

DATE: 12-03-2025

AI-#: 2921

CASE #: P24-00306



PLANNING AND ZONING COMMISSION ACTION REPORT

**SUBJECT: REZONE APPROXIMATELY 66.6 ACRES LOCATED
NORTHWEST OF WEST CELEBRATE LIFE WAY AND NORTH
LITCHFIELD ROAD, KNOWN AS CELEBRATION PLAZA, FROM
PLANNED AREA DEVELOPMENT TO CELEBRATION PLAZA 1st
AMENDED PLANNED AREA DEVELOPMENT**

STAFF PRESENTER(S): Justin Gabrielson, Senior Planner

SUMMARY:

This is a Public Hearing for consideration of the rezoning of approximately 66.6 acres generally located at West Celebrate Life Way and North Litchfield Road from Goodyear Celebration Plaza Planned Area Development to Celebration Plaza 1st Amended Planned Area Development.

RECOMMENDATION:

1. Conduct a public hearing to consider a request to rezone approximately 66.6 acres (the "Property") from Goodyear Celebration Plaza Planned Area Development to Celebration Plaza 1st Amended Planned Area Development
2. Recommend approval of the request to rezone approximately 66.6 acres generally located at West Celebrate Life Way and North Litchfield Road from Goodyear Celebration Plaza Planned Area Development to Celebration Plaza 1st Amended Planned Area Development (October 2025), as set forth in the draft of Ordinance No. 2025-XXXX (Justin Gabrielson, Senior Planner)

STIPULATIONS:

See Draft Ordinance No. 2025-XXXX (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 Property is located at West Celebrate Life Way and North Litchfield Road (Attachment B)

The 2035 Goodyear General Plan designates the land use for this property as Business and Commerce.

The current zoning for the Property is Celebration Plaza Planned Area Development (PAD), which contains a mixture of Multi-Family (MF-12), Multi-Family (MF-24), Commercial Office (C-O), MF-24/C-O hybrid and General Commercial (C-2) with a PAD Overlay; this PAD was approved in 2023 by the adoption of Ordinance No. 2023-1562.

The original application was heard by the Planning and Zoning Commission on March 12, 2025 and sought to amend the current Celebration Plaza PAD's limit of one (1) standalone drive through within Land Use District C-2 to allow two (2) standalone drive throughs, plus, unlimited endcap drive throughs for all buildings constructed that accommodate at least three (3) tenants, one being a drive through. The Planning and Zoning Commission recommended approval of the proposed amendment by a vote of 5-0.

The recommendation by the Planning and Zoning Commission, for the original application, was heard by the City Council on March 24, 2025. Council expressed concerns about an increase in the amount of drive-throughs without further reconsideration of the acreage and mix of multi-family and office land uses remaining on the site. As a result of the Council discussion, the applicant requested that the item be tabled, and no vote took place.

STAFF ANALYSIS:

Current Policy:

A rezoning request requires public review and recommendation by the Planning and Zoning Commission and review and approval by the City Council. The proposed rezoning must be in conformance with the General Plan and should not adversely impact the surrounding area.

Summary of the Rezoning Request:

The current application (See Attachment C) seeks 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 including 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. Additionally, a maximum of one (1) convenience market/gas station is allowed through the Use Permit process. Additionally, the current application seeks to amend the parking requirement for Medical or Dental Offices and Out-Patient clinics outlined in the City of Goodyear Zoning Ordinance from one (1) space per one hundred fifty (150) square feet of indoor floor area to one (1) space per two hundred (200) square feet of indoor floor area (Attachment D).

Based on Council's Concerns, Staff is recommending approval of the Draft Ordinance 2026-XXXX, The Planning Commission may recommend approval of the Draft Ordinance 2026-XXXX, which includes Stipulation 21; this stipulation replaces Chapter 4 (Zoning Districts), section A (C-2 General Commercial Zoning District), sub section 3 (Restricted Use Permit Uses), of the 1st Amended PAD with the following language previously approved by City Council on April 24, 2023: "No more than one (1) drive through restaurant is allowed through the Use Permit process and no

more than one (1) convenience market/gas station is allowed through the Use Permit process.” This would forward a recommendation of approval to Council that will allow ONLY the modifications to the Medical or Dental Offices and Outpatient clinics parking requirements BUT NOT the additional two (2) drive-throughs.

However, the applicant is seeking Draft Ordinance 2025-XXXX be approved with the removal of Stipulation 21. The Planning Commission may recommend approval of Draft Ordinance 2025-XXXX, with the removal of Stipulation 21, this would have the effect of recommending Council approve BOTH the modifications to the Medical or Dental Offices and Outpatient clinics parking requirements AND up to two (2) standalone drive-throughs, and one end cap drive through, for a total maximum of three (3) drive-throughs and a maximum of (1) one gas station.

The Commission may also propose an alternative motion.

Additional details of the request can be found within the Details of the Request (Attachment D). Additional details on the city Evaluation Criteria are found within Detailed Evaluation Criteria (Attachment E).

ATTACHMENTS:

Attachment A – Draft Ordinance No. 2025-XXXX

Attachment B – Aerial Photo

Attachment C – Project Narrative

Attachment D – Details of the Request

Attachment E – Evaluation Criteria