

AGENDA ITEM #: _____

DATE: June 12, 2019

CAR #: 2019-6685



P&Z COMMISSION ACTION REPORT

SUBJECT: Hillstone Residences at Canyon Trails PAD

CASE NUMBER: 19-210-00001

STAFF PRESENTER: Katie Wilken, Planning Manager

APPLICANT: David Maguire, Land Solutions, Inc.

Summary: Request to rezone from the Canyon Trails Phase II Planned Area Development (PAD), designated as courthome, to the Hillstone Residences at Canyon Trails PAD to facilitate the development of a single-family rental residential community.

Recommendation:

1. Conduct a public hearing to consider a request to consider a rezone to the Hillstone Residences at Canyon Trails 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 Hillstone Residences at Canyon Trails PAD, as set forth in the draft of Ordinance No. 2019-1439, attached hereto.

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

The General Plan Land Use Plan designates the subject property as ‘Neighborhoods’. The ‘Neighborhoods’ land use category provides areas for the growth and development of neighborhoods having a wide range of densities and housing types.

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. With Ordinance 99-676, the property was designated for courthome development.

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 Hillstone Residences at Canyon Trails PAD is a planned, gated development that includes for lease single family homes. The PAD is generally located at the northwest corner of Yuma Road and 173rd Avenue. The subject property currently contains 22 acres of residential zoning within the Canyon Trails Phase II PAD and anticipates the development of approximately 240 residential units. The units are all detached homes providing for a single family “Cottage Neighborhood” residential type environment. The units are a mix of 1, 2, & 3 bedroom homes, limited to single story. Open space is proposed to follow the MF-18 development standards. In addition, a twenty foot wide perimeter trail system surrounds the community.

Development standards specific to the subject property have been included in Exhibit C, Hillstone at Canyon Trails PAD Development Standards. Per these proposed standards, the minimum residential density would be 12 dwelling units per acre for the multi-family zone; with a maximum building height of 25 feet and a unit separation of 10 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.

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. Residential uses are appropriate in this category.

General Plan Standard 27

Residential uses with densities over 12 dwelling units per acre may be considered along arterial roads, interstate corridors, and transit corridors.

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. The site has a very gentle slope to the southeast allowing minimal grading and availability of on-site storm water retention. All necessary utilities are adjacent to the site and have the necessary size and capacity to support the proposal.

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 single family residential (Canyon Trails Phase II),
South – Existing single family residential (Cotton Flower)
East – Existing commercial (Canyon Trails Phase II)
West – Existing single family residential (Canyon Trails Phase II),

This parcel was always anticipated to be developed as a multi-family site. It was originally zoned "Cluster" in the Canyon Trails PAD. This parcel provides a transition to the single family to the north and west from Yuma Road and the commercial on the east side of 173rd Avenue.

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.*

This proposal is consistent with the other residential land uses in the area. The proposal is at a slightly higher density than originally approved; however, the residences will be limited to single story homes.

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.

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.*

There is currently a high demand for single family rental homes that allow a more carefree style of living. It is difficult to find sites that will accommodate this type of gated neighborhood that have the appropriate utility availability and demographic.

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 173rd Avenue and an emergency access off Yuma Road. 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.*

All public services exist in the proximity of the site. There will be no adverse fiscal impacts that we are aware of.

8. *General public concerns.*

Public Participation:

A neighborhood meeting was held on April 30, 2019. No residents attended this meeting and staff was not contacted by any residents. Therefore, there was no opposition to the proposed rezone.

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 May 24; 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.*

Development of this parcel follows the logical progression of development within a master planned community. The original Canyon Trails PAD designated this parcel as multi-family. All infrastructure has been planned and built and the market has matured to now make this proposal viable.

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.

Staff Analysis:

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 Hillstone Residences at Canyon Trails PAD, pursuant to Ordinance No. 2018-1439, a draft of which has been attached.

Attachments

1. Draft Resolution
 - a. Exhibit A – Supplementary Zoning Map
 - b. Exhibit B – Legal Description
 - c. Exhibit C – Hillstone Residences at Canyon Trails Final PAD Development Regulations Feb. 1, 2019
2. Draft Ordinance
3. Aerial Photo
4. Project Narrative