

Avondale Automall / EchoPark Automotive

Major Planned Area
Development Amendment &
Conditional Use Permit
Applications PL-20-0119 & PL-20-0120

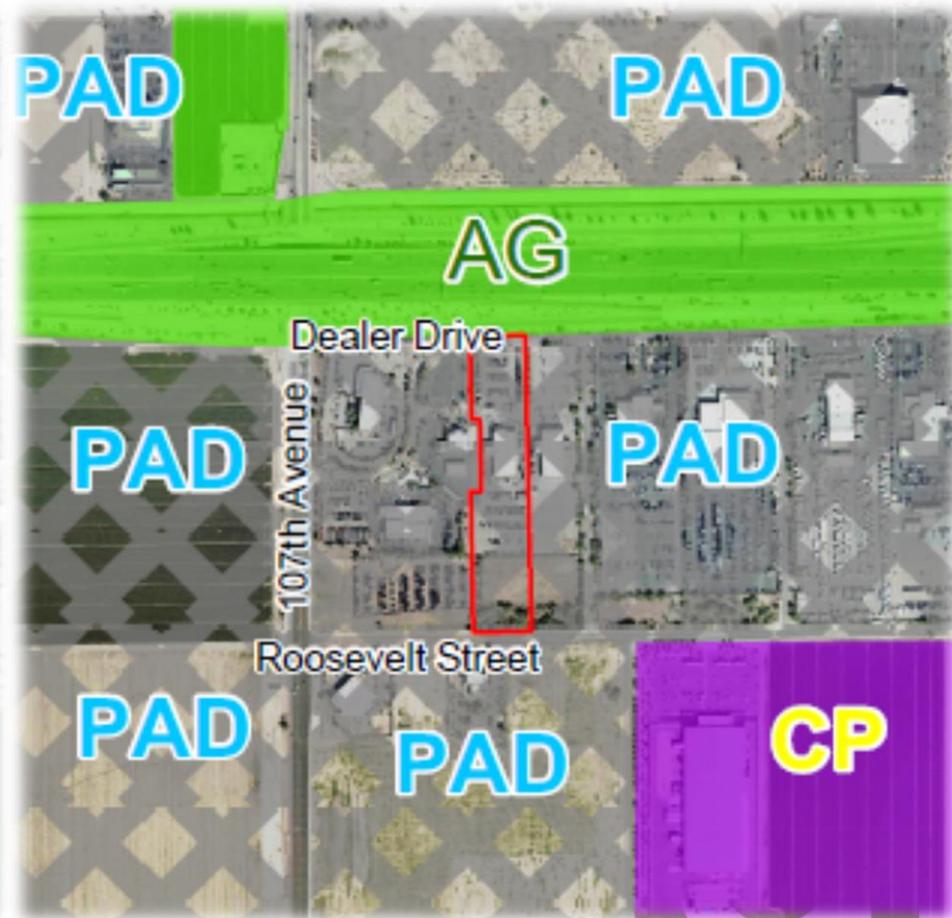


***Planning Commission Meeting
August 19, 2020***

Purpose

- Review proposed Major Planned Area Development (PAD) Amendment & Conditional Use Permit (CUP) applications for an EchoPark Automotive dealership to be operated within Avondale Automall
- Conduct separate public hearings for each item
- Forward recommendations to City Council on each

Location and Zoning



Recommendation

Recommend **Approval** of Application PL-20-0119 Avondale Automall
Major PAD Amendment
Subject to 1 recommended condition

