

Planning & Zoning Commission

Goodyear City Hall
190 N Litchfield Rd. Room 117
Goodyear, AZ 85338



Thursday, November 18, 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 Jason Kish; Commissioner Kathleen Molony; Commissioner Gregg Clymer; Commissioner Brian Ellison

APPROVE MINUTES

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

MOTION BY Commissioner Gregg Clymer, **SECONDED BY** Commissioner Jason Kish to APPROVE the draft minutes of the Planning and Zoning Commission meeting held on October 13, 2021. The motion carried by the following vote:

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

Passed - Unanimously

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

2. MAJOR GENERAL PLAN AMENDMENT FOR ESTRELLA COMMUNITY 14

Chairman Bray opened the public hearing at 6:01 p.m.

Senior Planner Alex Lestinsky presented the request for a Major Amendment to the Goodyear 2025 General Plan for approximately 481 acres generally located east of Estrella Parkway north of the Willis Road intersection to amend the land use designation for the approximately 481 acres from Business and Commerce to Neighborhoods. The property subject to the General Plan Amendment is located within what is known as Community 14 of the master planned community known as Estrella (formerly known as Estrella Mountain Ranch). Community 14 encompasses approximately 1,322 acres within Estrella, which is currently zoned Planned Area Development (PAD), and is to be developed in accordance with the Estrella Phase II PAD, adopted by Ordinance 88-257.

Under the current Estrella Phase II PAD, the Property is zoned for the development of commercial uses, high density residential, a school site, park space, and even designated a Regional Mall site. Land planning for Community 14 is in its initial stages, and a General Plan Amendment is required to allow for the development of Community 14 as currently envisioned. When the Estrella Phase II PAD was adopted in the 1988, State Route 303 was anticipated to be located along portions of Community 14. To capitalize on its proximity to State Route 303, the Estrella Phase II PAD provided for the development of approximately 521 acres contiguous acres within Community 14, which included the Property, to be developed for commercial and employment uses, high density residential, a school site, park space, and even designated a Regional Mall site. The vision at the time was for the 521 acres to a regional commercial and employment center. By the time the Goodyear 2025 General Plan was adopted, the State Route 303 alignment was shifted away from Community 14. Although the realignment of State Route 303 made the development of the 521 acres as a regional commercial and employment center less viable, the Land Use designation in the Goodyear 2025 General Plan for the 521 acres was left as Business and Commerce to be consistent with the existing zoning for the 521 acres as depicted in the "Existing General Plan 2025".

An application has been submitted seeking to amend the General Plan Land Use for the Property from Business & Commerce to Neighborhoods. If approved, the amendment of the land use designation on the Property to Neighborhoods will allow the 481 acres to be rezoned for the following types of development: Agricultural/Urban (AU), Single Family Residential (R1-10, R1-7,

R1-6), Two Family Residential (R2), Multifamily Residential (MF-18), Manufactured Home Subdivision (MHS), Manufactured Home Park or RV Park (MH/RVP), Public Facilities District (PFD), Commercial Office (C-O) Neighborhood Commercial (C-1), General Commercial (C-2), and Planned Area Development (PAD) district. The land use designation of the approximately 40 acres of the 521 acres that had been designated as Business & Commerce will remain as Business & Commerce; which allows for the following types of development: Agriculture (AG), Commercial Office (C-O), Neighborhood Commercial (C-1), General Commercial (C-2), Light Industrial (I-1), Multifamily Residential (MF-18) Public Facilities District (PFD), and Planned Area Development (PAD) zoning districts. To put this into perspective, 40 acres of Business & Commerce could support approximately 400,000 square feet of buildings. Staff anticipates that a rezoning application will be submitted to rezone all or part of Community 14, including the Property consistent with the amended land use designations.

Commission asked what the staff recommendation will be at the next meeting. Ms. Lestinsky explained that staff is in support of this application.

Andrew Yancey, representing the applicant, was available for questions and gave an overview of the request.

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

No action is being taken on this item at this time.

3. MAJOR GENERAL PLAN AMENDMENT FOR CITY CENTER

Chairman Bray opened the public hearing at 6:15 p.m.

Planning Manager Katie Wilken presented the request for a Major Amendment to the Goodyear 2025 General Plan for approximately 180 acres generally located at the intersection of Estrella Parkway and Yuma Road to amend the designation for the property from City Center to a mix of Business and Commerce (88 acres) and Neighborhoods (92 acres). The concept for the Goodyear City Center can be traced back to the mid-1980s. Community leaders envisioned a central core area where municipal business, citywide activities, and entertainment would be the focal point. In 1987, 40 acres located at the northwest corner of Estrella Parkway and Yuma Road were obtained through a land swap agreement, trading land the city owned at Bullard Avenue and McDowell Road. The Goodyear City Center Master Plan was approved in 1988.

