

AGENDA ITEM #: _____

DATE: November 6, 2019

CAR #: **Insert CAR #**



PLANNING AND ZONING COMMISSION ACTION REPORT

SUBJECT: Rezone approximately 5 acres from Planned Area Development (PAD) to Public Facilities District (PFD) for Fire Station

STAFF PRESENTER(S): Christian M. Williams, Planner II

OTHER PRESENTER(S): Chad Billings, DFDG, representing city of Goodyear

Summary: Request to rezone approximately five (5) acres located at the southwest corner of North 143rd Avenue and West Celebrate Life Way from Planned Area Development (PAD) District to the Public Facilities District (PFD) to allow the construction of a new fire station and additional city facilities.

Recommendation:

1. Conduct a public hearing to consider a request to rezone approximately 5 acres of land located at the southwest corner of North 143rd Avenue and West Celebrate Life Way from Planned Area Development (PAD) District to Public Facilities District (PFD) with stipulations.
 - a. Open public hearing
 - b. Staff presentation
 - c. Applicant presentation
 - d. Receive public comment
 - e. Close public hearing
2. Recommend approval of the rezoning approximately 5 acres of land owned by the city of Goodyear to the Public Facilities District (PFD) zoning district with stipulations as set forth in the draft of Ordinance No. 2019-1457 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. 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 reliability of fire service. The proposed uses of this property are public facilities that provide various types of fire services and may ultimately facilitate the operation of additional public services. While the facilities may generate some demands for public services, such as

water and wastewater, the current and future uses will provide public services rather than consume them.
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Background and Previous Actions

The City of Goodyear owns approximately 5 acres of land located southwest corner of North 143rd Avenue and West Celebrate Life Way (approximately 480 feet north of West Van Buren Street). A portion of the property, which was zoned Planned Area Development (PAD) District, was acquired from the State of Arizona (Arizona Department of Transportation) in April 2019 and a portion of the property, which was zoned Planned Area Development (PAD) District, was purchased from Cheyenne Valley LLC in May 2019. The property was acquired by the City in connection with a capital improvement project for the construction of a replacement Fire Station 181, which replaces the former Fire Station 181 at 14000 West Yuma Road.

The General Plan Land Use Plan designates the subject property as “Business & Commerce.” The “Business & Commerce” land use category provides areas predominantly retail, entertainment uses, and service-oriented uses, but also allows business parks, offices, warehouses and other light industrial uses. The permitted uses in the Public Facilities District are consistent with the enumerated uses in the “Business & Commerce” land use classification in the General Plan.

Staff Analysis

Current Policy:

A rezoning request requires public review and vote 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 set forth below, the proposed zoning is both consistent with the General Plan and will not adversely impact the surrounding area.

Details of the Request:

The City of Goodyear is seeking to rezone approximately 5 acres of land located southwest of North 143rd Avenue and West Celebrate Life Way that is owned by the city. The property consists of two parcels, both of which are zoned Planned Area Development (PAD) but with different development standards and permitted uses. The city is proposing to rezone the entire 5-acre site to the Public Facilities District (PFD) with stipulations. Development of the property will be in compliance with the PFD development standards.

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.

The proposed rezoning is consistent with the General Plan’s Business and Commerce land use designation for this property which identified the proposed Public Facilities District as an appropriate zoning district.

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

The subject property is relatively flat and has no unusual physical or natural features that would preclude the development of the property for its intended purpose as a fire station and a variety of public uses.

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

Current and future uses and development of the properties surrounding the subject property include:

North – Vacant land zoned Planned Area Development (PAD) Goodyear Gateway: Garden Industrial;

South – Vacant land Planned Area Development (PAD) Goodyear Gateway: Garden Industrial;

East – Storage Depot Storage Solutions zoned I-1 Light Industrial District;

West – Arizona Department of Transportation Motor Vehicles Division Commercial Driver's License zoned Planned Area Development (PAD) Goodyear Gateway: Garden Industrial.

The proposed PFD zoning for a new fire station and other public uses, is compatible with the existing vacant land and also will be compatible with the future development of business and commerce uses in the surrounding area.

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 site is currently vacant; construction of a fire station will increase the public safety and fire responses in the area.

Luke Air Force Base:

The subject property is **not** located within the vicinity of a military airport. Notice was provided to Luke AFB and no comments have been received.

Phoenix-Goodyear Airport:

The subject property is **not** located within the vicinity of the Phoenix-Goodyear Airport DNL. Notice was provided to Phoenix-Goodyear Airport and no comments have been received.

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.*

This land was previously owned by the state of Arizona for and utilized for public and motor vehicle services. The construction of a fire station will not negatively impact the available land and potential Garden Industrial uses in the area.

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

The current and future uses will provide public services rather than consume.

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
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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.

Streets/Transportation:

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.*

The subject property is already served by public services and will not create any adverse fiscal impacts.

8. *General public concerns.*

Public Participation:

An alternative citizen review process was conducted for this proposal since there are no residences in the notice area. Notice of the public hearing was provided to property owners within 500-feet of the property. To date, no objections or inquiries were received as a result of this notification.

Notice for the public hearings before the Planning and Zoning Commission and City Council was sent via a postcard to the owners of property within 500 feet of the subject property on October 19, 2019; a legal notice was published in the Arizona Republic on October 18, 2019; and a notice of public hearing sign posted on the property on October 9, 2019. To date, staff has not received any public inquiries as a result of these notices.

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

The proposed rezoning will promote orderly growth and development by allowing for the construction of additional public facilities to serve 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 expansion and continued development of fire stations and public facilities at this location will help ensure that necessary public services are provided. In particular, the new fire station will reduce the average response rates.

Attachments

1. Draft Resolution No. 2019-2010
 - a. Exhibit A – Supplementary Zoning Map 19-07A
 - b. Exhibit B – Legal Description for Fire Station 181
2. Draft Ordinance No. 2019-1457
3. Aerial Photo
4. Project Narrative
5. Draft Site Plan and Rendering
6. Building Elevations