Planning Commission Online Meeting Summary Actions
Wednesday, December 16th, 2020

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

Note from the Clerk: The December 16th, 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 6:05 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 November 18th, 2020 Meeting Minutes. The Planning Commission will take appropriate action. **Minutes were approved as presented.**

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. **The Item was recommended for approval to City Council.**

   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. **The Item was recommended for approval to City Council.**

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 7.00-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. **The Item was recommended for approval to City Council.**

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. **The Item was recommended for approval to City Council.**

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. **The Item was recommended for approval to City Council.**

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. **The Item was recommended for approval to City Council.**

Staff Contact: Ken Galica, Division Lead Planner

7. PLANNING DIVISION REPORT

Brian Craig informed the Commission that the next meeting will also be virtual due to Covid-19 and that the full 2021 calendar of meetings will be distributed. Further Brian introduced the two new commission members, Alisha Meginnis and Blanca Uvari.

8. CALENDAR

Next meeting date is January 20th, 2021.

9. ADJOURNMENT **The meeting was adjourned at 7:49 PM**

Members will attend by telephone conference call. Los miembros asistiran via 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 oido, o con necesidad de impresion grande o interprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos dias habiles antes de la junta del Concejo.

Avondale
Aspiring. Achieving. Accelerating

PLANNING COMMISSION REGULAR MEETING MINUTES

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

Note from the Clerk: The December 16, 2020 Planning Commission meetings was hosted online using the online Zoom Cloud Meeting platform. Chair Iwanski attended in person and all other participants by phone or video.

1. CALL TO ORDER

Chair Iwanski called the Regular Meeting to order at 6:05 p.m.

2. ROLL CALL

The following members and representatives were present:

COMMISSIONERS PRESENT IN PERSON/PHONE/VIDEO
David Iwanski, Chair
Lisa Amos, Commissioner
Maribel Guerrero, Commissioner
Lisa Osborne, Commissioner
Denise Stanfield, Commissioner
Christopher Thompson, Commissioner
Larry White, Commissioner

COMMISSIONERS ABSENT (EXCUSED)
Linda Warren, Vice Chair

CITY STAFF PRESENT
Nicholle Harris, City Attorney
Mary Grace McNear, Deputy City Attorney
Stephen Kemp, Assistant City Attorney
Jodie Novak, Assistant Director
Brian Craig, Planning Manager
Ken Galica, Division Lead Planner
Rick Casswell, Senior Planner
Denise Zazueta, Administrative Assistant

3. OPENING STATEMENT

Chair Iwanski read the Opening Statement.

Brian Craig, Planning Manager announced that in January, there will be two new Planning Commission members, including Alisha Meginnis and alternate Commissioner, Blanca Uvari. He also introduced new Deputy City Attorney, Mary Grace McNear, who will be assigned to assist the Development and Engineering Services Department. Mr. Stephen Kemp, Assistant City Attorney, is present to assist with questions.

4. APPROVAL OF MINUTES

a. November 18, 2020

Commissioner Thompson moved to approve the November 18, 2020 minutes as presented; Commissioner White seconded the motion.

Upon vote, the motion was carried 4 to 0.

Chair Iwanski	Aye
Commissioner Amos	N/A
Commissioner Osborne	Aye
Commissioner Stanfield	N/A
Commissioner Thompson	Aye
Commissioner White	Aye

5. PUBLIC HEARING ITEMS

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

Mr. Craig noted that the last formal Zoning Ordinance update was in February of 2020. Additional amendments were recently brought before the Planning Commission for recommendation on November 18, 2020. Those recommendations were forwarded to and approved by City Council on December 7th and will become effective on January 7th, 2021. This update, separate from the recently approved amendments, seeks to address 2020 Ballot Initiative, Proposition 207, related to marijuana establishments (recreational marijuana) and to clarify the restrictions for marijuana uses and operations.

Proposed amendments include:

- Adding a definition for marijuana establishments and removing the definition for medical marijuana cultivation location, as that definition is now being folded within the definition for marijuana establishments.
- Adding marijuana establishments and marijuana establishment cultivation locations to the stated purpose of Section 13 and other updates related to the passing of 2020 Proposition 207.
- Mirroring existing location restrictions for medical marijuana dispensaries for marijuana establishments.
- Prohibiting new marijuana establishments unless they are operating as a dual licensee.

