

**Wednesday, September 21, 2022
6:00 pm**

Note from the Clerk: The September 21, 2022, Planning Commission meeting was held via Zoom at City of Avondale's Municipal Operations Service Center.

1. WELCOME AND CALL TO ORDER

Chair Thompson called Planning Commission meeting to order at 6:02 p.m.

2. ROLL CALL

The following members and representatives were present.

COMMISSIONERS PRESENT IN PERSON/PHONE/VIDEO

Chair, Christopher Thompson
Vice Chair Lisa Osborne
Commissioner Alisha Meginnis
Commissioner Denise Stanfield
Commissioner Linda Warren
Commissioner Larry White
Alternate Julia Arnette

COMMISSIONER EXCUSED ABSENT

Commissioner Alan Agundez-Castillo

CITY STAFF PRESENT

Jodie Novak, Acting Director, Development & Engineering
Nicholle Harris, City Attorney
Jani Wertin, 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 July 20, 2022, meeting minutes. Vice Chair Lisa Osborne motioned to approve the minutes as written; Commissioner Larry White seconded the motion.

Chair, Christopher Thompson	Aye
Vice Chair Lisa Osborne	Aye
Commissioner Alisha Meginnis	Aye
Commissioner Denise Stanfield	Aye
Commissioner Linda Warren	Aye
Commissioner Larry White	Aye
Commissioner Alan Agundez-Castillo	N/A

Upon vote, the motion passed 6 to 0.

5. **PUBLIC HEARING ITEMS:**

- a. **RIO POINTE - MINOR GENERAL PLAN AMENDMENT - APPLICATION PL-22-0153**
- b. **RIO POINTE - REZONING TO PLANNED AREA DEVELOPMENT (PAD) - APPLICATION PL-22-0154**

Jani Wertin, Planner, noted that items 5a and 5b would be presented together. The purpose of these items is to review a proposed Minor General Plan Amendment and rezone for the Rio Pointe Planned Area Development (PAD), conduct separate public hearings for each item, and forward recommendations to the City Council for each item.

Ms. Wertin provided an overview of the property site, which is located on Dysart Road, just south of Washington Street. The site is 4.87 gross acres with a unique configuration measuring approximately 220 feet by 940 feet. The site is currently zoned Community Commercial (C-2) and it has a Local Commercial General Plan designation. The surrounding area includes single-family residential to the north, zoned R1-6. There also a vacant C-2 parcel to the north. To the south is a manufactured home development, zoned for manufactured homes as well as a restaurant zoned C-2. To the east is warehousing and industrial with zoning for general industrial. On the west of Dysart is a pad for the future site of Avondale Townhomes, which will consist of single family for-sale residential units. Other multifamily residential unit apartments are present in the area with R-3 zoning.

The request is for a General Plan Amendment to change the land use designation from Local Commercial to High Density Residential as well as a concurrent rezoning request to change the zoning designation from Community Commercial to Rio Pointe Planned Area Development, which is for townhomes. The High Density Residential designation is a land use category for residential land that will contain densities up to 30 dwelling units per acre, will have limited private outdoor space and rely on shared common recreation. The current designation is for Community Commercial, a land use designation that supports the current C-2 designation, intended for commercial-type businesses.

The proposed development will include 65 townhomes, as a mix of single and two-story units. One bedroom floor plans will consist of 967 square feet and include a carport. The two-story homes will feature two bedrooms with 1,031 square feet and an enclosed garage. All townhomes will be developed in a single phase. The design will be contemporary with Spanish influence. There is variation of the roofline with high-quality materials, such as wood paneling and steel. The development will include 142 parking spaces, 90 of which will be garage and carport space and 52 surface parking spots. Amenities include a pool, clubhouse, fitness center, entertainment room, and outdoor activity lawn.

Development standards for the project are generally aligned with the City's R-3 standards. The applicant is not requesting any deviations in the usages. However, they are requesting deviations in some specific development standards. Overall, the development is consistent with the City's requirements for R-3. There will be one main point of access to the west off Dysart. In response to the neighborhood concerns submitted via petition, staff and the applicants have drafted a stipulation to ensure that the Washington Street access will be limited to emergency access only.

In general, the General Plan Amendment (GPA) and rezoning meet all the required findings. Staff found that the proposed PAD conforms to the General Plan Land Use (with requested amendment) and furthers housing-related goals and objectives of the General Plan. The City would like to see a variety of housing types in the community. The proposed General Plan Amendment (GPA) and rezoning will result in development that is compatible and complementary to the existing uses in the area. There will be for-sale townhomes constructed across the street. Some higher density residential already exists in the area. The subject site has been vacant for some time. The development will be an opportunity to in-fill the area and promote other existing plans in the area.

