



Entrada

Rezoning from RR-43 and R1-6 to PAD
Application PL-19-0201



*Planning Commission Meeting
June 17, 2020*





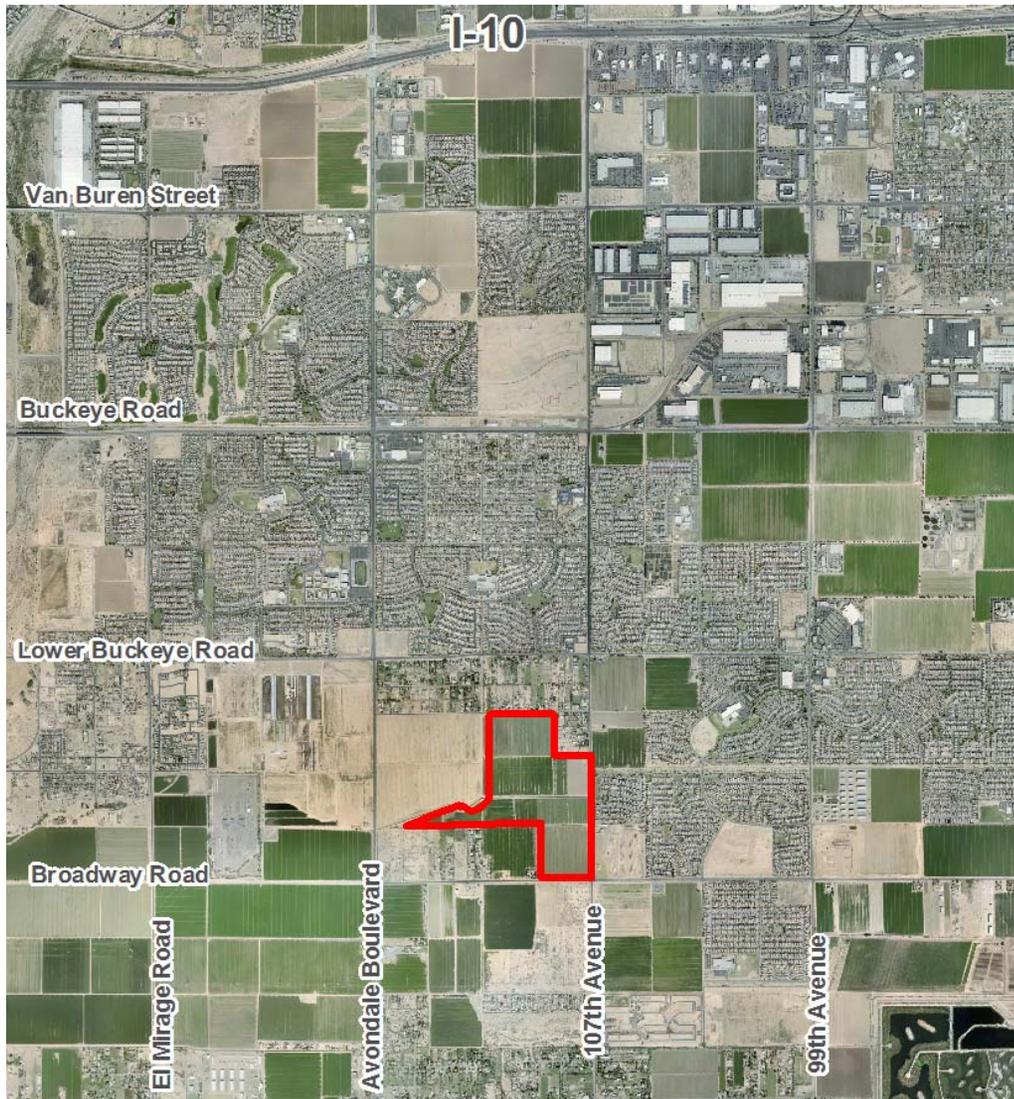
Purpose

- Review a proposed Rezoning to Planned Area Development (PAD) for the proposed Entrada community, conduct a public hearing, and issue a recommendation to the City Council



Aspiring. Achieving. Accelerating.

