

Attachment C – Details of Request

Details of the Request:

The Property (Attachment C) is currently zoned Planned Area Development (“PAD”) per the *Goodyear Celebration Plaza* PAD, approved by the City in 2023 as Case No. 22-200-00014.

1. Parking Ratio Modification

The applicant is requesting an amendment to the PAD (See Attachment C) to modify the parking requirement for Medical or Dental Offices and Out-Patient clinics outlined in Section 6-4-2 (I) of the City of Goodyear Zoning Ordinance from one (1) space per 150 sq. ft. indoor floor area to one (1) space per 200 sq. ft. indoor floor area.

Applicant Justification for Reduced Medical Office Parking

This standard is already in place in neighboring cities such as Surprise, Peoria, Buckeye, Avondale and Gilbert, is supported by national parking demand data (ITE, ULI, APA), which show that modern appointment-based medical practices generate significantly lower parking demand than assumed under the City’s current standard.

2. Drive Through Uses:

The applicant is also requesting an amendment to the PAD (See Attachment C) to amend the current limit of one (1) standalone drive through, within Land Use District C-2 to allow a maximum of three (3) drive through restaurants which includes at least one (1) drive through end cap for buildings constructed to accommodate at least three (3) tenants are permitted through the Use Permit process. However, the Planning and Zoning Commission’s recommendation, does not include this request.

Applicant Justification for Drive-Through

While the applicant anticipates a blend of on premises shopping and dining options, with both drive through and curb sided options, the applicant believes the restriction of one (1) standalone drive through within the General Commercial (C-2) land use district will severely limit the ability to attract quality users that are in high demand to the commercial parcel with Celebration Plaza. This PAD Amendment proposes a change to a single bullet point under Section 4.A.3 of the Goodyear Celebration Plaza PAD Standards and Guidelines