

Sun-DS Farms

Narrative Book

November 2018

SUN-DS FARMS OVERVIEW

The Sun-DS Farms property is approximately 160 acres located at the southwest corner of Estrella Parkway and Lower Buckeye Road. The property is currently zoned Final PAD (Amended) that includes low density residential, low-medium density residential land uses, and Commerce Center that consists of a mixture of office, neighborhood commercial and business park uses. See Appendix A for a copy of Ordinance 14-1310. The property owner desires to amend the existing Sun-DS Farms PAD to establish Residential land uses upon the 47 acres that are currently designated Commerce Center land uses at the southwest and southeast portions of the Sun DS property. The Vicinity Context Map and proposed Land Use Plan are attached as Exhibits 1 & 2.

The 47-acre PAD amendment applies only to Parcels D & E on the Land Use Plan at Exhibit 2; this amendment does not apply to Parcels A, B or C.

JUSTIFICATION OF THE PROPOSED PAD AMENDMENT

The following discussion is provided to respond to the Goodyear Zoning Ordinance Article 1-3-1.D.3 by ensuring that the Sun-DS Farms PAD Amendment is justified and adequately addresses the following considerations:

1. “Consistency with the goals, objectives, policies and future land use map of City’s General Plan; consideration of current market factors, demographics, infrastructure, traffic, and environmental issues; and if conditions have changed significantly since the Plan was adopted”

The City of Goodyear General Plan designates this property as “Neighborhoods”, which are defined as: “Neighborhoods include a wide range of densities and housing products that suit the needs of existing and future residents. Residential densities in this category are wide ranging, etc.” This Amended and Restated Final PAD Amendment is consistent with the existing General Plan land use designation for this property as well as the many policy provisions that are provided within the General Plan. Also, City Council has recently had on-going discussions regarding the desire to increase residential densities within proximity to the planned City Center.

The Goodyear General Plan provides that in cases where the baseline density may be exceeded, the development proposal must include facilities and/or amenities that support Goodyear’s desired community character and vision. Sun-DS Farms is providing an enhanced level of facilities/amenities for justification in establishing realistic

densities consistent with surrounding properties. For example, see the Parks & Open Space Plan at Exhibit 3 and the Entry Monument Plan at Exhibit 4.

The existing Final PAD has already demonstrated that water and wastewater facilities and pipe capacities are adequate and available to serve Sun-DS Farms. This PAD Amendment, with a reduction in water and wastewater service demand as well as traffic trips generated from the residential versus previous Commerce Center land uses further reduces the infrastructure demand.

2. “Suitability of the subject property’s physical and natural features for the uses permitted under the proposed zoning district”

The Sun-DS Farms physical and natural features are perfectly suited for the residential uses proposed with this PAD Amendment. The parcel is nearly flat with just over 1% slope. It is not located within a FEMA designated floodplain. It is aptly situated adjacent to existing water and sewer infrastructure immediately available to serve the property with a gravity designed system. The parcel is bounded by one arterial and two collector roadways with adequate spacing and signalization to safely and efficiently service the property without adverse impacts the existing roadway network and/or level of service.

3. “Compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of such things as land suitability, environmental impacts, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential impact on property values”

The proposed Sun-DS Farms PAD Amendment is compatible with surrounding land uses and does not pose any negative impacts to adjacent land uses, environmental impacts or infrastructure.

- a. ***Densities proposed are equal to or less than recently approved in Ballpark Village-South directly east of this site.***
- b. ***This proposed PAD Amendment supports City Council’s desire to infuse higher density residential land uses and diverse housing choices in proximity to the City Center***
- c. ***As noted, this PAD Amendment will reduce the impacts to water, wastewater and roadway infrastructure by eliminating the Commerce Center land uses with Medium Density residential land uses. These facts are quantified through the water,***

wastewater and traffic memorandums provided with this PAD Amendment submittal.

d. Larger, single family detached residential lots that vary in size from 70 feet wide to 55 feet wide situated within Sun-DS Farms adjacent to existing single family residential communities to the north and west remain unchanged.

