

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

DATE: April 19, 2017

COAC #: N/A

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

**SUBJECT: Las Brisas Phase 2 PAD  
Amendment**

**STAFF PRESENTER:** Alex Lestinsky,  
Planner II

**CASE NUMBER:** 16-210-00008

**APPLICANT:** Susan Demmitt, Gammage  
and Burnham

**PROPOSED ACTION:**

1. Conduct a public hearing to consider an Amendment to the Las Brisas Phase 2 Planned Area Development (PAD):
  - a. Open public hearing
  - b. Staff presentation
  - c. Receive public comment
  - d. Close public hearing
2. Recommend that City Council amend the Final PAD zoning for approximately 311 acres generally located at the northeast corner of Perryville Road and Broadway Road and commonly known as Las Brisas Two, as set forth in the draft of Ordinance 17-1341 attached hereto and subject to the stipulations included in the draft of Ordinance 17-1341 attached hereto.

**BACKGROUND AND PREVIOUS ACTIONS:**

On July 10, 2006, the City Council adopted Ordinance No. 06-1020 rezoning approximately 312.7 acres and establishing the Las Brisas Phase Two Planned Area Development, dated January 2006, on the property located at the northeast corner of Perryville Road and Broadway Road. The PAD was amended by City Council on February 11, 2008 by Ordinance 08-1105.

**STAFF ANALYSIS:**

The proposed Amendment to the Las Brisas PAD has two major action items:

1. Rezone Parcels 2B.1, 2B.2, and 2B.3 to existing zoning districts already allowed within Las Brisas Phase 2; and,
2. Create a new district in Las Brisas Phase 2 named SF-5,850 and rezone Parcel 2C.5 to this district.

The original Las Brisas Phase Two PAD included five different lot sizes:

- 10,000 SF (80 foot min. lot width)
- 8,400 SF (70 foot min. lot width)
- 7,800 SF (65 foot min. lot width)
- 7,000 SF (60 foot min. lot width)
- 6,400 SF (55 foot min. lot width)

The proposed amendment eliminates the 10,000 SF (80 foot min. lot width) from the development plan, introduces a new zoning district, SF-5,580 (50 foot min. lot width), and establishes additional design requirements in order to enhance the design of smaller lots.

The design enhancement requirements that have been included are consistent with what has been required of other west Goodyear communities that have recently requested smaller lot sizes.

The following chart depicts the land use changes proposed for the parcels. Parcels not listed are not proposed to change:

<b>Parcel</b>	<b>Current Residential Designation</b>	<b>Current Lot Width</b>	<b>Proposed Residential Designation</b>	<b>Proposed Lot Width</b>
Parcel 2B.1 (portion)	7,800 SF	65	SF 7,800	65
Parcel 2B.1 (portion)	7,800 SF	65	SF 6,400	55
Parcel 2B.2	7,800 SF	65	SF-7,000	60
Parcel 2B.3	10,000 SF	80	SF-6,400	55
Parcel 2C.5	10,000 SF	80	SF-5,850	50

**General Plan Conformance:**

A request to amend the land uses within 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 must be consistent with the General Plan and should not adversely impact the surrounding area.

*Land Use and Transportation Map Designation*

The property is designated “Neighborhoods” by the General Plan which allows for a variety of densities and ancillary uses such as neighborhood commercial, schools, and parks. The PAD is consistent with the land use map designation.

*Development Standard 3: New developments shall demonstrate that there are adequate services and facilities, or plans to provide the necessary services and facilities, to serve the development during the development approval process.*

**Water/Wastewater:**

Water and wastewater is provided by the City of Goodyear. Infrastructure and capacity is available to the site.

**School Districts:**

The Las Brisas Phase 2 lies within the Liberty Elementary School District and the Buckeye Union High School District. The 15-acre Las Brisas Academy (K-8) is in operation. Las Brisas Phase 2 is within the service area for Estrella Foothills High School.

**Parks and Open Spaces:**

The PAD section of the Zoning Ordinance requires a minimum open space of 15 % for lot sizes between 5,500-7,000 SF. The Las Brisas Phase 2 PAD includes 20.8 % open space. The PAD book requires a minimum one-acre pocket park within each residential development parcel and the all parcels are planned to have pedestrian connectivity throughout.

**Streets and Access:**

Access to Las Brisas is accessible via Perryville Road, Citrus Road, Lower Buckeye Road, and Broadway Road. The conceptual development plan provides access in accordance with applicable regulations. Streets in Las Brisas are public streets.

**Fire Service:**

Las Brisas is served by Fire Station #184.

*Development Standard 10: Notification and disclosure statements are required for any residential development within the Luke Air Force Base "Vicinity Box", as amended, consistent with the Western Maricopa/Luke Air Force Base County Regional Compatibility Plan, March 2003.*

**Luke Air Force Base:**

The subject property is located within the territory in the vicinity of a military airport, but is located about 2.0 miles from the 65 Ldn noise contour line and the Accident Potential Zones for Luke AFB. It is anticipated that the proposed development of the property will not adversely impact base operations, nor will the subject property be adversely impacted. A stipulation requires the developer to disclose to future residents the proximity of the property to Luke AFB and the potential for attendant noise impacts.

**Phoenix-Goodyear Airport:**

The subject property is located within the Phoenix-Goodyear Airport Traffic Pattern Airspace. The property is located approximately 2.0 miles from the 60 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. A stipulation requires the developer to inform future residents of airport operations and the potential for attendant noise and is included in the recommendation for this Amendment.

*Development Standard 25: Low Density Residential. Single family, detached and attached, residential uses with densities up to 5 dwelling units per acre are appropriate throughout the Neighborhoods Category.*

The proposed PAD amendment is consistent with this Development Standard.

*Development Standard 31: Pedestrian and bicycle connections shall be provided to internally and externally link residential uses to nearby commercial uses, schools, parks, other neighborhoods, and other important destinations by walking or biking.*

The proposed development plan includes central open spaces that are linked by pedestrian trails to each other and the school and park site.

## **Public Participation**

### *Citizen Review Meeting:*

In accordance with the City's Citizen Review Ordinance, a neighborhood meeting was held on Thursday, March 9, 2017. Notices were mailed to property owners within 500 feet of the subject property and to the homeowners association. An advertisement was placed in the Arizona Republic on February 17, 2017.

### *Planning and Zoning Commission Meeting:*

Public notice for the Planning and Zoning Commission meeting on March 15, 2017 included an advertisement placed in the Arizona Republic on February 24, 2017; a notice of public hearing letter was mailed to surrounding property owners within 500-feet of the subject property on or about February 23, 2017; and one sign was posted on the property on February 28, 2017. At the March 15, 2017, the item was continued to April 19, 2017, per the applicant's request. There was little or no formal response from the public to this notification.

## **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. Las Brisas will offer a variety of lot sizes and maintain a decent amount of open space and connectivity throughout the development. As the home buying market changes, staff believes that allowing these developments with enhanced design requirements will help accelerate and encourage development in the west Goodyear area. For these reasons, staff is recommending approval of the proposed Las Brisas Phase 2 PAD document dated March 7, 2017, that will replace the Las Brisas Phase Two PAD, dated January 2006, in its entirety.

## **ATTACHMENTS:**

1. Aerial Photo
2. Resolution No. 17-1800
3. Ordinance No. 17-1341
4. Las Brisas Phase 2 PAD Regulatory Standards
5. Las Brisas Phase 2 Narrative
6. Helpful Las Brisas Current Status Map