

**Wednesday, November 16, 2022
6:00 pm**

Note from the Clerk: The November 16, 2022, Planning Commission meeting was held in-person at City of Avondale Council Chambers

1. WELCOME AND CALL TO ORDER

Commissioner White called the Planning Commission meeting to order at 6:17 p.m.

2. ROLL CALL

The following members and representatives were present.

COMMISSIONERS PRESENT IN PERSON/PHONE/VIDEO

Commissioner Denise Stanfield
Commissioner Linda Warren
Commissioner Larry White
Commissioner Alan Agundez-Castillo

COMMISSIONER EXCUSED ABSENCE

Chair, Christopher Thompson
Vice Chair Lisa Osborne
Commissioner Alisha Meginnis
Alternate Julia Arnette

In Chair Thompson's absence, Commissioner Larry White presided over meeting.

CITY STAFF PRESENT

Jodie Novak, Director, Development Services Department
Barbara Cason, Administrative Assistant
Ron Corbin, City Manager
Stephen Kemp, Attorney II
Ann Dolmage, Senior Planner

3. OPENING STATEMENT AND INSTRUCTIONS

Commissioner White read the opening statement.

4. APPROVAL OF MINUTES

Commissioner White called for a motion on the September 21, 2022 and October 19, 2022, meeting minutes. Commissioner Stanfield moved to approve the minutes as written; Commissioner Castillo seconded the motion.

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

Upon vote, the motion passed 4 to 0.

Jodie Novak, Director, Development Services Department, introduced new City Manager, Ron Corbin. Mr. Corbin expressed appreciation for the Commission's service to the City.

Stephen Kemp, Attorney II, provided instructions for the meeting process.

5. **PUBLIC HEARING ITEMS:**

a. ALAMAR - MAJOR PLAN AMENDMENT - APPLICATION PL-22-0067

Ann Dolmage, Senior Planner, presented Minor General Plan Amendment PL-22-0067 for the Alamar Planned Area Development (PAD).

Ms. Dolmage provided an overview of the Development location, which is located west of Avondale Boulevard, both north and south of Broadway Road alignment. It currently consists of 1,130 gross acres. The actions at this meeting will expand this to 1,150 gross acres. The site features PAD zoning with multiple general plan land use designations. These include Estate Low Density Residential (ELDR), Medium Density Residential (MDR), Medium-High Density Residential (MHDR) and Commercial. The General Plan Amendment involves a church parcel of approximately 10 acres at the north end of the Alamar development. The request would amend the General Plan land use designation of the parcel from Rural Low Density Residential to Medium Density Residential (MDR), which allows 2.5 to 4 dwelling units per acre. The General Plan Amendment proposal will provide Alamar with additional residential housing options. It does not adversely affect land uses in the area, since the site is already surrounded by existing Medium Density Residential (MDR) uses or zoning. The developer will be required to construct infrastructure and necessary improvements. The request is consistent with goals in the General Plan 2030.

All required notifications for the neighborhood meeting and this hearing have been completed. There was a neighborhood meeting June 28, 2022, with 12 attendees, including staff and applicants. Public feedback was generally positive. Questions centered around the timing of development and improvements in the area. Neighboring property owners asked general questions and the applicant was present to respond to those questions.

Certificates of adequate school capacity were provided with the original Alamar PAD zoning in 2017. At the time, Littleton Elementary School District indicated they had insufficient capacity to accommodate enrollment from Alamar. The applicant has since dedicated land for a new public elementary school. At that time, Tolleson Union High School District indicated that they had sufficient capacity, including a new school site for development in the coming years. The applicant will provide the City with updated forms for the certificates of adequate school capacity prior to this amendment being presented to City Council. Staff recommends approval of the application.

Commissioner White invited the Applicant to make a presentation and the Applicant declined. There were no requests from the public to speak.

Commissioner White opened the public hearing.

Mr. Gabriel Arredondo stated that he was informed by a neighbor that a letter was issued regarding demolition of buildings in the area and expressed concern that his home could be among them. Commissioner White stated that this specific General Plan Amendment involves only ten acres of vacant land. Another public hearing is forthcoming and staff are available to address his concerns. Mr. Jose Vasquez similarly expressed concern regarding his mother's house. Commissioner White reiterated his comment regarding the fact that this request involves only a vacant portion of land.

Jodie Novak acknowledged the receipt of a comment card from Amada Vasquez, who did not wish to speak, but expressed opposition to the application.

There being no further requests to speak, Commissioner White closed the public hearing.

Commissioner Stanfield asked for clarification regarding the early indication by the school districts regarding insufficient capacity and what changed since that time so that they currently do have sufficient capacity. Ms. Dolmage clarified that the certificates of adequate school capacity were provided in 2017 and have not been updated since that time. At that time, Littleton indicated that they did not have adequate capacity. However, since 2017, the applicant has dedicated school land for the district. Tolleson originally indicated adequate capacity. As the applicant is proposing to increase the number of units in Alamar, it would be helpful to obtain an updated form. The applicant will provide updated forms for both districts to present to City Council.

Commissioner White invited a motion on PL-22-0067. Commissioner Castillo moved to recommend approval of application PL-22-0067. Commissioner Stanfield seconded the motion.

