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

Summary Actions

1. **ROLL CALL by Chair Leuven**

2. **APPROVEL OF MINUTES - Approved**

The Planning Commission approved of the March 21, 2019 Meeting Minutes. The Planning Commission will take appropriate action.

3. **PUBLIC HEARING ITEMS**

1. **PL-18-0079 Cerro Vista Minor General Plan Amendment – Request for Continuance Approved**
   The Planning Commission will hold a public hearing and consider a request by Shaine Alleman with Tiffany & Bosco P.A. on behalf of QUYP Development for a Minor General Plan Amendment on approximately 11.4 acres located east of the northeast corner of Fairway Drive and Van Buren Street. The Minor General Plan Amendment request is from Urban Residential (UR) to High Density Residential (HDR) land use.
   Staff contact: Rick Williams

2. **PL-18-0080 Cerro Vista Rezoning – Request for Continuance Approved**
   The Planning Commission will hold a public hearing and consider a request by Shaine T. Alleman with Tiffany & Bosco P.A., on behalf of QUYP Development for Rezoning of approximately 11.4 acres located east of the northeast corner of Fairway Drive and Van Buren Street. The Rezoning request is from Agriculture (AG) and Community Commercial (C-2) to Planned Area Development (PAD).
   Staff contact: Rick Williams

3. **PL-18-0201 BioLife Plasma Center – Request for Withdrawal Approved**
   The Planning Commission will hold a public hearing and consider a request by Mr. Paul E. Gilbert with Beus Gilbert PLLC for a Conditional Use Permit (CUP) to allow a plasma center in the C-2 (Community Commercial) and PAD (Planned Area Development) zoning districts. The subject property is located west of the southwest corner of Van Buren Street and Avondale Boulevard.
   Staff contact: Ken Galica
   (APPLICANT REQUESTS WITHDRAWAL OF THIS ITEM)

Avondale
Aspiring. Achieving. Accelerating.

4. ACTION ITEMS

1. **PL-18-0322 Alamar Phase 2 Preliminary Plat - Approved**
   The Planning Commission will consider a request by Frank Koo with Wood, Patel & Associates for approval of the Alamar Phase 2 Preliminary Plat. The plat includes approximately 122.4 acres located at the southwest corner of Broadway Road and the Alamar Parkway alignment, El Mirage Road. The proposed plat subdivides the land into 346 single-family residential lots, common open space, and landscape areas.
   Staff contact: Rick Williams

2. **PL-18-0323 Alamar Phase 3 Preliminary Plat - Approved**
   The Planning Commission will consider a request by Frank Koo with Wood, Patel & Associates for approval of the Alamar Phase 3 Preliminary Plat. The plat includes approximately 99.4 acres located north of Sunland Avenue and east of the Alamar Parkway Alignment, El Mirage Road. The proposed plat subdivides the land into 317 single-family residential lots, common open space, and landscape areas.
   Staff contact: Rick Williams

5. DISCUSSION ITEMS

1. **PL-19-0075 City Center Specific Plan Update**
   This is a work session item before Planning Commission to discuss application PL-19-0075, a request by the City's Planning Division to update the City Center Specific Plan. The update is to reflect evolving conditions impacting the implementation of the adopted Vision for the Avondale City Center. The intent of the update is to reflect the City's current level of expectation for a quality, unique, and pedestrian-friendly City Center that will create a place of significance in Avondale.
   Staff contact: Jodie Novak

6. ADJOURNMENT

Members will attend either in person or by telephone conference call.

Los miembros asistiran en person o via 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 oido, o con necesidad de impresion grande o interprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos dias habiles antes de la junta del Concejo.

Avondale

Aspiring. Achieving. Accelerating.

Avondale
Aspiring. Achieving. Accelerating

PLANNING COMMISSION REGULAR MEETING MINUTES

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

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

I. CALL TO ORDER

Chair Van Leuven called the Regular Meeting to order at approximately 6:00 p.m.

II. ROLL CALL

The following members and representatives were present:

COMMISSIONERS PRESENT
Rusty Van Leuven, Chair
Lisa Amos – Vice Chair
Maribel Guerrero, Alternate
David Iwanski, Commissioner
Lisa Osborne, Commissioner

COMMISSIONERS UNEXCUSED
Linda Warren, Commissioner
Christopher Thompson, Commissioner
Denise Stanfield, Commissioner

CITY STAFF PRESENT
Jodie Novak, Planning Manager
Rick Williams, Senior Planner
Ken Galica, Lead Planner
Michelle Pelishek, Planner
Michael Wawro, City Attorney

III. OPENING STATEMENT

Chair Van Leuven read the Opening Statement.

