

Best Western Hotel

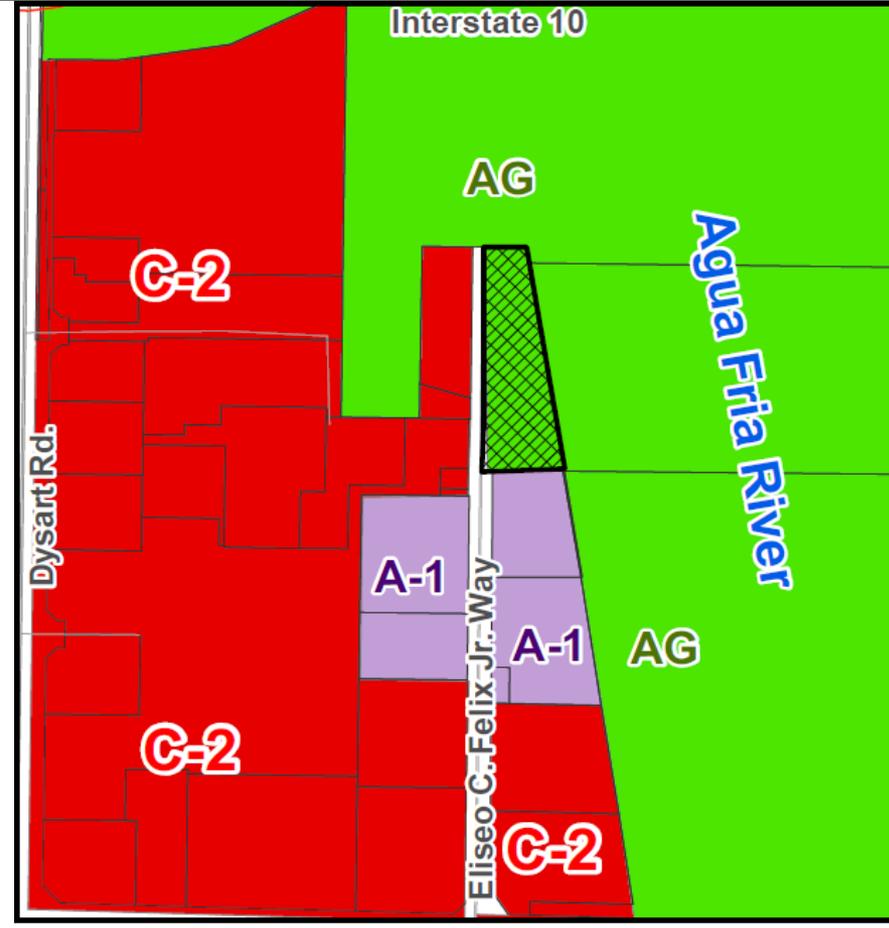
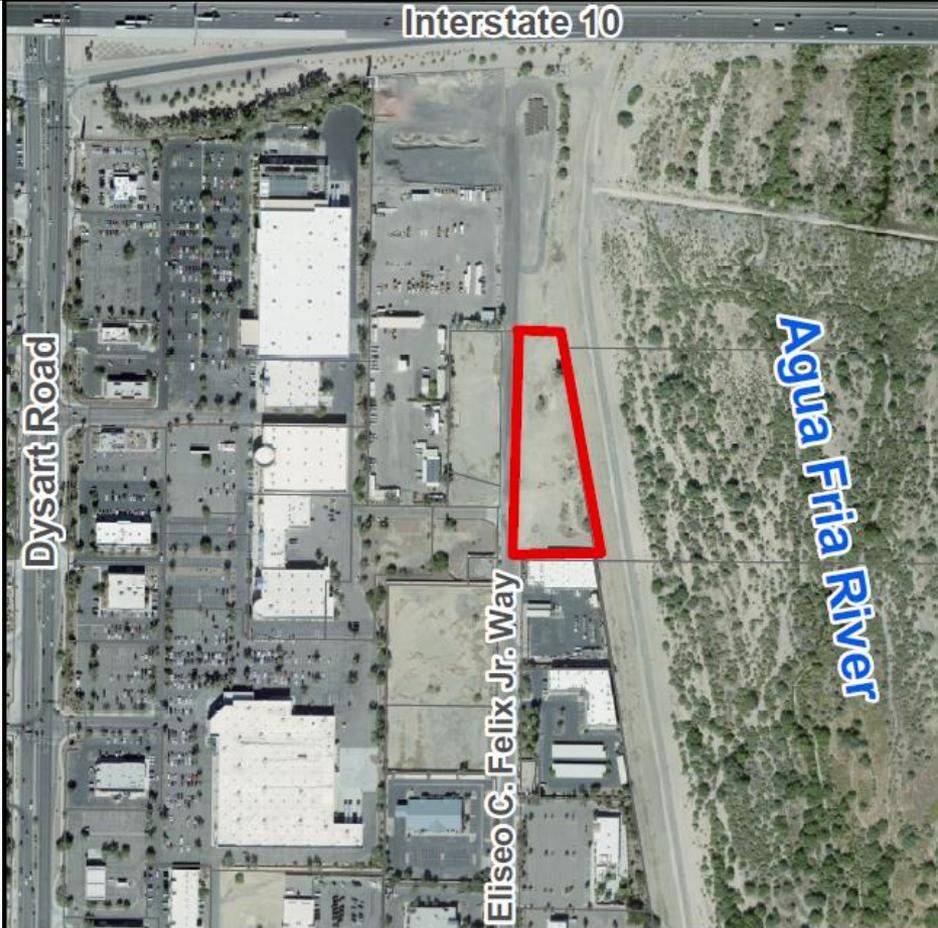
Rezoning
Application PL-19-0248



