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

Thursday, January 17, 2019
5:30 P.M.

I. **CALL TO ORDER**

Chair Van Leuven called the Regular Meeting to order at approximately 5:38 p.m.

II. **ROLL CALL**

The following members and representatives were present:

COMMISSIONERS PRESENT

Russell Van Leuven, Chair
Lisa Amos, Vice Chair
David Iwanski, Commissioner
Lisa Osborne, Commissioner
Christopher Thompson, Commissioner
Linda Warren, Commissioner

COMMISSIONERS ABSENT

Denise Stanfield, Commissioner

CITY STAFF PRESENT

Jodie Novak, Planning Manager
Ken Galica, Lead Planner
Byron Easton, Senior Planner
Nicholle Harris, 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 Osborne moved to accept the minutes from the December 20, 2018 regular meeting as presented. Commissioner Amos seconded the motion.

ROLL CALL VOTE

Russell Van Leuven, Chair	Aye
Lisa Amos	Aye
David Iwanski	Aye
Lisa Osborne	Aye
Denise Stanfield	Absent
Christopher Thompson	Aye
Linda Warren	Aye

The motion was approved by a 6 to 0 vote.

V. **BUSINESS ITEMS**

a. **Training on new voting system**

City of Avondale Information and Technology staff trained the Commission on use of the new presentation software and voting system.

VI. **PUBLIC HEARING ITEMS:**

a. **PL-18-0229 - Verde Trails Unit I Preliminary Plat Amendment**

A request by Ms. Amy Weidman, Silver Fern Companies LLC, on behalf of Evergreen- Hillcrest LLC, for approval to amend the Verde Trails Unit I Preliminary Plat. The plat includes approximately 213 acres located at the southwest corner of 107th Avenue and Broadway Road. The proposed amendment provides for a street and sidewalk connection between the approved Verde Trails Unit I Parcel 8 and reconfigures a cul-de-sac to a through street to provide connectivity to Wier Avenue in Parcel 11. The amendment eliminates one lot in Parcel 8 and adds one lot in Parcel 11. Staff Contact: Ken Galica

Ken Galica, Lead Planner, said the subject property used to be known as Hillcrest. Most of the surrounding property is in unincorporated Maricopa County and zoned for Rural Residential use. Terra Mobile Ranchettes, a mobile home community, is directly to the south. The major PAD amendment for Verde Trails was approved by City Council in May 2018, with a preliminary plat approved in August 2018. The PAD approved 675 single-family residential lots, a 16.1-acre school site, a 14.8-acre cluster home site, and a 6.6-acre commercial site. The Littleton ESD declined the school site, so the PAD allows for that space to be developed as additional single-family lots. The cluster home site will be developed at a future time.

Mr. Galica said the purpose of the proposed preliminary plat amendment is to improve pedestrian and vehicular connectivity between lots approved as part of Unit I in the Verde Trails Community, and new lots being planned adjacent to the site. Two new street and sidewalk connections will be provided: one between Parcel 8 and Parcel 7, the original school site, and another between Parcel 11 and Wier Avenue/Verde Trails Unit II. The original plat had two cul-de-sacs next to each other. The westernmost of the two has been replaced with a through street connecting to Wier avenue and into Verde Trails II.

Mr. Galica said the proposed amendment is in conformance with the Verde Trails PAD and the Zoning Ordinance, subdivision regulations and the Single-Family Residential Design Manual. The amendment supports a key goal of the City of Avondale in all planning documents a improve walkability. Staff recommends approval of the preliminary plat amendment to Unit I subject to two recommended conditions of approval.

Chair Van Leuven opened the public hearing. Upon acknowledging no requests to speak, Chair Van Leuven closed the public hearing.

Chair Van Leuven invited a motion. Commissioner Thompson moved to accept the findings and recommend approval of Application PL-18-0229, a request to amend the approved preliminary plat for Verde Trails Unit I, subject to the two staff recommended conditions of approval. Commissioner Amos seconded the motion.

ROLL CALL VOTE

Russell Van Leuven, Chair	Aye
Lisa Amos	Aye
David Iwanski	Aye
Lisa Osborne	Aye
Denise Stanfield	Absent
Christopher Thompson	Aye
Linda Warren	Aye

The motion was approved by a 6 to 0 vote.

b. **PL-18-0230 - Verde Trails Unit I, Parcel 7 Preliminary Plat**

A request by Ms. Amy Weidman, Silver Fern Companies LLC, on behalf of Evergreen- Hillcrest LLC, for approval of the Verde Trails Parcel 7 Preliminary Plat. The plat includes approximately 16.1 acres located south of the southwest corner of 107th Avenue and Broadway Road. The proposed plat subdivides the 16.1 acres into 70 single-family residential lots, common open space, and landscape areas. Staff Contact: Ken Galica

Ken Galica, Lead Planner, said the subject property is zoned Verde Trails PAD with City of Phoenix jurisdiction east of 107th Avenue. The PAD surrounds it on two sides and Terra Mobile Ranchettes is to the south. The PAD was zoned in 2007 with a major amendment approved in May of 2018. Parcel 7 gave the Littleton ESD the option to purchase the school site for an elementary school, but the District declined that opportunity and instead entered into a donation agreement with the developer to provide financial assistance for the district to use elsewhere. The PAD allows for a minimum size of 5,175 square feet on Parcel 7. The proposed plat includes 70 single family lots.

