



City of Goodyear

See meeting location
below

Meeting Minutes

Planning & Zoning Commission

Wednesday, January 10, 2018

6:00 PM

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

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present 4 - Chairman Bray, Vice Chairman Barnes, Commissioner Walters, and Commissioner Steiner

Absent 3 - Commissioner Kish, Commissioner Molony, and Commissioner Keys

Staff Present: Development Services Director Christopher Baker, Planning Manager Katie Wilken, Planner III Steve Careccia, Planner II Alex Lestinsky, 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 Steiner, SECONDED BY Vice Chairman Barnes, to EXCUSE Commissioner Kish, Commissioner Molony, and Commissioner Keys from the meeting. The motion carried by the following vote:

Ayes 4 - Chairman Bray, Vice Chairman Barnes, Commissioner Walters, and Commissioner Steiner

Excused 3 - Commissioner Kish, Commissioner Molony, and Commissioner Keys

4. MINUTES

- 4.1 [P&Z MIN 01-2018](#) Approve draft minutes of the Planning and Zoning Commission meeting held on December 6, 2017.

MOTION BY Commissioner Steiner, SECONDED BY Vice Chairman Barnes, to APPROVE the draft minutes of the Planning and Zoning Commission meeting held on December 6, 2017. The motion carried by the following vote:

Ayes 4 - Chairman Bray, Vice Chairman Barnes, Commissioner Walters, and Commissioner Steiner

Excused 3 - Commissioner Kish, Commissioner Molony, and Commissioner Keys

5. PUBLIC COMMENTS

None.

6. DISCLOSURE OF EX PARTE COMMUNICATIONS

None.

7. OLD BUSINESS

7.1 [17-220-00009](#) ZONING ORDINANCE TEXT AMENDMENT - REVISIONS RELATED TO WIRELESS COMMUNICATION FACILITIES

Planning Manager Katie Wilken requested that the commission continue this item to the Planning and Zoning Commission meeting to be held February 14, 2018 at 6 p.m.

MOTION BY Commissioner Walters, SECONDED BY Commissioner Steiner, to CONTINUE Case 17-220-00009 Zoning Ordinance Text Amendment - Revisions Related to Wireless Communication Facilities. The motion carried by the following vote:

Ayes 4 - Chairman Bray, Vice Chairman Barnes, Commissioner Walters, and Commissioner Steiner

Excused 3 - Commissioner Kish, Commissioner Molony, and Commissioner Keys

8. NEW BUSINESS

8.4 [17-210-00007](#) MONTECITO PAD AMENDMENT

In an effort to accommodate the interested residents, the agenda item was moved prior to 8.1 per Chairman Bray.

Chairman Bray opened the public hearing at 6:06 p.m.

Planner II Alex Lestinsky presented the request to recommend approval of conditionally rezoning approximately 1,400 acres, generally located west of Estrella Parkway, south of Westar Drive and north of Willis Road, commonly known as Montecito, as set forth in the draft of Ordinance No. 17-1380 and subject to the stipulations included in the draft of Ordinance No. 17-1380, and as reflected in the Montecito PAD (Planned Area Development) Regulatory Standards Booklet dated January 3, 2018.

The intent of the request is to update the land use and development standards for the undeveloped parcels in the Montecito portion of Estrella. Another reason for this rezoning is to create a singular regulatory document. There are currently six amendments that apply to the area. This means that there

are six regulating ordinances that guide the development of Montecito.

Staff finds that the proposed Montecito PAD is consistent with the subject property's neighborhood land use designation in the Goodyear 2025 General Plan and will be compatible with the surrounding area. This project restates and reorganizes six amendments of zoning history and maintains high-quality development standards for single-family, detached, attached, and court home residential development as well as commercial, open space, and business park development. For these reasons, staff is recommending approval of the proposed Montecito PAD document.

Applicant Pete Teiche with Newland Communities was present to provide further information on the request. Teiche presented a comparison of the old zoning vs. the new zoning and reviewed the proposed allowed heights and residential development standards. Teiche discussed the concessions made to address resident concerns, including moving away from most of the approved multi-family parcels and changing them to a different product type. Pointed out that a small portion of the approved PAD is being requested to bring up to current standards.

