



September 21, 2023

**NARRATIVE
REZONE OF GOODYEAR MUNICIPAL COMPLEX**

The City of Goodyear Zoning Administrator has initiated a rezoning of the Goodyear Municipal Complex (GMC), an approximately 17.6-acre site located at 14455 West Van Buren (Assessor Parcel Numbers 500-09-014, 500-10-732A, and 500-10-731C).

The current zoning of the site is Light Industrial (I-1). The site contains seven buildings, housing the city's Court, Police, Fire, Engineering, and Telecom (911) Departments, as well as the Goodyear Wellness Center. Franklin Pierce University, a private educational institution offering a doctorate program in physical therapy, is also located in the complex. Other city departments or functions that once operated out of the GMC, such as Development Services, the Library, and the Council Chambers, have relocated to the City Hall building at 1900 North Civic Square.

The purpose of this Rezone is twofold:

- 1) To legitimize the city functions that continue to operate on the site, since public facilities (except for public utility facilities) are not permitted uses within the I-1 zone; and
- 2) To facilitate the repurposing of vacant space within the complex (created by the relocation of some city functions to Civic Square) for new uses, including a non-profit organization that is interested in leasing the former Library building for use as a youth community center for the arts.

The city proposes to rezone the site to PFD (Public Facilities District) to permit the existing municipal uses, with a PAD (Planned Area Development) Overlay to permit a limited range of additional uses and establish additional development regulations. Please see the separate PAD document for more information.

The GMC has an approved Comprehensive Sign Package (CSP) which was last amended on January 26, 2022, under Case Number 22-630-00001. A new amendment will be necessary to accommodate the signage for the proposed community center and existing university. The application for this amendment will be submitted separately.