Entrada

Major General Plan Amendment

Application PL-19-0054

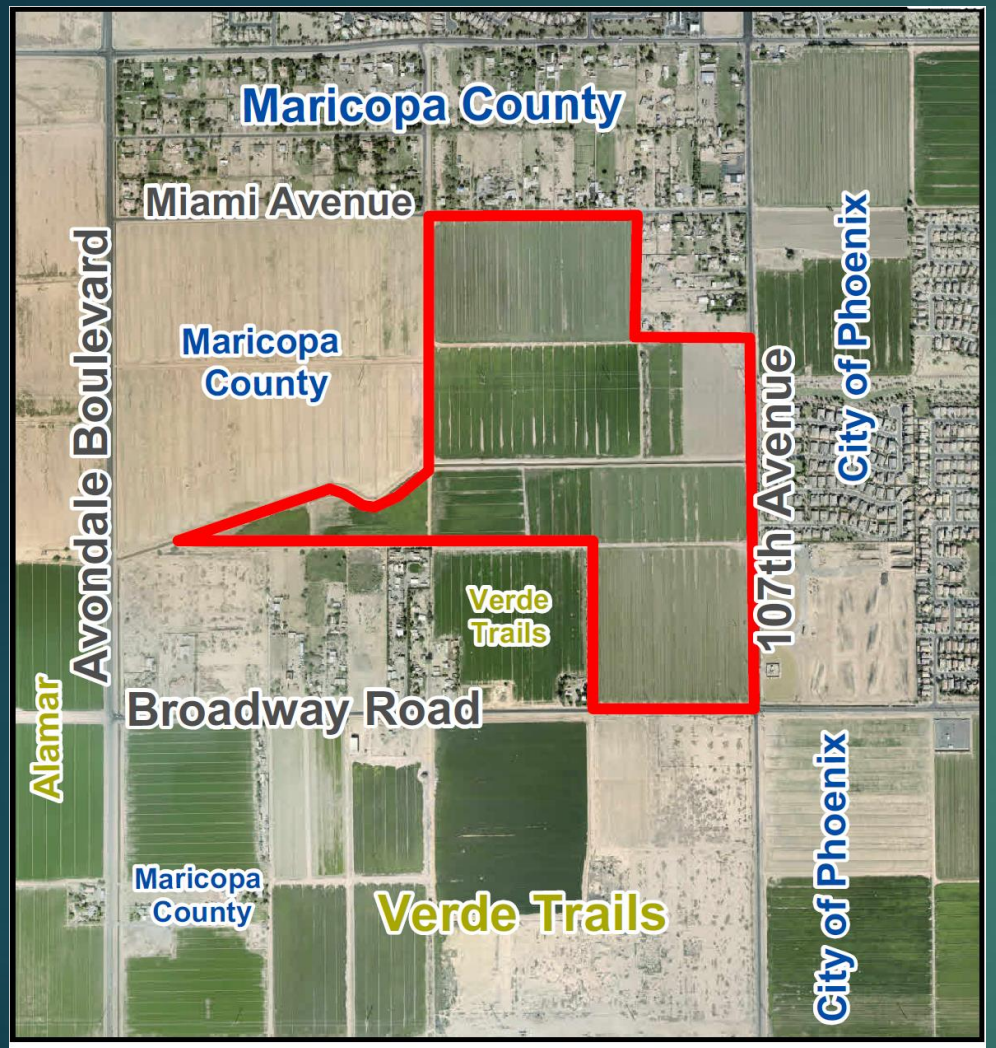
Planning Commission Meeting

November 21, 2019

Avondale

Purpose

