



City of Goodyear

See meeting location
below

Meeting Minutes

Planning & Zoning Commission

Wednesday, August 7, 2019

6:00 PM

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

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

Present 7 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Steiner, Commissioner Clymer, and Commissioner Ellison

MINUTES

- 1 [P&Z MIN 08-2019](#) Approve draft minutes of the Planning and Zoning Commission meeting held on June 26, 2019.

MOTION BY Commissioner Clymer, SECONDED BY Commissioner Kish, to APPROVE the draft minutes of the Planning and Zoning Commission meeting held on June 26, 2019.

The motion carried by the following vote:

Ayes 7 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Steiner, Commissioner Clymer and Commissioner Ellison

PUBLIC COMMENTS

None.

DISCLOSURE OF EX PARTE COMMUNICATIONS

None.

OLD BUSINESS

None.

NEW BUSINESS

2 [19-200-00007](#) VITA AT EL CIDRO RANCH PAD

Chairman Bray opened the public hearing at 6:01 a.m.

Planner III Alex Lestinsky presented the request to rezone approximately 27 acres to Final PAD to facilitate multi-family development on the subject property. The proposed Vita at El Cidro Ranch PAD will designate the land use as multi-family residential. There is a maximum dwelling unit count for the entire El Cidro Pad of 1,344. This parcel was planned to be built with 94 units. This rezone removes this parcel from the El Cidro PAD, therefore the dwelling unit count for this parcel will now not count toward the total maximum units for El Cidro. The subject property is currently zoned low-medium density residential under the El Cidro PAD. However, the property owner would like to develop the approximate 27-acre property as a multifamily development. The conceptual land plan proposes 228 single story detached rental units. The rezoning request identifies the development standards and use for the subject property.

Benjamin Tate on behalf of Withey Morris presented the conceptual elevations of the proposed PAD. Mr. Tate explained the variations of units within the property.

Commission asked about the coloring of the models within the elevations. Mr. Tate stated that there will be a variety of neutral tones and there will be flexibility in development review.

Commission commented that they appreciated the amount of open space within the development.

There being no public comment, Chairman Bray closed the public hearing at 6:09 p.m.

MOTION BY Commissioner Barnes, SECONDED BY Commissioner Steiner, to recommend APPROVAL for Case 19-200-00007 VITA AT EL CIDRO RANCH PAD. The motion carried by the following vote:

Ayes 7 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Steiner, Commissioner Clymer and Commissioner Ellison

3 [19-630-00002](#) PEBBLE CREEK MARKET PLACE PAD COMPREHENSIVE SIGN PACKAGE

Chairman Bray opened the public hearing at 6:10 p.m.

Planner III Jon Froke presented items 3 and 4. The request is to modify the PebbleCreek Marketplace PAD by replacing the existing Comprehensive Sign Package. PebbleCreek Marketplace is a regional commercial development generally located at the northwest corner of I-10 and Pebblecreek Parkway. Retail and service uses are permitted within the PebbleCreek Marketplace PAD which consists of approximately 25 acres. The proposed modifications would modify the regulations applicable to the freeway pylon sign on I-10 and the freestanding multi-tenant pylon signs on McDowell Road and Pebblecreek Parkway. The modification would reduce the height of the freeway pylon sign to be located adjacent to I-10 currently allowed under the existing zoning subject

to the issuance of a Use Permit and would allow the 3 freestanding multi-tenant pylon signs at other locations in the shopping center. In accordance with the City's Citizen Review Process, an alternative notification process was used for this request.

A formal citizen review meeting was not involved, but notice providing information on the request was mailed to surrounding property owners within 500 feet of the subject property. To date, staff has not received any public inquiries as a result of this notice.

Andy Gibson on behalf of Bootz & Duke Sign Company briefly explained the various signs proposed within the PAD and sign package.

There being no public comment, Chairman Bray closed the public hearing at 6:16 p.m.

MOTION BY Commissioner Clymer, SECONDED BY Commissioner Steiner, to recommend APPROVAL for Case 19-630-00002 PEBBLECREEK MARKETPLACE PAD COMPREHENSIVE SIGN PACKAGE. The motion carried by the following vote:

Ayes 7 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Steiner, Commissioner Clymer and Commissioner Ellison

4 [19-300-00005](#) PEBBLECREEK MARKETPLACE PAD USE PERMIT

Chairman Bray opened the public hearing at 6:16 p.m.

