



Summary of Actions
Planning Commission
Online Meeting Agenda
Wednesday, May 19, 2021

To join the meeting and view presentations, visit <https://avondaleaz.zoom.us/j/3083557784>

Using a Mobile Device? Download the Zoom Cloud Meeting App

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

April 21, 2021 – **APPROVED**

5. PUBLIC HEARING ITEMS

a. EXTRA SPACE STORAGE - CONDITIONAL USE PERMIT - APPLICATION PL-21-0003

Planning Commission held a public hearing **RECOMMENDED DENIAL** of a request by Paul Hedges (on behalf of Extra Space Storage), for approval of a Conditional Use Permit (CUP) to allow for the operation of one (1) mini-storage personal warehouse use. The 2.28-acre subject property is located at the southwest corner of Indian School Road and Osborn Road. Commission will take appropriate action.

Staff Contact: Brian Craig, Planning Manager

b. CERRO VISTA - MINOR GENERAL PLAN AMENDMENT - APPLICATION PL-18-0079

Planning Commission held a public hearing and **RECOMMENDED APPROVAL** of a request by Virtua Avondale Eleven Owner, LLC, for a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Cerro Vista, a proposed high-density multi-family residential development with 249 units on 11.51 gross acres located approximately 500 feet east of the northeast corner of Fairway Drive and Van Buren Street. The request is to amend the General Plan Land Use Map from Urban Residential (30+ dwelling units per acre) to High Density Residential (12 to 30 dwelling units per acre). Planning Commission will consider a concurrent request to rezone the property from Agricultural (AG) and Community Commercial (C-2) to Multi-Family Residential (R-4). Commission will take appropriate action.

Staff Contact: Brian Craig, Planning Manager

c. CERRO VISTA - REZONING FROM AGRICULTURAL (AG) AND COMMUNITY COMMERCIAL (C-2) TO MULTI-FAMILY RESIDENTIAL (R-4) - APPLICATION PL-18-0080

Planning Commission held a public hearing and **RECOMMENDED APPROVAL** of a request by Virtua Avondale Eleven Owner, LLC, to rezone 11.51 acres of land located approximately 500 feet east of the northeast corner of Fairway Drive and Van Buren Street from Agricultural (AG) and Community Commercial (C-2) to Multi-Family Residential (R-4). Commission will consider a concurrent request to amend the General Plan Land Use Map from Urban Residential (30+ dwelling units per acre) to High Density Residential (12 to 30 dwelling units per acre). These requests will allow for the development of the subject property with a 249-unit multi-family residential development at a density of approximately 23.94 dwelling units per acre. Commission will take appropriate action.

Staff Contact: Brian Craig, Planning Manager

6. ACTION ITEMS

a. VERDE TRAILS PARCEL 6 – PRELIMINARY PLAT – APPLICATION PL-20-0284

Planning Commission **RECOMMENDED APPROVAL** of a request by Mr. Paul Haas, HILGARTWILSON, LLC, for approval of a Preliminary Plat for Verde Trails Parcel 6, a proposed 110-unit, gated single-family residential subdivision located on approximately 14.45 gross acres at the northwest corner of 107th Avenue and the Wier Avenue alignment. The subject site is part of the 181-acre Verde Trails Unit I master planned community. Commission will take appropriate action.

Staff Contact: Ken Galica, Division Lead Planner

7. PLANNING DIVISION REPORT - **REPORT PRESENTED BY STAFF – NO ACTION TAKEN**

8. CALENDAR

Next meeting June 16, 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 Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.

Wednesday, May 19, 2021
6:00 P.M.

Note from the Clerk: The May 19, 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
Larry White, Commissioner
Blanca Uvari, Alternate Commissioner

COMMISSIONERS ABSENT

Linda Warren, Commissioner
Denise Stanfield, Commissioner

CITY STAFF PRESENT

Mary Grace McNear, Assistant City Attorney
Brian Craig, Planning Manager
Ken Galica, Division Lead Planner

3. OPENING STATEMENT

Chair Iwanski read the Opening Statement.

4. APPROVAL OF MINUTES

a. April 21, 2021

Commissioner Osborne moved to approve the April 21, 2021 minutes as presented; Vice Chair Thompson seconded the motion.

Upon vote, the motion was carried 5 to 0.

