



Planning Commission  
Notice & Agenda  
Wednesday, June 18, 2025

CITY COUNCIL CHAMBERS | 11465 WEST CIVIC CENTER DRIVE | AVONDALE, AZ 85323

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**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 May 21, 2025 Planning Commission Meeting Minutes

**4. PUBLIC HEARING ITEMS**

**a. CIRCLE K – CONDITIONAL USE PERMIT – APPLICATION PL-24-0058**

Planning Commission will hold a public hearing and consider a request by Lisa Gage of Ray Law Firm for approval of a Conditional Use Permit (CUP) to allow a gas station with a convenience store on an approximately 1.7 net acre subject property. The property is located at the southwest corner of 107th Avenue and Broadway Road and is zoned Verde Trails Planned Area Development (PAD). Commission will take appropriate action.

Staff Contact: Monika Smriti, Senior Planner

**b. HERMOSA RANCH TECHNOLOGY CAMPUS NORTH - MAJOR PLANNED AREA DEVELOPMENT AMENDMENT PL-25-0054**

Planning Commission will hold a public hearing and consider a request by Carolyn Oberholtzer with Bergin, Frakes, Smalley and Oberholtzer PLLC to amend the Hermosa Ranch Technology Campus North - Planned Area Development comprising approximately 239 gross acres and located at the southwest corner of Avondale Boulevard and Lower Buckeye Road. The amendment will adjust the height restriction on the data center portion of the property and modify the PAD stipulations that address infrastructure phasing for the PAD. The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Joshua T Orton, AICP, Lead Senior Planner

**5. COMMISSION ANNOUNCEMENTS**

**6. PLANNING DIVISION REPORT**

**7. CALENDAR**  
July 16, 2025

**8. ADJOURNMENT**

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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.