

Planning Commission

4/15/2026

Meeting Date

8/19/2026

Date Minutes Were Approved

Alex McBurney
Alex McBurney (Aug 20, 2026 09:29:01 PDT)

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 (Aug 20, 2026 08:45:01 PDT)

Staff Liaison



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 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 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.