

Planning & Zoning Commission
Goodyear City Hall - Work Session Room
1900 N. Civic Square
Goodyear, AZ 85395



Wednesday, January 11, 2023

6:00 p.m.

Meeting Minutes

AGENDA AMENDED - Item #2 Added.

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

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

Absent: Commissioner Carl Hamilton

MOTION BY Commissioner Kent Hegedus, **SECONDED BY** Commissioner Marlon Booth to EXCUSE Commissioner Hamilton from the meeting. The motion carried by the following vote:

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

Passed - Unanimously

APPROVE MINUTES

1. Approve the draft minutes of the Planning and Zoning Commission Meeting on November 30, 2022.

MOTION BY Vice Chairman Gregg Clymer, **SECONDED BY** Commissioner Kent Hegedus to APPROVE the draft minutes of the Planning and Zoning Commission meeting on November 30, 2022. The motion carried by the following vote:

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

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. GOODYEAR CELEBRATION PLAZA REZONE

Chairman Kish opened the public hearing at 6:03 pm.

Business Analyst Alex Lestinsky presented the request for a rezone of approximately 66.6 acres of land generally located at the southwest corner of Litchfield Road and I-10 to a Final Planned Area Development to be known as Celebration Plaza Planned Area Development (PAD) allowing for a mixed-use development under the MF-12 Multi-Family, MF-24 Multi-Family, CO Commercial, C-2 General Commercial zoning districts as modified in the Celebration Plaza PAD.

C-O District Modifications:

- Increase maximum building height from 30 feet to 56 feet
- This modification will allow for taller office buildings, providing for consistency between the existing 54-foot tall Cancer Treatment Center (City of Hope) building and future general commercial buildings along the I-10.

MF-24 District Modifications:

- Increase maximum density from 24 dwelling units per acre to 30 dwelling units per acre.
- The increase in density will provide an overall increase of residential density within the subject property in order to meet the requirements of the General Plan.
- Increase maximum building height from 40 feet to 56 feet.

- The increase in maximum height will enable the similar height and scale of buildings along the I-10.

MF-12 District Modifications:

- Update density from a maximum of 12 dwelling units per acre to 15 dwelling units per acre and impose a minimum density of 10 dwelling units per acre
- Reduce the minimum lot width from 200 feet to 22 feet to allow for subdivided lots.
- Increase the maximum height from 25 feet to 30 feet.
- Require a minimum of two stories for all units.
- Increase maximum building coverage from 50% to 75%.
- Reduce the rear setback (north side) from 30 feet to 20 feet.
- Reduce the side setbacks (east and west sides) from 20 feet to 10 feet.
- Includes interior building setbacks, applicable to subdivided lots only. These standards are not currently contemplated in the MF-12 district.

Collectively, these requested modifications provide for a more urban environment within this large development. The applicant has agreed to a minimum of two stories so that the typical single-story, multi-family development type does not occur. There are built-in development standards to allow for these units to be subdivided, which provides the opportunity for individual ownership of the units.

MF-24/C-O Hybrid:

City staff has worked with the property owner to establish a hybrid zoning area that can be developed as either MF-24 Multi-Family Residential or CO Commercial Office. For 18 months following City Council adoption of Ordinance 2023-1562, the hybrid zoning area identified in the PAD Overlay shall be developed as CO Commercial. If the Hybrid Zoning area has not developed within 18 months of adoption of Ordinance 2023-1562, it may be developed as either MF-24 Multi-Family Residential or CO Commercial Office.

The PAD Overlay also prohibits specific uses within the C-2 district and restricts that no more than one drive-through restaurant and one gas station are allowed with the approval of a use permit. The list of prohibited uses, specified in the PAD Overlay, are intended to ensure the commercial development includes a mix of retail, office, and hotel, similar to what was originally approved in the Goodyear Palms Plaza PAD. Finally, the PAD Overlay requires a public trail system and centralized 1.5-acre public park as well as an architectural character guide providing for a cohesive and connected development. All other development standards not included in the PAD Overlay, will be regulated in accordance with the standards of the City of Goodyear Zoning Ordinance, Design Guidelines, Subdivision Regulations and other regulatory documents. Although a conceptual site plan has been provided for review, no development plans will be approved with the rezone application. Public Trails and Private Trails of the level and intensity reflected in the Pedestrian Circulation & Open Space Plan attached as Exhibit 3 of Celebration Plaza PAD are required to be developed within the Property as it develops.

