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

Thursday, September 19, 2019  
6:00 P.M.

I. **CALL TO ORDER**

Chair Van Leuven called the Regular Meeting to order at approximately 6:04 p.m.

II. **ROLL CALL**

The following members and representatives were present:

**COMMISSIONERS PRESENT**

Russell Van Leuven, Chair  
Lisa Amos, Vice Chair  
Lisa Osborne, Commissioner  
Christopher Thompson, Commissioner  
Denise Stanfield, Commissioner  
Linda Warren, Commissioner

**COMMISSIONERS ABSENT**

David Iwanski, Commissioner

**CITY STAFF PRESENT**

Jodie Novak, Assistant Director  
Ken Galica, Lead Planner  
Michelle Pelishek, Planner  
Nicholle Harris, Deputy City Attorney

III. **OPENING STATEMENT**

Chair Van Leuven read the Opening Statement.

IV. **PUBLIC HEARING ITEMS:**

a. **Southwest Lending Closet - Request for Historic Avondale Infill Overlay (HAIO) Application PL-19-0094**

Planning Commission will hold a public hearing and consider a request by Ms. Ann DeVlaeminck, Southwest Lending Closet, to apply the Historic Avondale Infill Overlay (HAIO) zone to approximately 0.94 gross acres of property located at the southwest corner of Central Avenue and Madden Drive, 218 North Central Avenue. The subject property is zoned C-2 (Community Commercial). Approval of the request will modify development standards on the subject site, allowing for an expansion of the existing specialty service use occurring on the property. Development standards subject to modification through this request include, but are not limited to, reduced building setbacks adjacent to Madden Drive, reduced landscape improvements including elimination of required landscape setbacks along adjacent streets, and reduced parking space dimensions. The Commission will take appropriate action.

Staff Contact: Ken Galica

Mr. Galica reviewed the property details. It consists of approximately 0.94 acres located at the southwest corner of Madden Drive and Central Avenue, within Historic Avondale. It is developed with a building and zoned C-2, Community Commercial. Properties to the north and south is also C-2. To the east and west are residential neighborhoods zoned R1-6, single family residential. The property was annexed in 1955 and zoned C-2 at that time. Prior uses were a restaurant and a funeral home. It is currently used as home to Southwest Lending Closet, an organization that lends crutches, wheelchairs, scooters and other medical aid items to those in need on a temporary basis.

Mr. Galica stated that the purpose of the HAIO is to acknowledge the unique site constraints on smaller properties located within older areas. This includes the inability to meet the current development codes.

Mr. Galica said that with this particular request, without tearing down and building the structure, it would be difficult to meet the C-2 setback and landscaping requirements. The proposal would allow for the expansion of the existing building, essentially doubling the size of the facility. It would encroach into the Madden Drive required setback almost to the property line. It would also allow for the current condition, where there is no landscape setback provided adjacent to any of the streets. The proposal would allow the business to keep its slightly undersized parking spaces and not provide covered parking as well as landscape items in the parking lot, as is the current requirement. Potential conceptual design elevations were reviewed. The proposal is consistent with the purpose of the HAIO. Expansion of the building in accordance with C-2 would be unworkable with no building footprint left to expand the facility. It would represent a significant improvement to the surrounding area. The proposed building represents a new investment into the area and will be pedestrian-friendly with new sidewalks. All required notifications have been completed, including a neighborhood meeting. Four residents attended, all in support of the expansion. The aVOICE electronic platform had six viewers with no comments submitted. Staff recommends approval of the HAIO.

Commissioner Warren asked how much landscaping would remain after the setbacks are removed. Mr. Galica said the existing condition with no landscaping on the property would remain.

Vice Chair Amos asked how long the Southwest Lending Closet has been at the location. Mr. Galica stated that they have been at the location for five to seven years and were on Western Avenue for many years previously.

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

Vice Chair Amos invited a motion. Commissioner Osborne moved to accept the findings and recommend approval of Application PL-19-0094, a request to apply the Historic Avondale Infill Overlay (HAIO) to approximately 0.94 gross acres of property located at the southwest corner of Central Avenue and Madden Drive, subject to two conditions of approval as listed in the staff report as presented. Commissioner Stanfield seconded the motion.

ROLL CALL VOTE

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

The motion was approved by a 6 to 0 vote.

b. **PL-19-00066 - Preliminary Plat, River Run**

Planning Commission will consider a request by Mr. Shaine T. Alleman, Tiffany & Bosco, P.A., to approve a Preliminary Plat for River Run, a 103-lot single-family residential subdivision on approximately 14.52 acres located west of the southwest corner of 119th Avenue and Thomas Road. The Commission will take appropriate action.

