

Cascade Falls at Canyon Trails

MF-24 with Planned Area Development (PAD) Overlay

Narrative & Justification Statement

Approximately 12.2 net acres located
at the northwest corner of Van Buren Street and Sarival Avenue

Goodyear, Arizona

September 8, 2020

Rezone Case No. 20-200-00001



Prepared by:
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A. Introduction

Allante Development, LLC is an affiliate of Allante Properties, LLC, a well-established, Denver-based real estate development company, with offices, personnel, properties, and principals who reside in the Phoenix metro area (“Allante”). Since the company’s inception in 2012, Allante and its affiliates have transacted over \$100 million in total acquisitions, new ground-up developments, comprehensive value-added renovations, and related financings with leading national lenders. Allante delivers high quality, modern, efficient multifamily residential units at attainable market rents. Further, Allante strives to be a good corporate citizen and looks forward to a strong relationship with the City of Goodyear.

Allante is requesting a rezoning for an approximately 12.2-acre vacant underutilized infill Site located at the northwest corner of Van Buren Street and Sarival Avenue (“Site”). An Aerial Map is provided at **Exhibit 1**. The Site is located less than one mile south of the I-10 Freeway.

B. Site and Surrounding Area

An existing single-family residential subdivision is located north of the Site, known as Canyon Trails Unit 2. To the west of the Site is an existing multifamily community, known as Encantada Canyon Trails. Across Van Buren Street to the south, is an existing single-family residential subdivision, known as Canyon Trails Unit 2. Across Sarival Avenue to the east, there is an existing church, vacant land, and an existing school.

Multifamily communities typically do best with nearby freeway access and arterial frontage. Due to the Site’s proximity to I-10 and the major arterial intersection of Van Buren Street & Sarival Avenue, Allante’s proposed multifamily development will complement the mix of land uses within the surrounding area.

C. Proposed Rezoning and General Plan Support

The Site is presently underutilized with agricultural uses and is zoned Planned Area Development – Commercial (“PAD-Commercial”) for commercial uses; however, there is no expectation of commercial development of the Site due to its location, size and market conditions. A multifamily community is an appropriate use of the Site and compatible with the surrounding land use patterns.

Allante proposes to rezone the Site from PAD-Commercial to Multifamily (MF-24) with PAD Overlay. The City of Goodyear’s General Plan Land Use and Transportation Map designates the Site as Neighborhood with a Transit Oriented Development (“TOD”) Overlay. Allante’s development will complement and support existing businesses in the area and provide additional housing options for current and future residents of the City. 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.

Allante's development is supported by the City of Goodyear'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.
- 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 27. Residential uses with densities over 12 dwelling units per acre may be considered along arterial roads, interstate corridors, or transit corridors. These developments should have access onto an arterial roadway or be able to access an arterial roadway.
- Standard 54. Development in the TOD Overlay should be pedestrian oriented.
- 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.

D. Allante's Proposed Multifamily Development

Allante seeks rezoning of the Site to MF-24 with PAD Overlay to allow for a high quality, 288-unit multifamily community known as "Cascade Falls at Canyon Trails." The multifamily units will include a range of Studio, 1-Bedroom, 2-Bedroom and 3-Bedroom units within 12 separate buildings on the Site. A Conceptual Site Plan is provided at **Exhibit 2**. The buildings will be 3-stories and approximately 37'-6" feet to highest building façade elements.

Allante's development will include high-quality building designs, pedestrian connectivity, and a centralized amenity. Conceptual Building Renderings are provided at **Exhibit 3**. The proposed building architecture and open space areas will provide a distinct, upscale living environment for the residents of this community. The use of various materials and both horizontal and vertical plane movement will create visual interest for the community residents and the surrounding area. A Materials and Colors Exhibit is provided at **Exhibit 4**. The architectural elements will tie together to provide a strong identity for Cascade Falls that compliments the surrounding area and creates an inviting atmosphere for both residents and guests. This well-conceived infill development will add to the diverse housing types in this growing area of the City.

