



City of Goodyear

See meeting location
below

Meeting Minutes

Planning & Zoning Commission

Wednesday, June 12, 2019

6:00 PM

Goodyear Municipal Court and Council
Chambers
14455 W. Van Buren St., Ste. B101
Goodyear, AZ 85338

AGENDA AMENDED ON JUNE 10, 2019

Items 2 and 3 added

Items 4 through 11 amended

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

Present 6 - Chairman Bray, Commissioner Kish, Commissioner Molony, Commissioner Steiner, Commissioner Clymer, and Commissioner Ellison
Absent 1 - Vice Chairman Barnes

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

Ayes 6 - Chairman Bray, Commissioner Kish, Commissioner Molony, Commissioner Steiner, Commissioner Clymer and Commissioner Ellison

Excused 1 - Vice Chairman Barnes

MINUTES

- 1** [P&Z MIN 06-2019](#) Approve draft minutes of the Planning and Zoning Commission meeting held on May 8, 2019.

MOTION BY Commissioner Kish, SECONDED BY Commissioner Clymer to APPROVE the draft minutes of the Planning and Zoning Commission meeting held on May 8, 2019. The motion carried by the following vote:

Ayes 6 - Chairman Bray, Commissioner Kish, Commissioner Molony, Commissioner Steiner, Commissioner Clymer and Commissioner Ellison

Excused 1 - Vice Chairman Barnes

PUBLIC COMMENTS

None.

DISCLOSURE OF EX PARTE COMMUNICATIONS

None.

OLD BUSINESS**2 [18-210-00005A](#) **DEROSIER RANCH PAD****

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

Planning Manager Katie Wilken presented for items 2 and 3. The request is for the development of a Planned Area Development (PAD) for a mixed use community with commercial and residential that provides maximum flexibility for the development of ‘Pocket Neighborhoods’ with both for sale and for lease single family homes, mixed use commercial, and shared open space or to be developed entirely as Goodyear Residential Zoning District R1-C.

The subject property currently contains 14 acres of commercial zoning and 24 acres of residential zoning (allowing courthome development). 39.6 acres are within the Canyon Trails Phase II PAD. The remaining 5.91 acre parcel is currently zoned AU, and houses Romans Oasis and the original DeRosier Grocery and farm house. The proposal will rezone the 5.91 acres to PAD, resulting in the DeRosier Ranch PAD containing a total of 45.51 acres. The final PAD will have 31.51 acres zoned residential and 14 acres as the DeRosier Ranch Commercial PAD, with a 5 acre zoning overlay where the two zones meet to allow some flexibility when developing the final product. The overlay allows for either residential or commercial to be developed within the overlay area.

The applicant is requesting preliminary plat approval to subdivide approximately 45 acres located on the west side of Cotton Lane, north of Yuma Road, into 109 single family lots. The lots will be 35 - 45 feet wide and 80 feet deep. 26.28 percent of the site will be open space.

Signage will follow the City of Goodyear Zoning Ordinance or a comprehensive sign package will be processed at a later date. The one exception is that the signage for Roman’s Oasis will be allowed to remain once the Roman’s Oasis is moved to its new location. The signage will be considered legal, non-conforming which is its status today.

The preliminary plat is consistent with the land use, development standards and density approved by the DeRosier Ranch PAD. The proposed subdivision provides for the orderly development of the property by identifying the required infrastructure needed to serve the development. Staff recommends approval.

Wendy Riddell on behalf of Urban Fabric Builders and Land Planner Jason Hadley presented. Mr. Hadley explained the ‘Pocket Neighborhood’ concept, having six to twelve dwelling units around an open space. There would be a variety of lot sizes and types with at least 3 different housing products within the community. Ms. Riddell explained that the focus is to bring diversity in the midst of the majority of single family residential, support the commercial to the north and save and preserve Roman’s.

Commission asked about the location to the west. Ms. Wilken stated that it is the future site of the Loop 303 Right-of-Way (ROW). Commission asked how close the ROW will be to the residential homes. Ms. Wilken explained that this area was already zoned residential when the studies for the Loop 303 were done. In the proposed plans there are noise walls that ADOT would be building. However, the city still has a stipulation that if there are changes to residential development at site plan or platting, the applicant would have to verify that the noise walls are sufficient.

