

AGENDA ITEM #: _____

DATE: February 13, 2017

COAC #: 17-5991

**CITY OF GOODYEAR
CITY COUNCIL ACTION FORM**

**SUBJECT: Estrella Mountain Ranch
Villages VII and IX 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 Villages VII & IX Planned Area Development (PAD) Amendment for Estrella Parcel 7.5:
 - a. Open the public hearing
 - b. Staff presentation
 - c. Receive public comment
 - d. Close public hearing
2. ADOPT ORDINANCE NO. 17-1339 AMENDING THE FINAL PLANNED AREA DEVELOPMENT (PAD) ZONING FOR ESTRELLA MOUNTAIN RANCH VILLAGES VII AND IX TO MODIFY THE DENSITY STANDARD APPLICABLE TO PARCEL 7.5 WHICH IS GENERALLY LOCATED ON THE WEST SIDE OF ESTRELLA PARKWAY, SOUTH OF CALISTOGA DRIVE; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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. There have been other amendments made to the PAD but none are relevant here because they do not impact Parcel 7.5.

STAFF ANALYSIS:

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 modification to the Single-Family Detached – Creative Lot zoning district in EMR Villages VII & IX. The current density is 6-10 and the proposed density is 3-10. This modification is only applicable to Parcel 7.5.

Surrounding Properties of Parcel 7.5:

- 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)

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. No one from the public attended the Commission hearing.

RECOMMENDATION:

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. Housing built at this parcel are required to comply with the City of Goodyear Design Guidelines.

ATTACHMENTS:

1. Aerial Photo
2. Ordinance No. 17-1339
3. Exhibit A - Supplementary Zoning Map 16-06A
4. Exhibit B - Legal Description