

Woo Property

Minor General Plan Amendment and Rezoning to C-2 (Community Commercial)

Applications PL-18-0261 and PL-18-0262

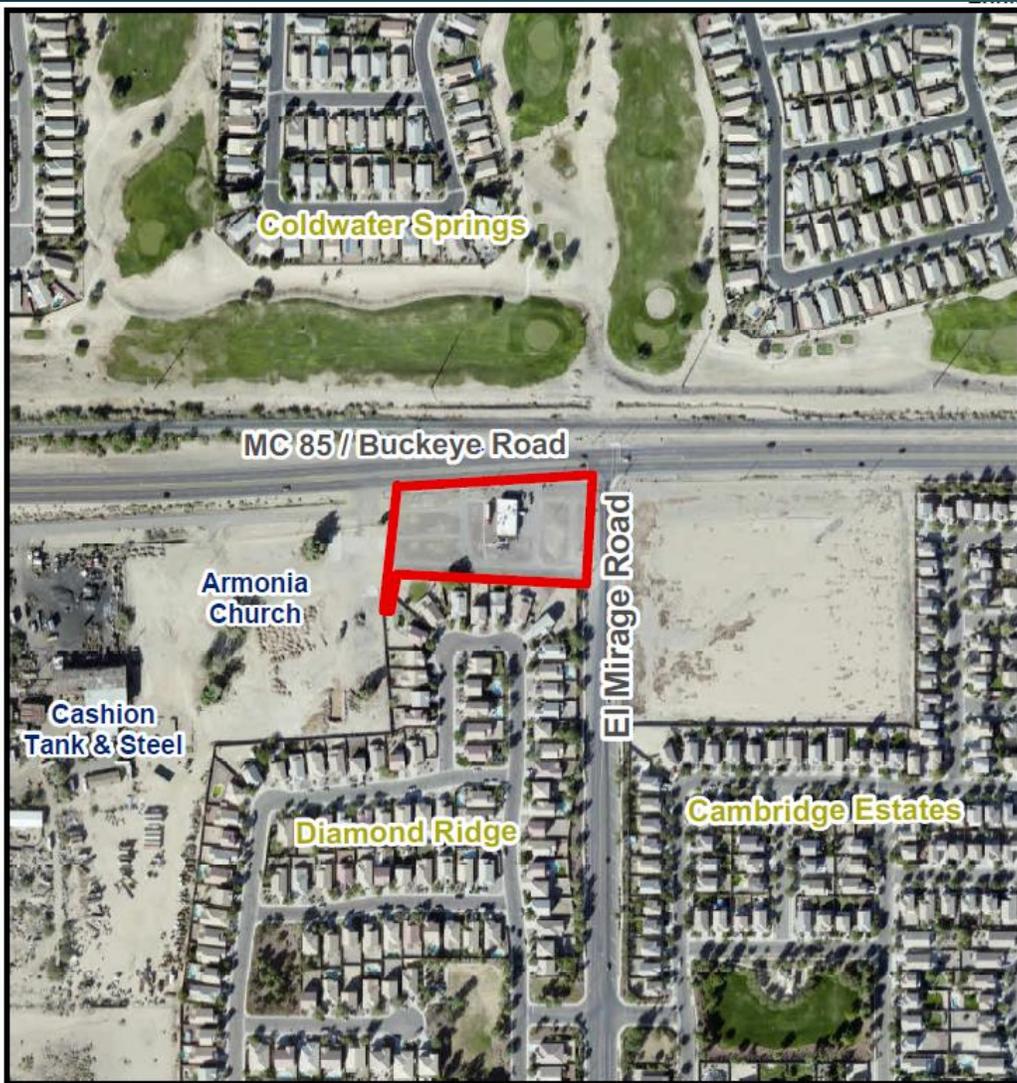
Planning Commission Meeting

February 21, 2019

Avondale

Request

