

## **Southeast of the Southeast Corner of Dysart Road & Washington Street**

Rezoning from MH to A-1

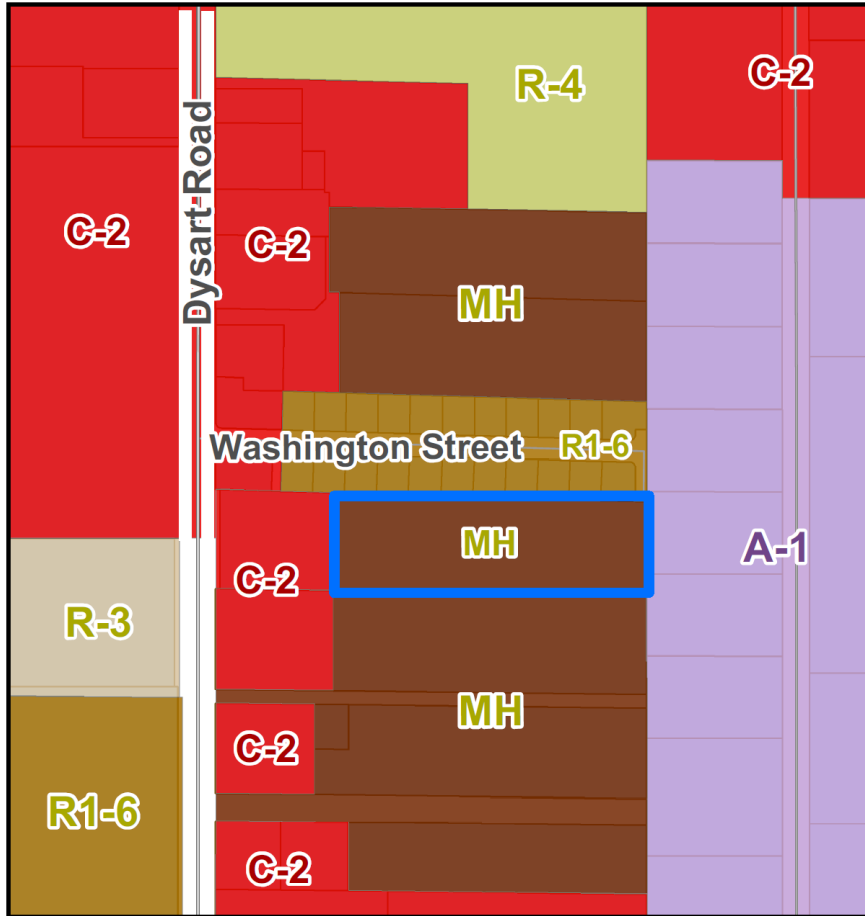
Application PL-16-0244

City Council Meeting – April 17, 2017

*Presenter: Ken Galica, Senior Planner*



# Avondale



## Zoning Vicinity Map



 Subject Property



## Aerial Photograph



 Subject Property

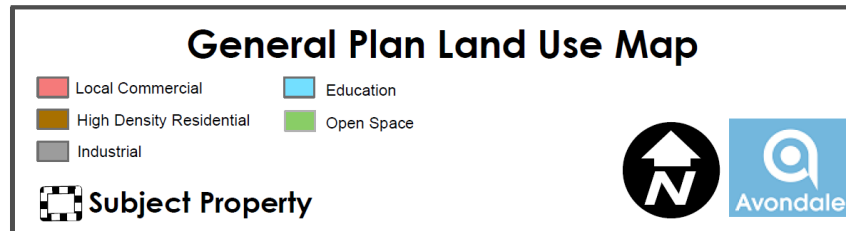
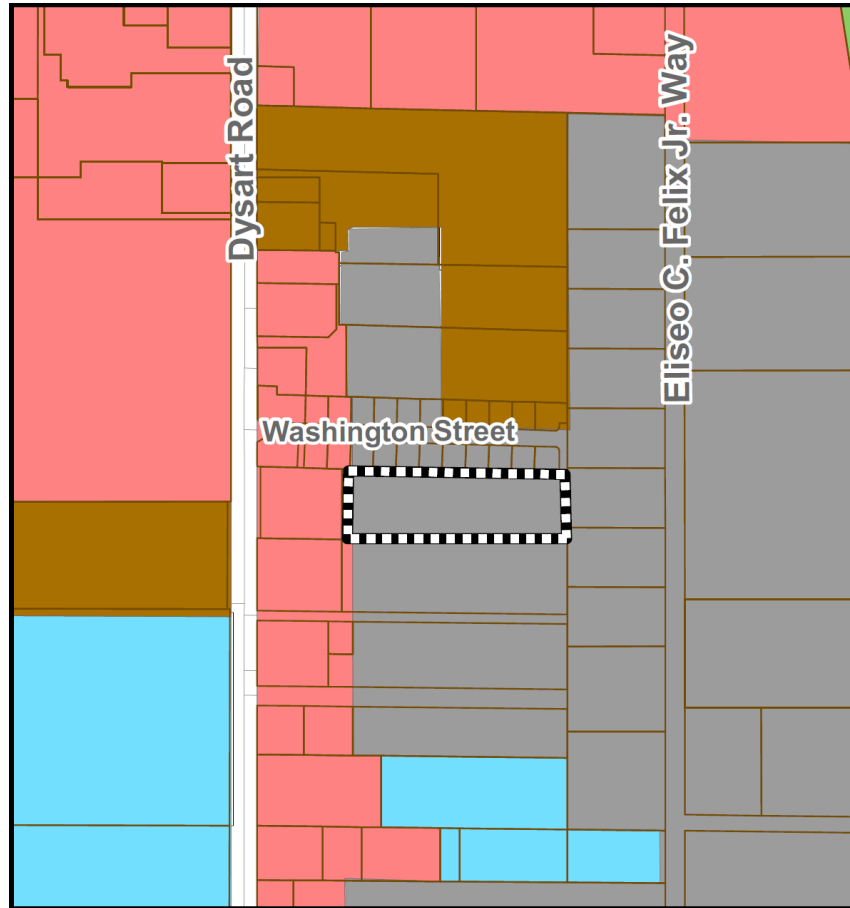