Planner III Jon Froke presented item 4 previously with item 3.

There being no public comment, Chairman Bray closed the public hearing at 6:16 p.m.

MOTION BY Commissioner Kish, SECONDED BY Commissioner Ellison, to recommend APPROVAL for Case 19-300-00005 PEBBLECREEK MARKETPLACE PAD USE PERMIT. The motion carried by the following vote:

Ayes 7 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Steiner, Commissioner Clymer and Commissioner Ellison

5 [19-200-00005](#) REZONING FROM PAD (PLANNED AREA DEVELOPMENT) TO PFD (PUBLIC FACILITIES DISTRICT) FOR THE GOODYEAR RECREATION CAMPUS

Chairman Bray opened the public hearing at 6:17 p.m.

Planner III Steve Careccia presented the request to rezone approximately 86 acres from the PAD (Planned Area Development) zoning district to the PFD (Public Facilities District) zoning district. The rezoning will facilitate the development of a city recreation campus. Recreational amenities proposed for the campus include an aquatics facility, recreation facility along with multiple play fields and courts. The PAD is known as University Park. The PAD was intended to facilitate the development of one or more universities along with a community park. Development of the universities did not occur, but a

charter school (Basis) was constructed on a portion of the subject property in 2015.

For the remainder of the property, the city now envisions the development of a recreational campus that will serve as a gathering place for the community. Pursuant to the General Plan, the PFD (Public Facilities District) zoning district is considered appropriate in both the 'Business & Commerce' and 'Neighborhood' land use categories. The PFD (Public Facilities District) zoning district is intended for uses that are typically provided by governmental entities for general public use or convenience. The General Plan Land Use Plan designates the subject property as 'Business & Commerce' and 'Neighborhood'. The 'Business & Commerce' land use category provides areas for commercial and light industrial development.

Development Services Director Christopher Baker clarified that this request does not include any digital signage.

Parks & Recreation Director Nathan Torres presented. Mr. Torres presented an overview of the Goodyear Recreation Campus and reviewed each of the elements that would be included within the Campus.

Commission asked about the cost of the project and the ongoing maintenance Mr. Torres stated that the project is approximately \$65 Million and the ongoing maintenance \$3 Million.

Commission asked about the size of the pool and why there is not an olympic sized pool. Mr. Torres explained that the pool was not intended for the large events, which the local YMCA hosts. The pool size is in line with High School competition size as the city did not want to take business from the YMCA.

Commission asked about competition with the local businesses in regards to the athletic center. Mr. Torres explained that the athletic center is more on the basic side and does not have the amount of equipment or resources as a formal gym.

Commission asked whether there would be refreshments offered in the park. Mr. Torres stated that during games there would be temporary refreshments. Vending machines would be present in the facility and during events outside food would be brought in.

There being no public comment, Chairman Bray closed the public hearing at 6:31 p.m.

MOTION BY Commissioner Steiner, SECONDED BY Commissioner Molony, to recommend APPROVAL for Case 19-200-00005 REZONING FROM PAD (PLANNED AREA DEVELOPMENT) TO PFD (PUBLIC FACILITIES DISTRICT) FOR THE GOODYEAR RECREATION CAMPUS. The motion carried by the following vote:

Ayes 7 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Steiner, Commissioner Clymer and Commissioner Ellison

FOR THE CAMELBACK CENTER

Chairman Bray opened the public hearing at 6:32 pm.

Planner III Steve Careccia presented the request to amend the PAD zoning on approximately 284 acres of the PV 303 Property, which is a portion of the PV 303 Property known as Phase East III (formerly Phase IV) and which is to be developed as the Camelback Center. The subject property has an underlying land designation of Light Industrial. The owner intends to develop the subject property in conformance with the property's underlying Light industrial land use.

The proposed development plan for the property includes warehouse and distribution buildings with roll-up doors. The current development standards applicable to the subject property do not permit roll-up doors to face Camelback Road. However, the owner would like the ability to orient the distribution buildings in an east-west configuration for climate and sun-exposure purposes, which would result in roll-up doors facing Camelback Road. The owner is asking that the updated PAD development standards allowing for roll-up doors along Camelback Road that were adopted for Phase II and Phase III of the PV 303 Property be applied to the subject property. This would allow roll-up doors along the sections of Camelback Road and Charles Boulevard, both of which are adjacent to the subject property.

