

Major Amendment
to the
Palm Valley Phase 5
Planned Area Development
for

Aviva Goodyear

Northeast Corner of Falcon Drive and Indian School Road



Land Use and Development Standards Narrative
Case No.: 18-210-00007

1st Submittal: October 3, 2018
2nd Submittal: November 30, 2018

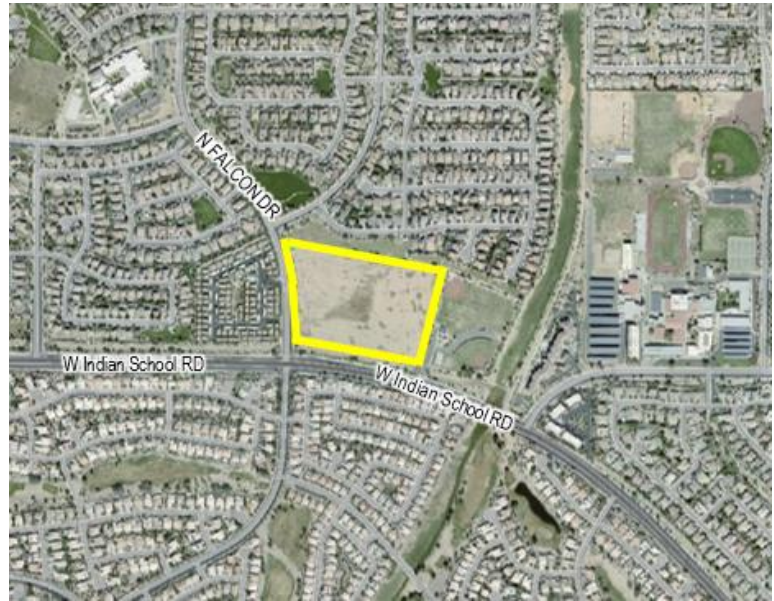
Principals and Development Team

Owner	Harmony Goodyear II, Inc. Steven Treger 7918 East McClain Drive, Suite 101 Scottsdale, Arizona 85260 480.922.0492
Applicant and Developer	Housing Trust Group, LLC Jose Romero Vice President of Development 3225 Aviation Avenue 6th Floor Coconut Grove, Florida 33133 305.989.5551 joser@htgf.com
Architect	Eric Miller 3620 Wyoming Boulevard Albuquerque, New Mexico 87111 702.286.4624 ema-co@hotmail.com
Civil Engineer	Craig Smith Principal KSE DESIGN GROUP, PLC. 602.347.7007 Ext. 101 craig@kseaz.com
Legal Representative	Gammage & Burnham PLC Susan E. Demmitt 2 North Central Avenue, 15 th Floor Phoenix, Arizona 85004 602.256.4456 sdemmitt@gblaw.com

Introduction

Housing Trust Group, Inc. (“HTG”) is proposing *Aviva Goodyear*, a new 288-unit multi-family residential development on the approximate 15.9 acres located at the northeast corner of Falcon Drive and Indian School Road (“Property”). The Property is zoned Palm Valley V – Planned Area Development (PAD) pursuant to City of Goodyear (“City”) Ordinance No. 03-858. The vision for *Aviva Goodyear* is to create a unique living environment that caters to a variety of lifestyles and introduces an urban development concept into a historically suburban part of Goodyear. *Aviva Goodyear* offers multiple types of highly-stylized apartment residences within a walkable, inviting residential community that integrates enhanced architectural elements and building design, and a blend of attractive open space areas.

