

AGENDA ITEM #: _____

DATE: July 13, 2020

CAR #: 2020-6968



PLANNING COMMISSION ACTION REPORT

SUBJECT: Zoning Ordinance Text Amendments Various

STAFF PRESENTER(S): Katie Wilken, Planning Manager, Development Services

OTHER PRESENTER(S):

Summary: Request to amend the city of Goodyear Zoning Ordinance.

Recommendation:

1. Conduct a public hearing to consider a request to amend various Articles of the city of Goodyear Zoning Ordinance.
 - a. Open Public Hearing
 - b. Staff Presentation
 - c. Applicant Presentation (10 minutes)
 - d. Receive Public Comment (3 minutes per speaker)
 - e. Close Public Hearing
2. Recommend approval of the proposed amendment to Article 1 (Amendments), Article 2-2 (Definitions), Article 3 (Zoning Districts), and Article 6 (Parking Design Standards) as set forth in the attached Ordinance no. 2020-1470.

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 community. The goal of amending the City of Goodyear's Zoning Ordinance is to provide clear criteria in order to simplify the zoning process and increase the opportunities for developers and businesses seeking to establish locations in the city, as well as ensure positive impacts on city residents and on adjacent properties.

Staff Analysis

Current Policy:

The City of Goodyear Zoning Ordinance Article 1, Section 1-3-1, provides regulations to amend, supplement, modify or repeal zoning districts when deemed necessary.

Details of the Request:

Arizona Revised Statutes 9-462.04 contains requirements for property owners who are to receive notices ("Protest Area") of a public hearing on zoning ordinances. The City of Goodyear adopted requirements in the zoning ordinance to comply with those requirements. Recently the Arizona Legislature adopted revisions to A.R.S. 9-462.04 to modify the Protest Area for proposed zoning amendments. Accordingly, the City of Goodyear needs to amend Article 1 Section 1-3-1 to conform to the current state requirements for the property owners who are to receive notices of a public hearing on zoning ordinances.

Article 3 is being amended to add a new multi-family zoning district. Developers of multi-family projects within the city have been developing a new type of multi-family product. This new multi-family development typically consists of multiple detached and attached single family dwelling units on a single parcel of land. This product type is being developed by companies such as Avilla Homes and Christopher Todd Properties. Because of the new and unique style of these projects, the City of Goodyear would rezone parcels with these new developments to Planned Area Development rather than a multi-family zoning district within the Zoning Ordinance. In order to establish standards for this new type of development and reduce the reliance on Planned Area Developments, the city council directed staff to propose a new multifamily residential zoning district to allow for these types of developments.

Two provisions in Article 6 are being amended. The first provision being amended is section 6-2-2, which regulates residential vehicular access, including the maximum width of residential driveways in the front yard setback. The purpose of the amendment is to limit the amount of front yards that can be paved in order to ensure there is proper drainage and control the number of access points onto the street. The changes are required because in older neighborhoods, front yards have been modified by laying cement or other materials to accommodate additional parking in the front yard area and to reduce yard maintenance. However, parking in the front yard setback is limited to parking upon a driveway. The proposed amendment to section 6-2-2 is intended to: (i) limit the amount of paved surfaces within the front yard setback to no more than 50% of the required front yard setback area for any residentially zoned lot with the remainder of the lot being a pervious surface such as grass, soil, gravel or rock that absorbs or infiltrates water across the surface; (ii) to clarify that paved areas that are in excess of one hundred square feet in size and that are contiguous to a driveway are part of the driveway; (iii) to clarify that motor vehicles are not to be parked in a front yard except on a paved driveway; and (iv) to delete the current requirement that driveways be setback 3-feet from the property line.

The other provision in Article 6 that is being amended is Article 6-3 (Parking Design Standards). The Civic Square Project that will house the new City of Goodyear City Hall is to be constructed with a multi-story parking structure. There currently are no standards in the Zoning Ordinance for parking structures. Accordingly, an amendment to Article 6 of the Zoning Ordinance is

being proposed to add section 6-3-4 (Parking Structures) adopting standards for parking structures.

Section 2-2 of the Zoning Ordinance is being amended to add new definitions required because of the changes being adopted to Article 6.

Attachments

1. Ordinance No. 2020-1470
2. Resolution No. 2020-2066 (w/exhibits attached)
3. Attachments
 - Article 1 Section 1-3-1 reflecting changes in redlined format
 - Article 2 Section 2-2 reflecting changes in redlined format
 - Article 3 Section 3-2-5 reflecting changes in redlined format
 - Article 6 Section 6-2-2 reflecting changes in redlined format
 - Article 6 Section 6-3-4 reflecting changes in redlined format