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

Thursday, June 21, 2018
6:00 P.M.

I. **CALL TO ORDER**

Chair Ortega called the Regular Meeting to order at approximately 6:01 p.m.

II. **ROLL CALL**

The following members and representatives were present:

COMMISSIONERS PRESENT

Kristopher Ortega, Chair
Russell Van Leuven, Vice Chair
Lisa Osborne, Commissioner
Christopher Thompson, Commissioner
Troy Timmons, Commissioner
Denise Stanfield, Alternate

ABSENCE EXCUSED

Lisa Amos, Commissioner

ABSENCE UNEXCUSED

Pearlette Ramos, Commissioner

CITY STAFF PRESENT

Tracy Stevens, Director
Ken Galica, Division Lead Planner
Byron Easton, Senior Planner
Rick Williams, Senior Planner
Andrew McGuire, City Attorney

III. **OPENING STATEMENT**

Chair Ortega read the Opening Statement.

IV. APPROVAL OF MINUTES

Chair Ortega invited a motion to approve the minutes. Commissioner Osborne moved to accept the minutes from the May 17, 2018 regular meeting as presented. Vice Chair Van Leuven seconded the motion. The motion passed by a 5 to 0 vote.

V. SCHEDULED PUBLIC APPEARANCES

None.

VI. WITHDRAWALS AND CONTINUANCES:

None.

VII. PUBLIC HEARING ITEMS:

1. PL-18-0051 - Minor General Plan Amendment – Christopher Todd Communities

This is a public hearing before the Planning Commission to review application PL-18-0051, a request by Mr. Paul E. Gilbert, Beus Gilbert PLLC, for a General Plan Amendment concerning undeveloped land located south and east of the southeast corner of Dysart Road and Indian School Road, assessor parcel 501-72-025K. The General Plan Amendment request will change the land use designation of the property from 39.3 net acres of Mixed Use to 28.7 net acres of High Density Residential and 10.6 net acres of Local Commercial. Staff Contact: Ken Galica.

Ken Galica, Division Lead Planner, presented two agenda items related to the same property. The first is a Minor General Plan Text Amendment request, and the second is a rezoning request to Planned Area Development (PAD). Each item will have separate public hearings, and separate recommendations will be forwarded to City Council.

Mr. Galica said the subject property is bordered to the south by the Sage Creek residential community, to the north by the City of Litchfield Park, to the west by the Dysart Ranch subdivision, and to the east by the Corte Sierra neighborhood. The entirety of the zoning in surrounding Avondale is PAD. The property was annexed in 1993, and rezoned to PAD in 1994 as part of the much larger Palm Valley Avondale PAD. The Palm Valley PAD designated the property as Mixed Use Commercial (MUC), but did not define what could be built there. In 2002, Council defined that the MUC was to be developed for C-2 Community Commercial use and development standards. Since annexation, the site has remained undeveloped.

Mr. Galica said the minor General Plan amendment would change the current land use designation of Mixed Use to High Density Residential and Local Commercial. The existing Liberty Utilities water treatment facility and mini storage business at the corner of Indian School and Dysart Roads reduces visibility into the site, which limits opportunities for Commercial development. The proposed amendment will still result in a mix of uses on the site, but it will no longer be split 50/50. North Avondale will benefit from development here as it has been vacant for 25 years and has generated no tax revenue. The proposed development will be compatible with existing nearby uses. Staff believes the proposal furthers the City's goals of trying to attract different types of residential products.

Mr. Galica said the second request is to rezone the property to PAD to allow 28.7 acres of the site to develop with single story multi-family, a commercial site adjacent to Dysart Road, and a commercial site at the northeast corner of the property adjacent to Indian School Road. The Multi-Family concept is new to Avondale. It is 13 dwelling units per acre in density, which is almost half as dense as typical apartment complexes. This project will create 370 total units, all single - story, and 226 of these homes will be detached. Seventy-two of the buildings will each have one shared wall. Each unit will have a private walled rear yard and be offered for rent. All common areas and rear yards will be maintained by a property management company. 20% of the site area will be community open space, with the most significant area to include a community clubhouse, pool, fitness center and play area.

