



Entrada

Major General Plan Amendment

Application PL-19-0054

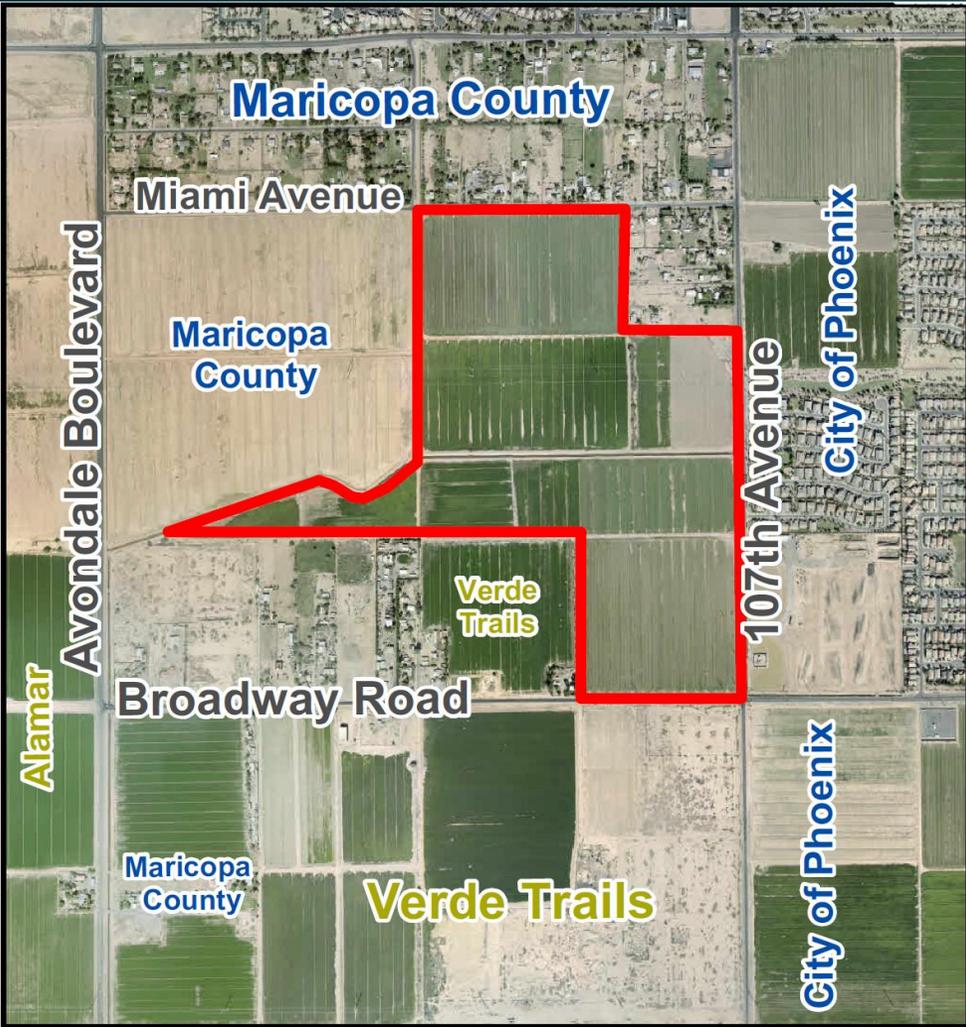
Planning Commission Meeting

October 17, 2019

Avondale

Purpose

