



Planning Commission
Notice & Agenda
Wednesday, March 18, 2026

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 December 17, 2025 Planning Commission Meeting Minutes

4. PUBLIC HEARING ITEMS

a. ROSILIAN VILLAS MAJOR PLANNED AREA DEVELOPMENT AMENDMENT - APPLICATION PL-25-0250

Planning Commission will hold a public hearing to consider a request by Michelle Santoro of Gammage & Burnham for a major Planned Area Development (PAD) amendment for Rosilian Villas, an approximately 24.89-net-acre site located south of the southwest corner of Dysart Road and Van Buren Street. If approved, the request will amend the PAD, formerly known as Avondale Townhomes on Dysart, to Rosilian Villas PAD with underlying zoning of R-3 Multi-Family Residential to facilitate the development of a 291-unit duplex project. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Cole Hunger, Senior Planner

b. CERRO VISTA GENERAL PLAN AMENDMENT - PL-25-0217

Planning Commission will hold a public hearing to consider a request by Carolyn Oberholtzer of Bergin, Frakes, Smalley and Oberholtzer for a minor General Plan amendment request for Cerro Vista, an approximately 10.1 net-acre site located at 12104 West Van Buren Street. If approved, the proposed minor General Plan amendment will change the subject property's General Plan 2030 Land Use Map Designation from High Density Residential to Medium/High Density Residential. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Cole Hunger

c. CERRO VISTA PLANNED AREA DEVELOPMENT REZONE - APPLICATION PL-25-0218

Planning Commission will hold a public hearing to consider a request by Carolyn Oberholtzer of

Bergin, Frakes, Smalley and Oberholtzer to rezone an approximately 10.1 net-acre site located at 12104 West Van Buren Street. If approved, the proposal would change the zoning from R-4 Multi-Family Residential to Cerro Vista Planned Area Development (PAD) with underlying R-3 Multi-Family Residential to facilitate the development of a 99-unit single-story, condo-platted residential project with detached single-family homes. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Cole Hunger, Senior Planner

d. ZONING ORDINANCE TEXT AMENDMENTS – CHAPTER 28, ARTICLE 1 (ADMINISTRATION AND PROCEDURES); ARTICLE 5 (SPECIAL DISTRICTS; OVERLAYS) - APPLICATION PL-26-0048

Planning Commission will hold a public hearing and consider a city-initiated request for text amendments to the Zoning Ordinance. The amendments will allow for continued refinement of the Zoning Ordinance to reflect changes in State law related to administrative approvals, provide for cross-references, allow for clerical corrections, and address the overall accuracy and usability of the Zoning Ordinance. 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

April 15, 2026

8. 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 623-333-1000 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 623-333-1000 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.