



City of Goodyear

See meeting location below

Meeting Agenda

Planning & Zoning Commission

Wednesday, May 8, 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 05-2019](#) Approve draft minutes of the Planning and Zoning Commission meeting held on April 10, 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 [18-210-00005](#) DEROSIER RANCH PAD****PROPOSED ACTION:**

1. Conduct a public hearing to consider a rezone of approximately 45.51 acres to the DeRosier Ranch Planned Area Development (PAD).
 - a. Open the Public Hearing
 - b. Staff Presentation (if requested)
 - c. Applicant Presentation (if requested)
 - d. Receive Public Comment
 - e. Continue the Public Hearing
2. Continue this item to the Planning and Zoning Commission meeting to be held on June 12, 2019 at 6:00 p.m. (Katie Wilken, Planning Manager)

8.2 [19-200-00006](#) REZONE OF CITY-OWNED LANDS AT AND AROUND THE 157TH AVENUE WATER RECLAMATION FACILITY TO THE PUBLIC FACILITIES DISTRICT WITH A FINAL PAD DISTRICT OVERLAY**PROPOSED ACTION:**

1. Conduct a public hearing to consider a request to rezone approximately 155 acres of land located at and around the existing 157th Avenue Water Reclamation Facility at 4980 S. 157th Avenue from Preliminary PAD District (Riverside Park PAD), Agricultural (AG) District, Public Facilities District (PFD), and I-2 General Industrial Park District with a Final PAD District Overlay (I-2 in Estrella Commerce Park PAD) to PFD with a Final Planned Area Development (PAD) District Overlay to allow increased height, additional permitted uses, and modified landscaping and fencing standards and construction of a new Surface Water Treatment Facility on the westerly 40 acres.
 - 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 the conditionally rezoning 155 acres owned by the city of Goodyear to the PFD zoning district with a Final Planned Area Development (PAD) District Overlay as set forth in the draft of Ordinance No. 2019-1433, attached hereto. (Joe Schmitz, Long Range Planner)

8.3 [18-500-00020](#) PRELIMINARY PLAT FOR CAMELBACK CENTER AT PV303**PROPOSED ACTION:**

- Approve the request for a Preliminary Plat for Camelback Center at PV303, subject

to stipulations. (Steve Careccia, Planner III)

8.4 [18-500-00015](#) **PRELIMINARY PLAT FOR ESTRELLA PARCELS 9.22 AND 9.24 A&B**

PROPOSED ACTION:

Recommend approval of a request for a preliminary plat for Estrella Parcels 9.22 & 9.24 A&B, 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 is scheduled for June 12, 2019 at 6:00 p.m. at the Goodyear Municipal Court and Council Chambers, 14455 W. Van Buren St., Ste. B101, Goodyear, AZ 85338.

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.

