



City of Goodyear

See meeting location
below

Meeting Minutes

Planning & Zoning Commission

Wednesday, September 11, 2019

6:00 PM

Goodyear Municipal Court and Council
Chambers
14455 W. Van Buren St., Ste. B101
Goodyear, AZ 85338

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

The City of Goodyear Fire Department Honor Guard will post colors and stand at formation during the Pledge of Allegiance

ROLL CALL

Present 6 - Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Steiner, Commissioner Clymer, and Commissioner Ellison
Absent 1 - Chairman Bray

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

Ayes 6 - Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Steiner, Commissioner Clymer and Commissioner Ellison

Excused 1 - Chairman Bray

MINUTES

1. [P&Z MIN 10-2019](#) Approve draft minutes of the Planning and Zoning Commission meeting held on August 7, 2019.

MOTION BY Commissioner Clymer, SECONDED BY Commissioner Kish, to APPROVE the draft minutes of the Planning and Zoning Commission meeting held on August 7, 2019. The motion carried by the following vote:

Ayes 6 - Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Steiner, Commissioner Clymer and Commissioner Ellison

Excused 1 - Chairman Bray

PUBLIC COMMENTS

None.

DISCLOSURE OF EX PARTE COMMUNICATIONS

None.

PUBLIC HEARINGS

2. [19-300-00006](#) **USE PERMIT REQUEST FOR A CONVENIENCE USE (KFC DRIVE-THROUGH RESTAURANT) WITHIN THE CANYON TRAILS TOWNE CENTER PLANNED AREA DEVELOPMENT**

Vice Chairman Barnes opened the public hearing at 6:04 p.m.

Planning Manager Katie Wilken presented the request for a use permit for a convenience use (drive-through restaurant) to be constructed within the Canyon Trails Towne Center Planned Area Development (PAD). The center consists of approximately 90 acres designated for commercial use located at the northeast corner of Cotton Lane and Yuma Road. The applicant is requesting approval of a use permit to facilitate the development of a Kentucky Fried Chicken drive-through restaurant on property zoned PAD.

The subject property consists of an undeveloped 1.02-acre parcel located within the Canyon Trails Towne Center PAD. The proposed 2,202 square-foot restaurant building includes a drive-through window component with seating for 30 people for interior dining. An architectural integrated canopy will be located above and over the pick-up window. Vehicular access to the parcel will be provided from internal drives within the center. All of these drives are existing. No direct access is provided to Cotton Lane or Yuma Road.

Juan Salamanca representing Texas Land Engineering, Inc. was available for questions.

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

MOTION BY Commissioner Molony, SECONDED BY Commissioner Steiner, to recommend APPROVAL for Case 19-300-00006 USE PERMIT REQUEST FOR A CONVENIENCE USE (KFC DRIVE-THROUGH) WITHIN THE CANYON TRAILS TOWNE CENTER PLANNED AREA DEVELOPMENT

Ayes 6 - Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Steiner, Commissioner Clymer and Commissioner Ellison

Excused 1 - Chairman Bray

3. [19-350-00002](#) **USE PERMIT FOR MODIFICATION TO AN EXISTING CONVENIENCE USE (CHICK-FIL-A DRIVE-THROUGH**

RESTAURANT

Vice Chairman Barnes opened the public hearing at 6:06 p.m.

Planner III Steve Careccia presented the request for a use permit to allow building and site modifications to an existing convenience use (Chick-fil-A drive-through restaurant) on property zoned PAD (Planned Area Development)/Mixed Use Commercial. The Palm Valley Cornerstone commercial center, which includes the subject property, is located within Phase I of the Palm Valley PAD.

The original zoning for Palm Valley Phase I was approved in 1989. Palm Valley Cornerstone was expanded as part of a rezoning from PAD/High Density Residential to PAD/Mixed Use Commercial approved by the City Council on May 29, 2001 with the adoption of Ordinance No. 01-759. The property owner has indicated that vehicular traffic utilizing the drive-through is high. To provide additional capacity, an additional drive-through lane is proposed. Shade canopies over the drive-through lane and pick-up area are also proposed. The canopies are intended to provide increased customer and employee comfort while waiting in the drive-through lanes.

