
Wednesday, January 19, 2022
6:00 P.M.

Note from the Clerk: The January 19, 2022 Planning Commission meetings was hosted online using the online Zoom Cloud Meeting platform.

1. CALL TO ORDER

Chair Thompson called the Regular Meeting to order at 6:00 p.m.

2. ROLL CALL

The following members and representatives were present:

COMMISSIONERS PRESENT IN PERSON/PHONE/VIDEO

Christopher Thompson, Chair
Lisa Osborne, Vice Chair
Alisha Meginnis, Commissioner
Denise Stanfield, Commissioner
Linda Warren, Commissioner
Larry White, Commissioner
Blanca Uvari, Commissioner
Alan Agundez Castillo, Alternate

CITY STAFF PRESENT

Eric Fitzer, Planning Manager
Mary Grace McNear, Deputy City Attorney
Michelle Simerdla, Senior Planner
Brandon Cartwright, Attorney
Barbara Cason, Administrative Assistant

3. OPENING STATEMENT

Chair Thompson read the Opening Statement.

4. APPROVAL OF MINUTES

a. December 15, 2021

Larry White moved to approve the December 15, 2021 minutes as presented; Commissioner Warren seconded the motion.

Upon vote, the motion was carried 6 to 1.

Chair Thompson	Aye
Commissioner Osborne, Vice Chair	N/A
Commissioner Meginnis	Aye
Commissioner Stanfield	Aye
Commissioner Warren	Aye
Commissioner White	Aye
Commissioner Uvari	Aye

Vice Chair Osborne was not present at time of vote.

5. PUBLIC HEARING ITEMS

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

Eric Fitzer, Planning Manager, noted that he would be presenting items 5a and 5b together. The purpose of the item is to review a proposed rezone and conditional use permit for the proposed M & P Transport Company development, conduct separate public hearings for each item and forward recommendations to the City Council. The location maps were reviewed, with the project adjacent to Litchfield Road, south of the intersection of Lower Buckeye and Litchfield. There are agricultural uses to the north, however property to the north is zoned industrial. Across the street is Goodyear, also zoned Agricultural (AG). To the south is zoned Agricultural (AG). A remnant parcel has a single-family Manufactured Home (MH) zoning designation. Two existing homes will be demolished. General Plan (GP) land uses around the property are designated Industrial in the Avondale 2030 General Plan with open space corridor adjacent to Agua Fria. The request is as follows: Rezone from Agricultural (AG) and Manufactured Home (MH) to General Industrial (A-1).

The proposed business operation for M & P Transport Company consists of: Utilizing pneumatic trailers to deliver construction materials by 150 employees; Fueling/dispatch on the site; truck and trailer storage onsite; truck washing facility; 10,064 square foot office; 13,025 square foot workshop building.

In terms of the rezone analysis, the General Industrial (A-1) zoning is in conformance with the Industrial General Plan Land Use, as indicated in the Avondale 2030 plan. The development will result in compatible

land use relationships. Property to the north is zoned General Industrial (A-1). The proposal provides an enhanced landscape buffer of adjacent residential properties to the south. The future phase will be buffered accordingly from residential property to the south. The development will conform to the A-1 standards and the Commercial and Industrial Design Manual. It will advance the goals of the General Plan (GP). There is adequate public infrastructure to support the proposed development. The conceptual development plan was reviewed.

Mr. Fitzer discussed the Conditional Use Permit (CUP) request, which is to allow for operation of truck and trailer fueling, dispatch and weighing station as part of its overall business operations. A site plan and design review application is still required. Site characteristics were reviewed, which include office space, workshop building, fueling facility, truck parking, employee and visitor parking, three access points, and gated interior access. The conceptual site plan, landscape plan and building elevations were reviewed.

In terms of the CUP request analysis, the project aligns with the Industrial General Plan (GP). The project furthers several goals in the General Plan (GP), including encouraging development that will grow and diversify Avondale's economy. The uses are in concert with other industrial development zoning to the north and compatible with future land uses, as outlined in the General Plan (GP). The preliminary site plan and landscape plan meet development standards. The project provides appropriate access to public streets with adequate capacity to carry the type and quantity of traffic generated by the proposed use. All public participation and notices were completed. This includes a neighborhood meeting with three attendees. Concerns included: Industrial usage, traffic, use of the Manufactured Home (MH) zoning, broken barbed wire fence.

