Planning Commission
Agenda
Thursday, November 21, 2019

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

Summary Actions

1. **ROLL CALL** by Vice Chair Amos

2. **APPROVAL OF MINUTES**

   The Planning Commission **Approved** the October 17, 2019 Meeting Minutes. The Planning Commission will take appropriate action.

3. **PUBLIC HEARING ITEMS**

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

   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 held an initial public hearing for public comment on this request at the Avondale Municipal Operations Service Center on October 17, 2019. At this November meeting, the Commission will take appropriate action and forward a recommendation to the City Council.

   Staff Contact: Ken Galica, Division Lead Planner

   b. **BIOLIFE PLASMA SERVICES – CONDITIONAL USE PERMIT – APPLICATION PL-19-0187 Approved**

   Planning Commission will hold a public hearing and consider a request by Mr. Paul E. Gilbert, Beus Gilbert PLLC, for approval of a Conditional Use Permit (CUP) to allow a plasma center use in the Planned Area Development (PAD) zoning district. The use is proposed on 2.95 gross acres of vacant/undeveloped land located approximately 220 feet north of the northeast corner of McDowell Road and 107th Avenue. The subject property is zoned Harbor Shores PAD, which allows for use of the subject property in accordance with the permitted uses in the City's C-2 (Community Commercial) zoning district; City Council approval of a Conditional Use Permit is required for a plasma center use in the C-2 district. The Commission will take appropriate action and forward a recommendation to the City Council.

   Staff Contact: Ken Galica, Division Lead Planner

c. **AVONDALE 50 – MINOR GENERAL PLAN AMENDMENT – APPLICATION PL-19-0159 Approved**

Planning Commission will hold a public hearing and consider a request by Mr. Shaine Alleman, Tiffany & Bosco, P.A., for a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Avondale 50, a proposed 50.56 gross acre planned commerce park development at the northwest corner of 119th Avenue and Corporate Drive. The proposed Minor General Plan Amendment, if approved, will amend the General Plan 2030 Land Use Map designation for the property from High Intensity Office to Business Park. The requested Business Park category accommodates development of campuses for light manufacturing, corporate commerce, office, research and development, limited warehouse and distribution uses, and other similar light industrial uses. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Ken Galica, Division Lead Planner

d. **AVONDALE 50 – REZONING FROM AGRICULTURAL (AG) TO PLANNED AREA DEVELOPMENT (PAD) – APPLICATION PL-19-0160 Approved**

Planning Commission will hold a public hearing and consider a request by Mr. Shaine Alleman, Tiffany & Bosco, P.A., to rezone 50.56 gross acres located at the northwest corner of 119th Avenue and Corporate Drive from Agricultural (AG) to Planned Area Development (PAD). The proposed Avondale 50 PAD will allow a mix of light industrial and commercial uses based on the City's Commerce Park (CP) zoning district, with allowances for heavier uses such as warehousing and distribution on portions of the site where those uses will have the least impacts on surrounding properties. Development will take the form of a campus, featuring multiple buildings of varying sizes. A request to change the General Plan 2030 Land Use Map designation of the property from High Intensity Office to Business Park 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

e. **ROOSEVELT PARK II – MAJOR PLANNED AREA DEVELOPMENT (PAD) AMENDMENT – APPLICATION PL-19-0245 Approved**

Planning Commission will hold a public hearing and consider a request by Ms. Jordan Rose, Rose Law Group PC, for a Major Amendment to the 144.9-acre Roosevelt Park II Planned Area Development (PAD) located at the northwest corner of Van Buren Street and 107th Avenue. The proposed Major PAD Amendment reorders the project's phasing, including modifications to the phasing of required off-site infrastructure improvements. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Ken Galica, Division Lead Planner

4. ACTION ITEMS

a. **PARKSIDE (FORMERLY PARKSIDE VILLAGE) – PRELIMINARY PLAT – APPLICATION PL-19-0197 Approved**

Planning Commission will consider a request by Mr. Troy Wahlberg, William Lyon Homes, for approval of a Preliminary Plat for Parkside (formerly Parkside Village), a proposed 662-lot single family subdivision on approximately 128.5 acres located one-quarter mile west of the southwest corner of 99th Avenue and Indian School Road. Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Ken Galica, Division Lead Planner

b. **ROOSEVELT PARK II PHASE 2 – PRELIMINARY PLAT – APPLICATION PL-19-0232 Approved**

Planning Commission will consider a request by Mr. Joe Petrucci, EPS Group, Inc., for approval of a Preliminary Plat for Roosevelt Park II Phase 2, a proposed 147-lot single family subdivision on approximately 26.80 gross acres at the northeast corner of Van Buren Street and 111th Avenue. Commission will take appropriate action and forward a recommendation to the City Council.
Staff Contact: Ken Galica, Division Lead Planner

