



# Southwest Lending Closet

## Historic Avondale Infill Overlay (HAIO)

Application PL-19-0094

*Planning Commission Meeting*

*September 19, 2019*

**Avondale**

# Purpose

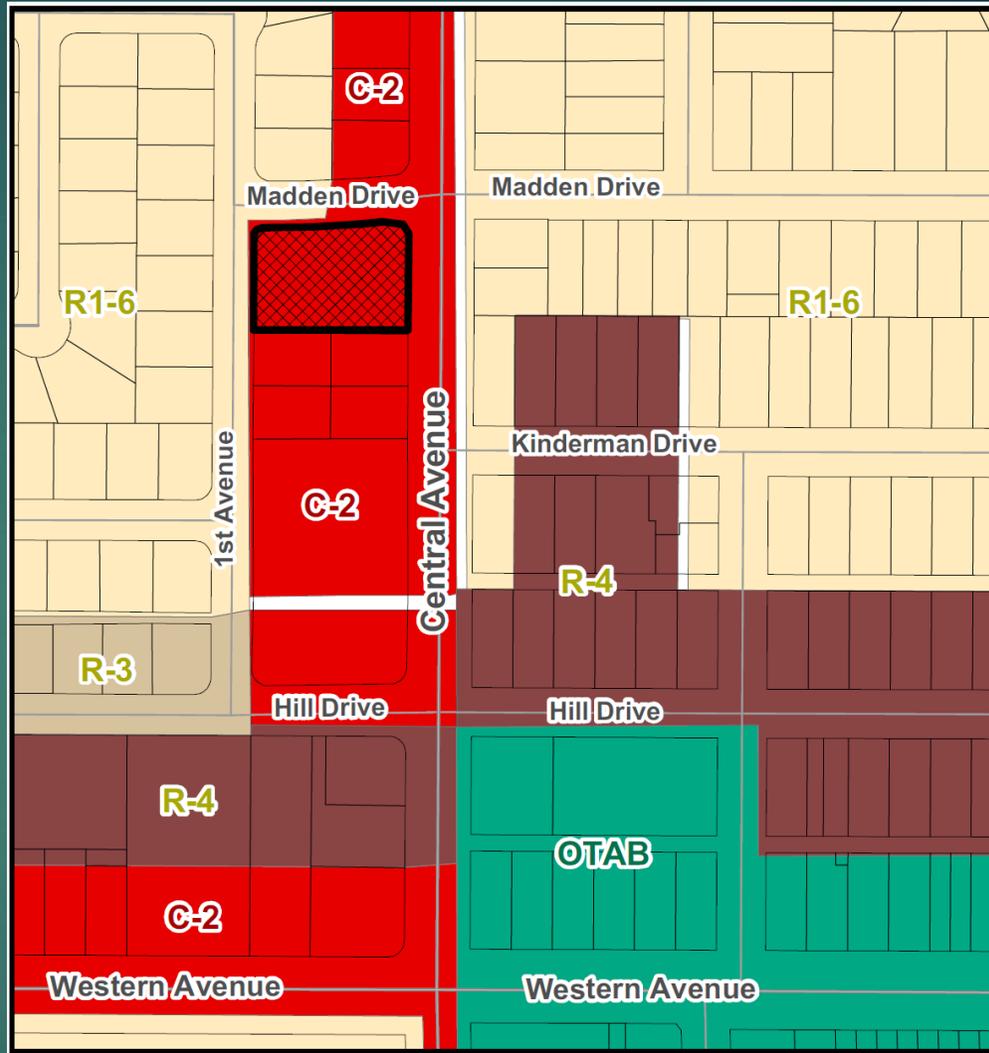
- ▶ Review the proposed request to apply the HAIO overlay to the subject site, conduct a public hearing, and forward a recommendation to City Council



