



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

## Text Amendments

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

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*City Council Meeting*

*August 13, 2018*

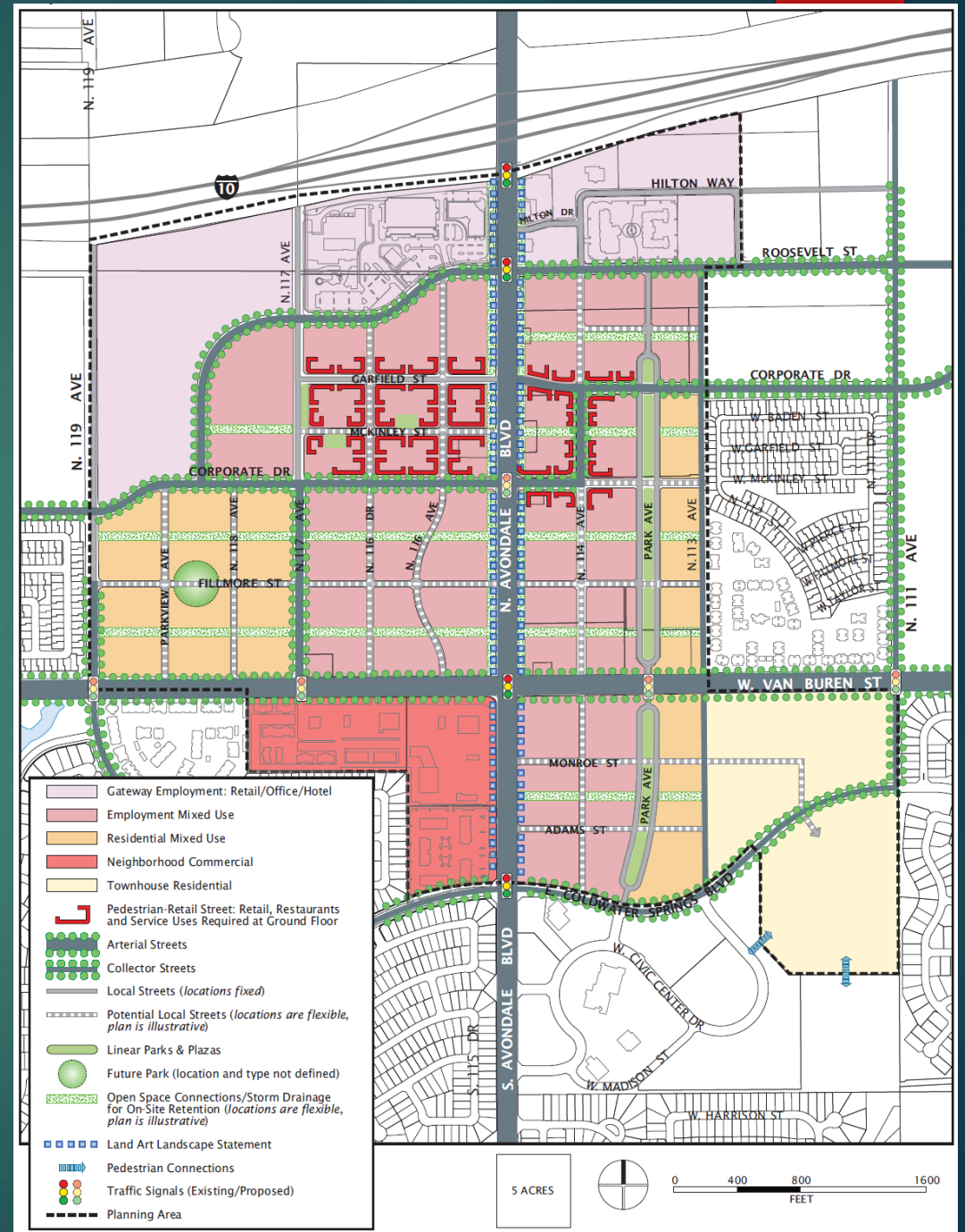
**Avondale**

# Purpose

- ▶ Review modifications to proposed Text Amendments to the City Center Specific Plan (CCSP) and Zoning Ordinance Section 501, conduct separate public hearings for each item, and take action

