

Planning & Zoning Commission
Goodyear City Hall - Council Chambers
1900 N. Civic Square
Goodyear, AZ 85395



Wednesday, February 15, 2023

6:00 p.m.

Meeting Minutes

AGENDA AMENDED 2/10/2023 - Item #6 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 Carl Hamilton; Commissioner Kent Hegedus;
Commissioner Marlon Booth

APPROVE MINUTES

1. Approve the draft minutes of the Planning and Zoning Commission Meeting on January 11, 2023.

MOTION BY Vice Chairman Gregg Clymer, **SECONDED BY** Commissioner Kent Hegedus to
APPROVE the draft minutes of the Planning & Zoning Commission meeting on January 11, 2023.
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 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. **REZONE OF APPROXIMATELY 152 ACRES LOCATED EAST OF BULLARD AVENUE ALONG MCDOWELL ROAD TO PLANNED AREA DEVELOPMENT (PAD) DISTRICT BY ADOPTING GSQ REGIONAL CENTER PLANNED AREA DEVELOPMENT (PAD)**

Chairman Kish opened the public hearing at 6:02 pm.

Principal Planner Christian Williams presented the request the rezoning of approximately 152 acres generally located along McDowell Road - west of Bullard Avenue, east of 150th Drive, north of Interstate-10 (Papago Freeway) and south of Encanto Boulevard - from Goodyear Planned Regional Center Planned Area Development (PAD) to GSQ Regional Center Planned Area Development (PAD). Under the current PAD zoning, the property is designated as Mixed Use Commercial and is intended for commercial uses. The PAD and subsequent development agreements contemplated an outdoor shopping mall, known as Estrella Falls, to be developed on the site north of McDowell Road. The 2025 Goodyear General Plan designated the land use for this property as Business and Commerce. A portion of the property is also located within a Village Center Overlay and the Transit Oriented Development Overlay. The proposal is consistent with the General Plan and Overlays. Commercial as well as High Density Multi-Family is also consistent with the Business and Commerce Land Use Area.

The property is divided into six Land Areas (Land Areas "A", "B", "C", "D", "E", and "F"). Mr. Williams presented a brief summary of some of the permitted uses within the various Land Areas included to provide a sense of the variety of land uses that could occur within the PAD.

- Land Area A - The intent of Land Area A is to allow a transition between the existing Rio Paseo residential uses to the north into the higher density and intensity commercial and residential uses to the south. Land Area A could be Mixed-Use with Residential and Commercial uses. In addition to multi-family and single family attached residential, other permitted uses in Land Area A include such uses as self-service storage buildings, offices, banks, schools, surgery centers, hotels, restaurants, and bars.
- Land Area B - The intent of Land Area B is to allow for a higher density and concentration of retail and residential uses. As the district transitions towards Goodyear Way, the PAD intends for buildings and active open spaces to front Goodyear Way (the south end of the land use area). The intent is to allow for a vertical mix of uses and encourage taller buildings to be constructed, however, the PAD does not require this to occur and one-story stand-alone

single-use buildings would be permitted. Land Area B could be Mixed Use with Commercial and Residential and will have a higher mix and intensity of uses. In addition to multi-family, other permitted uses in Land Area B include car washes (limited to one), gas stations (only one within entire PAD Property but it could be located in Land Area B), auto sale (no outdoor displays in excess of 5 cars), hotels, bars, microbreweries, entertainment venues, restaurants, restaurants with drive-throughs (limited to a combined total of 2 in Land Area B and Land Area E), offices, banks, schools, surgery centers, and veterinary hospitals.

- Land Area C - The intent of Land Area C is to be the core or center of the GSQ development. Goodyear Way runs adjacent to and through this Land Area. The PAD intends for buildings and active open spaces to front Goodyear Way. The PAD would allow for single-story and stand-alone single-use buildings or shop buildings to be constructed. The development pattern allows for Land Area C to be developed with a variety of non-residential permitted uses, which include offices, banks, restaurants, bars, microbreweries, and entertainment establishments.
- Land Area D – The intent of Land Area D is to function similar to Land Area B but act as more of a transition from the core of the GSQ development into a retail and big-box-oriented portion of the overall development. Land Area D could be Mixed Use with Commercial and Residential and will have a higher mix and intensities of uses. In addition to multi-family, other permitted uses in Land Area D include auto sales (no outdoor displays in excess of 5 cars), hotels, bars, microbreweries, entertainment venues, restaurants, offices, banks, schools, veterinary hospitals and offices, and surgery centers.
- Land Area E – The intent of Land Area E is to be focused more on retail and big-box-retail similar to the existing shopping centers found along McDowell Road and PebbleCreek Parkway. Land Area E can be developed with a variety of non-residential uses, which include auto sales (no outdoor displays in excess of 5 cars), gas station (only 1 for entire PAD Property) and car wash if accessory to a gas station, offices, banks, surgery centers, restaurants, restaurants with drive-throughs (limited to a combined total of 2 in Land Area B and Land Area E), bars, microbreweries, and entertainment establishments.
- Land Area F – The intent of Land Area F is to allow for the development of automotive dealerships, automotive services and/or develop in a similar manner to that of Land Area E. Land Area F can be developed with a variety of non-residential uses, which include auto sales, auto repair, tire repair and oil and lube shops, hospital, bars, microbreweries, gas station (only 1 for entire PAD Property) car wash (1 stand-alone and, if the sole gas station allowed within the PAD Property is constructed in Land Area F a car wash may be an accessory use to such gas station), colleges, banks, schools, offices, restaurants, 1 stand-alone drive-through restaurant, and hotels.

