



Summary of Actions
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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REGULAR MEETING

6:00 PM

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **OPENING STATEMENT**
4. **APPROVAL OF MINUTES**
May 19, 2021 - **APPROVED**
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. The Commission will take appropriate action.

Staff Contact: Ken Galica, Division Lead Planner **APPROVED**

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 contemporary 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. The Commission will take appropriate action. **APPROVED**

Staff Contact:

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. The Commission will take appropriate action. **APPROVED**

Staff Contact:

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. The Commission will take appropriate action. **APPROVED**
Staff Contact:

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 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. **APPROVED**
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. **APPROVED**
Staff Contact: Ken Galica, Division Lead Planner

7. PLANNING DIVISION REPORT - No action was taken

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 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, June 16, 2021
6:00 pm**

Note from the Clerk: The June 16, 2021, Planning Commission meeting was hosted online using the online Zoom Cloud Meeting platform. Chair Iwanski attended in person and all other participants by 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

Brian Craig, Planning Manager
Ken Galica, Lead Division Planner
Mary Grace McNear, City Attorney
Linda Mendenhall, Deputy City Clerk
Barbara Cason, Administrative Assistant

3. OPENING STATEMENT AND INSTRUCTIONS

Chair Iwanski read the Opening Statement.

4. APPROVAL OF MINUTES

a. May 19, 2021

Commissioner Osborne moved to approve the May 19, 2021 minutes as presented; Vice-Chair Thompson seconded the motion.

Upon vote, the motion was carried 7 to 0.

David Iwanski – Chair	Aye
Christopher Thompson – Vice Chair	Aye
Alisha Meginnis, Commissioner	Aye
Lisa Osborne, Commissioner	Aye
Denise Stanfield, Commissioner	Aye
Linda Warren, Commissioner	Aye
Larry White, Commissioner	Aye

5. PUBLIC HEARING ITEMS

a. Villages at River Grove – Minor General Plan Amendment – Application PL-20-0348

Mr. Ken Galica, Division Lead Planner, provided an overview of Application PL-20-0348, a proposal for Minor General Plan amendment, and Application PL-20-0349, a proposal for rezoning to Planned Area Development (PAD). The subject parcel is just under 10 net acres located at the southeast corner of Buckeye Rd (MC 85) and El Mirage Road. The parcel was rezoned to Coldwater Springs 3 PAD in 1998; the approved PAD allows development of the property in accordance with the City's Community Commercial (C-2) district users and development standards. Both requests are related to facilitating development of the property with a 180-unit townhome-style multifamily residential gated community called Villages at River Grove. The minor General Plan amendment will change the Land Use designation from Local Commercial to High Density Residential, which allows for 12-30 multifamily residences per acre. The rezoning application will change the zoning of the property from Coldwater Springs 3 PAD, which allows for commercial development of the site in accordance with C-2 allowances, to a new Villages at River Grove PAD which will allow for development of the site with the 180-unit multi-family project as illustrated throughout the PAD document. The site plan, proposed construction, and amenities were reviewed. Staff reviewed the two instances where alternative standards are proposed within the PAD; these include a reduction in required separation of two-story buildings from adjacent single-family residential lot lines from 75-feet to 70-feet and slight increases to allowable monument sign height (from 6-feet to 7-feet) and quantity (allowing for one additional monument sign near the corner of El Mirage Road and Buckeye Road). Staff believes the proposed project exhibits exceptional site design and architecture and that both the GPA and rezoning meet all required findings. Staff supports the proposed GPA and rezoning, as both requests are compatible with and complementary to existing uses in the area.

A Zoom-based neighborhood meeting was held on April 21, 2021, with six (6) attendees. Discussion topics pertained to rent prices, street improvements, parking, wall height, and traffic. Traffic was reviewed by the City Engineer and the proposed plan provides for sufficient vehicular and pedestrian access and circulation/design. All required notifications were completed for this meeting and all prior meetings.

Staff recommended approval of Application PL-20-0348.

Chair Iwanski invited Commissioner questions.

Commissioner Warren inquired if the townhomes will be for rent or sale. Mr. Galica advised they are rentals that will not be individually owned but could be platted and converted to individually-owned condominiums in the future.

