

Garcia Rezone

Rezoning from R1-6 to CBD

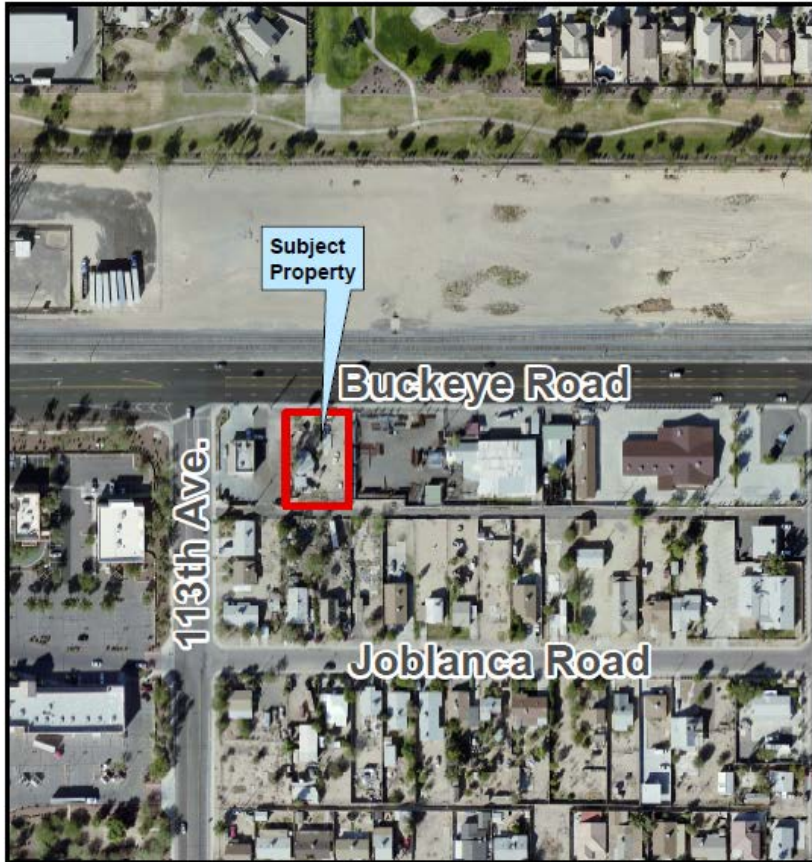
Application PL-17-0076

City Council Meeting – August 14, 2017

Presenter: Ken Galica, Division Lead Planner



Exhibit A



Aerial Photograph



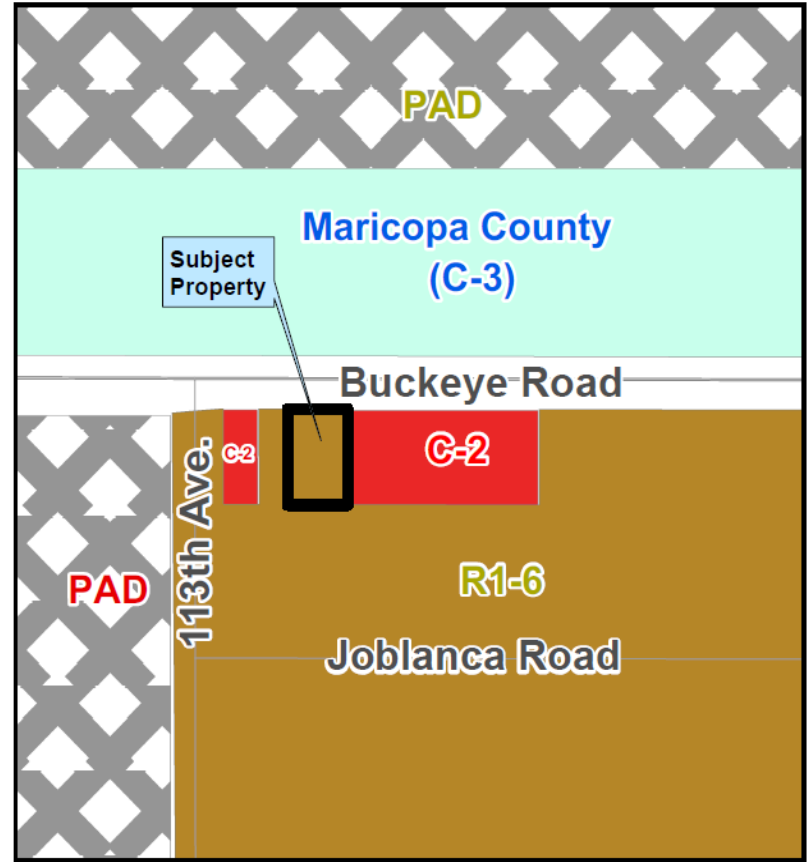


Avondale  Subject Property 

Exhibit B



Zoning Vicinity Map

Avondale  Subject Property 



Aerial Photograph



Subject Property



Background

- Developed with a building between 1979-1986.
- Annexed in 1989; zoned R-1 (1989)/R1-6 (1990-Present).
- Under current ownership since 2002.
- A bookkeeping business called Office Works Mobile Service operated on the property from 2001-2011.

