

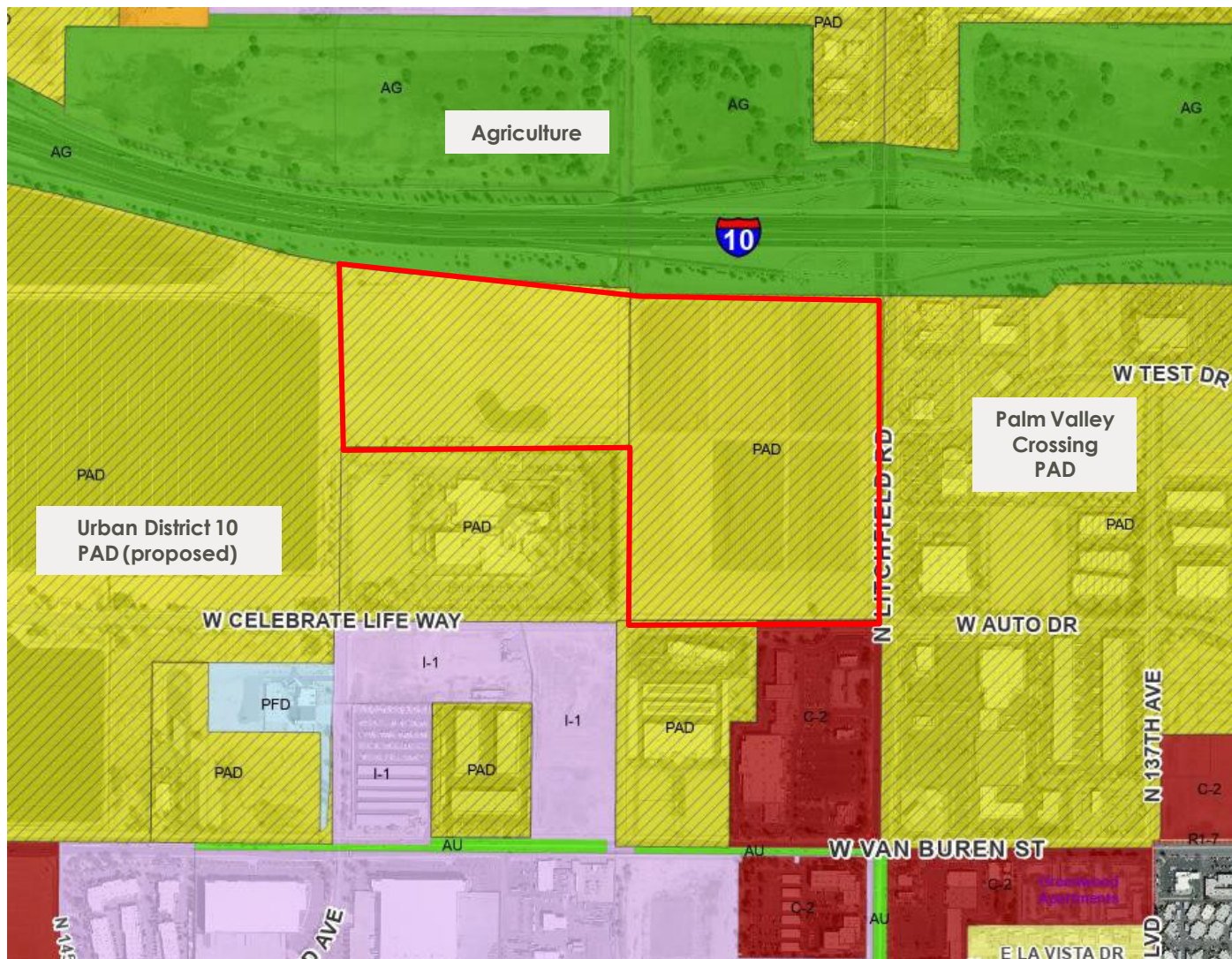
Goodyear Celebration Plaza Rezone

City Council

April 24, 2023





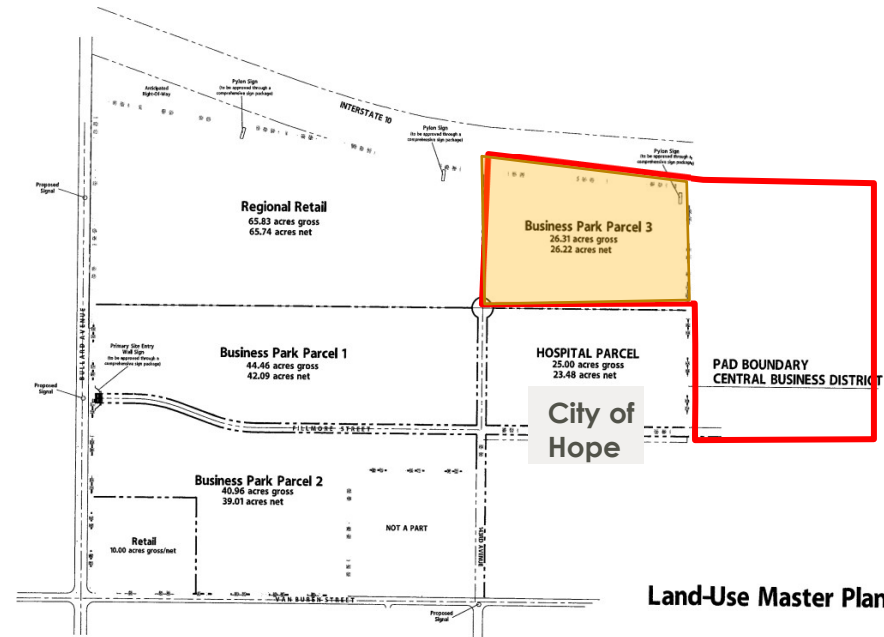


Celebration Plaza



BACKGROUND

- West half – The Airport Gateway at Goodyear PAD
 - ~25 acres
 - Designated Business Park (restricted uses, similar to C-O and C-1 districts)
