

**A Major Planned Area Development Amendment
to the Palm Valley Phase 5
Planned Area Development (PAD)**



AVILLA Luxury Homes

Northwest Corner Falcon Drive & Indian School Road

Goodyear, Arizona



**Planned Area Development (PAD)
Land Use and Development Standards Narrative**

**Case No. 13-2010-00006
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This Planned Area Development (“PAD”) provides the regulatory zoning and development provisions designed to implement the overall development plan through the City of Goodyear development review and permit process. The provisions provided within this PAD shall apply to all property within the project boundary. The zoning and development standards provided herein amend to the extent defined in this PAD Amendment various provisions provided by the City of Goodyear Zoning Ordinance (as adopted and periodically amended). In the event of a conflict between a use, a development standard, or a described development procedure between the City of Goodyear Zoning Ordinance and the PAD, the PAD shall prevail.

The subject site is located at the northwest corner of Falcon Drive and Indian School Road and is part of the existing 744-acre Palm Valley Phase 5 PAD and Development Plan that was initially approved by City Council on August 11, 2003 (Ord. #2003-858). The current zoning designation for the property in the Palm Valley Phase 5 PAD is Mixed-Use Commercial (“MUC”), subject to compliance with the General Commercial (“C-2”) zoning district criteria. This Major Amendment request to the Palm Valley Phase 5 PAD seeks to change the designated land use for the property from MUC to High-Density Residential (“HDR”), subject to compliance with the Multi-family (“MF-18”) zoning district criteria (except as modified herein), and the companion amendment request to the development standards of the MF-18 district as defined within this narrative for the subject PAD Amendment.

PAD

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A. Executive Summary

While new home development is on the rise there is a segment of the population that embraces renting but also wants more than what an apartment, condo or townhome can offer: they want the experience of living in a comfortable home environment. Recognizing the opportunity to meet the needs of this group, NEXmetro has designed and implemented a new product that fulfills this desire to live in a home, in a convenient location, while being able to enjoy a lifestyle free from long-term commitments, financial burdens and maintenance hassles. This new product is known as Avilla Luxury Homes.

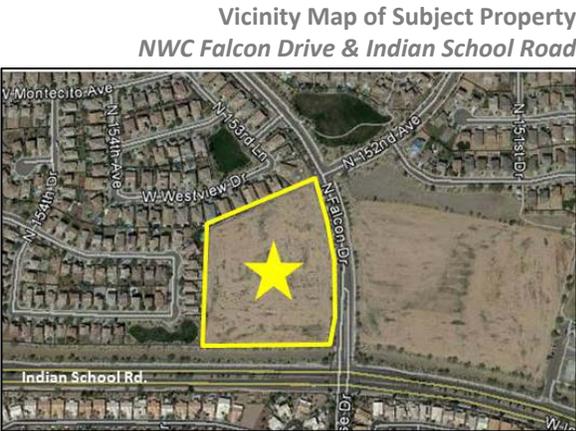
NEXmetro seeks to provide an innovative home environment which is designed with contemporary interior finishes, unique architectural features, open concept living, and private outdoor spaces similar to traditional single-family homes. This product is a professionally managed private rental home neighborhood with a focus on “convenience living.” These types of residential neighborhoods are best suited in desirable locations within urban centers in order to provide residents choices in local amenities and convenient access to employment. There have been few types of multi-family developments, especially as unique as Avilla Luxury Homes, recently been built within the immediate area, which further amplifies the need for this type of neighborhood. Providing quality workforce housing is critical to the City of Goodyear’s economic development and in attaining a proper land use balance within the City in general.

NEXmetro gives people a new choice that meets their needs yet exceeds their expectations by allowing renters to truly experience “the best of all worlds” – living in a house, in a private neighborhood, located close to community amenities and employment, while enjoying the flexibility of renting and the maintenance-free lifestyle of living in a professionally managed neighborhood. The NEXmetro team has a successful track record of developing high-end residential developments locally and across the nation. They are committed to delivering a sustainable development that will evolve the character and success of the surrounding area and enhance the City and this community.

This Major Amendment request to the Palm Valley Phase 5 PAD seeks to change the designated land use for the subject property from Mixed Use Commercial (“MUC”) to High-Density Residential (“HDR”), subject to compliance with the Multi-family (“MF-18”) zoning district criteria (except as modified herein) and the proposed Preliminary Development Plan. Additionally, a companion amendment request to the development standards and deviations of the MF-18 district are requested and are defined in more detail within this PAD Amendment narrative. These standards will allow the development of a distinct, infill living environment that underscores the iconic identification of this active neighborhood and to support the social and economic fabric of Goodyear.

