

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



Wednesday, June 28, 2023

6:00 p.m.

Meeting Minutes

CALL TO ORDER

Vice Chairman Clymer called the meeting to order at 6:00 pm

PLEDGE OF ALLEGIANCE

ROLL CALL

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

Absent: Chairman Jason Kish

MOTION BY Commissioner Marlon Booth, **SECONDED BY** Commissioner Maria Sambito to
EXCUSE Chairman Kish from the meeting. The motion carried by the following vote:

AYE: 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 June 14, 2023.

MOTION BY Commissioner Anthony Wang, **SECONDED BY** Commissioner Maria Sambito to
APPROVE the draft minutes of the Planning and Zoning Commission Meeting on June 14, 2023. The
motion carried by the following vote:

AYE: 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. SPECIAL USE PERMIT FOR A MINI-STORAGE FACILITY (ABERNATHEY HOLDINGS MINI-STORAGE)

Vice Chairman Clymer opened the public hearing at 6:03 pm.

Planner Guadalupe Ortiz Cortez presented the request for a Special Use Permit for a mini-storage facility on an approximately 2-acre parcel, located at 1770 N. Litchfield Road, west of North Litchfield Road and north of West McDowell Road, within the Palm Valley Commerce Park and designated for commercial uses within the Palm Valley Phase II Planned Area Development (PAD) District. The proposed mini-storage facility will consist of a three-story, 124,616 square-foot building. The mini-storage facility will have loading facilities on the first floor of the south and north sides of the building. On-site parking is being provided and conforms with applicable city standards. The design for the building conforms to the Design Guidelines established within the Palm Valley Phase II Planned Area Development (PAD), including colors and materials existing in the Palm Valley Commerce Park. The proposed storage facility is approximately 30 feet from the nearest residential neighborhood, Vistas at Palm Valley. However, there is a total setback of approximately 76 feet between the nearest residential property line and the proposed storage facility building. The 76-foot setback includes a 30-foot-wide landscape strip within Palm Valley Vistas and a 46-foot building setback provided by the applicant. The Palm Valley Commerce Park includes Montessori in the Park, Old Chicago Pizza and Tap Room, Haymaker restaurant, and Hampton Inn & Suites among

other users. In addition, storage facilities are typically less-intensive, low-impact uses compared to other typical commercial uses. Storage facilities generate low traffic and are quiet buffers between residential properties and roads or other commercial uses. In addition, this storage facility has been architecturally designed to be consistent and compatible with the architecture in the area. As such, the use of the Property for indoor storage purposes should be compatible with other uses in the area.

Commission asked about the height of the building in relation to the adjacent residential and other businesses in the area. Ms. Ortiz Cortez explained that the proposed mini-storage is approximately 90 feet away from the closest residence and there is a new hotel being developed to the north that will be 59 feet to the peak that is approximately 30 to 50 feet from residential.

Commission asked about if the adjacent residential homes are occupied and if they were notified of the meeting. Ms. Ortiz Cortez confirmed that the homes are occupied and they were notified of the application and meeting.

Taylor Earl, representing the applicant, presented a brief overview of the project and was available for questions.

There being no public input, Vice Chairman Clymer closed the public hearing at 6:25 pm.

Commission discussed the residential neighborhood adjacent to the project.

MOTION BY Commissioner Marlon Booth, **SECONDED BY** Commissioner Anthony Wang to RECOMMEND approval for case 22-350-00008 SPECIAL USE PERMIT FOR A MINI-STORAGE FACILITY (ABERNATHEY HOLDINGS MINI-STORAGE). The motion carried by the following vote:

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

Passed - Unanimously

3. **USE PERMIT FOR A HOSPITAL (ABRAZO LITCHFIELD MEDICAL BUILDING)**

Vice Chairman Clymer opened the public hearing at 6:26 pm.

Planner Guadalupe Ortiz Cortez presented the request for a Use Permit to allow a hospital facility on an approximately 2.75-acre parcel zoned PAD (Planned Area Development) and designated for commercial uses, located at 1375 North Litchfield Road, within the Palm Valley Pavilions East commercial center. The proposed medical facility will be a 45,000 square foot, two-story building with medical offices and imaging in the first floor, and a 24-bed rehabilitation facility in the second floor. The Abrazo Litchfield Medical Building will be connected to the adjacent Abrazo West Valley Hospital Campus via an existing pedestrian footpath and an additional footpath to be constructed with the medical building. The Abrazo Litchfield facility will utilize resources from the Abrazo West hospital such as dietary, physician rounding, and interchangeable staff. The medical building does not propose emergency/ambulance services. The first floor that is to host imaging and medical offices, will be open from 7am to 7pm Monday through Friday and from 7am to 2pm on Saturdays. The second floor, rehabilitation floor will be open 24 hours a day, 7 days a week with expected visitor hours from 7am to 7pm. There will be on-site staff 24 hours a day, 7 days a week.