 - Ord. 07-1091
 - Applied the C-2 development standards



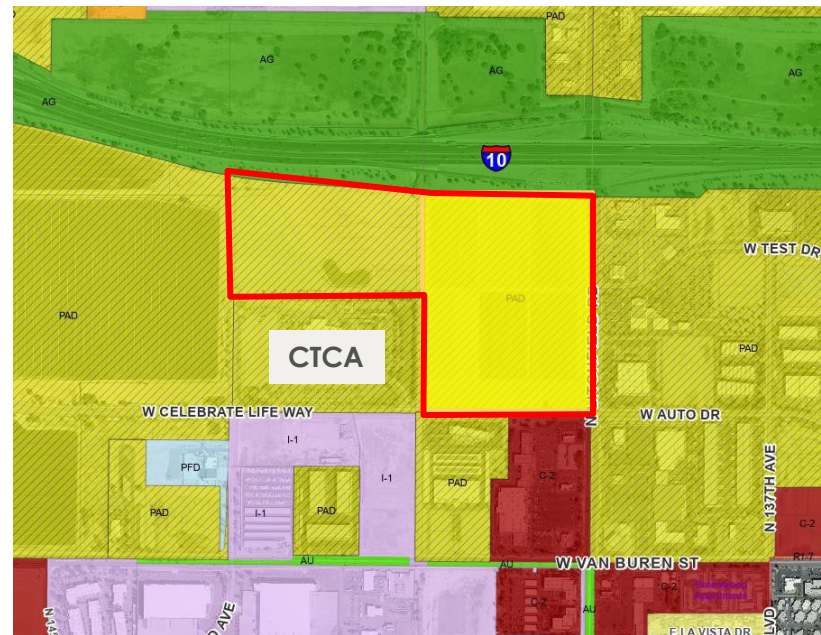
Land-Use Master Plan

Celebration Plaza



BACKGROUND

- East half – Goodyear Palms Plaza PAD
 - ~41 acres
 - Designated for C-2 uses and development standards
 - Ord. 08-1153

