



Planning Commission
Notice & Agenda
Wednesday, June 26, 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 May 15, 2024 Planning Commission Meeting Minutes

4. PUBLIC HEARING ITEMS

a. AVONDALE FIRE STATION NO. 171 – REZONING – APPLICATION PL-23-0349

Planning Commission will hold a public hearing and consider a City-initiated request to rezone approximately 1.8 gross acres of land located south of the southwest corner of Western Avenue and 6th Street from Multi-Family Residential (R-3) to Old Town Avondale Business District (OTAB). The rezoning of the property will allow for the development of a new Avondale Fire Station (No. 171) that will replace the existing fire station. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Sylvia Willem Marcor, Planner

5. DISCUSSION ITEMS

a. TRAINING WORKSHOP

The Training Workshop will focus on the roles and responsibilities of the Avondale Planning Commission as it relates to the review and final decisions made for a Conditional Use Permit (CUP) zoning case. The training will review the purpose of CUPs, what type of findings must be made to approve CUPs, and the scope of questions that might be raised about a project under consideration. Discussion topics include how to prepare for meetings, the aspects involved with decision-making, and example scenarios.

Staff Contact: Catherine Lorbeer, AICP, Deputy Director of Planning

6. COMMISSION ANNOUNCEMENTS

7. PLANNING DIVISION REPORT

8. CALENDAR

July 17, 2024

9. 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.

**Wednesday, May 15, 2024
6:00 pm**

A **Regular Meeting** of the Planning Commission of the City of Avondale, Arizona was convened at 11465 West Civic Center Drive in open and public session at 6:00 p.m.

1. WELCOME AND CALL TO ORDER

Chair White 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 Larry White
Vice-Chair Julia Jewell
Commissioner Alan Agundez Castillo
Commissioner Denise Stanfield
Commissioner Shaun Grimm
Commissioner Alex McBurney

COMMISSIONERS EXCUSED ABSENT

Commissioner Linda Warren
Alternate Ryan Benson

CITY STAFF PRESENT

Catherine Lorbeer, Deputy Director of Planning
Arrianna Ramirez, Administrative Assistant
Chris Pierson, City Clerk Specialist
Stephen Kemp, Attorney
Joshua Orton, Senior Planner
Jodie Novak, Development Services Director

3. APPROVAL OF MINUTES

Chair White called for a motion to approve the minutes.

Vice-Chair Jewell made a motion to approve the Planning Commission Meeting Minutes for April 17, 2024, seconded by Commissioner Agundez Castillo.

Chair Larry White	Aye
Vice-Chair Julia Jewell	Aye
Commissioner Alan Agundez Castillo	Aye
Commissioner Denise Stanfield	Aye
Commissioner Linda Warren	N/A
Commissioner Alex McBurney	Aye

Commissioner Shaun Grimm
Alternate Ryan Benson

Aye
N/A

Upon vote, the motion passed 6 to 0

4. PUBLIC HEARING: Discussion Items

a. AVONDALE FIRE STATION NO. 171 – REZONING – APPLICATION PL-23-0349

Chair White noted staff has asked for a continuance to the June 26, 2024, Planning Commission meeting for the purpose of readvertising.

Vice-Chair Jewell made a motion to approve the continuance of Application PL-23-0349, Avondale Fire Station No. 171 Rezoning, seconded by Commissioner McBurney.

Chair Larry White	Aye
Vice-Chair Julia Jewell	Aye
Commissioner Alan Agundez Castillo	Aye
Commissioner Denise Stanfield	Aye
Commissioner Linda Warren	N/A
Commissioner Alex McBurney	Aye
Commissioner Shaun Grimm	Aye
Alternate Ryan Benson	N/A

Upon vote, the motion passed 6 to 0

b. SUPER STAR CAR WASH – CONDITIONAL USE PERMIT – APPLICATION PL-23-0308

Joshua Orton, Senior Planner, provided an overview for application PL-23-0308, a Conditional Use Permit (CUP) for Superstar Car Wash, a 4,280-square-foot self-service car wash facility on 1.58 acres within the Durango Park PAD that was annexed in 1999. To the north of the property is the Durango Park single-family subdivision, zoned Durango Park PAD; to the east is the Omni Self-Storage facility, zoned Durango Park PAD; to the west, across Avondale Blvd, is Del Rio Ranch PAD, with the northern portion being a single-family subdivision and the southern portion being commercial property; to the south, across Lower Buckeye Rd, is the Raceway Rancheros single-family subdivision; and to the southwest is the Hermosa Ranch Technology Campus – North.

