

CITY OF GOODYEAR
PLANNING AND ZONING COMMISSION ACTION REPORT

SUBJECT: Rezone of Goodyear Airport Commons property from AU (Agricultural Urban) to the I-1 (Light Industrial Park), C-2 (General Commercial), and MF-24 (Multi-family Residential) Zoning Districts with a PAD Overlay	STAFF PRESENTER: Karen Craver, AICP Planner III CASE NUMBER: 18-200-00011 OTHER PRESENTER: Michael S. Buschbacher, Hunter Engineering
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PROPOSED ACTION:

1. Conduct a public hearing to consider a request to rezone the 95-acre Goodyear Airport Commons property at the southwest corner of Bullard Avenue and Van Buren Street from AU (Agricultural Urban) to the I-1 (Light Industrial Park), C-2 (General Commercial), and MF-24 (Multi-family Residential) Zoning Districts with a PAD Overlay.
 - 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 rezoning the Goodyear Airport Commons property from AU (Agricultural Urban) to the I-1 (Light Industrial Park), C-2 (General Commercial), and MF-24 (Multi-family Residential) Zoning Districts with a PAD Overlay, as set forth in the draft of Ordinance No. 2019-1422, attached hereto.

BACKGROUND AND PREVIOUS ACTIONS:

The 95-acre subject property, located at the southwest corner of Bullard Avenue and Van Buren Street, is designated as 'Business & Commerce' on the General Plan Land Use Map. The 'Business & Commerce' category land use category encourages community level retail, service oriented local businesses, business parks, offices, high density residential, warehouses and light industrial uses. The I-1 (Light Industrial Park), C-2 (General Commercial), and MF-24 (Multi-family Residential) Zoning Districts are considered appropriate in the 'Business & Commerce' land use category.

A City Council Work Session was held on October 22, 2018 to discuss the vision for the Bullard Avenue corridor. In general, the consensus from the City Council was that light industrial zoning could be appropriate within the corridor with accompanying landscape, entry feature, and architectural enhancements.

This rezone application has not previously been presented to the Planning and Zoning Commission or the City Council.

STAFF ANALYSIS:

Current Policy

A request to rezone property requires public review by the Planning and Zoning Commission and approval by the City Council. The proposed rezoning 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 and Staff Analysis

The proposed rezone from AU (Agricultural Urban) to the I-1 (Light Industrial Park), C-2 (General Commercial), and MF-24 (Multi-family Residential) Zoning Districts with a PAD Overlay will allow for a project mix that can include a retail focused commercial corner with a medium sized anchor and several smaller shops and restaurant uses; a dense multi-family project that would help support the newer adjacent commercial corner; and adjacent employment opportunities such as distribution, data or fulfillment centers for the residents.

Specifically, the rezone request proposes:

- Approximately 12 acres of commercial use
- Approximately 12 acres of multi-family use
- Approximately 67 acres of light industrial use
- A 5-acre flex zoning area located between the commercial use at the corner of Bullard & Van Buren and the multifamily on the south side of Van Buren, adjacent to the city's Bullard Wash property to the west.

The proposed Goodyear Airport Commons PAD Overlay Development Regulations December 2018 ("the "PAD Development Regulations") includes the following development standards, landscape requirements, flex zoning, and Bullard Wash development:

- The proposed development standards are in conformance with the I-1 (Light Industrial Park), C-2 (General Commercial), and MF-24 (Multi-family Residential) Zoning District development standards of the City of Goodyear Zoning Ordinance, with the exception of an additional requirement of a 10-foot wide landscape setback buffer adjacent to the Bullard Wash on the portion of the Property that is to be developed as MF-24 (Multi-family Residential).
 - Staff supports the application of the Zoning Ordinance development standards and the requirement of the 10-foot wide landscape setback buffer adjacent to the Bullard Wash as it will allow for easier and more accessible connectivity to the future Bullard Wash trail amenity. Although the 10-foot wide landscape setback buffer is included in the PAD Development Regulations, a stipulation of regarding the 10-foot wide landscape setback buffer adjacent to the Bullard Wash has been included in the attached draft ordinance.
- The proposed landscape requirements are in conformance with the City Zoning Ordinance, with the exception of the additional requirements. The landscaping for the C-2 (General Commercial) and the I-1 (Light Industrial Park) parcels are to be developed in conformance with the Bullard Avenue Corridor Design Treatment Strategies, dated

November 2018. In addition, the MF-24 (Multi-Family Residential) and the I-1 (Light Industrial Park) parcels, which are adjacent to Bullard Wash, are to be developed in conformation with the City Parks, Recreation, Trails and Open Space Master Plan as it pertains to improving Bullard Wash with the Property owner being required to construct a 10 to 12-foot paved path with an adjacent 4-foot unpaved compacted DG shoulder in the wash, as contemplated in the Parks Master Plan. The city will maintain the path once constructed. Although these additional requirements are included in the PAD Development Regulations, stipulations consistent with the foregoing have been included in the attached draft ordinance.

- Staff is in support of conformance with the applications of the City's Landscape Ordinance as modified by the requirement for conformance with the Bullard Avenue Corridor Design Treatment Strategies, dated November 2018 and the construction of the Bullard Wash Path. A stipulation has been added to require the Property owner to convey the path property in fee or grant the city an easement to maintain the path. Construction of the path will occur following channelization of the wash by the property owner.
- The PAD Overlay proposes a 5-acre Flex Zoning designation located between the MF-24 (Multi-family Residential) parcel and the C-2 (General Commercial) parcel to allow for the 5 acres to be combined with either the MF-24 parcel or the C-2 parcel, as shown on the Preliminary Development Plan attached to the Overlay.
 - Staff is in support of the Flex Zoning option as it will allow the site to develop in a manner that will respond to future market conditions that will warrant either increased multi-family development or increased commercial development. A recommended stipulation of approval regarding the Flex Zoning option has been included in the attached draft ordinance. A similar Flex Zoning option was approved in the Ballpark Village South PAD Amendment.

