



City of Goodyear

See meeting location below

Meeting Agenda - Final

Planning & Zoning Commission

Wednesday, June 14, 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 11-2017](#) Approve draft minutes of the Planning and Zoning Commission meeting held on May 17, 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 [16-210-0000](#) **REZONE OF A PORTION OF THE PALM VALLEY PHASE II FINAL
PLANNED AREA DEVELOPMENT (PAD) TO THE VISTAS AT PALM
VALLEY FINAL PAD**

PROPOSED ACTION:

1. Conduct a public hearing to consider a request to rezone a portion of the Palm Valley Phase II Final Planned Area Development (PAD) to the Vistas at Palm Valley Final PAD:
 - a. Open public hearing
 - b. Staff presentation
 - c. Receive public comment
 - d. Close public hearing
2. Recommend to the City Council approval of the Final PAD zoning for approximately 53.6 acres generally located at the southwest corner of Palm Valley Boulevard and Litchfield Road for a project to be known as Vistas at Palm Valley, as set forth in the attached draft Ordinance 17-1351 and stipulations.

8.2 [17-220-0000](#) **ZONING ORDINANCE TEXT AMENDMENT TO REMOVE THE REQUIREMENT FOR LARGE RETAIL USERS TO OBTAIN A SPECIAL USE PERMIT.**

PROPOSED ACTION:

1. Conduct a public hearing to consider approval of a text amendment to Article 4-1-3 and Article 4-2-7 to remove the requirement for Large Retail Users to obtain a special use permit.
 - a. Open public hearing
 - b. Staff presentation
 - c. Receive public comment
 - d. Close public hearing
2. Recommend that City Council adopt the Zoning Ordinance Text Amendment as set forth in the draft of Ordinance 17-1355 attached hereto.

8.3 [17-200-0000](#) **REZONE 27.9 ACRES FROM R1-10 TO R1-6**
 2 **PROPOSED ACTION:**

PROPOSED ACTION:

1. Conduct a public hearing to consider a rezone of 27.9 acres at the northwest corner of Sarival Avenue and Harrison Street:
 - a. Open public hearing
 - b. Staff presentation
 - c. Receive public comment
 - d. Close public hearing

2. Recommend that City Council rezone approximately 27.9 acres generally located at the northwest corner of Sarival Avenue and Harrison Street, as set forth in the draft Ordinance 17-1354, subject to stipulations.

8.4 [17-350-0000](#) **SPECIAL USE PERMIT FOR AN RV AND SELF-STORAGE FACILITY
4 **AT PV303****

PROPOSED ACTION:

1. Conduct a public hearing to consider special use permit to allow a storage facility.
 - a. Open public hearing
 - b. Staff presentation
 - c. Receive public comment
 - d. Close public hearing
2. Recommend that City Council approval a special use permit to allow a self-storage facility at the northwest corner of Indian School Road and 169th Drive in the PV303 development, subject to stipulations.

8.5 [17-300-0000](#) **USE PERMIT FOR DRIVE-THROUGH USES AT THE CANYON
2 **TRAILS PLAZA****

PROPOSED ACTION:

1. Conduct a public hearing to consider a use permit to allow two separate drive-through facilities at 580 N. Estrella Parkway.
 - a. Open public hearing
 - b. Staff presentation
 - c. Receive public comment
 - d. Close public hearing
2. Recommend that City Council approve a use permit to allow a Dutch Bros. Coffee drive-through facility and a second drive-through facility for a yet unidentified user at the southwest corner of Estrella Parkway and Fillmore Street, subject to stipulations.

8.6 [17-220-3C](#) **COMMERCIAL IN MULTI-FAMILY DISTRICT ZONING TEXT
AMENDMENT**

This action has been postponed indefinitely. The case will be re-advertised for a future Planning and Zoning Commission meeting date.

8.7 [17-220-5C](#) **TEMPORARY USES ZONING TEXT AMENDMENT**

This action has been postponed indefinitely. The case will be re-advertised for a future Planning and Zoning Commission meeting date.

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: _____