



Planning Commission Online Meeting Summary Actions Wednesday, November 18th, 2020

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

Note from the Clerk: The November 18, 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 6:00 PM

2. **ROLL CALL** by Chair Iwanski

3. **OPENING STATEMENT**

Chair Iwanski read the Opening Statement.

4. **APPROVAL OF MINUTES**

The Planning Commission **Approved** the October 21st, 2020 Meeting Minutes. The Planning Commission will take appropriate action. **Minutes were approved as amended.**

5. **PUBLIC HEARING ITEMS**

- a. **ZONING ORDINANCE TEXT AMENDMEN – SECTION 1 (ADMINISTRATION AND PROCEDURES) ; SECTION 2 (RESIDENTIAL DISTRICTS) ; SECTION 5 (SPECIAL DISTRICTS; OVERLAYS) ; SECTION 8 (PARKING); SECTION 9 (SIGNS); AND SECTION 12 (LANDSCAPE, WALLS, AND FENCES) - APPLICATION PL-20-0248**

Planning Commission will hold a public hearing and consider a Staff initiated request for text amendments to the Zoning Ordinance. The amendments will allow for continued refinement of the Zoning Ordinance to reflect changes in policies and procedures, allow for clerical corrections, and address the overall accuracy and usability of the Zoning Ordinance. Commission will take appropriate action and forward a recommendation to City Council. **The Item was approved.**

Staff Contact: Brian Craig, Planning Manager

6. ACTION ITEMS

7. PLANNING DIVISION REPORT

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

8. CALENDAR

Next meeting date is December 16th, 2020.

9. ADJOURNMENT The meeting was adjourned at 6:27 PM

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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, November 18, 2020
6:00 P.M.

Note from the Clerk: The November 18, 2020 Planning Commission meetings was hosted online using the online Zoom Cloud Meeting platform. Chair Iwanski attended in person at City Hall and all other participants by phone or video.

1. CALL TO ORDER

Chair Iwanski called the Regular Meeting to order at 6:00 p.m.

2. ROLL CALL

The following members and representatives were present:

COMMISSIONERS PRESENT IN PERSON/PHONE/VIDEO

David Iwanski, Chair
Linda Warren, Vice Chair
Lisa Amos, Commissioner
Lisa Osborne, Commissioner
Christopher Thompson, Commissioner
Larry White, Alternate Commissioner

COMMISSIONERS ABSENT (EXCUSED)

Denise Stanfield, Commissioner

CITY STAFF PRESENT

Nicholle Harris, City Attorney
Jodie Novak, Assistant Director
Brian Craig, Planning Manager
Denise Zazueta, Administrative Assistant

3. OPENING STATEMENT

Chair Iwanski read the Opening Statement.

4. APPROVAL OF MINUTES

a. October 21, 2020

Commissioner Osborne moved to approve the October 21, 2020 minutes as presented; Commissioner Thompson seconded the motion.

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

David Iwanski, Chair	Aye
Commissioner Amos	Aye
Commissioner Osborne	Aye
Commissioner Thompson	Aye
Commissioner White	Aye

Vice Chair Warren arrived during the reading of the opening statement, however, due to technical difficulties, her vote on the motion to approve the minutes was not captured.

5. PUBLIC HEARING ITEMS

a. ZONING ORDINANCE TEXT AMENDMENTS - SECTION 1 (ADMINISTRATION AND PROCEDURES); SECTION 2 (RESIDENTIAL DISTRICTS); SECTION 5 (SPECIAL DISTRICTS; OVERLAYS); SECTION 8 (PARKING); SECTION 9 (SIGNS); AND SECTION 12 (LANDSCAPE, WALLS, AND FENCES) - APPLICATION PL-20-0248

Mr. Craig noted that the City Planning Division endeavors to update the Zoning Ordinance on an annual basis, in order to address changes in policies and land use patterns in the community and generally clean up sections of code found to be in error. In August 2019, a round of changes was brought to the Planning Commission for consideration and recommendation. The last item, as part of that recommendation, was adopted by City Council in February 2020. Specific objectives of this update are to refine language in the Zoning Ordinance to reflect current policies and procedures, allow clerical corrections, and address the overall accuracy and usability for customers and the public. Another goal is to encourage more green initiatives with new development, including requiring provision electrical vehicle charging infrastructure.

Section 1 changes are considered as codifying existing practices. Sections 108, 110 and 111 have the similar proposed updates. Staff is proposing to amend the Conditional Use Permit process, Zoning Ordinance Map Amendment (rezoning) and the Variance process to require development plans be included with the applications. Also, within Section 1, proposed amendments include updating the definition of townhouse to specify units must feature a ground floor entrance and a minimum 100 square feet of private open space patio or backyard.

Revisions to Section 2 are related mainly to removing Data Center as an allowed use in the Agricultural (AG) District. The two changes are to remove it as a use and removing it from the a subsection related to the conditions required for that use. "Data Center," will still be retained as an allowed use within the Commerce Park (CP) and General Industrial (A-1) districts.