Commission asked if there would be a shade canopy over the new driveway. Mr. Careccia confirmed that both lanes would have a metal structure canopy to match the site.

Logon Vogt, from Merrick & Company, on behalf of Chick-fil-A was available for questions.

There being no public comment, Vice Chairman Barnes closed the public hearing at 6:11 p.m.

Commission commented that this is a very busy drive-through with a busy parking lot so this request makes sense.

Commission asked if there is a crosswalk from Lowes. Mr. Careccia stated that there is not a marked crosswalk. There are stipulations of approval for the applicant to perform a traffic analysis, including peak hour traffic, visibility and queuing.

MOTION BY Commissioner Kish, SECONDED BY Commissioner Ellison, to recommend APPROVAL for Case 19-350-00002 USE PERMIT FOR MODIFICATION TO AN EXISTING CONVENIENCE USE (CHICK-FIL-A DRIVE-THROUGH RESTAURANT)

Ayes 6 - Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Steiner, Commissioner Clymer and Commissioner Ellison

Excused 1 - Chairman Bray

BUSINESS

4. [19-500-00009](#) **PRELIMINARY PLAT FOR PROLOGIS COMMERCE PARK AT GOODYEAR**

Planner III Steve Careccia presented the request to subdivide approximately 112.38 acres into five lots and one tract generally located at the northeast corner of Bullard Avenue and Yuma Road. The subdivision is intended to facilitate industrial development on the subject property in conformance with the city's I-1 (Light Industrial) zoning district. The tract will eventually be purchased by the city for use as a landscaped entry feature.

The preliminary plat is consistent with the development standards established with the city of Goodyear I-1 zoning district and the technical requirements of the city's subdivision regulations and design standards. 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 Kish, to recommend APPROVAL for Case 19-500-00009 PRELIMINARY PLAT FOR PROLOGIS COMMERCE PARK AT GOODYEAR. The motion carried by the following vote:

Ayes 6 - Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Steiner, Commissioner Clymer and Commissioner Ellison

Excused 1 - Chairman Bray

5. [19-500-00001](#) **PRELIMINARY PLAT FOR ESTRELLA PARCEL 9.30**

Planning Manager Katie Wilken presented the request for Preliminary Plat approval for Estrella Parcel 9.30. This parcel consists of approximately 14.67 acres subdivided into 62 single family detached residential lots and 8 tracts. Planned open space consists of 18.56% of the site. The Preliminary Plat is consistent with the land use, development standards and density approved by the PAD zoning. The Preliminary Plat is consistent with the technical requirements of the City's Subdivision Regulations and Engineering Design Standards. The proposed subdivision provides for the orderly development of the property by identifying the required infrastructure needed to serve the development.

Commission questioned the 50 foot wide lots and whether the developer would do concessions. Ms. Wilken stated that the Montecito zoning booklet is separate from the city zoning and there will be requirements the developer will need to meet.

MOTION BY Commissioner Clymer, SECONDED BY Commissioner Steiner, to recommend APPROVAL for Case 19-500-00001 PRELIMINARY PLAT FOR ESTRELLA PARCEL 9.30. The motion carried by the following vote:

Ayes 6 - Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Steiner, Commissioner Clymer and Commissioner Ellison

Excused 1 - Chairman Bray

6. [19-500-00002](#) **PRELIMINARY PLAT FOR ESTRELLA PARCEL 9.28**

Planning Manager Katie Wilken presented the request for Preliminary Plat approval for Estrella Parcel

9.28 located on the west side of West Willis Road and east of South 182nd Drive and north of West Mountain Vista Drive. This parcel consists of approximately 18.71 acres subdivided into 64 single family detached residential lots and 8 tracts. Planned open space consists of 23.59% of the site. The typical lot within the subdivision will be 50-feet wide and 115 to 120-feet deep. The average lot size is 6,749 square feet. As designated in the PAD, minimum setbacks are 18-feet to the front, 5-feet for the sides, and 10-feet for the rear. Maximum lot coverage is 75%. A specific housing product or homebuilder has yet to be determined.