IV. APPROVAL OF MINUTES

Chair Van Leuven invited a motion to approve the minutes. Commissioner Iwanski moved to accept the minutes from the March 21, 2019, regular meeting as presented. Vice Chair Amos seconded the motion.

ROLL CALL VOTE

Russell Van Leuven	Aye
Lisa Amos	Aye
David Iwanski	Aye
Lisa Osborne	Aye

The motion was approved 4 to 0.

V. PUBLIC HEARING ITEMS:

1. **PL-18-0079 Cerro Vista Minor General Plan Amendment**

The Planning Commission will hold a public hearing and consider a request by Shaine Alleman with Tiffany & Bosco P.A. on behalf of QUYP Development for a Minor General Plan Amendment on approximately 11.4 acres located east of the northeast corner of Fairway Drive and Van Buren Street. The Minor General Plan Amendment request is from Urban Residential (UR) to High Density Residential (HDR) land use. Staff contact: Rick Williams

Chair Van Leuven invited a motion to continue the hearing. Vice Chair Amos moved to continue matter PL-18-0079 Cerro Vista Minor General Plan Amendment. Commissioner Osborne seconded the motion.

ROLL CALL VOTE

Russell Van Leuven	Aye
Lisa Amos	Aye
David Iwanski	Aye
Lisa Osborne	Aye

The motion was approved 4 to 0.

2. **PL-18-0080 Cerro Vista Rezoning**

The Planning Commission will hold a public hearing and consider a request by Shaine T. Alleman with Tiffany & Bosco P.A., on behalf of QUYP Development for Rezoning of approximately 11.4 acres located east of the northeast corner of Fairway Drive and Van Buren Street. The Rezoning request is from Agriculture (AG) and Community Commercial (C-2) to Planned Area Development (PAD). Staff contact: Rick Williams

Chair Van Leuven invited a motion to continue the hearing. Vice Chair Amos moved to continue matter PL-18-0080 Cerro Vista Rezoning. Commissioner Iwanski seconded the motion.

ROLL CALL VOTE

Russell Van Leuven	Aye
Lisa Amos	Aye
David Iwanski	Aye
Lisa Osborne	Aye

The motion was approved 4 to 0.

3. **PL-18-0201 BioLife Plasma Center**

The Planning Commission will hold a public hearing and consider a request by Mr. Paul E. Gilbert with Beus Gilbert PLLC for a Conditional Use Permit (CUP) to allow a plasma center in the C-2 (Community Commercial) and PAD (Planned Area Development) zoning districts. The subject property is located west of the southwest corner of Van Buren Street and Avondale Boulevard. Staff contact: Ken Galica

(APPLICANT REQUESTS WITHDRAWAL OF THIS ITEM)

Chair Van Leuven invited a motion to continue the hearing. Commissioner Iwanski moved to withdraw PL-18-0201 BioLife Plasma Center. Commissioner Osborne seconded the motion.

ROLL CALL VOTE

Russell Van Leuven	Aye
Lisa Amos	Aye
David Iwanski	Aye
Lisa Osborne	Aye

The motion was approved 4 to 0.

4. **PL-18-0322 Alamar Phase 2 Preliminary Plat**

The Planning Commission will consider a request by Frank Koo with Wood, Patel & Associates for approval of the Alamar Phase 2 Preliminary Plat. The plat includes approximately 122.4 acres located at the southwest corner of Broadway Road and the Alamar Parkway alignment, El Mirage Road. The proposed plat subdivides the land into 346 single-family residential lots, common open space, and landscape areas. Staff contact: Rick Williams

Mr. Williams noted that the official groundbreaking for the Alamar Project had occurred two weeks prior. He stated that although the presentation would cover both Phase 2 and Phase 3 Preliminary Plats (PL-18-0322 and PL-18-0323), they would each need their own motion.

Mr. Williams provided the following highlights:

- Phase 1 was through the final plat stage
- Phase 2 and Phase 3 (boundaries outlined in presentation)
- Phase 2 contains 122.4 acres, three lot sizes ranging from 5,175 square feet up to 7,200 square feet
- Three formative parks associated with Phase 2 (about ½ acre in size) and contain specific amenities such as in turf areas, shaded ramadas, and other types of small scale amenities
- Phase 3 has 317 lots, four lot from 5,175 square feet up to 9,100 square feet – the largest lot in the development

- Phase 3 contains four parks
- Development conforms to the General Plan 2030 but more specifically to the PAD (development standards are reasonable and not detrimental to anyone in surrounding area)
- Conditions of approval of both Phase 2 and 3are reasonable to ensure conformance with provisions as outlined by the development agreement, the PAD, and City code and ordinances
- Staff recommends approval of Phase 2, subject to conditions of approval in staff's report, and staff recommends approval of Phase 3, also subject to conditions of approval in staff's report
- First neighbourhood park will be developed in conjunction with Phase 1, in addition to the community park, which includes swimming pool, playground splash pad and other amenities; the formative park within each of the communities is more passive (diagram shown): Formative park #5 and although each of the 7 parks are a little bit different, they are all similar, with mailboxes, shaded ramadas, open space lawn (small scale)

Chair Van Leuven invited a motion to approve PL-18-0322. Vice Chair Amos moved to approve matter PL-18-0322 Alamar Phase 2 Preliminary Plat, subject to conditions of approval in staff's report. Commissioner Osborne seconded the motion.

