



Planning Commission
Agenda
Thursday, August 15, 2019

CITY COUNCIL CHAMBERS | 11465 WEST CIVIC CENTER DRIVE | AVONDALE, AZ 85323

REGULAR MEETING

6:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. OPENING STATEMENT

4. APPROVAL OF MINUTES

Planning Commission to approve the July 18, 2019 meeting minutes.

5. ACTION ITEMS

1. PLANNING COMMISSION WILL CONSIDER A REQUEST TO APPROVE APPLICATION PL-19-0075 THE BLVD SPECIFIC PLAN (CITY CENTER SPECIFIC PLAN UPDATE)

The Planning Commission will consider a request to approve The BLVD (The Boulevard) Specific Plan, previously named the City Center Specific Plan. This Plan is intended to reflect evolving conditions impacting the implementation of the adopted Vision for The BLVD. The intent of the update is to reflect the City's current level of expectation for a quality, unique, and pedestrian-friendly The BLVD area that will create a place of significance in Avondale. The Commission will take appropriate action.

Staff Contact: Jodie Novak, Planning Manager

6. PUBLIC HEARING ITEMS

1. GENERAL PLAN 2030 MINOR TEXT AMENDMENT AND MINOR MAP AMENDMENT, THE BLVD SPECIFIC PLAN - APPLICATION PL-19-0151

Planning Commission will hold a public hearing and consider a request by the City of Avondale Planning Division for approval of a Minor General Plan Text Amendment and a Minor General Plan Land Use Map Amendment related to the City's The BLVD Specific Plan (formerly City Center Specific Plan). The proposed Text Amendment will replace the existing City Center land use category with a new The BLVD land use category that reflects the six new land use "Districts" proposed as part of The BLVD Specific Plan. The proposed Map Amendment will apply the new The BLVD land use designations to approximately 356 acres generally bounded by the I-10 Freeway, Coldwater Springs Boulevard, 113th Avenue, and 117th Avenue. Additionally, the proposed Map Amendment will revise the land use designation of approximately 87.6 acres located at the northeast corner of 119th Avenue and Van Buren Street to Mixed Use; this portion of land is proposed to be removed from the City Center/The BLVD area as part of the accompanying update. The Commission will take appropriate action.

Staff Contact: Ken Galica, Division Lead Planner

2. ZONING ORDINANCE TEXT AMENDMENTS, APPLICATION PL-19-0156

Planning Commission will hold a public hearing and consider a Staff-initiated request for approval of text amendments to the Zoning Ordinance. The amendments to Avondale Zoning Ordinance Section 1 (Administration and Procedures), Section 2 (Residential Districts), Section 3 (Commercial Districts), Section 4 (Employment Districts), Section 5 (Special Districts; Overlays), Section 6 (Planned Area Development District), Section 7 (Supplementary Regulations), Section 8 (Parking), Section 9 (Signs), Section 11 (Required Public Art for New Planned Area Development (PAD), Commercial, Office, Employment, and Municipal Construction), Section 12 (Landscape, Walls and Fences), and Section 13 (Medical Marijuana Uses) will allow for continued refinement of the Zoning Ordinance to reflect changes in policies and procedures, new development trends, address changes to industry standards, enhance the overall usability and accuracy, and allow for general housekeeping and clerical corrections. The Commission will take appropriate action.

Staff Contact: Michelle Pelishek, Planner

7. COMMISSION ANNOUNCEMENTS

8. PLANNING DIVISION REPORT

9. CALENDAR

September 19, 2019

10. 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 al 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.