The proposed use meets the development standards for Durango Park PAD and Avondale Zoning Ordinance, and the site is of suitable size to accommodate the development. The property is in the local commercial general plan area that is intended for development that provides for daily needs of goods and services. The surrounding properties are medium-density residential, estate/low density residential, and local commercial district, with some education to the northwest.

Slides were shown that depict what the project will look like, including elevations, color, and landscaping that compliments existing commercial development. There will be a 3.5-foot screen wall to screen the parking lot, which will integrate into the existing parking screen wall along Avondale Blvd as well as the dense landscaping.

Staff analysis found the use is compatible with Local Commercial General Plan Land Use Designation as well as development standards for Durango Park PAD. The site and building design complement the City's commercial design manual, a self-service car wash is compatible in scale and intensity with the surrounding commercial development, and the design will integrate the surrounding commercial development. The site has adequate access to public streets, the capacity to accommodate expected traffic, and adequate conditions in place to mitigate potential adverse impacts, and the property will be stipulated to not create offsite sound more than the identified sound report attached to the packet.

A neighborhood meeting was held on March 12, 2024, at the Hilton Garden Inn with two attendees aside from the applicant's team and City staff. Five comments in opposition were left on Avondale Connect with concerns about the influx of carwashes within the city and the need for a restaurant or other type of service at this location.

In response to questions, Mr. Orton explained that the staff's findings and recommendations are based on zoning ordinances and do not cover commercial need, which would be part of the applicant's market analysis. Comments received on Avondale Connect were concerns about other nearby carwashes and other use opportunities like a restaurant or retail. A sound exhibit is included in the packet noting the greatest impact would be to the south, with a difference of 4 decibels, which is described as a less than significant impact. The sound limit is part of the zoning stipulations and is enforceable. It is anticipated they will have three employees.

Madison Leake, ESQ, on behalf of the applicant John Lueken, noted the hours of operation will be 7:00 a.m. to 8:00 pm. An explanation was provided regarding why this site was chosen to be another car wash with so many within the area and added Super Star takes site viability seriously.

Chair White opened the public hearing. No members of the public asked to speak; therefore, the public hearing was closed.

Commissioner Grimm made a motion to recommend approval of Application PL-23-0308 Super Star Car Wash, a request for a Conditional Use Permit to allow a self-service car wash located north of the northeast corner of Lower Buckeye Road and Avondale Boulevard in the Durango Park Planned Area Development (PAD), subject to five (5) recommended conditions of approval as listed in the staff report, seconded by Commissioner McBurney.

Chair Larry White	Aye
Vice-Chair Julia Jewell	Nay
Commissioner Alan Agundez Castillo	Nay
Commissioner Denise Stanfield	Aye
Commissioner Linda Warren	N/A
Commissioner Alex McBurney	Aye
Commissioner Shaun Grimm	Aye
Alternate Ryan Benson	N/A

Upon vote, the motion passed 4 to 2

Commissioner Agundez Castillo explained his vote, opining that this use does not meet the land-use policy goals for the City of Avondale and the site is better used for other needs, especially with many car washes in the area.

Vice-Chair Jewell explained her vote, agreeing that other business opportunities are more ideal for this location.

5. **COMMISSION ANNOUNCEMENTS**

None.

6. **PLANNING DIVISION REPORT**

Catherine Lorbeer, Deputy Director of Planning, noted fourteen new Planning and Zoning applications were received during the month of April, and she will continue to provide an update on how things are going.

7. **CALENDAR**

The next Planning Commission meeting is scheduled for June 26, 2024.

8. **ADJOURNMENT**

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

Commissioner Grimm made a motion to adjourn, seconded by Commissioner McBurney.

Chair Larry White	Aye
Vice-Chair Julia Jewell	Aye
Commissioner Alan Agundez Castillo	Aye
Commissioner Denise Stanfield	Aye
Commissioner Linda Warren	N/A
Commissioner Alex McBurney	Aye
Commissioner Shaun Grimm	Aye
Alternate Ryan Benson	N/A

Upon vote, the motion passed 6 to 0

The meeting adjourned at 6:22 p.m.

