



## City of Goodyear

See meeting location  
below

### Meeting Minutes

#### Planning & Zoning Commission

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Wednesday, August 26, 2020

6:00 PM

This meeting will be held virtually via  
Microsoft Teams.

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Due to the COVID-19 pandemic, this meeting will be held by video conference and is closed to the public.

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](mailto: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](https://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](mailto:gycdev@goodyearaz.gov).

#### CALL TO ORDER

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

#### 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 Ellison 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 25-2019](#) Approve draft minutes of the Planning and Zoning Commission meeting held on July 1, 2020 and August 12, 2020.

**MOTION BY Commissioner Clymer, SECONDED BY Commissioner Ellison to APPROVE the draft minutes of the Planning and Zoning Commission meeting held on July 1, 2020 and August 12, 2020. 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.

**BUSINESS**

2. [20-500-00004](#) **PRELIMINARY PLAT FOR ESTRELLA PARCEL 11.H**

Senior Planner Alex Lestinsky presented the request for the Preliminary Plat for Estrella Parcel 11.H, subdividing 25 acres of property into 67 lots and 5 tracts. 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, and 20-feet for the rear. Lot coverage is 60%. The maximum building height is 30 feet. A specific housing product or homebuilder has yet to be determined. Applicant Stuart Barney was present to answer any questions.

**MOTION BY Commissioner Steiner, SECONDED BY Commissioner Clymer to RECOMMEND approval for case 20-500-00004 PRELIMINARY PLAT FOR ESTRELLA PARCEL 11.H. 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

3. [2020-7046](#) **REDEVELOPMENT PLAN UPDATE**

Planning Manager Katie Wilken reviewed the Goodyear Redevelopment Plan for August 2020. In 2004, the city of Goodyear established the Redevelopment Area through the adoption of Resolution 04-948 and in 2005, adopted the city of Goodyear Redevelopment Plan (The Plan). The Plan has been amended several times since that time in 2012, 2013, and 2014. In 2016 the city of Goodyear adopted Resolution 16-1767 which designated the Central Business District. In 2018, the State

Legislature added A.R.S. § 42-6209 (F) to require all cities to review, and then renew, modify, or terminate any redevelopment area designation that includes a central business district by October 1, 2020 if the redevelopment area was originally designated before September 30, 2018.

The Redevelopment Area generally consists of an area bounded by I-10 to the north, the city limits to the east, Broadway Road to the south, and Bullard Wash/Estrella Parkway to the west. Below is a map of the area. The designation of a Redevelopment Area provides a City with tools to make improvements in areas that are in need of redevelopment. This is the oldest area of the city and includes Historic Goodyear neighborhood, the Phoenix-Goodyear Airport, the city's superfund sites, and the first commercial developments within Goodyear. The redevelopment plan outlines the need for the area to be designated as a Redevelopment Area and current conditions within the Redevelopment Area. It also states projects for the redevelopment of the area. The draft plan did not identify new projects compared to the 2014 update. The city will be embarking on the creation of its first Five Year Consolidated Plan will allow for an opportunity to identify additional redevelopment projects.

The Redevelopment Plan references the proposed land uses in the General Plan so there is conformance to the Land Use and Transportation Plan. Over a third of the land is either vacant or agricultural use. The other major land use is the Phoenix-Goodyear Airport (noted as transportation). The rest of the area is a mix of residential, industrial, commercial, and government uses.

Since the last update of the Existing Land Use Map, the Bullard Corridor and area south of MC-85 have begun development as business parks. The Phoenix-Goodyear Airport is located within the jurisdiction of the city of Goodyear but is owned and operated by the city of Phoenix. The former Lockheed Martin property, located at the southwest corner of Yuma Road and Litchfield Road, is within the Redevelopment Area but is located in a County island. The city of Goodyear does not have authority over this area. It has recently started redevelopment under the name of "Flite" and is intended to house industrial and office development.

There are two superfund sites in the Redevelopment Area: the PGA North and PGA South sites. The clean-up of these sites is on-going. The city's oldest residential neighborhoods are within the Redevelopment Area: Historic Goodyear and the area known as Northern Subdivisions. These neighborhoods began development in the 1940s, which continued well into the 1970s and 1980s. Most of the area is single-family residential, but there are several apartment complexes in the neighborhoods. These are aging neighborhoods that are in need of maintenance. The city's oldest commercial areas are also within the Redevelopment Area.

In 2018, the U.S. Treasury Department approved the Arizona Opportunity Zones under the 2017 Tax Cuts and Jobs Act. Two of the census tracts that were designated Opportunity Zones are located within the city of Goodyear Redevelopment Area. The designation of these areas demonstrates the agreement of the State of Arizona and U.S. Treasury Department that these are economically-distressed communities. These designations qualifies these areas for the Opportunity

Zone program.

