



City of Goodyear

See meeting location below

Meeting Agenda

Planning & Zoning Commission

Wednesday, August 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 09-2016](#) Approve draft minutes of the Planning and Zoning Commission Meeting held on July 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

None.

8. NEW BUSINESS**8.1 [16-350-0000](#) **SPECIAL USE PERMIT TO ALLOW THE DEVELOPMENT OF A DAYCARE CENTER******RECOMMENDATION:**

1. Conduct a public hearing to consider a Special Use Permit for The Learning Experience Daycare Center.
 - a. Open public hearing
 - b. Staff presentation
 - c. Receive public comment
 - d. Close public hearing
2. Recommend approval of a Special Use Permit to facilitate the development of The Learning Experience Daycare Center at the northwest corner of Litchfield Road and Avalon Drive subject to stipulations.

PURPOSE:

The Special Use Permit will allow a daycare use on the northwest corner of Litchfield Road and Avalon Drive. The site is zoned C-O, Commercial Office under the Palm Valley Phase II PAD. 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)

8.2 [16-350-0000](#) **SPECIAL USE PERMIT TO ALLOW THE INSTALLATION OF A WIRELESS COMMUNICATION FACILITY MONOPALM AT 13657 W. MCDOWELL ROAD****RECOMMENDATION:**

1. Conduct a public hearing to consider a Special Use Permit to allow a monopalm in the parking lot of the existing Palm Valley Medical Plaza.
 - a. Open public hearing
 - b. Staff presentation
 - c. Receive public comment
 - d. Close public hearing
2. Recommend approval of a Special Use Permit 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 13657 W. McDowell Road, subject to stipulations.

PURPOSE:

The Special Use Permit will allow the Verizon Wireless Communications Facility (WCF) to include a 65-foot monopalm, antennas, and support equipment in the parking lot of the existing Palm Valley Medical Plaza. 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 [16-2200000](#)
[1](#)

ZONING ORDINANCE TEXT AMENDMENT TO ALLOW LOADING, DELIVERY, AND ROLL-UP/DOCK DOORS TO FRONT ON A PUBLIC STREET IN THE I-1, LIGHT INDUSTRIAL AND THE I-2, GENERAL INDUSTRIAL ZONING DISTRICTS, UNDER CERTAIN CIRCUMSTANCES

RECOMMENDATION:

Conduct a public hearing to consider recommending approval of a text amendment to a portion of Article 3-4 (Industrial Districts) of the City of Goodyear Zoning Ordinance, as amended, to allow loading, delivery, and roll-up/dock doors to front on a public street in the I-1, Light Industrial and the I-2, General Industrial Zoning Districts, under certain circumstances.

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

PURPOSE:

The purpose of the staff-initiated Zoning Ordinance text amendment is to increase the opportunities for industrial businesses seeking to establish locations in the Industrial Zoning Districts in the City, provided certain circumstances are met that will ensure minimal impacts on adjacent properties. The text amendment will apply to all properties in the City of Goodyear hard-zoned I-1 and I-2. (Karen Craver 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 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: _____