



## City of Goodyear

See meeting location below

### Meeting Agenda

#### Planning & Zoning Commission

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Wednesday, February 22, 2017

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 02-2017](#) Approve draft minutes of the Planning and Zoning Commission meeting held on January 18, 2017.

**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 [17-210-0000](#) AMENDMENT TO THE LA JOLLA VISTA PAD STIPULATION NO. 35 REGARDING PEDESTRIAN ACCESS TO DURANGO STREET**  
**[1](#)****PROPOSED ACTION:**

1. Conduct a public hearing to consider an Amendment to the La Jolla Vista Planned Area Development (PAD) to delete or otherwise modify Stipulation No. 35 which requires the developer to provide pedestrian access to Durango Street.
  - a. Open public hearing
  - b. Staff presentation
  - c. Receive public comment
  - d. Close public hearing
2. Recommend that the City Council approve an Amendment to the La Jolla Vista Planned Area Development (PAD) to modify Stipulation No. 35 to prohibit all access between the La Jolla Vista development and Durango Street, except for limited access as needed by the Roosevelt Irrigation District to access its facilities or as needed by emergency vehicles and personnel.

**8.2 [16-210-0000](#) AMENDMENT TO THE PV303 PAD TO CHANGE THE LAND USE ON FOUR PARCELS FROM GENERAL COMMERCIAL TO LIGHT INDUSTRIAL**  
**[9](#)****PROPOSED ACTION:**

1. Conduct a public hearing to consider an amendment to the PV303 Planned Area Development.
  - a. Open public hearing
  - b. Staff presentation
  - c. Receive public comment
  - d. Close public hearing
2. Recommend that the City Council approve the amendment to the PV303 Planned Area Development subject to stipulation.

**8.3 [16-210-0000](#) PLANNED AREA DEVELOPMENT AMENDMENT TO MAKE MINOR MODIFICATIONS TO A PORTION OF THE GOODYEAR CROSSING INDUSTRIAL PARK FINAL PAD OVERLAY**  
**[7](#)****PROPOSED ACTION:**

1. Conduct a public hearing to consider a request for a Planned Area Development Amendment to make minor modifications to a portion of the Goodyear Crossing Industrial Park (GCIP) Final PAD Overlay located at the southeast corner of Cotton Lane and West Commerce Drive.

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

2. Recommend approval of a Planned Area Development Amendment to make minor modifications to approximately 95 acres of the 293-acre Goodyear Crossing Industrial Park Final PAD Overlay located at the southeast corner of Cotton Lane and West Commerce Drive, subject to stipulations.

8.4     [16-500-0000](#)  
          [9](#)

**PRELIMINARY PLAT FOR PEBBLECREEK PHASE II UNIT 48**

**PROPOSED ACTION:**

Approval recommendation of a request for a preliminary plat for PebbleCreek Phase II Unit 48, subject to stipulations.

8.5     [16-220-0000](#)  
          [4](#)

**ZONING ORDINANCE TEXT AMENDMENT TO REMOVE THE CITY CENTER GATEWAY OVERLAY DISTRICT**

**PROPOSED ACTION:**

1. Conduct a public hearing to consider amending Article 1 and Article 9 of the Zoning Ordinance to amend the City Center Gateway Overlay District:
  - a. Open the public hearing
  - b. Staff presentation
  - c. Receive public comment
  - d. Close public hearing

2. Recommend that the City Council approve an amendment to the city of Goodyear Zoning Ordinance, as amended, amending Article 1 (Administration) and Article 9 (Special Districts) to remove Section 9-2 in its entirety.

8.6     [17-220-0000](#)  
          [1](#)

**ZONING ORDINANCE TEXT AMENDMENT TO ALLOW INERT MATERIAL LANDFILLS AS A SPECIAL USE IN ANY ZONING DISTRICT**

**PROPOSED ACTION:**

1. Conduct a public hearing to consider recommending approval of a text amendment to Article 2 (Definitions) and Article 4 (Special Uses) of the city of Goodyear Zoning Ordinance, as amended, to allow inert material landfills in any zoning district by Special Use Permit.
  - a. Open public hearing
  - b. Staff presentation
  - c. Receive public comment
  - d. Close public hearing
2. Recommend that the City Council approve an amendment to the city of Goodyear Zoning Ordinance, as amended, amending Article 2 (Definitions)

to add definitions for inert material landfill and public project borrow pit and amending Article 4 (Special Uses) to allow inert material landfills in any zoning district by Special Use Permit.

**8.7     [16-220-0000](#)     **ZONING ORDINANCE TEXT AMENDMENT TO CREATE AN**  
[3](#)                    **EXPIRATION FOR PLANNING APPLICATIONS**  
**PROPOSED ACTION:****

1. Conduct a public hearing to consider recommending approval of a text amendment to Article 1 (Administration) of the City of Goodyear Zoning Ordinance, as amended, to create an expiration date for applications made to the Development Services Department.
  - a. Open public hearing
  - b. Staff presentation
  - c. Receive public comment
  - d. Close public hearing
2. Recommend that the City Council approve an amendment to the city of Goodyear Zoning Ordinance, as amended, amending Article 1 (Administration) to create an expiration date for applications made to the Development Services Department.

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