



City of Goodyear

See meeting location below

Meeting Agenda

Planning & Zoning Commission

Wednesday, September 21, 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 10-2016](#) Approve draft minutes of the Planning and Zoning Commission meeting held on August 17, 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 [16-200-0000](#) CITY-INITIATED REZONING OF APPROXIMATELY 40 ACRES LOCATED AT THE SOUTHWEST CORNER OF COTTON LANE AND INDIAN SCHOOL ROAD**[2](#)**RECOMMENDATION:**

1. Conduct a public hearing to consider rezoning approximately 40 acres of City-owned property.

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

2. Recommend approval of a City-initiated rezoning of approximately 40 acres located at the southwest corner of Cotton Lane and Indian School Road from AG, Agricultural, and C-2, General Commercial, to I-1, Light Industrial, with a PAD Overlay, subject to stipulations.

PURPOSE:

The City of Goodyear Zoning Administrator has initiated a rezoning of approximately 40 acres of City-owned property from the AG, Agricultural, and C-2, General Commercial, zoning districts to the I-1, Light Industrial, zoning district with a Planned Area Development (PAD) Overlay to modify certain development standards. Staff finds the proposed rezoning will be consistent with the Luke Compatible Land Use Overlay and will not adversely impact the surrounding area, as this area is intended for industrial development. (Steve Careccia, Planner III)

8.2 [16-500-0000](#) PRELIMINARY PLAT FOR ESTRELLA PARCEL 11.C[5](#)**RECOMMENDATION:**

Recommend approval of a request for a preliminary plat for Estrella 11.C, subject to stipulations.

PURPOSE:

This application is requesting approval of a preliminary plat for Estrella Parcel 11.C located within the Lucero (Community 11) Planned Area Development (PAD). The plat consists of 25.9 acres that will be subdivided into 91 single family detached residential lots and nine tracts. 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 Lucero PAD Amendment. The proposed subdivision provides for the orderly development of the property by identifying the required infrastructure needed to serve future development within the subdivision. (Alex Lestinsky, Planner II)

8.3 [16-500-0000](#) **PRELIMINARY PLAT FOR ESTRELLA PARCEL 11.B**
 [6](#)

RECOMMENDATION:

Recommend approval of a request for a preliminary plat for Estrella 11.B, subject to stipulations.

PURPOSE:

This application is requesting approval of a preliminary plat for Estrella Parcel 11.B located within the Lucero (Community 11) Planned Area Development (PAD). The plat consists of 27.4 acres that will be subdivided into 100 single family detached residential lots and 11 tracts. 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 Lucero PAD Amendment. The proposed subdivision provides for the orderly development of the property by identifying the required infrastructure needed to serve future development within the subdivision. (Alex Lestinsky, Planner II)

8.4 [16-500-0000](#) **PRELIMINARY PLAT FOR PASEO PLACE PARCEL 2**
 [8](#)

RECOMMENDATION:

Recommend approval of a request for a preliminary plat for Paseo Place Parcel 2, subject to stipulations.

PURPOSE:

The preliminary plat for Paseo Place Parcel 2 subdivides 77.64 acres into 214 single-family lots and 26 open space tracts. The Paseo Place preliminary plat is consistent with the requirements of the City's Subdivision Regulations, and Design Guidelines. The proposed density is consistent with the City's General Plan and the proposed development will be compatible with the surrounding area. (Alex Lestinsky, Planner II)

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: _____