B. Project Overview

This request seeks to rezone the subject +/- 12.98 gross/9.69 net acre site from the existing Planned Area Development (“PAD”) land use designation of Mixed-Use Commercial (“MUC”), developed under the City’s C-2 (General Commercial) zoning to Multi-Family Residential (“UR/H”), developed under the City’s MF-18 (Multi-Family Residential) zoning as amended by this PAD Amendment in order to accommodate a high-end, rental home neighborhood within the Palm Valley Phase 5 Master Planned area. The subject property is located at the northwest corner of Falcon Drive and Indian School Road consists of one parcel (508-13-172) according to the Maricopa County Assessor’s office and is located within one of the most desirous areas in the West Valley due to the excellent local and regional access to world-renowned medical facilities, higher learning institutions, professional sports venues as well as a variety of restaurants, shopping and entertainment options.



The vacant property is adjacent to a single-family residential development to the north and west of the subject site. The property is also bound by Falcon Drive to the east

and an existing +/- 85-foot drainage channel along the southern property boundary which is adjacent to Indian School Road.

Avilla Luxury Homes is targeted at a higher income segment of the residential market and is differentiated from the traditional “garden apartment” complex. Avilla Luxury Homes is a Class ‘A’ rental neighborhood that offers residents an immediate sense of individuality with personal space to enjoy. Further, the development offers a number of intrinsic benefits including a comfortable lifestyle in a private setting without the typical costs or hassles associated with home maintenance, Home Owner’s Association fees and a long-term mortgage commitment. This type of housing provides an option to fee owned single family ownership for high income individuals who wish to remain in or come to the City of Goodyear.

Example of High-Quality Interior Residence Finishes



NEXmetro seeks to provide a distinctive home environment which offers stability through flexibility for people who choose to rent instead of owning their home. Avilla Luxury Homes are designed with contemporary interior finishes, unique architectural features, open concept living, and private outdoor spaces similar to traditional single-family homes. To enhance this feeling of personal freedom, professional property management provides 24/7 accessibility through its customer care center for report-

ing issues, requesting maintenance service, or just providing feedback on the neighborhood.

We believe that the proposed residential project is significantly less impactful to the adjacent residential development than the development that would occur under the existing commercial zoning. Height, activity, building mass and traffic are all significantly less under the residential proposal than would be under the existing commercial zoning. Further, there are at least (15) designated commercial sites within Palm Valley Master Plan that have remained vacant for years, especially between McDowell Road and Camelback Road and Pebblecreek Parkway and Dysart Road. There is also a significant lack of housing options in this area as the majority of the approved land use for the Palm Valley PAD is comprised of single and medium density residential land use. In fact, out of the entire 744 acre Palm Valley Master Plan area less than 5% (+/- 37 acres) is designated for High Density Residential (12-25 du/ac) in comparison to nearly 70% of the approved land use that is designated for Single Family (0-6 du/ac) and Medium Density (6-12 du/ac) Residential land use.

1. Overall Design Concept

Although Avilla Luxury Homes is a rental neighborhood that is professionally managed, the project is similar to a traditional single family home subdivision in terms of the resident having private living space within a detached, 1-story building that is accompanied by a secluded back yard area for their personal enjoyment. The overall design of the neighborhood and homes is in response to the ever-changing needs of today's renters, providing luxury living spaces and neighborhood scale amenities without

a mortgage payment. Again, the buildings are one story in height with the majority of them containing no more than one dwelling unit per building which furthers a "single family subdivision" feel. The property is conveniently located near regional transportation routes and all the conveniences of an urban setting. Upscale residents are drawn to Avilla Luxury Homes' comfort, convenience, design, privacy, and location.

Example of High-Quality Interior Residence Finishes



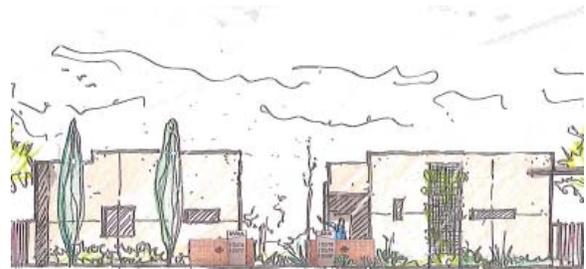
This development proposal includes (127) single-story (max. +/- 16-foot height) rental homes which include (22) one-bedroom, (57) two-bedroom and (48) three-bedroom units that range in size from 635 to 1,244 square-feet according to three (3) floor plan models. Approximately 80% of the homes are detached structures (i.e. no common walls) and 20% are one bedroom homes which will be built "duplex-style." All Avilla homes will feature residential fire sprinkler systems. The buildings are one story in height, which is significantly less than what is found in traditional multi-family communities, single-family subdivisions (1- and 2-story homes), and commercial developments. Further, the proposed density of 13.1 du/acre is significantly less than the 18 du/ac density (or greater) generally found in a typical multi-family project.

