



City of Goodyear

See meeting location
below

Meeting Minutes

Planning & Zoning Commission

Wednesday, April 15, 2020

6:00 PM

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

Due to the COVID-19 pandemic and Governor Ducey's "Stay Home, stay Healthy, Stay Connected" order, city buildings are closed. This meeting will be held by video conference.

Members of the public may participate in the following ways:

1. Submit questions and comments for the Commission at the meeting by
 - Send an email to publiccomments@goodyearaz.gov.
 - Comments should be limited to three minutes (approximately 380 words).
 - Include the Agenda Item Number.
 - Include your contact information.
 - Include if you are a Goodyear resident.
2. View the meeting at www.facebook.com/goodyearazgov. You don't need a Facebook account to view the meeting.
3. Contact the Planning & Zoning Division any time prior to the meeting at gycdev@goodyearaz.gov.

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

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

Absent 2 - Vice Chairman Barnes, and Commissioner Molony

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

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

Excused 2 - Vice Chairman Barnes and Commissioner Molony

MINUTES

1. [P&Z MIN 19-2019](#) Approve draft minutes of the Planning and Zoning Commission meeting held on March 11, 2020.

MOTION BY Commissioner Steiner, SECONDED BY Commissioner Kish to APPROVE the draft minutes of the Planning and Zoning meeting held on March 11, 2020. The motion carried by the following vote:

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

Excused 2 - Vice Chairman Barnes and Commissioner Molony

PUBLIC COMMENTS

None.

DISCLOSURE OF EX PARTE COMMUNICATIONS

None.

PUBLIC HEARINGS

2. [19-210-00009](#) **REZONING TO FINAL PLANNED AREA DEVELOPMENT (PAD) FOR CURVE AT ESTRELLA FALLS**

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

Principal Planner Steve Careccia presented the request to rezone property from the Preliminary PAD (Planned Area Development) zoning district to the Final PAD (Planned Area Development) zoning district. The new Final PAD will permit the property to develop with detached single-family court homes.

The subject property consists of approximately 7.6 acres generally located east of the northeast corner of Estrella Parkway and Roosevelt Street. The General Plan Land Use Plan designates the subject property as 'Business and Commerce'. The rezoning will create a new PAD to be known as 'Curve at Estrella Commons'. The PAD will permit the development of single family detached court home residences. Density is proposed at 8-10 dwelling units per acre. As proposed in the PAD, these court home residences are intended to be rentals, but there is nothing that requires them to be rentals and they could be sold.

As proposed within the Curve at Estrella Commons PAD, deviations to the following development standards are requested:

- Minimum lot area (2,150 square feet in lieu of 3,200 square feet)
- Minimum lot depth (49 feet in lieu of 80 square feet)
- Maximum building coverage (65% in lieu of 60%)
- Minimum setback to front facing garage (18 feet in lieu of 20 feet)
- Minimum open space (12% in lieu of 15%)

The above deviations have been requested to accommodate the court home design proposed with the Curve at Estrella Commons PAD. As proposed within the PAD, 12% (0.9 acres) of the project area will be designated as open space. Amenities include lawn areas and a dog park. However, neither a pool nor children's play area are being proposed.

Jason Sanks, representing SEG Engineering presented an overview of the project. Curve at Estrella Commons would be a single-family home community with primary access from Roosevelt street. There will be 64 lots with 8 dwelling units per acre density. All of the homes have fully integrated 2-Car garages and there are guest parking spaces available. Landscaping would be maintained by the HOA. 2 types of lots will be available - traditional lot homes and auto court homes.

Commission asked about the noise control on the west side of the property adjacent to the commercial parcel. Mr. Sanks stated that there is a 15' building setback, can provide landscaping in the rear yard and there will be a wall to enclose the backyards and to assist with noise attenuation.

Commission asked if there will be a developer controlled HOA. Mr. Sanks confirmed that all of the commons spaces and front yards will be maintained by the HOA.

Commission asked what the target market is and whether Curve has more than one of these type of projects. Mr. Sanks stated that this project is going in tandem with another in South Phoenix. This project appeals to rental by choice demographic.

There being no public comment, Chairman Bray closed the public hearing at 6:27 p.m.