5. ADJOURNMENT

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

Los miembros asistiran en person o via 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 oido, o con necesidad de impresion grande o interprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos dias habiles antes de la junta del Conce

Avondale
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PLANNING COMMISSION REGULAR MEETING MINUTES

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

Thursday, November 21, 2019
6:00 P.M.

I. CALL TO ORDER

Vice Chair Amos called the Regular Meeting to order at approximately 6:01 p.m.

II. ROLL CALL

The following members and representatives were present:

COMMISSIONERS PRESENT
Lisa Amos, Vice Chair
Denise Stanfield, Commissioner
Maribel Guerrero, Alternate
David Iwanski, Commissioner
Linda Warren, Commissioner
Christopher Thompson, Commissioner

COMMISSIONERS ABSENT
Russell Van Leuven, Chair
Lisa Osborne, Commissioner

CITY STAFF PRESENT
Jodie Novak, Assistant Director
Brian Craig, Planning Manager
Ken Galica, Lead Planner
Michelle Pelishek, Planner
Nicholle Harris, City Attorney

III. OPENING STATEMENT

Vice Chair Amos read the Opening Statement.

IV. APPROVAL OF MINUTES

a. October 17, 2019
Vice Chair Amos invited a motion.

Commissioner Warren moved to approve the October 17, 2019 minutes as presented. Commissioner Stanfield seconded the motion.

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

The motion was approved by a 5 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 held an initial public hearing for public comment on this request at the Avondale Municipal Operations Service Center on October 17, 2019. At this November meeting, the Commission will take appropriate action and forward a recommendation to the City Council. Staff Contact: Ken Galica, Division Lead Planner

Mr. Galica stated that the property is 191 acres, located at the northwest corner of 107th Avenue and Broadway Road. Surrounding uses are largely agricultural, although development is planned with Verde Trails subdivision to the south and Alamar subdivision to the west. Rural residential uses to the north are predominantly located in Maricopa County, as is this property, which is currently under annexation. The property has County zoning with R1-6 RUPD and RU-43 (rural residential). There are factors limiting development of the property. The City will not serve water and sewer to development in the County, so the developer would have to provide a private water and sewer system to develop under current zoning. The current General Plan designations on the property include 166 of ELDR (estate low density residential). There are 13 acres MDR, medium density residential. There are nine acres of local commercial and four acres of High Density Residential (HDR). The local commercial designation allows for commercial, office and retail uses to serve the surrounding community and high density residential apartments. The proposal replaces the existing General Plan designations on the property, maintaining commercial at the hard corner, expanding it slightly from 9 to 10 acres, replacing the existing land use with MDR, the category that allows for suburban-style residential development of 2.5 to 4 dwelling units per acre.

Mr. Galica noted that there is a very low inventory of unentitled MDR in the City. Conversely, there is a very high inventory of ELDR, as well as, rural low density residential (RLDR). Since the General Plan was adopted in 2012, there has been significant movement in the area, including finalization of the SR-30 alignment by the Department of Transportation. It will be located approximately one mile south of the Entrada development. Larger estate lots are not typically found located near a freeway. MDR works well in close 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 are significant encumbrances on the property, which will result in a cost to the developer, including undergrounding regional drainage canals and irrigation canals.

Mr. Galica stated that the application does not represent a significant alteration to the City's development pattern. It is a one-step increase in density from the ELDR to MDR, remaining as a single family residential designation. The PAD tool will be used to provide adequate transitions to the existing rural residences in the area. All public notification requirements have been completed, including the 60-day review with responses received from the Flood Control District of Maricopa County as well as Goodyear. Both agencies had no issues with the project, but provided comments. Also received were certificates of adequate school facilities from Littleton Elementary School District and Tolleson Union High School District. The High School District has adequate facilities and supports the project. Littleton indicated they do not currently have adequate facilities, but at the last meeting, the developer's attorney indicated that they were working with the District and anticipated having a contract in place soon. The Planning Commission public hearing was conducted last month. One resident was present and had questions. Following this, there was a neighborhood meeting on October 22nd, with four to five attendees. None had significant concerns. The aVOICE digital platform on the City's website received six views with no comments. Following this meeting, there will be a City Council public hearing, where a supermajority approval vote will be required. Staff recommends approval of the application.

