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PLANNING COMMISSION REGULAR MEETING MINUTES

Wednesday, August 18, 2021
6:00 P.M.

Note from the Clerk: The August 18, 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
Lisa Osborne, Commissioner
Denise Stanfield, Commissioner
Linda Warren, Commissioner
Blanca Uvari, Alternate Commissioner

COMMISSIONERS ABSENT
Alisha Meginnis, Commissioner
Larry White, Commissioner

CITY STAFF PRESENT
Ken Galica, Lead Division Manager
Jodie Novak, D&ES Assistant Director

3. OPENING STATEMENT

Chair Iwanski read the Opening Statement.

4. APPROVAL OF MINUTES

a. July 21, 2021

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

Upon vote, the motion was carried 5 to 0.

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

5. PUBLIC HEARING ITEMS

a. NORTON CIRCLE - MINOR GENERAL PLAN AMENDMENT - (APPLICATION PL-19-0182)

Ken Galica, Lead Division Manager, presented Items 5-A and 5-B together. He provided an overview of the subject property, located at the southwest corner of Fourth Avenue and Norton Street. It is developed with Norton Circle, a 46-unit multi-family residential community owned and operated by the Housing Authority of Maricopa County (HAMC). Approval of the proposed Minor General Plan Amendment will amend the land use designation of the property from Medium High Density Residential (MHDR) 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. Approval of the Minor General Plan Amendment will facilitate redevelopment of the site with a new 100-unit multi-family apartment complex that will continue to be owned and operated by HAMC. The second request is for rezoning from manufactured home park to Multifamily Residential (R-4).

Both requests will serve to permit redevelopment of the site by HAMC to demolish the existing 46-unit Norton Circle multifamily residential development and redevelop the 5.70-acre site with a three-story, 100-unit apartment complex at a density of 17.54 units per acre. It will continue to be run by HAMC to accommodate families with incomes below countywide averages. The development will include five residential buildings, two to three stories with a centralized community building, playground and parking. Conceptual images were reviewed. Staff believes that the proposed General Plan amendment and rezoning will result in development that is compatible with and complementary to existing uses in the area. The project furthers housing and infill-related goals in the General Plan. All required notifications have been completed. Three comments were received on aVOICE. The project has been approved for state low income housing tax credits. It was noted that the County is exempt from rezoning approval requirements, however, as the City has a good relationship with HAMC, the projects are being presented for approval. Staff recommends approval of both applications. Chantal Singh and Gloria Munoz were present to speak as representatives of HAMC.

Chair Iwanski invited Ms. Singh to speak. Ms. Singh expressed a desire to work with the City on this conforming development use.

b. **NORTON CIRCLE - REZONING FROM MANUFACTURED HOME PARK (MH) TO MULTI-FAMILY RESIDENTIAL (R-4) - (APPLICATION PL-19-0183)**

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

Chair Iwanski closed the public hearing and invited a motion.

Vice Chair Thompson moved to approve Application PL-19-0183; Commissioner Osborne seconded the motion.

Upon vote, the motion was carried 5 to 0.

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

c. **PARKSIDE - MINOR GENERAL PLAN AMENDMENT - (APPLICATION PL-20-0308)**

Mr. Galica noted that Items 5-C, 5-D and 6-A would be presented together.

Mr. Galica discussed the project details, being located south of the southwest corner of Indian School Road and 99th Avenue. The City of Phoenix is located both east and north of the site. It is undeveloped and until recently used only for agricultural. Construction has started in terms of undergrounding of utility canals along 99th Avenue with the Indian School Road to be completed in January. Surrounding uses were reviewed. The total site is 137.27 net acres, with the request primarily effecting approximately 10 acres at the southeast corner of the subject property. A brief site history was discussed. A major amendment was approved to Parkside in August of 2019. The General Plan designation is currently office and professional. The request is to change the General Plan designation to Medium High Density residential, which is designed to accommodate between 4 and 12 dwelling units per acre and a wide range of residential types.

