

La Privada Rezone

PRE APPLICATION FILE NUMBER PA17-118

Aug. 27, 2018

MELCOR



PROJECT NARRATIVE LA PRIVADA REZONE AND PRELIMINARY PLAT

Project: La Privada
Rick Engineering Company (RICK) Project No. 4684B
City of Goodyear Pre Application No. 17-118
Third Submittal Case No. 18-200-00004

Date: August 27, 2018

1. INTRODUCTION

Melcor Developments Arizona, Inc. (Melcor) is a wholly owned subsidiary of Melcor Developments Ltd., Edmonton, Alberta. Melcor Developments Ltd. and its predecessor companies have operated in the real estate and development industry in Canada since 1923. Melcor Developments Arizona Inc. has been active in the United States since the late 1970s. They have enjoyed over 90 years of longevity in the real estate industry including land development, commercial development and ownership and management of investment properties and recreational properties. Melcor Developments Arizona, Inc. manages all of Melcor's United States operations and is active in Arizona, Colorado, and Texas.

Melcor is committed to creating a premier residential community in West Goodyear. By adding 200 acres to their existing holdings of Paseo Place Parcel 1 and Parcel 2, they have the opportunity to provide a vibrant and sustainable vision for over 900 homes and future residents across both developments.

2. SITE AND SURROUNDING AREA

La Privada is a proposed residential community located on the northwest corner of Yuma Road and 181st Avenue in the City of Goodyear, Arizona. The property is vacant land that currently being farmed. The parcel is bound by Yuma Road on the south, vacant land and Perryville Road on the west, Jefferson Street and single family homes on the north, and 181st Avenue and single family homes on the east.

At this time, Paseo Place Parcel 1 and Paseo Place 2 (which are located west and south of this property) are nearing final construction document improvement approval. Additionally, Amber Meadows to the north and Las Ventanas to the southwest are in preliminary design phases.

The vicinity map for this project is included as Figure 1.

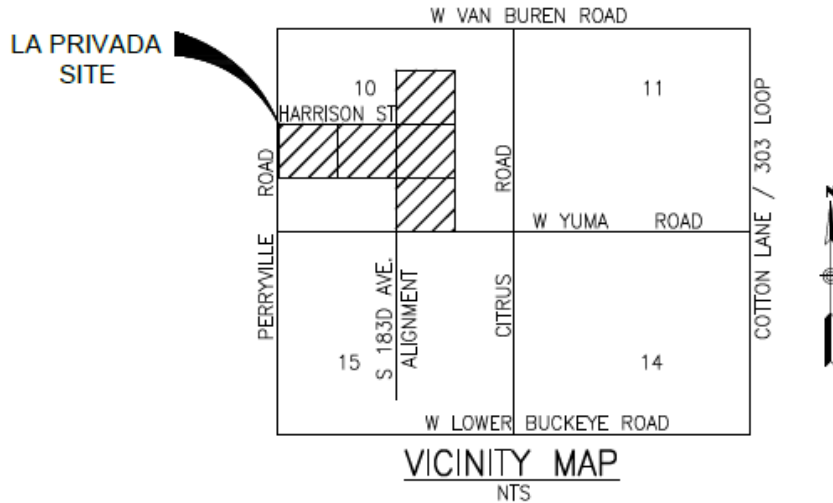


Figure 1: Vicinity Map

3. EXISTING ZONING AND PRELIMINARY PLAT HISTORY

The property was originally zoned Agricultural/Urban (AU) and was approved as the La Privada Planned Area Development (PAD) with 578 lots on 198 gross acres by Goodyear City Council on June 26, 2006, Ordinance 06-1014. The Preliminary Plat was approved in August, 2013 for five separate parcels with a portion at the intersection of 183rd Avenue and Harrison Street being reserved for a future elementary school site.

The majority of the final engineering onsite and offsite improvement plans had been previously approved with a few minor comments remaining to be addressed. Given that the Final Plats had not formally been approved by Council, the overall Master Preliminary Plat has lapsed. Meetings with City of Goodyear Planning and Engineering staff have resulted in the City's request to resubmit a Master Preliminary Plat and supporting reports, in addition to rezoning documents.

4. REZONING REQUEST

Understanding changing demographics and what homebuyers seek in their communities are important components in developing desirable and marketable lots. Melcor has proactively commissioned a market assessment by Meyers Research, LLC to determine the best lot product size to meet the needs of West Goodyear's growing population. Reducing the size of some of the lots from 60's to 50's will expand the product segmentation to target not only the traditional Goodyear buyers, but also provide additional home product and price range options to meet the needs of move up buyers with children.