Property Aerial

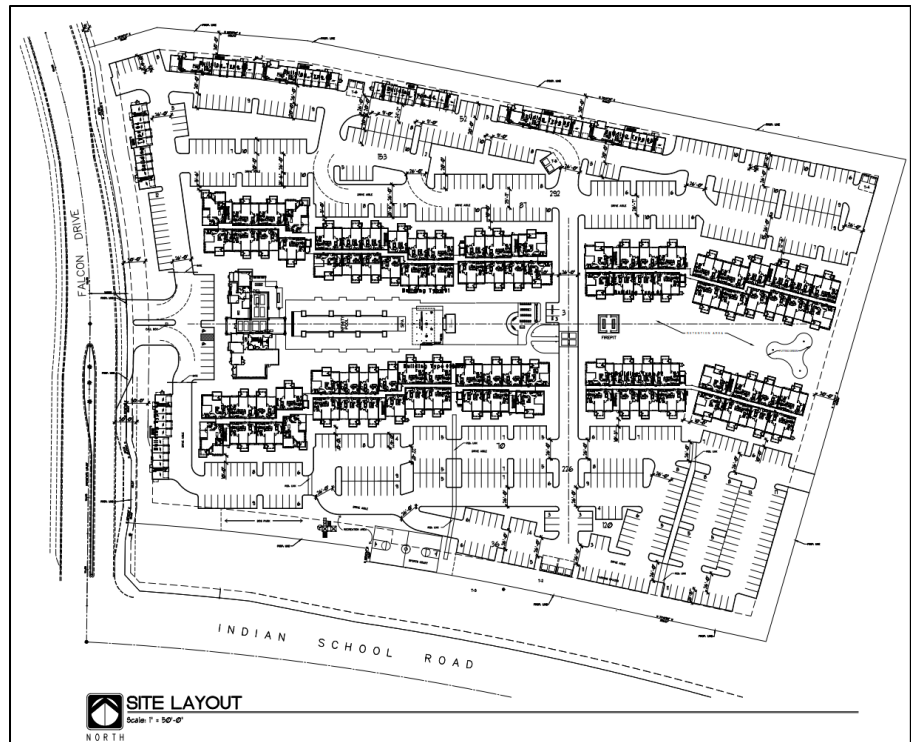


Project Description

Aviva Goodyear is designed with an uncomplicated, urban layout complemented by resort-style amenities and expansive open space and recreation areas to foster a social, integrated resident experience.

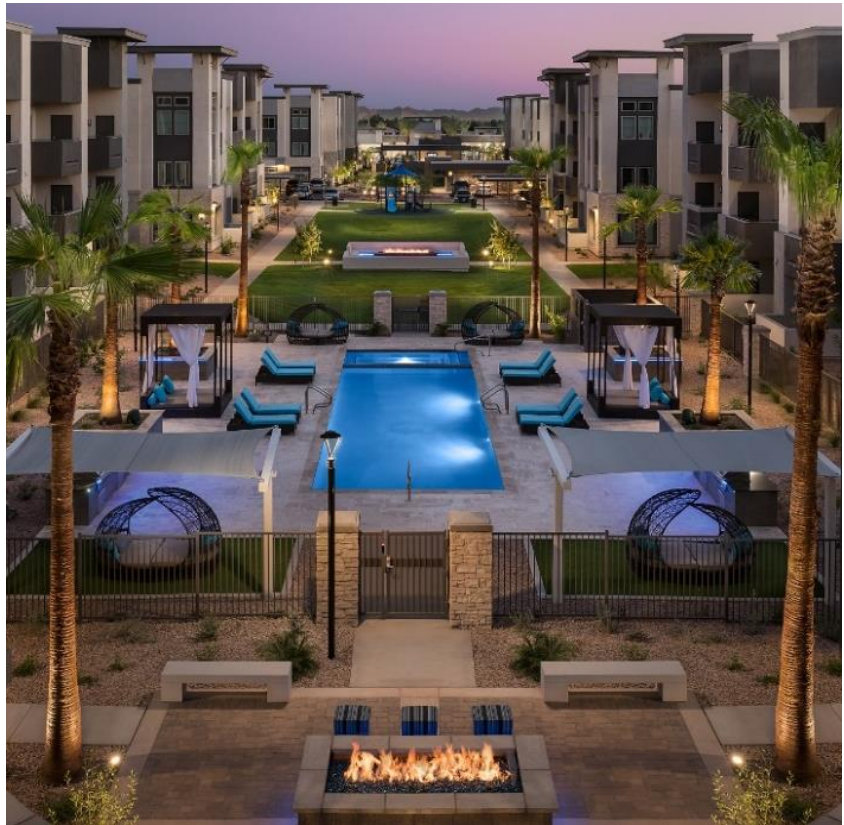
Aviva Goodyear consists of contemporary two- and three-story multi-residence buildings organized around central open space and amenity areas, and a pedestrian network (see [Exhibit A: Overall Site Plan](#) and [Tab A](#)). The buildings are conveniently accessible to adjacent parking for residents and guests. The buildings consist of: 118 one-bedroom units, 158 two-bedroom units, and 12 three-bedroom units. A highly-amenitized clubhouse including a state-of-the-art-health and

