



# City of Goodyear

See meeting location below

## Meeting Agenda

### Planning & Zoning Commission

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Wednesday, August 19, 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

1.1 Elect Chairman for the August 19th, 2015 Planning Commission Meeting

#### 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 08-2015](#) Approve draft minutes from the Planning and Zoning Commission meeting held on June 17, 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 [14-5000000](#) 5 **PRELIMINARY PLAT FOR ESTRELLA MOUNTAIN RANCH PARCEL 9.8****

**RECOMMENDATION:**

Planning and Zoning Commission recommend to the City Council approval of the preliminary plat for Estrella Mountain Ranch Parcel 9.8, subdividing 38.15 acres into 106 single family residential lots and 13 open space, landscape, and drainage tracts. Parcel 9.8 is located on the north side of W. Calistoga Drive, west of S. 184th Avenue within the Estrella Mountain Ranch Villages VII and IX Planned Area Development (PAD). Approval is recommended subject to stipulations.

**PURPOSE:**

The applicant, Newland Communities, Inc., represented by Pete Teiche, is requesting approval of the preliminary plat for Estrella Mountain Ranch Parcel 9.8, subdividing 38.15 acres into 106 single family residential lots and 13 open space, landscape, and drainage tracts. The preliminary plat is consistent with the requirements of the City’s Subdivision Regulations and the development standards of the Estrella Mountain Ranch Villages VII and IX Planned Area Development (PAD). The proposed density is consistent with the City’s General Plan, and the development will be compatible with the surrounding area. (Karen Craver, Planner III)

**8.2 [15-500-0000](#) 1 **PRELIMINARY PLAT FOR PEBBLE CREEK MARKETPLACE****

**RECOMMENDATION:**

Planning and Zoning Commission recommend to the City Council approval of the Preliminary Plat for Pebble Creek Marketplace, subdividing 25.16 acres into 8 commercial lots located at the southwest corner of McDowell Road and Pebblecreek Parkway, within the Pebble Creek Marketplace Planned Area Development (PAD), subject to the following stipulations:

**PURPOSE:**

The applicant, I-10 & Pebble Creek, LLC, 2922 Eastwood, LLC and Winco Foods, LLC, all represented by SCJ Alliance, is requesting approval of a preliminary plat for the Pebble Creek Marketplace to subdivide 25.16 acres into eight commercial lots for a commercial center anchored by a Winco Foods store, pursuant to the Pebble Creek Marketplace Planned Area Development (PAD). The lots will be accessed by way of two driveways off of McDowell Road and two driveways off of PebbleCreek Parkway. Staff finds that the preliminary plat is consistent with the land use, zoning standards, and technical requirements of the City’s Subdivision Regulations and the Pebble Creek Marketplace PAD. (Joe Schmitz, Long Range Planner)

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