Chair David Iwanski	Aye
Vice Chair Thompson	Aye
Commissioner Meginnis	Aye
Commissioner Osborne	Aye
Commissioner White	Aye

5. PUBLIC HEARING ITEMS

a. EXTRA SPACE STORAGE - CONDITIONAL USE PERMIT (APPLICATION PL-21-0003)

Brian Craig, Planning Manager, provided an overview, the 2.28-acre parcel being at the southwest corner of Indian School Road and Osborn Road. The site is currently zoned PAD C-2 Community Commercial. Surrounding uses and zoning were reviewed. The request is to have the parcel developed as a mini storage warehouse, which requires City Council approval of a Conditional Use Permit. The current General Plan designation is Local Commercial and the storage use is appropriate in this designation. The site plan, conceptual elevations and operating hours were reviewed. Staff supports the Conditional Use Permit, as it is compatible with the Local Commercial General Plan designation, consistent with the Palm Valley Planned Area Development (PAD) which allows for C-2 commercial uses and will not negatively impact existing development in the area. Furthermore, the proposal complies with the City's Commercial and Industrial Design Manual. The subject site is adequately served by streets and utilities and no additional off-site improvements are needed to serve this development. The proposed design is safe and meets all City requirements pertaining to access and circulation. Four (4) conditions of approval are recommended by Staff to help ensure conformance with the Zoning Ordinance and all applicable City codes and policies.

There was a Zoom-based Neighborhood Meeting on April 20, 2021 with four (4) attendees present. There was a question related to the allowance of the proposed use and requirements for the use under the Zoning Ordinance. The Conditional Use Permit in Avondale has metrics that must be met which were outlined in the staff report and presentation. The design blends with the surrounding neighborhood and meets Design Manual requirements of the City. In terms of traffic impacts, this type of enclosed storage is one of the lowest traffic generating uses found in a commercial district. The final topic of discussion at the meeting pertained to the competitive need for this use at the proposed location. The applicant had provided that this being a unique, enclosed, climate controlled facility, the facility was sufficiently different from existing facilities in the immediate area. There is demand, based on the leasing rates of other storage units in the area.

All required notifications were completed for the neighborhood meeting and for the Planning Commission public hearing. Two (2) comments were received in support of the project, one with the caveat that excessive large truck traffic to the site be minimized. Staff recommends approval subject to four (4) conditions outlined in the staff report.

Chair Iwanski welcomed Commissioner questions.

Commissioner Osborne asked for confirmation that there are no two-story buildings in the area. Mr. Craig stated that he did not have an immediate answer but that the commercial building across Osborn Road feature tall facades higher than a typical single-story building, though they are not true two-story buildings.

In response to a further question from Commissioner Osborne, Mr. Craig stated that he does not readily know how many storage facilities currently exist in the City. He noted that the applicant may have a market study with relevant information. Applicant representative, David Meinecke, stated that the product is markedly different than competitors in the area, in that the square feet per capita was very favorable for the site. The fact that similar businesses in the surrounding area are at 90 percent capacity is indicative of need in the market area.

Vice Chair Thompson stated that they discussed this in the Neighborhood Meeting, including identifying five (5) locations on the map within a five-mile area, though not all are in Avondale.

Chair Iwanski inquired whether the entire facility is climate-controlled. Mr. Meinecke confirmed that the entire facility, both first and second floors are to be climate-controlled.

Commissioner Osborne asked whether a traffic study had been conducted. Mr. Craig confirmed that a traffic study and analysis was provided, reviewed by the City's Traffic Engineer, and deemed adequate. Mr. Craig reiterated that this is one of the lowest traffic-generating commercial uses, with a handful of cars expected at the peak hour in the morning and less than ten projected to be on-site at any one time. There is no need for additional right-turn pockets into the site.

There being no additional Commissioner questions, Chair Iwanski opened the public hearing. The City Clerk has received no requests to speak. Several members of the public were present on the call. There were no members of the public who wished to speak.

As there were no additional public comments, Chair Iwanski closed the public hearing and invited a motion.

Commissioner White moved to approve Application PL-21-0003 subject to four (4) conditions of approval; Commissioner Meginnis seconded the motion.

Upon vote, three (3) Commission members voted aye and two (2) voted no.

