



Planning Commission Online Meeting Agenda Wednesday, November 17, 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**

Planning Commission will consider approval of the 10/20/2021 Planning Commission Meeting minutes.

5. **PUBLIC HEARING ITEMS**

a. **CLEARSKY - REZONING FROM COMMUNITY COMMERCIAL (C-2) TO FREEWAY COMMERCIAL (C-3) – APPLICATION PL-21-0149**

Planning Commission will hold a public hearing and consider a request by Robert George, DPS Design, on behalf of property owner ClearSky Health of West Valley Property Company LLC, to rezone approximately 6.6 gross acres of land located at the southwest corner of McDowell Road and 109th Avenue from Community Commercial (C-2) to Freeway Commercial (C-3) to allow for the development of a rehabilitation hospital. The rezoning request includes the half-width of the adjacent McDowell Road right-of-way. There is a concurrent request to annex the property into Avondale's city limits. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Michelle Simerdla, Senior Planner

b. **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 held an initial public hearing for public comment on this request on October 20, 2021. At this November meeting, the Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Michelle Simerdla, Senior Planner

c. SHADOW RIDGE – REZONING FROM R1-6 TO PLANNED AREA DEVELOPMENT (PAD) – APPLICATION PL-21-0087

Planning Commission will hold a public hearing and consider a request by Cindy Paddock of HILGARTWILSON for a Rezone for Shadow Ridge, a proposed 118.4 gross acre planned development at the southeast corner of Miami Avenue and Avondale Boulevard. The proposed Rezone, if approved, will change the zoning from Urban Residential (R1-6) to Planned Area Development (PAD). The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Michelle Simerdla, Senior Planner

d. HERMOSA RANCH – MAJOR GENERAL PLAN AMENDMENT – APPLICATION PL-21-0001

Planning Commission will hold a public hearing and consider a request 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). The Commission will take action and forward a recommendation to City Council.

Staff Contact: Eric Fitzer, Planning Manager

e. HERMOSA RANCH TECH CAMPUS – REZONING – APPLICATION PL-21-0183

Planning Commission will hold a public hearing and consider a request submitted by Carolyn Oberholtzer with Bergin, Frakes, Smalley and Oberholtzer PLLC on behalf of TGV Investments Voting Trust and Rexco DC, LLC for an approximately 318 gross acre planned area development at the southwest corner of Avondale Boulevard and Lower Buckeye Road. The proposed rezone, if approved, will change the zoning from P Ranch Planned Area Development (PAD) on approximately 248 acres, Fleming Farms Planned Area Development (PAD) on approximately 52 acres and Agriculture (AG) on approximately 18 cares to Hermosa Ranch Tech Campus Planed Area Development (PAD). The commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Eric Fitzer, Planning Manager

f. SOUTH AVONDALE – MAJOR GENERAL PLAN AMENDMENT – APPLICATION PL-21-0014

Planning Commission will hold a public hearing and consider a request 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 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. The Commission will take action and forward a recommendation to City Council.

Staff Contact: Eric Fitzer, Planning Manager

6. COMMISSION ANNOUNCEMENTS

7. PLANNING DIVISION REPORT

8. CALENDAR

December 15, 2021

9. 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 Secretaria de la Ciudad at 623-333-1000 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta.