

AGENDA ITEM #: _____

DATE: October 14, 2020

CAR #: 2020-7070



PLANNING AND ZONING ACTION REPORT

SUBJECT: Avion at Ballpark Village Planned Area Development

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

OTHER PRESENTER(S):

Summary: Request approximately 153.66 acres be rezoned to Avion at Ballpark Village Planned Area Development (PAD).

Recommendation:

1. Recommend approval of the request to rezone property to Avion at Ballpark Village Planned Area Development (PAD), as set forth in the draft of Ordinance No. 2020-1480, 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 current zoning of the property is Planned Area Development (PAD), under the Sun-DS Farms PAD Amendment, adopted in in 2019 by Ordinance 2019-1423. A history of zoning actions by Ordinance number and a brief description of the action is listed below:

- 2019-1423 - Created Sun-DS Farms PAD Amendment which amended parcels of land designated for business commerce uses and rezoned them to single-family residential
- 14-1310 – Amended the land use plan in the PAD to include 107 acres of residential use and 47 acres of Business Park/Commerce Center and amended some of the stipulations

- 08-1310 – Created Sun-DS Farms, LLC, Final PAD

The current proposed rezoning includes 153.66 acres of the project previously called Sun-DS Farms and seeks to replace the zoning to create a residential master planned community.

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 Sun-DS Farms PAD Amendment with the Avion at Ballpark Village PAD.

Sun-DS Farms allowed for the inclusion of 50-foot wide lots, 60-foot wide lots, 70-foot wide lots, Z-Lots, Zero Lot Line lots, Alley Loaded Single-Family Detached lots, Alley Loaded Single-Family Attached lots, and Cluster Products, all with modified development standards. No Sun-DS Farms lots utilized standards currently found within Goodyear's Zoning Ordinance, which means the eight unique lots within Sun-DS Farms PAD could potentially be very time consuming for staff to administer. Additionally, lot diversity was not guaranteed as the entire Sun-DS Farms neighborhood could consist of one lot size.

Avion at Ballpark Village will largely utilize existing city lot development standards, with enhancements being made to amenities, connectivity and streetscapes. Additionally, a greater level of certainty is provided as it relates to the placement of particular sized lots within the development.

The proposed development will include R1-6 Reduced, R1-4 Reduced, R1-A and R1-C Single Family Residential Districts.

Parcel	Approximate Gross Acres	Permitted Uses
Parcel A1 & A2	23.69	R1-6 Reduced
Parcel B	19.42	R1-4 Reduced
Parcel C1 & C2	25.94	R1-4 Reduced
Parcel D	24.03	R1-6 Reduced
Parcel E	25.38	R1-4 Reduced
Parcel F	23.45	R1-4-Reduced or R1-A or R1-C*
Community Park	7.06	--
Elwood Buffer	1.00	--
Arterial ROW	3.69	--
TOTALS	153.66	

**The R1-4, R1-A and R1-C Zoning Standards in Parcel F cannot be combined on a single lot. The specific Zoning District applicable to particular lots will be designated on the Preliminary Plat.*

In keeping with the city's criteria for allowing smaller lot sizes, the applicant has demonstrated how the neighborhood will meet the design elements included in Section 3-2-3 of the Zoning Ordinance. Below is the selection of the Amenity, Connectivity and Streetscape elements that have been incorporated into the neighborhood.

	Parcel A	Parcel B	Parcel C	Parcel D	Parcel E	Parcel F*	Parcel F*
Zoning Designation	R1-6 Reduced	R1-4 Reduced	R1-4 Reduced	R1-6 Reduced	R1-4 Reduced	R1-4 Reduced	R1-A or R1-C
Amenity Elements (Required)	(2)	(2)	(2)	(2)	(2)	(2)	(1)
Additional Park Space	Y	Y	Y	Y	Y	Y	Y
Additional Internal Park Amenities	Y	Y	Y	Y	Y	Y	Y
Connectivity Elements (Required)	(2)	(4)	(4)	(2)	(4)	(4)	(2)
Infill Development	Y	Y	Y	Y	Y	Y	Y
Trail System	Y	Y	Y	Y	Y	Y	Y
Limited Subdivision Perimeter Walls	Y	Y	Y	Y	Y	Y	Y
Additional Connectivity Elements	Y	Y	Y	Y	Y	Y	Y
Streetscapes (Required Elements)	(2)	(4)	(4)	(2)	(4)	(4)	(1)
Detached Sidewalks	Y	Y	Y	Y	Y	Y	
Community Entrances	Y	Y	Y	Y	Y	Y	Y
Porches & Courtyards	Y	Y	Y	Y	Y	Y	
Paving Materials		Y	Y		Y	Y	Y

