

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

SUBJECT: DeRosier Ranch PAD	STAFF PRESENTER: Katie Wilken, Planning Manager
	CASE NUMBER: 18-210-00005
	APPLICANT: Jason Hadley, Espiritu Loci

PROPOSED ACTION:

1. Conduct a public hearing to consider a rezone of approximately 45.51 acres to the DeRosier Ranch Planned Area Development (PAD).
 - a. Open the public hearing
 - b. Staff presentation
 - c. Applicant presentation (10 minutes)
 - d. Receive public comment (3 minutes per speaker)
 - e. Close the public hearing
2. Recommend approval of the DeRosier Ranch PAD, as set forth in the draft of Ordinance No. 2019-1432, attached hereto.

BACKGROUND AND PREVIOUS ACTIONS:

The General Plan Land Use Plan designates the subject property as two distinct categories, ‘Neighborhoods’ and ‘Business and Commerce’. The ‘Neighborhoods’ land use category provides areas for the growth and development of neighborhoods having a wide range of densities and housing types. The ‘Business and Commerce’ land use category provides areas for the growth and development of Goodyear’s economic base including large areas for shopping and entertainment.

The DeRosier Ranch PAD is a planned mixed-use development that includes both for sale single family homes and for lease apartment homes, a range of residential densities, commercial, and common area open space. The PAD is generally located south of W. Yuma Road, east of N. Cotton Lane (future Loop 303), north of W. Pima Street, and west of Canyon Trails Unit 4 South. The zoning history of the PAD includes:

- On December 13, 1999, the City Council adopted Ordinance No. 99-676 approving the rezoning of 782 acres to the Final PAD zoning district to facilitate development within a project known as Canyon Trails Phase II. All but 5.91 acres of the 45.51 acres are within this district. The remaining 5.91 acres are zoned AU.

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 request is to create a Planned Area Development (PAD) for a mixed use community containing 'Pocket Neighborhoods' with both for sale and for lease single family homes, mixed use commercial, and shared open space.

The subject property currently contains 14 acres of commercial zoning and 24 acres of residential zoning. 39.6 acres are within the Canyon Trails Phase II PAD. The remaining 5.91 acre parcel is currently zoned AU, and houses Romans Oasis and the original DeRosier Grocery and farm house. The proposal will rezone the 5.91 acres to PAD, resulting in the DeRosier Ranch PAD containing a total of 45.51 acres. The final PAD will have 31.51 acres zoned residential and 14 acres as the DeRosier Ranch Commercial PAD, with a 5 acre zoning overlay where the two zones meet to allow some flexibility when developing the final product. The overlay allows for either residential or commercial to be developed within the overlay area.

The residential portion of the property will be developed entirely as "Pocket Neighborhood" or as the R1-C District in the City of Goodyear Zoning Ordinance. The concept of Pocket Neighborhood is not clearly defined in the proposed PAD development standards. Accordingly, to insure that the development reflects what is being presented and what was presented at the neighborhood meeting, a stipulation has been added that if the property is developed as "Pocket Neighborhood," requires the property be developed in substantial conformance with the conceptual site plan that was provided. The proposed PAD development standards for Pocket Neighborhood, along with the included stipulations, would allow for the development of up to 224 dwelling units. The conceptual site plan proposes approximately 203 residential units. 109 units are a mix of attached and detached units providing for a single family residential type environment, 16 units are 'Live Above Units' atop garages, and 4 units are casitas; the remaining 94 units are multi-family. The unit counts are estimates, as it is unknown at this time what the mix of attached and detached product will be. At the point of, or prior to, subdivision plat or site plan approval exact numbers will be known.

At least 15% of the residential land area will be reserved for shared open space. Part of the shared open space is within the area that will be designated as commercial. The open space includes a community park/recreation center, "commons" open space areas, and 5' walkways accessing the majority of the "commons". There will be approximately sixteen "commons" with homes clustered around each. The "commons" will serve as an extension of the front yards and can be used for active or passive recreation.

