



Planning Commission Online Meeting Agenda Wednesday, December 15, 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 11/17/2021 Planning Commission Meeting minutes.

5. PUBLIC HEARING ITEMS

a. FAIRWAY COMMERCE CENTER – MINOR GENERAL PLAN AMENDMENT – APPLICATION PL-21-0113

Planning Commission will hold a public hearing and consider a request by Carolyn Oberholtzer, of Bergin, Frakes, Smalley & Oberholtzer, PLLC, on behalf of property owner LaPour, for a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Fairway Commerce Center, a proposed 28.53 gross acre commerce park development located approximately 1,026 feet north of the northeast corner of Van Buren Street and Fairway Drive. The proposed Minor General Plan Amendment, if approved, will amend the General Plan 2030 Land Use Map designation from Urban Residential to Business Park. The requested Business Park category accommodates development of campuses for light manufacturing, corporate commerce, office, research and development, limited warehouse and distribution uses, and other similar light industrial uses. The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Michelle Simerdla, Senior Planner

b. FAIRWAY COMMERCE CENTER – REZONE – APPLICATION PL-21-0112

Planning Commission will hold a public hearing and consider a request by Carolyn Oberholtzer, of Bergin, Frakes, Smalley & Oberholtzer, PLLC, on behalf of property owner LaPour, to rezone approximately 28.53 gross acres located approximately 1,026 feet north of the northeast corner of Van Buren Street and Fairway Drive from Agricultural (AG) to Planned Area Development (PAD). The proposed Fairway Commerce Center PAD will allow a mix of light industrial, flex industrial, and commercial uses based on a mix of the City's Commerce Park (CP) and General Industrial (A-1) zoning districts. A request to change the General Plan 2030 Land Use Map designation from Urban Residential to Business Park will be considered separately. The

Commission will take appropriate action and forward a recommendation to City Council.
Staff Contact: Michelle Simerdla, Senior Planner

c. THE RESIDENCES AT THE AGUA FRIA – MINOR GENERAL PLAN AMENDMENT – APPLICATION PL-21-0335

Planning Commission will hold a public hearing and consider a request by Adam Baugh, Withey Morris PLC, on behalf of property owners Gisela and Carlos Roberto Blancas and Carl and Patricia Weiler, to amend the General Plan 2030 Land Use Map for approximately 7.16 acres of a larger 22-acre property, located approximately 500 west of the southwest corner of Buckeye Road and El Mirage Road, for The Residences at the Agua Fria which is a proposed 22 acre multi-family development. The proposed Minor General Plan Amendment (GPA), if approved, will amend the General Plan 2030 Land Use Map designation from Medium Density Residential (MDR) to High Density Residential (HDR). Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Michelle Simerdla, Senior Planner

d. THE RESIDENCES AT THE AGUA FRIA – REZONE – APPLICATION PL-21-0192

Planning Commission will hold a public hearing and consider a request by Adam Baugh, Withey Morris PLC, on behalf of property owners Mattfeld Holdings LLC, Gisela and Carlos Roberto Blancas and Carl and Patricia Weiler, to rezone approximately 22.3 net acres located approximately 500 west of the southwest corner of Buckeye Road and El Mirage Road from Urban Residential-6 (R1-6), Rural Residential-43 (RR-43), and Diamond Ridge PAD zoning to The Residences at the Agua Fria PAD for a multi-family residential use. Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Michelle Simerdla, Senior Planner

6. ACTION ITEMS

7. DISCUSSION ITEMS

8. COMMISSION ANNOUNCEMENTS

9. PLANNING DIVISION REPORT

10. CALENDAR

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 video. Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oido, o con necesidad de impresion grande o interprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1000 o TDD 623-333-0010 cuando menos dos dias habiles antes de la junta.