Further, the community will be gated. The main entrance (primary ingress/egress) will be located on the southwest corner of the Site along Van Buren Street. Secondary egress (exit only) will be located on the northeast corner of the Site along Sarival Avenue. The proposed access points are appropriate for the Site given the existing medians within the adjacent arterial streets and traffic patterns in the area.

Community amenities will include a community center and a variety of indoor and outdoor gathering spaces, including a resort-style pool screened from the resident parking area and generally located within the center of the Site. Further amenities will include lounge seating areas, barbeque grills with communal seating, bike racks, bike storage and bike repair facility, a dog park, and connected pedestrian walkways throughout the entire community. The clubhouse space will include a leasing office, and other amenities such as a gaming room, various seating areas, a fitness center, and mobile work/office space.

Allante intends to commence construction promptly upon issuance of Site Plan approval and obtaining permits.

E. 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
Min. Building Setback (Rear Yard – North Perimeter)	20% of lot depth	Building Height 20 feet or less = 30 feet Building Height 21 feet to 30 feet = 50 feet Building Height Greater than 30 feet = 50 feet plus 5 feet of additional building setback for each foot of building height over 30 feet at the point where such additional building height occurs.
Trash Enclosures and Carports Setback (North Perimeter)	Trash Enclosure: 50' Adjacent to Single-Family Zoning District or 30' when Adjacent to Landscape Buffer Carport: Dependent on Height of Carport	A minimum building setback of 25' for trash enclosure and minimum building setback of 15' for carports. The trash enclosure shall be located proximate to the northwest corner of the Site. The trash enclosure shall be at least 150' away from residential lots with existing single-family homes.
Min. Building Setback (West Side Yard - Interior Setback)	20' Side Yard	The West Perimeter Setback shall be 15' minimum.
Landscape Buffer (Rear Yard - North Perimeter)	None	A ten (10) foot wide landscape strip, planted with one (1) tree every (20) linear feet, shall be required along the common property line or equivalent grouping on the north side of trash enclosure, extending 150' from the west property line. Trees shall be low water use species, as per the Arizona Department of Water Resources.

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

Deviation Justifications

- Multifamily buildings along the Rear Yard - North Perimeter of the Site are setback by more than 30' in accordance with required MF-24 setback requirements.
- A setback of 15' is proposed for the non-occupied covered parking spaces, and 25 feet (north) and 15 feet (west) for the trash enclosure. The trash enclosure is not located adjacent to any single-family lots with residential homes. By placing these small structures at the

perimeter of the site, the amount of open space as usable amenity areas to the residents is maximized, improving the quality of the development.

F. Design Guidelines

Cascade Falls' Buildings and Site shall be in conformance with Chapter 3 of the City of Goodyear M-F Design Guidelines, except as follows:

- Residential buildings may have external downspouts. Intent is to feature them as a design element on the facade, using bronze color to match the other metal elements.
- "Canyon Trails" monument sign shall be installed at the NW corner of Sarival and Van Buren as requested by the City of Goodyear.
- The multi-family development will bear the name of the master plan such as "<Multifamily Project Name> at Canyon Trails."
- Site wall materials, height, and style to match that existing in the Canyon Trails area. The existing site perimeter walls to the North and West will be left in place, patched and painted on the project's side Base Color "X," as per the submitted color palette.
- Color schemes should add interest and variation to buildings on the site. At least two (2) base colors and three (3) accent colors/materials shall be used throughout the site. The combination of base colors and accent colors/materials should be used in a manner which creates a minimum of 4 (four) unique building schemes throughout the site. A variation in roof height is encouraged.

G. Infrastructure

Off-Site Improvements

The adjacent roadway infrastructure has already been completed. Sidewalk improvements will be required on Sarival Ave. and curb gutter and sidewalk improvements will be required on Van Buren Street. Driveway cuts shall be approved by the City. Per the Traffic Study, a new deceleration right turn lane will be installed along Van Buren Street to the southern entry point. Per City requirements, a right turn deceleration lane will be installed on southbound Sarival Ave to westbound Van Buren Street. A bus bay will also be installed on Van Buren Street just west of Sarival Ave.

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 via surface flow, catch basins and storm drain pipes. All storm events up to the 100-yr event will be retained on site. Installation of drywells within the retention areas will allow for percolation of stormwater.

