



Planning Commission Online Meeting Summary Actions Wednesday, August 19, 2020

ZOOM CLOUD MEETING | 11465 WEST CIVIC CENTER DRIVE | AVONDALE, AZ 85323

Note from the Clerk: The August 19, 2020 Planning Commission meetings was hosted online using the online Zoom Cloud Meeting platform. All participants attended by phone or video.

Summary Actions

1. CALL TO ORDER **The meeting was called to order at 6:01 PM**

2. ROLL CALL **by Acting Chair Iwanksi**

3. OPENING STATEMENT

4. APPROVAL OF MINUTES

The Planning Commission **Approved** the July 15, 2020 Meeting Minutes. The Planning Commission will take appropriate action. **Minutes were approved.**

5. PUBLIC HEARING ITEMS

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

Planning Commission held a public hearing and considered 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.

Motion was made by Vice Chair Warren and seconded by Commissioner Guerreo to recommend approval of Application PL-20-0119 Avondale Automall Major PAD Amendment Subject to one (1) recommended condition. **The Item was approved.**

Staff Contact: Rick Casswell, Senior Planner

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

Planning Commission held a public hearing and considered 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. **The Item was approved.**

Motion was made by Vice Chair Warren and seconded by Osborne to recommend approval of Application PL-20-0120 EchoPark Automotive Conditional Use Permit Subject to three (3) recommended conditions. Staff Contact:

Staff Contact: Rick Casswell, Senior Planner

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

Planning Commission held a public hearing on 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 held a public hearing and considered 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 I10 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.

Motion was made by Commissioner Thompson and seconded by Vice Chair Warren to recommend approval of Application PL-20-0054 Hancock Communities at McDowell 117, a Minor General Plan Amendment. **The Item was approved.**

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.

Motion was made by Commissioner Thompson and seconded by Commissioner Osborne to recommend approval Application 20-0055 Hancock Communities at McDowell 117, rezoning from PAD and MH to PAD, subject to six (6) recommended conditions. **The Item was approved.**

Staff Contact: Ken Galica, Division Lead Planner

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

Planning Commission held a public hearing and considered 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.

Motion was made by Vice Chair Warren and seconded by Commissioner Thompson to recommend approval of Application PL-20-0076, Crystal Cove Minor General Plan Amendment. **The Item was approved.**

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 held a public hearing and considered 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.

Motion was made by Vice Chair Warren and seconded by Commissioner Thompson to recommend approval of Application PL-20-0077, Crystal Cove rezone, subject to four (4) recommended conditions
The Item was approved.

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 held a public hearing and considered 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.

Motion was made by Commissioner Thompson and seconded by Commissioner Osborne to recommend approval of Application PL-20-0070 – Major PAD Amendment - Subject to six (6) recommended conditions as listed in the staff report. **The Item was approved.**

Staff Contact: Chris Sexton, Planner

6. PLANNING DIVISION REPORT

Brian Craig informed the Commission that the next meeting will also be virtual due to Covid-19.

7. CALENDAR

September 16, 2020

8. ADJOURNMENT The meeting was adjourned at 7:35 PM

Wednesday, August 19, 2020 - Page 5 of 5

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.

Wednesday, August 19, 2020
6:00 P.M.

Note from the Clerk: The August 19, 2020 Planning Commission meeting was hosted online using the online Zoom Cloud Meeting platform. All participants attended by phone or video.

1. CALL TO ORDER

Chair Iwanski called the Regular Meeting to order at 6:01 P.M.

2. ROLL CALL

The following members and representatives were present:

COMMISSIONERS PRESENT BY PHONE/VIDEO

David Iwanski, Chair
Linda Warren, Vice Chair
Maribel Guerrero, Commissioner
Lisa Osborne, Commissioner
Denise Stanfield, Commissioner
Christopher Thompson, Commissioner (Joined meeting at 6:39 P.M.)
Larry White, Alternate Commissioner

COMMISSIONERS ABSENT (EXCUSED)

Lisa Amos, Commissioner

CITY STAFF PRESENT

Brian Craig, Planning Manager
Marcella Carrillo, City Clerk
Stephanie Small, Senior Management Analyst
Ken Galica, Division Lead Planner
Rick Casswell, Senior Planner
Michelle Simerdla, Senior Planner
Chris Sexton, Planner

3. OPENING STATEMENT

Chair Iwanski read the Opening Statement.

