



## City of Goodyear

See meeting location  
below

### Meeting Minutes

#### Planning & Zoning Commission

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Wednesday, December 4, 2019

6:00 PM

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

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#### CALL TO ORDER

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

#### 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 15-2019](#) Approve draft minutes of the Planning and Zoning Commission meeting held on November 6, 2019.

**MOTION BY Commissioner Kish, SECONDED BY Commissioner Molony, to APPROVE the draft minutes of the Planning and Zoning Commission meeting held on November 6, 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.

**BUSINESS****2. [19-500-00013](#)      **PRELIMINARY PLAT FOR GOODYEAR CIVIC SQUARE PARCEL B****

Planner III Steve Careccia presented the request for a preliminary plat for Goodyear Civic Square Parcel B, subdividing 42.5 acres into 290 residential lots and 45 tracts generally located at the southwest corner of Virginia Avenue and 150th Drive, within the Goodyear Civic Square Planned Area Development (PAD). The subdivision will facilitate single family residential development on the subject property.

The Goodyear Civic Square PAD will permit the development of a mix of uses on the property. The intent of the PAD is to create an urban, pedestrian-oriented development that will be a center for civic administration, services and events. The area is also intended for the development of higher intensity office and commercial development. Another key component of the PAD is the provision for higher density residential development, which will support the commercial development anticipated in the area and help activate the civic spaces. Uses permitted within this parcel include single family and multi-family residential. Properties and/or units may be offered for sale or rent. Maximum residential densities are not established. Instead, development standards, such as maximum height and setbacks, will control and guide development.

As proposed with this preliminary plat, the northern portion of the subdivision will be platted with lots intended for conventional, detached single family homes. The typical lot size will be 45 feet wide by 105 feet deep. The southern portion of the property will be platted with green court homes and townhome lots. The typical green court home lot is 34 feet wide by 77 feet deep and is intended for detached single family court homes. The typical townhome lot is 23 feet wide by 64 feet deep and is intended for attached housing.

Commission asked for staff to review the parking. Mr. Careccia explained that there would be parking allowed on the public streets within the single family portion. There will be no street parking on the private drives where the court homes and townhomes are located. There is shared parking available in certain spots to accommodate the private drives which meets city parking standards.

Branden Lombardi, representing BB Living Residential was available to answer any additional questions. Mr. Lombardi agrees with the staff findings, which are consistent with the PAD presentation earlier this year.

Commission asked about Bullard wash connectivity. Mr. Careccia stated that there is a trail through the wash and the community will bridge connections to the area.

Commission expressed concern about the parking within this area and the connecting commercial development. Development Services Director Christopher Baker explained that Parcel A, where the new city hall will be located, has a design build team that is actively working with the City on the parking. The City is a customer and owner of the project, with the developer Globe managing the remainder of the project. Each individual project and Parcel must meet standards. There are 2 proposed parking garages in Parcel A, as well as on-street parking within the Parcel.

**MOTION BY Commissioner Molony, SECONDED BY Commissioner Steiner, to recommend APPROVAL for Case 19-500-00013 PRELIMINARY PLAT FOR GOODYEAR CIVIC SQUARE PARCEL B. 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

#### **STAFF COMMUNICATIONS**

Development Services Director Christopher Baker reviewed City Council outcomes for cases previously presented to the Commission. Mr. Baker stated that there may be a review of 2019 cases at the next Planning and Zoning Commission meeting.

#### **NEXT MEETING**

The next Planning and Zoning Commission meeting will be held on January 15, 2020 at 6:00 p.m. at the Goodyear Municipal Court and Council Chambers.

#### **ADJOURNMENT**

There being no further business to discuss, Vice Chairman Barnes adjourned the meeting at 6:18 p.m.

Respectfully Submitted By:

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Alissa Magley, Commissioner Secretary

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Patrick Bray, Chairman

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