

Woo Property

Minor General Plan Amendment and Rezoning

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

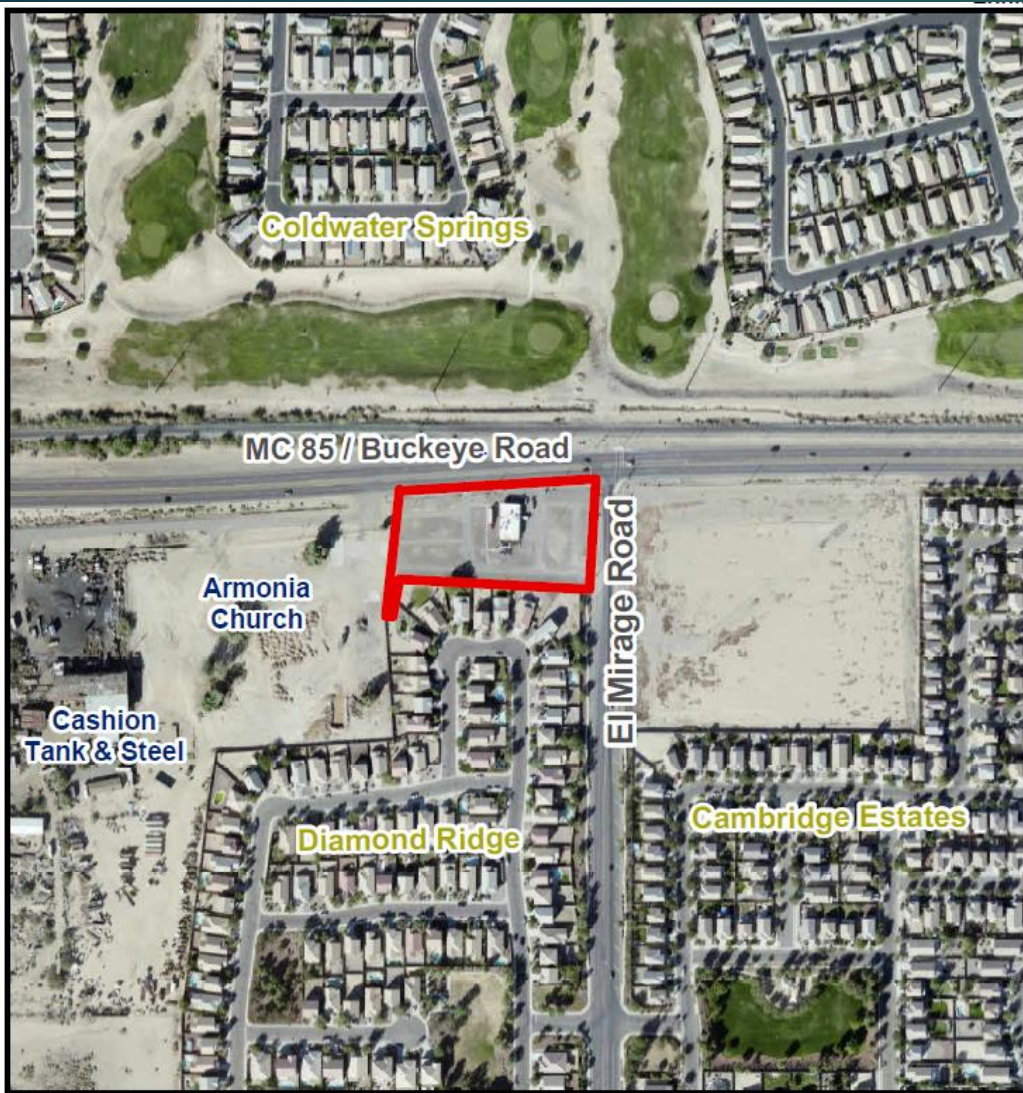
City Council Meeting

March 25, 2019

Avondale

Request

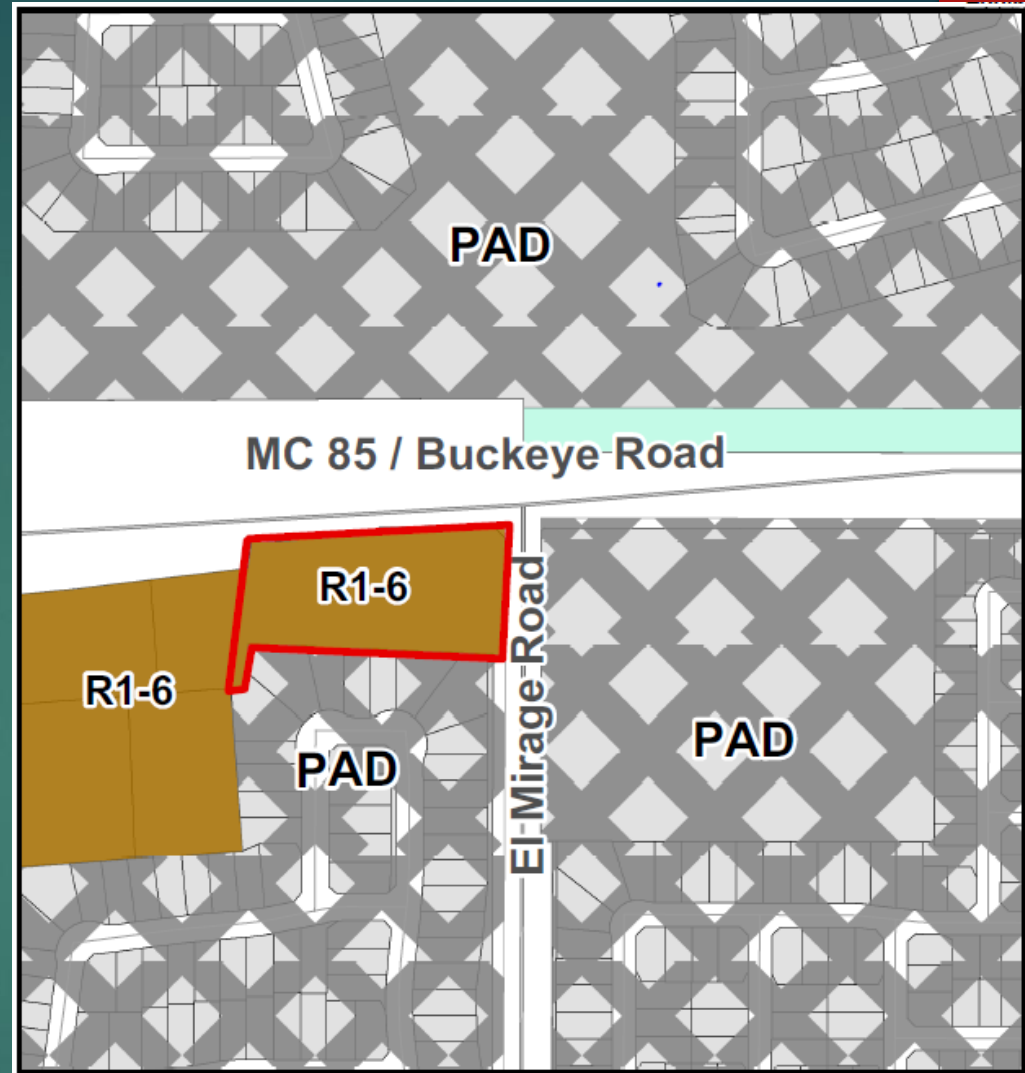
- ▶ Amend the General Plan 2030 Land Use Map changing 2.5 acres of land from Medium Density Residential to Local Commercial
- ▶ Rezone 2.5 acres of land from R1-6 (Single-Family Residential) to C-2 (Community Commercial)