Staff Contact: Ken Galica

Mr. Galica presented the Preliminary Plat for River Run. It consists of a 103-lot community, approximately 14 acres located south of Thomas Road, east of the Agua Fria River. The property is zoned PAD, approved in 2018. It was annexed at the same time it was rezoned and given a Medium High Density Residential General Plan land use designation. The PAD was approved allowing for alley-loaded single-family residential. The proposal is for a gated community with lots of 2,400 square feet minimum. All roads aside from 119th Avenue and Thomas will be private and maintained by the HOA. Access to the community for residents will be strictly from 119th Avenue. There will be an additional fire department access at Thomas Road. Usable open space is approximately 37.5 percent, over double the City's minimum requirement. Amenities include a community pool, tot lot with play equipment and ramada, basketball court and Agua Fria Levee

Trail. The proposed Preliminary Plat matches the River Run PAD reviewed last year. It is in conformance with the zoning ordinance, subdivision regulations and design manuals. The developer will construct all required site improvements. Staff recommends approval of the preliminary plat subject to the four conditions in the staff reports.

Vice Chair Amos asked about City concerns regarding the concept of private streets in terms of maintenance. Mr. Galica acknowledged a concern, especially with more traditional single-family subdivisions in circumstances where the HOA goes defunct or chooses not to fund necessary repairs. However, these concerns have been reduced since the City began requiring that all new developments, whether public or private, enter into a maintenance improvement district, which allows the City to activate a taxing mechanism in the event that an HOA goes defunct.

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. Vice Chair Amos moved to accept the findings and recommend approval of Application PL-19-0066, a Preliminary Plat for the River Run residential subdivision as presented. Commissioner Thompson seconded the motion.

ROLL CALL VOTE

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

The motion was approved by a 6 to 0 vote.

**V. ACTION ITEMS:**

**c. PL-19-0074 - Multi-Family Residential Design Manual**

Planning Commission will consider a request to approve the Multi-Family Residential Design Manual, Application PL-19-0074. The Commission will take appropriate action.

Staff Contact: Jodie Novak, Assistant Director

Ms. Novak stated that the City is updating its existing manual, first adopted in 2008 as the Commercial, Industrial and Multi-Family Design Manual. The Manual is a policy document that serves as a guideline, focusing on building architecture and site design. Given the level of development in the Valley and in the City of Avondale, it is in the best interest of the City to bring its design guidelines for multi-family development up to current standards. The guidelines are intended to promote healthy, active initiatives, including City wellness, which ties to the General Plan in terms of development which provides opportunities for recreation, walkable spaces and outdoor spaces. The design manual contains various components, including green infrastructure,

which would focus on stormwater management and low impact development designs. These are special environmental designs that can be incorporated into projects, such as using the natural environment and natural materials, versus a more forced design with gravel and river rocks. Low impact development and green building incorporates various treatments on the property, including permeable pavement, rainwater barrels and other items. The manual includes both site and building design sections, including design criteria. There is information on open space and amenities. We have maintained the Crime Prevention Through Environmental Design (CPTED) in the manual as well, providing for safer areas and visibility into the project.

Ms. Novak addressed design guidelines and the goal of creating a sense of place. Projects should stand out, look appealing from a streetscape as well as appealing to the people residing in the development. Projects will include pedestrian interaction and connectivity with varied building materials, paint colors, rooflines, vertical and horizontal relief on buildings. Developments will provide usable outdoor spaces, have porches, balconies and community areas such as pools, dog parks, sports activities and multi-use trails.

Ms. Novak stated that a draft of the updates was provided to developers. It was also posted to aVOICE and provided to the Arizona Multihousing Association. The Arizona Multihousing Association provided comments and some items were eliminated upon their request. The Arizona Multihousing Association received a revised draft and still had concerns with document and were not in a position to support the manual. They are not in support of the City's intent to provide guidelines to developers on how projects would need to look and feel. This issue was discussed at City Council, during which time City Council provided guidance to staff that the items removed should be added back into the manual. Staff proceeded to replace the items. Upon approval by the Commission, the manual will be taken back to City Council for final approval and option on October 21st.

Chair Van Leuven invited questions from Commissioners. There were none.

Chair Van Leuven invited a motion. Commissioner Thompson moved to approve Application PL-19-0074, Multi-Family Residential Design Manual. Commissioner Warren seconded the motion.

#### ROLL CALL VOTE

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

The motion was approved by a 5 to 0 vote.

#### **VI. COMMISSION ANNOUNCEMENTS**

Chair Van Leuven congratulated Ms. Novak on her new position.

#### **VII. PLANNING DIVISION REPORT**

Ms. Novak stated that there were no announcements at this time.

**VIII. CALENDAR**

Ms. Novak stated that there may not be a meeting in October. Commissioners will be notified in advance regarding confirmation. Chair Van Leuven asked whether Ms. Novak will still be overseeing the Commission in her new position. Ms Novak stated that she will serve as acting Planning Manager until the position is filled.

**IX. 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	Absent
Lisa Osborne	Aye
Denise Stanfield	Aye
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 6:33 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.

  
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Staff Signature

  
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Date