***Planning Commission Meeting
September 16, 2020***

Purpose

Conduct a public hearing and consider a request to rezone approximately 3.6 acres of from Agricultural (AG) to Commerce Park (CP) to allow for the development of two (2) hotels on the subject property. The Commission will take appropriate action and forward a recommendation to the City Council.



Aerial Photograph



Project Location



Zoning Vicinity Map

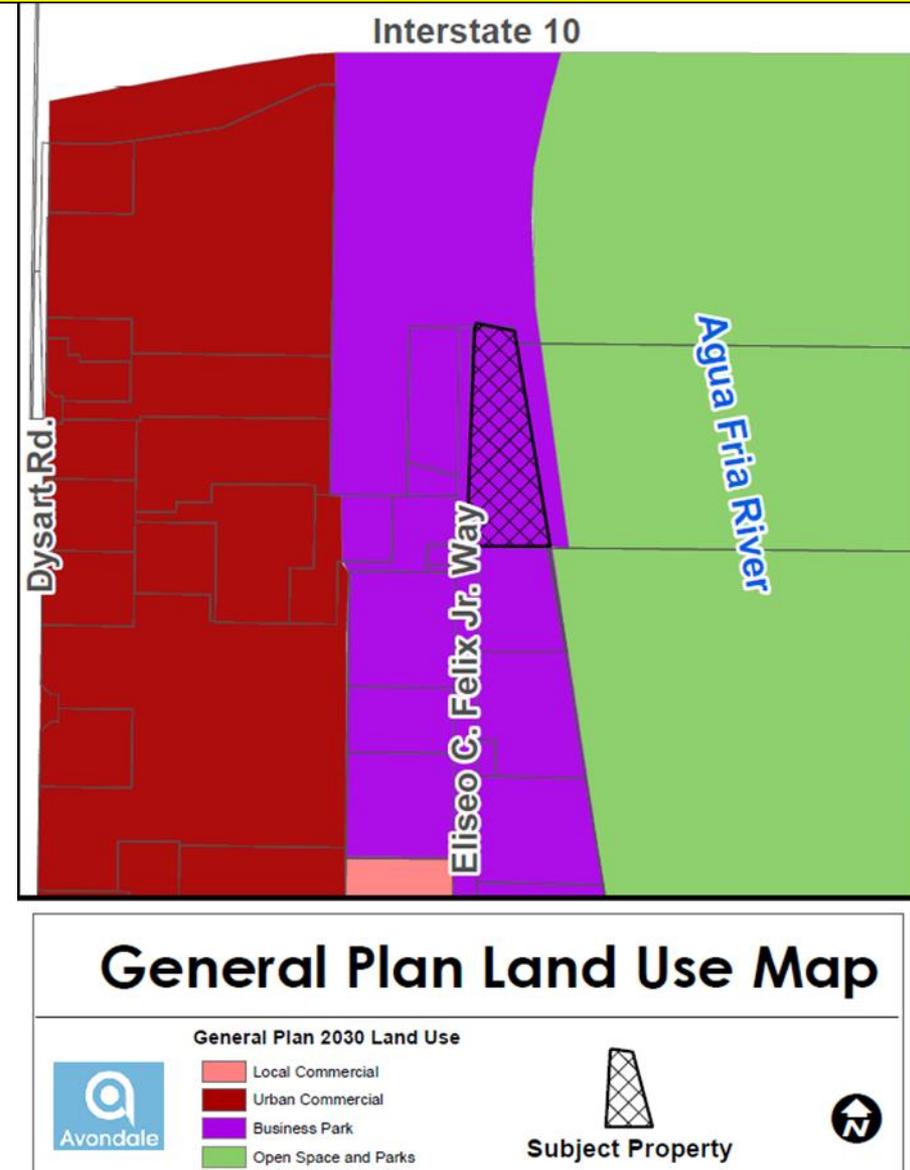


Subject Property

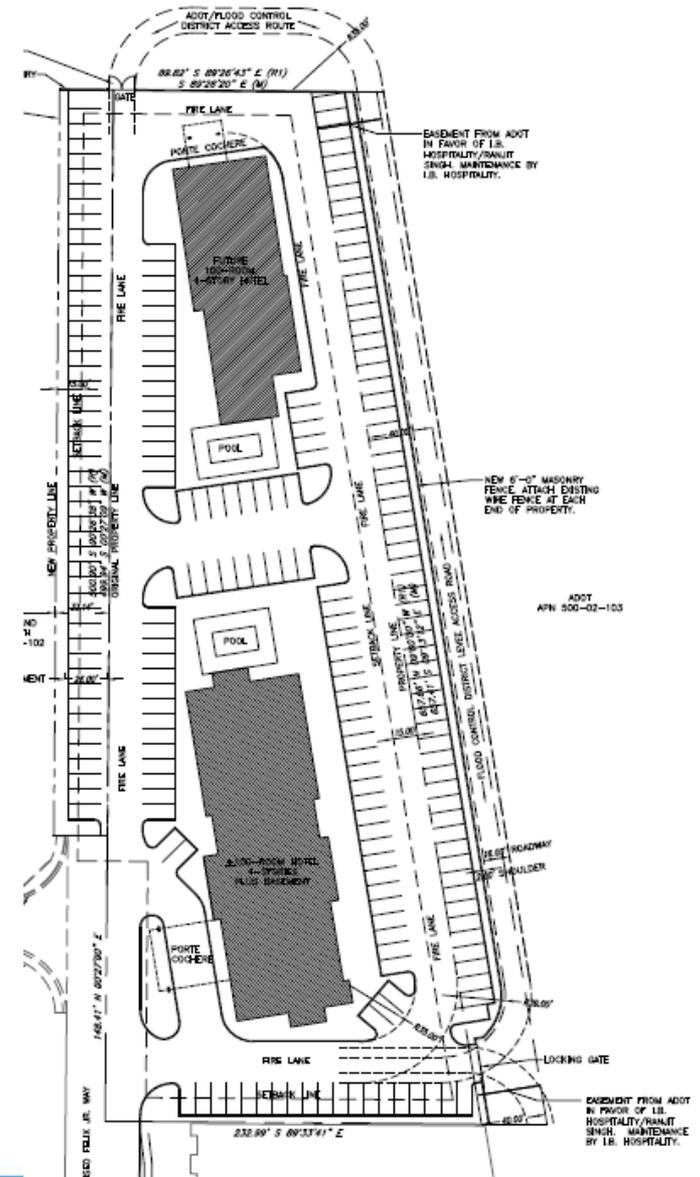


Request

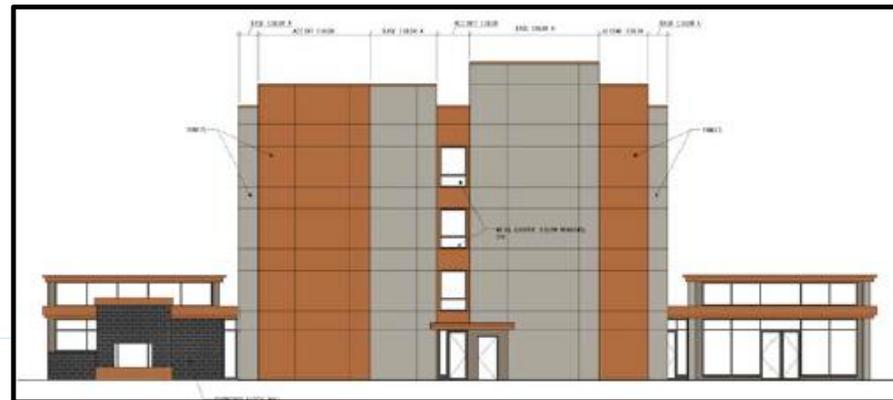
- 3.6 gross acres zoned Agricultural (AG)
- Current GP Designation is Business Park
- Vacant since annexation in 1964
- FEMA "AH" flood zone
- Rezoning to Commerce Park (CP) allows for hotels by right



