



## City of Goodyear

See meeting location  
below

### Meeting Minutes

#### Planning & Zoning Commission

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Wednesday, April 11, 2018

6:00 PM

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

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#### 1. CALL TO ORDER

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

#### 2. PLEDGE OF ALLEGIANCE

#### 3. ROLL CALL

**Present** 6 - Chairman Bray, Vice Chairman Barnes, Commissioner Molony, Commissioner Walters, Commissioner Keys, and Commissioner Steiner

**Absent** 1 - Commissioner Kish

Staff Present: Development Services Director Christopher Baker, Engineering Director Rebecca Zook, Planning Manager Katie Wilken, Planner III Karen Craver, 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 Vice Chairman Barnes, SECONDED BY Commissioner Steiner, to EXCUSE Commissioner Kish from the meeting. The motion carried by the following vote:**

**Ayes** 6 - Chairman Bray, Vice Chairman Barnes, Commissioner Molony, Commissioner Walters, Commissioner Keys, and Commissioner Steiner

**Excused** 1 - Commissioner Kish

#### 4. MINUTES

- 4.1 [P&Z MIN 03-2018](#) Approve draft minutes of the Planning and Zoning Commission meeting held on February 14, 2018.

**MOTION BY Commissioner Keys, SECONDED BY Commissioner Molony, to APPROVE the draft minutes of the Planning and Zoning Commission meeting held on February 14, 2018. The motion carried by the following vote:**

**Ayes** 6 - Chairman Bray, Vice Chairman Barnes, Commissioner Molony, Commissioner Walters, Commissioner Keys, and Commissioner Steiner

**Excused** 1 - Commissioner Kish

**5. PUBLIC COMMENTS**

None.

**6. DISCLOSURE OF EX PARTE COMMUNICATIONS**

None.

**7. OLD BUSINESS**

None.

**8. NEW BUSINESS**

**8.1 [17-200-00007](#) REZONING OF THE APPROVED PRADERA RESIDENTIAL DEVELOPMENT**

At the request of Chairman Bray, agenda items 8.2 and 8.3 were moved prior to agenda item 8.1.

Chairman Bray opened the public hearing at 6:13 p.m.

Planner III Karen Craver presented the request to recommend approval for the rezoning of approximately 160.78 acres located at the northwest corner of Citrus Road and Lower Buckeye Road by rezoning 72.58 acres from Final Planned Area Development (PAD) zoning to R1-4 Single Family Detached Residential zoning and by rezoning 88.28 acres from Final Planned Area Development (PAD) zoning to R1-6 Single Family Detached Residential zoning, as set forth in the draft of Ordinance No. 2018-1385. Staff finds that the rezone request is consistent with the General Plan, the 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 72.50 acres from PAD to the R1-4 zoning district and approximately 88.28 acres from PAD to the R1-6 zoning district, as set forth in the draft ordinance.

During the presentation, Ms. Craver outlined for the Commission the concerns Maricopa County residents expressed during the neighborhood meeting on March 21, 2018.

In addition to Ms. Craver's presentation, planning manager Katie Wilken informed the Commission about the active Development Agreement (DA) on the property that vests a final plat which has been approved by Council, but not yet recorded. Rezoning does not impact the DA or the vested final plat, so to assure the applicant that there is no change, another stipulation will be added between now and Council.

Commission asked staff if Durango Rd. could ever be expanded to 4 lanes in any way. Staff responded that in this area, Durango will be just the 2 lanes. Commission also questioned if the speed

limit would be 35 mph. Engineering Director Rebecca Zook indicated that a study has not yet been completed to determine the speed limit.

Applicant Taylor Earl, Earl, Curley & Lagarde representing Pradera Partners 160, LLC was present to clarify the zoning. Due to the final plat, the roads will not be changing. The setbacks and enhancements will be later determined. Mr. Earl detailed the comparison to the prior approved zoning. The lot count will not change, but there will be a product change to increase the viability and ensure lots will sell.

During the course of the staff presentation, Maricopa County residents expressed their concerns to the Commission as follows:

- \*Durango Rd. was proposed in 2006 to be 4 lanes with a stop light, but Pradera is only responsible for two lanes
- \*Future potential for the right-of-way to be purchased by the City and then encroaching on county residential land
- \*Expressed that the entire Durango Rd. build out should come from Pradera, not just half
- \*Tail water could be impeded and the ability to drain on farm land effected
- \*Requested that the city of Goodyear put in writing that it will not take from county residential land to make Durango Rd. a 4 lane road in the future
- \*Increase of speeding traffic on the RID canal access road, which is already being used as a shortcut
- \*Residents would like fencing to deter the RID canal access road being used as it is a private road
- \*Quality of life is being affected by development
- \*Desire to plan for the future; want assurances that the City will not take their property in the future

Commission requested clarification regarding Durango Rd. and whether or not it will encroach on county residential property. Engineering Director Rebecca Zook explained to the Commission how the street is planned to be designed. Improvements will be north of the existing ditch. The developer has the obligation to provide a half street and the only City requirement is to build the half street.

Commission asked if properties were close to the section line. It was explained that if the road were to be built on the north side, then yes it would be. However, the City is only building on the south side.

