

Hudson Commons Final PAD Amendment Narrative Request

Introduction: Hudson Commons is a 102-acre property at the southwest corner of Van Buren Street and Estrella Parkway. The property is located within the central portion of the City of Goodyear, approximately ¼ mile north of the future Goodyear City Center. In 2016, the Goodyear City Council approved the Hudson Commons Final Planned Area Development zoning request (Case No. 14-200-00003, Ordinance 16-1326) to a mix of C-2 PAD commercial on the northeast corner of the site (Parcel 1), SF PAD residential along the western portion of the property (Parcel 2), and MF-24 multi-family residential along the southeast portion of the property (Parcel 3). Parcel 3, the MF-24 parcel is the subject site of this amendment request.

Request: The purpose of this request is twofold: 1) to remove a standard for buildings oriented toward Estrella Parkway that was affiliated with the former City Center Gateway Overlay District (CCGOD). The CCGOD is no longer applicable as the Goodyear City Council removed this code section from the City Code by Ordinance No. 17-1344 on March 27, 2016; and 2) to amend a development standard within the MF-24 district regarding the “Commercial & Multi-Family Western Boundary Perimeter Landscape Setback.” The perimeter landscape setback of 20 feet will be maintained, but a footnote is being requested to allow private enclosed patios to be located within the 20 foot perimeter landscape setback. The actual request of the footnote is:

“Private enclosed patios are permitted within the perimeter landscape setback along the multi-family western boundary.”

Justification-City Center Gateway Overlay District (CCGOD):

After approval of the Hudson Commons PAD, the City of Goodyear City Council, at the recommendation of staff and the Planning & Zoning Commission, removed the CCGOD from the City Code under Case No. 16-220-00004, and Ordinance No. 17-1344. The primary rationale as stated in the Staff Report is *“The CCGOD is now slowing down quality development without providing a significant community benefit.”* One of the specific standards affiliated with the CCGOD required buildings to be oriented toward Estrella Parkway, and this standard was specifically stated in the PAD. This standard is simply being deleted from the PAD since the CCGOD no longer applies.

Justification: Perimeter Landscape Setback Provision:

This will allow private patios to be located within the 20 foot perimeter landscape setback. The purpose and intent of the original development standards is to ensure that buildings, structures, and parking areas are not permitted within 20 feet of the western boundary, and that a buffer with landscaping be provided between the multi-family uses and the single-family residential uses to the west. The amendment request does not change the intent of this development standard. In fact, it eliminates a potential narrow (20 foot) strip of landscaping between private patios and the western perimeter wall, creating a double wall condition with 20 feet in between. This would result in a potential safety concern with areas that are not visible from the public realm. Landscaping will still be provided within each private patio as intended with the original development standard.

Additionally, there is precedent for this precise condition on an existing development project with a similar product recently approved by the City of Goodyear. The approved final Site Plan (Case No. 14-600-00003) for Avilla Luxury Homes at Palm Valley includes this exact condition along its northern and western perimeter where adjacent to single family residential development. The precise language on the site plan states “*Min. Landscape Setback: 20 FT. Landscape Setback Inclusive of the Rear Yard.*” Attached as an Appendix to this application request, please find the final approved site plan for Avilla Luxury Homes at Palm Valley demonstrating the condition.

The PAD has three minor revisions within the narrative to reflect the amendment request. The first is on Page 21, Section 4.3, MF-24 Development Parcel, deletion of the first bullet point, which states: “*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 building.*”

The second and third includes two minor text changes on pages 21 and 45. Page 21, Section 4.3, MF-24 Development Parcels, additional language is added to the 3rd bullet point which states: “*(private patios shall be permitted along the western perimeter landscape buffer area)*”. Page 45, Table 4: MF-24 PAD Development Standards, a new Footnote 5 was added to the Perimeter Landscape Setback that reads “*Private enclosed patios are permitted within the perimeter landscape setback along the multi-family western boundary.*”

We respectfully request approval of this Amendment request.