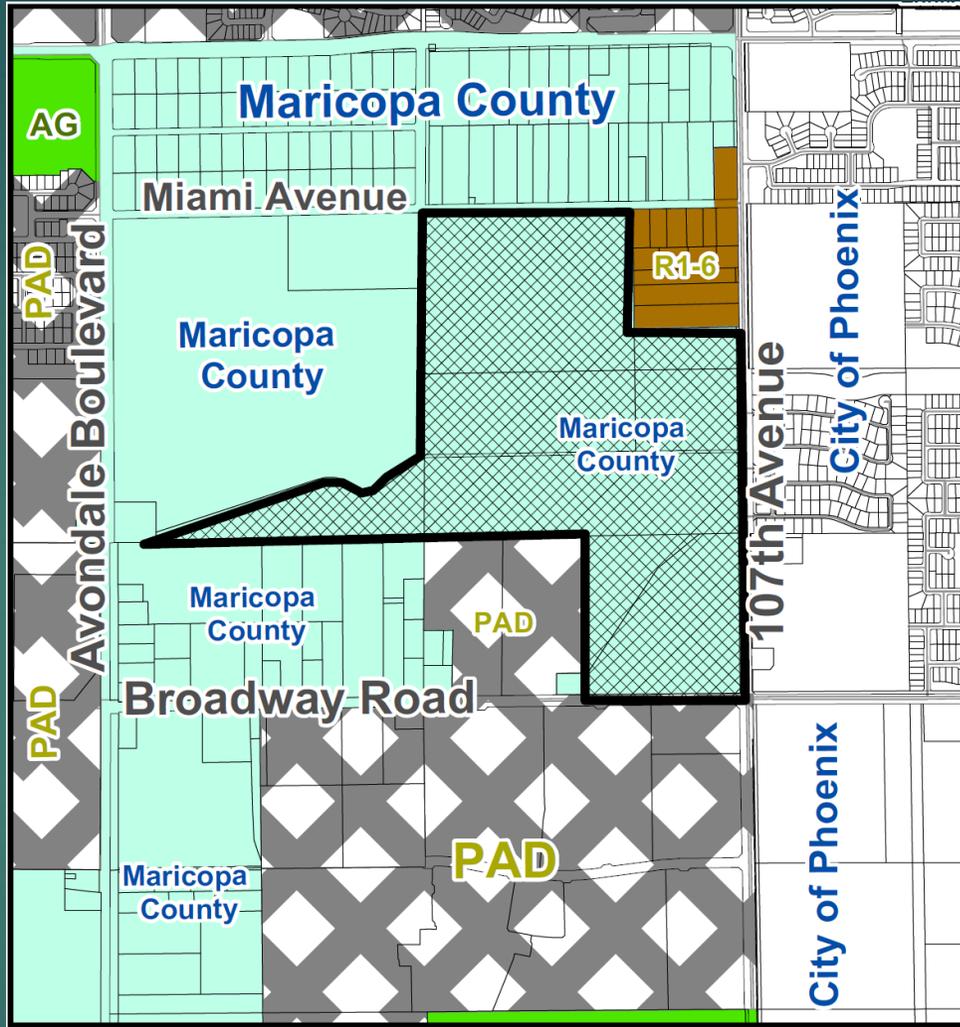
- ▶ Review the proposed request for a Major General Plan Amendment and conduct a public hearing. No action will be taken this evening.



