



City of Goodyear

See meeting location
below

Meeting Minutes

Planning & Zoning Commission

Wednesday, January 15, 2020

6:00 PM

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

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

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

Absent 1 - Commissioner Kish

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

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

Excused 1 - Commissioner Kish

MINUTES

1. [P&Z MIN 16-2019](#) Approve draft minutes of the Planning and Zoning Commission meeting held on December 4, 2019.

MOTION BY Commissioner Clymer, SECONDED BY Vice Chairman Barnes, to APPROVE the draft minutes of the Planning and Zoning Commission meeting held on December 4, 2019. The motion carried by the following vote:

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

Excused 1 - Commissioner Kish

PUBLIC COMMENTS

None.

DISCLOSURE OF EX PARTE COMMUNICATIONS

None.

PUBLIC HEARINGS

2. [19-210-00006](#) **HANCOCK COMMUNITIES AT CANYON TRAILS PAD**
AMENDMENT

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

Planner III Alex Lestinsky presented the request to rezone, amending the Christopher Todd Communities at Canyon Trails Planned Area Development (PAD) to incorporate acres south of the existing PAD boundary into the PAD, update the regulatory standards to incorporate additional design guidelines, and rename the entire PAD to the Hancock at Canyon Trails PAD. This rezone would facilitate multi-family development on the subject property. The proposed Hancock Communities at Canyon Trails PAD will designate in total approximately 46 acres use as multi-family residential, specifically single family rentals.

A neighborhood meeting was held on September 24, 2019. The applicant made a presentation to the residents. Staff and the applicant were available for questions. Approximately 5 adjacent property owners attended the meeting. There were no voiced objections to the rezone, however a recurring question was raised regarding the existing Canyon Trails rear wall abutting new units: The applicant has identified that the existing walls will remain and serve as the perimeter wall for Hancock Communities. The applicant will work to ensure that the grading on each side of the wall will match so privacy is preserved on both sides. The applicant also identified that the quality and condition of the wall will be tested prior to development to ensure that it can be sustained with the new development.

Ms. Lestinsky explained that there is a proposed additional stipulation. The regulatory booklet reflects two different elevations. The property will be developed with at least two different elevations and at least three different color schemes. Adjacent units shall be of different elevations and different color schemes. Prior to issuance of the building permit for vertical construction within the property, owner/developer shall submit a plan identifying the elevation and color scheme for each unit to be constructed within the property. This would ensure a proper mix of elevations throughout the development.

Commission asked if all the units were rentals and how many units were to be in the development. Ms. Lestinsky confirmed that these were rental units and that there were 261 units in the North property and 295 in the South property.

Commission asked about the future 303 and the noise that would be caused, inquiring if there would be enough of a barrier for the future freeway. Ms. Lestinsky explained that there are 2 stipulations

included in the ordinance and the noise requirements meet city standards. Due to the city working on updating the noise standards to match ADOT, stipulations 6 and 7 are enhanced to reflect those standards.

Commission asked if the construction of the freeway will impact any of the land designated for this project. Ms. Lestinsky explained the ADOT currently owns the ROW needed for the expansion of the 303.

Applicant Andy Jochums, representing Beus Gilbert PLLC reviewed the ADOT ROW, displaying the flood control channel between the freeway and the property. Mr. Jochums explained that there has been a lot of interest in high quality rentals within Goodyear and the neighbors were supportive of the project and height limit. The same development standards will be used as the north parcel, however, they are desiring more diversity in the elevations and will be doing this throughout the entire project, not just the expansion.

Mr. Jochums stated that at the neighborhood meeting there was concern about the wall, having the landfill pushed to the south half and what would be the final height of the wall. The finished pads of both buildings are the same on both sides of the wall. Mr. Jochums stated that he approves of the changed stipulation as presented by staff.

Commission asked how the entrance in the north part of the property would be accessed. Mr. Jochums explained that coming south on the 303, you would need to exit on Lilac. The south parcel can be entered from the subdivision. The north parcel would have to be accessed by going to 173rd and loop around.

