



Meeting Minutes

Planning & Zoning Commission

Wednesday, April 20, 2016

6:00 PM

Goodyear Justice Center
14455 W. Van Buren St., Ste. B101
Goodyear, AZ 85338

1. **CALL TO ORDER**

Chairman Peters called the meeting to order at 6 p.m.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present 6 - Chairman Peters, Vice Chairman Bray, Commissioner Barnes, Commissioner Kish, Commissioner Molony, and Commissioner Walters

Absent 1 - Commissioner Short

Staff Present: Development Services Director Christopher Baker, Planning Manager Katie Wilken, Long Range Planner Joe Schmitz, Planner III Steve Careccia, Planner II Alex Lestinsky, Administrative Assistant Heather Harris.

4. **MINUTES**

- 4.1 [P&Z MIN 05-2016](#) Approve draft minutes of the Planning & Zoning Commission meeting held on March 16, 2016.

MOTION BY Vice Chairman Bray, SECONDED BY Commissioner Barnes to APPROVE the minutes of the Planning & Zoning Commission meeting held on March 16, 2016. The motion carried by the following vote:

Ayes 6 - Chairman Peters, Vice Chairman Bray, Commissioner Barnes, Commissioner Kish, Commissioner Molony, and Commissioner Walters

Absent 1 - Commissioner Short

5. **PUBLIC COMMENTS**

None.

6. **DISCLOSURE OF EX PARTE COMMUNICATIONS**

None.

7. OLD BUSINESS**7.1 [16-200-00001](#) REZONING FOR SARIVAL EAST**

Planner III Steve Careccia was present to discuss the staff report for the requested approval of a rezoning for Sarival East subject to stipulations. The proposed request is to rezone six acres of property located north of I-10, between Pebble Creek Parkway and Sarival Avenue, to facilitate the development of the property for commercial use. Staff finds the analysis, including the proposed stipulations of approval, that the proposed rezoning will be consistent with the General Plan and will be compatible with the existing and proposed land uses in the surrounding area.

MOTION BY Vice Chairman Bray, SECONDED BY Commissioner Kish to APPROVE Case 16-200-00001 Rezoning for Sarival East. The motion carried by the following vote:

Ayes 6 - Chairman Peters, Vice Chairman Bray, Commissioner Barnes, Commissioner Kish, Commissioner Molony, and Commissioner Walters

Absent 1 - Commissioner Short

8. NEW BUSINESS**8.1 [16-210-00001](#) AMENDMENT TO THE CANYON TRAILS PLANNED AREA DEVELOPMENT FOR LA VENTILLA PHASE 3**

Planner III Steve Careccia was present to discuss the staff report regarding the application to amend the Canyon Trails PAD. The amendment would change the subject property's current PAD land use designation from Town Home to Court Home to facilitate the development of La Ventilla Phase 3. La Ventilla is a single family court home development consisting of detached court homes accessing a private motorcourt. The General Plan Neighborhood Land Use provides for the type of court home development proposed on the subject property. The proposed court homes will be compatible with the surrounding area as the property has been intended for town home development (8-15 dwelling units per acre) since the inception of the Canyon Trails PAD. La Ventilla Phase 3 is projected to have a density of 6.76 dwelling units per acre, which is less than currently allowed under the PAD. Staff recommends approval of the amendment to the Canyon Trails Planned Area Development (PAD) for La Ventilla Phase 3, subject to the stipulations outlined in the staff report.

Vice Chairman Bray asked about traffic during peak times and if another traffic light would be installed due to the development? Planner III Steve Careccia explained how the exit onto Sarival Ave. would be restricted to left turns only.

Commissioner Molony asked for clarification on the number of guest parking spaces; 51 parking spaces will be provided for guests.