Exhibit A: Overall Site Plan



wellness center, spin room, media and game room, conference and business rooms, and expansive clubroom greets *Aviva Goodyear* residents and guests at the main entrance to the development from Falcon Drive.

The buildings and internal drive aisles are strategically arranged to create a series of distinct, compact buildings within *Aviva Goodyear* that face inward toward an elongated-centrally located “central park” style courtyard, which includes an expansive 150-ft resort-style pool, gathering areas with fire-pits and bbq’s, and other amenities, and also located outward toward secondary amenities, including a dog park, playground, and basketball court. The urban block design provides strong visual and pedestrian connections within *Aviva Goodyear*.



Architectural Design / Energy Efficiency

Building elements ranging from linear to a cluster courtyard provide a distinct living environment. These elements are also used to vary the massing and movement of the buildings within these various modules. The use of inter-changing colors helps articulate the weaving of architectural components and common use facilities as they are experienced by *Aviva Goodyear’s* residents at the pedestrian scale as well as from the streetscape. The building elevations are accentuated by outdoor patio and balcony areas that create depth and movement within the building facades and also functionally serve as shade elements. Recessed window frames, some as deep as 18-inches, provide additional shading and add depth and shadows to the elevations. All of these elements tie together the architectural imagery to provide a strong identity for the development that complements the area and creates an appealing environment for both *Aviva Goodyear* residents and guests. Solar shading is accomplished through the use of strategically placed shade trees and the proximity of adjacent buildings along the pedestrian connections.



Individual units within the buildings are located within linear and clustered 'module areas' and are accentuated with visually stimulating architectural themes, styles, and colors to create an appealing community. Each unit will have Class-A interior finishes, such as fully insulated wood construction, Low-E rated vinyl windows for improved cooling for the units, expansive covered patios for each unit, storage rooms, premium counters with modern wood cabinetry, tile and wood plank flooring styles, decorative entry and interior trim accents, large walk-in closets, streamlined energy efficient appliances, security card/keypad access to covered parking spaces conveniently accessible for each unit, and optional garage units. Ample surface parking areas are available for guests.



The overall construction and design of the buildings proposes energy efficient building and construction elements and techniques to mitigate environmental intrusion. Underscoring the importance of energy efficiency, the buildings will be equipped with EnergyStar appliances, light fixtures, and high-performance HVAC units. Vinyl windows and building insulation will be used to further improve cooling and heating of the building and will exceed the Model Energy Code requirements. Further, the use of turf and carefully placed shade trees and landscaping is intended to mitigate the potential heat island effect.

Vehicular Circulation

Aviva Goodyear's vehicular circulation system comfortably accommodates traffic generated by the project and provides connections to the external roadway system via Falcon Drive, which is the means of ingress and egress to the Property.