Commissioner Thompson noted that in reading the materials, a resident to the north of the property has a lot with horses and was concerned about being able to ride her horses in the neighborhood going forward. The answer provided to her was not sufficiently specific. Mr. Galica stated that the applicant's attorney, Carolyn Oberholzer of Bergin, Frakes, Smalley & Oberholtzer, who was present at the previous meeting, responded that the Powerline Corridor Trails would be able to accommodate equestrians.

Vice Chair Amos asked whether the Powerline Corridors will have future accommodations for trails. Mr. Galica stated that the PAD, when it comes forward, will show trails in the Corridor as well as other trails adjacent to drainage along the future Durango Regional Channel. Individual developers will be providing the trails and will connect to the future trails as the next development is completed.

Commissioner Warren asked for clarification on the location of the SR30. Mr. Galica stated that it is south of where the graphic ends on the presentation. He identified the location on the slide.

Commissioner Warren stated that a large area is being reduced from the estate level to MDR. She expressed preference for a mixture with larger homes that could accommodate horses and other livestock. Mr. Galica said that the developer indicated the requests were necessary to make the

project work. If there was an opportunity to develop larger components within the project, staff would be supportive.

Commissioner Thompson requested further clarification on the comment, "to make the project work." Mr. Galica said this refers to making the project profitable from a development standpoint. While larger lots sell for a higher price, they are less profitable than the development of a greater number of smaller lots. The increased revenue will allow the developer to make improvements on the property, including undergrounding of irrigation channels and various offsite street improvements.

Vice Chair Amos invited the applicant to address the Commission and invited Commissioners to pose questions to the applicant. Commissioner Warren asked the applicant to follow up on Commissioner Thompson's questions regarding the loss of significant estate land in the project. Andrew Yancey of Bergin, Frakes, Smalley & Oberholtzer, stated that the project has a number of constraints, including the regional conveyance channel, utility easement and irregular shape of the property. These development constraints will create a lot of open space within the area. When looking at the change in density that is allowed, there is a small portion of HDR that will be changed to MDR. A total of 557 units is the total allowable maximum under the current General Plan designation. This change will allow for 724 units, representing a net change of 167. The zoning, when addressed early next year, will go further into the specific densities being offered. With SR-30 going in, this will provide for a transition to large lot subdivisions that tend to locate further from freeways. The development will match the densities in Verde Trails, Alamar and the subdivisions to the east in the City of Phoenix, which are between 2.5 and 3.75 dwelling units per acre, consistent with the MDR designation.

Vice Chair Amos opened the public hearing. There were no members of the public who wished to speak.

With no further pending questions, Vice Chair Amos closed the public hearing.

Vice Chair Amos invited a motion.

Commissioner Iwanski moved to approve Application PL-19-0054. Vice Chair Amos seconded the motion.

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

The motion was approved by a 4 to 1 vote.

b. BioLife Plasma Services – Conditional Use Permit – Application PL-19-0187

Planning Commission will hold a public hearing and consider a request by Mr. Paul E. Gilbert, Beus Gilbert PLLC, for approval of a Conditional Use Permit (CUP) to allow a plasma center use in the Planned Area Development (PAD) zoning district. The use is proposed on 2.95 gross acres of vacant/undeveloped land located approximately 220 feet north of the northeast corner of McDowell Road and 107th Avenue. The subject property is zoned Harbor Shores PAD, which allows for use of the subject property in accordance with the permitted uses in the City's C-2 (Community Commercial) zoning district; City Council approval of a Conditional Use Permit is required for a plasma center use in the C-2 district. The Commission will take appropriate action and forward a recommendation to the City Council. Staff Contact: Ken Galica, Division Lead Planner

