

AGENDA ITEM #: _____

DATE: November 8, 2017

CAR #: 17-6188

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

SUBJECT: Amendment to Parcel 12 of the Goodyear Planned Regional Center Planned Area Development	STAFF PRESENTER: Steve Careccia, Planner III CASE NUMBER: 17-200-00005 APPLICANT: Taylor Earl, Esq., Earl, Curley & Lagarde
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PROPOSED ACTION:

1. Conduct a public hearing to consider an amendment to Parcel 12 of the Goodyear Planned Regional Center Planned Area Development (PAD):
 - 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 approval of an amendment to the zoning for the remainder of Parcel 12 of the Goodyear Planned Regional Center PAD, as set forth in the draft of Ordinance No. 17-1374, attached hereto.

BACKGROUND AND PREVIOUS ACTIONS:

The subject property is part of the Goodyear Planned Regional Center PAD. The property is generally located north of the northeast corner of Pebble Creek Parkway and Virginia Avenue. The PAD is a mixed-use development containing residential uses of varying densities along with neighborhood and regional commercial centers.

The rezoning for the residential portion of the Goodyear Planned Regional Center PAD was approved on September 24, 2001, with the adoption of Ordinance No. 01-762. This ordinance rezoned approximately 240 acres to the Final PAD Zoning District. Parcel 12, as designated in the PAD, originally consisted of 18.6 acres designated for 121 court homes (6.5 du/ac).

A site plan to permit the development of an APS electrical substation was approved in 2005. This substation was developed on a 1.2-acre portion of Parcel 12.

On July 8, 2013, the City Council adopted Ordinance No. 13-1283 amending the Goodyear Planned Regional Center PAD to allow an assisted living facility on a 5.13-acre portion of Parcel 12. The remaining balance of the parcel remains undeveloped and retains its land use designation of Court Home within the PAD. As designated in the PAD, a maximum of 80 court homes would be permitted on the remaining 12.24 acres of Parcel 12 (at 6.5 du/ac).

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

Details of the Request:

This request is to amend the remainder of Parcel 12 of the Goodyear Planned Regional Center PAD. The amendment would change the land use on a 12.2-acre portion of the parcel from PAD/Court Home to PAD/Single Family.

The amendment would facilitate the development of the subject property for detached single family homes. The proposed development includes a maximum of 52 single family lots with a minimum lot size of 46 feet by 110 feet. The proposed density is 4.02 du/ac (gross) and 4.25 du/ac (net).

Approximately 3.8 acres (30%) of the subject property will be designated as open space. An amenity area will include a tot lot and ramada. A pedestrian connection will be provided to the existing trail north of the subject property. For safety purposes, a full-view fence will be provided along the RID canal. However, the view fence will provide for visual openness compared to a solid wall.

All of the single family homes located along the northern boundary and along Pebble Creek Parkway will be limited to single story.

Evaluation Criteria:

Per the city of Goodyear Zoning Ordinance, the City's review and recommendation on a zoning amendment is to be guided by the following criteria:

1. Consistency with the General Plan.

The property is designated as Neighborhoods on the General Plan Land Use Plan. This land use permits residential development with a wide range of densities and housing products.

Development Standard 3

New development 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.

The subject property is located in an area with existing utilities and services.

Development Standard 25

Single family, detached and attached, residential uses with densities up to five dwelling units per acre are appropriate throughout the Neighborhoods category.

The purpose of the PAD Amendment is to permit the development of detached single family homes on the subject property at an approximate density of 4.25 du/ac. This is consistent with the Neighborhoods land use category.

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 development will provide a connection to the existing trail along the Thomas Road alignment, which will provide opportunities for connection to the future RID canal (as identified in the Parks Master Plan).

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

The subject property's physical and natural features are suitable for single family development. The property will be required to be graded and developed in accordance with all applicable engineering design guidelines and standards.

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

Uses and development surrounding the subject property include:

North – Electric transmission line corridor and existing single family residences (PebbleCreek)

South – Existing assisted living and memory care facility (The Groves)

East – Roosevelt Irrigation District canal and existing single family residences (Rio Paseo)

West – Existing APS substation, Pebble Creek Parkway, and existing single family residences (PebbleCreek)

As proposed, the development of single family homes on the subject property will be 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.*

Luke AFB:

The subject property is located within the vicinity of a military airport. Given the location of the subject property, base operations will not be adversely impacted by this proposed single family development, especially since it is a reduction in density from what could be permitted

on the subject property. A note will be placed on the final plat for the subdivision indicating the presence of Luke AFB and the potential for overflights and noise intrusion.

