



Planning Commission
Notice & Agenda
Wednesday, October 19, 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. PUBLIC HEARING ITEMS

a. 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 was held on September 21, 2022 for discussion only and allowed for the public to comment. There were no public comments at this meeting. This is the second public hearing which provides another opportunity for public comment and the Commission will take action on the request and forward a recommendation to City Council.

Staff Contact: Jani Wertin, Planner 623-333-4045

b. THREE RIVERS RANCH – REZONING TO PLANNED AREA DEVELOPMENT (PAD) – APPLICATION PL-22-0110

Planning Commission will hold a public hearing and consider a request by Alex Hayes of Withey Morris PLC to rezone approximately 193.98 acres located west of the intersection of Broadway Road and Dysart Road from Rural Residential (RR-43) to Planned Area Development (PAD). The proposed Three Rivers Ranch PAD, if approved, will facilitate development of 530 single-family residential detached home lots, 120 townhomes (attached single-family residential homes), and 311 multi-family residential apartment units (1- and 2-story individual casita style apartment units). The property is currently in the jurisdiction of Maricopa County with annexation to be considered by the City Council on November 21, 2022. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Jani Wertin, 623-333-4045

5. DISCUSSION ITEMS

a. PRESENTATION OF ACTIVE TRANSPORTATION PLAN

Staff and our consultant will present a draft of the City-initiated Active Transportation Plan ("ATP") for comment from the Planning Commission. Active Transportation is generally defined as human powered movement such as walking and bicycling or using an assistive mobility device. What was once referred to as 'non-motorized transportation' has now taken on a new title to capture those that walk and bike to and from destinations, not just those that walk and bike for recreation. This item is for discussion only; no action will be taken.

Staff is seeking feedback on the Draft ATP before finalizing the document and forwarding it to the City Council for their consideration.

Staff Contact: Bryan Hughes, Parks and Recreation Director, (623) 333-2411

6. COMMISSION ANNOUNCEMENTS

7. PLANNING DIVISION REPORT

8. CALENDAR

9. 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.