- Maintaining the existing 2,000-foot distance separation requirement within current code from other similar facilities, substance abuse treatment facilities, schools, childcare, public libraries, parks, churches, and other places of worship.
- Renaming Subsection 1303, which addresses floor area limitations, physical structure, and operational use, to include details on these establishments.
- Moving language in Section 1302 related to qualified caregivers and patients and cultivation on personal property to a new subsection.
- Creating a new subsection within Section 1305 relating to the area limitations for cultivation operations.
- Creating a new subsection 1307 pertaining to operational restrictions for marijuana establishments (recreational marijuana), including operational hours, security provisions, prohibitions on ancillary sales, such as tobacco, alcohol and marijuana-infused food products.

In response to a question from Commissioner Thompson, Stephen Kemp, Assistant City Attorney, stated that the initiative passed by voters permits a city to allow establishments that were not dual use. A City may also limit establishments to a dual use only facility. Should a city choose to allow establishments that are not dual use, there is a limit of one (1) establishment for every ten (10) pharmacies. There are approximately 30 pharmacies in Avondale, so in theory, there could be three non-dual use establishments in the City. It is being recommended to the Commission that the City limit establishments only to a dual use facility, where one (1) side is a dispensary and one (1) side is retail (recreational) sales. Commissioner Thompson asked what prompted the decision to limit establishments to dual use. Mr. Kemp stated that one of the concerns is that such establishments are relatively new for Arizona. Because they cannot be prohibited outright, they recommend that dual use would be an appropriate starting place. After the City has had some experience, it may be that the Staff or the Commission later consider eliminating the dual use requirement.

Chair Iwanski opened the public hearing. There were no requests to speak. Chair Iwanski closed the public hearing and invited a motion.

Commissioner Amos moved that the Planning Commission recommend approval of Application PL-20-0260, a request for a text amendment to the Avondale Zoning Ordinance. Commissioner Osborne seconded the motion.

Upon vote, the motion was carried 4 to 2.

Chair Iwanski	Aye
Commissioner Amos	Aye
Commissioner Osborne	Aye
Commissioner Stanfield	Nay
Commissioner Thompson	Nay
Commissioner White	Aye

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

Mr. Galica prefaced the presentation by stating that items 5B and C would be presented together with separate public hearings and votes.

The subject property is approximately seven (7) net acres located at the northwest corner of McDowell Road and Harbor Shores Boulevard. Surrounding developments include the City's Fire Station 172 to the west of the property, Sunrise at Harbor Shores single-family residential community to the north and to the east of the property across Harbor Shores Boulevard, and Copper Springs Hospital and the recently completed BioLife Plasma Services facility south of the property. The parcel and surrounding area is zoned Planned Area Development (PAD), with parcels to the south, southeast and southwest allowing for commercial development and parcels to the north and northeast allowing for single-family residential development. The proposed General Plan amendment covers 7.8 acres, because it also includes the full width of adjacent Harbor Shores Boulevard right-of-way. The rezoning is slightly smaller, 7.4 gross acres, as it covers the half width of the adjacent Harbor Shores Boulevard right-of-way as is standard City practice for rezonings.

The property is currently undeveloped. It was annexed in May of 1985 and shortly thereafter rezoned to McDowell and 107th Avenue PAD. The zoning allows for Community Commercial (C-2) uses and development standards, which would accommodate development of commercial uses such as restaurants, retail and office. The current General Plan Land Use Designation of the property is Local Commercial; the proposed General Plan Land Use Designation is High Density Residential (HDR), a category allowing for development of multi-family residential with a density of twelve (12) to 30 dwelling units per acre.

