



Zoning Ordinance Text Amendments

Section 6.603 – PAD Expiration



***City Council Meeting
February 3, 2020***

Background and Purpose

- Last update to the Avondale Zoning Ordinance September 2019
- Further discussion with development community
- Purpose of the current update:
To refine Section 6, Planned Area Developments (PAD) regarding the expiration period after approval



Section 6.603.D

- Changes expiration of PAD zoning from two (2) to four (4) years for commencement of horizontal construction.
- Allows for administrative approval of a one (1) time, one (1) year extension
- Clarifies that progress must be made on the platting and site design or the PAD zoning may be recommended for reversion to the prior zoning classification





Recommendation

Public Hearing and Ordinance

Approval of Application PL-19-0306

Proposed Motion:

I move that City Council **ADOPT** the Ordinance approving Application PL-19-0306, a request for text amendments to the City of Avondale Zoning Ordinance.

Section 6.603.D Proposed Changes

The PAD zoning shall be conditioned on commencement of horizontal construction for the project beginning within ~~two (2)~~ **four (4)** years from the date of City Council approval. Prior to the expiration of the ~~two (2)~~ **four (4)** year time condition, the property owner or authorized representative may submit an application for a one (1) time, one (1) year extension to the City, which the Zoning Administrator **may approve**. ~~shall submit to the City Council for consideration.~~ In the event the project's Site Plan or Preliminary Plat has not been approved within ~~the applicable two (2) years~~ **s** ~~time period~~ and no request for a time extension has been received, the Zoning Administrator may submit the PAD to the City Council for consideration of reversion to the property's prior zoning classification at a public hearing according to Section 1.110.