

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

DATE: May 9, 2016

COAC #: 16-5763ws

**CITY OF GOODYEAR  
CITY COUNCIL ACTION FORM**

**SUBJECT: Part 2 of the Development Mini-Series: Presentation and discussion on a draft business-friendly value statement, specific policy questions, and clarity on infill development.**

**STAFF PRESENTER:** Christopher Baker; Development Services Director; Rebecca Zook, Director of Engineering

**CASE NUMBER:** N/A

**OTHER PRESENTER:** N/A

**RECOMMENDATION:**

Staff will present a brief summary of the information Council received through the retreat and in the two development presentations earlier this year and bring forward development policy questions for Council discussion, including introducing a draft business-friendly environment. Staff will also provide information and seek guidance regarding infill development. (Christopher Baker, Development Services Director)

**PURPOSE:**

Staff will present three key topics:

1. Business-friendly environment: At the 2015 City Council retreat sessions earlier this year, the Council was asked what business-friendly means. Based on your feedback, staff has prepared the Vision and Mission of the development continuum. Staff will present accomplishments made throughout the Continuum to help create a business friendly environment.
2. Specific Policy Questions:
  - Does Council continue to support PAD zoning as the primary zoning tool?
  - Would new residential zoning districts that allow lots less than 60' wide be considered?
  - Would Council philosophically support strategies to encourage residential infill development?

**BACKGROUND AND PREVIOUS ACTIONS:**

In January 2016, the Council received a presentation from Mr. Jim Belfiore of Belfiore Real Estate Consulting on the state of housing in the valley. In late March, the Council received a presentation from three guest presenters from Colliers International regarding activity in the office, industrial, and retail markets in the greater Phoenix and Goodyear region.

**STAFF ANALYSIS:**

Input from City Council during this meeting will be used to enhance the efforts of the Development Continuum.

**FISCAL ANALYSIS:**

There is no fiscal impact at this time. This discussion is for informational purposes.

**ATTACHMENTS:**

None