

AGENDA ITEM #: _____

DATE: May 17, 2017

CAR #: 17-6074

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

SUBJECT: Amendment to the El Cidro Final PAD to increase the Maximum Lot Coverage and adjust zoning boundaries between Parcels 1D, 1E and 2.

STAFF PRESENTER: Joe Schmitz, Long Range Planner

CASE NUMBER: 17-210-00002

APPLICANT: Jeff Blilie, Beus Gilbert, PLLC

PROPOSED ACTION:

1. Conduct a public hearing to consider an amendment to the residential parcels within the El Cidro Final Planned Area Development (PAD):
 - a. Open public hearing
 - b. Staff presentation
 - c. Receive public comment
 - d. Close public hearing
2. Recommend that City Council approve an amendment to the Final PAD zoning for the residential parcels within the El Cidro PAD consisting of approximately 262 acres generally located south of Lower Buckeye Road, west of Cotton Lane, north of Broadway Road and east of Citrus Road and 66 acres generally located on the east side of Cotton Lane between Lower Buckeye Road and Elwood Road, east of Cotton Lane, north of Elwood Street to increase the Maximum Lot Coverage in the LDR1, LDR2 and LDR3 residential land use zones and adjust the zoning boundaries between Parcels 1D, 1E and 2, as set forth in the draft of Ordinance 17-1352 attached hereto and subject to the stipulations included in the draft of Ordinance 17-1352 attached hereto.

BACKGROUND AND PREVIOUS ACTIONS:

On March 5, 2007, the City Council adopted Ordinance No. 07-1060, which rezoned approximately 616.70 acres to the Final PAD Zoning District for El Cidro (Case No. 06-200-00015). As adopted, the El Cidro Final PAD included residential lot sizes less than 60 feet in width due to the reservation of land for the proposed Loop 303 Freeway and regional drainage channel.

On April 14, 2008, the City Council adopted Ordinance No. 08-1111 approving a request (Case No. 07-200-00028) to amend the El Cidro Final PAD by providing for an increase of 12 residential lots in then numbered Parcel No. 4, an increase of 10 residential lots in then numbered Parcel No. 5, and reconfiguring the boundaries of approximately 47.62 acres of planned commercial and industrial land uses. The Commercial parcel at Elwood and Cotton Lane was enlarged and the Commercial parcel at Cotton Lane and the railroad was changed from Commercial to Industrial.

On May 24, 2010, the City Council adopted Ordinance No. 10-1215 approving a request (Case No. 09-200-00017) to amend the El Cidro Final PAD by including 20 acres of additional commercial land area, creating a new Multi-Use land use category, reconfiguring and modifying existing land uses for several parcels within the PAD, and placing a land use designation on the adjacent City-owned property. The parcel numbers within the PAD were also revised.

On June 24, 2013, the City Council adopted Ordinance No. 13-1285 approving a request (Case No. 13-210-00002) to amend the El Cidro Final PAD and change the land use designation from Commercial to Industrial for Parcel 10, located on the west side of Cotton Lane between Elwood Street and Commerce Drive, and a portion of Parcel 13 located adjacent to and west of Parcel 10.

On December 14, 2015, the City Council adopted Ordinance No. 15-1327 approving a request (Case No. 15-210-00004) to amend the El Cidro Final PAD by modifying the side setbacks from five feet and 10 feet (15 feet total) to five feet and five feet (10 feet total) for Parcels 1A and 1D generally located in the area south of Lower Buckeye Road and east of Citrus Road.

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:

The residential parcels within the El Cidro PAD are located on either side of Cotton Lane – 262 acres on the west side and 66 acres on the east side. The adjacent uses are:

North: Proposed high school, existing and planned residential developments.

East: Rural residential development located in the county.

South: Existing and planned industrial development with some large lot single family on the south side of Broadway as well as property owned by the City of Goodyear reserved for the Loop 303 Freeway and a drainage channel owned by the Maricopa County Flood Control District.

West: Citrus Road, a residential development within Maricopa County, and existing and planned residential development in the City.

Details of the Request:

The proposed Amendment to the El Cidro PAD only affects the residential parcels within the PAD and will make two changes:

1. Increase the Maximum Lot Coverage in the Low Density Residential 1 (LDR1), Low Density Residential 2 (LDR2) and the Low Density Residential 3 (LDR3) land use categories in the El Cidro PAD; and,

2. Adjust the boundaries of Parcels 1D, 1E and 2 to make the land use boundaries consistent with the parcel boundaries as platted or will be platted. Two of these parcels (1D and 2) recently received final plat approval.

With respect to the first change, the development standards for the various residential land use categories in the El Cidro PAD are contained in a table called “Residential Development Standards” on Page 11 of the PAD document (a copy of that portion of the PAD is attached). This table was recently amended by Ord. No. 15-1327 in December 2015 to change the side setbacks for the LDR2 land use category from a minimum of 5’/10’ to 5’/5’ for the purpose of allowing the construction of 45-foot wide housing product on a 55-foot wide lot. At the time of that change, the applicant did not take into consideration the effect that enlarging the home by five feet would have on the lot coverage standard, which for the LDR2 land use is 45%. The smaller side setbacks will allow a larger home to be constructed and the maximum buildable area would be closer to 54% of the lot area. Upon realizing this potential effect, the applicant also reviewed the other residential land use categories and determined that the Maximum Lot Coverage standard should be reevaluated and changed for the LDR1 and LDR3 land use categories as well. For this reason, the applicant is now proposing the following changes to the Maximum Lot Coverage standards:

