



# Request



- Amend the city of Goodyear Zoning Ordinance:
  - Amend Article 1
    - Remove reference to Section 9-2
  - Amend Article 9
    - Remove Section 9-2 in its entirety

# Preview



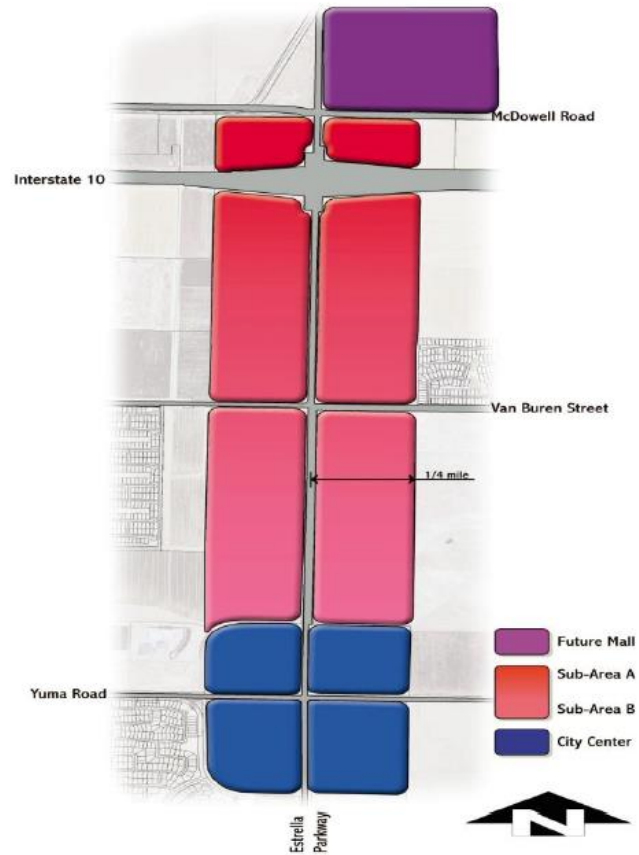
- What is the CCGOD?
- Purpose of CCGOD
- Current Status
- What won't change
- Recommendation

# What is it?



- City Center Gateway Overlay District
- Article 9 Special District = Areas that require special regulations and approval processes in addition to underlying zoning district requirements.

# CCGOD Map



# Purpose of CCGOD



- Adopted in 2003 – with Streetscape Plan
- Intent = impose enhanced development standards for the district
- Connect Planned Regional Center to City Center
- Serve as primary gateway into the central part of Goodyear