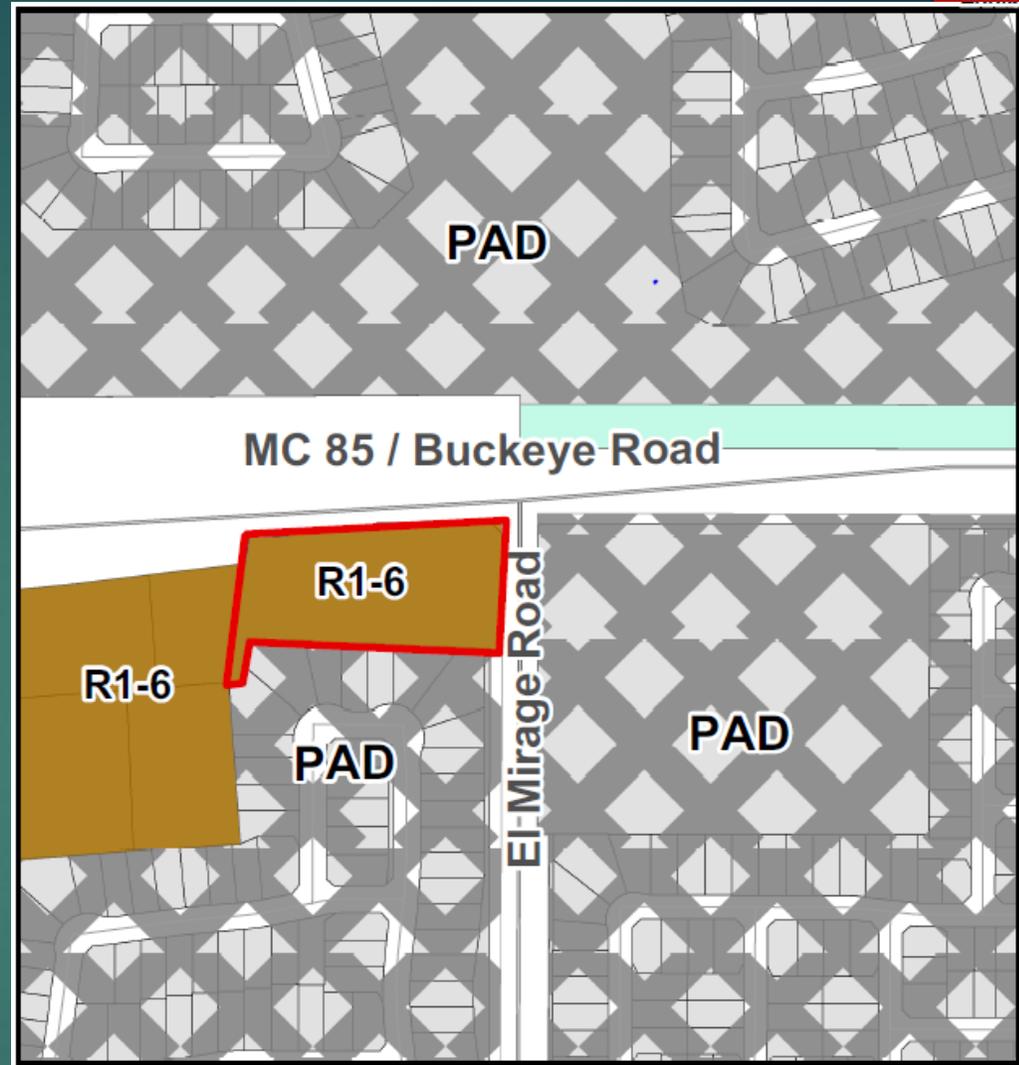
- ▶ Amend the General Plan 2030 Land Use Map changing 2.5 acres of land from Medium Density Residential to Local Commercial
- ▶ Rezone 2.5 acres of land from R1-6 (Single-Family Residential) to C-2 (Community Commercial)