4. "Proposed zoning district's consistency with other land uses within the immediate area and whether uses allowed under proposed zoning district would be better suited to the subject property than the uses allowed under current zoning"

This proposed PAD Amendment enhances the compatibility with surrounding land uses. Average single- family densities approved in Ballpark Village South located directly east of Sun-DS Farms, are 6.5 du/ac south of Lower Buckeye Road and 12.9 and greater du/ac north of Buckeye Road. The Medium Density Residential areas (Parcels D and E of Sun-DS Farms) that are the subject of this request, propose similar housing types in similar density ranges of up to 6-10 dwelling units per acre.

No change is requested for Parcel's A, B and C that maintain residential densities that are consistent with the existing single family residential uses to the north and west.

The Land Use Plan also identifies a substantial landscape buffer along the south side of the property to buffer the residential community from the existing land uses to the south of West Elwood Street.

5. "Demand for the types of uses permitted in the proposed zoning district in relation to amount of land currently zoned and available to accommodate the demand"

Commerce Center land uses are proving to be non-viable at Sun-DS Farms due to the abundance of available, and often more suitable, commerce center/business park oriented properties in Goodyear. Moreover, recent community and Council dialogue have placed a greater focus on the desire to introduce higher density residential products in the vicinity of the planned City Center at the intersection of Estrella Parkway and Yuma Road, just one mile from the Sun-DS Farms property.

6. "Demands for public services that will be generated by the uses permitted in the proposed zoning district and requirements for meeting such demands in terms of public infrastructure and facilities and other capital equipment, such as water supplies, water treatment, storage, and distribution facilities, wastewater treatment, recharge and

distribution facilities, streets, bridges, schools and emergency services facilities and equipment”

Past and current technical studies have demonstrated sufficient capacity exists in the infrastructure systems that will serve the Sun-DS Farms property. Technical Reports addressing Traffic (TIS), Potable Water and Wastewater have been submitted to the City.

Water – Sun-DS Farms will receive water from the City of Goodyear. The Sun-DS Farms water system is designed to tie into the existing 16-inch water lines in Estrella Parkway and West Elwood Street immediately adjacent to the Sun-DS Farms parcel. This proposed land use amendment from Commerce Center to Medium Density Residential will reduce the demand of potable water below what was previously identified and approved by the City of Goodyear.

Wastewater – Existing wastewater service lines are immediately adjacent to the Sun-DS Farms property and maintain capacity to serve the Sun-DS Farms property. Estrella Parkway has parallel 12-inch and 36-inch lines and a 42-inch line is in West Ellwood Street. The change in land uses from Commerce Center to Medium Density Residential will yield an estimated 45% reduction on Parcels D and E in average daily wastewater flows below what was previously identified and approved by the City of Goodyear.

Streets – Estrella Parkway is a Scenic Arterial with a 150-foot right-of-way section. West Elwood Street is currently identified as a Major Arterial with a 130-foot right-of-way section. The Sun-DS Farms community design offers generous and convenient collector roadway access to Lower Buckeye Road, Estrella Parkway and West Ellwood Street. Each existing roadway is appropriately sized to serve the anticipated vehicle trips generated by Sun-DS Farms. Moreover, the Traffic Impact Study demonstrated that the proposed change of 47 acres of land use from Commerce Center to Medium Density residential will reduce the overall entering and exiting trips during the daily, AM and PM peak hours as compared to the 2014 Residential and Commerce Center plan. The Sun-DS Farms Community Collector is depicted at Exhibit 5 and the Circulation Plan and Roadway Cross- Sections are attached as Exhibit 6.

Emergency Services – The Sun-DS Farms property is centrally located to Goodyear’s emergency services and will not impose a strain or challenge to the provision of emergency services that are already being provided by the City of Goodyear to surrounding properties that are developed.

Schools – The Sun-DS Farms impact analysis includes:

School Type	Number of Res. Units	Student Ratio	No. of Students
Avondale Elementary School District (K-8)	782	0.30 students/unit	235
Agua Fria Union High School District (9-12)	782	0.19 students/unit	149
TOTALS	782		384

7. “Potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided”

Due to the central proximity to existing Goodyear and school district infrastructure and services already being provided to the developed parcels adjacent to Sun-DS Farms (please see the responses to Question #6), there are no adverse fiscal impacts to providing services to Sun-DS Farms.

