



City of Goodyear

See meeting location
below

Meeting Minutes

Planning & Zoning Commission

Wednesday, November 8, 2017

6:00 PM

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

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present 7 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Walters, Commissioner Keys, and Commissioner Steiner

Staff Present: Development Services Director Christopher Baker, Planning Manager Katie Wilken, Planner III Steve Careccia, Planner II Alex Lestinsky, and Management Assistant Heather Harris.

4. **MINUTES**

- 4.1 [P&Z MIN 17-2017](#) Approve draft minutes of the Planning and Zoning Commission meeting held on October 11, 2017.

MOTION BY Commissioner Steiner, SECONDED BY Commissioner Molony, to APPROVE the draft minutes of the Planning and Zoning Commission meeting held on October 11, 2017. The motion carried by the following vote:

Ayes 7 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Walters, Commissioner Keys, and Commissioner Steiner

5. **PUBLIC COMMENTS**

None.

6. **DISCLOSURE OF EX PARTE COMMUNICATIONS**

None.

7. **OLD BUSINESS**

- 7.1 [17-220-00006](#) **TEXT AMENDMENT TO THE CITY OF GOODYEAR ZONING DISTRICTS SECTION**

Staff requested and the Commission granted permission to move the hearing to after agenda item 8.5.

Public hearing was opened by Chairman Bray during the October 11, 2017 Planning and Zoning meeting.

Planner II Alex Lestinsky presented the request to recommend approval of the amendment to Article 1 (Administration and Procedures), Article 2 (Definitions), and Article 3 (Zoning Districts) of the Zoning Ordinance, as amended, as set forth in draft Ordinance 17-1369. Staff is proposing a revised Article 3 (Zoning Districts) with three new zoning districts and a revised R1-6 district to meet current market demands, allow for new innovative housing types and neighborhood structures, and improve the development process. The proposal also includes an update to Article 1 (Administration and Procedures) and Article 2 (Definitions) in order to provide clarification and consistency throughout the document. The proposed amendment further satisfies many Action Items identified in the Goodyear 2025 General Plan.

Pete Teiche representing Newland Communities addressed the commission regarding the need for diversity in lot sizes and communicate their support for staff in their efforts.

There being no public comment, Chairman Bray closed the public hearing at 7:19 p.m.

MOTION BY Commissioner Kish, SECONDED BY Commissioner Walters, to recommend APPROVAL for Case 17-220-00006 Text Amendment to the City of Goodyear Zoning Districts Section. The motion carried by the following vote:

Ayes 7 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Walters, Commissioner Keys, and Commissioner Steiner

8. NEW BUSINESS

8.1 [17-300-00005](#) USE PERMIT REQUEST FOR A CONVENIENCE USE (DRIVE-THROUGH RESTAURANT) ON PROPERTY ZONED PLANNED AREA DEVELOPMENT/GENERAL COMMERCIAL

Chairman Bray opened the public hearing at 6:02 p.m.

Planner III Steve Careccia presented the request to recommend approval of a use permit to facilitate the development of a Bahama Bucks drive-through restaurant on property zoned PAD/General Commercial. The subject property consists of an undeveloped 1.42-acre parcel located within the Cottonflower Marketplace commercial center. The proposed 2,012 square-foot restaurant building includes interior dining and a drive-through window component. A covered patio for outdoor seating is also proposed. The proposed building elevations incorporate materials and colors that are compatible with the design guidelines for the Cottonflower Marketplace. Staff finds that the subject request meets the conditions and required findings for a use permit, and satisfies the additional evaluation criteria required for convenience uses as established in the Zoning Ordinance.

Commission wanted clarification regarding the exit points from the drive-through, which Careccia

further detailed.

There being no public comment, Chairman Bray closed the public hearing at 6:06 p.m.

MOTION BY Vice Chairman Barnes, SECONDED BY Commissioner Kish, to recommend APPROVAL for Case 17-300-00005 Use Permit for a Convenience Use (Drive-Through Restaurant) on Property Zoned Planned Area Development/General Commercial. The motion carried by the following vote:

Ayes 7 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Walters, Commissioner Keys, and Commissioner Steiner

8.2 [17-200-00006](#) REZONING FROM THE AGRICULTURAL (AG) ZONING DISTRICT TO THE FINAL PLANNED AREA DEVELOPMENT (PAD) ZONING DISTRICT

Chairman Bray opened the public hearing at 6:08 p.m.

Planner III Steve Careccia presented the request to recommend approval to rezone approximately one acre from Agricultural (AG) to Final Planned Area Development (PAD). The development of the Property will be in conformance with the development regulations and standards applicable to the General Commercial (C-2) zoning district as set forth in the Goodyear Zoning Ordinance, as modified by the PV303 Planned Area Development Dated February 2017. The permitted uses will be those uses for the Commercial (C-2) zone in PV303 West II. Attached is the zoning exhibit for this area. Public utility facilities are a permitted use within the Commercial (C-2) zoning district. Staff recommends approval of the rezoning from Agricultural (AG) to Final Planned Area Development (PAD) as set forth in draft Ordinance No. 17-1371.

Commission asked about the need for conformance, which Careccia further explained.

There being no public comment, Chairman Bray closed the public hearing at 6:13 p.m.

MOTION BY Commissioner Kish, SECONDED BY Commissioner Keys, to recommend APPROVAL for Case 17-200-00006 Rezoning from the Agricultural (AG) Zoning District to the Final Planned Area Development (PAD) Zoning District. The motion carried by the following vote:

Ayes 7 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Walters, Commissioner Keys, and Commissioner Steiner

8.3 [17-210-00005](#) HUDSON COMMONS PAD AMENDMENT

Chairman Bray opened the public hearing at 6:14 p.m.

