

### Planning Commission

3/18/2026

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Meeting Date

4/15/2026

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Date Minutes Were Approved

*Alex McBurney*

Alex McBurney (Apr 16, 2026 10:22:54 PDT)

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Chair

### CERTIFICATION AND ATTESTATION

I hereby certify that the accompanying document is a true and correct copy of the minutes of the aforementioned meeting. I further certify that the meeting was duly called and held, and that the quorum was present.

*Arrianna Ramirez*

Arrianna Ramirez (Apr 16, 2026 07:47:00 PDT)

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Staff Liaison





**PLANNING COMMISSION  
REGULAR MEETING MINUTES**

**Wednesday, March 18, 2026  
6:00 pm**

A **Regular Meeting** of the Planning Commission of the City of Avondale, Arizona was convened at 11465 West Civic Center Drive, Avondale, AZ 85323 in open and public session at 6:00 p.m.

**1. WELCOME AND CALL TO ORDER**

Chair McBurney called the meeting to order at 6:00 p.m.

**2. ROLL CALL**

The following members and representatives were present.

**COMMISSIONERS PRESENT IN PERSON**

Chair Alex McBurney  
Vice Chair Shaun Grimm  
Commissioner Mary Guzman  
Commissioner Crystal Lopez-Davey  
Commissioner Kristopher Ortega

**COMMISSIONERS EXCUSED / ABSENT**

Commissioner Julia Jewell - excused  
Commissioner Olivia Pineda - unexcused

**CITY STAFF PRESENT**

Jodie Novak, Development Services Director  
Catherine Lorbeer, Deputy Director of Planning  
Josh Orton, Lead Senior Planner  
Cole Hunger, Senior Planner  
Arrianna Ramirez, Administrative Specialist  
Mary Grace McNear, Attorney II

**3. APPROVAL OF MINUTES**

Chair McBurney called for a motion to approve the minutes.

Vice Chair Grimm made a motion to approve the Planning Commission Meeting Minutes for December 17, 2025, seconded by Commissioner Lopez-Davey.

Chair Alex McBurney	Aye
Vice Chair Shaun Grimm	Aye
Commissioner Julia Jewell	N/A
Commissioner Mary Guzman	Aye
Commissioner Olivia Pineda	N/A
Commissioner Crystal Lopez-Davey	Aye
Commissioner Kristopher Ortega	Abstain (a vote in the affirmative)

Upon vote, the motion passed 5 to 0

#### **4. PUBLIC HEARING ITEMS**

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

Senior Planner Cole Hunger presented a request submitted by Michelle Santoro of Gammage & Burnham for a major Planned Area Development (PAD) amendment for the Rosilian Villas project. The 24.89± net-acre site, located at the southwest corner of Dysart Road and Van Buren Street and annexed in 1960, is proposed to be amended from the Avondale Townhomes on Dysart PAD to the Rosilian Villas PAD with underlying R-3 Multi-Family Residential zoning. The amendment would facilitate development of a 291-unit duplex community.

Mr. Hunger reviewed surrounding land uses, which include multi-tenant auto sales, the Avondale Shopping Center, Madison Heights multi-family development, commercial uses, the Agua Fria Storage Center, Estrella Villa Mobile Home Park, and the Estrella Health and Rehabilitation Center. Surrounding zoning consists of C-2 Community Commercial, R-3 Multi-Family Residential, R1-6 Single-Family Residential, and C-1 Neighborhood Commercial. The underlying C-1 zoning in the PAD will remain unchanged.

The proposed General Plan Land Use designation is Medium-High Density Residential, allowing 4–12 dwelling units per acre. Requested deviations include replacing the single-family townhome land use with multi-family residential duplex use; attached residential units, and substituting the required 25 percent minimum garages with a combination of covered and uncovered parking spaces.

Mr. Hunger described the proposed 3- and 4-bedroom units and site amenities, including a community hub, community common area, and walking paths. The primary access is from Dysart Road, with secondary access from 4th Street leading to shared covered and uncovered parking areas.

Staff finds the request consistent with the Avondale Zoning Ordinance, the General Plan 2030 land use and housing goals, and the City's objectives for providing a variety of housing types, including workforce housing. The proposal meets PAD and subdivision requirements, applicable design standards, and infrastructure needs, with all necessary public improvements either existing or to be constructed by the developer.

A neighborhood meeting was held on January 20, 2026, with two attendees. Discussion included income restrictions, estimated rents, amenities, open space, and accessibility. One comment submitted through Avondale Connect expressed concern about the lack of homeownership opportunities and the desire for a new grocery store in Avondale.

Commissioners were given an opportunity to ask questions of Staff. Vice Chair Grimm asked about the timeline for the applicant's required contribution toward the traffic signal at 4th Street and Van Buren Street. Mr. Hunger stated the applicant is coordinating with Traffic Engineering. Ms. Lorbeer added that the condition requires the contribution prior to issuance of the first Certificate of Occupancy.

