

Goodyear Celebration Plaza Rezone





Palm Valley
Pavilions



N BULLARD AVE

Urban District 10
PAD (proposed)

Subject Property
~70 acres

CTCA/
City of Hope

N LITCHFIELD RD

Yates

Amazon

W TEST DR

N 137TH AVE

W CELEBRATE LIFE WAY

FS
181

W AUTO DR

Goodyear
Village Center

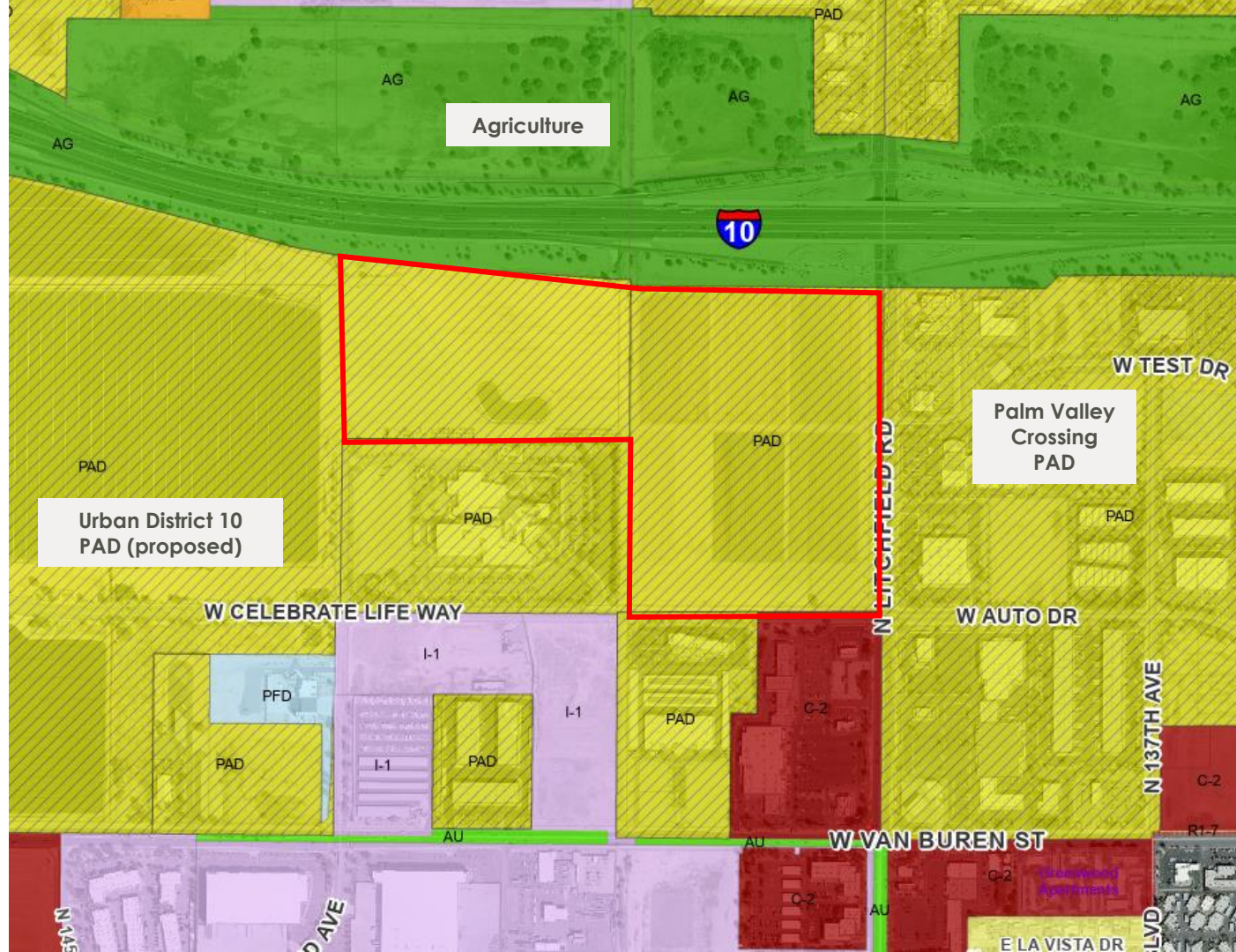
W VAN BUREN ST

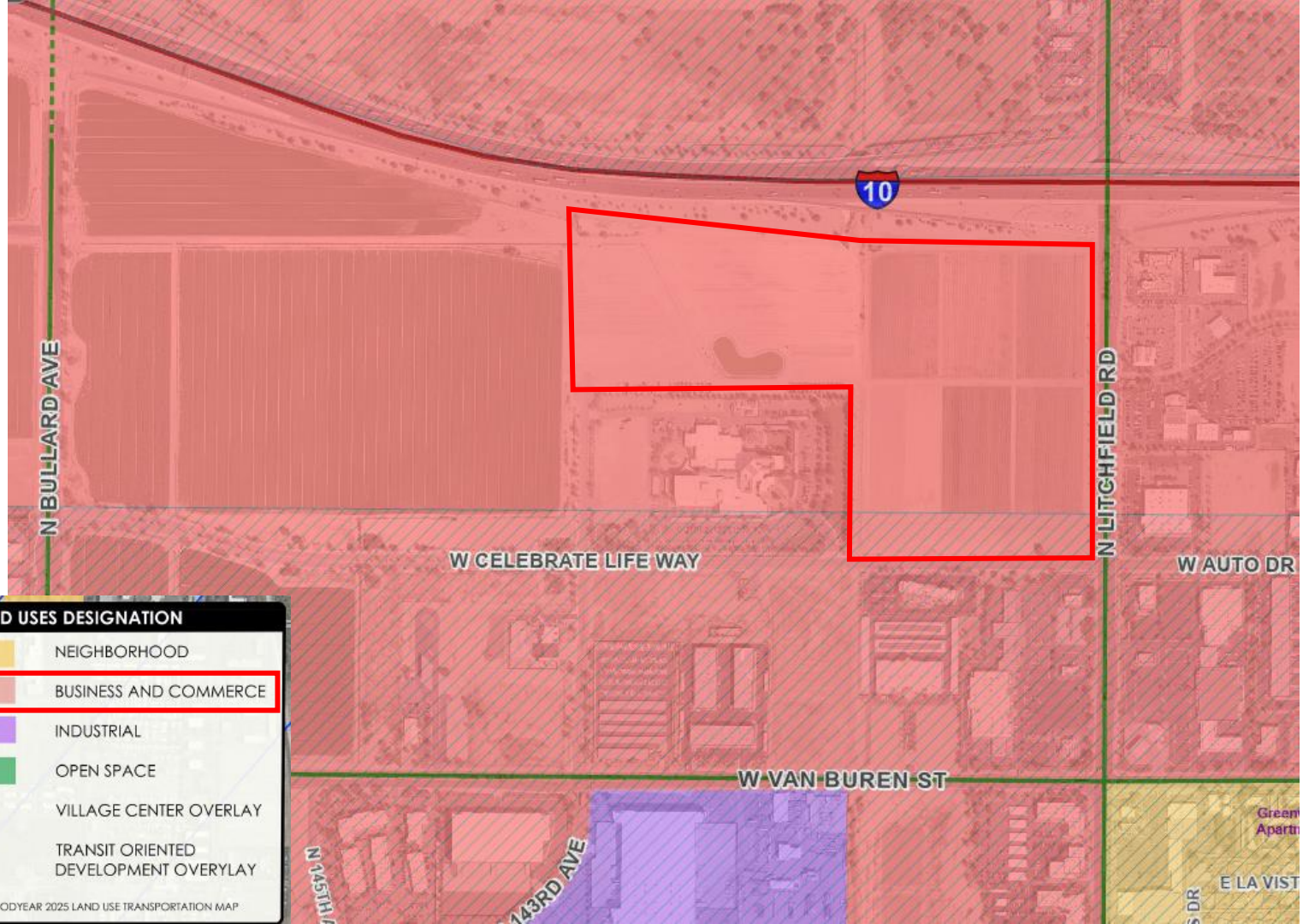
