



Planning Commission
Notice & Agenda
Wednesday, May 21, 2025

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 the March 19, 2025 Planning Commission Meeting Minutes

4. BOND ELECTION INFORMATION

City Staff will present information regarding the 2025 Bond Election. This item is for discussion only

5. PUBLIC HEARING ITEMS

a. AVONDALE 10 REZONING - APPLICATION PL-24-0221

Planning Commission will consider a request by Jessica Sarkissian of Upfront Planning and Entitlements LLC, on behalf of the property owner Sunstone Partners, to rezone an approximately 8.73 net-acre property from Urban Residential (R1-6) to Planned Area Development (PAD). The proposed Avondale 10 PAD will allow for a 37-lot single-family residential development with a density of approximately 4.0 dwelling units per acre. The site is located approximately 1,284 feet south of the southwest corner of Lower Buckeye and El Mirage roads. The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Michelle Simerdla, Senior Planner/Joshua Orton, Lead Senior Planner

6. COMMISSION ANNOUNCEMENTS

7. PLANNING DIVISION REPORT

8. CALENDAR

June 18, 2025

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