

AGENDA ITEM # _____

DATE: August 17, 2016

COAC NUMBER:

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

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| SUBJECT: <u>Zoning Ordinance text amendment to allow loading, delivery, and roll-up/dock doors to front on a public street in the I-1, Light Industrial and the I-2, General Industrial Zoning Districts, under certain circumstances</u> | STAFF PRESENTER: Karen Craver, AICP, Planner III CASE NUMBER: 16-220-00001 OTHER PRESENTER: N/A |
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RECOMMENDATION:

Conduct a public hearing to consider recommending approval of a text amendment to a portion of Article 3-4 (Industrial Districts) of the City of Goodyear Zoning Ordinance, as amended, to allow loading, delivery, and roll-up/dock doors to front on a public street in the I-1, Light Industrial and the I-2, General Industrial Zoning Districts, under certain circumstances.

1. Open public hearing
2. Staff presentation
3. Receive public comment
4. Close public hearing

PURPOSE:

The purpose of the staff-initiated Zoning Ordinance text amendment is to increase the opportunities for industrial businesses seeking to establish locations in the Industrial Zoning Districts in the City, provided certain circumstances are met that will ensure minimal impacts on adjacent properties. The text amendment will apply to all properties in the City of Goodyear hard-zoned I-1 and I-2. (Karen Craver Planner III)

BACKGROUND AND PREVIOUS ACTIONS:

This proposed staff-initiated Zoning Ordinance text amendment has not previously been before the Planning & Zoning Commission or the City Council. A similar staff-initiated Zoning Ordinance text amendment was approved by the City Council on September 22, 2014, upon recommendation of the Planning & Zoning Commission, increasing the maximum allowed building height in the I-1, Light Industrial Zoning District. That amendment was also initiated to increase the opportunities for industrial businesses seeking to establish locations in the City.

CURRENT POLICY:

The existing Industrial Districts Standards in the Zoning Ordinance prohibit loading, delivery, and carwash service bays from fronting on a public street. Currently, the only means by which an industrial business in the I-1 or I-2 Zoning Districts could have loading, delivery, and carwash service bays fronting on a public street would be to rezone the property to Planned Area Development (PAD), and include development standards that deviate from the Zoning Ordinance. Approval of this staff-initiated text amendment would eliminate the need to request PAD zoning approval solely for the purpose of amending development standards.

DETAILS OF THE AMENDMENT:

This staff-initiated Zoning Ordinance text amendment is proposed in order to allow loading, delivery, and roll-up/dock doors to front on a public street in the I-1, Light Industrial and the I-2, General Industrial Zoning Districts, under all of the following circumstances:

- The public street is not an arterial street;
- There is no existing or planned residential use within 500 feet of the right-of-way line on the opposite side of the public street;
- The loading, delivery, and roll-up/dock doors occupy a maximum of 50% of the building width facing the public street (50% may be increased to 75% if the site is a corner lot not involving an arterial street);
- The loading, delivery, and roll-up/dock doors shall be screened from public view with a combination two (2) foot berm and a six (6) foot wall, or an eight (8) foot wall. Either wall is to be constructed of brick, slump block, or masonry with a stucco or mortar wash finish, or a similar finish, designed to match the main building on the site; and
- A minimum of two (2) continuous offset rows of 24 inch box trees are planted along the public street frontage.

PUBLIC PARTICIPATION:

In lieu of the standard Neighborhood Meeting held with the owners of property within 500 feet of a privately-initiated rezoning application, a 1/8-page display ad appeared in the August 5th edition of the Arizona Republic Southwest Edition notifying all City residents and property owners of this staff-initiated Zoning Ordinance text amendment.

A standard legal notice for both the August 17, 2016, Planning and Zoning Commission hearing and the August 29, 2016, City Council hearing regarding the text amendment appeared in the July 29th edition of the Arizona Republic Southwest Edition. The draft text amendment was also placed in the Draft Documents section of the City's website and was distributed to subscribers of that site. Staff has not received any inquiries as a result of the three methods of notification.

STAFF ANALYSIS:

The increased allowance for the placement of loading, delivery, and roll-up/dock doors is intended to expand the development potential of all existing I-1 and I-2 hard-zoned industrial properties in the City. Staff determined that this proposed Zoning Ordinance text amendment would be an efficient and effective means to expand the development potential of the industrial properties, while not allowing loading, delivery, and roll-up/dock doors to front on all public streets.

FISCAL ANALYSIS:

Although the proposed text amendment will expand the development potential for many of the hard-zoned industrial properties in the City, a fiscal impact analysis has not been performed.

ATTACHMENT:

1. Existing Industrial Districts Standards (section to be amended shown in blue)
2. Proposed Industrial Districts Standards (section edits shown in red)