



City of Goodyear

See meeting location below

Meeting Agenda

Planning & Zoning Commission

Wednesday, November 8, 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 17-2017](#) Approve draft minutes of the Planning and Zoning Commission meeting held on October 11, 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

7.1 [17-220-0000](#) **TEXT AMENDMENT TO THE CITY OF GOODYEAR ZONING**
DISTRICTS SECTION

PROPOSED ACTION:

1. Conduct a public hearing to consider amending Article 1 (Administration and Procedures), Article 2 (Definitions), Article 3 (Zoning Districts) of the Zoning Ordinance:
 - a. Open public hearing
 - b. Staff presentation
 - c. Receive public comment
 - d. Close public hearing
2. Recommend that City Council amend Article 1 (Administration and Procedures), Article 2 (Definitions), and Article 3 (Zoning Districts) of the Zoning Ordinance, as amended, as set forth in draft Ordinance 17-1369 attached hereto. (Alex Lestinsky, Planner II)

8. NEW BUSINESS

**8.1 17-300-0000 USE PERMIT REQUEST FOR A CONVENIENCE USE
5 (DRIVE-THROUGH 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 1.42-acre parcel located at the southwest corner of Cotton Lane and Yuma Road within the Cottonflower Planned Area Development (PAD).
 - 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. Approve a request for a use permit for a convenience use (drive-through restaurant) to be constructed within the Cottonflower PAD located at the southwest corner of Cotton Lane and Yuma Road, subject to stipulations. (Steve Careccia, Planner III)

8.2 [17-200-0000](#) **REZONING FROM THE AGRICULTURAL (AG) ZONING DISTRICT TO
THE FINAL PLANNED AREA DEVELOPMENT (PAD) ZONING
DISTRICT**

PROPOSED ACTION:

1. Conduct a public hearing to consider a rezoning from the Agricultural (AG) zoning

district to the Final Planned Area Development (PAD) zoning district.

- 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 approval of a rezoning from Agricultural (AG) to Final Planned Area Development (PAD), as set forth in the draft of Ordinance No. 17-1371 attached hereto. (Steve Careccia, Planner III)

8.3 [17-210-0000](#) **HUDSON COMMONS PAD AMENDMENT**
 [5](#) **PROPOSED ACTION:**

1. Conduct a public hearing to consider a request to amend the Hudson Commons Final Planned Area Development (PAD):
 - a. Open public hearing
 - b. Staff presentation
 - c. Applicant presentation (10 minutes)
 - d. Receive public comment (3 minutes)
 - e. Close public hearing
2. Recommend to allow patios within the western perimeter landscape buffer area and to remove requirements regarding the orientation of buildings along Estrella Parkway as set forth in the attached draft Ordinance 17-1370. (Alex Lestinsky, Planner II)

8.4 [17-200-0000](#) **AMENDMENT TO PARCEL 12 OF THE GOODYEAR PLANNED**
REGIONAL CENTER PLANNED AREA DEVELOPMENT
PROPOSED ACTION:

1. Conduct a public hearing to consider an amendment to Parcel 12 of the Goodyear Planned Regional Center Planned Area Development (PAD):
 - 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 approval of an amendment to the zoning for the remainder of Parcel 12 of the Goodyear Planned Regional Center PAD, as set forth in the draft of Ordinance No. 17-1374, attached hereto. (Steve Careccia, Planner III)

8.5 [17-500-0001](#) **PRELIMINARY PLAT FOR GOODYEAR PLANNED REGIONAL CENTER (GPRC) PARCEL 12**
[0](#)

PROPOSED ACTION:

Approve a preliminary plat for Goodyear Planned Regional Center (GPRC) Parcel 12 subdividing 12.24 acres into 52 single family lots and six tracts approximately located north of the northeast corner of Pebble Creek Parkway and Virginia Avenue within the Goodyear Planned Regional Center PAD, subject to stipulations. (Steve Careccia, Planner III)

8.6 [17PZ Dec](#) **DECEMBER 2017 PLANNING AND ZONING COMMISSION MEETING**
[Mtg](#) **DATE CHANGE**

A vote shall be taken to approve the Planning and Zoning Commission December meeting date change from December 13, 2017 to the new meeting date, December 6, 2017.

8.7 [17PZ 2018](#) **2018 PLANNING AND ZONING COMMISSION MEETING DATES**
[Calendar](#)

A vote shall be taken to approve the 2018 Planning and Zoning Commission meeting dates.

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(A)(3), 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: _____