Mr. Galica discussed the property specifications. The property was annexed in 1985 and has a local commercial General Plan land use designation. The Harbor Shores PAD, of which this parcel is a part, was zoned in 1985. The PAD allows for C-2 community commercial uses. The Property is located within the North Avondale Specific Plan area as well as the Avondale Health-Tech Corridor. The plan for the property is a medical-related use. A donor will typically go into the center by appointment, have their blood drawn, the plasma separated from the blood and the remainder of the blood returned intravenously to the patient. Donors typically receive some form of compensation. The proposal is for a 14,662 square foot building, including reception area, exam rooms, donor rooms, plasma processing and storage areas as well as various offices. Parking is more than sufficient to meet City requirements, exceeding the minimum requirement by 40 spaces. The site will have direct access to 107th Avenue as well as to McDowell Road. The architecture is a blend of contemporary and traditional, intended to relate to existing buildings in the area. There will be 50 employees with 12 to 15 on the site at any one time with a maximum of 250 donors per day estimated (150 typically). The facility will generally serve donors within a seven-mile radius with community commercial use goals. Hours of operation are from 6 a.m. to 7 p.m., consistent with the Walgreens Pharmacy and the hospital operating adjacent.

Mr. Galica stated that donors will receive payment in the form of pre-paid debit cards. They are required to have an appointment. Walk-ins are welcome, however, donors will be turned away if there is no available appointments at the time. Donors must wait inside, with no loitering on the property. Donors must pass a series of tests, including a physical exam, random drug screening and show proof of residence. Security cameras will be in use.

Mr. Galica noted that all public notifications were completed. A neighborhood meeting was held at City Hall on October 30th with seven attendees. Topics included concerns over loitering and safety related to the proposed use. There were also comments about the appearance of the building enhancing the area. Following the meeting, one of the attendees mentioned that she initially had concerns. However, after visiting the Glendale location, at the request of the applicant, she no longer had any of those concerns. The applicant provided 100 signatures in support of the proposed development from the surrounding neighborhood. In staff's view, the proposal meets all five required findings for a conditional use permit. It is consistent with the General Plan land use designation, aiming to serve those in proximity. It furthers objectives for developments in North Avondale and the Health-Tech Corridor. The site plan meets all requirements for parking, landscaping, lighting and other requirements

regulated by the zoning ordinance. It has appropriate access to two major arterial streets. Staff believes that any adverse effects will be mitigated through the recommended conditions of approval. Staff recommends approval of the proposed conditional use permit subject to three recommended conditions.

Vice Chair Amos asked about the small remaining parcel located adjacent to the property. Mr. Galica stated that the parcel is approximately 2 acres and could accommodate a commercial building. It is zoned C-2. Commissioner Iwanski posed the same question in regards to the properties to the south and north of the project. Mr. Galica stated that the property to the north is 9 to 12 acres, also zoned for commercial C-2. It does not have any direct frontage on 107th or McDowell. There has been interest to develop it with non-commercial uses. No applications have been submitted to date.

Mr. Gilbert commented on the quality of Mr. Galica's presentation, stating that the conditions of the conditional use permit are agreeable and he had nothing further to add in this regard. In terms of background, Mr. Gilbert's office represents bioplasma all over the state, with many facilities zoned. They have been compatible with the residential neighborhoods. Unfortunately, there is a stereotype on blood plasma, with references to drug addicts, et cetera, lined up to give blood. In reality, there are no waiting lines stretching out the doors. Approximately 95 percent of operations are by appointment. This is the company's second attempt for a site in Avondale. They worked with the City to find an alternate site that would be more compatible. Approximately 90% of the donors come from the immediate area. Additionally, 86 percent of the people that frequent the sites are employed, are students or are retired. The company complies with federal regulations that limit the amount of blood plasma that can be given. Vice Mayor Dennis toured and spoke very highly of the Glendale facility.

Commissioner Iwanski asked for a breakdown of the approximately 50 jobs that will be created in the facility. Mr. Gilbert stated that most are licensed phlebotomists with a small number of administrative staff. Commissioner Iwanski asked if the facility would be available as a blood bank in the event of a natural or other disaster. Mr. Gilbert acknowledged that he did not have an answer to the question, having never been asked it before, however he surmised that it would be difficult for them to function in that manner. They are not geared to take blood separate from the plasma.

Vice Chair Amos thanked the developer and staff for working to identify an appropriate site.

Vice Chair Amos opened the public hearing. There were no members of the public who wished to speak.

With no further pending questions, Vice Chair Amos closed the public hearing.

Vice Chair Amos invited a motion.

Commissioner Warren moved to approve Application PL-19-0187, subject to the three recommended conditions. Commissioner Stanfield seconded the motion.