4. APPROVAL OF MINUTES

a. July 15, 2020

Commissioner Osborne moved to approve the July 15, 2020 minutes as presented; Commissioner Stanfield seconded the motion.

Upon vote, the motion was carried unanimously 5 to 0.

David Iwanski, Chair	Aye
Linda Warren, Vice Chair	Aye
Commissioner Guerrero	Aye
Commissioner Osborne	Aye
Commissioner Stanfield	Aye

5. PUBLIC HEARING ITEMS

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

Planning Commission held a public hearing and considered 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.

Staff Contact: Rick Casswell, Senior Planner

Rick Casswell, Senior Planner presented, Items 5 (a) and 5(b) together, however, two separate votes were required on each item. He clarified that these two items were presented during the last meeting, however, there was an error in regard to public notification. Notification was provided on a partial basis as opposed to full notice, which is a requirement.

Mr. Casswell provided an overview of the property located at the corner of 107th Avenue and Roosevelt, south of I-10. The property exists within the Avondale Automall, with a number of PADs within the vicinity. The parcel is located within the Business Park Land Use Designation Area. It is surrounded by Freeway Commercial designations to the north and west and a number of other Business Park designated properties surrounding to the east and south. The Planning Commission approved the items at the last meeting and there have been no project changes. Staff is once again recommending approval.

Chair Iwanski opened the public hearing on this item. Staff received no requests to speak and there were no comments from the public.

Chair Iwanski closed the public hearing and invited a motion.

Vice Chair Warren moved that the Planning Commission recommend approval of Application PL-20-0119, a request for a Major Amendment to the Avondale Automall PAD to conditionally permit one (1)

automotive dealership selling used vehicles only, subject to the one (1) recommended condition of approval as listed in the staff report. Commissioner Guerrero seconded the motion. Applicant representative, Paul Gilbert was present and available for questions.

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

Upon vote, the motion was carried unanimously 5 to 0.

David Iwanski, Chair	Aye
Linda Warren, Vice Chair	Aye
Commissioner Guerrero	Aye
Commissioner Osborne	Aye
Commissioner Stanfield	Aye

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

Planning Commission held a public hearing and considered 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.

Staff Contact: Rick Casswell, Senior Planner

The Staff presentation for this agenda item was covered under Agenda Item 5(a).

Chair Iwanski opened the public hearing on this item. Staff received no requests to speak and there were no comments from the public.

Chair Iwanski closed the public hearing and invited a motion.

Vice Chair Warren moved that the Planning Commission accept the findings and recommend approval of Application PL-20-0120, a request for approval of a Conditional Use Permit to allow 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 – within the Avondale Automall PAD zoning district, subject to three (3) recommended conditions of approval as listed in the staff report; Commissioner Osborne seconded the motion.

Upon vote, the motion was carried unanimously 5 to 0.

David Iwanski, Chair	Aye
Linda Warren, Vice Chair	Aye
Commissioner Guerrero	Aye
Commissioner Osborne	Aye

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

Mr. Craig stated that Major General Plan Amendments involve a two-step process. During this meeting, the item will be presented, and information provided. Step two requires that the item be brought back before the Commission next month prior to presentation to City Council for final action. This Major General Plan amendment is being proposed to allow for future development of a single-family master-planned community called Fulton Homes Acclaim. The site location is the northwest corner of 99th Avenue and Thomas Road. To the south is Holy Cross Cemetery, which is zoned agricultural with a special use district overlay to allow for the cemetery. To the west is the existing Glenarm Farms estate development with 150 large lot estates. To the north is Parkside, a master-planned community consisting of 662 lots, 21 acres of mixed use on the north end and ten (10) acres of planned office on the southeast corner. The new owners are proposing to convert the ten (10) acres to residential and this is supported by Staff. East of 99th Avenue is within the City of Phoenix's jurisdiction, currently zoned as PUD for mixed use residential, retail and commercial. A notch on the southwest corner owned by SRP is excluded from the General Plan Amendment and future Rezoning request. On the southeast corner, there is an existing well site also owned by SRP. On the development plan, there will be a future wellsite dedication for the expansion and relocation of the well site. The site is currently zoned C-2 (Community Commercial) and the applicant will be processing a concurrent Rezoning request to change it to Planned Area Development (PAD).

