

EL CIDRO PAD AMENDMENT NARRATIVE

BET Application

April 27, 2018

El Cidro is a master planned community located between Lower Buckeye Road and Broadway Road on both sides of the future SR 303. El Cidro has a long history in the City of Goodyear and was originally approved in 2005. Over the years the project has gone through several major revisions to deal with various public infrastructure issues, including the City's desire to re-route SR 303 through the project and the construction of the regional flood control district channel.

Subsequent to receiving PAD approval, BET accommodated a request by the City to implement curb separated detached sidewalks throughout the project. The implementation of detached sidewalks along all internal local and collector streets resulted in the sidewalks along local streets extending one to two feet beyond the right-of-way. In order to address this issue, BET has granted an additional sidewalk easement outside what would typically be required for a public street right-of-way.

The extension of the sidewalks beyond the right-of-way and into the individual lots has impacted the front yard setback, more specifically, the setback to face of garage. The standard driveway length is 20-foot from back-of-sidewalk and back-of-sidewalk is typically located within the street right-of-way. However, due to this unique situation, back-of-sidewalk is one to two feet within the individual lot, which results in the driveway length getting measured from one to two feet within the individual lot.

In order to create product diversity and address market demand, BET has sought and the City has approved previous reductions in the side yard setback for the 45' wide lots and the 55' wide lots. The result is a 5'/5' side yard setback for over half of the project. The 50' wide lots and 60' wide lots still retain the 5'/10' side yard setback. The problem this creates now is that the home product that fits on a 45' wide lot with a 5'/5' side yard setback (35' wide home) is the same home that fits on a 50' wide lot with a 5'/10' side yard setback. The same analysis applies to the 60' wide lots and 55' wide lots. While a 5'/10' side yard setback does provide 5' additional feet between the homes, this 5' additional feet provides no functionality and today's buyer in this sub-market is more interested in home size and product diversity than 5' additional feet on one of the side yards.

BET desires to maximize the variety of housing options within El Cidro. Therefore, in order to provide additional product diversity and address the one to two-foot sidewalk encroachment into the front yard, BET is requesting that the rear yard setback within the LDR 2 and LDR3 parcels be reduced from 20-foot to 18-foot for all lots with single story homes. The rear yard setback for lots with two-story homes will remain 20 feet. Additionally, BET is requesting that the side yard setbacks within the LDR1 and LDR3 parcels be reduced to 5'/5' from 5'/10', and that the lot coverage be increases to 60%. We believe these nominal reductions

which will enhance the community by allowing for home diversity as well as satisfy the market demand.

We understand that the City has adopted a zoning text amendment that allows City staff to reduce the side yard setback provided certain enhancements are added to the community. While we are requesting a PAD Amendment to be approved by the City Council, we still feel we meet the enhancements needed to support an administratively approved reduction. As previously mentioned, half of the El Cidro project already has side yard setbacks of 5'5'. By applying the 5'5' standard to the entire project we will be able to offer four distinct home products instead of just two. To address the amenity element El Cidro is providing more than 30 percent greater in area than the minimum required useable open space as well as enhanced amenities (including full-court and half-court basketball and sand volleyball courts). To address the connectivity element El Cidro is providing a public trail system throughout the project that links to a regional trail system (both the trail through the WAPA easement and a link to Canyon Trails). To address the streetscape element El Cidro is providing curb separated sidewalks with landscaping and street trees being planted within the boulevard along all the local streets. Additionally, El Cidro will require homebuilders to offer paver driveways as a buyer option, and to provide an enhanced front yard landscaping package that will help minimize the impact of reducing the side yard setbacks between homes.

The El Cidro development is a quality residential community providing the City of Goodyear with a distinct residential neighborhood that adds to the character and quality of the surrounding area. This community will provide an attractive presence by providing enhanced streetscapes and diverse housing choices. The proposed PAD Amendment is complementary and compatible with the surrounding area. We respectfully request the approval of this PAD Amendment.

Section 1-3-1-D-3 of the Goodyear Zoning Ordinance compliance (applicant response is **bold**):

- a. Consistency with the General Plan. **This reduction to the rear yard setback of 2' to single story lots is simply a technical revision to accommodate the detached sidewalk. Concurrently there is an increase in the front yard setback of 2' so the net result is an individual lot with the same square footage of open space. The reduction of the side yard setback to 5'5' from 5'10' (and the corresponding increase to 60% lot coverage) will still accommodate the same home product as anticipated in the General Plan, in fact, because over half of the El Cidro project already has 5'5' side yard setbacks, this revision will allow for a greater home product diversity within the project.**
- b. Suitability of the subject property's physical and natural features for the uses permitted under the proposed zoning district. **The (i) 2' reduction in the rear yard setback for single story lots, (ii) the change from 5'10' to 5'5' side yard setback and (iii) the increase to 60% lot coverage will have no impact on the permitted uses.**

- c. Compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning. **The (i) 2' reduction in the rear yard setback for single story lots, (ii) the change from 5'/10' to 5'/5' side yard setback and (iii) the increase to 60% lot coverage will have no impact on the potential uses.**
- d. Proposed zoning district's consistency with other land uses within the immediate area and whether uses allowed under the proposed zoning district would be better suited to the subject property than the uses allowed under the current zoning. **This amendment does modify the zoning district or uses.**
- e. Demand for the types of uses permitted in the proposed zoning district in relation to the amount of land currently zoned and available to accommodate the demand. **This amendment will have no impact on the demand for the type of permitted uses either within or outside the property.**
- f. Demands for public services that will be generated by the uses permitted in the proposed zoning district. **This amendment will have no impact on the demand for public services.**
- g. Potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided. **This amendment will have no fiscal impact because this project is in proximity to public services.**
- h. General public concerns. (to be determined through the public outreach) **Notification will be sent out to all property owners within 500'; however, given the benign nature of this request we don't anticipate any general public concerns**
- i. Whether the amendment promotes orderly growth and development. **The (i) 2' reduction in the rear yard setback for single story lots, (ii) the change from 5'/10' to 5'/5' side yard setback and (iii) the increase to 60% lot coverage will allow for a more diverse mix of home products to be developed within the El Cidro project, and the development of El Cidro is in the best interest of the City because it does represent the orderly growth of this portion of the City (continuation of development south along the Cotton Lane corridor).**
- j. Any other factors related to the impact of the amendment on the general health, safety and welfare of the citizens of the City and the general public. **The reduction in the rear yard setback results in a zero-sum game and will have no impact on the general health, safety or welfare of the citizens of the City or the general public.**