

**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

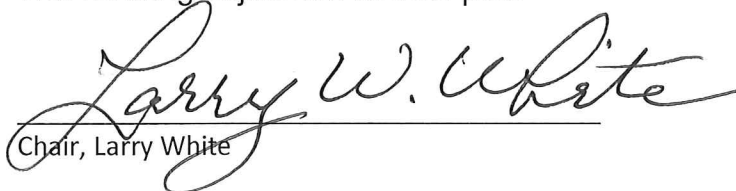
There was no further business; Chair White called for a motion to adjourn.

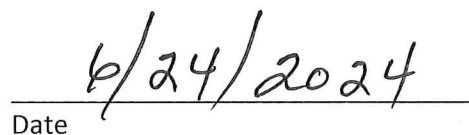
Commissioner Grimm made a motion to adjourn, seconded by Commissioner McBurney.

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