



City of Avondale
Planning Commission

 [**Link to Summary of Actions**](#)

 [**Link to Meeting Minutes**](#)



Planning Commission
Summary Actions
Wednesday, December 18th, 2019

CITY COUNCIL CHAMBERS | 11465 WEST CIVIC CENTER DRIVE | AVONDALE, AZ 85323

Summary Actions

1. **ROLL CALL** by Chair Van Leuven

2. **APPROVAL OF MINUTES**

The Planning Commission **Approved** the November 21st, 2019 Meeting Minutes. The Planning Commission will take appropriate action. **Minutes were approved**

3. **PUBLIC HEARING ITEMS**

a. **AVONDALE TOWNHOMES ON DYSART – MINOR GENERAL PLAN AMENDMENT –**

APPLICATION PL-19-0195 Approved

Planning Commission will hold a public hearing and consider a request by Mr. Lance Baker, Synectic Design Inc., for a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Avondale Townhomes on Dysart, a proposed 302unit townhome development with an adjacent commercial area on 28.35 gross acres located approximately 760 feet south of the southwest corner of Dysart Road and Van Buren Street. The proposed Minor General Plan Amendment, if approved, will amend the General Plan 2030 Land Use designation on 25.86 acres of the property from Local Commercial to Medium/High Density Residential. The MHDR designation allows for single family detached, single family attached, townhomes, condominiums, patio homes and casitas in a density range of 4.0 to 12.0 dwelling units per acre (4.0 du/acre target density). Approximately 2.49 gross acres of the property adjacent to Dysart Road are excluded from the General Plan Amendment request and will remain designated Local Commercial. A request to rezone the property from C2 (Community Commercial) to PAD (Planned Area Development) to accommodate development of a 302unit townhome community and a 2.49 gross acre commercial site will be considered separately. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Ken Galica, Division Lead Planner

b. **AVONDALE TOWNHOMES ON DYSART – REZONING FROM C2 (COMMUNITY COMMERCIAL) TO PLANNED AREA DEVELOPMENT (PAD) – APPLICATION PL190194 Approved**

Planning Commission will hold a public hearing and consider a request by Mr. Lance Baker, Synectic Design Inc., to rezone 28.35 gross acres located approximately 760 feet south of the southwest corner of Dysart Road and Van Buren Street from C2 (Community Commercial) to PAD (Planned Area Development). The proposed Avondale Townhomes on Dysart PAD will allow for a 302unit single family attached townhome community featuring two clubhouses and two community pools on 25.86 gross acres. The proposed PAD also reserves 2.49 gross acres of property directly adjacent to Dysart Road for future commercial development under the uses and standards of the City's C1 (Neighborhood Commercial) zoning district. A request to change the General Plan 2030 Land Use Map designation of 25.86 acres of the property from Local Commercial to

Medium/High Density Residential (MHDR) will be considered separately. The Commission will take appropriate action and forward a recommendation to the City Council 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 Secretaría de la Ciudad al 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.



Aspiring. Achieving. Accelerating

PLANNING COMMISSION REGULAR MEETING MINUTES

CITY COUNCIL CHAMBERS
111465 WEST CIVIC CENTER DRIVE
AVONDALE, AZ 85323

Wednesday, December 18, 2019
6:00 P.M.

I. CALL TO ORDER

Chair Van Leuven called the Regular Meeting to order at approximately 6:00 p.m.

II. ROLL CALL

The following members and representatives were present:

COMMISSIONERS PRESENT

Russell Van Leuven, Chair
Lisa Amos, Vice Chair
Maribel Guerrero, Alternate
Linda Warren, Commissioner
Christopher Thompson, Commissioner

COMMISSIONERS ABSENT

David Iwanski, Commissioner
Lisa Osborne, Commissioner
Denise Stanfield, Commissioner

CITY STAFF PRESENT

Jodie Novak, Assistant Director of Development & Engineering Services
Brian Craig, Planning Manager
Ken Galica, Lead Planner
Denise Zazueta, Administrative Assistant
Stephen Kemp, City Attorney

III. OPENING STATEMENT

Chair Van Leuven read the Opening Statement.

IV. APPROVAL OF MINUTES

a. November 21, 2019

Chair Van Leuven invited revisions/corrections. Vice Chair Amos provided grammatical corrections.

Commissioner Warren moved to approve the November 21, 2019 minutes as amended. Commissioner Thompson seconded the motion.