Commission asked about the parking within the community. Mr. Hadley explained that there is visitor parking and additional residential parking spread throughout the neighborhood. Commission questioned if DeRosier Grocery will be used in the construction of the new commercial buildings. Ms. Riddell stated that they will be using parts of the grocery. Commission asked whether an aesthetic or design has been selected yet. Ms. Riddell replied that a design had not yet been selected.

There being no public comment, Chairman Bray closed the public hearing at 6:26 p.m.

MOTION BY Commissioner Clymer, SECONDED BY Commissioner Steiner, to recommend APPROVAL for Case 18-210-00005A DEROSIER RANCH PAD. The motion carried by the following vote:

Ayes 6 - Chairman Bray, Commissioner Kish, Commissioner Molony, Commissioner Steiner, Commissioner Clymer and Commissioner Ellison

Excused 1 - Vice Chairman Barnes

NEW BUSINESS

3 [18-500-00009](#) **DEROSIER RANCH PRELIMINARY PLAT**

Agenda item 3 was presented with agenda item 2.

MOTION BY Commissioner Molony, SECONDED BY Commissioner Kish, to recommend APPROVAL for Case 18-500-00009 DEROSIER RANCH PRELIMINARY PLAT. The motion carried by the following vote:

Ayes 6 - Chairman Bray, Commissioner Kish, Commissioner Molony, Commissioner Steiner, Commissioner Clymer and Commissioner Ellison

Excused 1 - Vice Chairman Barnes

4 [19-200-00004](#) **SPARROW REZONE**

Chairman Bray opened the public hearing at 6:28 p.m.

Planner II Alex Lestinsky presented the request to rezone approximately 8 acres of land currently zoned General Commercial (C-2), to MF-24 with a Planned Area Development Overlay (PAD), to be called the Sparrow Partners - MF-24 PAD Overlay. The overlay includes a deviation from four MF-24 district standards: maximum building height; maximum accessory building height, rear and side setback; and parking requirement.

Staff supports the PAD request to deviate from four of the MF-24 development standards and the request to deviate from the parking standards. The deviation of these standards is supported by General Plan Standard 55, which allows for additional building intensity through modified standards such as increased height and reduced setbacks for properties within the Transit Oriented Development Overlay.

The applicant has submitted a conceptual site plan with the PAD that demonstrates how the property may be developed with 180 multi-family dwelling units at approximately 22 units per acre, with a clustering of 4-story buildings. The site plan proposes a development consisting of four-story multi-family buildings. Due to the location of the parcel, two driveway entries would be required to access the development from 145th Avenue.

The applicant has represented that this will be a 55+ community and has demonstrated that due to the typical age and lifestyle of the residents, and how their existing facilities operate elsewhere, the city's parking requirements exceed what is necessary and, if required, will detract from the possible amenities. Stipulations have been added to require that the property be an age restricted community and that the represented amenities will be constructed. If the property is not age restricted, the parking requirements in Article 6 of the Goodyear Zoning Ordinance will apply.

There are no residents within 500 ft. of the property so staff performed an alternative citizen review. There have been no objections.

Staff and the Applicant have requested that stipulation #14 be updated in order to clarify the type of water rights that the developer must apply for to the Arizona Department of Water Resources.

Ed Bull, representative for Sparrow expressed his agreement to the amended stipulation as well as all other recommendations from staff.

Commission asked if this was a single structure building. Mr. Bull stated that the building is all interconnected, somewhat a 'C' shape with the outdoor amenities in the middle. Commission asked if there will be a connection to Wellspring Park. Mr. Bull stated that there will be a sidewalk on the west side of 145th Avenue. Commission asked what the size is of the largest unit. Mr. Bull said that the largest unit is a two bedroom unit at 1400 sq. ft.

There being no public comment, Chairman Bray closed the public hearing at 6:38 p.m.