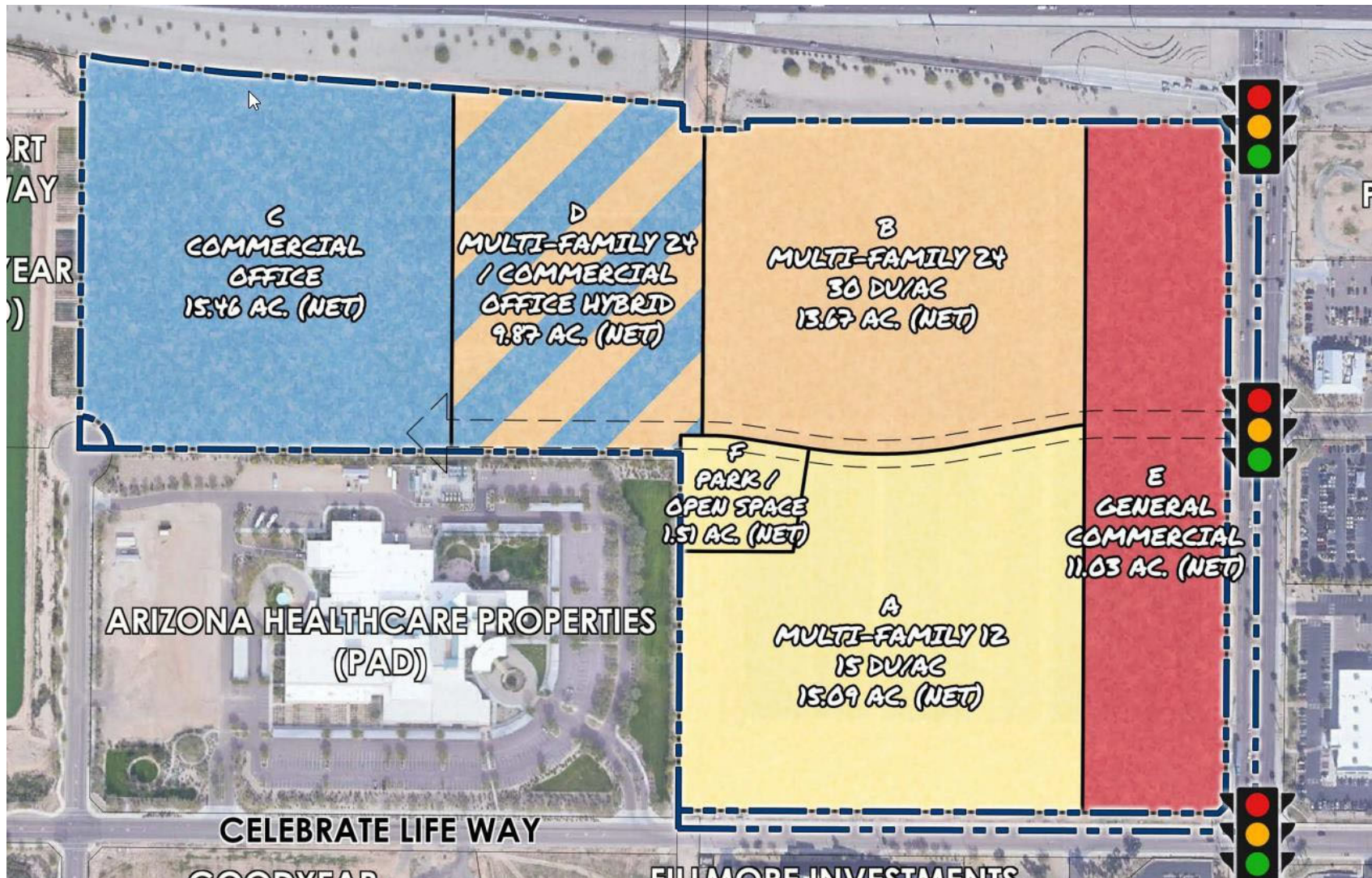


Celebration Plaza



REQUEST

- Rezone to a mix of uses with a PAD Overlay
 - 13.7 acres MF-24
 - 16.6 acres MF-12
 - 15.5 acres C-O
 - 11 acres C-2
 - 10 acres C-O/MF-24 hybrid (with 24-month restriction)
- Modified development standards and design guidelines included in PAD

