



City of Goodyear

See meeting location
below

Meeting Minutes

Planning & Zoning Commission

Wednesday, May 30, 2018

6:00 PM

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

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present 5 - Chairman Bray, Commissioner Kish, Commissioner Walters, Commissioner Keys, and Commissioner Steiner

Absent 2 - Vice Chairman Barnes, and Commissioner Molony

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

A vote shall be taken at this time to excuse only those Commission members who were unable to attend the meeting due to extenuating circumstances.

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

Ayes 5 - Chairman Bray, Commissioner Kish, Commissioner Walters, Commissioner Keys, and Commissioner Steiner

Excused 2 - Vice Chairman Barnes, and Commissioner Molony

4. MINUTES

- 4.1 [P&Z MIN 05-2018](#) Approve draft minutes of the Planning and Zoning Commission meeting held on May 9, 2018.

MOTION BY Commissioner Kish, SECONDED BY Commissioner Keys, to APPROVE the draft minutes of the Planning and Zoning Commission meeting held on May 9, 2018. The motion carried by the following vote:

Ayes 5 - Chairman Bray, Commissioner Kish, Commissioner Walters, Commissioner Keys, and Commissioner Steiner

Excused 2 - Vice Chairman Barnes, and Commissioner Molony

5. PUBLIC COMMENTS

None.

6. DISCLOSURE OF EX PARTE COMMUNICATIONS

None.

7. OLD BUSINESS

7.1 [18-220-00002](#) PROPOSED AMENDMENT TO LEGAL PROTEST PROVISIONS

The public hearing has been cancelled and will be continued at a meeting not yet determined.

8. NEW BUSINESS

8.1 [18-300-00001](#) USE PERMIT FOR A STARBUCKS DRIVE-THROUGH

Chairman Bray opened the public hearing at 6:03 p.m.

Planner II Alex Lestinsky presented the request to recommend approval for a convenience use (drive-through restaurant) to be constructed within the Palm Valley Phase VIII PAD located at the northwest corner of PebbleCreek Parkway and Coronado Road, subject to stipulations.

Applicant Nathan Cottrell of CEG Applied Sciences was present for any commission questions and stated that the use matches the original master plan for the location.

Commission asked staff how northbound traffic will enter the property. Planner II Lestinsky stated that traffic can turn left into the property at the Coronado Road traffic signal.

There being no public comment, Chairman Bray closed the public hearing at 6:07 p.m.

MOTION BY Commissioner Kish, SECONDED BY Commissioner Walters, to recommend APPROVAL for Case 18-300-00001 Use Permit for a Starbucks Drive-Through. The motion carried by the following vote:

Ayes 5 - Chairman Bray, Commissioner Kish, Commissioner Walters, Commissioner Keys, and Commissioner Steiner

Excused 2 - Vice Chairman Barnes, and Commissioner Molony

8.2 [18-500-00001](#) PRELIMINARY PLAT FOR ESTRELLA PARCEL 11.D1

Planner II Alex Lestinsky presented the request to recommend approval for a preliminary plat for

Estrella Parcel 11.D1, subject to the included stipulations. This parcel consists of 24.67 acres subdivided into 89 single family detached residential lots and five tracts. The typical lot within the subdivision will be 47-feet wide and 115-feet deep. As designated in the PAD, minimum setbacks are 10-feet to a side entry garage for the front (18-feet to front loaded garage), 6-feet for the sides, and 20-feet for the rear. Lot coverage is 60%. The maximum building height is 30 feet. Standard single family detached residential housing is intended for this subdivision. A specific housing product or homebuilder has yet to be determined. Minor changes to stipulations were added and given to commission.

The preliminary plat is consistent with the land use, development standards, and density approved by the Lucero PAD Amendment. 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. Staff recommends approval.

Planner II Lestinsky reviewed the proposed minor stipulation adjustments after the staff report was completed. The adjustments refer to the recently approved Development Agreement.

MOTION BY Commissioner Keys, SECONDED BY Commissioner Kish, to recommend APPROVAL for Case 18-500-00001 Preliminary Plat for Estrella Parcel 11.D1. The motion carried by the following vote:

Ayes 5 - Chairman Bray, Commissioner Kish, Commissioner Walters, Commissioner Keys, and Commissioner Steiner

Excused 2 - Vice Chairman Barnes, and Commissioner Molony

8.3 [18-210-00002](#) **EL CIDRO BET FINAL PLANNED AREA DEVELOPMENT (PAD)**

Planning Manager Katie Wilken requested that the Commission continue this item to the Planning and Zoning Commission meeting to be held on June 13, 2018.

MOTION BY Commissioner Walters, SECONDED BY Commissioner Steiner, to CONTINUE Case 18-210-00002 El Cidro BET Final Planned Area Development (PAD) to the Planning and Zoning Commission meeting held on June 13, 2018. The motion carried by the following vote:

Ayes 5 - Chairman Bray, Commissioner Kish, Commissioner Walters, Commissioner Keys, and Commissioner Steiner

Excused 2 - Vice Chairman Barnes, and Commissioner Molony

8.4 [18-210-00003](#) **EL CIDRO BEAZER FINAL PLANNED AREA DEVELOPMENT (PAD)**

Planning Manager Katie Wilken requested that the Commission continue this item to the Planning and Zoning Commission meeting to be held on June 13, 2018.

MOTION BY Commissioner Kish, SECONDED BY Commissioner Keys, to CONTINUE

Case 18-210-00003 El Cidro Beazer Final Planned Area Development (PAD) to the Planning and Zoning Commission meeting held on June 13, 2018. The motion carried by the following vote:

Ayes 5 - Chairman Bray, Commissioner Kish, Commissioner Walters, Commissioner Keys, and Commissioner Steiner

Excused 2 - Vice Chairman Barnes, and Commissioner Molony

9. STAFF COMMUNICATIONS

-Director Christopher Baker updated commissioners on previous agenda items.

-Planning Manager Katie Wilken will be presenting the autonomous vehicle presentation at the June 13, 2018 meeting.

10. ADJOURNMENT

There being no further business to discuss, Chairman Bray adjourned the meeting at 6:15 p.m.

Respectfully Submitted By:

Heather Harris, Commission Secretary

Patrick Bray, Chairman

Date: _____