

# Parkside Village

## Major PAD Amendment

Application PL-18-0296

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*Planning Commission Meeting*

*July 18, 2019*

**Avondale**

# Purpose

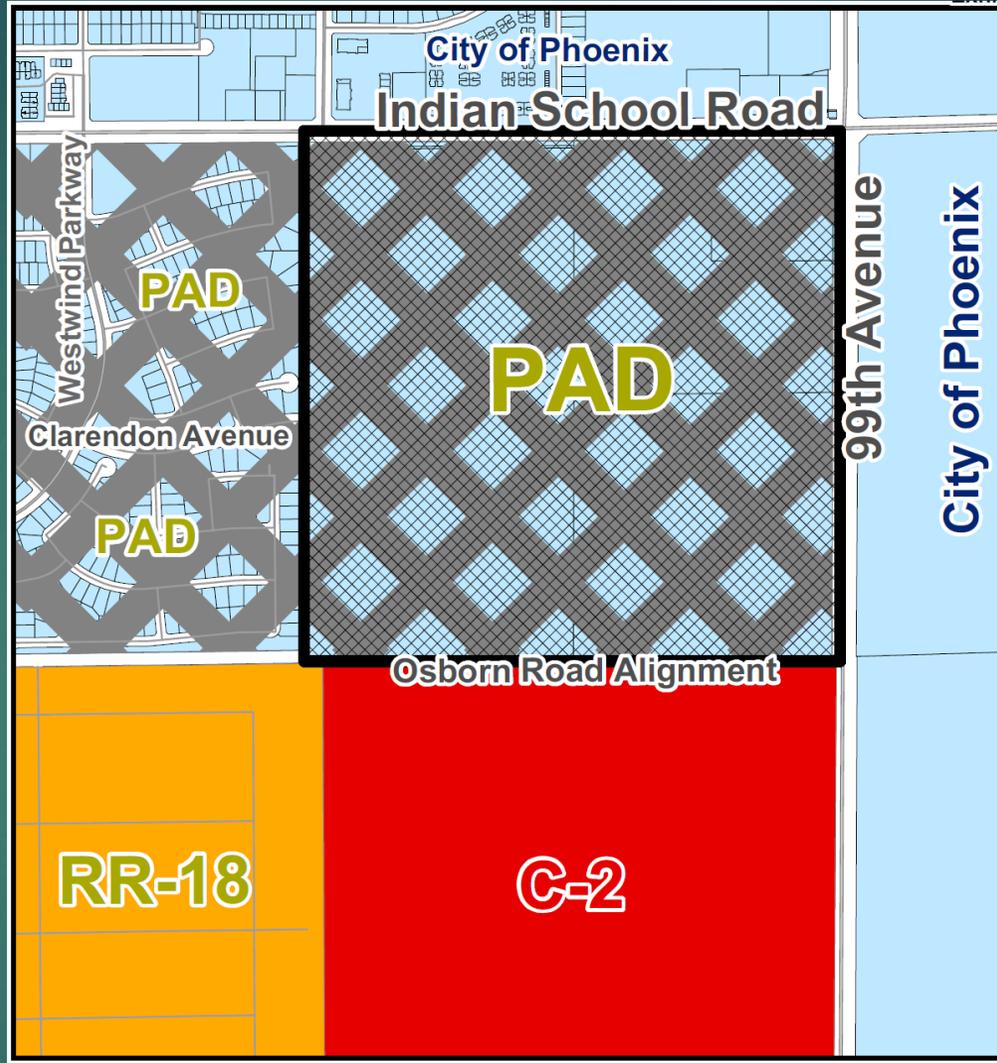
- ▶ Review a proposed major Planned Area Development (PAD) Amendment for Parkside Village, conduct a public hearing, and forward a recommendation to the City Council



