



Planning Commission
Avondale Civic Center, 11465 West Civic Center Drive, Council Chambers
Thursday, August 15, 2019 at 6:00 P.M.

Summary Actions

1. **ROLL CALL** by Chair Van Leuven
2. **APPROVAL OF MINUTES** - **Approved**

The Planning Commission approved of the July 18, 2019 Meeting Minutes. The Planning Commission will take appropriate action.

3. **ACTION ITEMS**

PLANNING COMMISSION WILL CONSIDER A REQUEST TO APPROVE APPLICATION PL-19-0075 THE BLVD SPECIFIC PLAN (CITY CENTER SPECIFIC PLAN UPDATE) **Approved**

The Planning Commission will consider a request to approve The BLVD (The Boulevard) Specific Plan, previously named the City Center Specific Plan. This Plan is intended to reflect evolving conditions impacting the implementation of the adopted Vision for The BLVD. The intent of the update is to reflect the City's current level of expectation for a quality, unique, and pedestrian- friendly The BLVD area that will create a place of significance in Avondale. The Commission will take appropriate action.

Staff Contact: Jodie Novak, Planning Manager

4. **PUBLIC HEARING ITEMS**

GENERAL PLAN 2030 MINOR TEXT AMENDMENT AND MINOR MAP AMENDMENT, THE BLVD SPECIFIC PLAN - APPLICATION PL-19-0151

Approved

Planning Commission will hold a public hearing and consider a request by the City of Avondale Planning Division for approval of a Minor General Plan Text Amendment and a Minor General Plan Land Use Map Amendment related to the City's The BLVD Specific Plan (formerly City Center Specific Plan). The proposed Text Amendment will replace the existing City Center land use category with a new The BLVD land use category that reflects the six new land use "Districts" proposed as part of The BLVD Specific Plan. The proposed Map Amendment will apply the new The BLVD land use designations to approximately 356 acres generally bounded by the I-10 Freeway, Coldwater Springs Boulevard, 113th Avenue, and 117th Avenue. Additionally, the proposed Map Amendment will revise the land use designation of approximately 87.6 acres located at the northeast corner of 119th Avenue and Van Buren Street to Mixed Use; this portion of



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land is proposed to be removed from the City Center/The BLVD area as part of the accompanying update.

The Commission will take appropriate action.

Staff Contact: Ken Galica, Division Lead Planner

ZONING ORDINANCE TEXT AMENDMENTS, APPLICATION PL-19-0156 **Approved**

Planning Commission will hold a public hearing and consider a Staff-initiated request for text amendments to the Zoning Ordinance. The amendments will allow for continued refinement of the Zoning Ordinance to reflect changes in policies and procedures, new development trends, address changes to industry standards, enhance the overall usability and accuracy, and allow for general housekeeping and clerical corrections. The Commission will take appropriate action.

Staff Contact: Michelle Pelishek, Planner

5. 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 623-333-1200 or TDD 623-333-0010 at least two business days prior to the meeting.

Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oído, o con necesidad de impresión grande o intérprete, deben comunicarse con la Secretaria de la Ciudad al 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.



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PLANNING COMMISSION REGULAR MEETING MINUTES

CITY COUNCIL CHAMBERS
11465 W CIVIC CENTER DRIVE
AVONDALE, AZ 85323

Thursday, August 15, 2019
6:00 P.M.

I. CALL TO ORDER

Rusty Van Leuven, Chair, called the Regular meeting to order at approximately 6:01 p.m.

II. ROLL CALL

The following members and representatives were present:

COMMISSIONERS PRESENT

Rusty Van Leuven, Chair
Lisa Amos, Vice Chair (arrived at 6:04 p.m.)
Christopher Thompson, Commissioner
David Iwanski, Commissioner
Linda Warren, Commissioner
Maribel Guerrero, Alternate

EXCUSED

Lisa Osborne

UNEXCUSED

Denise Stanfield, Commissioner

CITY STAFF PRESENT

Jodie Novak, Planning Manager
Ken Galica, Division Lead Planner
Michelle Pelishek, Planner
Nicholle Harris, Deputy City Attorney

III. OPENING STATEMENTS

Chair Van Leuven read the Opening Statement.