The subdivision will have primary vehicular access at two locations off of West Willis Road. Additional access will be provided from South 182nd Drive through the future Estrella Parcel 9.30. To ensure the required access, a stipulation has been added to require the completion of the infrastructure within Estrella Parcel 9.30 before certificates of occupancy with Parcel 9.28, except for model homes, has been completed. All streets within the subdivision will be public and constructed to city standards.

MOTION BY Commissioner Kish, SECONDED BY Commissioner Steiner, to recommend APPROVAL for Case 19-500-00002 PRELIMINARY PLAT FOR ESTRELLA PARCEL 9.28. The motion carried by the following vote:

Ayes 6 - Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Steiner, Commissioner Clymer and Commissioner Ellison

Excused 1 - Chairman Bray

7. [GPA Briefing](#) **BRIEFING ON PROPOSED GENERAL PLAN AMENDMENTS FOR 2019**

Long Range Planner Joe Schmitz presented a briefing to inform the Commission of the applications that will be reviewed at public hearings to be held over the next two months and respond to any initial questions that the Commission may have. No action will be taken by the Commission at this meeting.

There are three proposed amendments to the General Plan being processed this year. All were filed by the Development Services Department. One application is for a Major General Plan Amendment (GPA) and two are for Minor General Plan Amendments. Chapter 9 of the Goodyear 2025 General Plan defines what type of change is considered a Major or Minor GPA, or no amendment. In terms of processing, a Major GPA is required to be reviewed at two public hearings, one of which must be held at or near the area(s) proposed for change. For this reason, a Special Meeting of the Planning and Zoning Commission is scheduled to be held on Wednesday, September 25, 2019 at 6:00 p.m. in the multi-purpose room of the Las Brisas Academy at 18211 W Las Brisas Drive. The second required public hearing will be held at the Commission's usual meeting time, day and place on October 16, 2019. At that meeting, the Commission will be asked to make a formal recommendation on each of the proposed amendments.

Commission asked if there would be more explanation on why these changes are being made at the meeting on September 25th. Mr. Schmitz confirmed that there will be a formal presentation.

Commission asked that there be an explanation of the long term effects and end results of these amendments at the September 25th meeting.

STAFF COMMUNICATIONS

Development Services Director Christopher Baker reviewed City Council outcomes for cases previously presented to the Commission. Mr. Baker also reiterated that the September 25th meeting would be at Las Brisas Academy - Elementary School. Mr. Baker expressed gratitude for the Fire Department Honor Guard making a presentation for 9/11. A tentative date for a training has been set for October 16th by the Urban Land Institute and the Development Services Department is working on an article for the American Planning Association.

Commission asked if the September 25th meeting would have any other items besides the general plan amendment. Mr. Baker confirmed that it is a special meeting to only include the general plan amendment.

Commission asked staff if they could prepare a presentation on the options on short-term housing rentals, specifically Air B&B as other municipalities have been struggling with them. Mr. Baker confirmed that staff would work on this topic, although other jurisdictions have more tourist economy and cities are limited with legal recourse.

NEXT MEETING

The next Planning and Zoning meeting will be a special meeting held on September 25, 2019 at 6:00 p.m. The meeting will be held at Las Brisas Academy - Elementary School, 18211 W Las Brisas Dr., Goodyear, AZ 85338.

ADJOURNMENT

There being no further business to discuss, Vice Chairman Barnes adjourned the meeting at 6:47 p.m.

Respectfully Submitted By:

Alissa Magley, Commissioner Secretary

Patrick Bray, Chairman

Date: _____