



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** The meeting was call to order at 6:03pm

2. **ROLL CALL** by Chair Iwanski

3. **APPROVAL OF MINUTES**

The Planning Commission **Approved** the May 20, 2020 Meeting Minutes. The Planning Commission will take appropriate action. **Minutes were approved.**

4. **PUBLIC HEARING ITEMS**

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

Planning Commission held 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

The Planning Commission Approved the item.

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

Planning Commission held 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

The Planning Commission Approved the item.

5. ADJOURNMENT

The meeting was adjourned at 6:39pm

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



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PLANNING COMMISSION REGULAR MEETING MINUTES

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

Wednesday, June 17, 2020
6:00 P.M.

I. CALL TO ORDER

Chair Iwanski called the Regular Meeting to order at 6:03 p.m.

II. ROLL CALL

The following members and representatives were present:

COMMISSIONERS PRESENT

David Iwanski, Chair
Linda Warren, Vice Chair
Denise Stanfield, Commissioner
Lisa Amos, Commissioner
Lisa Osborne, Commissioner
Maribel Guerrero, Commissioner
Larry White, Alternate

COMMISSIONERS ABSENT

Christopher Thompson, Commissioner

CITY STAFF PRESENT

Brian Craig, Planning Manager
Michelle Simerdla, Senior Planner
Ken Galica, Division Lead Planner
Stephanie Small, Sr. Management Analyst
Nicholle Harris, Interim City Attorney

III. APPROVAL OF MINUTES

a. May 20, 2020 minutes

Chair Iwanski invited revisions and corrections.

Commissioner Osborne moved to approve the May 20th, 2020 minutes as presented.
Commissioner Amos seconded the motion.

ROLL CALL VOTE

David Iwanski, Chair	Aye
Linda Warren, Vice Chair	Aye
Denise Stanfield	Aye
Lisa Amos	Aye
Lisa Osborne	Aye
Maribel Guerrero	Aye

The motion was approved by a 6 to 0 vote.

VI. PUBLIC HEARING ITEMS:

a. ENTRADA - Rezoning to Planned Area Development (PAD) - Application PL-19-0201

Planning Commission held a public hearing and considered 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.

Mr. Galica provided a description of the area. Once annexed to the City of Avondale, the property will be brought into the jurisdiction and will be assigned City R1-6, Urban Residential and RR-43, Rural Residential zoning. The majority of surrounding properties are either vacant and undeveloped or used for agricultural purposes. The exception is to the north, where there are large lot residences located mostly within Maricopa County and unincorporated properties. To the south, there are larger county lots. Approximately 12 lots located with the City of Avondale zoned R1-6 and used as large lot rural residential are located to the northeast of the site. Planned development in the nearby vicinity includes Verde Trails, a large single family residential, medium density community to the south. Across Avondale Blvd., one-quarter mile west, is Alamar. There are two General Plan land use designations on the property with 177 acres designated medium density residential, a category that allows between two and a half to four dwelling units per acre, traditional suburban-style single family development. The remaining ten acres is at the corner of 107th Avenue and Broadway Road, the site of a future commercial corner. The General Plan designations were approved for the property in December of 2020 by City Council.

Mr. Galica provided an overview of the proposal. The Entrada PAD divides the property into seven sub-areas for development:

- Parcel 1: Approximately 31 acres - Will be developed with 69 lots measuring 55 by 120 feet.
- Parcels 2 and 6: Approximately 53.7 acres - Will be developed with 227 lots measuring 50 by 115 feet.
- Parcels 3, 4, 5: Will be developed with approximately 350 lots measuring 45 by 110 feet in a total of approximately 80 acres.
- Parcel 7: Commercial corner - Will be development with commercial uses in accordance with the City's Neighborhood Commercial (C-1) District.