Goodyear
Municipal Complex

Greenwood
Apartments

E LA VISTA DR

A BLVD





LAND USES DESIGNATION

NEIGHBORHOOD

BUSINESS AND COMMERCE

INDUSTRIAL

OPEN SPACE

VILLAGE CENTER OVERLAY

TRANSIT ORIENTED
DEVELOPMENT OVERLAY

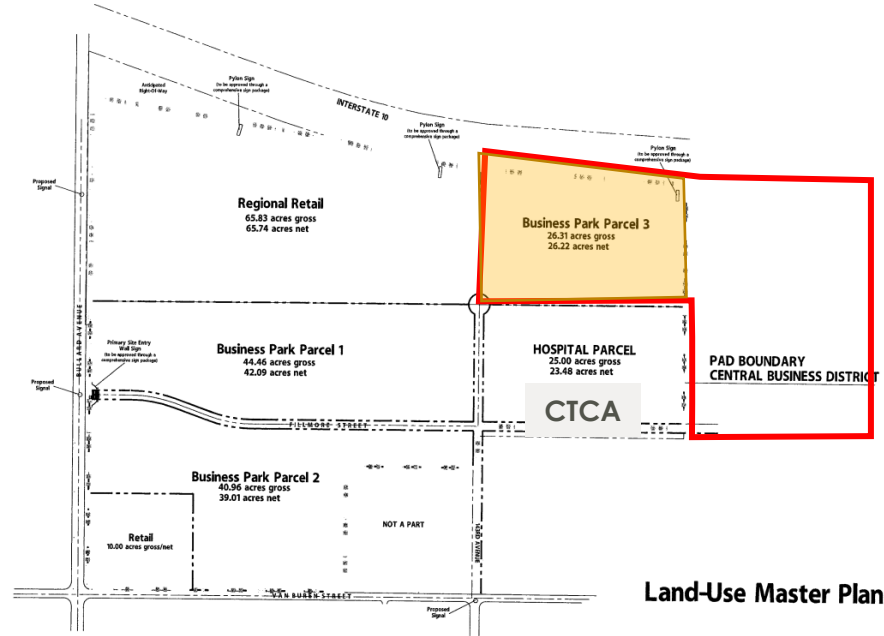
SOURCE: CITY OF GOODYEAR 2025 LAND USE TRANSPORTATION MAP

Celebration Plaza



BACKGROUND

