

AGENDA ITEM #: _____

DATE: September 16, 2020

CAR #: 2020-7029



PLANNING COMMISSION ACTION REPORT

SUBJECT: Multi-Family Residential Design Guidelines

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

OTHER PRESENTER(S):

Summary: Request to amend Chapter 3 (Multi-Family Residential) of the City of Goodyear Design Guidelines to adopt design standards for the MF-12 Zoning District.

Recommendation:

1. Conduct a public hearing to consider a request to amend Chapter 3 (Multi-Family Residential) of the City of Goodyear Design Guidelines to adopt design standards for the MF-12 Zoning District.
 - 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 an ordinance amending Chapter 3 (Multi-Family Residential) of the City of Goodyear Design Guidelines to adopt design standards for the MF-12 Zoning District as reflected in the attachment to this staff report.

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

Background and Previous Actions

The Mayor and Council of the City of Goodyear adopted Ordinance No. 2014-1292, adopting the City of Goodyear Design Guidelines dated June 9, 2014, which is intended to provide clear and instructive standards and guidelines for the design and review of residential, commercial, and industrial development and is intended as the minimum design expectations in the city. The Planning and Zoning Commission held a public hearing and recommended approval of the creation of a new zoning district, MF-12, at their regular meeting on July 13, 2020.

Staff Analysis

Current Policy:

The purpose of Design Guidelines Manual is intended to provide design criteria in order to enhance the overall quality of design of Goodyear's environment.

Details of the Request:

Developers of multi-family projects within the city have been developing a new type of multi-family product that has been characterized as single-family rental. None of the zoning districts in the City's zoning ordinance provides for the types of development we have been seeing in this area. To respond to this new market demand, the creation of a new multi-family zoning district (MF-12) is being proposed. This new multi-family development will allow for the construction of a variety of different styles residential units. These residential units include detached and attached single-family residential units, within a single lot or parcel. Because of the blending of both multi-family and single-family elements in this new zoning district, City is also amending the Design Guidelines Manual to adopt design requirements for these developments.

The design guidelines applicable to multi-family developments will apply to development within the MF-12 zoning district, and additional unique regulations are to apply to development within the MF-12 zoning district as set forth in attached to this staff report. These additional regulations include, but are not limited to the following:

- At least two different elevation styles for each floor plan type with the elevations being structurally different with varied roof types facing street frontages. This is compared to single family districts which require three elevation styles.
- At least three alternative color schemes for each elevation style. This is the same requirement for single family districts.
- Perimeter units must be varied in orientation to create diversity and visual interest along street frontages.
- A variety of roof forms and ridgelines are to be provided. Varied roof types should face the street.
- Each residential unit shall have at least one wall face that is open to parking or other common open space areas to allow each. The purpose is to allow natural light in to each residential unit by preventing residential units from being buried and completely surrounded completely by other residential units.
- General requirements similar to single family homes such as window pop-outs, four sided architecture, and ensuring the entrance is the focal point of the home.

Attachments

1. Chapter 3 reflecting changes in redlined format