**Aerial Photograph**



Subject Property



**Zoning Vicinity Map**



Subject Property



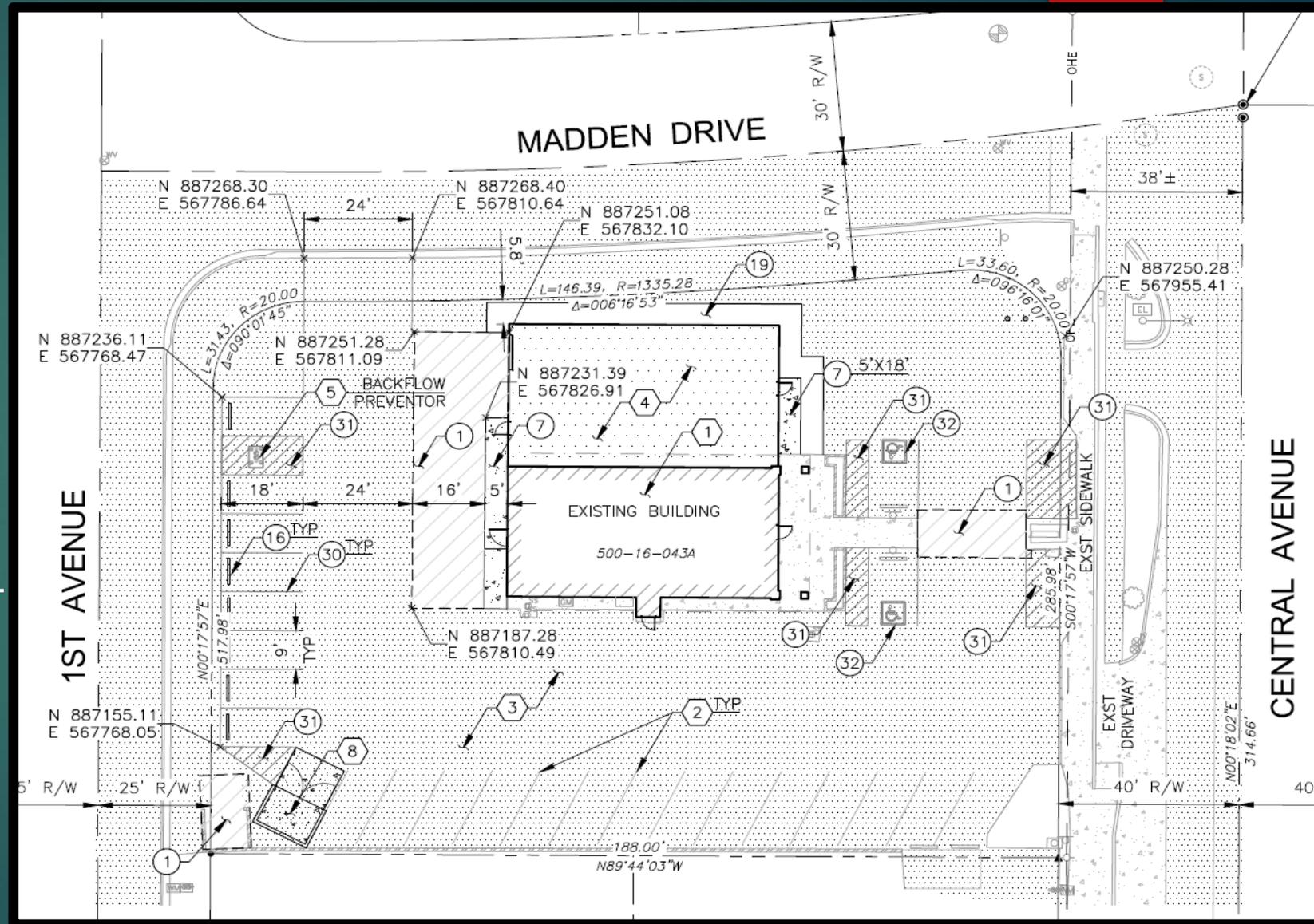
# Background

- ▶ 0.94 gross acres
- ▶ Annexed in 1955;  
zoned C-2
- ▶ Prior Uses
  - ▶ Fast-Food Restaurant
  - ▶ Funeral Home
- ▶ Current Use
  - ▶ Southwest Lending Closet



# Request

- ▶ Purpose of HAIO
- ▶ 0' building setback from Madden Drive property line
- ▶ 0' landscape setbacks from all streets
- ▶ Parking requirement modifications
  - ▶ Landscape Islands
  - ▶ Space Size
  - ▶ Covered Parking



# Analysis

- ▶ Consistent with the purpose of HAIO and furthers General Plan 2030
- ▶ Existing improvements to site not in zoning conformance
- ▶ Expansion of the building in accordance with C-2 standards is unworkable
- ▶ A significant improvement to the property and surrounding area
  - ▶ Aesthetics
  - ▶ Pedestrian Connectivity



# Public Participation/Notice

- ▶ All required notifications completed
  - ▶ Site Posting, Legal Advertisements in Arizona Republic, 1000-foot mailing
- ▶ Neighborhood Meeting – July 30, 2019 at Sam Garcia Western Avenue Library
  - ▶ 4 Residents attended; no concerns with proposal
- ▶ aVOICE: 6 viewers, no comments

# Recommendation

**Approval of Application PL-19-0094**

Southwest Lending Closet

Historic Avondale Infill Overlay

Subject to two (2) conditions