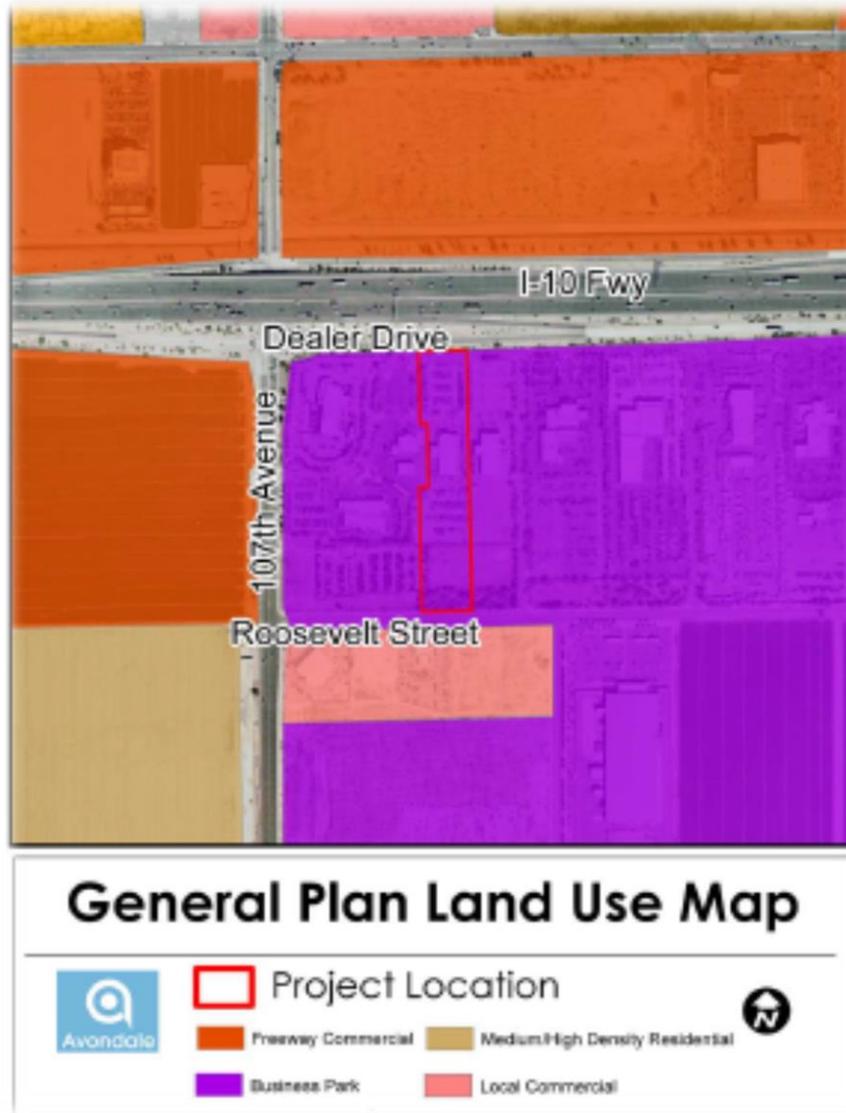
Recommend **Approval** of Application PL-20-0120 EchoPark Automotive
Conditional Use Permit
Subject to 3 recommended conditions



**** PL-20-0119 must be approved in order for PL-20-0120 to be approved****

Separate public hearings and separate motions required

AGENDA ITEMS 5. A & B
THIS ITEM IS A PUBLIC HEARING
PLEASE EMAIL CITYCLERK@AVONDALEAZ.GOV TO SUBMIT A PUBLIC COMMENT



PL-20-0119 Request

- Major Amendment to the Avondale Automall PAD
- To conditionally permit one (1) automotive dealership selling used vehicles only – provided that the dealer has a minimum consolidated annual revenue of \$500 million and shall maintain a minimum of 140 vehicles on display at all times
- Subject to CUP
- Single 6.02 net acre property
- Uses and development standards to adhere to the existing PAD



PL-20-0120 Request

- CUP allows for the legal operation of one (1) automotive dealership selling used vehicles only, as described in PL-20-0119
- EchoPark Automotive – automotive retailer specializing in sales of nearly new, pre-owned vehicles. (Used vehicles only)
- Associated improvements to the subject building and property – reviewed and approved via Site Plan and Design Review permit, following approval of CUP