Aerial Photograph



 Subject Property



Zoning Vicinity Map



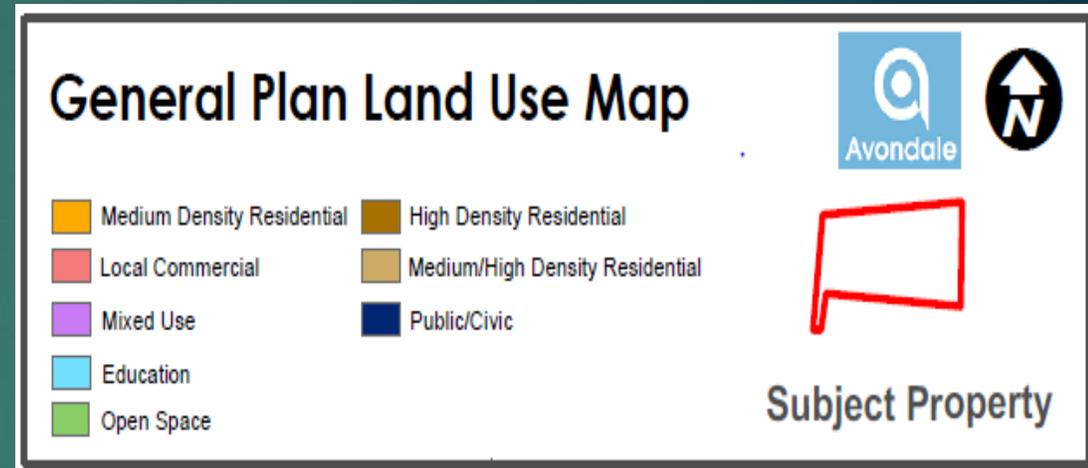
 Subject Property



Background

- ▶ Annexed 1976
- ▶ Zoned R1-6 (Single-Family Residential)
- ▶ Fiesta Barn Convenience Store (Legal non-conforming)
- ▶ Weekend swap meet (Legal non-conforming)
- ▶ Fiesta Barn Drive Through

General Plan 2030/Proposed General Plan 2030



Site Improvements

- Landscape
- Building Facades
- Signage
- Parking Lot
- CUP Required



	R-O	C-O	C-1	C-2	C-3
Maximum Building Height	30'	30'	30'	30'	40'
Front Setback	20'	20'	20'	20'	20'
Street Setback	20'	20'	20'	20'	20'
Rear Setback	20'	20'	20'	20'	20'
Side Setback	20'	15'	15'	15'	20'
Parking Setback	10'	20'	30'	30'	30'
Interior Setback	15'	15'	None	None	None
Setback from a Residential District or Use *	1' per 1' bldg. height	1' per 1' bldg. height	1' per 1' bldg. height	50'	100'
Parking Setback from Residential District or Use*	25'	25'	25'	25'	25'
Maximum Accessory Structure Height	15'	15'	15'	15'	15'

Analysis

- ▶ Consistent with the goals and objectives of the General Plan 2030
- ▶ Brings the existing use into conformance
- ▶ Provides standards for future development
- ▶ Aesthetic improvements to the site

Public Participation/Notice

- ▶ All required notifications completed
 - ▶ Site posting, legal advertisements in the Southwest Valley Republic, and property owners within 1000-feet were notified in writing
 - ▶ Neighborhood Meeting – January 29, 2019 – Avondale Civic Center Library
 - ▶ 5 attendees: Overall support for the project

