

Crystal Cove

Minor General Plan
Amendment and Rezone
Applications PL-20-0076 & PL-20-0077

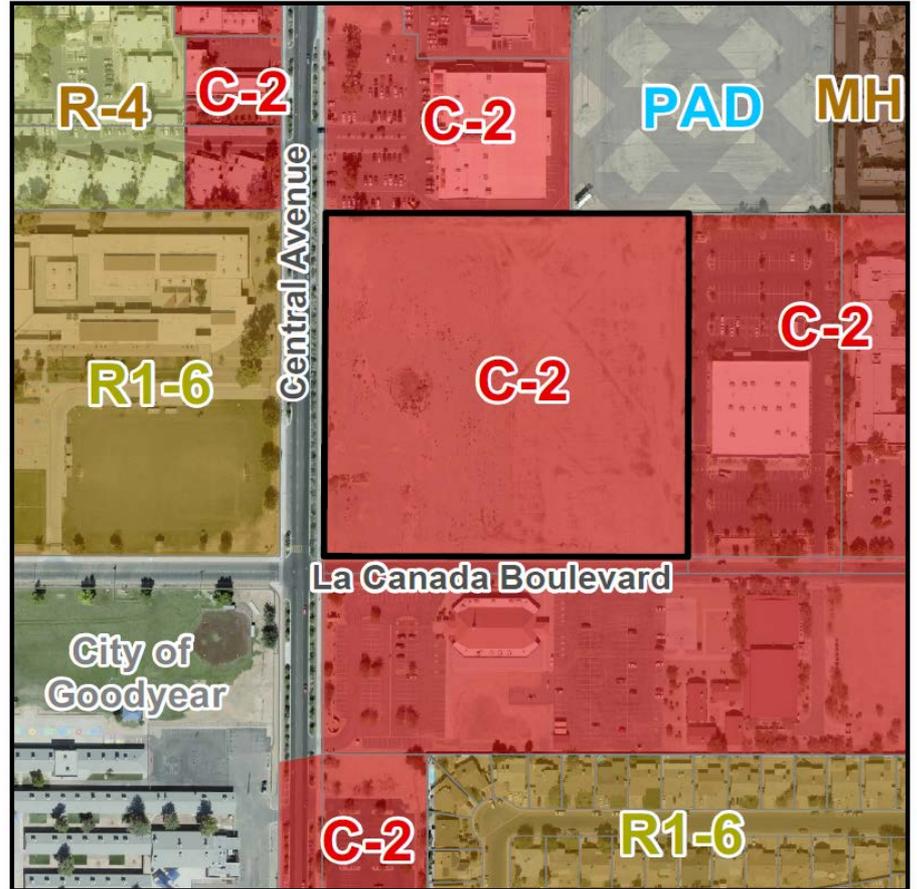


*Planning Commission Meeting
August 19, 2020*

Purpose

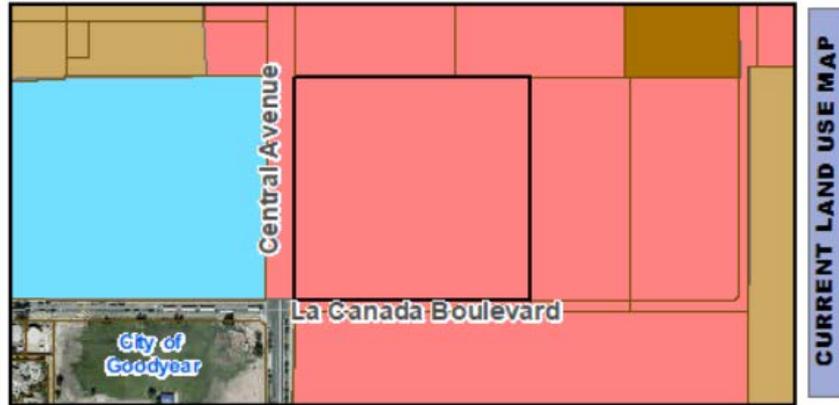
- Review a proposed Minor General Plan Amendment and Rezone
- Conduct separate public hearings for each item
- Forward recommendations to City Council for each item

