

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

SUBJECT: Citrus Farms Rezone	STAFF PRESENTER: Alex Lestinsky, Planner II
	CASE NUMBER: 18-200-00007
	APPLICANT: Andy Baron, AndersonBaron

PROPOSED ACTION:

1. Conduct a public hearing to consider a rezone approximately 45 acres generally located at the southeast corner of Citrus Road and Campbell Avenue from Planned Area Development to Single Family Residential (R1-6):
 - 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 the rezone, subject to stipulations included in the draft Ordinance.

BACKGROUND AND PREVIOUS ACTIONS:

The General Plan Land Use Plan designates the subject property as ‘Neighborhoods’. The ‘Neighborhoods’ land use category includes a wide range of densities and housing products that suit the needs of existing and future residents.

The current zoning of the property is Planned Area Development (PAD), under the Talaverde Estates PAD. The property included within the Talaverde Estates PAD zoning is no longer under common ownership. A portion of the Talaverde Estates was recently rezoned from PAD to R1-6 Single Family Detached Residential Zoning district and to Agricultural Urban district for the development to be known as Abel Ranch. This request applies to the remainder of the property within the Talaverde Estates PAD.

A history of zoning actions by Ordinance Number and a brief description of the action is listed below:

- 2005-952 – The rezoning of 255 acres from Agricultural (AG) to Preliminary PAD, creating the Talaverde Estates Preliminary PAD.
- 2006-998 – The adoption of the Talaverde Estates Final PAD
- 2018-1395 – Rezoning of a portion of the Talaverde Estates to R 1-6 and Urban Agricultural

STAFF ANALYSIS:

Current Policy:

A rezoning request requires public review and approval by the Planning and Zoning Commission and City Council. The proposal must be in conformance with the General Plan and should not adversely impact the surrounding area as outlined in the Zoning Ordinance.

Details of the Request:

The request is to rezone approximately 45 acres to the city's Single Family Residential (R1-6) district. The property is currently zoned under the Talaverde Estates PAD, a comparison of the existing zoning and proposed zoning is below:

	Talaverde Estates PAD (Approx. excludes Abel Ranch property)	This Request
Acreage	~45 acres	~45 Acres
Lot size minimum	110' x 140'	R1-6 (55' x 100')
Number of lots	~70	110
Density	1.59 du/ac	2.43 du/ac

With the requested R1-6, Citrus Farms will develop in accordance with the city's recently updated residential districts rather than the project specific standards approved in the PAD. Removal of the PAD designation is beneficial and efficient in that there will no longer be a set of development standards pertaining only to the development. Citrus Farms will follow the same development standards as all other properties in the city zoned R1-6.

Evaluation Criteria:

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

1. Consistency with the General Plan

As mentioned in the Background and Previous Actions section, the General Plan designates this area as Neighborhoods. Residential uses are appropriate in this category.

Development Standard 9

Residential densities over 2 dwelling units per acre are discouraged from locating within ½ mile of the 65 DNL noise contour lines of Luke Air Force Base and densities should be graduated away from the 65 DNL contour lines.

This property is within ½ mile of the 65 DNL. The proposed density of Citrus Farms is not to exceed 2.43 du/ac. Luke Air Force Base has provided comment that this density can be rounded to 2 du/ac and will not negatively impact base operations. Since the General Plan standard intent is to protect Luke AFB, the City can consider 2.43 rounded to 2 and consistent with the General Plan. Stipulation #2 limits the number of dwelling

units that can be developed to ensure conformance with the density requirement. The overall density for Abel Ranch and Citrus Farms (formerly Talaverde Estates) is 2.13 du/ac.

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

The subject property is currently irrigated farm field. The property's physical and natural features are suitable for the proposed residential uses. 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 – R1-6 (Abel Ranch)

South – R1-6 (Abel Ranch)

East – R1-6 and AU (Abel Ranch)

West – Citrus Road and the Sedella Community (1.98 du/ac) (PAD)

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.*

The proposed rezoning from PAD to R1-6 with a maximum density of 2.43 du/ac is consistent with other land uses in the area. The density of the development has been approved by Luke Air Force Base in accordance with the graduated density concept, which is also reinforced by the General Plan, Standard 9.

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 property is currently zoned for residential uses. The Abel Ranch community surrounds the subject property to the north, east, and south. The area to the west is also zoned for residential (Sedella). The commercially zoned area on the northeast corner of Citrus Road and Indian School Road will also support the development as residential.

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

School Districts:

Citrus Farms is located within the Agua Fria Union High School District and the Litchfield Elementary School District. High school students will attend Verrado High School. Elementary school students will attend Scott Libby Elementary School and Verrado Middle School. Staff

sent notification of the request to the school districts and have not received any opposition to the request.

Police Response:

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

Fire Response:

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	7.70	3.85	7.80	3.90	#183	12.00	6.00	12.00	6.00

Streets/Transportation:

The subject property will have one direct connection to Citrus Road at the Campbell Avenue alignment with the Sedella community. This intersection will have a traffic signal when warranted. Additional access into the subdivision will be provided by two internal connections through Abel Ranch. Abel Ranch has two connections off of Citrus Road and one connection off of Camelback Road. At the time of preliminary and final plat review, the required connections to public streets will be reviewed for compliance with City engineering and public safety standards.

Water/Wastewater:

The subject property will be served by city of Goodyear water and wastewater utilities.

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.*

Public Participation:

In accordance with the City's Citizen Review Process, a neighborhood meeting was held on August 9, 2018. Notification of this meeting included a postcard mailed to the owners of the property within 500 feet of the subject property, including the Sedella Master Community Association; a legal notice published in the Arizona Republic. No one from the public attended this meeting. Staff has not received any public inquiries regarding the rezoning notification.

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; a

legal notice published in the Arizona Republic; and a notice of public hearing sign posted on the property. To date, staff has not received any public inquiries on this request.

9. Whether the amendment promotes orderly growth and development.

The subject property is an infill property located within the proximity of City 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 R1-6 subdivision 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.

FISCAL ANALYSIS:

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 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, city sales tax, state shared revenues and the increased demand for commercial and retail development.

The following specific future fiscal impacts are anticipated:

- The Owner is responsible for a proportionate share of the costs for adjacent traffic signals. The Owner shall either construct these signals when warranted or pay to the City the proportionate share of the costs to install the required signals when requested by the City Engineer, or his/her designee. The following traffic signals obligations are as follows: (#7, 18-1405:
 - 25% at Citrus Road and Campbell Avenue

RECOMMENDATION:

Staff finds that the rezone request is consistent with the General Plan, the Zoning Ordinance, and best serves the public interest, health, comfort, convenience, safety, and general welfare of the citizens of Goodyear. Staff recommends approval of the request to rezone approximately 45 acres from PAD to the R1-6 zoning district, as set forth in the attached draft ordinance.

ATTACHMENTS:

1. Draft Resolution
 - a. Exhibit A – Supplementary Zoning Map
 - b. Exhibit B – Legal Description for R1-6 Zoning

2. Draft Ordinance
3. Aerial Photo
4. Project Narrative
5. Luke AFB Letter (includes clarification email)