Avondale
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**Planning Commission**
**Avondale Civic Center, 11465 West Civic Center Drive, Council Chambers**
**Thursday, April 18, 2019 at 6:00 P.M.**

# Agenda

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **OPENING STATEMENT**

4. **APPROVAL OF MINUTES**
   The Planning Commission will consider the approval of the March 21, 2019 Meeting Minutes. The Planning Commission will take appropriate action.

5. **PUBLIC HEARING ITEMS**

   1. **PL-18-0079 Cerro Vista Minor General Plan Amendment**
      The Planning Commission will hold a public hearing and consider a request by Shaine Alleman with Tiffany & Bosco P.A. on behalf of QUYP Development for a Minor General Plan Amendment on approximately 11.4 acres located east of the northeast corner of Fairway Drive and Van Buren Street. The Minor General Plan Amendment request is from Urban Residential (UR) to High Density Residential (HDR) land use.
      Staff contact: Rick Williams

   2. **PL-18-0080 Cerro Vista Rezoning**
      The Planning Commission will hold a public hearing and consider a request by Shaine T. Alleman with Tiffany & Bosco P.A., on behalf of QUYP Development for Rezoning of approximately 11.4 acres located east of the northeast corner of Fairway Drive and Van Buren Street. The Rezoning request is from Agriculture (AG) and Community Commercial (C-2) to Planned Area Development (PAD).
      Staff contact: Rick Williams

   3. **PL-18-0201 BioLife Plasma Center**
      The Planning Commission will hold a public hearing and consider a request by Mr. Paul E. Gilbert with Beus Gilbert PLLC for a Conditional Use Permit (CUP) to allow a plasma center in the C-2 (Community Commercial) and PAD (Planned Area Development) zoning districts. The subject property is located west of the southwest corner of Van Buren Street and Avondale Boulevard.
      Staff contact: Ken Galica
      **(APPLICANT REQUESTS WITHDRAWAL OF THIS ITEM)**

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## 6. ACTION ITEMS

1. **PL-18-0322 Alamar Phase 2 Preliminary Plat**
   The Planning Commission will consider a request by Frank Koo with Wood, Patel & Associates for approval of the Alamar Phase 2 Preliminary Plat. The plat includes approximately 122.4 acres located at the southwest corner of Broadway Road and the Alamar Parkway alignment, El Mirage Road. The proposed plat subdivides the land into 346 single-family residential lots, common open space, and landscape areas.
   Staff contact: Rick Williams

2. **PL-18-0323 Alamar Phase 3 Preliminary Plat**
   The Planning Commission will consider a request by Frank Koo with Wood, Patel & Associates for approval of the Alamar Phase 3 Preliminary Plat. The plat includes approximately 99.4 acres located north of Sunland Avenue and east of the Alamar Parkway Alignment, El Mirage Road. The proposed plat subdivides the land into 317 single-family residential lots, common open space, and landscape areas.
   Staff contact: Rick Williams

## 7. DISCUSSION ITEMS

1. **PL-19-0075 City Center Specific Plan Update**
   This is a work session item before Planning Commission to discuss application PL-19-0075, a request by the City's Planning Division to update the City Center Specific Plan. The update is to reflect evolving conditions impacting the implementation of the adopted Vision for the Avondale City Center. The intent of the update is to reflect the City's current level of expectation for a quality, unique, and pedestrian-friendly City Center that will create a place of significance in Avondale.
   Staff contact: Jodie Novak

## 8. COMMISSION ANNOUNCEMENTS

## 9. PLANNING DIVISION REPORT

## 10. CALENDAR

May 16, 2019

## 11. ADJOURNMENT

Members will attend either in person or by telephone conference call.

Los miembros asistiran en person o 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.