



**Planning Commission
Municipal Operations Service Center (MOSC)
399 E Lower Buckeye Rd., Avondale, AZ 85323
Thursday, October 17, 2019 at 6:00 P.M.**

Summary Actions

1. ROLL CALL by Chair Van Leuven

2. APPROVAL OF MINUTES

The Planning Commission approved the August 15, 2019 Meeting Minutes. The Planning Commission will take appropriate action. **Minutes were approved.**

The Planning Commission approved the September 19, 2019 Meeting Minutes. The Planning Commission will take appropriate action. **Minutes were approved**

3. PUBLIC HEARING ITEMS – **No Action Was Taken**

**a. ENTRADA – MAJOR GENERAL PLAN AMENDMENT – APPLICATION
PL-19-0054**

Planning Commission will hold a public hearing and consider a request by Ms. Toni Bonar, AICP, HILGARTWILSON, LLC, for a Major Amendment to the Avondale General Plan 2030 Land Use Map for Entrada, a proposed 191 gross acre planned development at the northwest corner of 107th Avenue and Broadway Road. The proposed Major General Plan Amendment, if approved, will amend the General Plan 2030 Land Use Map designations for the property from 166 acres of Estate Low Density Residential, 13 acres of Medium Density Residential, 9 acres of Local Commercial and 3 acres of High Density Residential to 181 acres of Medium Density Residential and 10 acres of Local Commercial. As required by Arizona Statute for Major General Plan Amendments, the Commission will conduct two separate public hearings at different locations within the municipality to promote citizen participation. The first public hearing is an opportunity for the public to comment; no action will be taken by the Commission as that will occur at the second public hearing. The second public hearing, scheduled for November 21, 2019, is another opportunity for public comment and the Commission will take action on the request.

Staff Contact: Ken Galica, Division Lead Planner

4. ADJOURNMENT

Members will attend either in person or by telephone conference call.

Los miembros asistirán en persona o vía teleconferencia.

Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1200 or TDD 623-333-0010 at least two business days prior to the meeting.

Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oído, o con necesidad de impresión grande o intérprete, deben comunicarse con la Secretaria de la Ciudad al 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.

MUNICIPAL OPERATIONS SERVICE CENTER (MOSC)
399 EAST LOWER BUCKEYE ROAD
AVONDALE, AZ 85323

Thursday, October 17, 2019
6:01 P.M.

I. CALL TO ORDER

Chair Van Leuven called the Regular Meeting to order at approximately 6:04 p.m.

II. ROLL CALL

The following members and representatives were present:

COMMISSIONERS PRESENT

Russell Van Leuven, Chair
Lisa Amos, Vice Chair
Lisa Osborne, Commissioner
Denise Stanfield, Commissioner
Maribel Guerrero, Alternate

COMMISSIONERS ABSENT

David Iwanski, Commissioner
Linda Warren, Commissioner
Christopher Thompson, Commissioner

CITY STAFF PRESENT

Jodie Novak, Assistant Director
Ken Galica, Lead Planner
Michelle Pelishek, Planner
Nicholle Harris, City Attorney

III. OPENING STATEMENT

Chair Van Leuven read the Opening Statement.

IV. APPROVAL OF MINUTES

- a. August 15, 2019 meeting
- b. September 19, 2019 meeting

Chair Van Leuven invited a motion.

Commissioner Osborne moved to approve the August 15, 2019 minutes and the September 19, 2019 minutes as presented. Commissioner Amos seconded the motion.

ROLL CALL VOTE

Russell Van Leuven, Chair	Aye
Lisa Amos	Aye
David Iwanski	Absent
Lisa Osborne	Aye
Denise Stanfield	Aye
Christopher Thompson	Absent
Linda Warren	Absent

The motion was approved by a 4 to 0 vote.

V. PUBLIC HEARING ITEMS:

a. Entrada – Major General Plan Amendment – Application PL-19-0054

Planning Commission will hold a public hearing and consider a request by Ms. Toni Bonar, AICP, HILGART WILSON, LLC, for a Major Amendment to the Avondale General Plan 2030 Land Use Map for Entrada, a proposed 191 gross acre planned development at the northwest corner of 107th Avenue and Broadway Road. The proposed Major General Plan Amendment, if approved, will amend the General Plan 2030 Land Use Map designations for the property from 166 acres of Estate Low Density Residential, 13 acres of Medium Density Residential, 9 acres of Local Commercial and 3 acres of High Density Residential to 181 acres of Medium Density Residential and 10 acres of Local Commercial. As required by Arizona Statute for Major General Plan Amendments, the Commission will conduct two separate public hearings at different locations within the municipality to promote citizen participation. The first public hearing is an opportunity for the public to comment; no action will be taken by the Commission as that will occur at the second public hearing. The second public hearing, scheduled for November 21, 2019, is another opportunity for public comment and the Commission will take action on the request.

