

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



Wednesday, May 11, 2022

6:00 p.m.

Meeting Minutes

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Chairman Jason Kish; Vice Chairman Gregg Clymer; Commissioner Anthony Wang;
Commissioner Carl Hamilton; Commissioner Kent Hegedus; Commissioner Marlon Booth

Absent: Commissioner Maria Sambito

MOTION BY Vice Chairman Gregg Clymer, **SECONDED BY** Commissioner Kent Hegedus to
EXCUSE Commissioner Sambito from the meeting. The motion carried by the following vote:

AYE: Chairman Jason Kish, Vice Chairman Gregg Clymer, Commissioner Anthony Wang,
Commissioner Carl Hamilton, Commissioner Kent Hegedus, Commissioner Marlon Booth

Other: Commissioner Maria Sambito (Excused)

Passed - Unanimously

APPROVE MINUTES

1. Approve the draft minutes of the Planning and Zoning Commission Meeting on April 6, 2022.

MOTION BY Commissioner Carl Hamilton, **SECONDED BY** Vice Chairman Gregg Clymer to
APPROVE the draft minutes of the Planning and Zoning Commission meeting held on April 6, 2022.
The motion carried by the following vote:

AYE: Chairman Jason Kish, Vice Chairman Gregg Clymer, Commissioner Anthony Wang,
Commissioner Carl Hamilton, Commissioner Kent Hegedus, Commissioner Marlon Booth

Other: Commissioner Maria Sambito (Excused)

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.

BUSINESS

2. PARKS AND RECREATION MASTER PLAN UPDATE

Chairman Kish moved the Parks and Recreation Master Plan presentation up at the request of staff.

Diana Vasquez and David Seid from the Parks and Recreation department presented an update on the Parks and Recreation Master Plan. The update included past and future outreach and project process. The survey currently in progress is a great way to make sure that community can have input in future projects.

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

3. 21-200-00019 & 22-200-00001 A REZONING FOR CAMELBACK 303 INDUSTRIAL AND FOR CAMELBACK & COTTON INDUSTRIAL

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

Principal Planner Karen Craver presented the request for two contiguous sites within the city (Site 1 & Site 2). The rezoning of Site 1 will be from C-2, General Commercial and I-1, Light Industrial with a Planned Area Development (PAD) Overlay to I-1, Light Industrial Park on 18.53 acres, generally located on the south side of Camelback Road, west of Cotton Lane. The rezoning of Site 2 will be from Final Planned Area Development (PAD) to I-1, Light Industrial Park on 17.91 acres located at the southwest corner of Camelback Road and Cotton Lane.

The purpose of the Site 1 application is to rezone the 18.53 gross acres site from C-2, General Commercial and I-1, Light Industrial with a Planned Area Development (PAD) Overlay to I-1, Light Industrial Park to accommodate industrial warehousing and distribution uses, typical of the existing and approved development in the area. Because a rezoning does not constitute site plan approval, the next step in the entitlement process will be the submittal and approval of a site plan application. The following are additional screening standards for this rezone:

- All buildings, including loading & unloading facilities shall be minimum 100 ft from existing or planned residential
- In addition to the 10-ft landscape strip along the side property line, 1 tree shall be planted every 20 linear feet
- An 8-ft wall will be required adjacent to existing or planned residential
- Loading, delivery & roll-up/dock doors shall be screened from public streets

The purpose of the Site 2 application is also to rezone the 17.91 gross acres site from Final Planned Area Development (PAD) to I-1, Light Industrial Park to accommodate industrial warehousing and distribution uses, typical of the existing and approved development in the area. As is the case with Site 1, because a rezoning does not constitute site plan approval, the next step in the entitlement process will be the submittal and approval of a site plan application. The Site 2 site plan will also need to, at a minimum, adhere to the I-1, Light Industrial Park Zoning District Standards and Screening Standards.

Wendy Riddell, representing the applicant, was available for questions.

Commission expressed a preference for the elevations displayed that had red and more modern features.

There being no public comment, Chairman Kish closed the public hearing at 6:17 p.m.

MOTION BY Vice Chairman Gregg Clymer, **SECONDED BY** Commissioner Marlon Booth to RECOMMEND approval for case 21-200-00019 A REZONING FOR CAMELBACK 303 INDUSTRIAL. The motion carried by the following vote:

AYE: Chairman Jason Kish, Vice Chairman Gregg Clymer, Commissioner Anthony Wang, Commissioner Carl Hamilton, Commissioner Kent Hegedus, Commissioner Marlon Booth

Other: Commissioner Maria Sambito (Excused)

Passed - Unanimously

Chairman Kish opened the public hearing at 6:18 p.m.

Case number 21-200-00001 was previously presented with the last case.

There being no public comment, Chairman Kish closed the public hearing at 6:18 p.m.

