

Planning & Zoning Commission

Goodyear City Hall - Canyon Trails 1 & 2 (Rooms 118 & 119)
1900 N. Civic Square
Goodyear, AZ 85395



Wednesday, August 16, 2023

6:00 p.m.

Meeting Minutes

AGENDA AMENDED - Item #3 attachment - Narrative has been updated

CALL TO ORDER

ROLL CALL

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

Absent: Vice Chairman Gregg Clymer

Commissioner Hegedus attended the meeting telephonically but was unavailable for the vote due to technical issues.

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

AYE: Chairman Jason Kish, Commissioner Anthony Wang, Commissioner Maria Sambito,
Commissioner Marlon Booth

Passed - Unanimously

APPROVE MINUTES

1. Approve the draft minutes of the Planning and Zoning Commission Meeting on June 28, 2023.

Commissioner Hegedus attended the meeting telephonically but was unavailable for the vote due to technical issues.

MOTION BY Commissioner Maria Sambito, **SECONDED BY** Commissioner Marlon Booth to
APPROVE the draft minutes of the Planning and Zoning Commission meeting held on June 28,
2023. The motion carried by the following vote:

AYE: Chairman Jason Kish, Commissioner Anthony Wang, 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 THE SOUTHEAST CORNER OF BULLARD AVENUE AND VAN BUREN STREET TO I-1 (LIGHT INDUSTRIAL)

Chairman Kish opened the public hearing at 6:03

Planning Manager Steve Careccia presented the request for a rezone of approximately 17 acres at the southeast corner of Bullard Avenue and Van Buren Street from the C-2 (General Commercial) Zoning District to the I-1 (Light Industrial) Zoning District for the anticipated development of additional data centers by Vantage. The applicant is proposing to develop two additional data centers on the Property. Because a data center is not a permitted use in the C-2 (General Commercial) Zoning District, Vantage has submitted this application to rezone the Property to the I-1 (Light Industrial) Zoning District, which permits data centers. If the rezone is approved, Vantage intends to submit a site plan application for the AZ14 data center and the second phase of the data center, which will be AZ15. The Property includes the land area necessary to construct both phases. If the data centers are developed on the Property, the architectural character of AZ14&15, a two-story, 461,603 square foot building, will be consistent with that of AZ11,12&13. To foster continuity, color selections and architectural features associated with AZ11,12&13 will be incorporated into AZ14&15, including a glazing curtain wall system, perforated metal screen walls, and a varying paint palette for the concrete tilt-up walls. A stipulation/ condition imposing this

requirement has been incorporated into Ordinance 2023-1581. The Property will be developed to incorporate a 50-foot wide landscape buffer along the frontage of Bullard Avenue consistent with the Bullard Avenue Corridor Design Treatment Strategies dated November, 2018. In addition, this landscape buffer will extend around the Bullard/Van Buren corner and along the entire Van Buren frontage to 145th Avenue. In recognition of the importance of both Bullard and Van Buren to the city, the Property will be developed with not only the required screening around the generator yards along the south building elevation (visible from Bullard) and the north elevation (fronting on Van Buren), but the Property will also be developed with a metal screen wall adjacent to both elevations that will conceal the generator exhaust stacks that will extend from the generators, up the elevations, to the top of the 55-foot high parapet walls. There will also be additional perforated metal screening around the cooling units and other mechanical equipment on the roof. Although the intent is for the property to be developed with two additional data centers, the stipulations/conditions of the rezoning included in Ordinance 2023-1581 that require compliance with the foregoing would apply even if other permitted I-1 uses were developed on the property. If developed with data centers as anticipated, direct access will be provided to AZ14&15 from Bullard Avenue. There will also be interior connections with the loop road that will be completed around AZ11,12&13, that will provide another access to Bullard, as well as to 145th Avenue, creating a data center campus. There will be no direct access from Van Buren Street to AZ14&15.

Commission complimented the applicant on the final product of the existing building and the design of the new buildings.

Commission asked if there are negative impacts to data centers. Mr. Careccia explained that these developments are new and staff is still assessing the use as more come to the city. Some data centers use water for chilling, but this data center application is air chilled. Each application is evaluated per the city standards.