H. City's Guiding Considerations for Zoning Amendments

- a. 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's General Plan Land Use and Transportation Map designates the Site as Neighborhood with a Transit Oriented Development ("TOD") Overlay. Allante's development will complement and support existing businesses in the area and provide additional housing options for current and future residents of the City. 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.

Further, Allante's proposed multifamily community meets current market demand of residents desiring to live within a short distance of a freeway and within a highly amenitized safe community in this part of the City of Goodyear. Both the Loop 303 and the I-10 will provide regional transportation routes. Van Buren Street and Sarival Avenue, two arterial streets, will provide adequate access and have adequate capacity to handle the additional traffic volume generated by Allante's development.

- b. Suitability of the subject property's physical and natural features for the uses permitted under the proposed zoning district.**

The underutilized, vacant infill Site is adequately sized (12.2+/- net acres) and relatively flat, which makes it suitable for a multifamily development. Adjacent arterial streets (Van Buren Street and Sarival Avenue) and the I-10 Freeway are appropriate transportation corridors to serve residents and guests.

- c. Compatibility of all potential uses allowed in the proposed zoning district with the 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 rezoning from PAD-Commercial to MF-24 with PAD Overlay will limit the uses allowed on the Site to residential, which is consistent with the land use patterns of adjacent properties and surrounding area. Allante's proposed development will not have negative environmental impacts, inappropriate traffic impacts, or other negative impacts to the surrounding area.

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

The proposed zoning is MF-24 with PAD Overlay, which is consistent with other land uses within the immediate area. The proposed zoning will be compatible with the existing multifamily community located west of the Site and provide an appropriate transition from single family homes to the existing church and school at this arterial intersection. The proposed rezoning and Allante's development are better suited for the Site than the uses allowed under the current zoning.

e. 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.

There is market demand for high quality multifamily communities proximate to freeways and other transportation options. The Site's location proximate to the I-10 Freeway provides excellent access to/from the Site and provides easy and convenient access to downtown Phoenix and other areas of the Valley. Demand for multifamily community living is strong in this area of the City.

f. 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 water supplies, water treatment, storage, and distribution facilities, wastewater treatment, recharge and distribution facilities, streets, bridges, schools and emergency services facilities and equipment.

Our Team has prepared Preliminary Water, Sewer, and Drainage Reports and a Traffic Impact Study. All are enclosed with the Rezoning Application package. All of the submitted Reports support the conclusion that there is adequate public infrastructure and facilities to serve the proposed development.

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

The Site is located near existing public services. Arterial roadway infrastructure is already in-place. There is adequate existing water and sewer infrastructure to serve the development.

h. General public's concerns.

There are no currently known concerns from the general public; outreach will be undertaken with neighbors to provide information and seek input.

i. Whether the amendment promotes orderly growth and development.

This zoning amendment request is consistent with the City's General Plan, compatible with the surrounding area, and promotes orderly growth and development of residential uses. Allante's development will be a positive addition to the City and the area.

j. 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.

Allante's development will have a positive impact to the general health, safety and welfare of the citizens of the City and the general public. The proposed multifamily community will deliver additional housing options, additional shoppers for businesses in the area, provide housing for residents employed in the area, and implements development of underutilized vacant infill property.

I. Conclusion

Allante'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 this underutilized vacant infill Site for a high-quality multifamily residential development that enhances the surrounding area and adds to the housing diversity in this area of the City.

Exhibit 1 - Aerial Map



ENLARGED AERIAL MAP



Exhibit 2 - Conceptual Site Plan

Project Description: 3-Story Residential
Zoning: MF-24 with PAD overlay
Occupancy: R2 (Residential buildings)

Building Schedule

TYPE	# OF BLDGS	# UNITS/BLDG
AA	2	24
AC	1	24
CC	1	24
CD	1	24
DD	2	24
EE	2	24
FF	3	24
TOTAL	12	288

Unit Yield

UNIT TYPE		# OF UNITS	TOTAL UNITS
Studio	S01	15	15
1 Bedroom	A02	48	123
	A04	12	
	A05	63	
2 Bedroom	B01	24	114
	B02	51	
	B03	27	
	B04	12	
3 Bedroom	C01	18	36
	C02	18	
	TOTAL	288	

