



## City of Goodyear

See meeting location  
below

### Meeting Minutes

#### Planning & Zoning Commission

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Wednesday, September 13, 2017

6:00 PM

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

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#### 1. CALL TO ORDER

Vice Chairman Barnes called the meeting to order at 6:05 p.m.

#### 2. PLEDGE OF ALLEGIANCE

#### 3. ROLL CALL

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

**Absent** 2 - Chairman Bray, and Commissioner Steiner

Staff Present: Development Services Director Christopher Baker, Planning Manager Katie Wilken, Planner III Steve Careccia, Planner III Karen Craver, Engineering Sr. Project Manager Walt Kinsler, and 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 Keys, SECONDED BY Commissioner Kish, to EXCUSE Chairman Bray and Commissioner Steiner 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** 2 - Chairman Bray, and Commissioner Steiner

#### 4. MINUTES

- 4.1 [P&Z MIN 14-2017](#) Approve draft minutes of the Planning and Zoning Commission meetings held on August 9, 2017 and August 16, 2017.

**MOTION BY Commissioner Kish, SECONDED BY Commissioner Walters, to APPROVE the draft minutes of the Planning and Zoning Commission meetings held on August 9, 2017 and August 16, 2017. The motion carried by the following vote:**

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

**Excused** 2 - Chairman Bray, and Commissioner Steiner

**5. PUBLIC COMMENTS**

None.

**6. DISCLOSURE OF EX PARTE COMMUNICATIONS**

None.

**7. OLD BUSINESS**

None.

**8. NEW BUSINESS**

**8.1 [17-200-00004](#) REZONE 9.97 ACRES FROM PAD TO THE I-1 AND I-2 ZONING DISTRICTS**

Vice Chairman Barnes opened the public hearing 6:10 p.m.

Planner III Karen Craver presented the recommendation to rezone approximately 9.97 acres located on the south side of McDowell Road, between Citrus Road on the east, and Perryville Road on the west, from PAD zoning to I-1, Light Industrial and I-2, General Industrial zoning, as set forth in the draft of Ordinance No. 17-1362. Staff has found that the rezone request is consistent with the General Plan, Zoning Ordinance, and best serves the public interest, health, comfort, convenience, safety, and general welfare of the citizens of Goodyear. Staff recommends approval of the request to rezone approximately 9.97 acres from PAD to the I-1 and I-2 zoning districts as set forth in the draft Ordinance.

Commission inquired about Luke AFB comments? Craver stated that once an application is presented, the staff will route to Luke AFB for comment.

William Allison, Withey Morris, PLC representing GY10, LLC was present for any Commission questions.

There being no public comment, Vice Chairman Barnes closed the public hearing at 6:13 p.m.

**MOTION BY Commissioner Molony, SECONDED BY Commissioner Kish, to recommend APPROVAL of Case 17-200-00004 Rezone 9.97 Acres from PAD to the I-1 and I-2 Zoning Districts. The motion carried by the following vote:**

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

**Excused** 2 - Chairman Bray, and Commissioner Steiner

**8.2      [17-210-00015](#)      AMENDMENT TO THE ESTRELLA COMMONS PLANNED AREA DEVELOPMENT**

Vice Chairman Barnes opened the public hearing at 6:25 p.m.

Planner III Steve Careccia presented the recommendation to approve an amendment to the Estrella Commons Planned Area Development (PAD), as set forth in the draft of Ordinance No. 17-1368. The request is to rezone 22.7 acres to Final PAD to facilitate multi-family development of the subject property. Within the Final PAD, the property will be given a land use designation of Multi-Family Residential (MFR). With the stipulations as recommended by staff, staff finds the requested PAD amendment is in conformance with the General Plan and will not adversely affect the surrounding area. As such, staff recommends conditional approval of the amendment to the Estrella Crossing PAD, pursuant to Ordinance No. 17-1361.

Commission questioned the gate directly off Van Buren St. regarding how many cars could be at the gate before they back up onto Van Buren St. Commission also wanted the change in density explained.

Careccia noted for Commission that the original PAD allowed for higher density along with light commercial and that the proposed change is to entirely residential and also less dense.

Paul Gilbert, Beus Gilbert, PLLC representing the applicant, Christopher Todd Communities, addressed the Commission question regarding the potential traffic backup onto Van Buren due to the gate. The gate has been moved further back to allow for an opportunity to turn off Van Buren St, which should prevent traffic backing up onto Van Buren. Gilbert highlighted the uniqueness of the community, geared towards consumers who don't want a single family home, and also don't want an apartment. Described as smaller, rental, single family homes. Reviewed the amenities of the property. Applicant disagrees with staff stipulation #3 - pedestrian walkway and provided reasons the applicant feels that this stipulation should not be included.

There being no public comment, Vice Chairman Barnes closed the public hearing at 6:42 p.m.

