



Planning Commission
Online Meeting Agenda
Wednesday, June 16, 2021

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

May 19, 2021

5. PUBLIC HEARING ITEMS

**a. VILLAGES AT RIVER GROVE – MINOR GENERAL PLAN AMENDMENT – APPLICATION
PL-20-0348**

Planning Commission will hold a public hearing and consider a request by Ms. Wendy Riddell, Berry Riddell LLC, for a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Villages at River Grove, a proposed 180-unit townhome-style multi-family residential development located at the southeast corner of Buckeye Road and El Mirage Road. The proposed Minor General Plan Amendment, if approved, will amend the land use designation of the 11.97 gross acre property from Local Commercial (LC) to High Density Residential (HDR). The HDR land use 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 Villages at River Grove 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

b. VILLAGES AT RIVER GROVE – REZONING FROM COLDWATER SPRINGS 3 PLANNED AREA DEVELOPMENT (PAD) TO VILLAGES AT RIVER GROVE PLANNED AREA DEVELOPMENT (PAD) – APPLICATION PL-20-0349

Planning Commission will hold a public hearing and consider a request by Ms. Wendy Riddell, Berry Riddell LLC, to rezone approximately 11.97 gross acres of land located at the southeast corner of Buckeye Road and El Mirage Road from Coldwater Springs 3 Planned Area Development (PAD) to Villages at River Grove Planned Area Development (PAD). The proposed Villages at River Grove PAD would allow for development of the site with a 180-unit townhome-style multi-family residential community at a density of 19.08 units per acre. 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

c. AVONDALE AUTOMALL – MAJOR PLANNED AREA DEVELOPMENT (PAD) AMENDMENT – APPLICATION PL-21-0047

Planning Commission will hold a public hearing and consider a request by Mr. Paul E. Gilbert, Beus Gilbert McGroder PLLC, for a Major Amendment to the Avondale Automall Planned Area Development (PAD). Approval of the proposed PAD Amendment will revise the PAD's permitted uses to allow, subject to approval of a Conditional Use Permit, an automotive dealership selling used vehicles only on approximately 9.11 acres at the northeast corner of 107th Avenue and Roosevelt Street, provided that the used automotive dealership has a minimum consolidated annual revenue of \$500 million dollars and maintains a minimum of 140 vehicles on display at all times on the Avondale Automall property. The request will revise permitted uses within the PAD for only the 9.11-acre subject property, Assessor Parcels 102-54-045D and 102-54-101; used automotive dealerships will remain prohibited within the remainder of the Automall except where a 2020 PAD Amendment allowed for the use on an adjoining property. A request for approval of a Conditional Use Permit for a proposed AutoNation used automotive dealership on the subject property will be considered separately; approval of the PAD Amendment is required for the Commission to consider the requested Conditional Use Permit. Commission will take appropriate action. Staff Contact: Ken Galica, Division Lead Planner

d. AUTONATION USED AUTOMOTIVE DEALERSHIP – CONDITIONAL USE PERMIT – APPLICATION PL-21-0049

Planning Commission will hold a public hearing and consider a request by Mr. Paul E. Gilbert, Beus Gilbert McGroder PLLC, for approval of a Conditional Use Permit (CUP) to allow an AutoNation used automotive dealership to operate on approximately 9.11 acres at the northeast corner of 107th Avenue and Roosevelt Street, Assessor Parcels 102-54-045D and 102-54-101. The proposed AutoNation would occupy a currently vacant dealership facility consisting of two (2) buildings totaling 10,895 square feet in area, surrounding paved area to be used for parking and display of the dealership's vehicle inventory, and a currently undeveloped portion of land abutting Roosevelt Street that would be improved to accommodate additional inventory parking and display. A request for approval of a Major Planned Area Development (PAD) Amendment revising the Avondale Automall PAD's permitted uses to allow a used automotive dealership on the subject property subject to Conditional Use Permit approval will be considered separately; approval of the PAD Amendment is required before approval of this CUP may be considered. Commission will take appropriate action.

Staff Contact: Ken Galica, Division Lead Planner

6. ACTION ITEMS

a. ROOSEVELT PARK II PHASE 4 – PRELIMINARY PLAT – APPLICATION PL-20-0353

Planning Commission will consider a request by Mr. Joe Petrucci, EPS Group Inc., for approval of a Preliminary Plat for Roosevelt Park II Phase 4, a proposed 56-unit, single-family residential subdivision located on approximately 15.43 gross acres at the southwest corner of 107th Avenue and Roosevelt Street. The subject site is part of the 144.91 gross acre Roosevelt Park II master planned community. Commission will take appropriate action.

Staff Contact: Michelle Simerdla, Senior Planner

b. DUTCH BROS. – DEVELOPMENT PLAN – APPLICATION PL-20-0176

Planning Commission will consider a request by Mr. Bill Cantieri, PIAZZA Restaurant Development, for approval of a Development Plan for Dutch Bros., a proposed 1,093 square foot drive-through coffee shop on 1.08 acres at the southeast corner of Dale Earnhardt Drive and 114th Avenue in The BLVD. Commission will take appropriate action.

Staff Contact: Ken Galica, Division Lead Planner

7. PLANNING DIVISION REPORT

8. CALENDAR

Next meeting July 21, 2021.

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.