



Planning Commission
Online Meeting Agenda
Wednesday, August 19, 2020

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REGULAR MEETING

6:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. OPENING STATEMENT

4. APPROVAL OF MINUTES

July 15, 2020.

5. PUBLIC HEARING ITEMS

**a. AVONDALE AUTOMALL – MAJOR AMENDMENT TO THE AVONDALE AUTOMALL
PLANNED AREA DEVELOPMENT (PAD) - APPLICATION PL-20-0119**

Planning Commission will hold a public hearing and consider a request by Paul Gilbert, of Beus Gilbert McGroder PLLC, for a Major Amendment to the Avondale Automall PAD to conditionally permit one (1) automotive dealership selling used vehicles only, provided that the dealer has a minimum consolidated annual revenue of \$500 million and shall maintain a minimum of 140 vehicles on display at all times on the Avondale Automall property. This PAD amendment is proposed for a single 6.02 net acre property (APN 102-54-102) located in the western portion of the Avondale Automall PAD. The Commission will take appropriate action. This item was initially reviewed at the July 15, 2020, Planning Commission meeting; however, the application was insufficiently noticed, which is why this item is returning for a new hearing. Staff Contact: Rick Casswell, Senior Planner

b. ECHOPARK AUTOMOTIVE, AVONDALE AUTOMALL – CONDITIONAL USE PERMIT – APPLICATION PL-20-0120

Planning Commission will hold a public hearing and consider a request by Paul Gilbert, of Beus Gilbert McGroder PLLC (on behalf of EchoPark Automotive), for approval of a Conditional Use Permit (CUP) to allow for the operation of one (1) automotive dealership selling used vehicles only, provided that the dealer has a minimum consolidated annual revenue of \$500 million and shall maintain a minimum of 140 vehicles on display at all times. The subject request is contingent upon City Council approval of a Major Planned Area Development (PAD) Amendment (application PL-20-0119) to the Avondale Automall, to conditionally permit one (1) such a used vehicle only dealership, meeting the criteria described above, at this subject property. The subject property (APN 102-54-102) is located within the western portion of the Avondale Automall PAD. The Commission will take appropriate action and forward a recommendation to the City Council. This item was initially reviewed at the July 15, 2020, Planning Commission meeting; however, the application was insufficiently noticed, which is why this item is returning for a new hearing.

Staff Contact: Rick Casswell, Senior Planner

c. FULTON HOMES ACCLAIM – MAJOR GENERAL PLAN AMENDMENT – APPLICATION PL-20-0043

Planning Commission will hold a public hearing and consider a request by Mr. Stephen W. Anderson, Gammage & Burnham PLC, for a Major Amendment to the Avondale General Plan 2030 Land Use Map for Fulton Homes Acclaim, a proposed 153.20 gross acre planned development at the northwest corner of 99th Avenue and Thomas Road. The proposed Major General Plan Amendment, if approved, will amend the General Plan 2030 Land Use Map designations for the property from 114.73 gross acres of Mixed Use and 38.47 gross acres of Freeway Commercial to Medium Density Residential (MDR). As required by Arizona Statute for Major General Plan Amendments, the Commission will conduct two separate public hearings to promote citizen participation. The first public hearing is an opportunity for the public to comment; no action will be taken by the Commission as that will occur at the second public hearing. The second public hearing, scheduled for September 16, 2020, is another opportunity for public comment and the Commission will take action on the request.

Staff Contact: Brian Craig, Planning Manager

d. HANCOCK COMMUNITIES AT MCDOWELL 117 – MINOR GENERAL PLAN AMENDMENT – APPLICATION PL-20-0054

Planning Commission will hold a public hearing and consider a request by Mr. Andy Jochums, Beus Gilbert McGroder PLLC, for a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Hancock Communities at McDowell 117, a proposed 217 unit multi-family residential development located approximately 1,330 feet south of the southwest corner of McDowell Road and 117th Avenue. The proposed Minor General Plan Amendment, if approved, will amend the land use designation of approximately 32.30 acres of land inclusive of 19.07 acres of privately owned property, 9.53 acres of adjacent I-10 right-of-way and a 3.70 acre undeveloped portion of Friendship Park, from High Density Residential (HDR) to Medium/High Density Residential (MHDR). The requested MHDR designation allows for a variety of single-family and multi-family residential types with a density range of four (4.0) to twelve (12.0) dwelling units per acre (4.0 du/acre target density). The adjoining 9.53 acres of I-10 right-of-way and the 3.70-acre portion of Friendship Park are included in this request solely for administrative purposes and will not be developed as part of the Hancock Communities at McDowell 117 project. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Ken Galica, Division Lead Planner