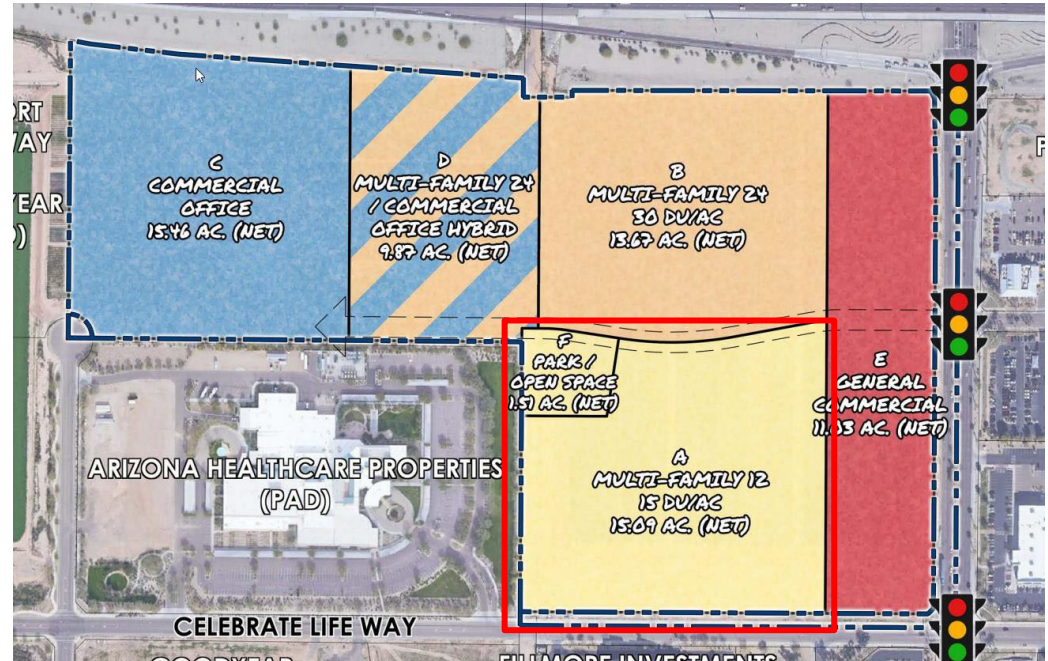


Celebration Plaza



REQUEST – MF-12 STANDARDS

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



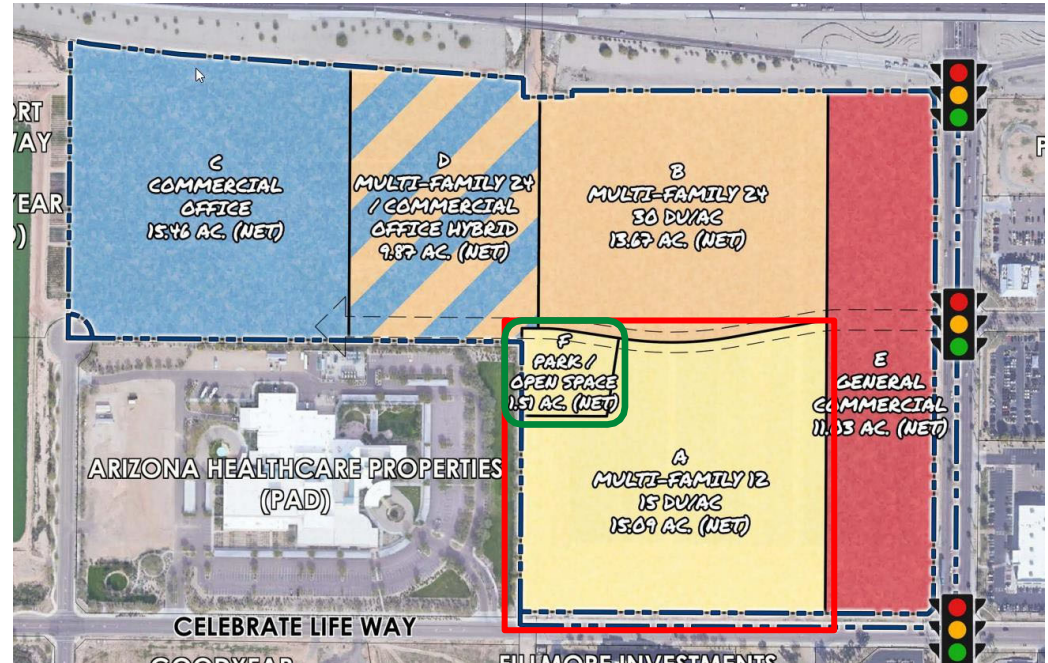
*Overall PAD density shall not be less than 18 du/ac