The main entrance to *Aviva Goodyear* is provided via a comfortable boulevard drive located off Falcon Drive. This access drive is designed to accommodate guests and residents entering the project without impacting Falcon Drive traffic. Additionally, turn-around areas and additional queuing length is provided at *Aviva Goodyear's* entrance to accommodate vehicle stacking. The entrance at Falcon Drive is planned to allow for full turning movements in and out of *Aviva Goodyear* (both left and right turns in and out). *Aviva Goodyear* is planned to be a gated community and controlled by security card and/or keypad entry. Guest parking that does not require a security card/keypad access will be provided adjacent to the clubhouse. Parking will meet City Ordinance requirements.

Amenities

Impressive life-style amenities are proposed throughout *Aviva Goodyear* to enhance the quality of life for residents and guests. Resort-style amenities include an expansive 8,000 sf clubhouse building that is positioned at the main point of entry off Falcon Drive to create a dramatic sense of arrival to the community. The clubhouse includes the leasing offices, conference/business center, media center, lounge area, fitness center, and yoga and spin class facilities.

Aviva Goodyear's residents will have the option to enjoy multiple flat screen televisions to showcase movies and other programs, recreational-type amenities such as pool tables, game areas, and inter-active video games stations, or to just relax within the various lounge areas.



Outdoor common amenities and social gathering areas are located in the expansive centrally-located courtyard defined by the residential buildings. The courtyard amenities include a resort-style swimming pool with cabanas, spa area, lush open space and ramadas with barbeques, and a putting green. The ramadas will act as an outdoor room, complement the community's architecture, and be a place for socializing and relaxing. The open spaces throughout *Aviva Goodyear* include pedestrian amenities, such as benches, shade trees, aesthetic paving treatments to encourage pedestrian use and connectivity to various facilities within the community.



Planned Area Development Modifications

The Palm Valley V – PAD as approved by Ordinance No. 03-858 established the regulatory framework, design, vision and land uses for approximately 744 acres generally located between Bullard and Sarival Avenues (east-west) and Camelback and Indian School Roads (north-south). Within the Palm Valley V – PAD, the Property was zoned UR/H – High Density Residential. For purposes of the rezoning, the Goodyears’s Multi-Family 18 (MF-18) corresponded to the UR/H designation. *Aviva Goodyear* will utilize the MF-18 zoning district and associated development standards, except that the below-described modifications are requested as part of this PAD Amendment. The requested modification are more fully set forth below:

Building Height.

Table 3-2-5 of the Goodyear Zoning Ordinance sets forth the standard for Building Height within the MF-18 zoning district. Within the MF-18 zoning district, a maximum building height of thirty (30) feet is permitted, measured as the vertical distance from point of reference elevation (fourteen inches above average elevation at top of crown of roadway, if no curb) to the highest point of coping of a flat roof, or to the highest point of a mansard roof, or to the highest gable of a pitch or hip roof (“Building Height”). Additionally, the MF-18 zoning district permits parapet walls or cornices extending to five (5) feet above the maximum building height and prohibits unoccupied building architectural elements from exceeding the maximum building height limit.

The *Aviva Goodyear* PAD Amendment requests the following modifications to the Building Height standard:

1. The maximum Building Height for *Aviva Goodyear* shall be thirty-seven (37) feet. Buildings located immediately adjacent to the north and west property lines shall be limited to a maximum thirty (30) feet.
2. The maximum Building Height may be increased by eight (8) feet (for a total height of forty-five (45) feet) for unoccupied building architectural elements, such as parapet walls, cornices, chimneys, tower elements, domes and decorative masonry or metal framework, that are necessary to screen mechanical equipment from street view or achieve the objectives and requirements of Goodyear’s Design Guidelines to provide architectural interest and diversity in building elevations or variations in roof form and horizontal lines.

Justification.

