

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

DATE: May 8, 2017

COAC #: 17-6056

**CITY OF GOODYEAR  
CITY COUNCIL ACTION FORM**

<b>SUBJECT:</b> Planned Area Development Amendment to amend the Wood Corporate Campus and Ballpark Village Final Planned Area Development and Design Guidelines	<b>STAFF PRESENTER:</b> Karen Craver, AICP Planner III  <b>CASE NUMBER:</b> 16-210-00004  <b>OTHER PRESENTER:</b> Ed Bull, Burch & Cracchiolo, P.A. representing Communities Southwest
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**PROPOSED ACTION:**

1. Conduct a public hearing to consider a request for a Planned Area Development Amendment to amend the Wood Corporate Campus and Ballpark Village Final Planned Area Development and Design Guidelines, located on the east side of Estrella Parkway, from north of W. Goodyear Boulevard S., south to the intersection of Estrella Parkway and Bullard Avenue.
  - a) Open public hearing
  - b) Staff presentation
  - c) Receive public comment
  - d) Close public hearing
2. ADOPT RESOLUTION NO. 17-1798 DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK AND TITLED "THE BALLPARK VILLAGE & BALLPARK VILLAGE – SOUTH RESTATED & AMENDED FINAL PLANNED AREA DEVELOPMENT DATED APRIL 28, 2017".
3. ADOPT ORDINANCE NO. 17-1347 CONDITIONALLY REZONING APPROXIMATELY 254.5 GROSS ACRES LOCATED ON THE EAST SIDE OF ESTRELLA PARKWAY, FROM NORTH OF W. GOODYEAR BOULEVARD S., SOUTH TO THE INTERSECTION OF ESTRELLA PARKWAY AND BULLARD AVENUE BY AMENDING THE WOOD CORPORATE CAMPUS AND BALLPARK VILLAGE FINAL PLANNED AREA DEVELOPMENT AND DESIGN GUIDELINES TO AMEND ZONING CATEGORIES, PERMITTED USES, DEVELOPMENT STANDARDS AND DESIGN GUIDELINES; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR, PROVIDING FOR CORRECTIONS, SEVERABILITY, AN EFFECTIVE DATE, AND PENALTIES.

**BACKGROUND AND PREVIOUS ACTIONS:**

The Wood Corporate Campus and Ballpark Village Final Planned Area Development and Design Guidelines was approved by the City Council on May 29, 2007, with the adoption of Ordinance

No. 07-1073. The approval established the Final Planned Area Development (PAD) Zoning District on 242 acres located on the east side of Estrella Parkway, from north of W. Goodyear Boulevard S., south to the intersection of Estrella Parkway and Bullard Avenue. The PAD and Design Guidelines facilitated the development of the Goodyear Ballpark, the Cleveland Indians Development Complex, and the Cincinnati Reds Development Complex. To date, no additional development has occurred within the PAD.

In December of 2014, Communities Southwest (CSW), a Scottsdale development company, purchased all non-City owned property within the PAD. In July of 2016, CSW submitted a PAD Amendment application intended to establish a replacement PAD and Design Guidelines for all of the property within the original PAD, including undeveloped City-owned property and a parcel adjacent to the Ballpark recently purchased by a local hotel developer.

The proposed PAD amendment has not previously been before the City Council.

## **STAFF ANALYSIS:**

### **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 the City Council. The proposed amendment must be consistent with the General Plan and should not adversely impact the surrounding area.

### **Surrounding Area**

North: The approved undeveloped southeast quadrant of the City Center PAD

South: The Imsamet metal recycling facility

East: The approved undeveloped City Center Airpark PAD and the Phoenix-Goodyear Airport

West: The Estrella Vista single family neighborhood and the approved undeveloped SunDS Farms PAD.

### **Details of the Request**

The request from CSW to amend the original PAD, by replacing it with the Ballpark Village & Ballpark Village - South Restated & Amended Final Planned Area Development dated April 28, 2017, includes the following proposals:

- The deletion of the existing Business/Office Park zoning categories from the area formerly known as Wood Corporate Campus
- The creation of three residential zoning categories – RES 1, RES 2, and RES 3 – in the area formerly known as Wood Corporate Campus
- The addition of residential housing and ownership types not previously permitted
- The creation of development standards for the new residential housing types
- The creation of design guidelines for the new residential housing types

- The RES overlay designation of a city-owned overflow parking lot south of Lower Buckeye Parkway

The applicant's attached Supplemental Narrative dated April 28, 2017, provides detailed information on the request.