Mr. Galica presented images depicting the two separate architectural styles proposed. Each style has two different buildings types and three different paint schemes. These elements will be combined in various ways to create 12 different building looks. The City's zoning standards do not anticipate this type of product, and several modifications are required to allow for it, including a small increase in density from R-3, an additional dwelling unit per acre from 12 to 13. There will be a decrease in the maximum building height to 16 feet, or one-story, in height, with the exception of the clubhouse and common facilities. The side and rear setbacks will be expanded to provide better buffers. Instead of 20% of parking spaces being provided in the form of enclosed garages, this amount will be reduced to 15%, but the overall covered parking would be increased. The landscape buffer adjacent to residential areas will be increased and parking lot islands will be slightly decreased.

Mr. Galica explained that the commercial areas will be developed according to C-2 Zoning District standards, but the Applicant has agreed to remove the more objectionable of the allowable C-2 uses, such as gas stations, smoke shops, pawn shops, mini storage, and liquor stores. The commercial development will take place in a future phase. The primary residential access will be the main entrance off Indian School Road. A secondary entrance will cut through the commercial property to Dysart Road. A pedestrian connection to the existing sidewalk will allow children to walk to Corte Sierra Elementary School. The proposed rezoning furthers the City's goals pertaining to different types of residential products. The development standards are compatible with the surrounding area and protect the character of northern Avondale. The proposed uses are compatible and the objectionable uses removed. The design standards will produce a community with significant variety. Staff believes that the area in general will benefit from the development.

Mr. Galica stated that all required notifications have been completed. The site was posted, legal advertisements published, and all property owners within 1,000 feet were mailed notices. A neighborhood meeting on April 18th drew six attendees. Questions pertained to phasing, construction hours, potential traffic impacts, dust control, and aesthetics. The attendees expressed support for the project. One comment was received through aVOICE expressing concern with traffic. Mr. Galica said that both Dysart Road and Indian School Road will be improved to increase capacity. Certificates of adequate school facilities have been received from Litchfield ESD and Agua Fria UHSD. Staff recommends approval of the two requests.

Commissioner Osborne inquired about the average number of bedrooms and parking spaces for each home. Mr. Galica said it will be a combination of one and two-bedroom units, with the latter

the majority. There will be 1.25 covered parking spaces per home and more that will remain uncovered. One guest parking space is provided for every ten units.

Commissioner Timmons inquired about a nearby water facility. Mr. Galica noted that Liberty Utilities, a private utility company that provides water services to Litchfield Park and parts of Maricopa County, uses the site as an arsenic treatment facility. It is located within Avondale.

Vice Chair Van Leuven inquired whether a traffic study was done. Mr. Galica explained that the traffic engineer identified deceleration lanes and possibly a future signal as potential solutions. The project itself will not warrant its own traffic signal, but could do so in combination with future development. Commissioner Thompson asked whether the traffic improvements would be done in the first phase. Mr. Galica said Phase 1 will consist of the residential portion, and Phase 2 will be the commercial portion. Most of the off-site improvements will be completed in the first phase.

Chair Ortega inquired about the cost of the potential traffic signal. Mr. Galica said the details still have to be worked out, but most likely it will be funded by private property owners, not the City. Chair Ortega asked about the height restriction on commercial buildings. Mr. Galica responded that the C-2 standards would apply, which allow for a maximum height of 30 feet. Chair Ortega inquired whether the complex would be gated. Mr. Galica said it would be gated with two key-controlled entrances.

Chair Ortega opened the public hearing.

Paul Gilbert, 701 N. 44th Street, Phoenix, stated that this design concept is new, but popular. The developer has built similar complexes, including one at Greenway and Litchfield Roads in Surprise, and there has been a sign up list since the project opened. While it is multi-family, the complex functions more like a group of attached and detached houses. The concept caters to people who do not want the responsibility of home ownership, but want to enjoy some of its advantages. Every unit has a small yard and no second floor. The customers are renters by choice and the units are not cheap. Homes have vaulted ceilings, granite counters, high end appliances, and smart technology. The C-2 parcel has been zoned that way for 25 years, but has not been developed because it is oddly shaped for the purpose at this size, and the water treatment/mini storage use on the corner detracts from its visibility. The developer has agreed to stipulate that a wide-ranging list of less desirable commercial uses will be excluded from the PAD. The neighborhood meeting left attendees very comfortable with the proposal. The developer has agreed to all of the City's stipulations.

