



Planning Commission
Notice & Agenda
Wednesday, April 17, 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 March 20, 2024 Planning Commission Meeting Minutes

4. PUBLIC HEARING ITEMS

a. HERMOSA RANCH TECHNOLOGY CAMPUS NORTH – MAJOR GENERAL PLAN AMENDMENT – APPLICATION PL-23-0299

Planning Commission will hold the second of two public hearings and consider a request by Carolyn Oberholtzer of Bergin, Frakes, Smalley, and Oberholtzer, PPLC for a major General Plan amendment for Hermosa Ranch Technology Campus North, an approximately 239 gross acre planned technology campus with a data center and related employment uses located at the southwest corner of Avondale Boulevard and Lower Buckeye Road. The proposed major General Plan amendment, if approved, will amend the General Plan 2030 Land Use Map designations for the property from Medium Density Residential and Estate/Low Density Residential to Business Park. The amendment will also expand the existing Local Commercial land use area. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Joshua T Orton, AICP, Senior Planner

b. HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH - REZONING - APPLICATION PL-23-0300

Planning Commission will hold a public hearing and consider a request by Carolyn Oberholtzer with Bergin, Frakes, Smalley and Oberholtzer PLLC to rezone approximately 239 gross acres located at the southwest corner of Avondale Boulevard and Lower Buckeye Road. The proposal would change the zoning from Diamond P Ranch Planned Area Development (PAD), Fleming Farms Planned Area Development (PAD) and Agricultural (AG) to Hermosa Ranch Technology Campus - North Planned Area Development (PAD) to allow for a data center, technology campus, and local commercial development. The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Joshua T Orton, AICP, Senior Planner

5. COMMISSION ANNOUNCEMENTS

6. PLANNING DIVISION REPORT

7. CALENDAR

May 15, 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 Secretaría de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.