In looking at the Current and Future Land Use Map designations for the site, there is nearly 115 acres of Mixed Use designation, which allows for proportional residential and commercial uses. A small portion in the southeast corner is designated Freeway Commercial, which allows for a broad range of nonresidential uses, concentrated retail, hospitality, hotels and other uses. The proposed General Plan Amendment is to change the designation to Medium Density Residential, which allows for single-family residential at a density of 2.5 to 4.0 dwelling units per acre. The Rezoning application will be heard concurrently with the second step in the process.

Mr. Craig addressed reasons that Staff is supportive of the proposal. In general, there have been a number of new master-planned communities in Avondale approved or under development. This illustrates there is a low inventory of currently designated Medium Density Residential remaining in the community. In working with the developer, Staff is seeking to implement executive size lots, which are 60 feet or wider. The developer is supportive and agreed to include at least 20 percent of overall lots at that size. This will assist in accomplishing goals both in the General Plan as well as in the City's Strategic Plan developed by

the City Council. Based on a market research study provided by the applicant, it was determined that the land would be at a disadvantage to remain commercial. It has been vacant since its designation as Mixed Use and Freeway Commercial. The competitive disadvantage relates to access and frontage along Loop 101. Much of the commercial development in this part of Avondale is happening along the McDowell Road corridor. Staff believes the site is more appropriate as residential rather than commercial, with the adjacent residential uses, master plan development to the north and the estate lots to the west. One of the concessions being provided by the developer is over 300 feet of separation to the estate lots to the west and open space area with landscaping. City Staff in Public Works and Engineering have reviewed the impact on utility infrastructure and determined there is no need for an increase in size or improvement of facilities to accommodate residential use on the site.

Mr. Craig reviewed work Staff has gone through with the applicant to reach this point. Major General Plan amendments require a 60-day review notice. This is the only Major General Plan amendment being processed in 2020 for the City of Avondale. The 60-day notice goes out to close to 20 agencies, municipalities and County divisions to notify them of what is being proposed on the site. The City received no responses during the notice period. The City requires the developer to work with the appropriate school districts. Both the Prendergast Elementary School District and the Tolleson Union High School District have indicated that there are adequate facilities to serve the proposed population; no school sites need to be reserved at the location.

A Neighborhood Meeting was hosted on June 30th. Chair Iwanski attended, as did Vice Mayor Dennis. Some comments included an inquiry about creating a trail or pedestrian connection to the Parkside development. The applicant has been working with the Parkside team to make this happen. There will be at least three (3) locations at the northern boundary where trail connections will be made. Another topic of discussion was traffic control for exiting and accessing off of Thomas Road. The traffic study did not indicate the necessity for a stop light at the location, due to low volume of neighborhood traffic. In addressing whether sport courts will be lit at night, Fulton allows lighting by timer. The facilities are used when needed and lights are turned off at a set hour. There was a question as to the appearance of the future SRP site on the southeast corner. The applicant indicated that they will work closely with SRP to ensure that the screen walls are compatible with the neighborhood walls being developed for Fulton Homes Acclaim.

All required notifications were completed. There was one comment on the City's aVOICE platform. The comment encouraged moving forward to complete the homes as soon as possible. In terms of next steps, Staff will return with the item at the September 16th Planning Commission meeting with the concurrent PAD Rezone application, during which time action will be taken. The recommendation will be forwarded to City Council with the concurrent PAD application for final approval.

Chair Iwanski welcomed Commissioner questions. There were no questions.

Chair Iwanski opened the public hearing on this item.

Mr. Tim Overton introduced himself as an 11-year resident of Glenarm Farms. He indicated his family loves having the fields at the location, however, they understand they will not be there forever. They are pleased to know that there will be a large setback from the Glenarm Farms Community adjacent to the Roosevelt Irrigation District (RID) Canal roads. He asked if the developer will be paving over these roads. Mr. Craig said the plan is actually to have at least 300 feet of separation from the Glenarm Farms Community. The area will consist of open space, trails and park connections. The RID canal will remain.

