

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



Wednesday, October 16, 2024

6:00 p.m.

Meeting Minutes

CALL TO ORDER

Chairman Clymer called the meeting to order at 6 pm.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Chairman Gregg Clymer; Commissioner Marlon Booth; Commissioner Anthony Wang;
Commissioner Jeremiah Smith; Commissioner Ernie Nepomuceno

Absent: Vice Chair Maria Sambito; Commissioner Kent Hegedus

MOTION BY Commissioner Marlon Booth, **SECONDED BY** Commissioner Jeremiah Smith to
EXCUSE Commissioner Hegedus and Vice Chair Sambito from the meeting. The motion carried by
the following vote:

AYE: Chairman Gregg Clymer, Commissioner Marlon Booth, Commissioner Anthony Wang,
Commissioner Jeremiah Smith, Commissioner Ernie Nepomuceno

Passed - Unanimously

APPROVE MINUTES

MOTION BY Commissioner Marlon Booth, **SECONDED BY** Commissioner Jeremiah Smith to
APPROVE the draft minutes of the Planning and Zoning Commission Meeting on September 11,
2024. The motion carried by the following vote:

AYE: Chairman Gregg Clymer, Commissioner Marlon Booth, Commissioner Anthony Wang,
Commissioner Jeremiah Smith, Commissioner Ernie Nepomuceno

Passed - Unanimously

1. Approve the draft minutes of the Planning and Zoning Commission Meeting on September 11, 2024.

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. USE PERMIT FOR A DRIVE-THROUGH RESTAURANT (PANDA EXPRESS)

Chairman Clymer opened the public hearing at 6:04 pm.

Principal Planner Ann Dolmage presented the request for a use permit for a drive-through restaurant on a 1.2-acre parcel within Cottonflower Marketplace commercial center, located at the southwest corner of Yuma Road and Cotton Lane (proposed Loop 303). The Cottonflower Marketplace commercial center is zoned Planned Area Development with a C-2 General Commercial designation within the Cottonflower Planned Area Development (PAD). The proposed use is a single-story Panda Express restaurant, approximately two-thousand seven hundred (2,700) square feet in size. While the facility will contain about nine-hundred fifty-two (952) square feet of indoor dining space, drive-through service will be a large focus of the business. Two drive-through lanes will be provided, each with its own menu board and speaker. The two lanes will merge into one lane in the space between the menu boards and the pickup window. Combined, the drive-through lanes will provide stacking room for sixteen (16) vehicles, including eleven (11) vehicles between the lane entrances and the menu boards, and five vehicles between the menu boards and window. Forty-one (41) vehicle parking spaces will be provided on the Panda Express lot, which exceeds the minimum requirement for the use as described in Article 6-4-2 of the Zoning Ordinance. Four (4) bicycle spaces will be provided as well. The Arizona

Department of Transportation (ADOT) is planning an extension of Loop 303 from Van Buren Street to MC-85, to include interchange improvements at major intersections, including Yuma Road. Because the Project is in proximity to the proposed extension and Yuma Road interchange, the use permit application was forwarded to ADOT for their review. ADOT commented that the easternmost driveway from Yuma Road into Cottonflower Marketplace (a right-in/right-out driveway) will eventually need to be closed as part of the extension project. Only the westernmost driveway (a full-access driveway) for access to and from Yuma Road will remain within the Cottonflower Marketplace. Additionally, ADOT will construct new curb and sidewalk improvements along the Yuma Road frontage of Cottonflower Marketplace as part of the extension project. An exact timeline of the driveway closure and roadway improvements is not known at this time, although as of the public hearing, the ADOT website indicates that work will start in 2025 and will take three years to complete.

Commission asked for confirmation on the reason the use permit was on the agenda. Ms. Dolmage confirmed that because the drive-through is within five-hundred (500) feet of residential, a use permit is required.

Commission asked for confirmation of the hours of operation and that no businesses in the area operate 24-hours. Ms. Dolmage explained that the restaurant would be open from 10am to 10pm and no businesses in the area are open 24-hours.

Ruben Rodela, representing the applicant, was present and available for questions.

There being no public comment, Chairman Clymer closed the public hearing at 6:11 pm.

MOTION BY Commissioner Marlon Booth, **SECONDED BY** Commissioner Anthony Wang to RECOMMEND approval for case P23-30000005 USE PERMIT FOR A DRIVE-THROUGH RESTAURANT (PANDA EXPRESS). The motion carried by the following vote:

AYE: Chairman Gregg Clymer, Commissioner Marlon Booth, Commissioner Anthony Wang, Commissioner Jeremiah Smith, Commissioner Ernie Nepomuceno

Passed - Unanimously

BUSINESS

3. DESIGN GUIDELINES MANUAL UPDATE

Senior Planner Guadalupe Ortiz Cortez presented an overview of the Design Guidelines Manual update. Staff and the consultant, Michael Baker International, began working on the Design Guidelines Manual update in May 2023 with City Council interviews, followed by creating a memorandum on the existing conditions and providing for best practices. The Design Guidelines Manual update process included two rounds of community outreach, each round encompassing a community workshop and an online survey. The Design Guidelines Manual draft has been available for public comment and additional outreach efforts included three topic-specific virtual developer forums which covered guideline philosophy and updates; the updated document has taken into consideration both resident and stakeholder feedback. It is anticipated that the Design Guidelines Manual update will be presented to the Planning and Zoning Commission for a recommendation of adoption on November 6, 2024 and to City Council for adoption on November 18, 2024.

Commission expressed appreciation for the update to encourage high quality development within the city.

No action was taken on this item.

STAFF COMMUNICATIONS

None.

NEXT MEETING

The next Planning and Zoning Commission meeting will be held on November 6, 2024 at 6pm at the Goodyear City Hall Council Chambers.

ADJOURNMENT

There being no further business to discuss, Chairman Clymer adjourned the meeting at 6:24 p.m.

Respectfully Submitted by:

Alissa Magley, Commission Secretary

Date: _____

Approved at Planning & Zoning Commission Meeting held on _____, 2024.