Currently, the original PAD includes:

- Business/Office Park zoning categories west of the development complexes, between Wood Boulevard and Estrella Parkway, allowing:
  - Flex industrial and 1 to 3-story office buildings
  - 2 to 6-story office buildings
  - 7 to 9-story office buildings
- No residential development west of the development complexes

### **Amendment Evaluation**

**In considering the deletion of the existing Business/Office Park zoning categories, staff determined that:**

- The existing zoning has generated no business/office park development inquiries since the zoning was approved in 2007
- The General Plan designates the area as Business/Commerce, which also allows high density residential development
- The MXD zoning category in Ballpark Village allows office buildings and office uses
- The proposed amendment is consistent with the City Center Specific Area Plan

**In considering the creation of the RES – residential zoning categories, staff determined that:**

- There have been numerous inquiries about residential development of the property since it was offered for sale
- The Business/Commerce designation allows high density residential development in order to support the commercial, entertainment, and public & community facilities within the designation
- The Avondale Elementary School District has the existing capacity to accommodate the projected 123 to 313 students
- The Agua Fria Union High School District will have the capacity to accommodate the projected 71 to 208 students upon the opening of the district's 5<sup>th</sup> high school in August 2018
- The proposed open space areas; a 2.5-acre central active amenity space, two smaller pocket parks, and multiple exercise station nodes, all of which will be connected by pedestrian circulation trails, will exceed the Parks Master Plan required 5 acres of Neighborhood Park space for new residential development

**In considering the addition of residential housing and ownership types not previously permitted, staff determined that:**

- The addition of row homes, flats/stacked flats, green court/alley loaded homes, auto-court homes, and courtyard homes, for sale or for rent, will create an instant uniqueness that will draw current and new Goodyear residents to Ballpark Village - South
- The density of these types of homes; from 5 to 10, from 6 to 15, and from 8 to 30 dwellings/acre, will result in a population base that will attract the commercial and entertainment development around the Ballpark that was originally intended
- Ballpark Village is within the Transit Oriented Development Overlay as designated by the General Plan. The TOD Overlay encourages mixed use developments and higher density residential uses (GP Standard 56 and 58)

**In considering the creation of development standards for the new residential housing types, staff determined that:**

- The development standards that will allow the construction of row homes, flats/stacked flats, green court/alley loaded homes, auto-court homes, and courtyard homes must be significantly different than the city's standard 60' x 100' lots with 20-foot front & rear setbacks, 15-foot total side setbacks, and maximum 30-foot building heights
- In order to provide a unique single family product, while creating the density to attract the commercial and entertainment development desired around the Ballpark, much of the single family product will be attached, and some product will be stacked as well, utilizing the proposed maximum allowed height of 42 feet
- The General Plan discourages low density, detached, single-family development within the TOD Overlay (GP Standard 58)

**In considering the creation of design guidelines for the new residential housing types, staff determined that:**

- Not only are product type and density essential to drawing in the population base that will attract the commercial and entertainment development around the Ballpark, but unique design is essential as well
- In order to create the contemporary and urban-like design theme proposed for Ballpark Village – South, the design standards must be significantly different than the city's standard requirement of 5 floor plans, 3 elevations per plan, and 2 different roof tiles per plan
- Because much of the housing product will be attached, the contemporary and urban-like design theme will actually be accomplished through repetition of building form and roof planes, while architectural enhancements will occur through articulation of wall planes, projections and recesses to create shadow and depth, and simple and bold forms
- Many of the architectural features and design elements of the contemporary and urban-like design theme of Ballpark Village – South will reflect the architectural features and design elements of the Ballpark and the development complexes

**In considering the RES overlay designation of a city-owned overflow parking lot south of Lower Buckeye Parkway, staff determined that:**

- Should future private development create replacement parking around the Ballpark, the city-owned property would already be designated for residential development and could easily be incorporated into Ballpark Village - South

## **Impact to City Services**

### **Fire Response:**

The Ballpark Village & Ballpark Village - South site is served by Fire Station #184/#181, located at 16161 W. Yuma Road, near Sarival Avenue. Emergency response times and distances are below.

Nearest Goodyear Fire Station	Shortest path		Longest path		2nd nearest Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
#184/#181	3.39	1.70	4.83	2.42	Station #185	8.95	4.47	10.39	5.19

### **Police Services:**

The subdivision is located within an existing police patrol beat and the current level of service within the beat can accommodate the development of the property. The Development Review Committee Police Department representative has made CSW aware of the increased traffic and parking that occurs on Wood Boulevard during Spring Training and other large events. CSW was also made aware of the traffic management operations that occur on Wood Boulevard in order to transport players and staff between the development complexes and the Ballpark.

### **Water & Wastewater:**

The subdivision will be served by city of Goodyear water and wastewater utilities.

### **Stormwater:**

A storm water management system will be developed for Ballpark Village - South to accommodate the drainage needs of the residential property and the run-off from the adjacent half-streets, in accordance with City of Goodyear Engineering Design Standards. A storm water management system for Ballpark Village and the development complexes is in place.

