



**Planning Commission**  
**Avondale Civic Center, 11465 West Civic Center Drive, Council Chambers**  
**Thursday, July 18, 2019 at 6:00 P.M.**

**Summary Actions**

1. **ROLL CALL** by Acting Chair Osborne
2. **APPROVAL OF MINUTES** - **Approved**

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

3. **PUBLIC HEARING ITEMS**

1. **PARKSIDE VILLAGE – MAJOR PLANNED AREA DEVELOPMENT (PAD)**  
**AMENDMENT - APPLICATION PL-18-0296** **Approved**

Planning Commission will hold a public hearing and consider a request by Ms. Jordan Rose, Rose Law Group, for approval of a Major Amendment to the Parkside Village Planned Area Development (PAD). The current Parkside Village PAD zoning allows for a mix of uses, including single-family detached homes, attached townhomes, apartments, retail/commercial, and office on approximately 163 gross acres of property located at the southwest corner of Indian School Road and 99th Avenue. The amendment, if approved, will reconfigure open space within the proposed development, modify single-family residential lot sizes and product types, modify development and design standards, and revise project phasing. The Commission will take appropriate action.

Staff Contact: Ken Galica, Division Lead Planner

4. **ACTION ITEMS**

1. **COMMERCIAL AND INDUSTRIAL DESIGN MANUAL (APPLICATION PL-19-0074)** **Approved**

The Planning Commission will consider a request to approve the Commercial and Industrial Design Manual. This Manual is intended to refine development design guidelines reflecting local best practices in design standards, new development trends, increased attention to sustainability in the development process, and changes to industry standards as well as to reflect the City's current level of expectation for quality development in Avondale. The Commission will take appropriate action.

Staff Contact: Jodie Novak, Planning Manager

## 5. ADJOURNMENT

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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 at 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

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

Thursday, July 18, 2019  
6:00 P.M.

### I. CALL TO ORDER

Commissioner Osborne, Acting 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

Lisa Osborne, Acting Chair  
Christopher Thompson, Commissioner  
Denise Stanfield, Commissioner  
David Iwanski, Commissioner  
Linda Warren, Commissioner  
Maribel Guerrero, Alternate

#### EXCUSED

Rusty Van Leuven, Chair  
Lisa Amos, Vice Chair

#### CITY STAFF PRESENT

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

### III. OPENING STATEMENT

Acting Chair Osborne read the Opening Statement.

#### IV. APPROVAL OF MINUTES

Acting Chair Osborne invited a motion to approve the minutes. Commissioner Thompson moved to accept the minutes from the April 18, 2019, regular meeting as presented. Commissioner Iwanski seconded the motion.

##### ROLL CALL VOTE

|                      |     |
|----------------------|-----|
| Christopher Thompson | Aye |
| Lisa Osborne         | Aye |
| David Iwanski        | Aye |
| Denise Stanfield     | Aye |
| Linda Warren         | Aye |

The motion was approved 5 to 0.

#### V. PUBLIC HEARING ITEMS:

##### 1. **PARKSIDE VILLAGE – MAJOR PLANNED AREA DEVELOPMENT (PAD) AMENDMENT - APPLICATION PL-18-0296**

Planning Commission will hold a public hearing and consider a request by Ms. Jordan Rose, Rose Law Group, for approval of a Major Amendment to the Parkside Village Planned Area Development (PAD). The current Parkside Village PAD zoning allows for a mix of uses, including single-family detached homes, attached townhomes, apartments, retail/commercial, and office on approximately 163 gross acres of property located at the southwest corner of Indian School Road and 99th Avenue. The amendment, if approved, will reconfigure open space within the proposed development, modify single-family residential lot sizes and product types, modify development and design standards, and revise project phasing. The Commission will take appropriate action.

Staff Contact: Ken Galica, Division Lead Planner

Mr. Galica provided the following highlights:

- Currently in use as agriculture production, with surrounding uses including Westwind single-family residential community located to the west, with undeveloped agricultural land to the south, and to the southwest the Glenarm Farms
- Land to the north and east is undeveloped, planned for high intensity office adjacent to the Loop 101
- To the north is a combination of residential and smaller commercial uses
- Site was annexed in two segments in 1981 and 1989
- Rezoned in 2007 (was called Entorno) to PAD but never developed and rezoned to Parkside Village PAD by Council in June 2014.
- A development agreement with the developer and owner specifying some terms for offsite improvement phasing and construction

