



## City of Goodyear

See meeting location below

### Meeting Agenda

#### Planning & Zoning Commission

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Wednesday, March 18, 2015

6:00 PM

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

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**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**

- 4.1** [P&Z MIN 02-2015](#) Approve draft minutes of the Planning and Zoning Commission meeting held on February 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**

**8. NEW BUSINESS**

**8.1 Open Meeting Law and Ethics Training - Maureen Scott, City Clerk****8.2 [14-300-0000](#) [6](#) USE PERMIT FOR A CONVENIENCE USE “TACO BELL DRIVE THROUGH” AT MOUNTAIN RANCH MARKETPLACE WITHIN THE ESTRELLA PHASE ONE PLANNED AREA DEVELOPMENT (PAD) ZONING DISTRICT****RECOMMENDATION:**

Planning and Zoning Commission recommend to the City Council approval of a request for a Use Permit to allow a convenience use (Taco Bell Drive Through) at Mountain Ranch Marketplace, located at the northwest corner of Estrella Parkway and Elliot Road, within the Estrella Phase One Planned Area Development (PAD) zoning district, subject to stipulations.

**PURPOSE:**

The Use Permit is being requested to allow a convenience use (Taco Bell Drive Through) on a 0.57 acre commercial pad within the Mountain Ranch Marketplace commercial center at the northwest corner of Estrella Parkway and Elliot Road, within the Estrella community. A restaurant is allowed by right pursuant to the Estrella Phase One Planned Area Development (PAD) zoning district and the underlying Mountain Ranch Marketplace C-2, General Commercial zoning district. A drive through associated with a restaurant is, however, a convenience use requiring approval of a Use Permit. Staff has determined that, subject to the recommended stipulations, this request meets the conditions and required findings for a Use Permit. (Karen Craver, Planner III)

**8.3 [13-500-0000](#) [4](#) PRELIMINARY PLAT FOR LAS VENTANAS****RECOMMENDATION:**

Recommend to the City Council approval of a preliminary plat for Las Ventanas subdividing 159.31 acres into 412 single-family residential lots, generally located east of Perryville Road, south of Yuma Road, and north of Durango Street, subject to stipulations.

**PURPOSE:**

The applicant is requesting approval of a preliminary plat for Las Ventanas. The subdivision consists of 159.31 acres that will be subdivided into 412 single family residential lots. The preliminary plat is consistent with the land use, development standards, and zoning for this parcel. (Katie Wilken, Planning Manager)

**8.4 [12-200-0000](#) [1](#) ESTRELLA COMMONS PRELIMINARY AND FINAL PLANNED AREA DEVELOPMENT (PAD)****RECOMMENDATION:**

Planning and Zoning Commission recommend that the City Council approve a rezone to the Preliminary Planned Area Development (PAD) for 59.1 acres and the Final PAD zoning district for 118.1 acres generally located southeast of Interstate 10 and Estrella Parkway, subject to stipulations.

**PURPOSE:**

This is a request to rezone for 178 acres at the southeast corner of Interstate 10 and Estrella Parkway from the Preliminary and Final Planned Area Development (PAD) zoning district to the Preliminary and Final Planned Area Development (PAD) zoning district to facilitate the development of a development known as Estrella Commons. The Preliminary PAD would apply to the 59.1 acre area of Estrella commons, known as the "District". The Final PAD would apply to the remaining 118.9 acre residential portion. (Katie Wilken, Planning Manager)

**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: \_\_\_\_\_