

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



Wednesday, June 9, 2021

6:00 p.m.

Meeting Minutes

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

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

Absent: Commissioner Jason Kish

Vice Chairman Barnes entered the meeting at 6:01 p.m.

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

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

Other: Commissioner Jason Kish (Excused)

Passed - Unanimously

APPROVE MINUTES

Minutes from the previous meeting will be approved at the July 7, 2021 Planning & Zoning Commission meeting.

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 (if applicable)
- D. Receive Public Comment
- E. Close the Public Hearing

1. **VIEW 10 BUSINESS CENTER REZONING AND PAD OVERLAY**

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

Principal Planner Karen Craver presented the request to rezone approximately 48.12 acres currently zoned Planned Area Development/Mixed Use Commercial, and generally located at the southeast corner of Sarival Avenue and McDowell Road, to C-2, General Commercial (30.51 acres) and MF-24, Multi-family Residential (17.61 acres), with a PAD Overlay on the entire 48.12 acres.

Sunbelt Land Holdings L.P., who purchased the subject property from Merit Partners in November 2019, has now brought forth this request to replace the Palm Valley Phase VIII PAD Mixed Use Commercial zoning on the Property with the city's C-2 General Commercial zoning district and the city's MF-24 Multi-family Residential zoning district, with a PAD Overlay on the entire property. The request is intended to create a mixed-use development that includes opportunities for retail, office and hotel uses, and an opportunity for a multi-family residential use, that can create a synergy between the uses within the development, and create a synergy with the existing commercial and residential uses in the vicinity of the proposed mixed-use development. The PAD Overlay will allow an attached retail/warehouse use in the C-2 parcel, and will also allow a maximum residential building height of 48 feet (4 stories) in the MF-24 parcel, except for the residential buildings within 200 feet of the north property line of the parcel, which is limited to 40 feet (3 stories).

Jeff Blilie, representing the applicant, was available for questions.

There being no public comment, Chairman Bray closed the public hearing at 6:09 p.m.

MOTION BY Commissioner Gregg Clymer, **SECONDED BY** Commissioner Walter Steiner to RECOMMEND approval for case 20-210-00005 VIEW 10 BUSINESS CENTER REZONING AND PAD OVERLAY. The motion carried by the following vote:

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

Other: Commissioner Jason Kish (Excused)

Passed - Unanimously

2. **WILHELM AUTOMOTIVE WIRELESS COMMUNICATION FACILITY (WCF) ON PROPERTY ZONED PAD (PLANNED AREA DEVELOPMENT)**

Chairman Bray opened the public hearing at 6:09 p.m.

Planner Christian Williams presented the request for a Special Use Permit for a Wireless Communication Facility (WCF) on an approximately 1.5-acre property zoned Planned Area Development (PAD) located west of the southeast corner of Old Litchfield and Indian School Roads. The Wilhelm Automotive property, where the Wireless Communications Facility is to be located is approximately 1.5 acres in total. The pole and equipment yard will be located in the far southwest corner of the property a minimum of seven (7) feet east of the western existing wall and a minimum of 13 feet north of the southernmost existing wall. The site will be accessed utilizing existing driveways off of Indian School Road.

While this does not meet the typical Wireless Communications Facility setback in Zoning Ordinance Section 4-2-4-C-4 (a distance equal to the height of the pole – 65 feet), staff worked with the applicant and asked them to move the pole to the far southwest corner of the site so the pole is not located in the middle of the property adjacent to an existing building, is further from public view and provides further flexibility to the Wilhelm Automotive shop in the event a future business decides to locate at this location. No adjacent property owners have reached out in opposition to the city. The facility proposes a new masonry wall to the north and northeast in order to enclose and screen the new ground mounted equipment. The pole will extend vertically approximately 65 feet and will be screened to appear as a Broadleaf Tree. Conceptual elevations included with the Special Use Permit application convey the design intended for the pole and wall. The proposed pole height is 65 feet, not counting the Broadleaf tree screening, an additional 10 feet of height shall be permitted to allow the Broadleaf tree to property screen the wireless communication facility pole.

Declan Murphy, representing the applicant, was available for questions.

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

MOTION BY Commissioner Walter Steiner, **SECONDED BY** Commissioner Kathleen Molony to RECOMMEND approval for case 20-350-00003 WILHELM AUTOMOTIVE WIRELESS COMMUNICATION FACILITY (WCF) ON PROPERTY ZONED PAD (PLANNED AREA DEVELOPMENT). The motion carried by the following vote:

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

Other: Commissioner Jason Kish (Excused)

Passed - Unanimously

BUSINESS

3. **PRELIMINARY PLAT FOR AIRPARK LOGISTICS CENTER**

Principal Planner Karen Craver presented the preliminary plat for Airpark Logistics Center subdividing approximately 170.25 acres into five industrial lots. The subject property is located on the east side of Bullard Avenue and the Bullard Wash, extending from Yuma Road on the north, to south of Lower Buckeye Parkway on the south. The preliminary plat for Airpark Logistics Center is intended to subdivide approximately 170.25 acres into five industrial lots, ranging in size from 21.81 acres to 47.11 acres. The smallest lot, at the southeast corner of Yuma Road and Bullard Avenue has an underlying zoning of I-1, Light Industrial. The other four lots, located on the east side of Bullard Avenue have an underlying zoning of I-2, General Industrial. The site plan for Airpark Logistics Center, currently under review by staff, depicts five office/warehouse/distribution buildings to be constructed in two phases. The buildings depicted range in size from 320,320 square feet to 730,290 square feet.

MOTION BY Commissioner Walter Steiner, **SECONDED BY** Commissioner Gregg Clymer to RECOMMEND approval for case 21-500-00001 PRELIMINARY PLAT FOR AIRPARK LOGISTICS CENTER. The motion carried by the following vote:

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

Other: Commissioner Jason Kish (Excused)

Passed - Unanimously

STAFF COMMUNICATIONS

Planning Manager Katie Wilken reviewed the cases previously presented to Commission.

NEXT MEETING

The next regular Planning & Zoning Commission meeting will be held on July 7, 2021 at 6 p.m. at the Goodyear Municipal Court and Council Chambers.

There will be a special joint City Council and Planning & Zoning Commission Work Session on July 1, 2021 at 5 p.m. at Goodyear City Hall, Room 117.

ADJOURNMENT

There being no further business to discuss, Chairman Bray adjourned the meeting at 6:24 p.m.

Respectfully Submitted by:

Alissa Magley, Commission Secretary

Patrick Bray, Chairman

Date: _____