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

Upon vote, the motion passed 4 to 0.

b. ALAMAR - MAJOR AMENDMENT OF THE ALAMAR PLANNED AREA DEVELOPMENT (PAD) - APPLICATION PL-22-0089

Ms. Dolmage provided an overview of the four areas affected by the request, including:

- Church parcel, ten acres
- Yerington parcel, ten acres, south end of Alamar
- Heritage Site, west end of Alamar
- Steadfast Farm property in the center of Alamar

Ms. Dolmage provided a review of the components to the Major PAD request. The request proposes to add 20 acres to Alamar, increasing it from 1,130 acres to 1,150 acres. These 20 acres will be split between the church parcel and the Yerington parcel. The request will add 341 residential lots to Alamar, increasing the overall number from 3,695 units to 4,036 units. Fifty lots will go on the church site and 44 in Yerington, with the remaining 247 lots going to Phase 7 at the southwest end of Alamar. This will be included in the Trilogy Active Adult Living development. The request would remove the Heritage site and add a Steadfast Farm site in the center of the development, which will include a community-supported agricultural farm and farm store. Both sites are already within the Alamar PAD zone. The Heritage site will be absorbed into Phase 6 and will be

developed most likely with residential units or a park. Steadfast Farm will be included as part of Phase 6. PAD zoning will be adopted for these new uses for the Heritage Site, Steadfast Farm and the church and Yerington parcels.

This request is in conformance with the requested and existing General Land use designations and the City's design manuals. It is compatible with adjacent uses and will provide adequate transition between housing types and nearby properties. Open space, elementary school use, public park, public safety and amenities are provided throughout Alamar for these new homes. Modifications are consistent within existing design quality for Alamar. The certificates of adequate school capacity were outlined in Agenda Item 5a.

All required notifications have been completed. There was a neighborhood meeting on June 28, 2022, with 12 attendees from the public in addition to staff and applicant. Staff recommends approval of the application.

Commissioner White opened the floor to questions.

Commissioner White sought clarification that the church parcel is currently vacant, with no houses for demolition. Ms. Dolmage confirmed this understanding.

Commissioner White asked about the status of the Heritage site. Ms. Dolmage noted that this parcel is currently vacant, as is Steadfast Farm and Yerington.

Commissioner White asked for confirmation that there is no plan to tear down existing structures. Ms. Dolmage confirmed that no buildings are slated for demolition.

Ms. Novak addressed the citizen comments received earlier regarding concerns about possible home demolition. The addresses of record for Gabriel Arredondo, Jose Vasquez and Amada Vasquez are not within the Alamar Master Plan Community area. They are located in an existing single-family subdivision north and west of the Alamar Park area. Because the individuals own property within a 1,000-foot radius around the parcels, they received notification and invitation to ask questions.

Commissioner Stanfield commented that it is safe to assume that over the past five years, enrollment at Littleton Elementary School has increased to the point where they cannot accommodate the additional capacity. Ms. Dolmage stated that the form provided is five years old. At that time, the district indicated they did not have capacity. However, since then, the developer has donated property for a new school site. The applicant has been requested to provide revised forms before presentation to City Council.

Applicant Roger Theis confirmed that the applicant has donated a 21-acre school site, which is currently under construction by Littleton Elementary and slated to open in August 2023. It will eventually serve K-8 and accommodate up to 1,000 students. Tolleson High School District owns a 56-acre site, which will accommodate the next high school in the area. Construction is slated to begin next year, with school opening in the fall of 2025.

Commissioner Stanfield asked whether hiring for teachers has already taken place. Mr. Theis confirmed that there was a school board meeting last evening. The District is looking to have a prep academy as part of the elementary school, using a third-party provider. The third-party provider will be responsible for hiring teachers. Initially, the school will serve K-5 and expand each year to reach K-8.

In response to a question from Commissioner Stanfield, Mr. Theis stated that the Church parcel actually has no current development plan for a church within the development.

Commissioner Castillo asked about inclusion of commercial space. Ms. Dolmage stated her understanding that there is one commercial pad at the northwest corner of Avondale Boulevard and Broadway. The new Steadfast Farm will have a small farm store.

Commissioner Castillo inquired about the potential development of a new grocery store. Ms. Dolmage stated that she is not currently aware of such plans for a grocery store, however, a site plan submittal is expected at some point for the site. Mr. Theis added that the particular parcel does have current interest by developers. However, Brookfield and the developer do not retain ownership of this particular 16 acres. It is held by the Lakin family, who originally sold the applicant the land. From his understanding, the parcel is currently being marketed with a grocery store anchor.

Commissioner White opened the public hearing for PL-22-0089. There were no requests to speak. Chair White closed the public hearing.

Commissioner White invited a motion on PL-22-0089. Commissioner Castillo moved to recommend approval of application PL-22-0089. Commissioner Stanfield seconded the motion.

Roll Call Vote:

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

Upon vote, the motion passed 4 to 0.

6. COMMISSION ANNOUNCEMENTS

There were no announcements.

7. PLANNING DIVISION REPORT

There was no report.

8. CALENDAR

The next meeting will be December 14, 2022, which is a deviation to the second Wednesday of the month, due to the holiday.

9. ADJOURNMENT

There was no further business, Commissioner White called for a motion to adjourn. Commissioner Stanfield motioned to adjourn; seconded by Commissioner Castillo.

Roll Call Vote:

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

Upon vote, the motion passed 4 to 0.

Meeting adjourned at 6:55 p.m.



Chair Christopher Thompson

74 Dec 2020
Date