
**Wednesday, October 25, 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 Alan Agundez Castillo
Commissioner Alisha Meginnis
Commissioner Linda Warren
Vice-Chair Larry White

COMMISSIONERS EXCUSED ABSENT

Commissioner Denise Stanfield
Alternate Julia Arnette

COMMISSIONERS UNEXCUSED ABSENT

Commissioner Lisa Osborne

CITY STAFF PRESENT

Catherine Lorbeer, Deputy Director of Planning
Arrianna Ramirez, Administrative Assistant
Nicholle Harris, Attorney
Jodie Novak, Director of Development Services

3. PUBLIC HEARING: Discussion Items

a. Application PL-23-0260 General Plan Update

Jodie Novak, Director of Development Services, provided an overview of the amendment to the General Plan 2030 document. This is the first of two Planning Commission public hearing meetings required as part of the amendment process to gather feedback. This does not require a voter process upon approval by the City Council. There have been many meetings amongst City staff from various departments and work sessions with the City Council and the Planning Commission that included the Consultant Michael Baker International. Two community meetings were held and there was a sixty-day review process between July 25, 2023, and September 22, 2023, as required by statute. The plan is to present the update to the City Council in December for approval.

It was imperative for the City upon ratification of readopting the General Plan 2030 in August 2022 to perform further cleanup. There have been many minor and major General Plan Amendments since 2012 that included newly adopted plans and data which were incorporated into the plan. Many themes and elements of the General Plan needed to be brought current to ensure the content is relevant for staff and

the public. All updates are consistent with best practices and did not revise goals, policies, or implementation strategies.

During the sixty-day review period and the course of this project, public outreach was conducted, including two community meetings and the use of Avondale Connect to capture public feedback. To date 86 comments have been received and all have been addressed by speaking directly with the individual or by telephone or email.

General universal updates were made to terminology, data sets, and land use maps. Avondale has grown since the last General Plan update. The increased growth and development left a smaller percentage of land available for development and required updates to the population and available land area for different uses. With the assistance of the consultant the land use categories and maps have been updated. Specifically, the Estrella Mountains General Plan land use was updated for future development that was created upon approval from the Planning Commission and the City Council.

Ms. Novak reviewed updates to the elements of the General plan. Updates to the land use map generated the most feedback related to the proposed changes. A lot of public schools, City Parks, City Facilities such as the Fire Station 175 have been built and the Aquatic Center, VICC building, and resource center are under construction, which were not on the map and must be added to make the document current. Ms. Novak provided an overview of the proposed amendments to the land use map. Quinn Enterprises is asking the Commission to support adding Freeway Commercial to the front of their property, which would be consistent with a strip of land east of the Dysart Road alignment, because they currently run an aggregate mining company. The owners of an 80-acre property along Avondale Boulevard and Broadway Road asked the Commission to consider incorporating commercial use to the proposed medium and medium-high density residential designation.

Updates to the statistical data based on building permits shows 76% of housing is single family detached residential homes, 20% multifamily, and 4% are mobile homes. 94% of annexed land is developed and the 6% vacant will take time to develop.

Updates to the Economic Development, also called Economic Vitality Theme, included updating the gross comparison numbers, sales tax revenue, and adding The BLVD Specific Plan area, which is a new growth area.

Updates to the Neighborhoods Theme included updating tables to reflect current housing values, dwelling unit projections, conservation development, and reviewed and revised the goals and policies to make them current.

Updates to the Sustainable Development Theme included adding language that meets the expectations of the adopted goals and policies of the recently approved Community Sustainability plan.

Updates to the Open Space Theme included adding new recreation facilities and open space to the map and making sure parks and recreation is providing a livable environment for everyone in Avondale.

Updates to the Community Mobility Theme include adding WeRide, the approved and current microtransit service that replaces Zoom Transit Bus Service. The transit map was updated to reflect WeRide's coverage area. The Bicycle Element was renamed the Active Transportation Element based on the newly approved Transportation Plan focused on multimodal transportation.