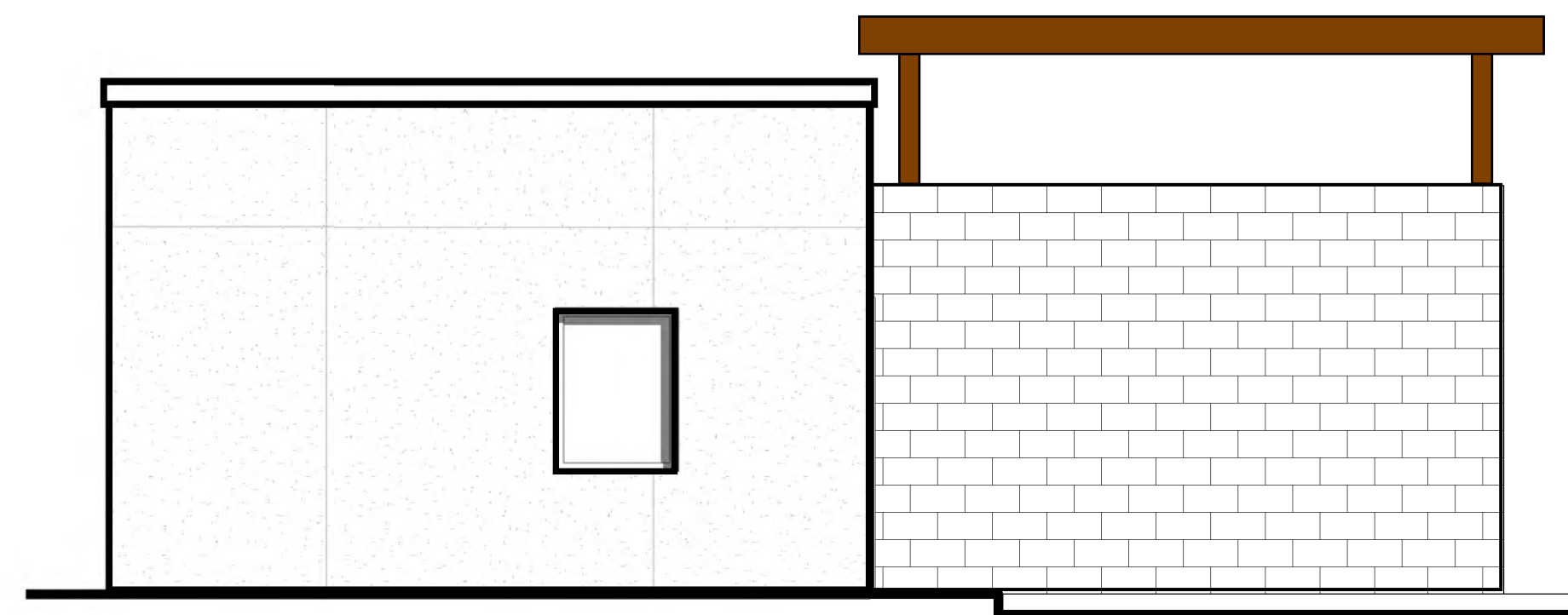