ROLL CALL VOTE

Russell Van Leuven	Aye
Lisa Amos	Aye
David Iwanski	Aye
Lisa Osborne	Aye

The motion was approved 4 to 0.

5. **PL-18-0323 Alamar Phase 3 Preliminary Plat**

The Planning Commission will consider a request by Frank Koo with Wood, Patel & Associates for approval of the Alamar Phase 3 Preliminary Plat. The plat includes approximately 99.4 acres located north of Sunland Avenue and east of the Alamar Parkway Alignment, El Mirage Road. The proposed plat subdivides the land into 317 single-family residential lots, common open space, and landscape areas.
Staff contact: Rick Williams

Chair Van Leuven invited a motion to approve PL-18-0323. Commissioner Iwanski moved to approve matter PL-18-0323 Alamar Phase 3 Preliminary Plat, subject to conditions of approval in staff's report. Commissioner Osborne seconded the motion.

ROLL CALL VOTE

Russell Van Leuven	Aye
Lisa Amos	Aye
David Iwanski	Aye
Lisa Osborne	Aye

The motion was approved 4 to 0.

VI. DISCUSSION OF MATTER PL-19-0075 CITY CENTER SPECIFIC PLAN UPDATE

PL-19-0075 City Center Specific Plan Update This is a work session item before Planning Commission to discuss application PL-19-0075, a request by the City's Planning Division to update the City Center Specific Plan. The update is to reflect evolving conditions impacting the implementation of the adopted Vision for the Avondale City Center. The intent of the update is to reflect the City's current level of expectation for a quality, unique, and pedestrian-friendly City Center that will create a place of significance in Avondale. Staff contact: Jodie Novak

Ms. Novak provided a status update of on the City Center Plan's update with our Planning Staff and Matrix Design Group consultant, noting that the plan had been in existence since 2008. She added that it was a great time in our community to look at revising the plan and coming up with a current vision that meets the level of expectation of a quality development in our 402-acre City Center area. Ms. Novak stated that the city was actively working with a consultant, with some ad hoc meetings already held. She added that re-establishing the land use categories, which are being calling districts, what uses will occur and where they will be occurring. She noted we're also looking at the overall land area. There is a component on the west side of Avondale Boulevard, on the far west end of that area that is an employment area that might not be included. There is an area at the eastern edge of the City Center that we might be add a little more land to accommodate high density residential to support the retail and residential that would be developing in that area. Ms. Novak stated that staff was also looking at economic development factors and working to have a market analysis to look at what is needed for the area. She presented a draft plan with the overall land use categories which include six districts.

Ms. Novak stated that an area just west of 117th Avenue extending to 119th Avenue, had originally been planned for potential employment/retail/office, but is considering letting that remain separate from the City Center. She there is a core area called the Park Avenue District that would be the core of the area, we are working with consultant further on this plan.

Ms. Novak provided next steps and noted that a neighborhood meeting would be held on May 7th, she noted that this would go before Council on May 6th as a work session. She added that after presenting with a consultant, and gaining Council's feedback, staff would return to the Commission with a formal draft on May 16, 2019, with the hope of completing final plan and adoption by June 17, 2019. Ms. Novak noted some items being considered would be to rename the plan. She added that once the actual draft was available, it would be posted on the website for the public. She added that she would also keep the Commission informed as the project unfolded.

VII. COMMISSION ANNOUNCEMENTS

None.

VIII. PLANNING DIVISION REPORT

None.

IX. ADJOURNMENT

Chair Van Leuven noted that next meeting would be held May 16, 2019, and invited a motion to adjourn the meeting. Commissioner Iwanski moved to adjourn the meeting at 6:25 p.m. Commissioner Osborne seconded the motion.

ROLL CALL VOTE

Russell Van Leuven	Aye
Vice Chair Amos	Aye
David Iwanski	Aye
Lisa Osbourne	Aye

The motion was approved 4-0.

With no further business, the meeting concluded at approximately 6:35 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.

Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oido, impresion grande o interprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos dias habiles antes de la junta.

Staff Signature

7-18-19

Date