

**CITY OF GOODYEAR
CITY COUNCIL ACTION FORM**

**SUBJECT: Industrial Development: Policy
on Dock Doors**

STAFF PRESENTER: Economic
Development Director, Michelle Lawrie and
Development Services Director, Christopher
Baker

CASE NUMBER: N/A

OTHER PRESENTER: N/A

RECOMMENDATION:

Council will receive a presentation regarding the Industrial Development policy regarding dock doors facing arterial streets.

PURPOSE:

City staff currently has a difficult time advising Economic Development prospects on the city's policy on dock doors facing public streets. Current policy is that roll-up dock doors are permitted to face public streets that are not arterials in the I1 and I2 Industrial zoning districts. Several recent Economic Development projects have considered Goodyear, but partly due to the lack of clarity regarding city's policy stance and time needed for potential regulatory change, Goodyear was taken out of consideration. The purpose of the work session is to have a discussion with Council on the pros and cons associated with dock door regulations and to seek broad policy direction.

BACKGROUND AND PREVIOUS ACTIONS:

In August 2016, the Council revised the dock door regulations in I1 & I2 Industrial Districts to allow dock doors to be located:

- On the public street when it is not an arterial street
- Project location not have existing or planned residential use within 500 ft.
- The loading, delivery, and roll-up/dock doors occupy a maximum of 50% of the building width facing the public street
- The 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
- A minimum of two (2) continuous offset rows of 24 inch box trees are planted along the public street frontage

STAFF ANALYSIS:

Industrial development in the southwest Valley is booming as is evidenced from the growth of Goodyear's three industrial corridors:

- Loop 303
- Cotton Lane / MC-85
- Phoenix-Goodyear Airport

Dock doors facing public streets, and related activities, are becoming frequent requests from businesses. Currently these are not allowed in Goodyear on arterial (major public) streets. Due to the conflict of current priorities which are: 1) Gain economic development projects and 2) No dock doors facing the arterial streets, it is time for Council updates and input on this issue.

There are three options we will discuss with Council:

1. Keep the Current Standards
2. Adjust City Policy Across the Board to Allow Dock Doors Facing Arterials
3. Adjust Design Standards to Allow Dock Doors to Face Arterial Streets with Mitigating Enhancements

We will discuss with Council the pros and cons involved in each option.

FISCAL ANALYSIS:

There is no direct fiscal impact to the city as a result of policy changes with regard to this discussion. However, policy changes on dock doors may be impactful to the economic vitality of the city, as they could result in the loss or gain of an economic development project.

ATTACHMENTS:

None.