Chair, Larry White

Date

ITEM NUMBER: 4.a.

SUBJECT: Avondale Fire Station No. 171 – Rezoning – Application PL-23-0349**MEETING DATE:** 6/26/2024

TO: Planning Commission**FROM:** Sylvia Willem Marcor, Planner**THROUGH:** Jodie Novak, Director of Development Services**PURPOSE:**

Planning Commission will hold a public hearing and consider a City-initiated request to rezone approximately 1.8 gross acres of land located south of the southwest corner of Western Avenue and 6th Street from Multi-Family Residential (R-3) to Old Town Avondale Business District (OTAB). The rezoning of the property will allow for the development of a new Avondale Fire Station (No. 171) that will replace the existing fire station. The Commission will take appropriate action and forward a recommendation to the City Council.

BACKGROUND:

The agenda item was continued from the May 15, 2024, Planning Commission meeting.

The proposed rezoning is for a rectangularly-shaped 1.8 gross-acre property (Exhibits A and B) located south of the southwest corner of Western Avenue and 6th Street and consists of eight (8) parcels. There is an existing City fire station on the site.

The property was annexed into the City's corporate limits on December 15, 1946, and zoned Multi-Family Residential (R-3) upon annexation. The Multi-Family Residential (R-3) zoning district is intended to provide townhome, condominium, and apartment uses. The purpose of the proposed OTAB zoning district is to further the revitalization of the City's original town site and its immediate vicinity by encouraging pedestrian-oriented development and by emphasizing a unique mix of uses intended to make Old Town a destination, with street level activity that takes one back to an earlier place in Avondale's history.

The property is designated as Old Town in the General Plan 2030 Land Use Map (Exhibit C). Old Town (formerly Historic Avondale District) is the "heart" of the Avondale community. Land uses within this business core permit and promote a vibrant mix of residential and nonresidential uses, but require retail, service, or office uses on all street level floors to promote a pedestrian-oriented environment.

The existing uses and zoning of surrounding properties include:

NORTH: A city park (Sernas Park) and an Avondale substation/detention facility zoned Old Town Avondale Business District (OTAB).

EAST OF 6TH STREET: A place of worship and single-family residences zoned OTAB.

SOUTH: Single-family residences zoned Multi-Family Residential (R-3).

WEST OF 5TH STREET: Single-family residences zoned R-3.

SUMMARY OF REQUEST:

The City requests to rezone the subject property from Multi-Family Residential (R-3) to Old Town Avondale Business District (OTAB).

The narrative details the proposed use of the site, which is a new Avondale Fire Station No. 171 that will

replace the existing fire station (Exhibit D). It will include four (4) apparatus bays and support areas, public lobby and restrooms, physical conditioning room, offices, kitchen, dining, dayroom, and dormitory space. The estimated start of construction for this capital improvement project is November 2024 and the estimated completion of construction is February 2026.

The existing Old Town Avondale Police Substation/Detention facility located at the southwest corner of Western Avenue and 6th Street will be torn down and relocated east of Dysart Road to the northwest corner of Eliseo C. Felix Jr. Way and Western Avenue as part of the overall fire station project. Staff parking will be provided on-site, and street parking will be provided on 6th Street. The site will be accessed off 6th Street.

The fire station's design features masonry with red earth tones and gray accents, as well as public art. Perimeter masonry walls and landscaping will provide screening for the adjacent single-family homes. (Exhibit E)

Water and sewer services will be provided by the City of Avondale.

PUBLIC PARTICIPATION:

A neighborhood meeting to discuss the proposal with neighboring property owners and other interested parties was held on April 9, 2024, at 6:00 PM at the Arizona Complete Health Resource Center. The notification of this meeting was completed in accordance with notification requirements. In addition to City Staff, one (1) member of the general public attended the meeting. The discussion topics are outlined in the Neighborhood Meeting Summary, attached as Exhibit F.

All required notifications for the Planning Commission and City Council public hearings were completed in accordance with notification requirements.

Two (2) public comments have been received to date that asked clarifying questions on the project and did not indicate support or opposition (Exhibit G).

