



City of Goodyear

See meeting location
below

Meeting Minutes

Planning & Zoning Commission

Wednesday, March 15, 2017

6:00 PM

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

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present 4 - Chairman Bray, Commissioner Kish, Commissioner Molony, and
Commissioner Milton

Absent 3 - Vice Chairman Barnes, Commissioner Walters, and Commissioner Keys

Staff Present: Development Services Director Christopher Baker, Planning Manager Katie Wilken, Planner III Karen Craver, Planner II Alexandra Lestinsky, Management Assistant Heather Harris

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.

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

Ayes 4 - Chairman Bray, Commissioner Kish, Commissioner Molony, and
Commissioner Milton

Excused 3 - Vice Chairman Barnes, Commissioner Walters, and Commissioner Keys

4. **MINUTES**

- 4.1 [P&Z MIN 03-2017](#) Approve draft minutes of the Planning and Zoning Commission meeting held on February 22, 2017.

MOTION BY Commissioner Kish, SECONDED BY Commissioner Molony, to APPROVE the draft minutes of the Planning and Zoning Commission meeting held on February 22, 2017. The motion carried by the following vote:

Ayes 4 - Chairman Bray, Commissioner Kish, Commissioner Molony, and
Commissioner Milton

Excused 3 - Vice Chairman Barnes, Commissioner Walters, and Commissioner Keys

5. PUBLIC COMMENTS

None.

6. DISCLOSURE OF EX PARTE COMMUNICATIONS

None.

7. OLD BUSINESS

None.

8. NEW BUSINESS**8.1 [16-210-00008](#) LAS BRISAS PHASE 2 PAD AMENDMENT**

Chairman Bray opened the Public Hearing at 6:03 p.m.

Planning Manager Katie Wilken communicated to the Commission that the applicant has requested a postponement. The requested postponement date is specific to the next regularly scheduled meeting on April 19, 2017.

Continued until April 19, 2017.

MOTION BY Commissioner Kish, SECONDED BY Commissioner Molony, to CONTINUE Las Brisas Phase 2 PAD Amendment on the date specific to the next regularly scheduled Planning & Zoning Commission meeting to be held on April 19, 2017. The motion carried by the following vote:

Ayes 4 - Chairman Bray, Commissioner Kish, Commissioner Molony, and Commissioner Milton

Excused 3 - Vice Chairman Barnes, Commissioner Walters, and Commissioner Keys

8.2 [17-500-00003](#) PRELIMINARY PLAT FOR CENTERRA CROSSINGS PHASE 2

Planner III Karen Craver presented the proposed preliminary plat for Centerra Crossings Phase 2 subdividing the existing 7.97 acre Parcel 3 into five separate parcels, located at the southeast corner of Estrella Parkway and Van Buren Street, subject to stipulations. Staff recommends approval of the preliminary plat for Centerra Crossing Phase 2 subject to stipulations.

MOTION BY Commissioner Kish, SECONDED BY Commissioner Molony, to recommend APPROVAL of Case 17-500-00003 Preliminary Plat for Centerra Crossings Phase 2. The motion carried by the following vote:

Ayes 4 - Chairman Bray, Commissioner Kish, Commissioner Molony, and Commissioner Milton

Excused 3 - Vice Chairman Barnes, Commissioner Walters, and Commissioner Keys

8.3 [17-500-00002](#) HUDSON COMMONS PRELIMINARY PLAT

Planner III Karen Craver presented the proposed preliminary plat for Hudson Commons subdividing 102.27 acres into four parcels, located at the southwest corner of Estrella Parkway and Van Buren Street, subject to stipulations. Staff finds that the preliminary plat is compatible with the surrounding area and consistent with the land use, zoning standards and technical requirements of the city's Subdivision Regulations, Design Guidelines, and the PAD regulations for Hudson Commons. Staff recommends approval of the preliminary plat for Hudson Commons subject to stipulations.

MOTION BY Commissioner Milton, SECONDED BY Commissioner Molony, to recommend APPROVAL of Case 17-500-00002 Hudson Commons Preliminary Plat. The motion carried by the following vote:

Ayes 4 - Chairman Bray, Commissioner Kish, Commissioner Molony, and
 Commissioner Milton

Excused 3 - Vice Chairman Barnes, Commissioner Walters, and Commissioner Keys

8.4 [16-500-00010](#) PRELIMINARY PLAT FOR ESTRELLA PARCEL 11.F2

Planner II Alexandra Lestinsky presented the preliminary plat for Estrella Parcel 11.F2, subject to stipulations. This parcel consists of 12.7 acres subdivided into 49 single family detached residential lots and four tracts. The preliminary plat is consistent with the land use, development standards and density approved by the Lucero PAD Amendment. The preliminary plat is consistent with the technical requirements of the City's Subdivision Regulations. The proposed subdivision provides for the orderly development of the property by identifying the required infrastructure needed to serve the development. Staff recommends approval with proposed amended stipulations (stipulations 5,6,7,9).

MOTION BY Commissioner Kish, SECONDED BY Commissioner Molony, to recommend APPROVAL of Case 16-500-00010 Preliminary Plat for Estrella Parcel 11.F2 with amended stipulations. The motion carried by the following vote:

Ayes 4 - Chairman Bray, Commissioner Kish, Commissioner Molony, and
 Commissioner Milton

Excused 3 - Vice Chairman Barnes, Commissioner Walters, and Commissioner Keys

8.5 [16-500-00011](#) PRELIMINARY PLAT FOR ESTRELLA PARCEL 11.G

Planner II Alexandra Lestinsky presented the request for a preliminary plat for Estrella Parcel 11.G, subject to stipulations. This parcel consists of 12.57 acres subdivided into 47 single family detached residential lots and five tracts. The preliminary plat is consistent with the land use, development standards and density approved by the Lucero PAD Amendment. The preliminary plat is consistent with the technical requirements of the City's Subdivision Regulations. The proposed subdivision provides for the orderly development of the property by identifying the required infrastructure needed to serve the development. Staff recommends approval with amended stipulations (stipulations 5,6,7,9).

Chairman Bray asked for confirmation that the stipulations were for both F2 and G. Lestinsky confirmed.

Commissioner Kish wanted to know if the stipulations would apply to the other parcels for Estrella Parcel 11. Lestinsky stated that stipulations 5 and 9 apply to all, while 6 and 7 are specific to F2 and G.

MOTION BY Commissioner Milton, SECONDED BY Commissioner Kish, to recommend APPROVAL of Case 16-500-00011 Preliminary Plat for Estrella Parcel 11.G with amended stipulations. The motion carried by the following vote:

Ayes 4 - Chairman Bray, Commissioner Kish, Commissioner Molony, and Commissioner Milton

Excused 3 - Vice Chairman Barnes, Commissioner Walters, and Commissioner Keys

9. STAFF COMMUNICATIONS

Development Services Director Baker updated the commissioners on previous cases brought before the Commission and their status with the Council.

10. ADJOURNMENT

There being no further business to discuss, Chairman Bray adjourned the meeting at 6:19 p.m.

Respectfully Submitted By:

Patrick Bray, Chairman

Heather Harris, Commission Secretary

Date: _____