Chair David Iwanski	Aye
Vice Chair Thompson	No
Commissioner Meginnis	Aye
Commissioner Osborne	No
Commissioner White	Aye

Mary Grace McNear, Assistant City Attorney, explained that Planning Commission rules and procedures require four (4) votes in the affirmative in order to provide a recommendation for approval to the City Council. Thus, although a majority of Commissioners present and voting voted in the affirmative, without four (4) affirmative votes the item will be forwarded as a recommendation for denial to City Council per Planning Commission by-laws.

b. CERRO VISTA - MINOR GENERAL PLAN (APPLICATION PL-18-0079)

Brian Craig, Planning Manager, stated that Items 5.B and 5.C would be presented together, with separate public hearings and actions required for each. The applicant has worked with Staff to redesign its proposal and has come back with a favorable recommendation from Staff on this project. The site location is approximately 500 feet east of the northeast corner of Fairway Drive and Van Buren Street. The 11.51 gross acre site is zoned Agricultural (AG) and Community Commercial (C-2). Surrounding area uses were reviewed. The site currently has a General Plan designation of Urban Residential (30 plus dwelling units per acre). The proposal is to reduce the density required to develop the land from Urban Residential to High Density Residential, allowing between 12 and 30 dwelling units per acre. The proposed project provides approximately 24 dwelling units per acre. Originally, the project came in as a Planned Area Development (PAD) proposal, but the developer has revised the request to R-4 Multi-Family Residential zoning. Site Plan, building elevations and amenities were reviewed. Of note, the developer has agreed to install electric vehicle charging at this development.

The GPA request provides for a reduction in the allowed density from the existing land use designation and is more appropriate for the area just outside The BLVD, where the City is now targeting the highest density, four-plus story urban form projects. The project is compatible with adjacent residential land uses and provides adequate transition to the employment uses occurring or planned along the I-10 Corridor. Adequate water and sewer infrastructure are provided at the site. Additional infrastructure improvements required for the development will be provided by the developer, which include the half-street improvements to Corporate Drive north of the site. Staff supports the Rezone, as it conforms with the requested High Density Residential General Plan Designation as well as the goals of the Freeway Corridor Specific Plan. The site is compatible and complementary to adjacent uses. Recommended conditions of approval on the Rezone application will help ensure conformance with the Zoning Ordinance and other applicable City codes and policies.

A Neighborhood Meeting was held for the project in April; the meeting had three (3) attendees. Issues discussed included design, access to Van Buren Street, blending with surrounding developments, and plans for Corporate Drive. When the project originally came in, Corporate Drive was not being constructed. However, because it is currently being constructed by development to the north, staff changed the recommended stipulation related to Corporate Drive from collecting an upfront payment to requiring the developer to install the required improvements with their project. While Tolleson Union High School District has indicated they have adequate facilities to accommodate the population, Littleton Elementary School District stated they currently do not have adequate facilities. However, they are supportive of the project, having entered into an impact agreement with the developer, signed and dated March 12, 2019, which will offset the impacts with monetary donations to the school district. All required notifications for the public hearing and Neighborhood Meeting have been met. Public comments were included in the staff report. Staff recommends approval of both the Rezone and the General Plan Amendment.

Chair Iwanski invited Commissioner questions.

Vice Chair Thompson inquired about the school impact agreement, asking where the promised funding originates and how that will help the districts provide adequate facilities. Project applicant Paul Gilbert stated that the impact agreement with the school district is very generous, with a large stipend paid by the developer to the district to facilitate school construction.

There being no further Commissioner questions, Chair Iwanski opened the public hearing. There were no public comments and the City Clerk had received no requests to speak.

Chair Iwanski closed the public hearing and invited a motion.

Vice Chair Thompson moved to approve Application PL-18-0079; Commissioner White seconded the motion.

Upon vote, the motion was carried 5 to 0.

Chair David Iwanski	Aye
Vice Chair Thompson	Aye
Commissioner Meginnis	Aye
Commissioner Osborne	Aye
Commissioner White	Aye

c. CERRO VISTA - REZONING FROM AGRICULTURAL (AG) AND COMMUNITY COMMERCIAL (C-2) TO MULTI-FAMILY RESIDENTIAL (R-4) - (APPLICATION PL-18-0080)

Chair Iwanski opened the public hearing. There were no public comments and the City Clerk received no requests to speak.

As there were no additional public comments, Chair Iwanski closed the public hearing and invited a motion.

Vice Chair Thompson moved to approve Application PL-18-0080 with five (5) recommended conditions; Commissioner Osborne seconded the motion.

Upon vote, the motion was carried 5 to 0.

