AGENDA ITEM #: _____

DATE: August 7, 2019

CAR #: 2019-6739

P&Z COMMISSION ACTION REPORT

SUBJECT: Vita at El Cidro Ranch PAD

CASE NUMBER: 19-200-00007

STAFF PRESENTER(S): Alex Lestinsky, Planner II

APPLICANT: Benjamin Tate, Withey Morris

Summary: Request to rezone approximately 27 acres from the El Cidro Planned Area Development (PAD), designated as Low-Medium Density Residential, to the Vita at El Cidro Ranch PAD to facilitate the development of single-family rental residential community.

Recommendation:

1. Conduct a public hearing to consider a request to rezone approximately 27 acres to the Vita at El Cidro Ranch Planned Area Development (PAD):
    a. Open Public Hearing
    b. Staff Presentation
    c. Applicant Presentation
    d. Receive public comment
    e. Close Public Hearing
2. Recommend approval of the Vita at El Cidro Ranch PAD, as set forth in the draft of Ordinance No. 2019-1446, 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 March 5, 2007, the City Council adopted Ordinance No. 07-1060, which rezoned approximately 616.70 acres to the Final PAD Zoning District for El Cidro (Case No. 06-200-00015). The El Cidro Final PAD has been amended six times to modify development standards, to increase the number of residential lots, to change land use designations, to modify land use boundaries, and to increase total acreage. El Cidro is currently at 636.73 acres. On September 24, 2018, the City Council adopted Ordinance 2018-1408 approving a request (Case No. 18-210-00002) to amend the El Cidro Final PAD to modify the rear and side yard setbacks and maximum lot coverage development standards, as well as consolidate the stipulations of the El Cidro Final PAD.

The proposed rezoning pulls ~27 acres of the El Cidro PAD area out of the low-medium density residential district and applies a new PAD to the property. The proposed PAD is similar to other multi-family residential developments that have been approved through a PAD recently, like Christopher Todd Communities, Hillstone Development, the Village at Pebble Creek, etc.

Staff Analysis

Current Policy:
A request to remove the Property from the El Cidro PAD to create a separate PAD known as Vita at El Cidro Ranch 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 rezone approximately 27 acres to Final PAD to facilitate multi-family development on the subject property. The proposed Vita at El Cidro Ranch PAD will designate the land use as multi-family residential.

There is a maximum dwelling unit count for the entire El Cidro Pad of 1,344. This parcel was planned to be built with 94 units. This rezone removes this parcel from the El Cidro PAD, therefore the dwelling unit count for this parcel will now not count toward the total maximum units for El Cidro. The submitted water, sewer, and traffic reports for this project included an anticipated dwelling unit count of 228 and were found to meet city standards. A maximum dwelling unit count was not included in the recommended stipulations since the maximum density of 12 du/ac will naturally cap the dwellings at 324.

The subject property is currently zoned low-medium density residential under the El Cidro PAD. However, the property owner would like to develop the approximate 27-acre property as a multi-family development. The conceptual land plan proposes 228 single story detached rental units. The

proposed land plan includes studios, 1- and 2-bedroom units. The proposed development plan is included in the project narrative. The density proposed in the PAD is requested at 12 dwelling units per acre, however the conceptual land plan provided reflects approximately 8.2 dwelling units per acre. The Vita at El Cidro Ranch – PAD Development Regulations includes a stipulation that the property be developed in substantial conformance with the conceptual lotting plan attached to the development regulations.

The rezoning request identifies the development standards and use for the subject property. The documents provided in the project narrative, including the conceptual site plan are conceptual and will not be approved with this rezoning action. Stipulation #2 requires a separate site plan and design review for the property. If the applicant decided to no longer develop the property, the development standards in Exhibit C run with the land and apply to any project moving forward, regardless of developer.

Development standards specific to the subject property have been included in Exhibit C, Vita at El Cidro Ranch – PAD Development Regulations. Per these proposed standards the maximum building height would be 23 feet. Regarding the project's adjacency to the future build-out of Loop 303, the adopted Design Concept Report for the Loop 303 did not include recommended noise barriers between this property and the Loop 303 as the modeled noise results met ADOT standards. Per the Applicant's narrative, the change in density and product type at this property does not change the potential noise impacts and thus a noise barrier would still not be required.