Commission asked about the conceptual site plan and whether the layout showed the maximum density. Commission also asked about the setbacks and how they would be affected by the increase in height. Jeff Blilie, representing the applicant, stated that they would abide by the standards in the zoning districts. Mr. Blilie stated that they were not asking for any deviations from the parking standards and if the multi-family ended up being 4-stories, they will still abide by the zoning requirements. The initial intent was to do 3-stories but they wanted to have the option to go taller.

Commission asked if a parking garage was needed, would the zoning allow for this addition. Deputy Director of Planning Katie Wilken stated that it would be acceptable to put a parking garage on the property but it could only serve the apartment complex.

Mr. Blilie gave a brief overview of the history of the site and the current application.

Commission asked if the conceptual building elevations submitted with the application is similar to what will be developed. Mr. Blilie confirmed that is the case. Commission expressed appreciation for the design and the location for this type of development.

There being no public comment, Chairman Kish closed the public hearing at 6:22 pm.

MOTION BY Commissioner Kent Hegedus, **SECONDED BY** Commissioner Maria Sambito to RECOMMEND approval for case 22-200-00014 GOODYEAR CELEBRATION PLAZA REZONE. The motion carried by the following vote:

AYE: Chairman Jason Kish, Vice Chairman Gregg Clymer, Commissioner Anthony Wang,
Commissioner Kent Hegedus, Commissioner Maria Sambito, Commissioner Marlon Booth
Passed - Unanimously

3. **A REZONING FOR URBAN DISTRICT 10**

Chairman Kish opened the public hearing at 6:23 pm.

Planning Manager Steve Careccia presented the request to rezone approximately 43.93 acres, generally located at the northeast corner of N. Bullard Avenue and W. Celebrate Life Way, from the Airport Gateway at Goodyear Preliminary Planned Area Development (PAD) to the Urban District 10 Final Planned Area Development (PAD). The land use classification for the Property under the Airport Gateway Preliminary PAD was Business Park, and the Property was to be developed pursuant to the C-2, General Commercial Zoning District Standards. The uses permitted under the Urban District 10 Final PAD are generally consistent with the uses permitted under the Airport Gateway Preliminary PAD. Similarly, except as modified by their respective PADs, the development standards for the Property under the Airport Gateway Preliminary PAD, and under the Urban District 10 Final PAD, are the development standards applicable to C-2 General Commercial Zoning District. The Property is located on the north side of Celebrate Life Way, and extends from Bullard Avenue on the west, to 143rd Avenue on the east (the CTCA hospital is located on the east side of 143rd). Although the uses permitted under the Urban District 10 PAD would allow a variety of uses, the property owner's attached conceptual site plan with landscape submitted with the rezone depicts five separate light industrial-type buildings, ranging in size from approximately 94,000 to 223,000 sq. ft., with screened truck courts at the rear of each building. Because the Property is likely to be developed for light industrial uses, the Urban District 10 PAD, and the stipulations in Ordinance 2023-1569 include various provisions designed to ensure that the development will have the aesthetics associated with a business/commerce park type development. These provisions include:

- Requiring the development to comply with Industrial Zoning Districts Standards related to the screening of all outdoor storage areas for materials, trash, equipment, freezers, vehicles or similar items, as well as the screening of loading, delivery, roll-up/dock doors, and service and wash bays;
- Requiring all buildings that provide access for truck loading and/or unloading to be located and orientated so the front of the buildings face the external boundaries of the Property and all access doors to be located on the rear side of the buildings;
- Requiring all truck-loading and unloading access courts to be internally located at the rear of buildings;
- Requiring enhanced architectural enhancements to the first building that will be constructed on the Property, which is Building A that will front Bullard Avenue;
- Requiring the development of a minimum of 2.5 acres of open space identified in the PAD as "Oasis Park", which will include:
 - 4 quadrants of open space, divided by drive aisles, totaling a minimum of 2.5 acres of open space. Each quadrant will include, at a minimum:
 - Turf, gravel, shade trees, and shrubs
 - Amenities for employees and visitors will include, at a minimum:
 - Planters, benches, shade structures, lighting, and trash receptacles
- Requiring all turf within "Oasis Park" to be artificial turf to support the city's on-going efforts to reduce water usage city-wide
- Requiring the construction of a minimum 6-foot wide pathway consisting of colored (Mohave Brown) concrete extending in a north to south direction from the north property line to the south property line through Oasis Park
- Increasing the size of the landscape buffer along Bullard Avenue from the 30-foot landscape buffer required under the C-2 Commercial District Development Standards to a 50-foot landscape buffer that is to be developed in accordance with the Bullard Avenue Corridor Design Treatment Strategies adopted in 2018

In addition, because of the required adherence to the General Commercial Zoning District Standards, the buildings fronting on Bullard Avenue and Celebrate Life Way will have an additional 1-foot of setback above the required 30 feet for every foot in building height over 30 feet, i.e., a 56-foot high building (maximum allowed) will have a 56-foot setback. This requirement is reflected in the Urban District 10 PAD Development Standards table in the Final PAD.

