

Wednesday, October 16, 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
Commissioner Julia Jewell
Commissioner Denise Stanfield
Commissioner Alex McBurney
Alternate Ryan Benson

COMMISSIONERS EXCUSED ABSENT

Commissioner Alan Agundez Castillo
Commissioner Shaun Grimm
Commissioner Linda Warren

CITY STAFF PRESENT

Catherine Lorbeer, Deputy Director of Planning
Arrianna Ramirez, Administrative Assistant
Mary Grace McNear, Attorney II
Christina LaVelle, Senior Planner
Joshua Orton, Lead Senior Planner
Jodie Novak, Development Services Director

3. APPROVAL OF MINUTES

Chair White called for a motion to approve the minutes.

Commissioner McBurney made a motion to approve the Planning Commission Meeting Minutes for September 18, 2024, seconded by Commissioner Stanfield.

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

Commissioner Shaun Grimm
Alternate Ryan Benson

N/A
N/A

Upon vote, the motion passed 4 to 0

4. PUBLIC HEARING ITEMS

a. ZONING ORDINANCE TEXT AMENDMENTS – CHAPTER 28, ARTICLE 1 (ADMINISTRATION AND PROCEDURES); ARTICLE 2 (RESIDENTIAL DISTRICTS); ARTICLE 7 (SUPPLEMENTARY REGULATIONS); AND ARTICLE 8 (PARKING) - APPLICATION PL-24-0225

Joshua Orton, Lead Senior Planner, provided an overview of application PL-24-0225 being city-initiated text amendments to the Avondale Zoning Ordinance Chapter 28 for Accessory Dwelling Units (ADUs) to comply with state law. The amendment is due to the passing of HB2720 by Arizona Legislature which standardized the regulation on ADUs throughout the state, specifically requiring communities with more than 75,000 residents to allow the construction of ADUs on any lot that permits a single-family home. Specific updates made within Chapter 28 were noted and reviewed, including parking.

For reference an ADU is a self-contained residential living unit that is on the same lot or parcel as a single-family dwelling of greater square footage than the ADU and provides permanent provisions for living, sleeping, eating, cooking, and sanitation including a separate entrance. The number of ADUs allowed per parcel depends on the circumstances but generally one parcel can have an attached and detached ADU. A larger one acre or more lot can have an additional detached ADU, but it is required to be restricted affordable as defined in the zoning ordinance.

Highlighted conditions for ADUs:

- The maximum square footage is 1,000 or 75% of the gross floor area of the main house, whichever is smaller.
- The minimum side and rear setbacks will be five feet
- The front set back will be the same as the main house
- The height will be the same as the main house or what the zoning district allows, generally 30 feet.

All required public notifications were completed including a digital post on Avondale Connect which generated one comment in support of the amendments.

Chair White opened the public hearing, no public asked to speak therefore the public hearing was closed.

Commissioner McBurney made a motion to recommend approval of Application PL-24-0225, a request for text amendments to the Zoning Ordinance for the reason set for the in the staff report, seconded by Commissioner Stanfield.

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

Commissioner Shaun Grimm
Alternate Ryan Benson

N/A
N/A

Upon vote, the motion passed 4 to 0

**b. ZONING ORDINANCE TEXT AMENDMENTS – CHAPTER 28, ARTICLE 1
(ADMINISTRATION AND PROCEDURES) - APPLICATION PL-24-0227**

Christina LaVelle, Senior Planner, provided an overview of Application PL-24-0227 a city-initiated text amendment to the Zoning Code for specified timeframes for the review of new residential rezone requests to comply with state law. The amendment is due to the passing of SB1162 by Arizona Legislature which specifies the timeframes for the city to bring residential rezone requests to the City Council for action. The new requirements must be adopted by January 1, 2025

The text amendment adds a timeframe of 30 days for the city to determine a residential rezone application complete and a 180-day timeframe to bring the application to the City Council for action. State law does provide for some exceptions and for the applicant to seek extensions.

All required public notifications were completed including a digital post on Avondale Connect which generated one comment that asked for future multi-family residential applications to be denied.

Chair White opened the public hearing, no public asked to speak therefore the public hearing was closed.

Commissioner McBurney made a motion to recommend approval of Application PL-24-0227, a request for text amendments to the Zoning Ordinance for the reason set forth in the staff report, seconded by Commissioner Jewell.

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

Upon vote, the motion passed 4 to 0

5. COMMISSION ANNOUNCEMENTS

Commissioner Standfield announced her Pastoral Installation service is on October 26, 2024 if anyone is available to attend, and flyers are available as well.

6. PLANNING DIVISION REPORT

Mrs. Lorbeer noted on October 7, 2024, the City Council proclaimed October as National Community Planning month and we are proud to share that recognition with the residents, Planning Commission, and Planning Staff who work hard to build a great community in Avondale.

7. CALENDAR

The next Planning Commission meeting is scheduled for November 20, 2024.

8. ADJOURNMENT

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

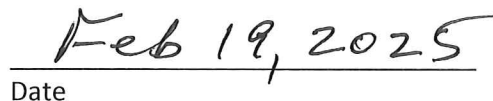
Commissioner McBurney made a motion to adjourn, seconded by Commissioner Stanfield.

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

Upon vote, the motion passed 4 to 0

The meeting adjourned at 6:16 p.m.


Chair, Larry White


Date