Residential Development Standards (Partial)				
Land Use Category	Typical Lot Area (in sq. ft.)	Typical Lot Size (ft.)	Old Max. Lot Coverage	New Max. Lot Coverage
LDR1	7,200	60 x 120	45%	55%
LDR2	6,325	55 x 115	45%	60%
LDR3	5,750	50 x 115	45%	50%

The second change proposed by this PAD Amendment is a minor adjustment to the boundaries of Parcels 1D, 1E and 2. Per the Land Use Plan adopted with the El Cidro PAD, Parcel 1D is in the LDR2 Land Use Category; Parcel 1E is in the LDR3 land use category; and Parcel 2 is in the LDR4 Land Use Category. Over the years, the boundaries between the Parcels have been modified slightly as plats and construction plans for the project were prepared. As a result, the boundary between Parcel 1D and Parcel 2 shifted eastward about 287 feet and the boundary between Parcel 1E and Parcel 2 shifted southward about 350 feet. This shift resulted in some of the single family lots in Parcel 1D which were proposed for development under the LDR2 Land Use Category being located in an area designated LDR4. This was not a significant problem because the lots proposed in Parcel 1D exceeded the minimum standards for the LDR4 Land Use Category. However, a similar situation also occurred between Parcels 1E and Parcel 2 with some of the lots in Parcel 2 proposed for development under LDR4 Land Use Category when they were actually in the LDR3 Land Use Category. Since it was advisable to correct the situation involving the boundaries between Parcels 1E and 2, it was agreed that the boundaries between Parcels 1D and 2 also should be adjusted at the same time.

No other changes are being proposed to the El Cidro PAD at this time.

Amendment Evaluation

The proposed changes to the maximum lot coverage standard are consistent with the changes that were recently made to the side setback standards and establishes a maximum lot coverage that is achievable. It is unlikely that every house will take full advantage of the new maximum lot coverage, but a higher maximum will help facilitate that addition of front porches, shade covers, patio covers, and accessory structures which are also taken into consideration when calculating maximum lot coverage. This should provide homebuilders and subsequent home purchasers greater flexibility.

The net effect of the change to the parcel boundaries is fairly minor in that the land use categories are being adjusted to match the recently reviewed subdivision plats. About 4.11 acres of LDR4 that were in Parcel 2 are being changed to LDR 2. This acreage will be developed as 16 lots in Parcel 1D. Likewise, about 3.6 acres of LDR3 that were in Parcel 1E are being changed to LDR4 and will be developed as 7 lots in Parcel 2. The net effect of these changes is that there will be about ½-acre more land in the LDR2 Land Use Category, slightly less land in the LDR3 Land Use Category, and about the same amount of land in the LDR4 Land Use Category.

General Plan Conformance:

During the processing of a request to amend the land uses and/or standards within an approved PAD, the proposed amendment must be reviewed for consistency with the General Plan and should not adversely impact the surrounding area. The residential parcels within the El Cidro PAD are designated as “Neighborhoods” by the General Plan which allows for a variety of densities and ancillary uses such as neighborhood commercial, schools, and parks. The original El Cidro PAD, as well as the proposed amendment, is consistent with this land use map designation.

Impact to City Services:

Given the limited scope of these requested changes, which will only involve a slight increase in the Maximum Lot Coverage and a minor adjustment of the boundaries between three of the fourteen parcels in the development, no departmental or functional impacts are anticipated.

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.

Public Participation:

Planning and Zoning Commission Meeting:

Pursuant to the Citizen Review process, a neighborhood meeting was not held on this project, but an eighth of a page display ad was published in the Arizona Republic Southwest Edition on April 28, 2017 regarding the public hearings to be held before the Planning and Zoning Commission

and City Council. Postcards were sent to the owners of all property within 500 feet of the boundaries of the entire PAD informing them of the meeting. A standard legal notice also was placed in the Southwest Edition of the Arizona Republic and appeared on April 28, 2017. Due to the size of the property, three signs were posted on May 1, 2017 advising the public of the scheduled public hearings to be held by the Planning and Zoning Commission and City Council. To date, no comments, questions, or objections have been received by City staff regarding this request.

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. El Cidro will offer a variety of lot sizes and provide open space and connectivity throughout the development. As the home buying market changes, staff believes that allowing 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 amendment to the El Cidro PAD to increase the Maximum Lot Coverage in the LDR1, LDR2 and LDR3 Low Density Residential Land Use Categories and adjust the zoning boundaries between Parcels 1D, 1E, and 2, as set forth in the draft of Ordinance 17-1352 attached hereto and subject to the stipulations included in the draft of Ordinance 17-1352 attached hereto.

ATTACHMENTS:

1. Draft - Ordinance No. 17-1352
 - Exhibit A - Supplementary Zoning Map
 - Exhibit B – Revised Land Use Map
 - Exhibit C – Legal Description of Residential Parcels
 - Exhibit D – Legal Description of Parcel 1D
 - Exhibit E – Legal Description of Parcel 1E
 - Exhibit F – Legal Description of Parcel 2
2. Aerial Photo
3. Narrative - El Cidro PAD Amendment – May 5, 2017
4. Excerpt from Original El Cidro PAD (PP. 10-12)
5. El Cidro Site Plan Drawing

Internal Review

- ☐ Legal Review Complete
☐ Finance Review Complete

Date: 000000
Date: 000000

Reviewed By: Sarah Chilton, Assistant City Attorney
Reviewed By: Tamara Blamar, Budget and Research Analyst