

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

<b>SUBJECT:</b> Sun-DS Farms PAD Amendment	<b>STAFF PRESENTER:</b> Alex Lestinsky, Planner II
	<b>CASE NUMBER:</b> 17-210-00008
	<b>APPLICANT:</b> Kevin Kugler, Michael Baker Intl.

**PROPOSED ACTION:**

1. Conduct a public hearing to consider a request to amend the Sun-DS Farms 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 Sun-DS Farms PAD Regulatory Standards Book dated November 2018, as set forth in the draft of Ordinance No. 2019-1423, attached hereto, subject to the following:
  - The Sun-DS Farms PAD Regulatory Standards Book dated November 2018 shall be revised per the Sun-DS Farms PAD Revisions attached.

**BACKGROUND AND PREVIOUS ACTIONS:**

The current zoning of the property is Planned Area Development (PAD), under the Sun-DS Farms, LLC Final PAD, originally adopted in 2008 by Ordinance 08-1116. A history of zoning actions by Ordinance number and a brief description of the action is listed below:

- 08-1116 – Created the Sun-DS Farms, LLC, Final PAD
- 14-1310 – Amended the land use plan in the PAD to include 107 acres of residential use and 47 acres of Business Park/Commerce Center and amended some of the stipulations included in Ordinance No. 08-1116

**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 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 proposed Amendment to the Sun-DS Farms PAD amends the two parcels of land (Parcels D and E) currently designated for business commerce uses and rezones them for single-family residential. The existing residential districts established within the PAD will be permitted uses on Parcels D and E. The table below identifies the lot types and permitted uses within each parcel.

	SFD-50	SFD-60	SFD-70	SFD-Z	SFD-0	SFD-A	SFA-A	SFD-C	Underlying Zoning
<b>Parcel A</b>	P	P	P						R1-6
<b>Parcel B</b>	P	P	P	P	P	P	P	P	R1-4
<b>Parcel C</b>	P	P	P						R1-6
<b>Parcel D</b>	P	P	P	P*	P*	P	P	P	R1-4
<b>Parcel E</b>	P	P	P	P*	P*	P	P	P	R1-4

The development standards for all of the residential districts within Sun-DS Farms were approved with the previous Sun-DS Farms PAD approvals. This amendment does not make any changes to Parcels A, B, and C. This amendment does restate the PAD book in order to simplify the use of the regulatory book.

In keeping with the city's criteria for allowing smaller lot sizes, the applicant has demonstrated how the neighborhood will meet the design elements included in Section 3-2-3 of the Zoning Ordinance. Below is the selection of the Amenity, Connectivity, and Streetscape elements that have already been incorporated into the neighborhood.

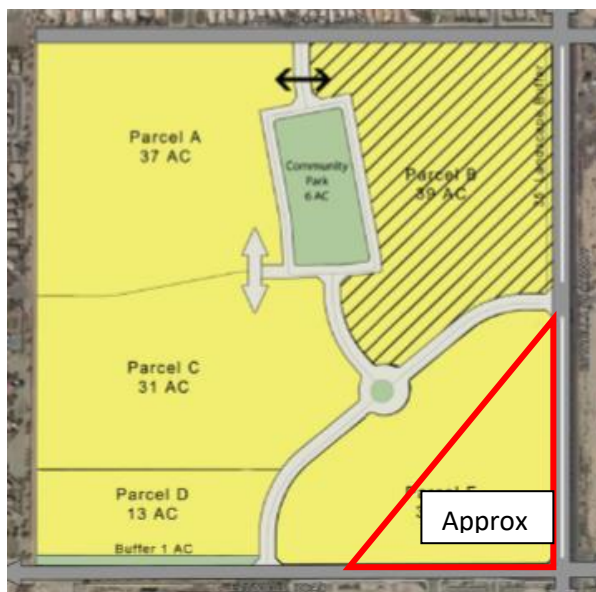
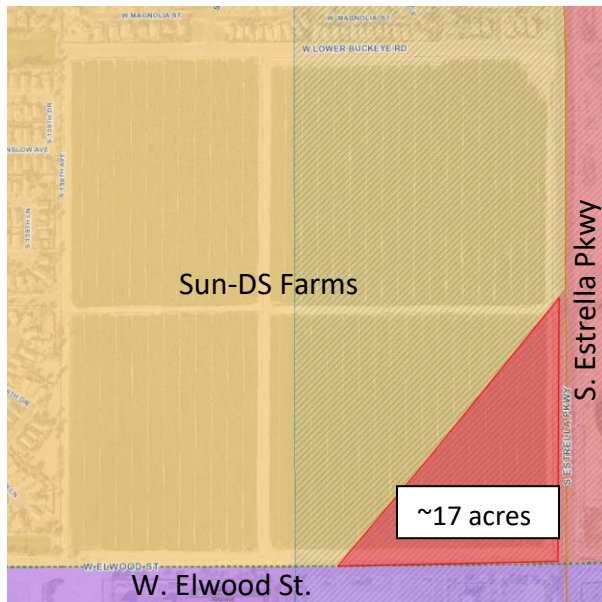
- Amenity
  - Additional Park Space
- Connectivity
  - Small blocks
  - Infill
- Streetscape
  - Detached sidewalks
  - Shared or Clustered Driveways
  - Alley loaded