The placement of the buildings and site walls are designed to complement the streetscape and adjacent developments by varying the wall planes and roof lines (i.e. each home plan has three roof height variations which range between 12 to 16 inches) and providing small scale pedestrian courtyards, amenities and landscape features, and architectural detail with accent features and materials, and sheltered entries and windows. Significant usable space is created within entry courtyards which enhance the residents' sense of privacy, individuality, and established "defensible space." More importantly, each home features a private rear yard (which ranges between 150 sq.ft. for 1 bedroom units to 300 sq.ft. for 3 bedroom units with a minimum of 8-feet in width that runs the length of the specific home plan) which provides the convenience of single family residential living (i.e., outdoor cooking, pets, and recreation) in a rental neighborhood setting. At the same time, common amenities provide social and recreational activities to enhance residents' experience. Except as modified by this request, the building heights, building and landscape setbacks, and development standards for the development are consistent with the City's Zoning Ordinance and Multi-Family Design Guidelines and the MF-18 zoning ordinance.

2. Architectural Design & Theme

The architectural theme of the neighborhood is desert contemporary as illustrated in Exhibit 8. Desert contemporary design is defined by crisp straight lines, as accentuated by its use of flat rooflines. The flat rooflines are also functional, providing a hiding place for HVAC systems away from open spaces. The employment of layering to create varying elevation planes also creates

the opportunity to provide subtle changes in color and shadow, giving the architecture depth. Muted desert hues are applied to large massing areas, while richer accents are used to create splashes of interest near entryways. As mentioned, in addition to private backyard space for each resident, a unique private courtyard environment that faces a shared pathway amenity creates synergy between the homes and community among the residents.



Conceptual Courtyard Rendering

Also in response to the context and character of the area, Avilla Luxury Homes will draw from landscape, walls, and hardscape materials of the surrounding uses while emphasizing a private neighborhood. These elements will be used to support and enhance the massing of the residences by breaking both their horizontal and vertical planes. The conceptual landscaping plan shown in Exhibit 7 illustrates how plantings such as palms will provide verticality while desert trees will provide a contrast to the structured planes of the homes. All of these elements, architecture, landscaping, and hardscape will work together to provide a distinctive yet familiar feel to the neighborhood.



Example of Pool & Gathering Area

C. General Plan Conformance

A significant goal of the General Plan is to encourage integration of compatible uses so as to provide a cohesive environment that is in harmony with the existing character of the general area. The proposed land use meets the City's adopted policies and goals by replacing a vacant parcel with a residential use which is orientated like adjacent residential uses so as to blend with the character of the area.

Additionally, the neighborhood will support a broad mix of cultural, employment and service-orientated uses as the site is in proximity to the designated "Fixed Guideway/Light Rail Corridor" along Pebble Creek Parkway/Estrella Parkway (General Plan, Figure 3-2 Transit & Rail Service Plan). More readily, residents will capitalize on multi-modal transportation options including the I-10 and Loop 303 Freeways which connect to the transportation and commercial corridor approximately +/- 2 miles from the site, and arterial roadways which lead to a variety of commercial, employment and office uses. Lastly, this request adheres to the City's vision for planned growth and promoting housing options to serve a fast-growing and evolving residential market.

The creation of an environment that draws future residents, employees, guests and retail shoppers to visit and enjoy the site and general area's amenities is an integral part in developing a successful project.

The proposed neighborhood provides quality workforce housing in a mature area of the City in order to support a number of nearby commercial and retail uses. Future residents will generate significant economic activity for the benefit of Goodyear by supporting existing (and planned) commercial retail and office uses which have suffered during the past few years. Furthermore, the project's residents will become retail customers who will not only potentially work, but will also live in this area on a 24-hour, seven-day-a-week basis. It is anticipated that the project will result in considerable, ongoing City-sales tax revenue which will be created from the spending activity of the future residents. The request will provide a distinct and unified living environment in proximity to a variety of employment and, leisure opportunities as well as other types of retail/commercial businesses that will help stabilize the community.