THESE ITEMS ARE PUBLIC HEARING ITEMS 5.F & 5.G
PLEASE EMAIL CITYCLERK@AVONDALEAZ.GOV TO SUBMIT A PUBLIC COMMENT

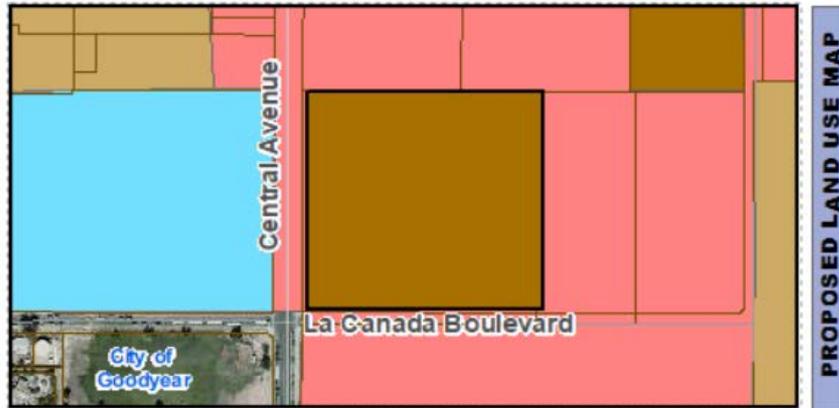


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CURRENT LAND USE MAP



PROPOSED LAND USE MAP

General Plan Land Use Map

- Local Commercial
- High Density Residential
- Medium/High Density Residential
- Education

Subject Property

Avondale



Background

- 10.56 gross acres
- Annexed in 1960
- Used for agricultural purposes from the 1940s to the 1960s
- Remains vacant since agricultural operations concluded
- Zoning is C-2 (Community Commercial)



Proposed Crystal Cove Development

- Request to rezone property from C-2 to Planned Area Development (PAD) and change General Plan land use designation from Local Commercial to High Density Residential (HDR)
- 238-unit multi-family development
 - 16 buildings
 - A mix of 1-3 bedrooms

