



Planning Commission Online Meeting Summary Actions Wednesday, September 16, 2020

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

Note from the Clerk: The September 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 6:04 PM

2. ROLL CALL by Acting Chair Warren

3. OPENING STATEMENT

4. APPROVAL OF MINUTES

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

5. PUBLIC HEARING ITEMS

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

Planning Commission held 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 took appropriate action and forward a recommendation to the City Council.

Motion was made by Commissioner Thompson and seconded by Commissioner Stanfield to recommend approval of Application PL-20-0043. **The Item was approved.**

Staff Contact: Brian Craig, Planning Manager

b. FULTON HOMES ACCLAIM REZONING FROM COMMUNITY COMMERCIAL (C2) TO PLANNED AREA DEVELOPMENT (PAD) APPLICATION PL-20-0086

Planning Commission held 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 (C2) to Planned Area Development (PAD). The proposed Fulton Homes Acclaim PAD will allow for a 585lot, masterplanned singlefamily 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 took appropriate action and forwarded a recommendation to the City Council.

Motion was made by Commissioner Thompson and seconded by Osborne to recommend approval of Application PL-20-0086. **The Item was approved.**

Staff Contact: Brian Craig, Planning Manager

c. BEST WESTERN HOTEL REZONING FROM AGRICULTURAL (AG) TO COMMERCE PARK (CP) APPLICATION PL190248

Planning Commission held 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 took appropriate action and forwarded a recommendation to the City Council.

Motion was made by Commissioner Thompson and seconded by Osborne to recommend approval of Application PL190248. **The Item was approved.**

Staff Contact: Brian Craig, Planning Manager

d. KAZI'S – REQUEST FOR HISTORIC AVONDALE INFILL OVERLAY (HAIO) APPLICATION PL180099

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 (MC85). The subject property is zoned Community Commercial (C2). 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 C2 district for this property will be considered separately. The Commission took appropriate action and forwarded a recommendation to the City Council.

Motion was made by Commissioner Thompson and seconded by Osborne to recommend approval of Application PL180099. **The Item was approved.**

Staff Contact: Michelle Simerdla, Senior Planner

e. KAZI'S – REQUEST FOR CONDITIONAL USE PERMIT – APPLICATION PL190023

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 C2 (Community Commercial) zoning district. The use is proposed on a 0.9 netacre site, located approximately 125 feet east of the southeast corner of Litchfield Road and Main Street (MC85). The subject property is zoned C2; City Council approval of a CUP is required for a gas station in the C2 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 took appropriate action and forwarded a recommendation to City Council.

Motion was made by Commissioner Thompson and seconded by Osborne to recommend approval of Application PL190023. **The Item was approved.**

Staff Contact: Michelle Simerdla, Senior Planner

6. PLANNING DIVISION REPORT

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

7. CALENDAR

October 21, 2020

8. ADJOURNMENT **The meeting was adjourned at 7:15 PM**

Wednesday, September 16, 2020 - Page 3 of 3

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

Wednesday, September 16, 2020
6:00 P.M.

Note from the Clerk: The September 16, 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

Vice Chair Warren called the Regular Meeting to order at 6:04 P.M.

2. ROLL CALL

The following members and representatives were present:

COMMISSIONERS PRESENT BY PHONE/VIDEO

Linda Warren, Vice Chair
Lisa Osborne, Commissioner
Denise Stanfield, Commissioner
Christopher Thompson, Commissioner
Larry White, Alternate Commissioner

COMMISSIONERS ABSENT (EXCUSED)

David Iwanski, Chair
Lisa Amos, Commissioner
Maribel Guerrero, Commissioner

CITY STAFF PRESENT

Nicholle Harris, City Attorney
Brian Craig, Planning Manager
Michelle Simerdla, Senior Planner
Stephanie Small, Senior Management Analyst

3. OPENING STATEMENT

Vice Chair Warren recognized that a quorum was present and read the Opening Statement.

4. APPROVAL OF MINUTES

a. July 15, 2020

Commissioner Osborne moved to approve the August 19, 2020 minutes as presented; Commissioner Thompson seconded the motion.

Upon vote, the motion was carried unanimously 4 to 0.