# Current Status

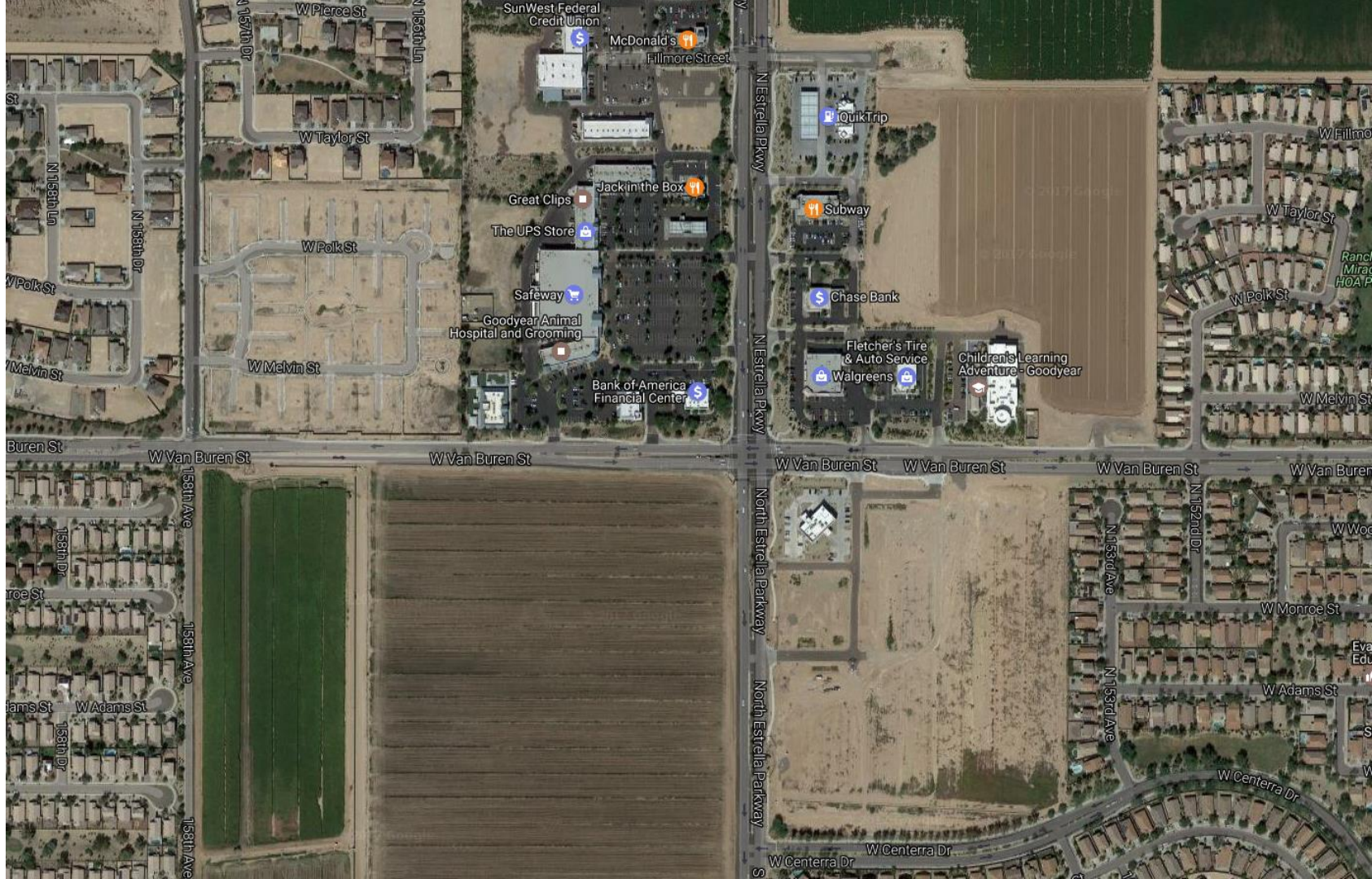


- Current Commercial Centers



Parkway Village







# Current Status



- Adding lengthy timelines to process
- New City Design Guidelines
- Sign Ordinance Update
- Goodyear Ballpark
- Estrella Parkway widened

# Text Comparison



## EXAMPLE

CCGOD – 2006

- 9-2-5.A.6 – Large parking lots shall be divided into a series of smaller lots of approximately **150 spaces each**...Raised landscape strips at least **5 feet wide**...

Design Guidelines – 2014

- 4-2-C-5: Parking lots should be divided into a series of connected smaller lots (**50-75 parking spaces**) utilizing raised landscape strips at least **6-feet in width**, and raised walkways.

# Text Comparison



## EXAMPLE

### CCGOD – 2006

- 9-2-5.B.3 – Decorative paving...shall be used across drive aisles at building entries, across driveways, and at pedestrian crossing of major circulation drive aisles to slow traffic and promote pedestrian safety

### Design Guidelines – 2014

- 4-2-B-5: All walkways that traverse vehicle drive aisles shall be distinguished with various hardscape materials such as specialty pavers or stamped colored concrete. Decorative materials should be used to clearly delineate pedestrian travel areas from drive aisles...

# What won't change



- Streetscape Plan Manual
- City Center
- Current zoning of all properties
- Ballpark
- Neighborhoods

- Public feedback update
  - Citizen Review Meeting
  - Planning Commission Recommended Approval 3/22/2017
  - Received one opposition



# Example



# Questions



- Recommend approval of the Zoning Ordinance Text Amendment