Mr. Galica reviewed the circulation plan, with the development having access to Broadway Road, 107th Avenue and Miami Avenue. Most residents will access their lots through a new collector, which will loop through the development and connect 107th Avenue to Miami with offshoots to individual neighborhoods. There will also be local street connection to arterial streets at Broadway Road and an additional connection north of the powerline corridor. Approximately 18 percent of the development is proposed for usable open space. The Durango Channel corridor will not be improved; it will be reserved for a future drainage channel. The most significant open space feature is the centralized park, which consists of 2.5 acres featuring a community center pavilion, fitness stations, yoga lawn, outdoor work spaces with outlets and Wi-Fi, basketball courts, pickleball courts, shaded children's play equipment, family water play area and large turfed areas. There is also a 1.5-acre outdoor game center located in the north portion of the development, which will include additional pickleball courts, play equipment, terrace, amphitheater, ramadas with barbeque grills, bag toss court and turfed area for open play. The third park is a work/play area with basketball court, ramada and additional outdoor work stations. Finally, there will be a 0.8 acre climbing playground with ramadas, seating and large turfed area. In addition, there is a dog park with two separate fenced areas. Development of the powerline corridor is prohibited; as such, the developer will be providing a trail corridor, which includes a disc golf course. Mr. Galica discussed the riparian design theme, which is inspired by the many irrigation canals running through the property. Bridges will be incorporated and a water element will be included at the entry.

Mr. Galica stated that staff believes the development will be compatible with and complementary to not only the existing residences in the area including the larger lots in the county, but also the planned uses in the vicinity, including the Verde Trails and Alamar master planned communities. The proposal is in direct conformance with the General Plan Land Use Map, as amended last year. Exceptional open space and a range of amenities are provided, including the City's first private pickleball courts. In staff's view, this justifies the slight increase in density over the target of 2.5 dwelling units per acre. Development and design standards are in conformance with general City standards and consistent with other approved developments in the area. Infrastructure will be completed by the developer, including adjacent public streets. This will be accomplished in two phases: The first phase will include 107th Avenue and Broadway Road and the second phase will include improvements to Miami Avenue. All required notifications have been completed for both the neighborhood meeting and this Planning Commission meeting. The site had been posted with meeting dates and times. Legal advertisements have been included in the Arizona Republic. All property owners within 1,000 feet of the site have been sent postcards. A neighborhood meeting was held in October of 2019 at Quentin Elementary School, with a handful of attendees, most with general questions regarding the development. There were no significant concerns and no comments have been received via aVOICE. Staff recommends approval of the PAD, subject to six conditions as listed in the staff reports.

Chair Iwanski invited Commissioner questions. Vice Chair Warren noted the small size of the commercial lot and asked about development plans. Mr. Galica stated that it is a 10 gross acre parcel, which is large enough for a small shopping center anchored by a neighborhood grocery store.

Chair Iwanski made a correction to the presentation, which listed a prior Council action in December of 2020. Mr. Galica clarified that the major General Plan amendment was approved in December, 2019.

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

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

Chair Iwanski invited a motion.

Commissioner Amos moved to recommend approval of Application PL-19-0201, subject to six recommended conditions. Vice Chair Warren seconded the motion.

ROLL CALL VOTE

David Iwanski, Chair	Aye
Linda Warren, Vice Chair	Aye
Denise Stanfield	Aye
Lisa Amos	Aye
Lisa Osborne	Aye
Maribel Guerrero	Aye

The motion was approved by a 6 to 0 vote.

b. RIVER CROSSING STORAGE EXPANSION - Conditional Use Permit - Application PL-19-0240

Planning Commission held 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

Nicholle Harris, Interim City Attorney, explained that as this item was previously tabled, a motion was necessary to remove the item from the table prior to the presentation.

Commissioner Amos moved to remove Agenda Item B, PL-19-0240, River Crossing Expansion from the table. Commissioner Stanfield seconded the motion.

