

Goodyear Municipal Complex Rezone

City Council Meeting
October 30, 2023

Location



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- Central Goodyear
 - SEC of 145th Avenue and Van Buren Street
 - Approximately 17.6 acres
 - Currently zoned Light Industrial Park (I-1)



Zoning History



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Light Industrial Park (I-1) zoning established in 2004

North end of site originally developed as business park

- City leased office space within park

City purchased property in 2012; added Telecom Building and Police Administration Building

Existing Conditions



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Multiple City departments,
Franklin Pierce University, &
Goodyear Wellness Center

Solid Rock Teen Centers will
lease former Library

Current uses & Teen Center
do not conform to I-1 zoning



Proposal

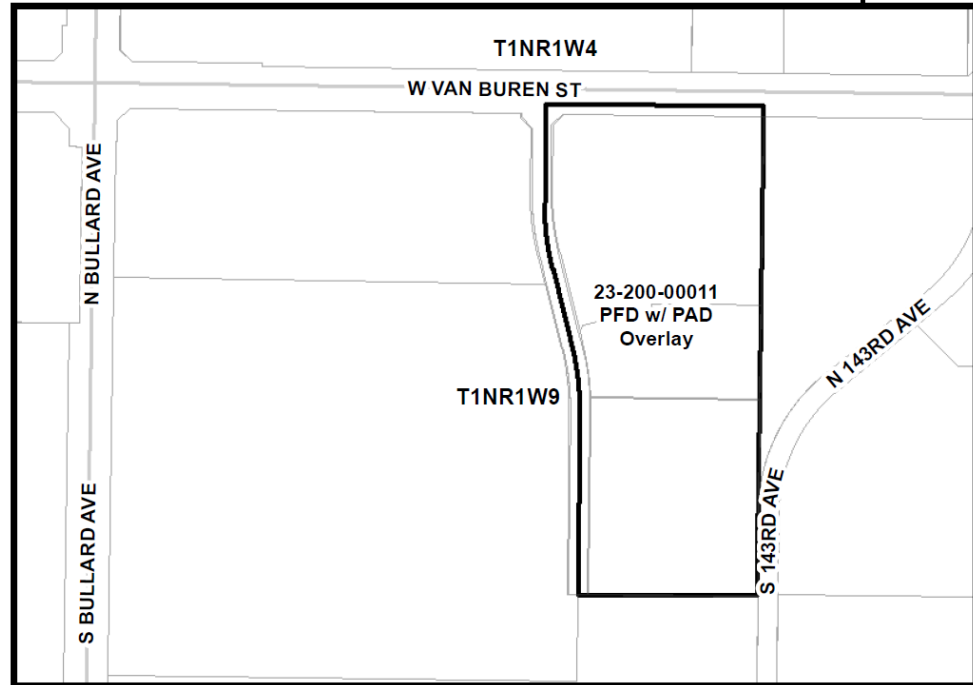


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Public Facilities District (PFD)
zoning with a PAD Overlay

PFD zoning - permits City uses

Overlay will permit
colleges/universities,
community centers, & offices
(general & medical)





Public Participation

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- Alternative Citizen Review- postcards sent 9/22/23
- Sign posted at property w/hearing dates
- Legal ad published w/hearing dates
- No inquiries

Planning Commission



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- Planning Commission meeting on October 18, 2023
- No questions or discussion following staff presentation
- No public comments
- Commission voted 6-0 to recommend approval to Council



Recommendation

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Staff recommends approval of the Rezone from I-1 (Light Industrial Park) to PFD (Public Facilities District) with a PAD (Planned Area Development) Overlay

