



City of Goodyear

See meeting location below

Meeting Agenda

Planning & Zoning Commission

Wednesday, June 17, 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

- 4.1** [P&Z MIN 07-2015](#) Approve draft minutes from the Planning and Zoning Commission Meeting held on May 20, 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 [15-300-0000](#) USE PERMIT FOR THE ADDITION OF SELF-SERVE VACUUMS AT SUPERSTAR CARWASH****1****RECOMMENDATION:**

A. Conduct a public hearing to consider a request for an amendment to the Use Permit for Superstar Carwash for the addition of self-serve vacuums.

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

B. Recommend approval of a request for an amendment to the Use Permit to allow the addition of self-serve vacuums at the existing Superstar Carwash located at 490 N. Dysart Road subject to the following stipulations:

1. The use shall be in conformance with the narrative dated June 11, 2015;
2. The use shall be in conformance with the stipulations of the original Use Permit approval (COAC No. 03-1950, approved January 26, 2004), except as modified by this amendment;
3. The site plan provided with the Use Permit is conceptual in nature and is not approved with this Use Permit. Additional comments impacting the additional parking spaces may be identified during site plan review; and,
4. The screen wall referenced by stipulation 30 of the original Use Permit approval shall be built once the City verifies the three adjacent residents are in favor of its installation.

PURPOSE:

The Use Permit is being requested to allow the addition of self-serve vacuums at the existing Superstar Carwash to satisfy Stipulation 39 of the original Use Permit for the site, (COAC No. 03-1950), "Any significant proposed changes to the Site Plan and/or operations of the car wash, including but not limited to, hours of operation, noise, landscaping, building orientation, etc. shall be reviewed through an amendment to this Use Permit." (Alex Lestinsky, Planner I)

8.2 [15-210-0000](#) REZONING TO AMEND THE PALM VALLEY PHASE IX DEVELOPMENT FOR A SITE ON 8.61 ACRES AT THE NORTHEAST CORNER OF 146TH AVENUE AND CAMELBACK ROAD TO ALLOW ATTACHED DUPLEX PRODUCT ON 48 LOTS AND MODIFY THE DEVELOPMENT STANDARDS FOR THE SITE.**2**

RECOMMENDATION:

- A. Conduct a public hearing to consider a rezoning request to amend the Palm Valley Phase IX Planned Area Development (PAD) for the site on the vacant 8.61 acres at the northeast corner of 146th Avenue and Camelback Road to allow attached townhome product on 48 lots and modify the development standards for the site.
 - 1. Open public hearing
 - 2. Staff presentation
 - 3. Receive public comment
 - 4. Close public hearing
- B. Approve a rezoning (Case No. 15-210-00002) to amend the Palm Valley Phase IX (PAD) for a site on 8.61 acres at the northeast corner of 146th Avenue and Camelback Road to allow attached duplex product on 48 lots and modify the development standards, subject to stipulations.

PURPOSE:

This request is for an amendment to the Palm Valley Phase IX PAD for the site on the vacant 8.61 acres at northeast corner of 146th Avenue and Camelback Road. The current zoning designation for this parcel within the Palm Valley Phase IX PAD is MF-18. This zoning amendment would allow attached duplex product on 48 lots and revise the development standards, as amended by the Enclave at Palm Valley North Planned Area Development containing approximately 48 attached townhome residential dwelling units for sale. (Christopher Flodin, Architectural Planner)

8.3 [15-300-0000](#)
[2](#)**USE PERMIT TO ALLOW A CONVENIENCE USE (POPEYE'S LOUISIANA KITCHEN DRIVE-THROUGH RESTAURANT).****RECOMMENDATION:**

- A. Conduct a public hearing to consider a request for a Use Permit for a convenience use (Popeye's Louisiana Kitchen drive-through restaurant) on a 1.03-acre parcel in the Cobblestone Creek commercial center, generally located at the northwest corner of McDowell Road and Pebble Creek Parkway in the Palm Valley Planned Area Development (PAD), subject to the following stipulations.
 - 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 in a C-2 General Commercial District for a convenience use (Popeye's Louisiana Kitchen drive-through restaurant) to be constructed on a pad within the Cobblestone Creek commercial center, generally located at the northwest corner of McDowell Road and Pebble Creek Parkway, subject to stipulations.

PURPOSE:

This Use Permit application for a convenience use (drive-through restaurant) is to facilitate the development of a Popeye's Louisiana Kitchen restaurant located at the northwest corner of McDowell Road and Pebble Creek Parkway). The new drive-through restaurant will be designed and constructed in accordance with the approved design guidelines and materials for the Cobblestone Creek Development. Staff has reviewed the request and finds that it meets the conditions and required findings for a Use Permit and satisfies the additional evaluation criteria required for convenience uses. (Christopher Flodin, Architectural Planner)

8.4 [15-630-0000](#)
 [1](#)

COMPREHENSIVE SIGN PACKAGE FOR THE GOODYEAR MUNICIPAL COMPLEX**RECOMMENDATION:**

Recommend approval of the Comprehensive Sign Package for the Goodyear Municipal Complex.

PURPOSE:

The proposed Comprehensive Sign Package is an amendment to the existing Venida Business Park Comprehensive Sign Package. These Packages are required for developments with three or more businesses and facilitates a unified design within the development. (Alex Lestinsky, Planner I)

8.5 [15-220-0000](#)
 [2](#)

CITY-INITIATED ZONING ORDINANCE TEXT AMENDMENT REGARDING SIGNAGE**RECOMMENDATION:**

1. Conduct a public hearing to consider an amendment to portions of Articles 7 and 9 of the City of Goodyear Zoning Ordinance.
 - a. Open public hearing
 - b. Staff presentation
 - c. Receive public comment
 - d. Close public hearing
2. Planning and Zoning Commission recommend to the City Council approval of a Zoning Ordinance Text Amendment amending portions of Articles 7 and 9 of the City of Goodyear Zoning Ordinance.

PURPOSE:

Update the Zoning Ordinance to create a minor zoning amendment process, allow for larger temporary signs, address digital signs, and provide additional minor updates. Updating the Zoning Ordinance allows the City to modernize regulations to meet the changing needs of business and residents in the community. (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: _____