Avondale

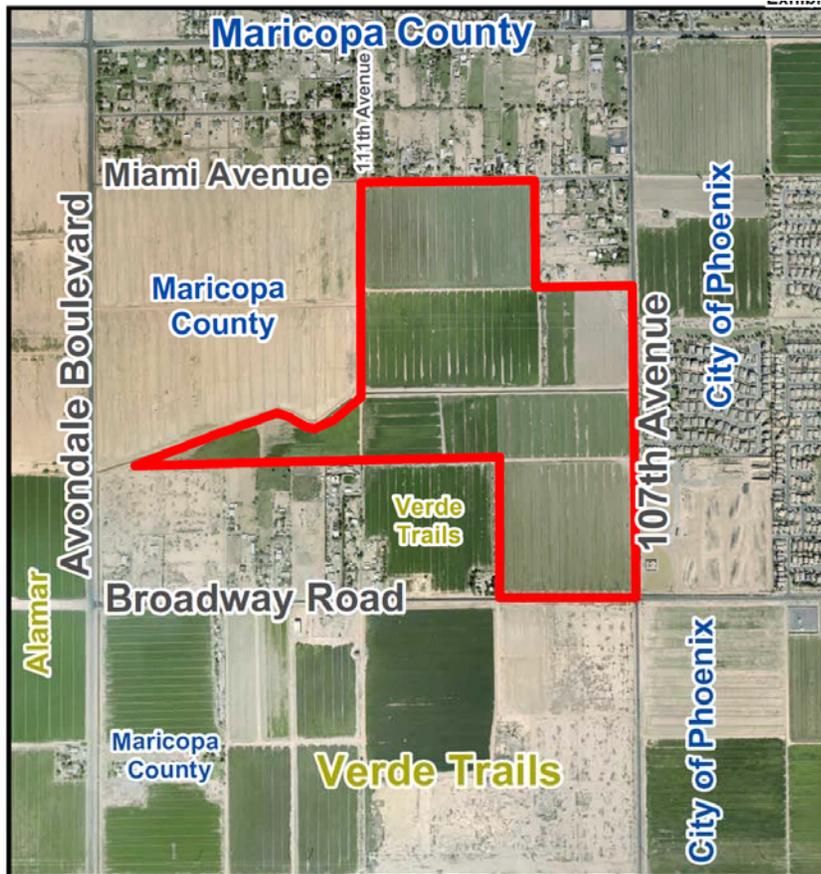


- 185.55 acres
- Maricopa County Jurisdiction
 - R1-6/RUPD & Rural-43 County Zoning
- Annexation in Process – June 24, 2020 Council
 - R1-6 & RR-43 City Zoning

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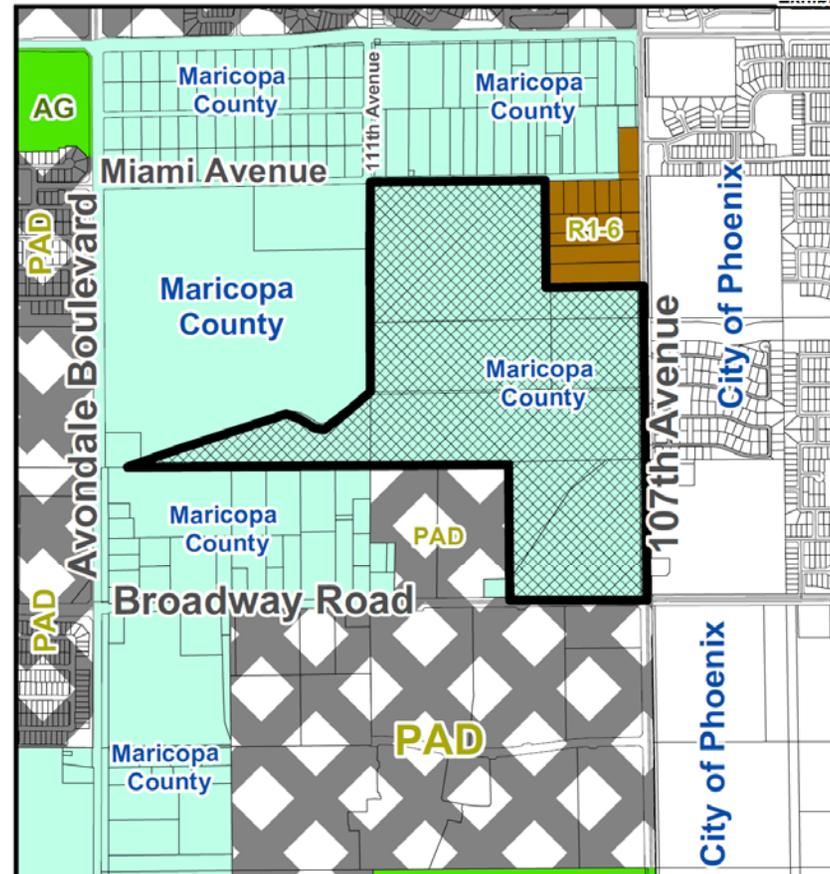
Avondale