- West half – The Airport Gateway at Goodyear PAD
 - Designated Business Park (restricted uses, similar to C-O and C-1 districts)
 - Ord. 07-1091
 - Applied the C-2 development standards



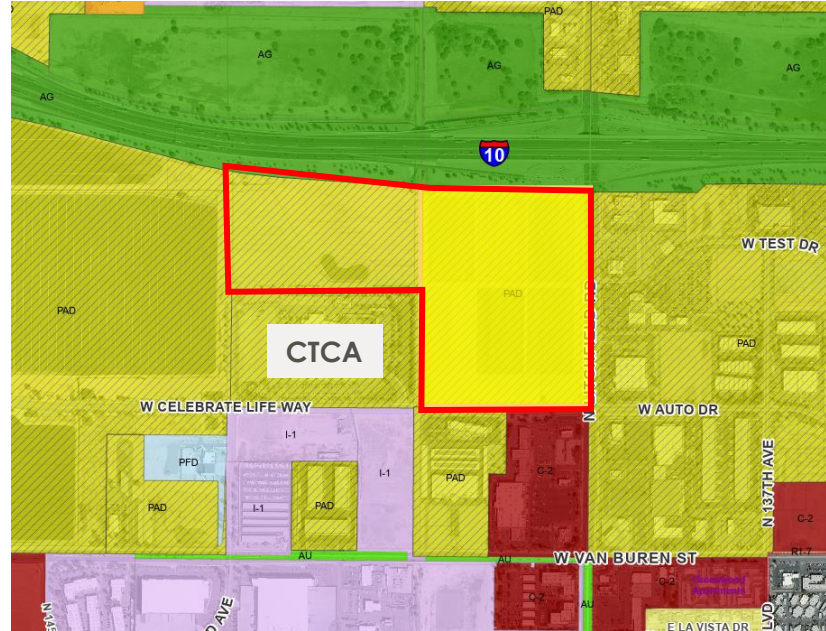
Land-Use Master Plan

Celebration Plaza



BACKGROUND

- East half – Goodyear Palms Plaza PAD
 - Designated for C-2 uses and development standards
 - Ord. 08-1153