Staff Contact: Ken Galica

Mr. Galica stated that the property is 191 acres located at the northwest corner of 107th Avenue and Broadway Road. Surrounding uses include large lot, rural, residential located in the County to the north. To the west is undeveloped agricultural land, also in Maricopa County. To the east across 107th Avenue is the City of Phoenix, with a combination of agricultural land and medium

density, residential uses. To the south, although not developed, is the planned Verde Trails Community located within the City of Avondale. The subject property and much of the surrounding property is located in the jurisdiction of Maricopa County. The City has an annexation application pending for the subject site that would bring it within Avondale City limits. The property has County zoning with R1-6 RUPD and RU-43 (rural residential).

The property features four General Plan designations presently. The bulk of the property is ELDR (Estate Low Density Residential). The second most predominant category on the site is MDR (Medium Density Residential). Nine acres of the site at the hard corner of 107th Avenue and Broadway Road is Local Commercial. Four acres of the site is HDR (High Density Residential). The proposal eliminates the ELDR and HDR designations. MDR would be applied to the majority of the site with the local commercial expanding to 10 acres. Aside from annexation applications in review, there is also a rezoning application to rezone the property to PAD (Planned Area Development) upon annexation.

It is notable that there is very little unplanned MDR remaining in the City. A significant amount of this land use is designated; however, the vast majority is either constructed (most of the communities in northern Avondale) or is planned for construction as part of the communities in southern Avondale. Conversely, the City has a high inventory of ELDR and rural low density residential categories.

Since the General Plan was adopted in 2012, there has been significant changes in the area, including finalization of the SR-30 freeway alignment by the Department of Transportation, approximately one mile south of the Entrada site. Larger estate lots are not typically found near a freeway, however, MDR works well in proximity to a freeway. Planned developments have occurred since the General Plan update in 2012. This includes Alamar, with 3,600 homes coming into the area at MDR. Verde Trails to the south is also MDR. There is existing development in the City of Phoenix across 107th Avenue developed at a medium density as well. Changes to this property would be very compatible with these uses and is not considered to be a significant alteration to the City's development pattern. Staff will work with the developer to ensure that the PAD zoning for the property addresses the existing rural uses in the area.

For Major Amendments Statute requires two Planning Commission meetings, including one not held at the regular meeting location. Another requirement is a 60-day review, including alerting all surrounding jurisdictions and applicable government agencies. In this case, only two responses were received. City of Goodyear supported the request. The Flood Control District of Maricopa County also supported the request and provided comments on a regional drainage channel that will be running through the subject property. The developer is incorporating this into its plans. Certificates of Adequate School Facilities were received. Littleton ESD provided a certificate stating that at this time, the district does not have capacity from the enrollment that would be generated from the development. Tolleson Union HSD stated they had adequate facilities. It is hoped that the developer continues to work with districts to ensure capacity. Required public notifications of this meeting were completed. aVOICE, the digital commenting tool, received no comments.

Next steps include a neighborhood meeting on October 22nd at Quentin Elementary School. A second Planning Commission meeting will take place at City Hall on November 21. City Council will then hear the item on December 9th.

Chair Van Leuven opened the public hearing.

Vice Chair Amos asked for the locations of other ELDR designations in the City. Staff stated that the vast majority of remaining ELDR and rural low density land is south of Southern, between Southern Avenue and the SR30 freeway. There is also a large portion on the southside of the Estrella Mountains.

Chair Van Leuven asked about the plan for increasing capacity at the elementary school district. Mr. Galica stated that several steps remain before construction can begin. It is hoped that the developer will continue to work with the school district.

Carolyn Oberholtzer, Bergin, Frakes, Smalley & Oberholtzer, was present on behalf of the landowner and applicant. She stated that the school district recently closed on a parcel at Miami Avenue, which will be the location of their next school. In such cases, a school district typically looks to the development community to come to the table with a donation based on the number of units that are eventually built on the property. The developer will be doing the standard donation agreement with Littleton Elementary School District.

A member of the public inquired as to a specific parcel. Ms. Oberholtzer stated that the identified parcel is not included as part of the application.

With no further pending questions, Chair Van Leuven closed the public hearing.

VI. COMMISSION ANNOUNCEMENTS

Chair Van Leuven stated that there were no announcements.

VII. PLANNING DIVISION REPORT

Ms. Novak stated that the Entrada item will come back in November.

VIII. CALENDAR

Chair Van Leuven stated the November meeting would take place at the regular location.

IX. ADJOURNMENT

Chair Van Leuven entertained a motion to adjourn the regular meeting. Vice Chair Amos moved to adjourn. Commissioner Stanfield seconded the motion.

ROLL CALL VOTE

Russell Van Leuven, Chair	Aye
Lisa Amos	Aye
David Iwanski	Absent
Lisa Osborne	Aye
Denise Stanfield	Aye
Christopher Thompson	Absent
Linda Warren	Absent

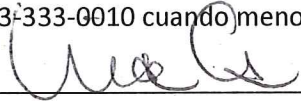
The motion was approved by a 4 to 0 vote.

With no further business, the meeting concluded at approximately 6:21 p.m.

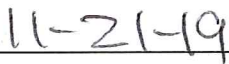
FOR SPECIAL ACCOMMODATIONS

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Staff Signature



Date