Stephen W. Anderson with Gammage & Burnham spoke as a representative of the developer, stating that the development includes a mix of homes, including 60-foot wide lots. The major feature is 36 acres of open space. There is a 12-acre open space area on the western perimeter, adjacent to the RID Canal. The RID Canal will remain in place in its current open condition. This is not the case for the SRP Canal on the 99th Avenue side of property; that canal will be undergrounded. The 12-acre space on the western perimeter will include a series of active and passive features. Active features include a turf area as well as full-sized basketball court, ramada and shaded playground, all approximately halfway along the perimeter. In addition, they will provide a 10-foot improved trail along the entire western perimeter of the site. It will link to the Parkside project to the north. The setbacks range from 300 to 500 feet structure to structure. In response to a question from Mr. Overton, Mr. Anderson said there is no plan for a wall in the linear open space.

There were no other public requests to speak received by Staff.

Chair Iwanski closed the public hearing.

Chair Iwanski recognized for the record that Commissioner Thompson joined the meeting at 6:39 P.M. prior to the introduction of Item 5. d.

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 multifamily 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 multifamily 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

Mr. Galica prefaced the discussion by noting that he would be presenting items d. and e. together, as both relate to the same project. He provided an overview of the property details. The property is located south of McDowell Road and immediately north of I-10. The eastern boundary is the 117th Avenue Alignment. 119th Avenue terminates north of the site, but would bisect it in half. Surrounding land uses reflect I-10 as a dominant feature just south of the subject site. Despite its location adjacent to I-10, the property is essentially not visible due to an existing sound wall. To the north of the property are three (3) residential developments, two (2) apartment complexes (Ashton Point and Crystal Springs) and Country Hills Mobile Estates. Directly west of the property is Friendship Park. The portion of the park directly west of the site is not yet developed though the City has long-term plans to develop this portion with additional amenities. Directly east of the site is the new Sun Valley Academy charter school. The east half of the property is zoned PAD as part of the Crystal Springs PAD; this PAD allows for multi-family residential development.

The west half of the property is zoned Manufactured Home Park (MH). Surrounding zoning is a combination of MH and other PADs allowing either residential or commercial uses as well as Friendship Park, zoned Agricultural and the freeway having Agricultural zoning as well.

The General Plan Amendment has a larger acreage (approximately 32.30 acres) than the Rezoning (approximately 19.07 acres). This is because the General Plan Amendment covers additional land that is part of Arizona Department of Transportation (ADOT) I-10 right-of-way and a small portion of City owned land that is part of Friendship Park. The eastern half of the property was annexed in 1999 and the western half in 1983. It is currently in agricultural production. The General Plan current designation is High Density Residential, which allows for between twelve (12) to 30 dwelling units per acre, which typically takes the form of two- to three-story apartment complexes. The proposal is to reduce the density on the site from High Density Residential to Medium High Density Residential, which allows a range of four (4) to twelve (12) dwelling units per acre to allow the site to develop less intensely than currently permitted. The eastern boundary is 117th Avenue, ending at a cul-de-sac just north of the site. This will be one of the primary entrances to the site, along with 119th Avenue. 117th Avenue will serve as the primary entrance where prospective residents will enter, and where the clubhouse and leasing office will be located. Staff believes that 119th Avenue will likely become the primary resident access, as a future traffic signal is planned for the intersection, making access to eastbound and westbound McDowell Road much easier. A recommended stipulation for 117th Avenue will limit exiting traffic from turning left onto McDowell Road.

The planned site will be a 217-unit, single story, multi-family residential development. The density is 11.3 units per acre, which is why there is a need for a General Plan Amendment to bring the land use to Medium High Density Residential. The 217 units are a combination of 144 detached two-bedroom homes (freestanding with no shared walls), with the remaining 73 units being one-bedroom duplexes. All units will include a small private walled rear yard. The property management company is responsible for the maintenance of all rear yards in addition to the common open spaces provided throughout the development.