MOTION BY Commissioner Marlon Booth, **SECONDED BY** Vice Chairman Gregg Clymer to RECOMMEND approval for case 21-200-00001 A REZONING FOR CAMELBACK & COTTON INDUSTRIAL. The motion carried by the following vote:

AYE: Chairman Jason Kish, Vice Chairman Gregg Clymer, Commissioner Anthony Wang,
Commissioner Carl Hamilton, Commissioner Kent Hegedus, Commissioner Marlon Booth

Other: Commissioner Maria Sambito (Excused)

Passed - Unanimously

4. **NORTHEAST CORNER OF COTTON LANE AND VAN BUREN STREET MINOR GENERAL PLAN AMENDMENT**

Chairman Kish opened the public hearing at 6:19 p.m.

Case 21-200-00021 and 21-700-00004 were presented together.

Senior Planner Christian Williams presented the request for a Minor General Plan Amendment that applies to approximately 31 acres generally located northeast of Cotton Lane and Van Buren Street (the "Property"). The zoning for the Property is Canyon Trails Phase I Planned Area Development (PAD) with an underlying land use designation of Commercial, as was adopted via Ordinance No. 99-649. The land use designation for the property at the northeast corner of Cotton Lane and Van Buren Street is identified as Business and Commerce in the Goodyear 2025 General Plan as ratified by a vote of the citizens of Goodyear on November 4, 2014. The Business and Commerce Land Use designation permits property to be rezoned to certain commercial, high density residential, and industrial uses. Since the ratification of the Goodyear General Plan, the Arizona State Route 303 Loop (Loop 303) has been constructed largely along the Cotton Lane alignment in this area. As a result of the freeway's construction, Cotton Lane, adjacent to this property, has been converted into a northbound one-way frontage road and Van Buren Street. As a result, access to the property will only be from Van Buren Street or the Cotton Lane frontage road. No access to the freeway will be provided as the interchange of Loop 303 and Van Buren Street is a half-diamond interchange and will not include northbound on ramps from Van Buren Street to Loop 303 or southbound exit ramps from Loop 303 to Van Buren Street. As a result of limited freeway and roadway access as well as a changing market, commercial properties have not developed in this area.

This application for a Minor General Plan Amendment is being requested by the applicant to facilitate residential development of the Property. The Property's current Land Use designation of Business and Commerce would permit residential development, but only at high densities compatible with the MF-18 zoning district or greater. As a result of limited freeway and roadway access as well as a changing market, commercial properties have not developed in this area. The developer seeks to create a multi-family community with a density of 12-units per acre which is not permitted within the Business and Commerce General Plan Land Use Category. Accordingly, the applicant is seeking to amend the land use designation for the Property subsequent to this request, by separate action, Council will be asked to consider an application to rezone the Property to the MF-12 (Multi-Family) zoning district with a PAD Overlay.

Commission asked whether this is build to rent. Mr. Williams explained that the city does not dictate rent or own, this is just the zoning district and density.

Paul Gilbert, representing the applicant, was available for questions. Mr. Gilbert explained that the Commercial zoning district that the property currently is designated as does not make sense with the connection limitation. Also, single family homes cannot go along the freeway, so it makes sense for Multi-Family to go on this parcel.

Resident Barbara Macfie expressed opposition to the project due to the density of this project as well as others in the area, the lack of an economic impact statement, the reduction of the setbacks, questions on parking, lighting in the corridor, perimeter wall.

Mr. Gilbert explained that their product will be visible from Barbara Macfie's property, but it is more attractive than a Commercial center. The General Plan currently allows a density of 16 dwelling units per acre currently. There was not an economic impact statement done, the current property owner has not had any inquiries on this property for many years. The setback reduction does not impact Barbara's property directly. There is a trail between this project and the single family residential

project of 100 feet. Assigned parking and garages will be available for the units within this project.

Commission asked if this development will have access to the single family development to the east. Mr. Gilbert explained that there will be a walking gate between the project and the Paseo walkway to the east at the request of staff.

Resident Brian Macfie expressed concern that there is not an economic impact statement and that the city has not required it as a part of the project.

Commission discussed economic impact analysis. Development Services Director Christopher Baker explained that economic impact studies are not required for submittal of a rezoning or general plan amendment. The Economic Development Department does do these types of studies occasionally.

Commission explained that they do not want to put single family housing next to freeways, would rather have multi-family than industrial, car traffic instead of truck traffic.

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

MOTION BY Vice Chairman Gregg Clymer, **SECONDED BY** Commissioner Kent Hegedus to RECOMMEND approval for case 21-700-00004 NORTHEAST CORNER OF COTTON LANE AND VAN BUREN STREET MINOR GENERAL PLAN AMENDMENT. The motion carried by the following vote:

AYE: Chairman Jason Kish, Vice Chairman Gregg Clymer, Commissioner Carl Hamilton, Commissioner Kent Hegedus, Commissioner Marlon Booth

NAY: Commissioner Anthony Wang

Other: Commissioner Maria Sambito (Excused)

Passed

5. **REZONE APPROXIMATELY 31 ACRES FROM PLANNED AREA DEVELOPMENT (PAD) TO MF-12 FOR CANYON TRAILS PHASE 1 UNIT 6 SOUTH**

Chairman Kish opened the public hearing at 6:55 p.m.

This item was presented with case 21-700-00004.

There being no public comment, Chairman Kish closed the public hearing at 6:56 p.m.