This modification to the MF-18 zoning district allows the base Building Height to be increased by a nominal 7-feet to accommodate vaulted ceilings in select units. The additional 8-feet for architectural elements is critical to allow proper screening of mechanical equipment and to accommodate the signature towers that are designed as an end-cap to each building. The vaulted ceiling are an architectural trait for *Aviva Goodyear* that is critical to the architectural diversity, visual interest, and varied roof planes of the buildings. Based on HTG’s recent success in the City of Mesa with the similarly designed *Aviva Mesa*, current residents are demanding high-quality units with vaulted ceilings. Within months of completing construction of *Aviva Mesa*, almost 100% of the units with vaulted ceilings were leased. Such units demand a premium and increase the overall value of the project. Additionally, the Building Height increase will allow HTG to provide additional insulation between floors, which improves energy efficiency and decreases sound transmission between units. *Aviva Goodyear* will seek National Green Building Standards accreditation. The *Aviva Goodyear* buildings that take advantage of this height increase are located more than 225-feet from the property line of the nearest single-family residential home to the north. A 30-foot landscape buffer and the existing City park and trail system are part of the buffer area. Additionally, the visual impact of the additional height as it relates to streetscape will be minimal due to the internalized nature of the site plan and the fact that the buildings are setback more than 100-feet from Falcon Drive and 175-feet from Indian School Road.

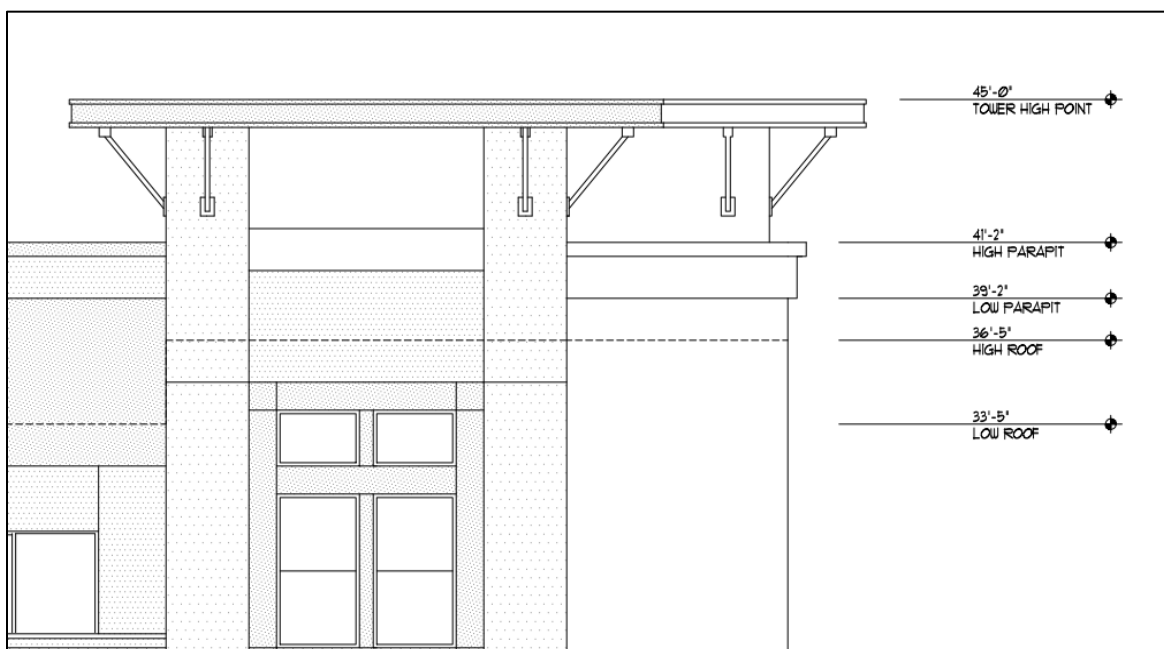
The Indian School Road buffer includes an approximately 100-foot wide landscaped open space tract along the roadway corridor. See Exhibits B and C below, and Tabs B and C for details.

Importantly, the Building Height amendment does not increase in the number of units allowed or density that is otherwise permitted on the Property under the MF-18 zoning district.