Commission questions and concerns:

- *Requested to identify where Tacoma Rd. is located.
- *Asked staff and the applicant to identify parcels that would result in a density increase - Staff noted for the commission that the original PAD did not have lot standards, which makes it difficult to identify density; the new PAD sets lot standards
- *Asked staff and the applicant if there were apartments - It was reiterated that multi-family (apartments) are not proposed in the parcels under review; other zoned parcels that include multi-family are not under review and will remain as currently entitled
- *Staff was asked to identify what was planned for parcels 9.33 and 9.34

Resident Comments:

- *Concern with court home products in parcel 7.1 due to increase of density
- *Wash runoff near parcel 7.1
- *Traffic near Bougainvillea Park
- *Do not want duplexes or townhomes due to height and density (residents identify these products as multi-family)
- *Only want low density single story in Estrella
- *Pollution; noise; visual detriment
- *40 ft. buffer is inadequate space between view fencing and other structures; requested 100 ft.
- *Concerned fill to level land will actually cause the proposed building heights to actually be more like a 60 ft. structure
- *View fence aesthetics will be destroyed
- *Expressed that Maracay lied when promoting view fence lots
- *Paid for premium lot and KB Homes/Newland lied regarding the land use plan for behind home
- *Concern with liquor license at Presidio and school planned next door
- *Parcel 7.1 - Maracay stated that view fence buffers would be 500 ft.
- *Moved to Estrella for seclusion

- *Parcel 7.1 - researched area before purchasing and was never given info on the parcel, but did find out designated for single family
- *Concern about property value decreasing
- *Increased crime is a concern

There being no further public comment, Chairman Bray closed the public hearing at 7:12 p.m.

Chairman asked for further clarification from staff or the applicant on key points:

- *Wash by parcel 7.1- Zoning requires preliminary drainage reports and are further refined through the process; a public records request can be completed to get a copy. Staff encourages residents to contact the city if you are experiencing flooding from the wash.
- *Traffic - Traffic impact analysis is submitted to the city as part of the zoning process. Any needs determined in the report will be required to be addressed.
- *Plans for parcels - Zoning is the most important thing to review as to what could come to a parcel; all preliminary plats also go through Planning and Zoning Commission and Council
- *Height - Buildings are measured from the street curb; therefore, fill would not increase allowable height

Commission comments/questions:

- *Homebuilder sales offices sometimes misrepresent what will or will not be built.
- *Requested further clarification on what is proposed for parcel 7.1
- *Request that the buffers minimum clarified
- *Clarification on who decided on the school property site locations
- *Requested clarification on the grading and building height; staff interjected about the feasibility of 20' of fill
- *Requested further information on why view fencing was sold up against multi-family
- *Asked for how many parcels are changing because of the amendment
- *Discussed, at length, amending the recommendation with stipulations to provide to Council

MOTION BY Commissioner Walters, SECONDED BY Commissioner Steiner, to recommend APPROVAL for Case 17-210-00007 Montecito PAD Amendment, with stipulations. The motion carried by the following vote:

Ayes 4 - Chairman Bray, Vice Chairman Barnes, Commissioner Walters, and Commissioner Steiner

Excused 3 - Commissioner Kish, Commissioner Molony, and Commissioner Keys

MOTION BY Vice Chairman Barnes, SECONDED BY Commissioner Steiner, to recommend APPROVAL for Case 17-210-00007 Montecito PAD Amendment, with the following stipulations: 1. Parcel 7.1 shall be limited to a maximum of 71 dwelling units, 2. Parcels 9.29A and 9.29B shall be designated single family detached - 50, and 3. Lots adjacent to view fencing shall be limited to single story and staff will research which parcels this applies in order to provide a list to City Council for consideration. The motion carried by the following vote:

Ayes 4 - Chairman Bray, Vice Chairman Barnes, Commissioner Walters, and Commissioner Steiner

Excused 3 - Commissioner Kish, Commissioner Molony, and Commissioner Keys

8.1 [17-500-00008](#) **BENNETT MEADOWS PRELIMINARY PLAT**

Planning Manager Katie Wilken presented the recommendation to approve the preliminary plat for Bennett Meadows subdividing approximately 28 acres at the northwest corner of Sarival Avenue and Harrison Street into 90 single family lots and eight (8) tracts, 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 and Design Guidelines.

Jack Gilmore, applicant, was present and explained the designated schools and bus stops.