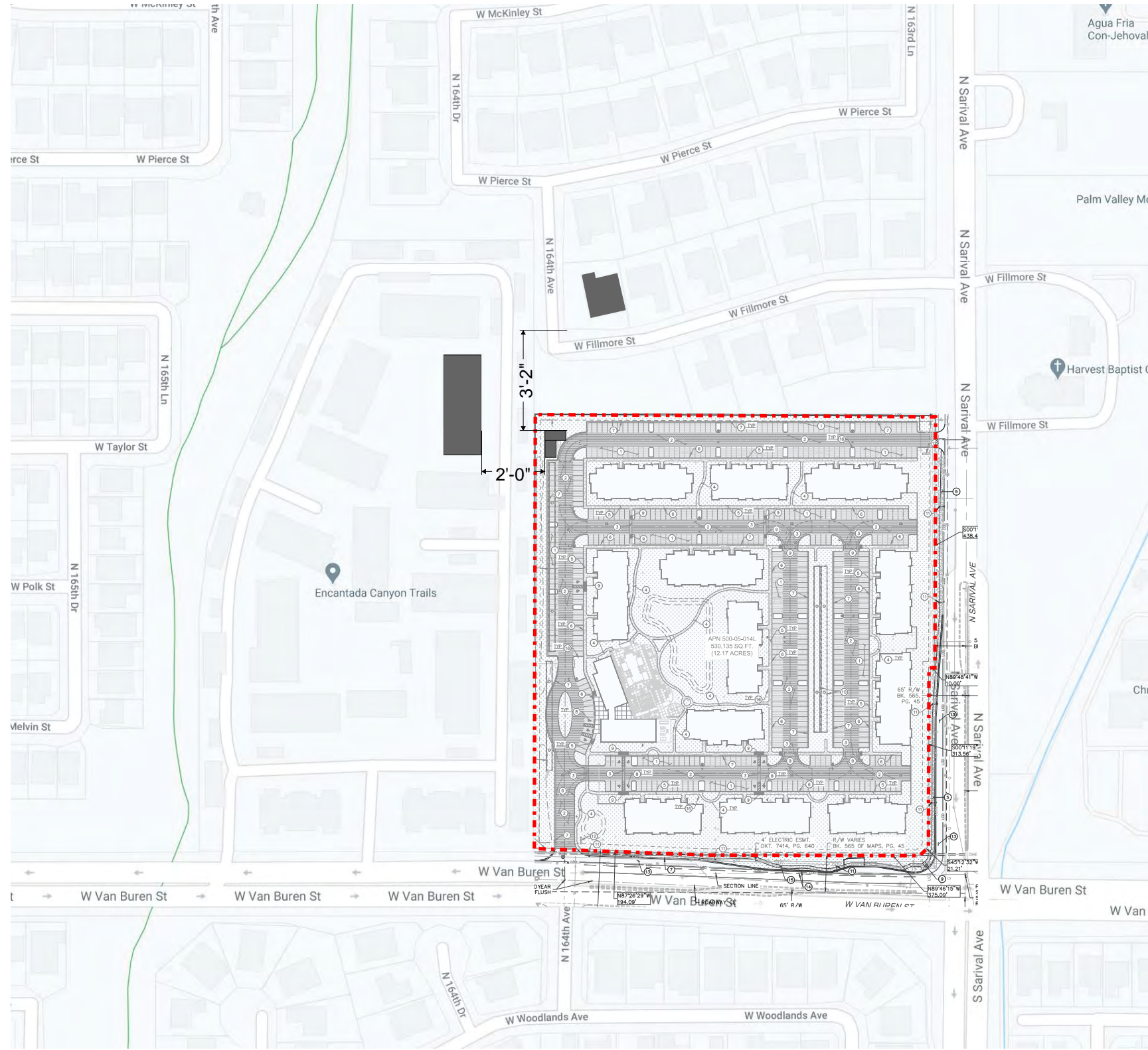
Parking Yield