The current General Plan Land Use designation for the subject property is Community Commercial permitting structures of greater than 50 feet in height. The subject request meets several General Plan objectives:

1. Compliance with Specific Goals & Adopted Land Use Policies:
 - *GOAL A: A Unique Blend of Residential and Employment Land uses*

Objective A-1: Provide a mix of housing types and densities for all residents.

This unique infill multifamily residential neighborhood provides a highly desirable living alternative to accommodate a broad range of lifestyles. The design and overall use of the property is complimentary with the adjacent single-family developments in the area.

- *GOAL B: A Compatible Mix of Housing and Jobs*

Objective B-1a: The City shall attempt to locate higher density residential and higher intensity employment uses adjacent or proximate to high capacity roadways to leverage visibility and access, enhance job capture targets and buffer/protect lower density/intensity uses.

- *GOAL C: A Revitalized Stock of Mature Neighborhood and Businesses.*

Objective C-1c: The City shall develop an infill policy to enhance the vitality of existing neighborhoods and business areas.

This unique infill multifamily residential neighborhood provides a highly desirable living alternative. New residential housing within an along this high capacity corridor provides unique opportunities to live, work and enjoy entertainment in the immediate area. The proposed project has the potential to significantly increase the sales tax revenues in this area of the City. Expanding housing opportunities within proximity to an existing employment core has the potential to also significantly improve the existing resident/employment balance as employment-related users usually

seek a wide variety of housing options and demographics to support their businesses and/or employees.

The design and scale of the project is consistent with the adjacent single family residential developments in the area. The proposed architecture, landscaping techniques, pedestrian/vehicular access and the overall site layout have been incorporated into the design of the project in order to ensure compatibility with the adjacent properties and provide for access to a variety of transportation options.

The proposed development is appropriately located in an area where vehicular and pedestrian access to major arterial roadways as well as a network of transportation methods is readily available. Employees, guests, visitors, and residents of the development will be benefited by the future presence of the light rail system along Estrella Parkway/PebbleCreek Parkway which provides vital public transportation alternative for the greater Phoenix, Arizona metropolitan area.

Further, the proposed development provides housing in a mature area of the City where there is a number of existing commercial and retail uses. Future residents will support surrounding commercial retail which has suffered enormously during the past few years by generating significant economic activity for the benefit Goodyear. Furthermore, the project's residents will become retail customers who will not only potentially work, but will also live in this area on a 24-hour, seven-days-a-week basis.

It is anticipated that the project will result in considerable, ongoing City-sales tax revenue which will be created from the spending activity of the future residents. The request will accommodate a distinct and unified living environment for future workforce housing in proximity to a variety of employment opportunities and other types of businesses to provide economic stability to the community and allow residents to live close to work and abundant recreational activities. Future residents will enjoy an abundant variety of recreational activities and golf courses in the area and will have direct access to nearby recreational City community parks including the 20-acre Falcon Park and the Bullard Wash (Phase 1) Park which are located directly east of the site.

2. Compliance with Specific Goals & Adopted Housing Policies:

- *GOAL A-1: Provide a diverse stock of housing products.*

Objective A-2a: *The City shall review and update the adopted Design Guidelines to correspond with changing housing and market trends.*

- *GOAL A-2: Provide a diverse stock of housing products.*

Objective A-2a: *The City shall encourage a mix of housing types that is consistent with market trends, satisfies demand, and adequately meets the needs of all prospective residents and workers.*

The application will allow for this infill site to be developed for a high-end

rental neighborhood that is orientated and built like a single-family subdivision. There have been few types of multi-family developments, especially as unique as Avilla Luxury Homes, that have been built within the immediate area which further amplifies the need for this type of luxury rental neighborhood. In fact, providing multi-family uses and quality workforce housing is an important part of a long-range planning for the City in general.

Further, this request will allow for a use that is compatible with the surrounding, especially given the setting along Indian School Road which is designated as a “major arterial/road of regional significance.” This proposal also provides a new housing choice in proximity to a diverse mix of cultural, employment and service-orientated uses which are easily accessible to the I-10/Loop 303 Freeways and arterial roadways which lead to a variety of commercial, employment and office uses. Lastly, this request adheres to the City’s vision about providing a unique housing option that will benefit professionals who desire a contemporary urban lifestyle with a variety of amenities and entertainment options close to their workplace. This project is consistent with the goals and policies of the General Plan for housing choices.

