



City of Goodyear

See meeting location
below

Meeting Minutes

Planning & Zoning Commission

Wednesday, March 11, 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 5 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony,
and Commissioner Clymer

Absent 2 - Commissioner Steiner, and Commissioner Ellison

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

Ayes 5 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony
and Commissioner Clymer

Excused 2 - Commissioner Steiner and Commissioner Ellison

MINUTES

1. [P&Z MIN 18-2019](#) Approve draft minutes of the Planning and Zoning Commission meeting held on
February 12, 2020.

**MOTION BY Commissioner Kish, SECONDED BY Vice Chairman Barnes to APPROVE
the draft minutes of the Planning and Zoning meeting held on February 12, 2020. The motion
carried by the following vote:**

Ayes 5 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony
and Commissioner Clymer

Excused 2 - Commissioner Steiner and Commissioner Ellison

PUBLIC COMMENTS

None.

DISCLOSURE OF EX PARTE COMMUNICATIONS

None.

PUBLIC HEARINGS

2. [20-220-00001](#) **ZONING ORDINANCE TEXT AMENDMENT - COMMERCIAL DISTRICTS STANDARDS DIMENSION REQUIREMENTS**

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

Planner Christian Williams presented the request to amend the city of Goodyear Zoning Ordinance Commercial Districts Standards for Dimension Requirements. The Goodyear Zoning Ordinance Article 3, Section 3-3-6 on Commercial Districts Standards, provides requirements in Section A on Commercial Districts Dimension Requirements. In order to create a commercial lot, the city requires a minimum lot width of 150 feet and a minimum site area in C-1 and C-2 zoning districts.

In September 2019, an applicant submitted a request to split a lot within Canyon Trails Phase 2 Lot 3, to create two commercial lots. Since the lot's width is only 299.1 feet, the split would not have resulted in two lots each with a minimum width of 150 feet. In considering the requests, staff re-evaluated both the minimum lot width and minimum net site area requirements. The proposed city Zoning Ordinance Text Amendment would remove the minimum lot width and the minimum net site area requirements in the General Commercial and Neighborhood Commercial districts so long as the parcel is within a unified commercial development, which is intended for three or more businesses, if the center has all necessary cross-access, shared parking and access easements necessary to meet minimum parking and maneuvering requirements. This change allows unified commercial developments to be subdivided but still receive the same sort of development opportunities that would be available if the entire development were under one ownership and developed as a single lot.

This exception would not apply in the case of conflicts between the exception and other requirements in the Zoning Ordinance pursuant to which the site would be required to meet or exceed the minimum net site area and/or minimum lot width requirements. For instance, section 4-2-3 of the Zoning Ordinance requires that the width or depth of any service stations site be a minimum of 150 feet. Even if a service station would otherwise meet the requirements for an exemption from the width requirement in Section 3-3-6(A), because the exemption conflicts with the provisions of section 4-2-3, it will not apply.

Commission asked why not just get rid of the requirement all together. Mr. Williams explained that staff still wants a stand-alone business to follow the requirements and have a minimum lot width.

Commission asked if this only applies to multiple buildings with shared parking. Mr. Williams confirmed that.

Commission asked if the small business decides to sell, the relationship remains the same. Mr. Williams stated that if a new owner came in, the Property Owner's Association would remain the same and a traffic study would be done.

Commission asked what was the original intent of the requirement. Mr. Williams stated that it was likely the requirement is to regulate access to properties off of major streets. Development Services Director Christopher Baker said that this requirement was most likely to maintain spacing between driveways which staff now has a different way to address that concern.

Commission asked if there is a better way to write this, perhaps no requirement but with Commission approval. Mr. Williams explained that there is currently a project in for processing. Planning and legal would have certain checklists and requirements that would need to be met prior to approval. Mr. Baker stated that a stand-alone parcel will need to follow the current process but a standard will still need to apply for the unified commercial centers.

Commission asked if a project came in that does not fall within the requirements, could a waiver be issued. Mr. Baker explained that the Board of Adjustment could grant waivers, however there is a high threshold for that unless there is a hardship that is not self-imposed.

Michael Maerowitz submitted a Speaker Card in support of the staff recommendation but did not wish to speak.

There being no further public comment, Chairman Bray closed the public hearing at 6:15 p.m.

MOTION BY Vice Chairman Barnes, SECONDED BY Commissioner Clymer, to recommend APPROVAL for case 20-220-00001 ZONING ORDINANCE TEXT AMENDMENT - COMMERCIAL DISTRICTS STANDARDS DIMENSION REQUIREMENTS. The motion carried by the following vote:

Ayes 5 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony and Commissioner Clymer

Excused 2 - Commissioner Steiner and Commissioner Ellison

BUSINESS

3. Commission will receive an update on the 2020 Census.

Planner Christian Williams presented an update on the Goodyear Census 2020. Mr. Williams reviewed the history of the census, its relation to Goodyear, and engagement and outreach that is being done across the city.

Commission asked if the presentation could be sent to them to share with neighbors and friends.

4. Staff will present the organizational changes to the Planning and Zoning Division.

Planning Manager Katie Wilken presented the organizational changes to the Development Services Department, specifically the Planning and Zoning Division. Ms. Wilken showed Commission the title and position changes to the Planning and Zoning Division.

5. Commission will receive an update on the Goodyear Civic Square at Estrella Falls Project.

Development Services Director Christopher Baker presented the Goodyear Civic Square project, specifically the new City Hall. Mr. Baker reviewed the elevations for the new City Hall as well as the timeline - Ground breaking 4/23/21, 75th Anniversary in the Park 11/19/21, and City Hall move in June 2022. The new City Hall is to be joined by a park, 2 office buildings and 2 parking garages. The first buildings to be constructed would be City Hall, the park, 1 office building and 1 parking garage with all infrastructure to support these buildings in place.

Commission asked what departments will reside in the new City Hall. Mr. Baker explained that most departments currently in City Hall will move and other divisions that are primarily in the field will remain in GMC.

Commission asked about the office building and whether retail would be included. Mr. Baker confirmed that there are retail opportunities on the bottom of the building.

Commission asked if building the second office building depends on the success of the first office building. Mr. Baker stated that Globe is the owner and developer of the property and they have had a fair amount of interest already in the first office building.

STAFF COMMUNICATIONS

None.

NEXT MEETING

Chairman Bray announced the next Planning and Zoning Commission meeting to be held on April 15, 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 6:55 p.m.

Respectfully Submitted By:

Alissa Magley, Commissioner Secretary

Patrick Bray, Chairman

Date: _____