

Sparrow Partners

MF-24 with Planned Area Development (PAD) Overlay

Narrative & Justification Statement

Approximately 8.41 acres located

East of the SEC of Bullard Ave and McDowell Rd

Goodyear, Arizona

Initial Submittal: February 14, 2019

Rezone Case No. _____



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Exhibits

Exhibit 1 – Aerial Map

Exhibit 2 – Existing Zoning Map

Exhibit 3 - Conceptual Site Plan

Exhibit 4 – Conceptual Building Elevations

A. Introduction

Sparrow Partners request rezoning of approximately 8.19 acres (gross) located east of the southeast corner of Bullard Avenue and McDowell Road in Goodyear, Arizona (“Site”) from Commercial (C-2) to Multifamily (MF-24) with a Planned Area Development (“PAD”) Overlay. See **Exhibit 1 – Aerial Map**. The Site is comprised of two parcels which are identified as APNs: 500-04-006R and 500-04-006P. The proposed rezoning will allow this vacant infill Site to be developed as a high-quality multifamily community designed for active adults aged 55 years or older.

B. Current & Surrounding Zoning and General Plan

The vacant infill Site is currently zoned Commercial (C-2). The property north of the Site is zoned C-2 with an existing office development known as Palm Place Plaza. The property east of the Site is currently vacant and zoned Industrial (I-1). The property south of the Site is currently vacant and zoned Agriculture (AG). The property located west of the Site is vacant and zoned PAD. See **Exhibit 2 – Existing Zoning Map**.

The City of Goodyear’s General Plan Land Use and Transportation Map designates the Site as Business & Commerce with a Transit Oriented Development (“TOD”) Overlay. The development will complement and support existing and future retail, restaurant, entertainment, office, and service uses in the area. Further, the “Business & Commerce” land use category provides areas for the growth and development of Goodyear’s economic base, including high density residential that supports the area. The TOD Overlay denotes areas within walking distance to a major future or existing transit route. Higher density and intensity uses are encouraged in the TOD Overlay.

C. Development Proposal

Sparrow’s proposed development consists of a high-quality 180-unit multifamily community designed to accommodate active adult living with appropriate amenities. See **Exhibit 3 – Conceptual Site Plan**. The mostly 1 bedroom community (approximately 124 1-bed units and 56 2-bed units) is designed for residents aged 55 years and older who are looking to maintain an active lifestyle. This high-quality vibrant development will provide residents the opportunity to live in a community designed for active adults aged 55 years and older with a wide variety of amenities and services available within the community. The proposed use is consistent with the character of the surrounding area and special attention has been given to the landscaping and architectural designs in order to create a high-quality attractive multifamily development.

The design of the development implements Goodyear’s Design Guidelines and includes high quality architectural elements, landscaping palettes, signage and colors consistent with the surrounding area. Further, the development offers a variety of amenities including community clubhouse, fitness/studio center, pickle ball court, dog park, community garden beds, community pool, small lawn area for yoga classes and a larger lawn area for community events. The majority

of the outdoor amenities are located within a large centralized courtyard, which will be convenient for residents and screened from off-site areas.

D. Development Standards

The development standards for the Multifamily (MF-24) Zoning District shall apply to this Site except as modified below:

Development Standard	MF-24 Requirements	Proposed PAD
Maximum Building Height	40'	50'
Accessory Building Height	12'	16'
Parking	316 spaces (1.5/1-bed unit; 2/2-bed unit; 1 guest spot per 10 units)	243 spaces (1.35/unit)
Perimeter Setback - North	20'	10'
Perimeter Setback - East	20% of lot depth	10'

Unless expressly modified in this document, all development within the Property shall comply with the requirements of the City of Goodyear Zoning Ordinance.