Updates to the Community Facilities Theme included updates related to resources used by staff when looking at municipal services within the community, such as the Utility Master Plan and the Fifth Management Plan for Phoenix Active Management.

Updates to the Quality-of-Life Theme included updating references to current annual and community or civic events that showcase the quality of life and promote the City.

This General Plan Amendment will come back to the Planning Commission for the second required public hearing

The second public hearing will be held at the November 15, 2023, Planning Commission meeting, at which time the Commission will be asked to vote on moving the proposed amendments to the City Council.

In response to Commissioner Warren's question, Ms. Novak clarified everything on the map labeled "white" will remain as-is.

Chair Thompson opened the public hearing.

Carolyn Oberholtzer from Bergin, Frakes, Smalley, & Oberholtzer in Phoenix, Arizona stated an application has been submitted for a major amendment from medium and low density residential to business park for the 200 acres at the southwest corner of Lower Buckeye and Avondale Boulevard. Regarding the proposed changes to the Las Ligas area that currently allows the development of a 6,500 square foot lot, changes to the density should be considered going forward. This is an incentive district in the City and a specific plan was adopted to encourage revitalization and reinvestment in that area. It is important to ensure the General Plan adopted matches the zoning.

Mr. Sean Lake with Pew & Law PLC spoke on behalf of the Gardner Family, who owns an approximately 80-acre property located on Avondale Boulevard and SR30. The northwest corner of the property will be an important intersection if SR30 is developed. The property is currently designated as mixed use integrated with pedestrian and transportation, which is proposed to be changed to medium high density residential use. The Gardners have not determined the proper use for that parcel as it will vary based on receipt of funding for the development of SR-30 and how the area matures. It is premature to make this decision. Maintaining the mixed-use designation will not lock them into any one type of development. The preference is to leave the property as mixed use, but they have offered the northern third portion of this property to be amended to medium high density residential while the remaining two-thirds of the property would stay mixed use, preserving the intersection corner. The Gardner's are opposed to the land use change, and they do not want to lose the opportunity to properly develop the land. They want to maintain positive relationships with the City and flexibility in future development.

Chair Thompson closed the public hearing.

In response to Commissioners' questions, Ms. Novak explained the Gardner Property came before the Commission and Council during work sessions and discussions with City staff. Looking long-term it was felt this was a good time to change the designation to a compatible land use and density with development occurring in Alamar and other development opportunities along the Avondale Boulevard corridor. The Planning Commission and the City Council will make the final decision on the best use of the property. Looking at the map the preference was to not have commercial use at all four corners of the intersection. The Planning Commission and the City Council will make the final decision on the best use of the property.

At this time, SR30 development was planned for two to four years but it requires additional funding, and the exact date continues to shift

4. COMMISSIONER ANNOUNCEMENTS

Mrs. Lorbeer thanked the Commission for their service at this extra meeting. With this being Chairman Chris Thompson's last meeting, a special thank you, gratitude, and appreciation was given for his service and contributions given to help build a great community.

5. PLANNING DIVISION REPORT

6. CALENDAR

- Regular Meeting November 15, 2023

7. ADJOURNMENT

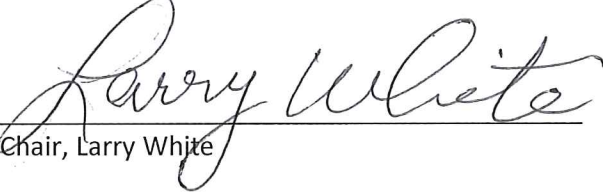
There was no further business; Chair Thompson called for a motion to adjourn.

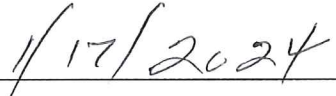
Commissioner Agundez Castillo made a motion to adjourn; seconded by Commissioner Warren

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

Upon vote, the motion passed 5 to 0

Meeting adjourned at 6:54 p.m.


Chair, Larry White


Date