



Planning Commission
Notice & Agenda
Wednesday, April 19, 2023

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. APPROVAL OF MINUTES

Approval of March 15, 2023 Planning Commission Minutes

5. PUBLIC HEARING ITEMS

a. FRANCIS AND SONS EXPRESS CAR WASH – CONDITIONAL USE PERMIT – APPLICATION PL-21-0330

Planning Commission will hold a public hearing and consider a request by Mr. Brian Greathouse, Burch & Cracchiolo, for approval of a Conditional Use Permit (CUP) to allow a full-service car wash on the 3.72-acre subject property in the Palm Valley Planned Area Development (PAD), which includes C-2 (Community Commercial) uses. The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Catherine Lorbeer, AICP, Deputy Director of Planning

b. LIV COMMUNITIES AVONDALE - MINOR GENERAL PLAN AMENDMENT - APPLICATION PL-22-0049

The Planning Commission will hold a public hearing and consider a request by Brian Greathouse, Burch & Cracchiolo, P.A., for a Minor Amendment to the Avondale General Plan 2030 Land Use Map for LIV Communities Avondale, a proposed 17.92 gross acres residential and commercial development located at the southwest corner of Indian School Road and 99th Avenue. The proposed Minor General Plan Amendment, if approved, will amend the General Plan 2030 Land Use Map designations for the property from Mixed Use to High Density Residential and Commercial. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Michelle Simerdla, Senior Planner

c. LIV COMMUNITIES AVONDALE - REZONE FROM PARKSIDE VILLAGE PLANNED AREA DEVELOPMENT (PAD) TO LIV COMMUNITIES AVONDALE PAD – APPLICATION PL-22-0054

The Planning Commission will hold a public hearing and consider a request by Brian Greathouse, Burch & Cracchiolo, P.A., on behalf of the property owner ACKA #3 Limited Partnership; c/o Liv Communities, to rezone the approx. 17.92 acres of land located at the southwest corner of Indian School Road and 99th Avenue. The proposed rezoning would allow for a new multi-family development and commercial uses. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Michelle Simerdla, Senior Planner

d. ZONING TEXT AMENDMENT – REVISE CONDITIONAL USE PERMIT SECTIONS 28-8 AND 28-91(F) – APPLICATION PL-23-0070

Planning Commission will hold a public hearing and consider a staff-initiated request for text amendments to the Zoning Ordinance. The amendments will improve the conditional use permit process by allowing review and final action by the Planning Commission, unless appealed to City Council. The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Catherine Lorbeer, AICP, Deputy Director of Planning

6. DISCUSSION ITEMS

a. CITY COUNCIL CHAMBER AUDIO AND VIDEO CHANGES

The Planning Commission will receive an update from staff regarding the audio and video changes to the Council Chamber. Additionally, the City Clerk will provide training on the voting system. This item is for discussion only.

Staff Contact: Marcella Carrillo, City Clerk

7. COMMISSION ANNOUNCEMENTS

8. PLANNING DIVISION REPORT

9. CALENDAR

May 17, 2023

10. ADJOURNMENT

Members will attend either in person or by telephone conference call. Los miembros asistirán en person o via 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 Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.