



City of Goodyear

See meeting location  
below

Meeting Minutes

Planning & Zoning Commission

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Wednesday, November 4, 2020

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**

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

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Vice Chairman Barnes attended the meeting telephonically.

**Present** 7 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Steiner, Commissioner Clymer, and Commissioner Ellison

**MINUTES**

1. [P&Z MIN 28-2019](#) Approve draft minutes of the Planning and Zoning Commission meetings held on October 14, 2020 and October 21, 2020.

**MOTION BY Commissioner Kish, SECONDED BY Commissioner Steiner to APPROVE the draft minutes of the Planning and Zoning Commission meeting held on October 14, 2020 and October 21, 2020. The motion carried by the following vote:**

**Ayes** 7 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Steiner, Commissioner Clymer and Commissioner Ellison

**PUBLIC COMMENTS**

None.

**DISCLOSURE OF EX PARTE COMMUNICATIONS**

None.

**PUBLIC HEARINGS**

2. [19-210-00011A](#) **REZONING FROM PAD (PLANNED AREA DEVELOPMENT) AND AG (AGRICULTURAL) TO PAD (PLANNED AREA DEVELOPMENT)**

**FOR THE INNOVATION CENTRE**

**PROPOSED ACTION:**

A request for continuance has been received from the applicant for this item.

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

There being no public comment, Chairman Bray closed the public hearing at 6:03 p.m.

**MOTION BY Commissioner Clymer, SECONDED BY Commissioner Kish to CONTINUE case 19-210-00011A REZONING FROM PAD (PLANNED AREA DEVELOPMENT) AND AG (AGRICULTURAL) TO PAD (PLANNED AREA DEVELOPMENT) FOR THE INNOVATION CENTRE to November 18, 2020. The motion carried by the following vote:**

**Ayes**      7 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Steiner, Commissioner Clymer and Commissioner Ellison

**3.      [20-350-00002](#)      **PLATINUM STORAGE SPECIAL USE PERMIT REQUEST FOR CONVENIENCE STORAGE****

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

Planner Christian Williams presented the request for a Special Use Permit for a convenience storage on a 3.05-acre property zoned C-2 (General Commercial) located southeast of Litchfield Road and Van Buren Street. The C-2 (General Commercial) zoning was approved on June 25, 1961 with Annexation and Ordinance No. 61-0046. The C-2 General Commercial land use designation establishes convenience storage (mini-storage) as a use that requires approval of a Special Use Permit.

The applicant intends to redevelop an existing building which includes the development of a self-storage facility and has submitted the subject application for a Special Use Permit.

The subject property consists of 3.05 acres within an existing commercial center. The site contains a commercial building and sections of an existing parking lot. Improvements will be made both on and off the parcel in order to add parking landscape islands, improve parking lot circulation and enhance the landscaping both in and around the Goodyear Commercial Park.

The proposed 105,012 square-foot retail building will convert the existing 34,004 square foot building from a vacant retail store space (originally a grocery store) into an indoor convenience storage (mini-storage) facility. The existing single-story building was built approximately in 1976 and has a roof height of 23 feet 3 inches. Once the building is redeveloped, it will be a three-story building with a roof height of between 30 feet and 32 feet 6 inches. The proposed business hours of operations for the general public will be Monday-Sunday between 6:00 a.m. and 10:00 p.m. Site improvements will include demolition and reconstruction of the interior of the building, re-painting the building, reconfiguring the parking lot, adding additional parking lot landscape islands both on and off the parcel boundaries (within the Goodyear Commercial Park), refurbishing and repairing the existing

landscaping behind the center along both La Mar Boulevard and Las Palmas Drive.

The preliminary site plan shows once the redevelopment work is completed, 115 spaces will remain on the parcel. This is a reduction from the existing 140 parking spaces by 25 (the former retail space required approximately 114 spaces). The storage facility only requires 18 spaces. In addition, the entire parking lot within Goodyear Commercial Park will be reconfigured and contain a total of 221 shared parking spaces. Based on the future square footages within the center only 216 spaces are required. The net result is a loss of parking but enhancements in the aesthetics of the center's parking lot, a future surplus of 4 parking spaces and an added bicycle parking area.

Conceptual building elevations included with the Special Use Permit application convey the architectural design intended for the building. The proposed building height is 30 feet, not counting the screen wall, which is under the 56-foot maximum building height established for the C-2 (General Commercial) zoning district.