Aerial Photograph



 Subject Property



Zoning Vicinity Map

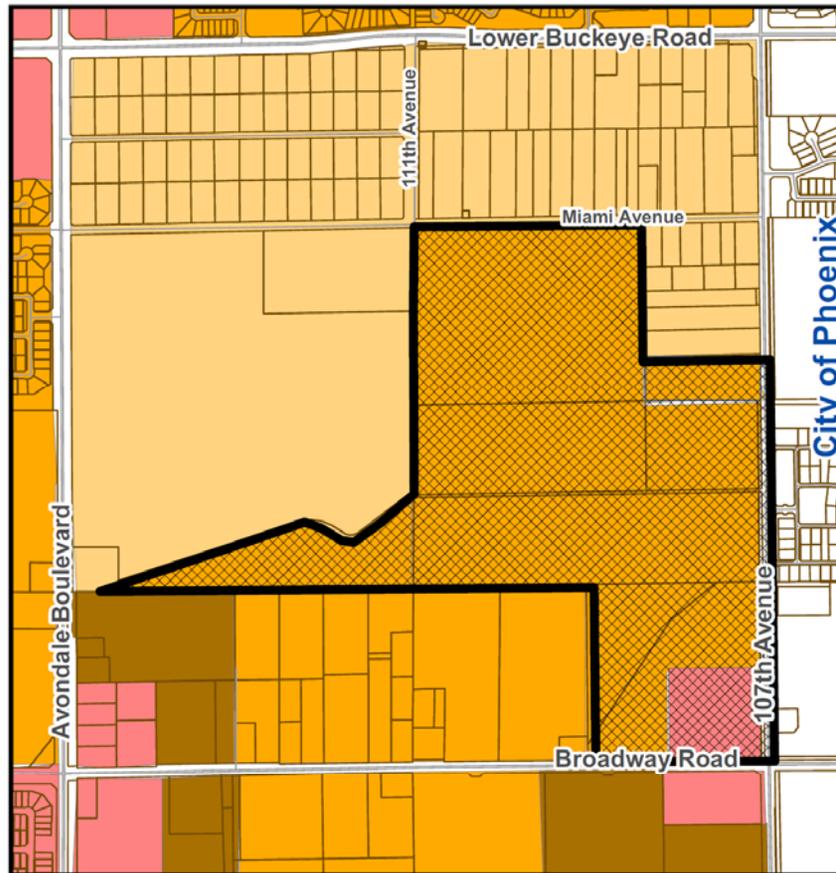


Subject Property



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General Plan Land Use Map

-  Estate/Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Local Commercial

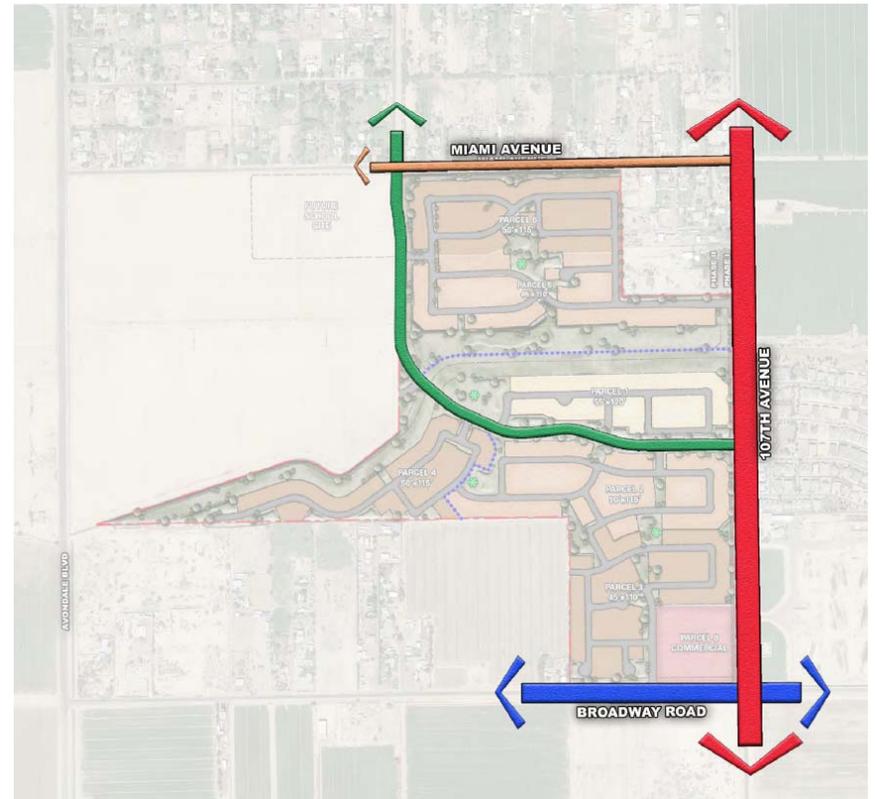
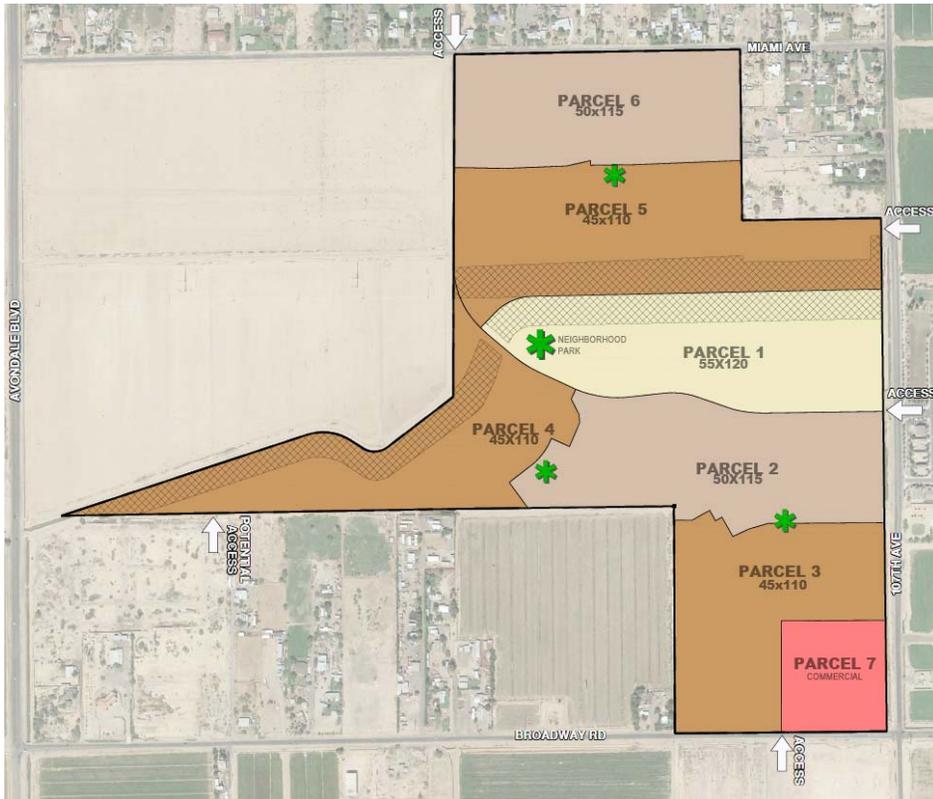