Commissioner Ortega asked whether the project targets a specific renter group. Mr. Hunger stated the units are intended for workforce housing and are income-restricted, with a cap on total household income; however, tenants whose income later exceeds the cap may remain. When asked about the targeted Area Median Income (AMI), Ms. Lorbeer stated the project is set at 60 percent AMI, though AMI is not regulated through PAD zoning. Mr. Hunger also confirmed the parking ratio of one covered and one uncovered space per unit, in lieu of the 25 percent garage requirement.

Stephen Anderson of Gammage & Burnham, representing Dominion, appeared with Jacob Berger, Development Associate. Mr. Anderson explained that the project will utilize Low-Income Housing Tax Credits (LIHTC), which require tenants to income-qualify at 60 percent AMI. Once qualified and leased, tenants may remain even if their income increases. Dominion is contractually obligated through the Arizona Department of Housing to provide and maintain affordable housing for 30 years, and builds long-term, durable communities.

Mr. Berger confirmed that the land use restriction agreement begins at property closing and the start of construction. The property will be deed-restricted for 30 years at 60 percent AMI for as long as Dominion owns the site.

Chair McBurney opened the public hearing. There being no public comments, Chair McBurney closed the public hearing.

Vice Chair Grimm made a motion to recommend approval of application PL-25-0250, a request for a major PAD amendment for Rosilian villas to facilitate development of a 291-unit duplex project, subject to the seven (7) conditions of approval as set forth in the staff report, seconded by Commissioner Lopez-Davey.

Chair Alex McBurney	Aye
Vice Chair Shaun Grimm	Aye
Commissioner Julia Jewell	N/A
Commissioner Mary Guzman	Aye
Commissioner Olivia Pineda	N/A
Commissioner Crystal Lopez-Davey	Aye
Commissioner Kristopher Ortega	Aye

Upon vote, the motion passed 5 to 0

- b. CERRO VISTA GENERAL PLAN AMENDMENT APPLICATION – PL-25-0217**
- c. CERRO VISTA PLANNED AREA DEVELOPMENT REZONE – APPLICATION PL-25-0218**

Senior Planner Cole Hunger presented a request for a minor General Plan amendment and rezone for Cerro Vista, an approximately 10.1-acre site located at 12104 West Van Buren Street, annexed in May 1978. The request includes a minor General Plan amendment to change the General Plan 2030 Land Use Map designation from High Density Residential to Medium/High Density Residential. A rezone is proposed from R-4 Multi-Family Residential to Cerro Vista Planned Area Development (PAD) with underlying R-3 Multi-Family Residential zoning to allow development of a 99-unit, single-story, condo-platted residential community with detached single-family homes.

Mr. Hunger reviewed surrounding properties, which include Fairway Commerce Center, Coldwater Springs Apartments, Highland Preparatory Academy, River Crossing Self-Storage, and existing single-family neighborhoods. Surrounding land use designations include business park, education, high density residential, and medium/high density residential.

He noted the minor General Plan amendment would reduce allowable density from 12–30 dwelling units per acre to 4–12 dwelling units per acre. The property was previously rezoned in 2021 for a 249-unit apartment project that was never developed.

Proposed deviations from R-3 standards include reduced front and rear yard setbacks, reduced maximum units to lower overall density, reduced landscape setback along Corporate Drive, reduced minimum common usable open space, substitution of the required clubhouse and pool with a central community hub, and substitution of the 25% garage requirement with a combination of covered and uncovered parking.

Mr. Hunger reviewed the site plan for the 99 single-story units, noting four floor plans and three elevation schemes to avoid repetitive home designs. Amenities include a central community hub and internal open space. Primary access is from Van Buren Street, with secondary access from Corporate Drive.

Staff found the minor General Plan amendment met all required findings, supporting a variety of housing types, infill development opportunities, compatibility with surrounding uses, adequate infrastructure capacity, reduced traffic volumes due to lower density. Staff also found the rezone met all five PAD findings, aligning with General Plan 2030 housing goals and providing unique ownership opportunities that support housing diversity and workforce housing. The project will meet R-3 standards except where deviations are approved.

A neighborhood meeting was held on February 11, 2026, with one attendee. Discussion focused on ownership, pricing, unit size, landscape maintenance, and the potential for a condo owners association. No public comments have been received.

Commissioners were given an opportunity to ask questions of Staff. Vice Chair Grimm asked for clarification on whether the project is single-family or multi-family. Mr. Hunger explained the unit type is single-family, but the site layout functions like a multi-family development with shared drives and amenities.

Vice Chair Grimm also asked about the Central Community Hub. Mr. Hunger stated it functions like a clubhouse but without a physical building.

Commissioner Ortega asked whether the condos would be for sale or rent. Mr. Hunger stated the applicant intends to sell the units, though the City cannot regulate tenure.

Commissioner Ortega asked whether an HOA would be created. Mr. Hunger confirmed the applicant intends to establish an HOA or Condo Owners Association

Chair McBurney expressed concern about the secondary access on Corporate Drive due to congestion and asked about a future traffic signal at Corporate Drive and Fairway Drive. Mr. Hunger stated a signal is planned, though no installation date has been set. Traffic Engineering did not identify concerns with this project, particularly given the reduced density.