D. Zoning and Land Use

1. Existing Zoning

The existing land uses and zoning adjacent to the site which is located within the Palm Valley Phase 5 PAD area are as follows:

Surrounding Land Uses and Zoning		
	Land Use	Zoning
On-site	Vacant	Mixed-Use Commercial (C-2 Commercial)
North	Single-Family (3-4 du/ac)	Med. Density Residential (6-12 du/ac)
South	Single-Family (3-4 du/ac)	Single-Family Residential (0-6 du/ac)
East	Vacant	High Density Residential (maximum 18 du/ac)
West	Single-Family (3-4 du/ac)	Med. Density Residential (6-12 du/ac)

2. Land Use Compatibility

Neighborhoods like Avilla Luxury Homes have been in operation for over 14 years and show how well such neighborhoods fare over time. This project requires professional property management to ensure that the property is maintained at the highest standards and that all who live in the neighborhood are being cared for in a timely and professional manner. All parties involved with Avilla Luxury Homes have a significant investment in maintaining the quality, integrity and appearance of all structures, landscaping, and on-site features on an on-going basis.

Avilla Luxury Homes will enhance the character of the area by improving the existing vacant site and by adding an exciting new, residential neighborhood along Indian School Road. The project is a compliment to the area due to the proposed single-story

building design with private backyards which correspond to the homes situated along the north and west property lines, as well as the project lack's the intrusive and often abundant perimeter lighting, traffic, perimeter parking areas with truck access and similar characteristics of developed commercial properties. This land use will be compatible with the neighboring developments and will provide high quality, unique, and additional housing opportunities within Goodyear.

E. School Impacts Analysis

Due to this unique “hybrid” residential use that brings together the attributes of single-family home living and apartment living, residents, tend represent the following characteristics:

- More mature in age than typical apartment renters
- Attracts professionals, managers, pre-seniors and seniors
- Few children
- Two-income households

The site is located within the boundaries of Litchfield Elementary School District which have more than sufficient capacity to support the minor student increase attributed to the proposed (127) residences. Based upon the experience of many projects and hundreds of similar types of rental homes there is very light, almost negligible public school impact from the proposed development. In fact, this type of project that proposes (127) residences would likely generate no more than 6 to 8 total children of an age to attend K-12. On average, such a project will generate 1 to 2 elementary school age, 1 to 2 middle school age and 1 to 2 high school age students.

F. Development Plan Standards

1. Development Standards:

The purpose and intent of the provisions defined within the Avilla Luxury Homes PAD amendment is to promote a unique rental neighborhood development through compatible design features. The development standards and deviations from the Palm Valley Phase 5 UR/H (High Density Residential) land use, implemented by the City’s MF-18 (Multi-Family) Zoning District is intended to allow this residential use that complements the surrounding area.

<i>Project Boundary Data</i>	LOT AREA:	
	Gross Area:	12.988 ACRES
	Net Area:	9.698 ACRES
	ZONING:	
	Existing:	PAD-M.U.C. (Mixed-Use Commercial), subject to C-2 zoning district uses and development standards
	Proposed:	PAD-UR/H (High Density Residential), subject to MF-18 zoning district uses and development standards, with exceptions for proposed development standards as defined within this amendment

<i>Proposed Multi-Family Development Standards & Proposed Zoning Modifications under MF-18 Multi-family Standards (See TAB 11 for more details)</i>	BUILDING HEIGHT:	1-story (16-feet)
	DENSITY:	13.1 DU/AC
	# UNITS:	127
	LOT COVERAGE:	30.4%
	PARKING:	256 parking spaces (256 required)
	BUILDING SETBACKS:	<p>Northern: 20-feet</p> <p>Eastern: 15-feet (Falcon Drive)</p> <p>Western: 20-feet</p> <p>Southern: 10-feet (Indian School Road)</p> <p>The proposal seeks to allow buildings facing Indian School Road and Falcon Drive to encroach into the required 20-foot building setback as depicted on the attached site plan (Exhibit 6). Again, this requirement is intended for typical two and three story multifamily developments. The setback requirements for typical multi-family settings are aimed at preventing large buildings from being close to the adjacent public street sidewalks. Building placement has been developed to interact with the streetscape by varying parapet heights, orientations, and architectural detail. This unique development is all one-story buildings and smaller in scale, where the maximum height is 16-feet. The placement of the buildings</p>

