



City Center Specific Plan (CCSP) and City Center District (CCD)

Text Amendments

Applications PL-18-0006 and PL-18-0007

City Council Meeting

October 15, 2018

Avondale

Purpose

- ▶ Review modifications to proposed Text Amendments to the City Center Specific Plan (CCSP) and Zoning Ordinance Section 501, provide feedback, and continue the items to November 5th.

Recent Modifications

- ▶ Staff worked with property owner to revise text to ensure high quality development
- ▶ CUP requirement for large floorplate retail (over 50k SF) and large floorplate grocery (over 36k SF)
 - ▶ Grocers over 36k SF required to include indoor eateries, wine/craft beer bars, juice bars/coffee shops and specialty food counters (e.g. sushi bar, etc.)
- ▶ Prohibition on Discount Stores
- ▶ Fuel centers related to grocery stores allowed subject to CUP on Van Buren Street only

Recent Modifications (Cont.)

- ▶ Standalone drive-through uses restricted to 1 coffee shop east of Avondale Boulevard, 1 coffee shop and 1 restaurant west of Avondale Boulevard
 - ▶ Minimum 200 foot setback from Avondale Boulevard
- ▶ Residential uses must occur as part of a mixed use development.
- ▶ Addition of new design requirements for large floorplate uses
- ▶ Allowance for outdoor dining areas to count towards landscape/open space requirements

Analysis

- ▶ No development has occurred in City Center west of Avondale Boulevard in nearly 10 years since CCSP adoption
- ▶ Vision for 173 acres in City Center east of Avondale Boulevard are essentially unchanged
- ▶ Amendments provide for flexibility while still maintaining the framework of the vision
- ▶ Previous amendments proposed are also included in report
- ▶ Site design subject to City Council approval

Recommendation

Continuance to November 5, 2018