



Meeting Minutes

Planning & Zoning Commission

Wednesday, June 14, 2017

6:00 PM

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

1. **CALL TO ORDER**

Vice Chairman Barnes called the meeting to order at 6 p.m.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present 5 - Vice Chairman Barnes, Commissioner Kish, Commissioner Molony,
Commissioner Walters, and Commissioner Keys

Excused 1 - Chairman Bray

Staff Present: Development Services Director Christopher Baker, Economic Development Director Michelle Lawrie, Engineering Director Rebecca Zook, Planning Manager Katie Wilken, Long Range Planner Joseph Schmitz, 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 Walters, to EXCUSE Chairman Bray from the meeting. The motion carried by the following vote:

Ayes 5 - Vice Chairman Barnes, Commissioner Kish, Commissioner Molony,
Commissioner Walters, and Commissioner Keys

Excused 1 - Chairman Bray

4. **MINUTES**

- 4.1 [P&Z MIN 11-2017](#) Approve draft minutes of the Planning and Zoning Commission meeting held on May 17, 2017.

MOTION BY Commissioner Molony, SECONDED BY Commissioner Kish, APPROVE the draft minutes of the Planning and Zoning Commission meeting held on May 17, 2017. The motion carried by the following vote:

Ayes 5 - Vice Chairman Barnes, Commissioner Kish, Commissioner Molony,
Commissioner Walters, and Commissioner Keys

Excused 1 - Chairman Bray

5. PUBLIC COMMENTS

None.

6. DISCLOSURE OF EX PARTE COMMUNICATIONS

None.

7. OLD BUSINESS

None.

8. NEW BUSINESS

Director Christopher Baker requested that Commission reorder the meeting and move agenda item 8.2 to after agenda item 8.5.

MOTION BY Commissioner Kish, SECONDED BY Commissioner Molony, to APPROVE that agenda item 8.2 be move to after agenda item 8.5. The motion carried by the following vote:

Ayes 5 - Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Walters, and Commissioner Keys

Excused 1 - Chairman Bray

8.1 [16-210-00005](#) REZONE OF A PORTION OF THE PALM VALLEY PHASE II FINAL PLANNED AREA DEVELOPMENT (PAD) TO THE VISTAS AT PALM VALLEY FINAL PAD

Vice Chairman Barnes opened the public hearing at 6:05 p.m.

Long Range Planner Joseph Schmitz presented the recommendation to rezone a portion of the Palm Valley Phase II Final Planned Area Development (PAD) to the Vistas at Palm Valley Final PAD. Final PAD zoning for approximately 53.6 acres generally located at the southwest corner of Palm Valley Boulevard and Litchfield Road for a project to be known as Vistas at Palm Valley, as set forth in draft Ordinance 17-1351, subject to stipulations.

Meritage homes seeks to amend the Palm Valley Phase II Final PAD and rezone 53.6 acres from Golf Course/Open Space (20.7 acres in Parcel A) and Mixed Use Commercial (32.9 acres in Parcel B) to the Vistas at Palm Valley PAD to develop 87 single family detached homes on 60-foot wide lots (7,200 sq.ft.in area) in Parcel A and 106 attached single family homes arranged in duplex or triplex buildings on lots ranging from about 36 to 47 feet wide (3,800 to just under 5,000 sq.ft. in area) in Parcel B, with some modified development standards for both parcels with respect to minimum required front, side and rear setbacks. The applicant also has proposed that five of the proposed attached units (one duplex and one triplex) will be located in

Parcel A near the primary entrance to the development as part of a model home complex bringing the total number of these types of units to 111 and the total number of units in the entire project to 198. Additional details of the request can be found in the Final PAD document and the narrative for the project.

Commissioners asked how golfers are to get from Palm Valley golf course located on the east side of Litchfield Rd. to the proposed 9-hole course and how it would impact local schools. Schmitz provided more information about the cart path for golfers and communicated that a concern was mentioned about the increased school population and capacity at schools, but the schools have not expressed any problems with anticipated capacity.

Director Baker interjected about an amended stipulation (#5) regarding the timing of the 16% payment for a traffic signal. Payment is due at the issuance of the first building permit instead of recordation of the final plat.

Ed Bull, Burch & Cracchiolo, P.A. presented on behalf of the applicant Meritage Homes. Reviewed how this project will infill the vacant golf driving range and the reconfiguration of the golf course to a championship 9-hole course. The site plan, home elevations, and changes made in response to neighbors and staff. Contribution will be made to a future traffic signal and right turn lane.

Commissioners questioned Bull about the space between the Macaroni Grill and Montessori school parking and the potential for increased traffic. Bull informed Commission that a traffic study has been conducted and there is no intent to widen road or interfere with parking, but adding right turn decel lane and traffic signal. Commissioners also expressed concern with the potential sharing of the golf course path as it goes through the neighborhood. Bull indicated that the intention is to have signage to indicate the intended use for the cart path. Further questions concerned the school meetings. Bull stated that the applicant met twice with schools and the discussions revolved around boundaries. Commission expressed concern with capacity in the Litchfield Elementary School District. Bull stated that the elementary students are anticipated to go to Palm Valley Elementary, Western Sky Middle School, and Millenium High School as appropriate for age and districts indicated that capacity is available.