SURFACE PARKING	
Standard (9' x 18')	185
Accessible	7
Accessible Van	2
CARPORT	
Carport	333
Carport Accessible	2
TOTAL	529

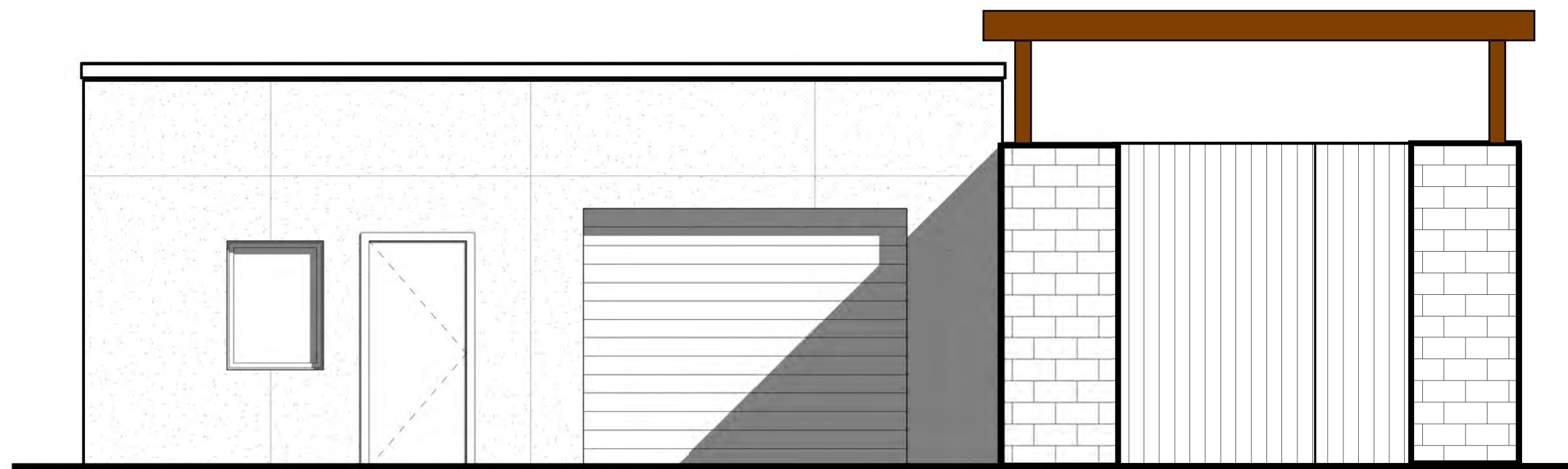
Site Metrics

PERVIOUS/IMPERVIOUS COVERAGE	
Total Pervious Surface	225,822 SF (Total Landscape Area)
Total Impervious Surface	298,703 SF (Building and Parking Area)