		<p>and site walls are designed to complement the streetscape and adjacent developments by varying the wall planes and roof lines and architectural detail with accent features and materials.</p> <p>By allowing the residential buildings around the perimeter of Indian School Road and Falcon Drive to be closer to the streetscape, with parking located in the interior of the site creates an interesting edge for the development. This establishes privacy with controlled pedestrian access, while the architecture further promotes this unique and sustainable concept of the development.</p> <p><u>Further, the proposal seeks to allow buildings to encroach into the required 20% lot depth – rear yard setback and the required 30-foot (north) side yard setback.</u> The unique nature of this multifamily development (single story residences are approx. 80% detached) is an appropriate transition/buffer from the existing residential development to the north and west of the subject site. In addition, the northern and western perimeter buildings which are setback a minimum of 20-feet along these perimeter lines have been oriented to face the private rear yard spaces towards the existing block wall in order to create a physical and visual buffer between the two neighborhoods.</p>
	BUILDING SEPARATION:	<p>The project is subject to the 2012 International Residential Code (IRC) (with the exception of the common pool area which is subject to the 2012 International Building Code) and all of the buildings will be built with a fire sprinkler system in order to allow a reduction from the minimum 15-foot zoning district standard requirement to the proposed 6-foot separation between buildings. Further, this request seeks a reduction from the 20-foot minimum zoning district standard requirement to a 10-foot separation between two buildings that have their principal entrances facing towards each other.</p>
	MINIMUM LANDSCAPING SETBACKS:	<p>Northern Property Line: 20-feet <i>(adjacent to single-family)</i></p> <p>Western Property Line: 20-feet <i>(adjacent to single-family)</i></p> <p>Eastern Property Line: 8-feet <i>(adjacent to a street)</i></p> <p>Southern Property Line: 0-feet <i>(adjacent to an existing 85-ft. drainage basin)</i></p>

		<p>The development seeks to allow the 6-foot perimeter yard walls and decorative view fencing to encroach into the required 10-foot landscape setback along Indian School road and Falcon Drive frontages and the required 25-foot width of landscaping along Falcon Drive. Allowing the theme walls and fencing to be closer to the streetscape provides a balance between the design of the fencing and a smooth transition between the buildings and streetscape. In certain areas of the streetscape along Indian School Road and Falcon Drive, there will be several variations of wall design and fencing. A combination of solid wall design and view fencing will occur with the walls every 80 feet to create visual interest and interaction with the surrounding landscaping.</p> <p>A unique feature to this multifamily development that separates itself from other typical apartment projects is that the residential buildings are located in close proximity to the streetscape, where small scale private yards allow residents to plant trees, providing a smooth transition between the public streetscape and private residences, thereby enhancing the overall development.</p>
	TRASH ENCLOSURES:	<p>The development seeks to allow depressed trash enclosures in lieu of enclosed trash enclosures. The trash enclosures will be partially located below grade. The depressed trash enclosures will be screened with landscaping and be painted to match the colors from the buildings. The location of the enclosures will provide residents with easier access to dispose of their trash, eliminating the need to throw trash over an enclosure or placing it outside the refuse container because the lid cannot be opened. Connections to the trash enclosures are provided via sidewalks or by convenient access from the drive aisles. Designing the trash enclosures in this fashion provides a more aesthetic solution and better security. (See Exhibit 11, Trash Enclosure The exact number and location of trash enclosures will be determined during the site planning process.</p>

2. Common Area Spaces:

This type of neighborhood is intended to attract a resident who frequents the area's retail goods and services, restaurants and other community attractions, but also one who enjoys the social interaction inherent to a more contemporary residential environment. Avilla Luxury Homes places an emphasis on the private open space but also includes common gathering areas such a resort style pool and spa, adjacent sun-bathing area, lounge areas and furnished ramada to encourage social interaction.

More importantly, the unique design of the project focuses on usable private open space for each resident and exceeds the amount of space according to the Zoning Ordinance requirements for a typical multi-family use. Total open space provided is +/- 88,189 square feet and includes private backyards, courtyards and patios for each resident which account for approximately 1.2 acres (or 54,196 square-feet) of the total site area and nearly an acre (or 33,993 square-feet) of recreational (public) open space. This combined area is approximately 50% more open space than is required by the MF-18 zoning ordinance. The common amenities are primarily located in the center of the site for residents to use and enjoy.

3. Amenities:

Avilla has been planned with enhanced amenities to create an upscale multi-family neighborhood where residents will be able to play, relax, or socialize in a pleasing environment.

