



Planning Commission
Notice & Agenda
Wednesday, June 17, 2020

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

REGULAR MEETING

6:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. OPENING STATEMENT

4. APPROVAL OF MINUTES

May 20, 2020

5. PUBLIC HEARING ITEMS

a. ENTRADA – REZONING TO PLANNED AREA DEVELOPMENT (PAD) – APPLICATION PL-19-0201

Planning Commission will hold a public hearing and consider a request by Ms. Toni Bonar, AICP, HILGARTWILSON, LLC, to rezone approximately 185.55 acres located at the northwest corner of 107th Avenue and Broadway Road from Rural Residential (RR-43) and Urban Residential (R1-6) to Planned Area Development (PAD). The proposed Entrada PAD, if approved, will allow for development of a single-family residential community consisting of a maximum of 624 lots with eighteen (18) percent open space (approximately 29 acres) on 176.6 acres, a density of approximately 3.5 units/acre. Additionally, the PAD would allow for 9.0 acres located at the northwest corner of 107th Avenue and Broadway Road to be developed with commercial uses in accordance with the uses and development standards of the City's Neighborhood Commercial (C-1) zoning district. The property is currently in the jurisdiction of Maricopa County with annexation to be considered by City Council on August 24, 2020. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Ken Galica, Division Lead Planner (623) 333-4019

b. RIVER CROSSING STORAGE EXPANSION – CONDITIONAL USE PERMIT – APPLICATION PL-19-0240

Planning Commission will hold a public hearing and consider a request by Philip Gollon, Arc Services Inc., (on behalf of the property owner, ES River Crossing Storage, LLC) for approval of a Conditional Use Permit to allow for the operation of a mini-storage warehouse in the C-2 (Community Commercial) zoning district. The subject property is a proposed expansion of the adjacent mini-storage warehouse facility to the east. The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Michelle Simerdla, Senior Planner

6. PLANNING DIVISION REPORT

7. CALENDAR

Next meeting date July 15, 2020.

8. 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 at 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.