lots. The private sewer will tie into the existing sewer mains at two separate points; two existing and one new. Sewerage system usage is lower than the ultimate due anticipated in 1996 due to the larger lot sizes, smaller acreage and lower number of units per this project. Sewer collection system constructed is in accordance with applicable City, ADEQ and Maricopa County Environment Services Department if built to design criteria specified. Upon completion of construction and approval of all testing documentation, owner will submit complete as-built plans to City as required by code.

FIRE

Fire service is provided by City of Goodyear.

POLICE

Police service is provided by City of Goodyear.

TRANSPORTATION

The impact to transportation resulting from the addition is lower than the previously approved and no right of way is dedicated as a part of these improvements. See traffic report by Lee Engineering.

FLOOD CONTROL DISTRICT

All site improvements are outside of any delineated floodplain according to FEMA Flood Insurance Rate Maps. The improvement site area is designated as being located within Flood Zone "X" per FIRM # 04013C2135 (dated Oct. 16, 2013) and is outside of any delineated floodplain. Site improvements shall be constructed in accordance with applicable rules. Finish Floors shall be safe from inundation due to the 100 Year Flood.

SCHOOL DISTRICT

The project is within City limits however the project is a 55+ community and has no impact on the school district.

UTILITY PROVIDERS AND SERVICES

Water - City

Sewer - City

Fire - City

Police - City

Solid Waste - City

Electricity - Arizona Public Service

Telecommunications - Cox, CenturyLink and Mobile Carriers

CONCLUSION

The purpose of this request is a Rezone approval. The project is a good fit for the area and in compliance with City codes. The proposed zoning is consistent with existing and surrounding land uses and is permissible. The project owners respectfully request City approval at this time.