
**Wednesday, April 20, 2022
6:00 pm**

Note from the Clerk: The April 20, 2022, Planning Commission meeting was held in-person at City of Avondale in Council Chambers.

1. WELCOME AND CALL TO ORDER

Chair Thompson called the meeting to order at 6:00 pm

2. ROLL CALL

The following members and representatives were present:

COMMISSIONERS PRESENT IN PERSON/PHONE/VIDEO

Chair, Christopher Thompson
Commissioner Alisha Meginnis
Commissioner Denise Stanfield
Commissioner Larry White

COMMISSIONERS ABSENT

Vice Chair, Lisa Osborne
Commissioner Linda Warren
Commissioner Alan Agundez Castillo

CITY STAFF PRESENT

Eric Fitzer, Planning Manager
Stephen Kemp, City Attorney
Michelle Simerdla, Senior Planner
Barbara Cason, Administrative Assistant

3. OPENING STATEMENT AND INSTRUCTIONS

Chair Thompson read the opening statement

4. APPROVAL OF MINUTES

Chair Thompson called for a motion on the minutes. Commissioner White moved to approve the February 16, 2022; minutes as presented; Commissioner Stanfield seconded the motion.

Upon vote, the motion passed 4 to 0.

Chair Thompson	Aye
Commissioner Meginnis	Aye
Commissioner Stanfield	Aye
Commissioner White	Aye

5. PUBLIC HEARING ITEMS:

a. **CITY OF AVONDALE BRIDGE HOUSING -MINOR GENERAL PLAN AMENDMENT - APPLICATION PL-22-0017**

Items 5a and 5b were presented together.

Michelle Simerdla, Senior Planner, stated tonight I am here to present the Avondale Bridge Housing, Minor General Plan, Amendment and Rezone. The purpose of these items is to propose a minor general plan amendment and rezone City of Avondale Bridge Housing developments, conduct separate public hearings for each item, and take action on each item.

Some background: the property is approximately 0.46 net-acre property and annexed in 1960. It was created through an abandonment of Eliseo C. Felix roadway and is currently developed with a parking area for the former Coldwater Park, now a County-owned landfill.

Taking a look at outlined here in red is used for parking. Off to the east is landfill. To the North of Riley Drive is a solar generator storage business then to the west of Eliseo C. Felix is the new Resource Center and then in terms of the planning and zoning district is surrounded by A1 General Industrial and proposal is to change that to a PAD R2 Residential uses.

To give you an overview, the request to allow detached apartment units to assist Avondale's residents secure temporary housing; bridge housing is considered a missing link between shelter system and permanent housing. The estimated completion date June 30, 2022. Three (3) dwelling units with 2 bedrooms and 1 bathroom proposed, 3 potential additional units in future phase. A playground, parking area, and parking canopy will be constructed and there will be two (2) entrances to site off Eliseo C. Felix Jr. Way.

I'll walk you through the Conceptual Site Plan: these are the three (3) detached housing units. This is the playground area (bike rack, parking, shade structure, some possible retention) and this is where three (3) additional units will be. This is the Conceptual Floor Plan: bathrooms, bedrooms, living room, kitchen, porch, as well as covered patio and a courtyard. This is the Conceptual Building Renderings all the homes will have this modern elevation.

The first request is to amend the General Plan Designation from Open Space and Parks to High Density Residential (HDR) to facilitate a multi-family development. Open Space and Parks – land primarily used for City parks, Estrella Mtns., and rivers and corridors designated for public enjoyment and the HDR destination is residential land with densities up to 30 dwelling units per acre (du/acre) and permits patio homes, apartments, townhomes and the requested density of this project is 13.04 du/acre.

Staff is in support of general plan amendment request which was originally Minor percentage of land uses available for High Density Residential and it provides an opportunity to development an otherwise underutilized site. It does have close proximity to Resource Center and it furthers several goals in GP including promoting development of housing types not currently available in the City to allow for a variety of socio-economic levels and requiring excellence and innovation in residential design and construction and lastly provides open space – playground and turf yard for each unit.

The second request is to rezone from General Industrial (A-1) to City of Avondale Bridge Housing Planned Area Development (PAD), a multi-family development. The Multi-Family Residential (R-2) will be the base zoning and the

requested deviations for the project from City development standards are due to small size of the site and site constraints.

Staff is in support of the rezone because PAD will be in conformance with requested High Density residential designation. It does further several goals in the General Plan. The uses allowed in PAD consistent with R-2 Multi-family residential district. The minimum lot width, height, open space, and max. lot coverage meets or exceeds Zoning Ordinance requirements. It will result in compatible land use relationships and it will be a positive addition to the City and needed service for the residents of Avondale.

All required notifications were completed, and the Neighborhood meeting was held on Zoom on Feb. 28: we had no attendees outside of staff. We did have two (2) comments on aVoice site that were not in support of any more high-density residential zoning changes in the City. No comments to-date.

With that Staff recommends approval of Application PL-22-0017 City of Avondale Bridge Housing, a request for a Minor Amendment to the General Plan 2030 Land Use Map changing the land use designation from Open Space and Parks to High Density Residential and onto the second one we recommend approval of Application PL-00-0018 City of Avondale Bridge Housing request to rezone approximately 0.46 net acres from General Industrial (A-1) to Planned Area Development (PAD), subject to one (1) approval as listed in the staff report and the General Plan must be approved in order to rezone and we do need separate public hearings and separate motions for each item. I'm available for any questions.

Chair Thompson queried for any questions. Hearing none, he invited applicant to speak.

M. Simerdla, stated applicant is the City and she has no further comments.

Chair Thompson asked for comments from public. No requests from the public to speak. Chair Thompson closed the public hearing and invited a motion.