Staff recommends approval of Application P-21-0131, the rezone request from Agricultural (AG) and Manufactured Home (MH) to General Industrial, subject to seven conditions. Staff recommends approval of the conditional use permit to allow for the operation of a truck and trailer fueling subject to two conditions.

Chair Thompson invited the applicant to speak.

Applicant Shaine Alleman stated that he had nothing to add in addition to staff's presentation but did want to thank staff for its assistance with the application.

Chair Thompson welcomed questions from Commissioners.

Commissioner Warren asked about the number of proposed pumps for the fueling stations. Mr. Alleman stated that there would be one or two, for trucks coming into the station. The pumps are regulated via state and county regulations and will not be open to the public.

Commissioner White referenced the future development to the south and asked whether the need for a fourth entrance is anticipated. Mr. Alleman said this is unknown at this time. This is being reserved for future development. It may potentially need another access point. The developer will be required to follow all setback and landscaping requirements regarding access to Litchfield Road.

Commissioner White noted that the staff report mentioned a traffic study. He expressed concern regarding the amount of traffic to be generated and asked if the traffic study specifically addressed traffic on Lower Buckeye. Mr. Fitzer stated that the TIA was reviewed and approved. He was not able to provide

the anticipated number trips. If there were offsite improvements specified by the TIA, these would have been required as conditions as part of the overall development. He added that he can research this and provide more specific answers.

Chair Thompson opined that many of the trucks will go straight up Litchfield to the I-10 and asked if this was a reasonable assumption. The plan documents that there may be up to 107 trucks per hour at specific times. This is quite a bit of traffic for a two-lane roadway. Mr. Alleman said that this has been an ongoing discussion with staff and the traffic department. The TIS notes that the 107 trips is during the peak hour, as opposed to 107 trips every hour. The peak time may be spread over a two- to three-hour period in the morning. The determination by the traffic department and City staff is that the activity is low impact to Litchfield Road.

Commissioner Warren asked about the physical parameters included in the traffic study. Mr. Alleman stated that there are certain triggers for traffic analysis and traffic studies, TISs being the lowest. This is determined by staff based on the initial traffic count. This project was given the lowest designation, as it is considered such a low traffic generator. A traffic analysis of the proposed use is performed on the site and the adjacent road system. In this case, it would be a Litchfield Road study. A full-blown study would involve looking at different intersections and streets within a certain mile radius. Because this is such a low traffic-generating use, the developer was asked to complete a traffic impact statement, which is the lowest type of impact study.

Commissioner Warren referenced the Amazon distribution center on Litchfield and asked if the study reached that point. Mr. Alleman said the traffic study calls out Litchfield Road, Lower Buckeye Road and MC 85. Mr. Fitzer added that when staff asks for these studies, background traffic counts are included. Developers are also asked to look at what TISs or TIAs that have been done with adjacent developments. Mr. Alleman added that as part of the application, there were three to four reviews, including the traffic studies. If there were traffic issues that needed to be mitigated, that would have been included as part of the stipulation. None of this was required. The submitted traffic study was approved and was determined to be very low impact.

Chair Thompson opened the public hearing and welcomed questions from the public. There were no requests to speak from the public. Chair Thompson closed the public hearing and invited a motion.

Commissioner Warren moved to approve Application PL-21-0131 subject to seven (7) conditions of approval; Commissioner Meginnis seconded the motion.

Upon vote, the motion was carried 6 to 1.

Chair Thompson	Aye
Commissioner Osborne, Vice Chair	N/A
Commissioner Meginnis	Aye
Commissioner Stanfield	Aye
Commissioner Warren	Aye
Commissioner White	Aye
Commissioner Uvari	Aye

Vice Chair Osborne was not present at time of vote.

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

Chair Thompson opened the public hearing and welcomed questions from the public. There were no requests to speak from the public. Chair Thompson closed the public hearing and invited a motion.

Commissioner Warren moved to approve Application PL-21-0132 subject to six (6) recommend conditions of approval; Commissioner Meginnis seconded the motion.

Upon vote, the motion was carried 6 to 1.

Chair Thompson	Aye
Commissioner Osborne, Vice Chair	N/A
Commissioner Meginnis	Aye
Commissioner Stanfield	Aye
Commissioner Warren	Aye
Commissioner White	Aye
Commissioner Uvari	Aye

Vice Chair Osborne was not present at time of vote.

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

It was noted that Items 5(c) and 5(d) would be presented together.