ANALYSIS:

The proposed rezoning to OTAB will allow for a new fire station. Public uses, including utility buildings, structures, uses, facilities, and equipment are permitted in the OTAB district, provided that sites are screened from off-site view by a minimum 6-foot-tall masonry wall. The new fire station will meet this requirement.

The proposed zoning district of OTAB is more suitable than Multi-Family Residential (R-3) for the existing and proposed use of the property. By rezoning, the property's use will be brought into zoning conformance.

Additionally, the rezoning to OTAB and the fire station project will further several goals and policies in the General Plan, most notably:

Public Buildings, Services, and Facilities Element

Goal 1: Provide effective and efficient public safety services and facilities throughout Avondale.

- Policy A. Develop and expand public safety services (police, fire, and medical) at a rate to keep pace with growth in order to meet demands for continued growth and development and to keep the community safe.

Goal 5: Design, construct, and maintain public buildings and facilities consistent with a sound fiscal policy that allows for a sense of pride in the community.

- Invest necessary resources to maintain, restore, and enhance public buildings and facilities over the long-term.

DISCUSSION:

- The proposed rezoning is in direct conformance with the property's General Plan Land Use Map

designation of Old Town.

- The proposed rezoning will result in compatible land use relationships since the property is adjacent to the OTAB district.
- Adequate public infrastructure to support the proposed development either presently exists or will be constructed by the City.
- The recommended conditions of approval are reasonable to ensure conformance with the provisions of the Zoning Ordinance and all other applicable City codes, ordinances, and policies.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

The Planning Commission will conduct a public hearing and recommend to the City Council **APPROVAL** of Application PL-23-0349, a request to rezone approximately 1.8 gross acres of land located south of the southwest corner of Western Avenue and 6th Street consisting of eight (8) parcels from Multi-Family Residential (R-3) to Old Town Avondale Business District (OTAB), subject to one (1) condition of approval:

1. Development shall conform to the Old Town Avondale Business District (OTAB) zoning development standards.

PROPOSED MOTION:

I move that Planning Commission recommend to City Council **APPROVAL** of Application PL-23-0349, a request to rezone approximately 1.8 gross acres of land located south of the southwest corner of Western Avenue and 6th Street from R-3 (Multi-Family Residential) to Old Town Avondale Business District (OTAB), subject to one (1) condition of approval, as listed in the staff report.