**Aerial Photograph**



 Subject Property



**Zoning Vicinity Map**

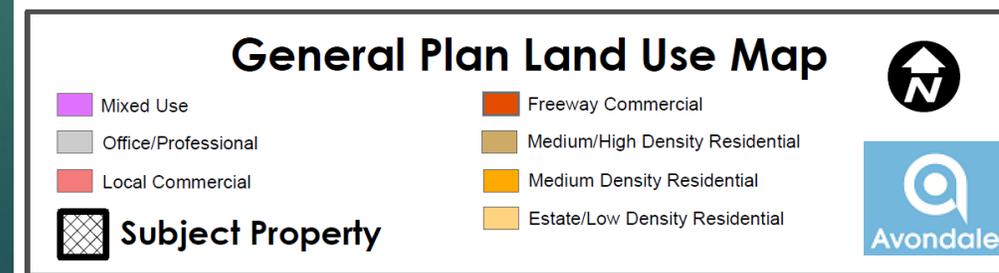
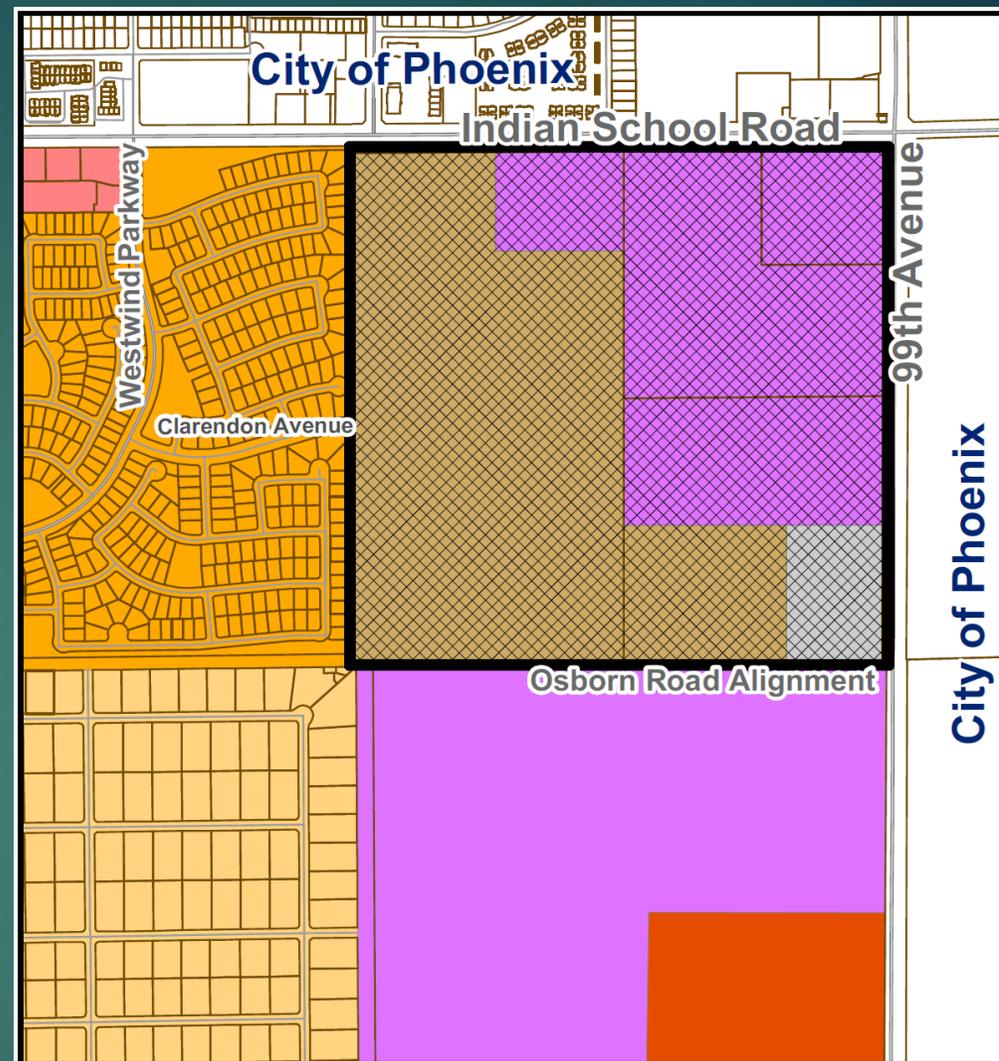


