

CITRUS FARMS

LOCATED SOUTH AND EAST OF THE SOUTHEAST CORNER OF CITRUS
AND CAMELBACK ROADS



CASE NUMBER:
JUNE 2018

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PROJECT INFORMATION:

Project Location:	South and East of the Southeast Corner of Citrus Road and Camelback Road
Request:	Rezoning <u>Case No.</u>
General Plan Designation:	Neighborhood
Existing Zoning:	PAD
Proposed Zoning:	R1-6
Existing Use:	Agricultural
Gross Area	45.34 Gross Acres
Net Area:	43.16 Net Acres
Maximum Proposed Dwelling Units:	110 Dwelling Units
Maximum Proposed Density:	2.43 Gross DU/AC (2.55 Net DU/AC)
Approximate Open Space:	12.97 Net Acres (30.1% of Net)

TABLE OF CONTENTS:

1	Overview/Introduction.....	1
2	Background and Zoning History.....	2
3	Rezoning Request.....	3
4	Consistency with General Plan.....	6
5	Conclusion.....	7

LIST OF EXHIBITS:

Exhibit A: Vicinity Map.....	8
Exhibit B: General Plan Land Use Map.....	9
Exhibit C: Existing Zoning Map.....	10
Exhibit D: Proposed Zoning Map.....	11
Exhibit E: Conceptual Site Plan.....	12
Exhibit F: Landscape Plan.....	13
Exhibit G: Wall Plan.....	14
Exhibit H: Circulation Plan.....	15
Exhibit I: Noise Contours.....	16

1 OVERVIEW/INTRODUCTION

Citrus Farms is a proposed residential development of approximately 45.34 gross (43.16 net) acres located south and east of the southeast corner of Citrus Road and Camelback Road, within the City of Goodyear (the "Site"). The purpose of this rezoning (from PAD to R1-6) is to allow a homebuilder to develop this infill Site as a high quality residential community that will be an attractive presence in the area, in conformance with the City's General Plan and according to Luke Air Force Base, the plan will not negatively impact its operations. Citrus Farms is requesting an R1-6 zoning and is anticipated to have approximately 110 residences on a variety of lot sizes for an overall density of approximately 2.43 gross dwelling units per acre (DU/AC) (see Exhibit A: Vicinity Map). The R1-6 zoning is the same zoning approved by the City for the surrounding Abel Ranch residential development.

The Site is bordered on three sides (north, east and south) by the recently approved Abel Ranch development, and adjacent on the west side to planned and developed residential communities. The Abel Ranch approved plan will have the same residential densities and lot sizes bordering on all sides of the Citrus Farms property. Essentially, Citrus Farms will be considered as the same development as Abel Ranch (which was the original intent when the properties were owned by the Abel family). The overriding concept is to allow a homebuilder to purchase and develop Abel Ranch and Citrus Farms as a unified development.

The property is also near to industrial, employment, and commercially zoned property further to the north, east, and south of the property. This area of Goodyear is close to major transportation routes (SR 303 and I-10), employment centers (Luke Airforce Base and 303 Corridor businesses) and entertainment venues. Citrus Farms will generate interest from buyers that are in search of a home in a well-designed community that will address their multiple needs and lifestyle. It is anticipated that these buyers will range from move-up families to approaching empty nesters.

The Citrus Farms property is designated "Neighborhood" on the General Plan Land Use Map and is currently zoned PAD for a residential use. Therefore, this rezoning is not a change in "use". Instead, this rezoning (per Staff's suggestions) seeks to replace the PAD with "Straight Zoning" (R1-6) that will accommodate a variety of market-appropriate lot sizes and will compliment and provide connections to the adjacent Abel Ranch development.

Citrus Farms as planned will be compatible with other existing developments in the area and will utilize existing public services that are provided to serve the area. As such, this zoning amendment promotes orderly growth and development in furtherance of the General Plan and good planning.



2 BACKGROUND AND ZONING HISTORY

A. SURROUNDING AREA

The Property consists one (1) parcel and has a current General Plan designation of Neighborhood. The entire site is currently being used for agricultural purposes, and is surrounded on three sides by agricultural uses (north, east, and south). To the west of the property, across Citrus Road, the master planned community of Sedella is currently under construction. The General Plan Land Use classifications, along with the existing zoning and uses for the adjacent parcels, are listed below in [Table 1: Existing Conditions Summary](#) (also see [Exhibit B: General Plan Land Use Map](#)).

B. REZONING HISTORY

The approximately 45-acre "Citrus Farms" property is currently subject to the Talaverde Estates PAD (Final PAD Ord. 2006-998, Case No. Z-05-200-00024). When approved, Beazer Homes was under contract for the entire 256-acre property, which was the Able Ranch and Citrus Farms. Beazer purchased the Citrus Farms property as Phase I of the development, but did not take down the rest of the Abel property when the real estate market crashed. Subsequently, the owners of this property acquired 45 acres of the original 256-acre property. The remainder of the 256 acres has been separately rezoned and planned as "Abel Ranch" (see [Exhibit C: Existing Zoning Map](#)).

