

AGENDA ITEM #: _____

DATE: January 18, 2017

COAC #: N/A

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

**SUBJECT: Estrella Mountain Ranch
Montecito Phase 3 PAD Amendment**

STAFF PRESENTER: Alex Lestinsky,
Planner II

CASE NUMBER: 16-210-00006

APPLICANT: Pete Teiche, Newland
Communities

PROPOSED ACTION:

1. Conduct a public hearing to consider the Montecito Phase 3 Planned Area Development (PAD) Amendment for Estrella Parcel 7.5:
 1. Open the public hearing
 2. Staff presentation
 3. Receive public comment
 4. Close public hearing
2. Recommend to City Council approval of an Amendment to the Montecito Phase 3 PAD to create a zoning district called Single-Family Detached-Creative Lot-A (SFD-CL-A) subject to the following stipulation:
 1. Prior to presenting this case to City Council the owner must provide documentation acceptable to the City Attorney or his designee that reflect the changes to the Montecito Phase 3 PAD Amendment as described herein.
3. Recommend to City Council a rezone of Parcel 7.5 from SFD-CL to the SFD-CL-A district, subject to the following stipulation:
 1. Compliance with the Montecito Phase 3 Final PAD, dated May 12, 2008, and all stipulations of approval contained in Ordinance 08-1114, as modified by Ordinance 14-1295 and as modified by this Ordinance.

PURPOSE:

The proposed amendment creates a new SFD-CL-A district and development standards and rezones parcel 7.5 to the new district.

BACKGROUND AND PREVIOUS ACTIONS:

On July 25, 1988, the City Council adopted Ordinance 88-257 rezoning 5,493 acres known as Estrella Phase II PAD. Then, on October 12, 2004, the City Council adopted Ordinance 04-917 creating the Villages VII and IX PAD.

On May 12, 2008, the City Council adopted Ordinance 08-1114 that added the Montecito Village Phase 3 PAD Amendment which created a vision and design standards for cluster homes.

On May 19, 2014, the City Council adopted Ordinance 14-1295 amending portions of Estrella Villages XII and IX PAD as it applied to certain parcels.

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 property owner is requesting a new zoning district in the Montecito Phase 3 PAD for parcels that have lower densities than are currently reflected in the PAD. The new zoning district classification would apply for development with a density of 3-4 dwelling units per acre. The new classification, SFD-CL-A Zoning District, will provide for single family residential lots with a density of 3-4 dwelling units per acre. A rezone to the SFD-CL-A district will only be allowed in the areas within the Montecito Phase 3 PAD Amendment that are currently zoned SFD-CL. This zone category includes small-lot detached homes that provide enhanced street scenes by de-emphasizing garages along the street. No cluster homes or zero lot lines shall be allowed in this district.

The following development standards would apply to the new SFD-CL-A zoning district:

- Development Standards
 - Zone: SFD-CL-A (10)
 - Unit Type: Single Family Detached
 - Density: 3-4 du/ac
 - Lot Coverage: 75%
 - Front Yard Setback: 10 feet (1)
 - Side Yard Setback: 6 feet (2)
 - Rear Yard Setback: 15 feet (4)
 - Building Height: 35 feet/2 stories
 - Parking: 2 off street
- Notes:
 - (1) Minimum setback to a garage door facing a public street is 20 feet. Minimum setback to a front porch is 8 feet.
 - (2) Fireplace and/or media popouts may encroach 2 feet into side setback for a maximum width of 12 feet per side. Minimum street side setback on a corner lot is 10 feet. Minimum street side setback to a porch on a corner lot is 8 feet.
 - (4) Minimum setback to an unenclosed porch is 10 feet. Minimum setback to a deep recessed garage, an alley loaded garage, or a cluster product building is 5 feet.
 - (10) Section 4.1.2 Residential Design Standards do not apply to this Zoning District but are subject to the City of Goodyear Design Guidelines