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

The motion was approved by a 5 to 0 vote.

c. Avondale 50 – Minor General Plan Amendment – Application PL-19-0159

Planning Commission will hold a public hearing and consider a request by Mr. Shaine Alleman, Tiffany & Bosco, P.A., for a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Avondale 50, a proposed 50.56 gross acre planned commerce park development at the northwest corner of 119th Avenue and Corporate Drive. The proposed Minor General Plan Amendment, if approved, will amend the General Plan 2030 Land Use Map designation for the property from High Intensity Office to Business Park. The requested Business Park category accommodates development of campuses for light manufacturing, corporate commerce, office, research and development, limited warehouse and distribution uses, and other similar light industrial uses. The Commission will take appropriate action and forward a recommendation to the City Council. Staff Contact: Ken Galica, Division Lead Planner

Mr. Galica clarified that Items C and D would be presented together. He identified the property location. The property was annexed in 1978. Originally, the property was rezoned to PAD for Avondale Spectrum in 2008. Due to the economic conditions, the project did not proceed and zoning was reverted by City Council in 2011 back to agricultural (AG). The current General Plan designation is high intensity office. This category requires three plus story office buildings served by structured parking. The proposed General Plan designation, as part of the minor General Plan amendment, is business park, a category that allows for development of employment campuses. It does not have the large multi-story building requirement, structured parking requirement and allows a range of light industrial uses not allowed under the current designation. The proposed PAD includes three buildings, including two on the perimeter of the site, adjacent to I-10 and one adjacent to Corporate Drive on the south. A larger building, Building B, is located in the middle. It will be a distribution facility. There is a significant amount of open space on the site in the form of trails and outside dining areas for employees. The architecture is akin to a Class A office facility, with soffits, good roofline movement, large green screen and two-story glazing elements.

Mr. Galica noted that with all development, the developer is required to construct adjacent half streets. The developer will construct the west half of 119th Avenue as well as the north half of Corporate Drive. The developer will also be building the north half of Corporate Drive extending west to connect to Fairway Drive, which will provide a truck route into the proposed development without the need to go to Van Buren Street and mix with residential traffic. Fairway Drive will have a freeway interchange. As such, trucks will be able to easily access I-10 to Corporate Drive to the site without being among residential traffic.

Mr. Galica stated that in staff's view, the proposed General Plan amendment and rezoning will result in development that is compatible with and complementary to the surrounding development. Uses allowed in the PAD are commerce park, light industrial and office uses. Heavier uses are internal to the property, where they will have limited to no impact on surrounding properties and will not be visible from the freeway. The development will provide manufacturing and office jobs. The development standards in terms of open space exceed the zoning ordinance requirements. Public notifications have been completed. A meeting was held at City Hall on October 10th with no attendees. There was one resident phone call, regarding traffic concerns. When being told that Corporate Drive would be extended to Fairway Drive, the callers concerns were alleviated. Staff recommends approval of the General Plan amendment application as well as the rezoning application, subject to 13 recommended conditions.

Commissioner Warren asked what is slated to be constructed on the property to the west. Mr. Galica said there are no development plans for the property, however a portion will likely be developed with light industrial uses in the future.

Mr. Alleman thanked staff for their time and input on the process.

Commissioner Warren commented on the quality of the architectural design.

Vice Chair Amos thanked Mr. Alleman and his company for working with staff. She commented that she looks forward to seeing the project completed.

Vice Chair Amos opened the public hearing. There were no members of the public who wished to speak.

With no further pending questions, Vice Chair Amos closed the public hearing.

Vice Chair Amos invited a motion.

Commissioner Thompson moved to approve Application PL-19-0159. Commissioner Iwanski seconded the motion.

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

The motion was approved by a 5 to 0 vote.

d. Avondale 50 – Rezoning from Agricultural (AG) to Planned Area Development (PAD) – Application PL-19-0160

Planning Commission will hold a public hearing and consider a request by Mr. Shaine Alleman, Tiffany & Bosco, P.A., to rezone 50.56 gross acres located at the northwest corner of 119th Avenue and Corporate Drive from Agricultural (AG) to Planned Area Development (PAD). The proposed Avondale 50 PAD will allow a mix of light industrial and commercial uses based on the City's Commerce Park (CP) zoning district, with allowances for heavier uses such as warehousing and distribution on portions of the site where those uses will have the least impacts on surrounding properties. Development will take the form of a campus, featuring multiple buildings of varying sizes. A request to change the General Plan 2030 Land Use Map designation of the property from High Intensity Office to Business Park 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

Vice Chair Amos opened the public hearing. There were no members of the public who wished to speak.

