



# City of Goodyear

Goodyear Municipal Court/  
Council Chambers  
14455 W. Van Buren St.,  
Ste. B101  
(SE Corner of 145th Ave. &  
Van Buren St.)  
Goodyear, AZ 85338

## Legislation Text

---

File #: 16-5905, Version: 1

---

**CITY-INITIATED REZONING OF APPROXIMATELY 40 ACRES LOCATED AT THE SOUTHWEST CORNER OF COTTON LANE AND INDIAN SCHOOL**  
**RECOMMENDATION:**

1. Conduct a public hearing to consider rezoning approximately 40 acres of City-owned property.

- a. Open public hearing
- b. Staff presentation
- c. Receive public comment
- d. Close public hearing

2. ADOPT ORDINANCE 16-1337 REZONING APPROXIMATELY 40 ACRES OF CITY-OWNED PROPERTY LOCATED AT THE SOUTHWEST CORNER OF COTTON LANE AND INDIAN SCHOOL ROAD FROM THE AG, AGRICULTURAL, AND C-2, GENERAL COMMERCIAL, ZONING DISTRICTS TO THE I-1, LIGHT INDUSTRIAL, ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT OVERLAY; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR, PROVIDING FOR CORRECTIONS, SEVERABILITY, AN EFFECTIVE DATE, AND PENALTIES.

**PURPOSE:**

The City of Goodyear Zoning Administrator has initiated a rezoning of approximately 40 acres of City-owned property from the AG, Agricultural, and C-2, General Commercial, zoning districts to the I-1, Light Industrial, zoning district with a Planned Area Development (PAD) Overlay. Staff finds the proposed rezoning will be consistent with the Luke Compatible Land Use Overlay and will not adversely impact the surrounding area, as this area is intended for industrial development. The Planning and Zoning Commission considered this item at their regular meeting of September 21, 2016 and unanimously voted (5-0) to forward a recommendation of approval to the City Council. (Steve Careccia, Planner III)