



Avondale Townhomes on Dysart

Minor General Plan Amendment
Application PL-19-0195

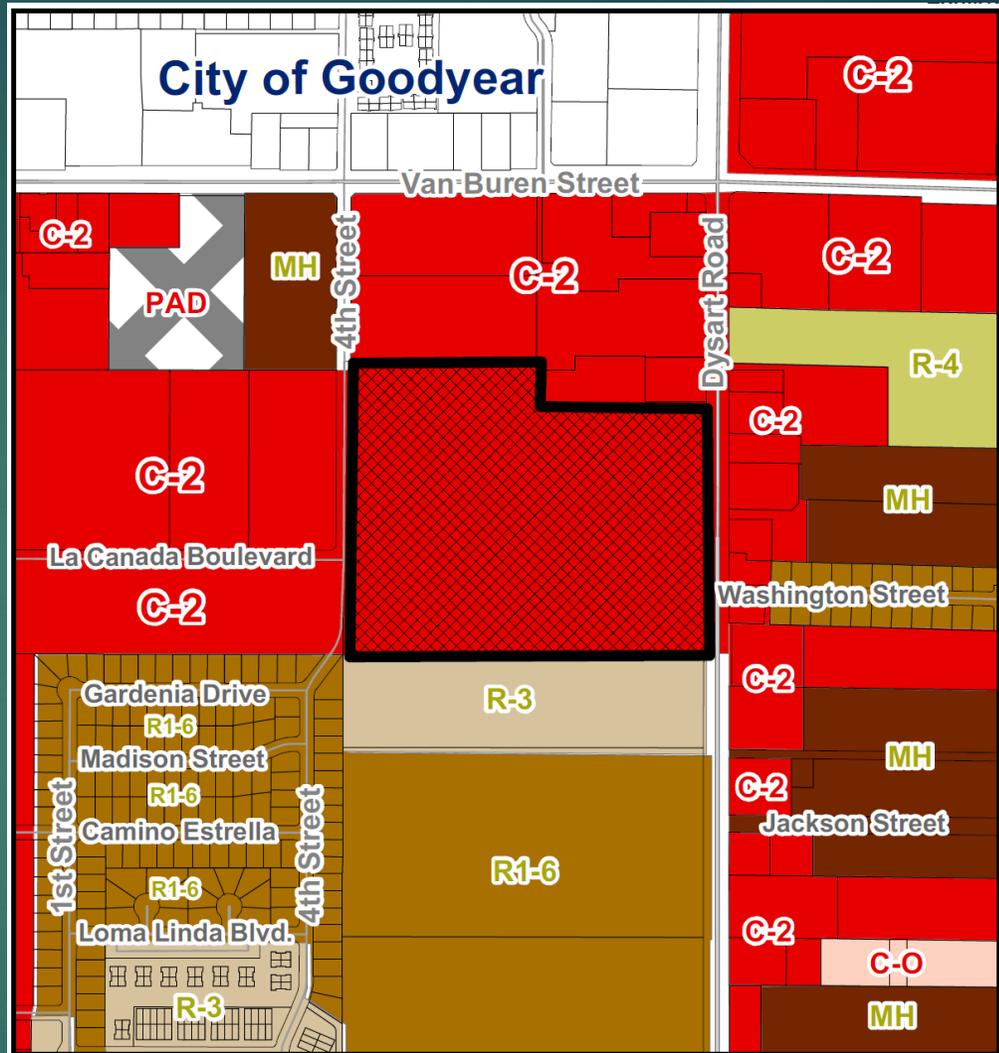
Rezoning from C-2 to PAD
Application PL-19-0194

*Planning Commission Meeting
December 18, 2019*

Avondale

Purpose

- ▶ Review a proposed Minor General Plan Amendment and Rezoning to Planned Area Development (PAD) for the proposed Avondale Townhomes on Dysart development, conduct separate public hearings for each item, and forward recommendations to the City Council on each