### **Streets/Access:**

The primary entrance into Ballpark Village – South will occur off of Estrella Parkway at an existing median break aligned with Lower Buckeye Road on the west side of Estrella. This intersection will be signalized when warranted. Two additional access points off of Estrella, to the north and south of the primary entrance, will be right-in/right-out only. Two optional entry points into Ballpark Village – South may occur off of Wood Boulevard near each of the development complexes. The final location of all access points will be determined during plat and/or site plan review and approval.

### **Solid Waste/Recycling:**

In accordance with city of Goodyear standard solid waste collection policy, future commercial and multi-family development will contract with a private solid waste hauler. Future single family development will be served by the city.

### **Fiscal Impact:**

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the City. The development is responsible for

construction of all infrastructure necessary to serve the site and will generate one-time revenue for the City through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, state shared revenues and the demand for commercial and retail development.

### **Neighborhood Participation**

Pursuant to the Citizen Review process, a neighborhood meeting was held on December 20, 2016. Postcards were sent to the owners of all property within 500 feet of the boundaries of the PAD Amendment request informing them of the meeting. A public notice was also placed in the Southwest Edition of the Arizona Republic. Five residents of the Estrella Vista single family neighborhood attended the meeting. Although they had no concerns regarding the addition of single family residential to Ballpark Village – South, they did have concerns regarding the potential of crime being brought into their neighborhood from the multi-family residential.

### **Notification of Planning & Zoning Commission and City Council Public Hearings**

A second postcard was recently sent to an updated list of property owners informing them of the scheduled April 19, 2017, public hearing before the Planning & Zoning Commission, and the scheduled May 8, 2017, public hearing before the City Council. The postcard also provided city and applicant contact information, and the city website link to information on the proposed project. A second public notice was also placed in the Southwest Edition of the Arizona Republic, and the subject property was posted at two locations. To date, the Planning Division has received no inquiries as a result of the additional notifications.

### **Planning & Zoning Commission Meeting:**

At the Commission meeting on April 19, 2017, staff presented the proposed PAD Amendment, highlighting the Communities Southwest proposal to create a pedestrian-oriented community adjacent to the development complexes and the Ballpark, and to introduce new housing types with upscale design to the city, in an area that had been approved for office and industrial development, but had remained undeveloped for 10 years. All of the Commissioners were enthusiastic about the proposal, and appreciated the effort made by Communities Southwest to develop design guidelines and amenities hardscape & monument signage packages that will reflect the architecture, colors, and materials incorporated by the city into the development complexes and the Ballpark.

At the Commission meeting staff also explained concerns about a proposal by Communities Southwest to allow drive-through facilities, by Use Permit, in Ballpark Village. Staff was concerned that the typical drive-through would not be compatible with the Ballpark or the future mixed use development in Ballpark Village, and that it would not further the goal of bringing people and activity to Ballpark Village.

After much discussion by the Commission regarding design and location criteria that could potentially allow for a drive-through that would be compatible with the Ballpark and Ballpark Village, the majority of the Commission, by a vote of 4 to 2, recommended approval of the PAD

Amendment. The design and location criteria discussed by the Commission, as well as a requirement that the drive-through is limited to a business that has coffee, tea, or other beverages as its primary product, are included in the stipulations of approval in Ordinance No. 17-1347. The 4 to 2 vote, however, is not reflective of the Commission's unanimous support of the PAD Amendment overall. The opinions of the Commissioners differed only with regard to the compatibility of a drive-through in Ballpark Village.

### **RECOMMENDATION:**

Pursuant to the evaluation of the proposed PAD Amendment, staff recommends the approval of the conditional rezoning of the property by amending the existing PAD (Planned Area Development) as enacted by Ordinance No. 07-1073 in accordance with that certain document titled Ballpark Village & Ballpark Village - South Restated & Amended Final PAD dated April 28, 2017, subject to the stipulations in Ordinance No. 17-1347.

### **ATTACHMENTS:**

1. Resolution No. 17-1798  
Exhibit A - Ballpark Village & Ballpark Village - South Restated & Amended Final Planned Area Development dated April 28, 2017, which includes the PAD Exhibits dated April 2017 and the PAD Design Guidelines dated April 2017
2. Ordinance No. 17-1347  
Exhibit A - Supplementary Zoning Map  
Exhibit B – Legal Description
3. Aerial Photo Exhibit
4. Ballpark Village & Ballpark Village - South Restated & Amended Final PAD Supplemental Narrative dated April 28, 2017

#### Internal Review

☒ Legal Review Complete

Date: 4/27/2017

Reviewed By: Sarah Chilton, Assistant City Attorney

☒ Finance Review Complete

Date: 4/28/2017

Reviewed By: Tamara Blonar, Budget and Research Analyst