## Background

- Annexed in 1960; subsequently zoned R-5 (Multi-Family Residence)
  - From 1960 until 1990, the R-5 District allowed a range of commercial, industrial, and residential uses
  - In 1990 the R-5 District was amended to allow only for the development of Manufactured Home Parks
  - For clarity, the name of R-5 District was changed to MH (Manufactured Home Park) in 2009
- Property has been vacant and undeveloped since at least 1939.



## General Plan 2030



## Background (Cont.)

- 2007 Rezoning of western 1.25 acres to C-2 subject to stipulations
  - Minor Land Division (MLD) dividing the property on the zoning line required
- MLD approved in May 2016
  - Created property line on the zoning line
  - Dedicated a 26' access and utility easement through the 1.25 acre commercial parcel to allow for future development of this subject property

## Request

- Rezone approximately 3.37 gross acres from MH (Manufactured Home Park) to A-1 (General Industrial)
  - The A-1 district accommodates warehousing, wholesaling, assembly and heavy manufacturing uses
  - No imminent plans for development of the property
  - Future Development to comply with Zoning Ordinance, Historic Avondale Design & Development Guidelines, and other City documents

## Analysis

- Proposed rezoning will bring property into conformance with General Plan 2030 Land Use Map (Industrial)
- Will allow for the future expansion of the successful Eliseo C. Felix industrial corridor
- Uses allowed by right in the A-1 district operate indoors and should pose little concern to adjacent residential developments
  - More intense and/or outdoor uses allowed in A-1 via approval of a Conditional Use Permit will require heavy scrutiny and may not be supported
- Traffic impact will be minimal
  - Truck traffic generated by development of the small 3.37 acre parcel will be difficult to distinguish from existing Dysart Road truck traffic
  - Access to the site from Dysart Road will be through the future commercial parcel to the west; no trips added to adjacent local/residential streets
- Developer responsible for any necessary infrastructure upgrades to serve future development



## Analysis

- Future Redevelopment subject to:
  - R-4 Uses & Development Standards
  - Historic Avondale Design & Development Guidelines
  - General Engineering Requirements Manual
  - All other applicable City codes, ordinances, and policies
- Continued progress in Historic Avondale
  - Redevelopment of this site would continue successes of other projects in the Dysart Road Corridor (Madison Heights, Carolinas, Dysart Enhancement Project)





## Public Participation / Notice

- Mailings to 75 Property Owners within 1000'
- Site Postings
- Legal Advertising in West Valley View
- 1<sup>st</sup> Neighborhood Meeting January 18, 2017 at City Hall
  - Six Residents from nearby Cielos Patricia Unit I subdivision attended; Variety of questions but no concerns with proposed rezoning
- 2nd Neighborhood Meeting March 23, 2017 at City Hall
  - Required because notice sign on property was erected 14 days in advance of January neighborhood meeting (15 day advanced notice required by Zoning Ordinance)
  - No attendees
- One informational phone call from nearby property owner; no concerns indicated



## Planning Commission Recommendation

### **Approval of Application PL-16-0244 (7-0)**



## Public Hearing and Discussion

Rezoning of 3.37 gross acres southeast of the  
southeast corner of Dysart Road and  
Washington Street

Application PL-16-0244