Commission asked about the possibility of this development and the last item (Goodyear Celebration Plaza Rezone) to occur at the same time. Mr. Careccia explained that both items are at the same stage of entitlement but may develop at different times.

Commission expressed their desire for a continuation of architecture throughout the area. Mr. Careccia stated that staff does encourage applicants to have consistency with neighboring developments.

Commission discussed the conceptual plans that were submitted with the application.

Shaine Alleman, representing the applicant, gave a brief overview of the project and was available for questions.

There being no public comment, Chairman Kish closed the public hearing at 6:35 pm.

MOTION BY Commissioner Anthony Wang, **SECONDED BY** Commissioner Marlon Booth to RECOMMEND approval for case 22-200-00009 A REZONING FOR URBAN DISTRICT 10. The motion carried by the following vote:

AYE: Chairman Jason Kish, Vice Chairman Gregg Clymer, Commissioner Anthony Wang,
Commissioner Kent Hegedus, Commissioner Maria Sambito, Commissioner Marlon Booth
Passed - Unanimously

4. **PUBLIC HEARING TO REZONE APPROXIMATELY 8.62 ACRES FROM PLANNED AREA DEVELOPMENT (PAD) TO R1-A WITH THE ASCENT AT CANYON TRAILS DEVELOPMENT REGULATIONS R1-A WITH PAD OVERLAY**

Chairman Kish opened the public hearing at 6:36 pm.

Principal Planner Christian Williams presented the request to rezone approximately 8.62 acres generally located at the southeast corner of Roosevelt Street and 158th Avenue from Planned Area Development (PAD) to R1-A with the Ascent at Canyon Trails PAD Overlay. The use of a PAD Overlay is requested as the current development standards for the R1-A zoning district do not contemplate a property providing alley loaded townhouse product which all face onto open space and surround a centralized community amenity center. The development standards for the Single Family Attached (R1-A) Zoning District shall apply to this Site with the exception of reduced Minimum Lot Area, Minimum Lot Width, Minimum Lot Depth and Front setbacks. The request is to reduce certain development standards to allow the development of an attached townhome community with alley-loaded garages and front patios/porches that face common courtyards and pedestrian areas. The townhome development incorporates open space, provides amenities for community members, and provides necessary housing in an infill area of the City. As a means to mitigate the proposed development standard reductions described above—which will result in reductions in private yard space—additional amenities and streetscape elements will be added to the PAD Overlay beyond the typical requirements for R1-A developments.

There being no public comment, Chairman Kish closed the public hearing at 6:44 pm.

MOTION BY Vice Chairman Gregg Clymer, **SECONDED BY** Commissioner Kent Hegedus to RECOMMEND approval for case 22-200-00007 PUBLIC HEARING TO REZONE APPROXIMATELY 8.62 ACRES FROM PLANNED AREA DEVELOPMENT (PAD) TO R1-A WITH THE ASCENT AT CANYON TRAILS DEVELOPMENT REGULATIONS R1-A WITH PAD OVERLAY. The motion carried by the following vote:

AYE: Chairman Jason Kish, Vice Chairman Gregg Clymer, Commissioner Anthony Wang,
Commissioner Kent Hegedus, Commissioner Maria Sambito, Commissioner Marlon Booth
Passed - Unanimously

5. **PUBLIC HEARING TO REZONE APPROXIMATELY 156 ACRES LOCATED SOUTHEAST OF ESTRELLA PARKWAY AND YUMA ROAD, KNOWN AS FULTON HOMES AT BALLPARK VILLAGE, FROM PLANNED AREA DEVELOPMENT (PAD) TO PLANNED AREA DEVELOPMENT AMENDMENT**

Chairman Kish opened the public hearing at 6:45 pm.

