



City of Goodyear

See meeting location below

Meeting Agenda

Planning & Zoning Commission

Wednesday, April 19, 2017

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 and Zoning Commission meeting held
 [06-2017](#) on March 15, 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

- 7.1** [16-210-0000](#) **LAS BRISAS PHASE 2 PAD AMENDMENT**
 [8](#) **PROPOSED ACTION:**

1. Conduct a public hearing to consider an amendment to the Las Brisas Phase 2 Planned Area Development (PAD).
 - a. Open public hearing
 - b. Staff presentation
 - c. Receive public comment
 - d. Close public hearing
2. Recommend that City Council amend the Final PAD zoning for approximately 311 acres generally located at the northeast corner of Perryville Road and Broadway Road and commonly known as Las Brisas Two, as set forth in the draft of Ordinance 17-1341 attached hereto and subject to the stipulations included in the draft of Ordinance 17-1341 attached hereto.

8. NEW BUSINESS

- 8.1 [17-500-0000](#) **PRELIMINARY PLAT FOR LAS BRISAS PHASE 2.0**
[1](#) **PROPOSED ACTION:**
Recommend approval of a request for a preliminary plat for Las Brisas Phase 2.0, subject to stipulations.
- 8.2 [17-350-0000](#) **SPECIAL USE PERMIT TO ALLOW THE INSTALLATION OF A**
[3](#) **WIRELESS COMMUNICATION FACILITY SELF-SUPPORTING**
TOWER ON SR238 IN MOBILE
PROPOSED ACTION:
 1. Conduct a public hearing to consider a Special Use Permit to allow the WCF.
 - 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 Wireless Communication Facility (WCF) to include a 195-foot tall self-supporting tower and support equipment on SR238, subject to stipulations.
- 8.3 [16-210-0000](#) **PLANNED AREA DEVELOPMENT AMENDMENT TO AMEND THE**
[4](#) **WOOD CORPORATE CAMPUS AND BALLPARK VILLAGE FINAL**
PLANNED AREA DEVELOPMENT AND DESIGN GUIDELINES
PROPOSED ACTION:
 1. Conduct a public hearing to consider a request for a Planned Area Development Amendment to amend the Wood Corporate Campus and Ballpark Village Final Planned Area Development and Design Guidelines, located on the east side of Estrella Parkway, from north of W. Goodyear

Boulevard S., south to the intersection of Estrella Parkway and Bullard Avenue.

- a. Open public hearing
 - b. Staff presentation
 - c. Receive public comment
 - d. Close public hearing
2. Recommend rezoning approximately 254.5 gross acres located on the east side of Estrella Parkway, from North of W. Goodyear Boulevard S, south to the intersection of Estrella Parkway and Bullard Avenue by amending the Wood Corporate Campus and Ballpark Village Final Planned Area Development and Design Guidelines in accordance with that certain document titled Ballpark Village & Ballpark Village - South Restated & Amended Final PAD dated April 5, 2017, subject to stipulations.

8.4 [17-220-0000](#) **AMENDMENT TO THE PV303 PAD PHASE WEST I DEVELOPMENT**
PARAMETERS

PROPOSED ACTION:

1. Conduct a public hearing to consider an amendment to the PV303 PAD Phase West I.
 - a. Open public hearing
 - b. Staff presentation
 - c. Receive public comment
 - d. Close public hearing
2. Recommend conditionally rezoning approximately 223.1 acres generally located between SR 303 on the east and Cotton Lane on the west, and between Camelback Road on the north, and Indian School Road on the south by amending the PV303 Final PAD development standards of I-1 Light Industrial development within Phase West I of the PV303 Final PAD in accordance with that certain document titled the PV303 PAD Development Parameters and Uses dated April 12, 2017, subject to one stipulation.

8.5 [17-350-0000](#) **SPECIAL USE PERMIT TO ALLOW AN INERT MATERIAL**
LANDFILL

PROPOSED ACTION:

1. Conduct a public hearing to consider a Special Use Permit to allow an inert material landfill.
 - a. Open public hearing
 - b. Staff presentation
 - c. Receive public comment

d. Close public hearing

2. Recommend approval of a Special Use Permit for an Inert Material Landfill to allow for the reclamation of an existing public project borrow pit at the southwest corner of Roosevelt Street and 158th Avenue, subject to stipulations.

8.6 [PZ17-001](#)

**PLANNING & ZONING COMMISSION PERMANENT MEETING
DATE CHANGE**

PROPOSED ACTION:

Approve adjusting the regularly scheduled Planning & Zoning meeting date from the 3rd Wednesday of each month to the 2nd Wednesday of each month at 6 p.m.

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: _____