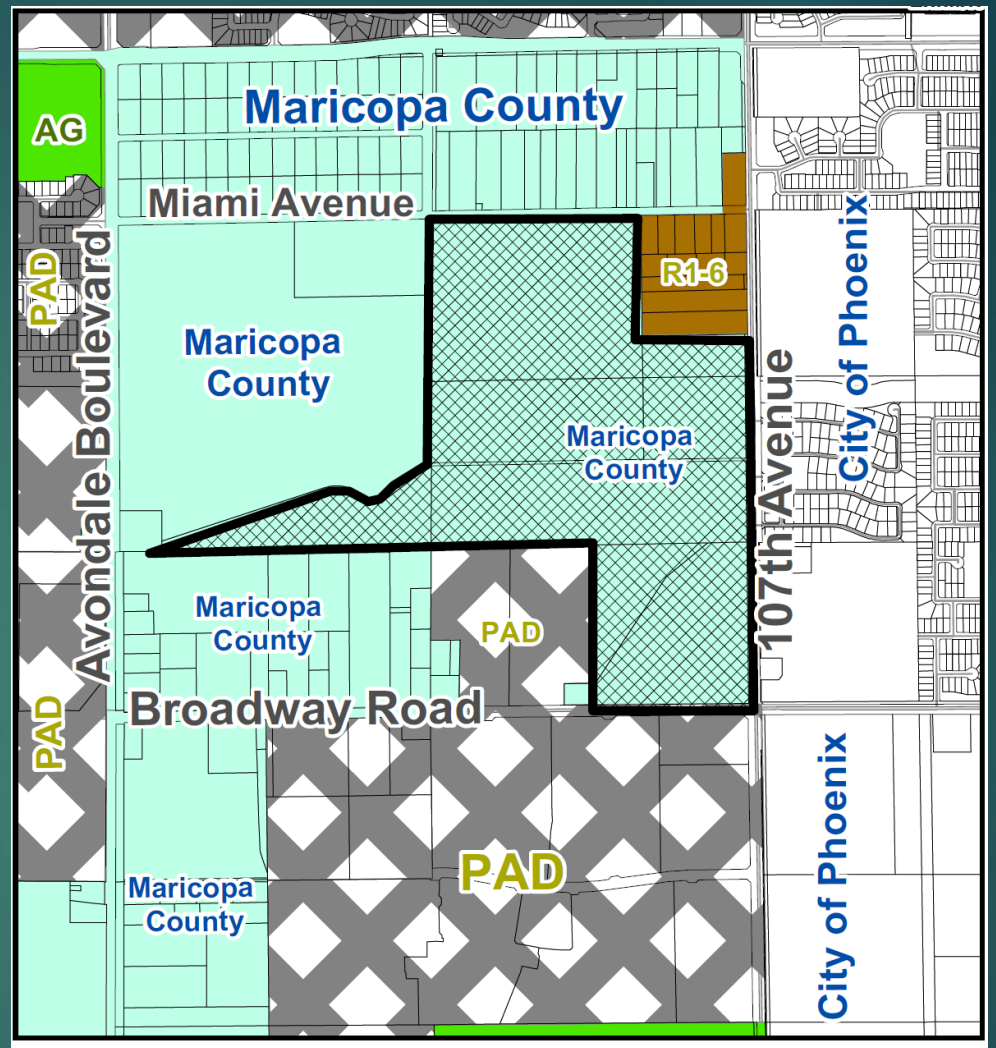
- Review a proposed Major General Plan Amendment (GPA) for the proposed Entrada development, conduct a public hearing, and forward a recommendation to the City Council



