



Planning Commission
Online Meeting Agenda
Wednesday, February 16, 2022

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

Planning Commission will consider approval of the 1/19/2022 Planning Commission Meeting minutes.

5. PUBLIC HEARING ITEMS

a. ASCEND AT AVONDALE – REZONE – APPLICATION PL-21-0267

Planning Commission will hold a public hearing and consider a request by Ms. Carolyn Oberholtzer, Bergin, Frakes, Smalley & Oberholtzer, PLLC., on behalf of Nico Howard, for a request to Rezone approximately 40 acres generally located south and east of the southeast corner of Dysart and Indian School roads from the Palm Valley Planned Area Development (PAD) for commercial to Ascend Planned Area Development (PAD) for residential and commercial. The proposed Ascend project will allow for a 432-unit multi-family residential project; a 125-unit townhome project, and three (3) Community Commercial (C-2) parcels equaling a total of approximately 7.79 acres. Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Eric Fitzer, Planning Manager

b. AVONDALE VILLAGES – MINOR GENERAL PLAN AMENDMENT – APPLICATION PL-21-0248

Planning Commission will hold a public hearing and consider a request by Mr. Adam Baugh, Withey Morris PLC., on behalf of Hamid Ertefai, a request for a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Avondale Villages, a proposed 5.8 acre site located south of the southeast corner of Thomas and Dysart roads. The proposed Minor General Plan Amendment, if approved, will amend the General Plan 2030 Land Use Map designation from Local Commercial to High Density Residential. The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Eric Fitzer

c. AVONDALE VILLAGES – REZONE – APPLICATION PL-21-0247

Planning Commission will hold a public hearing and consider a request by Mr. Adam Baugh, Withey Morris PLC., on behalf of Hamid Ertefai, a request to Rezone approximately 5.8 acres generally located south of the southeast corner of Thomas and Dysart roads from the Palm Valley Planned Area Development (PAD NC) to Avondale Villages Planned Area Development (PAD R-3). The proposed Avondale Villages project will allow for a 70-unit Townhome project. Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Eric Fitzer, Planning Manager

6. ACTION ITEMS

a. ENCORE AVONDALE – DEVELOPMENT PLAN (SITE PLAN AND DESIGN REVIEW) – APPLICATION PL-21-0331

Planning Commission will consider a request by Mr. Jason Morris ESQ., Withey Morris PLC. on behalf of EMF Avondale LLC, for approval of PL-21-0331 Encore Avondale Development Plan (Site Plan and Design Review), a proposed 300-unit multi-family residential apartment community located within The BLVD Specific Plan on approximately 9.52 acres at the southeast corner of Roosevelt Street and Park Avenue. Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Eric Fitzer, Planning Manager

b. ALTA AVONDALE – DEVELOPMENT PLAN (SITE PLAN AND DESIGN REVIEW) – APPLICATION PL-21-0353

Planning Commission will consider a request by Mr. Brian Greathouse, Burch & Cracchiolo, P.A., on behalf of Wood Partners, for approval of PL-21-0353 Alta Avondale Development Plan (Site Plan and Design Review), a proposed 360-unit multi-family residential apartment community located within The BLVD Specific Plan on approximately 12.8 acres west of the northwest corner of Van Buren Street and Avondale Boulevard. Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Eric Fitzer, Planning Manager

c. AVID HOTEL AND SHOPS – DEVELOPMENT PLAN (SITE PLAN AND DESIGN REVIEW) – APPLICATION PL-21-0062

Planning Commission will consider a request by Mr. Tim Rasnake, Archicon Architects & Interior, on behalf of Max Ghazool, for approval of PL-21-0062 Avid Hotel and Shops Development Plan (Site Plan and Design Review), which includes a proposed 95 room 4-story hotel, an approximately 5,000 square foot specialty store, 5,000 square foot restaurant, and future 3,000 retail space located within The BLVD Specific Plan on approximately 4 acres at the southwest corner of The BLVD and Avondale Boulevard. Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Eric Fitzer

7. PLANNING DIVISION REPORT

8. CALENDAR

The next Planning Commission meeting date is Wednesday, March 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.