MOTION BY Commissioner Steiner, SECONDED BY Commissioner Kish, to recommend APPROVAL for Case 19-200-00004 SPARROW REZONE. The motion carried by the following vote:

Ayes 6 - Chairman Bray, Commissioner Kish, Commissioner Molony, Commissioner Steiner, Commissioner Clymer and Commissioner Ellison

Excused 1 - Vice Chairman Barnes

5 [19-210-00001](#) HILLSTONE RESIDENCES AT CANYON TRAILS PAD

Chairman Bray opened the public hearing at 6:38 p.m.

Planning Manager Katie Wilken presented. The Hillstone Residences at Canyon Trails PAD is a planned, gated development that includes for lease single family homes. The PAD is generally located at the northwest corner of Yuma Road and 173rd Avenue. The subject property currently contains 22 acres of residential zoning within the Canyon Trails Phase II PAD and anticipates the development of approximately 240 residential units. The units are all detached homes providing for a single family “Cottage Neighborhood” residential type environment. The units are a mix of 1, 2, & 3 bedroom homes, limited to single story. Open space is proposed to follow the MF-18 development standards. In addition, a twenty foot wide perimeter trail system surrounds the community.

Staff would like to modify stipulation #4 regarding the traffic signal obligation at 173rd Avenue and Yuma Road. This particular signal is already warranted and included in the CIP.

A neighborhood meeting was held on April 30, 2019. No residents attended this meeting and staff was not contacted by any residents. Therefore, there was no opposition to the proposed rezone.

Applicant David Maguire, Land Solutions, Inc. presented. Mr. Maguire stated that there will be a 20 ft. trail system around the perimeter of the product. There is a larger open space within the middle of the units along with a clubhouse with amenities. In order to avoid refuse trucks going through the community, there is valet service for waste. In the northeast corner of the community there will be a trash compactor with silencing equipment. Throughout the week, staff will pick up the trash from the front of each unit from their trash enclosure, resembling a bench, and bring it to that trash compactor.

Commission asked about the parking within the community. Mr. Maguire explained that there are garages available, covered parking and uncovered parking. There are at least 2 parking spaces per unit with the ability to rent a garage.

Commission asked whether there are private backyards between certain units. Mr. Maguire stated that there is 20 ft. between the units, two (10 ft.) yards.

There being no public comment, Chairman Bray closed the public hearing at 6:46 p.m.

MOTION BY Commissioner Clymer, SECONDED BY Commissioner Steiner, to recommend APPROVAL for Case 19-210-00001 HILLSTONE RESIDENCES AT CANYON TRAILS PAD. The motion carried by the following vote:

Ayes 6 - Chairman Bray, Commissioner Kish, Commissioner Molony, Commissioner Steiner, Commissioner Clymer and Commissioner Ellison

Excused 1 - Vice Chairman Barnes

6 [19-200-00001](#) ESTRELLA PARCEL 12.36 REZONE

Chairman Bray opened the public hearing at 6:47 p.m.

Planner II Alex Lestinsky presented the proposed amendment to Parcel 12.36, which rezones the property to single family residential with the same development standards as the Patio Home district that was approved with the Estrella Phase One Planned Area Development. The proposed development standards are not different than what is already built and zoned within various areas of Estrella Phase One, including parcel 3.14 to the west, which has the same lot width and setbacks. The standards do not deviate from what is allowed in the city's R1-6 district, except for the front and rear yard setbacks and lot coverage. In order to allow a reduced R1-6 lot width (50'), 1 amenity element, 2 connectivity elements, and 2 streetscape elements must be provided.

In accordance with the City's Citizen Review Ordinance, a neighborhood meeting was held on May 15, 2019 at the Estrella Welcome Center. Notices were distributed to property owners within 500 feet of the subject property. Staff and the applicant were available for questions. One resident adjacent to the project attended the meeting, but did not express objection to the rezone.

Applicant Pete Teiche, Newland Communities spoke about the rezone from commercial to single family residential. The goal is to add rooftops and generate more development.

Commission asked if there is going to be a street light at San Miguel. Mr. Teiche stated that it will be installed in September.

Commission asked about getting rid of commercial and how much commercial is viable in Estrella. Mr. Teiche responded that in the north area, there is a large amount of commercial zoning.

There being no public comment, Chairman Bray closed the public hearing at 6:53 p.m.

