



Planning Commission
Notice & Agenda
Wednesday, November 15, 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. APPROVAL OF MINUTES

Approval of October 18, 2023 Planning Commission Meeting Minutes

4. PUBLIC HEARING ITEMS

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

Planning Commission will 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 Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Joshua Orton, AICP, Senior Planner

b. ASHLEY FURNITURE – MINOR GENERAL PLAN AMENDMENT – APPLICATION PL-21-0140

The Planning Commission will hold a public hearing and consider a request by Adam Baugh of Withey Morris Baugh PLC, on behalf of the property owner to amend the 2030 General Plan Land Use Map for approximately 65.7 net-acres located at the northwest corner of 107th Avenue and Roosevelt Street for Ashley Furniture, a proposed office/industrial/retail campus development. The proposed Minor General Plan Amendment (GPA), if approved, will amend the General Plan 2030 Land Use Map designation from Freeway Commercial, High Intensity Office, and Mixed Use to Business Park. The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Michelle Simerdla

c. ASHLEY FURNITURE – REZONING – APPLICATION PL-21-0141

Planning Commission will hold a public hearing and consider a request by Adam Baugh of Withey Morris Baugh PLC, on behalf of the property owner to rezone approximately 75.7 gross acres of land

located at the northwest corner of Roosevelt Street and 107th Avenue from the Avondale Gateway Center Planned Area Development (PAD) to the Ashley Furniture PAD. The proposed PAD will allow for office/industrial/retail campus development. There is an accompanying request to change the General Plan land use designation from High Intensity Office, Mixed Use, and Freeway Commercial to Business Park. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Michelle Simerdla

d. GENERAL PLAN 2030 UPDATE - MAJOR GENERAL PLAN AMENDMENT - APPLICATION PL-23-0260

Planning Commission will hold a public hearing and consider a City-initiated request for a Major General Plan Amendment to update the Avondale General Plan 2030, application PL-23-0260. The updated version of the Avondale General Plan 2030 is an amended version of the Avondale General Plan 2030 which was ratified by the Avondale voters on August 2, 2022. The Commission will take appropriate action.

Staff Contact: Jodie Novak, Director of Development Services Department

5. COMMISSION ANNOUNCEMENTS

6. PLANNING DIVISION REPORT

7. CALENDAR

January 17, 2023

8. 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 Secretaría de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.