Commissioner Meginnis moved to approved Application PL-22-0017. Commissioner Stanfield seconded the motion.

Upon vote, the motion passed 4 to 0.

Chair Thompson	Aye
Commissioner Meginnis	Aye
Commissioner Stanfield	Aye
Commissioner White	Aye

b. CITY OF AVONDALE BRIDGE HOUSING-REZONING FROM GENERAL INDUSTRIAL (A-1) TO PLANNED AREA DEVELOPMENT (PAD) -APPLICATION PL-22-0018

Chair Thompson asked for comments from public. No requests from the public to speak. Chair Thompson closed the public hearing and invited a motion.

Commissioner Meginnis moved to approved Application PL-22-0018 subject to stated conditions. Commissioner White seconded the motion.

Upon vote, the motion passed 4 to 0.

Chair Thompson	Aye
Commissioner Meginnis	Aye

Commissioner Stanfield
Commissioner White

Aye
Aye

c. UPDATED AVONDALE GENERAL PLAN 2030-READOPTION -APPLICATION PL-22-0052

Eric Fitzer, Planning Manager, presented updated General Plan Readoption-Application PL-22-0052. The purpose, to review a proposed readoption of the updated Avondale 2030 General Plan and conduct a public hearing. Action will be taken.

One of the major changes is land use on map. The changes will have been done since 2012 are up to date at this time and the majority of those changes subject to Avondale Land Use Map General Plan. There was one text amendment where there was an addition relative to the minor general plan amendments; the application timeframe was submitted by March 12, as well as a modification to medium density residential target density.

The background: Adopted by City Council Resolution 3036-412 on April 2, 2012. Ratified by voters on August 28, 2012. The City has approved 44 General Plan Amendments (including one text amendment) from 2012-2021 (three more in review). The General Plan (per ARS 9-461) is effective for up to ten years after adoption and ratification. Based on the statutes may be readopted in accordance with statutes with the following requirements. The General Plan may be "Readopted" in accordance with ARS 9-461 which requires: 60-day review, Two Planning Commission public hearings, One City Council public hearing, Ratification by voters. Sixty-day review began on February 16, 2022 and ended April 17, 2022.

The General Plan: total of 8 themes and 19 Elements including: Land Use Theme, Land Use Element. Economic Vitality Theme, Economic, Growth Area and Cost of Development Elements. Neighborhood Theme, Housing, Conservation, Rehabilitation, and Redevelopment, Neighborhood Preservation and Revitalization Elements. Sustainability Theme, Energy, Environmental Planning and Conservation Elements. Open Space Theme, Open Space, Recreational Amenities Elements. Community Mobility Theme, Circulation, Bicycling, Transit Oriented Development Elements. Community Facilities Theme, Public Buildings, Services and Facilities, Safety, Water Resources Elements. Quality of Life Theme, Urban Design, Art and Heritage, Public Participation Elements.

The General Plan which houses certain items relative to this General Plan amendment are considered major vs. minor.

Next Steps:

- *60-day review finalized: February 16, 2022, through April 17, 2022
- *Second Planning Commission Public Hearing and Action: April 20, 2022
- *City Council Public Hearing and Action: May 2, 2022
- *Election Date: August 2, 2022

That concludes my presentation. There is a public hearing item and staff recommendation is to approve application PL-22-0052 Updated Avondale General Plan 2030 Readoption. If you have any questions, I will be happy to answer them.

Q. Commissioner White: I was in Temple and I noticed a lot of scooters/electrics on the sidewalks. I do not recall reading or seeing anything about those in the General Plan about those scooters, Segway's, hover boards, electrics in the future; it needs to be addressed.

A. Eric Fitzer: I can look into this for you. That is something we can look into internally. We do not have anything on it.

Q. Commissioner White: Which ones can they use, sidewalks, bike paths, car lanes?

A. Eric Fitzer: I can check to see if there are any regulations, if not, we can start looking at that.

Commissioner Thompson: I read through this entire thing and I was just extraordinarily impressed with all the work everybody and done to get this done and all the changes incorporated. A lot of work went into this, you should be proud.

Open public hearing on PL-22-0052. No requests to speak. Public meeting closed.

Commissioner White moved to approved Application PL-22-0052. Commissioner Meginnis seconded the motion.

Upon vote, the motion passed 4 to 0.

Chair Thompson	Aye
Commissioner Meginnis	Aye
Commissioner Stanfield	Aye
Commissioner White	Aye

Eric Fitzer stated there is one item I wanted to highlight on the item you just approved. That project was run by Michelle. She did a fantastic job.

5. PLANNING DIVISION REPORT

There is an adjournment also an Executive Session.

6. CALENDAR

The next Planning Commission meeting is scheduled for May 18, 2022 in person.

7. ADJOURNMENT

The Planning Commission will consider a request to adjourn the Regular Meeting and hold an executive session pursuant to Ariz. Rev. Stat. § 38--431.03(A)(9) for discussions or consultations with designated representatives of the public body in order to discuss security plans, procedures, assessments, measures or systems relating to, or having an impact on, the security or safety of buildings, facilities, operations, critical infrastructure information and information technology maintained by the public body.

Commissioner Stanfield moved to adjourn the regular meeting; Commissioner White seconded the motion.

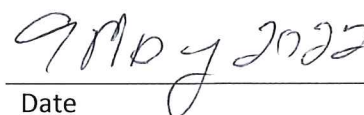
Upon vote, the motion was carried 4 to 0.

Chair Thompson	Aye
Commissioner Meginnis	Aye
Commissioner Stanfield	Aye
Commissioner White	Aye

Meeting adjourned at 6:59 p.m.

Now move into Executive Session


Chair, Christopher Thompson


Date