Chairman Bray communicated to the residents that the commission is an advisory body, so the request for written assurances would have to be requested from the City Council.

Commission asked staff if there is a RID gate stipulation included to deter use of the canal access road. Staff indicated that there is not a stipulation, but there is an agreement being worked out between the developer and RID. Director Baker indicated that staff and the developer were working towards that goal, but that RID has the final authority regarding the gate.

Commission asked if there were any way to get a written assurance. Director Baker explained that

the half street construction is a City requirement. Northern construction of Durango Rd. is not in the current CIP, which is for 10 years. Staff stated that expanding on county land is highly unlikely.

Commission asked about the RID discussions regarding the gate for the canal road. Kelly Hall, a consultant representing the owner of the property, stated that they have met with RID and two gates have been agreed upon, which will be owned and maintained by RID. Construction is planned for this November, assuming everything goes according to plan. Also, the irrigation supply is being worked out with RID.

Chairman Bray closed the public hearing at 6:58 p.m.

**MOTION BY Commissioner Steiner, SECONDED BY Commissioner Molony, to recommend APPROVAL for Case 17-200-00007 Rezoning of the Approved Pradera Residential Development. The motion carried by the following vote:**

**Ayes**      6 - Chairman Bray, Vice Chairman Barnes, Commissioner Molony, Commissioner Walters, Commissioner Keys, and Commissioner Steiner

**Excused**   1 - Commissioner Kish

**8.2      [17-500-00013](#)      CRESTWOOD AT CANYON TRAILS PRELIMINARY PLAT**

Planner III Karen Craver presented the request to recommend approval of the preliminary plat for Crestwood at Canyon Trails subdividing approximately 24 acres into 90 single family lots and 11 tracts, subject to stipulations. Ms. Craver explained the sound wall construction responsibilities to the commission. 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.

**MOTION BY Vice Chairman Barnes, SECONDED BY Commissioner Molony, to recommend APPROVAL for Case 17-500-00013 Crestwood at Canyon Trails Preliminary Plat. The motion carried by the following vote:**

**Ayes**      6 - Chairman Bray, Vice Chairman Barnes, Commissioner Molony, Commissioner Walters, Commissioner Keys, and Commissioner Steiner

**Excused**   1 - Commissioner Kish

**8.3      [18-200-00001](#)      ALDI AT ESTRELLA COMMONS REZONE**

Chairman Bray opened the public hearing at 6:08 p.m.

Planning Manager Katie Wilken presented the request to recommend approval for conditionally rezoning approximately 3 acres generally located at the southeast corner of Estrella Parkway and Roosevelt Street, as set forth in the draft of Ordinance No. 2018-1384 and subject to the stipulations included in the draft Ordinance. The request is to rezone approximately 3.39 acres to the city's General Commercial (C-2) district. The subject property was originally intended to be developed as part of the mixed-use 'District' land use designation within the Estrella Commons Planned Area

Development (PAD). However, the applicant is seeking to use the 3.39 acres for a grocery store, which falls under the C-2 land use category and would conform to all development standards required by the C-2 district and commercial design guidelines. Staff finds that the proposed rezone is consistent with the subject property's 'Business & Commerce' land use designation in the Goodyear 2025 General Plan and will be compatible with the surrounding area, therefore recommends approval of the rezone.

Applicant Wendy Riddell, Esq., Berry Riddell LLC was available for Commission questions.

Chairman Bray closed the public hearing at 6:12 p.m.

**MOTION BY Commissioner Walters, SECONDED BY Commissioner Keys, to recommend APPROVAL for Case 18-200-00001 Aldi at Estrella Commons Rezone. The motion carried by the following vote:**

**Ayes**      6 - Chairman Bray, Vice Chairman Barnes, Commissioner Molony, Commissioner Walters, Commissioner Keys, and Commissioner Steiner

**Excused**   1 - Commissioner Kish

## **9. STAFF COMMUNICATIONS**

Development Services Director Christopher Baker informed the Commission on the following:

\* Results of the City Council meeting held on February 26th for the February Planning and Zoning Commission meeting agenda items.

\* Planning staff has been selected to deliver a presentation at the American Planning Association (APA) conference on April 21st regarding continuous improvement. Planning Manager Katie Wilken added that the autonomous vehicle presentation to the Commission will be conducted after the APA conference as there will be a wealth of information presented on the topic.

\* The new City Manager, Julie Arendall, began in February and will be invited to a future meeting to meet the Commission members.

\* 139 single family residential permits were issued last month, which is the highest number during the Director's tenure with the City.

\* There is 3 million sq. feet of commercial building currently under construction.

\* If the proposed budget is approved by Council, funds will be available for formal Planning and Zoning Commission training as well as the ability to purchase iPads for members to eliminate paper waste. Also, a bicycle and pedestrian study will be conducted.

\* In the future, sign ordinance adjustments will be presented per council request.

\* Lastly, a new landscape ordinance is being worked on in conjunction with Engineering, which will be coming before the Commission in the near future.

**10. ADJOURNMENT**

There being no further business to discuss, Chairman Bray adjourned the meeting at 7:07 p.m.

Respectfully Submitted By:

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Heather Harris, Commission Secretary

\_\_\_\_\_  
Patrick Bray, Chairman

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