Applicant Evan Bilton with Meritage Homes answered further questions from Commission regarding school capacity and impact fees. Two meetings with representatives from both districts (Litchfield Elementary School District and Agua Fria Union High School District) who asked for a new bus stop which was accommodated. Jobs and access to quality schools are part of selection process. Meritage Homes is currently reviewing the school impact fees and understand the importance of it. Access to jobs and quality schools are very important to Meritage.

Commissioners further questioned the applicants regarding the high density homes (duplex and triplex homes) planned for the a location like Palm Valley and why high dense was selected near a low dense area. The elevations were reviewed for Commission; Meritage envisions an appeal to a "move up" buyer, and it was explained that commercial in the area drove the decision for a walkable and urban environment.

Commissioners inquired if the commercial area would be impacted by the residential zoning of the area. Schmitz communicated that the 30 foot separation from the residential side would count toward the required commercial separation to reduce or eliminate the impact.

Several Palm Valley residents were present to address the Commission with their concerns and opposition. Noted concerns were that the plan will negatively impact the aesthetic appeal of the area entry, residents are losing open space and golf course area, access to the golf course, concerns about congestion, and impacts to the Home Owner's Association (HOA) and community center. Residents also expressed that they did not receive notices about the neighborhood public meetings or the Planning and Zoning Commission meeting

A representative from Montessori in the Park expressed that while existing traffic concerns may increase, the school appreciates the help the developer has given so far to address those concerns and are in support of the way they have helped.

There being no further public comment, Vice Chairman Barnes closed the public hearing at 7:23 p.m.

Commission questioned what the future plan would be for the golf course. Bull communicated that the owner of the golf course is trying to revamp the course and accommodate the surrounding area. Commissioners were concerned with the notification process. Schmitz reviewed the meetings that were held and the notification process. Notices were sent to addresses within 500 ft. surrounding the property, state law requires only 300 ft. Bull further elaborated that his firm noticed for the unofficial first meeting to addresses within 500 ft. and addresses are retrieved from from the Maricopa County Assessor's office. Bull expressed that attempts were made to accommodate concerns expressed at those meetings. In response to concerns expressed during this meeting, Bull shared further adjustments the applicant was willing to make through stipulation.

Commissioners discussed the options and concerns with the rezoning.

Bull asked to once again address the Commission and, on behalf of Meritage Homes, requested a continuance. Renotification of the future meeting will be required.

MOTION BY Vice Chairman Barnes, SECONDED BY Commissioner Walters, to CONTINUE Case 16-210-00005 Rezone of a Portion of the Palm Valley Phase II Final Planned Area Development (PAD) to the Vistas At Palm Valley Final PAD and staff is directed to go through the notification process for a future Planning and Zoning Commission meeting date. The motion carried by the following vote:

Ayes 4 - Vice Chairman Barnes, Commissioner Molony, Commissioner Walters, and Commissioner Keys

Nayes 1 - Commissioner Kish

Excused 1 - Chairman Bray

Vice Chairman Barnes called a recess at 7:50 p.m.

Vice Chairman Barnes reconvened the meeting at 7:55 p.m.

~~8.3 [17-200-00002](#) REZONE 27.9 ACRES FROM R1-10 TO R1-6~~

~~Vice Chairman Barnes opened the public hearing at 7:57 p.m.~~

~~Planner II Alex Lestinsky presented the recommendation to rezone approximately 27.9 acres generally located at the northwest corner of Sarival Avenue and Harrison Street, as set forth in the draft Ordinance 17-1354, subject to stipulations. The applicant is requesting a rezoning of approximately 27.9 acres located at the northwest corner of Sarival Avenue and Harrison Street from single family residential (R1-10) to single family residential (R1-6). The R1-10 district provides for a variety of housing types on lots with a minimum net site area of 10,000 square feet and a minimum lot width of 80-feet. The R1-6 district is intended to provide for high-quality housing on smaller lots with a minimum lot width of 60-feet and a minimum net site area of 6,000 square feet. The applicant proposes 60-foot wide lots, however, with the addition of 70-foot wide lots along the north and south property lines in order to provide consistency with the adjacent R1-7 zoning districts to the north and south. The original lot plan included 48 lots with the R1-10 zoning. This rezone will increase the number of lots from 48 to 90. A homebuilder has not been announced. The development will adhere to the City of Goodyear Design Guidelines.~~

~~Applicant Jack Gilmore with Gilmore Planning presented further details to the commission.~~

~~Commission had a question regarding the residence this project surrounds and Gilmore stated there has been no objection.~~

~~There being no public comment, Vice Chairman Barnes closed the public hearing at 8:07 p.m.~~

~~**MOTION BY Commissioner Kish, SECONDED BY Commissioner Keys, to recommend APPROVAL for Case 17-200-00002 Rezone 27.9 Acres from R1-10 TO R1-6. The motion carried by the following vote:**~~

~~**Ayes** 5 - Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Walters, and Commissioner Keys~~

~~**Excused** 1 - Chairman Bray~~

~~8.4 [17-350-00004](#) SPECIAL USE PERMIT FOR AN RV AND SELF-STORAGE FACILITY AT PV303~~

~~Vice Chairman Barnes opened the public hearing at 8:09 p.m.~~

~~Planning Manager Katie Wilken informed the Commissioners that the applicant has requested a continuance until the next Planning and Zoning Commission meeting on to be held July 12, 2017 at 6 p.m.~~