Melcor is requesting a rezoning for a portion of the property from a PAD to R1-4 Single Family Residential to facilitate development of the community, offer lot sizes that are in demand by today's homebuyer and improve product diversity and segmentation. Melcor will also be removing the overall PAD designation on Parcels with R1-6 (PAD) and R1-7 (PAD) and apply traditional zoning designations.

Existing and proposed zoning designations are reflected in Figure 2: Project Zoning.

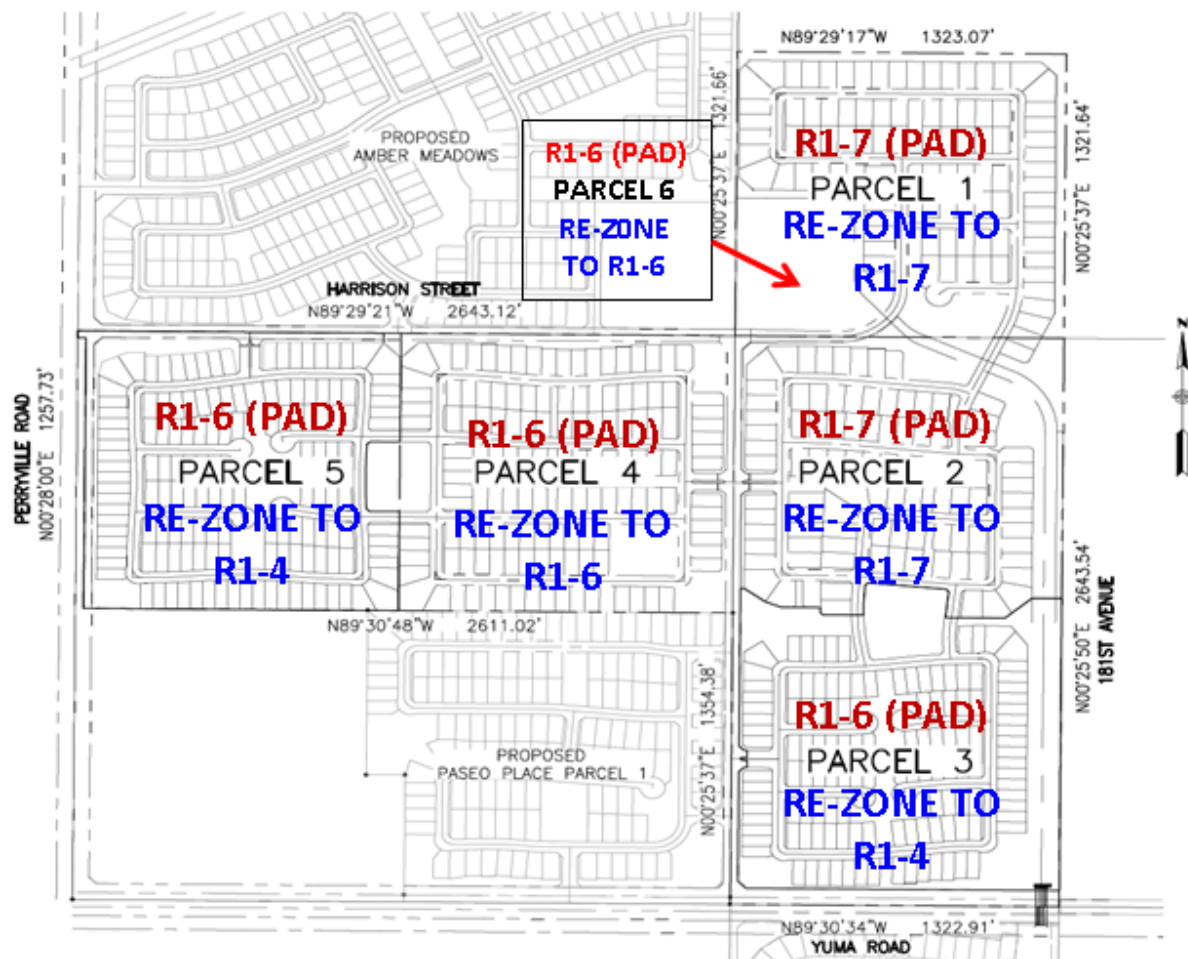


Figure 2: Project Zoning

The lot width reduction within two Parcels will create additional open space opportunities throughout La Privada. Internal community connectivity is an important aspect of creating neighbors and neighborhoods that grow together. Increased open space square footage will provide more ground area and the potential for additional trail systems and passive and active activities and interactions between residents.

