

AGENDA ITEM #: _____

DATE: May 20, 2020

CAR #: 2020-6816



PLANNING AND ZONING ACTION REPORT

SUBJECT: Centerscape at Palm Valley 2020 Planned Area Development

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

OTHER PRESENTER(S):

Summary: Request approximately 35.73 acres of Centerscape at Palm Valley Amendment Planned Area Development (PAD) rezone to Centerscape at Palm Valley 2020 PAD.

Recommendation:

1. Recommend approval of the request to rezone property from Centerscape at Palm Valley Amendment Planned Area Development (PAD) rezone to Centerscape at Palm Valley 2020 PAD, as set forth in the draft of Ordinance No. 2020-1467, 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. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

Background and Previous Actions

The original Centerscape development encompasses 51-acres and is generally located between West McDowell Road, Interstate-10 (Papago Freeway), North Bullard Avenue and North 145th Avenue. In 2006, the property was rezoned from Agricultural to Planned Area Development (PAD) and contemplated a Mixed-Use Commercial District known as the At-Home District PAD.

In 2009, 39-acres of the At-Home District were amended to create the Centerscape at Palm Valley PAD Amendment which included a mix of office, retail, hotels, shops and restaurants. This PAD did not include 12-acres along McDowell and Bullard; these parcels have existing and future restaurant/shop sites.

The current proposed rezoning includes 35.73 acres of the Centerscape at Palm Valley Amendment and seeks to create mixed-use development with commercial, office and high-density multi-family residential. This PAD does not include a 3+ acre parcel at the immediate northwest corner of Interstate-10 (Papago Freeway) and Bullard Avenue; this parcel calls for a hotel development.

Staff Analysis

Current Policy:

A rezoning request requires public review and vote by the Planning and Zoning Commission and approved by 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 applicant is requesting to replace the existing Centerscape at Palm Valley Amendment PAD with a Centerscape at Palm Valley 2020 PAD. The PAD will utilize existing Goodyear zoning categories and contains 19.2 acres of General Commercial (C-2), 11.5 acres of Multi-Family Residential (MF-24), and creates a Flex Area that may be used to increase the boundaries of the Commercial Development and/or to increase the boundaries of the Residential Development and will be used between the MF-24 Residential use and the C-2 General Commercial use to allow for all or a portion of the five (5) acres to be combined into either the MF-24 Residential or the C-2 General Commercial use for final lot combinations. The multi-family residential portions of the development will be located on the east side the project, adjacent to 145th Avenue; commercial and office uses will be located to Bullard Avenue on the west and Interstate-10 (Papago Freeway) on the south.

In addition to the added multi-family residential component, less compatible General Commercial (C-2) permitted uses have been excluded and certain desirable Commercial Office C-O uses have been added within the General Commercial area. The development plan also calls for element enhancements such as pedestrian connections, a major plaza, enhanced pavers and landscaping, trail connections, integration between the commercial and multi-family residential parcels, and cohesive project names between the multi-family and commercial to create an intentional mixed-use and harmonious feel between the developments.

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 General Plan designates the Land Use Category for this property is Business and Commerce. This Land Use category supports Planned Area Developments, General Commercial and Multi-Family housing.

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

The property is located adjacent to the Interstate-10 (Papago Freeway) and is at the intersection of two arterial roadways, West McDowell Road and North Bullard Avenue. Based on the prominent location of this development, and the visibility the future office and commercial will have from the transportation corridors the rezone is appropriate. The multi-family residential will be placed along a lower trafficked street while providing pedestrian access to the adjacent commercial uses. To the east of this site is the future Goodyear Wellspring Park; access will be provided to this park via a future trail that will run along the northside of Interstate-10 (Papago Freeway) to be constructed by the developer.

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 – Life Time Fitness gym in Palm Valley Promenade and existing restaurants and PAD sites within the existing Centerscape at Palm Valley (the At-Home District);

South – Interstate-10 (Papago Freeway) and beyond the freeway is vacant farmland that is part of Airport Gateway at Goodyear;

East – Palm Place Plaza commercial condominiums which include offices and vacant land zoned MF-24 which includes land intended for a 55+ age qualified multi-family development;

West – Vacant property intended for a hotel within the Centerscape at Palm Valley Amendment PAD and vacant C-2 property that also includes two hotels under construction;

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 rezoning is within the Business and Commerce Land use Category of the General Plan and is similar to the PebbleCreek Marketplace Mixed Use Phase II PAD, which is located one and one-half mile east of this project. Both projects propose the addition of multi-family into existing and future commercial developments.

Luke Air Force Base:

The property does not fall within the Luke Airforce Base Accident Potential Zone or the DNL. A small portion of the multi-family zoning falls within the Luke Graduated Density Zones: 0-6 dwelling units per acre. Luke has been notified regarding the rezoning request and to date no response has been received

Phoenix-Goodyear Airport:

The property does not fall within the Phoenix-Goodyear Airport DNL.

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.*

Currently, in the vicinity of this project there are multiple projects which have been zoned for or propose the addition of commercial uses such as Estrella Falls, Palm Valley II and PebbleCreek Marketplace. The inclusion of multi-family residential within this project provides for pedestrian activity and walkability to the adjacent commercial uses and will allow existing and future employers to attract employees who choose to live nearby.

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. Both school districts have been notified of the multi-family rezoning request.

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
Fire Station #183	4.22	2.11	4.95	2.47	Fire Station #185	5.86	2.93	6.31	3.16

Police Response:

The proposed development 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 Engineering Department has created stipulations to address traffic issues caused by the development of this property. These stipulations apply to roadway construction access requirements and adjacent streets.

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 proposed rezoning is within proximity to existing public services. The property owner and/or developer will be responsible for the costs of making the necessary connections to these existing services.

8. *General public concerns.*

Public Participation:

An alternative citizen review process was conducted for this proposal due to the city of Goodyear Emergency Declaration in Response to Coronavirus and notice of the application was provided to property owners within 500 feet of the property at least 35 calendar days prior to public hearing to provide ample opportunity for input prior to noticing the public hearing itself. To date, no objections or inquiries were received as a result of this notification.

A public notice that this rezoning request would be considered and reviewed at a public hearing to be held before the Planning and Zoning Commission on May 6, 2020 appeared in the Arizona Republic Southwest Valley Edition April 17, 2020. Postcards were mailed to adjoining owners on April 23, 2020 to advertise the May 6, 2020 Planning and Zoning Commission Meeting. This did not meet the 15-day notice as required by the City of Goodyear Zoning Ordinance and so the public hearing was continued to allow for proper notice of the item.

A public hearing was opened by the Planning and Zoning Commission during its meeting on May 6, 2020 and continued until the meeting on May 20, 2020.

Postcards were mailed to adjoining owners on April 30, 2020 to advertise the May 20, 2020 Planning and Zoning Commission Meeting; and a sign was posted on the site on April 21, 2020 and modified on May 1, 2020 to reflect the May 20, 2020 Planning and Zoning meeting date.

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

The subject property is within a quarter mile of existing development and located within the proximity of City services and infrastructure.

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 rezoning provides for cohesive and pedestrian oriented connections between the commercially zoned areas and the multi-family zoned areas.

Attachments

1. Proposed Ordinance No. 2020-1467
2. Aerial Photo
3. Project Narrative
4. Centerscape at Palm Valley 2020 Planned Area Development