

Planning & Zoning Commission
Municipal Court and Council Chambers
14455 W. Van Buren St., Suite B101
Goodyear, AZ 85338



Wednesday, February 10, 2021

6:00 p.m.

Meeting Agenda

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Vice Chairman Randy Barnes; Commissioner Jason Kish; Commissioner Kathleen Molony;
Commissioner Walter Steiner; Commissioner Gregg Clymer; Commissioner Brian Ellison

Absent: Chairman Patrick Bray

MOTION BY: Commissioner Walter Steiner, SECONDED BY: Commissioner Kathleen Molony to
EXCUSE Chairman Bray and Commissioner Kish from the meeting. The motion carried by the
following vote:

AYE: Vice Chairman Randy Barnes, Commissioner Kathleen Molony, Commissioner Walter
Steiner, Commissioner Gregg Clymer, Commissioner Brian Ellison

Other: Chairman Patrick Bray (Excused), Commissioner Jason Kish (Excused)

Commissioner Kish entered the meeting at 6:03 p.m.

APPROVE MINUTES

1. Approve the draft minutes of the Planning and Zoning Commission Meeting on January 13, 2021.

MOTION BY: Commissioner Gregg Clymer, SECONDED BY: Commissioner Kathleen Molony to
APPROVE the draft minutes of the Planning and Zoning Commission Meeting on January 13,
2021. The motion carried by the following vote:

AYE: Vice Chairman Randy Barnes, Commissioner Jason Kish, Commissioner Kathleen
Molony, Commissioner Walter Steiner, Commissioner Gregg Clymer, Commissioner Brian
Ellison

Other: Chairman Patrick Bray (Excused)

PUBLIC COMMENTS

Non-Agenda items: This is the time for citizens who would like to address the Planning & Zoning Commission on any non-agenda item within the jurisdiction of the Goodyear Planning & Zoning Commission. Please complete a speaker card and give it to the Secretary. Each speaker is limited to three (3) minutes. Before you begin to speak, identify yourself by clearly stating for the record your name and whether you are a Goodyear resident. The Commission will listen to comments and may take any one of the following actions:

- Respond to criticism
- Request that staff investigate and report on the matter
- Request that the matter be scheduled for on a future agenda.

Agenda items: The Chairman will call for public comments as each agenda item is up for discussion. Please complete a speaker card for the Secretary, listing the agenda item on which you would like to speak. Each speaker is limited to three (3) minutes. Before you begin to speak, identify yourself by clearly stating for the record your name and whether you are a Goodyear resident.

None

DISCLOSURE OF EX PARTE COMMUNICATIONS

This is an opportunity for Commission members to disclose any ex-parte communications they may have had prior to this meeting on any item scheduled for discussion on this agenda.

None

PUBLIC HEARINGS

The following actions will take place for each public hearing item:

- A. Open the Public Hearing
- B. Staff Presentation
- C. Applicant Presentation (10 minutes)
- D. Receive Public Comment (3 minutes)
- E. Close the Public Hearing

2. PLANNED AREA DEVELOPMENT AMENDMENT TO AMEND THE RESTATED AND AMENDED FINAL PLANNED AREA DEVELOPMENT FOR BALLPARK VILLAGE & BALLPARK VILLAGE - SOUTH

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

Principal Planner Karen Craver presented the request to revise the multi-family residential density range from 5-10, 6-15 & 8-30 dwelling units/acre to 5-30 dwelling units/acre, and to increase the maximum building height for two of the multi-family residential districts from 42 feet to 55 feet, and to decrease the maximum building height for the third multi-family residential district from 75 feet to 55 feet, within the Ballpark Village & Ballpark Village – South PAD, south of Yuma Road on the east side of Estrella Parkway.

El Dorado Ballpark Village LLC, who purchased the property on which REV will be built, and also owns the remainder of Ballpark Village – South, just south of REV, has now brought forth a proposed PAD amendment to revise the density range in each of the three multi-family residential categories; RES-1, RES-2 and RES-3. Currently, the range in the RES-1 category is 5-10 dwelling units/acre, the range in the RES-2 category is 6-15, and the range in the RES-3 category is 8-30. The proposed range for all three categories is 5-30 dwelling units/acre in order to allow all three categories to develop at the density range that will maximize the number of people living in Ballpark Village - South.