The more intense commercial uses shall be located along the W. Yuma Road frontage north of the proposed commercial loop road. More pedestrian scaled commercial uses will be located on the

south side of the commercial loop road and shall be “Main Street” scale to integrate with the planned residential uses. The existing Romans Oasis will remain, but will be relocated slightly south of the existing location.

Development standards for the development of Pocket Neighborhood specific to the subject property have been included in Exhibit A, Development Standards. Per these proposed standards, the maximum residential density in the portion of the property identified in the Conceptual Site Plan as PN-2A (multi-family) is 12 dwelling units per acre with a maximum building height of 30 feet. In the single family district the minimum lot size would be 2,800 square feet; with a maximum height of 30 feet. The commercial district standards would allow a maximum height of 56 feet. The new development standards noted in the Final PAD Development Regulations are specific to the subject property, and will not apply to any other multi-family parcel or development within Canyon Trails.

If the residential portion is developed as R1-C, the requirements in the zoning ordinance. The maximum number of stories permitted for residential development whether it is Pocket Neighborhood or R1-C is two stories and 30’ in height.

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.

As mentioned in the Backgrounds and Previous Actions section, the General Plan designates this area as ‘Neighborhoods’ and ‘Business and Commerce’. The ‘Neighborhoods’ land use category provides areas for the growth and development of neighborhoods having a wide range of densities and housing types. The ‘Business and Commerce’ land use category provides areas for the growth and development of Goodyear’s economic base including large areas for shopping and entertainment. (Please see appendix A in the applicant’s narrative book for a very detailed analysis of conformance 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 is currently irrigated farm field. The property’s physical and natural features are suitable for the proposed Final PAD, with the staff recommended stipulations, and residential and commercial uses as 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 – Existing mixed-use (Canyon Trails Town Center)

South – Existing single family residential (Canyon Trails Phase II),
East – Existing single family residential (Canyon Trails Phase II)
West – Agricultural land and Future Loop 303

The residential and commercial uses proposed with this Final PAD will be compatible with the development in the surrounding area. The commercial borders an arterial road, West Yuma, and the residential borders existing residential to the south and east. The development will also provide a buffer between the Loop 303 and existing single family residential.

Stipulations have been added to address the following items:

Pocket neighborhoods vs standard neighborhood development

The property is proposed to be developed as a pocket neighborhood. A conceptual development plan was provided in the narrative document and a preliminary plat has been submitted concurrent with this rezone request. The conceptual pocket neighborhood plan has been found to be consistent with the General Plan and surrounding properties. However, the PAD development standards allow for 50' wide lots that are 4,750 square feet to be developed and does not include design standards to require the pocket neighborhood elements. This means that if the property were to change hands, single family tract homes could be developed on 35 foot wide by 70 foot deep lots with a 5-foot side setback and 10-foot front setback. The City's standard for single family tract homes is 55 feet wide by 110 feet deep with a 10-foot side setback and 20-foot front setback.

Staff requested that development standards be included that required the pocket neighborhood elements but the applicant preferred not to include them. In order to address this concern, a stipulation was added requiring substantial conformance with the conceptual site plan. If development does not occur in conformance with the city's R1-C (courthome) residential zoning district. This would allow the development of courthome type product that meets the City's design guidelines.

Number of units

A stipulation has been added limiting the total number of dwelling units to be developed on-site to 224. The current Canyon Trails PAD limits the density to 6.62 dwelling units per acre which would allow approximately 205 dwelling units to be constructed. The Canyon Trails Development Agreement, which expires this August, allows for the transfer of density but the Canyon Trails PAD does not permit a transfer of density without a rezone action.

The conceptual site plan depicts 203 dwelling units and the preliminary water/sewer report contemplates the development of 223 dwelling units. The underlying zoning of R1-C allows for courthome development which is typically developed in the 6-7 dwelling unit range. At the neighborhood meeting, it was stated by the applicant that 224 dwelling units could be built. Therefore, the stipulation stated that the maximum number of dwellings would be 224 which is consistent with what was conveyed to the residents and allows a 10% increase over the current plans to account for minor changes to the development plan.