Aerial Photograph



 Subject Property



Zoning Vicinity Map

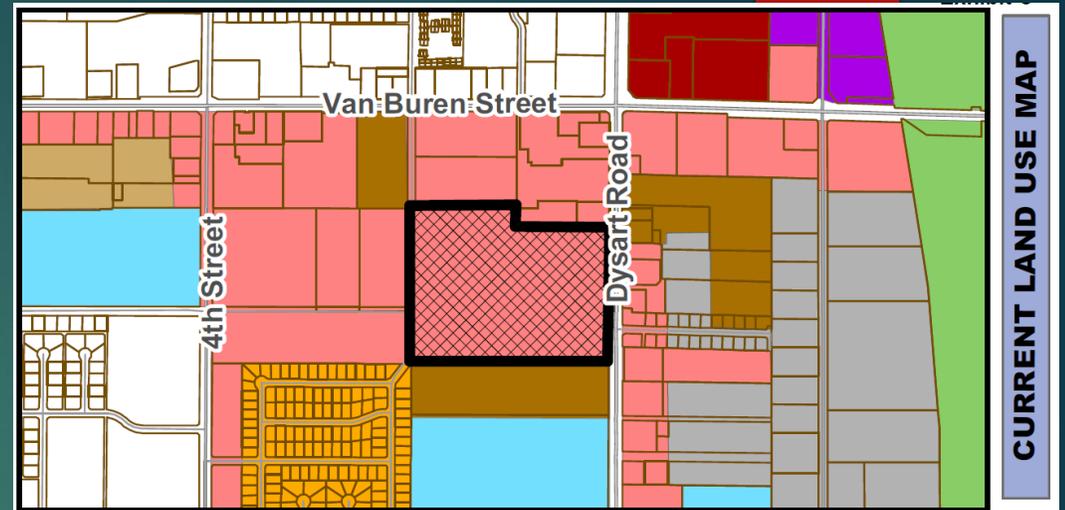


 Subject Property

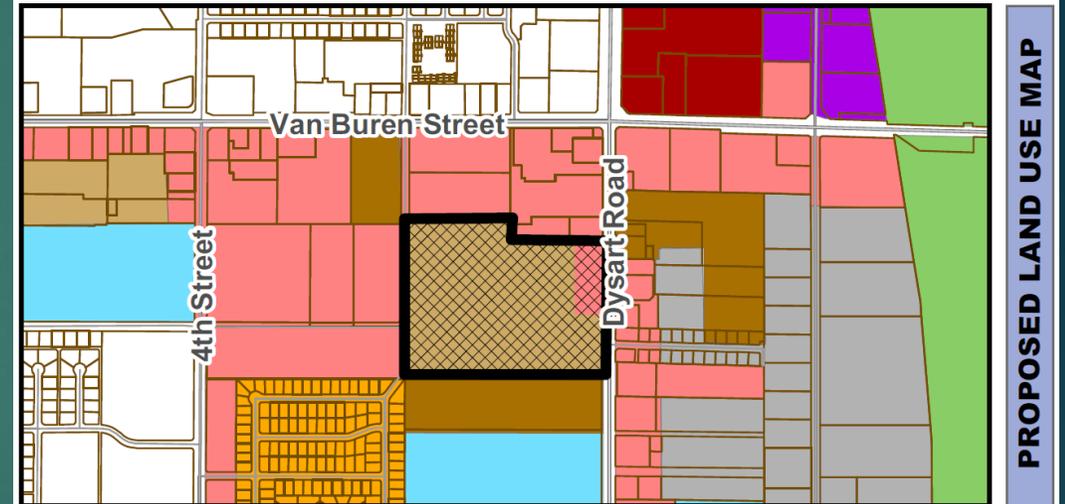


Background

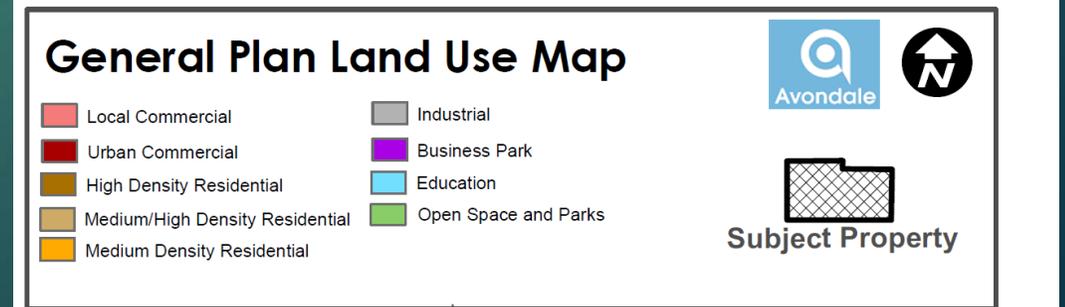
- ▶ 28.35 gross acres
- ▶ Annexed in 1960; Zoned C-2