- There are three general plan designations: Medium High Density Residential (allows 4 to 12 units per acre), Mixed Use, and Office Professional
- Approved PAD:
  - 247 single-family detached residential lots
  - Four lot sizes are provided (from 5,000 to just over 8,000 square feet)
  - 101 alley-loaded detached products
  - 64 townhomes
  - Toward 99<sup>th</sup> Avenue, a 15-acre site for multi-family residential would, accommodate 272 apartments
  - At northeast corner of the site, there is a 33 acre commercial mixed use parcel, mostly for commercial use as well as residential if located above the ground floor
  - Southeast corner is for office
- Proposed amended PAD:
  - Single family detached product would occupy all the west half of the property and encroach to the east as well, and has increased from about 101 to 131 acres
  - 415 lots range in size from about 4,500 square feet to 6,600 square feet
  - 247 rear-loaded lots that front to open space corridors (247 villas)
  - Mixed use commercial corner with allowance for second story residential over retail acreage was reduced from 33 to 21
  - Office parcel remains the same as current PAD
  - Comparing the two side by side shows similar layout
  - The current PAD has multi-family that will be eliminated
  - Open space percentages are consistent with the percentage of about 18% usable in both proposals. The central park would increase from five acres to six and will feature a community pool, changing room, and restroom facilities, an outdoor movie theatre and unique amenities
  - Staff believes that proposed PAD conforms to the General Plan
  - All requirements of Zoning Ordinance Section 6 are met
  - Land uses are consistent with desired character for Avondale
  - Staff and applicant have completed all required notifications
  - Neighborhood meeting was held at Rio Vista Elementary School south of the property on June 4<sup>th</sup>, with the only resident attending an owner in the adjacent Westwind community, with no opposition or support indicated
  - No comments through the website aVoice
  - Both Pendergast and Tolleson School Districts have reviewed the proposal and have adequate capacity to serve the student population generated by the development
  - Staff recommends approval subject to seven conditions

Ms. Jordan Rose, of Jordan's Law Group, on behalf of William Lyons Homes, stated that they were really happy with where the project was at, after working with Avondale staff for about a year.

Acting Chair Osborne re-opened the public hearing. Acting Chair Osborne closed the public hearing.

Commissioner Iwanski moved to accept the Parkside Village – Major Planned Area Development (PAD) Amendment – Application PL-18-0296, subject to the seven recommended conditions, as presented. Commissioner Thompson seconded the motion.

## ROLL CALL VOTE

|                      |     |
|----------------------|-----|
| Lisa Osborne         | Aye |
| Christopher Thompson | Aye |
| David Iwanski        | Aye |
| Denise Stanfield     | Aye |
| Linda Warren         | Aye |

The motion was approved 5 to 0.

## 2. COMMERCIAL AND INDUSTRIAL DESIGN MANUAL (APPLICATION PL-19-0074)

The Planning Commission will consider a request to approve the Commercial and Industrial Design Manual. This Manual is intended to refine development design guidelines reflecting local best practices in design standards, new development trends, increased attention to sustainability in the development process, and changes to industry standards as well as to reflect the City's current level of expectation for quality development in Avondale. The Commission will take appropriate action.

Staff Contact: Jodie Novak, Planning Manager

Ms. Novak provided the following highlights:

- The original Commercial Industrial and Multi-Family Design Standards Manual was adopted in 2008 and is a policy document which includes guidelines for both building architecture, as well as, site design
- Planning staff works with developers to encourage as many guidelines as possible be incorporated into projects
- Purpose of today's update is to bring design guidelines up to today's design expectations for high quality development in Avondale
- Design manual includes various components with a focus on sustainability and as part of the City's Strategic Plan
- Promotes making projects walkable and bikeable, with connectivity between shopping centers and neighborhoods
- Also focuses on low impact development (environmental sustainable with green building methods and site design)
- Manual also includes separate commercial and industrial site and building design guidelines
- Manual discusses circulation, an important part of facilitating healthy design, and crime prevention is also maintained from the 2008 manual
- Appropriately scaled building to relate well with the surrounding buildings is also addressed
- Having places for employees to spend time outside is encouraged in employment areas
- Master planning of projects is a focus

- Multi-modal infrastructure and the ability to have proper design with allowance for vehicles, bicycles and pedestrians
- As part of the Commercial and Industrial Design Manual Update, a draft was provided to developers, and it was posted on the website (with no comments received), and provided to Valley Partnerships (had no comments)
- Went forward to City Council in August, who provided feedback to staff, which is now incorporated into today's draft as a couple of minor changes
- Will go back before Council in about a week
- Staff recommends that the new Commercial and Industrial Design Manual for approval

Acting Chair Osborne commended staff for a fantastic job. There were no other comments from staff or Commission.

Commissioner Thompson moved to approve the Commercial and Industrial Design Manual, Application PL-19-0074 as presented. Commissioner Stanfield seconded the motion.

#### ROLL CALL VOTE

|                      |     |
|----------------------|-----|
| Lisa Osborne         | Aye |
| Christopher Thompson | Aye |
| David Iwanski        | Aye |
| Denise Stanfield     | Aye |
| Linda Warren         | Aye |

The motion was approved 5 to 0.

#### VI. COMMISSION ANNOUNCEMENTS

None.

#### VII. PLANNING DIVISION REPORT

None.

#### VIII. ADJOURNMENT

Acting Chair Osborne noted that next meeting would be held August 15, 2019, and invited a motion to adjourn the meeting. Commissioner Iwanski moved to adjourn the meeting at 6:24 p.m. Commissioner Stanfield seconded the motion.

#### ROLL CALL VOTE

|                      |     |
|----------------------|-----|
| Lisa Osborne         | Aye |
| Christopher Thompson | Aye |
| David Iwanski        | Aye |
| Denise Stanfield     | Aye |
| Linda Warren         | Aye |

The motion was approved 5-0.

With no further business, the meeting concluded at approximately 6:24 p.m.

**FOR SPECIAL ACCOMMODATIONS**

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.

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Staff Signature

  
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Date