



City of Goodyear

See meeting location
below

Meeting Minutes

Planning & Zoning Commission

Wednesday, June 10, 2020

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 5 - Chairman Bray, Vice Chairman Barnes, Commissioner Molony, Commissioner Steiner, and Commissioner Clymer

Absent 2 - Commissioner Kish, and Commissioner Ellison

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

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

Excused 2 - Commissioner Kish and Commissioner Ellison

MINUTES

1. [P&Z MIN 22-2019](#) Approve draft minutes of the Planning and Zoning Commission meeting held on May 20, 2020.

MOTION BY Commissioner Steiner, SECONDED BY Vice Chairman Barnes to APPROVE the draft minutes from the Planning and Zoning Commission Meeting held on May 20, 2020. The motion carried by the following vote:

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

Excused 2 - Commissioner Kish and Commissioner Ellison

PUBLIC COMMENTS

None.

DISCLOSURE OF EX PARTE COMMUNICATIONS

None.

BUSINESS

2. [19-500-00017](#) PRELIMINARY PLAT FOR CURVE AT ESTRELLA COMMONS

Principal Planner Steve Careccia presented the request to subdivide 7.65 acres into 64 residential lots and nine tracts. The lots are intended for court homes, and will be generally configured in pods surrounding a common driveway. Lot sizes will vary from 2,150 square feet to 4,723 square feet.

As proposed in the Curve at Estrella Commons PAD, the court homes are intended to be rentals. However, as a platted subdivision, the lots could be sold to individual owners should the developer decide to no longer offer the homes for rent.

The preliminary plat designates 12.3% (0.9 acres) of the property as open space. In accordance with zoning stipulations, a shaded tot lot will be provided and available for use upon initial opening. Other amenities include an outdoor BBQ with bar seating, dog park, outdoor fireplace and lounge seating, and a game lawn.

Two points of access will be provided - one for general public use and another for emergency use only. The emergency access point is located in the northeast corner of the property, and this location has been determined to be acceptable to the Fire Department. All city standards for emergency access, such as surfacing, signage and gates/barriers, will be applicable at time of design and construction. Any gates visible from the public street will be architecturally enhanced, as noted in the proposed stipulations of approval.

Commission asked about the shared driveways and where guests would park. Mr. Careccia explained that there are designated areas for guest parking as well parking on the street is available. A few of the homes have visitors spots in the driveway.

Commission inquired about the turn-around that is to be shared with Aldi and whether noise will be an issue. Mr. Careccia stated that this was not a part of the request so it was not evaluated in terms of the subdivision. It is a shared, mixed use area so there will be noise. There will be a six-foot block wall in that area. Since it will be occupied by a smaller tenant, there did not seem to be any red flags looking at the traffic report and other factors.

Jason Sanks, representing the Sustainability Engineering Group presented an overview of the preliminary plat and the community features. Mr. Sanks stated that the master developer granted Aldi access so that their trucks could access the rear of the facility. This was done before they took ownership and they recognize the potential for sound issues. The community will be called Cyrene.

MOTION BY Commissioner Clymer, SECONDED BY Commissioner Steiner to recommend APPROVAL for case 19-500-00017 PRELIMINARY PLAT FOR CURVE AT ESTRELLA COMMONS with the staff recommendations. The motion carried by the following vote:

Ayes 5 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony and Commissioner Steiner

Excused 2 - Commissioner Clymer and Commissioner Ellison

STAFF COMMUNICATIONS

Development Services Director Christopher Baker reviewed the cases previously presented to the Commission.

Chairman Bray requested a report of the number of applications submitted for the next meeting.

NEXT MEETING

The next meeting of the Planning and Zoning Commission will be held on July 1, 2020 at 6:00 p.m.

ADJOURNMENT

There being no further business to discuss, Chairman Bray adjourned the meeting at 6:25 p.m.

Respectfully Submitted By:

Alissa Magley, Commission Secretary

Patrick Bray, Chairman

Date: _____