

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

<b>SUBJECT: Lucero PAD Amendment</b>	<b>STAFF PRESENTER:</b> Alex Lestinsky, Planner II
	<b>CASE NUMBER:</b> 18-210-00006
	<b>APPLICANT:</b> Pete Teiche, Newland Communities

**PROPOSED ACTION:**

1. Conduct a public hearing to consider a request to amend the Lucero 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 the Lucero PAD Amendment dated October 2018, as set forth in the draft of Ordinance No. 2018-1413, attached hereto.

**BACKGROUND AND PREVIOUS ACTIONS:**

On June 13, 2016, the City Council adopted Ordinance 16-1333 rezoning approximately 617 acres to the Lucero Planned Area Development (PAD), subject to stipulations, which allowed for a mix of residential development standards throughout the property.

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

**Details of the Request:**

The proposed Amendment to the Lucero PAD modifies two Development Standards that will affect four parcels in Lucero. The modifications are as follows:

18. The front yard setback for parcels 5 and 10 shall be 10' to livable space
19. The side yard setback for parcels 1a and 1b shall be 5'

With respect to the first change, a front yard setback to livable space is a typical standard that has been incorporated into the city's Zoning Ordinance. This provides for the option of variation in front yard setbacks. Currently, the minimum front yard setback in Lucero is 18' and may be reduced to 10' for side entry garages or front porches. This update would allow casitas, bedrooms, or other livable space areas to be setback from the front property line 10'. It would not change the requirement that garage doors must be setback from the property line at least 18'. This update would only apply to parcels 5 and 10.

In regards to item #19, the current side yard setback for all lots except ½ acre lots in Lucero is 6' to the property line. A 5' side yard setback is consistent with what the city's residential districts require. This 5' setback would only apply to parcels 1a and 1b.

If approved, this amendment the Lucero PAD Amendment book dated March 18, 2016 will be replaced with the Lucero PAD Amendment book dated October 2018, which deletes a provision that had been included in the Lucero PAD Amendment book dated March 18, 2016 but that had been deleted by stipulation in Ordinance 13-1288 and adding two notes to page 54 of the Lucero PAD to allow front yard setback for parcels 5 and 10 to be 10' to livable space and to allow side yard setbacks for parcels 1a and 1b to be 5'. All stipulations from Ordinance 16-1333, except for the stipulation deleting a provision from the Lucero PAD Amendment book dated March 18, 2016 that was incorporated into the Lucero PAD Amendment book dated October 2018, as modified to reflect the changes resulting from this rezoning are included in Ordinance 2018-1413. .

### **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 Lucero PAD includes residential zoning that is consistent with the Neighborhoods category of the General Plan. The proposed amendment to the development standards does not change the consistency with the General 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 proposed PAD Amendment to modify the development standards does not change the suitability of the property for the permitted uses.

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

The proposed PAD Amendment to modify the development standards does not change Lucero's compatibility with the surrounding area. Existing land uses and zoning surrounding the Lucero PAD include the following:

- North – Proposed King Ranch PAD.
- East – Existing residential development within the Estrella Phase One PAD and Estrella Parkway.

- South – Existing and proposed residential development and proposed mixed-use commercial development within the Estrella Phase One PAD and Estrella Parkway.
  - West – Proposed mixed-use commercial development within the Estrella Phase One PAD, proposed King Ranch PAD and Cotton Lane.
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 PAD Amendment to modify the development standards does not change Lucero's allowed uses. The zoning remains consistent with other land uses in the immediate area.

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 proposed PAD Amendment to modify the development standards does not change Lucero's permitted uses or the demand for those uses.

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

#### School Districts:

The proposed PAD Amendment to modify the development standards does not impact the school districts.

#### Fire Department:

Emergency response times and distances are provided below:

Nearest Fire Station	Shortest path		Longest path		2nd Nearest Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
#182	6.53	2.77	7.64	3.32	#184	11.74	5.37	12.76	5.88

The proposed PAD Amendment to modify the development standards does not impact Fire Department response times.

#### Police Department:

Lucero is located within an existing patrol beat and the current level of service within the patrol beat can accommodate development of the property. The proposed PAD Amendment to modify the development standards does not impact the Police Department.

#### Solid Waste/Recycling:

Solid waste and recycling will be provided by the city of Goodyear. The proposed PAD Amendment to modify the development standards does not change the provision of solid waste/recycling services.

Water/Wastewater:

Water and wastewater services will be provided by the city of Goodyear. The proposed PAD Amendment to modify the development standards does not change the provision of water and wastewater services.

Streets/Transportation:

Lucero has approved access points off Estrella Parkway and the internal streets will be public. The proposed PAD Amendment to modify the development standards does not change the transportation network.

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

Public services exist and are being expanded adjacent to and in the vicinity of Lucero. The proposed PAD Amendment to modify the development standards does not change the public services needed.

8. *General public concerns.*

Citizen Review Process:

As allowed by the Citizen Review Process, and as an alternative to holding a neighborhood meeting, a postcard was mailed to the owners of all property within 500 feet of the boundaries of the Lucero PAD notifying them of the request to modify the development standards. As the Lucero land uses and densities were previously approved, the request to modify the development standards does not affect the neighboring property owners. To date, staff has not received any inquiries regarding this request.

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

The proposed PAD Amendment to modify the development standards does not change the planned orderly growth and development of the area.

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 PAD Amendment to modify the development standards will have no negative affect on the general health, safety and welfare of the citizens of the city and the general public.

**Staff Analysis:**

The proposed PAD Amendment to modify the development standards is consistent with the Neighborhoods land use designation in the General Plan. The changes reflect standards already permitted by the City's Zoning Ordinance and will only apply to a few parcels in Lucero.

The front yard setback note for parcels 5 and 10 allows livable space to be setback from the front property line by 10'. This will allow for additional variation along the streetscape and allow for more opportunity to offset garage dominance.

The change in side yard setbacks on parcels 1a and 1b, is a reduction by one foot and will not detrimentally change the streetscape. From a functional standpoint, the reduction in the side yard setbacks on parcels 1a and 1b will not adversely affect the administration of the Fire or Building Codes. The homes will all be located at least five feet or more from the side property lines. However, any projections into the five-foot setback, such as a roof eave, will require fire-rated construction in accordance with applicable Fire/Building Codes.

### **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 all 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.

### **RECOMMENDATION:**

Staff finds that the requested PAD Amendment is consistent with the subject property's Neighborhoods land use designation in the Goodyear 2025 General Plan and will be compatible with the surrounding area. This proposal restates the previous Lucero (Community 11) Planned Area Development and includes two additional development standards that only apply to four parcels in the Lucero PAD. Staff recommends approval of the proposed PAD Amendment.

### **ATTACHMENTS:**

1. Draft Resolution
  - a. Exhibit A – Supplementary Zoning Map
  - b. Exhibit B – Legal Description
  - c. Exhibit C – Lucero PAD Amendment October 2018
2. Draft Ordinance
3. Aerial Photo
4. Project Narrative
5. Replacement Page