Commission discussed walking path described in stipulation 3: Goodyear tries to incorporate walkways into its communities, part of the general plan, and are family friendly.

**MOTION BY Commissioner Kish, SECONDED BY Commissioner Molony, to recommend APPROVAL of Case 17-210-00015 Amendment to the Estrella Commons Planned Area Development. The motion carried by the following vote:**

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

**Excused**   2 - Chairman Bray, and Commissioner Steiner

**8.3      [17-200-00003](#)      AMENDMENT TO THE LAS VENTANAS FINAL PAD MODIFYING STIPULATION NOS. 13, 15, 17, & 55 AND DELETING STIPULATION**

**NO. 18**

Vice Chairman Barnes opened the public hearing at 6:45 p.m.

Planner III Karen Craver presented the recommendation to approve an amendment to the Las Ventanas Final PAD modifying Condition Nos. 13, 15, 17, & 55 and deleting Condition No. 18, which address the developer's obligations regarding traffic signals, infrastructure improvements, and/or dedications as set forth in the draft of Ordinance No. 17-1364. Staff recommends approval of the amendment to the Las Ventanas zoning stipulations to modify stipulations Nos. 13, 15, 17, & 55 and deleting stipulation no. 18 as set forth in the attached draft Ordinance.

Applicant Stephen Earl, Earl, Curley & Lagarde, representing Las Ventanas I, LLC presented on behalf of Las Ventanas and further summarized the request.

Commission questioned stipulation 18 that was in place due to anticipated growth back in 2006. The applicant responded that growth did not happen and that the traffic signals would not ever be warranted with future build out.

There being no public comment, Vice Chairman Barnes closed the public hearing at 6:52 p.m.

**MOTION BY Commissioner Kish, SECONDED BY Commissioner Molony, to recommend APPROVAL of Case 17-200-00003 Amendment to the Las Ventanas Final PAD Modifying Stipulations Nos.13, 15, 17, & 55 and deleting stipulation NO. 18. The motion carried by the following vote:**

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

**Excused**    2 - Chairman Bray, and Commissioner Steiner

**8.4        [17-300-00003](#)        **USE PERMIT FOR DRIVE-THROUGH USE AT COTTONFLOWER  
MARKETPLACE FOR FEDERICO'S RESTAURANT****

Vice Chairman Barnes opened the public hearing at 6:53 p.m.

Planner III Karen Craver presented the recommendation to approve a use permit to allow a drive-through at the southwest corner of Cotton Lane and Yuma Road, subject to stipulations. Staff finds that the use permit request is compatible with the existing land uses within the area and will not be a detriment to surrounding properties or persons. The drive-through restaurants are proposed on a parcel zoned for commercial use, adjacent to other commercially zoned parcels.

Omar Cervantes, XCL Engineering, LLC presented the new design concept to Commission and highlighted the new elevations for Federico's. Goodyear is the first location with the new image.

Commission complimented the new design.

There being no public comment, Vice Chairman Barnes closed the public hearing at 6:58 p.m.

**MOTION BY Commissioner Walters, SECONDED BY Commissioner Molony, to recommend APPROVAL of Case 17-300-00003 Use Permit for Drive-Through Use at Cottonflower Marketplace for Federico's Restaurant. The motion carried by the following vote:**

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

**Excused**   2 - Chairman Bray, and Commissioner Steiner

**8.5      [17-630-00003](#)      COMPREHENSIVE SIGN PACKAGE FOR GOODYEAR CITY HALL**

Planning Manager Katie Wilken presented the recommendation to approve the Comprehensive Sign Package for Goodyear City Hall. The CSP proposes seven signs within the Goodyear City Hall vicinity, which include monument and building mounted signage. The intent of the signage update is to improve city facility wayfinding and consistency in signage design between other city facilities. The CSP process allows for deviations to the Sign Ordinance with the approval of Planning and Zoning Commission and City Council. The request also includes two deviations from the City's Sign Ordinance. Staff recommends approval of the Comprehensive Sign Package.

Commission commented on the design and was well received.

**MOTION BY Commissioner Kish, SECONDED BY Commissioner Molony, to recommend APPROVAL of Case 17-630-00003 Comprehensive Sign Package for Goodyear City Hall. The motion carried by the following vote:**

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

**Excused**   2 - Chairman Bray, and Commissioner Steiner

Vice Chairman Barnes called a recess for the work session item set up at 7:06 p.m.

Vice Chairman Barnes called the meeting back to order at 7:09 p.m.

**8.6      [WS-4](#)      PLANNING AND ZONING COMMISSION TRAINING**

Development Services Department Director and Planning Manager Katie Wilken led Commission training.

**9.      STAFF COMMUNICATIONS**

None.

**10.     ADJOURNMENT**

There being no further business to discuss, Vice Chairman Barnes adjourned the meeting at 8:35 p.m.

Respectfully Submitted by:

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Heather Harris, Commission Secretary

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Randy Barnes, Vice Chairman

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