



Planning Commission
Summary Actions
Wednesday, January 15th, 2020

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

Summary Actions

1. **CALL TO ORDER** **The meeting was called to order at 6:00 PM**

2. **ROLL CALL** by Chair Iwanski

3. **APPROVAL OF MINUTES**

The Planning Commission **Approved** the December 18th, 2019 Meeting Minutes. The Planning Commission will take appropriate action. **Minutes were approved**

4. **PUBLIC HEARING ITEMS**

a. **COSTCO #691 FUEL FACILITY CONDITIONAL - USE PERMIT APPLICATION PL19-0199 - A public hearing was held, and the item was approved**

Planning Commission will hold a public hearing and consider a request by Charles Moseley, Barghausen Consulting Engineers Inc., for approval of a Conditional Use Permit (CUP) to allow a gas station in the Planned Area Development (PAD) zoning district. The use is proposed on a 17.9 gross acre site, currently developed with a Costco gas station, retail store, and parking lot located approximately 440 feet north of the northwest corner of 99th Avenue and McDowell Road. The subject property is zoned Gateway Pavilions PAD, which allows for use of the subject property in accordance with the permitted uses in the City's C2 (Community Commercial) zoning district; City Council approval of a Conditional Use Permit is required for a gas station in the C2 district. The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Michelle Pelishek, Senior Planner

b. **ZONING ORDINANCE TEXT AMENDMENT APPLICATION - PL19-0306 - A public hearing was held, and the item was approved**

Planning Commission will hold a public hearing and consider a City initiated request for an amendment to the Zoning Ordinance, Section 6 (Planned Area Development District). The Commission will take appropriate action.

Staff Contact: Michelle Pelishek, Senior Planner

5. **ADJOURNMENT**

The meeting was adjourned at 6:27 PM

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.

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

Wednesday, January 15, 2020
6:00 P.M.

I. CALL TO ORDER

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

II. ROLL CALL

The following members and representatives were present:

COMMISSIONERS PRESENT

David Iwanski, Chair
Linda Warren, Vice Chair
Christopher Thompson, Commissioner
Denise Stanfield, Commissioner
Lisa Amos, Commissioner
Lisa Osborne, Commissioner
Maribel Guerrero, Commissioner
Larry White, Alternate

CITY STAFF PRESENT

Brian Craig, Planning Manager
Denise Zazueta, Administrative Assistant
Michelle Pelishek, Senior Planner
Stephen Kemp, City Attorney

III. OPENING STATEMENT

Chair Iwanski read the Opening Statement.

IV. APPROVAL OF MINUTES

a. December 18, 2019

Chair Iwanski invited revisions/corrections. There were no corrections.

Commissioner Thompson moved to approve the December 18, 2019 minutes as presented.
Commissioner Stanfield seconded the motion.

ROLL CALL VOTE

David Iwanski, Chair

Aye

Linda Warren, Vice Chair	Aye
Christopher Thompson	Aye
Denise Stanfield	Aye
Lisa Amos	Aye
Lisa Osborne	Aye
Maribel Guerrero	Aye

The motion was approved by a 7 to 0 vote.

V. **PUBLIC HEARING ITEMS:**

a. **COSTCO #691 Fuel Facility Conditional Use Permit Application PL-19-0199**

Planning Commission will hold a public hearing and consider a request by Charles Moseley, Barghausen Consulting Engineers Inc., for approval of a Conditional Use Permit (CUP) to allow a gas station in the Planned Area Development (PAD) zoning district. The use is proposed on a 17.9 gross acre site, currently developed with a Costco gas station, retail store, and parking lot located approximately 440 feet north of the northwest corner of 99th Avenue and McDowell Road. The subject property is zoned Gateway Pavilions 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 gas station in the C-2 district. The Commission will take appropriate action and forward a recommendation to City Council. Staff Contact: Michelle Pelishek, Senior Planner

Ms. Pelishek described the site details and location. The onsite gas station was constructed in 2002 and has 12 pumps. The site was annexed into the City limits in 1981 and is part of the Freeway Corridor Specific Plan area; its General Plan designation is Freeway Commercial. The request is to build a new gas station with an 11,650 square foot canopy, 16 pumps, enclosure, transformer and underground tanks. It is a members-only gas station. Costco is requesting to operate the same hours as the existing gas station, Monday to Friday, 6 a.m. to 10 p.m. and Saturday to Sunday 7 a.m. to 10 p.m. The project is proposed in two phases. The first phase is construction of the new station and the second phase is the demolition and decommissioning of the existing gas station. That area will then be developed for parking.

Ms. Pelishek stated that City staff reviewed the site plan, which meets parking, landscaping, traffic and fire safety requirements. The site has access to 99th Avenue and McDowell Road. The new station has wider lanes for maneuverability. Traffic enters from the west, exiting either north or south. There will be new landscaping as well as pedestrian connections across the main drive aisle. The architecture meets design guidelines and will match the Costco store and Gateway Pavilions development. All required notifications were completed. A sign was posted on the property and legal ads were placed in the West Valley View newspaper. Property owners within 1,000 feet were notified. A neighborhood meeting was held January 14, 2020 at City Hall with no attendees. A writeup of the proposal was placed on the City's aVOICE site, with three viewers and no comments. The gas station meets all five required findings to approve a Conditional Use Permit. It is consistent with the land use designation of Freeway Commercial and furthers the objectives of development in the Freeway Corridor. It is compatible with surrounding uses. Any potential adverse effects would be mitigated through the conditions of approval in the staff report. Staff recommends approval of the application, subject to three recommended conditions.