*The zoning designation applicable to particular lots will be designated on the Preliminary Plat. That zoning designation will determine which Additional Design Requirements will apply.

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 majority of the property within the proposed Avion at Ballpark Village Planned Area Development with a land use of Neighborhood. Approximately 17 acres of the property within the proposed PAD is designated as Business & Commerce. However, this approximate 17 acres was previously rezoned residential, and the Business & Commerce designation allows for residential uses when they are high density and mixed use.

Avion at Ballpark Village will be a residential master-planned community with recreational uses integrated within the residential neighborhoods; this is similar in use to the previously approved Sun DS-Farms PAD.

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

This vacant infill Property is adequately sized (153.66 +/- net acres) and relatively flat, which makes it suitable for a residential development that includes a mix of lot sizes, diverse housing choices, a large Community Park, Neighborhood and Linear Parks, and a high-quality amenity package. The Property has access to surrounding City streets that will

be appropriately designed and improved to carry new traffic generated by the future community.

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 – Estrella Vista (residential);

South – Estrella Crossing Business Park (commercial) (vacant industrial) and Arizona Galvanized (industrial);

East – Ballpark Village (vacant multi-family residential and commercial), Goodyear Ballpark;

West – Sarival Village (residential)

The use on the Property is compatible and complementary to the surrounding community. The density is planned to be higher within the center, eastern and southern portion of the Property (along Estrella Parkway and Elwood Street) and decreases in density on the western and northern areas of the Property. The development is intended to be a walkable and pedestrian friendly community. The surrounding properties and community in general will benefit from the future high-quality residential community.

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.*

Avion is consistent and compatible with other land uses existing and entitled within the immediate area. The Property is located within an area that was planned for low and medium density (Standards 25 and 26) residential uses, within close proximity to transportation, municipal parks (Goodyear Ballpark), and current and future commercial shopping areas.

Luke Air Force Base:

The subject property is not located within the vicinity of a military airport. Given the location of the subject property, base operations will not be adversely impacted by this proposed residential development.

Phoenix-Goodyear Airport:

The subject property is located within the overflight boundary of Phoenix-Goodyear Airport. Phoenix-Goodyear Airport was given the opportunity to comment on the application and recommended approval subject to the applicable stipulations that were approved with the 2008 PAD Ordinance. Those stipulations were carried over to the proposed rezone and are included in the attached Ordinance. A portion of the area being rezoned is within the 60 DNL (Day-night Noise Level), which does not restrict residential uses.

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.*

Entitlement of the subject property with PAD zoning will meet the demand for residential development.

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 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 #184/181	3.91	1.95	5.11	2.56	Fire Station #185	9.92	4.96	11.13	5.56

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 property is adjacent to Estrella Parkway, Elwood Street and Lower Buckeye Road; all of these are city of Goodyear rights-of-way. Future development will be responsible for improving adjacent roadways to their ultimate condition and constructing other internal public roadways as needed to serve the development.

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 October 14, 2020 appeared in the Arizona Republic Southwest Valley Edition September 25, 2020. Postcards were mailed to adjoining owners on August 28 to advertise the October 14, 2020 Planning and Zoning Commission Meeting.

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 development on the Property will have a positive impact to the general health, safety and welfare of the citizens of the City and the general public by providing a safe, highly amenitized, and well-designed residential community within the central area of the City.

Attachments

1. Proposed Ordinance No. 2020-1480
2. Aerial Photo
3. Project Narrative
4. Avion at Ballpark Village Planned Area Development Regulations