ROLL CALL VOTE

David Iwanski, Chair	Aye
Linda Warren, Vice Chair	Aye
Denise Stanfield	Aye
Lisa Amos	Aye
Lisa Osborne	Aye
Maribel Guerrero	Aye

The motion was approved by a 6 to 0 vote.

Michelle Simerdla, Senior Planner, discussed the conditional use permit request. The site is located east of the northeast corner of Fairway Drive and Van Buren. The parcel is currently vacant with an existing retention basin. East of the site is the existing River Crossing storage facility and east of that is the Desert Springs Village residential subdivision, zoned PAD. To the northeast is a planned commerce park development, Avondale 50, which is also zone PAD. To the north and west are properties zoned agricultural. South of Van Buren street is the Coldwater Springs PAD, which includes an apartment complex, golf course and single family homes. The site is 3.2 gross acres in size, annexed into City limits in 1978. The General Plan land use designation is urban residential. It is located within the Freeway Corridor area. The parcel was rezoned from agricultural to C-2 in 1996. A CUP is required for mini-storage use in the C-2 district. There is an existing mini-storage warehouse to the east, which consists of an office, living quarters, five storage buildings and legal, nonconforming, uncovered RV parking spaces, which were constructed in 1998.

Ms. Simerdla reviewed the proposal, which will expand the River Crossing mini-storage warehouse by developing the adjacent lot to the west. It will include two buildings. Building A will be 53,000 square feet with drive-up and interior units. Building B will be 6,300 square feet with nine interior RV parking spaces. The project will provide 22 new parking spaces and will not include new outdoor RV parking spaces. Hours of operation will remain the same at 9 a.m. to 6 p.m. for the office and 7 a.m. to 7 p.m. for the gate. Access to site will be off an existing driveway on Van Buren. To the east and north is the proposed Corporate Drive. The elevations meet City guidelines as well as the goals of the Freeway Corridor area. The project will also include an eight-foot decorative screen wall for the project. All required notifications were completed, including signage on the property, legal ads and notification to property owners within 1,000 feet via postcard. An online neighborhood meeting was held via Zoom on May 13th. There were no attendees. No comments were received via aVOICE.

Ms. Simerdla stated that the project meets the findings for a CUP, as the proposed use is considered low intensity and is compatible with the surrounding residential, commercial and proposed commercial park use. Views into the facility have been minimized by significant landscaping and the screen wall. The mini-storage use will provide a needed service to existing residents. The proposed site design is safe and meets all City requirements, with access to both Van Buren as well as future Corporate Drive. Staff recommends approval of the application with five recommended conditions, as contained in the staff report.

Chair Iwanski invited questions from Commissioners. There were no questions.

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

With no pending questions, Chair Iwanski closed the public hearing.
Chair Iwanski invited a motion.

Vice Chair Warren moved to recommend approval Application PL-19-0240, subject to five recommended conditions. Commissioner Osborne seconded the motion.

ROLL CALL VOTE

David Iwanski, Chair	Aye
Linda Warren, Vice Chair	Aye
Denise Stanfield	Aye
Lisa Amos	Aye
Lisa Osborne	Aye
Maribel Guerrero	Aye

The motion was approved by a 6 to 0 vote.

V. PLANNING DIVISION REPORT

Brian Craig, Planning Manager, stated that operations at City Hall in both Development and Engineering Services and other divisions continue to evolve in response to conditions related to COVID-19. The most up-to-date information about City operations is contained on the City's website, including individual department and division pages. The City continues to receive applications, including preapplications and proposals to move forward with development projects. With that, there will be a meeting on July 15th, which will likely allow Commissioners to attend in person or via Zoom. Single family permits continue to outpace performance in 2018 and 2019 for this period of the year. The bulk of this includes the Alamar project.

VI. ADJOURNMENT

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

ROLL CALL VOTE

David Iwanski, Chair	Aye
Linda Warren, Vice Chair	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 approximately 6:36 p.m.

FOR SPECIAL ACCOMMODATIONS

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.

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Staff Signature

Date