Mr. Galica discussed access to the site. Entry into the proposed development will be from Harbor Shores Boulevard on the east side of the property via a grand, resort-style gated entrance that will provide full access to Harbor Shores Boulevard. Once on Harbor Shores Boulevard, traffic can access both 107th Avenue by turning north (left) and McDowell Road by turning south (right). A future traffic signal is planned for the McDowell Road and Harbor Shores Boulevard intersection to the south of the site. This signal is not warranted by the Nirvana at Harbor Shores development but will be warranted with additional development occurring in the McDowell Road Corridor. It is expected that the signal will be warranted in the next five (5) years or so. Internal circulation includes a traditional design with a loop road that circles the property with buildings both on the interior and exterior of the loop road. Most of the parking for the project is located on the outside of the loop road. A secondary access for emergency vehicle use only is provided at the southwest corner of the site. In addition to vehicular access, a pedestrian connection is provided from the development's main entrance to the Harbor Shores Boulevard sidewalk.

Building types and configurations were reviewed in detail; nine (9) buildings, inclusive of 172 apartment units as a combination of 97 one-bedroom units and 75 two-bedroom units, were proposed as part of the project. Buildings on the site include single-story casitas on the north edge of the property, two-story carriage buildings featuring tuck-under garages along the west and south edges of the site, and three-story buildings featuring upper story stepbacks located in the interior of the property.

There is 21.7 percent usable open space provided, above the 20 percent minimum required. Open space amenities provided with the project include a fitness center, coworking and business center space, resident social hub with a gourmet kitchen, cyber café, indoor lounge with televisions and group seating, resort style pool and spa located in the central courtyard area, firepit seating areas, hammock lounging areas, outdoor kitchen, grill, yoga area, bag toss outdoor gaming, putting green and two (2) gardens, one (1) active and one (1) passive. The proposal meets city minimums for parking spaces as well as garages and carports, with 295 spaces provided, including 76 enclosed garages and 98 carports. All units will have an assigned covered space, either a garage or a carport space. The project is expected to develop within

a single phase. Elevations were reviewed with Staff noting that the project will feature contemporary architecture that blends modern and rustic materials reflective of the Sonoran Desert.

Staff indicated that the proposed General Plan Amendment and rezoning will result in development compatible with existing uses in the area. The proposed PAD conforms to the proposed General Plan Land Use designation of High Density Residential and furthers several goals and objectives related to housing within the General Plan. In regard to design, the project is unique and different in comparison to Avondale's existing apartment complexes. Development standards in the PAD meet or exceed zoning ordinance requirements without exception, and sufficient access is provided.

All required notifications were completed, including a neighborhood meeting in November via Zoom. There were four (4) attendees to that meeting. Attendees appeared satisfied with the development's compatibility with existing and adjacent single-family residential, though there were general questions about maintenance of the wall between the site and the single-family to the north. Other topics of discussion included vehicular and pedestrian access and Harbor Shores Boulevard traffic. One (1) comment in support of the project was received on aVOICE. Certificates of Adequate School Facilities from the Pendergast Elementary School District and Tolleson Union High School District were received and both districts indicated they had adequate capacity to accommodate expected enrollment from the project. Staff recommended approval of both items, the General Plan Amendment with no stipulations and the rezoning to Nirvana at Harbor Shores Planned Area Development (PAD), subject to two (2) stipulations.

Commissioner Amos noted the single-family residential located fifteen (15) feet north of the casitas and asked whether the casitas were setback fifteen (15) feet from the wall between properties or from the single-family residences themselves. Mr. Galica stated that the casitas are set back fifteen (15) feet from the wall. There is an additional setback on the other side of the wall, meaning that the setback between structures was going to be around 30 feet in most instances.

Commissioner Osborne inquired if turning/deceleration lanes into the site from Harbor Shores Boulevard would be provided. Mr. Galica stated that Harbor Shores Boulevard does not carry the same level of traffic as an arterial street where deceleration lanes are typically needed. Because of the lighter traffic and lower speeds, the traffic study did not indicate a need for any deceleration lanes into the site, a finding that the City's Traffic Engineer concurred with. Difficulties with access to the site are not anticipated.

Commissioner White referred to the emergency access gate in the lower left (southwest) corner. The site plan indicates a fire truck turning radius from the east to the north. He questioned whether there should also be a turning radius from the west to the north. Mr. Galica confirmed that there would be access to the site from the west, from the fire station directly into the property, and that access would be designed to allow emergency vehicles to turn north onto the loop road as needed.

