



D-Bat

Conditional Use Permit

Application PL-18-0175

Avondale City Council

October 1, 2018

Avondale

Request

- ▶ Approval of a Conditional Use Permit allowing for an indoor sports training facility located in Building A of the Avondale Commerce Center

Site Overview

- ▶ Avondale Commerce Center
 - 48 acres
 - PAD requires CUP for user greater than 25,000sf

Building A

- ▶ 30,673sf
- ▶ 2 access points via Fairway Dr.
- ▶ 121 parking spaces

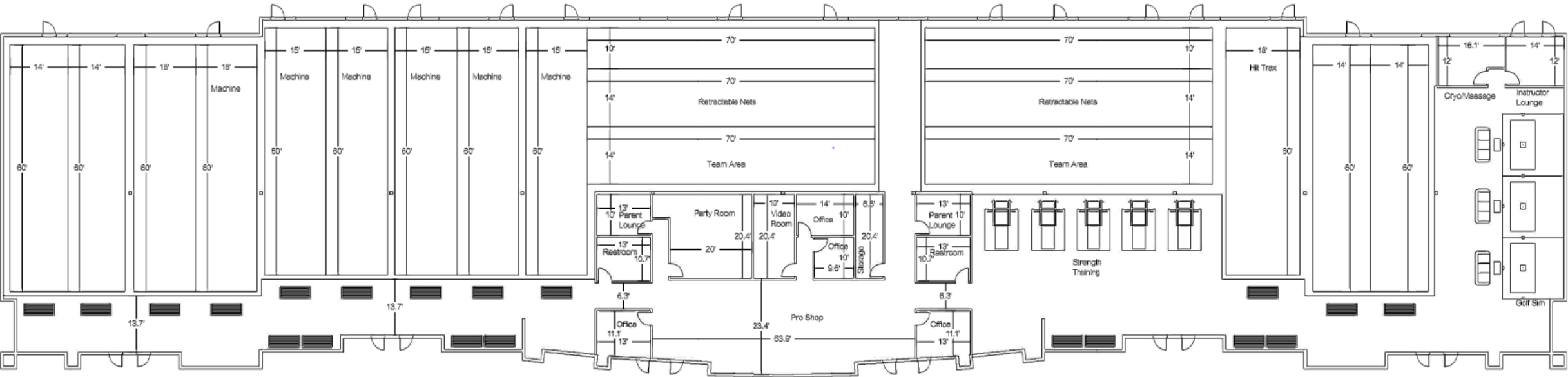


D-Bat

- Indoor training
- Year-round training
- 12 pitching machines
- 3 golf simulators
- Team training



D-Bat Floor Plan



Analysis

- ▶ The applicant met all public notification requirements
- ▶ Meets the five required findings to approve a CUP
- ▶ The development conforms to the 2030 General Plan
- ▶ Site has sufficient circulation and accessibility
- ▶ No adverse effects; two conditions of approval recommended

Planning Commission



- ▶ September 20, 2018
- ▶ All public notification requirements were met for the meeting
- ▶ Planning Commission voted unanimously 7-0 in favor of the request
- ▶ Staff has received no additional correspondence from the public

Recommendation

- ▶ Council accept the findings of the Planning Commission and approve application PL-18-0175, a Conditional Use Permit allowing for an indoor sports training facility located in Building A of the Avondale Commerce Center, subject to two conditions of approval.