- ▶ Current GP Designation: Local Commercial (28.35 acres)
- ▶ Proposed GP Designation: Medium/High Density Residential (25.86 acres) and Local Commercial (2.49 acres)



CURRENT LAND USE MAP

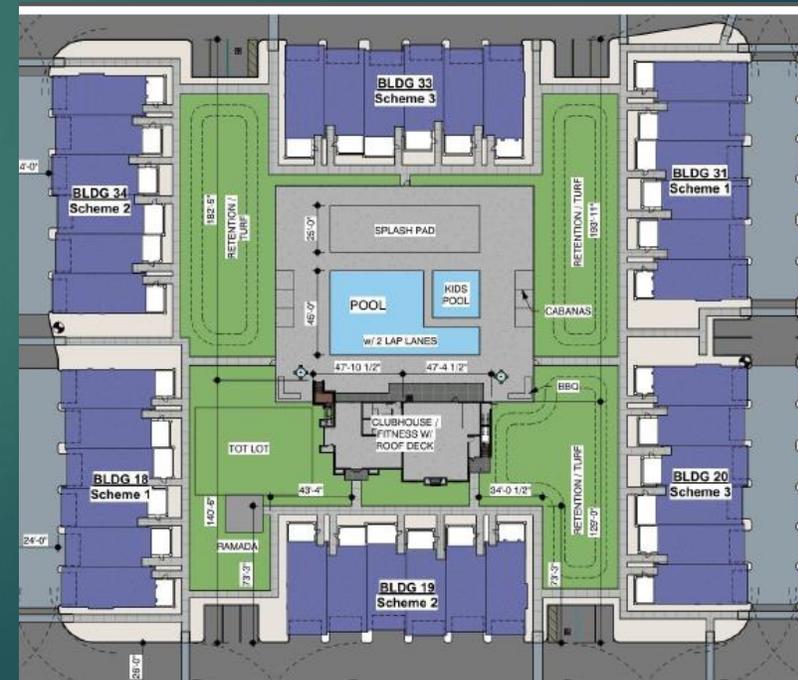
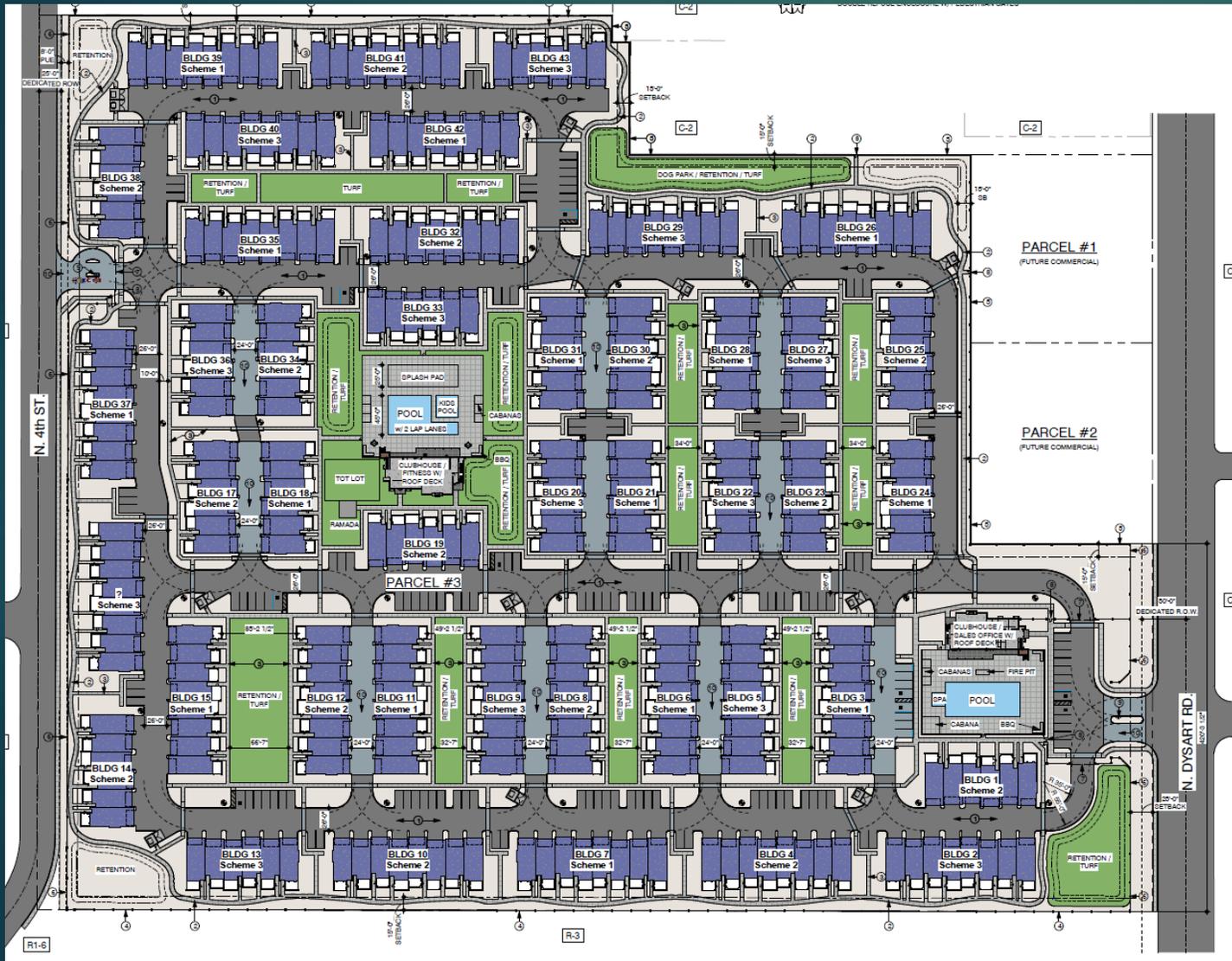