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REQUEST

- Rezone to a mix of uses with a PAD Overlay
 - ~14 acres MF-24
 - ~17 acres MF-12
 - ~15 acres C-O
 - ~11 acres C-2
 - ~10 acres C-O/MF-24 hybrid (with restrictions)
- Modified development standards and design guidelines included in PAD

PORT
WAY
YEAR
)

C
COMMERCIAL
OFFICE
15.46 AC. (NET)

D
MULTI-FAMILY 24
/ COMMERCIAL
OFFICE HYBRID
9.87 AC. (NET)

B
MULTI-FAMILY 24
30 DU/AC
13.67 AC. (NET)

F
PARK /
OPEN SPACE
1.51 AC. (NET)

E
GENERAL
COMMERCIAL
11.03 AC. (NET)

ARIZONA HEALTHCARE PROPERTIES
(PAD)

A
MULTI-FAMILY 12
15 DU/AC
15.09 AC. (NET)

CELEBRATE LIFE WAY

GOODYEAR

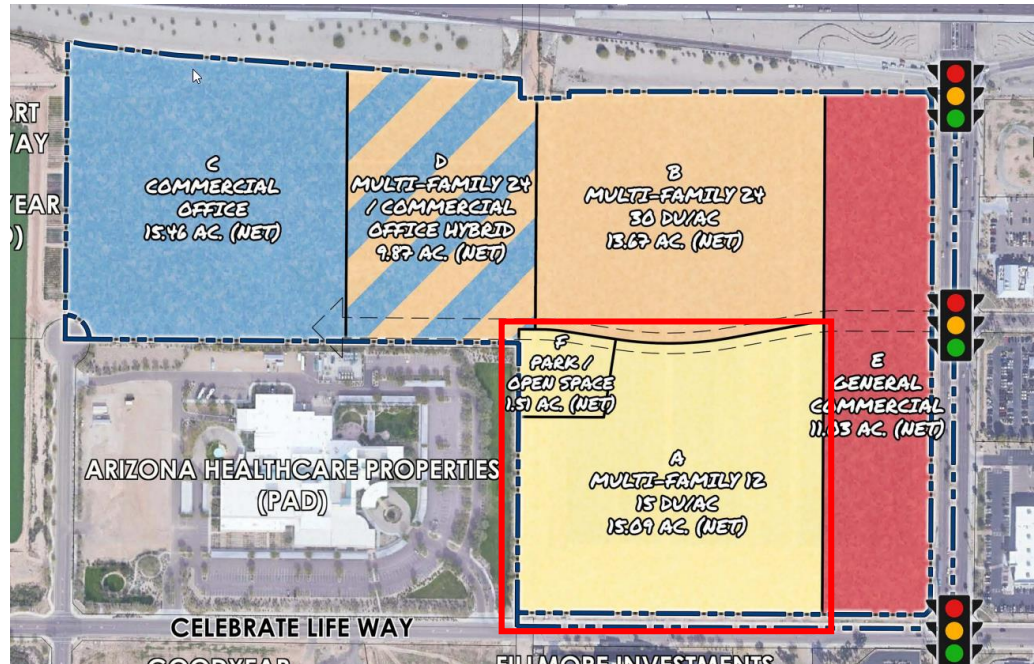
FILL MORE INVESTMENTS

Celebration Plaza



REQUEST – MF-12 STANDARDS

- Density = 10-15 du/ac
- Allows units to be subdivided
- Increase max. height to 30'
- Require min. 2 stories per unit
- Increase lot coverage
- Reduce setbacks