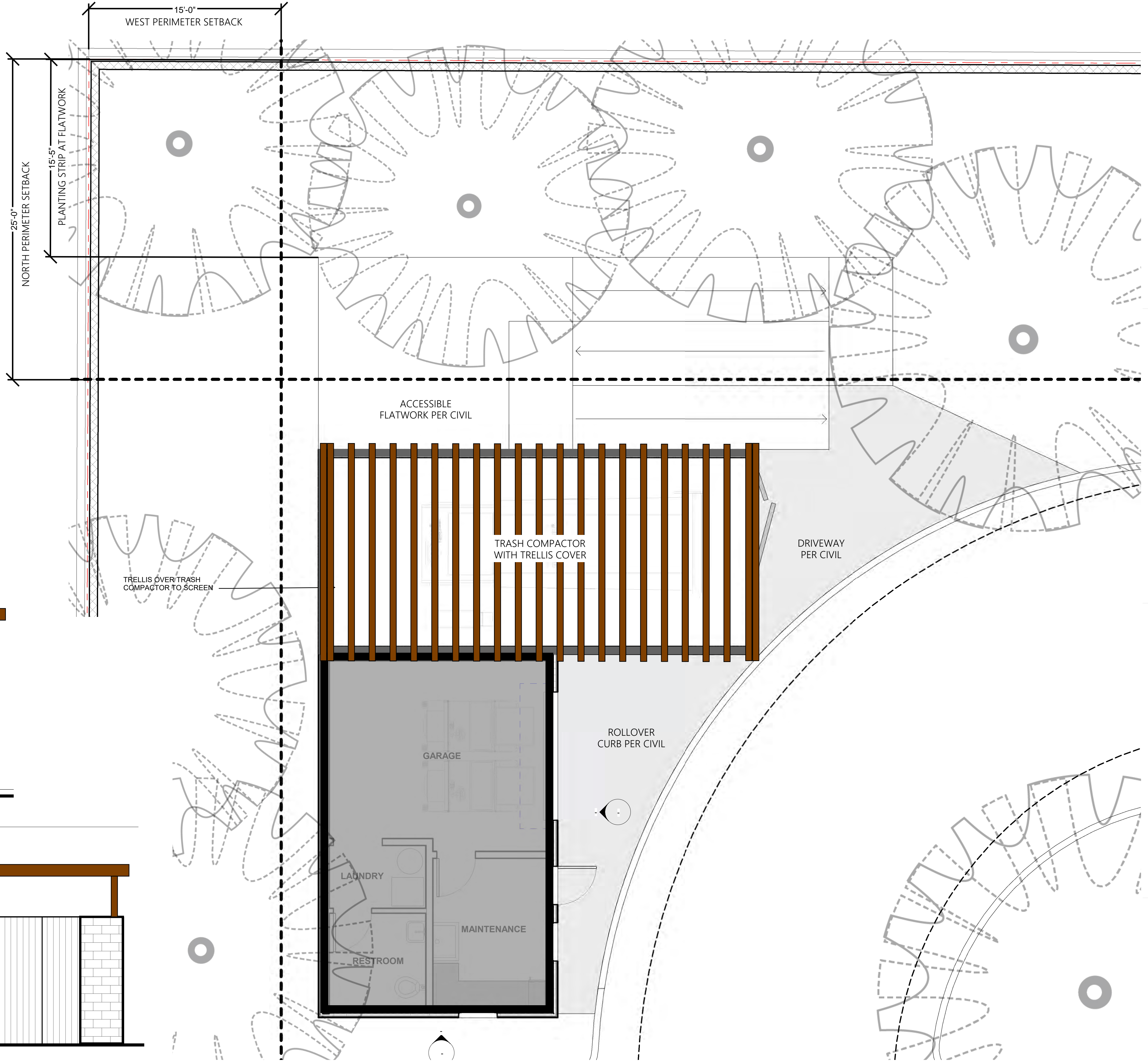




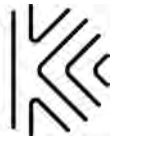
3 SOUTH ELEVATION - MAINTENANCE
1/4" = 1'-0"



4 EAST ELEVATION - MAINTENANCE
1/4" = 1'-0"



1 MAINTENANCE FLOOR PLAN
1/4" = 1'-0"



KATERRA

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SEATTLE, WASHINGTON 98104

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Consultant

Owner

Professional Seal

CASCADE FALLS

WEST VAN BUREN AVENUE &
NORTH SARIVAL AVENUE

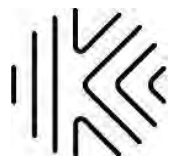
Drawn By Author
Project Manager RM
Job Number 019-024
Date 9/3/20

Revisions
Mark Date Description

DESIGN II

MAINTENANCE,
TRASH PLANS
AND ELEVATIONS

A.4.100



CASCADE FALLS REZONE | ENLARGED SITE PLAN AND ELEV.
AUGUST 24, 2020



Exhibit 3 – Conceptual Building Renderings



Palette Scheme 'Rust' Conceptual Elevation A



CASCADE FALLS REZONE | CONCEPTUAL BUILDING RENDERINGS

OCTOBER 2020





Palette Scheme 'Rust' Conceptual Elevation A



CASCADE FALLS REZONE | CONCEPTUAL BUILDING RENDERINGS

OCTOBER 2020





Palette Scheme 'Rust' Conceptual Elevation B



Variation in parapet height breaking up building mass across site.

Crisp, clear entrance canopies provide visual wayfinding, dappled shade and tie into the horizontal articulation of metal accents.

Palette Scheme 'Rust' Conceptual Elevation B

Bronze metal accents

Covered entry way, recessing into massing to modulate forms on site

Stucco

Plinth material introducing texture and articulation to elevations

Wood feel lap siding





Increased planting to integrate project into site.

Variation in parapet height breaking up building mass across site.

Feature material at clubhouse providing interest and entrance to site.



CASCADE FALLS REZONE | CONCEPTUAL BUILDING RENDERINGS

OCTOBER 2020



Exhibit 4 – Materials and Colors Exhibit



Liv at Goodyear



Design inspiration showing modern aesthetic of **white stucco with wood grain accent panels.**

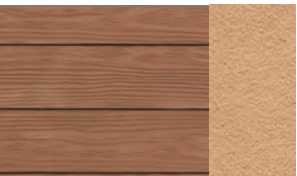
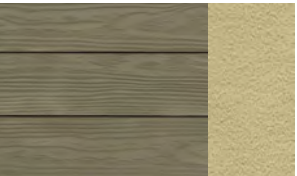
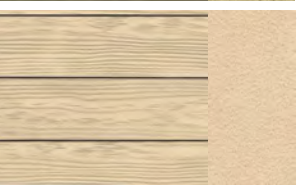


Encantada



Encantada

Design context showing neighboring multi-family developments using a palette of stucco and stone in muted natural tones.