The amenities include the following:

- Resort style swimming pool
- Jacuzzi
- Shaded ramada
- Central passive recreational space (identified with tree grove, various gardens, low decorative seat walls and benching)

4. Landscaping:

New planting along Indian School Road and North Falcon Drive will be incorporated with the existing mature landscaping. Proposed plant varieties added to the streetscape will be limited and match existing plant varieties to provide a visual cohesiveness in the landscape. A soldier row of trees planted along both streets will provide pedestrian shade for the sidewalk and buffer the neighborhood from street noise. Planting areas inside the neighborhood will use the same plant palette plus additional accented areas of flowering shrubs and groundcovers along with specimen trees and/or palm plantings to provide for intermediate focal points of interest. The primary entrance of Avilla will be enhanced with rows of mature Date Palms and mass plantings of flowering shrubs and groundcovers to provide a strong and memorable sense of entry to the neighborhood.

Avilla Luxury Homes will also incorporate landscaping elements to blend with those present along Indian School Road and Falcon Drive. At Staff's direction, additional setback has been provided from the north and west property lines to the proposed homes, resulting in a slight reduction in the suggested eastern and southern setbacks. That notwithstanding, there is a sizable setback along Indian School Road immedi-

ately south of the southern property line due to an existing +/- 85-foot wide landscaped drainage basin. Additionally, a 6-foot perimeter wall unglulates along both street frontages in order to activate both the neighborhood and streetscape.

To embellish the buffer between the existing adjacent single-family uses to the north and west of the site, landscape material, including trees, will be planted along a 20-foot landscape setback area adjacent to the existing 6-foot common perimeter wall. This landscape/backyard area is usable (private) open space that the residents will enjoy, much like within a traditional single-family subdivision. Overall, the project provides on-site amenities that when combined with the rich portfolio of off-site amenities available in Goodyear allows residents a variety of options to enjoy a complete “worry-free” lifestyle at Avilla.

Central to the neighborhood is a recreational amenity and open space area which serves as the terminating view when entering into the neighborhood from Falcon Drive. The recreational amenity will consist of a pool, spa, and ramada/restroom building that will serve all neighborhood tenants. The pool area and central common open space area will have a continuation of palm and tree grove plantings that were used at the entrance to provide for the visual cohesiveness within the landscape. The central common area will also feature a passive seating area that will be embellished with decorative concrete pads, decorative seat walls, benching, mature tree grove landscaping for shade, and flowering shrubs and groundcovers.

The landscape character of the neighborhood will adhere to Goodyear’s design

standards and utilizes low water use, desert adapted and native plants. The streetscape will utilize trees, shrubs, and groundcovers that can be seen in surrounding developments to provide a visual continuation of the streetscape.

All landscaping, buffering, and walls shall comply with Articles 3 and 5 of the Zoning Ordinance, unless otherwise noted in this PAD.

5. Parking:

Pedestrian walkways provide a strong sense of arrival and provide convenient access to the covered parking spaces which are allotted for each resident. Ample guest parking is also strategically placed for better access to the desired residence within the site. More significantly, all of the parking is internalized so there are no carports, lighting, utilities and/or trash collectors placed along the perimeter of the site which may negatively impact adjacent properties. In sum, the project provides a total of (256) parking spaces including (32) enclosed garages, (108) covered spaces and (116) open spaces which meets the Zoning Ordinance’s requirement for a typical multi-family use. Parking requirements shall comply with Article 6 of the Zoning Ordinance, unless otherwise noted in this PAD.

6. Vehicular Access & Circulation:

The development proposes two (2) vehicular gated entrances from Falcon Drive including a full access driveway approximately 225-feet south of 152nd Avenue and an exit-only driveway at the site’s southern border.

Most of the buildings are arranged around the perimeter of the site, with the parking and other public gathering areas in the center of the site allowing for seamless pedestrian and vehicular connectivity. Upon entering the site from the primary (northern) privately gated driveway on Falcon Drive, the resident/guest is greeted by a lush central courtyard and decorative pool/lounge area. Vehicles may continue north or south along a two-way access lane to their destination and may exit the site from either the northern or southern (exit only) gated access. The project promotes a pedestrian experience through the use of shaded, way-finding walkways which are clearly delineated throughout the site.

- **Other Development Standards**

7. Accessory Uses:

All accessory buildings and uses shall comply with Article 3 of the Zoning Ordinance, unless otherwise noted in this PAD.