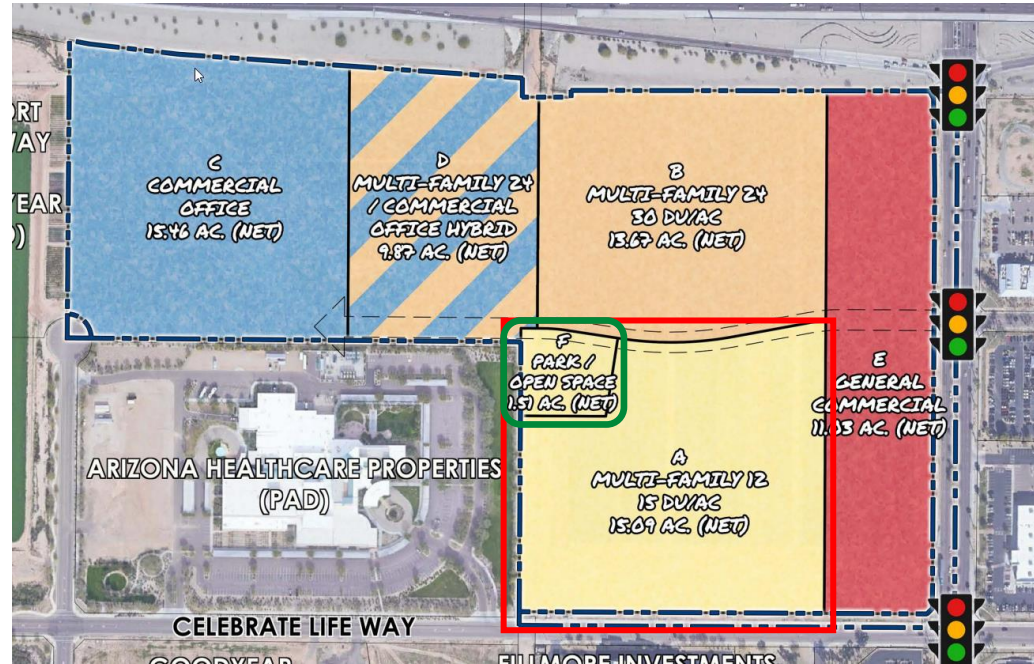
**Overall density shall not be less than 18 du/ac*

Celebration Plaza



JUSTIFICATION

- Higher intensity of typical MF-12 development
 - Min. 2 story buildings
 - Opportunity for individual ownership
 - Enhanced architectural design guidelines
- 1.5-acre **public park** (privately maintained)

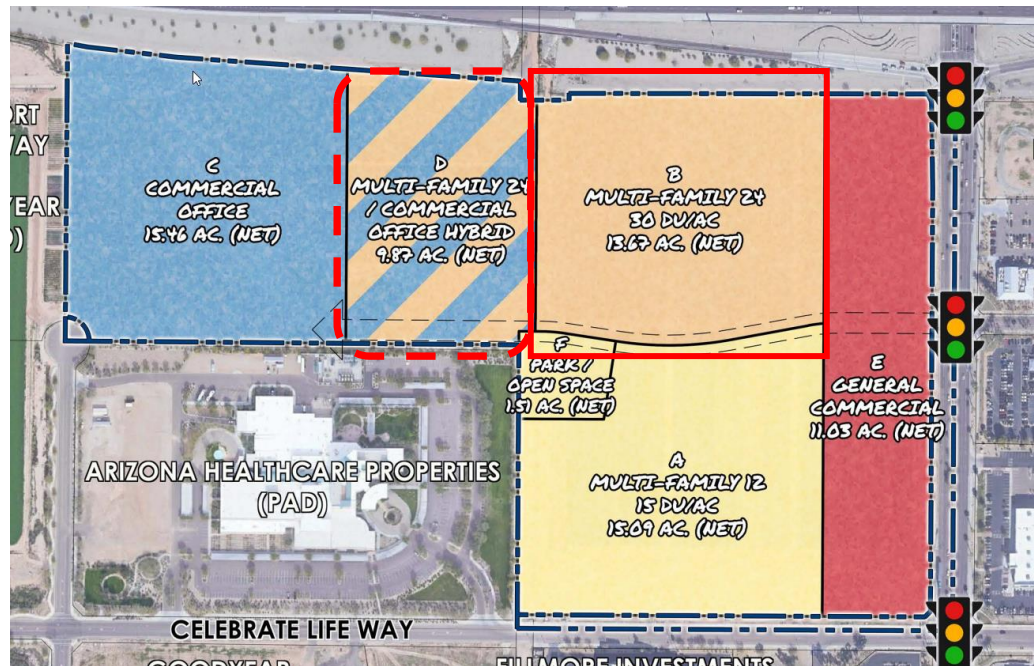


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REQUEST – MF-24 STANDARDS

- Increase density from 24 du/ac to 30 du/ac
- Increase building height from 40' to 56'



