

AGENDA ITEM #: _____

DATE: August 7, 2019

CAR #: 2019-6742



PLANNING AND ZONING COMMISSION ACTION REPORT

SUBJECT: Rezoning from PAD (Planned Area Development) to PFD (Public Facilities District) for the Goodyear Recreation Campus

CASE NUMBER: 19-200-00005

STAFF PRESENTER: Steve Careccia, Planner III

APPLICANT: Tony Humphrey, Senior Project Manager, City of Goodyear

Summary: A rezoning of approximately 86 acres, located at the northwest corner of Estrella Parkway and Goodyear Boulevard, from the PAD (Planned Area Development) zoning district to the PFD (Public Facilities District) zoning district for a new city recreation campus.

Recommendation:

1. Conduct a public hearing to consider a request to rezone approximately 86 acres from the PAD (Planned Area Development) zoning district to the PFD (Public Facilities District) zoning district.
 - 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 rezoning, as set forth in the draft of Ordinance No. 2019-1447, 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 ‘Business & Commerce’ and ‘Neighborhood’. The ‘Business & Commerce’ land use category provides areas for commercial and light industrial development. The ‘Neighborhood’ land use category provides areas for the growth and development of neighborhoods, which includes a wide range of densities and housing products that suit the needs of existing and future residents. Pursuant to the General Plan, the PFD (Public Facilities District) zoning district is considered appropriate in both the ‘Business & Commerce’ and ‘Neighborhood’ land use categories.

The property is zoned Planned Area Development (PAD). The PAD is known as University Park. The PAD was approved on June 22, 2009 with the adoption of Ordinance No. 09-1183. The PAD was intended to facilitate the development of one or more universities along with a community park. Development of the universities did not occur, but a charter school (Basis) was constructed on a portion of the subject property in 2015. For the remainder of the property, the city now envisions the development of a recreational campus that will serve as a gathering place for the community.

Staff Analysis

Current Policy:

A request to rezone property from one zoning district to another zoning district requires public review and approval by the Planning and Zoning Commission and the City Council. The rezoning must be in conformance with the General Plan and should not adversely impact the surrounding area as outlined in the Zoning Ordinance.

The PFD (Public Facilities District) zoning district is intended for uses that are typically provided by governmental entities for general public use or convenience.

Details of the Request:

The request is to rezone approximately 86 acres from the PAD (Planned Area Development) zoning district to the PFD (Public Facilities District) zoning district. The rezoning will facilitate the development of a city recreation campus. Recreational amenities proposed for the campus include an aquatics facility, recreation facility along with multiple play fields and courts.

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 noted previously, the General Plan establishes that the PFD (Public Facilities District) zoning district is appropriate in both the 'Business & Commerce' and 'Neighborhood' land use categories.

2. *Suitability of the subject property's physical and natural features for the uses permitted under the proposed zoning district.*

The property is relatively flat, former agricultural land. The subject property's physical and natural features have been determined to be suitable for development of a recreation campus.

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

Existing land uses and zoning surrounding the subject property include the following:

- North – Existing and planned residential development within the Wildflower Ranch PAD and Hudson Commons PAD.
- East – Estrella Parkway and existing commercial and residential development within the Centerra PAD.
- South – Goodyear Boulevard, Sherman Street, Desert Edge High School and the City Center PAD.
- West – Existing residential development within the Wildflower Ranch PAD.

The uses permitted within the PFD zoning district, such as government offices, courts, schools, libraries and athletic play fields, are compatible with surrounding uses and zoning. Other public uses, such as water treatment and reclamation facilities, which could present compatibility issues, will be precluded from the property through a stipulation of approval.

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.*

Phoenix Goodyear Airport:

The property is located within the traffic pattern airspace of the Phoenix Goodyear Airport. The airport was involved in the master planning for the recreation campus and did review this application for rezoning. The airport recommends that the developer (city) comply with Federal Aviation Administration notice requirements regarding development near airports. As such, a stipulation of approval regarding such compliance is proposed.

Luke Air Force Base:

The property is located in proximity to Luke AFB. Given the property is located well outside the Accident Potential Zones and noise contours established for Luke AFB, the rezoning, and subsequent development of a recreation campus, should have no adverse impacts on base operations.

The development of the subject property for a recreation campus 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.*

Citizens have consistently requested additional recreational opportunities and parks within the city.

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

School Districts:

The proposed rezoning will not create any demand on school capacity or services.

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
#184/ 181	1.81	0.90	3.26	1.63	#185	7.08	3.54	7.63	3.82

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.

Solid Waste/Recycling:

Waste disposal will be provided by Right Away Disposal (RAD) under subcontract as the waste disposal provider with the city of Goodyear.

Water/Wastewater:

Water and wastewater services will be provided by the city of Goodyear. Capacity to serve the recreation campus has been determined.

Streets/Transportation:

Improvements to the surrounding public streets will be constructed in accordance with engineering requirements and standards.

7. *Potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided.*

The property is located within proximity to city services and infrastructure.

8. *General public concerns.*

Citizen Review Process:

In accordance with the City's Citizen Review Ordinance, a neighborhood meeting was held on Wednesday, July 24. Notice of the meeting was distributed to property owners within 500 feet of the subject property, including the adjacent schools, Phoenix-Goodyear Airport and Luke AFB. Citizen inquiries regarding the project have all been positive to date.

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

The recreation campus will be constructed in phases, in proximity to city services and infrastructure, which will provide for the 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.*

There has been extensive citizen outreach, involvement and input during the creation of the masterplan for the recreation campus. No adverse impacts on the general health, safety and welfare of the citizens and public have been identified.

Staff Analysis:

As outlined in this staff report, staff finds the requested rezoning will be in conformance with the General Plan and compatible with the surrounding area.

Attachments

1. Draft Ordinance No. 2019-1448
2. Aerial Photo
3. Project Narrative
4. Recreation Campus Master Plan