Principal Planner Christian Williams presented the request for a rezoning of approximately 156 acres generally located southeast of Estrella Parkway and Yuma Road from Planned Area Development (PAD) to Fulton Homes at Ballpark Village 1st Amended Planned Area Development (PAD). As Fulton has worked to refine the proposed housing product offerings for Fulton Homes at Ballpark Village to meet current homebuyer demands by introducing some one-story floorplan options for the lots in the R45 land use district, the 20' rear setback established by the Fulton Homes at Ballpark Village PAD does not allow Fulton to build certain home plans. Fulton is therefore proposing to amend the Fulton Homes at Ballpark Village PAD to modify the rear setback for the R45 land use district from 20' for all homes to 20' for two-story homes and 10' for one-story homes. All other lot development standards will remain unchanged. A minimum standard for the aquatic center pool and pool deck shall also be established as well as additional amenities added to the publicly accessible Bullard Wash Trail. This amendment will allow Fulton to provide a greater diversity of housing product options for homebuyers.

Commission asked how big the pool was during the last approval for the PAD. Mr. Williams explained that there was not a size specified for the pool within the standards, they are now codifying the pool size.

Commission asked if this would increase the density of the product. Mr. Williams stated that there is not an increase in density, just that some of the products will have smaller backyards.

Commission expressed their appreciation for the trail being enhanced and added as part of the community.

Chris Webb, representing the applicant, gave a brief overview of the application and was available for questions.

There being no public comment, Chairman Kish closed the public hearing at 6:51 pm.

MOTION BY Commissioner Maria Sambito, **SECONDED BY** Commissioner Anthony Wang to RECOMMEND approval for case 22-200-00017 PUBLIC HEARING TO REZONE APPROXIMATELY 156 ACRES LOCATED SOUTHEAST OF ESTRELLA PARKWAY AND YUMA ROAD, KNOWN AS FULTON HOMES AT BALLPARK VILLAGE, FROM PLANNED AREA DEVELOPMENT (PAD) TO PLANNED AREA DEVELOPMENT AMENDMENT. The motion carried by the following vote:

AYE: Chairman Jason Kish, Vice Chairman Gregg Clymer, Commissioner Anthony Wang,
Commissioner Kent Hegedus, Commissioner Maria Sambito, Commissioner Marlon Booth
Passed - Unanimously

BUSINESS

6. PRELIMINARY PLAT FOR FULTON HOMES AT BALLPARK VILLAGE

Principal Planner Christian Williams presented the request for a Preliminary Plat for Fulton Homes at Ballpark Village subdividing approximately 164.92 gross acres into 796 lots and 87 tracts. There will be 244 R35 sized lots, 258 R45 sized lots, 154 R52 sized lots and 140 sized R50 lots. The preliminary plat also contemplates 3 tracts devoted to the centralized amenities including a north park that contains an aquatic center.

MOTION BY Commissioner Maria Sambito, **SECONDED BY** Commissioner Kent Hegedus to RECOMMEND approval for case 21-500-00012 PRELIMINARY PLAT FOR FULTON HOMES AT BALLPARK VILLAGE. The motion carried by the following vote:

AYE: Chairman Jason Kish, Vice Chairman Gregg Clymer, Commissioner Anthony Wang,
Commissioner Kent Hegedus, Commissioner Maria Sambito, Commissioner Marlon Booth
Passed - Unanimously

7. PRELIMINARY PLAT FOR LA JOLLA VISTA

Principal Planner Christian Williams presented the request for a Preliminary Plat for La Jolla Vista, located at the northeast corner of Citrus Road and Lower Buckeye Road, subdividing approximately 201.01 gross acres into 736 lots and 59 tracts. One of the tracts will contain the central amenity center, another tract will contain an elementary school.

MOTION BY Vice Chairman Gregg Clymer, **SECONDED BY** Commissioner Marlon Booth to RECOMMEND approval for case 21-500-00014 PRELIMINARY PLAT FOR LA JOLLA VISTA. The motion carried by the following vote:

AYE: Chairman Jason Kish, Vice Chairman Gregg Clymer, Commissioner Anthony Wang,
Commissioner Kent Hegedus, Commissioner Maria Sambito, Commissioner Marlon Booth
Passed - Unanimously

STAFF COMMUNICATIONS

Principal Planner Christian Williams extended an invitation to the Ballpark Village Town Hall, open to the public, on January 24th at 6:00 pm at the Goodyear Recreation Campus.

NEXT MEETING

The next Planning and Zoning Commission meeting will be held on February 15, 2023 at 6 pm at the Goodyear City Hall Council Chambers.

ADJOURNMENT

There being no further business to discuss, Chairman Kish adjourned the meeting at 7:04 p.m.

Respectfully Submitted by:

Alissa Magley, Commission Secretary

Jason Kish, Chairman

Date: _____