Commissioner Stanfield sought clarification that there was only one (1) way in and out of the property. Mr. Galica confirmed that there is one (1) way in and out for residents with the secondary point of access being provided for emergency vehicle use only.

Commissioner Osborne asked if the development will be a low income or tax credit property. Shaine Alleman, Tiffany & Bosco, stated that low income tax credits were not contemplated for the site. Mr. Alleman did note that the site was in an Opportunity Zone area, which will allow the developer to benefit from federal tax incentives for developing and holding ownership of the property.

Chair Iwanski commended the project team and the investor, particularly on the unique elevation designs, which are well-planned and designed.

Chair Iwanski opened the public hearing. There were no requests to speak. Chair Iwanski closed the public hearing and invited a motion.

Commissioner Osborn moved that the Planning Commission recommend approval of Application PL-20-0194, Nirvana at Harbor Shores, a request for a minor amendment of the General Plan 2030 land use map, changing the land use designation of 7.80 acres from Local Commercial to High Density Residential. amendment. Commissioner Thompson seconded the motion.

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

Chair Iwanski	Aye
Commissioner Amos	Aye
Commissioner Osborne	Aye
Commissioner Stanfield	Aye
Commissioner Thompson	Aye
Commissioner White	Aye

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

Chair Iwanski opened the public hearing. There were no requests to speak. Chair Iwanski closed the public hearing and invited a motion.

Commissioner Thompson moved that the Planning Commission recommend approval of Application PL-20-0199, Nirvana at Harbor Shores, a request to rezone approximately 7.40 acres from McDowell and 107th Avenue PAD to Nirvana at Harbor Shores PAD subject to two (2) conditions. Commissioner Osborne seconded the motion.

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

Chair Iwanski	Aye
Commissioner Amos	Aye
Commissioner Osborne	Aye
Commissioner Stanfield	Aye
Commissioner Thompson	Aye
Commissioner White	Aye

6. ACTION ITEMS

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

Rick Casswell, Senior Planner, stated that Roosevelt Park Phase 3 will include 135 units as a single-family subdivision. Preliminary Plats for Roosevelt Park Phases 1 and 2 have been previously approved and are mostly constructed at this point. The subject property is 29.66 gross acres, having been annexed in 2001.

The BLVD area is to the west, with the I-10 freeway to the north. The property is zoned Roosevelt Park 2 PAD. The most recent PAD amendment in 2019 changed the phasing of the project to occur in a clockwise fashion. The entire Roosevelt Park 2 development is located in the Medium High Density Residential General Plan Land Use Designation.

Mr. Casswell reviewed the three (3) lot types and sizes within Phase 3. Access points to the development are at Roosevelt Street and 107th Avenue as well as Van Buren Street and 11th Avenue. The development is responsible for all water, sewer, and street infrastructure. In addition, the developer will pay a proportionate share of future traffic signals at Roosevelt Street and will construct a number of right-of-way improvements in 111th Avenue, including asphalt pavement, curb, gutter, sidewalk, street lights, SRP pipe, and landscaping. Open space for all three (3) phases totals 23 percent. For this phase of the development, there is 21.4 percent, exceeding the minimum requirement of twenty (20) percent. The open space includes two (2) neighborhood parks totaling 3.38 acres featuring various amenities, including a basketball court, large turf area, fitness stations, ramadas, picnic tables, barbecue grills, children's play structures, shade structure, and barbeque grill. There will be shared fence, wall, and entry gate designs consistent with the other phases. Since this is not a public hearing item, there is no requirement for public notifications, however, it is the City's policy to notify all property owners within 1,000 feet of the project's boundaries. This was accomplished through a mailing. There have been no resident comments. School districts have provided Certificates of Adequate School Facilities in support of the project.

Mr. Casswell indicated that the development adheres to the previously approved Roosevelt Park 2 PAD and that the development will result in a community consistent with a desired character for development in the General Plan's Medium High Density Residential Land Use category. Open space and amenities within the overall Roosevelt Park community exceed the requirements of the Zoning Ordinance and PAD, ensuring adequate recreational opportunities for residents. Monument signs and walls will be consistent with the other phases. Staff recommends approval of the application subject to four (4) recommended conditions.