The Meyers market analysis reflects that residents are drawn to subdivisions that provide a higher level of amenities and are lifestyle oriented. This philosophy is demonstrated in communities such as Eastmark and Verrado that accommodate a variety of ages and lifestyles and continue to be in high demand in the Valley.

As described above, this rezone requests a change for Parcels 1 and 2 from R1-7 PAD to R1-7, Parcels 4 and 6 from R1-6 (PAD) to R1-6 and Parcel 3 and 5 from R1-6 PAD to R1-4 (see Exhibit A: Proposed Zoning Exhibit).

5. PROPOSED SUBDIVISION IMPROVEMENTS

The configuration of this project (Exhibit B: Conceptual Development Plan) includes 602 single family homes with an overall density of 3.04 Dwelling Units/Acres (DU/AC) and 66 open space tracts within 192.69 net acres.

Careful consideration between parcels to create a sense of place and social connections has been taken. There are 37.11 acres of active recreation and 6.65 acres of passive recreation for a total of 50.40 acres of open space. This results in 26.16% of open space based on the net area of the project, using 192.69 acres. With more than 50.4 acres of open space for the overall project site, this greatly exceeds the minimum open space requirements of 24.39 acres required for the overall project.

SITE DATA TABLE						
DESCRIPTION	PARCEL 1	PARCEL 2	PARCEL 3	PARCEL 4	PARCEL 5	PARCEL 6
PROPOSED ZONING	R1-7	R1-7	R1-4	R1-6	R1-4	R1-6
GROSS AREA SF	1,480,737	1,554,696	1,864,337	1,782,381	1,586,807	346,549
GROSS AREA ACRES	33.99	35.69	42.80	40.92	36.43	7.96
EXISTING RIGHT OF WAY	0	0	180,493	0	41,505	0
NET AREA ACRES	33.99	35.69	38.66	40.92	35.48	7.96
OPEN SPACE REQUIRED %	12%	12%	15%	12%	15%	12%
OPEN SPACE REQUIRED ACRES (NET)	4.08	4.28	5.80	4.91	5.32	0.95
ACTIVE OPEN SPACE PROVIDED (AC)	5.15	4.46	13.90	7.81	5.78	0.00
PASSIVE OPEN SPACE PROVIDED (AC)	2.32	3.03	0.41	0.31	0.57	7.96
TOTAL OPEN SPACE PROVIDED (AC)	7.47	7.49	14.31	8.13	6.36	7.96
OPEN SPACE PROVIDED % (NET)	21.98%	21.00%	37.01%	19.86%	17.92%	100.00%
STREET RIGHT WAY (AC)	6.52	6.41	6.61	7.15	6.96	FUTURE SCHOOL / PARK
AVERAGE LOT SIZE	9,170	9,448	6,269	7,551	6,487	
MINIMUM LOT SIZE	8,751	8,750	5,830	7,185	5,113	
MAXIMUM LOT SIZE	16,906	18,639	11,980	17,123	14,351	
LOT COUNT	95	96	129	137	145	
DENSITY (BASED ON NET ACRES)	2.79	2.69	3.34	3.35	4.09	

6. PROPOSED DEVELOPMENT STANDARDS

At the City's request, the overall PAD will be removed and rezoned as traditional zoning. Parcels 1 and 2 will be zoned R1-7, Parcels 4 and 6 will be zoned R1-6 and Parcels 3 and 5 will be zoned R1-4. Minimum lot sizes will be provided in accordance to Updated Article 3-1 and Article 3-2 of the City of Goodyear Zoning Ordinance dated November 8, 2017. The Development Standards Table below reflects the

rezoning criteria however, the City has indicated it will honor the previous rear yard setback distance through stipulation.

Development Standards Table			
Zoning	R1-4	R1-6	R1-7
Minimum Net Size Area (SF)	4,500	5,500	7,000
Minimum Lot Width	45	55	70
Minimum Lot Depth	100	100*	100*
Minimum Setbacks			
Front	10/20	11.5/21.5	11.5/21.5
Side Yard Total	15	15	15
Side Yard	5	5	5
Rear	20	19****	19****
Corner Side	5/15	5/15**	5/15**
Open Space % (of net area)	15%	15%	12%

*Lot Depth may be 5' less on cul-de-sac streets

** The Side Yard Setback shall be 5' where adjoining an open space tract. Where adjoining a local street, a 10' tract shall be provided between the lot line and the right of way thus creating a 15' separation.

