



Planning Commission
Online Meeting Agenda
Wednesday, December 16, 2020

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

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To join the meeting with audio only (no presentations), call 301-715-8592 (meeting ID: 308 355 7784)

REGULAR MEETING

6:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. OPENING STATEMENT

4. APPROVAL OF MINUTES

November 18, 2020

5. PUBLIC HEARING ITEMS

a. ZONING ORDINANCE TEXT AMENDMENTS - SECTION 1 (ADMINISTRATION AND PROCEDURES) AND SECTION 13 (MARIJUANA USES) - APPLICATION PL-20-0260

Planning Commission will hold a public hearing and consider a Staff-initiated request for approval of text amendments to the Zoning Ordinance. The amendments to Avondale Zoning Ordinance Section 1 (Administration and Procedures) and Section 13 (Marijuana Uses) will allow for continued refinement of the Zoning Ordinance to reflect changes in policies and procedures, address a recently approved ballot initiative related to marijuana establishments, and clarify uses and restrictions for marijuana related uses and operations. Commission will take appropriate action.

Staff Contact: Brian Craig, Planning Manager

b. NIRVANA AT HARBOR SHORES – MINOR GENERAL PLAN AMENDMENT – APPLICATION PL-20-0194

Planning Commission will hold a public hearing and consider a request by Mr. Shaine T. Alleman, Tiffany & Bosco, P.A., on behalf of property owner Mr. Sharat Kanaka, Nirvana at Harborshores, LLC, for a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Nirvana at Harbor Shores, a proposed 172-unit multi-family residential apartment development located approximately 600 feet north of the northwest corner of McDowell Road and Harbor Shores Boulevard. The proposed Minor General Plan Amendment, if approved, will amend the land use designation of approximately 7.80 gross acres, inclusive of the 7.00-acre property and full width of the adjacent Harbor Shores Boulevard right-of-way, from Local Commercial (LC) to High Density Residential (HDR). The HDR designation allows for development of patio homes, apartments, condominiums, or townhomes with a density ranging between 12 and 30 dwelling units per acre. A request to rezone the property to Nirvana at Harbor Shores Planned Area Development (PAD) to allow for development in conformance with the HDR designation will be considered separately. Commission will take appropriate action.

Staff Contact: Ken Galica, Division Lead Planner

c. NIRVANA AT HARBOR SHORES – REZONING FROM MCDOWELL AND 107TH AVENUE PLANNED AREA DEVELOPMENT (PAD) TO NIRVANA AT HARBOR SHORES PLANNED AREA DEVELOPMENT (PAD) – APPLICATION PL-20-0199

Planning Commission will hold a public hearing and consider a request by Mr. Shaine T. Alleman, Tiffany & Bosco, P.A., on behalf of property owner Mr. Sharat Kanaka, Nirvana at Harborshores, LLC, to rezone approximately 7.40 gross acres of land located approximately 600 feet north of the northwest corner of McDowell Road and Harbor Shores Boulevard from McDowell and 107th Avenue Planned Area Development (PAD) to Nirvana at Harbor Shores Planned Area Development (PAD). The proposed Nirvana at Harbor Shores PAD would allow for development of the site with a contemporary 172-unit multi-family residential apartment community at a density of 24.6 units per acre. The rezoning request applies to 7.40 gross acres inclusive of the 7-acre subject property and the half-width of the adjacent Harbor Shores Boulevard right-of-way. A request to change the General Plan 2030 Land Use Map designation of the property from Local Commercial to High Density Residential to allow residential development at the proposed density will be considered separately. Commission will take appropriate action.

Staff Contact: Ken Galica, Division Lead Planner

6. ACTION ITEMS

a. ROOSEVELT PARK PHASE 3 – PRELIMINARY PLAT – APPLICATION PL-20-0168

Planning Commission will consider a request by Mr. Joe Petrucci, EPS Group, Inc., for approval of a Preliminary Plat for Roosevelt Park Phase 3, a proposed 135-lot single-family subdivision on 29.66 gross acres approximately 1,300 feet north of the northeast corner of Van Buren Street and 111th Avenue, on the east side of 111th Avenue. Commission will take appropriate action.

Staff Contact: Rick Casswell, Senior Planner

b. FULTON HOMES ACCLAIM - PRELIMINARY PLAT - APPLICATION PL-20-0198

Planning Commission will consider a request by Mr. Josh Hannon, EPS Group, Inc., for approval of a Preliminary Plat for Fulton Homes Acclaim, a proposed 581-lot single-family residential subdivision on approximately 153.20 gross acres at the northwest corner of 99th Avenue and Thomas Road. Commission will take appropriate action.

Staff Contact: Brian Craig, Planning Manager

c. ALAMAR PHASE 4 – PRELIMINARY PLAT – APPLICATION PL-20-0216

Planning Commission will consider a request by Mr. Frank Koo, Wood, Patel & Associates, Inc., for approval of a Preliminary Plat for Alamar Phase 4, a proposed 486-lot single-family residential subdivision on approximately 161.17 gross acres located at the southwest corner of the planned El Mirage Road realignment and the planned Alamar Boulevard alignment.

Commission will take appropriate action.

Staff Contact: Ken Galica, Division Lead Planner

7. PLANNING DIVISION REPORT

8. CALENDAR

Next meeting date is January 20, 2021. A 2021 Planning Commission meeting calendar is included in the agenda packet.

9. ADJOURNMENT

Members will attend by telephone conference call. Los miembros asistirán vía teleconferencia. Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1200 or TDD 623-333-0010 at least two business days prior to the meeting. Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oído, o con necesidad de impresión grande o intérprete, deben comunicarse con la Secretaría de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.