

An aerial photograph of a city grid, showing streets, buildings, and green spaces. A semi-transparent white rectangle is overlaid on the top half of the image, containing the title text.

Fusaro Land Reclamation Extension Special Use Permit

City Council Meeting
October 30, 2023

Location



FUSARO SUP

- Central Goodyear
 - SWC of 158th Avenue and Roosevelt Street
 - Approximately 29.4 Acres
 - Currently zoned Agricultural (AG) and Planned Area Development (PAD)





Background & Previous Actions

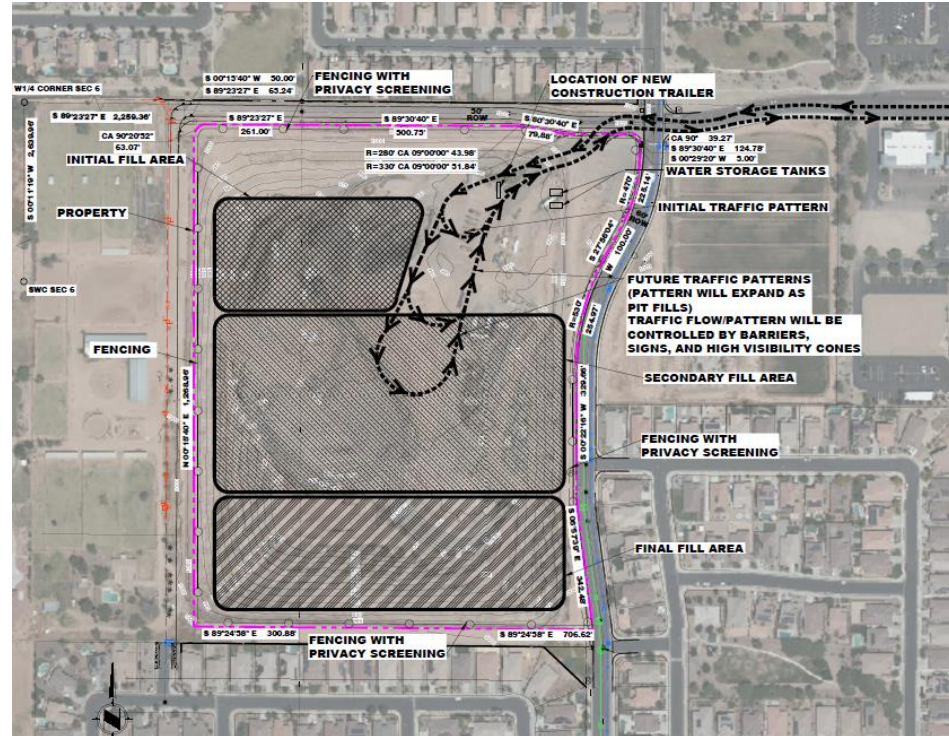
FUSARO SUP

“Borrow pit”- fill material for I-10 construction

In 2017:

- Zoning Ordinance amended to allow inert material landfills to facilitate land reclamation of public project borrow pits, in any zoning district, with SUP approval
- The original Fusaro SUP was approved; valid for five years

- Cleanup of existing materials
- Trucks import materials to site via Roosevelt
- Only inert, non-hazardous materials
- When deposited material approaches max fill, evaluation of final cover plans to occur



Public Participation



FUSARO SUP

- Neighborhood meeting 7/6/23
 - Three attendees; all in support of continuing reclamation process
- Sign posted at property w/hearing dates; no inquiries
- Legal ad published w/hearing dates; no inquiries

Planning Commission



FUSARO SUP

- Planning Commission meeting on October 18, 2023
- Applicant assisted with questions about timeframe for completion and amount of material removed from the site
- No public comments
- Commission voted 6-0 to recommend approval to Council

Staff Findings



FUSARO SUP

- Continued reclamation of property will restore site for uses that are compatible with neighborhood
- Adheres to ZO evaluation criteria for an SUP, with the recommended stipulations of approval

Recommendation



FUSARO SUP

Staff recommends approval of the SUP with stipulations

