

**Wednesday, March 19, 2025
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 6:01 p.m.

2. ROLL CALL

The following members and representatives were present.

COMMISSIONERS PRESENT IN PERSON

Chair Larry White
Vice Chair Alex McBurney
Commissioner Shaun Grimm
Commissioner Mary Guzman
Alternate Olivia Pineda

COMMISSIONERS EXCUSED ABSENT

Commissioner Alan Agundez Castillo
Commissioner Ryan Benson
Commissioner Julia Jewell

CITY STAFF PRESENT

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

3. APPROVAL OF MINUTES

Chair White called for a motion to approve the minutes.

Vice Chair McBurney made a motion to approve the Planning Commission Meeting Minutes for February 19, 2025, seconded by Commissioner Pineda.

Chair Larry White	Aye
Vice Chair McBurney	Aye
Commissioner Julia Jewell	N/A
Commissioner Alan Agundez-Castillo	N/A
Commissioner Shaun Grimm	Aye
Commissioner Ryan Benson	N/A
Commissioner Mary Guzman	Aye
Alternate Olivia Pineda	Aye

Upon vote, the motion passed 5 to 0

4. PUBLIC HEARING ITEMS

a. **SJ ACQUISITIONS INDUSTRIAL DEVELOPMENT REZONING - APPLICATION PL-24-0201**

Christina LaValle, Senior Planner, provided an overview of rezone request for SJ Acquisitions Industrial Development, Application PL-24-0201. The property was annexed into the City in 1960, and is in the historic Avondale infill area, west of the northwest corner of 4th Street and Lower Buckeye Road. The property is vacant with abandoned outbuilding and limited site improvements and is currently zoned General Industrial (A-1), limited to mini-storage warehouse with ancillary recreational vehicle (RV) storage. The General Plan designation is Industrial.

The request is to modify the existing zoning to General Industrial with revised conditions to allow for light industrial development. A site plan design will be required to evaluate the site and buildings. In accordance with the City's Industrial Design Guidelines for Employment Districts, when adjacent to residential zoning district, 75-foot building setbacks, 35-foot landscape buffer setbacks, and 8-foot solid block walls are required. Additionally, the building must have the look and feel of an upscale office building with a mix of materials and building articulations.

Staff analysis finds the rezone with revised conditions supports the goals of the General Plan by allowing a wider range of employment uses and diversified employment opportunities. In addition, the rezone supports the Specific Area Plan encouraging revitalization, investment and development of underutilized infill sites.

A neighborhood meeting was held on February 11, 2025, at the Aqua Fria High School with two attendees aside from the applicant's team and City staff. Primary discussion related to future road improvements on Lower Buckeye Road. One phone call was received in opposition due to a concern that future development would block the view of the mountains.

In response to the Commissioner's questions, Ms. LaValle provided examples of light industrial, such as a window shop that would fabricate the windows from finished products or parts and not from raw materials. The seventy-five (75) foot building setbacks from residential limit whether the applicant could build in the rear of the property. All storage of materials in the rear of the property would be fully screened from public view.

Wendy Riddel, Esq., appeared on behalf of the applicant to answer any questions.

Chair White opened the public hearing.

A comment card was received from Mavu Jaricha, noting support for the project.

There being no further public comments, Chair White closed the public hearing.

Vice Chair McBurney moved to approve Application PL-24-0204, SJ acquisitions industrial development application, a request to rezone approximately six and a half (6.59) gross acres located west of the northwest corner of 4th Street and Lower Buckeye Road. The rezoning would modify the existing General Industrial (A-1) zoning, that limits the use to a mini-storage warehouse with ancillary recreational vehicle (RV) storage to A-1 zoning with revised conditions to allow for a light industrial development, subject to the conditions listed in the staff report. Second, by Commissioner Pineda.

Chair Larry White	Aye
Vice Chair McBurney	Aye
Commissioner Julia Jewell	N/A
Commissioner Alan Agundez-Castillo	N/A
Commissioner Shaun Grimm	Aye
Commissioner Ryan Benson	N/A
Commissioner Mary Guzman	Aye

Alternate Olivia Pineda

Aye

Upon vote, the motion passed 5 to 0

5. COMMISSION ANNOUNCEMENTS

None presented.

6. PLANNING DIVISION REPORT

Ms. Lorbeer noted no additional items to report, but did advise Development Services received 24 new applications keeping with the trend of 20-30 applications per month.

7. CALENDAR

The next Planning Commission meeting is scheduled for April 16, 2025.

8. ADJOURNMENT

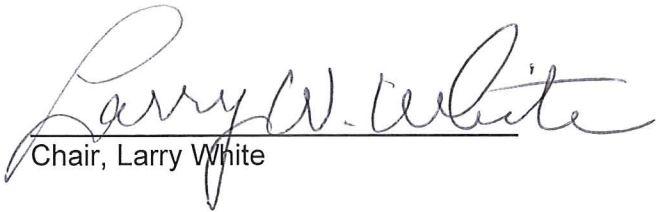
There was no further business; Chair White called for a motion to adjourn.

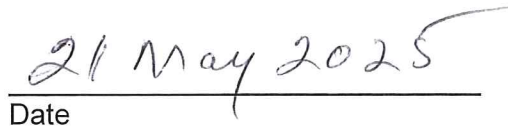
Vice Chair McBurney made a motion to adjourn, seconded by Commissioner Grimm.

Chair Larry White	Aye
Vice Chair McBurney	Aye
Commissioner Julia Jewell	N/A
Commissioner Alan Agundez-Castillo	N/A
Commissioner Shaun Grimm	Aye
Commissioner Ryan Benson	N/A
Commissioner Mary Guzman	Aye
Alternate Olivia Pineda	Aye

Upon vote, the motion passed 5 to 0

The meeting adjourned at 6:17 p.m.


Chair, Larry White


Date