



Meeting Minutes

Planning & Zoning Commission

Wednesday, April 16, 2014

6:00 PM

Starpointe Residents Club
17665 W. Elliot Rd.
Goodyear, AZ 85338

Agenda Amended 4/11/14 - Item 8.1 Added, Other Items Re-Numbered

1 CALL TO ORDER

Chairman Schlosser called the meeting to order at 6:02 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present 7 - Chairman Lucas Schlosser, Vice Chairman Ryan Peters, Commissioner Vickie Hamilton, Commissioner Leslie Miller, Commissioner Cathleen Short, Commissioner Patrick Bray, and Commissioner Randy Barnes

Staff Present: Development Services Director Sheri Wakefield-Saenz, Development Services Deputy Director Hector Tapia, Planning Manager Joe Schmitz, Planner III Katie Wilken, Planner III Steve Careccia, Development Services Administrator Bobbie Fulbright, and Administrative Assistant Diana Vasquez

4. MINUTES

[P&Z MIN](#) Approve draft minutes of the Planning and Zoning Commission meeting held
[10-2014](#) on March 19, 2014.

MOTION BY Vice Chairman Peters, SECONDED BY Commissioner Short, to APPROVE meeting minutes from the March 19, 2014 Planning & Zoning Commission meeting. The motion carried by the following vote:

Ayes 7 - Chairman Schlosser, Vice Chairman Peters, Commissioner Hamilton, Commissioner Miller, Commissioner Short, Commissioner Bray, and Commissioner Barnes

5. PUBLIC COMMENTS

None.

6. DISCLOSURE OF EX PARTE COMMUNICATIONS

None.

7. OLD BUSINESS

None.

8. NEW BUSINESS**8.1 [24](#) PUBLIC HEARING FOR THE PURPOSE OF UPDATING THE CITY OF GOODYEAR DESIGN GUIDELINES MANUAL**

Hector Tapia, Development Services Deputy Director, requested to move the public hearing to the May 21, 2014 Planning and Zoning Commission Meeting.

8.2 [14-300-00001](#) USE PERMIT TO ALLOW A CONVENIENCE USE (TACO BELL DRIVE-THROUGH RESTAURANT) WITHIN THE CANYON TRAILS TOWNE CENTER

Steve Careccia, Planner III, was present to discuss the application for a Use Permit to allow a Convenience Use (Taco Bell drive-through restaurant) within the Canyon Trails Towne Center. The restaurant is proposed on Lot 21/Pad E within the Canyon Trails Towne Center. The drive-through lane will begin at the east end of the site and wrap around the building. The drive-through will then exit back to the east. Stacking space for approximately 11 vehicles will be provided.

Given the configuration of the parcel and the need to have driver-side pick-up, the drive-through window for this restaurant will face Yuma Road. As set forth in the Canyon Trails Towne Center design guidelines, a drive-through window may not face a public street. As such, to comply with this design guideline, an enhanced architectural canopy is proposed over the drive-through lane at the drive-through window. The canopy will utilize stone, stucco and metal accents and will incorporate a metal roof to tie into the architecture, materials and colors used in the center.

Staff recommends approval of a Use Permit subject to the stipulations above. No members of the public were present for the hearing.

MOTION BY Vice Chairman Peters, SECONDED BY Commissioner Hamilton, to APPROVE a request for a use permit to allow a convenience use (Taco Bell drive-through restaurant) on Lot 21 within the Canyon Trails Towne Center, subject to the stipulations recommended in the Staff Report. The motion carried by the following vote:

Ayes 7 - Chairman Schlosser, Vice Chairman Peters, Commissioner Hamilton, Commissioner Miller, Commissioner Short, Commissioner Bray, and Commissioner Barnes

8.3 [14-200-00001](#) REZONING TO AMEND THE PALM VALLEY PHASE 9 FINAL PLANNED AREA DEVELOPMENT (PAD) TO MODIFY STIPULATION NOS. 26 AND 27 REGARDING TWO-STORY HOME RESTRICTIONS.

Steve Careccia, Planner III, was present to discuss the rezoning application to amend the Palm Valley Phase 9 Final Planned Area Development (PAD) to modify Stipulation Nos. 26 and 27 regarding two-story home restrictions.

On May 8, 2006, the City Council adopted Ordinance No. 2006-1002 rezoning approximately 209.3 acres generally located north of Camelback Road. A final plat for an 88.97-acre portion of Palm Valley Phase 9 was approved by the City Council on January 28, 2013. This final plat subdivided the property into 218 single family lots and one medium density residential tract. The requested PAD Amendment will affect the 218 single family lots established by the final plat. In 2006, Ordinance No. 2006-1002 was approved with Stipulation Nos. 26 and 27, which placed restrictions on where two-story homes could be located. Mattamy Homes would like the ability to offer more plans to potential buyers, and this would include additional two-story homes.

Staff finds the proposed PAD Amendment will be consistent with the General Plan and will not adversely impact the surrounding area. In this case, with a width between 40 and 50 feet, the proposed buffer will exceed the minimum standard. With regards to the buffer along the industrial parcel, this buffer will be at least 100 feet wide, and contain enhanced landscaping and a walking trail.

Staff supports the proposed PAD Amendment and recommends that the application be approved, subject to the stipulations set forth in the Recommendation. No members of the public were present for the hearing.