Mr. Galica gave an overview of the already existing and approved Parkside plan. The subject of the property is 9.9 acres located at the southeast corner of the property adjacent to 99th Avenue, designated in the PAD for office uses. The request is for 54 additional detached single-family residential lots on the parcel. The Osborne Road connection that had formerly been provided connecting to 99th Avenue is no longer provided. The main reason for it was to provide office access separate from residences. Without the office component, the connection is no longer needed. Open spaces remain the same except that at the southern edge of Parkside is the trail corridor, which will extend the entire southern edge of the project. Approval will result in development that is more compatible with existing and planned uses. In addition, there is a currently a reduced demand for office space. Staff believes that all required findings for all three applications have been met. All required notifications have been completed. Staff recommends approval of all three items.

Chair Iwanski invited Commissioner questions.

Chair Iwanski welcomed Commissioner questions.

Vice Chair Thompson asked about the process for relocating residents during construction. Ms. Singh stated that as affordable housing, residents will qualify as low income households. All existing tenants will qualify. A final relocation plan will be submitted to the Arizona Department of Housing. Financing is expected to close in May of 2023 and relocation will commence approximately one to two months before that date. Construction will take 16 to 18 months. Residents will be brought back into the development according to the phased construction completion schedule. The move will be at no expense to residents.

Commissioner Warren asked where the residents will be rehoused to during construction. Ms. Singh said they will be placed in comparable accommodations.

In response to a question, Ms. Singh stated that HAMC owns and manages approximately 1,100 units in the county, most in the West Valley.

In response to a question regarding Madison Heights not currently taking applications for disabled housing, Ms. Munoz stated that Madison Heights has been maintaining strong occupancy. During times of high occupancy, waiting lists are closed. For upcoming occupancies preference will be given to any residents of Norton Circle who will be temporarily displaced from their current residence.

Commissioner Warren asked about plans to address residents of the trailer park on site. Mr. Galica clarified that there is no trailer park on the property. It is merely zoned Manufactured Home Park.

Chair Iwanski noted that the development is in close proximity to the Goodyear Airport. The airport has limited operating hours and limitations on the size of aircraft. He asked whether he was correct in believing there should be no airport noise issues. Mr. Galica confirmed that there are no issues requiring disclosure.

There being no additional Commissioner questions, Chair Iwanski opened the public hearing. The City Clerk has 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- 19-0182; Commissioner Osborne seconded the motion.

Upon vote, the motion was carried 4 to 1.

David Iwanski, Chair	Aye
Commissioner Stanfield	Aye
Commissioner Thompson, Vice Chair	Aye
Commissioner Osborne	Aye
Commissioner Warren	Nay

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

Chair Iwanski closed the public hearing and invited a motion.

Vice Chair Thompson moved to approve Application PL-20-0308; Commissioner Osborne seconded the motion.

Upon vote, the motion was carried 5 to 0.

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

d. PARKSIDE - MAJOR PLANNED AREA DEVELOPMENT (PAD) AMENDMENT - (APPLICATION PL-20-0309)

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

Chair Iwanski closed the public hearing and invited a motion.

Commissioner Warren moved to approve Application PL-20-0309 subject to six (6) conditions of approval; Vice Chair Thompson seconded the motion.

Upon vote, the motion was carried 5 to 0.

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

e. AVONDALE COMMONS - FREEWAY CORRIDOR SPECIFIC PLAN (FCSP) AMENDMENT - (APPLICATION PL-21-0204)

Mr. Galica presented Items 5-E and 5-F together. The project is a planned mixed use development consisting of both commercial and residential components, the residential component being a four story, 324-unit multifamily residential complex on 12.5 acres and the supportive commercial uses on 10.1 acres. The property is located at the northwest corner of Avondale Boulevard and McDowell Road, historically and currently used for farming and agricultural purposes, with the exception of the northeast corner, which is undeveloped. Surrounding uses were reviewed and a brief history of the property was provided. The property is located within the Freeway Corridor Specific Plan (FCSP) which currently limits building height to three stories. The proposed amendment will increase the height by one additional story, for a maximum height of four stories. To the east, the Phoenix Children's Hospital site has an allowable limit of four stories. South of McDowell directly adjacent to the freeway is mostly ten stories, with the residential area to the west being limited to four stories.