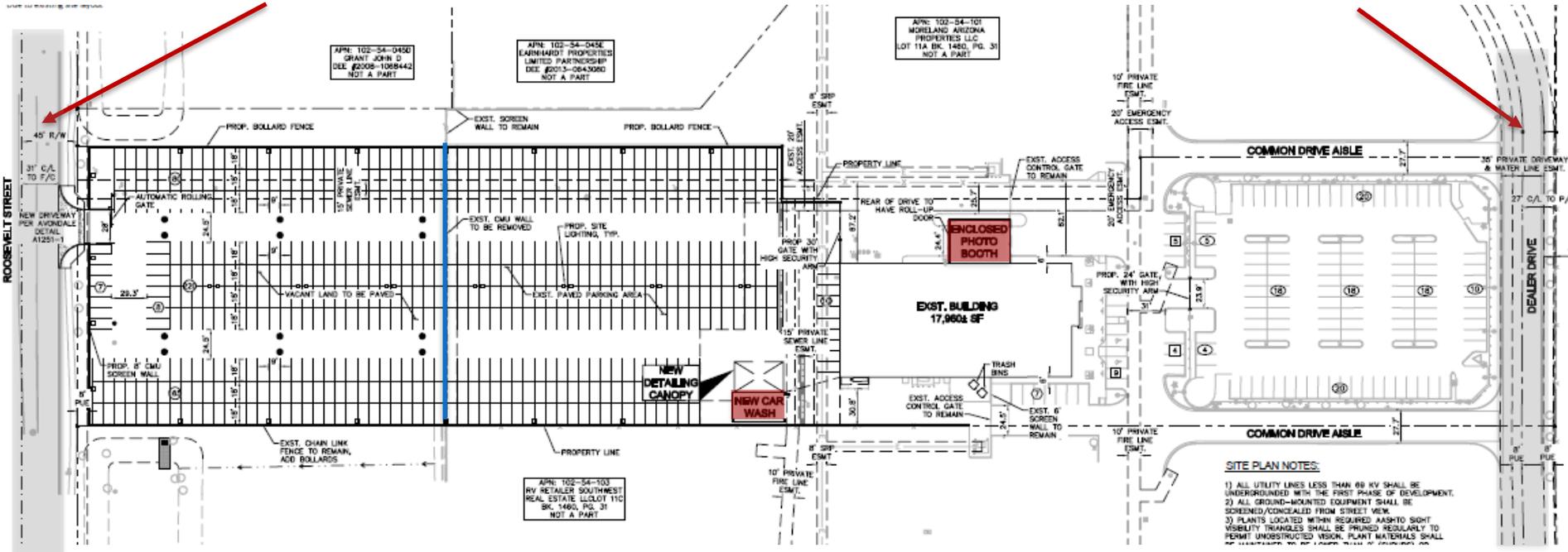
PL-20-0120 Request Cont.

- 1,083 s.f. addition to 17,960 s.f. building
- Construction of detached 1,809 s.f. car wash
- New driveway proposed at Roosevelt Street
- Southern portion of the property (~60,000 s.f.) to be paved for both employee and additional inventory parking
- Proposed retail hours of operation: 9:00 A.M. to 10:00 P.M. (Monday through Saturday)

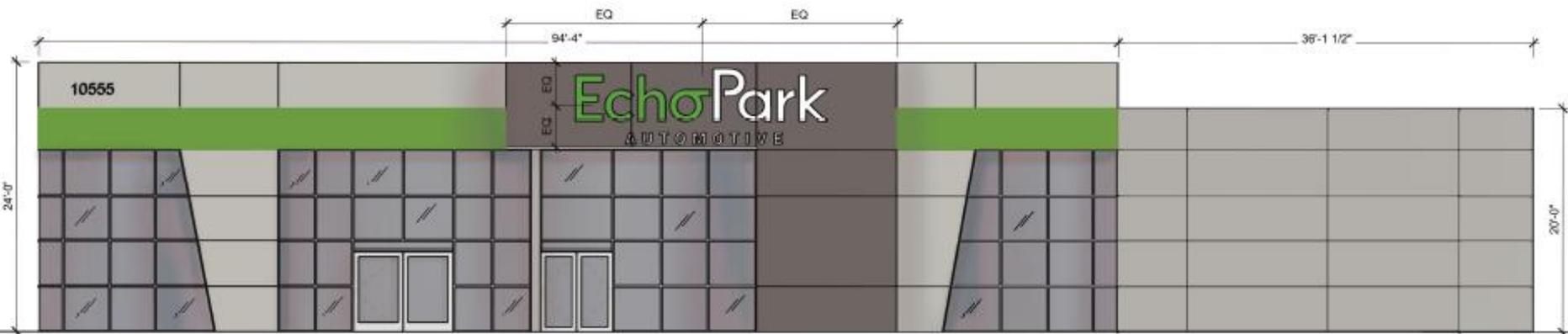
PL-20-0120 Request

Roosevelt Street

Dealer Drive



PL-20-0120 Request



Analysis – PAD Amendment

- The proposed Amendment is in conformance with the General Plan 2030 Land Use Map
- The proposed Amendment is in conformance with The Freeway Corridor Specific Plan
- The proposed Amendment will result in compatible land use relationships
- Adequate public infrastructure to support development in the Avondale Automall PAD either presently exists

Analysis - CUP

- Consistent with GP Land Use Map designation & furthers objectives for development in Freeway Corridor Specific Plan
- Compatible with and not detrimental to surrounding uses
- Proposed site plan meets all City requirements (parking, setbacks, landscaping, etc.)
- Site has appropriate access to streets.
- Adverse effects mitigated through conditions of approval

Public Participation/Notice

- Notification of owners subject to request by certified mail – July 23, 2020
- General public notifications completed: Site Postings, Legal Advertisements in Arizona Republic, 1000-foot mailing
- Neighborhood Meeting – June 30, 2020
 - 7 participants outside of City staff & applicants
- aVOICE: 1 comment in support