



## City of Goodyear

See meeting location below

### Meeting Agenda

#### Planning & Zoning Commission

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Wednesday, December 5, 2018

6:00 PM

Goodyear Municipal Court and Council  
Chambers  
14455 W. Van Buren St., Ste. B101  
Goodyear, AZ 85338

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#### AGENDA AMENDED ON DECEMBER 4, 2018

##### Item 8.1 Supporting attachments revised

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 13-2018](#) Approve draft minutes of the Planning and Zoning Commission meeting held on November 14, 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 [18-200-00012](#) REZONE OF PHX 10-11 PROPERTY FROM FINAL PAD TO I-1 (LIGHT INDUSTRIAL) WITH A PAD OVERLAY****PROPOSED ACTION:**

1. Conduct a public hearing to consider a request to rezone the PHX 10-11 subject property from Final Planned Area Development (PAD) to I-1 (Light Industrial) Zoning District with a PAD Overlay.
  - 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 PHX 10-11 subject property from the Final Planned Area Development (PAD) zoning district with underlying C-2 (General Commercial), I-1 (Light Industrial Park), and I-2 (General Industrial) zoning to the I-1 (Light Industrial) zoning district with a PAD Overlay, as set forth in the draft of Ordinance No. 2018-1418. (Karen Craver, Planner III)

**8.2 [18-350-00002](#) SPECIAL USE PERMIT FOR A VERIZON WIRELESS COMMUNICATION FACILITY CONSISTING OF A 65 FOOT TALL MONOPALM****PROPOSED ACTION:**

1. Conduct a public hearing to consider a Special Use Permit to allow the installation of a proposed Verizon Wireless Communication Facility (WCF) consisting of a 65-foot tall monopalm and support equipment on property located Goodyear Centerpointe.
  - 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 Special Use Permit to allow the installation of a proposed Verizon Wireless Communication Facility (WCF) consisting of a 65-foot tall monopalm and support equipment on property located at Goodyear Centerpointe, subject to stipulations. (Katie Wilken, Planning Manager)

**8.3     [18-350-00003](#)     **SPECIAL USE PERMIT FOR A CHURCH IN ESTRELLA CROSSING  
BUSINESS PARK PLANNED AREA DEVELOPMENT DISTRICT****

**PROPOSED ACTION:**

1. Conduct a public hearing to consider a request for a Special Use Permit to allow a church in a portion of a building on 5.0 acres in the Business Park/Light Industrial area of the Estrella Crossing Business Park Planned Area Development (PAD) District.
  - a. Open Public Hearing
  - b. Staff Presentation
  - c. Applicant Presentation
  - d. Receive Public Comment
  - e. Close the Public Hearing
2. Recommend approval of a request for a Special Use Permit to allow a church in a portion of a building on 5.0 acres in the Business Park/Light Industrial area of the Estrella Crossing Business Park Planned Area Development (PAD) District at 15635 W. Illini Street (Lot 16 of the Estrella Crossing Business Park), subject to stipulations. (Joe Schmitz, Long Range Planner)

**8.4     [18-300-00008](#)     **USE PERMIT REQUEST FOR A HAZARDOUS PROCESS ON  
PROPERTY IN THE I-2 GENERAL INDUSTRIAL AREA OF THE  
AIRPORT COMMERCENTER PLANNED AREA DEVELOPMENT****

**PROPOSED ACTION:**

1. Conduct a public hearing to consider a request for a Use Permit for a hazardous process on a 5.0-acre parcel on the south side of W. La Estrella, about 1,000 feet east of Bullard Avenue (14535 W. La Estrella), in the I-2 General Industrial area of the Airport Commercenter Planned Area Development (PAD).
  - a. Open the Public Hearing
  - b. Staff PresentationApplicant
  - c. Presentation Receive
  - d. Public Comment
  - e. Close the Public Hearing
2. Recommend approval a request for a Use Permit for a hazardous process on a 5.0-acre parcel at 14535 W. La Estrella in the I-2 General Industrial area of the Airport Commercenter Planned Area Development (PAD), subject to stipulations. (Joe Schmitz, Long Range Planner)

**8.5     [18-200-00010](#)     **REZONING FROM AU (AGRICULTURAL URBAN) TO I-1 (LIGHT  
INDUSTRIAL)****

**PROPOSED ACTION:**

1. Conduct a public hearing to consider a rezoning of approximately 114 acres located at the northeast corner of Bullard Avenue and Yuma Road 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 114 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. 2018-1414, attached hereto. (Steve Careccia, Planner III)

**8.6     [18-500-00019](#)     **PRELIMINARY PLAT OF PV303 WEST II****

**PROPOSED ACTION:**

Recommend approval of a request for a Preliminary Plat of PV303 West II, subject to stipulations. (Steve Careccia, Planner III)

**8.7     [18-500-00012](#)     **PRELIMINARY PLAT OF FIRST PARK PV303 (WEST III)****

**PROPOSED ACTION:**

Recommend approval of a request for a Preliminary Plat of First Park PV303, subject to stipulations. (Steve Careccia, Planner III)

**8.8     [18-500-00017](#)     **PRELIMINARY PLAT FOR ESTRELLA PARCEL 11.E****

**PROPOSED ACTION:**

Recommend approval of a request for a preliminary plat for Estrella Parcel 11.E, 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.    NEXT MEETING**

The next Planning and Zoning Commission meeting will be held on January 9, 2019 at 6 p.m. at the Goodyear Municipal Court and Council Chambers, 14455 W. Van Buren St., Ste. B101, Goodyear, AZ 85338.

## **11. 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-hour 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 or Arizona Relay (TDD) 7-1-1 to request an accommodation to participate in this public meeting.

LA CIUDAD DE GOODYEAR PROCURA HACER TODA JUNTA PUBLICA ACCESIBLE A PERSONAS CON DISCAPACIDADES. Con un aviso de 48 horas por adelantado se puede proveer asistencia especial a personas con discapacidades visuales o auditivas durante la junta. 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 o Retransmisión de Arizona (TDD) 7-1-1 para solicitar adaptaciones para participar en la junta pública.