Exhibit B: Parapet Heights - Photo



Exhibit C: Parapet & Building Heights



Rear Yard Building Setback.

Table 3-2-5 of the Goodyear Zoning Ordinance sets forth the standard for Rear Yard Building Setback within the MF-18 zoning district, which provides that the minimum rear yard is 20% of the lot depth.

The *Aviva Goodyear* PAD Amendment requests the following modification to the Rear Yard Lot Depth standard:

1. The minimum rear yard building setback shall be 30-feet.

Justification.

The Ordinance standard, if applied, would result in an approximately 200-foot setback. Approximately one-fifth of the Property would be unbuildable. This standard does not implement the intent of the Goodyear Zoning Ordinance, which is to ensure a proper and orderly transition between adjacent uses. The requested modification will result in a Rear Yard Building Setback requirement that is appropriate to the context of the site and consistent with Goodyear Staff's historical interpretation and application of the Rear Yard Building Setback requirement. The rear yard of the Property is adjacent to the City Park and does not require additional buffering or protection. A goal of the *Aviva Goodyear* site plan is to provide an enhanced and active connection to the City Park. This is better accomplished with a lesser setback. Additionally, the requested Rear Yard Building Setback consistent with the setback required on the existing Goodyear approved site plan on the Property.

Private Outdoor Space:

Section 3-2-5(B)(b) of the Goodyear Zoning Ordinance sets forth the standards for Private Outdoor Space within multi-family residential developments. Private Outdoor Space is that portion of a lot devoted to outdoor recreational use by the individual resident(s) of the unit or lot. The Goodyear Zoning Ordinance requires that Private Outdoor Space be in the form of private yards, patios, or balconies. Standards include that patios or balconies be a minimum size of sixty (60) square-feet per unit and a minimum dimension of six (6) feet.

The *Aviva Goodyear* PAD Amendment requests the following:

1. A reduction of the minimum square-feet for second and third story balconies to forty-five (45) square-feet, a minimum dimension of 5-feet, with an average balcony size for the entire project of sixty (60) square-feet or greater.

Justification.

The Private Outdoor Space requirement is intended to ensure residents have adequate and functional private outdoor space opportunities for social, recreational, aesthetic and economic purposes. As noted, the Goodyear Zoning Ordinance requires a minimum of 60 square feet of Private Outdoor Space. With respect to Private Outdoor Space, *Aviva Goodyear* will provide larger private patios of 100+ square feet, many of which exceed the ordinance minimums, for the ground floor units. The upper floor units, which primarily consist of one and two bedroom units, will each have private balconies that range in size from 45 to 57 square feet.

Although a reduction is requested of the standards for Private Outdoor Space to accommodate smaller balconies in some instances, *Aviva Goodyear* will provide its residents with approximately 180,300 square-feet of total Outdoor Space, which is 626 square feet per unit. This equates to a 566 percent increase over that required by the Goodyear Zoning Ordinance. *Aviva Goodyear* places its open space emphasis on common open space amenities and communal social opportunities. Planned common area open space improvements include a 150 ft resort-style pool, expansive green space and open areas, a dog park, a playground, a basketball court, outdoor fitness stations, ramadas with barbeques, and pedestrian pathways. Additionally, *Aviva Goodyear* includes an 8,000+ square-foot

clubhouse with a media room, co-working spaces, conference room, yoga room with virtual trainer, and high-end fitness center. Collectively, these amenities rival, if not exceed, the amenities provided at any other existing or planned multi-residence development in the City of Goodyear and compete with the amenities for many single-family communities. HTG implemented the same combination of slightly more modest private balconies combined with expansive community open space and recreational amenities at *Aviva Mesa* with great success. A similar patio size reduction was approved by the City of Mesa. That project has received tremendous positive feedback regarding the overall success of the project – by both the City and its residents.