Multi-family developer Alliance Residential attended a pre-application meeting with staff in September of last year to discuss a conceptual site plan for the remainder of Ballpark Village – South, owned by El Dorado. The conceptual plan is for fifteen 3-story buildings, with a density of 21 dwelling units per acre within the RES-1 category (current density 5-10 dwelling units/acre) in anticipation of approval of this PAD amendment. Staff is working with Alliance on the building elevations in an effort to ensure that the elevations will be in conformance with both the PAD Design Guidelines and the City Design Guidelines when Alliance's formal "Prose at Ballpark Village" site plan application is submitted.

While considering the El Dorado PAD amendment request, staff determined that it was also appropriate to process a house-keeping PAD amendment at the same time. That proposed amendment is to decrease the maximum building height for one of the three multi-family residential districts from 75 feet to 55 feet. The 75-foot maximum building height was a carry-over from the original 2007 Wood Corporate Campus and Ballpark Village PAD when Rose Properties anticipated that high-rise office buildings would develop in Wood Corporate Campus. The house-keeping amendment should have been incorporated into the 2017 Communities Southwest amendment changing the approved land use in Ballpark Village – South from business/office park to residential. In addition, at this time staff is proposing to increase the maximum building height for the other two multi-family residential districts from 42 feet to 55 feet to create consistency in all three districts. Neither of the proposed changes in maximum building height, the reduction from 75 to 55 feet or the increase from 42 to 55 feet, will impact the existing Solace or REV site plan approvals, or the planned Prose site plan submittal.

There are 4 other private property owners within the PAD. 2 of the property owners within Ballpark Village are supportive of this amendment but the other 2 do not support this amendment. Ms. Craver read emails staff received from the owner of the property on Solace and the owner of the property of the Indian Clubhouse project. Both emails expressed that they did not support this amendment. The master plan needs time to develop and this project devalues their project. Emails were also received from a property owner outside the PAD that does not support multi-family development.

Commission asked about when they had first looked at the project, and it was supposed to be an urban community with townhouses, restaurants, and parks. Asked if this project wants to build high-rise apartments instead of the original plan. Ms. Craver responded that these are all rentals, as were some residences within the original master plan. The concept has changed and when this was approved 4 years ago, nothing was developed and the property was sold. Solace and Rev have been cooperative in order to meet the design guidelines and have provided open and private recreation space. It is not what was originally envisioned, but staff is optimistic about this project.

Commission asked about the elevations and whether there will be retail on the bottom floor. Ms. Craver responded that Solace does not have retail at the bottom but was created to look like a retail/mixed use building.

Commission requested clarification on the location of restaurants, entertainment, and multi-family within the area. Ms. Craver explained that the restaurants and entertainment are up near the ballpark and this area has always been designated as residential. This had been designated as multi-family previously, but the density is changing.

Commission asked about the unit count regarding the density change in this request. Ms. Craver stated that by changing the density from 5-30 units across the board, it would increase the allowance for more density overall.

Commission inquired as to where the 2 emails received owned property. Ms. Craver explained that the property owners are where Solace is being built and where the clubhouse for the Cleveland Indians was built.

Commission asked about the competing interest mentioned in the emails from the property owners. Ms. Craver stated that when they were starting development here, the lowest density was in Ballpark Village South while the high density was already designated in the north. Now there will be higher densities in the south as well, creating competition for them.

Brennan Ray, representing the applicant Alliance Residential, was available for questions from Commission. Mr. Ray expressed agreement with staff's presentation.

Commission asked if Mr. Ray had anything to say regarding the previous questions Commission had asked staff. Mr. Ray gave an overview of the 2017 amendment and what was intended. This new amendment is a complementary use with providing higher density to promote the mixed uses to the north.

Commission asked for clarification on the amendment and what would be changing around the ballpark. Ms. Craver explained that none of the mixed use will be changing, only the residential uses will be changing.

Commission asked whether it is envisioned that these occupants will be seasonal. Mr. Ray explained that these are not intended to be for seasonal occupants.

Commission discussed how this amendment will affect the current property owners. Ms. Craver explained that the density will not be reduced for them and the height does not affect their current development either. Mr. Ray explained where the development standard changes will apply to each of the areas. The REV development will be built whether this amendment is approved or not. This will simply make it uniform across the board.

Development Services Director Christopher Baker clarified that the property staff and Commission had been discussing that contains the Cleveland Indian Clubhouse is not owned by the Indian's, it is a privately owned project.

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

Commission discussed the need for adding higher density to attract mixed use development, however it should also include other options besides standard apartments. Commission also discussed having visions for certain areas and at what point should changes happen. There was another development that included single family housing across the street and this influx of residents could attract entertainment and restaurants around this area.

