

**Wednesday, July 19, 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
Commissioner Alisha Meginnis
Commissioner Denise Stanfield
Commissioner Linda Warren
Alternate Julia Arnette

COMMISSIONERS EXCUSED ABSENT

Commissioner Alan Agundez Castillo
Commissioner Lisa Osborne
Vice Chair Larry White

CITY STAFF PRESENT

Catherine Lorbeer, Deputy Director of Planning
Arrianna Ramirez, Administrative Assistant
Stephen Kemp, Attorney
Jodie Novak, Development Services Director
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 June 21, 2023, meeting minutes. Commissioner Warren moved to approve the minutes as written; Commissioner Stanfield seconded the motion

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

Upon vote, the motion passed 4 to 0

5. PUBLIC HEARING: Discussion Items

a. **Zoning Ordinance Text Amendments PL-23-0072**

Catherine Lorbeer, Deputy Director of Planning, stated these amendments would refine the code to reflect changes in policies and procedures, to respond to customer needs, and remove outdated content, and to be consistent with state law definitions and requirements for certain types of group housing.

The zoning ordinance was first adopted in 1951 with an update in June 2023 to the code for the Conditional Use Permit process. Amendments to the development review procedures include limiting the number of application types required to have pre application review and adding a new subsection for the reasonable accommodation process to assist persons with disabilities. Outdated notification requirements will be removed from the site plan design review section. Under administrative relief, clarification will be provided regarding development standards from which relief can be requested. Outdated notification requirements will be removed. The types of applications which require notifying the public school district will be adjusted. A number of definitions including, but not limited to, group homes, sober living homes, incubator kitchen, and urgent care will be added or revised.

Amendments to the land use matrix in the single family and multifamily zoning districts include adding and/or revising standards for adult daycare in the home, child daycare in the home, community residential home, community residential setting, group home, group foster home, and sober living home for the permitted uses with conditions. Adding and/or revising standards related to adult daycare center and child daycare center under the residential section for uses permitted with a conditional use permit.

The multifamily design standards have revisions to the amount of garage parking to be consistent with the 25% of the total parking in the adopted design manual. "Center" is being added to adult daycare and emergency care facility will be replaced with urgent care centers within the commercial zoning district, employment, Boulevard district, and major sports and entertainment district. Incubator kitchen use will be added to the land use matrix, outdated document references will be removed, and the amount of clear sidewalk space for sidewalk cafés will be revised to comply with the Americans with Disabilities Act in the Old Town Avondale Business District.

Within the design requirements for residential districts, roof ladders will be considered mechanical equipment and must be screened like the AC units. How much a vehicle can overhang into landscaped areas will be clarified within the parking section. The requirement for a landscape maintenance schedule and manual will be removed from the landscape plans.

All required notifications were completed with information posted on the digital platform. To date no questions or comments have been received. Staff is recommending approval of the text amendments for reasons set forth in the staff report.

In response to questions from the commission, Ms. Lorbeer stated the term "emergency medical center" was too generic and there is more familiarity with the term "urgent care center", which captures the use appropriately.

There were no public comments.

Chair Thompson called for a motion.

Commissioner Warren moved to approve PL-23-0072 for Zoning Ordinance Text Amendments as presented. Commissioner Meginnis seconded the motion.

Chair Christopher Thompson	Aye
Vice Chair Larry White	N/A
Commissioner Lisa Osborne	N/A

Commissioner Alisha Meginnis	Aye
Commissioner Denise Stanfield	Aye
Commissioner Linda Warren	Aye
Commissioner Alan Agundez - Castillo	N/A
Alternate Julie Arnette	N/A

Upon Roll Call Vote, the motion passed 4 to 0

6. WORK SESSION ITEMS

a. **General Plan Progress Update**

Jodie Novak, Development Services Director, provided an overview of amendments and changes being made to the land use map, such as updates and edits to outdated dates, data sets, plans, and terminology throughout all required and elective themes to bring them current and capture a vision for the City long-term.

Recognizing what the goal and objectives are for the General Plan Update, working with Council and Commissioners, and working on an existing conditions memo with the consultant are the three focus components. The primary focus is on data and land use in the City and updating the map. Another focus area is economic activities, such as employment opportunities along State Route 30 which ties into long-term land use.

Amendments to specific areas include updating information, revising goals and policies, alignment with the community sustainability plan adopted by Council, and incorporating the current transportation plans, goals, and objectives.

A technical advisory committee meeting, stakeholder meeting, and community workshop have been held. A 60-day statutory review period will begin next week as required by state law, which will be noticed, with drafts provided for review. Another community workshop will be held, additional feedback will be gathered during the review period, and information will be updated to provide a final plan to the Commission and Council by the end of the year.

One of the key topics related to land use is lowering residential densities by providing opportunities for more single-family homes, larger lot communities, and minimizing the apartment communities. Additional topics include, looking at land along the freeway, expanding the Gila River corridor as part of the scenic river land use category, creating long-term recreation opportunities along the river way, and developing new long-term land use categories

Avondale Boulevard and Broadway Road will grow and develop by offering opportunities for regional commercial use as they are just off the freeway, across from the Alamar Master Planned Community and Verde Trails, and development of a data center to the north. Development is occurring around Lower Buckeye Road by minimizing medium-high density residential development to capture more lower-level density and commercial land use. Additional locations around Avondale Boulevard and the SR-30 Freeway will be designated as commercial land use. Mapping changes and aligning parking with the business park development will be made for Van Buren Street and Fairway Drive.

Next steps include actively working on the 60-day statutory review requirement, which extends into September, and work with city staff, departments, and consultants. Planning Commission Public Hearing dates are planned for October 18, 2023, and November 15, 2023. City Council Public Hearing date is December 4, 2023.

In response to questions from the Commission, Ms. Novak noted the sports and entertainment land use theme encapsulates the Phoenix Raceway property, including the parking areas. The area south of the

mountains will remain unchanged as the major General Plan amendment adopted a year ago envisioned that area for potential resort development.

7. COMMISSION ANNOUNCEMENTS

There were no Commission announcements.

8. PLANNING DIVISION REPORT

There were no Planning Division Reports.

9. CALENDAR

The next Planning Commission meeting will be held on August 16, 2023.

10. ADJOURNMENT

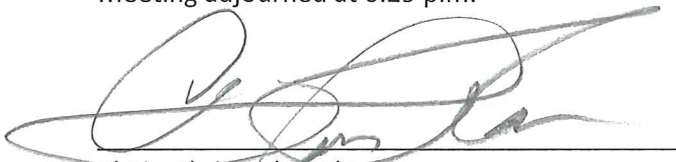
There was no further business; Chair Thompson called for a motion to adjourn.

Commissioner Meginnis made a motion to adjourn; seconded by Commissioner Warren.

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

Upon vote, the motion passed 4 to 0

Meeting adjourned at 6:29 p.m.


Chair, Christopher Thompson


Date