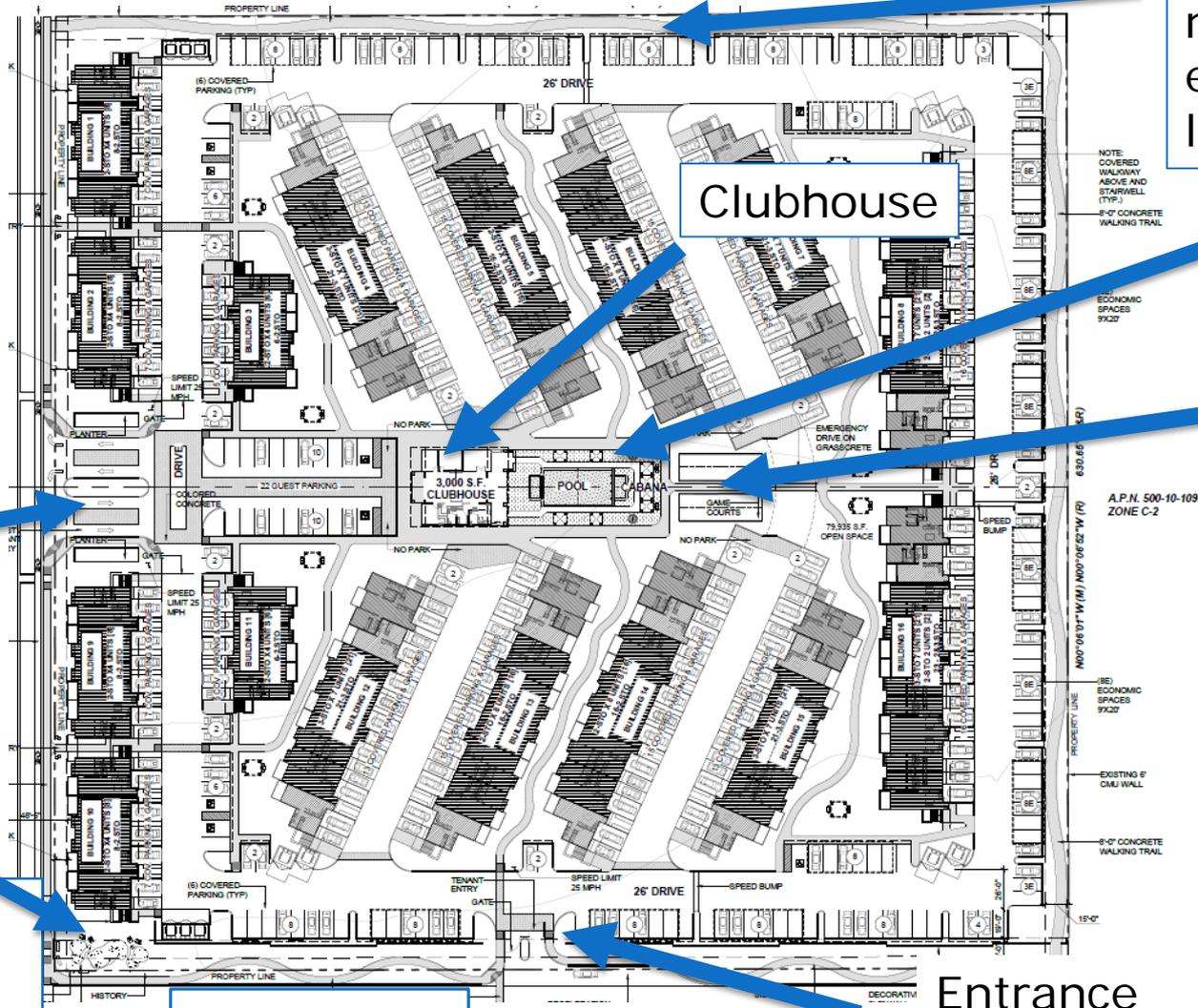


- Allowable density of HDR is 12-30 dwelling units/acre (du/acre); 24.71 du/acre proposed
- Follows R-4 (Multi-Family Residential) standards, with exceptions
- 21.7 % open space
- Variety of amenities
- 425 parking spaces:
 - 113 garages
 - 108 covered
 - 182 open
 - 22 guest



Site Plan

Paved walking path around north and east property lines



Central Avenue

Clubhouse

Pool

Game Courts

Entrance

North

Pedestrian Plaza-seating and artwork

La Canada Boulevard

Entrance

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Elevations



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Elevations (Contd.)



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Analysis

- The proposed rezone is in conformance with the General Plan 2030 Land Use Map (with the requested amendment)
- Development standards exceed Zoning Ordinance requirements w/ exceptions
- Compatible with existing land uses
- Adequate school facilities
- Access to public streets
- Adequate infrastructure exists

Analysis (Contd.)

- Furthers goal of attracting range of diverse housing products
- Site is better suited as residential according to a market analysis
- Additional residents would support nearby commercial and retail and add to workforce
- Development will encourage the creation of an attractive and vibrant development within a revitalization area

Public Participation/Notice

- General public notifications completed: Site Postings, Legal Advertisements in Southwest Valley Arizona Republic, 1000-foot mailing
- Neighborhood Meeting – June 25, 2020
 - No participants outside of City staff & applicants
- aVOICE: 1 comment

Recommendations

Approval of Application PL-20-0076

Crystal Cove

Minor General Plan Amendment

Approval of Application PL-20-0077

Crystal Cove

Rezone

Subject to 4 recommended conditions

**** PL-20-0076 must be approved by City Council in order for
PL-20-0077 to be approved****

Separate public hearings and separate motions required