Aerial Map



 Subject Property



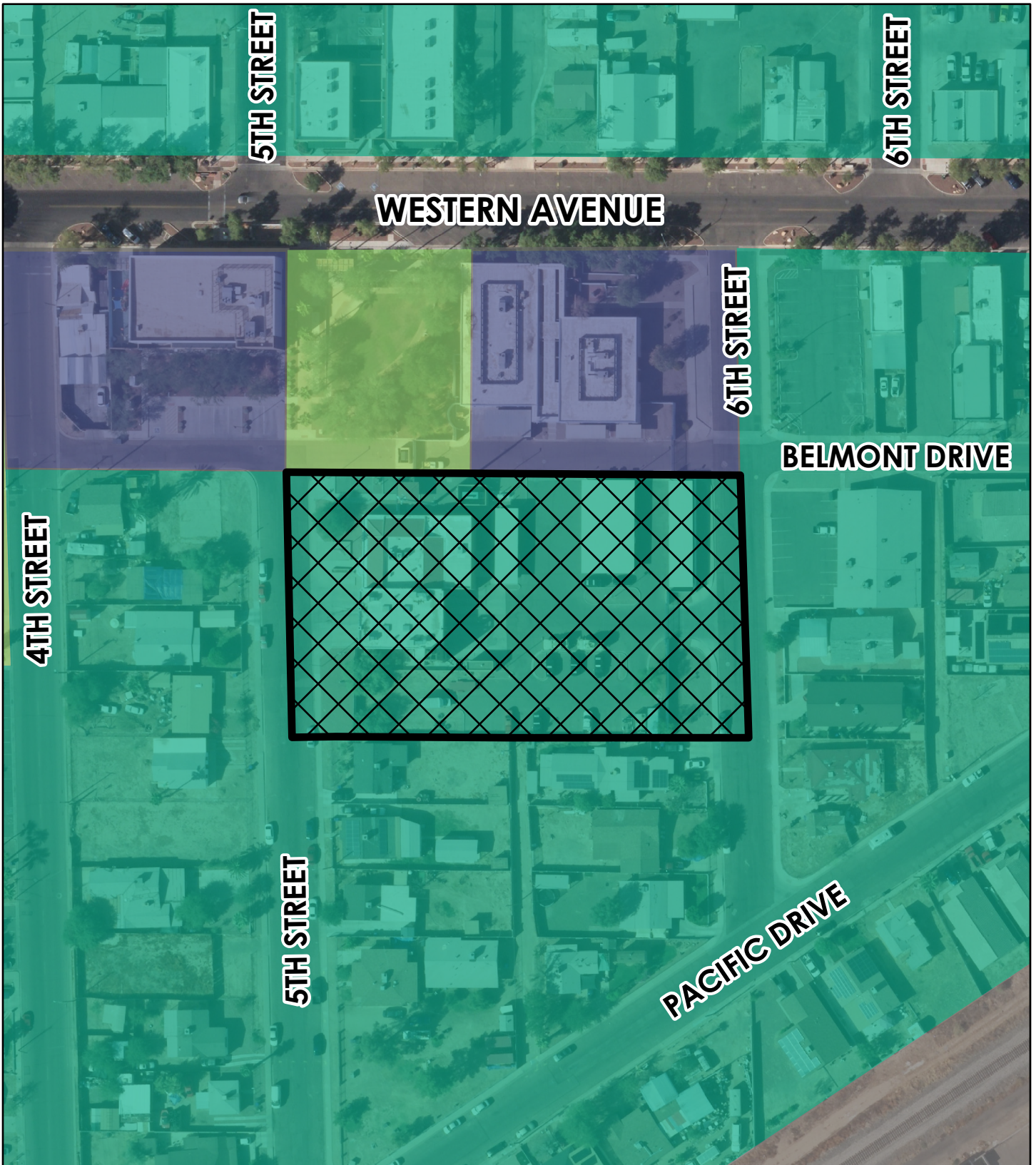


Zoning Vicinity



Subject Property





General Plan Land Use



- Old Town
- Industrial
- Open Space and Parks
- Public/Civic



Subject Property



LEA - Architects, LLC

Architecture Planning Interiors
 1730 East Northern Avenue, Suite 110
 Phone: 602.943.7511
 email: info@lea-architects.com

Construction Management
 Phoenix, Arizona 85020
 Fax: 602.943.7784
 www.lea-architects.com



Avondale Fire Station 171 Project Narrative

April 12, 2024

Project Overview / Type of Development and Proposed Building Use

The new Avondale Fire Station NO. 171 will replace the existing Fire Station No. 171 that no longer meets the current needs of the Avondale Fire Department. The project consists of a new 16,000 SF Fire Station including 4 apparatus bays and support areas, public lobby and restrooms, physical conditioning room, offices, kitchen, dining, dayroom, and dormitory space. Site improvements include new apparatus aprons, staff and public parking with shade canopies, bicycle parking, refuse and recycling enclosure, new landscaping and surface water retention areas.

Site Location / Zoning

The project site is located on the south side of Western Avenue between 5th and 6th Streets and includes the City owned parcel (APN 500-43-972) zoned Old Town Avenue Business District (OTAB) including Sernas Plaza, the Public Library, and the Existing Police Detention Center. The project site also includes the existing eight (8) Fire Station 171 parcels currently zoned R-3 (APN 500-43-061, 500-43-062, 500-43-063, 500-43-064, 500-43-065, 500-43-066, 500-43-067, 500-43-068) which have a General Plan designation of Old Town. This rezoning request is to rezone the eight (8) parcels from Multi-Family Residential (R-3) to Old Town Avondale business District (OTAB) to allow for a new City of Avondale Fire Station. The rezoning of the R-3 portions of the site to OTAB will bring the subject property's current and proposed land use of a public fire station into conformance with the Zoning Ordinance. The new property boundary for the consolidated site will combine the existing eight (8) fire station 171 parcels with the existing City OTAB parcel along with the abandoned portion of Belmont Drive Between 5th Street and 6th Streets. The address for the new Fire Station 171 is 519 E Western Avenue Avondale, AZ 85323.

