

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



Wednesday, November 15, 2023

6:00 p.m.

Meeting Minutes

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 Jeremiah Smith;
Commissioner Marlon Booth

APPROVE MINUTES

1. Approve the draft minutes of the Planning and Zoning Commission Meetings on October 18, 2023 and October 25, 2023.

MOTION BY Commissioner Kent Hegedus, **SECONDED BY** Commissioner Marlon Booth to **APPROVE** the draft minutes of the Planning and Zoning Commission meeting on October 18, 2023. The motion carried by the following vote:

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

Passed - Unanimously

MOTION BY Vice Chairman Gregg Clymer, **SECONDED BY** Commissioner Anthony Wang to **APPROVE** the draft minutes of the Planning and Zoning Commission meeting on October 25, 2023. The motion carried by the following vote:

AYE: Chairman Jason Kish, Vice Chairman Gregg Clymer, Commissioner Anthony Wang,
Commissioner Jeremiah Smith, 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. **PUBLIC HEARING TO REZONE APPROXIMATELY 24.753 ACRES FROM PLANNED AREA DEVELOPMENT (PAD) TO C-2 and R1-A WITH THE LAS BRISAS CORNER DEVELOPMENT REGULATIONS C-2 and R1-A WITH PAD OVERLAY**

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

Principal Planner Christian Williams presented the request to rezone approximately 24.753 acres generally located at the northeast corner of Perryville Road and Broadway Road from Planned Area Development (PAD) to C-2 and R1-A with the Las Brisas Corner PAD Overlay. The applicant is requesting a zoning change from the current Planned Area Development (PAD) with an underlying land use designation of neighborhood commercial to a PAD zoning district with an underlying zoning district of C-2 (General Commercial) and R1-A (Single-Family Attached) with a PAD Overlay to facilitate the development of a commercial and single-family attached, mixed-use community. The result of this rezone would increase the overall density of Las Brisas (Las Brisas Phase 1, Las Brisas Phase 2 and this property) from a total of 3.08 units per acre to approximately 3.53 units per acre; the impact on density within Las Brisas Phase 2 would be an increase of .34 units per acre. The maximum height of the townhomes and the existing Las Brisas single-family residential homes are both capped at a maximum height of 30 feet. 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 that is adjacent to a walkable commercial center. Modifications requested through the PAD Overlay include reduced lot size, lot width, lot depth, alteration to minimum lot coverage and reduction to the minimum setbacks, specifically the front facing garage setback. 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 a non-typical housing type on the last infill Las Brisas parcel that is integrated with nearby commercial. As a means to mitigate the proposed development standard reductions, additional amenities and streetscape elements will be added to the PAD Overlay beyond the typical requirements for R1-A developments, including community amenities, children's activity area, integration with commercial property, alley-loaded garages, open space facing homes, and enhanced street facing elements.

Within the Commercial parcel, the following C-2 (General Commercial) uses are prohibited:

- Adult bookstore, adult novelty store and adult theater
- Automotive repair and upholstery
- Car Wash
- Convenience Storage, Mini-Storage or Recreational Vehicle Storage
- Non-Chartered Financial Institution
- Pawn shop
- Any retail establishment that either devotes twenty (20) percent or more of floor area or display area to, or derives seventy-five (75) percent or more of gross sales receipts from, the sale or exchange of tobacco products, including cigarettes, cigars and e-cigarettes or vaping products
- Establishments that allow for the on-premise consumption of tobacco products, including cigarettes, cigars, and e-cigarettes or other vaping products
- Tire Repair, Oil Change (Lube) Shop.

The PAD Overlay also includes provisions to minimize the impact of this development on the adjacent single family residential development, including a buffer requirement between the Residential Property; limitations on how close portions of residential buildings above the first floor can be located to existing Single-Family Residential lots in the adjacent development; and prohibiting two-story buildings that front Las Brisas Drive from being located within 100 feet of single family residential lots in the existing single family residential development on the north side of Las Brisas Drive. It also includes provisions to minimize the impact of the commercial development on the Commercial Property and the residential development on the Residential Property by requiring an additional landscape buffer on the Residential Property between the Residential Property and Commercial Property. Under the C-2 standards, there is already a landscape buffer required on the Commercial Property. The PAD Overlay requires additional design enhancements for all buildings onsite, clarifies Minimum Building Setback from Single-Family Residential for structures within the site, allows for deviations to the R1-A housing product, color schemes and building elevations offered, provides for additional connections to the adjacent streets, additional guest parking.

Commission asked about the existing residential homes surrounding the property. Mr. Williams explained that there are existing 2-story homes around this development and the existing homes had a height limit of 30 feet.

Commission asked if each unit would have a garage. Mr. Williams explained that they are required to have 2 covered parking spaces.

Commission asked about the square footage for each unit. Mr. Williams stated that there is no set square footage for the units, but there is a lot coverage limit.

Commission asked about open space within the project. Mr. Williams explained that the open space is not set but Planning staff will look at the open space requirements of the zoning, but this application will need to require enhanced amenities.

Commission clarified that the images within the staff presentation are examples. Mr. Williams confirmed and explained that the examples provided in the presentation are examples of the type of product that could go into this development.

Commission asked about the West Goodyear aesthetic. Mr. Williams stated that this development will need to fit into the surrounding area and be in keeping with the theming of West Goodyear.

Jeff Blilie, representing the applicant, spoke briefly on the project and was available for questions. Mr. Blilie explained that the layout of the development tried to minimize properties backing up to the existing single family homes.

Commission asked if this product has been produced in other areas and how it sold. Mr. Blilie stated that there are not a great deal of for-sale townhomes, and he is not anticipating any difficulty in selling.

Commission asked if there would be connections to the Commercial area. Mr. Blilie stated that there would be pedestrian connections and there is an opportunity in the future to extend vehicular access, but for now it is a gated community.

Brian Seeman spoke in opposition of the item, citing traffic, crowding, crime, property values, poor location, lack of services, overcrowded schools, high asking price, and the possibility of the development not being completed.

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

Commission expressed appreciation for the townhome product, having a different type of ownership product available especially considering the state of the housing market.

MOTION BY Commissioner Jeremiah Smith, **SECONDED BY** Commissioner Anthony Wang to RECOMMEND approval for case 22-200-00022 PUBLIC HEARING TO REZONE APPROXIMATELY 24.753 ACRES FROM PLANNED AREA DEVELOPMENT (PAD) TO C-2 and R1-A WITH THE LAS BRISAS CORNER DEVELOPMENT REGULATIONS C-2 and R1-A WITH PAD OVERLAY. The motion carried by the following vote:

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

Passed - Unanimously

BUSINESS

3. **APPROVE THE 2024 PLANNING AND ZONING COMMISSION CALENDAR**

Commission Secretary Alissa Magley presented the 2024 Planning & Zoning Commission calendar, explaining that the Commission typically meets on the 2nd Wednesday of the month but ultimately needs to meet 2 weeks before Council.

Commission discussed moving the meeting time from 6 pm to 5 pm but declined initiating the change.

MOTION BY Commissioner Marlon Booth, **SECONDED BY** Vice Chairman Gregg Clymer to APPROVE the 2024 Planning and Zoning Commission calendar. The motion carried by the following vote:

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

Passed - Unanimously

STAFF COMMUNICATIONS

Deputy Director of Planning Katie Wilken gave an overview of the items previously heard by the Commission.

NEXT MEETING

The next Planning and Zoning Commission meeting will be held on December 6, 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 6:33 p.m.

Respectfully Submitted by:

Alissa Magley, Commission Secretary

Date: _____