Aerial Photograph

Avondale

Subject Property



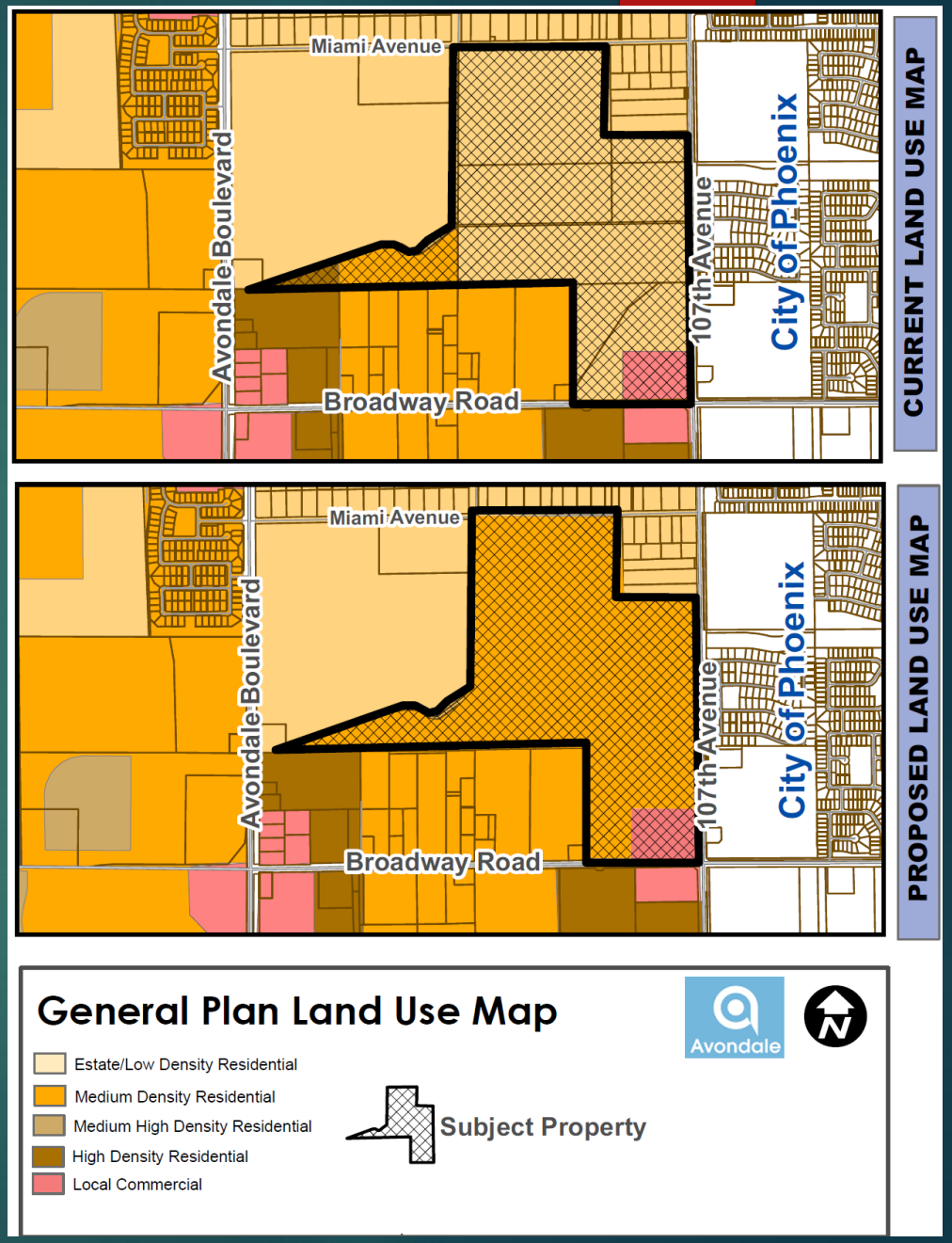
Zoning Vicinity Map

Avondale

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 unentitled MDR
- High inventory of ELDR and RLDR
- Subject site is best suited for MDR
  - SR-30
  - Planned Development
  - Encumbrances/Cost
- Not a significant alteration to City's Development Pattern
- PAD to provide adequate transitions to rural uses

Public Participation and Next Steps

- All required notifications completed
  - Site Posting, Legal Advertisements in Arizona Republic, 1000-foot mailing
- 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

Public Participation and Next Steps

- Planning Commission Public Hearing – October 17, 2019
- Neighborhood Meeting – October 22, 2019
- aVOICE: 6 viewers, no comments
- City Council hearing – December 9, 2019 – City Council Chambers (7 PM) – Supermajority Approval Required

Recommendation

APPROVAL OF

Application PL-19-0054

Entrada Major General Plan Amendment