



## City of Goodyear

See meeting location below

### Meeting Agenda

#### Planning & Zoning Commission

---

Wednesday, June 12, 2019

6:00 PM

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

---

#### AGENDA AMENDED ON JUNE 10, 2019

Items 2 and 3 added

Items 4 through 11 amended

#### CALL TO ORDER

#### PLEDGE OF ALLEGIANCE

#### 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.

#### MINUTES

- 1      [P&Z MIN](#)      Approve draft minutes of the Planning and Zoning Commission meeting held on May  
         [06-2019](#)      8, 2019.

#### 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.

#### 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.

## OLD BUSINESS

### 2      [18-210-00005](#)      **DEROSIER RANCH PAD**

[A](#)

#### **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 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 DeRosier Ranch PAD, as set forth in the draft of Ordinance No. 2019-1432, attached hereto. (Katie Wilken, Planning Manager)

## NEW BUSINESS

### 3      [18-500-00009](#)      **DEROSIER RANCH PRELIMINARY PLAT**

#### **PROPOSED ACTION:**

Recommend approval of the preliminary plat for DeRosier Ranch subdividing 45 acres into 109 single family lots, and 14 tracts, subject to stipulations. (Katie Wilken, Planning Manager)

### 4      [19-200-00004](#)      **SPARROW REZONE**

#### **PROPOSED ACTION:**

1. Conduct a public hearing to consider a rezone of approximately 8 acres from the General Commercial (C-2) zoning district to the Multi-Family (MF-24) district with Planned Area Development (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 approval of the Sparrow MF-24 PAD Overlay, as set forth in the draft of Ordinance No. 2019-1436, attached hereto (Alex Lestinsky, Planner II)

### 5      [19-210-00001](#)      **HILLSTONE RESIDENCES AT CANYON TRAILS PAD**

#### **PROPOSED ACTION:**

1. Conduct a public hearing to consider a request to consider a rezone to the Hillstone Residences at Canyon Trails PAD.

- a. Open Public Hearing
- b. Staff Presentation
- c. Applicant Presentation
- d. Receive Public Comment
- e. Close Public Hearing

2. Recommend approval of the Hillstone Residences at Canyon Trails PAD, as set forth in the draft of Ordinance No. 2019-1439, attached hereto. (Katie Wilken, Planning Manager)

**6      [19-200-00001](#)    ESTRELLA PARCEL 12.36 REZONE**

**PROPOSED ACTION:**

1. Conduct a public hearing to consider a request to rezone Estrella Parcel 12.36.

- a. Open Public Hearing
- b. Staff Presentation
- c. Applicant Presentation
- d. Receive Public Comment
- e. Close Public Hearing

2. Recommend approval of the Estrella Parcel 12.36 PAD, dated May 2019, as set forth in the draft of Ordinance No. 2019-1434. (Alex Lestinsky, Planner II)

**7      [19-210-00003](#)    LUCERO PAD SECOND AMENDMENT**

**PROPOSED ACTION:**

1. Conduct a public hearing to consider a request to amend the Lucero Planned Area Development (PAD).

- a. Open public hearing
- b. Staff presentation
- c. Receive public comment
- d. Close public hearing

2. Recommend approval of the Lucero Planned Area Development Amendment Regulatory Booklet April 17, 2019, as set forth in the draft of Ordinance No. 2019-1435, attached hereto. (Alex Lestinsky, Planner II)

**8      [19-300-00002](#)    USE PERMIT REQUEST FOR CONVENIENCE STORAGE  
(MINI-STORAGE) ON PROPERTY WITHIN THE GOODYEAR  
PLANNED REGIONAL CENTER PLANNED AREA DEVELOPMENT**

**PROPOSED ACTION:**

1. Conduct a public hearing to consider a request for a use permit for a convenience storage (mini-storage) on a 9.4-acre property within the Goodyear Planned Regional Center Planned Area Development (PAD) located at the northeast

corner of PebbleCreek Parkway and Monte Vista Drive.

- 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 request for a use permit for a convenience storage (mini-storage) on a 9.4-acre property within the Goodyear Planned Regional Center Planned Area Development (PAD) located at the northeast corner of PebbleCreek Parkway and Monte Vista Drive, subject to stipulations. (Steve Careccia, Planner III)

**9      [19-300-00003](#)      **SONIC DRIVE-THROUGH USE PERMIT****

**PROPOSED ACTION:**

1. Conduct a public hearing to consider a request for a use permit for a convenience use (drive-through restaurant) on a 1.2-acre parcel within the Centerra Crossings Planned Area Development (PAD) located at the southeast corner of Estrella Parkway and Van Buren Street.
  - a. Open public hearing
  - b. Staff presentation
  - c. Applicant presentation
  - d. Receive public comment
  - e. Close public hearing
2. Recommend approval of a request for a use permit for a convenience use (drive-through restaurant) to be constructed within the Centerra Crossings PAD located at southeast corner of Estrella Parkway and Van Buren Street, subject to stipulations. (Katie Wilken, Planning Manager)

**10      [19-300-00004](#)      **USE PERMIT FOR PUBLIC UTILITY FACILITY FOR COG WELL NO. 26 IN BULLARD WASH IN CENTERRA PAD****

**PROPOSED ACTION:**

1. Conduct a public hearing to consider a request for a Use Permit for a Public Utility Facility submitted by the City of Goodyear Public Works Department to allow development of Well No. 26 (water extraction well and associated equipment) on 0.77 acres zoned Open Space/Bullard Wash by the Centerra Planned Area Development (PAD) located east of Tract "CC" of Centerra, south of and adjacent to 627 S. 150th Drive.
  - a. Open public hearing
  - b. Staff presentation

- c. Receive public comment
- d. Close public hearing

2. Recommend approval of a Use Permit for a Public Utility Facility requested by the City of Goodyear Public Works Department to allow development of Well No. 26 (water extraction well and associated equipment) on 0.77 acres zoned Open Space/Bullard Wash by the Centerra Planned Area Development (PAD) located east of Tract "CC" of Centerra, south of and adjacent to 627 S. 150th Drive, subject to stipulations. (Joe Schmitz, Long Range Planner)

**11      [19-500-00012](#)    PRELIMINARY PLAT FOR COMPASS DATACENTERS**

**PROPOSED ACTION:**

Recommend approval of the request for a preliminary plat for Compass Datacenters, subject to stipulations. (Karen Craver, Planner III)

**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

**NEXT MEETING**

Review the date, time and location of the next meeting, if applicable.

**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.