

Fulton Homes Acclaim

Major General Plan Amendment

Application PL-20-0043

Rezoning from C-2 to PAD

Application PL-20-0086

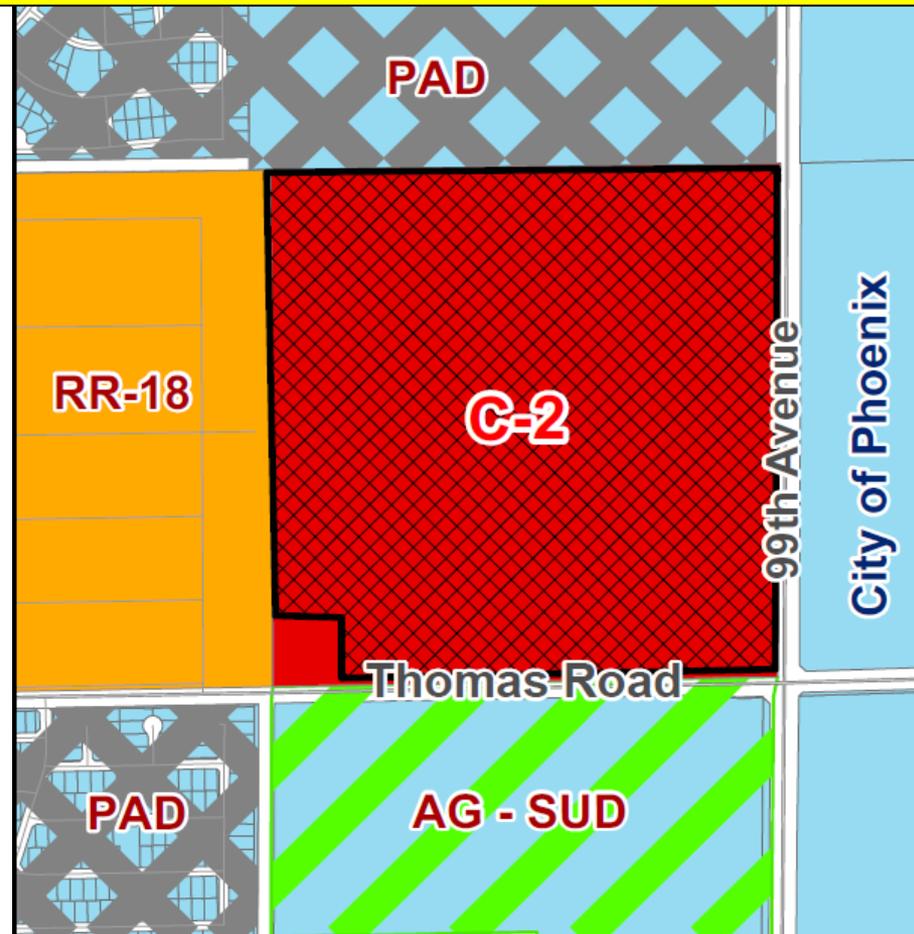
Planning Commission Meeting

September 16, 2020



Purpose

- Review proposed Major General Plan Amendment and Rezoning to Planned Area Development (PAD) for the proposed Fulton Homes Acclaim development, conduct separate public hearings for each item, and forward recommendations to the City Council on each