Mr. Williams explained that there is a Scrivener's error in the staff report for stipulation F. The Rear Setback was listed as 55' when the intention was 50'. Mr. Williams asked Commission to include this stipulation change into any vote that takes place.

Commission asked about the hours of operation. Mr. Williams explained that the facility would be closed to the public at 10 p.m.

Commission asked whether the facility would be open on Sundays, would the business affect the church within the same parking lot and how many services the church has on Sundays. Mr. Williams explained that the Mini-storage only requires 18 parking spaces and should not conflict with the services of the church. Planning Manager Katie Wilken stated that the location of the loading and unloading area is in the front of the building and should have minimal impact to the residents.

Taylor Earl, representing the applicant, explained that there is a small amount of parking needed for this facility. There is extra loading and unloading in the back for overflow, but the primary entrance and loading location is in the front of the facility.

Commission asked whether there would be access to U-Haul trucks for the customers as part of the business. Mr. Earl explained that while there would be loading and unloading, they were not intending to have truck availability as part of the project.

There being no public comment, Chairman Bray closed the public hearing at 6:14 p.m.

**MOTION BY Commissioner Kish, SECONDED BY Commissioner Clymer to RECOMMEND approval for case 20-350-00002 PLATINUM STORAGE SPECIAL USE PERMIT REQUEST FOR CONVENIENCE STORAGE with a modification to stipulation F. The motion carried by the following vote:**

**Ayes** 7 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Steiner, Commissioner Clymer and Commissioner Ellison

4. [20-200-00001](#)     **CASCADE FALLS AT CANYON TRAILS OVERLAY**

Chairman Bray opened the public hearing at 6:16 p.m.

Planner Christian Williams presented the request for approximately 12.2 acres be rezoned to MF-24 with a PAD overlay to be known as Cascade Falls at Canyon Trails.

The use of a PAD Overlay is justified as the current development standards for the MF-24 zoning district are in need of updating. Only three older apartment complexes, all near Central Avenue and Van Buren Street, have a multi-family zoning designation established outside of a PAD or PAD Overlay Zoning District. The current rear setback is listed as 20% which is not practical given modern apartment community design. In order to allow this development to move forward a PAD overlay was utilized.

The zoning ordinance requires a trash enclosure be located either 50 feet from a single-family zoning district or 30 feet if a landscape buffer is created. The manner in which the single-family residential subdivision, to the north was developed, there is a large landscape buffer and wall on the single-family subdivision side; the setback was reduced to 25 feet from the property line because the trash enclosure will be located 150 feet from lots with single-family homes. Depending on the height, based on current standards a carport could be as close to a property line wall as 6 feet; the applicant will be setting back all carports at least 15 feet from the property line.

The applicant requested a reduction of 5-feet on the west setback, which is adjacent to another multi-family project. Under the current C-2 (General Commercial) Zoning, the side setback is currently zero; although, this is a reduction in the multi-family setback, the impact to the existing multi-family development would be minimal. Under our current multi-family zoning, a landscape buffer would not be required to the north, however, to reduce the impact to the single-family the landscape buffer required in the existing C-2 (General Commercial) zoning will be carried over into this MF-24 with PAD Overlay to ensure the current landscape buffer will remain the same.

Commission asked if there will be parking at the rear of the property. Mr. Williams stated that it is envisioned to have parking but there is a 15' landscape setback before the carport.

Commission expressed concern over the lighting from the carports going into the rear of the residential properties adjacent to the project.

Commission expressed that they hope the pool would be in the front of property, not the back to avoid noise. The noise and light pollution should be limited in regards to the residential neighborhood to the north.

Ed Bull, representing the applicant, stated that he agreed with the staff recommendation. Mr. Bull explained that they would be happy to stipulate that along the north side of the property the parking lot lighting would be dark sky compliant and utilize downward directed lighting. Much of the northern property line is against open space.

Commission asked whether this property had been intended to be a school at some point in the past. Planning Manager Katie Wilken explained that the city had received an application for a Montessori school to expand in this location but they had decided not to develop.

Nathan Wieler, Principal for the West Valley Christian School, stated that he did not agree with the staff recommendation. Mr. Wieler explained that in the past at a different school, multi-family development causes issues for schools in regards to safety. Mr. Wieler is concerned that this project will do the same for the West Valley Christian School.

Darrel Kuiper, half partner in Orange City Kuiper Trust, expressed similar concerns to the previous speaker. Mr. Kuiper stated that multi-family projects have a tendency for more transient residents.

Commission asked for Mr. Bull to reach out to the schools and start a dialogue regarding these concerns.