All required notifications have been completed. Concerns regarding access issues had been resolved prior to the neighborhood meeting, which was held virtually on August 30, 2022. A total of eight attendees were present. Other discussion included the separation and buffering between single-family residential and the proposed development. A stipulation has been added to require an eight-foot masonry wall along the northern portion. This, combined with eight-foot landscape design will provide an adequate buffer for the neighbors to the north of the development.

In summary, staff recommends approval of Application PL-22-0153 Rio Pointe, a request for a Minor Amendment to the General Plan 2030 Land Use Map, changing the land use designation from Local Commercial to High Density Residential. Staff further recommends approval of Application PL-22-0154 Rio Pointe PAD, a request to rezone approximately 4.62 gross acres, the property from Community Commercial (C-2) to Rio Pointe Planned Area Development (PAD), subject to the five (5) conditions of approval as listed in the staff report and an additional stipulation that an eight-foot masonry wall be constructed along the northern property line of the site prior to the issuance of a certificate of occupancy.

Chair Thompson welcomed comments from the applicant.

Carolyn Oberholtzer, Bergin, Frakes, Smalley & Oberholtzer, thanked staff for the presentation. She discussed that the developer, Nico Howard, met with neighborhood members onsite. As the neighborhood understood that the access would be gated, their issues were largely resolved.

Commissioner Warren asked about the property to the south. Ms. Oberholtzer stated that it consists of commercial on the frontage and mobile home to the back.

Chair Thompson opened the public hearing on Application PL-22-0153. There were no requests to speak and Chair Thompson closed the public hearing.

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Chair Thompson invited a motion on PL-22-0153. Commissioner Osborne moved to recommend approval of application PL-22-0153. Commission Meginnis seconded the motion.

Roll Call Vote:

Chair, Christopher Thompson	Aye
Vice Chair Lisa Osborne	Aye
Commissioner Alisha Meginnis	Aye
Commissioner Denise Stanfield	Aye
Commissioner Linda Warren	Aye
Commissioner Larry White	Aye
Commissioner Alan Agundez-Castillo	N/A

Upon vote, the motion passed 6 to 0.

Chair Thompson invited a motion on PL-22-0154. Commissioner Meginnis moved to recommend approval of application PL-22-0154. Commissioner White seconded the motion.

Roll Call Vote:

Chair, Christopher Thompson	Aye
Vice Chair Lisa Osborne	Aye
Commissioner Alisha Meginnis	Aye
Commissioner Denise Stanfield	Aye
Commissioner Linda Warren	Aye
Commissioner Larry White	Aye
Commissioner Alan Agundez-Castillo	N/A

Upon vote, the motion passed 6 to 0.

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

Ms. Wertin addressed Major General Plan Amendment Application PL-22-0050. The purpose of the presentation is to review a proposed request for the Major General Plan Amendment and conduct a public hearing, however, no action will be taken at this time. In order to encourage greater citizen participation, Major General Plan Amendments require two Planning Commission public hearings, one of which will be held at an offsite location. The first hearing is for public comment. The Commission will take action on the request at the second hearing. The second Planning Commission public hearing is scheduled for October 19, 2022, in City Council Chambers. At that time, action will be taken on both the Major General Plan Amendment and concurrent rezoning.

The property is located west of the intersection of the Broadway Road alignment and Dysart Road. This site is 193.98 gross acres, and is located in the jurisdiction of Maricopa County. The site is currently zoned RU43, which allows for development of one-acre, single-family residential lots. The site also carries a General Plan designation of Estate Low Density. The Aqua Fria River is located to the north and west and it is zoned A-1. To the south is the Avondale Water Treatment Facility. To the east is the Tolleson Union High School site, currently vacant. Also to the north is the future location of Alamar Phase 5. To the northeast is zoned A-1. Other site locations include the Harvest dispensary, a residential home lot as well as vacant AG land.

The request is to change the General Plan designation from Mixed Use and Estate Low Density to Medium Density Residential and Medium High Density Residential. This includes approximately 118.43 acres of Mixed Use to the north and 75.56 acres of Estate Low Density to the south. Approximately 156.84 acres will be used for Medium Density residential and 37.17 acres for Medium High Density Residential. There is an annexation and rezoning application running concurrently with the project, which will be further discussed at the second Planning Commission meeting.

The proposal includes a couple of developments, including smaller density single-family residential. Townhomes will be constructed for sale. Another portion will include build to rent single-family casita style units. The City currently has low inventory of unplanned Medium Density Residential as well as high demand for this form of housing. Construction will include required infrastructure improvements, including building up the northern portion of the site, which will result in drainage and traffic benefits. The site is an in-fill parcel with residential area across the street. The project will not pose a significant difference to existing development patterns. The project aligns with the City's land use goals and objectives through the General Plan.