Aerial Photograph



Subject Property



Zoning Vicinity Map

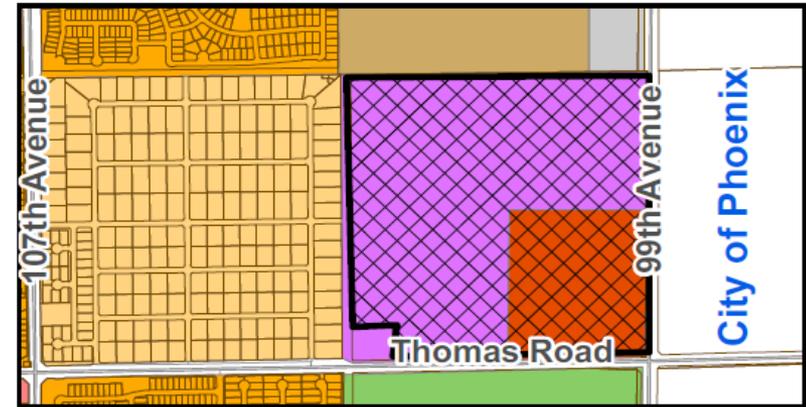


Subject Property

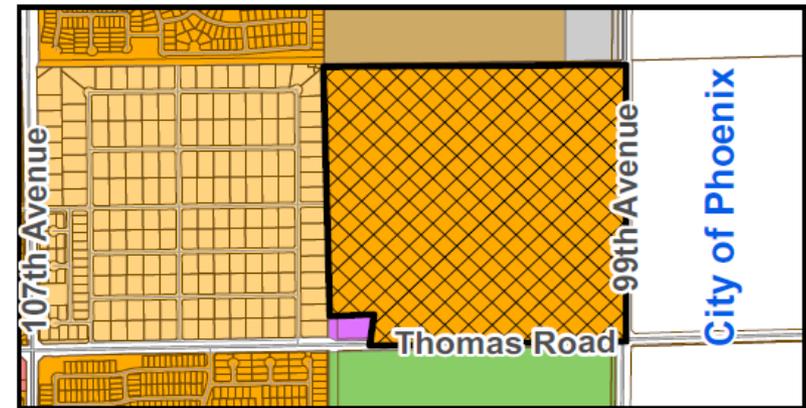


Request

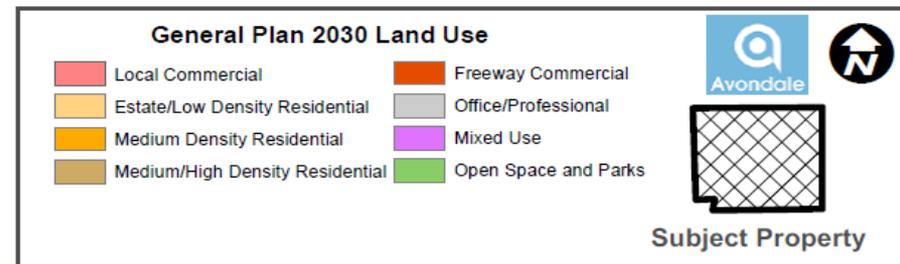
- 153.2 gross acres zoned C-2 (Community Commercial)
- Current GP Designations: 114.7 acres of Mixed Use & 38.5 acres of Freeway Commercial
- Proposed GP Designation: MDR single-family res. at 2.5 to 4.0 du/acre
- Rezoning to PAD



CURRENT LAND USE MAP



PROPOSED LAND USE MAP



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



1 **THEME WALL**
Scale: 1/2" = 1'-0"



2 **PARTIAL VIEW WALL**
Scale: 1/2" = 1'-0"



3 **FULL VIEW FENCE**
Scale: 1/2" = 1'-0"

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Aspiring. Achieving. Accelerating.

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Analysis - GPA

- Low inventory of unplanned, available MDR
- At 20% of total lots, development provides desired large lots (60 foot width) & abundant planned open space amenities
- Competitive disadvantage to remain as Mixed Use and Freeway Commercial
- Compatible with adjacent residential uses and provides adequate transition to estate residential
- Adequate water and sewer infrastructure exists

Analysis - Rezone

- PAD in conformance with General Plan & Freeway Corridor Specific Plan
- PAD in conformance with Zoning Ordinance, Subdivision Regs, & design manuals
- The subject site is adequately served by streets and utilities
- Compatible with adjacent residential uses and provides adequate transition to estate residential
- PAD standards are consistent with the surrounding area
- Exceptional design and variety is provided
- Remarkable quantity open space and amenities provided

Public Participation

- 60-Day Review: No responses received
- Certificates of Adequate School Facilities
 - Pendergast ESD has adequate facilities
 - Tolleson Union HSD has adequate facilities
- Neighborhood Meeting had two attendees
- All required notifications completed
 - Site Posting, Legal Advertisement in SW Valley AZ Republic, 1000-foot mailing
- One comment on aVOICE: *"Authorize construction – Build the homes as fast as you can"*

Recommendation

Approval of Application PL-20-0043

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Subject to seven (7) recommended conditions

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

Separate public hearings and separate motions required