Rezoning Criteria

Per the City of Goodyear Zoning Ordinance, the city's review and recommendation shall be guided by the following considerations:

1. Consistency with the General Plan.

The General Plan designates this area as "Business & Commerce". The rezone from AU to I-1, C-2 and MF-24 with a PAD Overlay does not impact the land use and is consistent with the policies of the General Plan.

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

The rezone from AU to I-1, C-2 and MF-24 with a PAD Overlay will not impact the subject property's suitability for permitted industrial, commercial, and multi-family uses.

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

The rezone from AU to I-1, C-2 and MF-24 with a PAD Overlay will not impact the compatibility of the subject property's allowed uses with surrounding uses and zoning.

Surrounding Uses and Zoning:

- North: Skyway Church and undeveloped land zoned PAD
- South: Farm land zoned AU (Agricultural Urban)
- East: Farm land zoned C-2 (General Commercial) and I-1 (Light Industrial)
- West: The Bullard Wash zoned AU (Agricultural Urban)

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 rezone from AU to I-1, C-2 and MF-24 with a PAD Overlay will not impact the consistency of the subject property with the existing church, Bullard Wash, and farm land in the immediate area, or the appropriateness of the property's allowed uses.

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 rezone from AU to I-1, C-2 and MF-24 with a PAD Overlay will not have a significant impact the demand for or availability of industrial, commercial, and multi-family land.

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

The rezone from AU to I-1, C-2 and MF-24 with a PAD Overlay will not have a significant impact on the demand for city services.

Fire Response:

The rezone property will be served by Fire Station #184/181 located at 16161 West Yuma Road, and by Fire Station #183 located at 3075 N. Litchfield Road. Emergency response times and distances are below.

Nearest Fire Station	Shortest path		Longest path		2nd nearest Fire Station	Shortest path		Longest path	
	Mins	Mile	Mins	Miles		Mins	Miles	Mins	Miles
#184/181	5.73	2.87	6.64	3.32	#183	7.56	3.78	8.12	4.06

Police Services:

The subject property is located within an existing police patrol beat and the current level of service within the beat can accommodate the future development of the permitted industrial, commercial, and multi-family uses.

Water & Wastewater:

Water and wastewater services will be provided for the permitted industrial commercial, and multi-family uses by the city of Goodyear.

Stormwater:

A stormwater management system and a storm water pollution prevention plan will be developed in accordance with City of Goodyear Engineering Design Standards as part of the site plan review and approval process for each use.

Streets/Access:

Development on the subject property will be accessed by both Bullard Avenue and Van Buren Street.

Solid Waste/Recycling:

Solid waste and recycling services will be provided for the permitted industrial, commercial, and multi-family uses by a commercial hauler.

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

The subject property is in proximity to existing public services that will be extended to the property by the property owner.

8. *General public concerns.*

Public Participation:

Pursuant to the Citizen Review process, a Neighborhood Meeting was held on November 6, 2018. Notification of the meeting was provided by a postcard mailed to the owners of all property within 500 feet of the subject property informing them of the application to rezone the property and of the scheduled meeting. Six residents of the Centerra single family neighborhood on the west side of the Bullard Wash attended the meeting and asked questions regarding the potential development that would occur. The residents were supportive of the commercial development and expressed a preference for a single-story rental multi-family product.

Notification of Planning & Zoning Commission and City Council Public Hearings

A public notice for the January 9, 2019, public hearing before the Planning & Zoning Commission, and the January 28, 2019, public hearing before the City Council appeared in the Southwest Valley edition of the Arizona Republic on December 21, 2018. In addition to informing the surrounding property owners of the two public hearing dates, the postcard also provided city and applicant contact information, and the city website link to information on the proposed rezone. The subject property has also been posted. To date, no inquiries have been received.

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

The rezone from AU to I-1, C-2 and MF-24 with a PAD Overlay will continue to allow for the development of the subject property and promote the orderly growth and development of the city.

10. *Any other factors related to the impact of the amendment on the general health, safety, and welfare of citizens of the City and general public.*

The rezone from AU to I-1, C-2 and MF-24 with a PAD Overlay will continue to promote the general health, safety, and welfare of the city.

FISCAL ANALYSIS:

Although a fiscal impact analysis has not been conducted on the request to modify the stipulations of approval, all future development will have an ongoing fiscal impact on the city. Future 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 rezone from AU (Agricultural Urban) to the I-1 (Light Industrial Park), C-2 (General Commercial), and MF-24 (Multi-family Residential) Zoning Districts with a PAD Overlay is consistent with the General Plan and the Zoning Ordinance, and best serves the public interest, health, comfort, convenience, safety, and general welfare of the citizens of Goodyear.

ATTACHMENTS:

1. Draft Resolution No. 2019-1927
 - a. Exhibit A – Supplementary Zoning Map 18-11
 - b. Exhibit B – Legal Description
 - c. Exhibit C – Goodyear Airport Commons PAD Overlay, dated December 2018
 - d. Exhibit D – Bullard Avenue Corridor Design Treatment Strategies, dated November 2018
2. Draft Ordinance No. 2019-1422
3. Aerial Photo Exhibit
4. Goodyear Airport Commons Project Narrative, dated December 2018