MOTION BY Commissioner Bray, SECONDED BY Commissioner Barnes, to APPROVE a rezoning (Case No. 14-200-00001) to amend the Palm Valley Phase 9 Final PAD to modify Stipulation Nos. 26 and 27 regarding two-story home restrictions on property located on the north side of Camelback Road approximately one mile west of Litchfield Road, subject to the stipulations recommended in the Staff Report. The motion carried by the following vote:

Ayes 7 - Chairman Schlosser, Vice Chairman Peters, Commissioner Hamilton, Commissioner Miller, Commissioner Short, Commissioner Bray, and Commissioner Barnes

8.4 [14-210-00001](#) **REZONING TO AMEND A PORTION OF THE ESTRELLA VILLAGES VII AND IX PLANNED AREA DEVELOPMENT (PAD) ZONING ON 16.49 ACRES AT THE NORTHWEST CORNER OF CALISTOGA DRIVE AND ESTRELLA PARKWAY AND ON 57.5 ACRES ALONG THE NORTH SIDE OF CALISTOGA DRIVE WEST OF THE 184TH AVENUE ALIGNMENT.**

Joe Schmitz, Planning Manager, was present to discuss the rezoning application to amend a portion of the Estrella Villages VII and IX Planned Area Development (PAD) Zoning.

The Chairman opened a public hearing to consider a rezoning request to amend a portion of the Estrella Mountain Ranch Villages VII and IX Planned Area Development (PAD) to reduce the

number of residential lots planned for Parcel 7.1 from 148 to 71, increase the number of residential lots planned in Parcel 9.8 from 79 to 110, increase the number of residential lots planned in Parcel 9.9 from 23 to 40, and modify the minimum aggregate side yard setbacks required for Parcels 9.8 and 9.9 from 20 feet to 15 feet. Chairman Schlosser called for any comments from the public.

Diane Earp stated she was vehemently opposed to the request due to the increase in traffic and crowding in the schools. She was also concerned about lower home values due to cheaper homes being constructed. She felt that the developer waited until all the homes in Serenity were sold before proposing this change.

Neil Sheehan said he paid a premium for his home, but a different builder took over Serenity and the home quality wasn't as good. He felt like the developer was just pushing for more homes and is concerned that the change will not meet expectations.

Robert Enoch echoed the comments of the others and had expected the density to be controlled. He felt the increase in density proposed would decrease property values.

Janice Guimond said she was a new homeowner in this area which is a little more upscale and had researched the 2008 PAD and didn't expect the density to change.

Kelly Snow said she has been in her home only three weeks and came to Goodyear because of its high standards. She liked the open spaces and spent several hundreds of thousands of dollars because of that and wouldn't have bought here if she knew about this change.

Deidre McDonell looked for a lot for three years and found one in Serenity. She saw the other developments in the area with 60-foot wide lots which were smaller and had more children. She felt that the homes in those developments weren't selling.

Pete Tieche, the applicant, explained that the schools will not be overloaded based on the proposed amendments. He explained that high schools calculate attendance at a rate of .1 students per household. The proposed amendment will add three additional high school students. The elementary schools calculate the attendance at a rate of .2 to .3 students per household. The proposed amendment would increase the total student count by 12.

Chairman Schlosser closed the public hearing.

Commissioner Bray disclosed for the record that he has a grazing lease with Newland but it did not affect this property and he intended to vote on this matter unless there was an objection from any of the Commissioners. There were no objections. Commissioner Short asked about the effects of the additional lots in Parcel 9.8 on the open space required. Mr. Schmitz responded that the effect would be limited since most of the 60-foot wide lots would be located where the 70-foot wide lots are now.

**MOTION BY Vice Chairman Peters, SECONDED BY Commissioner Miller, to
APPROVE a rezoning (Case No. 14-210-00001) to amend a portion of the Estrella
Mountain Ranch Villages VII and IX Planned Area Development to reduce the number of**

residential lots planned for Parcel 7.1 from 148 to 71, increase the number of residential lots planned in Parcel 9.8 from 79 to 110, increase the number of residential lots planned in parcel 9.9 from 23 to 40, and modify the minimum aggregate side yard setbacks required for Parcels 9.9 and 9.9 from 20 feet to 15 feet, subject to the stipulations recommended in the Staff Report.

The motion carried by the following vote:

Ayes 7 - Chairman Schlosser, Vice Chairman Peters, Commissioner Hamilton, Commissioner Miller, Commissioner Short, Commissioner Bray, and Commissioner Barnes

8.5 [20](#) **FIRST PUBLIC HEARING FOR THE GOODYEAR 2025 GENERAL PLAN**

Katie Wilken, Planner III, was present to discuss the first public hearing for the Goodyear 2025 General Plan. State Statute requires that two public hearings on the general plan be held before the Planning and Zoning Commission at two different locations. The second public hearing will be held on May 21, 2014 at the Goodyear Justice Center. Action on this item is expected to take place at the second public hearing. No members of the public were present for the hearing.

9. **STAFF COMMUNICATIONS**

None.

10. **ADJOURNMENT**

There being no further business to discuss, Chairman Schlosser adjourned the meeting at 7:04 p.m.

Respectfully Submitted by:

Diana Vasquez, Administrative Assistant

Lucas Schlosser, Chairman

Date: _____