

AGENDA ITEM #: \_\_\_\_\_

DATE: May 18, 2016

COAC #: N/A

**CITY OF GOODYEAR  
PLANNING AND ZONING COMMISSION ACTION FORM**

<b>SUBJECT:</b> The Lucero Planned Area Development (PAD) Amendment (formerly known as Callisto) in Estrella Community 11	<b>STAFF PRESENTER:</b> Alex Lestinsky, Planner II  <b>CASE NUMBER:</b> 16-210-00002  <b>APPLICANT:</b> Pete Teiche, Newland Communities
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**RECOMMENDATION:**

1. Conduct a public hearing to consider the Lucero Planned Area Development (PAD) Amendment in Estrella Community 11
  1. Open public hearing
  2. Staff presentation
  3. Receive public comment
  4. Close public hearing
2. Recommend rezoning approximately 617 acres generally located on the west side of Estrella Parkway, south of the Estrella Star Tower to the intersection of Estrella Parkway and Cotton Lane by amending section 2(C) of Ordinance No. 87-217 as amended, and Ordinance No. 13-1288 which approved the Callisto Planned Area Development for the property by adopting the Lucero Planned Area Development (PAD) amendment dated March 18, 2016 to govern the development of the property; amending the zoning map of the City of Goodyear; providing for severability; and providing for an effective date, subject to the following stipulations:
  1. Compliance with all stipulations of approval and the Estrella Phase One PAD as contained in Ordinance No. 87-217, except as modified by all of the stipulations of approval and the Callisto PAD Amendment dated September 6, 2013 as contained in Ordinance No. 13-1288, except as modified by these stipulations and the Lucero PAD Amendment dated March 18, 2016;
  2. All development within the subject property shall be in substantial compliance with the development concepts and design standards in the City of Goodyear Design Guidelines as modified, except as modified by the Callisto PAD Amendment dated September 6, 2013 and the stipulations of approval contained in Ordinance 13-1288 as modified by the Lucero PAD Amendment dated March 18, 2016 and the stipulations of approval of the Lucero PAD Amendment;
  3. All amendments to the Lucero PAD shall be processed pursuant to the requirements under state law and the City of Goodyear's Zoning Ordinance for rezoning. No amendments to the PAD shall be approved administratively;

4. In the event of conflict between the Estrella Phase One PAD dated October 28, 1986 and any conditions of approval, the Callisto PAD Amendment dated September 6, 2013 and any conditions of approval, and the Lucero PAD Amendment dated March 18, 2016 and any conditions of approval, the requirements of the PAD and conditions of approval most recently adopted shall prevail;
5. Unless the City agrees to and acquires the reclaimed water delivery system within Estrella, reclaimed water service is not being provided by the City; and,
6. If the developer fails to comply with any of the stipulations contained in the Ordinance for the Lucero PAD Amendment, or fails to comply with any other City codes and regulations in the development of the property, then the City Engineer, or designee, may suspend the issuance of building and construction permits for the project until the developer cures the item in default.

### **PURPOSE:**

The request amends the existing Callisto PAD in order to refine the land use plan and table, create additional development standards and include a commercial zoning for a new community welcome center.

### **BACKGROUND AND PREVIOUS ACTIONS:**

On June 22, 1987, the City Council adopted Ordinance No. 87-217 rezoning approximately 3,500 acres known as Estrella Phase One PAD.

On October 28, 2013, the City Council adopted Ordinance No. 13-1288 rezoning 617 acres as the Callisto PAD, subject to 31 stipulations, which provided for the development of 1,250 dwelling units.

### **CURRENT POLICY:**

Unless otherwise provided for in the PAD, a request to amend the land uses of an approved PAD must be processed as a rezoning request, which requires public review and approval by the Planning and Zoning Commission and City Council. The proposed amendment should be consistent with the General Plan and should not adversely impact the surrounding area.

### **DETAILS OF THE REQUEST:**

The new Lucero PAD amends the approved Callisto PAD. The changes include:

- Commercial Zoning: The area zoned neighborhood commercial is near the existing Star Tower and the Estrella Parkway entrance for Estrella Mountain Ranch. The proposal for the new welcome center includes a café, bike shop, information center, outdoor amphitheater space for community events, as well as being a trail head for the new trails to be included within the Lucero development.

- Additional Development Standards (lot sizes): The following four additional lot sizes have been requested in addition to maintaining the existing lot sizes. The new lot sizes will offer flexibility and diversity in product type.
  - 47' x 90'
  - 52' x 120'
  - 47' x 115'
  - 70' x 130'
- The Land Area and Use Table: The 2016 Cluster Plan outlines where the new lot sizes will be permitted and further describes the parcels land use, densities, and maximum units.
- Previously Approved Stipulations: Stipulations of Ordinance 13-1288 have been included, with some modifications, within the Lucero PAD Amendment (see pages 39-41) and thus need not be included as stipulations of approval in the Ordinance approving the Lucero PAD Amendment dated March 18, 2016.
- Expanded Guideline Information: Exhibits have been included on pages 74-79 to prevent garage dominated street scenes.
- The number of dwelling units will not be increased.