Michelle Simerdla, Senior Planner, stated that the purpose of items C and D is to review a proposed rezone from Agricultural (AG) to Freeway Commercial (C-3) and a Conditional Use Permit (CUP) for a gas station with a convenience store, conduct public hearings and forward a recommendation to the City Council on each item. The site location was reviewed, being at the southwest corner of 107th Avenue and McDowell Road. The site is zoned Agricultural (AG) and includes an SRP Sub-station also zoned Agricultural (AG). East of 107th Avenue is a vacant portion of the Park 10 Planned Area Development (PAD), which allows for commercial uses. To the northeast is vacant pad in Harbor Shores Planned Area Development (PAD), which also allows for commercial uses. North of McDowell is a Walgreens, medical buildings and single-family homes in the Garden Lakes Planned Area Development (PAD). West of the site is the IMS Medical Building zoned Planned Area Development (PAD). Immediately south is the I-10 Freeway. The site is approximately 5.73 net acres and was annexed into City limits in 2003. It is undeveloped and currently being farmed. The General Plan (GP) land use designation is Freeway Commercial, and it is located within the Freeway Corridor. The City has started widening improvements to the intersection of 107th Avenue and McDowell Road as of this month.

Ms. Simerdla reviewed the requests. The first request is to rezone from Agricultural (AG) to Freeway Commercial (C-3). The purpose of the C-3 district is to promote freeway-oriented services and products with a community-wide to regional trade area, which is most appropriate along major arterial streets or along or near freeways. A 4,993 square foot QuikTrip gas station and convenience store is proposed, as well as two vacant pads and potential of a future expansion of the IMS parking lot. The conceptual site plan was reviewed.

Ms. Simerdla stated that staff supports the rezone, as the Freeway Commercial District will be in conformance with the existing Freeway Commercial land use designation in the General Plan (GP) and will

result in compatible land use relationships. Adequate public infrastructure to support the proposed development either presently exists or will be constructed by the developer. The development will conform to the C-3 standards as well as the Commercial and Industrial Design Manual. It will enhance the corridor and provide an economic boost to the area.

Ms. Simerdla reviewed the second request, which is for a Conditional Use Permit (CUP) to allow for a gas station with a convenience store in the Freeway Commercial (C-3) District. The gas station will include eight fuel pumps and seating area. On McDowell, Road, the driveway will be in right-in/right-out movements-only. No westbound traffic will be allowed to exit the driveway. On 107th Avenue, there will be three-quarter access, consisting of right-in, right-out and left-in-only. Conceptual designs were reviewed.

Ms. Simerdla stated that staff supports the Conditional Use Permit (CUP), as it aligns with the Freeway Commercial General Plan (GP) designation. The project will further several goals in the General Plan (GP), including encouraging development that will increase sales tax revenue. A gas station and convenience store are suitable uses for the corner of two major arterial roads. Staff has reviewed a preliminary site plan and landscape plan that meets the City's development standards. There is appropriate access to public streets with adequate capacity to carry the type and quantity of traffic generated by the proposed use. The development will provide goods and services for current and future residents of Avondale.

All required notifications were completed. The neighborhood meeting was attended by one person, however, no one from the public attended. Topics discussed included access, color scheme and number of fuel pumps. Four comments were posted on aVOICE. One indicated support, if the business was maintained in a clean manner. Another indicated support for a QuikTrip business. Another comment voiced no support for a QuikTrip business in general. The final comment discussed concerns regarding increased traffic. Staff recommends approval of Application P-21-0031, a request to rezone approximately 7.37 gross acres located at the southwest corner of McDowell Road and 107th Avenue, subjected to five recommendations of approval. The rezone must be approved in order for the accompanying Conditional Use Permit (CUP) to be approved by City Council. Staff also recommends approval of Application P-21-0073, a request for approval of a Conditional Use Permit (CUP) to allow for a gas station with a convenience store, subject to three recommended conditions of approval.

Chair Thompson invited the applicant to speak. Applicant, Robert McGeorge, stated that his family have been long-time employers in Avondale and have owned the site for approximately 50 years. They have been working on developing the site since 2017.

Chair Thompson invited Commissioner questions. There were no Commissioner questions.

Chair Thompson opened the public hearing and welcomed questions from the public. There were no requests to speak from the public. Chair Thompson closed the public hearing and invited a motion.

Commissioner Warren moved to approve Application PL-21-0031 subject to five (5) recommended conditions; Commissioner Uvari seconded the motion.

Upon vote, the motion was carried 7 to 0.

