



City of Goodyear

Meeting Minutes

City Council Work Session

Meeting Location:
Goodyear Justice Center
14455 W. Van Buren St.,
Suite B101
Goodyear, AZ 85338

Mayor Georgia Lord
Vice Mayor Wally Campbell
Councilmember Joanne Osborne
Councilmember Joe Pizzillo
Councilmember Sheri Lauritano
Councilmember Bill Stipp
Councilmember Brannon Hampton

Monday, July 10, 2017

5:00 PM

Goodyear Justice Center

1 CALL TO ORDER

Mayor Lord called the Work Session to order at 5:02 p.m.

2. ROLL CALL

Present 7 - Mayor Lord, Vice Mayor Campbell, Councilmember Osborne, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Stipp, and Councilmember Hampton

Staff Present: City Manager Brian Dalke, City Attorney Roric Massey and City Clerk Maureen Scott

3. AGENDA ITEMS FOR DISCUSSION:

- 3.1 [17-6080ws](#) City Council will receive an update on the proposed amendments to the city of Goodyear Zoning Ordinance residential districts and development standards.

Planning Manager Katie Wilken and Planner II Alex Lestinsky presented.

Staff has been working to update the residential standards and development standards in the Zoning Ordinance. There has been an increase in Planned Area Development (PAD) Rezone applications in the past three years. Since January 1, 2014, 34 out of 37 rezone cases have been PAD related. PAD zoning is a costly and lengthy work around that is often difficult to administer.

Newland Communities, as the largest developer, was involved in the discussions. They expressed that innovative communities are focused on three areas:

1. Cost of the homes (land size is the largest factor in cost).
2. Providing community amenities.
3. Streetscape.

Developers want a process that is predictable and flexible, and PADs do not meet this requirement as they require a lot of interpretation. Staff believes that the proposed changes will provide the predictability and flexibility while ensuring a quality product by giving the developers leeway to meet the requirements. This will ultimately lead to the developers being able to offer more unique products in the community.

An issue with the current development process is that developers are not sure if they will be able to build the homes that they want until late in the process. Homebuilders hold off on purchasing land until they receive the product approval. Changes to the process would incentivize the developers to take more risks with the assurance that the city will not surprise them late in the process.

DESIGN CONSIDERATIONS:

*Amenities - communities are providing smaller, more intimate amenities such as parks, pools and restaurants.

*Connectivity - focus on trails, connection to services, recreation, access to freeways, transit, etc.

*Streetscape - enhanced architecture, courtyards, homes closer to street, porches, paver driveways, etc.

PROPOSED UPDATES:

Staff proposes adding three new residential districts.

1. ATTACHED - allows for rowhomes and triplex units.
2. COURTHOME - allows for greencourt and motorcourt units.
3. 45-FOOT WIDE - traditional lot. Staff is looking at allowing 45-foot lot sizes as smaller lots are now standard in many of the communities they researched. In addition, they are proposing to reduce the R1-6 residential district from 60 feet to 55 feet.

Builders would have a “menu of options” to choose from in the new districts and the revised R1-6 district. They would have the flexibility to choose from these options and be in compliance with the development guidelines. Suggested changes include:

*Connectivity:

- Located within a growth area (as specified in the General Plan).
- Higher trail system connections than what is typically required.
- Subdivision perimeter walls would be limited.
- Two of the guidelines would have to be met.

*Amenities:

- Provide additional park spaces.
- Integrate commercial.
- Pool/recreation center.
- One of these guidelines would have to be met.

***Streetscape:**

- Allow porches and courtyards.
- Allow detached sidewalks with street trees.
- Alley-loaded, deep-recessed homes or garages.
- One of these guidelines would have to be met.

Developers would have the option of further reducing the 45-foot and 55-foot lots up to five feet if they provide additional amenities. Furthermore, in all of the residential districts, if the developer provides enhanced amenities, the residential design review guidelines would be revised to allow two-story homes throughout the community, homes of similar elevations would be allowed next to and across from each other, the architecture on the streetscape side of the homes would receive more focus, and previously-approved designs would be accepted.

Staff is in the process of reviewing the development process to determine how it can be streamlined to better meet customer's needs. There are currently 29 pages of regulations in the Zoning Ordinance that can be pared down to approximately 15 by reducing duplication and using charts to make it clearer. Duplication of information between the subdivision regulations and the design guidelines is also being eliminated.

SUMMARY:

- *The city can attract unique development by working on our processes and building relationships, but it takes time.
- *The city still needs conventional lot product.
- *Flexibility and predictability are key.
- *Development will be high quality.

Staff plans to bring the Zoning Ordinance amendments to Council for adoption in August 2017.

COUNCIL DISCUSSION:

- *Wants to ensure high quality is maintained. Liked the uniqueness and diversity of homes that would be allowed under the changes. Predictability in the development process is beneficial to the customers.
- *The market is going towards the smaller lots. When done right, allowing rows of two-story homes can be a good thing. Does not want the streets to have a cavernous feel to them. Liked the concept of enhanced amenities and encouraged staff to work with developers to build amenities that people want and enjoy.
- *Liked the idea of streamlining the process. Would like staff to ensure the Planning and Zoning Commission is involved in the process and would like to know their feedback regarding the proposed changes.
- *Liked the ability to be more flexible for the developer but wants to keep up standards. The quality and character of the community should be maintained.
- *Loved the community designs presented. Thinks the master-planned communities are cookie-cutter and doesn't allow for changes once built. Allowing more variety will appeal to younger families. Liked streamlining the process.
- *The proposed changes are 180 degrees from what has been presented for years. Two-story

homes are acceptable when properly integrated with the surrounding area. Supported the idea of allowing previously-approved designs to continue to be used. Liked the flexibility of the new process. Wants the quality and appearance to know you are in Goodyear to stay. Liked the design guidelines. Okay with smaller lots, streetscape, open space connectivity, etc.

Safety, open space and quality must be top priority. Dog parks/dog runs should be encouraged. *Front porches and grass yards are ways to entice neighbors to interact with each other. These should be encouraged in the design guidelines.

*Appreciates the work of the Development Continuum (Development Services, Engineering, and Economic Development). Believes neighborhoods are divided and have lost their closeness. The smaller lot sizes and porches will bring back a home-town feeling. In support of the proposed changes.

4. INFORMATION ITEMS

None.

5. ADJOURNMENT

There being no further business to discuss, Mayor Lord adjourned the Work Session at 6:00 p.m.

Maureen Scott, City Clerk

Georgia Lord, Mayor

Date: _____