



Planning Commission
Notice & Agenda
Wednesday, August 19, 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 April 15, 2026 Planning Commission Meeting Minutes

4. PUBLIC HEARING ITEMS

a. CITY OF AVONDALE MUNICIPAL OPERATIONS WAREHOUSE - MINOR GENERAL PLAN AMENDMENT – APPLICATION PL-25-0263

Planning Commission will hold a public hearing and consider a request by the City of Avondale for a minor General Plan amendment on approximately 9.03 acres located at the northeast corner of Lower Buckeye Road and 4th Street. If approved, the proposed minor General Plan amendment will change the General Plan 2030 Land Use designation for the property from Industrial to Public/Civic for a proposed municipal operations warehouse. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Joshua Orton, AICP, Principal Planner

b. CITY OF AVONDALE MUNICIPAL OPERATIONS WAREHOUSE – REZONE – APPLICATION PL-25-0264

Planning Commission will hold a public hearing and consider a request by the City of Avondale to rezone approximately 9.03 acres from Urban Residential (R1-6) to Planned Area Development (PAD), located at the northeast corner of Lower Buckeye Road and 4th Street. Approval of the request will facilitate the construction of an approximately 21,000 square foot City operations warehouse and associated outdoor storage. The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Joshua T Orton, AICP, Principal Planner

c. CENTRAL AVENUE REZONE - APPLICATION PL-25-0015

Planning Commission will hold a public hearing to consider a request by Walter Martinez to rezone two properties along Central Avenue, approximately 0.45 net acres in total. The lots are located at 325 North Central Avenue, APN: 500-17-125A and 335 North Central Avenue, APN: 500-18-024A. If approved, the portion of 325 North Central Avenue that is Community Commercial (C-2) would be rezoned to Urban Residential (R1-6), a single-family residential district, to match the rest of the lot and 335 North Central Avenue would be rezoned from Community Commercial (C-2) to Urban Residential (R1-6), a single-family residential district. The proposed change will facilitate the development of a single-family dwelling unit on each lot. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Cole Hunger - Senior Planner

5. COMMISSION ANNOUNCEMENTS

6. PLANNING DIVISION REPORT

7. CALENDAR
September 16, 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.

Wednesday, April 15, 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 White 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 Julia Jewell
Commissioner Mary Guzman
Commissioner Olivia Pineda
Commissioner Kristopher Ortega

COMMISSIONERS EXCUSED / ABSENT

Commissioner Crystal Davey-Lopez - excused

CITY STAFF PRESENT

Catherine Lorbeer, Deputy Director of Planning
Josh Orton, Lead Senior Planner
Mary Grace McNear, Attorney II
Arrianna Ramirez, Administrative Specialist

3. APPROVAL OF MINUTES

Chair McBurney called for a motion to approve the minutes.

Commissioner Jewell made a motion to approve the Planning Commission Meeting Minutes for March 18, 2026, seconded by Commissioner Guzman.

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

Upon vote, the motion passed 6 to 0

4. PUBLIC HEARING ITEMS

a. HABITAT FOR HUMANITY – HISTORIC AVONDALE INFILL OVERLAY REZONE – APPLICATION PL-25-0236

Lead Senior Planner Josh Orton presented a request submitted by Tana Nichols of Habitat for Humanity of Central Arizona, to apply the Historic Avondale Infill Overlay (HAIO) to 0.16 acres located approximately 150 feet west of the northwest corner of East Hill Drive and North 5th Street. The site is currently zoned Multi-Family Residential (R-4). Approval of the request will modify development standards and adopt a HAIO development plan on the subject site, allowing two duplex buildings for a total of four dwelling units.

The purpose of the HAIO is to support development and redevelopment of vacant, underutilized, or abandoned properties within designated revitalization areas. It provides a mechanism to address development standards that may be incompatible with surrounding conditions while still preserving neighborhood character. The overlay allows the use of alternative standards in situations where existing zoning tools are insufficient to meet the development needs of a property.

The property is located just north of the Hill Tract Estates affordable housing project, completed approximately 10–11 years ago. The request to adopt the HAIO and corresponding development plan for the vacant parcel includes an existing Roosevelt Irrigation District easement along the east side of the site. Staff noted that the General Plan land use designation will remain unchanged, and the underlying zoning is R-4 Multifamily.

The proposed plan includes two duplex buildings for a total of four units; each designed as a three-story structure with a two-car garage on the first floor and private fenced yards for each unit. The applicant is requesting several alternative development standards, including a reduction in the front setback from 25 feet to 14 feet from the primary access drive, as well as reduced side, rear, and streetside yard setbacks. Additional modifications include increasing maximum building coverage from 50 to 55 percent and reducing minimum lot dimensions from 50 feet x 100 feet to 31 feet x 45 feet.

The development plan provides a conceptual layout illustrating the placement and appearance of the proposed buildings on the site. The applicant also provided three conceptual building elevations, and all meet the underlying R-4 standards. The final design will comply with the City's design manuals as well as the International Residential Code. These elevations will be subject to administrative approval, applicable design manuals, and building codes.

Staff finds the proposal in conformance with the General Plan and the single and multifamily residential design manuals. With the requested deviations, the project is in conformance with the General Land Use Designation of Old Town and the R-4 Development Standards. It is compatible with land use relationships and achieves the overall intent of the HAIO zoning overlay.

A neighborhood meeting was held on March 3, 2026, at the Avondale Resource Center with attendees from the public. Discussion was related to Habitat for Humanity's affordable housing program, the specific project, and the types of houses to be included. To date no public comments have been received by mail or online.

In response to Commissioner Ortega's questions, Mr. Orton noted the project has proposed heights of 33 to 35 feet, which would make these the tallest buildings in that area. However, surrounding development was for single family homes and these multifamily homes are utilizing the first floor for a two-car garage to provide extra space for the dedicated private yards. Mr. Orton clarified all buildings are required to meet the International Residential Code which includes openings in the areas with reduced setbacks. The reduction in the setback goes to zero; however, the proposal offers more room.

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

Commissioner Jewell made a motion to recommend approval of application PL-25-0236, Habitat for Humanity Rezone, a request to adopt a Historic Avondale Infill Overlay (HAIO) to 0.16 acres of property located approximately 150 feet west of the northwest corner of east Hill Drive and north 5th street, and to approve the proposed HAIO development plan, subject to five (5) 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	Aye
Commissioner Mary Guzman	Aye
Commissioner Olivia Pineda	Aye
Commissioner Crystal Lopez-Davey	N/A
Commissioner Kristopher Ortega	Aye

Upon vote, the motion passed 6 to 0

5. COMMISSION ANNOUNCEMENTS

No announcements made.

6. PLANNING DIVISION REPORT

Ms. Lorbeer advised for the month of March 2026, 31 new planning cases were received for a total of 142 active development applications.

7. CALENDAR

The next Planning Commission meeting is scheduled for May 20, 2026, but may be continued to June.

8. ADJOURNMENT

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

Commissioner Jewell made a motion to adjourn, seconded by Commissioner Pineda.

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

Upon vote, the motion passed 6 to 0

The meeting adjourned at 6:14 p.m.

Chair, Alex McBurney

Date

ITEM NUMBER: 4.a.

SUBJECT: City of Avondale Municipal Operations Warehouse - Minor General Plan Amendment – Application PL-25-0263**MEETING DATE:** 8/19/2026

TO: Planning Commission**FROM:** Joshua Orton, AICP, Principal Planner**THROUGH:** Jodie Novak, Director of Development Services**PURPOSE:**

Planning Commission will hold a public hearing and consider a request by the City of Avondale for a minor General Plan amendment on approximately 9.03 acres located at the northeast corner of Lower Buckeye Road and 4th Street. If approved, the proposed minor General Plan amendment will change the General Plan 2030 Land Use designation for the property from Industrial to Public/Civic for a proposed municipal operations warehouse. The Commission will take appropriate action and forward a recommendation to the City Council.

BACKGROUND:

The approximately 9.03-acre subject property (Exhibits A and B) is located at the northeast corner of Lower Buckeye Road and 4th Street. The site is located across the street from the City's Municipal Operations Service Center as well as the Fire Training Tower and Festival Fields.

The property was annexed into the city limits on October 7, 1958, and is currently zoned Urban Residential (R1-6). The purpose of this zoning district is to provide a variety of single-family detached residential dwelling types at an urban density.

The site is designated Industrial in the General Plan 2030 Land Use Map (Exhibit C). The Industrial land-use category is intended to provide employment opportunities of heavy manufacturing within enclosed or partially enclosed structures. This category is typically characterized by uses that may need special consideration and may include refining, assembly, fabrication of products, demolition, solar, or wholesaling. The areas designated for industrial uses have adequate transportation and activity access with an emphasis on minimal conflict with existing adjacent land uses.

The existing uses and zoning of surrounding properties include:

North: Small lot single family detached subdivision; zoned Manufactured Home Park (MH).

South: Municipal Operations Service Center and City Fire Training Tower; zoned Agriculture (AG).

East: Vacant, property owned by the Maricopa County Flood Control District; zoned Urban Residential (R1-6).

West: Small to medium lot sizes within single family detached subdivision; zoned Urban Residential (R1-6).

SUMMARY OF REQUEST:

The applicant is requesting approval of a minor General Plan amendment (GPA) to the General Plan 2030 Land Use Map to allow for the development of a City of Avondale owned municipal operations warehouse and outdoor storage area (Exhibit D).

The requested minor GPA will change the subject property's General Plan land use designation from Industrial to Public/Civic.

The Public/Civic land-use category provides for a variety of civic, public, and quasi-public facilities for the health, safety, and welfare of the residents. Types of uses found in this category include city government facilities, police and fire stations, community centers, libraries, water and wastewater treatment facilities, well sites, substations, and other public facilities.

PUBLIC PARTICIPATION:

A neighborhood meeting to discuss the proposal with neighboring property owners and other interested parties was held on June 30, 2026. In addition to City Staff and the applicant's team, two (2) citizens attended the in-person neighborhood meeting. Questions and discussion focused on potential impacts from the warehouse use to neighboring single-family including any added traffic. The applicant responded that traffic would be minimal, traffic would be during normal business hours and related solely to City operations, and that landscape buffers would be utilized for screening. An overview of the discussion topics is outlined in the Neighborhood Meeting Summary, attached as Exhibit E.

All required notifications for the Planning Commission and City Council public hearings have been completed. To date, no public comments regarding this project have been received on the City's Avondale Connect digital forum.

ANALYSIS:

The Planning Commission must determine that the proposed amendment meets four (4) findings prior to recommending approval. Staff's analysis of each required finding is presented below:

1. The development pattern contained on the Land Use Plan inadequately provides the appropriate optional sites for the use or change proposed in the amendment.