Area Plan, Specific Plan, and Surrounding Land Use Compatibility

Old Town (formerly Historic Avondale District) is the "heart" of the Avondale community. Land uses within this business core permit and promote a vibrant mix of uses with varying architectural styles and a focus on pedestrian oriented design. Fire Station 171 is compatible with the Specific Area Plan for Old Town / Cashion / Ligas/Rio Vista aligning with the goal and vision to create a vibrant sense of place. The architectural forms and materials proposed for Fire Station 171 are sympathetic to the unique and eclectic architectural styles in the area with site planning principles that integrate the building with the surrounding mixture of land uses. The proposed project is designed to meet the current operational requirements of the City of Avondale Fire Department while at the same time integrating with the adjacent land uses including the Library and Sernas Park, commercial and retail development along Western Avenue, and single-family residential uses. Along Western Avenue, the fire station has a minimal 10' setback with an open and inviting entry / storefront compatible with the surrounding retail / commercial storefronts in the area. Facing the public park and library, the building incorporates public art in the form of a mural that also acts as a vertical shade screen for outdoor patio area while also respecting and enhancing the open space / park setting called for in the area plan. The building is also respectful and compatible with the adjacent single family residential context and provides significant setbacks and reduction in building scale when facing the adjacent single family residential context. The new Fire Station 171 is sited with the open and inviting public entry facing Western Avenue defined by the vertical massing of the lobby and further articulated with masonry cornicing, a horizontal shade canopy, and overhead building signage.

Architecture / Unique Design Considerations to Reduce Impacts and Enhance Compatibility

The architecture of the new Fire Station 171 is responsive to the Sonoran Desert climate with numerous passive and active sustainable design strategies incorporated. The project is currently tracking LEED Silver Certification from the USGBC. A simple, natural, low maintenance palette of materials is proposed including ground face masonry in red earth tones with neutral gray accents. Masonry details including extruded brick, corncing, and soldier course accents articulate the façade offering variation in scale and texture. The glazing at the apparatus bay doors, patio areas, and public lobby entry storefront along Western Avenue are shaded with projected steel shade canopies with cable support details familiar to the context of the Western Avenue frontage. Public Art mural opportunities sympathetic to the context of the adjacent area and the natural desert environment are proposed with the steel angle iron vertical shade screen elements on the northwest elevation facing Western Avenue and the park as well as on the east elevation shading and securing the courtyard areas and fire fighter dormitory windows. A fire fighter memorial is also integrated into the design of the fire station facing Western Avenue and Sernas Plaza. The building is set back from the property lines to the east, west, and south minimizing impact to the adjacent residential context.

Site Access and Parking

Public Parking is accommodated along 6th Street with 7 angled public parking spaces provided replacing the existing parallel parking. 20 staff parking spaces are provided behind the secure vehicular gate with access for both staff parking and fire apparatus ingress off 6th street. An additional ADA Van accessible space is provided in the secure staff parking area with two existing ADA accessible public spaces provided along Western Ave. The refuse and recycling truck access is located on the east side of the site off Belmont Avenue. Access to the existing alley to the south of the site will be maintained through a new access gate.

Grading and Drainage

The drainage and retention strategies call for surface retention basins strategically located to afford opportunity for expansion of open space and landscaping to the south and west of the existing Sernas Park.

Landscaping / Site Walls

Indigenous low water use landscaping will be provided with tree spacing and density in accordance with the City of Avondale zoning requirements. Site walls are constructed of integral color and ground face concrete masonry complimentary to the materials of the building. Perimeter masonry walls are offset in plan to provide visual interest and articulation which combined with dense landscaping of trees and shrubs on the south, east, and west sides of the site provide visual screening and a buffer to the adjacent single family residential context.

Phasing

The construction of the new Fire Station is phased to allow the existing Fire Station and Communications Tower to remain operational during construction. Phase one will consist of demolition of the existing Police Detention Building and Construction of the new Fire Station 171. Phase two consists of demolition of the existing fire station and completion of rear apron and parking areas.



Exhibit E

Architectural Rendering



View southwest from Western Avenue

p 623.935.2258 | 1626 North Litchfield Road, Suite 150
f 623.935.2361 | Goodyear, AZ 85395

dibblecorp.com

Avondale Fire Station 171 Neighborhood Meeting Notes

Tuesday, April 9th, 2024 at 6:00pm

Location: Arizona Complete Health Resource Center

Room Agua Fria 2

995 E. Riley Drive

Avondale, AZ 85323

Attendees: Shannon Mauck-Dibble, Lance Enyart-LEA, Rick Carr-City, Michelle Simerdla-City
Kalile Martinez-Public

The neighborhood meeting for the rezone of multiple parcels located near the intersection of Dysart Road & Western Avenue took place on Tuesday, April 9th in the City of Avondale. In this meeting, there were two points of discussion.

