



Attachment G - PZ CAR

PLANNING AND ZONING COMMISSION ACTION REPORT

SUBJECT: USE PERMIT FOR A LIMITED OUTDOOR STORAGE AND DISPLAY

STAFF PRESENTER(S): Justin Gabrielson, Senior Planner

OTHER PRESENTER(S): Charles McNeely, Oxford Architecture

SUMMARY:

The request is for a Use Permit for Limited outdoor display proposed on an approximately .32-acre portion of a larger 8.83-acre shopping center, at the northwest corner of West Van Buren Street and North Central Avenue, within Central Marketplace. The subject property is currently zoned C-2 (General Commercial).

STRATEGIC PLAN ALIGNMENT (Delete icon that does not apply)



Fiscal Resource
Management



Economic
Vitality

RECOMMENDATION:

1. Conduct a public hearing to consider a request for a Use Permit for Limited outdoor display proposed on an approximately .32-acre portion of a larger 8.83-acre shopping center, at the northwest corner of West Van Buren Street and North Central Avenue.
2. Recommend conditional approval of the Use Permit request for Limited outdoor display proposed on an approximately .32-acre portion of a larger 8.83-acre shopping center, at the northwest corner of West Van Buren Street and North Central Avenue subject to stipulations. (Justin Gabrielson, Senior Planner)

STIPULATIONS:

The approval of the Use Permit is subject to the Conditions of Approval (Attachment A).

FISCAL IMPACT:

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS:

The subject property was zoned General Commercial (C-2) on March 23, 2003 with Ordinance No. 03-0838.

STAFF ANALYSIS:

Current Policy

A Use Permit requires review by the Planning and Zoning Commission and approval by the City Council following required public hearings. The process for the review of a Use Permit is set forth in section 1-3-2 of the Goodyear Zoning Ordinance and in the City of Goodyear Administrative Process Manual.

Surrounding Properties:

1. North – Palm Valley Crossing (commercial)
2. South – City of Avondale (commercial)
3. East – Thrive at Avison Goodyear (single-family attached townhomes)
4. West – U-Haul Storage and Precious Home Services (commercial uses)

Details of the Request

The applicant is requesting approval of a Use Permit to facilitate the development of an approximately 14,000 square-foot limited outdoor storage and display area within Central Marketplace (Attachment B) and currently zoned C-2 (General Commercial). The Property is located at the northwest corner of West Van Buren Street and North Central Avenue (Attachment C).

The proposed Limited outdoor storage and display Site Plan includes:

1. An approximately 14,000 square-foot storage and display area. (Attachment D)
2. An approximately 1,100 square feet of Permanent sidewalk Display area for merchandise while maintaining 5' clear for sidewalk space.
3. The storage and display area shall be surrounded by a mixture of CMU wall pillars measuring eight feet (8') in height, six foot (6') high tube fence on top of two feet (2') of CMU wall as well as a tube fence measuring eight feet (8') in height. The entire

storage and display area will have a black woven poly fabric attached to the tube fence to provide screening (Attachment E).

Evaluation Criteria

Section 1-3-2 (Use Permits) and Section 4-2 2 (Convenience Uses) of the Zoning Ordinance provide Evaluation Criteria (Attachment F).

Public Participation

An alternative notification process was used for this rezoning. A formal citizen review meeting was not held, but notice providing information on the use permit was mailed to 106 owners of property within 500 feet of the subject property and other stakeholders on July 14, 2025. There was no objection to the Use Permit received.

A public notice that this Use Permit request would be considered and reviewed at the Planning and Zoning Commission on September 10, 2025 appeared in the Arizona Republic West Valley Edition on was sent on August 22, 2025; postcards were mailed to adjoining owners on August 18, 2025; and a sign was posted on the site on August 22, 2025.

STAFF FINDINGS:

As outlined herein, staff finds the proposed request for Use Permit to not be materially detrimental to persons residing or working in the vicinity adjacent to the Property, to the neighborhood, or to the public welfare and that the proposed use is reasonably compatible with uses permitted in the surrounding area. Staff further finds the request for Use Permit will meet the additional evaluation criteria for convenience uses as established in Section 4-2-2 of the Zoning Ordinance.

ATTACHMENTS:

- A. Conditions of Approval
- B. Project Narrative
- C. Aerial Photo
- D. Tractor Supply Conceptual Site Plan
- E. Tractor Supply Conceptual Outdoor Display Elevations
- F. Evaluation Criteria