Commissioner Thompson questioned why some of the uses such as cigar bars would be included on the exclusion list. Mr. Gilbert agreed not all of the uses are offensive, but some are. Staff provided a list to consider. The developers reviewed it and agreed to the terms.

Commissioner Osborne inquired about limitations to prevent too many of the same types of businesses competing with each other. Mr. Gilbert responded that there are no current non-compete clauses, but these matters are typically dealt with on a case by case basis as tenants are found.

Chair Ortega questioned whether developments of this type offer enough open space for families. Mr. Gilbert responded that this offering does not attract many families. If approved, this will be the ninth of its kind by this developer and past experience shows that the proposed mix would be appropriate. He noted that there will be one large green open space.

Chair Ortega closed the public hearing.

Chair Ortega invited a motion. Commissioner Timmons moved to accept the findings and recommend approval of application PL-18-0051, a request to amend the General Plan Land Use Map from Mixed Use to High Density Residential and Local Commercial. Commissioner Osborne seconded the motion. The motion passed by a 4 to 1 vote, with Commissioner Thompson dissenting.

2. PL-17-0310 – Rezone to Planned Area Development (PAD) - Christopher Todd Communities

This is a public hearing before the Planning Commission to review application PL-17-0310, a request by Mr. Paul E. Gilbert, Beus Gilbert PLLC, to rezone approximately 43.07 gross acres of undeveloped land located south and east of the southeast corner of Dysart Road and Indian School Road. The requested rezoning will replace the property's existing PAD (Planned Area Development) with a new PAD that will allow for development of a 370-unit single-story multi-residential community in the center of the site, a 5-acre future commercial site along Dysart Road, and a 6-acre future commercial site along Indian School Road. Staff Contact: Ken Galica

Ken Galica, Division Lead Planner, presented information pertaining to this matter in the previous agenda item.

Chair Ortega opened the public hearing. After acknowledging no requests to speak, he closed the public hearing.

Chair Ortega invited a motion. Vice Chair Van Leuven moved to accept the findings and recommend approval of application PL-17-0310, a request to rezone the subject property, replacing the existing Palm Valley Avondale PAD with the Christopher Todd Communities PAD, subject to eight conditions of approval as listed in the staff report. Commissioner Timmons seconded the motion. The motion passed by a 4 to 1 vote, with Commissioner Thompson dissenting.

3. PL-18-0082 – Roosevelt Park Phase I Preliminary Plat

This is a hearing before the Planning Commission to review application PL-18-0082, a request by Ms. Jordan Rose, The Rose Law Group, P.C., on behalf of Mattamy Homes, for approval of a Preliminary Plat. The Phase I Preliminary Plat covers approximately 38.07 gross acres of land located east of the northeast corner of 111th Avenue and Van Buren Street. The proposal includes 146 single-family detached residential lots and dedicates twenty-three open space and landscape tracts for future residents of the community. Staff Contact: Rick Williams.

Rick Williams, Senior Planner, presented the Roosevelt Park Phase I Preliminary Plat for the Commission's recommendation. The entirety of Roosevelt Park is 127.61 acres. It was annexed in 2001 and zoned as a larger part of the Roosevelt Park PAD. Three different lot sizes are associated with the Phase I preliminary plat. The developer intends to use a variety of lot sizes and housing types to create distinct and unique street scenes. Phase I will have a main entrance off Van Buren Street and there will be an entrance on 107th Avenue as well. Half street improvements on Van Buren Street, including the trail, will be completed in Phase I. There will be 18% open space, including a large community park with a pool, trail connections, and pedestrian connections to the future commercial parcel. Entry monuments will create a sense of arrival to the City and the development.

