



Meeting Minutes

Planning & Zoning Commission

Wednesday, May 20, 2020

6:00 PM

Electronic Meeting through Microsoft Teams

Due to the COVID-19 pandemic and Governor Ducey's "Stay Home, stay Healthy, Stay Connected" order, this meeting will be held by video conference.

Members of the public may participate in the following ways:

1. Submit questions and comments for the Commission at the meeting by
 - Send an email to publiccomments@goodyearaz.gov.
 - Comments should be limited to three minutes (approximately 380 words).
 - Include the Agenda Item Number.
 - Include your contact information.
 - Include if you are a Goodyear resident.
2. View the meeting at www.facebook.com/goodyearazgov. You don't need a Facebook account to view the meeting.
3. Contact the Planning & Zoning Division any time prior to the meeting at gycdev@goodyearaz.gov.

CALL TO ORDER

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

ROLL CALL

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

Absent 1 - Vice Chairman Barnes

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

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

Excused 1 - Vice Chairman Barnes

MINUTES

1. [P&Z MIN 21-2019](#) Approve draft minutes of the Planning and Zoning Commission meeting held on May 6, 2020.

MOTION BY Commissioner Molony, SECONDED BY Commissioner Clymer to APPROVE the draft minutes of the Planning and Zoning Commission meeting held on May 6, 2020. The motion carried by the following vote:

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

Excused 1 - Vice Chairman Barnes

PUBLIC COMMENTS

None.

DISCLOSURE OF EX PARTE COMMUNICATIONS

None.

PUBLIC HEARINGS

2. [19-200-00002](#) **GOODYEAR 82 REZONE**

Chairman Bray opened the public meeting at 6:05 p.m.

Planner Christian Williams presented the request to rezone approximately 82 acres from Riverside Park Preliminary Planned Area Development (PAD) to I-2 General Industrial with an overlay to allow building heights up to 70 feet. The zoning for this property is contained in the larger Riverside Park Preliminary Planned Area Development (PAD) and was approved on December 12, 2005 through Ordinance No. 2005-976. The preliminary development plan called for a mix of single-family dwelling units configured on 2-pack lots (Z-Lots), and 60-foot wide lots. Neighboring this property, just west of a utility corridor and adjacent to a gas-line utility corridor, additional 60-foot wide lots and 70-foot wide lots are contemplated as part of the Riverside Park Preliminary PAD.

Since the approval of the Riverside Park Preliminary PAD, the Arizona State Department of Transportation (ADOT) has revised the alignment of the future Arizona State Route 30 (Tres Rios) Freeway; under the revised alignment, part of the Goodyear 82 Property will be required for the freeway right-of-way. Based on staff and applicant concerns regarding the property being developed as single-family residential, adjacency to a future freeway as well as existing high capacity power lines, an existing rail line, planned and existing industrial development, and no nearby residential dwelling units to support commercial supporting commercial, both supported a rezone to a more appropriate industrial land-use.

Commission asked about how high the proposed stack of the State Route 30 and 303 would be, in

comparison with the 70 foot building height. Mr. Williams responded that it is not known how high the proposed stack will be but the building heights of 70 feet that are being proposed with this development would be lower than the power lines that are currently existing on this site.

Commission questioned if the new industrial area will be adjacent to the residential still within the Riverside Park PAD. Mr. Williams explained that if the owner of the property still wanted to do residential within this site, they would still need to come back to the city as it was only approved preliminarily. The city would probably encourage an industrial zoning due to the ADOT alignment. Stipulation 1 has been put into place as a safe guard as it gives more protections as it relates to the height of buildings.

There being no public comment, Chairman Bray closed the public hearing at 6:16 p.m.

MOTION BY Commissioner Steiner, SECONDED BY Commissioner Clymer to recommend APPROVAL for case 19-200-00002 GOODYEAR 82 REZONE. The motion carried by the following vote:

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

Excused 1 - Vice Chairman Barnes

3. [19-210-00008](#) CENTERSCAPE REZONE

Chairman Bray opened the public meeting at 6:18 p.m.

Planner Christian Williams presented the request to rezone approximately 35.73 acres of Centerscape at Palm Valley Amendment Planned Area Development (PAD) to Centerscape at Palm Valley 2020 PAD. The original Centerscape development encompasses 51-acres and is generally located between West McDowell Road, Interstate-10 (Papago Freeway), North Bullard Avenue and North 145th Avenue. In 2006, the property was rezoned from Agricultural to Planned Area Development (PAD) and contemplated a Mixed-Use Commercial District known as the At-Home District PAD.

The applicant is requesting to replace the existing Centerscape at Palm Valley Amendment PAD with a Centerscape at Palm Valley 2020 PAD. The PAD will utilize existing Goodyear zoning categories and contains 19.2 acres of General Commercial (C-2), 11.5 acres of Multi-Family Residential (MF-24), and creates a Flex Area that may be used to increase the boundaries of the Commercial Development and/or to increase the boundaries of the Residential Development and will be used between the MF-24 Residential use and the C-2 General Commercial use to allow for all or a portion of the five (5) acres to be combined into either the MF-24 Residential or the C-2 General Commercial use for final lot combinations. The multi-family residential portions of the development will be located on the east side the project, adjacent to 145th Avenue; commercial and office uses will be located to Bullard Avenue on the west and Interstate-10 (Papago Freeway) on the south.

In addition to the added multi-family residential component, less compatible General Commercial (C-2) permitted uses have been excluded and certain desirable Commercial Office C-O uses have been added within the General Commercial area. The development plan also calls for element enhancements such as pedestrian connections, a major plaza, enhanced pavers and landscaping, trail connections, integration between the commercial and multi-family residential parcels, and cohesive project names between the multi-family and commercial to create an intentional mixed-use and harmonious feel between the developments.

The Applicant, Jeffrey Blilie was available for questions.

Commission asked for clarification on the prohibited businesses within the C-2 zoning. Mr. Williams explained that the prohibited uses within C-2 are adult bookstores, adult novelty stores and adult theaters, pawn shops, second hand stores, non-chartered financial institutions, massage establishments, tattoo studios and body piercing studios.

Commission asked if smoke shops and tobacco shops could be added to the prohibited uses. Mr. Blilie confirmed that adding smoke shops and tobacco shops could be added as a prohibited use.

Assistant City Attorney Sarah Chilton explained that the PAD do not have to match the C-2 uses, if the applicant and staff support another prohibited use then it can be permitted.

Development Services Director Christopher Baker that they did not have any objection to the addition of the prohibited use.

There being no public comment, Chairman Bray closed the public hearing at 6:32 p.m.

MOTION BY Commissioner Kish, SECONDED BY Commissioner Ellison to amend and add stipulation to the C-2 PAD that does not allow smoke shops or tobacco shops within this particular PAD and to allow staff to work with legal to develop the language. The motion carried by the following vote:

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

Excused 1 - Vice Chairman Barnes

MOTION BY Commissioner Kish, SECONDED BY Commissioner Steiner to recommend APPROVAL for case 19-210-00008 CENTERCAPE REZONE as amended. The motion carried by the following vote:

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

Excused 1 - Vice Chairman Barnes

BUSINESS

None.

STAFF COMMUNICATIONS

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

NEXT MEETING

The next Planning and Zoning Commission Meeting will be held on June 10, 2020 at 6 p.m.

ADJOURNMENT

There being no further business to discuss, Chairman Bray adjourned the meeting at 6:37 p.m.

Respectfully Submitted By:

Alissa Magley, Commission Secretary

Patrick Bray, Chairman

Date:_____