

Hancock Communities at McDowell 117

Minor General Plan Amendment
Application PL-20-0054

Rezoning to Planned Area Development (PAD)
Application PL-20-0055



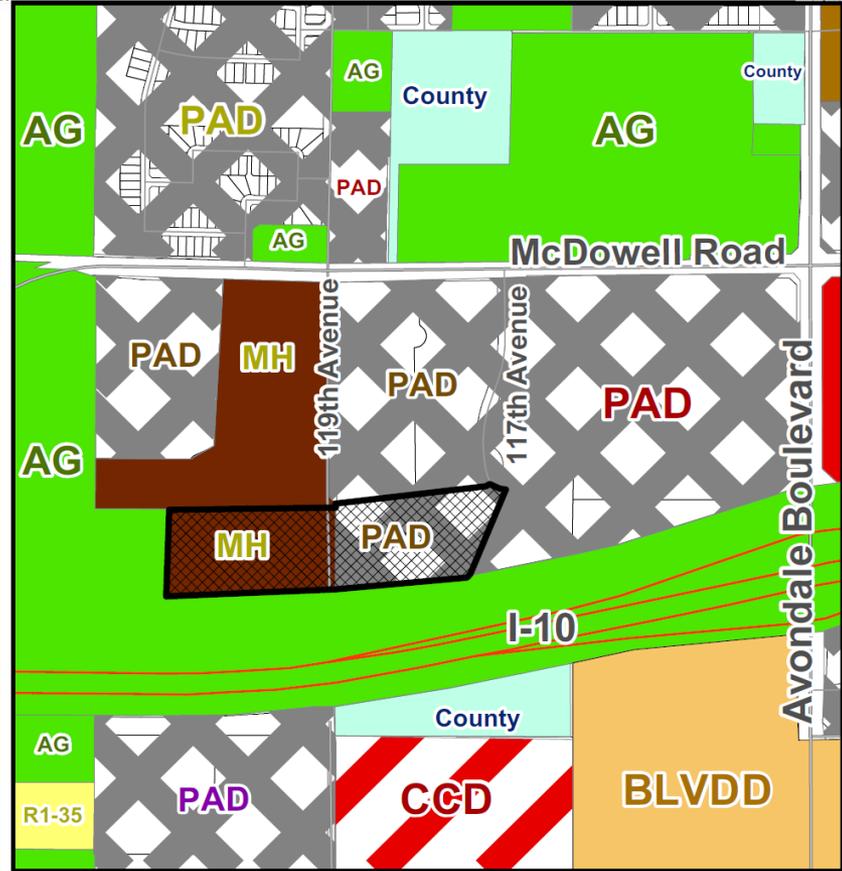
***Planning Commission Meeting
August 19, 2020***

Purpose

- Review a proposed Minor General Plan Amendment and Rezoning to Planned Area Development (PAD) for the proposed Hancock Communities at McDowell 117 development, conduct separate public hearings for each item, and forward recommendations to the City Council on each



AGENDA ITEMS 5.D and 5.E
THESE ITEMS REQUIRE PUBLIC HEARINGS
PLEASE EMAIL CITYCLERK@AVONDALEAZ.GOV TO SUBMIT A PUBLIC COMMENT