MOTION BY Commissioner Kent Hegedus, **SECONDED BY** Commissioner Marlon Booth to RECOMMEND approval for case 21-200-00021 REZONE APPROXIMATELY 31 ACRES FROM PLANNED AREA DEVELOPMENT (PAD) TO MF-12 FOR CANYON TRAILS PHASE 1 UNIT 6 SOUTH. The motion carried by the following vote:

AYE: Chairman Jason Kish, Vice Chairman Gregg Clymer, Commissioner Anthony Wang, Commissioner Carl Hamilton, Commissioner Kent Hegedus, Commissioner Marlon Booth

Other: Commissioner Maria Sambito (Excused)

Passed - Unanimously

6. **PUBLIC HEARING REZONE APPROXIMATELY 27 ACRES FROM PLANNED AREA DEVELOPMENT (PAD) TO C-2 AND MF-24 WITH BALLPARK VILLAGE NORTH DEVELOPMENT REGULATIONS C-2 AND MF-24 WITH PAD OVERLAY**

Chairman Kish opened the public hearing at 6:57 p.m.

Senior Planner Christian Williams presented the request for a rezone of approximately 27 acres generally located northeast of Estrella Parkway and Yuma Road from Planned Area Development (PAD) to C-2 and MF-24 with Ballpark Village North PAD Overlay. The current zoning for this property is Goodyear City Center Northeast Final Planned Area Development (PAD) as established in 2008 through Ordinance No. 08-1118. The underlying land use designation for the property is Hospitality, Retail and Entertainment. The 2025 Goodyear General Plan designated the land use for this property is Business and Commerce. The Business and Commerce land use designation land use designation for the Property was adopted by Resolution No. 2021-2198. The site is also located within a Village Center Overlay as was established by Resolution No. 2021-2198. The current proposal requests to rezone the approximately 27 acres from Planned Area Development (PAD) to C-2 (Commercial) for the western 9.8 acres of the site and MF-24 (Multi-family) for the 17.6 eastern acres of the site with a PAD Overlay. This would change the land use from hospitality, retail and entertainment to commercial and residential to allow for the development of a horizontal mixed-use commercial and multi-family development.

The applicant is requesting a zoning change from the current Planned Area Development (PAD) with an underlying land use designation of hospitality, retail and entertainment to a PAD Zoning District with an underlying zoning district of C-2 (Commercial) for the western 9.8 acres of the site and MF-24 (Multi-family) for the 17.6 eastern acres of the site with a PAD Overlay to facilitate the development of a horizontal mixed-use commercial and multi-family development. As currently envisioned, the Property will include a hotel site, commercial/retail areas and traditional garden style apartment buildings. The use of a PAD Overlay is justified as the current development standards for the C-2 and MF-24 zoning districts do not independently address some of the unique circumstances found within a horizontally mixed-use development which will include increased density, Master Site Planning, pedestrian connectivity, the desire to restrict certain less-compatible commercial uses as well as allowing other commercial uses by right. The proposed PAD includes an increase in maximum density up to 35 units per acre to provide residential in close proximity and walking distance to retail; within a mixed-use setting. The proposed increased density is within a mixed-use development that is close to the intersection of the two arterial streets, adjacent to the planned commercial center, within walking distance of existing retail and an existing mixed-use development, within a Village Center Overlay and within the Transit Oriented Development Overlay. The City of Goodyear's General Plan encourages the development of mixed-use projects with greater intensity and residential density than would otherwise be permitted. With the adjacent existing multi-family housing, planned multi-family housing in the vicinity, and the new multi-family units at Ballpark Village North; the commercial uses within this development and surrounding the Goodyear Ballpark will have a larger trade area of customers, within walking distance, to support retail.

There being no public comment, Chairman Kish closed the public hearing at 7:12 p.m.

MOTION BY Vice Chairman Gregg Clymer, **SECONDED BY** Commissioner Carl Hamilton to RECOMMEND approval for case 21-200-00022 PUBLIC HEARING REZONE APPROXIMATELY 27 ACRES FROM PLANNED AREA DEVELOPMENT (PAD) TO C-2 AND MF-24 WITH BALLPARK VILLAGE NORTH DEVELOPMENT REGULATIONS C-2 AND MF-24 WITH PAD OVERLAY. The motion carried by the following vote:

AYE: Chairman Jason Kish, Vice Chairman Gregg Clymer, Commissioner Anthony Wang,
Commissioner Carl Hamilton, Commissioner Kent Hegedus, Commissioner Marlon Booth

Other: Commissioner Maria Sambito (Excused)

Passed - Unanimously

STAFF COMMUNICATIONS

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

Commission asked about the Ballpark area and whether there is any commercial coming? Mr. Baker explained that there will probably be an item on a future agenda to talk about the area as there have been many changes.

NEXT MEETING

The next Planning and Zoning Commission meeting will be held on June 15, 2022 at 6 p.m. at the Goodyear Municipal Court and Council Chambers.

ADJOURNMENT

There being no further business to discuss, Chairman Kish adjourned the meeting at 7:17 p.m.

Respectfully Submitted by:

Alissa Magley, Commission Secretary

Jason Kish, Chairman

Date: _____