With no pending questions, Vice Chair Amos closed the public hearing.

Vice Chair Amos invited a motion.

Commissioner Thompson moved to approve Application PL-19-0160 subject to the 13 recommended conditions. Commissioner Warren seconded the motion.

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

The motion was approved by a 5 to 0 vote.

e. Roosevelt Park II – Major Planned Area Development (PAD) Amendment Application PL-19-0245

Planning Commission will hold a public hearing and consider a request by Ms. Jordan Rose, Rose Law Group PC, for a Major Amendment to the 144.9 acre Roosevelt Park II Planned Area Development (PAD) located at the northwest corner of Van Buren Street and 107th Avenue. The proposed Major PAD Amendment reorders the project's phasing, including modifications to the phasing of required offsite infrastructure improvements. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Ken Galica, Division Lead Planner

Mr. Galica discussed the property details. Phase II is just under 30 acres, located at the southwest corner of the Roosevelt Park II Development. Roosevelt Park II has four phases. The first phase is southeast, currently under construction. Phase II is proposed to the west and the final two phases to the north. Phase I has been developed for quite some time to the south. There are UTI and other lighter industrial uses to the east as well as some undeveloped properties. Waterford Square is a single family residential community and Versante is a multifamily apartment complex. To the north, property is currently zoned PAD, which allows for a mix of nonresidential uses, including commercial along 107th available as well as office and light industrial. The property was annexed and zoned in 2001 with two major amendments approved, one in July of 2005 and one in April of 2018. It features a MHDR General Plan designation, which is 4 to 12 dwelling units per acre. It allows for smaller lots for single family residential as well as townhomes or condominiums.

Mr. Galica stated that the PAD amendment request is very simple and limited to phasing. Phase 2, under the proposal, would move adjacent to Van Buren Street and be directly west of Phase 1 under construction. Phase 2 under the existing PAD is located at the northeast quadrant. As part of the phasing of the project, there are offsite improvements required by the developer. 107th Avenue, under the current phasing plan, is required to be constructed in the second phase adjacent to the residential portion of the property. As part of the proposed PAD amendment, staff is recommending a stipulation that the improvements be carried over and completed in Phase 2. 111th Avenue, the west edge of the property, will also be completed in Phase 2. Roosevelt Street will be deferred to a future phase of development. The developer is also required to make signal contributions to future traffic signals at Van Buren and Roosevelt, Van Buren and 111th Avenue, 107th Avenue and Pierce and 107th Avenue and Roosevelt.

Mr. Galica noted that as a condition of approval, staff recommends one minor stipulation, which is to change the PAD amendment criteria. There is some language in the existing PAD that the City is not entirely comfortable with, as it may contradict some of the language in the zoning ordinance. By stipulation, they would like to strike the language.

Mr. Galica stated that the required notifications have been completed. There was no one in attendance at the neighborhood meeting and no calls to staff. There were five viewers to aVOICE. Staff recommends approval of the major PAD amendment subject to 15 recommended conditions as well as the Phase 2 preliminary plat subject to four recommended conditions.

Jordan Rose, Rose Law Group thanked staff for their assistance.

Vice Chair Amos opened the public hearing. There were no members of the public who wished to speak.

With no pending questions, Vice Chair Amos closed the public hearing.

Vice Chair Amos invited a motion.

Commissioner Thompson moved to approve Application PL-19-0245, subject to the 15 recommended conditions. Commissioner Warren seconded the motion.

ROLL CALL VOTE

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

The motion was approved by a 5 to 0 vote.

VI. ACTION ITEMS:

a. Parkside (Formerly Parkside Village) – Preliminary Plat – Application PL-19-0197

Planning Commission will consider a request by Mr. Troy Wahlberg, William Lyon Homes, for approval of a Preliminary Plat for Parkside (formerly Parkside Village), a proposed 662 -lot single family subdivision on approximately 128.5 acres located one quarter mile west of the southwest corner of 99th Avenue and Indian School Road. Commission will take appropriate action and forward a recommendation to the City Council. Staff Contact: Ken Galica, Division Lead Planner