This amendment will facilitate the limited public uses allowed within the associated Planned Area Development (PAD) rezone. The amendment to Public/Civic land use designation will further facilitate development that brings the proposed municipal use into alignment with the General Plan 2030.

2. The amendment constitutes an overall improvement in the 2030 Plan and is not solely for the good or benefit of a particular landowner or owners.

This minor GPA improves the General Plan by expanding the existing Public/Civic land use in order to provide a needed City operations building for traffic-related services. The reduction in overall intensity compared to an Industrial land use is more compatible with the existing residential land uses adjacent to the site.

3. The amendment will not adversely impact the community as a whole and/or a portion of the community by: (1) significantly altering acceptable land use patterns; (2) requiring large and more expensive public infrastructure improvements including, but not limited to roads, water, wastewater, and public safety facilities than would otherwise be needed without the proposed change, or (3) adversely impacting the existing land use.

The amendment does not significantly alter acceptable land use patterns, but rather, advances the General Plan's land use goal related to adequate land use transitions and expands the City's capacity to provide needed support services to City operations. This amendment will not require larger and more expensive public infrastructure improvements. Expected trip generation and overall activity from this development is lower than comparable industrial developments.

4. The amendment is consistent with the overall intent of the General Plan 2030 and other adopted plans, codes, and ordinances.

The proposed amendment furthers several goals of the General Plan 2030, including but not limited to: Land Use Element Goal #3, Policy D: "Ensure adequate transitions and/or buffers are provided when adjacent land uses vary in character and intensity."

Public Buildings, Services, and Facilities Element Goal #1, Policy C: "Implement strategies to upgrade public safety services and facilities and to improve service deficiencies in existing areas."

DISCUSSION:

Staff recommends approval of the request for the following reasons:

- The proposed minor General Plan amendment meets the required findings for a minor General Plan amendment per the Avondale General Plan 2030.
- The amendment supports orderly growth and development by promoting efficient land use patterns and infrastructure investment.
- The amendment furthers the City's Public Facilities goals by creating opportunities to expand needed support services.
- Adequate public infrastructure to support the proposed development either presently exists or will be constructed by the developer.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-25-0263 City of Avondale Operations Warehouse, a request for a minor amendment to the General Plan 2030 Land Use Map, changing the land use designation from Industrial to Public/Civic.



Aerial Map



Subject Property



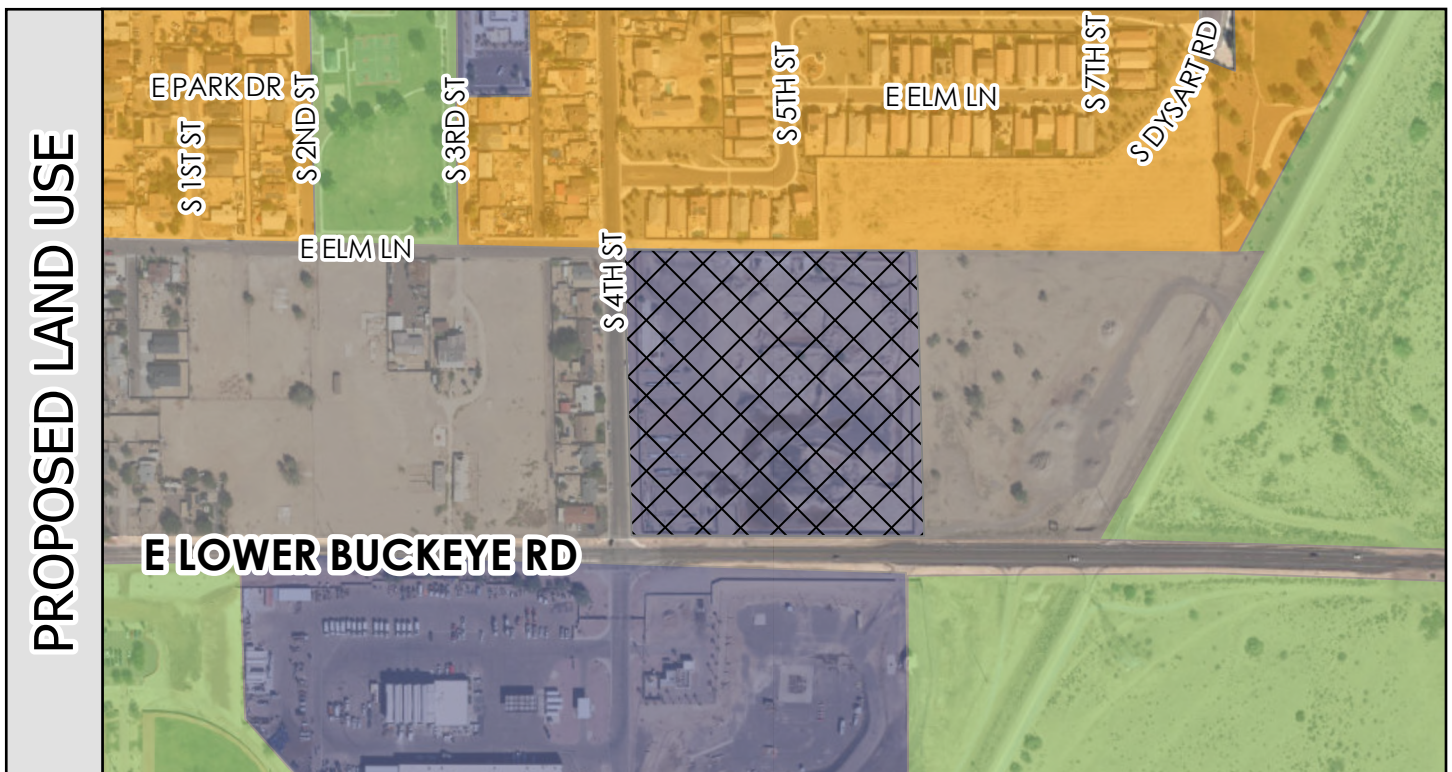
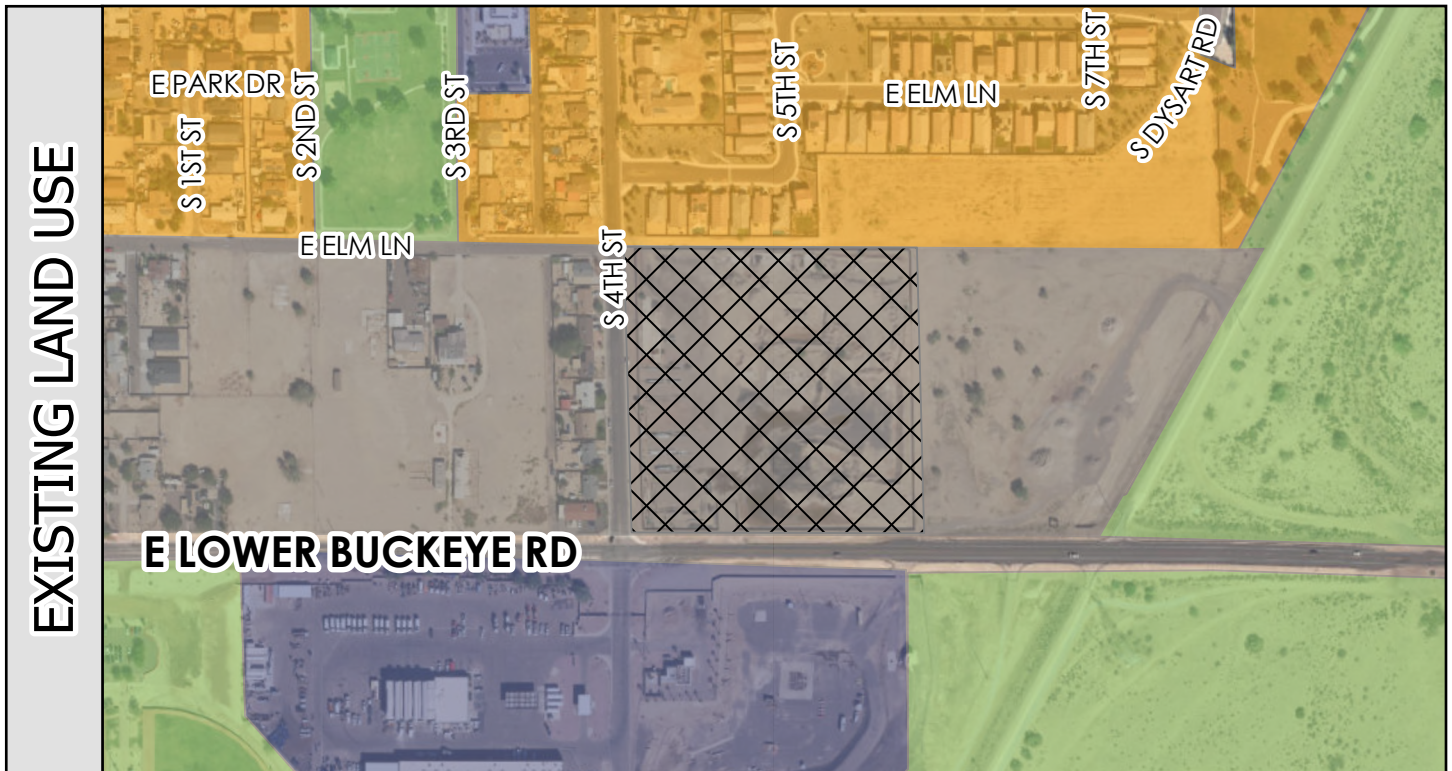


Zoning Vicinity



Subject Property





General Plan Land Use



-  Industrial
-  Medium Density Residential
-  Open Space and Parks
-  Public/Civic



Subject Property



Exhibit D

Avondale Municipal Warehouse

General Plan Amendment Narrative

1211 South 4th Street, Avondale, Arizona 85323

September 15, 2025

A. Basic Overview of the Proposal

The City of Avondale is proposing a 20,500 +/- SF municipal warehouse on an approximately 9-acre site at the northeast corner of Lower Buckeye Road and 4th Street. The building will support operational and storage needs for multiple City departments, with Traffic Engineering as the primary user. Other departments include Facilities Management, Parks and Recreation, Neighborhood and Family Services, and the Police Department. The facility is expected to be limited to City employee use, and site access will occasionally be required for contractors and deliveries. As a result, we propose changing the General Plan 2030 (GP2030) land use designation from Industrial to Public/Civic.