The other three corners of the intersection of Estrella Parkway and Yuma Road, which are privately owned, were later incorporated into the plans for City Center and the 2003-2013 City of Goodyear General Plan designated the 180 acre city center site as the "City Center" land use. After the ratification of the 2003-2013 City of Goodyear General Plan, a Technical Advisory Committee made up of 27 members of the community, including Mayor Lord and Councilmember Lauritano and representatives of the private-property owner, was established to create a plan for City Center. Their efforts resulted in the Goodyear City Center Specific Area Plan which was adopted on September 25, 2006 through Ordinance 06-1026 and was later amended through Resolution 09-1299.

The City moved forward with plans to build a city hall, library, and performing arts center at the city-owned site and had an approved site plan and construction plans were underway when the Great Recession hit and plans had to be halted. The Goodyear 2025 General Plan which was ratified by voters in 2014 continued the designation of City Center on the four corners of the property and required these properties be developed in conformance with the City Center Specific Area Plan. In 2014, Goodyear hosted an Urban Land Institute (ULI) Technical Advisory Panel (TAP) which is made up of experts from the real estate and development community who volunteer their time to help local communities solve development issues.

The ULI TAP provided formal recommendations, one of which included a recommendation that the Goodyear City Hall either be located at the Goodyear Ballpark site or the planned Estrella Falls

Regional Mall site. The relocation to either of these sites bolsters the success of the existing or planned private development by increasing the day-time population with a use that does not compete with the private development. Not long after the recommendations of the ULI TAP were received, an opportunity presented itself to enter into a Public Private Partnership with Globe Properties to develop Civic Square, which will include a City Hall and Library, northwest of McDowell Road and 150th Avenue, adjacent to the planned Estrella Falls Regional Mall site as recommended by the ULI TAP. On July 8, 2019, City Council adopted Ordinance 2019-1440 which rezoned the property to the Civic Square at Estrella Falls PAD. Because of the relocation of the municipal facilities, a new approach for the development of the area identified in the Goodyear 2025 General Plan as City Center.

This Major General Plan Amendment has been initiated by the city of Goodyear in order to amend the General Plan Land Use for 180 acres located at Estrella Parkway and Yuma Road. The proposed land use designation is (the numbers do not add up to 180 acres due to rounding):

- Northeast Site – approximately 40 acres designated as Business and Commerce
- Northwest Site (city-owned site) – approximately 40 acres designated as Business and Commerce
- Southeast Site – approximately 12 acres designated as Business and Commerce, this property is within the Ballpark Village PAD. Approximately 40 acres designated as Neighborhoods.
- Southwest Site – approximately 52 acres designated as Neighborhoods.
- A Village Center overlay has also been designated on the property which encourages pedestrian oriented development and traditional neighborhood development principles.

The Business & Commerce land use would allow Agriculture (AG), Commercial Office (C-O), Neighborhood Commercial (C-1), General Commercial (C-2), Light Industrial (I-1), Multifamily Residential (MF-18) Public Facilities District (PFD), and Planned Area Development (PAD) zoning districts. The Neighborhoods category allows Agricultural/Urban (AU), Single Family Residential (R1-10, R1-7, R1-6), Two Family Residential (R2), Multifamily Residential (MF-18), Manufactured Home Subdivision (MHS), Manufactured Home Park or RV Park (MH/RVP), Public Facilities District (PFD), Commercial Office (C-O) Neighborhood Commercial (C-1), General Commercial (C-2), and Planned Area Development (PAD) districts.

The proposed land use categories are generally in conformance with the exiting zoning with the exception of the Southeast Site which is proposed for Neighborhoods but the zoning allows for high intensity retail and business park uses. An application to rezone the property in conformance with the Neighborhoods land use designation has been received and is currently being processed. There will be a General Plan Amendment within this area by Fulton Homes.

Commission asked if there was a reason that the General Plan Amendment by Fulton Homes could not be processed at the same time as this General Plan Amendment. Ms. Wilken explained that all Major General Plan Amendments have a very strict time schedule and this is a city initiated General Plan Amendment. The Fulton Homes applications for rezoning and General Plan Amendment will be going together and will come before the Planning Commission for a recommendation to Council.

Commission asked if there was any disappointment expressed by the community during previous meetings. Ms. Wilken explained that residents still wanted restaurants and other entertainment in the area and staff is not giving up on commercial development near the ballpark.

Brian Greathouse submitted a speaker card and expressed, on behalf of Fulton Homes, support for this application.

There being no public comment, Chairman Bray closed the public hearing at 6:31 p.m.

No action is being taken on this item at this time.

Planning Manager Katie Wilken reminded Commission of the next Planning & Zoning Commission meeting. Ms. Wilken also stated that there is a vacancy on the Commission and if the Commission knew anyone that would be interested to encourage them to apply.

NEXT MEETING

The next Planning and Zoning Commission meeting will be held on December 1, 2021 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 6:32 p.m.

Respectfully Submitted by:

Alissa Magley, Commission Secretary

Patrick Bray, Chairman

Date: _____