Chair Thompson	Aye
Commissioner Osborne, Vice Chair	Aye

Commissioner Meginnis	Aye
Commissioner Stanfield	Aye
Commissioner Warren	Aye
Commissioner White	Aye
Commissioner Uvari	Aye

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

Chair Thompson opened the public hearing and welcomed questions from the public. There were no requests to speak from the public. Chair Thompson closed the public hearing and invited a motion.

Commissioner Warren moved to approve Application PL-20-0073; subject to three (3) recommend conditions of approval; Commissioner Meginnis seconded the motion.

Upon vote, the motion was carried 7 to 0.

Chair Thompson	Aye
Commissioner Osborne, Vice Chair	Aye
Commissioner Meginnis	Aye
Commissioner Stanfield	Aye
Commissioner Warren	Aye
Commissioner White	Aye
Commissioner Uvari	Aye

6. ACTION ITEMS

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

Mr. Fitzer stated that the purpose of the item is to review a proposed development plan (site plan and design review) for the proposed Liv Avondale multifamily development located within The BLVD District and forward a recommendation to the City Council. The site location is at the intersection of Roosevelt and Avondale Blvd. following Roosevelt Road right-of-way that was designed as part of a minor land division. Zoning in the area is City Center District to the west, the BLVDD to the north, south and east. There is a Planned Area Development (PAD) in the hotel area. The site consists of approximately 13.03 acres. The site was annexed in 1976, currently undeveloped and being farmed. Zoning is BLVD District Gateway. The General Plan (GP) land use designation is BLVD Gateway and located within The BLVDD. Main access to the multifamily section is off of Roosevelt Street. There will be a secondary egress, but emergency-only ingress along 117th Avenue. Buildings will outline the area and into setback areas along Avondale Roosevelt. Amenities were reviewed. The development will include approximately 1,000 square feet of retail space. Parking will be provided off of Roosevelt Street. The development will have 316 residential units from one to three bedrooms. Overall density is 24.25 dwellings per acre with three to four stories. The landscape plan, building design and elevations were reviewed. Minimum garage requirements have been met, as have the minimum electrical vehicle standard requirements, including electrical vehicle charging stations and electrical vehicle-ready areas. Many of the garages will include capabilities for electrical vehicles. Staff recommends approval of Application PL-21-0260 subject to seven conditions of approval.

Chair Thompson invited the Applicant to speak.

Applicant Jason Lentz of LIV Development thanked staff for their work thus far.

Commissioner White commented that he was excited to see EV charging stations and EV capable garages.

There being no further comments or questions, Chair Thompson invited a motion.

Commissioner White moved to approve Application PL-21-0260; subject to seven (7) recommend conditions of approval; Commissioner Meginnis seconded the motion.

Upon vote, the motion was carried 7 to 0.

Chair Thompson	Aye
Commissioner Osborne, Vice Chair	Aye
Commissioner Meginnis	Aye
Commissioner Stanfield	Aye
Commissioner Warren	Aye
Commissioner White	Aye
Commissioner Uvari	Aye

7. PLANNING DIVISION REPORT

Mr. Fitzer stated that City Council will begin to meet in person again soon. If the Planning Commission is interested, staff will look into this. He will consult with the City Attorney's Office regarding whether a motion or other action would be required.

8. CALENDAR

The next meeting is February 16, 2022.

9. ADJOURNMENT

There being no further business before the Commission, Commissioner Warren moved to adjourn the regular meeting; Commissioner Meginnis seconded the motion.

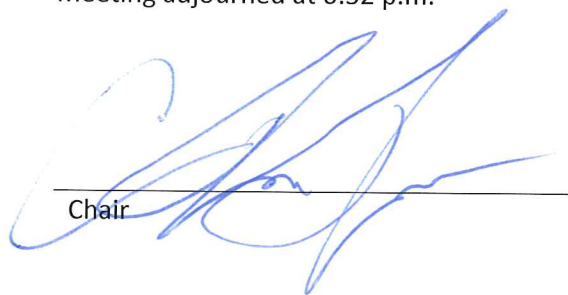
Upon vote, the motion was carried 7 to 0.

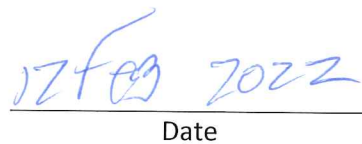
Chair Thompson	Aye
Commissioner Osborne, Vice Chair	Aye
Commissioner Meginnis	Aye
Commissioner Stanfield	Aye
Commissioner Warren	Aye
Commissioner White	Aye

Commissioner Uvari

Aye

Meeting adjourned at 6:52 p.m.


Chair


Date