



## City of Goodyear

See meeting location  
below

### Meeting Minutes

#### Planning & Zoning Commission

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Wednesday, December 14, 2016

6:00 PM

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

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1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

**Present** 6 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Milton, and Commissioner Keys

**Absent** 1 - Commissioner Walters

Staff Present: Planning Manager Katie Wilken, Planner III Karen Craver, 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 Vice Chairman Barnes, SECONDED BY Commissioner Kish, to EXCUSE Commissioner Walters from the meeting. The motion carried by the following vote:**

**Ayes** 6 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Milton, and Commissioner Keys

**Excused** 1 - Commissioner Walters

4. **MINUTES**

[P&Z MIN 14-2016](#) Approve draft minutes of the Planning and Zoning Commission meeting held on October 19, 2016.

**MOTION BY Commissioner Kish, SECONDED BY Commissioner Milton, to APPROVE the draft minutes of the Planning and Zoning Commission meeting held on October 19, 2016. The motion carried by the following vote:**

**Ayes** 6 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Milton, and Commissioner Keys

**Excused** 1 - Commissioner Walters

5. **PUBLIC COMMENTS**

None.

**6. DISCLOSURE OF EX PARTE COMMUNICATIONS**

None.

**7. OLD BUSINESS**

None.

**8. NEW BUSINESS**

**8.1 [16-500-00007](#) PRELIMINARY PLAT FOR ESTRELLA MOUNTAIN RANCH  
PARCEL 7.5**

Planner II Alex Lestisky presented the approval request for a preliminary plat for Estrella Parcel 7.5 located at the southwest corner of Estrella Parkway and Calistoga Drive. The preliminary plat for Parcel 7.5 consists of 17.93 acres that will be subdivided into 65 single family residential lots and 8 tracts. The existing zoning allows for development of single family residential. The proposed gross density is 3.63 dwellings per acre.

Additionally, Lestinsky presented to the Commission two additional stipulations requiring the applicant to demonstrate sufficient water in accordance with the Northern Water Solutions Agreement and another requiring financial assurances related stormwater and retention basins.

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 Montecito Village 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.

**MOTION BY Vice Chairman Barnes, SECONDED BY Commissioner Molony, to recommend APPROVAL of Case 16-500-00007 Preliminary Plat for Estrella Mountain Ranch 7.5 with recommended stipulations. The motion carried by the following vote:**

**Ayes**      6 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Milton, and Commissioner Keys

**Excused**   1 - Commissioner Walters

**8.2 [16-300-00002](#) USE PERMIT TO ALLOW A CONVENIENCE USE (RESTAURANT  
WITH DRIVE-THROUGH) WITHIN THE CENTERRA CROSSINGS  
MIXED USE DEVELOPMENT**

Chairman Bray opened the Public Hearing at 6:07 p.m.

Planner III Karen Craver presented the request for a Use Permit to facilitate the development of a

drive-through at a proposed restaurant on property zoned PAD, with underlying General Commercial zoning. A restaurant is allowed by right in the Centerra Crossings PAD Amendment and the underlying General Commercial zoning district. A drive-through associated with a restaurant is, however, a convenience use requiring approval of a Use Permit. Staff finds that the proposed use is compatible with the existing and planned land uses within the area and will not be a detriment to surrounding properties or persons.

Commissioner Kish had a question regarding the "significant buffer" around the proposed area. Craver explained the landscape buffer. Commissioner Kish followed up with a question about the drive-through being adjacent to single family homes. Craver explained the product was a multi-family project like Avilla located on Indian School Road and communicated that the public hearing notice went out to the nearby residents and there were no public inquiries related to the project.

There being no public comment, Chairman Bray closed the Public Hearing at 6:11 p.m.

**MOTION BY Vice Chairman Barnes, SECONDED BY Commissioner Milton, to recommend APPROVAL of Case 16-300-00002 Use Permit to allow a convenience use (restaurant with drive-through) within the Centerra Crossings Mixed Use development. The motion carried by the following vote:**

**Ayes**      6 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Milton, and Commissioner Keys

**Absent**    1 - Commissioner Walters

## **9. STAFF COMMUNICATIONS**

Chairman Bray inquired about the activity on Sarival Road. Planning Manager Wilken explained there is a CIP project underway.

Planning Manager Wilken reviewed previous cases with the Commission and where they are in the process. Commissioner Kish inquired about the digital signs along I-10 that were approved by Council. Planning Manager informed the Commission that while the freeway pylon signs were approved by Council, we are unaware of when they may be constructed.

## **10. ADJOURNMENT**

There being no further business to discuss, Chairman Bray adjourned the meeting at 6:15 p.m.

Respectfully Submitted By:

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Patrick Bray, Chairman

\_\_\_\_\_  
Heather Harris, Commission Secretary

Date: \_\_\_\_\_