There is direct access provided from the project into Friendship Park near the southwest corner of the proposed development with a pedestrian gate between the two properties provided at this location. The developer will provide a temporary, stabilized, decomposed granite path that will connect from the new gate to the existing sidewalk network in Friendship Park. There is no desire for a permanent sidewalk connection at this time, as it would interfere with the future planning of the currently vacant portion of the park. There are 435 proposed parking spaces, which is over 50 spaces in excess of the minimum required by the City's parking ordinance. There are 72 enclosed single car garages, 217 carport shaded parking spaces, with the remainder (146 spaces) uncovered. There is an overall open space percentage of fifteen (15) percent, which includes a clubhouse with meeting room facilities, pool, fitness center, bocce ball, cornhole courts and turfed areas. Elevations and architectural styles were reviewed.

Staff believes that the General Plan Amendment and Rezoning will result in development that is compatible with and complementary to existing uses in the area, specifically residential uses directly north, and charter school use directly to the east. The proposed PAD does not conform to the existing High Density Residential General Plan designation but does conform to the requested Medium High Density Residential designation. All proposed development standards within the PAD all exceed minimum Zoning Ordinance requirements, with two (2) exceptions supported by Staff. The first exception is to reduce minimum building separation to ten (10) feet, which is similar to a single-family neighborhood. The Second exception is to reduce the frequency of parking lot landscape islands from one (1) island every eight (8) spaces to one (1) island every ten (10) spaces. This allows additional landscape to be shifted

interior to the project. Staff believes that exceptional design is provided with eighteen (18) different color building elevation combinations. In consultation with the City's Traffic Engineer, sufficient access is provided.

Staff believes that that GPA and Rezoning meet all required findings as listed in the staff reports. All required notifications were completed. No comments were received from residents or property owners. A Neighborhood Meeting was held in June via Zoom. Vice Mayor Dennis was the only attendee. Topics of discussion were primarily in regard to the safe operation of the McDowell Road/117th Avenue intersection, since that street will not have a signal and the proposed development shares the street with the planned charter school. As a response, Staff has recommended a stipulation to limit access to that street onto McDowell to be right-out only. Discussion also included access to Friendship Park and building elevations. Most if not all items raised at the Neighborhood Meeting have been addressed in the proposal moving forward. One (1) comment in support of the project was received via aVOICE. Certificates of Adequate School Facilities have been received from the Tolleson Union High School District and from the Littleton Elementary School District. Staff recommends approval of both applications.

Chair Iwanski invited Mr. Gilbert to address the Commission. Mr. Gilbert stated that given the lengthy agenda and complete presentation by Staff, there is little left to add.

Chair Iwanski welcomed Commissioner questions.

Chair Iwanski sought clarification that the property immediately west of the project is City-owned Friendship Park property. Mr. Galica confirmed the Chair's understanding, adding that this specific portion of Friendship Park has not been developed.

Chair Iwanski asked if the rezoning must be completed first. Mr. Galica clarified that the General Plan Amendment must be completed first with the Rezoning to follow.

Chair Iwanski opened the public hearing on this item. No requests to were received by Staff and no members of the public were present with comments.

Chair Iwanski closed the public hearing and invited a motion.

Commissioner Thompson moved that the Planning Commission accept the findings and recommend approval of Application PL-20-0054, a request for a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Hancock Communities at McDowell 117; Vice Chair Warren seconded the motion.

Upon vote, the motion was carried unanimously 5 to 0.

David Iwanski, Chair	Aye
Linda Warren, Vice Chair	Aye
Commissioner Guerrero	Aye
Commissioner Osborne	Aye
Commissioner Thompson	Aye

Note: Commissioner Stanfield had stepped away at the time of the vote.

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 multifamily 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

Discussion for this agenda item was included under Agenda Item 5(e).

Chair Iwanski opened the public hearing on this item. No requests to speak have been received by Staff.

Chair Iwanski closed the public hearing and invited a motion.

Commissioner Thompson moved that the Planning Commission accept the findings and recommend approval of Application PL-20-0055, a request for a rezoning from PAD and manufactured home park, MH, to PAD with six (6) recommended conditions; Commissioner Osborne seconded the motion.

Upon vote, the motion was carried unanimously 5 to 0.

David Iwanski, Chair	Aye
Linda Warren, Vice Chair	Aye
Commissioner Guerrero	Aye
Commissioner Osborne	Aye
Commissioner Thompson	Aye

Note: Commissioner Stanfield had stepped away at the time of the vote.

