

CITY OF GOODYEAR
PLANNING AND ZONING COMMISSION ACTION REPORT (CAR)

SUBJECT: PV303 Planned Area Development (PAD) Amendment for 0.5 acres.	STAFF PRESENTER: Katie Wilken, Planning Manager
	CASE NUMBER: 17-210-00004
	OTHER PRESENTER: TJ Wead, Merit Partners

PROPOSED ACTION:

1. Conduct a public hearing to consider a request to rezone a portion of the PV303 Final Planned Area Development (PAD) from the PAD/General Commercial to PAD/Light Industrial:
 - a. Open public hearing
 - b. Staff presentation
 - c. Applicant presentation (10 minutes)
 - d. Receive public comment (3 minutes per speaker)
 - e. Close public hearing
2. Recommend to the City Council approval of the amendment to the PV303 PAD to conditionally rezone approximately 0.5 acres generally located at the northeast corner of Loop 303 and Indian School Road and to update land use exhibit to PV 303 Planned Area Development Dated February 2017, as set forth in the attached draft Ordinance 17-1363.

BACKGROUND AND PREVIOUS ACTIONS:

City Council adopted Ordinance 17-1346 on March 27, 2017 which amended the PV303 PAD to change the land use on four parcels from General Commercial to Light Industrial. One of these parcels is located northeast of the Loop 303 and Indian School Road and it was recently announced that UPS will be locating a distribution center on the site. Since the adoption of Ordinance 17-1346, Merit Partners has obtained a 0.5 acre located northeast of the Loop 303 and Indian School Road, at the very southwest corner of the UPS parcel.

STAFF ANALYSIS:

The subject property is a 0.5 acre parcel that was originally planned for signage for the PV303 development. The existing land use designation is General Commercial. The property adjacent to the subject property is zoned light industrial. As stated above, the property surrounding the subject property is being purchased by UPS for a distribution center. UPS would like to obtain this remnant piece and combine it with the rest of the UPS property and develop it as a light industrial use. The subject property is not of sufficient size to develop until it is consolidated with the adjacent property. Accordingly, the proposed zoning includes a stipulation that prohibits any development until such time as the subject property is consolidated with the

adjacent property to create a lot that is of sufficient size to comply with all applicable development standards such as minimum lot size, set back requirements, and buffer requirements.

Per the City of Goodyear Zoning Ordinance, the City's review and recommendation shall be guided by the following considerations:

1. *Consistency with the General Plan.*

The General Plan designates this area as "Business and Commerce". The Light Industrial land use is consistent with the Business and Commerce designation.

2. *Suitability of the subject property's physical and natural features for the uses permitted under the proposed zoning district.*

The property is 0.5 acres and the minimum lot size for a Light Industrial land use is 1 acre. A lot consolidation to combine the subject property with the surrounding property is required before any permits will be issued or development can take place on the site. Once the subject property has been combined with the other property it will be suitable for a Light Industrial land use designation.

3. *Compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning.*

The property is located adjacent to the Loop 303 freeway and is surrounded by Light Industrial zoning on three sides. General Commercial is located across Indian School Road to the south. Potential uses listed in the Light Industrial district are compatible with the surrounding area.

4. *Proposed zoning district's consistency with other land uses within the immediate area and whether uses allowed under the proposed zoning district would be better suited to the subject property than the uses allowed under the current zoning.*

Half of the subject property is within the Luke Air Force Base Accident Potential Zone (APZ) II which greatly limits commercial uses and would limit development of the property. Light Industrial is a more suitable land use due to the APZ II and proximity of Luke Air Force Base.

5. *Demand for the types of uses permitted in the proposed zoning district in relation to the amount of land currently zoned and available to accommodate the demand.*

Because of the size and limited access to the parcel, it is most viable to combine it with the surrounding property. There is not demand for a parcel of this size on its own.

6. *Demands for public services that will be generated by the uses permitted in the proposed zoning district.*

Due to the size of the subject property, there is minimal impact to public services based on the land use change.

7. *Potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided.*

The subject property is in proximity to where existing public services are provided.

8. *General public concerns.*

Since there are no residents within the 500-foot notification area, a citizen review meeting was not held. Notice was sent to property owners within 500-feet, an ad was posted in the paper, and the property was posted with the public hearing information. To date, no inquiries regarding the proposal have been received.

9. *Whether the amendment promotes orderly growth and development.*

The subject property is located adjacent to existing infrastructure and developed areas. The amendment will allow development of the subject property and promotes the orderly growth and development of the City.

10. *Any other factors related to the impact of the amendment on the general health, safety and welfare of the citizens of the City and the general public.*

The proposed amendment promotes the general health, safety, and welfare of the City.

FISCAL ANALYSIS:

There is no immediate impact to this fiscal year budget associated with the approval of the PAD amendment.

RECOMMENDATION:

Recommend to the City Council approval of the amendment to the PV303 PAD to rezone approximately 0.5 acres from General Commercial to Light Industrial as set forth in the attached draft Ordinance 17-1363 and stipulations.

ATTACHMENTS:

1. Draft Ordinance No. 17-1363
2. Exhibit A – Supplementary Zoning Map
3. Exhibit B – Legal Description
4. Exhibit C – Underlying Zoning Map
5. Aerial Photo