8. “General public’s concerns”

The Sun-DS Farms PAD was received favorably by the public and these proposed changes will likely only strengthen their support by promoting residential land uses that are consistent with surrounding residential properties to the north, east and west. We have successfully responded to the limited public concerns/comments that were previously raised and those design features remain intact with this amended and restated Final PAD. These include:

- a. Maintaining low density single family residential in Parcels A and C that together total approximately 71 acres Lot sizes are comparable sized lots in Estrella Vista and Sarival Village low density residential including 55 X 115, 60 X 115, 65 X 120, and 70 X 120. Parcel’s A and C include average densities of up to 2.5 to 4 dwelling units per acre.***
- b. Lower Buckeye Road will not be extended to the west. The facility will remain as a low volume, dead-end road with enhanced pedestrian and bicycle mobility planned over what currently exists today.***
- c. The collector road network was designed to discourage neighborhood cut-through traffic. We have successfully responded to a previous neighborhood request to shift the alignment of proposed roadways away from 157th Avenue in Estrella Vista. The***

westernmost local street was shifted west to access Lower Buckeye Road at the 159th Avenue alignment and the collector road was shifted east of the 157th Avenue alignment.

9. “Whether the amendment promotes orderly growth and development; and,

The Sun-DS Farms PAD on this vacant infill site promotes orderly growth and development through its proximate access to existing infrastructure and services that are already being provided to surrounding developed parcels adjacent to Sun-DS Farms. Sun-DS Farms is not triggering an extension or expansion of services in the area.

10. 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”.

With and through the detailed responses provided to Questions 1-9 above, we believe that the Sun-DS Farms PAD (including this 47 acres PAD Amendment) yields a positive benefit to the public, health, safety and welfare of Goodyear by promoting land uses that are compatible to surrounding land uses, are readily served by infrastructure and services in proximity and adequate capacity, successfully respond to previously noted community comments, and provide the opportunity for additional diverse housing choices in the Estrella Parkway Corridor across from the Goodyear Ballpark and near to City Center.

DESIGN ELEMENTS

In accordance with the City's Zoning Ordinance design guidance of Section 3-2-3 (illustrated in the table below), the following design elements are offered:

Table 3-2-3-E: Lot Size and Minimum Number of Required Design Elements for Reduced Lot Width and Side Yard Setback Reduction Requests					
Zoning Designation	Minimum Lot Width (ft)	Total Both Sides Setback	Amenity Elements	Connectivity Elements	Streetscape Elements
R1-6	55	15	0	0	0
REDUCED R1-6	50	10	1	2	2
R1-4	45	15	1	2	3
REDUCED R1-4	40	10	2	4	4
R1-A	35	N/A	1	2	1
R1-C	40	N/A	1	2	1

- a. Amenity – Privately maintained park spaces at least 30% greater in area than the required minimum usable open spaces is provided with a centrally-located Community Park of 6 acres in addition to planned pocket parks in Parcel's D and E which will be greater or equal to 6.5 total acres (per Goodyear Zoning Ordinance 3-2-3 (D)(d) i. 2).
- b. Connectivity –
 - i. Smaller block lengths - The maximum block length within parcels D & E shall be a maximum of 660 feet.
 - ii. This site is considered an infill development site as it is currently surrounded on all 4 sides by existing development and there is easy and convenient access to schools, trails and commercial services.
 - iii. Additional connectivity elements – The community collector roadway promotes enhanced bicycle and pedestrian connectivity within Sun DS Farms by establishing striped bike lanes and oversized, detached sidewalks/shared use paths that exceed the City's collector roadway standards. Internal community connectivity is also enhanced with mid-block and paseo pedestrian connections to open spaces.
- c. Streetscape –
 - i. A detached sidewalk with a minimum planter strip of 5.5 feet will be utilized in on the community collector roadway and other select local streets in Sun DS Farms.
 - ii. Shared or Clustered Driveways – for cluster or alley loaded products, driveways will be paired so that there is a single curb cut providing access to two houses minimum and the total width of the paired driveway is not greater than 20-feet.
 - iii. Alley loaded – alley loaded housing product types will utilize alley loaded garages.

Conclusion

This PAD Amendment replaces 47 acres of non-viable “Commerce Center” with “Residential”. The Residential is in conformance with site’s “Neighborhoods” General Plan Land Use Designation, will add housing diversity to the area, will be compatible with neighboring uses, will generate less vehicular traffic than the 2014 Amended PAD, and will be well-served by HOA parks and Open Spaces. This PAD Amendment is appropriate, consistent with the City’s goals and policies, and a good Amendment for the site, area, and City.

We Request Approval.