In terms of public participation, the 60-day review has been issued with no comments received. All required notifications have been completed. There is a certificate of adequate school facilities for the location. A neighborhood meeting was held virtually on August 29, 2022. There were four attendees, including two

Commissioners. There were general questions regarding traffic and adequate schools. Following the second Planning Commission hearing, the City Council hearing will be held on November 21, 2022.

Staff recommends that the Planning Commission conduct a public hearing on Application PL-22-0050, Three Rivers Ranch, Major General Plan Amendment.

Chair Thompson invited the applicant to speak. Alex Hayes commented that Ms. Wertin did a great job with the presentation.

Chair Thompson invited questions from the Commission.

Commissioner Warren asked if the site is located within a floodplain and what is being done to guard against flooding. Mr. Hayes stated that any riverway has two aspects, the floodway and the floodplain. Floodways cannot be built upon. This encompasses a small portion of the northwest corner of the property. Engineering solutions are available to raise the site in the floodplain location to protect it from lateral movement of the river. That is the approach that will be taken for the development. It will be raised and filled to enable effective and safe development.

Commissioner Warren noted the indication that the Littleton School District does not have sufficient capacity to accommodate the increased population and asked about a plan to build additional schools. Mr. Hayes clarified that Tolleson has indicated they do have adequate school facilities. Discussions have taken place with Littleton School District on their potential needs and the development of a donation agreement. The developer realizes the importance of offsetting impacts of development. The donation agreement for the single family homes has been developed with the School District's standard language based on square footage. For the rental homes, there is a new framework that better reflects the impacts of the housing product. The agreement has been signed and Littleton indicates they are comfortable with the development moving forward.

Commissioner Osborne asked about studies that have been done regarding how the development will affect the Tres Rios area, particularly in regards to the environmental. Mr. Hayes stated that open space and pedestrian connectivity are important components of the project. Avondale has been smart in its forward thinking to ensure future development has this connectivity. The site has a number of trails that run through the property and connect with existing trails and along Aqua Fria River as well.

Commissioner Osborne sought clarification that access will not be limited to the residents, but will also include public access. Mr. Hayes stated that the trails are for the benefit of the residents, however, they will connect to the broader trail system, which is open to the public.

Commissioner Osborne noted that the City has a great deal of high density development and not much low density acre-home spots. She asked about the City's plan for converting acre lots to high density. Jodie Novak, Acting Director, Development & Engineering, stated that the General Plan, which is the vision for the City, was adopted in 2012 and does show rural ranchette and low densities in the southern portion of the City north of the Estrella mountains and south of Alamar and Verde Trails. This can also be seen south of the SR30 Freeway alignment, along Southern Avenue and other southern areas. In many of the other portions of the City, the General Plan calls for higher density, whether commercial density, employment, medium, medium-high or high density types of land uses. City staff have recently begun work on a General Plan update. Feedback from the Commission and City Council will be sought on these development density issues.

Chair Thompson asked whether a traffic study was done. In particular, he is concerned regarding currently existing high traffic on Dysart and the additional traffic from the proposed development. Mr. Hayes confirmed that a traffic study was performed. The results indicated that Dysart can adequately handle any potential increases. In addition, there will be a 65-foot dedication in the cross-section along the property frontage. This would change the roadway to four lanes, with two through lanes southbound and one lane going north. There would be a right turn lane going southbound into the property and a two-way center lane for access.

Commissioner Osborne asked about the source of the funding for the road expansion. Mr. Hayes confirmed the developer will absorb the cost.

Chair Thompson opened the public hearing on application PL-22-0050. There were no requests to speak and Chair Thompson closed the public hearing.

5. COMMISSION ANNOUNCEMENTS

No announcements

6. ADJOURNMENT

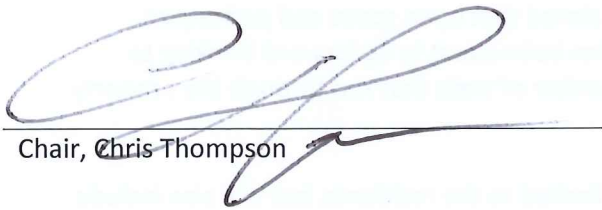
There was no further business, Chair Thompson called for a motion to adjourn. Commissioner Osborne motioned to adjourn; seconded by Commissioner White

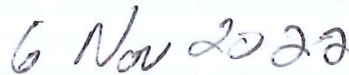
Roll Call Vote:

Chair, Christopher Thompson	Aye
Vice Chair Lisa Osborne	Aye
Commissioner Alisha Meginnis	Aye
Commissioner Denise Stanfield	Aye
Commissioner Linda Warren	Aye
Commissioner Larry White	Aye
Commissioner Alan Agundez-Castillo	N/A

Upon vote, the motion passed 6 to 0.

Meeting adjourned at 6:50 p.m.


Chair, Chris Thompson



Date