Carolyn Oberholtzer, representing Lennar Homes Dream Series, stated the project will provide an affordable ownership product anticipated to reach the market in approximately 18 months. A PAD stipulation requires a Condo Plat prior to building permits. Units will include a front yard and a 300-square-foot backyard, with the association maintaining all areas beyond the front porch.

Commissioner Ortega asked about traffic impacts near the high school. Ms. Oberholtzer explained that a full traffic impact analysis was completed as part of the rezoning. While no improvements were required, the applicant will add a left-turn lane and deceleration lane on Corporate Drive. Additional traffic improvements are expected once Corporate Drive connects to Avondale Boulevard.

Chair McBurney opened the public hearing. There being no public comments, Chair McBurney closed the public hearing.

Commissioner Guzman made a motion to recommend approval of application PL-25-0217, a request for minor General Plan amendment to change the land use designation from high density residential to medium high density residential, for the reasons set forth in the staff report, seconded by commissioner Lopez-Davey.

Vice Chair Shaun Grimm	Aye
Commissioner Julia Jewell	N/A
Commissioner Mary Guzman	Aye
Commissioner Olivia Pineda	N/A
Commissioner Crystal Lopez-Davey	Aye
Commissioner Kristopher Ortega	Aye

Upon vote, the motion passed 5 to 0

Commissioner Lopez-Davey made a motion to recommend approval of application PL-25-0218, a request for rezone from R-4 multi-family residential to Cerro Vista Planned Area Development with underlying zoning of R-3 multi-family residential to facilitate the development of a 99-unit single-story, condo-platted residential project with detached single-family homes, subject to the seven (7) conditions of approval as set forth in the staff report, seconded by commissioner Guzman.

Chair Alex McBurney	Aye
Vice Chair Shaun Grimm	Aye
Commissioner Julia Jewell	N/A
Commissioner Mary Guzman	Aye
Commissioner Olivia Pineda	N/A
Commissioner Crystal Lopez-Davey	Aye
Commissioner Kristopher Ortega	Aye

Upon vote, the motion passed 5 to 0

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

Joshua Orton, AICP, Lead Senior Planner, presented the City-initiated request for text amendments to the Zoning Ordinance, originally adopted in 1951 and most recently amended in January 2026. The proposed amendments are intended to refine the Ordinance to reflect recent changes in State law related to administrative approvals, improve cross-references, allow clerical corrections, and enhance overall accuracy and usability.

Mr. Orton explained that the update aligns the Avondale Zoning Ordinance with HB 2447, which requires administrative approvals for all site plan and design review applications, including those located within special districts. Under current procedures, these applications require a Planning Commission recommendation and City Council action. The amendments would revise the Ordinance to comply with State law by replacing references to the Planning Commission and City Council with the Zoning Administrator for applicable approvals.

Specific changes include updates to Section 28-6 (site plan and design review applications) and Section 28-91 (development plans within the BLVD District).

All required public notifications were completed, and a notice was posted on Avondale Connect. No comments or questions have been received to date.

Commissioners were given an opportunity to ask questions.

Vice Chair Grimm asked what types of applications the Commission will no longer review. Mr. Orton stated that site plan and design review applications will now be handled administratively. Ms. Lorbeer added that development plans within the BLVD District, which previously came before the Commission, will also transition to administrative review.

Chair McBurney opened the public hearing. There being no public comments, Chair McBurney closed the public hearing.

Vice Chair Grimm made a motion to recommend approval of application PL-26-0048, a request for text amendments to the zoning ordinance for the reasons set forth in the staff report, seconded by commissioner Lopez-Davey.

Chair Alex McBurney	Aye
Vice Chair Shaun Grimm	Aye
Commissioner Julia Jewell	N/A
Commissioner Mary Guzman	Aye
Commissioner Olivia Pineda	N/A
Commissioner Crystal Lopez-Davey	Aye
Commissioner Kristopher Ortega	Aye

Upon vote, the motion passed 5 to 0

## 5. **COMMISSION ANNOUNCEMENTS**

No announcements made.

## 6. **PLANNING DIVISION REPORT**

Ms. Lorbeer advised for the month of February 2026, 26 new planning cases were received for a total of 130 active development applications.

Ms. Lorbeer expressed appreciation to the Commissioners for all they do.

## 7. **CALENDAR**

The next Planning Commission meeting is scheduled for April 15, 2026.

## 8. **ADJOURNMENT**

With no further business before the Commission, Chair McBurney called for a motion to adjourn.

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

Chair Alex McBurney	Aye
Vice Chair Shaun Grimm	Aye
Commissioner Julia Jewell	N/A
Commissioner Mary Guzman	Aye
Commissioner Olivia Pineda	N/A
Commissioner Crystal Lopez-Davey	Aye
Commissioner Kristopher Ortega	Aye

Upon vote, the motion passed 5 to 0

The meeting adjourned at 6:44 p.m.

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Chair, Alex McBurney

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Date