Deviation Justification

- The proposed building height of 50' (exclusive of parapets and mechanical screening) is 10 feet greater than the base Multifamily (MF-24) Zoning District; however, the proposed building height of 50' is 6 feet less than the building height allowed under the existing Commercial (C-2) zoning, which allows a maximum of 56'. Therefore, the Sparrow's proposed building height is significantly less than is currently allowed on the Site. Further, the proposed 4-story buildings will achieve the appropriate scale for this type of development while allowing additional space on the Site for amenities, such as the community pool, dog park, fitness/studio, pickle ball court, and lawn areas for community events and exercise classes. Vertical living is desirable on this Site rather than having larger building footprints that will take up most of the open areas.
- The proposed project will serve as an Active Adult community, needing a lower number of parking spaces to serve all future residents differentiating this development type from typical or commoditized multifamily design. Although the proposed site and buildings will not be used as an Assisted Living residence, an Active Adult community is designed with

some similar demographic considerations. One of these considerations is the reduced need for parking which is driven by the following factors (note: Assisted Living often needs a lower ratio of no more than 1.1/unit):

- Nearly all residents will not be actively employed and will be/are retired, reducing the need for daily commutes often facilitated by personal vehicle ownership.
- Nearly all residents will be single or a couple sharing one vehicle. With ~70% of the units as single-bedroom floor plans and no three-bedroom units, residents do not maintain personal vehicles for additional occupants or children.

Active Adult communities are purposefully designed with unit counts typically below 200. This compares favorably to standard multifamily developments which can contain upwards of 325 units (LIV Goodyear for example). Staff will be present daily, but a community of this size maximizes the efficiency in which they will be able to serve our residents. The approximately 30 spaces running along the front of building 1 and extending to the north and south will be more than enough to serve guests and the on-site staff whom will require parking, daily.

Position
Community Manager
Lifestyle Coordinator
Lead Maintenance
Maintenance Technician
Porter/Housekeeper

Ultimately, the additional area created from eliminating “unused” and “underutilized” parking is converted directly into space for all future residents to improve their quality of life and health. Sparrow’s leading amenity and community offerings, such as the 16,800 SF provided across the clubhouse, fitness and community wellness rooms in addition to the courtyard programming which includes the pool, event lawn, pickleball court and outdoor dining areas are a testament to this commitment. Reducing the parking count also allows for more landscaping and reduces the excess ambient heat created by unnecessary asphalt in vacant parking areas.

To support the proposed Deviation, the parking ratios of existing Active Adult developments, both those completed by other real estate organizations along with Sparrow Partners, are presented below. A ratio of 1.30-1.40/unit provides adequate spaces for all residents, guests and staff alike.

Development Property	Location	Number of Units	Parking Ratio
Soléa Copperfield	Houston, TX	129	1.46
Soléa Cedar Park	Cedar Park, TX	184	1.30
Soléa Cinco Ranch	Katy, TX	150	1.45
Soléa Alamo Ranch	San Antonio, TX	184	1.37
Sage at Highland Creek	Charlotte, NC	184	1.52
Sage at Stone Oak	San Antonio, TX	150	1.37
McDermott Crossings	Plano, TX	127	1.03
The Aspens at Central Park	Dallas, TX	197	1.52
Belle Vintage Park	Houston, TX	149	1.24
Heritage Village	Fort Worth, TX	143	1.31
Surprise Center	Surprise, AZ	180	1.36
Average		161.5	1.36

- Setbacks and buffers along the north and east perimeters of the Site are for non-occupied structures (i.e. garages and covered parking spaces) rather than occupied residential buildings and are not visible from the public right-of-way. The multifamily residential buildings on the Site are setback substantially further from the north and east perimeters of the Site. In addition, a 6' tall CMU wall along the east side (adjacent to the I-1 district), and 6'tall view fence along the north and south will be provided. Further, parking lot lighting on the adjacent properties to the north and east will not be an issue for the proposed development due to the proposed covered parking, landscaping along the perimeter of the Site and separation between the property line and the proposed multifamily buildings, all which are buffers and appropriate separation for the Site. Furthermore, the existing medical office buildings to the north of the property do not have any public space that will face the Sparrow development boundary. The medical office building is setback 32' from the Sparrow development consistent with zoning ordinance minimum setback requirements of 30' for a single story commercial building (building height less than 20') adjacent to a multifamily district.

E. Design Guidelines

This development includes thoughtful architectural design with high-quality materials and visual interest through various architectural techniques. **Conceptual Building Elevations** are provided at **Exhibit 4**. The architecture is a contemporary design with complimentary materials and colors. Complimentary colors, architectural styles and elements, and materials will be utilized within the development. The design shall be in conformance with Chapter 3 of the City of Goodyear M-F Design Guidelines.