Aerial Photograph



Subject Property



Zoning Vicinity Map

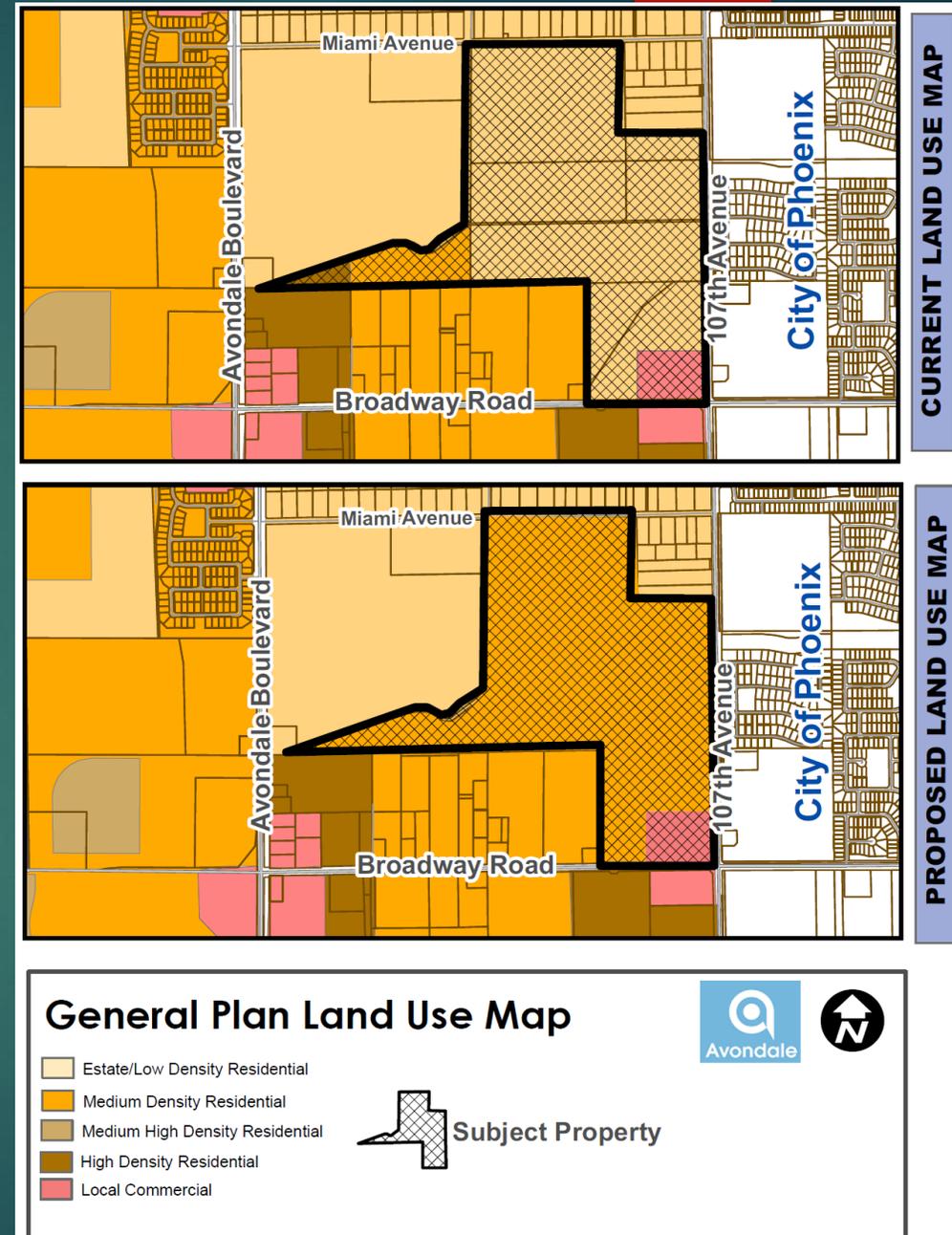


Subject Property



Request

- ▶ 191 gross acres in Maricopa County jurisdiction
 - ▶ Zoned R1-6/RUPD and RU-43
- ▶ Current GP Designations: 166 acres of ELDR, 13 acres of MDR, 9 acres of LC, 4 acres of HDR
- ▶ Proposed GP Designations: 181 acres of MDR, 10 acres of LC
- ▶ Annexation & Rezoning Applications in Review



Analysis

- ▶ Low inventory of unplanned MDR
- ▶ High inventory of ELDR and RLDR
- ▶ Subject site is best suited for MDR
 - ▶ SR-30
 - ▶ Compatible with Existing and Planned Developments in Avondale and Phoenix
- ▶ Not a significant alteration to City's Development Pattern
- ▶ PAD to provide adequate transitions to rural uses

Public Participation

- ▶ 60-Day Review: Responses from FCDMC and Goodyear only
- ▶ Certificates of Adequate School Facilities
 - ▶ Littleton ESD does not have adequate facilities
 - ▶ Tolleson Union HSD has adequate facilities
- ▶ All required notifications completed
 - ▶ Site Posting, Legal Advertisements in Arizona Republic, 1000-foot mailing
- ▶ aVOICE: 1 viewers, no comments

Next Steps:

- ▶ Neighborhood Meeting – October 22, 2019 - Quentin Elementary School Cafeteria (6 PM)
- ▶ Second Planning Commission hearing – November 21, 2019 – City Council Chambers (6 PM)
- ▶ City Council hearing – December 9, 2019 – City Council Chambers (7 PM)

Recommendation

CONDUCT A PUBLIC HEARING ON:

Application PL-19-0054

Entrada Major General Plan
Amendment

NO ACTION WILL BE TAKEN THIS EVENING