



City of Goodyear

See meeting location below

Meeting Agenda

Planning & Zoning Commission

Wednesday, September 11, 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

The City of Goodyear Fire Department Honor Guard will post colors and stand at formation during the 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 10-2019** Approve draft minutes of the Planning and Zoning Commission meeting held on August 7, 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.

PUBLIC HEARINGS

The following actions will take place for each public hearing item:

- A. Open the Public Hearing
- B. Staff Presentation
- C. Applicant Presentation (if applicable)
- D. Receive Public Comment
- E. Close the Public Hearing

2. [19-300-00006](#) **USE PERMIT REQUEST FOR A CONVENIENCE USE (KFC DRIVE-THROUGH RESTAURANT) WITHIN THE CANYON TRAILS TOWNE CENTER PLANNED AREA DEVELOPMENT**
RECOMMENDATION:
Recommend approval of a request for a use permit for a convenience use (drive-through restaurant) to be constructed within the Canyon Trails Towne Center PAD located at the northeast corner of Cotton Lane and Yuma Road, subject to stipulations. (Katie Wilken, Planning Manager)
3. [19-350-00002](#) **USE PERMIT FOR MODIFICATION TO AN EXISTING CONVENIENCE USE (CHICK-FIL-A DRIVE-THROUGH RESTAURANT)**
RECOMMENDATION:
Approve a request for a use permit to allow building and site modifications to an existing convenience use (Chick-fil-A drive-through restaurant) on property zoned PAD (Planned Area Development)/Mixed Use Commercial, subject to stipulations. (Steve Careccia, Planner III)

BUSINESS

4. [19-500-00009](#) **PRELIMINARY PLAT FOR PROLOGIS COMMERCE PARK AT GOODYEAR**
RECOMMENDATION:
Approve the Preliminary Plat for Prologis Commerce Park at Goodyear subdividing 112.38 acres into five lots and one tract generally located at the northeast corner of Bullard Avenue and Yuma Road, subject to stipulations. (Steve Careccia, Planner III)
5. [19-500-00001](#) **PRELIMINARY PLAT FOR ESTRELLA PARCEL 9.30**
RECOMMENDATION:
Recommend approval of a request for Preliminary Plat approval for Estrella Parcel 9.30, subject to stipulations. (Katie Wilken, Planning Manager)
6. [19-500-00002](#) **PRELIMINARY PLAT FOR ESTRELLA PARCEL 9.28**

RECOMMENDATION:

Recommend approval of a request for Preliminary Plat approval for Estrella Parcel 9.28, subject to stipulations. (Katie Wilken, Planning Manager)

7. GPA Briefing

BRIEFING ON PROPOSED GENERAL PLAN AMENDMENTS FOR 2019

PROPOSED ACTION:

No action requested. (Joe Schmitz, Long Range Planner)

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.