The building will be a pre-engineered metal building (PEMB) with a CMU wainscot. The layout supports future expansion and separates the secure yard from public-facing areas. This submittal represents the current concept based on completed programming and feedback from user groups.

The secured yard will include laydown space for Traffic Engineering materials, such as light poles, traffic signals, and signal cabinets. Light poles and signal poles are expected to be stored in custom racks. The remaining materials are expected to be stored in pallet racking or designated paved areas. The secured yard will also include a contractor pick-up area, where materials for a specific job are bundled in a designated area.

B. Extent to which the proposal contributes to achieving the (i) job-to-population ratio, (ii) square foot per capita ratio, and (iii) multi-family housing ratio identified within the GP2030

- The City's targeted job-to-population ratio is 0.50 jobs for every resident. The current job-to-population ratio of 0.28 indicates that there is a strong untapped workforce available within Avondale. The proposed municipal warehouse is expected to have a neutral-to-modestly positive effect on the jobs-to-population ratio, a positive effect on the square-foot-per-capita ratio, and no direct effect on the multi-family housing ratio within GP2030. Specifically, the project primarily relocates and right-sizes existing City operations.
- The project brings the Traffic Engineering Department, with up to 15 employees on site and ancillary functions from Facilities Management, Parks & Recreation, Neighborhood & Family Services, and the Police Department into a purpose-built

- facility. As such, it retains existing municipal jobs locally and improves operational efficiency rather than adding new resident population, thereby maintaining or slightly improving the jobs-to-population balance.
- By constructing approximately 20,500 square feet of new municipal shop/warehouse/office space on the 9-acre site, the proposal adds non-residential civic floor area and therefore increases the community's non-residential square feet per capita, advancing that GP2030 metric. Because the project does not include dwelling units and does not convert any property to residential use, it does not alter the city's multi-family housing ratio; its contribution on that measure is neutral.

C. Impact on City services and facilities, including, but not limited to, police & fire

- **Police:** The proposed municipal warehouse is expected to have limited demand and positive operational benefits for City services. The building includes a dedicated Police Department area for a tactical vehicle (with shore power to maintain readiness) and secure, high-value impounded vehicle storage for six vehicles; no police staff are housed on site. Because the facility is not open to the public and access is limited to City employees (with contractors/deliveries as needed), routine police service calls are anticipated to be low, while the on-site, enclosed evidence/vehicle storage improves chain-of-custody protection and reduces exposure to weather, supporting existing police operations.
- **Fire:** There are four existing fire hydrants near the project site on the public roadways, but due to the storage nature of the site, additional hydrants may be requested/required around the building to meet proper fire hydrant spacing. The new fire department connection (FDC) will be coordinated with the building design to be within 100 feet of a hydrant. Fire access will be from the surrounding roads adjacent to the site.
- There is an existing 16" water main in Lower Buckeye Road, and a 8" water main in 4th Street. Domestic water services will tap the nearest adjacent main on 4th Street, but the site's fire line may need to tap off Lower Buckeye Road, depending on the specific fire flow requirements to be developed during further design.
- The single-story, pre-engineered metal building (CMU to 10' with metal panels above), ground-mounted HVAC, and minimal roof penetrations simplify fire access and rooftop operations. Flood safety and drainage considerations further reduce service risk: the building is sited outside the Zone AH area, with on-site retention for the 100-year, 2-hour storm (about 59,534 cubic feet draining within 36 hours via approximately five drywells), limiting localized flooding potential that could otherwise affect emergency response.
- **Other City services:** Approximately 15 City employees will work at the facility (not counting ancillary staff/contractors), yielding a modest occupancy and low trip generation typical of municipal operations. Water/sewer connections are available in 4th Street (preferred) and Lower Buckeye Road, with depths likely

sufficient for gravity sewer; APS power is available in both streets, and overhead lines are anticipated to be placed underground as part of the project; telecom (Cox and Lumen) and a 2" gas main exist in 4th Street. Collectively, the constrained public access, centralized loading and storage, enhanced emergency egress, and code-compliant utilities and drainage design minimize incremental service burden while strengthening police and fire operational readiness at this location.

D. Extent to which the goals of this GP2030 are accomplished.

The project supports Land Use Goal 1 by strengthening community health and safety through reliable City operations (Traffic Engineering shops for signals, street lighting, and signs, plus a Traffic Operations Center), Goal 3 by adding a civic/employment use that balances nearby residential areas, and Goal 4 by delivering a durable, energy-efficient public facility CMU to 10' with metal panels above, a standing-seam roof, ground-mounted HVAC, and designed to the City-adopted IECC. This meets long-term social and economic needs, while it indirectly supports Goal 8 by improving system reliability for pedestrians and cyclists via enhanced signal operations. It contributes to the implementation of Economic Vitality Goal 8 and Cost of Development Goal 2 through targeted investment in a right-sized public facility that preserves and enhances the level of service for residents and businesses.

It directly fulfills Community Mobility Goals 3–4 by consolidating Traffic Engineering functions (three specialized shops, shared bulk-storage warehouse, contractor pick-up area, and organized laydown with custom pole racks) to improve safety, efficiency, congestion mitigation, and system integration. The project also advances the Community Facilities Public Buildings Goals 1 and 5 by consolidating operational functions, Traffic Engineering as primary, with Facilities Management, Parks & Recreation, Neighborhood & Family Services, and Police in ancillary roles into a fiscally responsible, low-maintenance building and a secured/screened yard. Limited, incidental industrial activities are purpose-built to support municipal services and exclude public-facing or heavy manufacturing uses. Finally, by siting and programming the facility to enhance operational readiness (including secure high-value vehicle storage for Police), the project aligns with Community Facilities - Safety Goal 2, improving day-to-day resilience and emergency response capability.

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dibblecorp.com

Avondale Warehouse Rezoning and General Plan Amendment

Neighborhood Meeting Summary

Project: Avondale Warehouse Rezoning and General Plan Amendment

Meeting Type: Neighborhood/Public Meeting

Date: June 30, 2026

Time: 6:00 PM

Location: City of Avondale Mountain View Community Center

Meeting Overview

A neighborhood meeting was held to provide information regarding the proposed City of Avondale Warehouse Rezoning and General Plan Amendment project and to receive feedback from nearby residents. Attendees were given an opportunity to ask questions and express concerns regarding the proposed development.

Discussion Summary

The meeting started with The City of Avondale Project Manager providing a brief overview of the project, and its goals (both the rezoning and general plan amendment, as well as the Warehouse project itself even though it is on hold currently).

Adjacent Residential Zoning

A question was raised regarding whether the residential zoning of adjacent properties would change as part of the project. It was clarified that the zoning of neighboring residential properties would remain unchanged.

Project Timeline

Attendees asked about the anticipated timeline for development. The project team indicated that development is expected to occur within approximately 3 to 5 years, subject to approvals and future implementation.

Staffing

A question was asked regarding employment associated with the facility. The project team stated that the site is anticipated to have approximately 10 full-time staff members.

Shade Structure, Building Height, and Views

Residents expressed concern regarding the proposed northern shade structure and its potential impact on mountain views. Discussion included:

- Heavy-duty vehicles stored on-site could be approximately 14 feet in height.
- The property is proposed to be enclosed by an 8-foot perimeter fence.
- A request was made to consider relocating the taller canopy/shade structure to help reduce impacts on views from neighboring properties.

Site Lighting

Questions were raised regarding site security lighting. The project team responded that security lighting would be designed to be as minimal as practicable while still meeting operational and safety requirements.

Land Use Compatibility

The project team noted that the proposed use is considered a compatible neighboring use due to the relatively low-profile nature of government storage operations and limited visual impacts when compared to other industrial developments.

Future Use of the Property

Attendees asked whether the property could be sold in the future for a different use. The project team explained that the approvals being sought are specific to the proposed government storage use. If another user, such as a private warehouse operator (e.g., Amazon), wished to develop the site under a different use, additional entitlement approvals and a new public review process would likely be required.

Future Project Updates

Residents inquired about how they could stay informed as the project moves forward. The City acknowledged the importance of improving communication and recommended:

- Monitoring the City's project website for updates.
- Contacting James Milanese with questions regarding project status and future public hearings.

Key Resident Concerns

- Potential obstruction of mountain views due to the northern canopy/shade structure.
- Height of heavy-duty vehicles and perimeter fencing.
- Extent of security lighting.
- Ongoing communication and notification regarding project progress.

Closing

The meeting concluded after addressing attendees' questions and documenting resident feedback for consideration as the project continues through the entitlement process.

ITEM NUMBER: 4.b.

SUBJECT: City of Avondale Municipal Operations Warehouse – Rezone – Application PL-25-0264

MEETING DATE: 8/19/2026

TO: Planning Commission

FROM: Joshua T Orton, AICP, Principal Planner

THROUGH: Jodie Novak, Director of Development Services

PURPOSE:

Planning Commission will hold a public hearing and consider a request by the City of Avondale to rezone approximately 9.03 acres from Urban Residential (R1-6) to Planned Area Development (PAD), located at the northeast corner of Lower Buckeye Road and 4th Street. Approval of the request will facilitate the construction of an approximately 21,000 square foot City operations warehouse and associated outdoor storage. The Commission will take appropriate action and forward a recommendation to City Council.

BACKGROUND:

The 9.03 acre subject property (Exhibits A and B) is located at the northeast corner of Lower Buckeye Road and 4th Street and is identified as Assessor Parcel Number 500-55-005. The site was annexed into the City of Avondale on October 7, 1958. The site is currently zoned Urban Residential (R1-6) and is being utilized as a temporary storage area for city traffic operations.

The subject property is located near existing municipal operations facilities and public parks, and is designated as Industrial on the General Plan 2030 Land Use Map (Exhibit C). There is a separate application for a minor General Plan amendment (GPA) to redesignate the site from Industrial to Public/Civic. Approval of the minor GPA request is required before the rezoning may be approved, which is scheduled for the same Planning Commission and City Council meetings.

The existing uses and zoning of surrounding properties include:

North: Small lot single family detached subdivision; zoned Manufactured Home Park (MH).

South: Municipal Operations Service Center and City Fire Training Tower; zoned Agriculture (AG).

East: Vacant, property owned by the Maricopa County Flood Control District; zoned Urban Residential (R1-6).

West: Small to medium lot single family detached subdivision; Urban Residential (R1-6).

SUMMARY OF REQUEST:

The applicant is requesting to rezone the approximately 9.03 net acre subject property to facilitate the construction of an approximately 21,000 square foot City operations warehouse and associated outdoor storage as shown in the conceptual development plan (Exhibit D). Development standards subject to modification through this request include, but are not limited to, reduced building and landscape setbacks and reduced land use buffer widths.