# Background

- ▶ City Center Specific Plan (CCSP) – Adopted August 2008
  - A plan to establish the City Center as a dense, urban destination for hotels, restaurants, shopping, and high-quality housing in a pedestrian-oriented environment
  - Divides area into six sub-districts
  - Includes strict guidelines for architecture, urban design, development standards, and land uses



# Background



- ▶ Limited development within City Center over past 10 years; no development west of Avondale Boulevard
- ▶ Council reviewed these text amendment proposals on June 18th and continued the items to allow for additional revision

# Revisions to CCSP Amendment Proposal since June 18th

- ▶ Minimum Building Height
  - ▶ Current requirement: 2-story average height required
  - ▶ Original proposal: 2-story average height encouraged
  - ▶ Revised proposal: 2-story average height required
- ▶ Ground Floor Residential Uses
  - ▶ Current requirement: Allowed only in very limited circumstances
  - ▶ Original proposal: Allowed on properties adjacent to 117<sup>th</sup> Avenue
  - ▶ Revised proposal: Allowed on properties adjacent to 117<sup>th</sup> Avenue south of Corporate Drive

# Revisions to CCSP Amendment Proposal since June 18th

- ▶ Corner Feature (SWC Avondale Boulevard & Corporate Drive)
  - ▶ Current requirement: None
  - ▶ Original Proposal: None
  - ▶ Revised Proposal: Developer is required to provide a pedestrian oriented corner feature at this location

# Revisions to CCD Amendment Proposal since June 18th

- ▶ Minimum Building Height
  - ▶ Current requirement: 2-story average height required
  - ▶ Original proposal: 2-story average height encouraged
  - ▶ Revised proposal: 2-story average height required unless waived by the City Council during review of a City Center Development Plan
- ▶ Ground Floor Residential Uses
  - ▶ Current requirement: Allowed only in very limited circumstances
  - ▶ Original proposal: Allowed on properties adjacent to 117<sup>th</sup> Avenue
  - ▶ Revised proposal: Allowed on properties adjacent to 117<sup>th</sup> Avenue south of Corporate Drive

# Drive-Through Uses

- ▶ Drive-through facilities
  - ▶ Current requirement: Standalone drive-through uses are prohibited.
  - ▶ Original proposal: Standalone drive-through restaurants allowed (1/1,000 feet); other standalone drive-through uses unrestricted (e.g. banks, pharmacies)



# Drive-Through Uses (Cont.)

- ▶ Applicant's revised proposal:
  - ▶ No more than one standalone drive-through use allowed east of Avondale Boulevard, adjacent to Roosevelt Street
  - ▶ No more than two standalone drive-through restaurants allowed west of Avondale Boulevard, one adjacent to Avondale Boulevard and one adjacent to Van Buren Street
  - ▶ Other standalone drive-through uses unrestricted west of Avondale Boulevard (e.g. banks, pharmacies)

# Drive-Through Uses - Recommended Revision







- ▶ Standalone drive-through uses prohibited, except:
  - ▶ One drive-through coffee shop shall be allowed east of Avondale Boulevard, adjacent to Roosevelt Street
  - ▶ One drive-through use (restaurant, bank, pharmacy, coffee shop) shall be allowed west of Avondale Boulevard, adjacent to Van Buren Street
- ▶ Design requirements intended to ensure pedestrian impacts are minimized

# Analysis

- ▶ No development has occurred in City Center west of Avondale Boulevard in nearly 10 years since CCSP adoption
- ▶ Amendments provide for flexibility while still maintaining the framework of the vision
- ▶ Vision/standards for 173 acres in City Center east of Avondale Boulevard are essentially unchanged
  - ▶ Kierland Commons – 38 acres
  - ▶ Tempe's Mill Avenue District – 164 acres



**BUILDING USE LEGEND**

-  COMMERCIAL (RETAIL, RESTAURANT, SERVICES)
-  OFFICE
-  RESIDENTIAL
-  OPEN SPACE
-  PEDESTRIAN CONNECTION
-  COVERED / GARAGE PARKING

# Recommendation

## **Approval of Application PL-18-0006**

### CCSP Text Amendment

*subject to 1 recommended stipulation*

## **Approval of Application PL-18-0007**

### Zoning Ordinance Text Amendment (Section 501, City Center District)

*subject to 1 recommended stipulation*