Linda Warren, Vice Chair	Aye
Commissioner Osborne	Aye
Commissioner Stanfield	Aye
Commissioner Thompson	Aye

5. PUBLIC HEARING ITEMS

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

Planning Commission held a public hearing and considered 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 took appropriate action and forwarded a recommendation to the City Council.

Staff Contact: Brian Craig, Planning Manager

Mr. Craig clarified that items 5(a) and 5(b) would be presented jointly, however there would be separate public hearings and motions. The site location is the northwest corner of 99th Avenue and Thomas Road. To the south is Holy Cross Cemetery and Mortuary. To the east is City of Phoenix jurisdiction land zoned for mixed use residential and commercial, but with no active plan. To the north is the planned Parkside single family home development. To the west is the large lot Glenarm Farms subdivision. The site is zoned C-2, Community Commercial. Glenarm Farms is zoned RR-18, Rural Residential. There is PAD residential to the north and to the southwest. Holy Cross Cemetery is zoned agricultural with a Special Use Overlay District. The current General Plan designation shows 115 acres of Mixed Use, intended to provide proportional residential and commercial uses. On the southeast corner of the site is 38.5 acres of Freeway Commercial, intended to offer a broad range of nonresidential uses, including concentrated retail, hospitality and related uses. The proposal is to redesignate the site as Medium Density Residential to allow for single family home development at 2.5 to 4.0 dwelling units per acre with a target density of 2.5 units per acre. The development proposal intends that the site be developed in two phases.

There are three (3) lot widths proposed for the site: 45 feet, 50 feet, and 60 feet. Each phase would include each of the three (3) widths. The site will include a 7.4-acre central park with amenities. One-quarter of the entire development is intended to be active and passive usable open space. Amenities include pools, shaded playground structures, ramadas, sport courts, and parks. The western boundary will have a 12.1-acre linear park with a sport court, trail, and turfed play area. Conceptual home designs and materials

were reviewed and shown to provide variety and interest. The site will have vehicular access to Thomas Road to the south and 99th Avenue to the east. There are three (3) pedestrian connections to the Parkside development and an intricate network of trails and widened sidewalks, connecting to regional trails. The developer is addressing safe passage of residents of Fulton Homes Acclaim to the central park. They will implement a pedestrian crossing choker, which reduces the crossing width for pedestrians and makes pedestrians more visible to traffic. The narrowed lanes provide a signal to drivers to slow down in the area.

Staff supports the General Plan Amendment. There is a low inventory of unplanned, undeveloped available Medium Density Residential land in Avondale. Close to 1,300 acres of Medium Density Residential is under development at Alamar on the south side of the community as well as recently approved Verde Trails and Del Rio Ranch III, all active and close to construction, leaving little land remaining for development of homes at this density. The City worked initially with the developer to include larger sized lots and they have done so, with 20 percent of the proposed lots being the wider, 60 foot lots. Economic analysis indicates a strong competitive disadvantage for this site to remain vacant and designated as commercial, as there are many more viable commercial spaces close to Loop 101 and along the McDowell Road corridor. Staff believes the residential site is compatible to the surrounding residential areas and provides adequate transition to existing estate sized lots to the west. The site is served with adequate water and sewer infrastructure.

In regard to the rezoning, once the General Plan Amendment is approved by City Council this development will be in conformance with the updated General Plan land use designation as well as the Freeway Corridor Specific Plan. Using the R1-5 zoning as the basis for all standards, the PAD is in conformance with the Zoning Ordinance and Subdivision Regulations except for a few minor exceptions to the R1-5 base zoning that the developer is asking for and staff supports. This primarily pertains to the 45-foot-wide lots. The lot size, depth and coverage required under straight zoning requires 100-foot depth lot. The developer is offering 92 feet of depth for the smallest lots. With the reduced depth of the lot, the minimum lot size must also conform. This means that rather than the 5,000 feet as called out in R1-5, the developer will have lots within a minimum area of 4,140 square feet. Additionally, a 55 percent building coverage is requested for the 45-foot-wide lots. Staff is supportive of this deviation, as the inclusion of the proposed starter-sized lots also allows the project to provide the larger, executive 60-foot lots. Reductions in the livable space front setback is another deviation requested in the PAD. Allowing non-garage portions of homes closer to streets creates interest and avoids a monolithic frontage of garages and living space. The livable space for 45 foot lots would have a setback of ten (10) feet. The 50 foot lots will be set back twelve (12) feet. The 60 foot lots will have a fifteen (15) foot setback, as required with the base zoning.

