



City of Goodyear

See meeting location below

Meeting Agenda

Planning & Zoning Commission

Wednesday, August 7, 2019

6:00 PM

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

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 08-2019](#) Approve draft minutes of the Planning and Zoning Commission meeting held on June 26, 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

None.

NEW BUSINESS

2 [19-200-00007](#) **VITA AT EL CIDRO RANCH PAD**

PROPOSED ACTION:

1. Conduct a public hearing to consider a request to rezone approximately 27 acres to the Vita at El Cidro Ranch Planned Area Development (PAD):
 - a. Open Public Hearing
 - b. Staff Presentation
 - c. Applicant Presentation
 - d. Receive public comment
 - e. Close Public Hearing

2. Recommend approval of the Vita at El Cidro Ranch PAD, as set forth in the draft of Ordinance No. 2019-1446. (Alex Lestinsky, Planner III)

3 [19-630-00002](#) **PEBBLE CREEK MARKET PLACE PAD COMPREHENSIVE SIGN PACKAGE**

PROPOSED ACTION:

1. Conduct a public hearing to consider a request to rezone approximately 25 acres known as Pebble Creek Marketplace by amending the Pebble Creek Marketplace Final Planned Area Development (PAD) adopted by Ordinance 14-1314:
 - a. Open public hearing
 - b. Staff presentation
 - c. Applicant presentation
 - c. Receive public comment
 - d. Close public hearing

2. Recommend approval of the conditional rezoning of Pebble Creek Marketplace by amending the Pebble Creek Marketplace Final Planned Area Development (PAD) adopted by Ordinance 14-1314, as set forth in the draft of Ordinance No. 2019-1445. (Jon Froke, Planner III)

4 [19-300-00005](#) **PEBBLECREEK MARKETPLACE PAD USE PERMIT**

PROPOSED ACTION:

1. Conduct a public hearing to consider a request for a Use Permit for a pylon sign in the Pebble Creek Marketplace Planned Area Development (PAD).
 - a. Open public hearing
 - b. Staff presentation
 - c. Applicant presentation

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

2. Recommend approval of a Use Permit for a freeway pylon sign for the Pebble Creek Marketplace Use Permit to be located at the northwest corner of Interstate 10 and PebbleCreek Parkway, subject to stipulations. (Jon Froke, Planner III)

5 [19-200-00005](#) REZONING FROM PAD (PLANNED AREA DEVELOPMENT) TO PFD (PUBLIC FACILITIES DISTRICT) FOR THE GOODYEAR RECREATION CAMPUS

PROPOSED ACTION:

- 1. Conduct a public hearing to consider a request to rezone approximately 86 acres from the PAD (Planned Area Development) zoning district to the PFD (Public Facilities District) zoning district.
 - 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 rezoning, as set forth in the draft of Ordinance No. 2019-1447, attached hereto. (Steve Careccia, Planner III)

6 [19-210-00005](#) AMENDMENT TO THE PV303 PLANNED AREA DEVELOPMENT FOR THE CAMELBACK CENTER

PROPOSED ACTION:

- 1. Conduct a public hearing to consider a request to amend the zoning on a portion of the property located within the PV303 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 approval of the amendment to the rezoning of a portion of the property located within the PV303 Planned Area Development, as set forth in the draft of Ordinance No. 2019-1448. (Steve Careccia, Planner III)

7 [18-500-00008](#) PRELIMINARY PLAT FOR PRADERA PHASE 2B & 3

PROPOSED ACTION:

Recommend approval of the Preliminary Plat for Pradera Phase 2B & 3 subdividing 89.02 acres into 311 single family lots and 23 tracts generally located at the northwest corner of Lower Buckeye Road and Citrus Road, subject to stipulations. (Steve

Careccia, Planner III)

- 8 [19-500-00008](#) **PRELIMINARY PLAT APPROVAL FOR BENNETT MEADOWS**
PROPOSED ACTION:
Recommend that the City Council approve the request for a preliminary plat for Bennett Meadows, subject to stipulations. (Karen Craver, Planner III)
- 9 [19-500-00005](#) **PRELIMINARY PLAT FOR ESTRELLA PARCEL 9.43**
PROPOSED ACTION:
Recommend approval of the preliminary plat for Estrella Parcel 9.43, subdividing approximately 27 acres into 73 lots and 11 tracts, subject to stipulations. (Alex Lestinsky, Planner III)
- 10 [18-500-00016](#) **PRELIMINARY PLAT FOR ESTRELLA PARCEL 12.23**
PROPOSED ACTION:
Recommend approval of the preliminary plat for Estrella Parcel 12.23, subdividing approximately 24.69 acres into 98 lots and 14 tracts, subject to stipulations. (Alex Lestinsky, Planner III)
- 11 [18-500-00021](#) **PRELIMINARY PLAT FOR PEBBLECREEK PHASE II UNITS 45, 46, 47A, & 47B**
PROPOSED ACTION:
Recommend approval of the preliminary plat for PebbleCreek Phase II, Units 45, 46, 47A, & 47B, subdividing approximately 122 acres into 272 lots and 19 tracts, subject to stipulations. (Alex Lestinsky, 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 the advance notice of two business days, 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 SE ESFUERZA POR LOGRAR QUE TODAS LAS REUNIONES PÚBLICAS PROPORCIONEN EL DEBIDO ACCESO PARA PERSONAS CON DISCAPACIDADES. Si recibimos notificación con dos días hábiles de anticipación, podemos proporcionar asistencia especial para las personas con discapacidad visual o auditiva que asistan a esta reunión. Se realizarán adaptaciones para satisfacer peticiones razonables, a solicitud de personas con discapacidades o residentes que no hablen inglés. Llame a la Secretaría Municipal al (623) 882-7830 o a Arizona Relay –sistema de retransmisión de Arizona – (TDD – dispositivo telefónico para sordos) 7-1-1 para hacer la petición necesaria que le permita participar en esta reunión pública.