Commissioner Thompson asked about mitigating the safety concern for people walking across the access road. Ms. Pelishek stated that the main drive aisle will utilize colored pavement striping. In response to a question from Vice Chair Warren, Ms. Pelishek clarified the revisions to the parking configuration, noting that Costco is meeting the parking requirements.

Commissioner Amos commented that there is typically a queuing problem in the current configuration of the gas station and asked about consideration for mitigating this in the new proposal. Ms. Pelishek stated that the new proposal utilizes more pumps as well as additional lanes, which is anticipated to reduce the queuing time. Vice Chair Warren asked where the queuing line will start. Ms. Pelishek said the traffic engineer reviewed the plan and they believe there will be adequate queuing. Traffic will enter from the west, which should allow sufficient queuing. Traffic can either enter from 99th Avenue or from McDowell Road to enter the queue.

Chair Iwanski invited the applicant to address the Commission. Sean Anderson, Barghausen Consulting Engineers, Inc., addressed the pedestrian path, stating that they will be using concrete similar to what currently exists on the easternmost pedestrian path. The paths will be designed to match and link to the existing pedestrian network. He introduced traffic engineer, Chris Tiesler, Kittelson & Associates, Inc., who addressed queuing. Mr. Tiesler confirmed that parking currently along the building will remain. He added that by expanding the gas station and adding the additional dispensers, this increases the service capacity of the gas station. Being a member-only gas station, the demand is capped. The traffic study performed for the City looked at empirical before and after data at similar sites, where Costco has done these expansions before. It shows a 30 to 50 percent reduction in maximum queue lengths during the busiest times.

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

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

Chair Iwanski invited a motion.

Commissioner Thompson moved to approve Application PL-19-0199, subject to three recommended conditions. Commissioner Stanfield seconded the motion.

ROLL CALL VOTE

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

The motion was approved by a 7 to 0 vote.

b. Zoning Ordinance Test Amendment Application PL-19-0306

Planning Commission will hold a public hearing and consider a City initiated request for an amendment to the Zoning Ordinance, Section 6 (Planned Area Development District). The Commission will take appropriate action. Staff Contact: Brian Craig, Planning Manager

Mr. Craig stated that City Council approved the most recent bulk update to the Zoning Ordinance in September, 2019. Tonight's request is related to a very small portion of code related to Section 6, Planned Area Developments. During the fall update, the City changed some of the PAD language to speed up the process to make sure that what is entitled gets built much sooner. To this goal, they changed the expiration period for PADs from four years to two years. While working with the development community, it was learned that some timelines are unable to be met, even with the best efforts of the development community. The request is to increase the expiration timeline from a two-year to four-year period for commencement of horizontal construction, which includes roads, water, sewer, and related infrastructure. Another proposal is to make the one-time, one-year extension an administrative approval, which can be handled by staff. Included in the request is clarification that platting and site plan progress must be made in the four-year period. If nothing has been submitted within two years of approval, staff has the opportunity to recommend to the Planning Commission and City Council that the zoning be reverted back to the original zoning. Staff is looking for a recommendation of a approval to take this to City Council in February, 2020.

Vice Chair Warren asked about the timeline when the change was originally made. Mr. Craig stated that the original time was four years before the recent change in 2019. Much of the language was changed and the original proposal simplified the process into one paragraph.

Chair Iwanski commented that it is a positive situation, when a Planning Commission and a City Council listens to the development community. He thanked staff for their diligence.

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

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

Chair Iwanski invited a motion.

Commissioner Thompson moved to approve Application PL-19-0306. Commissioner Warren seconded the motion.

ROLL CALL VOTE

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

The motion was approved by a 7 to 0 vote.

VI. ACTION ITEMS:

There were no action items.

VII. COMMISSION ANNOUNCEMENTS

Mr. Craig introduced Alternate Commission Member, Larry White. Mr. White introduced himself and spoke about his background and time in Avondale.

VIII. PLANNING DIVISION REPORT

Mr. Craig stated that Kevin Murphy was hired as the new Development and Engineering Services Director and he would introduce him formally at a future meeting.

IX. CALENDAR

Mr. Craig stated that there will be an item on the February agenda to address The BLVD District. The 2020 meeting schedule was provided.

X. ADJOURNMENT

Chair Iwanski entertained a motion to adjourn the regular meeting.

Commissioner Osborne moved to adjourn. Commissioner Thompson seconded the motion.

ROLL CALL VOTE

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

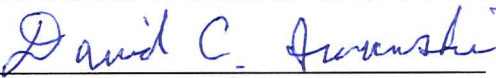
The motion was approved by a 7 to 0 vote.

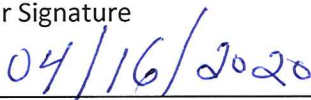
With no further business, the meeting concluded at approximately 6:27 p.m.

FOR SPECIAL ACCOMMODATIONS

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Chair Signature


Date