Chair Iwanski invited Commissioners to ask questions. As there were none, he invited a motion.

Commissioner Thompson moved that the Planning Commission recommend approval of Application PL-20-0168, Roosevelt Park Phase 3 Preliminary Plat, subject to the four (4) recommended conditions. Commissioner Osborne seconded the motion.

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

Chair Iwanski	Aye
Commissioner Amos	Aye
Commissioner Osborne	Aye
Commissioner Stanfield	Aye
Commissioner Thompson	Aye
Commissioner White	Aye

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

Mr. Craig reviewed the project's location at the northwest corner of 99th Avenue and Thomas Road. East across 99th Avenue, within the City of Phoenix, is undeveloped land zoned for mixed-use residential and commercial. To the north is the planned Parkside Planned Area Development (PAD) that includes over 600

lots and mixed-use/commercial uses planned at the corner of 99th Avenue and Indian School Road. To the west, zoned Rural Residential (RR-18), is the Glenarm Farms development, consisting of 150 fully developed large lot estate residential homes. To the south is the Holy Cross Cemetery and Mortuary, zoned agricultural with a Special Use District overlay. The proposed Preliminary Plat is in conformance with the Fulton Homes Acclaim PAD and consists of 581 lots. The project will be developed in two (2) phases, with each phase consisting of three (3) lot types: 45-foot-wide, 50-foot-wide, and 60-foot-wide lots. There are planned right turn lanes, deceleration lanes, and left turn pockets into the development from adjacent arterial streets.

Mr. Craig noted that the applicant will be required to install a lift station, which is the only change to the project since the project's zoning was presented to the Commission at a previous meeting. The lift station has not impacted the open space or trail plan. The site is also required to reserve a tract for future relocation of the SRP well site that exists on the southeast corner of the development. The well will be relocated in the future as part of a larger project to widen 99th Avenue; SRP and the City will be required to coordinate with the City of Phoenix on the paving. Other components include undergrounding the SRP canal on 99th Avenue, adding a lane of paving of twelve (12) feet on 99th Avenue, including restriping to a five-lane section. In addition to deceleration lanes, the developer will be responsible for all public improvements including sidewalk and landscaping along Thomas Road and 99th Avenue. The floodplain area along the west boundary will be reserved as a long, linear open space that will provide a trail connection and a sport court. The Roosevelt Irrigation District (RID) Canal will remain, buffering this site to the estate residential to the west.

The development will consist of 581 lots across 46.34 net acres, which is under the maximum permitted density of 4.0 dwelling units per acre. There are 35 acres of planned open space. A community pool is planned. Pocket parks throughout the site have covered play structures for tot lots, sport court amenities and barbeques. Trail connections include a network of widened sidewalks and trails, including lighting. There are three (3) trail connections from this project to the trail system planned within Parkside to the north. The plan is in full conformance with the approved Fulton Homes Acclaim PAD, Zoning Ordinance, Subdivision Regulations, and Single-Family Residential Design Manual. The development is compatible with adjacent uses and provides adequate transitions. Staff recommends approval of the application.

Stephen Anderson, Gammage & Burnham, stated that the only major plan change from the plan reviewed a couple months ago is the addition of the lift station, as noted by Mr. Craig.

Chair Iwanski invited Commissioners to ask questions. As there were none, he invited a motion.

Commissioner Osborne moved that the Planning Commission recommend approval of Application PL-20-0198, Fulton Homes Acclaim, a request for preliminary plat approval for proposed 581 lot family home Acclaim Single-Family Residential Subdivision subject to four (4) recommended conditions of approval. Commissioner Amos seconded the motion.

Upon vote, the motion was carried 5 to 0.