Commission asked about construction time frames regarding the houses that have backyards facing the project. Development Services Director Christopher Baker stated that there are established construction hours that shift throughout the year. That same standard would apply to this project. There is an existing project that backs up to existing homes and there have been a couple of construction complaints. Staff reached out to Rose Law Group as representatives of this project in order to get the contractors under control. This community would be held to the same standard as all other projects.

Commission suggested that the builder or city notify the residents and let them know the construction hours for prevention of complaints.

Commission asked about the wall along the 303 going from 13 ft. to 8 ft. Mr. Jochums explained that there are multiple calculations used for a sound wall. His understanding was the city standard is slightly outdated, but using ADOT's standards, which the city is looking to adopt, resulted in a shorter wall. Mr. Baker stated that the city's current standard is 64 decibels, while the new ADOT standard is 67 decibels. That then shrinks the wall by applying these standards. As rental properties there is a greater ability by residents to move to different units if the noise affects them. There is a concern about having

canyons along the freeways and site distances are affected with taller walls.

Phil Roy spoke, a Goodyear resident who lives on 172nd Drive which backs up to the proposed project. Mr. Roy explained that his main concern was the adjoining wall which Mr. Roy stated is not in good condition. Mr. Roy also recommended a traffic study needs to be done due to the entrances and number of units being added.

There being no further public comment, Chairman Bray closed the public hearing at 6:28 p.m.

MOTION BY Commissioner Clymer, SECONDED BY Commissioner Steiner, to recommend APPROVAL for case 19-210-00006 HANCOCK COMMUNITIES AT CANYON TRAILS PAD AMENDMENT. The motion carried by the following vote:

Ayes 4 - Chairman Bray, Vice Chairman Barnes, Commissioner Steiner and Commissioner Clymer

Nays 2 - Commissioner Molony and Commissioner Ellison

Excused 1 - Commissioner Kish

BUSINESS

3. [19-500-00014](#) **PRELIMINARY PLAT FOR ESTRELLA PARCEL 12.24**

Planner III Alex Lestinsky presented the request for a Preliminary Plat for Estrella Parcel 12.24, subdividing approximately 24 acres of property into 80 lots and 8 tracts. Surrounding development includes:

- North - Vacant land (Parcel 12.25) currently designated as Junior High School
- East - Vacant land, designated as open space
- South - Parcel 12.23 - designated for Patio Home
- West - Estrella Parkway; Golf Village parcel 2

The typical lot within the subdivision will be 47-feet wide and 115-feet deep. As designated in the PAD, minimum setbacks are 18-feet to the front, 5-feet for the sides, and 20-feet for the rear. Lot coverage is 60%. The maximum building height is 30 feet. A specific housing product or homebuilder has yet to be determined.

MOTION BY Commissioner Steiner, SECONDED BY Commissioner Molony, to recommend APPROVAL for case 19-500-00014 PRELIMINARY PLAT FOR ESTRELLA PARCEL 12.24. The motion carried by the following vote:

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

Excused 1 - Commissioner Kish

STAFF COMMUNICATIONS

Development Services Director Christopher Baker reviewed the cases previously presented to the Commission that received approval from the City Council.

Mr. Baker informed Commission of the American Planning Association (APA) Conference coming up in the fall at the Wigwam which presents a good learning opportunity for the Commissioners.

Planning Manager Katie Wilken reviewed the dates for the Conference: September 9th - September 11th. Ms. Wilken explained that there are multiple sessions, targeted for Arizona planning professionals and architects.

NEXT MEETING

Chairman Bray announced the next Planning and Zoning Commission meeting to be held on February 12, 2020 at 6 p.m. The meeting will be held at the Goodyear Municipal Court and Council Chambers, 14455 W. Van Buren St., Ste. B101, Goodyear, AZ 85338.

ADJOURNMENT

There being no further business to discuss, Chairman Bray adjourned the meeting at 6:36 p.m.

Respectfully Submitted By:

Alissa Magley, Commissioner Secretary

Patrick Bray, Chairman

Date: _____