

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

SUBJECT: Hudson Commons PAD Amendment	STAFF PRESENTER: Alex Lestinsky, Planner II
	CASE NUMBER: 17-210-00005
	APPLICANT: Mark Reddie, LVA Urban Design Studio, LLC

PROPOSED ACTION:

1. Conduct a public hearing to consider a request to amend the Hudson Commons Final Planned Area Development (PAD):
 - a. Open public hearing
 - b. Staff presentation
 - c. Applicant presentation (10 minutes)
 - d. Receive public comment (3 minutes)
 - e. Close public hearing
2. Recommend to allow patios within the western perimeter landscape buffer area and to remove requirements regarding the orientation of buildings along Estrella Parkway as set forth in the attached draft Ordinance 17-1370.

BACKGROUND AND PREVIOUS ACTIONS:

The Hudson Commons Final Planned Area Development (PAD) was approved by City Council on January 11, 2016. The PAD included a mix of general commercial, single family, and multi-family zoning types. Please see the attached narrative from the developer.

STAFF ANALYSIS:

The proposed request does not change the approved land use designation of the property. It however, proposes the following two amendments to the PAD document that regulates the Hudson Commons multi-family development:

1. Remove requirement from MF-24 Development parcel: "Buildings oriented toward Estrella Parkway to enhance the goals of the City Center Gateway Design Standards related to buildings facing the street, with parking behind the buildings"
2. Allow private patios to be included within the western perimeter landscape setback

When the original Hudson Commons PAD was approved, the City Center Gateway Overlay District (CCGOD) criteria applied to the property, however, the CCGOD was removed from the City's Zoning Ordinance by Council on March 27, 2017. Since the CCGOD has been deleted there is no longer a need to have item #1. Item #2 is proposed in order to allow the multi-family

property to be developed similar to the Avilla product that more can be found on Indian School Road and Falcon Drive.

The PAD follows the City's MF-18 standards which are intended for garden style apartment development. Proposals for Avilla type product include private backyards. This proposal includes private backyards ranging from 196 to 1534 square feet.

Public Participation:

In accordance with the City's Citizen Review Ordinance, a neighborhood meeting was held on Wednesday, September 27, 2017. Notices were distributed to property owners within 500 feet of the subject property. No one from the public attended this meeting. A resident called staff with concerns about the impacts to traffic on Estrella Parkway but was informed that this amendment does not affect the use of the property as a multi-family development. The resident also spoke with the applicant and was satisfied with the amendment.

Public notice for the Planning and Zoning Commission meeting included a 1/8 page display advertisement placed in the Arizona Republic; a notice letter mailed to surrounding property owners within 500-feet of the subject property. Staff has not received any formal response from the public on this notification

Fire Department:

The property is served by Fire Station 184/181 located at Yuma Road and Sarival Avenue, approximately 2 miles west of the subject property. Emergency responses to the subject property are within the 4-6 minute estimate.

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	4.44	1.72	3.94	1.97	Station #185	7.26	3.13	7.76	3.38

FISCAL ANALYSIS:

There is no immediate impact to this fiscal year budget associated with the approval of Ordinance 17-1370.

RECOMMENDATION:

Staff finds the amendment to be consistent with the General Plan and the vision as was originally approved with the Hudson Commons PAD and recommends approval.

ATTACHMENTS:

1. Draft Ordinance
2. Project Narrative
3. Replacement Pages 21 and 45

4. Conceptual Site Plan
5. Aerial Photo