

AGENDA ITEM #: _____

DATE: March 23, 2020

CAR #: 2020-6919



COUNCIL ACTION REPORT

SUBJECT: Zoning Ordinance Text Amendment – Commercial Districts Standards Dimension Requirements

STAFF PRESENTER(S): Christian M. Williams, Planner

OTHER PRESENTER(S):

Summary: Request to amend the city of Goodyear Zoning Ordinance Commercial Districts Standards for Dimension Requirements.

Recommendation:

1. ADOPT ORDINANCE NO. 2020-1463, AMENDING ARTICLE 3 (ZONING DISTRICTS) OF THE ZONING ORDINANCE, AS AMENDED, BY AMENDING SECTION 3-3-6 (COMMERCIAL DISTRICTS STANDARDS), SUBSECTION A (DIMENSION REQUIREMENTS) FOR C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT) AND C-2 (GENERAL COMMERCIAL DISTRICT) TO REDUCE THE MINIMUM LOT WIDTH AND MINIMUM NET SITE AREA REQUIREMENTS UNDER CERTAIN CIRCUMSTANCES; PROVIDING FOR CORRECTIONS, SEVERABILITY, AN EFFECTIVE DATE, AND PENALTIES.

Fiscal Impact: There is no direct budget impact associated with the approval of this Zoning Ordinance Text amendment.

Background and Previous Actions

The City of Goodyear Zoning Ordinance was adopted on May 24, 1999, and has been amended periodically to reflect the evolving operational methods and criteria of the business community. The goal of the amendments has been to increase the opportunities for businesses seeking to establish locations in the city, provided certain circumstances are met that will ensure minimal impacts on city residents and on adjacent properties.

Staff Analysis

Current Policy:

The Goodyear Zoning Ordinance Article 3, Section 3-3-6 on Commercial Districts Standards, provides requirements in Section A on Commercial Districts Dimension Requirements. In order to create a commercial lot, the city requires a minimum lot width of 150 feet and a minimum site area in C-1 and C-2 zoning districts.

Details of the Request:

In September 2019, an applicant submitted a request to split a lot within Canyon Trails Phase 2 Lot 3, to create two commercial lots. Since the lot's width is only 299.1 feet, the split would not have resulted in two lots each with a minimum width of 150 feet. In considering the requests, staff re-evaluated both the minimum lot width and minimum net site area requirements. The proposed city Zoning Ordinance Text Amendment would remove the minimum lot width and the minimum net site area requirements in the General Commercial and Neighborhood Commercial districts so long as the parcel is within a unified commercial development, which is intended for three or more businesses, if the center has all necessary cross-access, shared parking and access easements necessary to meet minimum parking and maneuvering requirements. This change allows unified commercial developments to be subdivided but still receive the same sort of development opportunities that would be available if the entire development were under one ownership and developed as a single lot.

This exception would not apply in the case of conflicts between the exception and other requirements in the Zoning Ordinance pursuant to which the site would be required to meet or exceed the minimum net site area and/or minimum lot width requirements. For instance, section 4-2-3 of the Zoning Ordinance requires that the width or depth of any service stations site be a minimum of 150 feet. Even if a service station would otherwise meet the requirements for an exemption from the width requirement in Section 3-3-6(A), because the exemption conflicts with the provisions of section 4-2-3, it will not apply.

Planning and Zoning Commission Meeting:

At the regular Planning and Zoning Commission meeting on March 11, 2020, staff made a presentation to the Commission regarding the amendment request. Based upon the staff findings presented in the Commission staff report, and repeated in this Council Action Report, the Commission recommended approval of the Ordinance by a vote of 5-0.

Attachments

1. Ordinance No. 2020-1463
2. Article 3 Section 3-3-6(A) reflecting changes in redlined format