In accordance with the City's Citizen Review Ordinance, a neighborhood meeting was held on Tuesday, July 30. Notice of the meeting was distributed to property owners within 500 feet of the subject property along with Maricopa County, Luke Air Force Base and the Palm Valley Phase V HOA.

Approximately eight residents were in attendance at the neighborhood meeting. Attendees wanted clarification that the proposed amendment would not affect the 300-foot buffer north of Charles Boulevard, in which the applicant responded that no changes were proposed. The general sentiment of the attendees was that additional industrial development in the area was not preferred but that they understood the existing zoning did allow for industrial uses.

Commission asked about the area north of the property and whether it would also be industrial. Mr. Careccia explained that he would expect it to be developed with non-residential uses.

Commission asked about truck traffic and whether further infrastructure improvements would be required as the area is further developed. Mr. Careccia stated that the uses will be up near Camelback road and away from the residential area. As site plans are submitted, any development will be required to do the street frontage improvements according to city policy.

Jeff Blilie on behalf Beus Gilbert PLLC briefly explained the request.

Development Services Director Christopher Baker explained the zones regarding Luke Air Force Base and what would be able to be built within the area. No occupied structures can be built in APZ1. Planning Manager Katie Wilken presented a map displaying the different zones.

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

MOTION BY Commissioner Kish, SECONDED BY Commissioner Molony, to recommend APPROVAL for Case 19-210-00005 AMENDMENT TO THE PV303 PLANNED AREA DEVELOPMENT FOR THE CAMELBACK CENTER. The motion carried by the following vote:

Ayes 7 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Steiner, Commissioner Clymer and Commissioner Ellison

7 [18-500-00008](#) **PRELIMINARY PLAT FOR PRADERA PHASE 2B & 3**

Planner III Steve Careccia presented the request to subdivide approximately 89 acres into 311 single family lots and 23 tracts for a development known as Pradera. The development is generally located at the northwest corner of Lower Buckeye Road and Citrus Road. The overall net density is 3.5 dwelling units per acre.

The preliminary plat consists of two phases - 2B and 3. The typical lot sizes in Phase 2B include 55 feet wide by 120 feet deep and 65 feet wide by 130 feet deep. The typical lot size in Phase 3 is 50 feet wide by 115 feet deep. Provided open space is 22.98 acres (26%). The preliminary plat is consistent with the development standards established with the city of Goodyear R1-4 and R1-6 (Single Family Detached) zoning districts. The preliminary plat is consistent with the technical requirements of the city's subdivision regulations.

MOTION BY Commissioner Molony, SECONDED BY Commissioner Barnes, to recommend APPROVAL for Case 18-500-00008 PRELIMINARY PLAT FOR PRADERA PHASE 2B & 3. The motion carried by the following vote:

Ayes 7 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Steiner, Commissioner Clymer and Commissioner Ellison

8 [19-500-00008](#) **PRELIMINARY PLAT APPROVAL FOR BENNETT MEADOWS**

Planner III Karen Craver presented the request for a preliminary plat approval to subdivide approximately 28 acres located at the northwest corner of Sarival Avenue and Harrison Street into 90 single family lots. On January 22, 2018, the City Council approved the original preliminary plat for Bennett Meadows subdividing the 28 acres into 90 lots and eight (80) tracts, however, Bennett Meadows did not submit a final plat, or apply for an extension of the preliminary plat approval prior to its expiration on January 22, 2019. Therefore, the preliminary plat has been resubmitted for approval.

The subject property was previously rezoned from the R1-10 zoning district to the R1-6 zoning district. The R1-6 zoning district is intended to provide for high-quality housing on smaller lots with a minimum lot width of 60 feet and a minimum net site area of 6,000 square feet. The applicant proposes 60-foot wide lots, with the addition of 70-foot wide lots along the north and south property lines in order to provide consistency with the adjacent R1-7 zoning districts to the north and south. Although a homebuilder has not yet been announced, the development will adhere to the City of

Goodyear Design Guidelines.

The streets within Bennett Meadows will be public. Access to the development will be located at the intersection of 163rd Lane and Harrison Street, and will be facilitated by a southbound deceleration lane to be constructed on Sarival Avenue onto Harrison Street. An emergency access easement will be provided at the northeast corner of the development via Sarival Avenue over Tract A.

