



Planning Commission
Notice & Agenda
Wednesday, February 21, 2024

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 November 15, 2023 and January 17, 2024 Planning Commission Meeting Minutes

4. PUBLIC HEARING ITEMS

a. EXTRA SPACE STORAGE – CONDITIONAL USE PERMIT – APPLICATION PL-23-0303

Planning Commission will hold a public hearing and consider a request by Paul Hedges (on behalf of Extra Space Storage) for approval of a Conditional Use Permit (CUP) to allow for a mini-storage warehouse and personal storage development. The 2.28 net-acre subject property is located at the southwest corner of Indian School Road and Osborn Road. This project was previously approved as a Conditional Use Permit by the City Council on June 21, 2021, zoning case PL-21-0003. The CUP has expired, and the applicant is requesting a new approval of the CUP for the same project to move forward with the development. The Planning Commission will take appropriate action.

Staff Contact: Sandra Freund, AICP, Senior Planner

b. SUN DEPOT – MAJOR GENERAL PLAN AMENDMENT – APPLICATION PL-23-0053

Planning Commission will hold the second of two public hearings and consider a request by Paul Burman, Invenergy, on behalf of property owner Sun Depot Energy Storage LLC, to amend the General Plan 2030 Land Use Map for approximately 15.92 gross acres of land located approximately 330 feet west of the southwest corner of Palm Lane and Avondale Boulevard. The proposed major General Plan Amendment (GPA), if approved, will amend the General Plan 2030 Land Use Map designation from Mixed Use to Public/Civic. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Joshua Orton, AICP, Senior Planner

c. SUN DEPOT – REZONE – APPLICATION PL-23-0177

Planning Commission will hold a public hearing and consider a request by Paul Burman, Invenergy,

on behalf of property owner Sun Depot Energy Storage LLC, to rezone approximately 15.92 gross acres of land located approximately 330 feet west of the southwest corner of Palm Lane and Avondale Boulevard from Agricultural (AG) to Planned Area Development (PAD). The proposed rezone would allow for a private battery energy storage facility. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Joshua Orton, AICP, Senior Planner

5. COMMISSION ANNOUNCEMENTS

6. PLANNING DIVISION REPORT

7. CALENDAR

March 20, 2024

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