



City of Goodyear

See meeting location below

Meeting Agenda

Planning & Zoning Commission

Wednesday, April 16, 2014

6:00 PM

Starpointe Residents Club
17665 W. Elliot Rd.
Goodyear, AZ 85338

Agenda Amended 4/11/14 - Item 8.1 Added, Other Items Re-Numbered

1 CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. MINUTES

[P&Z MIN
10-2014](#)

Approve draft minutes of the Planning and Zoning Commission meeting held on March 19, 2014.

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 24 PUBLIC HEARING FOR THE PURPOSE OF UPDATING THE CITY OF GOODYEAR DESIGN GUIDELINES MANUAL****RECOMMENDATION:**

Move the public hearing to the May 21, 2014 Planning and Zoning Commission Meeting.

PURPOSE:

The purpose is to update the City of Goodyear's Design Guidelines Manual to address some new questions about how the standards and guidelines are being applied and interpreted. The existing Design Guidelines Manual was approved on July 11, 2011. This 2014 update project focuses on questions about how to provide flexibility in the design process, assisting the development community with new development, while maintaining the city's goals for high quality designs. (Hector Tapia, Deputy Development Services Director)

8.2 [14-300-0000](#) USE PERMIT TO ALLOW A CONVENIENCE USE (TACO BELL DRIVE-THROUGH RESTAURANT) WITHIN THE CANYON TRAILS TOWNE CENTER
[1](#)**RECOMMENDATION:**

A. Conduct a public hearing to consider a request for a use permit to allow a convenience use (Taco Bell drive-through restaurant) on Lot 21 within the Canyon Trails Towne Center.

1. Open public hearing
2. Staff presentation
3. Receive public comment
4. Close public hearing

B. Recommend approval of a request for a use permit to allow a convenience use (Taco Bell drive-through restaurant) on Lot 21 within the Canyon Trails Towne Center, a 91-acre commercial center generally located at the northeast corner of Cotton Lane and Yuma Road, subject to stipulations.

PURPOSE:

This use permit application is for a convenience use (drive through restaurant) to facilitate the development of a Taco Bell restaurant. The proposed restaurant will be constructed on Lot 21 within the Canyon Trails Towne Center located at the northeast corner of Cotton Lane and Yuma Road. This request meets the conditions and required findings for a use permit and satisfies the additional evaluation criteria required for convenience uses. (Steve Careccia, Planner III)

8.3 [14-200-0000](#)
 [1](#)

**REZONING TO AMEND THE PALM VALLEY PHASE 9 FINAL
PLANNED AREA DEVELOPMENT (PAD) TO MODIFY STIPULATION
NOS. 26 AND 27 REGARDING TWO-STORY HOME RESTRICTIONS.**
RECOMMENDATION:

- A. Conduct a public hearing to consider a rezoning request to amend the Palm Valley Phase 9 Final PAD to modify Stipulation Nos. 26 and 27 regarding two-story homes.
 1. Open public hearing
 2. Staff presentation
 3. Receive public comment
 4. Close public hearing
- B. Approve a rezoning (Case No. 14-200-00001) to amend the Palm Valley Phase 9 Final PAD to modify Stipulation Nos. 26 and 27 regarding two-story home restrictions on property located on the north side of Camelback Road approximately one mile west of Litchfield Road, subject to stipulations.

PURPOSE:

This request is to amend an 80.36 acre portion of the Palm Valley Phase 9 Final PAD designated for single family residential development. The amendment area is located north of Camelback Road, approximately one mile west of Litchfield Road. The purpose of the request is to amend the stipulations regarding two-story home restrictions for this 80.36-acre portion of Phase 9. Staff finds the proposed PAD Amendment will be consistent with the General Plan and will not adversely impact the surrounding area, and supports the proposed PAD Amendment subject to the stipulations set forth in the Recommendation. (Steve Careccia, Planner III)

8.4 [14-210-0000](#)
 [1](#)