 Subject Property

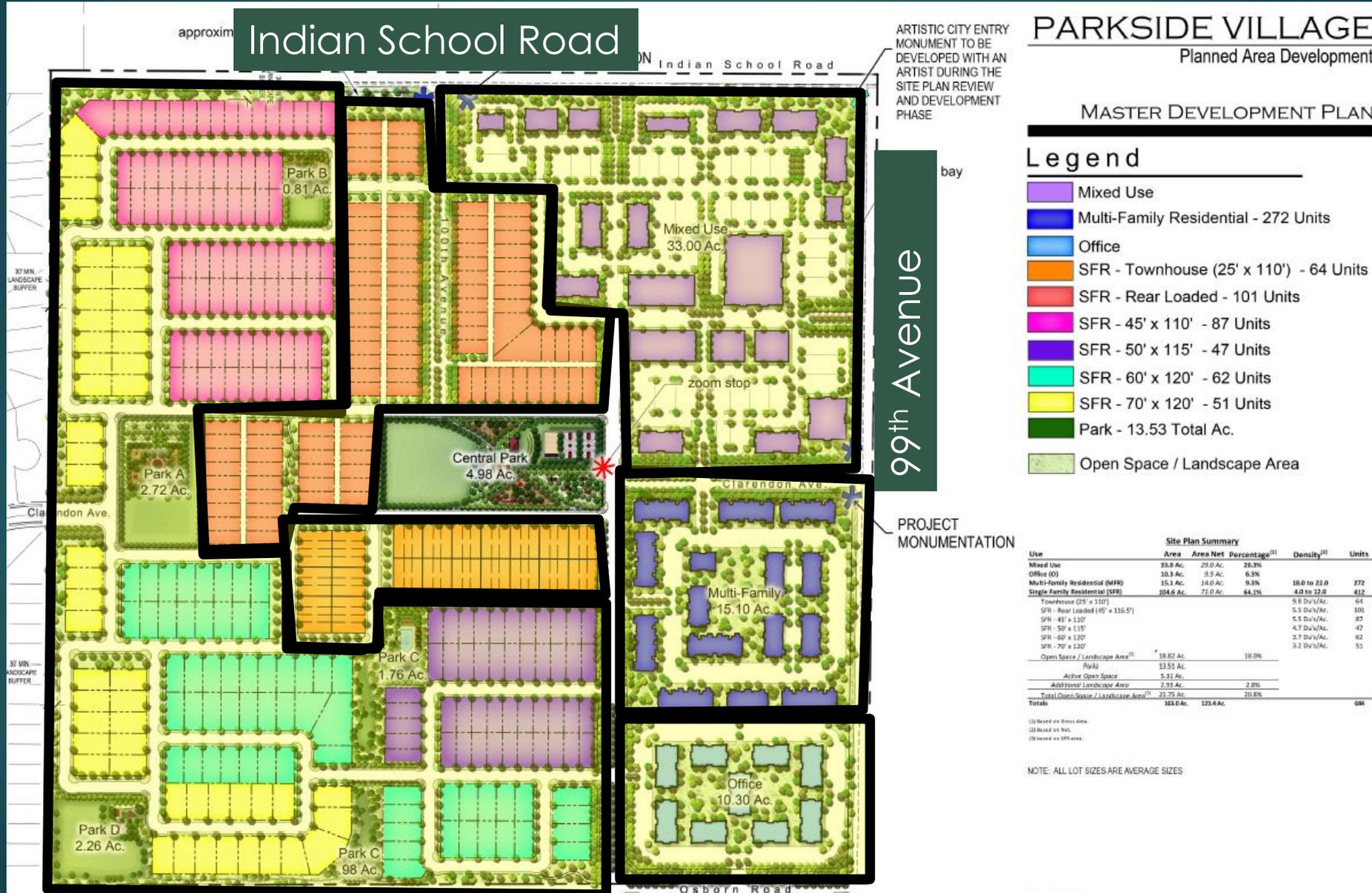


# Background

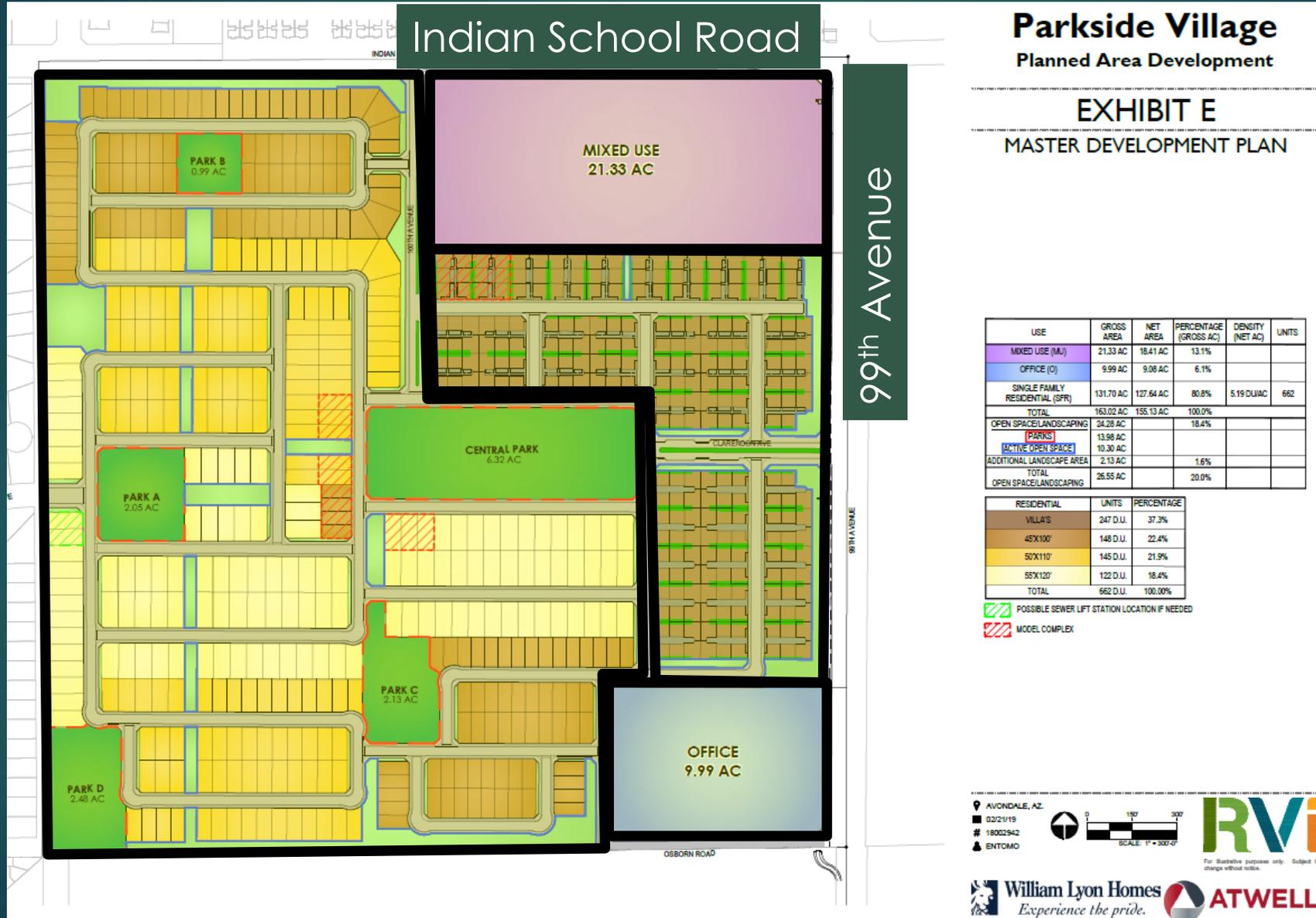
- ▶ 163 acres
- ▶ Annexed in two segments – 1981 and 1989
- ▶ Rezoned to PAD (Planned Area Development) in October 2007 – “Entorno”
- ▶ Rezoned from Entorno PAD to Parkside Village PAD in June 2014
- ▶ Development Agreement approved June 2014
- ▶ Three GP Land Use Designations