Mr. Galica discussed the property details. The property for the Preliminary Plat does not include the commercial portions of the project and only applies to the residential components. A future commercial area is planned at the southwest corner of Indian School Road and 99th Avenue and an office area south at Osborn Road. Surrounding uses include Westwind single family to the west, City of Phoenix mix of commercial and residential uses to the north, undeveloped land to the south and to the east. The proposed Parkside Community includes four lot types ranging from 4,500 to 6,600 square foot traditional single family lots. There will be 247 smaller villa lots at 3,087 square feet; they will have access to a shared drive. There are four points of access from perimeter streets. There is 21 percent of open space provided (exceeding the 15 percent minimum), including a 6.3 acre central park with a community swimming pool, restroom, changing facilities, sand volleyball and basketball courts, outdoor movie area and grass for open play. There is onsite parking in the primary park. The four secondary parks include tot lots, play equipment and exercise equipment. There are a series of illuminated trails. All open space will be HOA owned and maintained. The architectural theme is a modern take on classic design, with brick, wrought iron and rustic steel. The proposal is in conformance with the PAD as amended, with the zoning ordinance, subdivision regulations and design manual. The wall and monument design will establish a sense of place. Staff recommends approval subject to four conditions.

Vice Chair Amos asked whether the development will have townhouses. Mr. Galica confirmed that townhouses are part of the development.

Commissioner Thompson noted that along the northern and eastern sides of the development are very large irrigation facilities and asked how this will be mitigated.

Mr. Galica stated that the developer will be undergrounding what are currently above ground irrigation structures.

Vice Chair Amos noted that the properties to the east are shaded differently and asked why. Mr. Galica explained that those are the villa lots and will have garages in the rear.

Vice Chair Amos invited a motion.

Commissioner Thompson moved to approve Application PL-19-0197 subject to the four recommended conditions. Commissioner Iwanski seconded the motion.

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

The motion was approved by a 5 to 0 vote.

b. Roosevelt Park II Phase 2 – Preliminary Plat – Application PL-19-0232

Planning Commission will consider a request by Mr. Joe Petrucci, EPS Group, Inc., for approval of a Preliminary Plat for Roosevelt Park II Phase 2, a proposed 147 -lot single family subdivision on approximately 26.80 gross acres at the northeast corner of Van Buren Street and 111th Avenue. Commission will take appropriate action and forward a recommendation to the City Council. Staff Contact: Ken Galica, Division Lead Planner

Mr. Galica discussed the Preliminary Plat details, at just under 27 gross acres. It will include 147 lots, three different lot types, ranging from 4,275 to 5,700 square feet. Access to the phase will be through Phase I, with no new access points to Van Buren Street or 111th Avenue. There will be a new exit only access onto King Street. Open space, inclusive of Phase 1, provides a central park and community pool. Across the two phases, there are 22 and a half percent open space provided. This phase includes a 1.2 acre neighborhood park with ramada and tot lot There is good access to the Phase 1 open space. There are lighted connections to the future Van Buren Street trail. The wall and monument design are shared with the first phase of development. The scope of the PAD amendment request is very limited, pertaining only to a change in phasing. There is no impact to the design, development standards, density, open space or configuration. There is no impact to General Plan conformance. Staff believes that the recommended conditions will ensure that the development of the site is completed in a timely manner. It is important to the City to get perimeter offsite improvements complete in an early phase to prevent future disruptions in the right-of-way. The preliminary plat is in direct conformance with the Roosevelt Park PAD. It also conforms to the Zoning Ordinance, Subdivision Regulations as well as Design Manual. The open space and amenities inclusive of the Phase 1 improvements exceed the requirements. Theming and design is consistent.

Commissioner Thompson moved to approve Application PL-19-0232 subject to the four recommended conditions. Commissioner Stanfield seconded the motion.

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

The motion was approved by a 5 to 0 vote.

VII. COMMISSION ANNOUNCEMENTS

New Planning Manager, Brian Craig, introduced himself.

VIII. PLANNING DIVISION REPORT

Jodie Novak, Assistant Director, stated that there will be one or two items coming to the Commission in December.

IX. CALENDAR

Staff announced they are in the process of changing meeting days from Thursdays to Wednesdays. This will go to City Council for final approval. Pending approval, the next meeting will occur on the third Wednesday, December 18th.

X. ADJOURNMENT

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

The motion was approved by a 5 to 0 vote.

With no further business, the meeting concluded at approximately 7:20 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 u oido, impresion grande o interprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos dias habiles antes de la junta.

Chair Signature

12/18/2019

Date