

**Wednesday, June 21, 2023
6:00 pm**

1. WELCOME AND CALL TO ORDER

Chair Thompson called the meeting to order at 6:00 p.m.

2. ROLL CALL

The following members and representatives were present.

COMMISSIONERS PRESENT IN PERSON / PHONE / VIDEO

Chair Christopher Thompson
Vice Chair Larry White
Commissioner Lisa Osborne
Commissioner Alan Agundez Castillo
Alternate Julia Arnette

COMMISSIONERS EXCUSED ABSENT

Commissioner Alisha Meginnis
Commissioner Denise Stanfield
Commissioner Linda Warren

CITY STAFF PRESENT

Catherine Lorbeer, Deputy Director of Planning
Arrianna Ramirez, Administrative Assistant
Stephen Kemp, Attorney
Michelle Simerdla, Senior Planner
Joshua Orton, Senior Planner
Marcella Carrillo, City Clerk

3. OPENING STATEMENT AND INSTRUCTIONS

Chair Thompson read the opening statement

4. APPROVAL OF MINUTES

Chair Thompson called for a motion on the May 17, 2023, meeting minutes. Commissioner Osborne moved to approve the minutes as written; Vice -Chair White seconded the motion

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

Upon vote, the motion passed 4 to 0

5. **PUBLIC HEARING: Discussion Items**

a. **Francis and Sons Express Car Wash - Rezone - Application PL-22-0308**

Michelle Simerdla, Senior Planner, stated the purpose of this presentation is to consider approval for a rezone from Freeway Commercial to Planned Area Development (PAD) with C-2 uses including permitting a self-service car wash with the approval of a Conditional Use Permit (CUP).

The 1.29-acre lot is located on McDowell Road and annexed in 2003. Surrounding land uses include a QuikTrip gas station that is under construction, planned Arby's, SRP Sub-Station, expansion of the IMS Family Medical Building. To the north is a Walgreens, medical office building, and single-family homes in the Crystal Gardens PAD. To the east on 107th Ave there is a vacant lot that is in the Park 10 PAD, zoned for commercial uses with a planned Whataburger, Coffee Bean, and Tea Leaf.

The General Plan (GP) designates the property as freeway commercial that provides for a broad range of non-residential uses. This site was part of a larger rezone from last year from C-3 from agriculture, which is surrounded by the C-3 district as well as the PAD district.

The driveway will be shared with the QuikTrip gas station and allows for a right in and right out only. The drive aisle will be access off McDowell Road, stay in their vehicle, and enter through the automated pay station, enter the tunnel with a conveyor style washing system and exit at the north of the building. The wash process will last approximately five minutes. Self-vacuuming station and canopies will be provided at the east of the building and along McDowell Road, which are not visible above the screen wall. The site is fully landscaped with a 30-foot landscape buffer. The daily hours of operation will be 7:00 a.m. to 9:00 p.m.

The conceptual building elevations meet City commercial and industrial design guidelines, aligns with the Freeway Commercial General Plan designation, furthers the goals in the General Plan and Freeway Corridor Specific Plan, compatible with surrounding land uses, has consistent traffic generation and sufficient access, and will meet C-2 development standards.

Required notifications were met with a neighborhood meeting held via Zoom on May 18, 2023, with no attendees besides the applicant, city staff, and one council member. One comment was received through Avondale Connect.

Staff recommends approval of PL-22-0308, Francis and Sons Car Wash request to rezone the subject property, subject to five conditions of approval.

There were no questions from the Commission.

There were no public comments.

Chair Thompson called for a motion.

Commissioner Osborne moved to approve Application PL-22-0308 for Francis and Sons Express Car Wash – Rezone; Commissioner Castillo seconded the motion.

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

Alternate Julie Arnette

N/A

Upon Roll Call Vote, the motion passed 4 to 0

6. COMMISSION ANNOUNCEMENTS

Catherine Lorbeer, Deputy Director of Planning, advised the Commission that next month's meeting will include code amendments and a work session on the General Plan Update.

7. PLANNING DIVISION REPORT

There were no Planning Division Reports.

8. CALENDAR

The next Planning Commission meeting will be held on July 19, 2023.

9. ADJOURNMENT

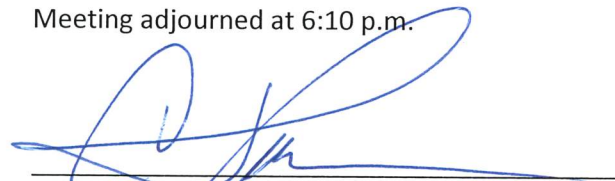
There was no further business; Chair Thompson called for a motion to adjourn.

Vice-Chair White made a motion to adjourn; seconded by Commissioner Osborne.

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

Upon vote, the motion passed 4 to 0

Meeting adjourned at 6:10 p.m.


Chair, Christopher Thompson


Date