PROPOSED LAND USE MAP



Avondale Townhomes on Dysart PAD

- 302 Townhomes
- 37 percent open space
- Commercial Area (2.47 acres)
- Access from two streets



Avondale Townhomes on Dysart PAD



Analysis

- ▶ Proposed GPA and Rezoning will result in development that is compatible with and complementary to existing uses in area
- ▶ Advances City goals and objectives related to revitalization of Historic Avondale
- ▶ Proposed PAD conforms to General Plan Land Use Map (with requested amendment)
- ▶ Development standards exceed Zoning Ordinance requirements
 - ▶ Exceptions: Guest parking, lot dimensions
- ▶ Exceptional design is provided
- ▶ Infrastructure improvements to be completed by developer
- ▶ GPA & Rezoning meet all required findings

Public Participation/Notice

- ▶ All required notifications completed
 - ▶ Site Posting, Legal Advertisements in Arizona Republic, 1000-foot mailing
- ▶ Neighborhood Meeting – December 5, 2019 – City Hall Sonoran Conference Room
- ▶ aVOICE: three viewers, no comments
- ▶ One email from nearby commercial landowner in support

Recommendation

Approval of Application PL-19-0195
Avondale Townhomes on Dysart
Minor General Plan Amendment

Approval of Application PL-19-0194
Avondale Townhomes on Dysart
Rezoning from C-2 to PAD
Subject to four (4) recommended conditions

***** GPA must be approved in order for Rezoning to be approved*****
Separate public hearings and separate motions required