Benjamin Graff, representing the applicant, thanked staff for their work and was available for questions.

Commission asked if more data centers would be coming from Vantage. Mr. Graff stated that they will continue to look for sites for future data centers within Goodyear.

There being no public comment, Chairman Kish closed the public hearing at 6:13 pm.

MOTION BY Commissioner Marlon Booth, **SECONDED BY** Commissioner Anthony Wang to RECOMMEND approval for case 23-200-00001 REZONE THE SOUTHEAST CORNER OF BULLARD AVENUE AND VAN BUREN STREET TO I-1 (LIGHT INDUSTRIAL). The motion carried by the following vote:

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

Passed - Unanimously

3. **REZONE APPROXIMATELY 109.93 GROSS ACRES LOCATED AT THE NORTHEAST CORNER OF PERRYVILLE ROAD AND LILAC STREET**

Chairman Kish opened the public hearing at 6:14 pm.

Principal Planner Christian Williams presented the request for to rezone approximately 109.93 gross acres located at the northeast corner of Perryville Road and Lilac Street from Planned Area Development (PAD) to R1-4 and R1-6 with Reduced Development Standards with a PAD Overlay. The PAD Overlay modifies the foregoing standards as follows: all lots within the R1-4 zoned area of the development shall have a minimum lot width of 45 feet and a minimum depth of 115 feet; and the minimum square footage of a lot shall be 5,175 with the exception of corner lots and knuckle lots which may be reduced to 5,173 square feet. The R1-4 zoned area will adhere to the R1-4 (Single Family Detached) Zoning District as modified by the R1-4 Reduced Development

Standards, as modified by the PAD Overlay. The R1-6 zoned area will adhere to the R1-6 (Single Family Detached) Zoning District as modified by the R1-4 Reduced Development Standards, as modified by the PAD Overlay. The total number of residential units within the Property is limited to 437. The proposed rezoning requires additional amenity elements, connectivity elements and streetscape elements be provided. The proposed zoning ordinance includes stipulations requiring these amenity elements, connectivity elements and minimum streetscape elements be provided. The subject property is located within the Liberty Elementary School District and the Buckeye Union High School District. Both school districts have been notified of the rezoning request. This development intends to donate 7.5 acres of land to the Liberty Elementary School District, which combined with the 7.5 acres immediately adjacent to it within La Privada will create one cohesive elementary school site.

Commission asked how long the school has to develop. Mr. Williams explained that there is not a time table, a letter to the city could be provided from the school district that they do not need the site or need the entire site.

Commission asked about how the property would develop if the school declined. Mr. Williams stated that if the school declined, the applicant and staff have looked at different layouts to get the approximately 30 lots on the site. The street would continue and loop around.

Commission asked if the school district had contacted the city about the site. Mr. Williams explained that it was their intent with the bond election to pursue development of this site.

Commission expressed that they would like to see more ramadas on the site. Mr. Williams stated that staff can work with the applicant to look for opportunities for this amenity through the platting process.

Commission asked for clarification on the additional elements the applicant is adding for the reduced lot modifications. Mr. Williams gave an overview of the streetscape, amenity and connectivity elements included in the PAD overlay.

The applicant was available for questions.

There being no public comment, Chairman Kish closed the public hearing at 6:26 pm.

MOTION BY Commissioner Maria Sambito, **SECONDED BY** Commissioner Anthony Wang to RECOMMEND approval for case 22-200-00016 REZONE APPROXIMATELY 109.93 GROSS ACRES LOCATED AT THE NORTHEAST CORNER OF PERRYVILLE ROAD AND LILAC STREET. The motion carried by the following vote:

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

Passed - Unanimously

STAFF COMMUNICATIONS

Deputy Director of Planning Katie Wilken reviewed the items previously seen by the Commission.

Planning Manager Steve Careccia introduced the new staff members within the Planning and Zoning division: Assistant Planner Justin Gabrielson, Assistant Planner Jimmy Carreon, Assistant Planner Kyle Abbott and Senior Planner Ann Dolmage.

NEXT MEETING

The next Planning and Zoning Commission meeting will be held on September 13, 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 6:34 p.m.

Respectfully Submitted by:

Alissa Magley, Commission Secretary

Jason Kish, Chairman

Date: _____