Chair Iwanski inquired if there is bus service along Buckeye Road. Mr. Galica stated he does not believe there is, however, he would check on that. *(Staff confirmed following the meeting that there are no transit routes that run adjacent to the property on either Buckeye Road or El Mirage Road.)*

Commissioner White inquired if the garages would provide electrical outlets for EV charging. Mr. Galica advised that it is expected the project will provide accommodation for EV chargers and/or capability to install chargers both in garages and in exterior/guest parking areas.

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-20-0348; Commissioner White seconded the motion.

Upon vote, the motion carried seven (7) to zero (0).

David Iwanski – Chair	Aye
Christopher Thompson – Vice Chair	Aye
Alisha Meginnis, Commissioner	Aye
Lisa Osborne, Commissioner	Aye
Denise Stanfield, Commissioner	Aye
Linda Warren, Commissioner	Aye
Larry White, Commissioner	Aye

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

This item was presented with the prior item. Staff recommended approval of Application PL-20-0349 subject to two (2) conditions included in the staff report.

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

Commissioner White moved to approve Application PL-20-0349 subject to two (2) conditions of approval; Commissioner Osborne seconded the motion.

Upon vote, the motion carried seven (7) to zero (0).

David Iwanski – Chair	Aye
Christopher Thompson – Vice Chair	Aye
Alisha Meginnis, Commissioner	Aye
Lisa Osborne, Commissioner	Aye
Denise Stanfield, Commissioner	Aye

Linda Warren, Commissioner
Larry White, Commissioner

Aye
Aye

c. Avondale Auto Mall – Major Planned Area Development (PAD) Amendment – Application PL-21-0047

Mr. Galica provided an overview of Application PL-21-0047, a proposal Major PAD Amendment and application PL-21-0049, for a Conditional Use Permit, related to a proposed used automotive dealership within the Avondale Automall.

The subject parcel is 9.11 acres located at the northeast corner of Roosevelt Street and 107th Avenue. The parcel was annexed in 1986, zoned Automall PAD in December of 1999, and amended by major amendment in April 2003 to allow for “new and used” automotive dealerships on the property; the City has interpreted the PAD language to allow only for dealerships that sell both new and used vehicles, not one or the other. In 2020, a PAD Amendment and Conditional Use Permit was approved for property directly east of the subject site for Echo Park Automotive, amending the Avondale Automall PAD to allow a used vehicle dealership subject to approval of a Conditional Use Permit, so long as the dealership met criteria for inventory size and annual consolidated revenue.

Staff described the proposed request to amend the Avondale Automall PAD to conditionally allow for an additional used automotive dealership subject to performance criteria requiring the dealership to have a minimum consolidated annual revenue of \$500 million and always maintain a minimum of 140 vehicles on display. The criteria are intended to ensure that only higher end used automotive dealerships would be able to operate on this property. The terms of the Amendment are identical to the Echo Park Automotive application approved in 2020. This amendment only applies to the 9.11-acre subject parcel.

Staff described the proposed Conditional Use Permit (CUP) request. AutoNation is an automotive retailer that specializes in selling nearly new and low mileage preowned vehicles and will be open seven-days a week from 8:30 A.M. to 9:00 P.M. The site plan for AutoNation was reviewed. The north portion of the subject parcel is a vacant dealership facility that was in operation from 2004 – 2017. Staff indicated that AutoNation will utilize the existing 6,500 square foot showroom on the property for the new dealership’s showroom while utilizing an existing 4,400 square foot service building for servicing, reconditioning, and detailing vehicles prior to them being displayed for sale. Existing paved areas surrounding the existing buildings would be utilized for display and storage of vehicle inventory, as well as for customer and employee parking. The south portion of the parcel is currently undeveloped and will be improved with pavement, landscaping, and fencing to be used to display and store additional inventory for AutoNation. Staff noted that the proposed CUP is consistent with the Freeway Corridor Specific Plan and General Plan. Additionally, Staff finds that the proposed use will be compatible with and not detrimental to surrounding uses by operating in much the same fashion as a new car dealership operates. The proposed site plan meets all City requirements and has appropriate access to City streets. Any adverse effects are mitigated through three conditions of approval listed in the staff report.

A Zoom-based neighborhood meeting was held on May 11, 2021, with two (2) attendees. Discussion topics pertained to future traffic signals, compliance with inventory age/ value restrictions, and impact on existing dealers. All required notifications were completed for this meeting and all prior meetings

Staff recommended approval of Application PL-21-0047 subject to three (3) conditions listed in the staff report.

Chair Iwanski welcomed Commissioner questions.