A maximum of one gas station will be allowed within the entire PAD Property and that gas station could be located in Land Areas B, E or F, and that gas station may include a car wash as an accessory use. In addition, one stand alone car wash is allowed in Land Area F. A maximum of three standalone drive-through restaurants are Permitted within the PAD Property. A combined total of 2 of those may be located in Land Areas B and E and the other may be located in Land Area F (two north of McDowell Road and one south of McDowell Road). In addition, restaurants, coffee shops and similar uses with a drive-through that are attached to or part of a multi-tenant shops building with three or more tenants by a plaza, trellis, or roofline are permitted, in Areas E and F. Self-storage is Permitted Conditionally in area A in the northwestern portion of the PAD.

The maximum heights allowed under the GSQ PAD are substantially greater in Land Areas B, C, D, E and F allowing for maximum building heights of 200 feet.

Mr. Williams also gave an overview of other design guidelines such as setbacks, density, open space, building coverage and parking.

Commission asked if there was interest in a building that is 200 feet tall. Mr. Williams explained that he has not heard any today but the site is quite large and this site is being zoned to be a village center so the option would be available. Mr. Williams compared the area to Westgate and explained that a 200 foot building is about 18-20 stories tall.

Ed Bull, representing the applicant, was available for questions.

Resident Mark Pelletier spoke in opposition to the development, particularly the setback

requirements especially on Goodyear Way.

There being no further public comment, Chairman Kish closed the public hearing at 6:24 pm.

MOTION BY Commissioner Marlon Booth, **SECONDED BY** Commissioner Kent Hegedus to RECOMMEND approval for case 22-200-00019 REZONE OF APPROXIMATELY 152 ACRES LOCATED EAST OF BULLARD AVENUE ALONG MCDOWELL ROAD TO PLANNED AREA DEVELOPMENT (PAD) DISTRICT BY ADOPTING GSQ REGIONAL CENTER PLANNED AREA DEVELOPMENT (PAD). 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 Maria Sambito,
Commissioner Marlon Booth

Passed - Unanimously

BUSINESS

3. PRELIMINARY PLAT FOR LA PRIVADA PARCELS 1, 2, 4, 5 and 6

This item was removed from the agenda and will be re-noticed when it will be considered in the future.

4. COMPREHENSIVE SIGN PACKAGE FOR 10 GOODYEAR

This item was removed from the agenda and will be re-noticed when it will be considered in the future.

5. TRAFFIC STUDIES AND TRANSPORTATION PRESENTATION

Transportation Planning Manager Christopher Bridges presented an overview of the Transportation Master Plan. Mr. Bridges reviewed the scope of the project and key elements being evaluated within the plan. Mr. Bridges also reviewed the micro-transit service available, scalloped street segments, current and future CIP projects, and other improvements being made in regards to transportation.

Commission discussed emerging technologies, the future Loop 303, the future SR30, roundabouts, truck routes, commercial vehicles and the city's coordination with ADOT.

No action was taken on this item.

6. BALLPARK VILLAGE UPDATE

Development Services Director Christopher Baker presented an update on the Ballpark Village planning area. Mr. Baker gave an overview of the planning process, Town Hall meeting, the last draft plan created by staff and next steps.

Commission discussed the viability of the commercial demand in this area.

No action was taken on this item.

STAFF COMMUNICATIONS

Commission Secretary Alissa Magley stated that there were audio issues at the beginning of the meeting but all actions will be listed in the minutes.

NEXT MEETING

The next Planning and Zoning Commission Meeting will be held on March 8, 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 7:21 p.m.

Respectfully Submitted by:

Alissa Magley, Commission Secretary

Jason Kish, Chairman

Date: _____