

AGENDA ITEM #: _____

DATE: September 28, 2020

CAR #: 2020-7029A



CITY COUNCIL ACTION REPORT

SUBJECT: Zoning Ordinance Text Amendment MF-12

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. ADOPT RESOLUTION NO. 2020-2087 DECLARING A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK AND TITLED "AMENDING ARTICLE 3 OF THE ZONING ORDINANCE".
3. ADOPT ORDINANCE NO. 2020-1476 AMENDING ARTICLE 3 (ZONING DISTRICTS) OF THE GOODYEAR ZONING ORDINANCE; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR 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 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 specific zoning districts when deemed necessary, Article 3 contains associated development standards for existing multifamily districts that contain 18 units per acre and 24 units per acre.

Details of the Request:

Developers of multi-family projects within the city have been developing a new type of multi-family product that the City has characterized as single-family rental. This new multi-family development consists of multiple detached and attached single-family dwelling units on a single parcel of land that are leased individually and often have a private yard for each unit. 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 streamline the zoning process for these new developments the City of Goodyear is amending Article 3, to add a new multifamily residential zoning district called “MF-12” and adding associated standards that will allow these new projects to be rezoned to an approved multi-family zoning district within the Zoning Ordinance.

Planning and Zoning Commission Meeting

Notice of a public hearing before the Planning and Zoning Commission on July 1, 2020 and before the City Council on July 13, 2020 to consider amendments to Article 1 of the Goodyear Zoning Ordinance to modify the Protest Area applicable to proposed zoning amendments; amendments to Article 3 to add the MF-12 multi-family residential district; amendments to Article 6, including amendments to Section 6-2-2, which regulates residential vehicular access and Article 6-3 to including parking design standards for parking structures; and amendments to Article 2 to add new definitions required because of other changes was published in the Arizona Republic on June 12, 2020. Information on the proposed text amendments was also posted to the current development applications section of the city’s website. Staff did not receive any public inquiries as a result of this notice.

At the regular Planning and Zoning Commission meeting on July 1, 2020, staff presented on proposed changes to Article 1 of the Goodyear Zoning Ordinance to modify the Protest Area applicable to proposed zoning amendments; amendments to Article 3 to add the MF-12 multi-family residential district; amendments to Article 6, including amendments to Section 6-2-2, which regulates residential vehicular access and Article 6-3 to including parking design standards for parking structures; and amendments to Article 2 to add new definitions required because of other changes. No public comments were received regarding the proposed amendments during the course of the July 1, 2020 meeting. The Commission voted 7-0 to recommend approval of the proposed amendments to Article 1, 2, 3, and 6.

Although the Planning and Zoning Commission recommended approval of the amendment to Article 3, it was not brought to City Council during the July 13, 2020 City Council meeting because the Multi-Family Design Guidelines had not been drafted or presented to the Planning and Zoning Commission. During the public hearing held on July 13, 2020, the Goodyear City Council and the public were informed that the amendments to Article 3 were to be considered at a future meeting that would be properly noticed. A public notice that amendments to Article 3 of the Goodyear Zoning Ordinance were to be considered and reviewed at a public hearing before the City Council on September 28, 2020, was published in the Arizona Republic Southwest Valley edition on August 28, 2020. Information on the amendment to Article 3 and the public hearing was posted to the current development applications section of the city's website.

The amendments to the Design Guidelines have been presented to the Planning and Zoning Commission and will be being presented to the City Council by separate action assuming the proposed amendments to Article 3 are approved.

Attachments

1. Ordinance No. 2020-1476
2. Resolution No. 2020-2087 (w/exhibits attached)
3. Attachments
 - Article 3 Section 3-2 reflecting changes in redlined format