



City of Goodyear

See meeting location
below

Meeting Minutes

Planning & Zoning Commission

Wednesday, September 21, 2016

6:00 PM

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

1. CALL TO ORDER

Chairman Bray called the Planning and Zoning meeting to order at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present 5 - Chairman Bray, Vice Chairman Barnes, Commissioner Walters, Commissioner Milton, and Commissioner Keys

Absent 2 - Commissioner Kish, and Commissioner Molony

Staff Present: Development Services Director Christopher Baker, Economic Development Director Michelle Lawrie, Planning Manager Katie Wilken, Planner III Karen Craver, Planner III Steve Careccia, Long Range Planner Joseph Schmitz, Planner II Alex Lestinsky, and Administrative Assistant Heather Harris.

Vote to excuse only the Commission members who were unable to attend due to extenuating circumstances.

MOTION BY Commissioner Milton, SECONDED BY Commissioner Walters, to EXCUSE Commissioner Kish and Commissioner Molony from the meeting. The motion carried by the following vote:

Ayes 5 - Chairman Bray, Vice Chairman Barnes, Commissioner Walters, Commissioner Milton, and Commissioner Keys

Excused 2 - Commissioner Kish, and Commissioner Molony

4. MINUTES

- 4.1 [P&Z MIN 10-2016](#) Approve draft minutes of the Planning and Zoning Commission meeting held on August 17, 2016.

MOTION BY Commissioner Keys, SECONDED BY Commissioner Milton, to APPROVE draft minutes of the Planning and Zoning Commission meeting held on August 17, 2016. The motion carried by the following vote:

Ayes 5 - Chairman Bray, Vice Chairman Barnes, Commissioner Walters, Commissioner Milton, and Commissioner Keys

Excused 2 - Commissioner Kish, and Commissioner Molony

5. PUBLIC COMMENTS

None.

6. DISCLOSURE OF EX PARTE COMMUNICATIONS

None.

7. OLD BUSINESS

None.

8. NEW BUSINESS

8.1 [16-200-00002](#) CITY-INITIATED REZONING OF APPROXIMATELY 40 ACRES LOCATED AT THE SOUTHWEST CORNER OF COTTON LANE AND INDIAN SCHOOL ROAD

Planner III Steve Careccia presented the City of Goodyear Zoning Administrator initiated rezoning of approximately 40 acres of city-owned property from the AG, Agricultural, and C-2, General Commercial, zoning districts to the I-1, Light Industrial, zoning district with a Planned Area Development (PAD) Overlay to modify certain development standards. Staff finds the proposed rezoning will be consistent with the Luke Compatible Land Use Overlay and will not adversely impact the surrounding area, as this area is intended for industrial development. Staff supports the proposed rezoning and recommends that the application be approved subject to stipulations.

Commissioner Walters inquired about the timing of the rezoning and asked if there are interested developers for the area. Staff responded that the rezoning was to ready the location in order to attract potential developers, similar to those in the surrounding area.

MOTION BY Commissioner Keys, SECONDED BY Commissioner Milton, to recommend APPROVAL of Case 16-200-00002 City-initiated rezoning of approximately 40 acres located at the southwest corner of Cotton Lane and Indian School Road. The motion carried by the following vote:

Ayes 5 - Chairman Bray, Vice Chairman Barnes, Commissioner Walters, Commissioner Milton, and Commissioner Keys

Excused 2 - Commissioner Kish, and Commissioner Molony

8.2 [16-500-00005](#) PRELIMINARY PLAT FOR ESTRELLA PARCEL 11.C

Planner II Alex Lestinsky presented the application requesting approval of a preliminary plat

for Estrella Parcel 11.C located within the Lucero (Community 11) Planned Area Development (PAD). The plat consists of 25.9 acres that will be subdivided into 91 single family detached residential lots and nine 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 Lucero PAD Amendment. The proposed subdivision provides for the orderly development of the property by identifying the required infrastructure needed to serve future development within the subdivision.