MOTION BY Commissioner Steiner, SECONDED BY Commissioner Clymer, to recommend APPROVAL for Case 19-200-00001 ESTRELLA PARCEL 12.36 REZONE. The motion carried by the following vote:

Ayes 6 - Chairman Bray, Commissioner Kish, Commissioner Molony, Commissioner Steiner, Commissioner Clymer and Commissioner Ellison

Excused 1 - Vice Chairman Barnes

7 [19-210-00003](#) **LUCERO PAD SECOND AMENDMENT**

Chairman Bray opened the public hearing at 6:54 p.m.

Planner II Alex Lestinsky presented the proposed Amendment to the Lucero PAD, which modifies the Development Standards that will apply to all parcels in Lucero and restates the currently applicable development standards for the PAD in the Lucero Planned Area Development Amendment Regulatory Booklet April 17, 2019 (the “2019 Lucero PAD”). The modifications to the development standards are to change the front yard setback to allow a 10’ setback to livable space and change the side yard setback from 6’ to 5’. These amendments were made to four parcels at the end of 2018, but with this amendment will apply to all residential parcels within Lucero.

Currently, the minimum front yard setback in Lucero is 18’ and may be reduced to 10’ for side entry garages or front porches. This update would allow casitas, bedrooms, or other livable space areas to be setback from the front property line 10’. It would not change the requirement that garage doors must be setback from the property line at least 18’. With respect to the first change, a reduced front yard setback to livable space is a typical standard that has been incorporated into the city’s Zoning Ordinance. This provides for the option of variation in front yard setbacks.

In accordance with the City’s Citizen Review Ordinance, a neighborhood meeting was held on Wednesday, May 29, 2019. Two residents from the adjacent custom home lots to the east of Estrella Parkway attended the meeting to ask questions about the changes. They did express concerns about the number of egress points to the Lucero Community with the anticipated 1250 lots, but did understand that since this request is changing the setbacks, there are no changes to the approved traffic impact study. To date, staff has not received any inquiries regarding this request.

There being no public comment, Chairman Bray closed the public hearing at 6:57 p.m.

MOTION BY Commissioner Molony, SECONDED BY Commissioner Kish, to recommend APPROVAL for Case 19-210-00003 LUCERO PAD SECOND AMENDMENT. The motion carried by the following vote:

Ayes 6 - Chairman Bray, Commissioner Kish, Commissioner Molony, Commissioner Steiner, Commissioner Clymer and Commissioner Ellison

Excused 1 - Vice Chairman Barnes

8 [19-300-00002](#) **USE PERMIT REQUEST FOR CONVENIENCE STORAGE
(MINI-STORAGE) ON PROPERTY WITHIN THE GOODYEAR
PLANNED REGIONAL CENTER PLANNED AREA DEVELOPMENT**

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

Planning Manager Katie Wilken presented a request for a use permit for convenience storage (mini-storage) on property within the Goodyear Planned Regional Center Planned Area Development.

The subject property consists of 9.4 undeveloped acres. The proposed storage facility is proposed on the northern four acres of the subject property. The remaining acreage (southern portion) will be developed in the future in accordance with the property's Mixed Use Commercial land use. No specific development is proposed at this time.

The proposed 112,747 square-foot storage building is intended to contain 850 storage units and a 970 square-foot office. The proposed building height is 34 feet, which is under the 40-foot maximum building height established for the Mixed Use Commercial land use.

There are no single family residence, an alternative notice was utilized and no rejections have been received to date. Staff recommends approval.

Commission asked what is the plan for the area to the south of the building. Ms. Wilken stated that there are not specific development plans but it is zoned commercial. Commission confirmed the location of the 850 units and asked how many stories the facility is. Ms. Wilken said the storage facility would be two stories.

David Richert, representing the Monolith Group, spoke about the use permit request. Mr. Richert explained the benefit of the property in regards to proximity to multi-family and that this is the typical size of this type of facility.

Speaker Cards were received for the following 2 Goodyear residents who spoke:

>Michael Sanders - Expressed disapproval about the project, just learned about this last night. Stated that this type of facility does not have any place in this area. Asked for time to notify fellow neighbors.

