



City of Goodyear

See meeting location below

Meeting Agenda

Planning & Zoning Commission

Wednesday, February 17, 2016

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](#) Approve draft minutes of the Planning & Zoning Commission meeting held on
 [03-2016](#) January 20, 2016.

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

- 7.1** [15-350-0000](#) **SPECIAL USE TO ALLOW THE INSTALLATION OF A VERIZON**
 [2](#) **WIRELESS COMMUNICATION FACILITY MONOPALM AT 17605 W.**

MCDOWELL 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 65-foot tall monopalm and support equipment on property located at 17605 West McDowell Road, northeast of the intersection of Citrus Road and Interstate 10.
2. Continue to March 16, 2016 whether to recommend approval of a Special Use to allow the installation of a proposed Verizon Wireless Communication Facility (WCF) to include a 65-foot tall monopalm and support equipment on property located at 17605 West McDowell 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 65-foot tall monopalm, antennas, and support equipment on the 60-acre site. 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. (Katie Wilken, Planning Manager)

8. NEW BUSINESS**8.1** [14-200-0000](#)
[5](#)**REZONE 3 ACRES FROM AU-AGRICULTURAL URBAN TO C-1, NEIGHBORHOOD COMMERCIAL****RECOMMENDATION:**

1. Conduct a public hearing to consider a rezoning request from AU-Agricultural Urban to C-1, Neighborhood Commercial for 3 acres generally located southwest 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 rezoning request (Case No. 14-200-00005) from AU-Agricultural Urban to C-1, Neighborhood Commercial for 3 acres generally located southwest of Yuma Road and Cotton Lane.

PURPOSE:

This is a request to rezone a 3-acre parcel located southwest of Yuma Road and Cotton Lane from AU-Agricultural Urban to C-1, Neighborhood Commercial. The Avondale Moose Lodge, located at the subject property, has legally non-conformed to the Agricultural Urban zoning district since its annexation in 1983. Staff finds the proposed rezoning will be consistent with the General Plan

land use designation and will not adversely impact the surrounding area. (Alex Lestinsky, Planner II)

8.2 [14-350-0000](#) **SPECIAL USE PERMIT TO FACILITATE THE DEVELOPMENT OF A**
 NEW MOOSE LODGE FACILITY

RECOMMENDATION:

1. Conduct a public hearing to consider approving a Special Use to facilitate the development of a new Moose Lodge Facility.
 - a. Open public hearing
 - b. Staff presentation
 - c. Receive public comment
 - d. Close Public hearing
2. Recommend approval of a Special Use to facilitate the development of a new Moose Lodge Facility subject to stipulations.

PURPOSE:

The request is for a Special Use Permit to allow for a private club/fraternal organization use within a C-1, Neighborhood Commercial zoning district if the corresponding rezone is approved. The use has legally non-conformed without a Special Use Permit since the property was annexed in 1983. 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 II)

8.3 15-350-0000 USE PERMIT TO ALLOW THE INSTALLATION OF AN IRRIGATION
3 WELL ON TRACT 16E OF CANTAMIA PHASE 2 POD 4

RECOMMENDATION:

1. Conduct a public hearing to consider approving a Use Permit to allow the installation of an irrigation well on Tract 16E of CantaMia Phase 2 Pod 4.
 - a. Open public hearing
 - b. Staff presentation
 - c. Receive public comment
 - d. Close Public hearing
2. Recommend approval of a Use Permit to allow an irrigation well on Tract 16E of CantaMia Phase 2 Pod 4, subject to stipulations.

PURPOSE:

AV Homes, Inc. is requesting approval of a Use Permit to facilitate the development of an irrigation well on Tract 16E of CantaMia Phase 2 Pod 4 to fill the lakes within the development. The subject property is an undeveloped tract within the CantaMia PAD. Staff finds this Use Permit application meets the conditions and required findings for a use permit and satisfies additional ADWR and City Public Works requirements. (Alex Lestinsky, Planner II)

8.4 [14-500-0000](#) **PRELIMINARY PLAT FOR ARROYO RANCH****[8](#)****RECOMMENDATION:**

Approve a request for a preliminary plat subdividing 39.9 acres into 40 residential lots and 14 tracts for a development known as Arroyo Ranch, generally located 4,000 feet east of the intersection of Elliot Road and Rainbow Valley Road, subject to stipulations.

PURPOSE:

This request is for a preliminary plat subdividing 39.9 acres into 40 single family residential lots and 14 tracts. The minimum lot size is 20,000 square feet with custom homes the intended development. The proposed density is one unit per acre. Staff finds the requested preliminary plat is consistent with the land use, zoning standards, and technical requirements of the City's Subdivision Regulations and the Arroyo Ranch PAD. The proposed subdivision provides for the orderly development of the property by identifying the required infrastructure needed to serve future development within the subdivision. (Steve Careccia, Planner III)

8.5 [14-500-0000](#) **ESTRELLA COMMONS PRELIMINARY PLAT****[1](#)****RECOMMENDATION:**

Recommend that the City Council approve a Preliminary Plat for Estrella Commons, subdividing 105.6 acres into 365 single family lots, generally located southeast of Interstate 10 and Estrella Parkway, subject to stipulations.

PURPOSE:

This is a request to subdivide 105.6 acres into 365 single family lots and 39 tracts at the southeast corner of Interstate 10 and Estrella Parkway to facilitate the development of Estrella Commons. (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 of 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 will hold meetings open to the public.

The Planning and Zoning Commission of the city of Goodyear may vote to go into Executive Session, pursuant to A.R.S 38-431.03(A3 and A4), which will not be open to the public, to discuss certain matters.

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: _____