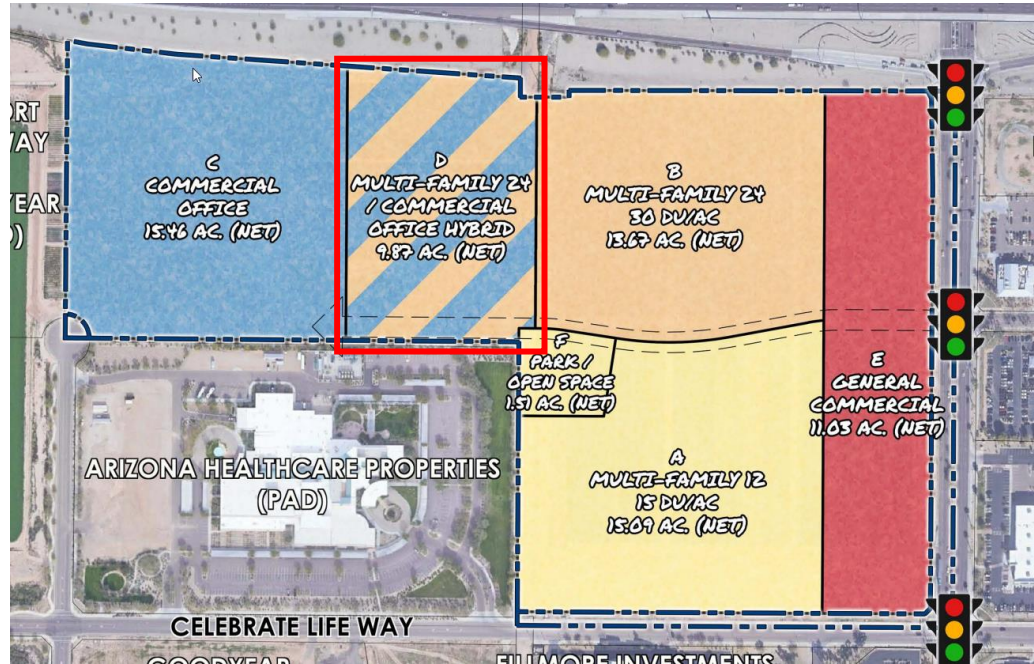
**Overall density shall not be less than 18 du/ac*

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REQUEST – HYBRID DISTRICT

- ~10 acres C-O/MF-24 hybrid (with restrictions)
 - First 18 months after zoning approval = C-O
 - Then, can develop as either C-O or MF-24 with PAD standards

