

AGENDA ITEM #: _____

DATE: August 16, 2017

CAR #: N/A

**CITY OF GOODYEAR
PLANNING AND ZONING COMMISSION REPORT (CAR)**

SUBJECT: Zoning Ordinance Text Amendment – New Residential Districts	STAFF PRESENTER: Christopher Baker, Development Services Director CASE NUMBER: None OTHER PRESENTER: Alex Lestinsky, Planner II
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PROPOSED ACTION:

The Planning and Zoning Commission will receive an update on the proposed amendments to the city of Goodyear Zoning Ordinance residential districts and development standards.

BACKGROUND AND PREVIOUS ACTIONS:

The residential districts within the Zoning Ordinance have not been updated since 2004.

STAFF ANALYSIS:

There has been an increase in Planned Area Development (PAD) Rezone applications in the past 3 years. Since January 1, 2014, 34 out of 37 rezone cases have been PAD related. PAD zoning is a costly and lengthy work around that is often difficult to administer. Data indicates PAD Rezones take twice as long as regular rezone cases to receive approval. Staff believes that amending the Zoning Ordinance to include new residential districts, the development process will be more efficient and the residential lot and product diversity will increase satisfying the goals of the General Plan. Staff has been researching other Valley city Zoning Ordinances and working with our customers to determine which standards are best suited for Goodyear while paying particular attention to the 2025 General Plan and the current residential market demands.

FISCAL ANALYSIS:

There is no direct budget impact associated with this zoning ordinance text amendment.

RECOMMENDATION:

Provide staff with comments on the proposed direction of the residential development standards.

ATTACHMENTS:

1. Staff Presentation
2. Draft Development Standards