Planner II Alex Lestinsky also presented some amended stipulations. Newland Communities representative Stuart Barney was present and indicated that Newland is in agreement to the stipulations. Staff recommends approval subject to the amended stipulations presented.

MOTION BY Commissioner Milton, SECONDED BY Commissioner Keys to recommend APPROVAL of Case 16-500-00005 with the amended stipulations of the Preliminary Plat for Estrella parcel 11.C The motion carried by the following vote:

Ayes 5 - Chairman Bray, Vice Chairman Barnes, Commissioner Walters, Commissioner Milton, and Commissioner Keys

Excused 2 - Commissioner Kish, and Commissioner Molony

8.3 [16-500-00006](#) **PRELIMINARY PLAT FOR ESTRELLA PARCEL 11.B**

Planner II Alex Lestinsky presented the application requesting approval of a preliminary plat for Estrella Parcel 11.B located within the Lucero (Community 11) Planned Area Development (PAD). The plat consists of 27.4 acres that will be subdivided into 100 single family detached residential lots and 11 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 Lucero PAD Amendment. The proposed subdivision provides for the orderly development of the property by identifying the required infrastructure needed to serve future development within the subdivision.

Planner II Alex Lestinsky also presented some amended stipulations. Newland Communities representative Stuart Barney was present and indicated that Newland is in agreement to the stipulations. Staff recommends approval subject to the amended stipulations presented.

MOTION BY Commissioner Milton, SECONDED BY Commissioner Keys, to recommend APPROVAL of Case 16-500-00006 with the amended stipulations of the Preliminary Plat for Estrella parcel 11.B. The motion carried by the following vote:

Ayes 5 - Chairman Bray, Vice Chairman Barnes, Commissioner Walters, Commissioner Milton, and Commissioner Keys

Excused 2 - Commissioner Kish, and Commissioner Molony

8.4 [16-500-00008](#) **PRELIMINARY PLAT FOR PASEO PLACE PARCEL 2**

Alex Lestinsky presented the preliminary plat for Paseo Place Parcel 2 subdivides 77.64 acres into 214 single-family lots and 26 open space tracts. The Paseo Place preliminary plat is consistent with the requirements of the city's Subdivision Regulations, and Design Guidelines.

The proposed density is consistent with the city's General Plan and the proposed development will be compatible with the surrounding area. The proposed subdivision plat is consistent with the R1-6 residential Zoning District standards, the Neighborhoods category as designated by the 2025 General Plan Land Use Map, and current subdivision regulations. The amount of open space provided is consistent with the goals established within the Parks, Recreation, Trails, and Open Space Master Plan. Since the preliminary plat has expired and an extension request was not submitted prior to the expiration date, staff has accepted the originally approved documents as the submittal for reapproval.

MOTION BY Commissioner Walters, SECONDED BY Commissioner Milton, to recommend APPROVAL of Case 16-500-00008 Preliminary Plat for Paseo Place parcel 2. The motion carried by the following vote:

Ayes 5 - Chairman Bray, Vice Chairman Barnes, Commissioner Walters, Commissioner Milton, and Commissioner Keys

Excused 2 - Commissioner Kish, and Commissioner Molony

9. STAFF COMMUNICATIONS

Planning staff presented to the commissioners design plans developed during the Planning Advance for the Bullard Wash and the City Center locations. Commission and staff engaged in conversation of what the future state of the area might be and would like to encourage going forward.

Planning Manager Katie Wilken indicated to the Commission that the December meeting will likely be moved from December 21, 2016 to December 14, 2016 due to the holiday season.

Development Services Director Christopher Baker updated commissioners on Council results of previous cases presented at Commission.

10. ADJOURNMENT

There being no further business to discuss, Chairman Peters adjourned the meeting at 7:08 p.m.

Respectfully Submitted By:

Patrick Bray, Chairman

Heather Harris, Commission Secretary

Date: _____