

AGENDA ITEM #: _____

DATE: May 20, 2019

CAR #: 2019-6649



CITY COUNCIL ACTION REPORT

SUBJECT: Public Hearing: Rezone of City-Owned Lands to the Public Facilities District with Final PAD District Overlay

CASE NUMBER: 19-200-00006

STAFF PRESENTER(S): Joe Schmitz, Long Range Planner

APPLICANT: Teresa Smith-Dehesus, Jacobs Engineering, representing COG Public Works Department

Summary:

Current Zoning: Preliminary PAD (Riverside Park PAD), Agricultural (AG) District, Public Facilities District (PFD), and I-2 General Industrial Park District with a Final PAD Overlay (I-2 Estrella Commerce Park PAD)

Proposed Zoning: PFD with a Final Planned Area Development (PAD) District Overlay

Acreage: 155 acres

Proposed Use: COG Public Facilities Campus and New Surface Water Treatment Plant

P&Z Summary: At the May 8 Commission meeting one person appeared who asked for a description of the process to be used at the new surface water treatment plant. Barbara Chappell from the COG Public Works Department said raw water would enter the plant and be filtered and disinfected and leave the plant as potable water. Planning staff noted that the City of Phoenix Aviation Division asked that three stipulations be added to the approval regarding compliance with FAA wildlife attraction guidance, obtaining a no hazard determination from the FAA, and granting of an aviation easement.

Location:



Planning staff believes the proposed PAD Overlay standards are sufficient and upon the advice of the city Attorney's Office, has declined adding the stipulations requested.

P&Z Recommendation: Planning and Zoning Commission recommended approval of the proposed rezoning by a vote of 6 to 0

Recommendation:

1. Conduct a public hearing to consider a request to rezone approximately 155 acres of land located at and around the existing 157th Avenue Water Reclamation Facility at 4980 S. 157th Avenue from Preliminary PAD District (Riverside Park PAD), Agricultural (AG) District, Public Facilities District (PFD), and I-2 General Industrial Park District with a Final PAD District Overlay (I-2 in Estrella Commerce Park PAD) to PFD with a Final Planned Area Development (PAD) District Overlay to allow increased height, additional permitted uses, and modified landscaping and fencing standards and construction of a new Surface Water Treatment Facility on the westerly 40 acres.
 - a. Open the Public Hearing
 - b. Staff Presentation
 - c. Applicant Presentation
 - d. Receive Public Comment
 - e. Close the Public Hearing
2. ADOPT RESOLUTION NO. 2019-1970 DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED "OFFICIAL SUPPLEMENTARY ZONING MAP NO. 19-06, EXHIBIT A, REZONE FROM PRELIMINARY PAD, AG, PFD AND I-2 WITH A PAD OVERLAY TO PFD WITH A FINAL PAD OVERLAY, 19-200-00006," "EXHIBIT B, CITY OF GOODYEAR PUBLIC FACILITIES CAMPUS REZONE, LEGAL DESCRIPTION" AND "EXHIBIT C, CITY OF GOODYEAR PUBLIC FACILITIES CAMPUS FINAL PAD OVERLAY DEVELOPMENT REGULATIONS," DATED APRIL 25, 2019.
3. ADOPT ORDINANCE NO. 2019-1433 CONDITIONALLY REZONING APPROXIMATELY 155 ACRES OF LAND LOCATED AT AND AROUND THE 157TH AVENUE WATER RECLAMATION FACILITY AT 4980 S. 157TH AVENUE TO THE PUBLIC FACILITIES DISTRICT WITH A FINAL PLANNED AREA DEVELOPMENT DISTRICT OVERLAY; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PENALTIES.

Analysis: The PZ Action Report for the May 8, 2019 Meeting, a copy of which is attached hereto and incorporated herein by this reference (the "PZ Action Report"), summarizes the zoning for the property and the modifications to the regulations in the Zoning Code that are included in the Final PAD District Overlay Development Regulations. A rezoning request requires public review and approval by the Planning and Zoning Commission and 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. As set forth in the section titled Evaluation Criteria section of the PZ Action Report and for the reasons set forth

therein, the proposed rezoning is in conformance with the General Plan and will not adversely impact the surrounding area based on the criteria set forth in the Goodyear Zoning Ordinance for evaluating whether a proposed rezone will adversely affect as outlined in the Zoning Ordinance.

Fiscal Impact: 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. This proposed rezoning involves property owned by the City of Goodyear and will allow development of additional infrastructure programmed in the City's Capital Improvement Program to increase the capacity of the water system. The existing and proposed uses of this property are public facilities that provide various types of public services including potable water, wastewater treatment and disposal, fleet vehicle maintenance for City departments who provide services directly to the public, and recreation in the form a dog park and a bicycle racing track. While the facilities may generate some demands for public services, such as police and fire emergency response, the current and future uses will provide public services rather than consume them.

Attachments

1. PZ Action Report – May 8, 2019 Meeting
2. Resolution No. 2019-1970
 - a. Exhibit A – Supplementary Zoning Map 19-06
 - b. Exhibit B – Legal Description
 - c. Exhibit C – COG Public Facilities Campus Final PAD District Overlay Development Regulations
3. Ordinance No. 2019-1433
4. Aerial Photo
5. Project Narrative
6. Site Plan and Rendering
7. Building Elevations
8. Comment from Phoenix Aviation Department