

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



Wednesday, December 4, 2024

6:00 p.m.

Meeting Minutes

AGENDA AMENDED 11/26/2024 - Item #2 Added

CALL TO ORDER

Vice Chair Sambito called the meeting to order at 6 pm.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Vice Chair Maria Sambito; Commissioner Kent Hegedus; Commissioner Anthony Wang;
Commissioner Jeremiah Smith

Absent: Chairman Gregg Clymer; Commissioner Marlon Booth; Commissioner Ernie Nepomuceno

MOTION BY Commissioner Jeremiah Smith, **SECONDED BY** Commissioner Anthony Wang to
EXCUSE Chairman Clymer, Commissioner Booth, and Commission Nepomuceno from the meeting.
The motion carried by the following vote:

AYE: Vice Chair Maria Sambito, Commissioner Kent Hegedus, Commissioner Anthony Wang,
Commissioner Jeremiah Smith

Passed - Unanimously

APPROVE MINUTES

1. Approve the draft minutes of the Planning and Zoning Commission Meeting on November 6, 2024.

MOTION BY Commissioner Kent Hegedus, **SECONDED BY** Commissioner Jeremiah Smith to
APPROVE the draft minutes of the Planning and Zoning Commission Meeting on November 6,
2024. The motion carried by the following vote:

AYE: Vice Chair Maria Sambito, Commissioner Kent Hegedus, Commissioner Anthony Wang,
Commissioner Jeremiah Smith

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. MAJOR GENERAL PLAN AMENDMENT FOR I-10 CITRUS GATEWAY

Vice Chair Sambito opened the public hearing at 6:03 pm.

Principal Planner Guadalupe Ortiz Cortez presented the request for a Major Amendment to the Goodyear 2035 General Plan for approximately 267 acres generally located at the southwest corner of N. Citrus Road and W. Roosevelt Street to amend the Land Use Classification for the approximately 267 acres from Neighborhoods to Business & Commerce. The Neighborhoods Land Use Category allows for the following type of developments: Agricultural Urban (AU), Single-Family Residential ((R1-4), (R1-A), (R1-C), (R1-10), (R1-7), (R1-6), Two-Family Residential (R2), Multi-Family Residential (MF-12), (MF-18) Manufactured Home Subdivision (MHS), Manufactured Home Park or RV Park (MH/RVP), Public Facilities District (PFD), Commercial Office (CO), Neighborhood Commercial (C-1), General Commercial (C-2), and Planned Area Development (PAD). The Business & Commerce Land Use Category allows for the following zoning type of developments: Central Business District (CBD), Commercial Office (CO), Neighborhood Commercial (C-1), General Commercial (C-2), Light Industrial (I-1), Multi-Family Residential (MF-18), (MF-24), Business Park (BP), Public Facilities District (PFD), and Planned Area Development (PAD). If approved, the applicant will move forward with their application to rezone the property from the Las Palmas PAD to Business Park District with a PAD Overlay that would

allow flex I-1 (Light Industrial Park) and C-2 (General Commercial) zoning in certain areas of the Property. The proposed amendment supports the Prosperous and Innovative fundamental strategy which aims to create a diversified economy that responds to market shifts. The Property has been zoned for residential for a couple decades and has not been developed, therefore the change in Land Use Classification will allow the applicant to continue their rezoning application to request the zoning be changed from the residential based Las Palmas PAD to Business Park District with a PAD Overlay including Light Industrial (I-1) and General Commercial (C-2) flex zoning and allow the Property to develop in a manner that can support the city's economy today.

The applicant held an open house neighborhood meeting and discussed their proposal with residents as they joined the meeting. During the meeting, residents expressed concerns with increased traffic, blocked views, size of buildings, and landscaping. A resident requested that the Citrus Road and Roosevelt Street corner is softened. Additionally, residents north of the Property expressed concerns with their access into and out of their properties, waiting times to make left turns out of their properties, as well as vehicle and site lighting trespassing into their properties. Residents expressed discontent with services in the area and requested that if anything could be done to improve fiber optics, internet, and television access that it's incorporated into the project. Residents north of the Property and Roosevelt Street expressed concerns with drainage in the area. In addition, a resident also asked for a coffee shop to be included in the proposed retail of the Property. The applicant team explained the proposed Roosevelt Street and frontage road improvements and explained drainage would be alleviated with the street improvements. The applicant team also ensured it will follow-up with residents regarding fiber optics access to their property and to research traffic light timing to ensure they did not have to wait for long time periods to leave their properties and if any mitigation is needed to prevent light intrusion into residential properties.

