



## City of Goodyear

See meeting location below

### Meeting Agenda

#### Planning & Zoning Commission

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Wednesday, October 11, 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 16-2017](#) Approve draft minutes of the Planning and Zoning Commission meeting held on September 13, 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 within the jurisdiction of the Goodyear Planning & Zoning Commission. 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 [17-500-0000](#) PRELIMINARY PLAT FOR VISTAS AT PALM VALLEY****[4](#)****PROPOSED ACTION:**

Recommend that City Council approve the Preliminary Plat for Vistas at Palm Valley subdividing 53.6 acres into 86 single family detached home lots, 111 duplex/triplex single family attached lots and 19 tracts located in the Vistas at Palm Valley Planned Area Development at the southwest corner of Palm Valley Boulevard and Litchfield Road, subject to stipulations. (Joe Schmitz, Long Range Planner)

**8.2 [17-500-0000](#) PRELIMINARY PLAT FOR ESTRELLA COMMONS****[7](#)****PROPOSED ACTION:**

Approve a preliminary plat for Estrella Commons subdividing 105.73 acres into 429 single family lots and 40 tracts approximately located at the southeast corner of Interstate 10 and Estrella Parkway within the Estrella Commons Planned Area Development (PAD) subject to stipulations. (Steve Careccia, Planner III)

**8.3 [17-220-0000](#) ZONING ORDINANCE TEXT AMENDMENT - OFF-STREET PARKING****[7](#)****AND LOADING****PROPOSED ACTION:**

1. Conduct a public hearing to consider amending Article 6 (Off-street Parking and Loading) of the Zoning Ordinance:
  - a. Open public hearing
  - b. Staff presentation
  - c. Applicant presentation (10 minutes)
  - d. Receive public comment (3 minutes per speaker)
  - e. Close public hearing
2. Recommend that City Council amend Article 6 (Off-street Parking and Loading) of the Zoning Ordinance, as amended, by amending Article 6-4 Section 6-4-1 (Determination of Required Spaces) to allow a reduction in required parking for a known industrial user, under certain circumstances, and by amending Article 6-4 Section 6-4-2 (Parking Requirements) to reflect current operations and parking needs of industrial users, as set forth in draft Ordinance No. 17-1372 attached hereto. (Karen Craver, Planner III)

**8.4 [17-220-0000](#) ZONING ORDINANCE TEXT AMENDMENT - INDUSTRIAL****[8](#)****DISTRICTS STANDARDS****PROPOSED ACTION:**

1. Conduct a public hearing to consider amending Article 3 (Zoning Districts) of the Zoning Ordinance:
  - a. Open public hearing
  - b. Staff presentation

- c. Applicant presentation (10 minutes)
- d. Receive public comment (3 minutes per speaker)
- e. Close public hearing

- 2. Recommend that City Council amend Article 3 (Zoning Districts) of the Zoning Ordinance, as amended, by amending Article 3-4 Section 3-4-3 (Industrial Districts Standards) to allow loading, delivery, roll-up/dock doors, and service and wash bays to front on public streets, under certain circumstances, and to allow above ground silos, tanks, and other similar structures to exceed the maximum height limit, under certain circumstances, as set forth in draft Ordinance No. 17-1373 attached hereto.

**8.5**     [17-220-0000](#)     **ZONING ORDINANCE TEXT AMENDMENT - RESIDENTIAL**  
[6](#)                    **DISTRICTS UPDATE**

A vote shall be taken to continue this action until the Planning and Zoning Commission meeting to be held on November 8, 2017 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: \_\_\_\_\_