The requested Planned Area Development (PAD) rezoning will bring the City-owned property into conformance with the intended uses. The PAD zoning district allows the City to create a zoning classification that accommodates a public use. The PAD district is also utilized to create flexible development standards in order to allow for specific City facilities to be developed and mitigate potential off-site impacts that might occur.

The proposed municipal warehouse building is planned to be positioned and limited in height to reduce impacts to existing scenic views. The PAD's underlying Commerce Park (CP) zoning will still govern the use of the property unless modified by the development plan discussed below.

The following modifications are requested from the CP development standards as part of the PAD rezone:

- Reduce the required fifty (50) foot building setback from a residential zoning district or use to forty-five (45) feet.
- Reduce the thirty-five (35) foot land use buffer from single-family residential to ten (10) feet for the northern property line only.
- Remove parking lot landscaping requirements for the outdoor storage areas within the secured yard.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

The rezoning request proposes municipal uses, so this provision related to residential uses does not apply.

PUBLIC PARTICIPATION:

A Neighborhood Meeting was held on June 30, 2026, to discuss the proposal with neighboring property owners and other interested parties. An overview of the discussion topics is outlined in the Neighborhood Meeting Summary, attached as Exhibit F. There were two (2) citizens in attendance in addition to City staff. Questions and discussion focused on potential impacts from the warehouse use to neighboring single-family including any added traffic. The applicant responded that the traffic would be minimal, traffic would be during normal business hours and related solely to City operations, and that landscape buffers would be utilized for screening.

All required notifications for Planning Commission and City Council public hearings were completed in accordance with notification requirements. As of the writing of this staff report, no public comment on the City's Avondale Connect digital forum has been received.

ANALYSIS:

Article 6, Section 28-113 of the Zoning Ordinance establishes five (5) findings that must be met to grant PAD zoning. Listed below are the five criteria and an analysis of each:

1. The proposed PAD is in conformance with the General Plan and applicable specific plan(s).

The proposed PAD is in conformance with the Public/Civic designation requested in the associated minor General Plan amendment (PL-25-0263). Development of municipal uses is important to efficient and effective service delivery throughout the city. The PAD furthers the goals of the General Plan, notably:

- Land Use Element Goal #3, Policy D: "Ensure adequate transitions and/or buffers are provided when adjacent land uses vary in character and intensity."
- Public Buildings, Services, and Facilities Element Goal #1, Policy C: "Implement strategies to upgrade public safety services and facilities and to improve service deficiencies in existing areas."

2. The proposed PAD meets the PAD requirements of the Zoning Ordinance, Subdivision Regulations, Design Manuals and other applicable regulations and requirements, unless otherwise modified by the PAD Narrative.

The City's Commerce Park (CP) zoning district is the underlying zoning district used as the basis for the PAD's development standards. Modifications to the allowed uses, building setbacks, and landscape standards are minimal and will allow effective use of the property while limiting the intensity of the site.

3. That adequate public infrastructure and services exist to serve the proposed development or all necessary public infrastructure and services to serve the proposed development will be completed in connection with development within the PAD.

The proposed development will produce limited traffic and utility demand. Adequate infrastructure exists or will be constructed as part of this development.

4. The proposed PAD will result in compatible land use relationships within the proposed development and with adjacent properties.

The nature of the municipal operations warehouse includes substantially less business activity than a traditional employment operation. Land use buffers and increased landscaping will be provided throughout the site.

5. The development standards of the proposed PAD are consistent with or exceed the desired character of the development area.

The proposed development standards are consistent with the adjacent municipal operations to the south. The project will construct appropriate land use buffers and screening in relationship to the adjacent single-family subdivision. Traffic will be limited to City staff and municipal operations during normal business hours unless emergency services are needed.

DISCUSSION:

Staff recommends approval of the Rezone request for the following reasons:

- The proposed Planned Area Development (PAD) meets the required five (5) findings per the Avondale Zoning Ordinance.
- The proposed PAD is in conformance with the proposed General Plan Land Use designation of Public/Civic.
- The proposed PAD rezone will result in compatible land use relationships. The proposed development serves the intent of the Avondale Zoning Ordinance to ensure compatibility between a municipal operations facility and the adjacent single-family neighborhoods.
- Adequate public infrastructure to support the proposed development either presently exists or will be constructed by the developer.
- The recommended conditions of approval are reasonable to ensure conformance with the provisions of the Zoning Ordinance and all other applicable City codes, ordinances, and policies.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

Planning Commission will conduct a public hearing and recommend **APPROVAL** of application PL-25-0264 a request to rezone approximately 9.03 acres from Urban Residential (R1-6) to Planned Area Development (PAD), located at the northeast corner of Lower Buckeye Road and 4th Street, subject to the following two (2) conditions of approval:

1. Except as modified by these conditions, development shall be in conformance with the following items:
 - a. Planned Area Development (PAD) Narrative, date stamped June 2, 2026.
 - b. PAD Landscape Plan, date stamped June 2, 2026.
2. All development shall be completed in accordance with the City of Avondale General Engineering Requirements (GER) Manual and the City of Avondale Supplement to MAG Uniform Specifications and Details unless a standard deviation has been approved.



Aerial Map

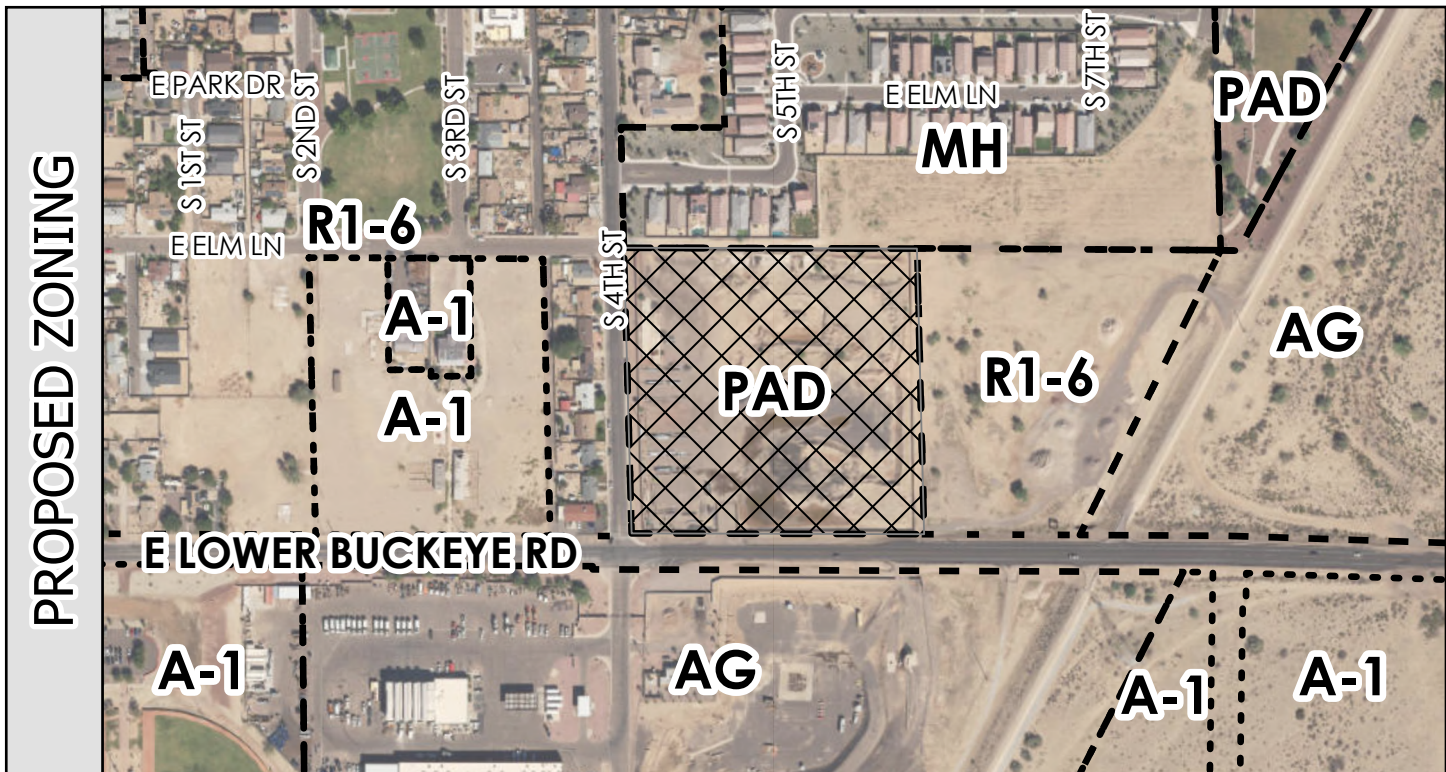
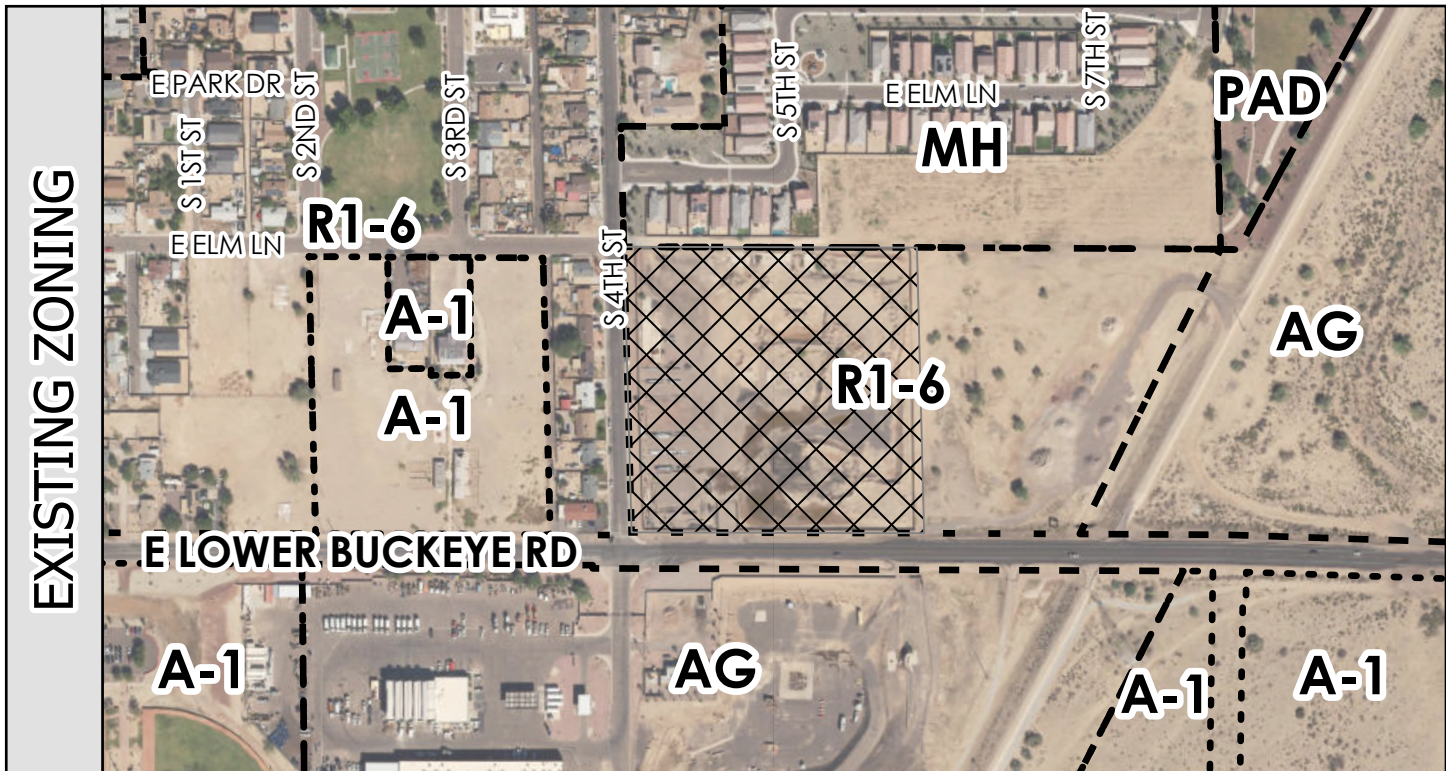


