



Planning Commission
Online Meeting Agenda
Wednesday, October 20, 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

Review and approval of the 9/15/2021 Planning Commission Meeting minutes

5. PUBLIC HEARING ITEMS

a. SHADOW RIDGE – MAJOR GENERAL PLAN AMENDMENT – APPLICATION PL-21-0021

Planning Commission will hold a public hearing and consider a request by Cindy Paddock of HILGARTWILSON for a Major Amendment to the Avondale General Plan 2030 Land Use Map for Shadow Ridge, a proposed 118.4 gross acre planned development at the southeast corner of Miami Avenue and Avondale Boulevard. The proposed Major General Plan Amendment, if approved, will amend the General Plan 2030 Land Use Map designations for the property from Estate Low Density Residential to Medium Density Residential. As required by Arizona Statute for Major General Plan Amendments, the Commission will conduct two separate public hearings at different locations within the municipality to promote citizen participation. The first public hearing is an opportunity for the public to comment; no action will be taken by the Commission as that will occur at the second public hearing. The second public hearing, scheduled for November 17, 2021, is another opportunity for public comment and the Commission will take action on the request.

Staff Contact: Michelle Simerdla, Senior Planner

b. PUBLIC HEARING – HERMOSA RANCH MAJOR GENERAL PLAN AMENDMENT - APPLICATION PL-21-0001

Planning Commission will hold a public hearing on a Major General Plan Amendment submitted by Carolyn Oberholtzer with Bergin, Frakes, Smalley and Oberholtzer PLLC on behalf of TGV Investments Voting Trust and Rexco DC, LLC entitled the Hermosa Ranch Major General Plan Amendment concerning approximately 318 gross acres (308.9 net acres) of land located at the southwest corner of Avondale Boulevard and Lower Buckeye Road. The proposal would amend the land use designations of the area from Estate Low Density Residential (ELDR), Medium Density Residential (MDR) and Local Commercial (LC) to Business Park (BP).

Staff Contact: Eric Fitzer, Planning Manager

c. PUBLIC HEARING – PL-21-0014 SOUTH AVONDALE MAJOR GENERAL PLAN AMENDMENT

Planning Commission will hold a public hearing on a City-initiated Major General Plan Amendment entitled the South Avondale Major General Plan Amendment concerning approximately 38,820 gross acres of land located south of the Sierra Estrella Mountains at the southern end of the City of Avondale's Municipal Planning Area. The proposal would amend the land use designations of the area from a Estate Low Density Residential (ELDR); Open Space and Parks (OS) and; Local Commercial (LC) to Open Space and Parks (OS); Floodway and Washes; Rural Low Density Residential (RLDR); Estate Low Density Residential (ELDR); Medium Low Density Residential (MLDR); Medium Density Residential (MDR); Medium High Density Residential (MHDR); High Density Residential (HDR); Local Commercial (LC) and Resort uses. The area subject to the request is bounded generally by the alignments of Dobbins Road on the north, Litchfield Road on the west, Patterson Road on the south, and Avondale Boulevard on the east, until the boundary widens eastward to the 67th Avenue alignment at the Ocotillo Road alignment.

Staff Contact: Eric Fitzer, Planning Manager

6. ACTION ITEMS

7. DISCUSSION ITEMS

8. COMMISSION ANNOUNCEMENTS

9. PLANNING DIVISION REPORT

10. CALENDAR

Next meeting is November 17, 2021

11. ADJOURNMENT

Members will attend either in person or by telephone or video conference call. 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.

Los miembros participaran ya sea en persona o por medio de llamada Telefonica o por vídeo. 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 623-333-1000 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta.