



Costco Parking Lot Addition

Rezone

Application PL-19-0249



Planning Commission
Meeting
April 15, 2020

Purpose

- Review a request to rezone the subject property from R1-6 (Urban Residential) to Planned Area Development (PAD), and forward a recommendation to City Council





Zoning Vicinity Map



Project Location



Aerial Photograph



Project Location



Avondale

Background

- 0.38 gross acres
- Annexed in 1981
- Zoned R1-6 (Urban Residential)
- Former city well site; site cleared in 2005
- Freeway Commercial GP land use designation
- Located in the Freeway Corridor area

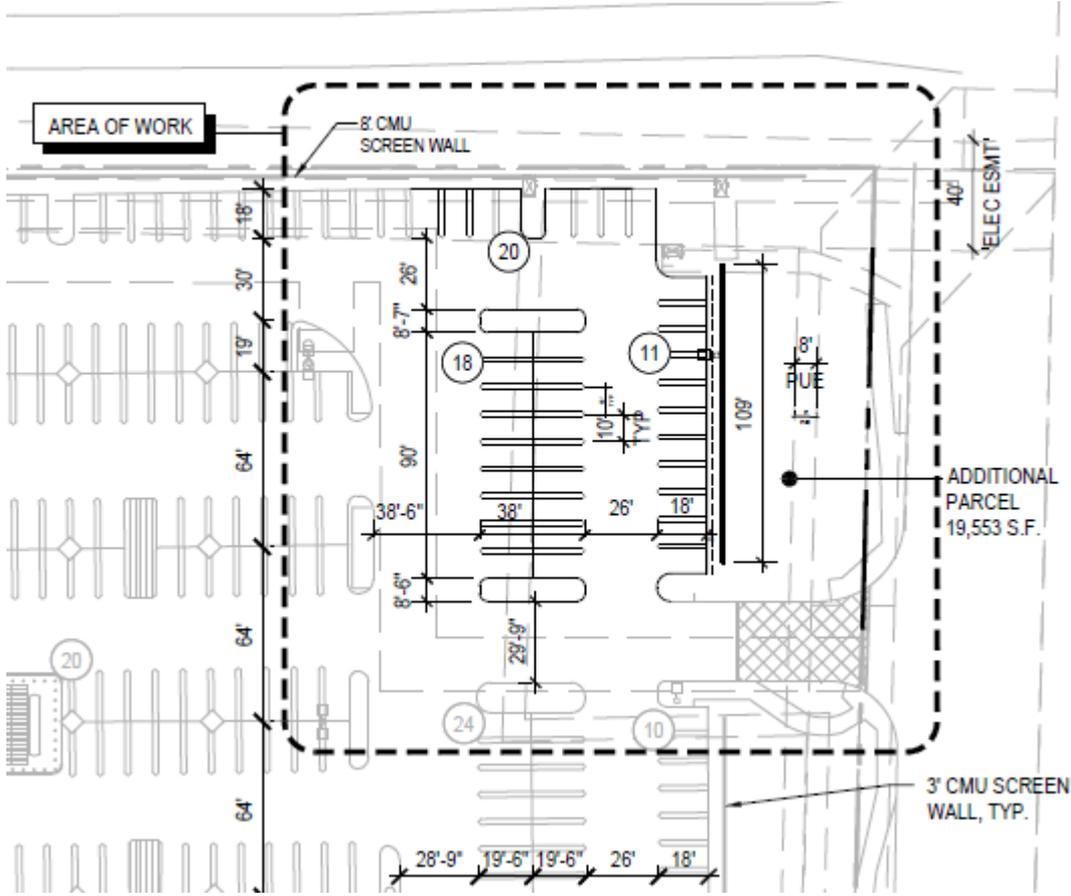


Request

- Rezone property from R1-6 (Urban Residential) to the Gateway Pavilions PAD and apply C-2 (Community Commercial) uses and standards
- Site proposed to be developed as an extension of Costco's parking lot
- Parking lot will have 24 additional parking spaces



Site Plan



Avondale

Public Participation/Notice

- All required notifications completed
- Site posting, legal advertisements in the Arizona Republic, and property owners within 1,000 feet were notified via postcards
- Neighborhood Meeting – January 14, 2020
- aVOICE: 0 comments



Analysis

- Proposed zoning allows for a parking lot for a retail store
- Gateway Pavilions PAD is a more compatible zoning district than the existing R1-6 zoning (Urban Residential)
- The proposed use conforms with the General Plan and meets the goals in the Freeway Corridor Specific Plan area
- Compatible with the adjacent parcels



Staff Recommendation

- Approval of Application PL-19-0249
Costco Parking Lot Addition Rezone
Subject to one (1) recommended
condition of approval

