



City of Goodyear

See meeting location below

Meeting Agenda

Planning & Zoning Commission

Wednesday, April 15, 2015

6:00 PM

Goodyear Justice Center
14455 W. Van Buren St., Ste. B101
Goodyear, AZ 85338

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

A vote shall be taken at this time to excuse only those Commission members who were unable to attend the meeting due to extenuating circumstances.

4. MINUTES

[P&Z MIN 04-2015](#) Approve draft minutes of the Planning and Zoning Commission meeting held on March 18, 2015

5. PUBLIC COMMENTS

Non-Agenda items: This is the time for citizens who would like to address the Planning & Zoning Commission on any non-agenda item. Please complete a speaker card and give it to the Secretary. Each speaker is limited to three (3) minutes. Before you begin to speak, identify yourself by clearly stating for the record your name and address.

The Commission will listen to comments and may take any one of the following actions:

1. Respond to criticism
2. Request that staff investigate and report on the matter
3. Request that the matter be scheduled for on a future agenda.

Agenda items: The Chairman will call for public comments as each agenda item is up for discussion. Please complete a speaker card for the Secretary, listing the agenda item on which you would like to speak. Each speaker is limited to three (3) minutes. Before you begin to speak, identify yourself by clearly stating for the record your name and address.

6. DISCLOSURE OF EX PARTE COMMUNICATIONS

This is an opportunity for Commission members to disclose any ex-parte communications they may have had prior to this meeting on any item scheduled for discussion on this agenda.

7. OLD BUSINESS

None.

8. NEW BUSINESS**8.1. [14-210-0000](#) REZONING TO AMEND THE PEBBLE CREEK PHASE II PLANNED AREA DEVELOPMENT FOR A SITE ON 9.11 ACRES AT THE SOUTHWEST CORNER OF PEBBLE CREEK PARKWAY & CLUBHOUSE DRIVE TO ALLOW AN ASSISTED LIVING FACILITY USE AND ESTABLISH DEVELOPMENT STANDARDS.**[7](#)**RECOMMENDATION:**

- A. Conduct a public hearing to consider a rezoning request to amend the Pebble Creek Phase II Planned Area Development (PAD) for the site on the vacant 9.11 acres at the southwest corner of Pebble Creek Parkway & Clubhouse Drive to allow the assisted living facility use and create the development standards
 - a) Open public hearing
 - b) Staff presentation
 - c) Receive public comment
 - d) Close public hearing

- B. Planning and Zoning Commission recommend to the City Council approval of the (Case No. 14-210-00007) to amend the Pebble Creek Phase II Planned Area Development (PAD) for a site on 9.11 acres at the southwest corner of Pebble Creek Parkway & Clubhouse Drive to allow an assisted living facility use and establish development standards, subject to stipulations.

PURPOSE:

This request is for an amendment to the Pebble Creek Phase II PAD for the site on the vacant 9.11 acres at the southwest corner of Pebble Creek Parkway & Clubhouse Drive. The current zoning designation for this parcel within the Pebble Creek Phase II PAD is Neighborhood Commercial. This zoning amendment would allow an assisted living facility use and establish development standards, as amended by the Renaissance Planned Area Development containing approximately 207 attached assisted living residential dwelling units for lease. (Chris Flodin, Architectural Planner)

8.2. [14-500-0000](#) PRELIMINARY PLAT FOR PASEO PLACE PARCEL 1 SUBDIVIDING APPROXIMATELY 40 ACRES INTO 136 SINGLE-FAMILY LOTS AND 13 OPEN SPACE TRACTS GENERALLY LOCATED AT THE NORTHWEST CORNER OF YUMA ROAD AND 183RD AVENUE ALIGNMENT IN AN R1-6, SINGLE FAMILY RESIDENTIAL DISTRICT[6](#)**RECOMMENDATION:**

Planning and Zoning Commission recommend to the City Council approval of the (Case No. 14-500-00006) for a Preliminary Plat from Melcor Development Arizona Inc. to subdivide approximately 39.40 acres into 136 single-family

residential lots and 13 open space tracts for a development known as Paseo Place generally located at the northwest corner of Yuma Road and 183rd Avenue alignment in an R1-6, Single Family Residential Zoning District, subject to stipulations.

