



City of Goodyear

See meeting location below

Meeting Agenda

Planning & Zoning Commission

Wednesday, September 16, 2020

6:00 PM

This meeting will be held virtually via Microsoft Teams.

Due to the COVID-19 pandemic, this meeting will be held by video conference and is closed to the public.

Members of the public may participate in the following ways:

1. Submit questions and comments for the Commission at the meeting by

- Send an email to publiccomments@goodyearaz.gov.
- Comments should be limited to three minutes (approximately 380 words).
- Include the Agenda Item Number.
- Include your contact information.
- Include if you are a Goodyear resident.

2. View the meeting at www.facebook.com/goodyearazgov. You don't need a Facebook account to view the meeting.

3. Contact the Planning & Zoning Division any time prior to the meeting at gycdev@goodyearaz.gov.

CALL TO ORDER

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 26-2019](#) Approve draft minutes of the Planning and Zoning Commission meeting held on August 26, 2020.

PUBLIC COMMENTS

Agenda Items:

Members of the public may address the Commission regarding any item on the Public Hearing and/or Business portions of the agenda. Each speaker's name will be called in turn once the item has been reached and after City staff have completed their presentation.

Citizens Comments / Non-Agenda Items:

Members of the public may address the Commission regarding any non-agenda item within the jurisdiction of the Commission. The Commission will listen to comments and may take any 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 on a future agenda.

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.

BUSINESS

2. [20-500-00005](#) **PRELIMINARY PLAT OF GOODYEAR CIVIC SQUARE PARCEL A AT ESTRELLA FALLS**
RECOMMENDATION:
Recommend approval of a request for Preliminary Plat for Goodyear Civic Square Parcel A at Estrella Falls subdividing approximately 47.75 acres into eight lots located between McDowell Road and Monte Vista Drive and between 150th Drive and the Bullard Wash, within the Goodyear Civic Square at Estrella Falls Planned Area Development (PAD), subject to stipulations. (Steve Careccia, Principal Planner)

3. [20-500-00009](#) **PRELIMINARY PLAT FOR ESTRELLA PARCEL 9.28**
RECOMMENDATION:
Recommend approval of a request for Preliminary Plat for Estrella Parcel 9.28, subdividing approximately 20.64 acres into 67 residential lots and 15 tracts generally located north of Willis Road and Mountain Vista Drive, within the Montecito Planned Area Development (PAD), subject to stipulations. (Steve Careccia, Principal Planner)

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
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4. [19-210-00011](#) **REZONING FROM PAD (PLANNED AREA DEVELOPMENT) AND AG (AGRICULTURAL) TO PAD (PLANNED AREA DEVELOPMENT) FOR THE INNOVATION CENTRE**
RECOMMENDATION:
 1. Conduct a public hearing to consider a rezoning from Planned Area Development (PAD) and AG (Agricultural) to Planned Area Development (PAD).
 2. Alternative Actions

- a. Recommend denial of the request to rezone property from the PAD (Planned Area Development) and AG (Agricultural) zoning districts to the PAD (Planned Area Development) zoning district; or,
- b. Recommend approval of the request to rezone property from the PAD (Planned Area Development) and AG (Agricultural) zoning districts to the PAD (Planned Area Development) zoning district, as set forth in the draft of Ordinance No. 2020-1472, attached hereto; or,
- c. Continue the request to rezone property from the PAD (Planned Area Development) and AG (Agricultural) zoning districts to the PAD (Planned Area Development) zoning district to a future Planning and Zoning Commission public hearing. (Steve Careccia, Principal Planner)

COMMISSION, UPON ROLL CALL VOTE, MAY CONVENE INTO EXECUTIVE SESSION AS POSTED FOR THE FOLLOWING:

5. Pursuant to A.R.S. § 38-431.03(A)(3): Discussion and consultation with the Deputy City Attorney, Development Services Director, and Planning Manager to receive legal advice and to provide instruction/direction to the Planning and Zoning Commission in connection with the Rezoning for the Innovation Centre.

ADJOURNMENT OF EXECUTIVE SESSION

RECONVENING OF REGULAR MEETING

6. [2020-7029](#) **MULTI-FAMILY RESIDENTIAL DESIGN GUIDELINES**
RECOMMENDATION:
Recommend approval of an ordinance amending Chapter 3 (Multi-Family Residential) of the City of Goodyear Design Guidelines to adopt design standards for the MF-12 Zoning District. (Katie Wilken, Planning Manager)

BUSINESS

7. Introduce the need for election of Officers and establish election date.

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.