MOTION BY Vice Chairman Bray, SECONDED BY Commissioner Kish, to APPROVE Case 16-210-00001 Amendment to the Canyon Trails PAD for La Ventilla Phase 3. The motion carried by the following vote:

Ayes 6 - Chairman Peters, Vice Chairman Bray, Commissioner Barnes, Commissioner Kish, Commissioner Molony, and Commissioner Walters

Absent 1 - Commissioner Short

8.2 [16-500-00001](#) **PRELIMINARY PLAT FOR LA VENTILLA PHASE 3**

Planner III Steve Careccia was present to discuss the application request to approve a preliminary plat for La Ventilla Phase 3 located at the southeast corner of Interstate 10 and Sarival Avenue. The plat consists of 14.79 acres that will be subdivided into 100 single family court home lots and six tracts. Staff finds that the preliminary plat is consistent with the land use, zoning standards, and technical requirements of the City's Subdivision Regulations and the Canyon Trails PAD, as amended. The proposed subdivision provides for the orderly development of the property by identifying the required infrastructure needed to serve future development within the subdivision. Staff recommends approval of the request for a preliminary plat for La Ventilla Phase 3, subject to the stipulations outlined in the staff report.

MOTION BY Commissioner Kish, SECONDED BY Vice Chairman Bray to APPROVE Case 16-500-00001 Preliminary Plat for La Ventilla Phase 3. The motion carried by the following vote:

Ayes 6 - Chairman Peters, Vice Chairman Bray, Commissioner Barnes, Commissioner Kish, Commissioner Molony, and Commissioner Walters

Absent 1 - Commissioner Short

8.3 [16-5822PZ](#) **ADOPTION OF THE EL RIO DESIGN GUIDELINES AND PLANNING STANDARDS**

Long Range Planner Joe Schmitz was present to discuss the "El Rio Design Guidelines & Planning Standards: A Guide to Implementation and Management of the El Rio Watercourse Master Plan" dated December 18, 2015. These design guidelines were prepared pursuant to an Intergovernmental Agreement between the cities of Avondale, Buckeye and Goodyear and Maricopa County Planning and Development and Flood Control District of Maricopa County to provide a consistent set of goals and policies for development within the Gila River corridor across jurisdictional boundaries. Approval of these design guidelines and development standards is consistent with the Goodyear General Plan 2025, Objective CC-3-3, Policy b., which recommends partnering with the Flood Control District of Maricopa County and other stakeholders to implement the El Rio vision and plan, and provide public recreational open space along the Gila River. It is also consistent with the Action: 3d.3. and 3d.4. of the recently adopted Parks, Recreation, Open Space and Trails Master Plan which recommended that the City work with the Flood Control District of Maricopa County to identify and secure land along the Gila River, Waterman Wash and other floodplains for linear parks and open space corridors and work with Avondale, Buckeye and the Flood Control District of Maricopa County through the El Rio Implementation Plan to plan trails, access and recreation areas within the Gila River Floodplain. Lastly, it is also consistent with the overarching goal of the El Rio Watercourse Master Plan to provide flood control along the Gila River while preserving the heritage of the river with a long-term, multi-use vision for the river. For these reasons, City staff recommends that the Planning and Zoning Commission recommend to the City Council adoption of the El

Rio Design Guidelines & Planning Standards: A Guide to Implementation and Management of the El Rio Watercourse Master Plan, dated December 18, 2015.

MOTION BY Vice Chairman Bray, SECONDED BY Commissioner Molony to APPROVE 16-5822PZ Adoption of the El Rio Design Guidelines and Planning Standards. The motion carried by the following vote:

Ayes 5 - Chairman Peters, Vice Chairman Bray, Commissioner Kish, Commissioner Molony, and Commissioner Walters

Nayes 1 - Commissioner Barnes

Absent 1 - Commissioner Short

9. STAFF COMMUNICATIONS

9.1 [CO 231-16](#) PRESENT THE 2015 GENERAL PLAN ANNUAL REPORT

Planner II Alex Lestinsky presented to the Planning and Zoning Commission the 2015 General Plan Annual Report.

Development Services Director Chistopher Baker commended Planning Manager Katie Wilken and Planner II Alex Lestinsky for their work on the General Plan Annual Report. The Director also reviewed the status of previous cases brought before the Commission. Lastly, the Director advised the Commission that there will be a work session directly following the May 18, 2016 Planning & Zoning Commission meeting.

Chairman Peters announced that this meeting, April 20, 2016, would be his last due to his recent move.

10. ADJOURNMENT

There being no further business to discuss, Chairman Peters adjourned the meeting at 6:54 p.m.

Respectfully Submitted by:

Heather Harris, Administrative Assistant

Patrick Bray, Vice Chairman

Date: _____