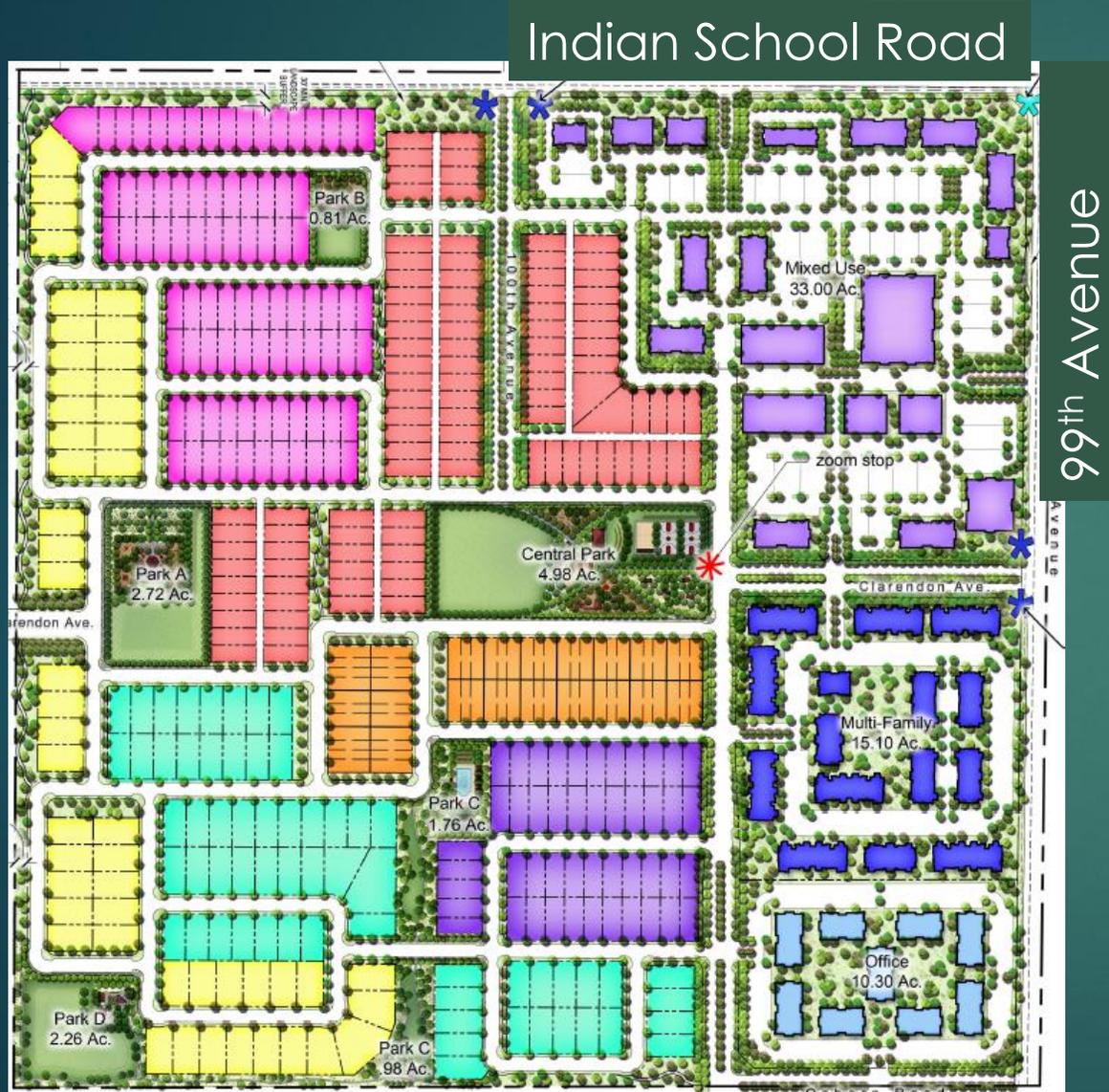
# Approved PAD



# Proposed Amended PAD



# Side-By-Side Comparison



# Analysis

- ▶ Conforms to the General Plan and Freeway Corridor Specific Plan
- ▶ Meets requirements of Zoning Ordinance Section 6 (Planned Area Developments)
- ▶ Proposed uses, development standards, design standards and open space are consistent with the desired development character

# Public Participation/Notice

- ▶ All required notifications completed
  - ▶ Site Posting, Legal Advertisements in Arizona Republic, 1000-foot mailing
- ▶ Neighborhood Meeting – June 4, 2019 - Rio Vista Elementary School
  - ▶ 1 Resident attended
- ▶ aVOICE: 8 viewers, no comments
- ▶ Certificates of Adequate School Facilities from Pendergast ESD and Tolleson Union HSD

# Recommendation

**Approval of Application PL-18-0296**

Parkside Village

Major PAD Amendment

Subject to seven (7) recommended conditions