

Southeast of the Southeast Corner of Dysart Road & Washington Street

General Plan Amendment from
Industrial to Local Commercial

Rezoning from MH to C-2

Applications PL-17-0113 and PL-16-0244

City Council Meeting – July 17, 2017

Presenter: Ken Galica, Senior Planner



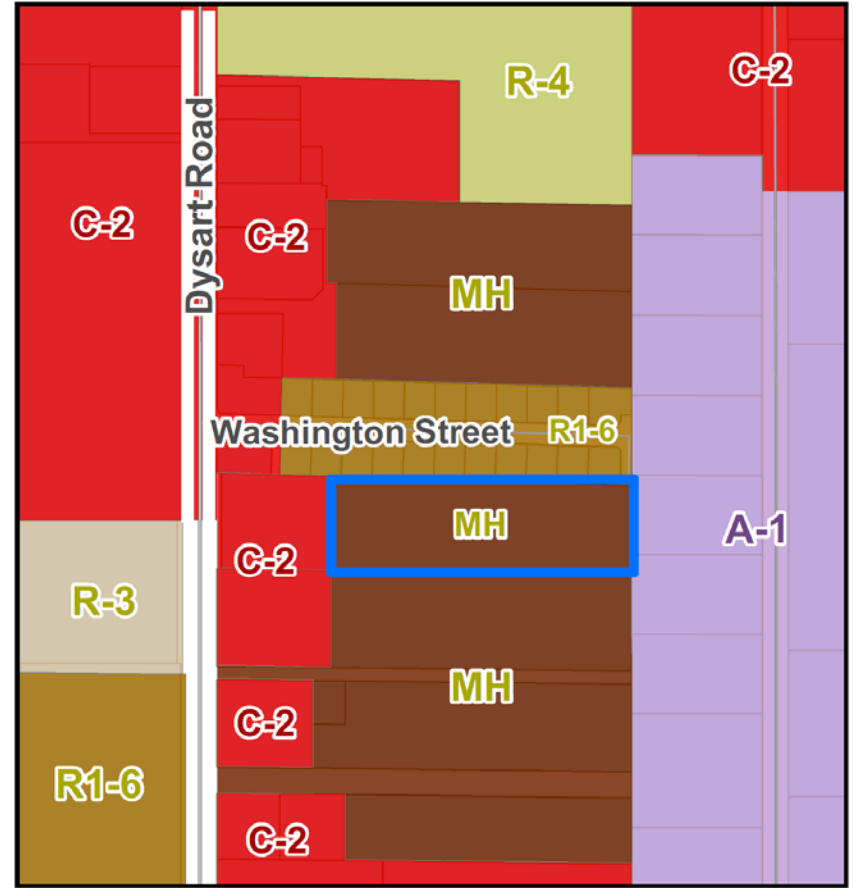
Avondale



Aerial Photograph



Subject Property



Zoning Vicinity Map



Subject Property

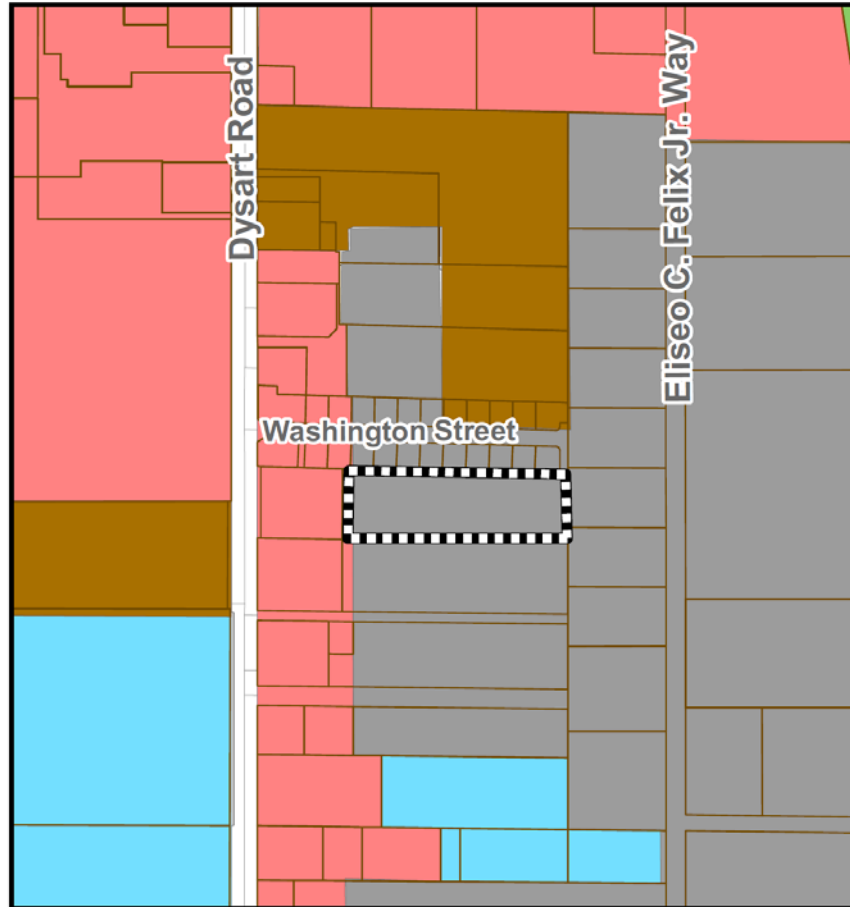


Background

- 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
 - 26' access and utility easement through the 1.25 acre commercial parcel to the west to allow for future development of this subject property



