



City of Goodyear

See meeting location below

Meeting Agenda

Planning & Zoning Commission

Wednesday, March 13, 2019

6:00 PM

Goodyear Municipal Court and Council
Chambers
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 03-2019](#) Approve draft minutes of the Planning and Zoning Commission meeting held on February 13, 2019.

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 [19-ELEC](#) Election of Chairman and Vice Chairman 2019 (Planning Manager Katie Wilken)

8.2 [18-200-00013](#) **REZONE OF WEST BULLARD NORTH PROPERTY FROM AU (AGRICULTURAL URBAN) TO I-1 (LIGHT INDUSTRIAL PARK) WITH A PAD OVERLAY**

PROPOSED ACTION:

1. Conduct a public hearing to consider a request to rezone the 56-acre West Bullard North property on the west side of Bullard Avenue, approximately 3/8 of a mile south of Van Buren Street, from AU (Agricultural Urban) to the I-1 (Light Industrial Park) 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 West Bullard North property from the AU (Agricultural Urban) zoning district to the I-1 (Light Industrial Park) zoning district with a PAD Overlay, as set forth in the draft of Ordinance No. 2019-1428, attached hereto. (Karen Craver, Planner III)

8.3 [18-200-00015](#) **REZONE OF WEST BULLARD SOUTH PROPERTY FROM I-1 (LIGHT INDUSTRIAL PARK) AND C-2 (GENERAL COMMERCIAL) TO I-1 (LIGHT INDUSTRIAL PARK) WITH A PAD OVERLAY**

PROPOSED ACTION:

1. Conduct a public hearing to consider a request to rezone the 103-acre West Bullard South property at the northwest corner of Bullard Avenue and Yuma Road, extending west to Bullard Wash and north to approximately 1/2 mile south of Van Buren Street, from I-1 (Light Industrial Park) and C-2 (General Commercial) to I-1 (Light Industrial Park) 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 West Bullard South property from I-1 (Light Industrial Park) and C-2 (General Commercial) to I-1 (Light Industrial Park) with a PAD Overlay, as set forth in the draft of Ordinance No. 2019-1429, attached hereto.

8.4 [19-300-00001](#) USE PERMIT FOR BRUSHFIRE TACOS AND DUTCH BROS. COFFEE**PROPOSED ACTION:**

1. Conduct a public hearing to consider a use permit to amend the approved drive-through lane configuration for Dutch Bros. and Brushfire Tacos at 580 N. Estrella Parkway.
 - a. Open Public Hearing
 - b. Staff Presentation
 - c. Applicant Presentation
 - d. Receive Public Comment
 - e. Close Public Hearing
2. Conditionally approve a use permit to increase the number of drive-through lanes at the Dutch Bros. and at the Brushfire Tacos at the southwest corner of Estrella Parkway and Fillmore Street, subject to stipulations. (Alex Lestinsky, Planner II)

8.5 [19-630-00001](#) COMPREHENSIVE SIGN PACKAGE AMENDMENT FOR THE PALM VALLEY MEDICAL CAMPUS**PROPOSED ACTION:**

Recommend approval of an amendment to the Palm Valley Medical Campus Comprehensive Sign Package dated September 25, 2006 with a revision date of August 19, 2013.

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 is scheduled for Wednesday, April 10, 2019.

11. ADJOURNMENT

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a meeting open to the public. Public body members of the city of Goodyear will attend either in person or by telephone conference call and/or video communication.

The Planning and Zoning Commission 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-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.