

**Wednesday, February 15, 2023  
6:00 pm**

*Note from the Clerk: The February 15, 2023, Planning Commission meeting was held in-person at City of Avondale Council Chambers*

**1. CALL TO ORDER**

Chair Thompson called the Regular Meeting to order at 6:00 P.M.

**2. ROLL CALL**

The following members and representatives were present:

**COMMISSIONERS PRESENT**

Christopher Thompson, Chair  
Larry White, Vice-Chair  
Alisha Meginnis, Commissioner  
Denise Stanfield, Commissioner  
Linda Warren, Commissioner

**ABSENT**

Lisa Osborne, Commissioner  
Alan Agundez Castillo, Commissioner  
Julia Arnette, Alternate Commissioner

**CITY STAFF PRESENT**

Ron Corbin, City Manager  
Cherlene Penilla, Assistant City Manager  
Tracy Stevens, Assistant City Manager  
Nichole Harris, Attorney  
Catherine Lorbeer, Deputy Director of Planning  
Dorothy Williams, Senior Management Analyst  
Barbara Cason, Administrative Assistant  
Jodie Novak, Director, Development Services Department  
Jani Wertin, Planner

**3. OPENING STATEMENT AND INSTRUCTIONS**

Chair Thompson read the opening statement

#### **4. APPROVAL OF MINUTES FROM DECEMBER 14, 2022**

Commissioner Warren moved to approve the December 14, 2022, minutes as presented; Commissioner Meginnis seconded the motion.

Upon vote, the motion was carried 5 to 0

|                                |     |
|--------------------------------|-----|
| Christopher Thompson, Chair    | Aye |
| Larry White, Vice Chair        | Aye |
| Alisha Meginnis, Commissioner  | Aye |
| Denise Stanfield, Commissioner | Aye |
| Linda Warren, Commissioner     | Aye |

#### **5. PUBLIC HEARING ITEMS**

##### **A. KIDS BLVD CHILDCARE CENTER - CONDITIONAL USE PERMIT - APPLICATION PL-22-0226**

Jani Wertin, Planner, reviewed the proposed Conditional Use Permit that would allow the operation of a childcare center in the Coldwater Springs Planned Area Development (PAD).

The parcel consists of 2.58 acres, located west of the southwest corner of Van Buren Street and Avondale Boulevard and is part of the Coldwater Springs Promenade Shopping Center, currently vacant. To the west is Banner Health Urgent Care, to the east is a variety of retail and other commercial uses, to the south is a single-family subdivision of the Coldwater Springs Master Planned Community, and to the north is a vacant parcel.

This site was annexed in May 1997 and zoned Coldwater Springs PAD with a mix of uses. It allows for C2 zoning, including a childcare center. This site is part of The Blvd specific plan and carries a General Plan designation of The Blvd Promenade District, which is a land use category designed to accommodate suburban style retail, restaurant services and office development in surrounding areas.

The request is for a Conditional Use Permit to allow the operation of a childcare center in the Coldwater Springs PAD that would operate from 6:00 a.m. to 6:00 p.m. Monday - Friday with outdoor play hours limited to 8:00 am to 4:00 pm. The enrollment capacity is estimated to be 172 children between the ages of six weeks to 12 years old. The pick-up schedule will be staggered based on parents' schedules.

A single story, 8,500 square foot building will be constructed which will utilize the existing driveways off Van Buren St and circulation pattern. The existing parking spaces to the south will be utilized by employees and ten parking spaces will be added for parents' use. The traffic engineers reviewed the proposal and have not asked for further improvements. Perimeter landscaping will be added adjacent to the playground and around the block wall, as well as decorative landscaping to frame the entrance and a retention area. The architectural detail is compatible with the surrounding area and a variety of colors were incorporated to meet design standards.

