



Planning Commission Online Meeting Agenda Wednesday, September 21, 2022

To join the meeting and view presentations, visit <https://avondaleaz.zoom.us/j/3083557784>

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To join the meeting with audio only (no presentations), call 301-715-8592 (meeting ID: 308 355 7784)

SPECIAL MEETING

6:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. OPENING STATEMENT

4. APPROVAL OF MINUTES

5. PUBLIC HEARING ITEMS

a. RIO POINTE – MINOR GENERAL PLAN AMENDMENT – APPLICATION PL-22-0153

Planning Commission will hold a public hearing and consider a request by Carolyn Oberholtzer of Bergin, Frakes, Smalley, and Oberholtzer, PPLC for a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Rio Pointe, a proposed 4.62 gross acre planned development located on the east side of Dysart Road, just south of Washington Street. The proposed Minor General Plan Amendment, if approved, will amend the General Plan 2030 Land Use Map designations for the property from Local Commercial to High Density Residential. The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Jani Wertin, Planner

b. RIO POINTE – REZONING TO PLANNED AREA DEVELOPMENT (PAD) – APPLICATION PL-22-0154

Planning Commission will hold a public hearing and consider a request by Carolyn Oberholtzer of Bergin, Frakes, Smalley, and Oberholtzer, PPLC for a request to rezone 4.62 gross acres located on the east side of Dysart Road, just south of Washington Street. The proposed Minor General Plan Amendment, if approved, will rezone the property from Community Commercial (C-2) to Planned Area Development (PAD) for Multi-Family Residential. The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Jani Wertin, Planner

c. THREE RIVERS RANCH – MAJOR GENERAL PLAN AMENDMENT – APPLICATION PL-22-0050

Planning Commission will hold a public hearing and consider a request by Alex Hayes of Withey Morris PLC for a Major Amendment to the Avondale General Plan 2030 Land Use Map for Three

Rivers Ranch, a proposed 193.98 gross acre planned development west of the intersection of Broadway Road and Dysart Road. The proposed Major General Plan Amendment, if approved, will amend the General Plan 2030 Land Use Map designations for the property from Estate/Low Density Residential and Mixed-Use to Medium Density Residential and Medium/High Density Residential. As required by Arizona Statute for Major General Plan Amendments, the Commission will conduct two separate public hearings at different locations within the municipality to promote citizen participation. The first public hearing is an opportunity for the public to comment; no action will be taken by the Commission as that will occur at the second public hearing. The second public hearing, scheduled for October 19, 2022, is another opportunity for public comment and the Commission will take action on the request. Staff Contact: Jani Wertin, Planner

6. COMMISSION ANNOUNCEMENTS

7. CALENDAR

8. 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 video. Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oido, o con necesidad de impresion grande o interprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1000 o TDD 623-333-0010 cuando menos dos dias habiles antes de la junta.