



Planning Commission
Online Meeting Agenda
Wednesday, September 16, 2020

To join the meeting and view presentations, visit <https://avondaleaz.zoom.us/j/3083557784>

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REGULAR MEETING

6:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. OPENING STATEMENT

4. APPROVAL OF MINUTES

August 19, 2020.

5. PUBLIC HEARING ITEMS

a. 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 held an initial public hearing for public comment on this request on August 19, 2020. At this September meeting, Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Brian Craig, Planning Manager

b. FULTON HOMES ACCLAIM - REZONING FROM COMMUNITY COMMERCIAL (C-2) TO PLANNED AREA DEVELOPMENT (PAD) - APPLICATION PL-20-0086

Planning Commission will hold a public hearing and consider a request by Mr. Stephen W. Anderson, Gammage & Burnham PLC, to rezone 153.20 acres of land at the northwest corner of 99th Avenue and Thomas Road from Community Commercial (C-2) to Planned Area Development (PAD). The proposed Fulton Homes Acclaim PAD will allow for a 585-lot, master-planned single-family development at a density of approximately 4.0 dwelling units per acre. A request to change the General Plan 2030 Land Use Map designation of the property from Mixed Use and Freeway Commercial to Medium Density Residential (MDR) will be considered separately. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Brian Craig, Planning Manager

c. BEST WESTERN HOTEL - REZONING FROM AGRICULTURAL (AG) TO COMMERCE PARK (CP) - APPLICATION PL-19-0248

Planning Commission will hold a public hearing and consider a request by Mr. Ranjit Singh, IB Hospitality, LLC, to rezone approximately 3.6 acres of property located east of the north terminus of Eliseo C. Felix Jr. Way, south of Interstate 10 from Agricultural (AG) to Commerce Park (CP) to allow for the development of two (2) hotels on the subject property. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Brian Craig, Planning Manager

d. KAZI'S – REQUEST FOR HISTORIC AVONDALE INFILL OVERLAY (HAIO) - APPLICATION PL-18-0099

Planning Commission will hold a public hearing and consider a request by Quoc Truong, Architectural Resource Team, to apply the Historic Avondale Infill Overlay (HAIO) to approximately 0.9 net acres of property located approximately 125 feet east of the southeast corner of Litchfield Road and Main Street (MC-85). The subject property is zoned Community Commercial (C-2). Approval of the request will modify development standards on the subject site, allowing for development of a new gas station with convenience store, Kazi's, on the property. Development standards subject to modification through this request include, but are not limited to, a reduced parking and landscape setback adjacent to Main Street, a reduced building setback to a residential use, and a reduced landscape setback to a residential use. An application for a Conditional Use Permit (CUP) to allow for a gas station and convenience store in the C-2 district for this property will be considered separately. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Michelle Simerdla, Senior Planner

e. KAZI'S – REQUEST FOR CONDITIONAL USE PERMIT – APPLICATION PL-19-0023

Planning Commission will hold a public hearing and consider a request by Quoc Truong, Architectural Resource Team, on behalf of property owner, Hamid Kazi, for approval of a Conditional Use Permit (CUP) to allow a gas station in the C-2 (Community Commercial) zoning district. The use is proposed on a 0.9 net-acre site, located approximately 125 feet east of the southeast corner of Litchfield Road and Main Street (MC-85). The subject property is zoned C-2; City Council approval of a CUP is required for a gas station in the C-2 district since it is a conditionally permitted use within this zoning district. There is a concurrent request to apply the Historic Avondale Infill Overlay (HAIO) to allow for modified development standards on the site. 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 is October 21, 2020.

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.