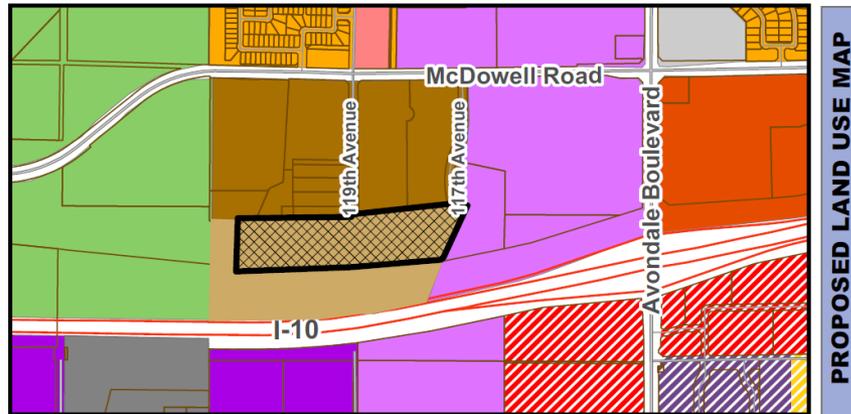
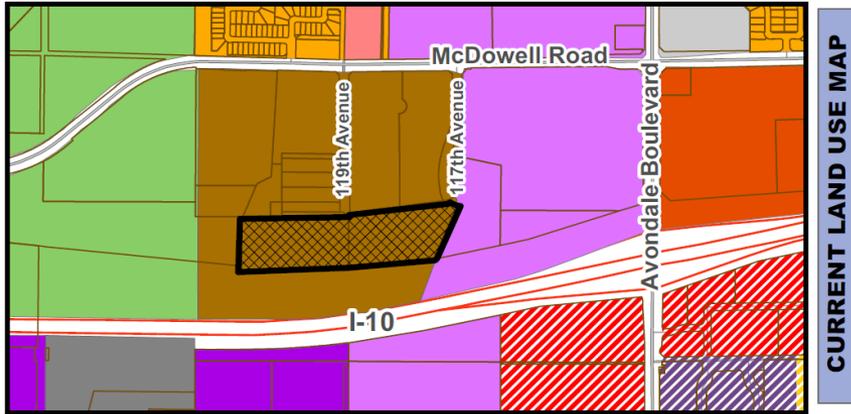
Aerial Photograph


 Subject Property
 

Zoning Vicinity Map


 Subject Property
 





- 32.30 acres (GPA); 19.07 acres (Rezoning)
- Agricultural use
- Annexation:
 - East portion: 1999
 - West portion: 1983
- Current zoning
 - East portion: Crystal Springs PAD (Multi-Family Residential)
 - West portion: MH
- General Plan
 - Current: High Density Residential
 - Proposed: Medium/High Density Residential

General Plan Land Use Map

| | |
|---------------------------------|-------------------------------|
| Medium Density Residential | High Intensity Office |
| Medium/High Density Residential | Local Commercial |
| High Density Residential | Freeway Commercial |
| Open Space and Parks | Office/Professional |
| Business Park | The BLVD Gateway District |
| Mixed Use | The BLVD Park Avenue District |



AGENDA ITEMS 5.D and 5.E
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Friendship Park

119th Avenue

117th Avenue



Interstate-10



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Duplex, Arizona Ranch Front Elevation