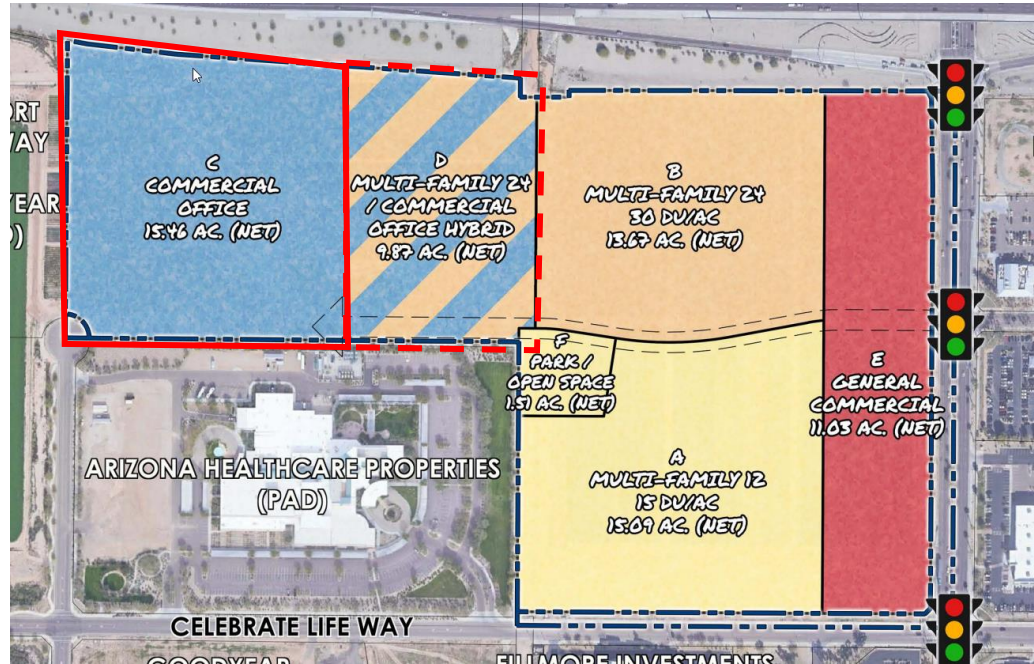


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REQUEST – C-O STANDARDS

- C-O: increase height from 30' to 56'
- C-2: no changes to standards request
 - Uses restricted

