



City of Avondale

Planning Commission

 [**Link to Summary of Actions**](#)

 [**Link to Meeting Minutes**](#)



Planning Commission Online Meeting Summary Actions Wednesday, January 20, 2021

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

Note from the Clerk: The January 20th, 2021 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 December 16th, 2020 Meeting Minutes. The Planning Commission will take appropriate action. **Minutes were approved as presented.**

5. **DISCUSSION ITEMS**

**a. SPECIFIC AREA PLAN FOR OLD TOWN, CASHION, AND LAS LIGAS/RIO VISTA
(APPLICATION PL-20-0056)**

Planning Commission will discuss application PL200056, a City initiated request to prepare a Specific Area Plan for the areas of Old Town, Cashion, and Las Ligas/Rio Vista. The Plan is to reflect evolving economic development and planning conditions to attract new businesses and residential development to these areas. The intent of the Plan is to reflect the City's current level of expectation for revitalization in the next several years in the three areas.

Staff Contact: Jodie Novak, Development & Engineering Services Department Assistant
Director

6. **PUBLIC HEARING ITEMS**

**a. ZONING ORDINANCE TEXT AMENDMENTS SECTION 4 (EMPLOYMENT DISTRICTS)
APPLICATION PL-20-0338**

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 4
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(Employment Districts) will align the listed land uses in Section 4 with other pending amendments to marijuana related definitions in Section 1 (Administration and Procedures). Commission will take appropriate action.

Staff Contact: Brian Craig, Planning Manager **The item was approved.**

7. PLANNING DIVISION REPORT

8. CALENDAR

Next meeting date is February 17th, 2021.

9. ADJOURNMENT **The meeting was adjourned at 6:40 PM**

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.



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PLANNING COMMISSION REGULAR MEETING MINUTES

Wednesday, January 20, 2021
6:00 P.M.

Note from the Clerk: The January 20, 2021 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 6:00 p.m.

2. ROLL CALL

The following members and representatives were present:

COMMISSIONERS PRESENT IN PERSON/PHONE/VIDEO

David Iwanski, Chair
Christopher Thompson, Vice Chair
Alisha Meginnis, Commissioner
Lisa Osborne, Commissioner
Denise Stanfield, Commissioner
Linda Warren, Commissioner
Larry White, Commissioner
Blanca Uvari, Alternate Commissioner

CITY STAFF PRESENT

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

Chair Iwanski introduced new Commissioners Uvari and Commissioner Meginnis, who provided a brief overview of their backgrounds. Chair Iwanski welcomed Christopher Thompson to the role of Vice Chair.

3. OPENING STATEMENT

Chair Iwanski read the Opening Statement.

4. APPROVAL OF MINUTES

a. December 16, 2020

Commissioner Osborne moved to approve the December 18, 2020 minutes as presented; Commissioner Warren seconded the motion.

Upon vote, the motion was carried 7 to 0.

David Iwanski, Chair	Aye
Commissioner Thompson, Vice Chair	Aye
Commissioner Meginnis	Aye
Commissioner Osborne	Aye
Commissioner Stanfield	Aye
Commissioner Warren	Aye
Commissioner White	Aye

5. DISCUSSION ITEMS

a. **SPECIFIC AREA PLAN FOR OLD TOWN, CASHION AND LAS LIGAS/RIO VISTA (APPLICATION PLAINTIFF-20-0056)**

Jodie Novak, Assistant Director, stated that the Plan acts as a guidebook to foster redevelopment and encourage new development. The Plan will reflect the City's vision for its owned properties and will address the question of what land uses would benefit the neighborhoods. Other important focuses are to ensure that the Old Town Historic Area and Cashion area continue to thrive economically. These areas contain the majority of the commercially zoned properties. Identity for the three (3) areas is created with the development of gateway intersections. These are key intersections of vehicle and pedestrian activity along the arterial street system. In addition, there are focus areas, which currently consist of vacant land, but are being reviewed to determine best uses and opportunities. The Plan discusses placemaking, which involves a sense of identity. This may include additional improvements to parks as well as guidelines for high quality development. The plan includes an implementation strategy, an economic development tool, which addresses key goals. A gateway intersection welcomes visitors to residents to key areas of the City. The intersection may include decorative signage, low walls, wayfinding, enhanced landscaping or artwork. The Plan provides preliminary concepts.

The City would like to encourage development on its own properties. The City will address potential land uses. There are restrictions on some properties, which were purchased many years ago with federal funding through neighborhood stabilization programs. A map of key focus areas was reviewed. Examples of gateway intersections were reviewed, including Dysart Road and Western Avenue, intersections on Buckeye Road, and Lower Buckeye Road and El Mirage Road. There are eight key focus locations in the Old Town area. Potential ideas for the three (3) City-owned properties in this area are shown on the slide. A slide representing the OTAB zoning overlay area was presented. The bounded area includes residential properties with the potential to be converted to limited commercial use properties, such as a boutique, coffee shop, office or bed and breakfast. This offers additional options for economic tourism and revenue for the Old Town Area. The proposal is to expand the boundary line for this area.

