

**CITY OF GOODYEAR  
CITY COUNCIL ACTION FORM**

**SUBJECT:** Goodyear Assisted Living  
Residence PAD Amendment

**STAFF PRESENTER:** Steve Careccia,  
Planner III

**CASE NUMBER:** 16-210-00003

**APPLICANT:** Todd Leslie, Kimley Horn,  
representing the property owner, Columbia  
Pacific Advisors

**RECOMMENDATION:**

1. Conduct a public hearing to consider an amendment to the Goodyear Planned Regional Center Planned Area Development for the Goodyear Assisted Living Residence.
  - a. Open public hearing
  - b. Staff presentation
  - c. Receive public comment
  - d. Close public hearing
2. ADOPT ORDINANCE NO. 16-1335 APPROVING AN AMENDMENT TO THE GOODYEAR PLANNED REGIONAL CENTER PLANNED AREA DEVELOPMENT, PARCEL A OF PAD PARCEL 12, FOR THE GOODYEAR ASSISTED LIVING RESIDENCE, GENERALLY LOCATED AT THE NORTHEAST CORNER OF PEBBLE CREEK PARKWAY AND VIRGINIA AVENUE, TO REVISE THE NORTH BUILDING SETBACK FROM 55 FEET TO 35 FEET; ADOPTING SUPPLEMENTARY ZONING MAP NO. 16-03A; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**PURPOSE:**

The subject request is for an amendment to the Goodyear PRC PAD to revise the north building setback for Lot A of PAD Parcel 12. The prior approved PAD and Ordinance No. 13-1283 incorrectly state the north building setback as 55 feet. The amendment will revise the north building setback to 35 feet as originally intended with the 2013 PAD amendment. The amendment does not change the configuration of the site nor the operation of the assisted living facility. As such, the amendment and continued operation of the facility remain consistent with the General Plan and compatible with the surrounding area. The Planning and Zoning Commission recommended approval of the item at their regular meeting of June 15, 2016.

**BACKGROUND AND PREVIOUS ACTIONS:**

On September 24, 2001, the City Council adopted Ordinance No. 01-762 rezoning approximately 240 acres known as the Goodyear Planned Regional Center (Goodyear PRC) to the Final PAD Zoning District. This ordinance included five Parcels including PAD Parcel 12, which consisted of 18.6 acres and was zoned for 121 court homes.

On January 10, 2005, a site plan for an APS substation was approved on a portion of PAD Parcel 12. Approximately 17 acres remained in PAD Parcel 12 after the development of the substation.

On July 8, 2013, the City Council adopted Ordinance No. 13-1283 approving an amendment to the Goodyear PRC PAD to allow an assisted living facility on approximately five acres in PAD Parcel 12. A site plan for the facility was also approved in 2013. The facility was subsequently developed in 2014.

On October 4, 2013, a minor land division (MLD) was approved for Parcel 12. The MLD split PAD Parcel 12 into two lots (Parcels A & B). Parcel A consists of 5.1 acres and is developed with the subject assisted living facility. Parcel B consists of 12.2 acres intended for future court home development by the PAD.

### **CURRENT POLICY:**

A request to amend 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 subject request is for an amendment to the Goodyear PRC PAD to revise the north building setback for Lot A of PAD Parcel 12. The PAD stated that the north building setback was 55.4 feet in the text narrative section but showed it as 35.4 feet in the included site plan. The commercial standards in the city of Goodyear Zoning Ordinance require a 30-foot street side setback so it was the intent to allow a 35-foot building setback from the north property line. It appears that the narrative's reference to 55.4 feet was an error. However, when Ordinance No. 13-1283 was drafted, the PAD narrative was referenced and the north setback was stated as 55-feet. To correct this discrepancy, the subject amendment will revise the building setback to 35 feet as originally intended with the 2013 submittal. The revised north setback will also accurately reflect the setback observed by the existing building, which was built in accordance with the site plan.

Other than the previously mentioned amendment to the north building setback, no other amendments to the Goodyear PRC PAD are proposed. No changes to the existing assisted living facility are proposed. As such, given the limited scope of this request, no departmental or functional impacts are anticipated.

### **Surrounding Properties:**

Existing land uses and zoning surrounding the subject property include the following:

- North – Undeveloped portion of Parcel 12 and an APS substation within the Goodyear PRC PAD

- East – Roosevelt Irrigation District (RID) canal and single family development within the Rio Paseo neighborhood of the Goodyear PRC PAD
- South – Virginia Avenue and undeveloped property zoned C-2 General Commercial
- West – Pebble Creek Parkway and recreational facilities and single family development within the PebbleCreek PAD

## **PUBLIC PARTICIPATION:**

### **Citizen Review Meeting:**

In accordance with the City's Citizen Review Process, an alternative notification process was used for this request. A formal citizen review meeting was not involved, but notice providing information on the request was mailed to surrounding property owners within 500 feet of the subject property. To date, staff has not received any public response as a result of this notification.

### **Planning and Zoning Commission Meeting:**

The Planning and Zoning Commission considered this item at their regular meeting of June 15, 2016. The Commission unanimously voted (7-0) to forward a recommendation of approval to the City Council. No one from the public spoke in opposition to this item.

Notice for the public hearings before the Planning and Zoning Commission and City Council included a postcard mailed to the owners of property within 500 feet of the subject property; a legal notice published in the Arizona Republic; and a notice of public hearings sign posted on the property.

## **STAFF ANALYSIS:**

The requested setback amendment to the Goodyear PRC PAD will incorporate the 35-foot north building setback intended with the original 2013 PAD Amendment. By doing so, this action will ensure the setbacks in the PAD accurately reflect the existing condition in the field. The amendment does not change the configuration of the site nor the operation of the facility. As such, the amendment and continued operation of the facility remain consistent with the General Plan and compatible with the surrounding area.

## **FISCAL ANALYSIS:**

A fiscal analysis was not performed for this request.

## **ATTACHMENTS:**

1. Ordinance No. 16-1335
  - a. Exhibit A Supplementary Zoning Map
2. Aerial Photo
3. Project Narrative
4. Property Survey