Table 1: Existing Conditions Summary

Direction	General Plan Land Use Category	Existing Zoning	Existing Use	Jurisdiction
Site	Neighborhood	PAD	Agricultural	Goodyear
North	Neighborhood	R1-6	Agricultural	Goodyear
South	Neighborhood	R1-6	Agricultural	Goodyear
East	Neighborhood	R1-6	Agricultural	Goodyear
West	Neighborhood	PAD	Single-Family Residential	Goodyear



3 REZONING REQUEST

A. SUMMARY OF REQUEST

To achieve the proposed single-family development, this application is requesting:

- For 45.34 gross acres, “the Site”, to be rezoned from PAD to R1-6.

As is described above, this rezone requests a change from PAD to R1-6 (see [Exhibit D: Proposed Zoning Map](#), and [Exhibit E: Conceptual Site Plan](#)). The project, once zoned R1-6, will follow the City Zoning Regulations as specified in City of Goodyear’s Zoning Ordinance and within the Updated Articles 3-1 and 3-2 dated November 8, 2017. Careful consideration has gone into planning Citrus Farms to create a high-quality community that is attractively designed, lushly landscaped, and provides a new and diverse opportunity for home ownership in this area of the City.

The proposed Conceptual Site Plan has been developed consistent with the underlying General Plan land use designation of Neighborhood and Table 3-2-3-A of the City of Goodyear Zoning Ordinance that prescribes development standards for each single family residential district.

The Conceptual Site Plan includes a total of 110 lots achieving a density 2.43 dwelling units per gross acre across the site. In combination with Abel Ranch, a total of 561 homes will be built over 262-gross acres and will achieve a combined density of 2.13 dwelling units per acre. Below is the combined site data for Citrus Farms and Abel Ranch (for Citrus Farms specific data see Exhibit E: Conceptual Site Plan):

Combined Site Data		
Description	Quantity	Density
Gross Acreage	Neighborhood	PAD
Net Acreage	Neighborhood	R1-6
Description	Quantity	Percentage
Open Space	58.22	22.6%
Lot Size	Quantity	Mix
55’X130’ Lots	185 Units	33.0%
60’X135’ Lots	188 Units	33.5%
65’X135’ Lots	102 Units	18.2%
75’X140’ Lots	73 Units	13.0%
3 Acre Lots	13 Units	2.3%
Total	561 Units	100%

Citrus Farms will feature quality single-family homes that will utilize local streets and a modified minor collector as its street network, with one access point off of Citrus Road and two roadway connections into the Abel Ranch development. Several community amenities are located throughout the community for each home owner to enjoy, including several paseos, and a large 1.24-acre amenity area. Drainage will be managed on-site within landscaped retention areas. A perimeter wall will be designed in terms of community security and safety, enhanced by a comprehensive landscape character and palette, punctuated by attractive features signifying arrival to the community. Together, these elements will establish a character that embraces and complements the City of Goodyear’s agricultural heritage. The project entry will include complimentary community monumentation (see [Exhibit F: Landscape Plan](#), and [Exhibit G: Wall Plan](#)).

B. CHARACTER AND COMPATIBILITY

The overall architectural character of the Property will include a variety of home styles with a modern desert landscape palette that will complement the surrounding architecture and environment. Playing off of the agrarian character of the historical area, authentic and natural materials along with a patterned landscape will be utilized. These elements evoke the City's historical character and lifestyle, while providing diverse housing opportunities, in a suburban environment.

The single-family land use is consistent with the General Plan and is merely an update and modification to the single-family use that was approved within the Talaverde Estates PAD. In addition to the single-family use being appropriate as it is surrounded on all sides by the same housing product, the density at 2.42 du/ac will not have any negative impact on the operation of Luke Air Force Base.

C. OPEN SPACE AND AMENITY AREAS

The open space areas of the development are preliminarily designed at approximately 30% of the net area of the Conceptual Site Plan. The open space has been dispersed throughout the Site to provide efficient retention as well as visual relief across the development. A centralized amenity area is prominently featured within the community (see [Exhibit E: Conceptual Site Plan](#)). This amenity area will be easily accessible to all of the residents of Citrus Farms, supporting recreational activity and social interaction. As a major component of the community's identity, this amenity area will complement the homes and landscape accents. Additionally, the project provides generous open space corridors linked by five-foot attached sidewalks (provided on both sides of the street) throughout the community, a five-foot soft trail, a six-foot sidewalk at the main entryways on Citrus Road, and an eight-foot detached sidewalk that runs parallel to Citrus Roads. These pedestrian amenities are meant to encourage connectivity throughout the development and to provide an active street scene (see [Exhibit H: Circulation Plan](#)).

