

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



Wednesday, March 8, 2023

6:00 p.m.

Meeting Minutes

AGENDA AMENDED 3/7/2023 - Item #5 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 Carl Hamilton; Commissioner Kent Hegedus

Absent: Commissioner Anthony Wang; Commissioner Marlon Booth

MOTION BY Commissioner Maria Sambito, **SECONDED BY** Commissioner Carl Hamilton to EXCUSE Commissioner Booth and Commissioner Wang from the meeting. The motion carried by the following vote:

AYE: Chairman Jason Kish, Vice Chairman Gregg Clymer, Commissioner Carl Hamilton,
Commissioner Kent Hegedus, Commissioner Maria Sambito

Passed - Unanimously

APPROVE MINUTES

1. Approve the draft minutes of the Planning and Zoning Commission Meeting on February 15, 2023.

MOTION BY Vice Chairman Gregg Clymer, **SECONDED BY** Commissioner Kent Hegedus to APPROVE the draft minutes of the Planning & Zoning Commission meeting held on February 15, 2023. The motion carried by the following vote:

AYE: Chairman Jason Kish, Vice Chairman Gregg Clymer, Commissioner Carl Hamilton,
Commissioner Kent Hegedus, Commissioner Maria Sambito

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 6:02 pm.

Deputy Director of Planning Katie Wilken presented the request to consider 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 the Goodyear Celebration Plaza Planned Area Development (PAD) allowing for a mixed-use development under the MF-12 (Multi-Family), MF-24 (Multi-Family), C-O (Commercial Office), and C-2 (General Commercial) zoning districts, as modified in the Goodyear Celebration Plaza Planned Area Development (PAD) as modified by Ordinance 2023-1562. The PAD originally heard by the Planning and Zoning Commission was dated January 9, 2023. A revised PAD, resulting from the January 23 Council meeting, is dated February 7, 2023. The PAD will include the following zoning districts: approximately 11 acres of General Commercial (C-2); approximately 15.5 acres of Commercial Office (C-O); approximately 13.7 acres of Multi-Family (MF-24); approximately 9.9 acres of MF-24/C-O hybrid; and, approximately 16.6 acres of Multi-family (MF-12) with a PAD Overlay to modify the development standards as outlined below:

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 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 had initially worked with the property owner to establish a hybrid zoning area that could be developed as either MF-24 (Multi-Family) or C-O (Commercial Office). The original proposal heard by the Commission included a stipulation that for the 18 months following City Council adoption of Ordinance 2023-1562, the hybrid zoning area identified in the PAD Overlay would be developed as C-O (Commercial Office). If the Hybrid Zoning area was not developed within 18 months of adoption of the Ordinance, then it could be developed as either MF-24 Multi-Family Residential or CO Commercial Office.

At the January 23, 2023, City Council hearing, the Council discussed the length of the hybrid period, with some discussion that the 18 months was too short of a period to secure a medical office user for the hybrid zoning area. Given this concern, the applicant is willing to increase the period to 24 months. However, as noted in the draft ordinance, staff is recommending that the hybrid parcel be solely rezoned to C-O (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, are required to be constructed within the Property as it develops.

Commission asked what the current occupancy rate for office is in Goodyear. Ms. Wilken did not have this information available.

Commission asked what information the City of Hope provided regarding this application. Development Services Director Christopher Baker explained that there was a letter of support provided for the rezoning change.

Commission asked if the stipulation was approved to have just C-O, what can the applicant do if nothing develops. Ms. Wilken explained that there would need to be another rezone application.

Commission asked for an overview of the stipulation and the reasoning behind it. Ms. Wilken stated that the reason for the stipulation was the amount of multi-family and the opportunity for interstate frontage commercial opportunities. There is a need for additional housing and there are approximately 10,000 units within the development review process.

Jeff Blilie, representing the applicant, gave an overview of the changes to the application and asked that Commission approve the application without the staff stipulation.

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

MOTION BY Commissioner Kent Hegedus, **SECONDED BY** Vice Chairman Gregg Clymer to RECOMMEND approval for case 22-200-00014 GOODYEAR CELEBRATION PLAZA REZONE.

Commission discussed the staff stipulation and the option of the 24 month Hybrid Zoning area.

MOTION BY Commissioner Kent Hamilton, **SECONDED BY** Commissioner Sambito to AMEND previous motion and remove Stipulation #2. The motion carried by the following vote:
AYE:Chairman Jason Kish, Vice Chairman Gregg Clymer, Commissioner Carl Hamilton, Commissioner Kent Hegedus, Commissioner Maria Sambito
Passed - Unanimously

RECOMMEND approval for case 22-200-00014 GOODYEAR CELEBRATION PLAZA REZONE with the removal of Stipulation #2. The motion carried by the following vote:

AYE: Chairman Jason Kish, Vice Chairman Gregg Clymer, Commissioner Carl Hamilton,
Commissioner Kent Hegedus, Commissioner Maria Sambito
Passed - Unanimously

3. **SPECIAL USE PERMIT FOR A STORAGE FACILITY (LUXE LOCKER LUXURY CONDOMINIUM STORAGE FACILITY)**

Chairman Kish opened the public hearing at 6:26 pm.

