



## City of Goodyear

See meeting location below

### Meeting Agenda

#### Planning & Zoning Commission

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Wednesday, September 12, 2018

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](#)    Approve draft minutes of the Planning and Zoning Commission meeting held on  
[09-2018](#)        August 8, 2018.

**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 [07-200-00023](#) RAINBOW VALLEY FINAL PLANNED AREA DEVELOPMENT REZONE****PROPOSED ACTION:**

Open the public hearing to request a continuance of the Rainbow Valley Final Planned Area Development rezone to the Planning and Zoning Commission meeting to be held on September 25, 2018 at 6 p.m.

**8.2 [18-210-00002](#) EL CIDRO FINAL PAD AMENDMENT TO MODIFY REAR & SIDE SETBACKS AND MAXIMUM LOT COVERAGE DEVELOPMENT STANDARDS, AND TO CONSOLIDATE STIPULATIONS**

1. Conduct a public hearing to consider a request to amend the El Cidro Final Planned Area Development.
  - 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 rezoning the property within the El Cidro Final Planned Area Development by consolidating stipulations of approval from previous rezonings and by adopting the El Cidro Final PAD dated June 2018, which modifies the rear and side yard setbacks and the maximum lot coverage development standards for the LDR1 and LDR3 low density residential land use categories, as set forth in the draft of Ordinance No. 2018-1408, attached hereto.

**8.3 [18-200-00008](#) REZONING FROM AU (AGRICULTURAL URBAN) TO I-1 (LIGHT INDUSTRIAL)****PROPOSED ACTION:**

1. Conduct a public hearing to consider a rezoning for approximately 2.28 acres from the AU (Agricultural Urban) zoning district to the I-1 (Light Industrial) zoning district.
  - a. Open the Public Hearing
  - b. Staff Presentation
  - c. Applicant Presentation (10 minutes)
  - d. Receive Public Comment (3 minutes per speaker)
  - e. Close the Public Hearing
2. Recommend approval of a rezoning for approximately 2.28 acres from the AU (Agricultural Urban) zoning district to the I-1 (Light Industrial) zoning district subject to the stipulations as set forth in the draft of Ordinance No. 2018-1407, attached hereto. (Steve Careccia, Planner III)

**8.4     [18-210-00004](#)     PEBBLECREEK MARKETPLACE MIXED USE PHASE II PAD****PROPOSED ACTION:**

1. Conduct a public hearing to consider a rezone of approximately 30 acres from the Agricultural (AG) zoning district to the PebbleCreek Marketplace Mixed Use Phase II 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 the PebbleCreek Marketplace Mixed Use Phase II PAD, as set forth in the draft of Ordinance No. 2018-1403, attached hereto. (Alex Lestinsky, Planner II)

**8.5     [18-200-00007](#)     CITRUS FARMS REZONE****PROPOSED ACTION:**

1. Conduct a public hearing to consider a rezone approximately 45 acres generally located at the southeast corner of Citrus Road and Campbell Avenue from Planned Area Development to Single Family Residential (R1-6):
  - 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 the rezone, subject to stipulations included in the draft Ordinance. (Alex Lestinsky, Planner II)

**8.6     [18-500-00010](#)     PRELIMINARY PLAT FOR ESTRELLA PARCEL 9.31****PROPOSED ACTION:**

Recommend approval of a request for a preliminary plat for Estrella Parcel 9.31, subject to stipulations. (Alex Lestinsky, Planner II)

**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 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) 882.7830 to request an accommodation to participate in this public meeting.

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) 882.7830 para solicitar adaptaciones para participar en la junta pública.

\_\_\_\_\_  
City Clerk

Date Posted: \_\_\_\_\_

Time Posted: \_\_\_\_\_