8. Lighting:

All lighting shall comply with Article 10 of the Zoning Ordinance, unless otherwise noted in this PAD.

All lighting on the site must be completely shielded.

9. Signs:

All signs shall comply with Article 7 of the Zoning Ordinance, unless otherwise noted in this PAD.

G. Design Guidelines

It is the intent of the PAD to create an attractive, high quality, residential development incorporating a desert contemporary architectural style. The representative images are for illustration purposes only, intended to communicate a general level of quality and design vocabulary and do not represent specific buildings in the proposed project.



Conceptual Home Rendering

Building Materials

Buildings within Avilla Luxury Homes will select from the following (or equal to) the approved exterior façade materials:

- Stucco or EIFS (exterior insulated finish systems) type systems provided that finishes must be smooth or sand finish
- Integrally colored concrete block, smooth face and/or split-face block units

Color Palette

Colors and light materials should be used to create visual harmony within Avilla Luxury Homes. The approved colors are as follows:

- Desert hues and other “earth tones”.

- Muted shades of coffee and creams found in the natural desert color vocabulary.

H. Sustainability

Avilla Luxury Homes is in itself a sustainable concept in residential development. The development provides for a detached living environment with private open space at a higher density than traditional single family subdivisions. It also encourages a reduced carbon footprint by locating in infill areas adjacent to existing recreation and retail amenities.

Within our residences, energy efficiency and environmentally responsive environments create a better home atmosphere for residents. Each residential unit will incorporate environmentally sensitive “elements” (Energy Star compliant) to increase energy efficiency including but not limited to high efficiency mechanical equipment and water heaters, dual glaze low-e windows, reduced flow toilets and energy rated appliances. Additionally, on-site proactive recycling measures will be implemented throughout the property during the construction processes.

I. Infrastructure

Off-Site Improvements:

The majority of required Falcon Street improvements, such as the pavement, curbing, sidewalks, landscaping and streetlights have been installed.

The proposed development will provide two new driveway access points on Falcon

Drive along the easterly edge of the site. A recent traffic impact statement for the project indicates that a right turn lane into the site is not warranted based on a review of the City’s guidelines so offsite roadway improvements will be limited to the access points. There is no intention to provide driveway access from Indian School Road to the project.

Grading and Drainage:

The site is mostly devoid of significant vegetation and is relatively flat, with a gentle slope in a southwesterly direction.

All project generated stormwater runoff will be contained on the site. The required on-site retention volume will be provided for the 100-year storm event through a combination of surface retention and underground storage piping, tanks and/or chambers. Water quality measures will also be incorporated into the drainage scheme in accordance with applicable City requirements. General details of the drainage plan for the property are included in the attached Conceptual Grading and Drainage Exhibit.

The thin strip of property to the south of the project site is owned by the City of Goodyear and contains an open, landscaped drainage channel that conveys occasional drainage flows to the east, where they are discharged into the Bullard Wash. A portion of the project generated stormwater will be directed to the channel as indicated on the attached Conceptual Grading and Drainage Plan

Water and Waste Water:

The project site is a portion of, and located within the Palm Valley Phase 5 Master Planned Community. Accordingly, there is existing sewer and water infrastructure adjacent to the site which was designed and constructed to service the overall Master Planned Community, including the parcel which is the subject of this PAD application.

Because the master design and construction for public utilities has been completed, there will be no requirement to prepare and submit Master Utility or Drainage Reports with the PAD submission package. This has been confirmed with City Planning and technical staff.

Liberty Utilities currently has jurisdictional authority over the sewer and water service for this area.

There is currently an existing 12-inch sewer main within Falcon Drive adjacent to this site with two 8-inch service stubs that have been installed for the purpose of serving the future development of the property. The size, depth and location of the service stubs appear to be adequate to service the project as it is currently conceptualized.

A Will Serve letter has recently been issued by Liberty Utilities for sewer service to the site.

There is an existing 12-inch water main located within Falcon Drive adjacent to the project site and two, 8-inch service stubs have been installed for the purpose of serving future site development. The 12-inch water main continues down Falcon Drive and ultimately connects to an existing 24-inch water main in Indian School Road.

Recent hydrant testing conducted by the applicant yielded favorable results indicating adequate capacity and pressure to serve the proposed project. In addition, Liberty Utilities has recently issued a Will Serve Letter to provided water service to the site.

J. Phasing

The PAD will be developed in one phase. All needed off-site and on-site improvements will be constructed at the time of development.

Avilla Luxury Homes

PAD Exhibits

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