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

Ms. Simerdla provided details about the site, located at the northeast corner of Central Avenue and La Canada Boulevard, currently zoned C-2. To the north is a bowling alley and other commercial uses, zoned C-2 and the Bridgewater Assisted Living Facility zoned PAD. To the east are office buildings zoned

C-2, Community Commercial. South of La Canada is a church, zoned C-2 as well as a residential subdivision zone R1-6. West of Central Avenue is the Avondale Middle School, zoned R1-6. South of that is a school in the City of Goodyear. To the north is an apartment complex and commercial uses, zoned both multi-family residential and C-2. The General Plan currently designates the land use as Local Commercial. This category provides daily needs of goods and services. It is surrounded by other Local Commercial designations and High Density Residential, medium-high residential as well as Education. The bottom map shows the proposed land use category, High Density Residential. This designation allows for patio homes, apartments, condos and townhomes, with direct access to open space, transit and multimodal amenities.

The land was annexed in 1960 and was used for agricultural purposes from the 1940s to the 1960s. It has since remained vacant. The request is to change the General Plan Land Use designation from Local Commercial to High Density Residential and rezone the property from C-2 Community Commercial to PAD. A 238-unit multi-family development is proposed with sixteen (16) buildings. There will be a mix of two- and three-story buildings, each having a mix of one- to three- bedrooms per unit. The allowable density of the High Density Residential destination is 12 to 30 dwelling units per acre with a target density of 12.0. The developer proposes 24.7 dwelling units per acre. They are requesting R-4 Multi-family Residential development standards with a couple exceptions, including decreased front building setback on Central Avenue and decreased separation between buildings. The project proposes 21.7 percent open space, which is in excess of the fifteen (15) percent requirement, as well as a variety of amenities. Parking capacity (409) will exceed requirements (394). This includes 113 garages, 108 covered spaces and 182 open spaces, which includes 22 guest parking spaces.

The primary entrance will be on Central Avenue, with decorative pavement and landscaped median, guest parking, a 3,000 square foot clubhouse, pool and cabana. Walking paths between buildings connect to sidewalks. There will be a paved walking path along the northern and eastern property lines. There will be a buffered bike lane on Central Avenue. A pedestrian plaza with seating and artwork will be located on the corner. Some buildings will have decreased setback from 25 feet to 8 feet, however, the Historic Avondale Design Guidelines encourage this. Some buildings will have 17.5-foot separation, instead of 20 feet, however, patios on either side will provide visibility between buildings. The proposed rezoning is in conformance with the General Plan with the requested amendment.

Development standards exceed the Zoning Ordinance requirements with a couple of exceptions. It is compatible with existing land uses. There will be adequate school facilities at the Agua Fria Union High School District and Avondale Elementary School District. There will be access to public streets, Central Avenue and La Canada Boulevard. The development furthers the General Plan goal of attracting a range of diverse housing products. According to a market analysis and feasibility study, the site is better suited as residential. Additional residents would support nearby commercial and retail and would add to the workforce in Avondale. The development will encourage the creation of an attractive, vibrant development within a revitalization area. All required notifications were completed. The Neighborhood Meeting was held on June 25th via Zoom with no public participants. There was one comment in support of the project on aVOICE. Staff recommends approval of the application.

Chair Iwanski invited Commissioner questions. There were no questions. He then invited the applicant to address the commission. Mr. Shaine Alleman, Tiffany & Bosco, thanked Staff for their work with the developer. The developer is excited to be developing the parcel, which has been vacant for many years. Chair Iwanski thanked the developer for bringing the project to the area.

Chair Iwanski opened the public hearing on this item. No requests to speak have been received by Staff and no members of the public were present with a request to speak.

Chair Iwanski closed the public hearing and invited a motion.

Vice Chair Warren moved that the Planning Commission accept the findings and recommend approval of Application PL-20-0076, Crystal Cove Minor General Plan Amendment; Commissioner Thompson seconded the motion.

Upon vote, the motion was carried unanimously 5 to 0.

David Iwanski, Chair	Aye
Linda Warren, Vice Chair	Aye
Commissioner Guerrero	Aye
Commissioner Osborne	Aye
Commissioner Thompson	Aye

Note: Commissioner Stanfield had stepped away at the time of the vote.

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 multifamily 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

Chair Iwanski opened the public hearing on this item. No requests to speak have been received by Staff and no members of the public were present with a request to speak.