***The La Privada residential street cross section utilizes a sidewalk location that encroaches 1.5' into the PUE. The Front Setback shall be 21.5' from the right of way line to the garage in order to insure 20' between the sidewalk and the garage.

****City allowance of reduced rear yard setback to 19' through stipulation.

Melcor is committed to creating a community that embraces the design elements required in the COG Zoning Ordinance across all parcels. R1-4 single family district must include one amenity element, two connectivity elements, and three streetscape elements. The design elements La Privada offers are:

Amenity Elements (1 required)

- Additional Internal Park Amenities - Melcor is planning to bring unique features such as amphitheater seating, a dog park, sand volleyball courts, and gas fire pits to supplement traditional playground and sport court features such as full and half size basketball courts.

Connectivity Elements (2 required)

- Lot Diversity - La Privada offers a range of lot sizes with varying lot widths of 50, 60 and 70-feet.
- Trail System Connections - In order to create more of a sense of community, La Privada is using integrated trail system within the community which additionally allows for access to the Maricopa Trail along Yuma Road and the equestrian trail along 181st Avenue. This internal trail will be available to the public.

- Smaller Blocks – Parcels 3 and 5 lotting reconfigurations take advantage of an enhanced pedestrian experience by creating short cul de sacs that front onto a shared and centrally located open space. These cul de sacs are less than 660-feet in length.

Streetscape Elements (3 required)

- Detached sidewalks are provided throughout the community, which will include landscaping between the back of curb and the sidewalk.
- Paving Material - Decorative paving may be utilized between the house and the public sidewalk.
- Additional Streetscape Elements - Project will use decorative stamped concrete at main entrances along 183rd Avenue and Harrison Street creating a focused intersection into each parcel.

Section 3-2-3-B of the Zoning Ordinance requires that all single family districts provide “a 5 acre neighborhood park within a ¼ mile walking distance of all dwelling units. Two parks totaling at least 5 acres may be provided in lieu of a single 5-acre park if additional amenities are provided above and beyond those listed in Section C, and the parks are connected via a system of on or off-street connections.”

Two of the open space areas have been configured to provide park amenities with room for active recreation fields in central locations meeting the needs and intent of the zoning ordinance. These parks are in addition to the future planned park within Amber Meadows and La Privada Parcel 6. La Privada is providing enhanced active and passive amenities connected by sidewalks and off street trails.

7. JUSTIFICATION FOR REQUEST

a. Consistency with General Plan

The City of Goodyear’s 2025 General Plan Land Use Map classifies the property of “Neighborhood”. The Neighborhood land use is intended to provide for the growth and development of residential neighborhoods providing diversity of densities and housing products up to five (5) dwelling units per acre. La Privada has been designed to be consistent with the City’s goals to provide a sustainable residential community that will be a cornerstone in the West Goodyear area.

b. Site Suitability

The property has no significant natural or built constraints and provides an opportunity to create an outstanding residential community. La Privada is adjacent to Yuma Road and Perryville Road with readily accessible freeway access to the north. The land is generally flat, sloping from northwest to southeast and will provide storm water management through on-site retention basins and participation with regional drainage through construction of an emergency conveyance channel. The channel limits within La Privada will provide recreation amenities with an equestrian trail and adjacent pedestrian paths which are part of the overall bicycle and pedestrian circulation.

c. Compatibility of Uses

La Privada is located in the heart of West Goodyear with adjacent properties reflecting similar zoning designations. This includes Amber Meadows located north of Harrison and Paseo Place to the south and west as well as the communities of Pradera and Las Ventanas.

The jurisdiction along the north and east boundaries are within unincorporated Maricopa County and are zoned Ru-43 with single family homes. Parcels 1 and 2 lot configurations remain consistent with previously approved plats with an R1-7 (PAD). Parcel 4 located centrally within the project will maintain the same lot layout and R1-6 (PAD) as previously approved by the City. The PAD designation on these parcels will be removed with the rezoning request and comply with traditional zoning guidelines. Melcor is further requesting to rezone Parcel 3 and Parcel 5 to R1-4 with increased the open space and amenity options.

d. Market Demand

The Meyers Report reflected that available lots located in Goodyear in the 50 to 79-foot width range would be greatly depleted by 2019. They further described the need to provide a variety of products and price points in order to attract a wide range of homebuyers. By employing this mix of lot sizes, it is anticipated that La Privada would sell out in 4 years rather than the 8 years by offering varying lot sizes, bringing more residents into Goodyear sooner will promote development and contribute to the City's tax base.

e. Public Service

A number of local landowners have agreed to participate in a Cost Recovery Ordinance (CRO) to provide backbone water and wastewater infrastructure to the West Goodyear Central Planning Area. The Amended and Restated Development Agreement outlines the Infrastructure Improvements, Dedications and in Lieu Payments for water, wastewater and street improvements.