IV. APPROVAL OF MINUTES

Planning Commission to approve the July 18, 2019 meeting minutes.

Chair Van Leuven invited a motion to approve the minutes. Commissioner Thompson moved to accept the minutes from the July 18, 2019, regular meeting as presented. Commissioner Iwanski seconded the motion.

ROLL CALL VOTE

Chair Rusty Van Leuven Aye
Vice Chair Lisa Amos Aye
Commissioner Christopher Thompson Aye
Commissioner David Iwanski Aye
Commissioner Linda Warren Aye

The motion was approved 5 to 0.

V. ACTION ITEMS

1. APPLICATION PL-19-0075 THE BLVD SPECIFIC PLAN (CITY CENTER SPECIFIC PLAN UPDATE)

The Planning Commission will consider a request to approve The BLVD (The Boulevard) Specific Plan, previously named the City Center Specific Plan. This Plan is intended to reflect evolving conditions impacting the implementation of the adopted Vision for The BLVD. The intent of the update is to reflect the City's current level of expectation for a quality, unique, and pedestrian friendly. The BLVD area that will create a place of significance in Avondale. The Commission will take appropriate action.

Staff Contact: Jodie Novak, Planning Manager

Ms. Novak provided the following highlights:

- The original City Center plan adopted in 2008 included 402 acres of property.
- City Council approved the renaming of City Center to "The BLVD" on July 22, 2019, in an effort to meet the City's vision of a vibrant live/work/play area with a variety of uses and activity zones.
- One goal is to make the plan more flexible and appealing to the development industry.
- The update process included a market analysis and ad hoc committee meetings with various City staff and property owners. Review of the 402 acres was conducted and it was determined to remove the 80 acres on the far west side of Avondale Boulevard, due to its proximity to an area zoned for industrial use. An area of land was added on the northeast corner of The BLVD site.

- The site has been divided into new land use categories and districts.
- The street network concept design illustrates pedestrian-friendly multimodal areas and major access points.
- The plan is illustrative and is not expected to look exactly the same upon completion.
- There are opportunities to provide pedestrian crossings including HAWK lights or a bridge.
- If the Planning Commission approves The BLVD Specific Plan, the next step would be to take action on The General Plan Amendment and the Zoning Ordinance Text Amendment.

In response to a question from Vice-Chair Amos, Ms. Novak explained that "activated corner" means an area that has shade trees, seating opportunities, activities and/or art pieces that can be seen from the street.

Commissioner Warren asked what the process would be for developing the site. Ms. Novak explained that there will be multiple developers for the site. Staff will manage the overall design, which will come before the Planning Commission in segments. Economic Development has had many inquiries on the land.

In response to a question by Commissioner Thompson, Ms. Novak explained that the reason there are various sidewalk and street widths on the plan is because consideration has to be given to the different types of streets, including collector streets, arterial streets, boulevards, and local streets, as well as the types of development facing the streets. Sidewalk widths are also determined based on working around existing infrastructure.

Commissioner Iwanski asked for the name of the marketing consultant and whether their performance was to the City's satisfaction. He recalled that the last consultant fell short of expectations. Ms. Novak said that Economic Development partnered with Elliot Pollack to prepare the market analysis.

Ms. Novak said that property owners were included in the process to this point. Moving forward, the development community and commercial brokerage industry will be part of more in-depth conversations.

Commissioner Iwanski reiterated the Commission's desire to have class A office space brought into this area of Avondale.

In response to a question by Chair Van Leuven, Ms. Novak explained that the City Center zoning will remain in place and a new zoning district called "The BLVD" zoning district will be created. Property owners have the ability to use the opt-in process.

Commissioner Amos moved to approve the application PL-19-0075 The BLVD Specific Plan (City Center Specific Plan Update) as presented. Commissioner Thompson seconded the motion.

ROLL CALL VOTE

Chair Rusty Van Leuven Aye
Vice Chair Lisa Amos Aye
Commissioner Christopher Thompson Aye
Commissioner David Iwanski Aye
Commissioner Linda Warren Aye

The motion was approved 5 to 0.