Avondale



Subject Property



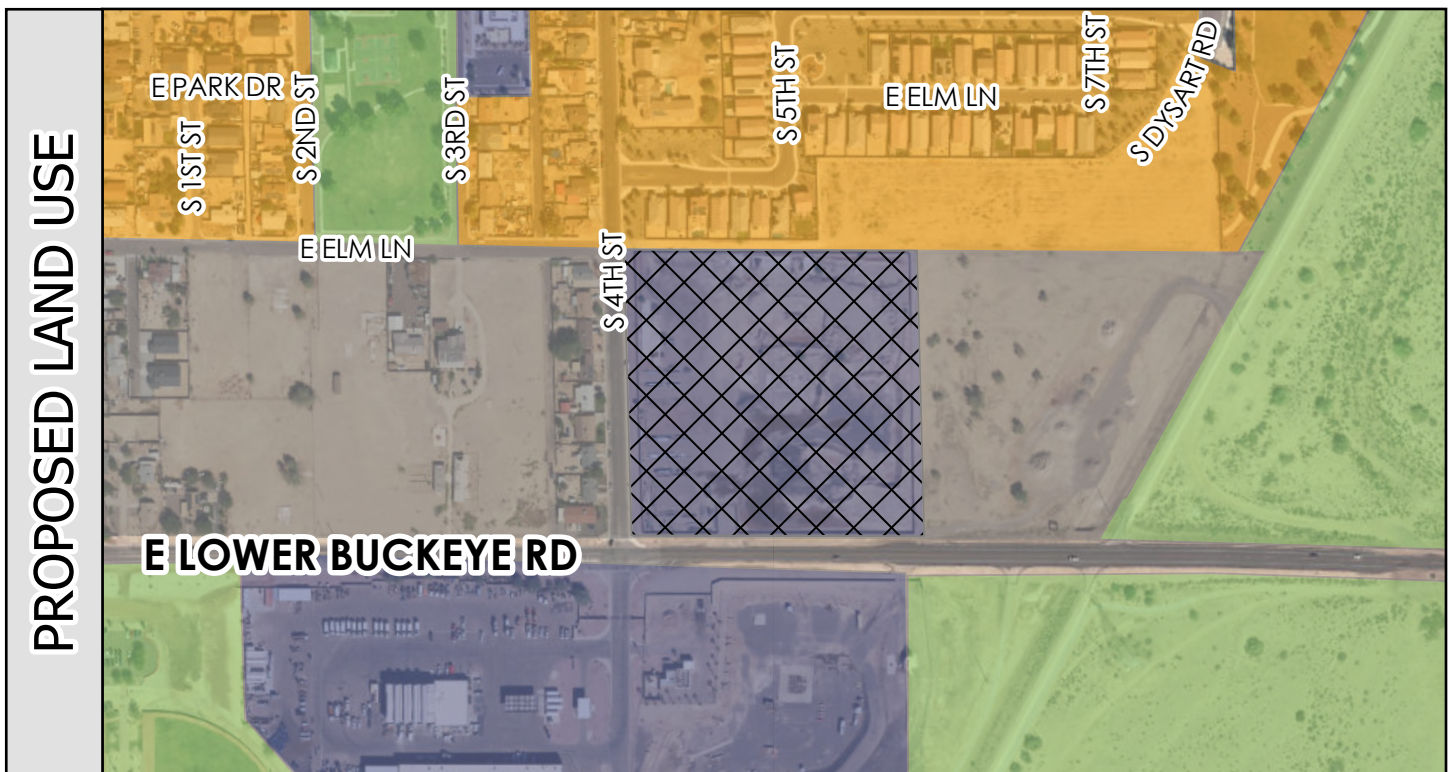
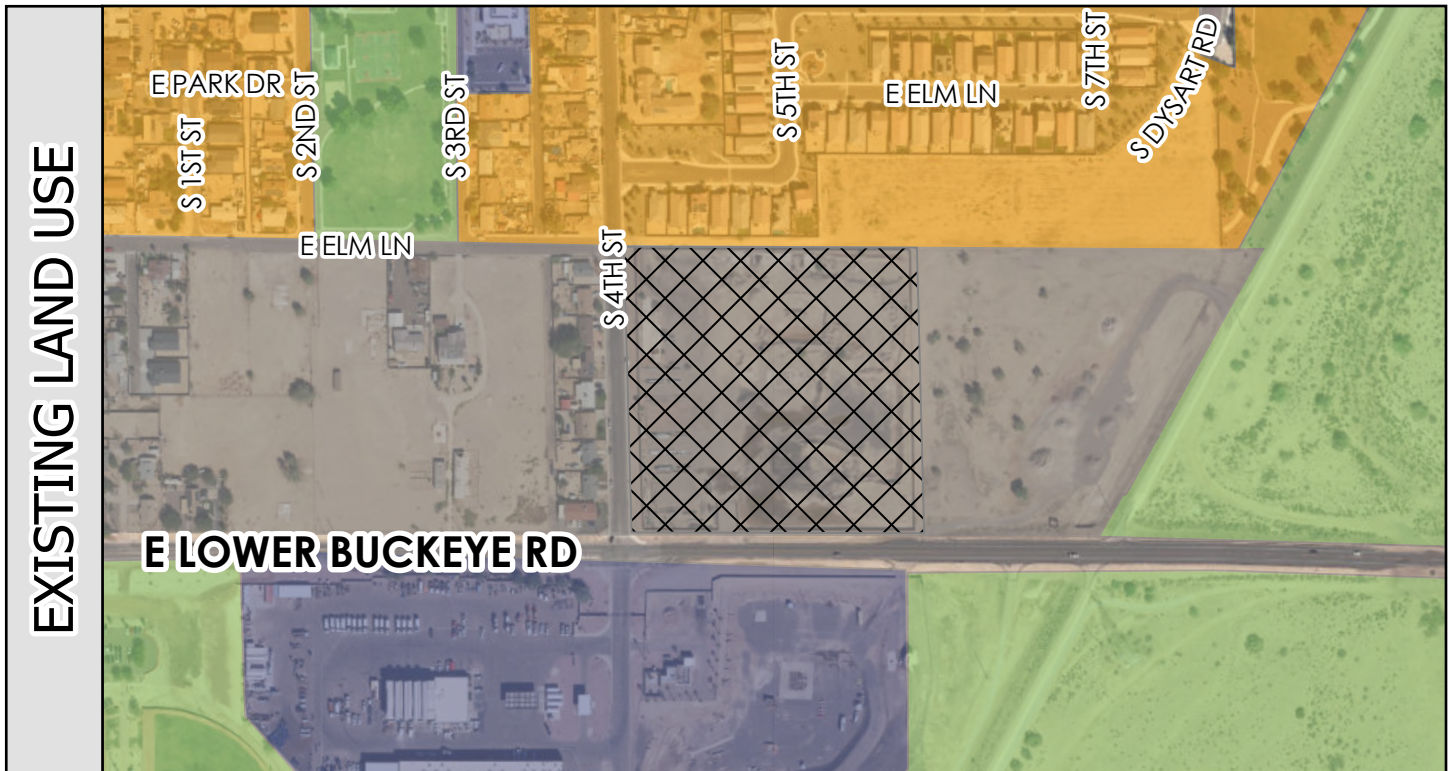


Zoning Vicinity



Subject Property





General Plan Land Use



-  Industrial
-  Medium Density Residential
-  Open Space and Parks
-  Public/Civic



Subject Property



Exhibit D

Avondale Municipal Warehouse

Rezoning Narrative

1211 South 4th Street, Avondale, Arizona 85323

September 15, 2025

A. Type of development and uses proposed by this zoning request.

The applicant requests rezoning from R1-6 to PAD to develop a municipal services facility on a ±9-acre site at the NEC of Lower Buckeye Rd and S 4th St, consisting of a ±20,500 SF, single-story pre-engineered metal building with CMU to 10'-0" and metal panels above and a secured, screened yard.

The primary use is a Traffic Engineering warehouse and shops with direct vehicle entry; ancillary uses include limited government office/support areas, a Facilities Management shop/warehouse, secured storage for Parks & Recreation and Neighborhood & Family Services, and enclosed high-value vehicle evidence storage for Police. Outdoor activities are limited to the organized laydown/storage of light and signal poles (in custom racks), signal cabinets, and palletized materials, plus a designated contractor pick-up area. Loading zones are provided at each shop and at the traffic operations warehouse. Overhead doors are sized per function (typ. 12'W x 14'H; up to 14'W x 16'H) with fast-acting openers; bollards protect all vehicle interfaces. Building systems include sealed concrete floors for light-duty equipment (drains are only located in the Facilities shop), ground-mounted HVAC, and a standing-seam metal roof (minimum 3:12 pitch) with limited penetrations.