Vice-Chair Thompson inquired where the income, number of cars, and age of the car restrictions come from. Mr. Brian Craig, Planning Manager, advised that the City researched industry best practices and what sets apart the top five (5) to ten (10) national used automotive dealership brands, particularly in regard to sales volume, revenue, and quality. Mr. Paul Gilbert, representing the Applicant, advised the numbers were derived collaboratively with input provided from the City Manager with the goal of maintaining the highest quality for the Automall.

Commissioner Warren inquired if these are the same standards used for Echo Park Automotive. Mr. Craig stated these are identical standards in terms of PAD and CUP that were applied to Echo Park Automotive in 2020.

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

Commissioner White moved to approve Application PL-20-0349 subject to three (3) conditions of approval as listed in the staff report; Commissioner Warren seconded the motion.

Upon vote, the motion carried six (6) to one (1).

David Iwanski – Chair	Aye
Christopher Thompson – Vice Chair	Nay
Alisha Meginnis, Commissioner	Aye
Lisa Osborne, Commissioner	Aye
Denise Stanfield, Commissioner	Aye
Linda Warren, Commissioner	Aye
Larry White, Commissioner	Aye

d. Auto Nation Used Automotive Dealership – Conditional Use Permit – Application PL21-0049

This item was presented with the prior item. Staff recommends approval of Application PL-21-0049 subject to three (3) conditions as listed in the staff report.

Chair Iwanski welcomed Commissioner questions.

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

Commissioner White moved to approve Application PL-20-0349 subject to three (3) conditions of approval; Commissioner Osborne seconded the motion.

Upon vote, the motion carried six (6) to one (1).

David Iwanski – Chair	Aye
Christopher Thompson – Vice Chair	Nay
Alisha Meginnis, Commissioner	Aye
Lisa Osborne, Commissioner	Aye

Denise Stanfield, Commissioner	Aye
Linda Warren, Commissioner	Aye
Larry White, Commissioner	Aye

6. ACTION ITEMS

a. Roosevelt Park II Phase 4 – Preliminary Plat – Application PL-20-0353

Mr. Craig stated the application is for a 15.43 gross acre parcel upon which 56 single family residential lots are proposed, part of the Roosevelt Park II project. The property was annexed and zoned in 2001 as part of the Roosevelt Park PAD with amendments in 2005, 2018, and 2019. The General Plan Land Use designation is Medium High Density Residential, which accommodates single family homes with a density of four (4) to twelve (12) dwelling units per acre.

Mr. Craig reviewed the proposed Preliminary Plat and Open Space Plan. Phase 4 will be a gated community with private internal streets. Access to Phase 4 will be from the north as well as internally through Roosevelt Park II Phases 1, 2, and 3. Approximately 22 percent (2.68 acres) of the 15.43-acre site will be dedicated to the open space including .75 acres for a shaded and turfed play structure area. The walls, gates, landscaping, and open space theme is consistent with the first three phases. Staff recommended approval of the Preliminary Plat as it is consistent with the approved PAD, Zoning Ordinance, Avondale Subdivision regulations, and existing development on the site (landscaping, walls, and community areas). There is sufficient access to the development and Certificates of Adequate School Facilities have been provided by the applicable school districts. Four (4) conditions of approval are recommended as listed in the staff report.

Chair Iwanski invited Commissioner questions.

There being no questions, Chair Iwanski invited a motion.

Vice-Chair Thompson moved to recommend approval of Application PL-20-0353; Commissioner Osborne seconded the motion.

Upon vote, the motion carried seven (7) to zero (0).

David Iwanski – Chair	Aye
Christopher Thompson – Vice Chair	Aye
Alisha Meginnis, Commissioner	Aye
Lisa Osborne, Commissioner	Aye
Denise Stanfield, Commissioner	Aye
Linda Warren, Commissioner	Aye
Larry White, Commissioner	Aye

b. Dutch Bros. Development Plan – Application PL-20-176

Mr. Galica stated the proposal is for Development Plan approval for a Dutch Bros. drive-through coffee shop located on 1.08 acres at the southwest corner of Dale Earnhardt Drive and 114th Avenue in The BLVD. The site was annexed in 2009 and until last year was used for overflow parking for the American

Sports Center. The property was rezoned from City Center District (CCD) to The BLVD District (BLVDD) in March 2020 and is located within The BLVD Park Avenue District, intended to be the most vibrant and intense area of The BLVD. The BLVD District/Park Avenue District zoning allows for one (1) drive-through facility within The BLVD Park Avenue District, subject to review and approval of the Development Plan by Planning Commission and City Council.