The requested amendment would apply to the subject property only. The remainder of property to the north and west would remain limited in height to three stories. The purpose of the request is to accommodate rezoning to a new PAD for the project, Avondale Commons. Access points were identified. The developer will be improving both adjacent streets, McDowell Road and Avondale Boulevard. The proposed development features a western half and an eastern half. The western half is residential, to be developed with 324 multifamily residential apartment units. Design details were discussed. Each will be four stories and served by elevator. There will be eight three-story carriage unit buildings, including garages with two stories of living space above. Unit types and development amenities were discussed.

The commercial portion is conceptual, as no specific tenants have been identified. The layout is likely to change from the conceptual designs. There are key considerations that will be carried over to all future site plans for commercial development. These were reviewed for consideration.

The proposed PAD conforms to the mixed use General Plan designation. It furthers housing and land use-related goals, particularly with incorporation of a four-story, elevator-served building. It is staff's belief that the additional height request will not adversely affect surrounding properties with the exception of the one residential single family residence at the northeast corner of the site. The development will incorporate design measures, setbacks, buffers and landscaping in the area to ensure that impacts are mitigated on the residence. Vehicular access and circulation is sufficient. The permitted uses, development standards and design standards within the PAD either all meet City requirements or where deviations are requested, sufficient justification has been provided. All notifications were completed and there were three comments on aVOICE. Certificates of adequate school facilities have been received. Staff recommends approval of both items.

Chair Iwanski invited Mr. Galica to provide details regarding the two additional staff recommendations. Mr. Galica clarified that there are no additional recommendations, however there are some modified stipulations that were emailed to commissioners. There are two relatively minor changes to stipulating wording of 2 of the 12 stipulations.

Chair Iwanski invited Commissioner questions.

Vice Chair Thompson asked for details on the aVOICE comments. Mr. Galica read the comments into the record. Questions/comments addressed: Approval and encouragement to move forward as quickly as possible; query as to where the City would get the water to service all the additional units; how funding would be acquired to pay for new schools and teachers; question as to why the City was destroying its farmland and impacts on the carbon imprint; encouragement to provide healthy food options in the area.

Commissioner Osborne asked about the City's plans for unincorporated islands. Mr. Galica stated that the City does not typically annex islands unless requested by residents.

In response to a question from Chair Iwanski, Mr. Galica stated that Phoenix Children's Hospital provided no comments regarding the development. However, the City is working with the Hospital on its own Phase 2, which will add a new medical office building and transform the urgent care to a 24-hour emergency facility.

Chair Iwanski asked if the developer is amenable to a bus pull-in/out. Mr. Galica confirmed the plan for a bus pullout on the map.

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

Chair Iwanski closed the public hearing and invited a motion.

Vice Chair Thompson moved to approve Application PL-21-0204; Commissioner Osborne seconded the motion.

Upon vote, the motion was carried 5 to 0.

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

f. AVONDALE COMMONS - REZONING FROM AGRICULTURAL (AG) TO PLANNED AREA DEVELOPMENT (PAD) - (APPLICATION PL-21-0072)

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

Chair Iwanski closed the public hearing and invited a motion.

Chair Iwanski moved to approve Application PL-21-0072 subject to twelve (12) conditions of approval; Vice Chair Thompson seconded the motion.

Upon vote, the motion was carried 5 to 0.

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

6. ACTION ITEMS

a. PARKSIDE - PRELIMINARY PLAT AMENDMENT - (APPLICATION PL-20-0307)

Chair Iwanski invited a motion.

Vice Chair Thompson moved to approve Application PL-20-0307 subject to four (4) conditions of approval; Commissioner Warren seconded the motion.

Upon vote, the motion was carried 5 to 0.

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

7. COMMISSION ANNOUNCEMENTS

Jodie Novak, D&ES Assistant Director, stated that the Commission will be taking an item to City Council in September for the appointment of a new Chair and Vice Chair. This will be Chair Iwanski's last meeting.

8. PLANNING DIVISION REPORT

Ms. Novak announced the hiring of two new planning staff members. She also announced that Ken Galica is leaving employment with the City of Avondale. Two new positions have been added to the division. There has been recruitment for planning manager and a candidate has accepted the position. Mr. Galica spoke a few words of appreciation for his time with the City. Chair Iwanski thanked him for his service. Other Commissioners expressed their appreciation.

9. CALENDAR

The next meeting is September 15, 2021.

10. 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 5 to 0.

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

Meeting adjourned at 6:37 p.m.

Chair Signature

4 Oct 2021

Date