	Palette A: "Rust"
	Palette B: "Shrub"
	Palette C: "Bark"

Natural toned wood grain accent panels form the basis of the three exterior facade palettes.

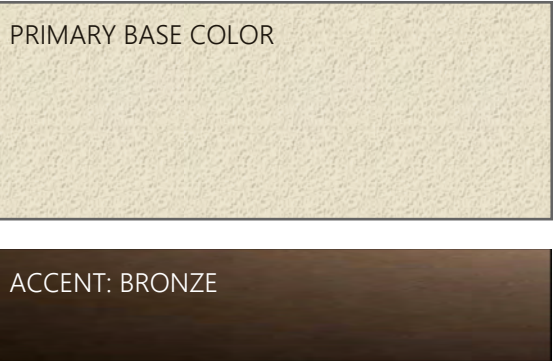


BUILDING FF - CONCEPT ELEVATION



BUILDING FF - CONCEPT ELEVATION - ALTERNATE BASE COLOR

SCHEME: RUST



Color palette schemes ensure four different materials on each building.

The varying base color across the site adds interest and variation.

Height of parapets increased and distinction between the lower and higher parapet heights increased to accentuate massing and variation across site. Refer to the rendered and perspective images to visualize this from the street and human perspective.



Distribution throughout site.



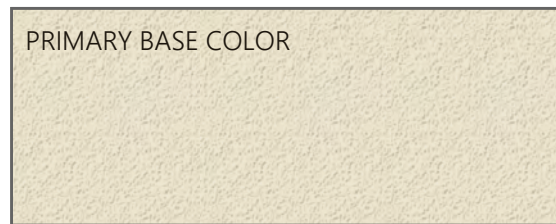
BUILDING FF - CONCEPT ELEVATION



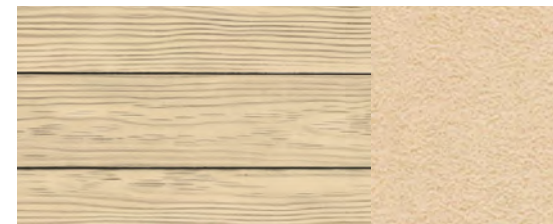
BUILDING FF - CONCEPT ELEVATION - ALTERNATE BASE COLOR

SCHEME: BARK

PRIMARY BASE COLOR



ACCENT: BRONZE



ALTERNATE
BASE COLOR

Color palette schemes ensure four different materials on each building.

The varying base color across the site adds interest and variation.

Height of parapets increased and distinction between the lower and higher parapet heights increased to accentuate massing and variation across site. Refer to the rendered and perspective images to visualize this from the street and human perspective.



Scheme distribution throughout site.



CASCADE FALLS REZONE | PRELIMINARY MATERIAL AND COLORS

OCTOBER 2020



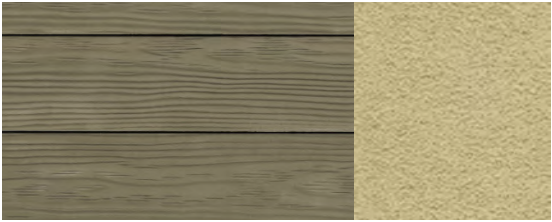


BUILDING FF - CONCEPT ELEVATION



BUILDING FF - CONCEPT ELEVATION - ALTERNATE BASE COLOR

SCHEME: SHRUB



Color palette schemes ensure four different materials on each building.

The varying base color across the site adds interest and variation.

Height of parapets increased and distinction between the lower and higher parapet heights increased to accentuate massing and variation across site. Refer to the rendered and perspective images to visualize this from the street and human perspective.



Scheme distribution throughout site.