Planning Commission
Summary Actions
Wednesday, February 19th, 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 January 15th, 2020 Meeting Minutes. The Planning Commission will take appropriate action. **Minutes were approved**

4. **PUBLIC HEARING ITEMS**

   a. **THE BLVD – REZONING FROM CITY CENTER DISTRICT (CCD) AND COMMERCE PARK (CP) TO THE BLVDD (THE BLVD DISTRICT) APPLICATION PL-19-0307** **A public hearing was held, and the item was approved**

   Planning Commission will hold a public hearing and consider a request initiated by the City of Avondale to rezone approximately 191.76 gross acres from City Center District (CCD) and Commerce Park (CP) to The BLVDD (The BLVD District). Properties subject to the request are generally located south of I10, north of Van Buren Street, east of 117th Avenue, and west of 111th Avenue, inclusive of APNs 50001018A, 50001-016, 50001020, 50001007Y, 50002021, 500 01015E, 50003547, 50001015B, 50001015D, 10257005X, 102-57005V, 10257009B, 102 57002J, 10257005T, 10257253, 10257252, 10257254, 10257251, 10257250, 102-57245, 10257249, 10257248, 10257247, 10257240, 10257007R, 10257255A, 10257255B, 102 57004Q, 10257004P, 10257256, 10257258 and 10257257. Adjacent public rights-of-way are also included in the request. The Commission will take appropriate action.

   Staff Contact: Ken Galica, Division Lead Planner

5. **ADJOURNMENT**

   The meeting was adjourned at 6:18 PM

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 Concejo.

Avondale
Aspiring. Achieving. Accelerating

PLANNING COMMISSION REGULAR MEETING MINUTES

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

Wednesday, February 19, 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
Larry White, Alternate

CITY STAFF PRESENT
Brian Craig, Planning Manager
Ken Galica, Division Lead Planner
Denise Zazueta, Administrative Assistant
Nicholle Harris, Deputy City Attorney

III. OPENING STATEMENT

Chair Iwanski read the Opening Statement.

IV. INTRODUCTION OF THE NEW DEVELOPMENT & ENGINEERING SERVICES DEPARTMENT DIRECTOR

Kevin Murphy, PE, was introduced as the new Director of the Development & Engineering Services Department.

V. APPROVAL OF MINUTES

a. January 15, 2020 minutes

Chair Iwanski invited revisions or corrections. Commissioner Amos made a correction to the roll call votes for the previous meeting, where the previous Chair, Russell Van Leuven, was incorrectly noted as the current Chair.

Commissioner Osborne moved to approve the January 15th, 2020 minutes as amended. 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

The motion was approved by a 6 to 0 vote.

VI. PUBLIC HEARING ITEMS:

a. THE BLVD – REZONING FROM CITY CENTER DISTRICT (CCD) AND COMMERCE PARK (CP) TO THE BLVDD (THE BLVD DISTRICT) - APPLICATION PL-19-0307

Planning Commission will hold a public hearing and consider a request initiated by the City of Avondale to rezone approximately 191.76 gross acres from City Center District (CCD) and Commerce Park (CP) to The BLVDD (The BLVD District). Properties subject to the request are generally located south of I-10, north of Van Buren Street, east of 117th Avenue, and west of 111th Avenue, inclusive of APNs 500-01-018A, 500-01-016, 500-01-020, 500-01-007Y, 500-02-021, 500-01-015E, 500-03-547, 500-01-015B, 500-01-015D, 102-57-005X, 102-57-005V, 102-57-009B, 102-57-002J, 102-57-005T, 102-57-253, 102-57-252, 102-57-254, 102-57-251, 102-57-250, 102-57-245, 102-57-249, 102-57-248, 102-57-247, 102-57-240, 102-57-007R, 102-57-255A, 102-57-255B, 102-57-004Q, 102-57-004P, 102-57-256, 102-57-258 and 102-57-257. Adjacent public rights-of-way are also included in the request. The Commission will take appropriate action.
Staff Contact: Ken Galica, Division Lead Planner

