

AGENDA ITEM #: _____

DATE: August 26, 2019

CAR #: 2019-6719ws



CITY COUNCIL ACTION REPORT

SUBJECT: Housing Trends Update

STAFF PRESENTER(S): Christopher Baker, Development Services Director

OTHER PRESENTER(S): Katie Wilken, Planning Manager; Alex Lestinsky, Planner III

Summary: Staff will provide Council with information on current multi-family housing trends with a focus on single family rentals.

Recommendation: Staff will provide information regarding housing trends for single and multi-family housing.

Fiscal Impact: There is no fiscal impact associated with this presentation.

Background and Previous Actions

Residential development, multi-family in particular, is rapidly increasing in Goodyear. Staff brought the discussion of single family rental projects to Council in October 2018 and was advised to create a new zoning district to reduce the amount of PAD requests. The new district has not yet been finalized, however, given the pace and volume of single family rental developments, staff is now seeking additional direction.

Staff Analysis

The Zoning Ordinance currently includes four types of Multi-Family Zoning Districts: MF-18, MF-24, Manufactured Home Subdivision (MHS), and Mobile Home/RV Park (MH/RVP). The MF-18 and MF-24 districts do not include density minimums, therefore single family rentals could be considered within these zoning districts, however the existing setback regulations often do not meet the need of those communities. Unless and until a new zoning district or the current standards are updated, single family rentals will continue to require PAD zoning. There is an increase in the amount of single family rental developments in comparison to conventional multi-family developments which may impact the housing diversity and density in Goodyear.

Attachments

None.