This is the only major General Plan Amendment being considered in Avondale this calendar year. The City followed State Statute with 60-day review notices to various agencies. There were certificates from the school districts as to adequate capacity. The neighborhood meeting had two (2) attendees. All required notifications were completed. There was one (1) comment on aVOICE encouraging the City Council to authorize the project. Staff recommends approval for both the Major General Plan Amendment and for the rezoning. For rezoning, there are seven (7) recommended conditions, as listed in the staff report.

Vice Chair Warren invited questions from the Commission.

Commissioner Thompson noted that the map showed no indications of entryways off of Thomas Road. If Thomas Road is opened up and it goes through, there will be increased traffic. He asked about plans to place entryways to the development from Thomas. Mr. Craig surmised that Commissioner Thompson may

be referring to Osborn Road, the alignment of which is at the north end of the project. Thomas Road is currently built to its full section and runs east/west beyond 99th Avenue. Commissioner Thompson clarified that Thomas Road goes east and west, but it does not go all the way through to Dysart Road, ending at the river. Mr. Craig said an exhaustive and thorough traffic report was provided to the traffic engineers, who felt that access is adequate, and that Thomas Road is built to the necessary width for the foreseeable future. Stephen Anderson, Gammage & Burnham, representing the applicant, stated that entries at both 99th Avenue and Thomas Road have acceleration and deceleration lanes in each direction. Traffic will have opportunity to move out of the flow of Thomas Road before turning into or out of the project.

Vice Chair Warren asked whether the trails included in the development will link with the current park plans for trails that will extend north to the City of Glendale and further south. Mr. Craig said the trails will link internally to the neighborhood to the north and there will be connections from within the development to the exterior trail and sidewalk system; however, the trails to be installed by this developer will not extend beyond the edges of the off-site improvements.

Vice Chair Warren opened the public hearing and invited members of the public to speak. There were no requests to speak. Vice Chair Warren closed the public hearing and invited additional comments or questions from staff or the Commission. There were no further questions. Vice Chair Warren invited a motion.

Commissioner Thompson moved that the Planning Commission recommend approval of Application PL-20-0043, Fulton Homes Acclaim Major General Plan Amendment. Commissioner Stanfield seconded the motion.

Upon vote, the motion was carried unanimously 4 to 0.

Linda Warren, Vice Chair	Aye
Commissioner Osborne	Aye
Commissioner Stanfield	Aye
Commissioner Thompson	Aye

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

Planning Commission held a public hearing and considered 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 took appropriate action and forwarded a recommendation to the City Council.

Staff Contact: Brian Craig, Planning Manager

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

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

Vice Chair Warren closed the public hearing and invited additional comments or questions from staff or the Commission. There were no further questions. Vice Chair Warren invited a motion.

Commissioner Thompson moved that the Planning Commission recommend approval of Application PL-20-0086, Fulton Homes Acclaim rezoning from C-2 to Planned Area Development (PAD) subject to seven (7) recommended conditions of approval as listed in the staff report; Commissioner Osborne seconded the motion.

Upon vote, the motion was carried unanimously 4 to 0.

Linda Warren, Vice Chair	Aye
Commissioner Osborne	Aye
Commissioner Stanfield	Aye
Commissioner Thompson	Aye

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

Planning Commission held a public hearing and considered 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 took appropriate action and forwarded a recommendation to the City Council.

Staff Contact: Brian Craig, Planning Manager

Mr. Craig stated that the rezoning is intended for the proposed development of two (2) hotels on the subject property. Interstate 10 crosses to the north of the parcel. To the west is Dysart Road. Eliseo C. Felix Jr. Way provides access to the site, terminating near the property's south boundary. To the east is the Agua Fria River. Currently the site is zoned Agricultural (AG). Adjacent to the south is General Industrial (A-1). There is also Community Commercial (C-2) property in the area. To the immediate south is a construction wholesale yard. The request is to take the 3.6 acres zoned Agricultural and convert it to CP, (Commerce Park) zoning. The site has been vacant since its annexation in 1964. A portion of the site is within the FEMA A-H flood zone, requiring the developer to mitigate possible flooding prior to development. A Conditional Letter of Map Revision will be required. A Minor Land Division will also be required in advance of development to dedicate rights-of-way and/or easements on the site.