>Dennis Drew - Understands the need for storage but does not feel this is the proper place. Asked Commission to not approve until further hearings are conducted.

There being no further public comment, Chairman Bray closed the public hearing at 7:06 p.m.

MOTION BY Commissioner Kish, SECONDED BY Commissioner Clymer, to recommend APPROVAL for Case 19-300-00002 USE PERMIT REQUEST FOR CONVENIENCE STORAGE (MINI-STORAGE) ON PROPERTY WITHIN THE GOODYEAR PLANNED REGIONAL CENTER PLANNED AREA DEVELOPMENT. The motion carried by the following vote:

Ayes 5 - Chairman Bray, Commissioner Kish, Commissioner Steiner, Commissioner Clymer and Commissioner Ellison

Nays 1 - Commissioner Molony

Excused 1 - Vice Chairman Barnes

9 [19-300-00003](#) SONIC DRIVE-THROUGH USE PERMIT

Planning Manager Katie Wilken presented a request for approval of a use permit to facilitate the

development of a Sonic drive-through restaurant on property zoned Planned Area Development (PAD). The subject property consists of an undeveloped 1.2-acre parcel located within the Centerra Crossings PAD. The proposed 1,539 square-foot restaurant building includes a drive-through window component but no interior dining. An 840 square-foot outdoor dining patio is proposed as well as two parking/dining canopies that allow for dining in vehicles. The parking/dining canopies are 1,320 and 1,500 square feet.

As noted on the preliminary site plan, the configuration of the drive-through lane provides for two queuing lanes with a menu board and speaker box at each. As configured, the lanes should accommodate up to 7 or 8 vehicles each prior to the pick-up window. The menu boards/speakers will be placed at the east side of the building.

A written notice was mailed to all property owners within 500 feet of the subject parcel. To date, staff has not received any inquiries as a result of this written notice. A neighborhood meeting was held on April 29, 2019. One resident attended this meeting. He liked the plan and had no objections.

Commission asked about lights that may be directed towards the housing to the east. Applicant Stephanie Rowe, Reece & Rowe Architects, on behalf of Sonic stated that all of the noise and lights from order boards are directed down. There is approximately 120 ft. from the menu board to the property line and the restaurant will not be open 24 hours.

There being no public comment, the public hearing was closed at 7:14 p.m.

MOTION BY Commissioner Kish, SECONDED BY Commissioner Steiner, to recommend APPROVAL for Case 19-300-00003 SONIC DRIVE-THROUGH USE PERMIT. The motion carried by the following vote:

Ayes 5 - Chairman Bray, Commissioner Kish, Commissioner Steiner, Commissioner Clymer and Commissioner Ellison

Nays 1 - Commissioner Molony

Excused 1 - Vice Chairman Barnes

10 [19-300-00004](#) USE PERMIT FOR PUBLIC UTILITY FACILITY FOR COG WELL NO. 26 IN BULLARD WASH IN CENTERRA PAD

Chairman Bray opened the public hearing at 7:14 p.m.

Long Range Planner Joe Schmitz presented. The City of Goodyear Public Works Department is requesting a Use Permit to allow development of a water extraction well on 0.12 acres (50' x 110' well site) within a 0.77-acre portion of a parcel owned by the City for the Bullard Wash. The proposed well site will be located about 25 feet east of the east line of an open space tract (Tract "CC") which is south of the residence at 627 S. 150th Drive. The proposed 55' x 100' site is smaller than the typical well site which is usually 100' x 100'. The size of the well site was reduced to

minimize the footprint of the site given its proximity to the Bullard Wash channel and flood plain.

This site was selected based on proximity to treatment, City ownership, proximity to utilities, aquifer water quality, separation from other wells, and distance from residential land uses. The proposed Well No. 26 will be drilled to a depth of 500-1,000 feet and its targeted production level is 1,500 gallons per minute. It is projected that drilling of the well will take a total of about 80 days. The initial drilling will take 3-5 days and will involve a 24-hour a day operation. Noise attenuation panels will be installed at the site to mitigate the noise impacts to nearby residents. Development of the well site will take about 4 weeks and completion of the well will take an additional 3 months.