Commission asked about the orientation of the site with regard to the surrounding residents, traffic and road use, as well as fees to support the infrastructure in the area. Ms. Ortiz Cortez explained that staff can explore options during the rezoning application and a traffic study was submitted with the rezoning application that is currently in 2nd review. The developer will be responsible for construction of the half-street improvements. Ms. Ortiz Cortez explained that she was unsure of the fees that would be paid by the development but would have this information for the next public hearing on this item.

Commission expressed their desire to keep in mind in the development of this project that the houses on the west side of the property will be surrounded by large-scale development within the city, as well as being adjacent to Industrial uses being built within Buckeye.

Commission asked about the buffering for the residential homes. Ms. Ortiz Cortez explained that the applicant can request a height increase with the rezoning, however setbacks are determined by the height of the building. If the building is 56 feet tall, the setback for the building would be 180-feet.

Commission asked what recourse residents would have if the landscaping is damaged within the setback. Ms. Ortiz Cortez explained that the neighbors can reach out to the city if there is landscaping that needs to be replanted.

Wendy Riddell, representing the applicant, gave an overview of the project. Ms. Riddell explained that the first 300-feet adjacent to residential would be limited to business park uses, keeping industrial uses to the center of the site.

Commission asked for the resident concerns to be addressed by the applicant. Ms. Riddell stated that the developer is creating a frontage road for the residents on the north side of Roosevelt. The applicant is also taking into account wireless connectivity that will be addressed in the rezone application. Landscaping and lighting will be addressed through stipulations.

Commission expressed their desire for the buildings to be broken up and aesthetically pleasing for the adjacent residents, and their appreciation for the frontage road.

Commission asked about the trail system that was to be built with the prior zoning. Ms. Riddell

explained that a trail system is included along Roosevelt.

There were four speakers at the public hearing: Alma Olivares, Esther Estrada, and Leanna McDonald expressed concerns over the loss of views, desire for restaurants and commercial businesses, traffic, height of the buildings, safety, noise, proximity to the school, and children crossing streets. Jeff Levy spoke in support of the project, citing other areas that have multi-family near industrial development.

There being no further public comment, Vice Chair Sambito closed the public hearing at 6:42 pm.

No action was taken on this item. Another public hearing for this item will be held on the December 10, 2024 meeting.

3. **AMENDMENT TO ZONING ORDINANCE REGULATIONS RELATED TO ACCESSORY DWELLING UNITS**

Vice Chair Sambito opened the public hearing at 6:42 pm.

Planning Manager Christian Williams presented the staff-initiated request to amend Articles 2 and 8 of the Goodyear Zoning Ordinance to bring the city's zoning requirements into conformance with requirements established by recent changes to the Arizona Revised Statutes, this amendment allows an owner of a lot or parcel within a single-family zoning district to construct at least one attached and one detached accessory dwelling unit on the property when the lot or parcel is not on land in the territory in the vicinity of a Military Airport or Ancillary Military Facility or land in the territory in the vicinity of a Federal Aviation Administration Commercially Licensed Airport or a General Aviation Airport or on land in the territory in the vicinity of a Public Airport, subject to regulations. In addition, a Restricted-Affordable Dwelling Unit is permitted on lots one (1) acre or larger upon entering into a Deed Restriction or Development Agreement with the city of Goodyear. An accessory dwelling unit does not need to meet the design of the primary structure but does need to abide by the city's Design Guidelines. HOAs are not required to allow accessory dwelling units.

There being no public comment, Vice Chair Sambito closed the public hearing at 6:48 pm.

MOTION BY Commissioner Kent Hegedus, **SECONDED BY** Commissioner Anthony Wang to RECOMMEND approval for AMENDMENT TO ZONING ORDINANCE REGULATIONS RELATED TO ACCESSORY DWELLING UNITS. The motion carried by the following vote:

AYE: Vice Chair Maria Sambito, Commissioner Kent Hegedus, Commissioner Anthony Wang,
Commissioner Jeremiah Smith

Passed - Unanimously

STAFF COMMUNICATIONS

Development Services Director Katie Wilken reviewed the items that were previously seen before the Commission.

NEXT MEETING

The next Planning and Zoning Commission meeting will be held on December 10, 2024 at the Goodyear Municipal Complex.

ADJOURNMENT

There being no further business to discuss, Vice Chair Sambito adjourned the meeting at 6:53 p.m.

Respectfully Submitted by:

Alissa Magley, Commission Secretary

Date: _____

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