Mr. Williams reported that the preliminary plat conforms to the underlying General Plan land use category and the Roosevelt Park PAD. The conditions of approval are reasonable to ensure conformance with City codes, ordinances, and policies. Property owners within 1,000 feet were noticed of the submittal of the preliminary plat, and two phone calls were received. Both callers inquired about 111th Avenue improvements, and their concerns were alleviated. Staff recommends approval of the application subject to the conditions of approval as stated in the staff report.

Commissioner Osborne inquired about the sizes of homes proposed for each lot size. Mr. Williams responded that there will be no direct correlation between home size and lot size, with some of each housing type being used on lots of each size.

Vice Chair Van Leuven requested details on the certificates of adequate school facilities. Mr. Williams said agreements with both districts have been met. Commissioner Van Leuven also asked about measures to mitigate headlight intrusion. Mr. Williams reported that the Applicant is prepared to take steps to minimize that effect.

Chair Ortega invited the Applicant to address the Commission. Tom Galpin, Rose Law Group, thanked the Commission for their time, but had nothing further to add.

Chair Ortega invited a motion. Commissioner Timmons moved to accept the findings and recommend approval of application PL-18-0082, a request for approval of Phase I of Preliminary Plat of Roosevelt Park and Phase II PAD, subdividing 40.61 acres of land into 146 single family residence lots, 22 open space tracts, and one private street tract, subject to conditions of approval as stated in the staff report. Commissioner Thompson seconded the motion. The motion passed by a 5 to 0 vote.

4. **PL-18-0115 – Single Family Residential Design Manual Update**

This is a hearing before the Planning Commission to review application PL-18-0115, a staff-initiated request to update the Single Family Residential Design Manual. The update will refine the Design Manual to reflect local best practices in design standards, new development trends, increased attention to sustainability in the development process, and changes to industry standards. Staff Contact: Byron Easton.

Byron Easton, Senior Planner, presented the latest draft of the Single Family Residential Design Manual. The updates have been made to keep up to date with industry standards in new

construction and remodeling, and to keep the Avondale community safe, attractive and harmonious with surroundings. Special attention was paid to issues related to sustainability, low impact development, and water conservation, in addition to promoting walkability, safety, and usable open space.

Mr. Easton covered the most recent changes. The organization of the manual was simplified and streamlined into fewer sections. Key concepts include sustainable practices, diversity of housing product, shared open space, common amenities, and low impact development. Several public and stakeholder input meetings have been held. The manual was listed on aVOICE for public comment. Four people visited that site but left no statements. The Arizona Homebuilders Association provided essential input and their comments were addressed fully in the manual. The Watershed Management Group provided assistance in crafting language regarding water conservation.

Mr. Easton reported that no comments were received from the Commission at the Planning Commission Work Session meeting. City Council reviewed it on June 11th and changes were recommended and administered. The required number of color schemes was increased from six to eight for projects of less than 99 units, and from eight to ten color schemes for larger projects. Staff recommends approval of the application.

Chair Ortega invited a motion. Vice Chair Van Leuven moved to accept the findings and recommend approval of application PL-18-0115, a request to amend the Single Family Residential Design Manual. Commissioner Timmons seconded the motion. The motion passed by a 5 to 0 vote.

VIII. DISCUSSION ITEMS

None.

IX. OTHER BUSINESS

None.

X. PLANNING STAFF REPORT

Tracy Stevens, Director, announced that a new Planning Manager has been hired for an open position in the Planning Department.

Ms. Stevens welcomed Chris Thompson to the Planning Commission, as well as Denise Stanfield, who will serve as an alternate.

XI. COMMISSION COMMENTS AND SUGGESTIONS

None.

XII. ADJOURNMENT

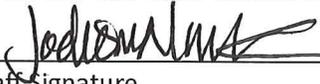
Chair Ortega entertained a motion to adjourn the regular meeting. Commissioner Osborne moved to adjourn. Commissioner Thompson seconded the motion. The motion passed by a 5 to 0 vote.

With no further business, the meeting concluded at approximately 7:15 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

7-24-18

Date