The proposed Conditional Use Permit (CUP) meets the five required findings established by the Zoning Ordinance:

- Consistent with the BLVD: Promenade District General Plan Designation and Boulevard Specific Plan
- Compatible with existing land uses
- Suitable size to accommodate use and meet all required development standards
- Adequate access to public streets and capacity to accommodate traffic generated by proposed uses
- Adequate conditions in place to mitigate any potential adverse effects

#### Public Participation / Notice

- All required notifications completed
- Neighborhood Meeting – October 4, 2022, via Zoom
  - 2 attendees; both members of the public
  - No questions, comments or opposition voiced
- To date, no public comments regarding this project have been received

Staff recommends approval of this Conditional Use Permit to allow a childcare center in the Coldwater Springs Planned Area Development (PAD) zoning district, subject to three conditions of approval listed in the staff report.

In response to questions from the Commission, Ms. Wertin stated the engineers determined there are adequate utilities and extensions to service that site. The site is marked as a vacant lot with some retention. Future development would need to come before the Planning Commission. Ms. Novak, clarified that if future development does not require a Conditional Use Permit it will not come before the Council. Ms. Wertin stated a traffic study was not required, as road improvements were already completed, and the infrastructure is adequate for the added load. Ms. Novak stated the ages of the children are not regulated by zoning. This parcel is part of an existing commercial center and would not require any changes or improvements to the arterial streets. There are multiple driveways for vehicles going eastbound on Van Buren Street and a driveway farther west for left-hand turns, and Avondale Boulevard can be used by traveling past Planet Fitness. Ms. Wertin stated they anticipate 25 employees who will use the existing 34 parking spaces that meet requirements per the zoning ordinance.

Commission asked what type of notice was completed. Ms. Wertin stated the City is required to do a newspaper publication and send a postcard to all neighboring businesses and property owners within 1,000 feet of the property. In addition, signs were posted on the site. There is approximately a 100-foot distance between the playground and the wall. The setback standards would have been met when the property was zoned PAD.

Applicant Kenneth Eller stated the facility is 120 feet from the property line, the wall is 68 feet from the playground, and the setback is 50 feet which is just south of the curb. The solid wall and shrubbery are being installed to mitigate noise.

As there were no additional public comments, Chair Thompson closed the public hearing and invited a motion.

Commissioner Warren moved to approve Application PL-22-0226 subject to the three conditions, Commissioner Stanfield seconded the motion.

Upon vote, the motion was carried 5 to 0

|                                |     |
|--------------------------------|-----|
| Christopher Thompson, Chair    | Aye |
| Larry White, Vice Chair        | Aye |
| Alisha Meginnis, Commissioner  | Aye |
| Denise Stanfield, Commissioner | Aye |
| Linda Warren, Commissioner     | Aye |

## **6. COMMISSION ANNOUNCEMENTS**

Ms. Novak introduced two new employees:

1. Catherine Lorbeer, Deputy Director of Planning, who will oversee and manage the Planning Division team. Ms. Lorbeer has been in the Valley for many years and has vast experience.
2. Dorothy Williams, Senior Management Analyst, for Development Services. Ms. Williams has a background in municipal service.

## **7. PLANNING DIVISION REPORT**

None

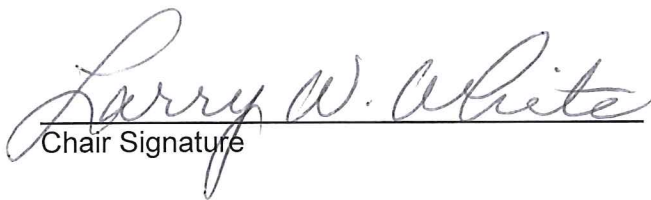
## **8. CALENDAR**

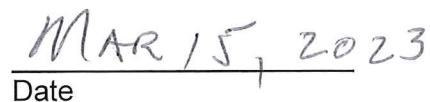
The next Planning Commission meeting is scheduled for March 15, 2023.

## **9. ADJOURNMENT**

Chair Thompson called for adjournment. Commissioner White made a motion to adjourn. Commissioner Warren seconded the motion. Individual votes not taken. Consensus agreed to adjourn

Meeting adjourned at 6:29 P.M.

  
Chair Signature

  
Date