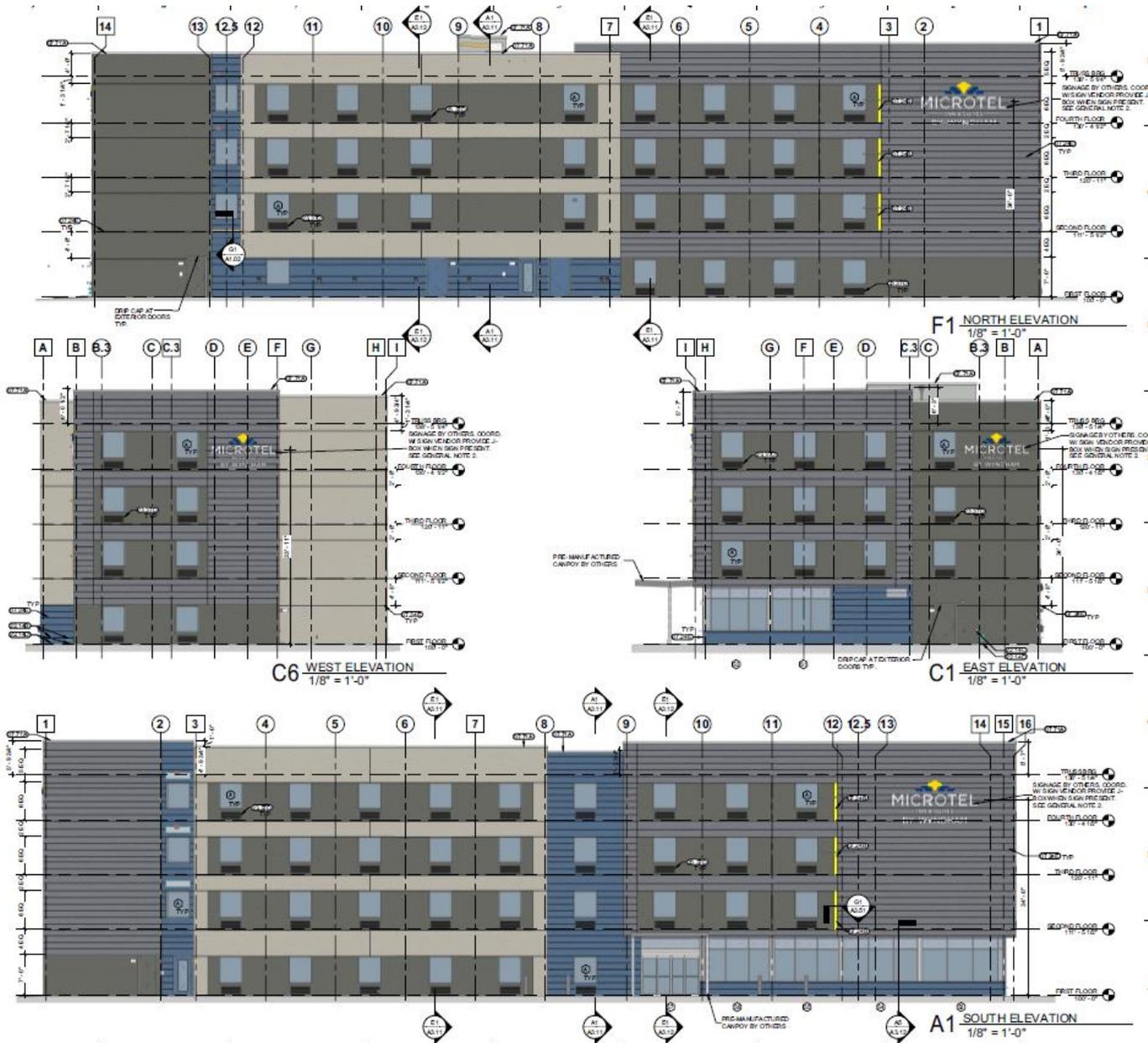
- Proposed Best Western Inn & Executive Suites and Microtel Moda
- Each hotel proposed at 100 rooms and six (6) stories (as allowed by FCSP)
- CLOMR and Minor Land Division (MLD) required
- Next step: Site Plan and Design Review



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



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Analysis

- Compatible with the General Plan Land Use designation of Business Park
- Conforms to Strategic Plan goal of encouraging hospitality uses
- Compatible with Freeway Corridor Specific Plan
- Vacant for more than 50 years since annexation in to the City
- Compatible with and complementary to adjacent uses
- Recommended conditions of approval are reasonable to ensure conformance with Zoning Ordinance and other applicable codes

Public Participation

- Neighborhood Meeting had one (1) attendee
 - Discussion included:
 - Site and room amenity offerings
 - Access and advertising the site
 - Development timeline
- All required notifications completed
 - Site Posting, Legal Advertisement in SW Valley AZ Republic, 1000-foot mailing
- No comments on aVOICE

Recommendation

Approval of Application 19-0248

Best Western Hotel Rezone

Rezoning from AG to CP

Subject to three (3) recommended
conditions