MOTION BY Commissioner Clymer, SECONDED BY Commissioner Steiner to recommend APPROVAL for case 19-210-00009 REZONING TO FINAL PLANNED AREA DEVELOPMENT (PAD) FOR CURVE AT ESTRELLA FALLS to include staff stipulations as presented. The motion carried by the following vote:

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

Excused 2 - Vice Chairman Barnes and Commissioner Molony

3. [20-220-00002](#) **ZONING ORDINANCE TEXT AMENDMENT - COMMERCIAL DISTRICTS STANDARDS SETBACK REQUIREMENTS**

Chairman Bray opened the public hearing at 6:30 p.m.

Planner Christian Williams presented the request to amend the city of Goodyear Zoning Ordinance Commercial Districts Standards for Dimension Requirements (Setbacks). The Goodyear Zoning Ordinance Article 3, Section 3-3-6 on Commercial Districts Standards, provides requirements in Section A on Commercial Districts Dimension Requirements regarding minimum setbacks. In order to create a commercial lot, the city requires a minimum front setback of 30 feet in C-1 and C-2 zoning districts, which is measured from the front lot line. An applicant is requesting approval of a preliminary plat subdividing property within a unified commercial center.

The applicant has advised of its desire to develop one of the lots in a manner that would result in the building being located less than a 30-foot from the proposed front lot line. However, the proposed front lot line is located more than 500 feet from the street side frontage meaning the building is setback more than 500 feet from the street and current and future buildings will be located on lots between the building and the roadway. In considering the request, staff re-evaluated minimum building front setback. The proposed city Zoning Ordinance Text Amendment would measure the minimum front setback requirement from the street setback of a unified commercial center, in the General Commercial and Neighborhood Commercial districts. This change allows unified commercial developments to be subdivided but still receive the same sort of development opportunities that would be available if the entire development were under one ownership and developed as a single lot. This exception would not apply in the case of conflicts between the exception and other requirements in the Zoning Ordinance pursuant to which the site would be required to meet or exceed the minimum building setback requirements.

There being no public comment, Chairman Bray closed the public hearing at 6:37 p.m.

MOTION BY Commissioner Clymer, SECONDED BY Commissioner Steiner to recommend APPROVAL for case 20-220-00002 ZONING ORDINANCE TEXT AMENDMENT - COMMERCIAL DISTRICT STANDARDS SETBACK

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

Excused 2 - Vice Chairman Barnes and Commissioner Molony

BUSINESS

4. [19-630-00008](#) **GOODYEAR VILLAGE CENTER COMPREHENSIVE SIGN PACKAGE**

Planner Christian Williams presented the request for the Comprehensive Sign Package titled Goodyear Village Center Master Sign Program subject to the stipulations. The Goodyear Village Center is a large commercial center which began development in 1998 and contains four (4) PAD sites space for one (1) large grocery tenant or three (3) small anchor tenants and multiple in-line shop tenants. The anchor tenant spaces and in-line shops have recently undergone a major renovation. The

applicant for the major tenant spaces and in-line shops is requesting modifications to add (2) monument signs and larger signs for the major anchor tenants due to distance from Litchfield Road.

The applicant seeks to add two (2) 18-foot-tall multi-tenant monument signs; one (1) on Litchfield Road and one (1) on West Van Buren Street. In order reduce visual clutter along Litchfield Road, the applicant will remove an existing monument sign located just south of West Celebrate Life Way along Litchfield Road. The applicant also requests larger signage for tenants that occupy 10,000 square feet or greater; this would allow those large tenants that are setback approximately 380 feet from Litchfield Road to have signage that is 150% the size of our currently allowed. Tenants would be allowed Shingle Signs, under the canopy, at a size of four (4) square feet instead of the typical three (3) square feet, and tenants would be allowed three (3) marketing graphics on windows adjacent to entry doors.

Joseph Walters, representing the ownership group, gave a brief overview of the request.

MOTION BY Commissioner Clymer, SECONDED BY Commissioner Steiner to recommend APPROVAL for case 19-630-00008 GOODYEAR VILLAGE CENTER COMPREHENSIVE SIGN PACKAGE. The motion carried by the following vote:

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

Excused 2 - Vice Chairman Barnes and Commissioner Molony

STAFF COMMUNICATIONS

Development Services Director Christopher Baker thanked Commission and staff for their adaptability in making the virtual meeting possible. Mr. Baker gave a review of the cases previously presented to Commission.

NEXT MEETING

The next Planning and Zoning Commissioner Meeting will be held on May 6, 2020 at 6 p.m.

ADJOURNMENT

There being no further business to discuss, Chairman Bray adjourned the meeting at 6:52 p.m.

Respectfully Submitted By:

Alissa Magley, Commission Secretary

Patrick Bray, Chairman

Date: _____