VI. PUBLIC HEARING ITEMS

1. APPLICATION PL-19-0151 GENERAL PLAN 2030 MINOR TEXT AMENDMENT AND MINOR MAP AMENDMENT, THE BLVD SPECIFIC PLAN

Planning Commission will hold a public hearing and consider a request by the City of Avondale Planning Division for approval of a Minor General Plan Text Amendment and a Minor General Plan Land Use Map Amendment related to the City's The BLVD Specific Plan (formerly City Center Specific Plan). The proposed Text Amendment will replace the existing City Center land use category with a new The BLVD land use category that reflects the six new land use "Districts" proposed as part of The BLVD Specific Plan. The proposed Map Amendment will apply the new The BLVD land use designations to approximately 356 acres generally bounded by the I-10 Freeway, Coldwater Springs Boulevard, 113th Avenue, and 117th Avenue. Additionally, the proposed Map Amendment will revise the land use designation of approximately 87.6 acres located at the northeast corner of 119th Avenue and Van Buren Street to Mixed Use; this portion of land is proposed to be removed from the City Center/The BLVD area as part of the accompanying update. The Commission will take appropriate action.

Staff Contact: Ken Galica, Division Lead Planner

Ms. Novak provided the following highlights:

- Maps that were presented indicated existing land use categories included in City Center and the new "The BLVD".
- The General Plan would apply the new "The BLVD" category in accordance with the plan approved by Planning Commission during the previous agenda item.
- The map design was updated to be more user-friendly, both in print and on the City website.
- City Council is expected to review and adopt the General Plan Amendment on September 9, 2019.

Commissioner Iwanski moved to approve the General Plan 2030 Minor Text Amendment and Minor Map Amendment, The BLVD specific plan application PL-19-0151 as presented. Commissioner Amos seconded the motion.

ROLL CALL VOTE

Chair Rusty Van Leuven Aye
Vice Chair Lisa Amos Aye

Commissioner Christopher Thompson Aye
Commissioner David Iwanski Aye
Commissioner Linda Warren Aye

The motion was approved 5 to 0.

2. APPLICATION PL-19-0156 ZONING ORDINANCE TEXT AMENDMENTS

Planning Commission will hold a public hearing and consider a Staff initiated request for approval of text amendments to the Zoning Ordinance. The amendments to Avondale Zoning Ordinance Section 1 (Administration and Procedures), Section 2 (Residential Districts), Section 3 (Commercial Districts), Section 4 (Employment Districts), Section 5 (Special Districts; Overlays), Section 6 (Planned Area Development District), Section 7 (Supplementary Regulations), Section 8 (Parking), Section 9 (Signs), Section 11 (Required Public Art for New Planned Area Development [PAD], Commercial, Office, Employment, and Municipal Construction), Section 12 (Landscape, Walls and Fences), and Section 13 (Medical Marijuana Uses) will allow for continued refinement of the Zoning Ordinance to reflect changes in policies and procedures, new development trends, address changes to industry standards, enhance the overall usability and accuracy, and allow for general housekeeping and clerical corrections. The Commission will take appropriate action.

Staff Contact: Michelle Pelishek, Planner

Ms. Pelishek provided the following highlights:

- The Zoning Ordinance was first adopted into the City of Avondale in 1951. The most recent update was in January 2018.
- The purpose of this update is as follows:
 - Allow for continued refinement of the Zoning Ordinance.
 - Reflect changes in policies and procedures.
 - Reflect new development trends and changes to industry standards.
 - Enhance the overall usability and accuracy of the ordinance.
 - Allow for general housekeeping of the document.
- Recommended major changes to the Zoning Ordinance include:
 - Prohibit reduction in parking stall sizes or required parking with the administrative relief process, while offering applicants the opportunity to reduce parking if they get a parking demand study approved.
 - Revise the home occupation regulations. Changes include removing the restrictions limiting home occupations to 25% of the floor area of a home, changing the number of off-street parking spaces allowed on the property to one, revising the delivery requirements, and restricting certain services including massage parlors, veterinary hospitals and offices, and allowing beauty salons with restrictions.
 - Add mobile food vendors to the land use matrix for commercial and industrial zones and prohibit mobile food vendors from operating in an area zoned for residential use or within 250 feet of

an area zoned for residential use, except if they obtain a City-approved special event permit.