Chair Iwanski	Aye
Commissioner Amos	Aye
Commissioner Osborne	Aye
Commissioner Stanfield	Not Available
Commissioner Thompson	Aye

Commissioner White	Aye

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

Mr. Galica stated that the application is for a 486-lot subdivision as Phase 4 of the planned Alamar Community. Phase 4 consists of approximately 161 acres located at the southwest corner of El Mirage Road, which will be realigned, and a new street, Alamar Boulevard, which will connect from El Mirage Road westward to Dysart Road. The property was annexed as part of the overall Alamar annexation in May of 2018 and is zoned as part of the Alamar Planned Area Development (PAD). To the east is Alamar Phase 1, within which homes are under construction, and Alamar Phase 2, which is being graded. Alamar Phase 3 is located to the southeast of Phase 4, though due to infrastructure issues for which solutions are being identified, Phase 3 is expected to develop as a later phase, not as the third phase of the project. Phase 4 has a General Plan designation of Medium Density Residential with the exception of the portion within the powerline corridor along the southern edge, which is designated Low Density Residential. The powerline corridor will be improved by the developer as a recreational area complete with expansive turf areas and multiuse trails, providing connections to other similar corridors within Alamar.

Lot sizes within Phase 4 were reviewed, with Mr. Galica indicating that four (4) lot sizes are provided ranging between 45-feet-wide (5,175 square feet) and 70-feet-wide (9,100 square feet). There is approximately 30 percent (or nearly 48 acres) open space provided in the phase, the most significant area being Neighborhood Park No. 2, approximately 2.5 acres in size, featuring a multi-purpose lawn, decorative and community gardens, looped trail system, terraced area, farm shed, olive grove, sand play area, large shaded children's play structure and adjacent on-street parallel parking to accommodate food truck parking for community events and farmers markets. Additionally, Phase 4 includes five (5) formative parks featuring active and passive recreational amenities on tracts ranging from 0.23 acres to 0.47 acres. The proposed plat conforms to the Medium Density Residential General Plan designation, Alamar PAD, Avondale Zoning Ordinance, and the City's Subdivision Regulations. Theming and design are consistent with the first three (3) approved phases of Alamar. Staff recommends approval of the application subject to four (4) conditions.

Roger Theis, Brookfield Residential, noted the success in working with the City in the launch of Alamar in October. Sales have been robust.

Chair Iwanski invited Commissioners to ask questions. As there were none, he invited a motion.

Commissioner Thompson moved that the Planning Commission recommend approval of Application PL-20-0216, Alamar Phase 4 preliminary plat subject to four (4) recommended conditions. Commissioner Osborne seconded the motion.

Upon vote, the motion was carried 5 to 0.

Chair Iwanski	Aye
Commissioner Amos	Aye
Commissioner Osborne	Aye
Commissioner Stanfield	Not Available
Commissioner Thompson	Aye
Commissioner White	Aye

7. PLANNING DIVISION REPORT

Mr. Craig introduced soon-to-be Commissioner Alisha Meginnis. Commissioner Amos is stepping down from the Commission. Mr. Craig thanked her for her service and wished her well. Chair Iwanski thanked Ms. Amos for her time and dedication on the Commission. Commissioner Amos spoke parting words of thanks. Mr. Craig also welcomed new Deputy City Attorney, Mary Grace McNear. Ms. McNear introduced herself. Mr. Craig also thanked Assistant City Attorney, Stephen Kemp, as well as City Attorney, Nicholle Harris. Chair Iwanski thanked Mr. Kemp.

Mr. Craig stated that during the January meeting, Assistant Director Jodie Novak will be presenting the Specific Area Plan for Old Town, Cashion, and Las Ligas/Rio Vista. Ms. Novak expressed appreciation for the Commission's efforts. City Council recently received a presentation on the plan. It includes great opportunities for the oldest areas of the City.

Mr. Craig noted that Staff is at work on updating the General Plan. It is anticipated that they will bring ideas, questions, and suggestions to the Commission in the next calendar year. In response to a question from Chair Iwanski, Mr. Craig said staff believes they will have a firm document by the end of next year in order to get it to the voters in 2022.

8. CALENDAR

The next meeting is January 20, 2021.

ADJOURNMENT

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

Upon vote, the motion was carried 5 to 0.

Chair Iwanski	Aye
Commissioner Amos	Aye
Commissioner Osborne	Aye
Commissioner Stanfield	Not Available
Commissioner Thompson	Aye
Commissioner White	Aye

Meeting adjourned at 7:49 P.M.

David C. Iwanski

Chair Signature

01/20/2021

Date