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)

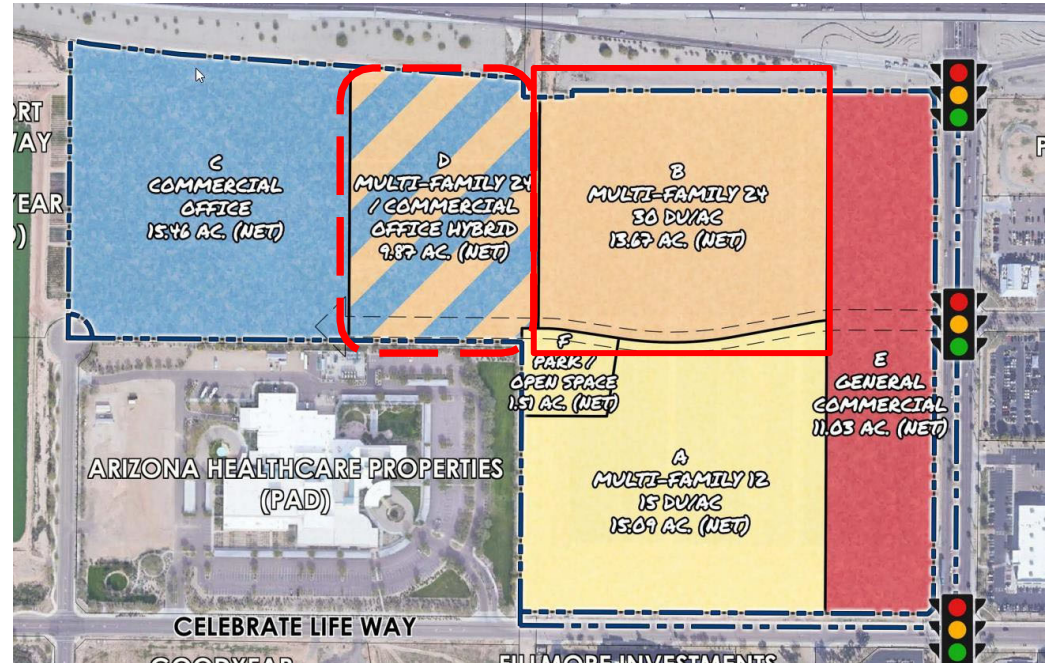


Celebration Plaza



REQUEST – MF-24 STANDARDS

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



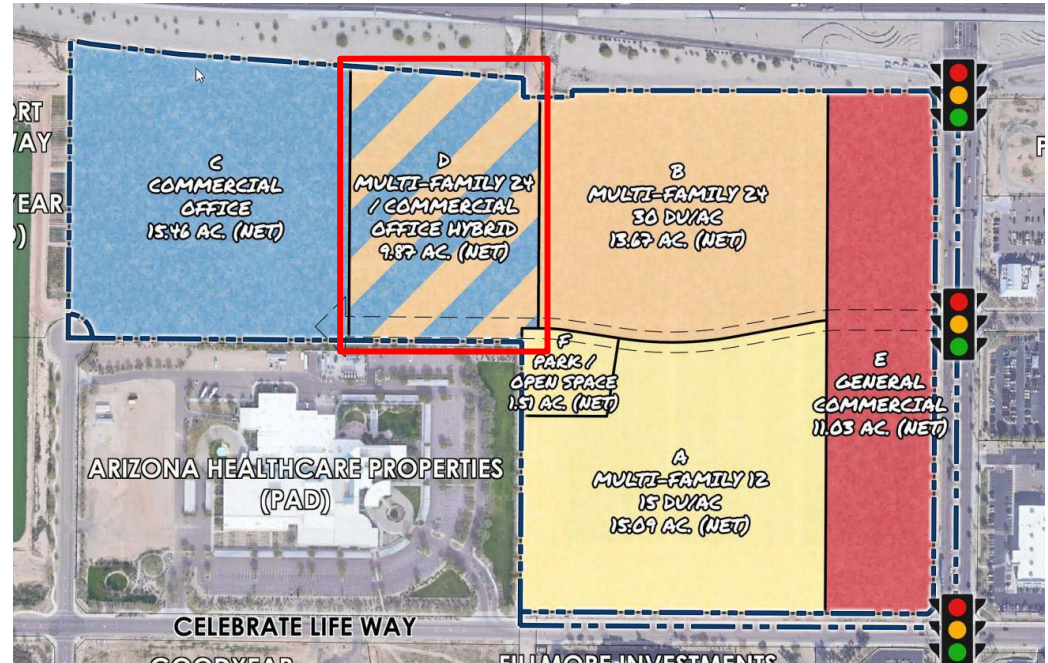
*Overall PAD density shall not be less than 18 du/ac