F. School Impact Analysis

The proposed 180-unit multifamily development for residents aged 55 and older is not anticipated to generate students because none of the residents will typically have school-age children living with them.

G. Infrastructure

Off-Site Improvements

This proposal requires off-site improvements along 144th Drive (west side of Site), including sidewalks and driveways for access to the property. Driveway cuts shall be approved by the City. No other off-site improvements are anticipated.

Grading and Drainage

The Site is designed to comply with City of Goodyear's grading and drainage design criteria and other required drainage guidelines. No adverse drainage impacts are expected to either downstream properties or drainage ways. The onsite flows will be conveyed to retention facilities on the Site via surface flow, catch basins and storm drain pipes.

H. General Plan Conformance

Sparrow's development is supported by the City's General Plan goals, objectives, and policies as follows:

Physical Growth & Development

- Goal GD-1. A compatible mix of land uses and diverse destinations that foster a high quality of life with livable and safe neighborhoods with a strong economy that fosters a healthy and sustainable environment.
- Objective CC-5-1. Establish a land use hierarchy and community form that maintains a broad variety of land uses and responds to the community's vision and needs.
- Objective CC-5-1, Policy b. Provide for and encourage a wide variety of housing products to suit the needs of existing and future residents
- Goal GD-2. Effectively managed and well-distributed growth that meets or exceeds the quality of existing development and addresses the needs of existing and future residents and businesses.

- Objective GD-2-2, Policy b. Promote development within the City’s designated growth areas first, as follows:
 - Areas within targeted job centers such as the Loop 303 Corridor, Interstate 10 Corridor, Phoenix-Goodyear Airport, the MC-85 Corridor, and the Bullard Corridor.
- Goal GD-7. A community that provides for the health and safety of residents and visitors and protects them from the hazards of the natural and man-made environments.
- Objective GD-8-1, Policy a. Encourage the use of vegetation that provides shade and seasonal color and requires minimal irrigation.
- Standard 41. High density residential development is permitted in the Business & Commerce category when located adjacent to commercial areas.
- Standard 54. Development in the TOD Overlay should be pedestrian oriented.
- Standard 55. When vertical mixed-use development or TND principles are utilized, additional building intensity (such as height and reduced setbacks) and increased residential may be granted.
- Standard 58. Higher density and intensity uses are encouraged in the TOD Overlay.

Community & Cultural Development

- Objective CC-2-1. Provide diverse and quality housing products.
- Objective CC-2-1, Policy a. Encourage a mix of quality and compatible housing types consistent with market trends and demand that adequately meets the needs of current and prospective residents and workers.