aVoice: 3 visitors to the social media site – No comments received

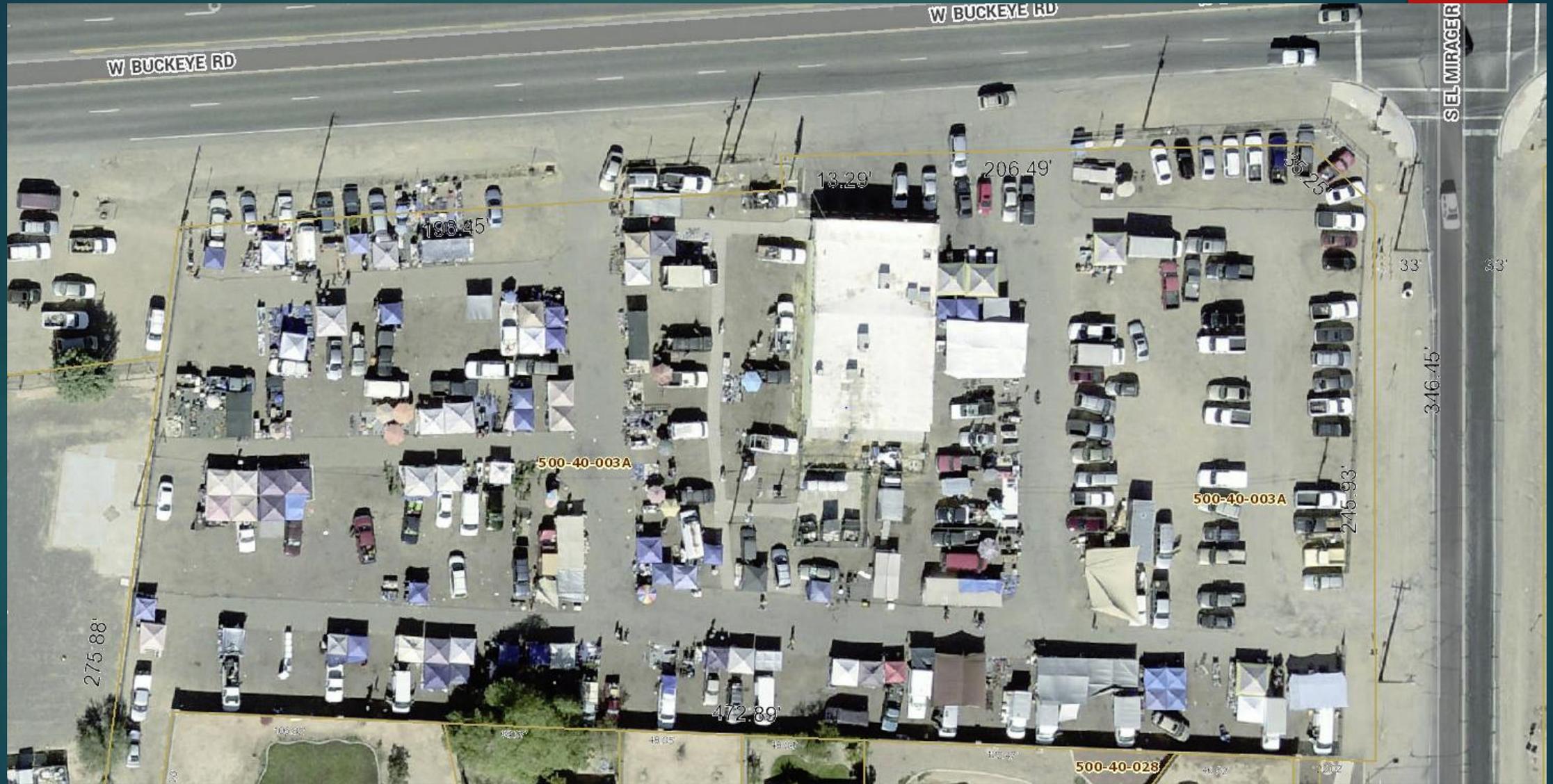
One additional email from out-of-state owner

Recommendation

Approval of Application PL-18-0261
Minor General Plan Amendment
&
Approval of Application PL-18-0262
Woo Rezoning

Subject to six (6) recommended conditions of approval

* GPA must be approved in order for rezoning to be approved. Separate public hearings and separate motions required *



W BUCKEYE RD

W BUCKEYE RD

SEL MIRAGER

196.45'

13.29'

206.49'

36.25'

33'

33'

500-40-003A

500-40-003A

246.93'

346.45'

275.88'

472.89'

500-40-028

46.92'

120.02'

100.00'

182.00'

48.05'

49.00'

100.00'