Subject Property



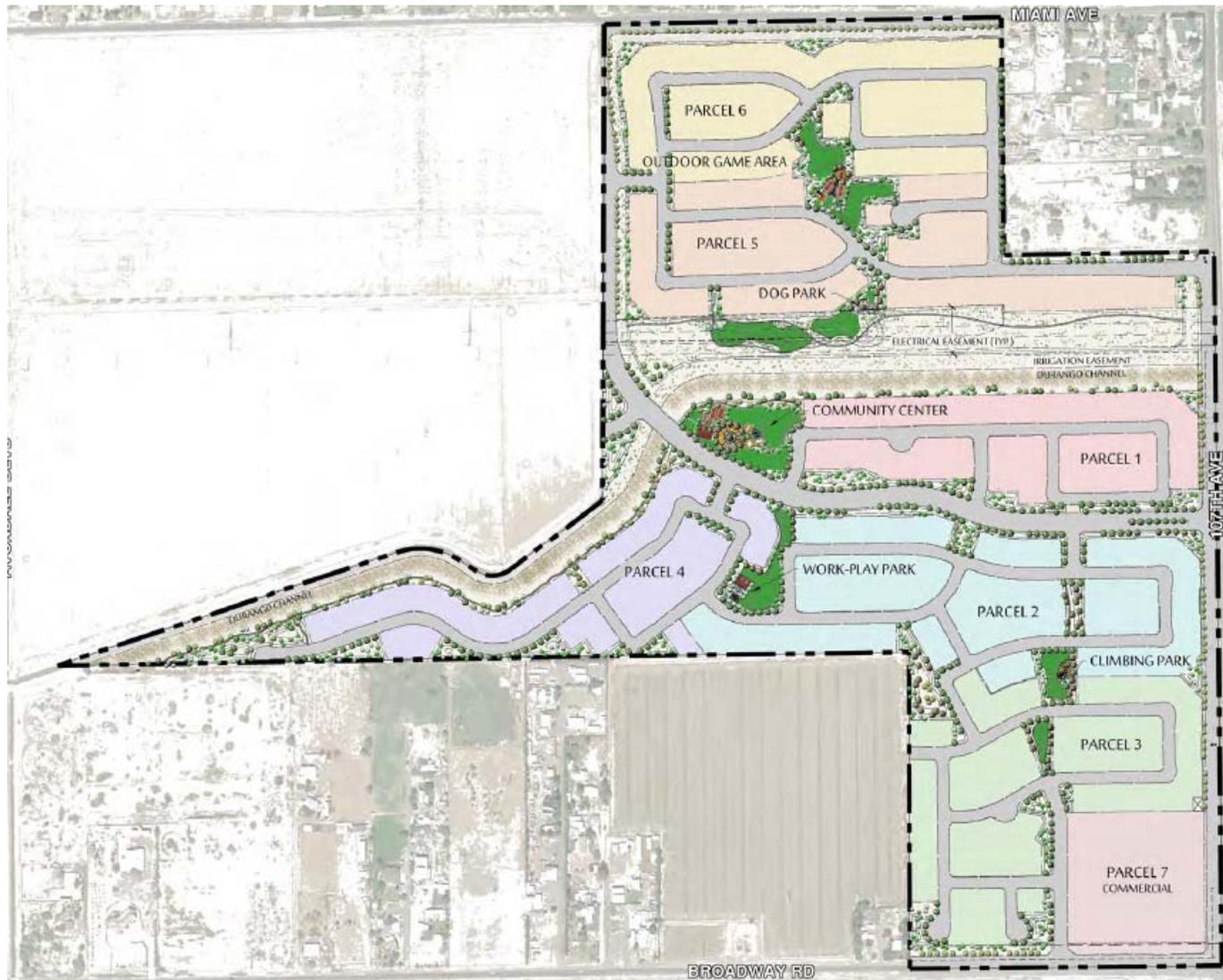
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Avondale



PICKLEBALL COURTS



FITNESS EQUIPMENT ZONE



LARGE BBQ GRILL/GATHERING AREA



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Analysis

- Will result in development that is compatible with and complementary to existing and planned uses in the area
- Conforms to General Plan Land Use Map
- Exceptional open space justifies density above target
- Development and design standards consistent with Alamar/Verde Trails and in conformance with Design Manual
- Infrastructure improvements to be completed by developer
- All required findings are met



Public Participation/Notice

- All required notifications completed
 - Site Posting, Legal Advertisements in Arizona Republic, 1000-foot mailing
- Neighborhood Meeting – October 22, 2019 @ Quentin Elementary School
- aVOICE: No comments



Recommendation

Approval of
Application PL-19-0201
Entrada

Rezoning from RR-43 and R1-6 to PAD
Subject to six (6) recommended conditions