Planner II Alex Lestinsky presented the request to recommend approval for the Planned Area Development Amendment to remove the requirement from MF-24 Development parcel: "Buildings oriented toward Estrella Parkway to enhance the goals of the City Center Gateway Design Standards

related to buildings facing the street, with parking behind the buildings” and allow private patios to be included within the western perimeter landscape setback the PAD follows the City’s MF-18 standards which are intended for garden style apartment development. This proposal includes private backyards ranging from 196 to 1534 square feet. Staff finds the amendment to be consistent with the General Plan and the vision as was originally approved with the Hudson Commons PAD and recommends approval.

Commission asked for clarification regarding the patios and it was explained the change is made since the multi-family is not multi-level.

Applicant Mark Reddie, LVA Urban Design Studio, LLC was present to further elaborate on the project and explain each unit has a private backyard.

There being no public comment, Chairman Bray closed the public hearing at 6:20 p.m.

MOTION BY Commissioner Keys, SECONDED BY Commissioner Molony, to recommend APPROVAL for Case 17-210-00005 Hudson Commons PAD Amendment. The motion carried by the following vote:

Ayes 7 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Walters, Commissioner Keys, and Commissioner Steiner

8.4 [17-200-00005](#) **AMENDMENT TO PARCEL 12 OF THE GOODYEAR PLANNED REGIONAL CENTER PLANNED AREA DEVELOPMENT**

Chairman Bray opened the public hearing at 6:22 p.m.

Planner III Steve Careccia presented the request to recommend approval of an amendment to the zoning for the remainder of Parcel 12 of the Goodyear Planned Regional Center PAD, as set forth in the draft of Ordinance No. 17-1374. This request is to amend the remainder of Parcel 12 of the Goodyear Planned Regional Center PAD. The amendment would change the land use on a 12.2-acre portion of the parcel from PAD/Court Home to PAD/Single Family. With the stipulations as recommended by staff, the requested PAD amendment is in conformance with the General Plan and will not adversely affect the surrounding area. As such, staff recommends conditional approval of the amendment to the Goodyear Planned Regional Center PAD, pursuant to Ordinance No. 17-1374.

Commission questioned how many entry points into the community and emergency access points. Careccia explained the points of entry/exit. Commission also wanted to know the lot distance (lots 1 - 6) in relation to PebbleCreek Pkwy. Careccia explained the setbacks and reviewed distance from the road.

Applicant Taylor Earl, Esq., Earl, Curley & Lagarde presented the site proposal.

Commission asked the applicant about planned school bus stops and if this was a gated community. There is currently no designation determined for a school bus stop and it is not a gated community.

There being no public comment, Chairman Bray closed the public hearing at 6:46 p.m.

MOTION BY Commissioner Walters, SECONDED BY Vice Chairman Barnes, to recommend APPROVAL for Case 17-200-00005 Amendment to Parcel 12 of the Goodyear Planned Regional Center Planned Area Development. The motion carried by the following vote:

Ayes 7 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Walters, Commissioner Keys, and Commissioner Steiner

8.5 [17-500-00010](#) **PRELIMINARY PLAT FOR GOODYEAR PLANNED REGIONAL CENTER (GPRC) PARCEL 12**

Planner III Steve Careccia presented, in conjunction with case 17-200-00005, the request to recommend approval for a preliminary plat for Goodyear Planned Regional Center (GPRC) Parcel 12 subdividing 12.24 acres into 52 single family lots and six tracts approximately located north of the northeast corner of Pebble Creek Parkway and Virginia Avenue within the Goodyear Planned Regional Center PAD, subject to stipulations. The preliminary plat is consistent with the land use, development standards, and density approved by the Goodyear Planned Regional Center PAD for this parcel. The preliminary plat is consistent with the technical requirements of the City's Subdivision Regulations. The proposed subdivision provides for the orderly development of the property by identifying the required infrastructure needed to serve the development.

MOTION BY Commissioner Steiner, SECONDED BY Commissioner Walters, to recommend APPROVAL for Case 17-500-00010 Preliminary Plat for Goodyear Planned Regional Center (GPRC) Parcel 12. The motion carried by the following vote:

Ayes 7 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Walters, Commissioner Keys, and Commissioner Steiner

8.6 [17PZ Dec Mtg](#) **DECEMBER 2017 PLANNING AND ZONING COMMISSION MEETING DATE CHANGE**

A vote shall be taken to approve the Planning and Zoning Commission December meeting date change from December 13, 2017 to the new meeting date, December 6, 2017.

MOTION BY Commissioner Kish, SECONDED BY Commissioner Walters, to APPROVE the December 2017 Planning and Zoning Commission Meeting Date Change. The motion carried by the following vote:

Ayes 7 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Walters, Commissioner Keys, and Commissioner Steiner

8.7 [17PZ 2018 Calendar](#) **2018 PLANNING AND ZONING COMMISSION MEETING DATES**

A vote shall be taken to approve the 2018 Planning and Zoning Commission meeting dates.

MOTION BY Commissioner Kish, SECONDED BY Vice Chairman Barnes, to APPROVE the 2018 PLANNING AND ZONING COMMISSION MEETING DATES. The motion

carried by the following vote:

Ayes 7 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony,
Commissioner Walters, Commissioner Keys, and Commissioner Steiner

9. STAFF COMMUNICATIONS

Director Christopher Baker updated Commission regarding previously recommended cases that went to Council.

10. ADJOURNMENT

There being no further business to discuss, Chairman Bray adjourned the meeting at 7:27 p.m.

Respectfully Submitted By:

Heather Harris, Commission Secretary

Patrick Bray, Chairman

Date: _____