#### **Surrounding Properties:**

- North – Proposed King Ranch PAD.
- East – Existing residential development within the Estrella Phase One PAD and Estrella Parkway.
- South – Existing and proposed residential development and proposed mixed-use commercial development within the Estrella Phase One PAD and Estrella Parkway.
- West – Proposed mixed-use commercial development within the Estrella Phase One PAD, proposed King Ranch PAD and Cotton Lane.

#### **Phoenix-Goodyear Airport:**

The subject property is located within the Phoenix-Goodyear Airport Traffic Pattern Airspace. The property is located approximately 1.5 miles from the 65 Ldn noise contour line. It is anticipated that the proposed development of the property will not adversely impact airport operations nor will the development be adversely impacted. An existing stipulation requires the developer to inform future residents of airport operations and the potential for attendant noise.

#### **Luke Air Force Base:**

The subject property is not located within the over-flight boundary for Luke AFB but is located within a departure corridor. It is anticipated that the proposed development of the property will not adversely impact base operations nor will the subject property be adversely impacted. An existing stipulation requires the developer to inform future residents of base operations and the potential for attendant noise.

#### **Fire Department:**

The nearest fire station to the subject property is Fire Station No. 182 located at the intersection of Estrella Parkway and Spring Drive. This station is located approximately one mile from the subject property. Response times range from 0-6 minutes within the location of Lucero.

**Police Department:**

The subject property is located within an existing patrol beat and the current level of service within the patrol beat can accommodate development of the property.

**Water/Wastewater/Reclaimed Water:**

The development will be responsible for improving existing facilities and/or constructing new facilities as identified in the future approved master reports and in accordance with the prevailing engineering standards at the time of construction. The water system improvements could include water booster pumps, storage reservoirs, emergency generators, increasing the size of existing distribution or production lines and/or adding lines to the system and/or providing looping and/or providing pressure controls, and other appurtenances associated with the storage, booster, distribution, and production systems necessary to provide water services to this development while maintaining the system's ability to serve current developments. Preliminary plats will not be accepted for review until master reports for water, sewer, and reclaimed water have been approved by the City.

Future sewer system improvements may include design and/or construction improvements to increase the capacity of the Corgett water reclamation facility, lift station wet well, pumping and/or emergency power capacity improvements; increasing the size of existing collection and/or force main lines; and improvements to the treatment and conveyance systems as is necessary to provide sewer services to this development while maintaining the system's ability to serve current development.

The reclaimed water improvements could include pressure control devices and other appurtenances associated with the proposed reclaimed water system.

More detailed preliminary water, sewer and reclaimed water reports are also required to be submitted with any preliminary plat for the project.

**Streets/Access:**

Access to the development will remain as it was approved with the Callisto PAD. Two points of access will be provided off of Estrella Parkway to the neighborhood clusters in Phases 1-3 and at access to Phase 4 will be provided off of Cotton Lane. At the time of subdivision platting, each subdivision will be required to demonstrate adequate access for fire and emergency response, and the need and timing of traffic signalization. The developer will be responsible for any traffic signals identified in the traffic report.

**Community Benefit:**

The addition of the commercial zoning to the area will allow for the development of the community's new welcome center which will include a coffee shop and bike shop. The center will also serve as a new trailhead and gathering space for existing and future residents as well as visitors.

**PUBLIC PARTICIPATION:****Citizen Review Meeting:**

In accordance with the City's Citizen Review Ordinance, a neighborhood meeting was held on Tuesday, April 26, 2016. Notices were distributed to property owners within 500 feet of the subject property and to the homeowners association. At the meeting, the applicant presented the details of the PAD Amendment to the community. Approximately 20 people attended the neighborhood meeting. Residents generally had questions on the nature of the development and were interested in the new welcome center.

**Planning and Zoning Commission Meeting:**

Public notice for the Planning and Zoning Commission meeting included an advertisement placed in the Arizona Republic; a notice letter mailed to surrounding property owners within 500-feet of the subject property; and with a sign posted near the parking lot for the Star Tower. Staff has not received any formal response from the public on this notification.

**STAFF ANALYSIS:**

Staff finds that the requested PAD Amendment is consistent with the subject property's Neighborhood land use designation and will be compatible with the surrounding area. The amendment adds variety to the products offered in Community 11. The addition of commercial zoning for the welcome center complements the neighborhood and Estrella as a whole, fulfilling the General Plan Neighborhoods category.

**FISCAL ANALYSIS:**

A fiscal impact analysis was not conducted for this item.

**ATTACHMENTS:**

1. Aerial Photo
2. Lucero PAD dated March 18, 2016