



City of Goodyear

See meeting location
below

Meeting Minutes

Planning & Zoning Commission

Wednesday, June 26, 2019

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

Immediately following the City Council Work Session that begins at 6:00 PM

CALL TO ORDER

Vice Chairman Barnes called the meeting to order at 7:21 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present 5 - Vice Chairman Barnes, Commissioner Molony, Commissioner Steiner, Commissioner Clymer, and Commissioner Ellison
Absent 2 - Chairman Bray, and Commissioner Kish

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

Ayes 5 - Vice Chairman Barnes, Commissioner Molony, Commissioner Steiner, Commissioner Clymer and Commissioner Ellison
Excused 2 - Chairman Bray and Commissioner Kish

MINUTES

- 1 [P&Z MIN 07-2019](#) Approve draft minutes of the Planning and Zoning Commission meeting held on June 12, 2019.

MOTION BY Commissioner Clymer, SECONDED BY Commissioner Ellison, to APPROVE the draft minutes of the Planning and Zoning Commission meeting held on June 12, 2019. The motion carried by the following vote:

Ayes 5 - Vice Chairman Barnes, Commissioner Molony, Commissioner Steiner, Commissioner Clymer and Commissioner Ellison
Excused 2 - Chairman Bray and Commissioner Kish

PUBLIC COMMENTS

None.

DISCLOSURE OF EX PARTE COMMUNICATIONS

None.

OLD BUSINESS

None.

NEW BUSINESS

2 [19-210-00004](#) **REZONING TO PLANNED AREA DEVELOPMENT (PAD) FOR THE
GOODYEAR CIVIC SQUARE AT ESTRELLA FALLS**

Planning Manager Katie Wilken presented the request to rezone the approximately 104-acre subject property in order to create a new Planned Area Development (PAD) that will permit the development of a mix of uses on the property. The PAD will be known as the Goodyear Civic Square at Estrella Falls. The intent of the PAD is to create an urban, pedestrian-oriented development that will be a center for civic administration, services and events. The area is also intended for the development of higher intensity office and commercial development. Another key component of the PAD is the provision for higher density residential development, which will support the commercial development anticipated in the area and help activate the civic spaces.

The subject property has been divided into three separate development parcels - A, B and C. Parcel A is approximately 48 acres and will contain the core area intended for city hall and the two-acre civic park. Parcel B is approximately 39 acres and is intended for single family and multi-family residential. Parcel C is approximately 17 acres and will include all uses permitted outside the core area of Parcel A along with urgent care facilities.

The proposed development should not adversely affect the areas surrounding the subject property. The uses and development intended with this PAD rezoning will be compatible with the commercial uses planned and existing in the surrounding area. They will be of like intensity and use, and should therefore not result in any adverse impacts on these commercial operations. The traffic analysis submitted as part of this PAD rezoning generally indicates that the number of vehicular trips will be less when compared to the number of trips that could be generated under the existing zoning. As such, the PAD rezoning will not result in any additional adverse impacts, as a result of traffic generation, to the surrounding area. Further, the PAD proposes to locate residential uses within Parcel B, adjacent to the residential neighborhoods north of Virginia Avenue, where the existing PAD zoning currently allows mixed use commercial.

Vice Chairman Barnes opened the public hearing at 7:41 p.m.

Commission asked about parcel A having commercial in the northwest and commercial & residential in northeast A. Ms. Wilken stated that mixed use buildings could locate in the northwest, however having the visibility to McDowell would be more traditionally commercial. If there were buildings that were completely residential, those would be most appropriate in the northeast section.

Commission asked about the owner of Parcel C. Ms. Wilken stated Globe owns the property.

Commission asked whether the vote tonight would guarantee that the north part of Parcel B allow for single family. Ms. Wilken stated that it will not be guaranteed in the PAD. Development Services Director Christopher Baker said that the platting process would allow for Commission to stipulate the type of homes that would appear in certain areas. Staff would be working with the developer for the landscaping and embrace the Bullard wash.

Commission asked if staff has any concern that the intended single family would become multi-family. Mr. Baker stated that there has been significant investment and it should be close in keeping with what is depicted and the plat would go before Commission and Council for approval.

Applicant Ed Bull, representing Globe Land Investors, expressed his agreement with what staff has stated. Mr. Bull spoke about the discussions between Globe and staff to truly make this a mixed use space. Mr. Bull was delighted with staff's recommendation.

A Speaker Card was received for the following Goodyear resident who spoke:

>Mark Pelletier - Stated he could see the long term benefit, expressed concern over marginal mention of library. This seems to be similar to a lot of various properties and insular developments with very little road access to the community.

Mr. Bull stated that the library is a part of phase I. There would be entrances to the commercial and residential for both vehicular and pedestrian traffic.

Ms. Wilken said that the library is a part of the City Hall project and makes this project unique. An important aspect of the project is to provide more library space which will help keep the center active.

Commission expressed their excitement for the project and compared it to Kierland Commons, with restaurants, bars and places for congregation.

Commission commented on having access to both sides of 153rd Ave.

Commission stated that this seems to have all the right components to become an example of how to make a city center work.

Commission asked what the mindset is as far as entertainment. Mr. Baker stated that the city had considered entertainment in different ways, such as live music, as well as places to drink and eat.

There being no further public comment, Vice Chairman Barnes closed the public hearing at 7:59 p.m.

MOTION BY Commissioner Molony, SECONDED BY Commissioner Steiner, to recommend APPROVAL for Case 19-210-00004 REZONING TO PLANNED AREA DEVELOPMENT (PAD) FOR THE GOODYEAR CIVIC SQUARE AT ESTRELLA FALLS. The motion carried by the following vote:

Ayes 5 - Vice Chairman Barnes, Commissioner Molony, Commissioner Steiner, Commissioner Clymer and Commissioner Ellison

Excused 2 - Chairman Bray and Commissioner Kish

STAFF COMMUNICATIONS

Development Services Director Christopher Baker stated that staff met with Chairman Barnes to discuss the upcoming training. Planning Manager Katie Wilken reminded Commission of the next meeting date of August 7, 2019.

NEXT MEETING

The next Planning and Zoning Commission Meeting will be held on August 7, 2019 at 6:00 p.m. at the Goodyear Municipal Court and Council Chambers.

ADJOURNMENT

There being no further business to discuss, Vice Chairman Barnes adjourned the meeting at 8:06 p.m.

Respectfully Submitted By:

Alissa Magley, Commissioner Secretary

Randy Barnes, Vice Chairman

Date: _____