### **Staff Evaluation:**

#### *1. Consistency with the General Plan:*

The General Plan designates the majority of the Sun-DS Farms Planning Area with a land use of Neighborhood. Approximately 17 acres of the PAD is designated as Business & Commerce. This approximate 17 acres is included in the area proposed for rezone to residential. Business & Commerce allows for residential uses when they are high density and mixed use.

The General Plan does not require amendments to the land use and transportation plan if changes are proposed to land use categories up to 19.9 acres in size (Chapter 9). Since the area being proposed for rezone is only 17 acres in size, the request does not require a General Plan amendment.



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 residential development.

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

Surrounding Properties:

- North – Estrella Vista Neighborhood.
  - South – Industrial Land Use Designation zoned as I-2 and PAD that includes the Estrella Crossing Business Park. On the south edge of Parcel D, there is approximately one acre of open space buffer, shown on the land use exhibit, in order to provide buffering from the I-2 district to the south.
  - East – Goodyear Ball Park and the professional baseball training facilities.
  - West – Sarival Village Neighborhood.
4. *Proposed zoning district's consistency with other land uses within the immediate area and whether uses allowed under proposed zoning district would be better suited to the subject property than the uses allowed under current zoning.*

Luke Air Force Base: The subject property is not 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 residential development.

Phoenix-Goodyear Airport: The subject property is located within the overflight boundary of Phoenix-Goodyear Airport. Phoenix-Goodyear Airport was given the opportunity to comment on the application and recommended approval subject to the applicable stipulations that were approved with the 2008 PAD Ordinance. Those stipulations were carried over to the proposed rezone and are included in the attached Ordinance. A portion of the area being rezoned is within the 60 DNL (Day-night Noise Level), which does not restrict residential uses.

5. *Demand for the types of uses permitted in the proposed zoning district in relation to amount of land currently zoned and available to accommodate the demand.*

Entitlement of the subject property with PAD zoning will meet the demand for residential development.

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

Fire Response:

Emergency response times and distances are provided below:

Nearest Goodyear Fire Station	Shortest path		Longest path		2nd Nearest Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
#184/181	3.91	1.95	5.11	2.56	#185	9.92	4.96	11.13	5.56

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.

Streets/Transportation: The property is adjacent to Estrella Parkway and Elwood Road; both are city of Goodyear rights-of-way. Future development will be responsible for

improving adjacent roadways to their ultimate condition and constructing other internal public roadways as needed to serve the development.

Water/Wastewater: The city of Goodyear will provide water and wastewater service to the property.

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:

A neighborhood meeting was held on December 4, 2018. Staff and the applicant attended the meeting and were available for questions, however, no one from the public attended this 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; a legal notice and display ad published in the Arizona Republic on December 21; and a notice of public hearing sign posted on the property.

On December 3, 2018, staff received a phone call from Terry Kirk, property representative for the Estrella Crossing Business Park, located south of the Sun-DS Farms property. Mr. Kirk questioned how the intersection of Elwood Street and 156<sup>th</sup> Avenue would be changed and expressed concerns that the accessibility in and out of the center was going to be restricted. He requested additional details of the intersection. Staff will include further details about the intersection in the presentation to the Commission and will be available for questions at the meeting.

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

The subject property is located adjacent to existing infrastructure and developed areas. The amendment will allow development of the subject property and promotes 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 the citizens of the city and the general public.*

The development should not have any adverse impacts on the general health, safety and welfare of the citizens of the city or general public. The development of the property will occur in conformance with city of Goodyear regulations, including the Zoning Ordinance and engineering design standards.

### **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 typical 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 has found that the rezone request is consistent with the General Plan, Zoning Ordinance, and best serve the public interest, health, comfort, convenience, safety, and general welfare of the citizens of Goodyear. As such, staff recommends conditional approval of the request, pursuant to the attached draft Ordinance.

### **ATTACHMENTS:**

1. Draft Resolution No. 2019-1928
  - a. Exhibit A – Supplementary Zoning Map
  - b. Exhibit B – Legal Description
  - c. Exhibit C – Sun-DS Farms Regulatory Standards Book, dated November 2018
2. Draft Ordinance No. 2019-1423
3. Sun-DS Farms PAD Revisions
4. Aerial Photo
5. Project Narrative