

AGENDA ITEM #: \_\_\_\_\_

DATE: June 12, 2019

CAR #: 2019-6657



## P&Z COMMISSION ACTION REPORT

**SUBJECT:** Estrella Parcel 12.36 Rezone

**CASE NUMBER:** 19-200-00001

**STAFF PRESENTER:** Alex Lestinsky, Planner II

**APPLICANT:** Pete Teiche, Newland Communities

**Summary:** Rezone Estrella Parcel 12.36 from PAD (Commercial) to PAD (Single Family Residential)

### **Recommendation:**

1. Conduct a public hearing to consider a request to rezone Estrella Parcel 12.36
  - a. Open the Public Hearing
  - b. Staff Presentation
  - c. Applicant Presentation
  - d. Receive Public Comment
  - e. Close the Public Hearing
2. Recommend approval of the Estrella Parcel 12.36 PAD, dated May 2019, as set forth in the draft of Ordinance No. 2019-1434

**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. 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.

## Background and Previous Actions

On June 22, 1987, the City Council adopted Ordinance 87-217 rezoning approximately 3,500 acres to the Estrella Phase-One Planned Area Development (PAD), subject to stipulations. The approximately 20 acre subject property was designated as Commercial.

## 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 Parcel 12.36 rezones the property to single family residential with the same development standards as the Patio Home district that was approved with the Estrella Phase One Planned Area Development. The standards are outlined below and shown in comparison to the city's R1-6, single family residential development standards:

Standard	Estrella Parcel 12.36 Standards (PAD – Patio Home)	Goodyear – R1-6
Minimum Lot Width	50'	55' (allowed to reduce to 50')
Front Yard Setback (Front Facing Garages)	18'	20'
Front Yard Setback (Livable Space)	10'	10'
Side Yard Setback	5'	5'
Rear Yard Setback	15'	20'
Lot Coverage	75%	60%
Maximum Height	30' (2 stories)	30'
Parking	2 spaces off street	2 spaces off street

The proposed development standards are not different than what is already built and zoned within various areas of Estrella Phase One, including parcel 3.14 to the west, which has the same lot width and setbacks. The standards do not deviate from what is allowed in the city's R1-6 district, except for the front and rear yard setbacks and lot coverage. In keeping with the city's reduced lot size design requirements, the elements have been included per the requirements addressed below. In order to allow a reduced R1-6 lot width (50'), 1 amenity element, 2 connectivity elements, and 2 streetscape elements must be provided.

- Amenity Element (1): Estrella includes two major community facilities (Presidio & Starpointe Residents Club) and community parks throughout. Starpointe and the North Lake is located approximately one mile north of this site, and the Foothills Community

Park is located approximately one mile south. Furthermore, significant washes and hillsides have been preserved creating significant open spaces that include active recreation opportunities.

- Connectivity Elements (2):
  - Infill – This property is adjacent to existing residential and is near existing schools and commercial property.
  - Trail System Connections – The property is adjacent to the Estrella Loop Trail which connects to the Maricopa Trail.
  - Small Blocks – The blocks proposed in this subdivision do not exceed the 660 foot maximum to qualify for this option.
  - No subdivision perimeter wall – The subdivision is not closed off by a subdivision perimeter wall. There are still backyard privacy walls.
- Streetscape Elements (1): At this time, since this development is using a PAD to establish zoning, the PAD book includes a list of 3 streetscape options that the parcel shall implement at the time of development. Although the Zoning Ordinance typically requires 2 streetscape elements, staff finds that the scale of Estrella's connectivity and amenity elements far exceed the minimum requirements that only 1 streetscape element is necessary to allow for the reduced lot size. The streetscape options for Parcel 12.36 include:
  - Decorative paver driveways
  - Porches and Courtyard on 100% of homes, with at least 50% of the homes having a covered front porch that is at least 48 square feet.
  - Detached Sidewalks
  - Additional design features similar in scope as determined by the Zoning Administrator

### **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*

This parcel is proposed as residential zoning that is consistent with the Neighborhoods category of the General Plan. The proposed zoning amendment 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 rezone does not change the suitability of the property for the permitted uses. Significant washes and hillsides will be preserved when appropriate. The conceptual lot layout is designed around the existing wash in the northeast corner of the site.

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

The proposed rezone does not change the compatibility with the surrounding area. Existing land uses and zoning surrounding the Lucero PAD include the following:

- North – Parcel 12.37, 12.39, 12.40, existing single family residential; City of Goodyear Water tank site, designated Community Maintenance Facility (Estrella Phase 1 PAD)
  - East – Powerline easement, designated Community Maintenance Facility (Estrella Phase 1 PAD)
  - South – Vacant land (Parcel 12.25) currently designated as Junior High School
  - West – San Miguel Drive; Parcel 3.14, currently under development
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 rezone changes this parcel's designation as commercial zoning to single family residential. The zoning is 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 amendment increases the amount of single family residential lots within the area and removes areas designated for commercial development. The applicant has demonstrated that the existing commercial center within the Estrella Community (Mountain Ranch Marketplace) is sufficient in size to support the community, in addition to other areas that are still reserved for commercial development throughout the community.

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

#### School Districts:

The proposed rezone increases the number of residential units in the area. The school districts were notified of the rezone request and did not provide any comment or opposition to the proposal.

#### 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	1.44	0.72	1.75	0.88	#184	16.13	8.06	16.45	8.22

The proposed Rezone does not impact Fire Department response times.

#### Police Department:

This parcel 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 rezone does not impact the Police Department.

Solid Waste/Recycling:

Solid waste and recycling will be provided by the city of Goodyear. The proposed rezone 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 rezone does not change the provision of water and wastewater services.

Streets/Transportation:

This parcel has receives access off Estrella Parkway through San Miguel Avenue, which would be developed along with this parcel. Cotton Lane is planned for development east of this parcel, but there is no planned access to this parcel from Cotton Lane, therefore does not require any future dedication on its' plat.

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 Parcel 12.36. The proposed rezone does not change the public services needed.

8. *General public concerns.*

Citizen Review Process:

In accordance with the City's Citizen Review Ordinance, a neighborhood meeting was held on May 15, 2019 at the Estrella Welcome Center. Notices were distributed to property owners within 500 feet of the subject property. Staff and the applicant were available for questions. One resident adjacent to the project attended the meeting, but did not express objection to the rezone.

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

The proposed rezone 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 rezone will have no negative affect on the general health, safety and welfare of the citizens of the city and the general public.

## **Attachments**

1. Resolution
  - a. Exhibit A – Supplementary Zoning Map No. 19-01
  - b. Exhibit B – Parcel 12.36 Legal Description

- c. Exhibit C – Estrella Parcel 12.36 PAD Amendment Regulatory Standards Book  
April 2019
- 2. Ordinance
- 3. Aerial Photo
- 4. Project Narrative