Commission asked if there would still be the ability to have commercial on the ground floor of these apartment developments. Ms. Craver replied that there is no underlying commercial zoning in this area. The area to the north is where the mixed use development is intended.

MOTION BY: Commissioner Gregg Clymer, SECONDED BY: Commissioner Brian Ellison to RECOMMEND approval for case 20-210-00003 PLANNED AREA DEVELOPMENT AMENDMENT TO AMEND THE RESTATED AND AMENDED FINAL PLANNED AREA DEVELOPMENT FOR BALLPARK VILLAGE & BALLPARK VILLAGE - SOUTH. The motion carried by the following vote:

AYE: Vice Chairman Randy Barnes, Commissioner Jason Kish, Commissioner Gregg Clymer, Commissioner Brian Ellison

NAY: Commissioner Kathleen Molony, Commissioner Walter Steiner

Other: Chairman Patrick Bray (Excused)

3. **REZONE APPROXIMATELY 139 ACRES LOCATED AT THE SOUTHEAST CORNER OF CITRUS ROAD AND VAN BUREN STREET**

Vice Chairman Barnes opened the public hearing at 6:52 p.m.

Planner Christian Williams presented the request to rezone approximately 139 acres located at the southeast corner of Citrus Road and Van Buren Street from Rose Gardens Final (PAD) to R1-4 (Single Family Detached) Zoning District with R1-4 Reduced Development Standards with a PAD overlay.

The proposed rezoning includes 139 acres of property that was to be developed as Rose Gardens. The current zoning for this property is Rose Gardens Final Planned Area Development (PAD) and was approved on November 9, 2008 by Ordinance No. 08-1144. The development plan called for a mix of single-family dwelling units configured on Z-Lots, 60-foot wide lots, 65-foot wide lots and 70-foot wide lots and commercial at the southeast corner of Citrus Road and Van Buren Street and a Public Facilities District (PFD) at the northeast corner of Citrus Road and Harrison Street. A portion of the property that was to be developed as residential, and which was developed as Odyssey Preparatory Academy and the portion of the property zoned PFD, which is owned by the City, is not included in the proposed rezoning.

The Property is being rezoned to R1-4 (Single Family Detached) Zoning District with the R1-4 Reduced Development Standards and a PAD Overlay. The maximum number of dwelling units that will be developed on the Property is 621. Silva Trails will adhere to the R1-4 (Single Family Detached) Zoning District as modified by the R1-4 Reduced Development Standards, as modified by the PAD Overlay.

The proposed rezoning requires additional amenity elements, connectivity elements and streetscape elements be provided. The proposed zoning ordinance includes stipulations requiring these amenity elements, connectivity elements and streetscape elements be provided. They include the following:

To meet the two (2) required Amenity Elements, the development will:

- Provide Additional Internal Park Amenities - A swimming pool, shaded children's water play area and bathroom facility.
- Provide Additional Amenities - an outdoor kitchen with two built in gas barbeque grills, a built-in countertop-sink all underneath a shaded trellis structure. The central amenity area will also include a clubhouse with both indoor and outdoor lounge areas, meeting rooms, bathrooms, and gathering spaces; a cornhole plaza with four cornhole courts and seating; a shaded playground lighted basketball court; shaded picnic tables with charcoal barbeque grills; a large turf area with space for fields or organic play

In order to meet the four (4) required Connectivity Elements, the development will:

- Be Considered In-fill – Project will be located adjacent to Canyon Trails 4 West/Oasis at Canyon Trails (a large nearly developed master planned community) and will largely complete this square mile of development.
- Provide Trail System Connections – Create a decomposed bridle trail on the east side of Citrus Road that is 8-foot-wide immediately west of sidewalk and 9 -foot-wide landscape strip with 30 foot on center shade trees.
- Provide Lot Diversity - In order to ensure lot diversity within the R1-4 Reduced Zoning district 35 percent of the lots within the Property will be 45' X 120' or deeper, 10 percent of the lots within the Property will be 50' X 120' or deeper and 35 percent of the lots within the Property will be 55 X 90' or deeper. By way of comparison a standard R1-4 Reduced lot may be as small as 40-foot-wide by 100-foot-deep or 4,000 square feet in overall size; the smallest lot in this development will be 4,500 square feet in overall size.
- Provide Additional Connectivity Elements – Feature mid-block trails to create smaller blocks; provide a view fence at designated sections along the bridge path to provide views to the path and into the community; provide pedestrian access from the development to the bridle path; include 8-foot-wide sidewalks that lead from the Citrus Road, Van Buren Street, and Harrison Street entrances to the central and secondary open spaces.

