



Planning Commission
Notice & Agenda
Wednesday, October 18, 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 July 19, 2023 Planning Commission Meeting Minutes.

5. PUBLIC HEARING ITEMS

a. MCDOWELL VILLAS PAD - REZONE - PL-22-0230

This evening, the Planning Commission was scheduled to hold a public hearing and consider a request by Kurt Waldier, Beus Gilbert McGroder PLLC, to rezone an approximately 12.34-acre vacant parcel of land. The site is currently zoned Agricultural (AG) and the proposal would change the zoning to McDowell Villas Planned Area Development (PAD). The rezoning request will allow a 164-unit townhome development. **THE APPLICANT REQUESTS A CONTINUANCE TO THE NOVEMBER 15, 2023 PLANNING COMMISSION MEETING FOR THE PURPOSE OF READVERTISING.**

Staff Contact: Joshua Orton, AICP, Senior Planner

b. VAZQUEZ BUILDING - HAO REZONE - PL-22-0186

Planning Commission will hold a public hearing and consider a request by Mr. Martin Sandino of Martin Sandino Architecture & Planning, LLC, on behalf of Juana Vazquez and Hipolito Mendez, to apply the Historic Avondale Infill Overlay (HAIO) to 0.34 net acres located approximately 1,280 feet west of the southwest corner of Main Street and Central Avenue. The site is currently zoned Community Commercial (C-2). Approval of the request will modify development standards on the subject site, allowing for development of a multi-tenant neighborhood commercial building. The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Joshua Orton, AICP, Senior Planner

6. COMMISSION ANNOUNCEMENTS

7. PLANNING DIVISION REPORT

8. CALENDAR

Special Meeting October 25, 2023; Regular Meeting November 15, 2023

9. ADJOURNMENT

Members will attend either in person or by telephone conference call. Los miembros asistirán en persona o vía 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.