When the City developed The BLVD Specific Plan and The BLVD District (BLVDD) zoning, it created a process to opt in and opt out properties in one action. Late last year, the bulk of land zoned City Center District (CCD) was rezoned by the City Council to BLVDD. As such, the section for opting in, in major action, is no longer needed and is being removed.

In regard to changes to Section 8, Parking, a revision to the purpose statement is proposed to make reference to electric vehicle (EV) charging and infrastructure. Furthermore, Section 804, Required Parking, adds EV parking requirements as a required percentage of overall parking provided for certain land uses including creating a provision that developers install infrastructure for future EV charging expansion. The proposed update to Section 8 also revises the maximum parking allowance for manufacturing industrial uses and doubles visitor parking requirements for multi-family residential uses from one (1) for every ten (10) dwelling units to one (1) for every five (5) dwelling units within the project. An additional revision is to clarify for townhome uses that the two (2) required parking spaces must be provided in the form of an enclosed garage.

Commissioner Thompson asked for clarification on the required EV parking space percentage. Mr. Craig said the requirement averages three (3) percent, with some uses requiring less. For restaurants, for example, the requirement is one (1) percent of parking stalls to be dedicated for EV charging and three percent (3%) for future capacity. For long-term office uses, administrative, financial, religious and institutional, the requirement is for two percent (2%) for EV purposes and eight percent (8%) for future capacity. For multi-family residential, the requirement is four percent (4%) of overall parking for EV charging and up to 16 percent (16%) for future capacity. There is a provision that allows an applicant to request a waiver for diminished requirement. The requirements apply to new development projects only and is not a retroactive requirement.

Vice Chair Warren asked whether there will be EV requirements for single family homes. Due to audio feedback, Mr. Craig was unable to hear the complete question and, thinking the Vice Chair asked about schools, addressed educational uses. There is a two percent (2%) requirement for EV charging stations for new public/private training facilities and eight percent (8%) for future capacity.

Transcriber's note: There was a pause in proceedings as staff worked to correct audio disturbances.

Vice Chair Warren reiterated that her question was regarding single family developments. Mr. Craig stated that the proposal does not require a level two (2) station to be installed. However, homebuilders are being asked to install capacity for parking spaces, to ensure dedicated panel circuit and conduit for future purposes.

Mr. Craig stated that updates to Section 9 (Signs) address the fact that, inadvertently, in the prior 2019 update, The BLVD District (BLVDD) was not called out in the sign regulation Section 9 of the Zoning Ordinance. The update adds parameters and standards for signage in the BLVDD zone, much of which matches what had already been permitted in the City Center District (CCD), predecessor to BLVDD.

In addition to adding language for the BLVDD zone, the City is revising the section related to General Industrial (A-1) zoning. Currently, signs are only allowed on one (1) building façade in the A-1 district; the proposal is to allow signs on two (2) façades of the buildings, much like what is allowed in the similar zoning district of Commerce Park (CP).

The final section for amendment, Section 12 (Landscaping, Walls, and Fences) includes another cleanup. There are issues where existing infrastructure, utilities or other types of equipment or easements in the planting area sometimes prohibit developers from installing required quantities of trees and shrubs, including right of way planting and setback planting. The revision creates a provision to allow developers to ask for a waiver from the Zoning Administrator in these instances. The City has received feedback from

utility providers that the current planting requirement impedes their ability to serve homeowners and businesses.

Chair Iwanski invited Commissioners to ask final questions. There were no additional questions. He then opened the public hearing. There were no public comments. Chair Iwanski closed the public hearing and invited a motion.

Commissioner Thompson moved that the Planning Commission recommend approval of Application PL-20-0248, a request for a text amendment to the Avondale Zoning Ordinance. Vice Chair Warren seconded the motion.

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

David Iwanski, Chair	Aye
Vice Chair Warren	Aye
Commissioner Amos	Aye
Commissioner Osborne	Aye
Commissioner Thompson	Aye
Commissioner White	Aye

6. PLANNING DIVISION REPORT

Mr. Craig stated that an additional Zoning Ordinance Text Amendment related to marijuana uses will be presented to the Commission in December. The ballot initiative pertaining to recreational marijuana passed in Arizona in the November 2020 election, and the City had been waiting on these results to make edits to the section. There are a number of additional projects that will likely be on the December 2020 agenda.

Mr. Craig noted that as COVID continues to spike in Arizona, the department's front counter remains open in City Hall for application submittals. Applicants are encouraged to use online resources and tools.

Chair Iwanski addressed the upcoming selection of an alternate, as Commissioner White has moved to full-time. Mr. Craig stated that the City Council has solicited interest from the public and it is hoped that the vacancy will be filled in the new year.

7. CALENDAR

The next meeting is December 16, 2020.

8. ADJOURNMENT

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

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

David Iwanski, Chair	Aye
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Vice Chair Warren	Aye
Commissioner Amos	Aye
Commissioner Osborne	Aye
Commissioner Thompson	Aye
Commissioner White	Aye

Meeting adjourned at 6:27 p.m.

Daniel C. Jurenski
Chair Signature

12/16/2020
Date