Commission asked about the amended ordinance regarding wastewater. Mr. Williams explained that staff was clarifying the language on how the developer will either pay for or construct the sewer lines.

Taylor Earl, representing the applicant, was available for questions.

There being no public comment, Vice Chairman Barnes closed the public hearing at 6:55 p.m.

MOTION BY: Commissioner Jason Kish, SECONDED BY: Commissioner Brian Ellison to RECOMMEND approval for case 20-200-00007 REZONE APPROXIMATELY 139 ACRES LOCATED AT THE SOUTHEAST CORNER OF CITRUS ROAD AND VAN BUREN STREET. The motion carried by the following vote:

AYE: Vice Chairman Randy Barnes, Commissioner Jason Kish, Commissioner Kathleen Molony, Commissioner Walter Steiner, Commissioner Gregg Clymer, Commissioner Brian Ellison

Other: Chairman Patrick Bray (Excused)

4. REZONING FROM PAD (PLANNED AREA DEVELOPMENT) TO R1-4 (SINGLE FAMILY DETACHED) AND R1-C (COURT HOME) FOR CITRUS PARK

Vice Chairman Barnes opened the public hearing at 6:56 p.m.

Principal Planner Steve Careccia presented items #4 and #5 together. This request is to rezone approximately 160 acres located at the southwest corner of Citrus Road and Lower Buckeye Road (the "Property") from the PAD (Planned Area Development) zoning district to the R1-4 (Single Family Detached) and R1-C (Court Home) zoning districts to facilitate the development of a residential development to be called Citrus Park.

The subject property consists of approximately 160 acres generally located at the southwest corner of Citrus Road and Lower Buckeye Road and is within the West Goodyear Planning Area. The property is undeveloped and currently utilized for agricultural purposes. The property is currently zoned PAD (Planned Area Development). The PAD is known as the Levinson 160. The PAD was approved on December 10, 2007 with the adoption of Ordinance No. 07-1096. The Levinson PAD provided for the development of 422 dwelling units and a ±27-acre commercial parcel.

The General Plan Land Use Plan designates the subject property as Neighborhoods. This land use category provides areas for the growth and development of neighborhoods that include a wide range of densities and housing products. The Neighborhoods category may also include public and community facilities that support and complement the neighborhood, such as schools, places of worship, and parks along with commercial uses at appropriate intensities and locations.

The Property is one of the original "West Goodyear Properties." Regional water and wastewater master studies, including amendments thereto, have been adopted that identify the regional water and wastewater lines that were required to serve the West Goodyear properties, including the Property. Cost recovery resolutions were adopted to provide for reimbursements from the properties benefitted by the regional water and wastewater lines that are constructed or that would be constructed by others.

The request is to rezone the approximate 160-acre subject property from the PAD zoning district to the R1-4 and R1-C zoning districts. The development will consist of 616 dwelling units at a density of 3.84 dwelling units per acre. The area proposed for the R1-4 (Single Family Detached) will consist of approximately 114 acres intended for 421 detached single family homes on 45- and 55-foot wide lots. The 114 acres represents 71% of the overall project area and the 421 homes represents 68% of the overall number of proposed dwelling units.

The area proposed for the R1-C (Court Home) zoning district will consist of approximately 46 acres intended for 195 detached court homes on 40-foot wide lots. The 46 acres represents 29% of the overall project area and the 195 homes represent 32% of the overall number of proposed dwelling units. A typical court home pod will consist of six homes sharing a common driveway. Private yards will be provided.

The request proposes to reduce the side setbacks with the R1-4 (Single Family Detached) zoning district. The standard side setback is a minimum of five feet with 15 feet total for both sides (i.e. 5'/10'). The request would reduce the total for both sides to 10 feet (i.e. 5'/5').

The request for R1-4 and R1-C zoning requires the development to incorporate several design elements as set forth in the Zoning Ordinance. Further, the request to reduce the total side yard setback in the R1-4 zoning district requires the use of additional design elements. For each zoning district, the required number of design elements include:

In order to meet the two required Amenity Elements, the development will include the following:

1. Additional Park Space – There will be approximately 47 acres of open space (30% of project area), with 11 acres of usable open space distributed between five different park sites, including a 5.9 acre central park. This is more than double the 24 acres of open space that would otherwise be required.
2. Additional Internal Park Amenities – Five parks will be developed within the Property with various amenities, including a community pool with parking and restroom facility. Other amenities include turf play areas, play courts (i.e. corn hole, pickleball, bocce ball), ramadas and trail connections.