Chair Iwanski closed the public hearing and invited a motion.

Vice Chair Warren moved that the Planning Commission accept the findings and recommend approval of Application PL-20-0077, Crystal Cove Rezoning from C-2 to PAD, subject to four (4) recommended conditions; Commissioner Thompson seconded the motion.

Upon vote, the motion was carried unanimously 5 to 0.

David Iwanski, Chair	Aye
Linda Warren, Vice Chair	Aye
Commissioner Guerrero	Aye
Commissioner Osborne	Aye
Commissioner Thompson	Aye

Note: Commissioner Stanfield had stepped away at the time of the vote.

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

Ms. Sexton stated that the applicant is asking for warehouse and distribution uses as a primary use for Lots 5 in 6. In addition, they are seeking a minor deviation from development standards. To the north of the site is the Pilot Travel Center. To the northwest of the project is Danny's Truck Wash. There is a flex industrial building to the east, another flex industrial building to the south as well as an engine repair facility. The General Plan Land Use designation is Business Park. The surrounding area is PAD. The parcel was annexed in May 1986 and is located in the Freeway Corridor Specific Plan Area. The minor deviation is to allow the front yard setback to be reduced from the required 25 feet to 20 feet. This will push the building forward to allow more truck maneuverability and circulation in the rear of the lot. Trailer storage will be in the rear. The access points on the east are a shared driveway, with another access to the west. There are approximately 30 overhead truck bays in the rear of the lot. All required notifications were completed.

A Neighborhood Meeting was held on August 6th with only Vice Mayor Dennis attending. Topics of discussion included the size and use of the building, which the applicant stated was approximately 135,000 square feet. At this time, it is a speculative industrial building with no user currently identified. Discussion also covered truck bays and spacing. The applicant explained that there are 30 overhead doors in the rear of the building with sufficient room for truck maneuvering. There is two-way access east and west. Discussion continued regarding proposed stipulations on the site plan review. Staff confirmed that there would be stipulations that the amendment and future building must conform to the approved site plan and elevations that are presented with the application. Discussion also covered traffic on Pierce Street, which has very low traffic volumes. A traffic impact analysis was filed as part of the rezoning application. Staff concurred it indicated that through traffic typically uses Van Buren Street. There were no comments on aVOICE. Staff feels that the development meets the goals of the General Plan and Freeway Corridor Specific Plan for the development of employment-generating uses. Proposed uses are compatible with surrounding uses. This area has heavy truck traffic. Infrastructure will be completed by the developer.

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

Chair Iwanski welcomed comments from the Applicant. Applicant representative, Mr. Baugh, thanked Staff for assisting with the navigation of the processes and application components.

Chair Iwanski opened the public hearing on this item. No requests to speak have been received by Staff and no members of the public were present with a request to speak.

Chair Iwanski closed the public hearing and invited a motion.

Commissioner Thompson moved that the Planning Commission accept the findings and recommend approval of Application PL-20-0070, Major PAD amendment, subject to six (6) recommended conditions; Commissioner Osborne seconded the motion.

Upon vote, the motion was carried unanimously 5 to 0.

David Iwanski, Chair	Aye
Linda Warren, Vice Chair	Aye
Commissioner Guerrero	Aye
Commissioner Osborne	Aye
Commissioner Thompson	Aye

Note: Commissioner Stanfield had stepped away at the time of the vote.

6. PLANNING DIVISION REPORT

Mr. Craig said there are full agendas planned for the rest of the year.

7. CALENDAR

It was announced that the next meeting date is September 16, 2020.

Chair Iwanski completed Staff for being so well-prepared. The City has had a longstanding goal for diverse housing projects. He offered kudos to all involved and thanked Commissioners for their participation.

8. ADJOURNMENT

There being no further business before the Commission, Commissioner Osborne moved to adjourn the regular meeting; Commissioner Thompson seconded the motion.

Upon vote, the motion was carried unanimously 6 to 0.

David Iwanski, Chair	Aye
Linda Warren, Vice Chair	Aye
Commissioner Guerrero	Aye
Commissioner Osborne	Aye
Commissioner Stanfield	Aye
Commissioner Thompson	Aye

Meeting adjourned at 7:35 P.M.