Aerial Photograph




 Subject Property



Zoning Vicinity Map



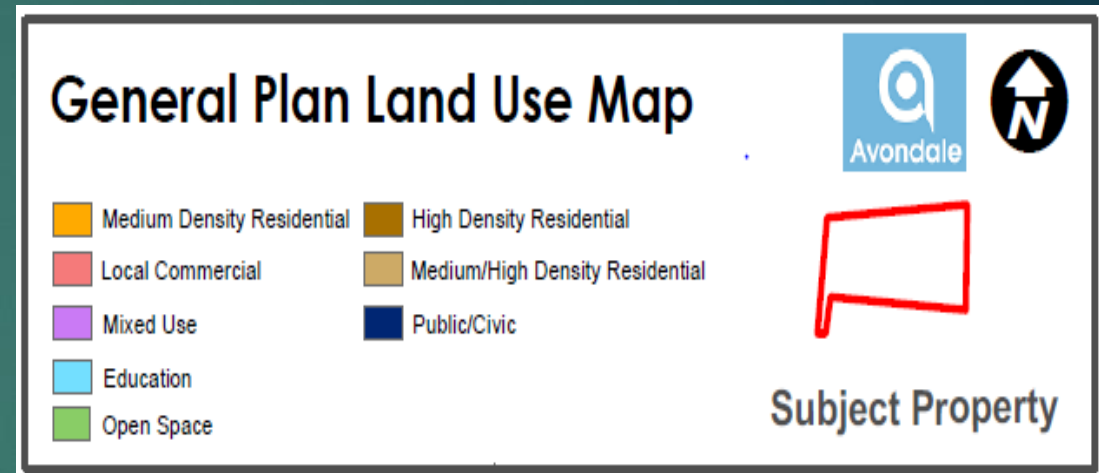
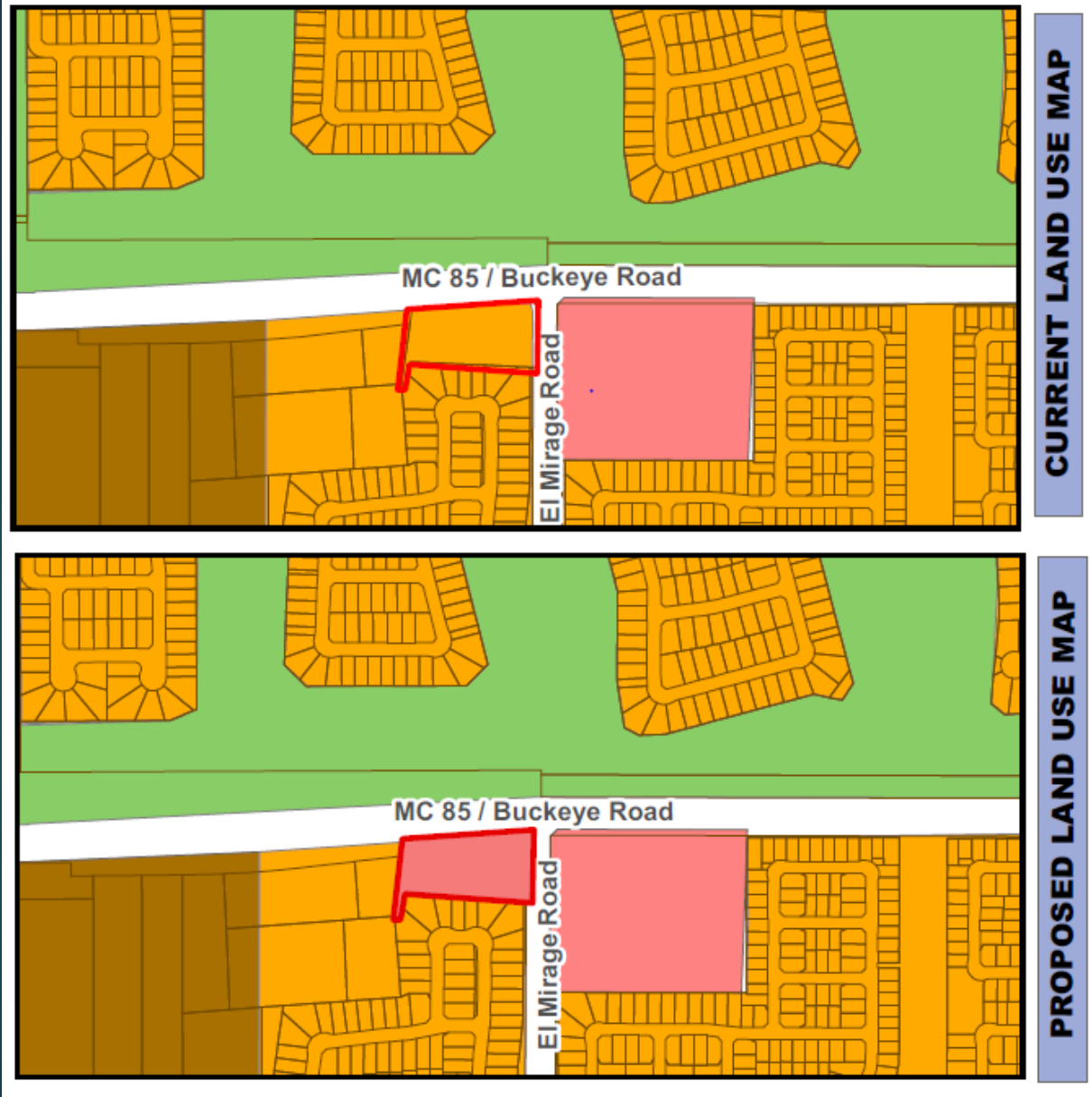
 Subject Property



