



Meeting Minutes

Planning & Zoning Commission

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Wednesday, May 18, 2016

6:00 PM

Goodyear Justice Center  
14455 W. Van Buren St., Ste. B101  
Goodyear, AZ 85338

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**Agenda Amended 5/17/16: Item 10.1 Added**

**1. CALL TO ORDER**

Vice Chairman Bray called the meeting to order at 6:09 p.m.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**Present** 4 - Vice Chairman Bray, Commissioner Barnes, Commissioner Kish, and  
Commissioner Walters

**Absent** 1 - Commissioner Molony

Vote to excuse only those Commission members who were unable to attend due to extenuating circumstances.

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

**Ayes** 4 - Vice Chairman Bray, Commissioner Barnes, Commissioner Kish, and  
Commissioner Walters

**Excused** 1 - Commissioner Molony

Staff Present: Development Services Director Christopher Baker, Planning Manager Katie Wilken, Planner II Alex Lestinsky, and Administrative Assistant Heather Harris

**4. ELECT CHAIRMAN**

A vote shall be taken to elect a new Planning and Zoning Commission Chairman due to Chairman Peters' resignation.

**MOTION BY Commissioner Barnes, SECONDED BY Commissioner Kish, to APPOINT Vice Chairman Bray as the new Planning & Zoning Commission Chairman. The motion carried by the following vote:**

**Ayes** 4 - Vice Chairman Bray, Commissioner Barnes, Commissioner Kish, and  
Commissioner Walters

**Excused** 1 - Commissioner Molony

Vote taken to appoint a new Vice Chairman.

**MOTION BY Commissioner Kish, SECONDED BY Commissioner Walters, to APPOINT Commissioner Barnes as Vice Chairman of the Planning & Zoning Commission. The motion carried by the following vote:**

**Ayes**      4 -    Chairman Bray, Commissioner Barnes, Commissioner Kish, and  
                         Commissioner Walters

**Excused**    1 -    Commissioner Molony

**5.       MINUTES**

- 5.1**       [P&Z MIN 06-2016](#)       Approve draft minutes of the Planning and Zoning Commission meeting held on April 20, 2016.

**MOTION BY Commissioner Barnes, SECONDED BY Commissioner Kish, to APPROVE the draft minutes of the Planning & Zoning Commission meeting held on April 20, 2016. The motion carried by the following vote:**

**Ayes**      4 -    Chairman Bray, Vice Chairman Barnes, Commissioner Kish, and  
                         Commissioner Walters

**Excused**    1 -    Commissioner Molony

**6.       PUBLIC COMMENTS**

None.

**7.       DISCLOSURE OF EX PARTE COMMUNICATIONS**

None.

**8.       OLD BUSINESS**

None.

**9.       NEW BUSINESS**

- 9.1**       [16-210-00002](#)       **THE LUCERO PLANNED AREA DEVELOPMENT (PAD) AMENDMENT (FORMERLY KNOWN AS CALLISTO) IN ESTRELLA COMMUNITY 11**

Planner II Alex Lestinsky was present to discuss the staff report for the Lucero Planned Area Development (PAD) Amendment which amends the existing Callisto PAD in order to refine the land use plan and table, create additional development standards, and include a commercial zoning for a new community welcome center. Staff finds that the requested PAD Amendment is consistent with the subject property's Neighborhood land use designation and will be compatible with the surrounding area. The amendment adds variety to the products offered in Community 11. The

addition of commercial zoning for the welcome center complements the neighborhood and Estrella as a whole, fulfilling the General Plan Neighborhoods category.

Commissioner Walters requested clarification of the changes made on page 35 as being consistent, but different from 2013 to 2016. Planner II Lestinsky indicated that while there were changes to the number of units, it was still consistent with the plan. Planning Manager Katie Wilken further clarified that the PAD allows for the flexibility to refine planning within the guidelines set forth in the PAD.

The applicant Pete Teiche, Newland Communities, presented to the Commission the purpose of the PAD amendment. Mr. Teiche explained the market trend for smaller lot sizes and that there is currently a limited market for semi-custom lot sizes. Mr. Teiche also addressed questions from Commissioner Kish regarding smaller lot sizes, water runoff, and garage dominant streets. Mr. Teiche further clarified that people are seeking smaller lot sizes, explained the water drainage within the plan, and that the language regarding the garage dominant streets was a further clarification and not a change to the planning. Mr. Teiche then introduced the architect on the project for further explanation of the project and to make an additional request to the amendment.

Swaback Partners representative, Jeff Denzak, further explained the green spaces and garage dominance language. The planning helps with future developer partner discussions to create the neighborhood. Mr. Denzak explained the plan is a traditional neighborhood design and the cluster development design allows for open space instead of sprawl. Another aspect of the PAD is the signature streets program which creates an identity for the neighborhood.

In order to create the neighborhood feeling desired, Mr. Denzak requested that the 10 ft. street side setback be allowed to be reduced to 6 ft. when located next to a landscape buffer. Therefore, the building setback would be 16 ft. instead of 10 ft. Chairman Bray asked if that would require another amendment. Planner II Lestinsky stated that staff does request that item 17 on page 54 include the language to allow for the proposed setback, which would be added for City Council to approve. Chairman Bray asked if that would satisfy the applicants needs and Mr. Swaback answered in the affirmative.

**MOTION BY Commissioner Kish, SECONDED BY Commissioner Walters, to APPROVE 16-210-00002 The Lucero Planned Area Development Amendment (formerly known as Callisto) in Estrella Community 11 with the additional language to be added as #17 on page 54 of the PAD, "when a side yard tract with a minimum width of 10 feet is incorporated between the side of a lot and adjacent street right-of-way, the minimum internal side yard setback can be used between the home and side yard property line". The motion carried by the following vote:**

**Ayes**      4 -    Chairman Bray, Vice Chairman Barnes, Commissioner Kish, and  
   Commissioner Walters

**Excused**    1 -    Commissioner Molony

## **10. STAFF COMMUNICATIONS**

Development Services Director Christopher Baker reviewed the status of previous cases brought before the Commission. Planning Manager Katie Wilken informed the Commission

that a new member had been selected to be approved by City Council on June 13, 2016 and will hopefully attend her first Planning & Zoning Commission meeting as new commissioner at the regularly scheduled June 16, 2016 meeting.

10.1 PLANNING & ZONING COMMISSION TRAINING

Development Services Director, Christopher Baker, conducted training to review enabling legislation, the planning and zoning staff process, ethics, and other pertinent information for commissioners.

11. **ADJOURNMENT**

There being no further business to discuss, Chairman Bray adjourned the meeting at 7:21 p.m.

Respectfully Submitted by:

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Heather Harris, Administrative Assistant

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Patrick Bray, Chairman

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