Mr. Galica stated that access to Parcel 7 will come from Wier Avenue, which will be a new collector roadway, as well as the Bloch Road connection, which was reviewed in the previous agenda item. There is 20.9 percent open space provided, which exceeds the City's minimum requirement of 15 percent. The open space consists of a parkette and a trail system. The preliminary plat is in conformance with the Verde Trails PAD, and the Zoning Ordinance, subdivision regulations and

the Single-Family Residential Design Manual. All common design elements throughout the site will match the design for the remainder of the Verde Trails community. The developer will construct all required improvements, and there will be a common HOA across the entire community. Staff recommends approval subject to four recommended conditions of approval.

Commissioner Amos inquired about the proximity of the project to the proposed State Route 30. Mr. Galica indicated the anticipated route on a map, noting that ADOT has not finalized the alignment.

Chair Van Leuven asked about the school that will serve this development. Mr. Galica responded that the donation agreement is \$1,000 per rooftop from the developer to the District. Littleton ESD is a school of choice district, meaning that there are no assigned schools and students can choose which school to attend. The nearest school is at 107th Avenue and Lower Buckeye Road.

Chair Van Leuven opened the public hearing. Upon hearing no requests to speak, he closed the public hearing.

Chair Van Leuven invited a motion. Commissioner Osborne moved to accept the findings and recommend approval of Application PL-18-0230, a request for Preliminary Plat approval for Verde Trails Unit I Parcel 7 subject to four staff recommended conditions of approval. Commissioner Amos seconded the motion.

ROLL CALL VOTE

Russell Van Leuven, Chair	Aye
Lisa Amos	Aye
David Iwanski	Aye
Lisa Osborne	Aye
Denise Stanfield	Absent
Christopher Thompson	Aye
Linda Warren	Aye

The motion was approved by a 6 to 0 vote.

c. **PL-18-0268 - Verde Trails Unit II Preliminary Plat**

A request by Ms. Carolyn Oberholtzer with Bergin, Frakes, Smalley & Oberholtzer, on behalf of the Tobin Living Trust, for approval of the Verde Trails Unit 2 Preliminary Plat. The plat includes approximately 35.5 acres located approximately ¼-mile east of the southeast corner of Avondale Boulevard and Broadway Road. The proposed plat subdivides the 35.5 acres into 146 single-family residential lots, common open space, and landscape areas. Staff Contact: Ken Galica

Ken Galica, Lead Planner, said this is the same property that the Planning Commission recommended approval of PAD zoning for in the December meeting. The subject property is currently Maricopa County, zoned Rural 43. It is being annexed concurrently with the rezoning request and is scheduled for final adoption of annexation by City Council on February 4, 2019. Surrounding uses are mainly agricultural with some rural residential. The developer is the same

as the remainder of the Verde Trails property and Verde Trails II is designed to blend together with Verde Trails I to create a cohesive subdivision.

Mr. Galica explained that access to the site will be from Broadway Road to the north, and from Wier Avenue to the south. Two lot sizes are proposed of 5,750 and 6,325 square feet. Lots along Broadway Road are staggered to provide variation in streetscape. The 19 percent of open space exceeds the City's requirement and is fully integrated with the rest of the development's trail system. The HOA will be common with the other Verde Trails parcels. The proposal is in conformance with the PAD that is currently in process. The developer will construct all required street and infrastructure improvements.

Commissioner Warren inquired about the proximity of the nearest public safety facilities. Mr. Galica said currently the nearest fire station is located at Avondale Boulevard and Durango Street, which is 1.5 miles to the north. The nearest police station is at City Hall, about 2.5 miles away. A joint police and fire public safety site is anticipated at the nearby Alamar development within the next five years.

Chair Van Leuven opened the public hearing. Upon acknowledging no requests to speak, he closed the public hearing.

Chair Van Leuven invited a motion. Commissioner Amos moved to accept the findings and recommend approval of Application PL-18-0268, a request for preliminary plat approval for Verde Trails Unit II, subject to five staff recommended conditions of approval. Commissioner Iwanski seconded the motion.

ROLL CALL VOTE

Russell Van Leuven, Chair	Aye
Lisa Amos	Aye
David Iwanski	Aye
Lisa Osborne	Aye
Denise Stanfield	Absent
Christopher Thompson	Aye
Linda Warren	Aye

The motion was approved by a 6 to 0 vote.

VII. COMMISSION ANNOUNCEMENTS

Chair Van Leuven welcomed the new Commissioners.

VIII. PLANNING DIVISION REPORT

Ms. Novak also welcomed the three new members to the Planning Commission.

IX. CALENDAR

Ms. Novak announced that the next meeting is scheduled for February 21, 2019.

X. **ADJOURNMENT**

Chair Van Leuven entertained a motion to adjourn the regular meeting. Commissioner Thompson moved to adjourn. Commissioner Osborne seconded the motion.

ROLL CALL VOTE

Russell Van Leuven, Chair	Aye
Lisa Amos	Aye
David Iwanski	Aye
Lisa Osborne	Aye
Denise Stanfield	Absent
Christopher Thompson	Aye
Linda Warren	Aye

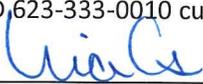
The motion was approved by a 6 to 0 vote.

With no further business, the meeting concluded at approximately 6:13 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 oído, 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.



Staff Signature

2-21-19

Date