Commercial Development Standards

The pocket neighborhood plan includes commercial parcels that are incorporated into the overall development. This is an innovative plan that promotes walkability and connectivity. The city's C-2 (General Commercial) standards were copied into the PAD book without any proposed changes rather than simply referencing the city's C-2 district standards. This has the effect of locking in the city's standards so if the city makes changes in the future, such as limiting smoke shops or hemp facilities, they would not have an impact in this development. Furthermore, it is typical for a developer who wants to create a unique list of uses to remove certain undesirable uses such as pawn shops, taxidermist, and car window glass installation services that do not appear to be consistent with the concept of a pocket neighborhood.

Signage

Signage will follow the City of Goodyear Zoning Ordinance or a comprehensive sign package will be processed at a later date. The one exception is that the signage for Roman's Oasis will be allowed to remain once the Roman's Oasis is moved to its new location. The signage will be considered legal, non-conforming which is its status today. The stipulation has given the developer 2 years to get a new site plan approved for Roman's Oasis and 3 years to complete the construction of the new Roman's Oasis. If Roman's has not been moved in that time, then signage will need to conform to the City of Goodyear Zoning Ordinance or a PAD amendment will need to be processed.

Height

At the neighborhood meeting, the applicant told the residents that heights were limited to one-story. The proposed PAD development standards allow 30-feet height which is consistent with the city's zoning ordinance. The conceptual pocket neighborhood plan includes dwelling units above garages so at a minimum, two-story structures are planned. A stipulation limiting height to two-stories and 30' in height was included which will allow the development of the property per the conceptual plan while more closely adhering to the representations made at the neighborhood meeting.

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.*

Luke Air Force Base:

The subject property is located within the vicinity of a military airport. Notice was provided to Luke AFB and they have indicated that given the location of the subject property, base operations will not be adversely impacted by this proposed multi-family development.

Phoenix-Goodyear Airport:

The subject property is located within the Phoenix-Goodyear Traffic Pattern Airspace. Given the location of the property, airport operations will not be adversely impacted by this proposed multi-family development.

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 applicant has indicated that market demand for rental units is adequate to support the proposed multi-family development.

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

School Districts:

The subject property is located within the Avondale Elementary School District and the Agua Fria Union High School District.

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
#184/181	5.36	2.68	5.82	2.91	#185	10.35	5.18	10.81	5.41

Police Response:

The multi-family rental 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.

Streets/Transportation:

The subject property will have direct access to both W. Pima Street and W. Yuma Rd. At the time of site plan 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:

A neighborhood meeting was held on March 6, 2019. Six residents attended this meeting. The applicant made a presentation to the residents. Staff and the applicant were available for

questions. Neighbors stressed the desire to see Yuma Road improved, a slight concern with rental units was expressed, and a desire to preserve Roman's Oasis. (Minutes from the Neighborhood meeting are attached.)

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, including the HOA for Canyon Trails; a legal notice and display ad published in the Arizona Republic on April 19th; and a notice of public hearing sign posted on the property. To date, staff has not received any public inquiries as a result of this notice.

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 anticipated multi-family development 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 site plan, 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.

RECOMMENDATION:

With the stipulations as recommended by staff, we find the requested PAD amendment is in conformance with the General Plan and will not adversely affect the surrounding area. As such, staff recommends conditional approval of the DeRosier Ranch PAD, pursuant to Ordinance No.. 2019-1432, a draft of which has been attached.

ATTACHMENTS:

1. Draft Resolution No. 2019-1962
 - a. Development Regulations
2. Draft Ordinance No. 2019-1432
 - a. Exhibit A – Supplementary Zoning Map No. 18-05A

- b. Exhibit B – Legal Description Exhibit
 - c. Exhibit C – DeRosier Ranch Pad Development Standards Book dated March 28, 2019
 - d. Exhibit D – Conceptual Pocket Neighborhood Site Plan.
 - e. Exhibit E – Community Park & Recreation Center
 - f. Exhibit F – Roman’s Oasis Signage.
- 3. Aerial Photo
 - 4. Project Narrative Book