I. Summary

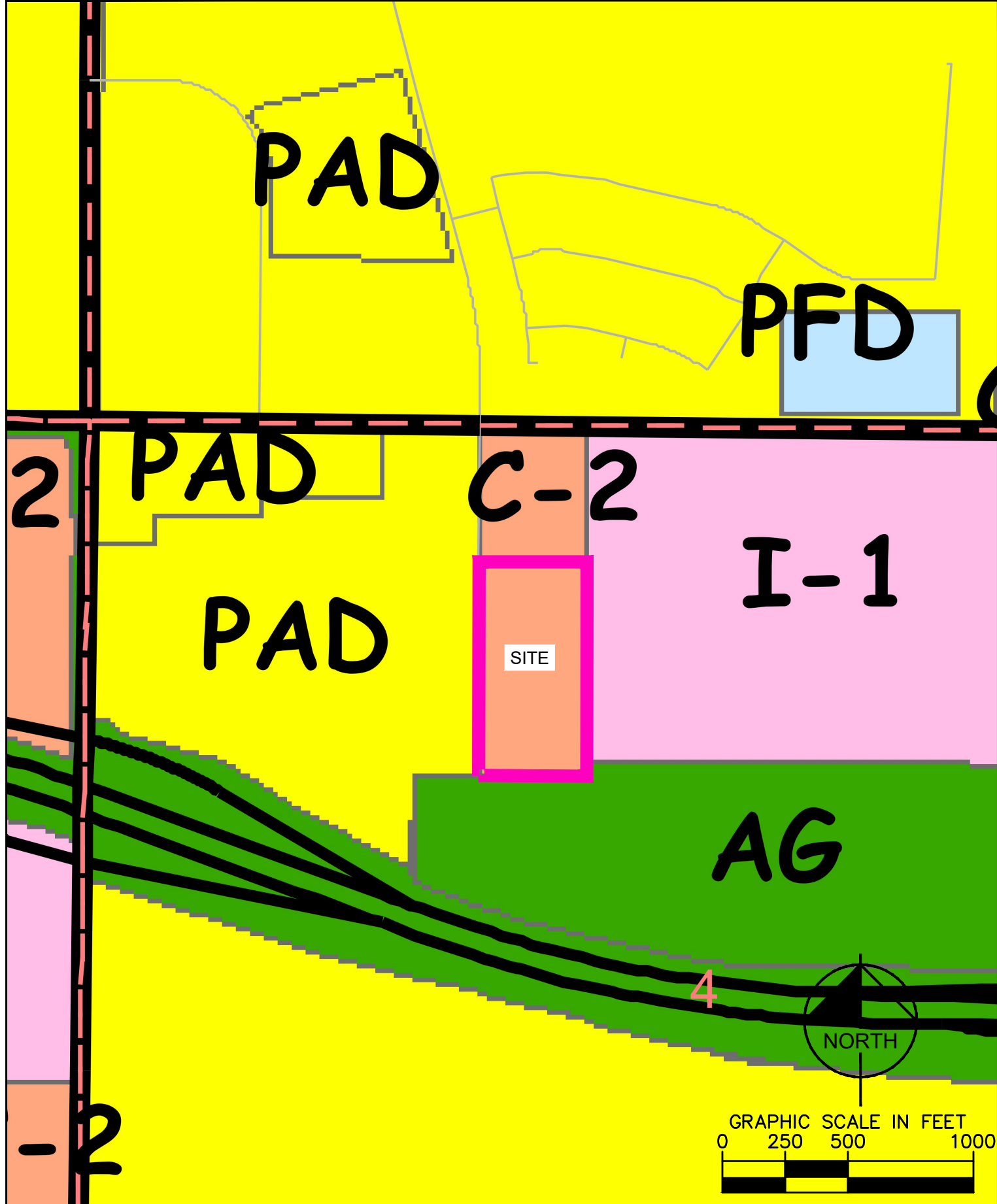
Sparrow’s proposed development is an ideal use of this currently vacant infill property and is compatible with the surrounding area. The development conforms to the City of Goodyear’s General Plan goals and policies and furthers the City’s objectives for Physical Growth & Development and Community & Cultural Development. The proposed rezoning to MF-24 with PAD Overlay will facilitate the development of unused commercial parcels for a high-quality, age-restricted multifamily residential development that enhances the surrounding area.