1. Concern about the timeline of the project from a nearby resident.
 - Police department is scheduled to be completed approximately November 2024.
 - Construction is scheduled to begin after police department staff can move, approximately December 2024-January 2025 and will last for about one year.
 - There may be water and/or sewer interruptions in the alley south of the site. Resident lives on the west side of the alley, so her service should not be affected.
2. Resident asked through a phone call earlier that day directly to the city if there will be more siren apparatus with concern of increased siren noise.
 - There will be the same number of apparatus before and after construction.

Exhibit G

From: [Sylvia Maldonado](#)
To: [Michelle Simerdla](#)
Subject: Notice of Neighborhood Meeting for Application PL-23-0349
Date: Tuesday, April 9, 2024 9:18:05 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Hello Michelle,

My name is Sylvia Maldonado, I live on Nth 6th St., I will not be able to attend tonights meeting regarding a request to rezone 1.8 acres located on the southwest corner of Western Ave and 6th Street. Here are a few questions. I really couldn't make out the map that was in the back of the letter. Here are a few questions.

1. Are more fire trucks going to be added to the apparatus bays? I am concerned about siren noise.

Right now it is fine and would like to see it continue to stay the same.

2. All of these rooms "physical conditioning room, kitchen, dining, dayroom, dormitory space," are they for the firemen and firewomen to stay in when they are working? Or will they be able to be used for others?

3. I noticed the park on Western Ave being excavate....is this part of the rezoning or is the park being renovating.

I have lived in Old Town Avondale for over 50 years. I am for progress but only for the betterment of the people of the community. After all, we are the ones that have to live here. I hope the buildings will make Old Town, the "Heart" of Avondale look beautiful. Thank you.

From: [Autumn Daniels](#)
To: [Michelle Simerdla](#)
Subject: Rezone feedback for the firestation
Date: Monday, April 8, 2024 11:49:27 AM

This Message Is From an External Sender

This message came from outside your organization.

Hi there,

Thank you for the information on the new fire station. I think this is awesome to prioritize a new facility for them. They do amazing work and deserve the best.

One question I did have, does this mean the Avondale jail/police will be getting moved? What impact does this have on them?

Autumn Daniels
Proud Principal of Agua Fria

adaniels@aguafria.org

623-932-7300 ext. 1001

"HONOR FIRST WIN OR LOSE"

AFHS is part of the Agua Fria High School District family of schools.



ITEM NUMBER: 5.a.

SUBJECT: Training Workshop**MEETING DATE:** 6/26/2024

TO: Planning Commission**FROM:** Catherine Lorbeer, AICP, Deputy Director of Planning**THROUGH:** Jodie Novak, Director of Development Services**PURPOSE:**

The Training Workshop will focus on the roles and responsibilities of the Avondale Planning Commission as it relates to the review and final decisions made for a Conditional Use Permit (CUP) zoning case. The training will review the purpose of CUPs, what type of findings must be made to approve CUPs, and the scope of questions that might be raised about a project under consideration. Discussion topics include how to prepare for meetings, the aspects involved with decision-making, and example scenarios.

BACKGROUND:

The Avondale Planning Commission serves as the second most important advisory board to the City Council. The Commission consists of seven (7) appointed volunteer members, who are residents of the community. The Commission holds monthly public meetings to provide recommendations on zoning and development proposals through various zoning application types. Specifically, the City Council has authorized the Commission to take action on Conditional Use Permit zoning cases, serving as the decision-maker on these zoning application requests.

The Planning Commission shapes the growth and development of the city, reviewing Conditional Use Permit proposals in relation to the findings of fact described in the Zoning Ordinance. The review, feedback, and recommendations should align with the City's adopted policies and goals outlined in the adopted General Plan 2030 and meet the City's Strategic Plan.

DISCUSSION:

The training workshop will include opportunities for questions and interactive discussion. Staff will continue to provide future training opportunities.

BUDGET IMPACT:

No budget impact.

RECOMMENDATION:

Discussion item only.