In order to meet the four required Connectivity Elements, the development will include the following:

1. Infill Development – The property is located adjacent to developing properties (i.e. Las Brisas, Pradera, El Cidro). City water and wastewater facilities exist within the area.
2. Trail System Connections – Extensive internal trail system will be provided.
3. Smaller Blocks – Neighborhood blocks will be broken up by open space and trail connections.
4. No Subdivision Perimeter Wall – No subdivision perimeter wall will be constructed. Instead, there will be a limited use of walls along Citrus Road and Lower Buckeye Road to allow views into the community.
5. Lot Diversity – The proposed zoning offers lot diversity within the R1-4 (Single Family Detached) Zoning District with at least 205 of the lots within the district being at least 55 feet in width, which is 10 feet greater than the minimum required in the district. The court home lots within the R1-C (Court Homes) Zoning District will also provide an alternative housing choice for future residents.
6. Additional Connectivity Elements – The property will be developed so that the internal trail system to the wider trail system in the regional east-west power line easement and to the public sidewalks located along Citrus Road and Lower Buckeye Road.

Commission asked if this was a part of West Goodyear. Mr. Careccia explained that yes it is located in what is considered West Goodyear although it is not a formally designated area. Staff previously did an aerial plan for what is referred to as West Goodyear, including Cotton lane to Perryville road and I-10 south to MC85.

Commission commented on the small pool within this development and that the last property they had seen during the meeting had a bigger pool. Mr. Careccia stated that the exhibits shown are conceptual drawings and are not to scale. The zoning ordinance gives the ability to require certain amenities but does not dictate size in the case of a pool. Commission asked if there should be some minimums regarding amenities. Development Services Director Christopher Baker advised that creating minimum size requirements for amenities may reduce the opportunity for creativity and we do not want to have all amenities within different developments to be the same.

Andrew Yancey, representing the applicant, spoke in support of the staff recommendation. Mr. Yancey explained that the amenities and open space are part of the design requirements to get the reduced density. There is a robust amenity package. The area with the pool is a 6 acre park with an additional 3 different community parks throughout the property, bringing the amount of open space to almost twice what is required. The pool shown on the exhibits is not to scale and will be designed once they are further along. All the lots within the community have an extended depth above what is required, including the court home product that has a backyard large enough to fit a private pool.

There being no public comment, Vice Chairman Barnes closed the public hearing at 7:16 p.m.

MOTION BY: Commissioner Jason Kish, SECONDED BY: Commissioner Walter Steiner to RECOMMEND approval for case 20-200-00005 REZONING FROM PAD (PLANNED AREA DEVELOPMENT) TO R1-4 (SINGLE FAMILY DETACHED) AND R1-C (COURT HOME) FOR CITRUS PARK. The motion carried by the following vote:

AYE: Vice Chairman Randy Barnes, Commissioner Jason Kish, Commissioner Kathleen Molony, Commissioner Walter Steiner, Commissioner Gregg Clymer, Commissioner Brian Ellison

Other: Chairman Patrick Bray (Excused)

BUSINESS

5. PRELIMINARY PLAT FOR CITRUS PARK

Principal Planner Steve Careccia presented item #5 with item #4.

MOTION BY: Commissioner Gregg Clymer, SECONDED BY: Commissioner Walter Steiner to RECOMMEND approval for case 20-500-00006 PRELIMINARY PLAT FOR CITRUS PARK subject to stipulations. The motion carried by the following vote:

AYE: Vice Chairman Randy Barnes, Commissioner Jason Kish, Commissioner Kathleen Molony, Commissioner Walter Steiner, Commissioner Gregg Clymer, Commissioner Brian Ellison

Other: Chairman Patrick Bray (Excused)

STAFF COMMUNICATIONS

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

Mr. Baker also reviewed a question brought up by Commissioner Molony at the last meeting regarding occupancy of current Goodyear apartment complexes. From a small amount of apartments that were surveyed, the current occupancy rate is estimated at 85-90% occupancy.

NEXT MEETING

The next Planning and Zoning Commission meeting will be held on March 10, 2021 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 7:25 p.m.

Respectfully Submitted By:

Alissa Magley, Commission Secretary

Patrick Bray, Chairman

Date:_____