Principal Planner Christian William presented the request for a special use permit for a storage facility to allow a storage facility on Lot 15 of the final plat of Airport Commercenter Subdivision No. 3 Amended, which is an approximately 8.17-acre parcel. This Property is designated for industrial uses and will be developed in accordance with the PAD's design guidelines and city's I-2 (General Industrial) zoning district. The proposed storage facility will include six storage buildings with a maximum height of 25 feet and a total of 210 units. The units range from 14 feet to 18 feet wide and depths range from 45 feet to 70 feet. Luxe Locker is proposing to develop the property in two phases, constructing three buildings with Phase 1 and three buildings with Phase 2. All infrastructure improvements required for the construction of the storage facility and all parking spaces required at build-out will be completed as part of Phase 1.

Adam Baugh, representing the applicant, expressed support for the staff recommendation, gave a brief overview of the project and was available for questions.

There being no public comment, Chairman Kish closed the public hearing at 6:32 pm.

MOTION BY Vice Chairman Gregg Clymer, **SECONDED BY** Commissioner Kent Hegedus to RECOMMEND approval for case 22-350-00003 SPECIAL USE PERMIT FOR A STORAGE FACILITY (LUXE LOCKER LUXURY CONDOMINIUM STORAGE FACILITY). The motion carried by the following vote:

AYE: Chairman Jason Kish, Vice Chairman Gregg Clymer, Commissioner Carl Hamilton,
Commissioner Kent Hegedus, Commissioner Maria Sambito

Passed - Unanimously

BUSINESS

4. COMPREHENSIVE SIGN PACKAGE FOR 10 GOODYEAR

Deputy Director of Planning Katie Wilken presented the request for approval of a comprehensive sign package (CSP) for the 5-building 10 Goodyear Commerce Park to be developed at the southwest corner of the I-10 and the Loop 303. The CSP is applicable to the 138.9-acre commerce park portion of the Innovation Center PAD, which has been identified as 10 Goodyear. A cohesive materials and color palette with a complementary design theme is intended to provide for a unified park.

1. Monument Signs

- The CSP requests a maximum of 2 “primary” project monument signs on the 1 primary project entrance drive
 - City sign regulations allow 1 monument sign at each driveway onto a public street
 - Requested number is double the regulation allowance
- The 2 “primary” project monument signs are 40 feet high with a sign copy area of 97.4 sq. ft.
 - City sign regulations allow a maximum height of 12 feet and a maximum copy area of 48 sq. ft.
 - Requested height is over 3 times as high, and the requested copy area is twice the regulation allowance
- The CSP requests a maximum of 9 “secondary” project monument signs on a total of 5 secondary project entrance drives (2 each on 4 drives, 1 on the 5th)
 - City sign regulations allow 1 monument sign at each driveway onto a public street
 - Requested number is almost double the regulation allowance
- The 9 “secondary” project monument signs are 8 feet high with a sign copy area of 48 sq. ft.
 - Requested height and sign copy area are within sign regulation allowances

2. Tenant Monument Signs (identified in city sign regulations as directory signs)

- The CSP requests a maximum of 18 “tenant” monument signs at internal driveways and intersections within the 5-building commerce park
 - City sign regulations allow 1 directory sign at each multi-tenant building onsite
 - Requested number is almost 4 times the regulation allowance
- The 18 “tenant” monument signs are 6 feet high with a sign copy area of 48 sq. ft.
 - City sign regulations allow a maximum height of 6 feet with a sign copy area of 18 sq. ft.
 - Requested height is within the regulation allowance; sign copy area is almost triple the regulation allowance

3. Tenant Monument Signs at Frontage Road

- The CSP requests a maximum of 2 “tenant” monument signs adjacent to Buildings A and E along the I-10 frontage road near the primary project entrance
 - Under the sign regulations in the Goodyear Zoning Ordinance, directory signs are to be located along drive aisles in the interior of the property. These two signs are not located along interior drive aisles, but will be located along the I-10 frontage road. Allowing the signs in the proposed locations is a deviation from the sign regulations in the Goodyear Zoning Ordinance.
- These 2 “tenant” monument signs are 8 feet high with a sign copy area of 48 sq. ft.
 - City sign regulations allow a maximum height of 6 feet with a sign copy area of 18 sq. ft.
 - Requested height is 2 feet higher than the regulation allowance; sign copy area is almost

triple the regulation allowance

4. Tenant ID Wall Signs

- The CSP requests a maximum of 18 tenant ID wall signs distributed throughout the 5 buildings in the commerce park
 - City sign regulations allow wall signage for individual tenants in a building
 - Requested maximum number of signs has been established with no known tenants
- The 18 tenant ID wall signs are 6 feet high
 - City sign regulations establish maximum size based on the linear front footage of the building area each tenant is in
 - Requested height of signs has been established without linear front footage of future tenant units known