As part of this rezoning, we are requesting a reduction to the 50-foot building setback to 45 feet and reduction of the 35-foot landscape buffer to 10 feet at the north property line adjacent to the residential district. Although the parcel to the north is zoned Manufactured Housing, it is developed with site-built residences; and therefore, the exception to the setback does not apply. Historical aerial photography revealed an area of the southern portion of the site that was previously used as a sand and gravel pit. This area was backfilled, but the geotechnical study revealed the fill material is not suitable to support the building. With the building located outside of the former sand and gravel pit, it extends approximately 30 feet into the required setback. The reduction to the landscape buffer is to provide a paved fire lane around the perimeter of the building in the area between the landscape buffer and the building. An 8'-0" tall masonry wall will also be provided to further screen the site from the residential district.

We are also requesting a reduction to the required landscape buffer at the northwest corner of the site. The amount of the required reduction varies from 8 +/- feet to 3 +/- feet. This area is also the combination of the right-of-way landscaping and landscape setback, which have denser plating requirements than the landscape buffer.

Additionally, we would like to request that the vehicle parking areas within the secure yard not be considered parking lots for landscaping requirements. The types of vehicles that will be parked in the yard are generally large vehicles and/or they tow trailers. Therefore, maneuvering clearance will be critical and landscaping within these areas would ideally be limited.

To offset these reductions we have provided landscaped areas in greater quantities than is required per article 12 of the zoning ordinance. Per the included landscaping plan, we have included a total area of 129,696 SF, which equates to 34% of the net site area (377,389 SF). This is 24% more than the 10% that is required by 28-294 (c) (1) (A).

The PAD zoning designation would allow only limited, incidental general industrial activities (light assembly/kitting/equipment preparation) in support of municipal operations; no heavy manufacturing or public-facing services are proposed. We have identified the underlying zoning district as CP – Commerce Park and identified the list of permitted uses in the Table 1 below. The project will meet the City's adopted IECC and is planned for future expansion consistent with the same municipal services character. Access is restricted to City staff, with occasional access granted to contractors and delivery personnel.

Table 1 - Permitted Uses

LAND USE	PAD
Government offices and facilities - federal, state, county and city.	P
Manufacturing and assembly, light	P
Outdoor storage associated with an on-site primary use, excluding vehicles	PC
Vehicle storage facility, excluding dead vehicle storage	P
Warehousing	P

Outdoor storage conditions:

1. Storage areas must be fully screened.
2. Screen walls must be constructed of concrete and/or masonry block with exterior finishes to match the primary building.
3. Storage area gates must be opaque.
4. Stored materials shall not exceed the height of the lowest adjacent wall.

B. General Plan & Specific Plans Consistency Statement

- The proposed PAD zoning designation for the project is consistent with the Avondale General Plan 2030 as follows:
- The project advances Land Use Goal 1 by strengthening community health and safety through reliable City operations (traffic signals, signage, and public safety support), Goal 3 by introducing a civic/employment use that balances nearby residential areas, and Goal 4 by delivering a durable, energy-efficient public facility that meets long-term social and economic needs; it supports Goal 8 indirectly by improving citywide pedestrian/bicycle safety via enhanced signal operations.

- It implements Economic Vitality Goal 8 and Cost of Development Goal 2 by investing in public facilities that preserve and enhance infrastructure and service levels.
- It directly serves Community Mobility Goals 3–4 through the Traffic Engineering warehouse, three specialized shops, and a Traffic Operations Center that collectively improve safety, efficiency, congestion mitigation, and system integration.
- It fulfills Community Facilities - Public Buildings Goals 1 and 5 by consolidating operational functions (Traffic Engineering primary; Facilities, Parks & Recreation, Neighborhood & Family Services, and Police ancillary) in a fiscally responsible, low-maintenance building (CMU to 10' with metal panels above, standing-seam roof, ground-mounted HVAC) designed to meet the City-adopted IECC. The secured, screened yard (organized laydown, custom pole racks, contractor pick-up area) and limited, incidental industrial activities are purpose-built to support municipal services (not heavy manufacturing or public-facing uses).
- It also aligns with Community Facilities - Safety Goal 2 by enhancing readiness and resilience in routine and emergency operations.

C. Compatibility with the surrounding land use and zoning patterns

- This application requests rezoning from R1-6 to PAD to allow a municipal services facility (government office/operations with related warehousing and secured outdoor storage) with limited, incidental general-industrial uses strictly in support of City operations. The proposal is compatible with the established non-residential pattern along Lower Buckeye Road. There is a nearby PAD zoned area to the northeast that also interfaces with residential, demonstrating precedent for PAD at neighborhood edges.
- Adjacent uses are; North - Residential (MH); East - Undeveloped (R1-6) with the Agua Fria River basin beyond; South - City Fire Training Tower and Municipal Operations Center (AG); West - Residential (R1-6) with A-1 Industrial beyond.
- The site plan concentrates operations indoors, limits outdoor activity to a secured/screened laydown yard, prohibits heavy manufacturing and public-facing services, and restricts access to City staff with scheduled contractor/delivery visits, matching the functional intensity of light-industrial/civic entitlements while narrowing off-site impacts. Loading is internalized (multiple overhead bays oriented to interior drive aisles) with bollard protection; single-story massing, CMU to 10'-0" with metal panels above, ground-mounted HVAC, and photometric cutoffs minimize visual and acoustic spillover. The building fronts 4th Street with a clean, professional façade, while maintaining functionality within the secure yard. CMU screen walls are provided along residential interfaces. Landscaping, setbacks, and down-shielded lighting further buffer nearby homes. The architectural character aligns with recent warehouse/operations development

- along the Lower Buckeye corridor, and anticipated trip generation is lower than typical retail/service uses.
- The City's General Plan 2030 Land Use Map designates employment/civic/industrial categories and confirms Lower Buckeye Rd as a key corridor. The project's civic/operations program is consistent with the corridor's planned use framework and transportation function.

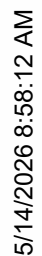
D. Unique Design Considerations Beyond Zoning Ordinance Requirements

- Architectural massing, façade, and roof design. The exterior walls combine CMU wainscot to 10'-0" with metal panels above. The CMU is integrally colored, and along the 4th Street frontage, the design introduces two-color banding with differing textures or scoring to articulate the street edge. The roof is an asymmetrical gable (min. 3:12) with standing-seam metal roofing; final colors are TBD, but white or light tan/beige are typically selected to comply with the energy code. Clerestory elements introduce natural light into shop areas and break up building massing. We have also introduced canopies at man doors to provide shade and weather protection, also further articulating massing. The building character is intended to complement recent development along the Lower Buckeye corridor.
- Geotechnical risk avoidance and foundation approach. Historical aeriels and borings identified a backfilled sand/gravel pit on the southern portion of the site, with fill to ~30 feet. The geotechnical engineer does not recommend siting footings in that area due to settlement potential; accordingly, the building has been located to avoid this zone. The draft geotechnical report anticipates spread/continuous footings supported $\geq 18"$ below finished grade on engineered fill with a net allowable bearing pressure of 2,500 psf, and over-excavation up to or exceeding 4'-0" beneath foundations and slabs as needed. Slabs are 5" (6" at vehicle parking) over a vapor barrier and aggregate base with ~12' joint spacing and turndown edges.
- Flood Hazard Siting and Drainage/Retention. Most of the site lies in Zone X; a small area along the east is Zone AH (1% annual chance shallow flooding). The building is located well outside Zone AH. Per City requirements, on-site retention for the 100-yr, 2-hr storm will be provided; the southwest corner accommodates the required ~59,534 cu ft of storage, designed to drain within 36 hours via ~5 drywells. The current plan shows the retention basin within the mapped floodplain portion of the parcel, which is typically acceptable for that use.
- Circulation, loading, and operational containment. Existing access is from Lower Buckeye Road; a new northwest exit to S. 4th St is proposed to improve circulation and emergency access. The building is located towards the west of the site, parallel to S 4th St. Loading zones are provided at each shop and at the traffic operations warehouse; each shop/storage space has direct vehicle entry through multiple overhead doors sized to function (standard 12'-0"×14'-0"; up to

14'-0"×16'-0" for bulk/staging). Fast-acting electric openers are specified to minimize heat gain/loss during loading. Bollards are placed at vehicle doors and other high-traffic interfaces to protect the structure.

- Utilities and fire/life safety coordination. Water service will tap the nearest main in S. 4th Street; the fire line may tap Lower Buckeye Road, depending on final fire-flow calculations. Additional fire hydrants may be requested due to the storage use; the FDC will be within 100' of a hydrant with fire access from surrounding roads. Sewer exists in both 4th Street (12") and Lower Buckeye (15"); the 4th Street line is preferred and appears deep enough for gravity sewer. APS power is available in both streets; overhead lines are anticipated to be relocated underground as part of the project. Cox and Lumen telecom lines are adjacent; a 2" gas main is present on 4th Street (potential upgrade TBD).
- Environmental Due Diligence and Interior Program Choices. Phase I and II ESAs detected low levels of PAHs and arsenic below action thresholds; therefore, no remediation is expected. Most shop areas will have flat, sealed concrete floors with no floor drains (the Facilities shop is an exception), limiting floor penetrations. HVAC units are ground-mounted. The building is designed to meet the City-adopted IECC (2018), including the following specifications: Roofs: R-19 + R-11 LS, Walls: R-13 + R-6.5 ci, Overhead doors: U-0.31, Man doors: U-0.61, roof reflectance/emittance or SRI path, and windows/skylights with U-values and SHGCs as listed. Office finishes will be Class A, and sound isolation from shop spaces is an identified requirement for the office area.

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CONCEPT DESIGN

p 623.935.2258 | 15150 W Park Place, Suite 317
f 623.935.2361 | Goodyear, AZ 85395

dibblecorp.com

Avondale Warehouse Rezoning and General Plan Amendment

Neighborhood Meeting Summary

Project: Avondale Warehouse Rezoning and General Plan Amendment

Meeting Type: Neighborhood/Public Meeting

Date: June 30, 2026

Time: 6:00 PM

Location: City of Avondale Mountain View Community Center

Meeting Overview

A neighborhood meeting was held to provide information regarding the proposed City of Avondale Warehouse Rezoning and General Plan Amendment project and to receive feedback from nearby residents. Attendees were given an opportunity to ask questions and express concerns regarding the proposed development.

Discussion Summary

The meeting started with The City of Avondale Project Manager providing a brief overview of the project, and its goals (both the rezoning and general plan amendment, as well as the Warehouse project itself even though it is on hold currently).

Adjacent Residential Zoning

A question was raised regarding whether the residential zoning of adjacent properties would change as part of the project. It was clarified that the zoning of neighboring residential properties would remain unchanged.