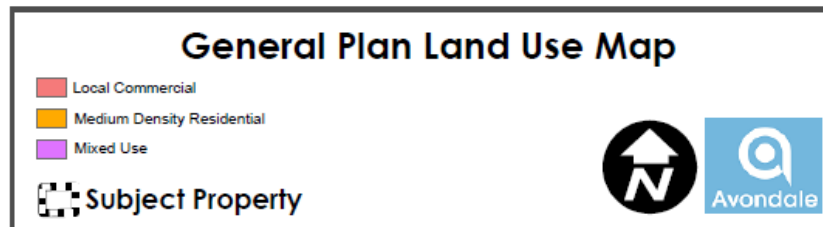
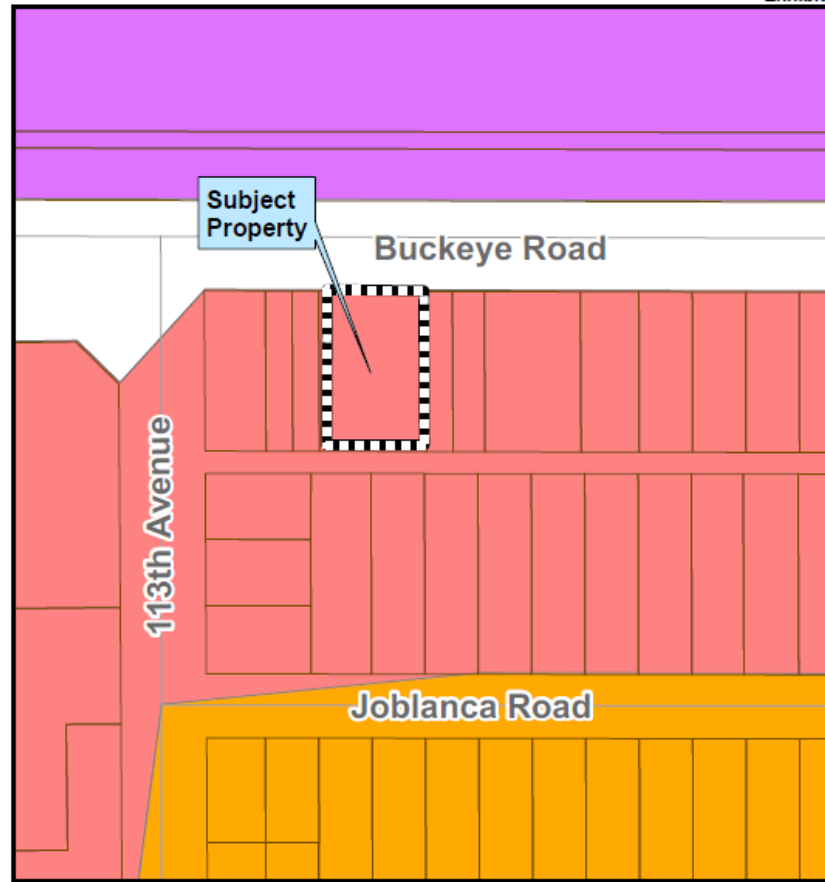


Background (Cont.)

- The building is currently being used for storage.
- Existing building encroaches into setbacks required by the R1-6 district. Building is classified as non-conforming.
- Property's current zoning only allows for single-family residential uses. The property cannot be utilized for commercial purposes.

General Plan 2030

Exhibit C



Request

- Rezone approximately 0.48 gross acres from R1-6 (Single-Family Urban Residential) to CBD (Cashion Business District)
 - CBD allows for community serving commercial uses with relaxed development standards due to relatively small size of parcels in the Cashion corridor
 - Owner seeks to sell the property to a potential buyer for future development
 - Site improvements will be required to develop the site

Analysis

- Proposed rezoning will bring property into conformance with General Plan 2030 Land Use Map (Local Commercial)
- CBD created with specific purpose of being applied to properties with frontage on Buckeye Road that have history of commercial use
- Compatible with uses of surrounding properties
 - Properties to east and west are commercially used
 - Residential property to south buffered by twenty foot alley
- Access and utilities already in place

Public Participation / Notice

- Mailings to 218 Property Owners within 1000'
- Site Posting
- Legal Advertising in West Valley View
- Neighborhood Meeting May 17, 2017 at City Hall
 - 3 attendees
- No speakers during Planning Commission public hearing
- No persons have contacted staff pertaining to this proposal.



Planning Commission Recommendation

**Approval of Application PL-17-0076
subject to 2 stipulations**



Public Hearing and Discussion

Rezoning of 0.48 gross acres located approximately 120 feet east of the southeast corner of Buckeye Rd. and 113th Ave.

Application PL-17-0076