2-Bedroom, Cape Cod Front Elevation



2-Bedroom, Prairie Front Elevation



Duplex, Prairie Rear Elevation



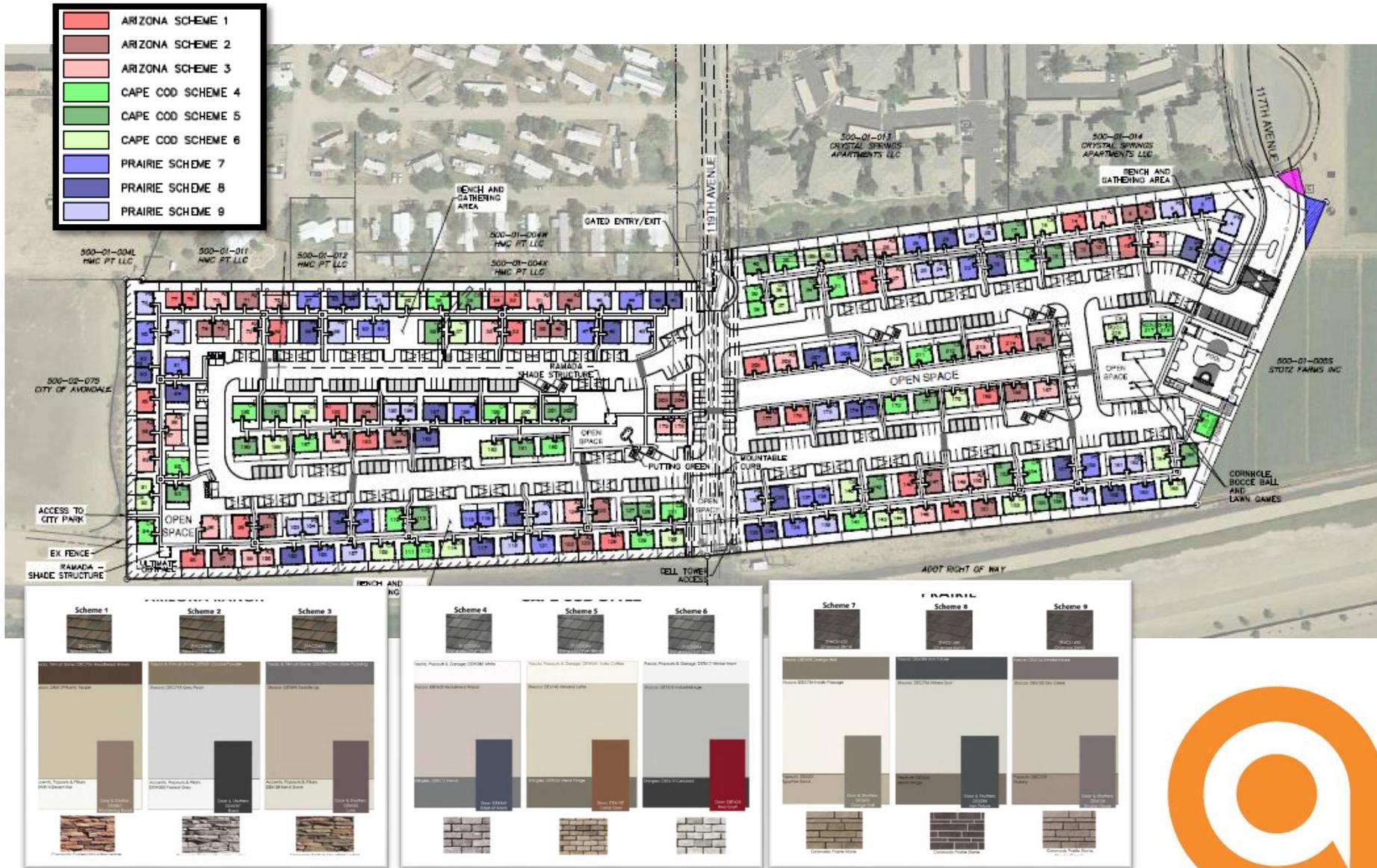
Duplex, Cape Code Side Elevation



Garage, Cape Cod Front Elevation



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Analysis

- Proposed GPA and Rezoning will result in development that is compatible with and complementary to existing uses in area
- Proposed PAD conforms to General Plan Land Use Map (with requested amendment)
- Development standards exceed Zoning Ordinance requirements
 - Exceptions: Building separation, parking lot landscaping
- Exceptional design is provided
- Sufficient access is provided
- 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 – 6/23/2020 – Zoom
 - One attendee (Vice Mayor Dennis)
- aVOICE: One comment in support
- Certificates of Adequate School Facilities
 - Tolleson Union High School District – Adequate Capacity
 - Littleton Elementary School District – Developer working with LESD on donation agreement

Recommendation

**Approval of Application PL-20-0054
Hancock Communities at McDowell 117
Minor General Plan Amendment**

**Approval of Application PL-20-0055
Hancock Communities at McDowell 117
Rezoning from PAD and MH to PAD
Subject to six (6) recommended conditions**

***** GPA must be approved in order for Rezoning to be approved by
City Council*****

Separate public hearings and separate motions required