It will be enclosed by an eight-foot block wall with a design that is similar in material and color to the perimeter wall nearby. The wall will be setback from the property line of the adjacent open space/retention basin by about 25 feet due to the presence of an existing 20-foot wide sanitary sewer easement. Landscaping will be installed in the five feet adjacent to the well site wall since no landscaping is permitted over the sewer line easement.

The well site is located within the current flood plain for the Bullard Wash. The applicant had Hazen-Sawyer Engineers review the impacts of the proposed well site on the existing flood plain; and on the future flood plain as well, since the flood plain will be modified once the Bullard Wash channelization project is constructed and a well site was not originally contemplated at this location. The analysis of the existing flood plain concluded that there would be no rise to the regulatory floodplain as a result of constructing the well site in the location proposed.

Commission asked if there is any noise that the well makes throughout the day. Mr. Schmitz stated that it is a pump that will sit on top of a well and can produce some noise. There will be an enclosure surrounding the pump as well. The alternative of a submersible pump will depend on the water quality.

Commission asked how many gallons a day will the pump produce. Mr. Schmitz said that the target is 1,500 gallons per minute.

Commission commented on putting a well in between a large retention area and a wash on the other side and it doesn't seem like the best spot. Mr. Schmitz said that the location is not ideal but it is optimum based on the criteria. Once the industrial areas develop the channelization project will appear.

There being no public comment, Chairman Bray closed the public hearing at 7:26 p.m.

MOTION BY Commissioner Kish, SECONDED BY Commissioner Steiner, to recommend APPROVAL for Case 19-300-00004 USE PERMIT FOR PUBLIC UTILITY FACILITY FOR COG WELL NO. 26 IN BULLARD WASH IN CENTERRA PAD. The motion carried by the following vote:

Ayes 6 - Chairman Bray, Commissioner Kish, Commissioner Molony, Commissioner Steiner, Commissioner Clymer and Commissioner Ellison

Excused 1 - Vice Chairman Barnes

11 [19-500-00012](#) **PRELIMINARY PLAT FOR COMPASS DATACENTERS**

Planner III Karen Craver presented the proposed preliminary plat for Compass Datacenters, which consolidates the I-1, Light Industrial zoned properties for development of the datacenters project, as well as creating a second APS substation site to serve the project and other adjacent industrial projects. The first APS substation site, fronting on Bullard Avenue and directly east of the second substation site, was previously approved through the Minor Land Division process. The preliminary plat also creates a parcel at the corner of Bullard Avenue and Yuma Road that will be incorporated into the Bullard Avenue Corridor Enhanced Design Treatment.

Commission asked if it is two separate buildings. Ms. Craver stated that there will be eight buildings total.

MOTION BY Commissioner Kish, SECONDED BY Commissioner Molony, to recommend APPROVAL for Case 19-500-00012 PRELIMINARY PLAT FOR COMPASS DATACENTERS. The motion carried by the following vote:

Ayes 6 - Chairman Bray, Commissioner Kish, Commissioner Molony, Commissioner Steiner, Commissioner Clymer and Commissioner Ellison

Excused 1 - Vice Chairman Barnes

STAFF COMMUNICATIONS

Development Services Director Christopher Baker reviewed City Council outcomes for cases previously presented to the Commission. Mr. Baker stated that staff will meet with Chairman Bray to organize time for training for Commission. There will be a Special Joint Meeting on June 26 with City Council regarding the Civic Square. Mr. Baker introduced Alissa Magley as the new Management Assistant for Development Services as well as the new Secretary for the Commission.

NEXT MEETING

The next Planning and Zoning meeting will be a special joint work session with City Council followed by a Planning and Zoning meeting held on June 26, 2019 at 6:00 p.m. The meeting will be held at the Goodyear Municipal Court and Council Chambers, 14455 W. Van Buren St., B101, Goodyear, AZ 85338.

ADJOURNMENT

There being no further business to discuss, Chairman Bray adjourned the meeting at 7:37 p.m.

Respectfully Submitted By:

Alissa Magley, Commissioner Secretary

Patrick Bray, Chairman

Date: _____