Cashion is a well-developed neighborhood. The City-owned property located at 111th Avenue and 4th Street was discussed, as was the potential for purchasing the property directly to the south. Neighborhood input suggested a community park. Potential development concepts were reviewed.

The Las Ligas/Rio Vista District includes significant parcels of individually owned vacant land, zoned residential. It is hoped that with the growth south of the area (Alamar and Verde Trails), property owners may have interest in developing single-family homes. The neighborhood is anchored by Las Ligas Park, which is the only City-owned land in the area. There is consideration for the addition of signage and amenities to the park.

Placemaking strategies include wayfinding signage, neighborhood signage, marketing/events, art, community engagement, public infrastructure, land use and zoning and public safety. Development form focuses on design, partly in terms of site design with new development, redevelopment, landscaping, building architecture, public art and beautification, open space and light fixtures.

Significant reinvestment has already taken place in Old Town. Other projects under construction or expected to be under construction in the future include Marbella Park single-family subdivision, Expansion of Southwest Lending Closet, Avondale Townhomes on Dysart, Crystal Cove Apartments, Kazi's Gas Station convenience store and drive-through restaurant, Infill custom homes, Hillcrest Villas.

Other investments include sidewalk improvements, driveway improvements, streetlights, asphalt paving, and water mains. These capital improvement projects (CIP) are being developed in phases within Historic Avondale areas. Completed CIP investments include the Resource Center, Festival Fields Park, wayfinding signs, and parking lot improvements at 6th Street/Western Avenue. Other upcoming improvements include cool pavement research to reduce heat island effect, pothole repair, and Fiscal Year 2024 Old Town entry feature/lighting.

A City Council work session was held in December, 2020. The presentation will go next to the Neighborhood & Family Services Commission on February 10th before coming back to the Planning Commission on February 17, 2021, for an action vote. City Council review and adoption is scheduled for March 22, 2021. Community outreach events were reviewed.

Chair Iwanski asked for input from the Commissioners as to how they would like to proceed, as the presentation and materials total approximately 140 pages. While encouraging Commissioners to pose any questions they wished to during the meeting, he also encouraged them to forward more complex questions to staff via email.

Commissioner Warren commended staff for their work on the plan, which has the potential to revitalize the areas by driving more businesses and residents to the locations.

There were no further questions.

Chair Iwanski asked Commissioners to forward any additional questions to Mr. Craig no later than close of business on Monday. This will provide staff with two (2) weeks to respond to these questions in preparation for the Commission's February meeting.

6. PUBLIC HEARING ITEMS

a. ZONING ORDINANCE TEXT AMENDMENTS - SECTION 4 (EMPLOYMENT DISTRICTS) - ZONING APPLICATION PL-20-0338

Mr. Craig stated that this item relates to the Zoning Ordinance text amendments presented at the last meeting and represents a minor update to the employment section of the zoning ordinance. Updates to the ordinance are contained in Sections 1 and 13 related to passage of 2020 Ballot Proposition 207 for recreational use of marijuana. Inadvertently, Section 4 of the zoning ordinance was not addressed. It contains the A-1 General Industrial District, the only zoning district in the City where medical or recreational marijuana is an allowed use. The definitions and land use terms must be updated to match the language used last month. The term "Medical marijuana establishment" will be replaced with "Marijuana establishments," to align with the language presented last month. In addition, the term "Medical marijuana cultivation location" will be replaced with the term "Marijuana establishment." Staff recommends approval of the application.

Chair Iwanski opened the public hearing. There were no questions or comments. As such, Chair Iwanski invited a motion.

Commissioner Osborne moved to approve Application PL-20-0338; Vice Chair Thompson seconded the motion.

Upon vote, the motion was carried 7 to 0.

David Iwanski, Chair	Aye
Commissioner Thompson, Vice Chair	Aye
Commissioner Meginnis	Aye
Commissioner Osborne	Aye
Commissioner Stanfield	Aye
Commissioner Warren	Aye
Commissioner White	Aye

7. PLANNING DIVISION REPORT

Mr. Craig stated that the Specific Plan will be included on next month's agenda. The Department has received several Major General Plan amendments and Rezoning applications, which will be coming to the Commission early in the year.

Chair Iwanski thanked Commissioner Warren for her contributions as Vice Chair, especially during times when he was unavailable. He congratulated Vice Chair Thompson for his Vice Chairmanship. He again welcomed Commissioners Meginnis and Uvari.

8. CALENDAR

The next meeting is February 17, 2021.

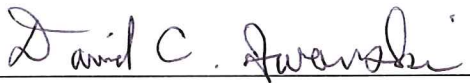
9. ADJOURNMENT

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

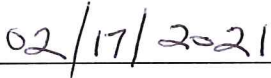
Upon vote, the motion was carried 7 to 0.

David Iwanski, Chair	Aye
Commissioner Thompson, Vice Chair	Aye
Commissioner Meginnis	Aye
Commissioner Osborne	Aye
Commissioner Stanfield	Aye
Commissioner Warren	Aye
Commissioner White	Aye

Meeting adjourned at 6:40 p.m.



Chair Signature



Date