Ms. Wilken explained the standard regulations for lighting, perimeter lights would be required to be full cut off and cannot be taller than 6 feet when adjacent to residential.

There being no further public comment, Chairman Bray closed the public hearing at 6:37 p.m.

**MOTION BY Commissioner Steiner, SECONDED BY Commissioner Clymer to RECOMMEND approval for case 20-200-00001 CASCADE FALLS AT CANYON TRAILS OVERLAY. The motion carried by the following vote:**

**Ayes**      7 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Steiner, Commissioner Clymer and Commissioner Ellison

5.      [20-630-00001](#)      **COMPREHENSIVE SIGN PACKAGE FOR THE GOODYEAR RECREATION CAMPUS**

Chairman Bray opened the public hearing at 6:38 p.m.

Principal Planner Steve Careccia presented the request for approval of a comprehensive sign package (CSP) for the Goodyear Recreation Campus located on 85.5 acres at the southwest corner of Estrella Parkway and Harrison Street. The CSP includes building signage and monument and wayfinding signs for the first phase of the recreation signage.

The first phase of the Goodyear Recreation Campus will consist of a recreation center, aquatic facility

and park on approximately 40 acres. The proposed signage is intended to identify the campus, assist in pedestrian and vehicular wayfinding, and create a sense of place. The CSP proposes modification to the sign standards as established in the Zoning Ordinance. These modification include:

1. Building ID - Sign area proposed at 198 square feet in lieu of the required maximum of 137 square feet permitted for a wall sign;
2. Canopy Signage - Sign area proposed at 94 square feet in lieu of the required maximum of 75 square feet permitted for a wall sign;
3. Primary Monument - Sign area proposed at 42 square feet in lieu of the required maximum 32 square feet permitted for a single use monument sign;
4. Primary Wayfinding - Introduction of new sign type; and,
5. Secondary Wayfinding - Introduction of new sign type.

Signage for future phase of the campus may be installed in accordance with the Zoning Ordinance. However, any requests for deviations or modifications to the permitted signage will require approval of a comprehensive sign package.

Commission asked if the majority of sign packages are giving exceptions to the standard sign sizes. Mr. Careccia stated that not all sign packages but most of them do request larger signage. Most businesses do request larger signage so it is not out of the ordinary.

Commission asked whether the coloring of the signage shown on the slides presented will be the color schemes. Mr. Careccia confirmed that the colors are shown on the slides and they are in keeping with the city branding of the current signs through the city.

Parks and Recreation Director Nathan Torres addressed the Commission. The Goodyear Recreation Campus is on track to open the summer of 2021. The focus is for inclusion of all ages and abilities to be able to utilize the project. With the recent passage of digital signs being accepted, the City does plan an amendment to include an additional marquee sign for the recreation campus.

There being no public comment, Chairman Bray closed the public hearing at 6:49 p.m.

Commission stated that the landmark and wayfinding signs should be something unique and not in keeping with the rest of city signage.

**MOTION BY Commissioner Steiner, SECONDED BY Commissioner Kish to RECOMMEND approval for case 20-630-00001 COMPREHENSIVE SIGN PACKAGE FOR THE GOODYEAR RECREATION CAMPUS. The motion carried by the following vote:**

- |             |   |
|-------------|---|
| <b>Ayes</b> | 6 - Chairman Bray, Commissioner Kish, Commissioner Molony, Commissioner Steiner, Commissioner Clymer and Commissioner Ellison |
| <b>Nays</b> | 1 - Vice Chairman Barnes  |

**BUSINESS**

- 6. [383](#) Approve the 2021 Planning and Zoning Commission meeting calendar.

**MOTION BY Commissioner Clymer, SECONDED BY Commissioner Kish to APPROVE the 2021 Planning and Zoning Commission calendar. The motion carried by the following vote:**

**Ayes** 7 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Steiner, Commissioner Clymer and Commissioner Ellison

**STAFF COMMUNICATIONS**

Development Services Director Christopher Baker reviewed the cases previously presented to Commission.

Planning Manager Katie Wilken introduced the new Assistant Planner Jason Barr.

**NEXT MEETING**

The next Planning and Zoning Commission meeting will be a special meeting held on November 18, 2020 at 6:00 p.m. at the Goodyear Municipal Court and Council Chambers.

**ADJOURNMENT**

There being no further business to discuss, Chairman Bray adjourned the meeting at 6:57 p.m.

Respectfully Submitted By:

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Alissa Magley, Commission Secretary

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Patrick Bray, Chairman

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