The applicant is proposing to develop a Best Western hotel and a Microtel Moda hotel. Each is proposed to have 100 rooms and six (6) stories. Exterior pools are planned with a circular parking field and fire access road. The next step will be to go through an administrative Site Plan and Design Review process for each hotel. The conceptual site plan was reviewed. The color scheme will be required to be compatible with the district and desert landscaping. The rezoning is compatible with the General Plan Land Use of Business Park. The proposal also conforms to the Strategic Plan goal of encouraging hospitality uses and entertainment uses in Avondale. It is compatible with the Freeway Corridor Specific Plan for height and uses. Development with an approved design and site plan would be an improved use for the parcel. It is compatible with adjacent uses.

A neighborhood meeting was held on September 1st with one attendee. Discussions centered around site and room amenity offerings. The site will have exterior pools for each hotel, conference, business centers and exercise rooms. With six (6) stories, there will be good visibility to the I-10 Freeway. Logical traffic exits to access the hotel will be Dysart Road or the new Fairway Drive interchange. The proposal is to work through the required floodplain and site design issues through the end of this year and into 2021 with the Microtel Moda hotel to be opened as soon as possible in 2022. This will be followed shortly thereafter with development of the Best Western Inn and Executive Suites in the 2023-time frame. No comments were provided on aVOICE. There were no additional public comments. Staff recommends approval of the application subject to three (3) conditions.

Vice Chair Warren inquired as to the main access location. Mr. Craig said the access will be from the south via Eliseo C. Felix Jr. Way.

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

Vice Chair Warren closed the public hearing and invited additional comments or questions from staff or the Commission. There were no further questions. Vice Chair Warren invited a motion.

Commissioner Thompson moved that the Planning Commission recommend approval of Application PL-19-0248, Best Western Hotel rezone from Agricultural (AG) to Commercial Park (CP) 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 4 to 0.

Linda Warren, Vice Chair	Aye
Commissioner Osborne	Aye
Commissioner Stanfield	Aye
Commissioner Thompson	Aye

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

Planning Commission held a public hearing and considered 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 (MC85). 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 a 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 was considered separately. The Commission took appropriate action and forwarded a recommendation to the City Council.

Staff Contact: Michelle Simerdla, Senior Planner

Ms. Simerdla presented items 5(d) and 5(e) together, reviewing the site location and details. The parcel is currently mostly vacant with a parking lot for the convenience store to the west, also owned by the subject property owner. A patio is connected to the convenience store. The zoning is C-2. To the east is a

restaurant zoned C-2 and a tow yard. There is a residential subdivision zoned R1-6, Urban Residential and Multifamily Residential, R-3, and a mobile home park zoned Manufactured Home. To the north is an equipment storage facility in the City of Goodyear. To the west of Litchfield Road is the Goodyear Airport and Commerce Park. To the south is the Litchfield Mountain View residential subdivision zoned PAD. In looking at the General Plan Land Use Map, the designation is Local Commercial, providing for the daily needs of nearby residents. This allows for gas stations, grocery stores, neighborhood and retail services. Properties to the east and west are designated as Local Commercial. Further east is Industrial and to the south is Medium Density Residential. In terms of the background of the site, the parcel is 0.9 acres in size, and was annexed in 1958 and has been vacant since approximately 1979. It is located within Historic Avondale in the Main Street Business District. It was rezoned from R-3 to C-2 in 2009 and CUP is required for a gas station with or without a convenience store in the C-2 district.

