

AGENDA ITEM # \_\_\_\_\_

DATE: May 20, 2015

COAC NUMBER:

**CITY OF GOODYEAR  
PLANNING AND ZONING COMMISSION ACTION FORM**

**SUBJECT:** City-initiated Zoning  
Ordinance Text Amendment

**STAFF PRESENTER:** Katie Wilken,  
Planning Manager

**COMPANY**  
**CONTACT:** NA

**RECOMMENDATION:**

1. Conduct a public hearing to consider an amendment to portions of Articles 1, 4, and 8 of the City of Goodyear Zoning Ordinance.
  - a. Open public hearing
  - b. Staff presentation
  - c. Receive public comment
  - d. Close public hearing
2. Planning and Zoning Commission recommend to the City Council approval of a Zoning Ordinance Text Amendment amending portions of Articles 1, 4, and 8 of the City of Goodyear Zoning Ordinance.

**PURPOSE:**

Update the Zoning Ordinance to create a minor zoning amendment process, allow for larger temporary signs, address digital signs, and provide additional minor updates. Updating the Zoning Ordinance allows the City to modernize regulations to meet the changing needs of business and residents in the community.

**BACKGROUND AND COMMUNITY BENEFIT:**

The City of Goodyear Zoning Ordinance was adopted on May 24, 1999 and has had several revisions. Updating the Zoning Ordinance allows the City to meet the changing need of businesses and residents and be consistent with neighboring communities.

**Article 1**

*Minor Zoning Amendment Process*

Currently, all zoning amendments follow the same protocol. There have been several instances of the need to modify a stipulation or make a minor change to a Planned Area Development (PAD) Zoning. The change to Article 1 along with an updated internal procedure will allow staff to process requests more quickly in accordance with State Statute.

**Article 4**

### *Temporary Uses*

Amend the temporary uses section of Article 4 (Special Uses) to allow for temporary lay down yards to support the construction of utilities and other infrastructure.

## **Article 7 and 9**

The public hearing advertised amendments to Article 7 (Signs) and Article 9 (Special Districts). Staff is still researching this section and working with local business owners to ensure that the amendments to these sections adequately meet the needs of the community. The amendment to these sections will be brought forward at the June 22 Planning and Zoning Commission meeting.

## **Article 8**

### *Residential Accessory Structures*

Clarify the setback requirements for patios and ramadas.

### *Sales Offices in Industrial Districts*

Allow the use of trailers as sales offices as a temporary use in large, undeveloped, industrial developments.

### *Supervised Agricultural Experience*

Allow students who are participating in a Supervised Agricultural Experience, such as a Future Farmers of America group, to have up to 3 chickens for a period not to exceed three months. Students will still need to get permission from their HOA to have chickens.

## **PREVIOUS ACTIONS AND DISCUSSION:**

Changes to the Zoning Ordinance were discussed at the 2014 City Council Retreat held on November 7 and 8, 2015. A City Council worksession was held on March 2, 2015 to discuss the proposed changes to the Zoning Ordinance.

## **FISCAL ANALYSIS:**

The proposed changes create no anticipated fiscal impact.

## **ATTACHMENTS:**

1. Redlined version of the proposed amendments to the Zoning Ordinance