The overall open space provided within *Aviva Goodyear* fulfills and exceeds the intent of the Goodyear Zoning Ordinance open space requirement by providing residents with higher quality and more varied open space opportunities for social, recreational, aesthetic and economic purposes than would otherwise be created by providing slightly larger patios.

Yard and Landscape Setback Area.

Section 3-2-5(B)(c) of the Goodyear Zoning Ordinance sets forth the treatment of required yards and landscape setback areas fronting onto public streets. The Goodyear Zoning Ordinance requires that required yards and landscaping setback areas fronting on to public streets shall be entirely landscaped except for necessary driveways and walkways. Chapter 3, Section 2(l)(4) of the Goodyear Design Guidelines sets forth the standard for perimeter walls within landscape setbacks. Perimeter walls are required to be of masonry construction and have a minimum ten (10) foot landscape setback along Indian School Road.

The *Aviva Goodyear* PAD Amendment requests the following:

1. Resident amenities (e.g., dog park, sport court, playground) may be located within the required yard and landscape setback area along Indian School Road.
2. 6-foot masonry perimeter wall may encroach the required 10-foot landscape setback along Indian School Road.

Justification.

The yard and landscape setback area requirements are intended to provide appropriate transitions to the adjacent single-family residential and assure that perimeter walls and fences are designed as visual amenities for abutting neighborhoods and streets. *Aviva Goodyear* is proposing resident amenities within the required yard and landscape setback along Indian School Road. These resident amenities will be screened by a masonry perimeter wall to minimize noise and any other impacts from Indian School Road, as well as to enhance resident privacy when enjoying the amenities.



The nearest single-family residences are separated by more than 225-feet, including Indian School Road, which is a 125-foot wide major east-west thoroughfare, and includes an additional 100-foot wide open space, public utilities, drainage, landscaping, and sidewalk tract along the north side of Indian School Road. Indian School Road and the tract provide appropriate transition and separation from *Aviva Goodyear* to the single-family residences. These modifications to required yard and landscape setback development standards is site context appropriate and less impactful than many of the other improvements on adjoining properties north of Indian School Road in the immediate area. Additionally, allowing the perimeter wall along Indian School Road to be closer to the streetscape provides a balance between the design of the fencing and a smooth transition between the buildings and streetscape. This request is consistent with the placement of perimeter walls along the north side of Indian School Road in the immediate area.

Outdoor Lighting.

Section 10-6 of the Goodyear Zoning Ordinance sets forth the mounting height standard for outdoor lighting fixtures. The Goodyear Zoning Ordinance requires that fixtures located within 30-feet of a residential property line shall not exceed six (6) feet in height.

The *Aviva Goodyear* PAD Amendment requests the following:

1. Outdoor lighting fixtures for resident amenities (e.g., dog park, sport court, playground) located within 30-feet of a residential property line shall not exceed fifteen (15) feet in height. All other outdoor lighting fixtures located within 30-feet of a residential property line shall not exceed six (6) feet in height.

Justification.

The outdoor lighting standards are intended to encourage designs that provide for proper quality and quantity of nighttime illumination, while minimizing negative impacts on surrounding neighborhoods and the night sky. *Aviva Goodyear* is proposing maximum 15-foot high outdoor lighting fixtures adjacent to the resident amenities along the south property line. All other outdoor lighting fixtures within 30-feet of the south property line will not exceed 6-feet in height. This request is consistent with or less than the mounting height (15-feet to 20-feet) permitted by-right in the adjacent single-family residence districts and significantly less than the height of the sports field lights at the City park.

As stated above, the nearest single-family residences are separated by more than 225-feet, including Indian School Road, which is 125-feet wide, and a multi-purpose tract, which is 100-feet wide. Indian School Road and the tract properly buffer the proposed outdoor lighting fixtures from the single-family residences. The proposed outdoor lighting fixtures will be properly placed to confine the illumination to the resident amenities and appropriately shielded to prevent light spillage.