The proposed Dutch Bros. includes one (1) vehicular access off 114th Avenue, a double lane drive-through that can queue up to 27 cars, pedestrian access/pickup window/covered patio, on-site parking for 25 vehicles, and restroom facilities. The site is designed to create a presence along 114th Avenue and Avondale Boulevard by locating accessory structures along those frontages. The proposed building and accessory structures will all be contemporary in design and color, with landscaping also contributing to the beauty of the site.

The proposed plan conforms to The BLVD Park Avenue General Plan Designation, The BLVD Specific Plan, and BLVDD zoning. The City's Traffic Engineer has reviewed a traffic impact analysis, working with the applicant's engineer to ensure that all concerns have been addressed, and believes the site is adequately served by the single access point from 114th Avenue with adequate queueing. The City understands that there is a level of concern related to these facilities based off of operation on other sites in the Valley, though this proposed site is significantly larger and features a great deal more queuing than older Dutch Bros. sites that have been known to overflow onto surrounding streets. Still, in the event that the business generates even more traffic than expected, a stipulation is provided requiring the developer to mitigate traffic impacts, including through the possible installation of an additional access to the site from Avondale Boulevard.

Chair Iwanski invited Commissioner questions.

Commissioner Osborne asked for more information related to the traffic study, based on experience of traffic congestion with Dutch Bros. facilities. Mr. Galica explained that traffic studies review a proposed use by evaluating comparable facilities within the Valley, studying peak hour trips and off-peak trips to come up with an idea on how many vehicles the site will need to accommodate at its busiest. This is the number used to determine appropriate queuing in the drive-through lane to ensure cars are not spilling into the parking lot or adjacent streets. The proposed 27-vehicle queue lane is expected to be more than sufficient to prevent spillage of vehicles on surrounding streets. Mr. Craig added that knowing the unique and successful brand, existing Dutch Bros. facilities in the Valley were used as comparables. Additionally, the stipulation previously mentioned was put in place to rectify any traffic impacts beyond what is anticipated.

Stephen Anderson on behalf of Dutch Bros. spoke of the review process of the traffic study that was submitted to staff for review, noting upon review by the staff, Dutch Bros. were asked to make extensive revisions to the site plan to reduce impacts on adjoining streets, which they did. Additionally, Dutch Bros. is willing to accept and abide by the recommended stipulations, as they have a strong desire to become good and successful corporate citizens in Avondale.

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

Commissioner Meginnis moved to recommend approval of Application PL-20-0176 subject to five (5) conditions listed in the staff report; Commissioner White seconded the motion.

Upon vote, the motion carried five (5) to two (2).

David Iwanski – Chair	Aye
Christopher Thompson – Vice Chair	Nay
Alisha Meginnis, Commissioner	Aye
Lisa Osborne, Commissioner	Nay
Denise Stanfield, Commissioner	Aye
Linda Warren, Commissioner	Aye
Larry White, Commissioner	Aye

7. PLANNING DIVISION REPORT

Mr. Craig spoke of the diversified and growing The BLVD Park Avenue District, as there are many residential and commercial/retail projects lined up for future meetings. The City is investing in amenities, including water features and lakes.

Zoom will be used for the July meeting, with plans to be in-person in August.

Chair Iwanski, based on the comments from this evening, suggested staff and the City Traffic Engineer stay diligent in reviewing the traffic impacts of projects.

8. CALENDAR:

The next meeting is scheduled for July 21, 2021, at 6:00 p.m.

9. ADJOURNMENT

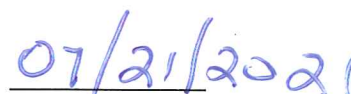
There being no further business before the Commission, Chair Iwanski adjourned the meeting by voice vote.

Upon vote, the motion carried seven (7) to (0).

David Iwanski – Chair	Aye
Christopher Thompson – Vice Chair	Aye
Alisha Meginnis, Commissioner	Aye
Lisa Osborne, Commissioner	Aye
Denise Stanfield, Commissioner	Aye
Linda Warren, Commissioner	Aye
Larry White, Commissioner	Aye

Meeting adjourned at 7:38 p.m.


Chair Signature


Date