D. CONSERVATION, INFRASTRUCTURE AND SERVICE DEMANDS

Environmental Conservation

Development of the property for a residential land use will be compatible with the adjacent approved and proposed uses in the area and will not have any adverse impacts on the natural environment.

This project will provide an innovative residential community committed to delivering energy efficient and sustainable building features throughout the site and within individual homes. Sustainable site features may include low water use plants, smart irrigation, and dark sky compliant exterior lighting features. Individual homes will utilize sound building practices that increase insulation values and properly position homes to take advantage of natural heating and cooling properties, like passive solar design, which greatly improve energy use. Green building materials and renewable energy options such as solar water heating and roof top panels are expected to be available to home buyers in an effort to build more environmentally friendly and energy efficient communities.



Transportation Systems

This project is in close proximity of several major roadways, public transportation, and designated bike routes. In addition to abutting Camelback and Citrus Roads, Valley freeways are readily accessible and convenient to the site. Various Valley Metro bus routes (Route 563 Buckeye Express, and Route 17 West) are within five miles of the site. Residents may also choose to use alternative transportation on one of the many bike routes located near the site, including bike lanes along Citrus Road and Indian School Road, and popular trails such as the Jack Rabbit Trail and the White Tank Flood Retarding Structure #3 Trail located just west of the subject property. A Traffic Impact Analysis has been submitted.

City Services and Facilities

Public facilities and infrastructure already exist nearby, to serve the neighboring communities and commercial developments. The property lies within the City of Goodyear's jurisdiction for Police Service, Wastewater, and Fire.

The Project is located within the EPCOR water service area. Existing water infrastructure immediately adjacent to Citrus Farms includes 10-inch and 16-inch water lines along Citrus Road. Citrus Farms will be served by an internal network of looped 8-inch water lines. The network of looped 8-inch water lines will connect to the existing 16-inch water line along Citrus Road. A Master Water Report has been submitted.

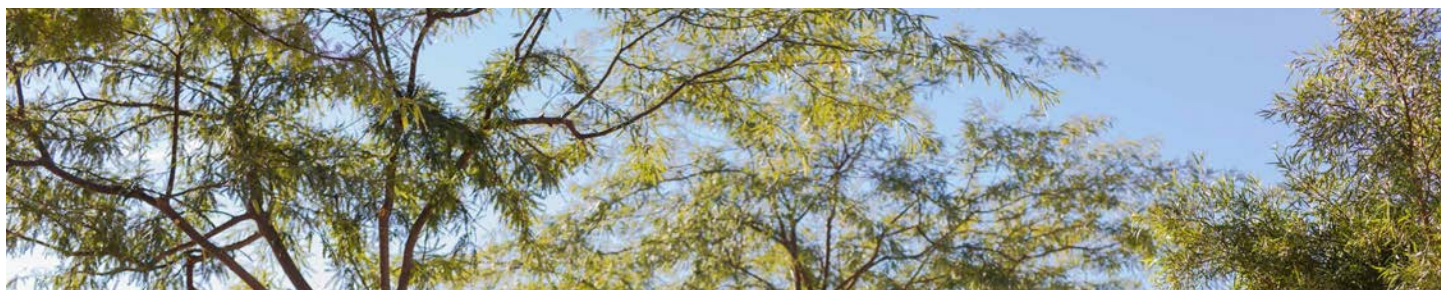
Existing City wastewater infrastructure immediately adjacent to Citrus Farms includes a 12-inch sewer main along Citrus Road. The 12-inch sewer main is owned and operated by the City of Goodyear and begins at Campbell Avenue. It conveys flows from a portion of the Sedella community, located west of the Project, south along Citrus Road. It upsizes to 15-inches at Indian School Road and continues south along Citrus Road. The 101 residential units within Citrus Farms will be served by an internal network of 8-inch and 10-inch gravity sewer lines that will route flows to the existing City of Goodyear 12-inch sewer main in Citrus Road. A tie-in location along the existing 12-inch sewer main in Citrus Road will be utilized to convey flows from the Project to the City of Goodyear wastewater system. A Master Waste Water Report has been submitted.

Schools

The Property is located within the Agua Fria Union High School and Litchfield Elementary School Districts. It is currently anticipated that public school students will attend the Scott Libby Elementary School, the Verrado Middle School, and the Verrado High School. The Agua and Litchfield Districts have been contacted by Citrus Farms representatives.