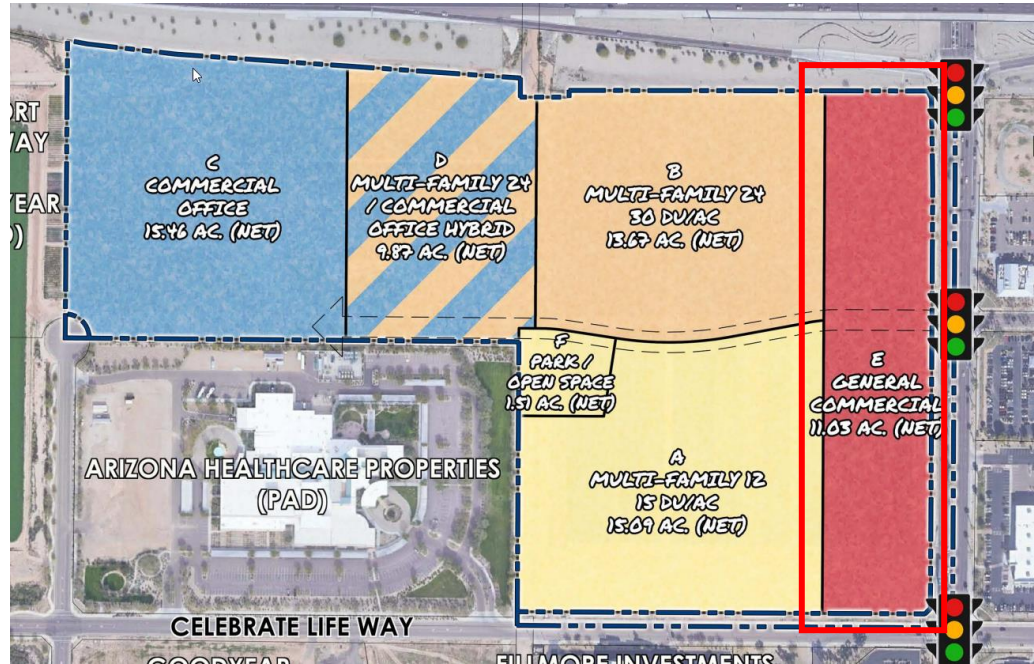


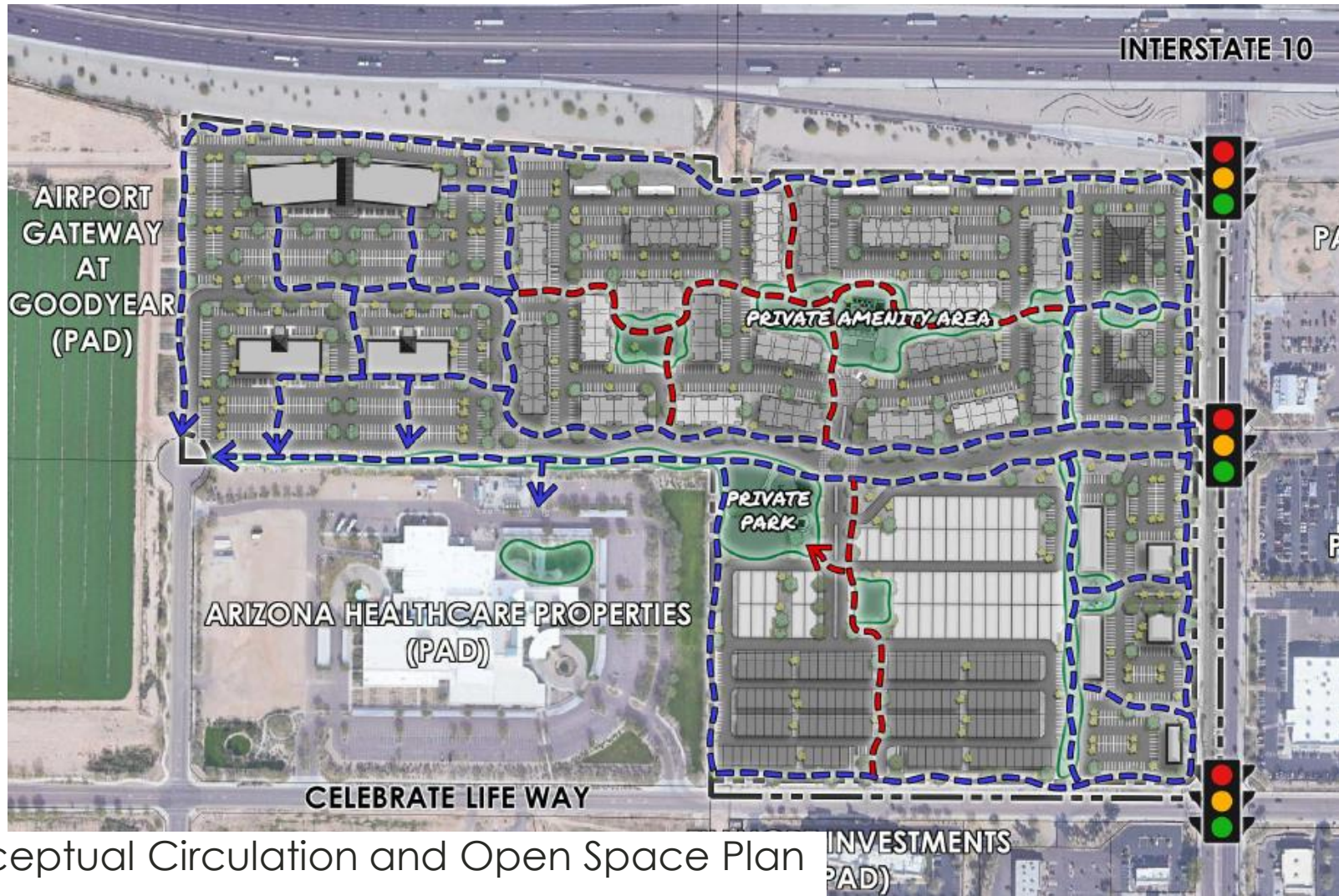
Celebration Plaza



REQUEST – C-2 STANDARDS

- No changes to standards request
- Uses restricted
 - Prohibited uses included in PAD
 - Use Permit uses:
 - Max. 1 drive-through restaurant
 - Max. 1 gas station





Conceptual Circulation and Open Space Plan

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REZONE EVALUATION CRITERIA

1. *Consistency with General Plan.*
2. *Suitability of the subject property's physical and natural features for the uses permitted under the proposed zoning district.*
3. *Compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning.*
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.*
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.*

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REZONE EVALUATION CRITERIA

6. *Demands for public services* that will be generated by the uses permitted in the proposed zoning district.
7. *Potential adverse fiscal impacts* that will result from providing services to areas not in proximity to where existing public services are provided.
8. *General public concern.*
9. Whether the amendment *promotes orderly growth and development.*
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

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PUBLIC PARTICIPATION

- Neighborhood Meeting held October 18, 2022
 - 4 attendees
- Notice provided for public hearings:
 - Property posted
 - Legal advertisement
 - Mailing to surrounding property owners & stakeholders
- No objections have been received to date
- PZC Public Hearing held January 11, 2023

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PLANNING & ZONING COMMISSION

Celebration Plaza



RECOMMENDATION

- Proposal complies with all evaluation criteria
- Recommend approval subject to stipulations included in Draft Ordinance
- PZC Recommended approval 6-0 on 1/11/2023

Questions?

