

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



Wednesday, April 9, 2025

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 Kent Hegedus; Commissioner Marlon Booth;
Commissioner Anthony Wang; Commissioner Ernie Nepomuceno; Commissioner Teri Roberts

Absent: Vice Chair Maria Sambito

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

AYE: Chairman Gregg Clymer, Commissioner Kent Hegedus, Commissioner Marlon Booth,
Commissioner Anthony Wang, Commissioner Ernie Nepomuceno, Commissioner Teri
Roberts

Passed - Unanimously

APPROVE MINUTES

1. Approve the draft minutes of the Planning and Zoning Commission Meeting on March 12, 2025.

MOTION BY Commissioner Kent Hegedus, **SECONDED BY** Commissioner Teri Roberts to
APPROVE the draft minutes of the Planning and Zoning Commission Meeting held on March 12,
2025. The motion carried by the following vote:

AYE: Chairman Gregg Clymer, Commissioner Kent Hegedus, Commissioner Marlon Booth,
Commissioner Anthony Wang, Commissioner Teri Roberts

Passed - Unanimously

PUBLIC COMMENTS

None.

DISCLOSURE OF EX PARTE COMMUNICATIONS

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 APPROXIMATELY 267 ACRES FROM THE LAS PALMAS PLANNED AREA DEVELOPMENT (PAD) TO I-10 CITRUS GATEWAY PAD**

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

Principal Planner Guadalupe Ortiz Cortez presented the request to rezone approximately 267 acres from the Las Palmas PAD (underlying R1-4 (Single Family Detached), R1-6 (Single Family Detached) and C-2 (General Commercial) to I-10 Citrus Gateway PAD to allow a mix of Business Park District (BPD), Light Industrial Park (I-1), and General Commercial District (C-2) land uses on certain areas of the property, with PAD modifications to increase permitted building heights, and adjust permitted uses and development standards on the property. If approved, the PAD would also:

- Allow Business Park District (BPD) uses across the entire property.
- Provides the option to develop Light Industrial (LI) uses 300-feet inward from the perimeter of the site as well as adjacent to the off-site water campus in the northwest corner of the site.
- Provides the option to develop Commercial (C) uses within 770-feet of Citrus Road as well as within 900 feet of the southwestern corner of the site.

Additionally, the application includes deviations from the city's development standards with the PAD proposal. The applicant is requesting to modify the following standards:

- Allowance of Wireless Communications Facilities (WCF) uses within all districts with administrative review and approval process, without requiring a Special Use Permit.
- Building heights may increase to 70 feet for all districts when not located within 300 feet of residential uses and increase building height to 100 feet for all districts when not located within 300 feet of residential uses with the review and approval of a Use Permit.
 - To offset the height increase request to 70 feet and up to 100 feet with a Use Permit, the applicant is proposing a 300 foot buffer for this height when the Property is in proximity to residential. In other words, within 300 feet of the property lines, the maximum building height allowed is 56 feet in all PAD districts. A Use Permit application request to increase the building height will allow staff and the City Council to respond to the project proposal and consider surrounding context at that time.
- Inclusion of a proposed trail along N. Citrus Road and W. Roosevelt Street with the required 5% recreational open space for the entire site.

A letter of support was provided by a resident, which was provided to the Commission.

Commission asked about ingress and egress from the property. Ms. Ortiz Cortez explained that this has not yet been established but will be reviewed when a site plan is received for the property.

Commission asked about the trail and whether that is included in the 5% recreational open space. Ms. Ortiz Cortez stated that staff would review the acreage of the trail with a site plan review, the applicant is providing the trail as part of the 5% open space requirement and it will include lighting.

Commission asked how have the resident concerns been addressed with this application. Ms. Ortiz Cortez explained that residents brought up concerns with traffic, which the applicant addressed by introducing the frontage road with a landscaped median to assist with buffering the residential neighborhood from the site.

Commission asked why the General Plan designation change that occurred prior to the rezone was not included in the proposed ordinance. Ms. Ortiz Cortez stated that the General Plan land use designation change was completed and thanked Commission for the feedback.

Commission asked for clarification on the height restrictions within the site and setbacks. Ms. Ortiz Cortez reviewed the increased building height proposal within the application as well as the setbacks and required buffers adjacent to residential.

Wendy Riddell, representing the applicant, presented an overview of the application.

4 speaker cards were received from residents, all in support of the application. Dale Hicks and Tracy Glass spoke, citing current issues with truck traffic, speed limit variations and intersections, as well as expressing support for the project and collaboration with neighboring developments. Alma Oliveres and Jeff Levy submitted cards but did not wish to speak.

There being no further public comment, Chairman Clymer closed the public hearing at 6:34 pm.

Commission expressed their appreciation for the collaboration of the applicant with the nearby residents and addressing their concerns.

MOTION BY Commissioner Marlon Booth, **SECONDED BY** Commissioner Ernie Nepomuceno to RECOMMEND approval for REZONE APPROXIMATELY 267 ACRES FROM THE LAS PALMAS PLANNED AREA DEVELOPMENT (PAD) TO I-10 CITRUS GATEWAY PAD. The motion carried by the following vote:

AYE: Chairman Gregg Clymer, Commissioner Kent Hegedus, Commissioner Marlon Booth, Commissioner Anthony Wang, Commissioner Ernie Nepomuceno, Commissioner Teri Roberts

Passed - Unanimously

STAFF COMMUNICATIONS

Planning Manager Christian Williams addressed a request from the March 12th meeting, the zoning request notification process. Vice Chair Sambito had requested this be added to a future meeting for discussion. This will be discussed with the update of the Zoning Ordinance currently in process and will be brought before the Commission at a future date for discussion and direction.

Mr. Williams also reviewed items previously seen before the Commission.

NEXT MEETING

The next Planning and Zoning Commission meeting will be held on May 7, 2025 at 6 pm at the Goodyear City Hall Council Chambers.

ADJOURNMENT

There being no further business to discuss, Chairman Clymer adjourned the meeting at 6:40 p.m.

Respectfully Submitted by:

Alissa Magley, Commission Secretary

Date: _____

Approved at Planning & Zoning Commission Meeting held on _____, 2025.