



Planning Commission Online Meeting Agenda Wednesday, January 19, 2022

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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 12/15/2021 Planning Commission Meeting minutes.

5. PUBLIC HEARING ITEMS

a. M&P TRANSPORT COMPANY – REZONE – APPLICATION PL-21-0131

Planning Commission will hold a public hearing and consider a request by Mr. Shaine T. Alleman, Tiffany & Bosco, P.A., on behalf of the property Galaxy II Land LLC, to Rezone approximately 27.6 acres generally located one-half mile south of the Lower Buckeye Road and Litchfield Road intersection on the east side of Litchfield Road from Agriculture (AG) and Manufactured Home Park (MH) to General Industrial (A-1). The proposed M & P Transport Company project will allow for pneumatic trailers that are dispatched to deliver construction materials such as cement, fly ash, and lime. A Conditional Use Permit in conjunction with this request for the operation of a truck and trailer fueling, dispatch and weighing station as part of its overall business operations on the 27.6-acre subject property is being processed under a separate application. Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: FROM: Eric Fitzer, Planning Manager

THROUGH: Jodie Novak, Development & Engineering Services Department Assistant Director

b. M&P TRANSPORT COMPANY – CONDITIONAL USE PERMIT – APPLICATION PL-21-0132

Planning Commission will hold a public hearing and consider a request by Mr. Shaine T. Alleman, Tiffany & Bosco, P.A., on behalf of the property Galaxy II Land LLC, for approval of a Conditional Use Permit to allow for the operation of a truck and trailer fueling, dispatch and weighing station as part of its overall business operations on a 27.6-acre property generally located one-half mile south of the Lower Buckeye Road and Litchfield Road intersection on the east side of Litchfield Road. Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: FROM: Eric Fitzer, Planning Manager

THROUGH: Jodie Novak, Development & Engineering Services Department Assistant Director

c. QUIKTRIP AND BIG O TIRES – REZONING FROM AG TO C-3 – APPLICATION PL-21-0031

Planning Commission will hold a public hearing and consider a request by Tim Reardon, MCR Companies, on behalf of property owner FER Properties, to rezone approximately 7.37 gross acres of land located at the southwest corner of McDowell Road and 107th Avenue from Agricultural (AG) to Freeway Commercial (C-3). The Freeway Commercial zone accommodates a range of commercial uses including office, medical, hospitality, retail, and restaurants that serve a community-wide to regional trade area along freeway corridors. There is an accompanying Conditional Use Permit request to permit a gas station with convenience store use, which is contingent upon City Council approval of the rezoning request described above. The rezoning request applies to 7.37 gross acres inclusive of the 5.74 net acre. Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Michelle Simerdla, Senior Planner

d. QUIKTRIP – CONDITIONAL USE PERMIT – APPLICATION PL-20-0073

Planning Commission will hold a public hearing and consider a request by Tim Reardon, MCR Companies, on behalf of property owner FER Properties, for approval of a Conditional Use Permit to allow for a gas station with convenience store use. The subject property includes approximately 5.73 net acres of land located at the southwest corner of McDowell Road and 107th Avenue. There is a concurrent request to rezone the property from Agricultural (AG) to Freeway Commercial (C-3). The CUP approval is contingent on Council approval of the rezoning request. Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Michelle Simerdla, Senior Planner

6. ACTION ITEMS

a. LIV AVONDALE – DEVELOPMENT PLAN (SITE PLAN AND DESIGN REVIEW) – APPLICATION PL-21-0260

Planning Commission will consider a request by Mr. Dan Mann, 3engineering on behalf of Jason Lentz, LIV Development, for approval of PL-21-0260 LIV Avondale Development Plan (Site Plan and Design Review), a proposed 316-unit multi-family residential apartment community and 1,064 square foot retail space located within The BLVD Specific Plan on approximately 13.03 acres at the southwest corner of Avondale Boulevard and the Roosevelt Street. Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: FROM: Eric Fitzer, Planning Manager

THROUGH: Jodie Novak, Development & Engineering Services Department Assistant Director

7. PLANNING DIVISION REPORT

8. CALENDAR

February 16, 2022

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.