Specific Areas within the Redevelopment Area

Airport Gateway at Goodyear - located along Interstate I-10 between Bullard Avenue and Litchfield Road, this area is envisioned to be a high-end business park with uses such as class-A offices, medical uses, education, support commercial, and possibly some support residential if integrated into the development.

Bullard Avenue - south of Van Buren Street, this area is currently developing as a business corridor with a mix of industrial and office uses. The city has partnered with the land owners to enhance the Bullard Avenue landscape and will be acquiring property at the intersections of Van Buren & Bullard and Yuma & Bullard in order to provide enhanced entrances and landscaping.

Phoenix-Goodyear Airport - the city continues to support operations at the airport and the implementation of the Airport Master Plan. The airport impacts surrounding land uses and thus, development of these properties needs coordination with the airport and FAA.

Historic Goodyear and Northern Subdivisions - as the oldest neighborhoods in Goodyear, properties may be in need of redevelopment. The continued use of these areas as residential is envisioned.

Bullard Wash - the city is focused on the development of the Bullard Wash as a recreational amenity. There is some site acquisition that needs to take place in the Bullard Wash.

City Center Airpark - located adjacent to the airport, this area is planned and zoned for industrial uses.

Changes to the Zoning Ordinance, Streets, and Building Codes

Recently, the City processed a Zoning Ordinance text amendment to modify certain provisions to meet the unique needs of the Historic Goodyear and Northern Subdivisions neighborhoods. The City plans to continue to evaluate the need to modify the Zoning Ordinance and City Code to meet the unique needs of these neighborhoods.

Several of the developments noted, such as Airport Gateway at Goodyear and Bullard Avenue currently have Planned Area Development (PAD) zoning. As these properties development and/or redevelop, the city will work with these properties to ensure the PAD zoning is in line with the General Plan and this Redevelopment Plan.

Several projects are recommended for streets and sidewalk improvements:

- Improvements to Litchfield Road to enhance landscaping, create a median, and provide

pedestrian safety

- Addition or replacement of sidewalks, including ADA ramps and cross walks
- Modifying the existing alleys to increase safety, access, and utilization
- Provide additional opportunities for walking and biking, as many residents in the area do not have access to cars
- Provide additional opportunities for public transportation, as many residents in the area do not have access to cars

The City is currently beginning the process of creating its first Five Year Consolidated Plan, which will identify additional specific projects and programs that are needed in the Redevelopment Area.

The Redevelopment Plan does not propose other specific changes to the zoning ordinance, streets, or building code.

#### Site Improvements & Infrastructure

Additional general projects needed for redevelopment include:

- The Bullard Wash is currently unimproved in the Redevelopment Area. It can collect garbage and is unsightly. Improvement of the Bullard Wash for drainage and to provide a recreation amenity is needed.

Additional utilities will be required for the area. Water and wastewater needs are outlined in the city's Integrated Water and Wastewater Master Plan. Electric service is provided by APS. In general, new utilities will be provided by individual developments as each property develops or redevelops.

The rehabilitation of aging infrastructure needed includes:

- Replacement of aging waterlines and wastewater lines
- Addition or replacement of street lights
- Additional lighting and improvements to parks and other public areas

#### Acquisition & Financing

Except for the necessary right-of-way, the Bullard Wash, and the areas already stated above, there are no planned acquisitions in the Redevelopment Area.

There is no planned relocation of housing or families as part of the redevelopment plans for the area.

Financing of redevelopment projects and programs may come from a variety of sources including, but not limited to:

- City of Goodyear General Funds
- Development Impact Fees

- Community Development Block Grants
- Other federal, state, and private grants
- GPLET
- Public-Private Partnerships
- Private Development Financing

Commission had discussions with staff on the following:

- Historic designations
- Property on NWC of Litchfield and Yuma
- Landscaping within Industrial and Data Centers
- Renovations within Historic Areas - community gardens
- Enhancement of the Historic Districts overall
- GPLET and how they will be used throughout the City

**MOTION BY Commissioner Kish, SECONDED BY Commissioner Steiner to RECOMMEND approval of the REDEVELOPMENT PLAN UPDATE with stipulations from Commission from this 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

#### **STAFF COMMUNICATIONS**

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

#### **NEXT MEETING**

The next meeting of the Planning and Zoning Commission will be held on September 16, 2020.

#### **ADJOURNMENT**

There being no further business to discuss, Chairman Bray adjourned the meeting at 7:03 p.m.

Respectfully Submitted By:

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Alissa Magley, Commission Secretary

\_\_\_\_\_  
Patrick Bray, Chairman

Date: \_\_\_\_\_

