



Planning Commission
Notice & Agenda
Wednesday, May 17, 2023

CITY COUNCIL CHAMBERS | 11465 WEST CIVIC CENTER DRIVE | AVONDALE, AZ 85323

REGULAR MEETING

6:00 PM

PHYSICAL ACCESS TO THE COUNCIL CHAMBERS WILL BE AVAILABLE 30 MINUTES PRIOR TO THE MEETING.

1. CALL TO ORDER

2. ROLL CALL

3. OPENING STATEMENT

4. APPROVAL OF MINUTES

Approval of April 19, 2023 Planning Commission Meeting Minutes

5. PUBLIC HEARING ITEMS

a. COBBLESTONE DRIVE-THROUGH COFFEE SHOP - CONDITIONAL USE PERMIT - PL-22-0005

Planning Commission will hold a public hearing and consider a request by Mr. Jesse Macias of M3 Design, for approval of a Conditional Use Permit (CUP) to allow a drive-through coffee shop on a 0.52-acre subject property in the Interstate Commerce Center Planned Area Development (PAD) located north of the northwest corner of Van Buren Street and 99th Avenue. The Commission will take appropriate action and forward a recommendation to City Council.

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

b. ZONING ORDINANCE TEXT AMENDMENT – ARTICLE 13 MEDICAL MARIJUANA DISPENSARY AND MARIJUANA ESTABLISHMENT HOURS OF OPERATION - APPLICATION PL-23-0017

The Planning Commission will hold a public hearing and consider a request by Andrew Bauer of Harvest Trulieve for a text amendment to the Avondale Zoning Ordinance, Article 13 (Medical Marijuana Uses/Requirements and Marijuana Establishments Uses/Requirements), extending the permitted hours of operation of medical marijuana dispensaries and marijuana establishments from 8:00 P.M. to 10:00 P.M. The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Michelle Simerdla, Senior Planner

c. THE DISTRICT AT CRYSTAL SPRINGS - APPLICATION PL-22-0217 - REZONE FROM CRYSTAL SPRINGS PLANNED AREA DEVELOPMENT (PAD) TO THE DISTRICT AT CRYSTAL SPRINGS PAD

The Planning Commission will hold a public hearing and consider a request by Carolyn Oberholtzer, on behalf of property owner Stotz Farms Inc, to rezone the approximately 45 acres of land located at the southwest corner of McDowell Road and Avondale Boulevard. The proposed rezoning includes a multi-family residential apartment development, a residential townhouse development, a medical use, and other commercial uses. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Michelle Simerdla, Senior Planner

6. COMMISSION ANNOUNCEMENTS

7. PLANNING DIVISION REPORT

8. CALENDAR

June 21, 2023

9. 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.