



## City of Goodyear

See meeting location below

### Meeting Agenda

#### Planning & Zoning Commission

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Wednesday, November 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 11-2015](#) Approve draft minutes of the Planning and Zoning Commission meeting held on September 16, 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     [15-350-0000](#)     **SPECIAL USE TO ALLOW THE INSTALLATION OF A VERIZON WIRELESS COMMUNICATION FACILITY AT 16825 W. YUMA ROAD******RECOMMENDATION:**

1. Conduct a public hearing to consider approving a Special Use to allow the installation of a proposed Verizon Wireless Communication Facility (WCF) to include a 35-foot tall pole and support equipment on property located at 16825 W. Yuma Road, southeast of the intersection of Yuma Road and Cotton Lane.

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

2. Recommend approval of a Special Use to allow the installation of a proposed Verizon Wireless Communication Facility (WCF) to include a 35-foot tall pole and support equipment on property located at 16825 W. Yuma Road, subject to stipulations.

**PURPOSE:**

The request is for a Special Use to allow the installation of a proposed Verizon Wireless Communication Facility (WCF) to include a 35-foot tall pole, antennas, and support equipment on the 5-acre Roman's Oasis parcel. Staff finds the proposed request will be compatible with the surrounding area, will not be a detriment to surrounding properties or persons, and will be in conformance with the General Plan. (Alex Lestinsky, Planner I)

**8.2     [15-350-0000](#)     **SPECIAL USE PERMIT TO ALLOW C3 CHURCH TO LOCATE WITHIN THE EXISTING PALM VALLEY CROSSING PLANNED AREA DEVELOPMENT, LOCATED AT 13735 W. AUTO DRIVE (#112)****  
**RECOMMENDATION:**

1. Conduct a public hearing to consider approving a Special Use Permit to allow a church use within the existing Palm Valley Crossing Planned Area Development (PAD), located at 13735 W. Auto Drive #112.

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

2. Approve a request for a Special Use Permit to allow a church use within the existing Palm Valley Crossing PAD, subject to stipulations.

**PURPOSE:**

The request is for a Special Use Permit to allow for a church use within the

existing Palm Valley Crossing industrial center. Staff finds the proposed request will be compatible with the surrounding area, will not be a detriment to surrounding properties or persons, and will be in conformance with the General Plan. (Alex Lestinsky, Planner I)

**8.3**     [15-300-0000](#)  
[3](#)

**USE PERMIT AMENDMENT TO REMOVE A STIPULATION  
PROHIBITING VEHICULAR ACCESS ONTO NORTH 161ST AVENUE**

**RECOMMENDATION:**

1. Conduct a public hearing to consider approving an amendment to the Use Permit for Compass Church to remove a stipulation prohibiting vehicular access onto North 161st Avenue.

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

2. Approve an amendment to the Use Permit for Compass Church to remove a stipulation prohibiting vehicular access onto North 161st Avenue, subject to stipulations.

**PURPOSE:**

This request is to amend the Use Permit for the Compass Church to remove the stipulation prohibiting access onto North 161st Avenue. The Church would like to utilize the existing driveway onto North 161st Avenue for non-emergency purposes. However, removal of the stipulation prohibiting access would be required for this to occur. Staff finds that the proposed Use Permit amendment will not be a detriment to surrounding properties and will be reasonably compatible with uses allowed in the surrounding area. The opening of the driveway to non-emergency traffic should not adversely affect residents living along North 161st Avenue and Wade Lane. (Steve Careccia, Planner III)

**8.4**     [15-210-0000](#)  
[4](#)

**AMENDMENT THE EL CIDRO PAD TO MODIFY THE SIDE  
SETBACKS FOR PARCELS 1A & 1D**

**RECOMMENDATION:**

1. Conduct a public hearing to consider approving a request (Case No. 15-210-00004) to amend the El Cidro Final Planned Area Development (PAD) by modifying the side setbacks from five feet and 10 feet (15 feet total) to five feet and five feet (10 feet total) for Parcels 1A and 1D generally located south of Lower Buckeye Road and east of Citrus Road.

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

2. Recommend approval of an amendment to the El Cidro Final PAD modifying

the side setbacks from five feet and 10 feet (15 feet total) to five feet and five feet (10 feet total) for Parcels 1A and 1D generally located south of Lower Buckeye Road and east of Citrus Road, subject to stipulations.

**PURPOSE:**

This request is for an amendment to the residential development standards of the El Cidro Final PAD to amend the side setbacks for Parcels 1A and 1D from five feet and 10 feet (15 feet total) to five feet and five feet (10 feet total). The proposed PAD Amendment is consistent with the subject property's Neighborhood land use as designated in the General Plan as this land use is intended for the type of residential development established within the El Cidro PAD. The modification of development standards will not adversely impact surrounding properties since these properties are also intended for similar residential development. (Steve Careccia, 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:
  - 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: \_\_\_\_\_