**REZONING TO AMEND A PORTION OF THE ESTRELLA VILLAGES
VII AND IX PLANNED AREA DEVELOPMENT (PAD) ZONING ON
16.49 ACRES AT THE NORTHWEST CORNER OF CALISTOGA
DRIVE AND ESTRELLA PARKWAY AND ON 57.5 ACRES ALONG
THE NORTH SIDE OF CALISTOGA DRIVE WEST OF THE 184TH
AVENUE ALIGNMENT.**
RECOMMENDATION:

- A. Conduct a public hearing to consider a rezoning request to amend a portion of the Estrella Mountain Ranch Villages VII and IX Planned Area Development (PAD) to reduce the number of residential lots planned for Parcel 7.1 from 148 to 71, increase the number of residential lots planned in Parcel 9.8 from 79 to 110, increase the number of residential lots planned in Parcel 9.9 from 23 to 40, and modify the minimum aggregate side yard setbacks required for Parcels 9.8 and 9.9 from 20 feet to 15 feet.

1. Open public hearing

2. Staff presentation
3. Receive public comment
4. Close public hearing

- B. Approve a rezoning (Case No. 14-210-00001) to amend a portion of the Estrella Mountain Ranch Villages VII and IX Planned Area Development (PAD) to reduce the number of residential lots planned for Parcel 7.1 from 148 to 71, increase the number of residential lots planned in Parcel 9.8 from 79 to 110, increase the number of residential lots planned in Parcel 9.9 from 23 to 40, and modify the minimum aggregate side yard setbacks required for Parcels 9.8 and 9.9 from 20 feet to 15 feet, subject to stipulations.

PURPOSE:

This request is for an amendment to a portion of the Estrella Mountain Ranch Villages VII and IX Planned Area Development (PAD) to transfer 48 planned single-family residential dwelling units from Parcel 7.1 to Parcels 9.8 and 9.9. The PAD Amendment does not propose a change to the designated land uses within the PAD for Parcel 7.1 (SFD CL - Single-family Detached Creative Lot 6-10 du/ac) and Parcels 9.8 and 9.9 (SFD EX - Single-family Detached Executive Lot 0-3 du/ac), but would reduce the number of residential lots planned for Parcel 7.1 by 77 lots from 148 to 71, increase the number of residential lots planned in Parcel 9.8 by 31 lots from 79 to 110, and increase the number of residential lots planned in Parcel 9.9 by 17 lots from 23 to 40. This PAD Amendment is required because the number of units to be transferred to Parcels 9.8 and 9.9 exceeds the maximum transfer allowance of 20% for a receiving parcel that could be permitted administratively by the Estrella Villages VII and IX PAD. The PAD Amendment would also modify the SFD EX (Single-family Detached Executive) minimum aggregate side yard setbacks required in Parcels 9.8 and 9.9 from 20 feet to 15 feet to accommodate the proposed lot sizes within these parcels. (Joe Schmitz, Planning Manager)

8.5 [20](#)

FIRST PUBLIC HEARING FOR THE GOODYEAR 2025 GENERAL PLAN

RECOMMENDATION:

Conduct a public hearing to receive public comment on the Goodyear 2025 General Plan.

1. Open public hearing
2. Staff presentation
3. Receive public comment
4. Close public hearing

No action will be taken.

PURPOSE:

The City must update the general plan and have it ratified by voters before July

1, 2015. The Goodyear 2025 General Plan Committee and Staff have been working on the update of the general plan since the fall of 2012. At their meeting on March 25, 2014, the Goodyear 2025 General Plan Committee unanimously approved the draft Goodyear 2025 General Plan and recommended it be forwarded to the Planning and Zoning Commission for review and recommendation and to the City Council for approval.

State Statutes require that two public hearings on the general plan be held before the Planning and Zoning Commission at two different locations (ARS 9-461.06). The first public hearing will be held on April 16, 2014 at the Estrella Starpointe Residents Club. No action will be sought at that meeting. The second public hearing will be held on May 21, 2014 at the Goodyear Justice Center. Action on the item is expected to take place at the second public hearing. (Katie Wilken, Planner III)

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:

1. Director's Update on Commission Related Matters
2. Update of Legislative Issues
3. Staff Summary of follow up action required
4. 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: _____