Celebration Plaza



REQUEST – HYBRID DISTRICT

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

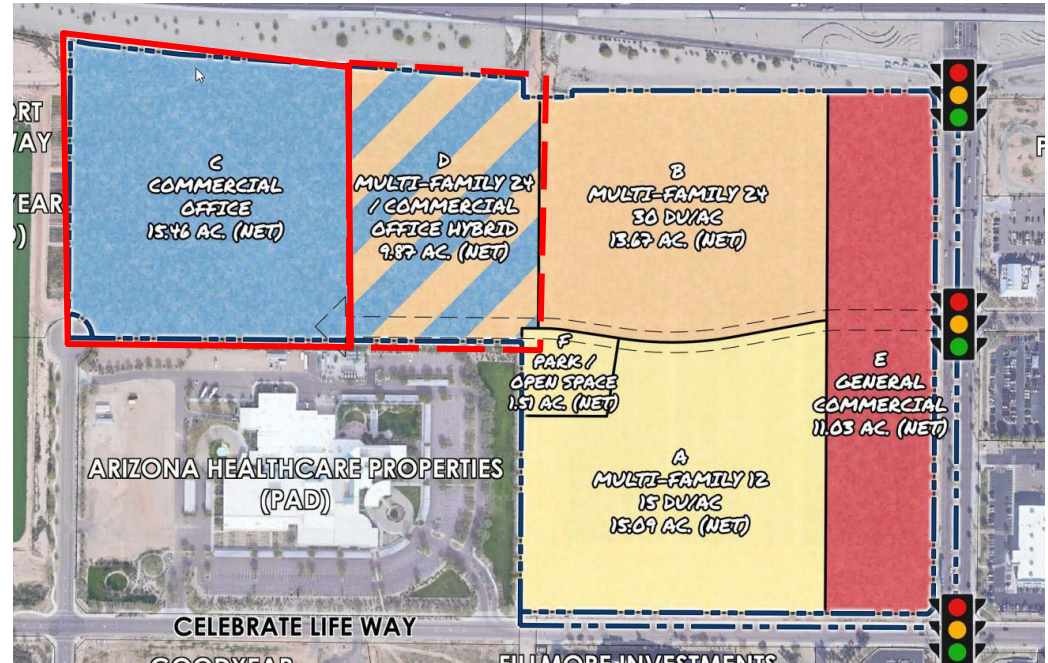


Celebration Plaza



REQUEST – C-O STANDARDS

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

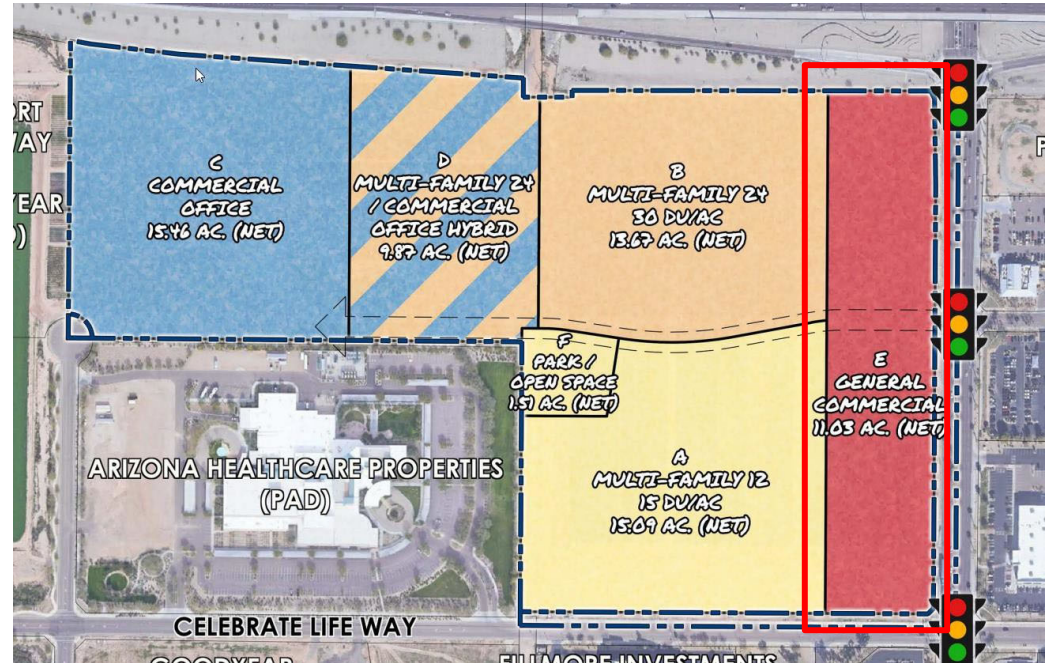


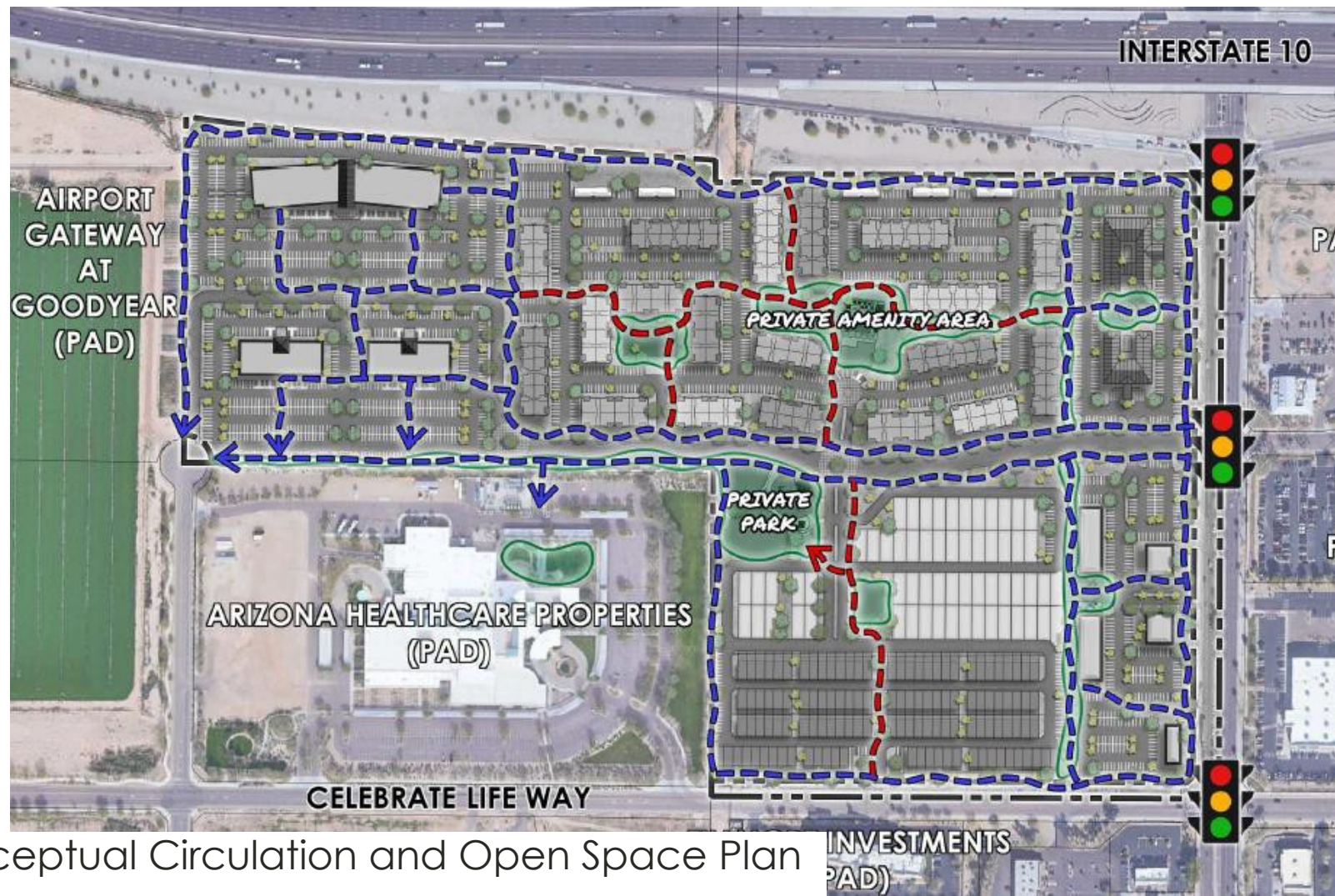
Celebration Plaza



REQUEST – C-2 STANDARDS

- No changes to standards requested
- 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

Celebration Plaza



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.*

Celebration Plaza



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's 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

Celebration Plaza



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 received
- Commission public hearing held January 11, 2023