The first request is for approval of a CUP for a gas station with a convenience store. The proposal is to construct a fuel canopy with ten fuel pumps and a 4,503 square foot convenience store with an indoor kitchen and pickup window. There will be a drive-through on the rear elevation for kitchen. Hours of operation are Monday through Friday 5:00 A.M. to 11:00 P.M., Saturday 6:00 A.M. to 11:00 P.M., Sunday 6:00 A.M. to 10:00 P.M. The fuel pumps will be open 24 hours a day, seven (7) days a week. The second request is to apply the HAIO. The HAIO District was created in 2013 to provide flexibility in development standards and to facilitate infill development. The HAIO does not change the underlying zoning or uses allowed in the zoning district, but instead creates a unique development plan for a property. The site plan was reviewed, which includes a full access driveway on Main Street. The developer is requesting a reduction in the landscape and parking setback from 30 feet to 17.5 feet. This means that there will be a 17.6-foot landscape setback area with trees and shrubs. The second request is to reduce the building setback from 50 feet to 20 feet. The third request is to reduce the landscape setback from 25 feet to 10 feet. There are landscape areas longer than ten (10) feet and the entire area behind the building will be landscaped with trees and shrubs, and the 30-foot easement will act as a buffer to the residential subdivision to the south. The elevation for the convenience store features metal screening, white and gray colors, and mid-century modern glazing. The rear elevation for the convenience store features a mid-century modern pattern, which is also extended on the side elevations. Part of the HAIO request is also to have a cover over the drive-through window, because there is not enough room for a fully integrated canopy with posts.

All required notifications were completed for the project. The neighborhood meeting was held via Zoom on July 30th with no members of the public in attendance. The one (1) comment on aVOICE encouraged approval of the project, which said, "if it helps the community, allow it." The project meets the findings for a CUP. A gas station is consistent with the Local Commercial General Plan Land Use designation and furthers objectives for development within the Main Street Business District and Historic Avondale. It is compatible with and not detrimental to surrounding uses. The proposed site plan meets the City requirements in terms of parking, setbacks and landscaping with the HAIO request. The site has access to Main Street and any potential adverse effects will be mitigated through conditions of approval. The plan is consistent with the goals of the HAIO District as well as goals in the General Plan 2030. Administrative relief was not an option to develop the site. Adequate buffers have been provided in terms of landscaping and the easement to the south. It is pedestrian-oriented with a sidewalk on Main Street and pavement markings will connect the site to the west. Staff recommends approval of the applications.

Vice Chair Warren asked whether the drive-through will be open for food orders only or for other items in the store, such as liquor. Ms. Simerdla said as far as she knows, the drive-through is only for the indoor kitchen.

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

Vice Chair Warren closed the public hearing and invited additional comments or questions from staff or the Commission. There were no further questions. Vice Chair Warren invited a motion.

Commissioner Thompson moved that the Planning Commission recommend approval of Application PL-18-0099, Historic Avondale Infill Overlay subject to one (1) recommended condition of approval as listed in the staff report; Commissioner Osborne seconded the motion.

Upon vote, the motion was carried unanimously 4 to 0.

Linda Warren, Vice Chair	Aye
Commissioner Osborne	Aye
Commissioner Stanfield	Aye
Commissioner Thompson	Aye

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

Planning Commission held a public hearing and considered 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 (MC85). 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 took appropriate action and forwarded a recommendation to City Council. Staff Contact: Michelle Simerdla, Senior Planner

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

Vice Chair Warren invited questions from the Commission. There were none. Vice Chair Warren opened the public hearing on this item. Staff received no requests to speak and there were no comments from the public.

Vice Chair Warren closed the public hearing and invited a motion.

Commissioner Thompson moved that the Planning Commission recommend approval of Application PL-19-0023, Conditional Use Permit, subject to the two (2) recommended condition of approval as listed in the staff report; Commissioner Osborne seconded the motion.

Upon vote, the motion was carried unanimously 4 to 0.

Linda Warren, Vice Chair	Aye
Commissioner Osborne	Aye
Commissioner Stanfield	Aye
Commissioner Thompson	Aye

6. PLANNING DIVISION REPORT

Mr. Craig thanked the Commissioners for their attendance. City Council is intending to utilize Zoom through the end of the year and the Commission will follow suit. There continues to be a high-volume development activity in the City.

7. CALENDAR

It was announced that the next meeting date is October 21, 2020.

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 4 to 0.

Linda Warren, Vice Chair	Aye
Commissioner Osborne	Aye
Commissioner Stanfield	Aye
Commissioner Thompson	Aye

Meeting adjourned at 7:15 p.m.