PURPOSE:

The request is for approval of a preliminary plat for Paseo Place Parcel 1. The preliminary plat consists of 39.40 acres that will be subdivided into 136 single-family lots and 13 open space tracts. The proposed Paseo Place preliminary plat is consistent with the requirements of the City’s Subdivision Regulations, and Design Guidelines. The proposed density is consistent with the City’s General Plan and the proposed development will be compatible with the surrounding area. (Chris Flodin, Architectural Planner)

8.3. [14-500-0000](#)
[7](#)

**PRELIMINARY PLAT FOR PASEO PLACE PARCEL 2
SUBDIVIDING APPROXIMATELY 78 ACRES INTO 214
SINGLE-FAMILY LOTS AND 26 OPEN SPACE TRACTS
GENERALLY LOCATED AT THE SOUTHEAST CORNER
OF YUMA ROAD AND 183RD AVENUE ALIGNMENT IN AN
R1-6, SINGLE FAMILY RESIDENTIAL DISTRICT**

RECOMMENDATION:

Planning and Zoning Commission recommend to the City Council approval of the (Case No. 14-500-00007) for a Preliminary Plat from Melcor Development Arizona Inc. to subdivide approximately 77.64 acres into 214 single-family residential lots and 26 open space tracts for a development known as Paseo Place generally located at the southeast corner of Yuma Road and 183rd Avenue alignment in an R1-6, Single Family Residential Zoning District, subject to stipulations.

PURPOSE:

The request is for approval of a preliminary plat for Paseo Place Parcel 1. The preliminary plat consists of 77.64 acres that will be subdivided into 214 single-family lots and 26 open space tracts. The proposed Paseo Place preliminary plat is consistent with the requirements of the City’s Subdivision Regulations, and Design Guidelines. The proposed density is consistent with the City’s General Plan and the proposed development will be compatible with the surrounding area. (Chris Flodin, Architectural Planner)

8.4. [15-350-0000](#)
[1](#)

**SPECIAL USE PERMIT FOR THE INTERO MONTESSORI SCHOOL
LOCATED AT VAN BUREN STREET AND SARIVAL AVENUE
WITHIN THE CANYON TRAILS PLANNED AREA DEVELOPMENT
(PAD) ZONING DISTRICT**

RECOMMENDATION:

- A. Conduct a public hearing to consider a request for a Special Use Permit for Intero Montessori School located at the northwest corner of Van Buren Street and Sarival Avenue.

- a) Open public hearing
- b) Staff presentation
- c) Receive public comment
- d) Close public hearing

- B. Planning and Zoning Commission recommend to the City Council approval of a request for a Special Use Permit to allow the Intero Montessori School at the northwest corner of Van Buren Street and Sarival Avenue, within the Canyon Trails Phase One Planned Area Development (PAD) zoning district, subject to stipulations.

PURPOSE:

The Special Use Permit is being requested to allow the Intero Montessori School on a 12.16 acre parcel within Canyon Trails Phase I at the northwest corner of Sarival Avenue and Van Buren Street. (Alex Lestinsky, Planner I)

9. STAFF COMMUNICATIONS

1. Comments, Commendations, Report on Current Events and Presentations by Commission Members, staff or members of the public. The Commission may not propose, discuss, deliberate or take any legal action on the information presented pursuant to A.R.S. 38-431.02.

2. Director's Summary of Current Events and Reports

The Director may provide a brief summary of current events; however, there can be discussion only on the following matters:

- a. Director's Update on Commission Related Matters
- b. Update of Legislative Issues
- c. Staff Summary of follow up action required
- d. Commission members may direct inquiries to staff

10. ADJOURNMENT

Members of the Planning and Zoning Commission in the City of Goodyear will attend either in person or by telephone conference call or video communications.

Pursuant to A.R.S. 38-431.02, notice is hereby given to the General Public that the Planning and Zoning Commission of the City Of Goodyear, Arizona, will hold meetings open to the public.

THE CITY OF GOODYEAR ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With 48 hours advance notice, special assistance can be provided for sight and/or hearing-impaired persons at this meeting. Reasonable accommodations will be made upon request for persons with disabilities or non-English speaking residents. Please call the City Clerk (623) 932-3910 to request an accommodation to participate in this public meeting. The Goodyear TDD number is (623) 932-6500.

LA CIUDAD DE GOODYEAR PROCURA HACER TODA JUNTA PUBLICA ACCESIBLE A PERSONAS CON DISCAPACIDADES. Durante la junta se puede proveer asistencia especial a personas con discapacidades visuales o auditivas con un aviso de 48 horas por adelantado. Se harán

adaptaciones razonables con previa solicitud para personas con discapacidades o para residentes que no hablan inglés. Favor de llamar a la Secretaria Municipal al (623) 932-3910 para solicitar adaptaciones para participar en la junta pública. El número de TDD de Goodyear es (623) 932-6500.

City Clerk

Date Posted: _____

Time Posted: _____