e. HANCOCK COMMUNITIES AT MCDOWELL 117 – REZONING FROM PLANNED AREA DEVELOPMENT (PAD) AND MANUFACTURED HOME PARK (MH) TO PLANNED AREA DEVELOPMENT (PAD) – APPLICATION PL-20-0055

Planning Commission will hold a public hearing and consider a request by Mr. Andy Jochums, Beus Gilbert McGroder PLLC, to rezone 19.07 acres of land located approximately 1,330 feet south of the southwest corner of McDowell Road and 117th Avenue from Planned Area Development (PAD) and Manufactured Home Park (MH) to PAD (Planned Area Development). The proposed Hancock Communities at McDowell 117 PAD will allow for a 217 unit, single-story multi-family residential development at a density of 11.3 dwelling units per acre. A request to change the General Plan 2030 Land Use Map designation of the property from High Density Residential to Medium/High Density Residential to allow development at the proposed density 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

f. CRYSTAL COVE (RISI HOMES) – MINOR GENERAL PLAN AMENDMENT – APPLICATION PL-20-0076

Planning Commission will hold a public hearing and consider a request by Shaine Alleman, Tiffany & Bosco, P.A., on behalf of owner Joseph Risi, Community Support OZ Fund, LLC, to amend the 2030 General Plan Land Use Map for Crystal Cove, a proposed 10.59 gross acre multi-family residential development located at the northeast corner of Central Avenue and La Canada Boulevard. The proposed Minor General Plan Amendment (GPA), if approved, will amend the General Plan 2030 Land Use Map designation from Local Commercial to High Density Residential. A concurrent request to rezone the property will be considered separately. Approval of this request is needed for approval of the rezone. The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Michelle Simerdla, Senior Planner

g. CRYSTAL COVE (RISI HOMES) – REZONING FROM C-2 (COMMUNITY COMMERCIAL) TO PLANNED AREA DEVELOPMENT (PAD) – APPLICATION PL-20-0077

Planning Commission will hold a public hearing and consider a request by Shaine Alleman, Tiffany & Bosco, P.A., on behalf of owner Joseph Risi, Community Support OZ Fund, LLC, to rezone approximately 10.59 gross acres of property located at the northeast corner of Central Avenue and La Canada Boulevard from C-2 (Community Commercial) to Planned Area Development (PAD). The proposed PAD will allow for development of the subject property with a 238 unit multi-family residential development with a density of 24.9 dwelling units per acre. A concurrent request to change the General Plan 2030 Land Use Map designation of the subject site from Local Commercial to High Density Residential will be considered separately. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Michelle Simerdla, Senior Planner

h. INTERSTATE COMMERCE CENTER (PIERCE 99) - MAJOR AMENDMENT TO THE INTERSTATE COMMERCE CENTER PAD - PL-20-0070

Planning Commission will hold a public hearing and consider a request by Adam Baugh, Withey Morris PLC, for a Major Amendment to the Interstate Commerce Center Planned Area Development (PAD) located at the northwest corner of 99th Avenue and Pierce Street. The proposed Major Amendment will amend the PAD to allow warehouse and distribution uses as a primary use to be permitted on Lots 5 and 6 of the Interstate Commerce Center PAD on 8.58 gross acres of vacant land located approximately 250 feet west of the northwest corner of 99th Avenue and Pierce Street. Permitted uses on other parcels within the Interstate Commerce Center PAD are not modified by the proposed Amendment.

Staff Contact: Chris Sexton, Planner

6. PLANNING DIVISION REPORT

7. CALENDAR

Next meeting date is September 16, 2020. The meeting will be held at the City of Avondale Municipal Operations Service Center located at 399 E. Lower Buckeye Road if the meeting is held in-person.

8. ADJOURNMENT

Members will attend by telephone conference call. Los miembros asistirán 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.