Mr. Galica provided a description of the area. It is largely undeveloped on the west side of Avondale Boulevard aside from a vacant home and one occupied home. On the east side, the only development is the City's Sports Center Complex, Transit Center, and the My Place Hotels currently under construction. The bulk of the area is zoned CCD, City Center District. This was the zoning district created in 2008, when the City Center Specific Plan was adopted. Since then, the City has adopted The BLVD Specific Plan (BSP), replacing the City Center Specific Plan. The intent is to now change the zoning in accordance with the BSP. All properties subject to rezoning request are designated by the General Plan land use map as The BLVD, with various subdistricts. The

parcels that are the subject of the request are owned by multiple owners. The City of Avondale is the largest owner subject to the request. Other parcels are private property owners and SRP. The BLVD District was created at the same time as the BSP, to implement the vision of a vibrant, urban center for entertainment, recreation, and employment with abundant residential opportunities.

Developing properties in The BLVD District involves four steps:

- Create the BSP and BLVDD zoning, completed in September 2019
- Tonight's request to rezone properties
- Developers to bring forward development plans for Planning Commission review and Council approval
- Build the project

Properties within The BLVD boundary but with PAD zoning, such as the Hilton Garden Inn, Homewood Suites, and Marriott Residence Inn, are not included in the zoning request because it would make those uses and buildings nonconforming. As such, the rezoning request covers only undeveloped land and City property. The rezoning will implement the vision as outlined in the BSP and will facilitate the development of the area. Key goals include creating an exciting destination for shopping, dining, entertainment, employment and residential uses.

No private property owners are included in this request against their objection. The City has provided an opt-out period to everyone involved in the request and no objections have been received. One owner has provided written support in the form of an opt-in letter. All owners included in the request were noticed via certified mail. The notice provided City contact information and instructions on how to opt-out of the rezoning if so desired. General public notifications on the perimeter of The BLVD area were completed. A neighborhood meeting was held at the end of January, with two attendees. One represented a property owner in support of the rezoning. The other attendee, owner of the local Culver's restaurant, had general questions and was supportive of the rezoning. The aVOICE platform received no comments.

Commissioner Thompson asked about the impacts to the family living in the occupied home on the west side of the property. Mr. Galica stated that the house is zoned City Center District and when it was rezoned from Agricultural to City Center in 2008, it became nonconforming. This rezoning does not change that, it will remain nonconforming. Ideally, the property will be sold and redeveloped as part of a larger concept at some point in the future, but the property owner is welcome to continue the existing use of the property.

Commissioner Amos asked about the City's plans for future use on the northeast corner of Van Buren and Avondale Blvd. Mr. Galica said he does not believe there are plans for that particular piece yet. The City is looking for development partners for vacant land parcels for much of the City-owned land.

Chair Iwanski asked if representatives from the hotel weighed in on the issue. Mr. Galica said the only hotel that is actually in the area being rezoned is the My Place Hotels, which is under construction. They have not contacted the City in regards to this rezoning. The other three hotels are outside the boundaries of the area.

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

There was one comment card from a representative of the BFSO Law Firm in support of the rezoning, but he did not wish to speak.

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

Chair Iwanski invited a motion.

Commissioner Warren moved to approve Application PL-19-0307, subject to three recommended conditions. 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

The motion was approved by a 6 to 0 vote.

VII. CALENDAR

It was announced that there will be no March meeting.

VIII. ADJOURNMENT

Chair Iwanski entertained a motion to adjourn the regular meeting. Commissioner Osborne moved to adjourn. 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

The motion was approved by a 6 to 0 vote.

With no further business, the meeting concluded at approximately 6:18 p.m.

FOR SPECIAL ACCOMMODATIONS

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David C. Awanatti

Chair Signature

04/16/2020

Date