Some of the CRO Improvements have recently been advanced as well as some non-CRO facilities to serve neighboring subdivisions through a separate agreement by participating landowners.

Water:

At this time, there is an existing 16-inch waterline located within Citrus Road and a new 12-inch line is being extended from Citrus Road west toward Perryville Road. This water line is a segment of the Section 10 Water Main Plans. Additionally, La Privada will construct a 12-inch waterline in 183rd Avenue to provide adequate distribution and future connection to the Section 10 plans.

It is necessary to provide a secondary independent point of connection to ensure residents a reliable source of water. As La Privada moves toward final construction documents they will select one of two options to ensure this connection. The project will either construct a waterline north through the Amber Meadows project to Van Buren and then east to Citrus or leverage their proposed 12-inch waterline in Paseo Place Parcel 2 to a 12-inch waterline in Durango Street which is currently under construction. As discussed earlier, Melcor currently owns Paseo Place 1 and 2 and intends to begin construction on Parcel 2 in summer of 2018.

Wastewater:

There is an existing sewer manhole located in Yuma Road west of the intersection of Citrus Road. A 15-inch sewer line in Yuma Road and 12-inch sewer line in 183rd Avenue have been designed as part of the Section 10 Wastewater Plans. La Privada will construct these lines in support of their sewer collection needs.

Schools

La Privada is located within the Buckeye Union High School District and the Liberty Elementary School District. Melcor has met with the school districts and will pay voluntary impact fees to mitigate the community's impact to the respective district facilities.

At this time, Parcel 6 is being reserved as a future elementary school site; however, the elementary school district has expressed that they would prefer a monetary contribution. Accommodating this request to abandon the school site will require consensus with Amber Meadows as they are contributing an equal land share.

Fire/Police

Fire and police will be provided by the City of Goodyear.

Public Utilities

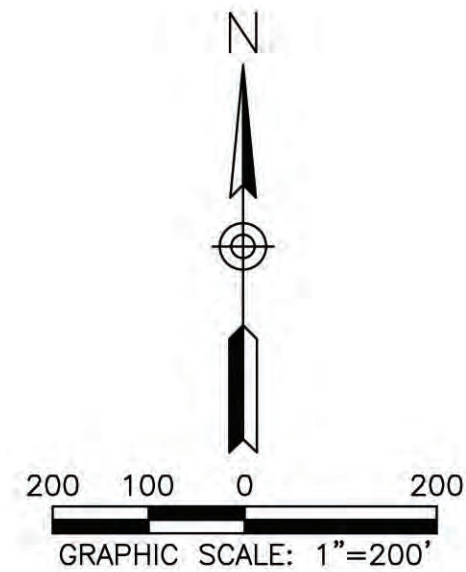
Utility Type	Provider
Electric	Arizona Public Service
Gas	Southwest Gas
Telephone	Century Link
Cable Television	Cox Communications
Irrigation	Roosevelt Irrigation District
Sanitation	City of Goodyear

8. CONCLUSION

The ability to increase the overall lot yield per the recommendations in the Meyers market study would not only provide additional homebuyer options and available home purchase price points but allow for an opportunity for enhanced amenities beyond bike and pedestrian connectivity. Melcor sees the added benefits of providing recreational facilities to build a healthier, more active Goodyear.

EXHIBIT A: PROPOSED ZONING MAP

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MELCOR

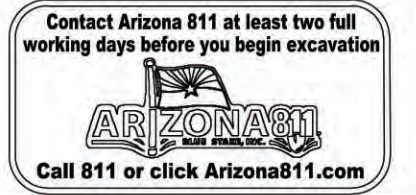
LA PRIVADA

ZONING EXHIBIT

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NOT FOR
CONSTRUCTION

REV	DESCRIPTION	DATE



DATE:	MAY 22, 2018
DRAWN:	MFS
DESIGNED:	DMF
PROJ NO.	4684B
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