Commission asked about imaging and whether it would be consolidated with other imaging services offered within the Abrazo facility. Jake Dinnen, representing the applicant, explained that the rehab on the second floor is much needed and gave an overview of the elevations and operations.

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

Commission expressed their appreciation for this facility.

MOTION BY Commissioner Marlon Booth, **SECONDED BY** Commissioner Maria Sambito to RECOMMEND approval for case 23-300-00001 USE PERMIT FOR A HOSPITAL (ABRAZO LITCHFIELD MEDICAL BUILDING). The motion carried by the following vote:

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

Passed - Unanimously

4. **REZONE PROPERTY SOUTH OF THE SOUTHWEST CORNER OF LITCHFIELD ROAD AND LOWER BUCKEYE ROAD TO PAD OVERLAY FOR STREAM DATA CENTER CAMPUS**

Vice Chairman Clymer opened the public hearing at 6:36 pm.

Planning Manager Steve Careccia presented the request for a rezone of approximately 104 acres south of the southwest corner of Litchfield Road and Lower Buckeye Road from the I-1 (Light Industrial) Zoning District to the I-1 (Light Industrial) Zoning District with a Planned Area Development (PAD) Overlay for the development of the Stream Data Center Campus. The cooling system for each of the five buildings will feature air-cooled chillers located on the roof. The chillers remove warm air from the server halls inside the buildings and exchange it with cooler outdoor air. This type of chiller was selected by Stream because unlike other larger commercial cooling systems, this system does not require water evaporation to operate, resulting in a substantial decrease in water usage than what would be required for water-cooled chiller units. Because the high temperatures in the Valley will already stress the operation of the air-cooled chiller units, the chillers need to be elevated away from the grade-level equipment yard where the operation of the generators can further increase the air temperature to levels that would shut down the operation of the chillers. The placement of the chillers on the roof allows the exchanged warm air from the server halls to be dissipated and not recirculated into the units themselves. In addition, the chillers must be located with enough separation between units to avoid overlapping heat generation. Article 3-4-3(B)(13) of the Goodyear Zoning Ordinance requires the screening of all roof mounted mechanical equipment from street view. Because of the need for rooftop placement of the chillers and the need for separation between the chiller units, potentially 90% or more of the roof will need to be screened to meet the screening requirements in Article 3-4-3(B)(13) of the Goodyear Zoning Ordinance. However, Article 8 (General Provisions) of the Zoning Ordinance restricts both the maximum length of a building elevation and the maximum rooftop area that can be screened to 50%. Currently, Article 8-3(B) allows non-residential building height to be increased by up to ten (10) feet for unoccupied architectural elements such as towers, chimneys, and mechanical equipment screening provided that the architectural element does not exceed 50% of the linear length of any building elevation or 50% of the total roof area. In order to provide as much screening as possible for however many rooftop chillers are required for the data center operations within each of the 50-foot tall buildings, Stream has submitted this PAD Overlay rezone application to remove the 50% maximum from both the linear length of any elevation and the total rooftop area criteria, so that an architecturally enhanced 10-foot high parapet wall utilizing a colored metal panel that is used elsewhere on the buildings, can be placed wherever screening is necessary.

Commission asked about setting a precedent for additional screening. Mr. Careccia explained that approval of this application does not allow for additional screening for other buildings, it is only applicable to this project.

Andrew Yancey, representing the applicant, presented a brief overview of the application and was available for questions.

There being no public comment, Vice Chairman closed the public hearing at 6:49 pm.

MOTION BY Commissioner Maria Sambito, **SECONDED BY** Commissioner Marlon Booth to RECOMMEND approval for case 23-200-00004 REZONE PROPERTY SOUTH OF THE SOUTHWEST CORNER OF LITCHFIELD ROAD AND LOWER BUCKEYE ROAD TO PAD OVERLAY FOR STREAM DATA CENTER CAMPUS. The motion carried by the following vote:

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

Passed - Unanimously

STAFF COMMUNICATIONS

Commission Secretary Alissa Magley informed the Commission that the next meeting will take place at City Hall in the Canyon Trails conference rooms.

NEXT MEETING

The next Planning and Zoning Commission meeting will be held on August 16, 2023 at 6 pm at the Goodyear City Hall.

ADJOURNMENT

There being no further business to discuss, Vice Chairman Clymer adjourned the meeting at 6:51 p.m.

Respectfully Submitted by:

Alissa Magley, Commission Secretary

Jason Kish, Chairman

Date: _____