- Voted 6-0 to forward recommendation of approval

Celebration Plaza



CITY COUNCIL HEARING JANUARY 23, 2023

- City Council public hearing January 23
- Expressed concerns:
 - Large amount of MF
 - Length of hybrid term
 - Effect on City of Hope
 - Need for additional MF design elements
- Voted to table item

Celebration Plaza



CITY COUNCIL HEARING JANUARY 23, 2023

- In response, applicant revised PAD to include:
 - Color palette
 - Increased lot coverage for MF-12 (subdivided) to 85%
 - Increased restriction for hybrid period from 18 to 24 months
- Staff recommended hybrid parcel develop solely as C-O
- Rehearing by Commission & Council required
- All public notice for these hearings completed by staff
- April 24 City Council hearing
- Letter of support from City of Hope

Celebration Plaza



PLANNING & ZONING COMMISSION

- March 8, 2023
- Recommended approval
- Removed Stipulation No. 2

The portion of the Property identified as D in Exhibit 1 (Underlying Zoning Districts) in the Celebration Plaza PAD that has been designated as a Hybrid Zoning District that can be developed as either Commercial Office or MF-24 shall be solely developed as C-O (Commercial Office). No multi-family uses shall be developed on the portion of the Property identified as D in Exhibit 1 (Underlying Zoning Districts) in the Celebration Plaza PAD;

Celebration Plaza



RECOMMENDATION

- Proposal complies with all evaluation criteria
- Staff & PZC recommend approval subject to stipulations included in draft ordinance
- Adopt Ordinance as is
- Or, include former Stipulation No. 2
 - Limit Hybrid parcel to commercial office

