



## City of Goodyear

See meeting location below

### Meeting Agenda - Final

#### Planning & Zoning Commission

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Wednesday, May 17, 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 07-2017](#) Approve draft minutes of the Planning and Zoning Commission Meeting held on April 19, 2017.

**Attachments:** [04.19.17 Planning and Zoning Commission Minutes](#)

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 [17-350-0000](#) SPECIAL USE PERMIT TO ALLOW A CHURCH IN THE PAD  
5 ZONING DISTRICT**

**PROPOSED ACTION:**

1. Conduct a public hearing to consider a Special Use Permit to allow a church in the PAD zoning district.
  - a. Open public hearing
  - b. Staff presentation
  - c. Receive public comment
  - d. Close public hearing
2. Recommend approval of a Special Use Permit for The Refinery Church to construct a church at the southeast corner of the SR 303 and Indian School Road, within the PV303 PAD, subject to stipulations.

**Attachments:** [Staff Report](#)

[Aerial Photo Exhibit](#)

[Project Narrative](#)

[Conceptual Site Plan](#)

[Conceptual Landscape Plan](#)

[Colored Elevations 1](#)

[Colored Elevations 2](#)

**8.2 [17-300-0000](#) USE PERMIT FOR A CONVENIENCE USE (DRIVE-THROUGH  
1 RESTAURANT) ON PROPERTY ZONED PLANNED AREA  
DEVELOPMENT/GENERAL COMMERCIAL**

**PROPOSED ACTION:**

1. Conduct a public hearing to consider a request for a Use Permit for a convenience use (drive-through restaurant) on a 1.73-acre parcel located at the northwest corner of Interstate 10 and Pebble Creek Parkway within the Pebble Creek Marketplace PAD.
  - a. Open public hearing
  - b. Staff presentation
  - c. Receive public comment
  - d. Close public hearing

2. Approve a request for a Use Permit for a convenience use (drive-through restaurant) to be constructed on a 1.73 acre parcel as described in the preliminary site plan dated April 11, 2017 submitted with the Use Permit application, which is located within the Pebble Creek Marketplace commercial center located at the northwest corner of Interstate 10 and Pebble Creek Parkway, subject to stipulations.

**Attachments:** [Staff Report](#)

[Aerial Photo](#)

[Project Narrative](#)

[Development Plan](#)

[Building Elevations](#)

[Landscape Plan](#)

**8.3     [15-220-0000](#)     TEXT AMENDMENT TO CITY OF GOODYEAR SIGN ORDINANCE**  
**[2B](#)     PROPOSED ACTION:**

1. Conduct a public hearing to consider amending Article 7 (Sign Regulations) and Article 9 (Special Districts) of the Zoning Ordinance:
  - a. Open the public hearing
  - b. Staff presentation
  - c. Receive public comment
  - d. Close public hearing
2. Recommend that City Council amend Article 7 (Sign Regulations) of the Zoning Ordinance, as amended, by deleting Article 7 in its entirety and replacing with new Article 7 (Sign Regulations) and amend Article 9 (Special Districts) of the Zoning Ordinance, as amended, by adding new Article 9-2 (McDowell Road Business and Entertainment District) as set forth in draft Ordinance No. 17-1350 attached hereto.

**Attachments:** [Staff Report](#)[Draft Ordinance No. 17-1350](#)[Exhibit A - Proposed Article 7 \(Sign Regulations\)](#)[Exhibit B - Proposed Article 9-2 \(McDowell Rd District\)](#)[Existing Article 7 \(Sign Regulations\)](#)[Summary and Q&A from Business Outreach Meetings](#)

- 8.4 [17-210-0000](#) **AMENDMENT TO THE EL CIDRO FINAL PAD TO INCREASE THE  
2 MAXIMUM LOT COVERAGE AND ADJUST ZONING BOUNDARIES  
BETWEEN PARCELS 1D, 1E, AND 2.**
- PROPOSED ACTION:**
1. Conduct a public hearing to consider an amendment to the residential parcels within the El Cidro Final Planned Area Development (PAD):
    - a. Open public hearing
    - b. Staff presentation
    - c. Receive public comment
    - d. Close public hearing
  2. Recommend that City Council approve an amendment to the Final PAD zoning for the residential parcels within the El Cidro PAD consisting of approximately 262 acres generally located south of Lower Buckeye Road, west of Cotton Lane, north of Broadway Road and east of Citrus Road and 66 acres generally located on the east side of Cotton Lane between Lower Buckeye Road and Elwood Road, east of Cotton Lane, north of Elwood Street to increase the Maximum Lot Coverage in the LDR1, LDR2 and LDR3 residential land use zones and adjust the zoning boundaries between Parcels 1D, 1E and 2, as set forth in the draft of Ordinance 17-1352 attached hereto and subject to the stipulations included in the draft of Ordinance 17-1352 attached hereto.

**Attachments:** [Staff Report](#)[Ordinance 17-1352 El Cidro PAD Amendment](#)[Exhibit A - Supplementary Zoning Map](#)[Exhibit B - Legal Description - All Res Parcels](#)[Exhibit C - Land Use Plan for April 10, 2013 PAD](#)[Exhibit D - Legal Description - Parcel 1D](#)[Exhibit E - Legal Description - Parcel 1E](#)[Exhibit F - Legal Description - Parcel 2](#)[Aerial Photo](#)[PAD Amendment Narrative](#)[Excerpt from Original El Cidro PAD - ORD 10-1215](#)[El Cidro Site Plan](#)

- 8.5**     [16-210-0000](#)     **CARINA AT PALM VALLEY (formerly Villas at Palm Valley)**  
[5P](#)                     The public hearing for Carina at Palm Valley has been postponed to the June 14, 2017 Planning and Zoning Commission Meeting.

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