Project Timeline

Attendees asked about the anticipated timeline for development. The project team indicated that development is expected to occur within approximately 3 to 5 years, subject to approvals and future implementation.

Staffing

A question was asked regarding employment associated with the facility. The project team stated that the site is anticipated to have approximately 10 full-time staff members.

Shade Structure, Building Height, and Views

Residents expressed concern regarding the proposed northern shade structure and its potential impact on mountain views. Discussion included:

- Heavy-duty vehicles stored on-site could be approximately 14 feet in height.
- The property is proposed to be enclosed by an 8-foot perimeter fence.
- A request was made to consider relocating the taller canopy/shade structure to help reduce impacts on views from neighboring properties.

Site Lighting

Questions were raised regarding site security lighting. The project team responded that security lighting would be designed to be as minimal as practicable while still meeting operational and safety requirements.

Land Use Compatibility

The project team noted that the proposed use is considered a compatible neighboring use due to the relatively low-profile nature of government storage operations and limited visual impacts when compared to other industrial developments.

Future Use of the Property

Attendees asked whether the property could be sold in the future for a different use. The project team explained that the approvals being sought are specific to the proposed government storage use. If another user, such as a private warehouse operator (e.g., Amazon), wished to develop the site under a different use, additional entitlement approvals and a new public review process would likely be required.

Future Project Updates

Residents inquired about how they could stay informed as the project moves forward. The City acknowledged the importance of improving communication and recommended:

- Monitoring the City's project website for updates.
- Contacting James Milanese with questions regarding project status and future public hearings.

Key Resident Concerns

- Potential obstruction of mountain views due to the northern canopy/shade structure.
- Height of heavy-duty vehicles and perimeter fencing.
- Extent of security lighting.
- Ongoing communication and notification regarding project progress.

Closing

The meeting concluded after addressing attendees' questions and documenting resident feedback for consideration as the project continues through the entitlement process.

ITEM NUMBER: 4.c.

SUBJECT: Central Avenue Rezone - Application PL-25-0015**MEETING DATE:** 8/19/2026

TO: Planning Commission**FROM:** Cole Hunger - Senior Planner**THROUGH:** Jodie Novak, Director of Development Services**PURPOSE:**

Planning Commission will hold a public hearing to consider a request by Walter Martinez to rezone two properties along Central Avenue, approximately 0.45 net acres in total. The lots are located at 325 North Central Avenue, APN: 500-17-125A and 335 North Central Avenue, APN: 500-18-024A. If approved, the portion of 325 North Central Avenue that is Community Commercial (C-2) would be rezoned to Urban Residential (R1-6), a single-family residential district, to match the rest of the lot and 335 North Central Avenue would be rezoned from Community Commercial (C-2) to Urban Residential (R1-6), a single-family residential district. The proposed change will facilitate the development of a single-family dwelling unit on each lot. The Commission will take appropriate action and forward a recommendation to the City Council.

BACKGROUND:

The first lot is approximately 0.23-acres and located at 325 North Central Avenue (Exhibits A and B), Assessor's Parcel Number (APN) 500-17-125A. The property was annexed into the City as part of incorporation on December 16, 1946. It appears that at the time of annexation, the property was zoned for residential uses and was part of the recorded Whyman Subdivision. Historical aeriels show that a single-family dwelling existed on the southern parcel until it was removed in 2001. The property has remained vacant since. The current zoning classifies the northeast corner of the lot as Community Commercial (C-2) while the remaining portion of the lot is zoned Urban Residential (R1-6), a single-family residential district.

The second lot is approximately 0.22-acres and located at 335 North Central Avenue (Exhibits A and B), Assessor's Parcel Number (APN) 500-18-024A. The property was annexed into the City on April 9, 1959, and was part of the recorded Whyman Subdivision. Historical aeriels indicate that the property has remained vacant since its annexation into the City. The current zoning classifies the site as Community Commercial (C-2).

The purpose of the C-2 zoning district is to accommodate development of commercial complexes providing goods and services to a community-wide area. The purpose of the R1-6 zoning district is to provide a variety of single-family detached residential dwelling types at an urban density.

Both properties have the General Plan land use designation of Medium Density Residential (Exhibit C). The Medium Density Residential land use has densities that range from 2.5 to 4 single-family dwelling units per acre. This land use category provides for a suburban lifestyle with planned detached single-family residential communities with larger setbacks and neighborhood facilities. Churches, parks, trails and other open space amenities, and public facilities are permitted in this category.

Both properties are located within the Specific Area Plan for Old Town, Cashion, and Las Llgas/Rio Vista. This Specific Area Plan focuses on preserving the district's historic neighborhood character while encouraging reinvestment, adaptive reuse, and compatible infill development. The area supports a mix of uses, including

live/work units, art galleries, retail shops, restaurants, services, and commercial activity along key corridors.

The existing uses and zoning of the surrounding properties are as follows:

North: Detached single-family residential use; zoned R1-6 (Urban Residential).

South: Detached single-family residential use; zoned R1-6 (Urban Residential).

East: Detached single-family residential use; zoned R1-6 (Urban Residential).

West: Rio Salado College and commercial retail uses; zoned C-2 (Community Commercial).

SUMMARY OF REQUEST:

The applicant is requesting to rezone two properties to Urban Residential (R1-6), a single-family residential district. The northern property would be rezoned from C-2 Community Commercial, while the southern property will rezone the Community Commercial (C-2) portion so that the full property will be R1-6. The purpose of this rezone is to facilitate the development of a detached single-family dwelling unit on each of the lots.

The conceptual site plan for parcel number 500-17-125A proposes a detached single-family dwelling unit that will be 2,500 square feet. The home will have a 747 square foot two-car garage, a 116 square foot front porch and a 240 square foot back porch. The conceptual site plan for parcel number 500-18-024A proposes a detached single-family dwelling unit that will be 3,727 square feet in total, with 2,170 square feet dedicated to livable space. There will be a 480 square foot two-car garage, a 49 square foot front porch and a 142 square foot rear porch. An accessory dwelling unit (ADU) is also proposed for this site.

Both residential units will adhere to the City of Avondale's Zoning Ordinance, following the R1-6 development standards. The exterior design of the homes will adhere to the guidelines expressed within the Single-Family Residential Design Manual and match the themes of the existing homes located to the north, east, and south of the subject properties.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

The property is located in the service areas of the Avondale Elementary School District (AESD) and the Agua Fria Union High School District (AFUHSD). Students in kindergarten through eighth grade will attend Lattie Coor School, located at the northeast corner of Central Avenue and La Canada Boulevard. High school students will attend Agua Fria High School located at the northwest corner of Dysart Road and Riley Drive. Both AESD and AFUHSD have provided the City with signed certificates stating that each district has adequate school facilities to accommodate the estimated enrollment of new students to be generated by the proposed single-family residential development (Exhibit D).

PUBLIC PARTICIPATION:

A neighborhood meeting to discuss the proposal with neighboring property owners and other interested parties was held on June 20, 2026. An overview of the discussion topics is outlined in the Neighborhood Meeting Summary, attached as Exhibit F. In addition to City staff and the applicant's team, the Avondale Mayor attended the meeting. General questions were raised about the project including the existing zoning and what the property will be rezoned to, the developments that will be put on the lots, as well as other home developments they have completed within the City of Avondale. The applicant addressed all questions asked and presented images of their completed projects.

All required notifications for the Planning Commission and City Council public hearings have been completed. To date, zero (0) comments have been received on the City's Avondale Connect digital public forum.

ANALYSIS:

The proposed rezone from Community Commercial (C-2) to Urban Residential (R1-6), a single-family residential district, is appropriate for the subject properties based on the existing land use pattern, lot configuration, and applicable General Plan designation. The current C-2 zoning permits commercial uses intended to provide goods and services to a community-wide area. However, the subject properties are located within an area that is predominantly residential in character, with detached single-family residential uses and R1-6 zoning located to the north, south, and east. While commercial and institutional uses exist to the west along Central Avenue, the subject properties function more as part of the adjacent residential neighborhood than as part of a larger commercial node.

The request also resolves an existing split zoning on the property located at 325 North Central Avenue, with the northeast corner designated C-2 and the remainder of the lot designated R1-6. Rezoning the C-2 portion to R1-6 will establish a single zoning district across the entire property, and allowing the property to develop under one consistent set of residential development standards. The proposed rezone of 335 North Central Avenue to R1-6 will similarly align the property with the zoning pattern of the residential properties located immediately north, south, and east.

The proposed rezone is consistent with the City of Avondale General Plan 2030, which designates both properties as Medium Density Residential. This land use category supports detached single-family residential development at suburban densities and is consistent with the proposed R1-6 zoning district. Rezoning the properties to R1-6 will facilitate residential development that is compatible with the surrounding neighborhood.

The request also furthers the General Plan's land use policies related to infill development. This rezone will help achieve the General Plan Land Use Goal 1: Policy D. "enhance the attractiveness of infill parcels as an option for new development throughout Avondale." The subject properties are vacant, previously platted lots within an established portion of the City and are served by existing streets and nearby public facilities. Allowing these properties to develop with detached single-family residences represents appropriate residential infill and supports reinvestment in an existing neighborhood rather than directing growth to undeveloped areas at the edge of the community.

In addition, the subject properties are located within the Specific Area Plan for Old Town, Cashion, and Las Lligas/Rio Vista, and the proposed rezone is consistent with the General Plan's Land Use Goal 2: to "Honor the unique character of Old Town." Relevant policies under this goal include Policy C. to "preserve and enhance the vitality of existing neighborhoods in and around the Old Town area by continuing to promote the rehabilitation of mature housing and development of infill lots." The proposed single-family dwellings would place vacant lots back into productive residential use while maintaining the scale and character of the surrounding detached single-family neighborhood.

The size and configuration of both properties are also more consistent with single-family residential development than with typical community commercial development. At approximately 0.22 and 0.23 acres, the lots are comparable in size to surrounding residential properties and are suitable for detached single-family homes developed in accordance with the R1-6 development standards. The proposed homes would be reviewed for compliance with applicable zoning standards and the Single-Family Residential Design Manual, helping ensure that future development is compatible with nearby homes in form, scale, and design character.