ROLL CALL VOTE

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

The motion was approved by a 4 to 0 vote.

V. PUBLIC HEARING ITEMS:

a. Avondale Townhomes on Dysart – Minor General Plan Amendment – Application PL-19-0195

Planning Commission will hold a public hearing and consider a request by Mr. Lance Baker, Synectic Design Inc., for a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Avondale Townhomes on Dysart, a proposed 302-unit townhome development with an adjacent commercial area on 28.35 gross acres located approximately 760 feet south of the southwest corner of Dysart Road and Van Buren Street. The proposed Minor General Plan Amendment, if approved, will amend the General Plan 2030 Land Use designation on 25.86 acres of the property from Local Commercial to Medium/High Density Residential. The MHDR designation allows for single-family detached, single-family attached, townhomes, condominiums, patio homes and casitas in a density range of 4.0 to 12.0 dwelling units per acre (4.0 du/acre target density). Approximately 2.49 gross acres of the property adjacent to Dysart Road are excluded from the General Plan Amendment request and will remain designated Local Commercial. A request to rezone the property from C-2 (Community Commercial) to PAD (Planned Area Development) to accommodate development of a 302-unit townhome community and a 2.49 gross acre commercial site will be considered separately. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Ken Galica, Division Lead Planner

Mr. Galica prefaced the presentation by stating that both public hearing agenda items would be addressed at the same time. He provided a description and location of the property. Surrounding uses are a mix of residential and commercial. The property was annexed in 1960 and Zoned C-2. The current General Plan designation is Local Commercial, applied to the entire 28.35 gross acre site. The Local Commercial designation is intended to provide for the daily needs of goods and

services for residents in the surrounding areas. The proposed Minor General Plan amendment would change 25.86 acres of the property to Medium/High Density Residential (MHDR) and leave 2.49 acres as Local Commercial. The MHDR allows for residential development between four to twelve dwelling units per acre for dense single-family residential attached and detached products, including townhomes and condominiums. The request will allow for processing of the PAD, which would allow for development of the site with 302 single family attached townhomes. The site will feature 37 percent open space, more than double the City's minimum requirement of 15 percent for single family residential. The open space includes a variety of amenities, including pools, spa, two clubhouses, tot lot, dog park and other amenities. The proposal retains nearly 2.5 acres for future commercial development adjacent to Dysart Road. These will be developed with uses of C-1 (Neighborhood Commercial) District. The site will have access to two streets: Dysart Road and 4th Street. The proposed style is Spanish Colonial Revival with variations between buildings. Each unit will have a two-car garage.

Mr. Galica stated that in staff's view, both the proposed General Plan amendment and rezoning will result in compatible development with what is existing in the area. Residential use of the property will not be out of character. The proposal advances City goals and objectives related to Historic Avondale revitalization, bringing 302 households to the area as well as significant development dollars. The proposed PAD conforms to the General Plan land use map as requested. It does not currently conform to local commercial designations and a General Plan amendment must be approved in order for the PAD to be considered. Development standards proposed within the PAD all comply zoning ordinance requirements with two exceptions: Lot dimensions and guest parking. The approved September Zoning Ordinance Text Amendment requires one space per unit of guest parking in this type of community. The proposal includes slightly over one-half guest parking space per unit, at over 150 proposed spaces. There is additional opportunity for guest parking on the adjacent streets, particularly 4th Street. Staff believes that exceptional design is proposed in terms of architecture, site design, open space and amenities and that infrastructure improvements are to be completed by the developer. Both the GPA and rezoning meet all the required findings.

Mr. Galica noted that all required notifications for public hearings have been completed, including site posting, and a neighborhood meeting, which was unattended at City Hall on December 5th. The aVOICE website received three (3) views, but no comments. There was one email in support of the project by a nearby commercial property owner. Staff recommends approval of the General Plan Amendment without any recommended conditions of approval. They also recommend approval of the rezoning request, subject to four (4) conditions as listed in the staff report.

Vice Chair Amos noted the concerns regarding the availability of parking and asked why the guest parking requirement is so low. Mr. Galica stated that when the City began working with the developer they were under the old code, which had no guest parking required at all. This was increased to a requirement of one parking space per dwelling unit. In the future, similar developments will likely have this additional parking. In this case, the architect suggested the guest parking was sufficient based on experience. While there are no driveways or street parking that typical single-family dwellings would have for overflow guest parking, there are adjacent side streets that do not have residences on them that can be used as overflow. Vice Chair Amos said she is concerned not only in terms of guests, but the occupants themselves. Two spaces will likely be insufficient, requiring residents to use the guest parking.