5. Building Address Signs

- The CSP requests a minimum of 1 building address sign per building in the commerce park
 - City sign regulations do not include building address sign criteria for commerce parks
 - The Fire Code establishes building address sign criteria for commerce parks for aiding in emergency services
- The building address signs are 4 feet high x 15 feet wide with a sign copy area of 60 sq. ft.
 - City sign regulations do not include building address sign criteria for commerce parks
 - The Fire Code establishes building address sign criteria for commerce parks for aiding in emergency services

6. Vehicle Directional Signs

- The CSP requests 1 vehicle directional sign at each driveway onto a public street and at major internal intersections within the commerce park
 - City sign regulations allow 1 vehicle directional sign at each driveway onto a public street and at major internal intersections
 - Requested number is per city sign regulation allowance
- The vehicle directional signs are 6 feet 6 inches high x 3 feet wide with a sign copy area of 11 sq. ft.
 - City sign regulations allow a maximum height of 3 feet with a sign copy area of 6 sq. ft.
 - Requested height is double the regulation allowance; sign copy area is almost double the regulation allowance

Commission asked about the grade difference and the elevation of construction near the frontage road. Development Services Director Christopher Baker stated that the project will be securing access from ADOT on the frontage road but there will probably not be any significant changes to the frontage road. Mr. Baker stated that there were concerns with visibility with this project being adjacent to the freeways. Cassandra Ayers, representing the applicant, explained that the Commercial/Retail portion of the property on Citrus road will obstruct the Industrial development along the ADOT frontage road. Also, it is a one-way frontage road and the applicant wants to make sure the turn is not missed.

Commission discussed and asked for clarification on the height of the monument signage on the frontage road. Ms. Ayers stated that there were not currently any development plans in the Commercial/Retail portion of the property on Citrus road. Ms. Wilken explained that this area is zoned Commercial and the General Commercial zoning allows 56 feet tall buildings.

Commission expressed appreciation for the modern design of the monument signage on the frontage road.

MOTION BY Vice Chairman Gregg Clymer, **SECONDED BY** Commissioner Kent Hegedus to RECOMMEND approval for case 22-630-00002 COMPREHENSIVE SIGN PACKAGE FOR 10 GOODYEAR.

Commission discussed the height of the monument signage, noting the excessive height of the signage on the frontage road.

Commission asked if the majority of the traffic would be truck traffic within the complex. Ms. Ayers confirmed that due to the Industrial zoning, it will probably primarily be truck traffic.

Commission discussed the modern design of the signage.

The motion carried by the following vote:

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

NAY: Commissioner Maria Sambito

Passed

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

Principal Planner Christian Williams presented the request for the Preliminary Plat for La Privada Parcels 1, 2, 4, 5 and 6, subdividing approximately 153.5 acres into 601 lots, 55 tracts and 1 parcel. Existing land uses and zoning surrounding the subject property include the following:

- North – Vacant land zoned R1-4 with R1-4 Reduced Standards/La Privada PAD Overlay, vacant land zoned PAD for Amber Meadows residential community;
- South – County island, largely vacant agricultural lands (largely zoned RU-43/city equivalent to AU (Agricultural Urban)), Vacant land zoned R1-4 with R1-4 Reduced Standards/La Privada PAD;
- East – County island, homes and vacant agricultural lands (largely zoned RU-43/city equivalent to AU (Agricultural Urban));
- West –County island, largely vacant agricultural lands (largely zoned RU-43/city equivalent to AU (Agricultural Urban)), vacant land zoned PAD for Amber Meadows residential community.

Commission asked for clarification on the Community Building within the development. Mr. Williams explained that the Community Facility is part of Parcels 3 and 7 and that is different than the enhanced ramadas that will be built in Parcel 4, 5, 2 and 1.

Chris Patton, representing the applicant, was available for questions.

MOTION BY Commissioner Carl Hamilton, **SECONDED BY** Vice Chairman Gregg Clymer to RECOMMEND approval for case 22-500-00002 PRELIMINARY PLAT FOR LA PRIVADA PARCELS 1, 2, 4, 5 and 6. The motion carried by the following vote:

AYE: Chairman Jason Kish, Vice Chairman Gregg Clymer, Commissioner Carl Hamilton,
Commissioner Kent Hegedus, Commissioner Maria Sambito

Passed - Unanimously

STAFF COMMUNICATIONS

None.

NEXT MEETING

The next Planning and Zoning Commission meeting will be held on April 12, 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 7:01 p.m.

Respectfully Submitted by:

Alissa Magley, Commission Secretary

Jason Kish, Chairman

Date: _____