Evaluation Criteria:

1. *Consistency with the General Plan.*

   The General Plan identifies the subject property within the Neighborhoods category. The Neighborhood category calls for a variety of densities. With the property to the south zoned for industrial uses, the proposed amendment will provide a buffer to the single family residential to the north as part of the El Cidro PAD.

   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. Because the Property is located adjacent to Elwood Street, Cotton Lane, and the future build-out of the 303, General Plan Standard 27 permits the proposed residential use at the requested density.

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

   There are no irregular physical or natural features preventing the use from rezoning as proposed for multi-family use 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.*

   The request is to allow for multi-family residential use on the parcel. The multi-family use will only allow residential uses and accessory uses as permitted by the Zoning Ordinance.

The proposed density and proposed uses are consistent with the surrounding area uses and zoning as summarized below.

Surrounding Properties:

North – Vacant land zoned Low-density residential (LDR4) in the El Cidro PAD.

South – Goodyear Crossing Industrial Park.

East – Rural single-family residential, Maricopa County.

West – Cotton Lane; Vacant Land designated for Commercial use in the El Cidro PAD.

4. *Proposed zoning district's consistency with other land uses within the immediate area and whether uses allowed under proposed zoning district would be better suited to the subject property than the uses allowed under current zoning*.

   The proposed use will provide a buffer between residential and industrial uses and is well suited for the location.

   Luke Air Force Base:

   The subject property is located within the vicinity of a military airport, but is located about 3.5 miles from the 65 Ldn noise contour line and the Accident Potential Zones for Luke AFB. Given the location of the property, airport operations will not be adversely impacted by this proposed multi-family development, nor will the subject property be adversely impacted.

   Phoenix-Goodyear Airport:

   The subject property is not 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, nor will the subject property be adversely impacted.

5. *Demand for the types of uses permitted in the proposed zoning district in relation to amount of land currently zoned and available to accommodate the demand.*

   There are currently no areas within the El Cidro PAD that are designated for multi-family development. Additionally, at this time there are no other properties zoned for multi-family residential. The addition of the Vita at El Cidro development will increase the diversity of residential housing within this segment of West Goodyear.

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

   Rezoning of the property from PAD/Low-Medium Density Residential to PAD/Multi-Family Residential will not have a significant impact of public services. Below is a summary of impact to public services.

   Fire Response:
   Emergency response times and distances are provided below:

	Shortest path	Longest path		Shortest path	Longest path

Nearest Goodyear Fire Station	Mins	Miles	Mins	Miles	2nd Nearest Goodyear Fire Station	Mins	Miles	Mins	Miles
#184/181	5.78	2.89	5.85	2.93	#182	9.99	5.00	10.24	5.12

Police Response:
The 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.

School Districts:

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

Streets/Transportation:

The subject property will have primary access (entry/exit) on Elwood Street and an exit only and emergency access driveway onto Cotton Lane.

Water/Wastewater:

The subject property is located within the city of Goodyear water and wastewater service area.

Solid Waste/Recycling:

Solid waste and recycling services for future development will be contracted through a commercial provider.

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

   The subject property is in proximity to where existing public services are provided.

8. *General public's concerns.*

   Public Participation:

   Pursuant to the Citizen Review process, a neighborhood meeting was held on May 16, 2019. Postcards were sent to the owners of all property within 500 feet of the boundaries of the rezoning request informing them of the meeting. A public notice was also placed in the Southwest Edition of the Arizona Republic. No one from the public attended this meeting. Staff and the applicant have not received any inquiries or opposition to the request to date.

   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; a legal notice and display ad published in the Arizona Republic on July 19, 2019; and a notice of public hearing sign posted on the property. City Council received an email of opposition of the proposal with concerns of traffic and noise impacts.

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

The subject property is located adjacent to existing infrastructure and developed areas. The amendment will allow development of the subject property and promotes the orderly growth and development of the City.

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 proposed multi-family project 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.

Attachments

1. Draft Resolution
    a. Exhibit A – Supplementary Zoning Map No. 19-07
    b. Exhibit B – Vita at El Cidro Ranch Legal Description
    c. Exhibit C – Vita at El Cidro – PAD Development Regulations
2. Draft Ordinance
3. Aerial Photo
4. Project Narrative