J. Sparrow Partners – About Us

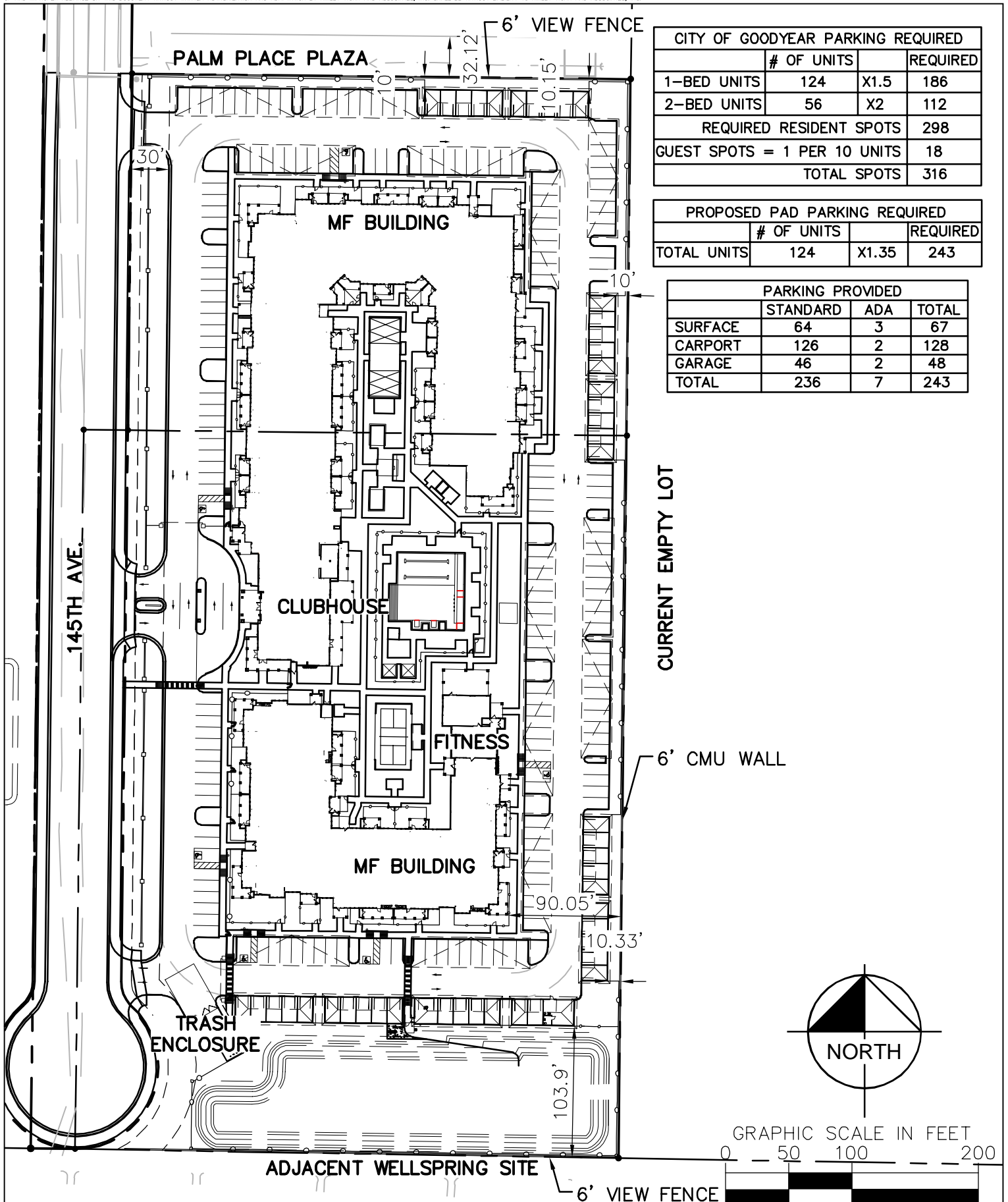
Sparrow Partners is a vertically-integrated real estate investment organization that is developing a portfolio of high-quality residential real estate via responsible growth on behalf of its investment partners. Sparrow runs the full cycle of real estate operations, extending from development through construction management.



PROJECT NO.	N 145TH AVE. AND W MCDOWELL RD. SPARROW MULTI-FAMILY AERIAL EXHIBIT 1 GOODYEAR, ARIZONA	SCALE (H): 1"=500' SCALE (V): NONE		<table><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>														
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PROJECT NO.	N 145TH AVE. AND W MCDOWELL RD. SPARROW MULTI-FAMILY ZONING EXHIBIT 2 GOODYEAR, ARIZONA	SCALE (H): 1"=500' SCALE (V): NONE				
DRAWING NAME		DESIGNED BY: BNS DRAWN BY: BNS CHECKED BY: STM				
1 OF 1		DATE: FEB 2019				
				NO.	REVISION	DATE



PROJECT NO.

DRAWING NAME

1 OF 1

N 145TH AVE. AND W MCDOWELL RD.
SPARROW MULTI-FAMILY
SITE PLAN EXHIBIT 3
GOODYEAR, ARIZONA

SCALE (H): 1"=100'
 SCALE (V): NONE

DESIGNED BY: BMB
 DRAWN BY: BMB
 CHECKED BY: STM

DATE: FEB 2019

Kimley-Horn

NO. REVISION DATE

EXHIBIT 4
CONCEPTUAL BUILDING ELEVATIONS



EXHIBIT 4
CONCEPTUAL BUILDING ELEVATIONS