Existing General Plan 2030

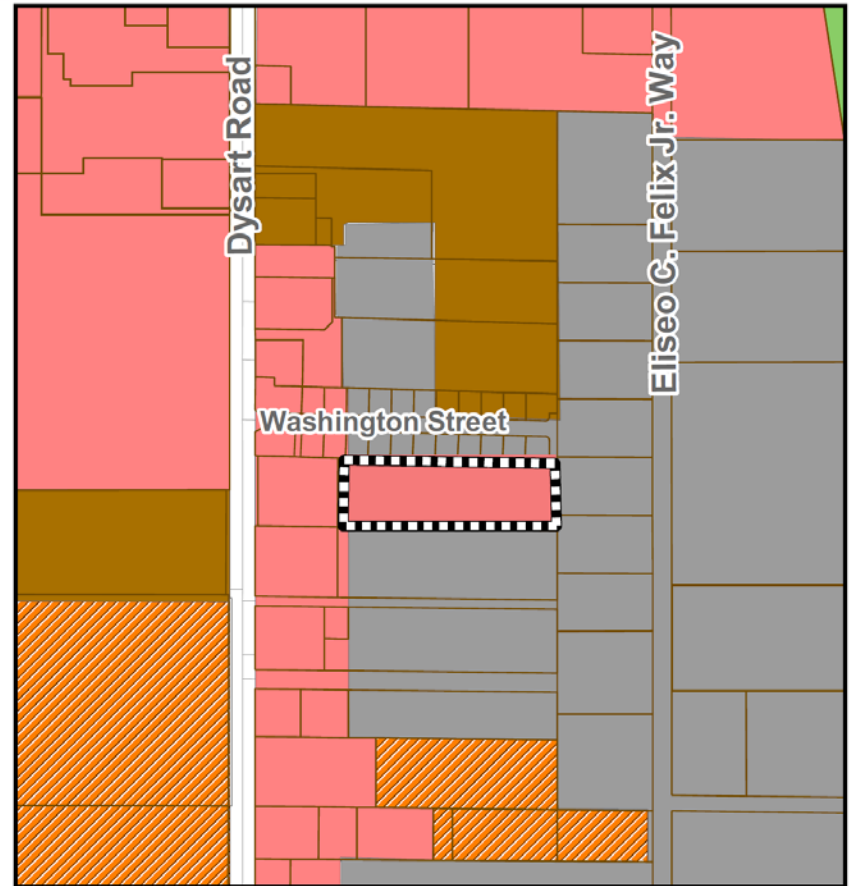


Prior Review






- February 16, 2017: Planning Commission recommended approval of property owner's request to rezone the parcel to A-1 (General Industrial), in conformance with the current General Plan designation of Industrial.
- April 17, 2017: City Council indicated concern with the compatibility of industrial uses in proximity to existing residential uses.
 - Council continued item indefinitely and directed staff and the applicant to identify a district that would be more compatible with the existing land uses in the area.


Request #1

- Amend the General Plan Land Use Map for the 3.37 acre property from Industrial to Local Commercial



Proposed General Plan Land Use Map

- | | |
|---------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
|  Local Commercial |  Education |
|  High Density Residential |  Open Space |
|  Industrial | |

 Subject Property



Request #2

- Rezone the subject property from MH (Manufactured Home Park) to C-2 (Community Commercial)
 - The C-2 district accommodates a range of retail, restaurant, service, and office 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 (GPA)

- Insignificant reduction in overall acreage devoted to Industrial development
- Consistent with surrounding commercial land uses fronting on Dysart Road
- Compatible with surrounding residential land uses
- Reflects City Council direction
- No impact on City infrastructure
- Meets Required Findings for GPAs

Analysis (Rezoning)

- Development under current MH zoning not highest and best use and would not further the City's revitalization goals concerning Historic Avondale
- C-2 is in direct conformance with proposed General Plan Designation of Local Commercial
- Continuation of C-2 zoning that exists on properties abutting Dysart Road
- Compatible with surrounding residential uses

Analysis (Rezoning)

- Future Redevelopment subject to:
 - C-2 Uses & Development Standards
 - Historic Avondale Design & Development Guidelines
 - General Engineering Requirements Manual
 - All other applicable City codes, ordinances, and policies
- Continued development progress in Historic Avondale



Public Participation / Notice

- Due to change in request, new meetings were required; all required notifications completed
 - Site Posting, Legal Advertisements in West Valley View, 1000-foot mailing
 - Neighborhood Meeting – May 31, 2017 – City Hall
 - Three attendees, all in support of proposal
- No additional contact regarding these requests



Planning Commission Recommendation

Approval of Application PL-17-0113

Minor General Plan Amendment from Industrial to
Local Commercial

Approval of Application PL-16-0244

Rezoning from MH to C-2

****NOTE:** GPA must be approved in order for rezoning to be approved; separate public hearings are required for each item.



Public Hearings and Discussions

General Plan Amendment and Rezoning concerning
3.37 gross acres southeast of the southeast corner
of Dysart Road and Washington Street

Applications PL-17-0133 and PL-16-0244

****NOTE:** GPA must be approved in order for rezoning to be approved; separate public hearings are required for each item.

