



Planning Commission
Notice & Agenda
Wednesday, July 20, 2022

CITY COUNCIL CHAMBERS | 11465 WEST CIVIC CENTER DRIVE | AVONDALE, AZ 85323

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 5/18/2022 Planning Commission Meeting minutes.

5. PUBLIC HEARING ITEMS

a. FUZE 623 - MINOR GENERAL PLAN AMENDMENT - APPLICATION PL-21-0307

Planning Commission will hold a public hearing and consider a request by Ms. Hannah Blead of Withey Morris PLC, on behalf of Z-Modular Avondale LLC, for a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Fuze 623, a proposed 38.86-acre site located at the northeast corner of 119th Avenue and Van Buren Street. If approved, the proposed Minor General Plan Amendment will amend the General Plan 2030 Land Use Map designation from Mixed Use to High Density Residential and Local Commercial. The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Ann Dolmage, Senior Planner

b. FUZE 623 - REZONE - APPLICATION PL-21-0306

Planning Commission will hold a public hearing and consider a request by Ms. Hannah Blead of Withey Morris PLC, on behalf of Z-Modular Avondale LLC, for a request for a Rezone of approximately 38.86 gross acres (31.77 net acres) at the northeast corner of 119th Avenue and Van Buren Street. The site is currently zoned City Center District (CCD), and the proposal would change the zoning to Fuze 623 Planned Area Development (PAD) with underlying zoning of Multi-Family Residential (R-4) and Community Commercial (C-2). The proposed Rezone will facilitate the development of the site with a 681-unit apartment complex and commercial uses. Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Ann Dolmage, Senior Planner

c. FAIRWAY RESIDENCES - REZONE - APPLICATION PL-22-0068

Planning Commission will hold a public hearing and consider a request by Ms. Carolyn Oberholtzer of Bergin, Frakes, Smalley & Oberholtzer, PLLC, on behalf of HAM Fairway, LLC / FWVB, LLC, for a request to Rezone approximately 14.17 net acres at the southwest corner of Fairway Drive and Van Buren Street. A portion of the site is currently zoned R1-6 and the remaining portion is zoned Coldwater Springs PAD. The proposal will change the zoning of both portions to Fairway Residences PAD. The proposed Rezone will allow for a 286-unit multi-family residential project. Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Ann Dolmage, Senior Planner

6. PLANNING DIVISION REPORT

7. CALENDAR

Next Meeting August 17, 2022 In person at Avondale City Hall

8. ADJOURNMENT

Members will attend either in person or by telephone conference call. Los miembros asistirán en persona o vía teleconferencia.

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. 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 Secretaría de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.