Background

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

General Plan 2030/Proposed General Plan 2030



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

- ▶ All required notices met
- ▶ Neighborhood meeting on January 29th
- ▶ Planning Commission Meeting on February 21st

Recommendation

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

&

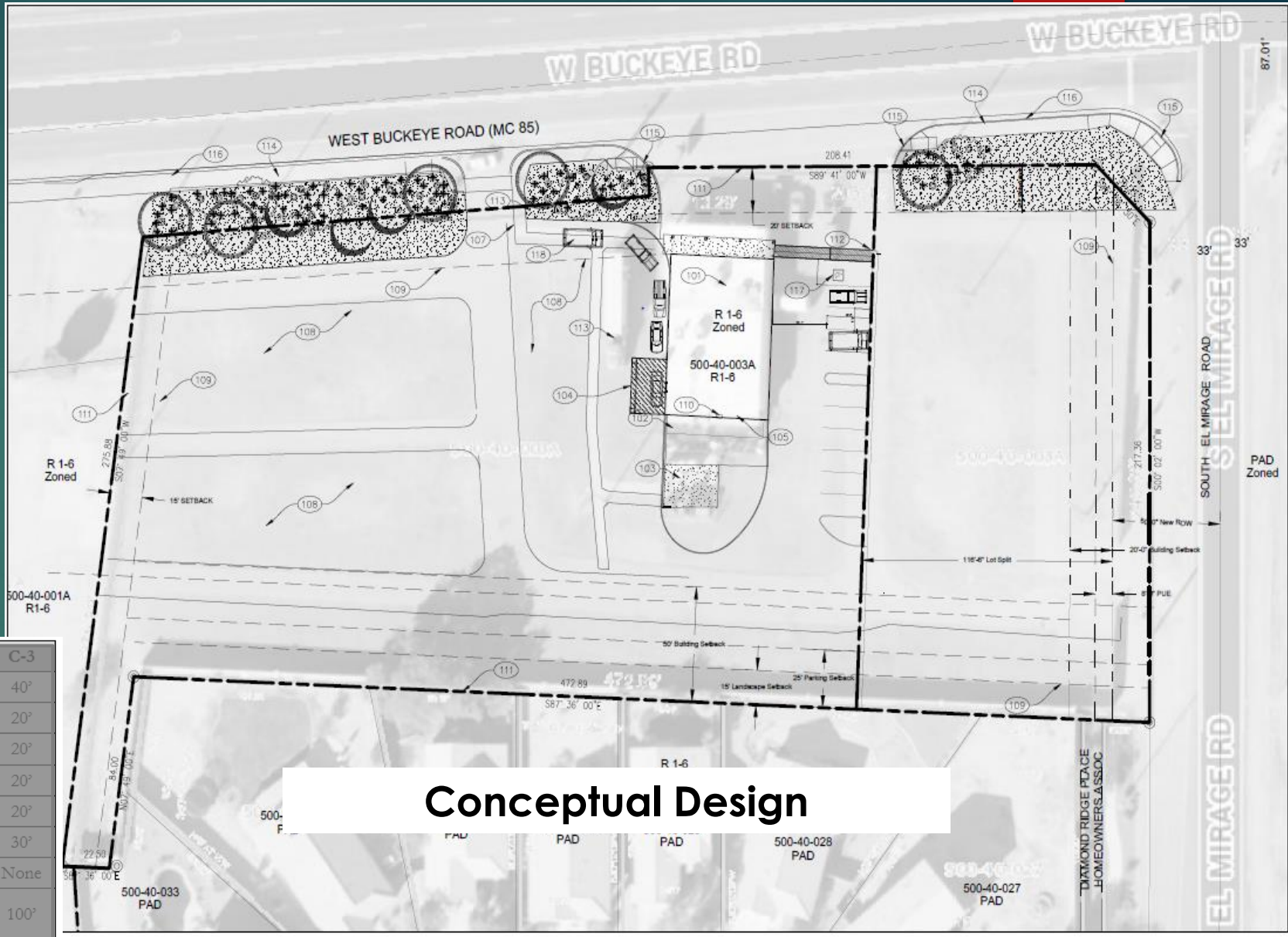
Approval of Application PL-18-0262 Woo
Rezoning

Subject to six (6) recommended conditions of approval

* GPA must be approved first prior to Rezoning approval
Separate public hearings and separate motions required *

Next Steps

- CUP For Drive-through
- Site Plan Review
- Landscape
- Building Facade
- Signage
- Parking Lot



	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'