MOTION BY Vice Chairman Barnes, SECONDED BY Commissioner Walters, to recommend APPROVAL of Case 17-500-00008 Bennett Meadows Preliminary Plat. The motion carried by the following vote:

Ayes 4 - Chairman Bray, Vice Chairman Barnes, Commissioner Walters, and Commissioner Steiner

Excused 3 - Commissioner Kish, Commissioner Molony, and Commissioner Keys

8.2 [17-500-00011](#) **LAS VENTANAS PRELIMINARY PLAT**

Planning Manager Katie Wilken presented the request to recommend approval of the preliminary plat for Las Ventanas subdividing 159.31 acres into 412 single family lots and one 13.21-acre commercial parcel, located at the southeast corner of Perryville Road and Yuma Road, subject to stipulations. The Las Ventanas preliminary plat is consistent with the land use and development standards of the Las Ventanas PAD; and, is consistent with the technical requirements of the City's Subdivision Regulations. Therefore, staff recommends approval, subject to stipulations.

MOTION BY Commissioner Steiner, SECONDED BY Vice Chairman Barnes, to recommend APPROVAL for Case 17-500-00011 Las Ventanas Preliminary Plat. The motion carried by the following vote:

Ayes 4 - Chairman Bray, Vice Chairman Barnes, Commissioner Walters, and Commissioner Steiner

Excused 3 - Commissioner Kish, Commissioner Molony, and Commissioner Keys

8.3 [17-500-00012](#) **PRELIMINARY PLAT FOR BELLA ROSA AT CANYON TRAILS**

Planner III Steve Careccia presented the request to recommend approval of a preliminary plat for Bella Rosa at Canyon Trails subdividing 17.5 acres into 100 court home lots and 11 tracts located at the northeast corner of Van Buren Street and 158th Avenue within the Canyon Trails Planned Area Development (PAD), subject to stipulations. The preliminary plat is consistent with the land use,

development standards, and density approved by the Canyon Trails PAD for this parcel. 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.

Commission had questions regarding driveway width, the swimming pool planned near commercial, and the play area planned near Van Buren.

Reese Anderson, on behalf of the applicant, was present to briefly address the commission and express excitement to develop this infill location.

MOTION BY Vice Chairman Barnes, SECONDED BY Commissioner Walters, to recommend APPROVAL of Case 17-500-00012 Preliminary Plat for Bella Rosa at Canyon Trails. The motion carried by the following vote:

Ayes 4 - Chairman Bray, Vice Chairman Barnes, Commissioner Walters, and Commissioner Steiner

Excused 3 - Commissioner Kish, Commissioner Molony, and Commissioner Keys

8.5 [17-220-00010](#) **ZONING ORDINANCE TEXT AMENDMENT - INDUSTRIAL USES**

Chairman Bray opened the public hearing at 8:35 p.m.

Planning Manager Katie Wilken presented the request to recommend approval to amend Article 3 (Zoning Districts) of the Zoning Ordinance, as amended, by amending Paragraphs A and B of Section 3-4-1 (I-1 Light Industrial Park) and Paragraphs A and B of Section 3-4-2 (I-2 General Industrial Park) to amend the principal permitted uses and permitted accessory uses, as set forth in the draft Ordinance No. 2018-1373 and Exhibit A Section 3-4-1 Paragraphs A and B and Section 3-4-2 Paragraphs A and B, dated January 10, 2018. Staff recommends approval of the amendment to Paragraphs A and B of Section 3-4-1 (I-1 Light Industrial Park) and to Paragraphs A and B of Section 3-4-2 (I-2 General Industrial Park) as set forth in the draft Ordinance.

Commission Questions:

*How did you arrive at the 25%? Determined by other PAD zonings and inquiries with developers responded that the proposed is reasonable.

*Can you put an I1 in an I2 location? Items must be specifically listed to be allowed.

There being no public comment, Chairman Bray closed the public hearing at 8:42 p.m.

MOTION BY Commissioner Walters, SECONDED BY Commissioner Steiner, to recommend APPROVAL of Case 17-220-00010 Zoning Ordinance Text Amendment - Industrial Uses. The motion carried by the following vote:

Ayes 4 - Chairman Bray, Vice Chairman Barnes, Commissioner Walters, and Commissioner Steiner

Excused 3 - Commissioner Kish, Commissioner Molony, and Commissioner Keys

9. STAFF COMMUNICATIONS

Commission requested research on autonomous motor vehicles and what effect that will have on city planning.

Development Services Director Christopher Baker communicated that some staff will be attending the American Planning Association National Conference that will be held in New Orleans. Planning and Zoning staff have been invited to present on Continuous Improvement.

10. ADJOURNMENT

There being no further business to discuss, Chairman Bray adjourned the meeting at 8:47 p.m.

Respectfully Submitted By:

Heather Harris, Commission Secretary

Patrick Bray, Chairman

Date: _____