

CENTERSCAPE
PAD OVERLAY NARRATIVE

February 19, 2020

The purpose of this request to replace the Centerscape PAD with a PAD Overlay and MF-24 zoning to allow for a multi-family residential development on approximately 15 acres within the project, in addition to the commercial and office uses currently permitted within the property. The proposed multi-family project will be located on the east side the project adjacent to 145th Avenue and will allow for a true horizontal mixture of uses at this prominent location.

All of the development standards that exist today are intended to remain in effect, with the exception of adding MF-24 standards and uses.

Certain C-2 permitted uses that the City would rather not see developed at this location, and C-O uses have been added.

A conceptual site plan is included with this PAD Overlay that depicts one possible development scenario for the property.

Section 1-3-1-D-3 Criteria

a. Consistency with the General Plan.

The following are General Plan goals, objectives and standards that are met with this request.

Goal CC-2. A diverse stock of high quality housing that meets the needs of all residents.

The proposed multi-family project will be of the highest quality and will provide Goodyear, and the far west valley, with a housing option that has historically followed single family housing.

Objective CC-2-1. Provide diverse and quality housing products. Policies: a. Encourage a mix of quality and compatible housing types consistent with market trends and demand that adequately meets the needs of current and prospective residents and workers. b. Encourage mixed-use development, especially near transit stations. c. Promote higher residential densities near and within the City Center, along the McDowell Road/Interstate 10 commercial corridor, the future Loop 303 corridor south of I-10, and near transit stations.

The proposed multi-family project is all of these things. The project is along McDowell Road and I-10, and located within walking distance of the park and ride facility west of Litchfield Road.

Goal GD-1. A compatible mix of land uses and diverse destinations that foster a high quality of life with livable and safe neighborhoods with a strong economy that fosters a healthy and sustainable environment.

A healthy community provides all housing options for its residents. Adding a high quality multi-family option to housing pool fosters a stronger and healthier environment.

Goal ED-2. An environment that nurtures locally based employment and economic opportunity.

The current site plan includes a number of office and flex office projects that will provide much needed space in the City for employers and businesses to locate.

Objective ED-2-1. Foster the creation of small business within Goodyear.

The current site plan includes a number of office and flex office projects that will provide much needed space in the City for small businesses.

Standard 36. Commercial and office uses are appropriate throughout the Business & Commerce category.

The property is located within the Business & Commerce land use, and the project will contain a mixture of commercial and office uses.

Standard 39. Businesses with high employment density are encouraged to locate adjacent to high capacity roadway corridors (freeways, parkways, arterials) and transit corridors (light rail and arterials with bus service) to leverage high visibility and vehicular/pedestrian access.

The property is located adjacent to both McDowell Road and I-10, and the proposed office and flex office projects have the potential to provide a high concentration of employment within the property.

Standard 41. High Density (e.g., multi-family) residential development is permitted in the Business & Commerce category when located adjacent to a community or regional park, open space area, single family residential, commercial area or used as a buffer between the Neighborhoods category and Business & Commerce category. Circulation and access to necessary amenities such as schools and grocery stores, and compatibility with surrounding existing and planned uses shall be taken into account when considering this type of use in the Business & Commerce category.

The property is located adjacent to a proposed regional park and is in within walking distance of all necessary amenities, both of which lend themselves to the inclusion of a multi-family project within the property.

Standard 58. Higher density and intensity uses are encouraged in the TOD Overlay. Low density, detached, single-family development is discouraged within the TOD Overlay in areas where medium or high density residential or mixed-use development would be more appropriate.

The property is within the TOD Overlay which encourages the high density residential that is being proposed. The property is also within walking distance to the City park and ride just west of Litchfield Road.

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

The property's location at the NEC of I-10 and Bullard Road is ideally situated for all of the uses

proposed. There are no distinctive physical or natural features within the property.

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

Development in the areas surrounding the property consists of a variety of intense commercial, office and residential, all of which is 100% compatible with the uses proposed within the property.

d. 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 zoning surrounding the property is similar in nature to the zoning being proposed for the property. The property is sandwiched between I-10 and McDowell Road, along Bullard Road, and is perfectly situated for the intensity of development and uses being proposed.

e. 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.

The City is in dire need of additional office and flex office space, both of which are being proposed by this project. Additionally, multi-family residential has historically been underserved in the City.

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

The proposed projects within the property will not generate any need for public services above and beyond what is already being provided in the area. Public infrastructure serving the property has already been constructed and provided.

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

No adverse fiscal impacts are anticipated by the project.

h. General public concerns.

No public concerns are anticipated.

i. Whether the amendment promotes orderly growth and development.

The property is located at a highly visible and prominent location within the City, and the development of this property should be encouraged in order to foster orderly growth.

j. 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 property as proposed will only have a positive impact of the City and the general public.