Phoenix Goodyear Airport:

The subject property is located within the Phoenix Goodyear Traffic Pattern Airspace. Given the location of the property, airport operations will not be adversely impacted by this proposed single family development. A note will be placed on the final plat for the subdivision indicating the presence of the airport and the potential for overflights and noise intrusion.

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.*

The General Plan designates the subject property for residential development. The applicant has indicated that market demand for single family homes in this area is adequate to support the proposed residential development.

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

School Districts:

The subject property is located within the Litchfield Elementary School District and the Agua Fria Union High School District. The school districts have indicated that they will have the capacity to serve the student demand generated within the Goodyear PRC PAD. In accordance with a previously approved agreement between the property owner and school districts, the developer will make a voluntary contribution of \$625 per dwelling unit to the school districts.

Fire Department:

Emergency response times and distances are provided below:

Nearest Goodyear Fire Station	Shortest path		Longest path		2nd Nearest Goodyear Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
#185	1.87	.94	2.34	1.17	#183	5.49	2.74	5.94	2.97

Since only one point of public ingress/egress will be provided to the development, a secondary access point from Pebble Creek Parkway will be provided for emergency responders. This access point is located just south of the APS substation. With the provision of this secondary access, two points of access for emergency responders will be provided. This proposal, including its configuration and location, has been accepted by the Fire Department.

Police Department:

The subject property is located within an existing patrol beat and the current level of service within the patrol beat can accommodate development of the property.

Solid Waste/Recycling:

Solid waste and recycling will be provided by the city of Goodyear.

Water/Wastewater:

The subject project is located within the service area of Liberty Utilities. They will provide water and wastewater services to the development. Existing water and sewer infrastructure exists within Pebble Creek Parkway adjacent to the property.

Stormwater:

All project stormwater runoff will be contained on the site. The required on-site retention volume will be provided for the 100-year, six-hour storm event in accordance with the engineering design standards.

Streets/Transportation:

Access to the subject property will be from a private driveway shared with the existing assisted living facility to the south. The proposed streets within the development will be private. Gates are not proposed at this time.

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

The proposed rezoning is within proximity to existing public services. The property owner and/or developer will be responsible for the costs of making the necessary connections to these existing services.

8. *General public concerns*

To date, no public concerns have been received on this request.

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

The subject property is an infill property located within the proximity of utility services and infrastructure.

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 development of the anticipated single family development will be required to adhere to all applicable design, building, and engineering standards of the city of Goodyear. Adherence to these standards will be evaluated during the platting, civil engineering, and building plan review processes.

PUBLIC PARTICIPATION:

A neighborhood meeting was held on October 4, 2017. Notice was sent to all property owners within 500 feet of the subject property. Staff did not receive any inquiries in opposition to the proposal as a result of this notice. There was no public attendance at the neighborhood meeting.

Notice for the public hearings before the Planning and Zoning Commission and City Council included a postcard mailed to the owners of property within 500 feet of the subject property, including the HOAs for PebbleCreek and Rio Paseo; a legal notice published in the Arizona Republic on October 20, 2017; and a notice of public hearing sign posted on the property. To date, staff has not received any public inquiries as a result of this notice.

FISCAL ANALYSIS:

There is no direct budget impact associated with this PAD Amendment request. Future anticipated impacts include:

- This development includes private streets and parks that will be constructed by the developer and maintained by the homeowner's association.
- This development will result in the creation of approximately 52 new single family homes, which will require public services such as sanitation, police, and fire.
- There will be no impact to the City's water and wastewater utilities since the development is located within the service area of Liberty Utilities.

RECOMMENDATION:

With the stipulations as recommended by staff, the requested PAD amendment is in conformance with the General Plan and will not adversely affect the surrounding area. As such, staff recommends conditional approval of the amendment to the Goodyear Planned Regional Center PAD, pursuant to Ordinance No. 17-1374, as attached.

ATTACHMENTS:

1. Resolution No. 17-1834
 - a. Goodyear Planned Regional Center PAD dated October 16, 2017
2. Ordinance No. 17-1374
 - a. Exhibit A – Supplementary Zoning Map No. 17-05
 - b. Exhibit B – Legal Description
3. Aerial Photo