



Planning Commission
Online Meeting
Summary Actions
Wednesday, April 15, 2020

CREASOTE ROOM ONLINE | 11465 WEST CIVIC CENTER DRIVE | AVONDALE, AZ 85323

Summary Actions

1. **CALL TO ORDER** The meeting was called to order at 6:06 PM

2. **ROLL CALL** by Chair Iwanski

3. **APPROVAL OF MINUTES**

The Planning Commission **Approved** the February 19th, 2020 Meeting Minutes. The Planning Commission will take appropriate action. **Minutes were approved**

4. **PUBLIC HEARING ITEMS**

a. **COSTCO PARKING LOT ADDITION – REZONING FROM R1-6 (URBAN RESIDENTIAL) TO PLANNED AREA DEVELOPMENT (PAD) - APPLICATION PL-19-0249**

Planning Commission will hold a public hearing and consider a request by Terry Odle to rezone a 0.38 gross acre property located approximately 1100 feet north of the northeast corner of 99th Avenue and McDowell Road from R1-6 (Urban Residential) to Gateway Pavilions Planned Area Development (PAD). The proposed use of the property is an extension of the adjacent Costco store parking lot. The Commission will take appropriate action and forward a recommendation to the City Council. Staff Contact: Michelle Pelishek, Senior Planner

5. **ADJOURNMENT**

The meeting was adjourned at 6:19 PM

Members will attend either in person or by telephone conference call. Los miembros asistirán 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 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.

Note from the Clerk: The April 15, 2020 Planning Commission meetings was hosted online using the online Zoom Cloud Meeting platform. All participants attended by phone or video.

**Wednesday, April 15, 2020
6:06 P.M.**

1. CALL TO ORDER

Chair Iwanski called the Regular Meeting to order at approximately 6:06 p.m.

2. ROLL CALL

The following members and representatives were present:

COMMISSIONERS PRESENT BY PHONE/VIDEO

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

COMMISSIONERS ABSENT (EXCUSED)

Linda Warren, Vice Chair

CITY STAFF PRESENT

Brian Craig, Planning Manager
Denise Zazueta, Administrative Assistant
Michelle Pelishek, Senior Planner
Michael Wawro, City Attorney

3. OPENING STATEMENT

Chair Iwanski read the Opening Statement.

4. APPROVAL OF MINUTES

a. February 19, 2020

With no revisions or corrections presented, Commissioner Osborne moved to approve the February 19, 2020 minutes as presented; Commissioner Amos seconded the motion.

VOTE AS FOLLOWS

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

The motion was approved by a 6 to 0 vote.

5. ACTION ITEMS

a. COSTCO PARKING LOT ADDITION – REZONING FROM R16 (URBAN RESIDENTIAL) TO PLANNED AREA DEVELOPMENT (PAD) APPLICATION PL190249

Planning Commission held a public hearing and consider a request by Terry Odle to rezone a 0.38 gross acre property located approximately 1100 feet north of the northeast corner of 99th Avenue and McDowell Road from R16 (Urban Residential) to Gateway Pavilions Planned Area Development (PAD). The proposed use of the property is an extension of the adjacent Costco store parking lot. The Commission was asked to take appropriate action and forward a recommendation to the City Council.

Ms. Pelishek described the site details and location. The site to rezone is 0.38 gross acres of land that was annexed in 1981. The property was formerly a city well site and was cleared in 2005. The property is located within the Freeway Commercial GP land use designation and is located within the Freeway Corridor area. The request is to rezone the property from R1-6 (Urban Residential) to the Gateway Pavilions PAD and apply C-2 (Community Commercial) uses and standards. The property is proposed to be developed as part of an extension of Costco's parking lot for an additional 24 spaces.

Ms. Pelishek stated all required public participation notices were completed. There was a posting on the property site, there were legal advertisements in the newspaper and postcards were mailed to all property owners within 1,000 feet of the property. There was a neighborhood meeting held on January 14, 2020 as well as a posting on the aVOICE platform, which received no comments. The requested zoning allows for a parking lot for retail purposes. She explained Gateway Pavilions PAD is a more compatible zoning district than the existing R1-6 (Urban Residential) zoning. The proposed use conforms with the General Plan and meets the goals in the Freeway Corridor Specific Plan area. The request is compatible with the adjacent parcels. Staff recommends approval of the application, subject to one recommended condition.

Chair Iwanski opened the public hearing. There were no members of the public who wished to speak. With no further pending questions from the public, Chair Iwanski closed the public hearing. Chair Iwanski opened the floor for comments from the Commission but received no questions or comments. Chair Iwanski closed the floor for comments and invited a motion.

Note from the Clerk: There was one member of the public who attended the meeting, but they did not unmute themselves to speak when the opportunity was provided.

Commissioner Amos moved to approve Application PL-19-0249, Costco Parking Lot Addition Rezone subject to one (1) recommended condition of approval; Commissioner Guerrero seconded the motion.

ROLL CALL VOTE AS FOLLOWS

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

The motion was approved by a 6 to 0 vote.

6. PLANNING DIVISION REPORT

Mr. Craig provided information as to the adjusted departmental operations as a result of COVID-19. He stated the department is still accepting submittals and adapting department processes, as necessary. Mr. Iwanski provided his gratitude everyone's patience during this time, specifically speaking to the technology being used during the Planning Commission meeting.

7. CALENDAR

Mr. Craig stated that there will be an item on the May agenda. Chair Iwanski formally announced the next meeting date as May 20, 2020.

8. ADJOURNMENT

Chair Iwanski entertained a motion to adjourn the regular meeting. Commissioner Thompson moved to adjourn; Commissioner Stanfield seconded the motion.

VOTE AS FOLLOWS

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

The motion was approved by a 6 to 0 vote.

With no further business, the meeting concluded at 6:19 p.m.

Chair Signature

Date