



Planning Commission Online Meeting Agenda Wednesday, September 15, 2021

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REGULAR MEETING

6:00 PM

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **OPENING STATEMENT**

4. **APPROVAL OF MINUTES**

5. **PUBLIC HEARING ITEMS**

a. **OMNI AVONDALE SELF-STORAGE – CONDITIONAL USE PERMIT – APPLICATION PL-21-0151**

Planning Commission will hold a public hearing and consider a request by Jason Sanks, Sanks and Associates, on behalf of the property owner Lower Buckeye and Avondale LLC, for approval of a Conditional Use Permit to allow for the operation of a mini-storage warehouse and personal storage facility in the Durango Park Planned Area Development (PAD) that allows for C-2 (Community Commercial) uses on the 8.57-acre subject property. The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Michelle Simerdla, Senior Planner

b. **SIERRA ESTRELLA ENERGY STORAGE FACILITY – CONDITIONAL USE PERMIT – APPLICATION PL-21-0116**

Planning Commission will hold a public hearing and consider a request by Ms. Carolyn Oberholtzer, Bergin, Frakes, Smalley & Oberholtzer, for approval of a Conditional Use Permit (CUP) to allow an unstaffed, walled, open-air battery energy storage facility on approximately 11.5 acres of undeveloped/vacant property located northwest of the northwest corner of Avondale Boulevard and Broadway Road, immediately east of the Rudd (electrical) Substation. The subject site is located approximately 1,350 feet north of Broadway Road and approximately 1,900 feet west of Avondale Boulevard. The property is zoned Diamond P Ranch Planned Area Development (PAD) which allows for electrical energy storage and battery energy storage adjacent to public utility substations subject to City Council approval of a Conditional Use Permit. Commission will take appropriate action.

Staff Contact: Ken Galica, Division Lead Planner

6. ACTION ITEMS

a. ALAMAR PHASE 3 – PRELIMINARY PLAT – APPLICATION PL-21-0128

Planning Commission will consider a request by Mr. Frank Koo, Wood, Patel & Associates, Inc., for approval of a Preliminary Plat for Alamar Phase 3, a proposed 345-lot single family subdivision on approximately 110.6 gross acres located approximately 1,400 feet north of the northeast corner of El Mirage Road and Southern Avenue. Commission will take appropriate action.

Staff Contact: Ken Galica, Division Lead Planner

7. COMMISSION ANNOUNCEMENTS

8. PLANNING DIVISION REPORT

9. CALENDAR

10. 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.