DISCUSSION:

Staff recommends approval of the Rezone request for the following reasons:

- The proposed rezoning conforms to the General Plan land use designation of Medium Density Residential. The proposed rezoning supports the City's goals regarding the revitalization of vacant, infill properties in the Old Town (formerly Historic Avondale) Infill District and Specific Area Plan for Old Town, Cashion, and Las Lligas/Rio Vista.
- The proposed rezoning will result in compatible land use relationships.
- Adequate public infrastructure to support the proposed development either presently exists or will be constructed by the developer.
- The recommended conditions of approval are reasonable to ensure conformance with the provisions of the Zoning Ordinance and all other applicable City codes, ordinances, and policies.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-25-

0015, a request to rezone two properties along North Central Avenue from Community Commercial (C-2) to Urban Residential (R1-6), a single-family residential district, to facilitate development of a single-family dwelling unit on each lot, subject to the following two (2) conditions of approval:

1. All development shall be completed in accordance with the City of Avondale General Engineering Requirements (GER) Manual and the City of Avondale Supplement to MAG Uniform Specifications and Details unless a standard deviation has been approved.
2. Prior to the issuance of any building permits, a Re-Plat shall be approved and recorded to combine the individually platted lots into two separate properties.



Aerial Map



Subject Property



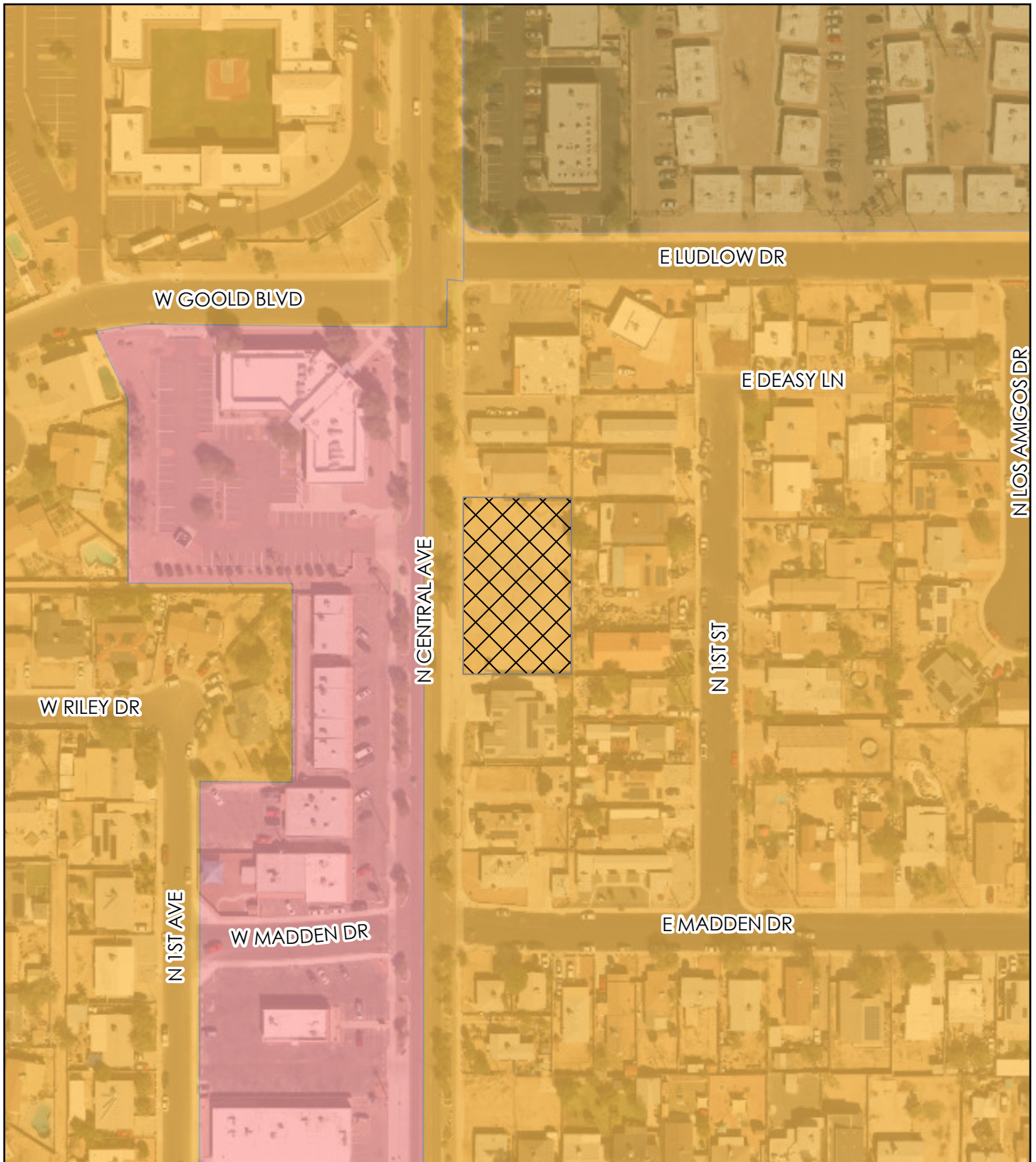


Zoning Vicinity



Subject Property





General Plan Land Use



- Medium Density Residential
- High Density Residential
- Local Commercial



Subject Property



Desert Alliance Properties

4132 N 27th Ave
Phoenix, AZ 85017
(602)434-2621

Central Avenue Rezone

GOALS

1. To rezone two parcels (500-17-125A & 500-18-024A) from C2/R1-6 zoning to 100% R1-6 zoning
2. The development proposal is to build two single-family dwellings on said APNs.

SPECIFICATIONS

The proposed rezoning is consistent with the City of Avondale's General Plan, which designates this area as Medium Density Residential (2.5 to 4 DU/AC). This designation allows for a maximum of four dwelling units per acre, and the subject property, being approximately two acres in size, supports the development of two single-family dwellings, aligning with the intended density parameters. The rezoning also supports the intent of the Old Town Specific Plan by preserving the character of Historic Avondale and promoting infill residential development on currently vacant parcels. The new lots will fully comply with R1-6 development standards, including a minimum site area of 6,000 square feet, lot dimensions of at least 65 feet wide by 100 feet deep, a maximum building height of 30 feet, and maximum lot coverage of 45%. All required setbacks will be met, including 20 feet for front and street sides, 15 feet at the rear, and 18 feet on side yards (with a minimum of 10 feet on one side and 8 feet on the other, staggered).

The "Old Town" District is characterized by different neighborhoods, varying architectural styles, land use and zoning, and overall character. The neighborhoods are well-established and have the opportunity to maintain their character and neighborhood feel, develop vacant properties, and revitalize existing development.

The preliminary building plans propose wood-frame construction with exterior finishes in a desert-inspired gray color palette, designed to complement and match the existing R1-6 zoned homes located south, north, and east of the parcel.

Furthermore, this rezoning proposal reinforces the surrounding land-use pattern by maintaining **residential zoning**, which ensures compatibility with adjacent residential properties. The transition to residential use complements the existing neighborhood fabric, preserving the intent of the General Plan to foster cohesive and well-integrated residential communities.



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for NICA Mex, Lorenzo Aguero has been submitted to the City of Avondale, Development Services Department, for review.

Project: Martinez Rezone Pre- APP Project Manager: Walter Martinez
 Request: Walter Martinez Acreage/Parcel Size: 19569
 Current Density Allowed: 4 Density Proposed: 4
 Total number of residential units proposed: .2

As an authorized representative of the District, please complete the questionnaire below.

Does the District have adequate capacity to accommodate the estimated enrollment from the proposed development?

Yes ☒ No ☐

If answered no, please summarize the needs of the district as they relate to serving the students generated by the proposed development.

Is a school site within the proposed development needed?

Yes ☐ No ☒

If answered yes, how many acres is needed for the school site?

Is the district currently working with the developer to provide or help meet the needs identified above through a developer assistance or impact agreement? Yes ☐ No ☒

If answered yes, please explain below:

****If additional writing space is needed, please attach pages to this form****

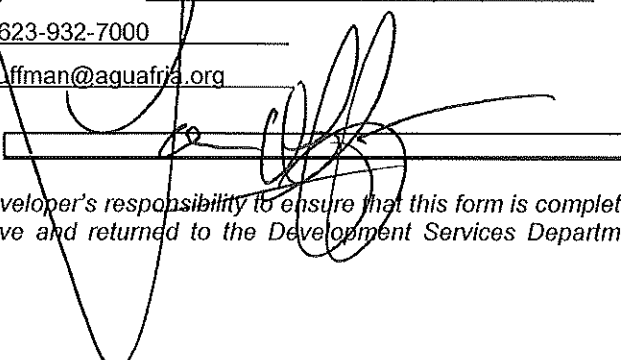
Date Reviewed: June 4, 2025

School District: Agua Fria High School District

District Superintendent: Mr. Tom Huffman - Deputy Superintendent

Phone #: 623-932-7000

E-mail: thuffman@aguafria.org

Signature: 

It is the developer's responsibility to ensure that this form is completed by an authorized representative of the District noted above and returned to the Development Services Department prior to the scheduling of any City Council meetings.

Development Services Department

11465 W. Civic Center Drive, Avondale, AZ 85323 • Phone (623) 333-4000 • Fax (623) 333-0400 • TDD (623) 333-0010
www.AvonDaleAZ.gov/DevelopmentServices

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If answered yes, please explain below:

****If additional writing space is needed, please attach pages to this form****

Date Reviewed: 6/4/25
School District: Avondale Elementary School District
District Superintendent: Betsy Hargrove
Phone #: 623-772-5006
E-mail: bhargr@choosewest.org

Signature: [Signature]

It is the developer's responsibility to ensure that this form is completed by an authorized representative of the District noted above and returned to the Development Services Department prior to the scheduling of any City Council meetings.

Summary of Neighborhood Meeting for

Central Avenue Rezone

Case Number: PL-25-0015

June 29, 2026 at 6:00 PM

A neighborhood meeting for a rezone application for approximately 0.45 net acres of land located at 325 North Central Avenue and 335 North Central Avenue was held on Monday, June 29 at 6:00 PM. The application proposes a rezone of the subject properties from C-2 Community Commercial to R1-6 Urban Residential to allow for the development of a single-family detached dwelling unit on each lot. The site was posted with the meeting information, a legal advertisement was published in the Arizona Business Gazette – Republic edition, and notifications were mailed to property owners and HOAs within 1,000 feet of the project.

This meeting was held at the Coldwater Golf Club located at 100 North Clubhouse Drive. No members of the public were in attendance. One City elected official was in attendance.

Mr. Martinez opened the meeting at 6:00 PM. Mayor Pineda arrived at approximately 6:40 PM. Mayor Pineda inquired about the proposed project, confirming that the requested rezoning is intended to facilitate the development of two single-family residential homes. Mr. Martinez provided examples of existing single-family residential homes that the applicant's team has constructed within the city to illustrate the type of product intended for the subject property. Mr. Martinez concluded the meeting at 7:00 PM following Mayor Pineda's departure.