- Create a new zoning district called The BLVD and establish the uses allowed in that area.
 - Revise the process for the time expiration for the planned area development (PAD) zoning. Commissioners received a memo updating the report as part of the packet.
 - Update processes and regulations for new freestanding wireless communication facilities over 35 feet and additional requirements for cell towers, including 600-foot setback from residential properties.
 - Add a requirement for new single-family communities to have one visitor parking space per unit where on-street parking or driveway parking is not provided.
 - Add allowance for off-premise model home signs.
 - Change the hours of operation for medical marijuana dispensaries, allowing operation until 8:00 p.m.
- Amendments will clarify inconsistencies, correct typos, reflect new policies and procedures, and respond to new market trends.
 - City Council is expected to review and adopt the Zoning Ordinance amendments on September 9, 2019.

Commissioner Thompson inquired about the language prohibiting work-related vehicles. Ms. Novak explained that the text amendment does allow one work-related vehicle to be on property but would not permit parking of a vehicle that has advertising on it and is not being used. Mr. Galica added that it would allow for a work-related vehicle to be parked in a garage or otherwise screened from view.

In response to a question by Commissioner Warren, Ms. Pelishek explained that consideration is being given to eliminating the 25 percent requirement for home occupation, because it is difficult to regulate.

In response to a question by Vice Chair Amos, Ms. Pelishek explained that the use of garages for home occupation shall not occur, means the area can be used for storage, but not for conducting business. They must also reserve the ability to park vehicles in the garage.

In response to a question by Chair Van Leuven, Ms. Novak explained that the medical marijuana dispensary hours of operation were being changed to be more in line with hours of operation for other retail businesses and other dispensaries throughout the Valley.

PUBLIC COMMENT

Carolyn Oberholtzer, from the law firm of Bergin, Frakes, Smalley & Oberholtzer, spoke on behalf of clients who are developing property in Avondale. She expressed concern about the PAD text amendment changing the requirement for commencement of construction from within four years to within two years. She opined that this type of policy would have unintended consequences that will

discourage property owners and developers from coming to Avondale with big visions and master plans.

Vice Chair Amos said that she has a background working with MCDOT Flood Control and now with the City of Glendale in land development, real estate and drainage. She said it is hard for a city to balance the smaller developments with the large, the entitlements and the challenges of the different utilities and other agencies. As the development community change and the economy change there will be a need for a middle ground on extensions that will satisfy the needs of developers.

Commissioner Iwanski agreed with Vice Chair Amos that even though the City does not want land sitting for years undeveloped, the City needs to do everything possible to encourage developers to invest their money in Avondale.

Commissioner Thompson moved to approve the Zoning Ordinance Text Amendments, application PL 190156, and incorporating the modifications included in the Development Services memorandum dated August 15, 2019, as presented. Commissioner Warren seconded the motion.

ROLL CALL VOTE

Chair Rusty Van Leuven Aye
Vice Chair Lisa Amos Aye
Commissioner Christopher Thompson Aye
Commissioner David Iwanski Aye
Commissioner Linda Warren Aye

The motion was approved 5 to 0.

VII. COMMISSION ANNOUNCEMENTS

There were no announcements.

VIII. PLANNING DIVISION REPORT

There was no Planning Division Report.

IX. CALENDAR

Next scheduled meeting September 19, 2019.

X. ADJOURNMENT

Commissioner Amos moved to adjourn the meeting. Commissioner Thompson seconded the motion.

ROLL CALL VOTE

Chair Rusty Van Leuven Aye
Vice Chair Lisa Amos Aye

Commissioner Christopher Thompson Aye
Commissioner David Iwanski Aye
Commissioner Linda Warren Aye

The motion was approved 5 to 0.

FOR SPECIAL ACCOMMODATIONS

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Staff Signature



Date