It is anticipated that Citrus Farms will result in the following approximate number of new students:

School Type	No. of Res. Units	Student Ratio	No. of Students
Elementary (K-6) Litchfield School District	110	0.30 Students per Unit	33.0
High School (9-12) Agua Fria Union High School District	110	0.19 Students per Unit	20.9
Total	110	NA	53.9



4 CONSISTENCY WITH GENERAL PLAN

The City of Goodyear's 2025 General Plan Land Use Map classifies the property "Neighborhood". The Neighborhood land use is intended to provide areas for the growth and development of residential neighborhoods at a wide range of densities and housing products at up to five (5) dwelling units per acre.

As is detailed in [Exhibit D: Proposed Zoning Map](#) and [Exhibit E: Conceptual Site Plan](#), Citrus Farms is both consistent with its "Neighborhood" designation and meets the goals and policies outlined in the City's General Plan by providing a well-planned, high-quality residential community with multiple lot size options available to meet the needs of a wide variety of existing or future City of Goodyear residents.

A. SUITABILITY OF THE PROPERTY'S PHYSICAL AND NATURAL FEATURES

The Property has no significant natural or built constraints to development and provides excellent areas for the planned residential neighborhoods. The existing natural drainage conditions impacting the Property can be considered routine and manageable using conventional engineering and design solutions. The proposed residential community will provide human-made resources necessary to meet the demand of present and future residents.

B. LOCALIZED HOUSING DEMAND

The character of this area of Goodyear has changed significantly over the years and is no longer on the outskirts of the City. The nearby I-10 and SR 303 freeways set in motion opportunities and impacts that have changed the nature of this area so that it has become more suburban in character. High-quality residential communities, such as Citrus Farms, will contribute to the transformation of this area. The proposed single-family homes are in accordance with market demand.

C. LUKE AIR FORCE BASE

Citrus Farms is located within the vicinity of Luke Air Force Base. Homes within Citrus Farms will be subject to military aircraft overflights so appropriate disclosures will be made. All homes are outside of the 65 Ldn noise contour line (see [Exhibit I: Noise Contours](#)). Citrus Farms representatives have met with Luke AFB representatives. According to Luke AFB the proposed project will not negatively impact Luke's operations.



5 CONCLUSION

Citrus Farms furthers the City of Goodyear's aspirations for quality residential development, and provides prospective residents with a well-organized, interconnected community. With ample open space, landscaped areas, recreational amenities, and unique monumentation, this project reflects the historic character of the area. This development will provide a desirable residential community within Goodyear while respecting its existing adjacent neighborhoods. The proposed amenities will help to create a close community by providing a creative and unique central amenity for families, friends and neighbors to enjoy together. The layout of Citrus Farms provides the principles of a traditional neighborhood by placing the amenities at the center of the community and by providing cohesive pedestrian connectivity throughout the development, reinforcing a desirable lifestyle and embracing placemaking principles. The innovative design, ample landscaped open space, and engaging thematic elements that reflect the agrarian heritage of the area assure that Citrus Farms will be a valuable asset to the City and immediate area. We request your approval.