Chair David Iwanski	Aye
Vice Chair Thompson	Aye
Commissioner Meginnis	Aye
Commissioner Osborne	Aye
Commissioner White	Aye

6. ACTION ITEMS

a. VERDE TRAILS PARCEL 6 - PRELIMINARY PLAT - APPLICATION PL-20-0284

Ken Galica, Division Lead Planner, stated that the property is 14.45 gross acres in size and was rezoned to Verde Trails PAD in November of 2007. More recently, in May 2018, a Major PAD Amendment was approved, which allowed for development of Parcel 6 with higher density single-family product such as cluster homes and/or autocourt subdivisions on minimum 2,200 square foot lots. The master Final Plat for Verde Trails was approved by City Council in February of 2019; the master plat formally created the boundaries for the various development parcels in Verde Trails including Parcel 6. Surrounding uses were reviewed. The General Plan designates the property for High Density Residential, which typically would develop with 12 to 30 dwelling units per acre. However, as the Verde Trails PAD zoning was approved

under a previous General Plan, densities lower than 12 units per acre, as is being proposed tonight, is already allowed by the zoning and thus does not need to conform with the General Plan land use map.

The proposal is for a 110-cluster lot subdivision. The community would be accessed from Wier Avenue. The community will be gated with all internal streets being private and maintained by the developer. Access to lots is via a shared private alleyway that connects to an internal loop road, and all homes will include a two-car garage. There are 114 on-street guest parking spaces on the outer ring road around the community. There will be 23 percent open space (slightly more than three acres), the majority within the centralized amenity zone. Amenities and landscaping details were reviewed. The Preliminary Plat conforms to the approved Verde Trails PAD zoning and meets or exceeds all Zoning Ordinance, Subdivision Regulations, and Single-Family Residential Design Manual requirements for setbacks, open space, amenities, landscaping, and the like.

Certificates of adequate school facilities were provided for both Littleton Elementary School District and Tolleson Union High School District. Tolleson Union High School District has indicated adequate capacity. Littleton Elementary School District noted that they do not have adequate current capacity but have entered into a donation agreement with the developer to offset the cost of future school construction. Staff recommends approval of the Preliminary Plat subject to four (4) conditions. Staff introduced the project applicant.

Development representative, Carolyn Oberholtzer, Bergin, Frakes, Smalley & Oberholtzer, PLLC, stated that 710 lots are currently under development at the project. This will complete the residential portion of Verde Trails. They are in the process of preparing the Final Plat application for Parcel 6 to immediately follow this action.

Chair Iwanski invited Commissioner questions.

Commissioner Osborne sought clarification that these are rental homes. Ms. Oberholzer stated that this will be a single-family platted subdivision, though ownership of the lots/homes would be retained by the developer for lease. In response to an additional question from Commissioner Osborne regarding the average home size, Ms. Oberholzer stated that specific floor plans are still being developed but it is expected that the homes will range from 1,400 square feet to 2,000 square feet.

Chair Iwanski asked about potential issues with sanitation truck access, given that this is a gated community. Mr. Galica stated that there have been discussions involving Avondale's Public Works Department and the developer and it has been determined that the City would not provide trash service; the development will be served by a contracted provider.

Chair Iwanski referred to the schematic, particularly the lower left open space and asked whether this is raw open space or if amenities are planned for this area. Mr. Galica stated that this is a landscaped area, which will also serve the community's stormwater retention needs. Most usable, amenitized open space is located in the vicinity of the clubhouse and the large green space northeast of the clubhouse.

There were no public comments or requests to speak.

There being no further questions, Chair Iwanski invited a motion.

Commissioner Osborne moved to approve Application PL-20-0284 subject to four (4) conditions; Vice Chair Thompson seconded the motion.

Upon vote, the motion was carried 5 to 0.

Chair David Iwanski	Aye
Vice Chair Thompson	Aye
Commissioner Meginnis	Aye
Commissioner Osborne	Aye
Commissioner White	Aye

7. PLANNING DIVISION REPORT

Mr. Craig stated that in-person meetings may resume later this year. Zoom will be used for the June meeting and plans for July are still being evaluated.

8. CALENDAR

The next meeting is scheduled for June 16, 2021 at 6:00 P.M.

9. ADJOURNMENT

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

Upon vote, the motion was carried 5 to 0.

Chair David Iwanski	Aye
Vice Chair Thompson	Aye
Commissioner Meginnis	Aye
Commissioner Osborne	Aye
Commissioner White	Aye

Meeting adjourned at 7:02 P.M.

David C. Iwanski 16 June 2021

Chair Signature

Date