MOTION BY Commissioner Barnes, SECONDED BY Commissioner Kish, to recommend APPROVAL for Case 19-500-00008 PRELIMINARY PLAT APPROVAL FOR BENNETT MEADOWS. The motion carried by the following vote:

Ayes 7 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Steiner, Commissioner Clymer and Commissioner Ellison

9 [19-500-00005](#) **PRELIMINARY PLAT FOR ESTRELLA PARCEL 9.43**

Planner III Alex Lestinsky presented the request to subdivide approximately 27 acres into 73 lots and 11 tracts. The subdivision will have two points of access off of W. Calistoga Drive. This designation allows single family detached homes with a minimum lot width of 60 feet and development standards that are similar to the city's R1-6 district. There will be open space at both main entries.

Commission asked if it would remain the 60 designation. Ms. Lestinsky confirmed this would remain a 60 designation.

MOTION BY Commissioner Steiner, SECONDED BY Commissioner Molony, to recommend APPROVAL for Case 19-500-00005 PRELIMINARY PLAT FOR ESTRELLA PARCEL 9.43. The motion carried by the following vote:

Ayes 7 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Steiner, Commissioner Clymer and Commissioner Ellison

10 [18-500-00016](#) **PRELIMINARY PLAT FOR ESTRELLA PARCEL 12.23**

Planner III Alex Lestinsky presented. This parcel consists of 24.69 acres subdivided into 98 single family detached residential lots and 14 tracts. The subdivision will have its main entry off Estrella Parkway off W. Rock Wren Road. An emergency access easement will be provided from 173rd Lane, which will develop as a full street and access point when the parcel to the north (Parcel 12.24) is developed. The typical lot within the subdivision will be 47-feet wide and 115-feet deep. As designated in the PAD, minimum setbacks are 18-feet to the front, 5-feet for the sides (10-feet aggregate), and 15-feet for the rear. Lot coverage is 75%. The maximum building height is 30 feet. A specific housing product or homebuilder has yet to be determined.

A portion of the site is located within a floodplain per FEMA Map 04013C2625M. A CLOMR will be required to be approved by the City prior to submitting any Final Plat that includes any portion of the property within Phase 2 and prior to submitting any civil drawings for any development within Phase 2.

The subdivision will ultimately have two fully developed points of entry off of Estrella Parkway. Phase one, which consists of 29 lots, will have one fully developed point of entry off of Estrella onto Rock Wren Road. A secondary connection off of Estrella Parkway will be required for emergency access when Phase 2 develops.

MOTION BY Commissioner Clymer, SECONDED BY Commissioner Steiner, to recommend APPROVAL for Case 18-500-00016 PRELIMINARY PLAT FOR ESTRELLA PARCEL 12.23. The motion carried by the following vote:

Ayes 7 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Steiner, Commissioner Clymer and Commissioner Ellison

11 [18-500-00021](#) **PRELIMINARY PLAT FOR PEBBLECREEK PHASE II UNITS 45, 46, 47A, & 47B**

Planner III Alex Lestinsky presented. The request is to subdivide approximately 122 acres into 272 lots and 19 tracts. The subdivision will be accessed from West Fairmont Avenue, and West Monterey Way.

MOTION BY Commissioner Molony, SECONDED BY Commissioner Kish, to recommend APPROVAL for Case 18-500-00021 PRELIMINARY PLAT FOR PEBBLECREEK PHASE II UNITS 45, 46, 47A & 47B. The motion carried by the following vote:

Ayes 7 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Steiner, Commissioner Clymer and Commissioner Ellison

STAFF COMMUNICATIONS

Development Services Director Christopher Baker reviewed City Council outcomes for cases previously presented to the Commission. Mr. Baker stated that there would be a special Planning and Zoning Commissioner meeting that would take place in late September. The agenda would include a General Plan Amendment and a training session. Mr. Baker and Planning Manager Katie Wilken will be making a presentation to Council regarding the increase of multifamily and single family rentals at the end of August.

Commission asked about the forecast for population in the future. Ms. Wilken stated that Goodyear increases by roughly 4000 citizens per year.

Mr. Baker added that the Development Services Department had been asked to write an article about the Development Continuum by the American Planning Association.

NEXT MEETING

The next Planning and Zoning meeting will be held on September 11, 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 7:13 p.m.

Respectfully Submitted By:

Alissa Magley, Commissioner Secretary

Patrick Bray, Chairman

Date: _____