Commissioner Thompson shared Vice Chair Amos's concerns regarding the parking. The site is at a very busy intersection and the development will add a significant number of dwellings to the area. He asked whether traffic studies have been conducted. Mr. Galica confirmed that the applicant submitted a preliminary traffic statement, which was reviewed by the City's traffic engineer. Dysart Road is a busy roadway, but it is designed to accommodate significant traffic. It is not believed that the additional residences warrant an additional traffic signal. There will likely be a deceleration lane into the site.

Commissioner Warren also expressed concern regarding parking. She owns a similar property with parking garages in a townhome setting. Typically, additional cars park behind the garages, which is a constant problem, blocking residents from leaving the garages. She asked whether this will be a gated community coming off Dysart Road and 4th Street. Mr. Galica confirmed that the development will be gated.

Chair Van Leuven asked whether two entrances will be sufficient for a development of this size. Mr. Galica confirmed that two points of access on separate streets meets code requirements.

Rick Jellies introduced himself as a representative of the applicant and provided his Scottsdale address. The developer understands and shares the parking concerns. If this type of project was developed in Maricopa County, the parking requirement would be two parking spaces per unit. The City of Phoenix requires only 1.75 parking spaces per unit. In this case, the development provides 2.5 parking spaces per unit and is a gated, full-time professionally managed facility. They will not permit vehicles to park behind garages.

Chair Van Leuven opened the public hearing. There were no members of the public who wished to speak.

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

Chair Van Leuven invited a motion.

Vice Chair Amos moved to approve Application PL-19-0195. Commissioner Thompson seconded the motion.

ROLL CALL VOTE

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

The motion was approved by a 4 to 0 vote.

b. Avondale Townhomes on Dysart – Rezoning from C-2 (Community Commercial) to Planned Area Development (PAD) – Application PL-19-0194

Planning Commission will hold a public hearing and consider a request by Mr. Lance Baker, Synectic Design Inc., to rezone 28.35 gross acres located approximately 760 feet south of the southwest corner of Dysart Road and Van Buren Street from C-2 (Community Commercial) to PAD (Planned Area Development). The proposed Avondale Townhomes on Dysart PAD will allow for a 302-unit single-family attached townhome community featuring two clubhouses and two community pools on 25.86 gross acres. The proposed PAD also reserves 2.49 gross acres of property directly adjacent to Dysart Road for future commercial development under the uses and standards of the City's C-1 (Neighborhood Commercial) zoning district. A request to change the General Plan 2030 Land Use Map designation of 25.86 acres of the property from Local Commercial to Medium/High Density Residential (MHDR) will be considered separately. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Ken Galica, Division Lead Planner

The presentation for this item was included under Agenda Item V.a.

Chair Van Leuven opened the public hearing. There were no members of the public who wished to speak.

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

Chair Van Leuven invited a motion.

Commissioner Thompson moved to approve Application PL-19-0194 subject to the four recommended conditions. Vice Chair Amos seconded the motion.

ROLL CALL VOTE

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

The motion was approved by a 4 to 0 vote.

VI. ACTION ITEMS:

There were no action items.

VII. COMMISSION ANNOUNCEMENTS

Mr. Craig introduced new staff member, Denise Zazueta, Development and Engineering Services Administrative Assistant, who will be assisting with Planning Commission meetings

and agenda preparation. He congratulated Jodie Novak on her new promotion to Assistant Director of Development and Engineering Services.

VIII. PLANNING DIVISION REPORT

Ms. Novak thanked Chair Van Leuven for his many years on the Planning Commission. She presented him with an outstanding service award.

IX. CALENDAR

Mr. Craig stated that there will be items for discussion on January 15th, 2020.

X. ADJOURNMENT

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

ROLL CALL VOTE

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

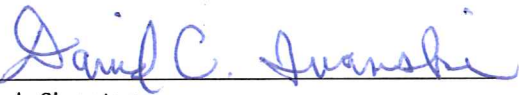
The motion was approved by a 4 to 0 vote.

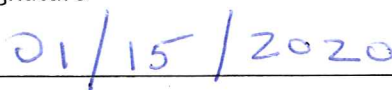
With no further business, the meeting concluded at approximately 6:27 p.m.

FOR SPECIAL ACCOMMODATIONS

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 o oído, impresión grande o intérprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta.


Chair Signature


Date