Note (10) is a new note to Table 9 that applies to SFD-CL-A: “(10) Section 4.1.2 Residential Design Standards do not apply to this Zoning District but are subject to the City of Goodyear Design Guidelines.” The residential design standards that are proposed to be removed are the Estrella Design Standards plus the following Creative Lot Additional Design Guidelines which are currently in the Montecito PAD:

Creative Lot Additional Design Guidelines

1. All SFD-CL homes shall have recessed garages to provide “architecture forward” concepts.
2. A minimum of 3 garage options are required in subdivisions with houses that access the garage from the street. The options may include: (Detached Rear Yard) detached garage located near the rear of the lot; (Mild Recess) attached garage recessed behind living area a minimum of 5-feet or behind a front porch 6-feet; (Medium Recess) attached garage recessed behind living area or a front porch a minimum of 10-feet ; (Deep Recess) attached garage recessed behind living area or front porch a minimum of 20-feet; (Swing-In) attached side-loaded garage; (Split) Medium or deep recess combined with swing-in; (Tandem) two garage spaces aligned one behind the other. Not more than 40% of lots may have the mild recessed garage option and no two lots adjacent to one another may have the mild recessed option.
3. Rear loaded garages from rear alleys are encouraged for detached or attached units as permitted by the base zoning.
4. No 3 car garage options permitted.
5. Gates arches or porte-cocheres across or over driveways in alignment or behind the living area are encouraged.
6. Provide covered front porches. Offer a front porch option on at least one floor plan of each house product series. The covered front porches are to be a minimum of 6-feet deep and 12-feet wide. A minimum of 25% of the houses are to have covered front porches.
7. Provide a wrap around porch or courtyard for the front and street side yards on corner lots.
8. All houses are required to have at least covered front entries that are visible from the street.
9. Provide 12-foot wide driveways at street and sidewalk crossing points that may widen to no more than 18-feet wide between the back of sidewalk and the face of the garage. Provide 12-foot wide driveways in this manner on a minimum of 40% of the houses.
10. Shared driveways are allowed and encouraged.

The property owner is also requesting that Parcel 7.5 be rezoned from SFD-CL to SFD-CL-A.

Surrounding Properties:

- North – Calistoga Drive and Parcel 7.1 (SFD-CL)
- East – Estrella Parkway
- South – Estrella Parcel 7.6 (SFD-PR)
- West – Estrella Parcel 7.6 (SFD-PR)

Phoenix-Goodyear Airport:

Although the amendment area may experience aircraft overflights, the site is not within or adjacent to the high noise or accident potential zones for the Phoenix-Goodyear Airport, and is outside the traffic pattern airspace of the Phoenix-Goodyear Airport. However, a general note will be included on the final plat to inform purchasers of the project’s proximity to the Airport and possible associated nuisances.

Luke Air Force Base:

The Montecito PAD Amendment area is outside the high noise or accident potential zones for Luke Air Force Base and the Luke AFB Vicinity Box. However, a general note will be included on the final plat to inform of the project’s proximity to Luke AFB and possible associated nuisances.

Fire Department:

Currently, Estrella Mountain Ranch is served by Fire Station 182 located near Estrella Parkway and Santa Maria Drive, approximately three miles to the northeast of Parcel 7.5. Emergency responses to Parcel 7.5 are within the 6-8 minute estimate.

Nearest Goodyear Fire Station	Shortest path		Longest path		2nd nearest Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
#182	6.12	2.56	6.53	2.72	#326 (Buckeye)	15.78	7.39	16.09	7.55

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 design guidelines were intended for a high density product. Housing built at this parcel will still be required to comply with the City of Goodyear Design Guidelines. Removing these design guidelines will not impact the quality of housing at this parcel.

PUBLIC PARTICIPATION:**Citizen Review Meeting:**

In accordance with the City's Citizen Review Ordinance, a neighborhood meeting was held on Thursday, December 8, 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 were concerned that the amendment request was related to the storage facility but were made aware that the amendment only affects the design standards and decreases the density of the parcel. All to which they seemed satisfied.

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 on Calistoga Drive. Staff has not received any formal response from the public on this notification.

ATTACHMENTS:

1. Aerial Photo
2. Proposed Modifications to certain pages