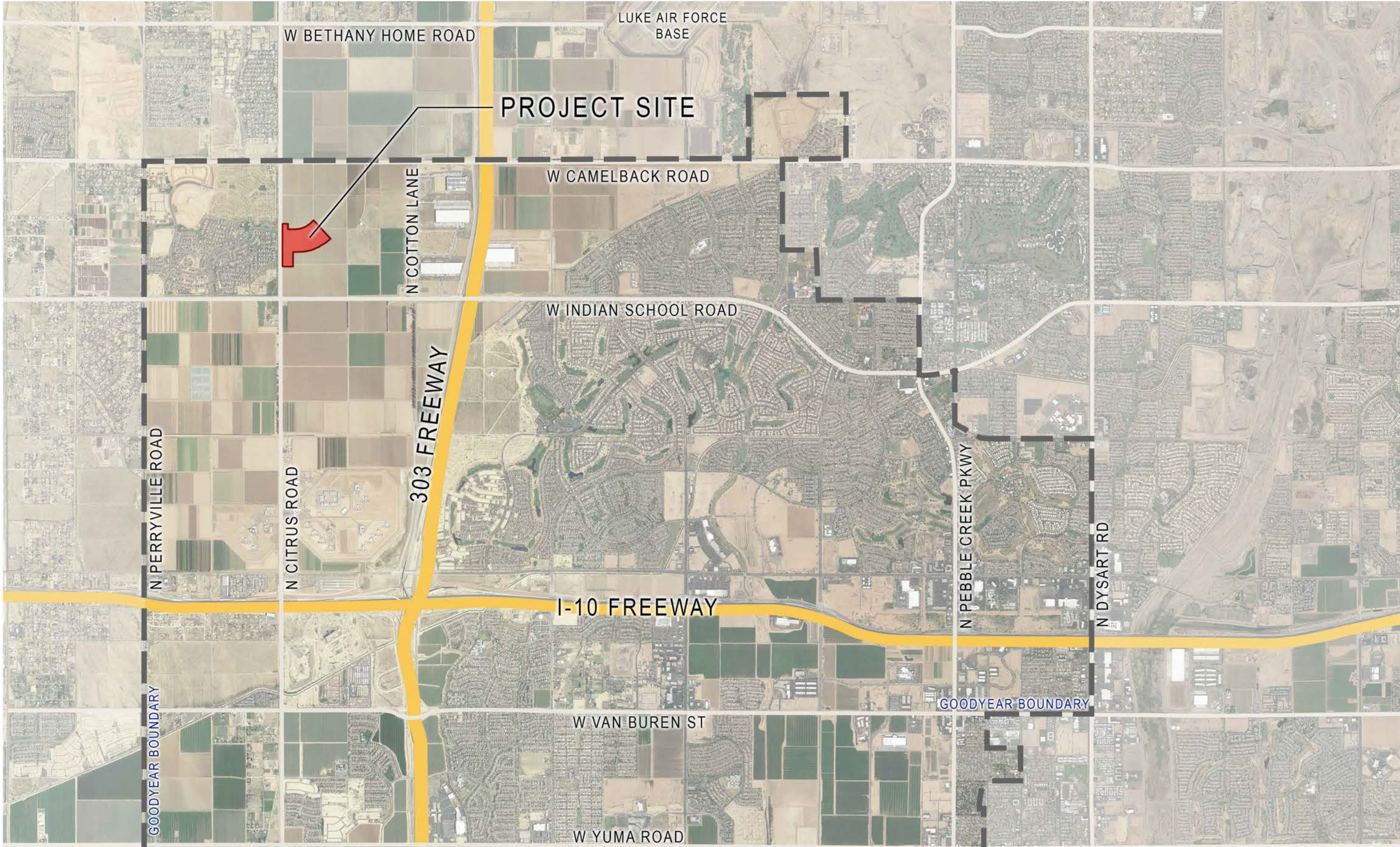


EXHIBIT A: VICINITY MAP



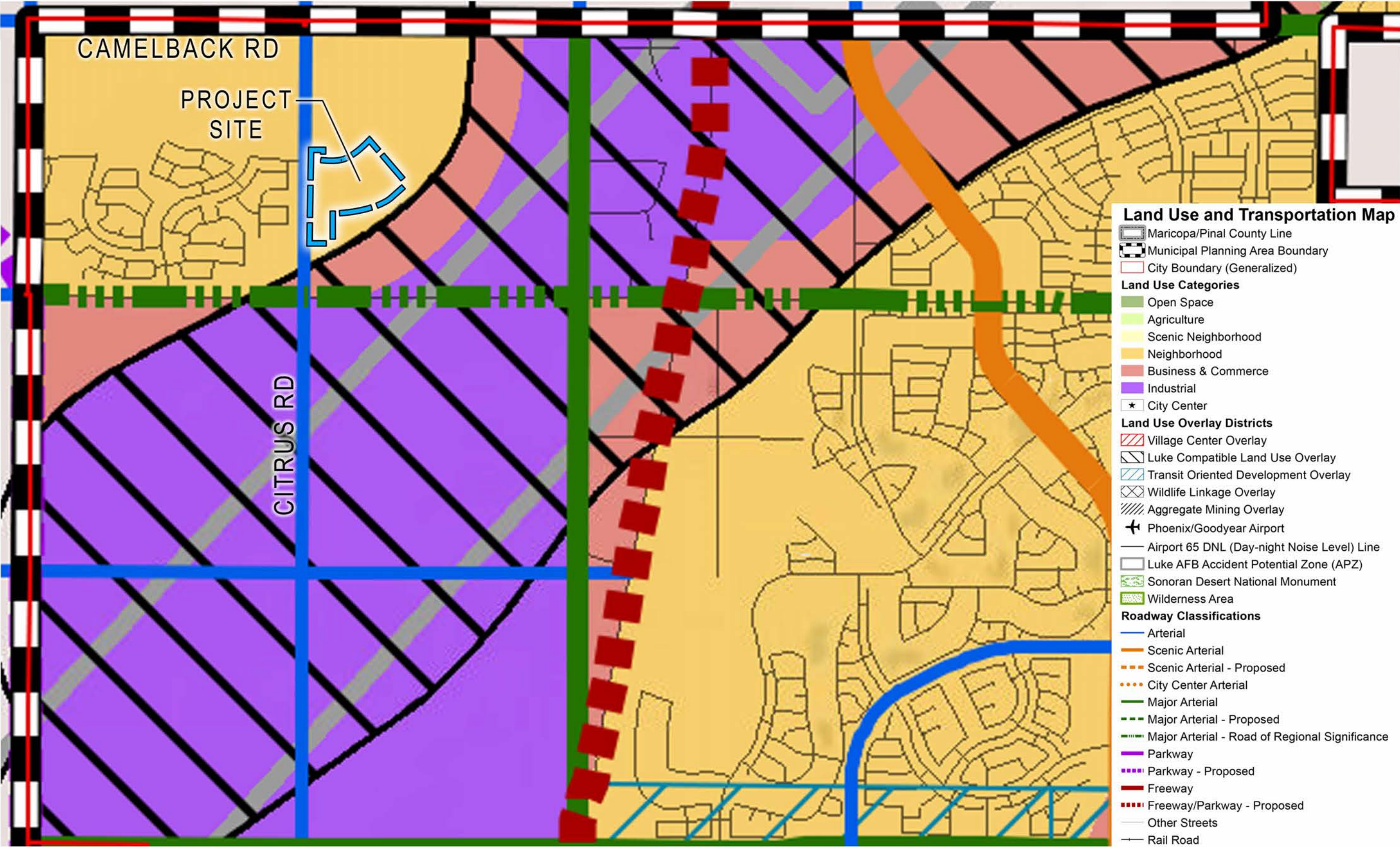


EXHIBIT B: GENERAL PLAN LAND USE MAP



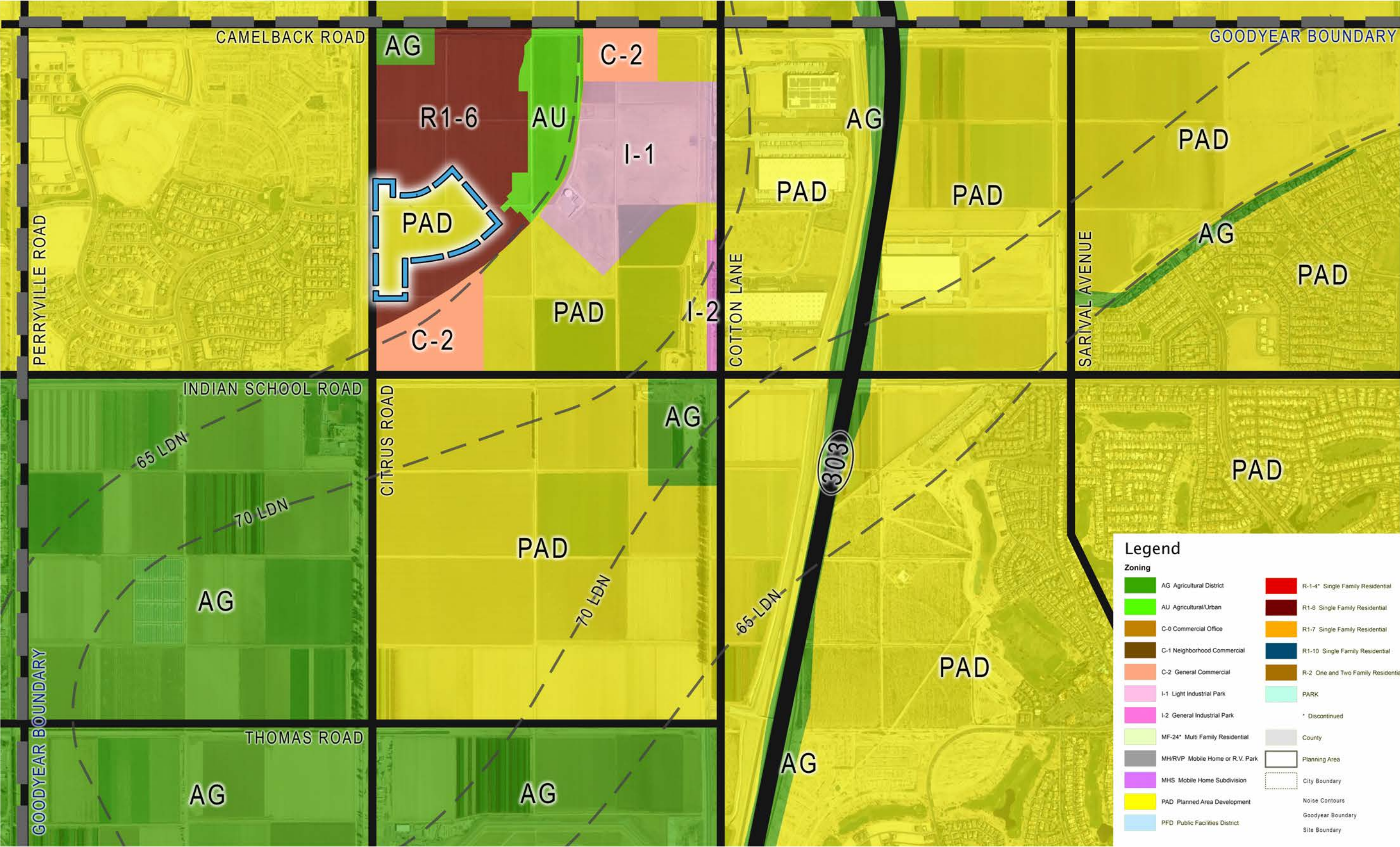


EXHIBIT C: EXISTING ZONING MAP



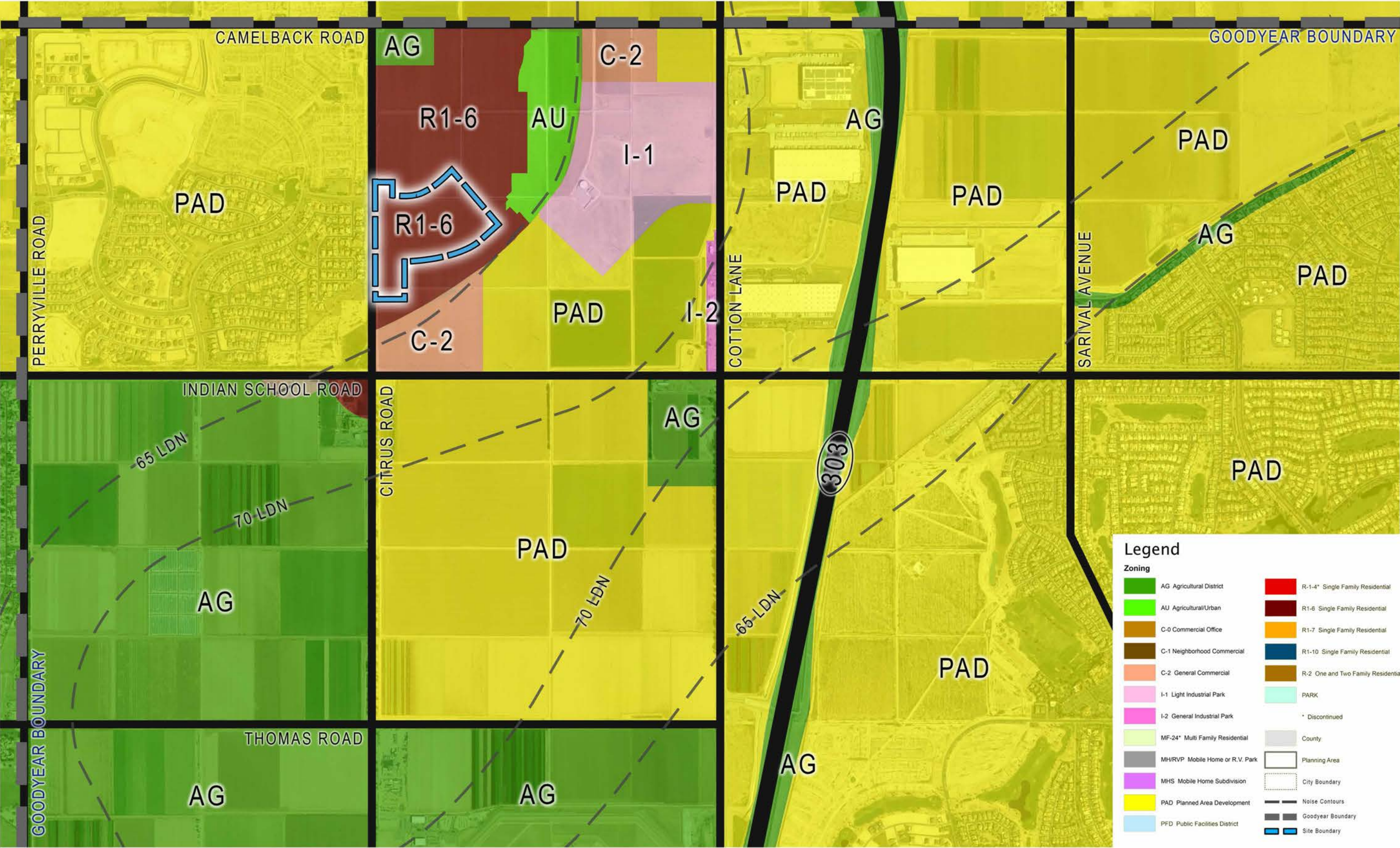


EXHIBIT D: PROPOSED ZONING MAP





Site Data				
Existing Zoning		PAD - Residential (Talverde Estates)		
Proposed Zoning		R1-6		
Description		Quantity	Max	
Gross Acreage		45.34 Ac.	2.43 DU/Ac.	
Net Acreage		43.16 Ac.	2.55 DU/Ac.	
Description		Quantity	Percentage	
Open Space		12.97 Ac.	30.1% *	
Recreation Area		1.24 Ac.	2.9% *	
Product Width	Side Setback	Lot Size	Quantity	Mix
40'	5'/10'	55' X 130' Lots	58 Units	52.7% *
45'	5'/10'	60' X 135' Lots	52 Units	47.3% *
		TOTAL	110 Units	100% *

* Calculated as a percentage of net acreage.

EXHIBIT E: CONCEPTUAL SITE PLAN





EXHIBIT F: LANDSCAPE PLAN





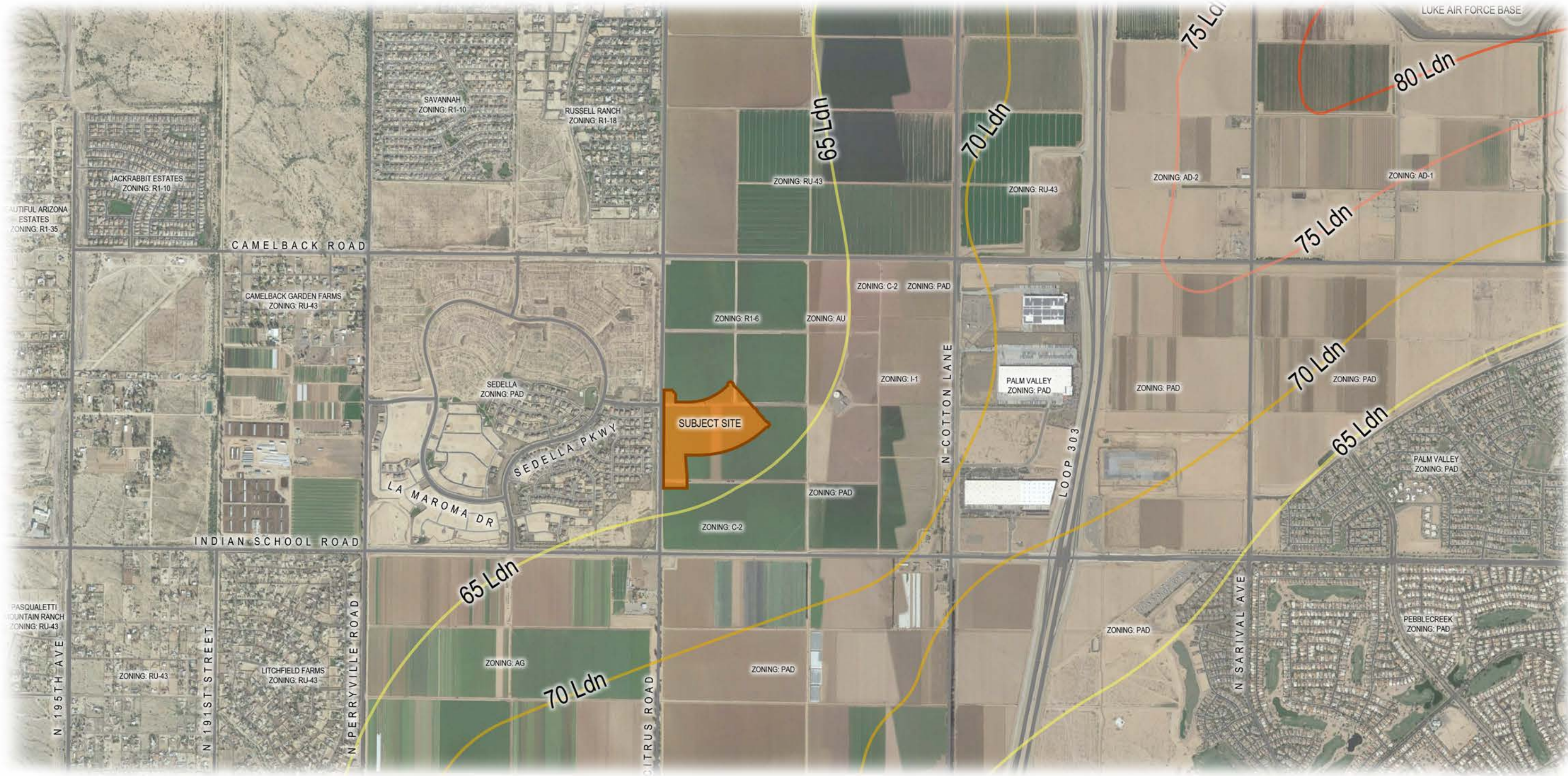
EXHIBIT G: WALL PLAN





EXHIBIT H: CIRCULATION PLAN





NOISE CONTOURS

SITE DATA
Assessor Parcel Numbers: 502-31-010C
Acreage: Approximately 45.34 Acres
Existing Zoning: PAD