

RESOLUTION NO. 3216-914

A RESOLUTION OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, AMENDING THE CITY OF AVONDALE GENERAL PLAN BY A MINOR TEXT AMENDMENT RELATING TO THE TIMING OF PUBLIC HEARINGS ON MAJOR PLAN AMENDMENTS, REDUCTION OF THE TARGET DENSITY FOR MEDIUM//HIGH DENSITY RESIDENTIAL AND MODIFYING THE DESCRIPTION OF USES PERMITTED IN THE BUSINESS PARK LAND USE CATEGORY.

WHEREAS, the City of Avondale General Plan (the “2012 Plan”) was adopted by the Mayor and Council of the City of Avondale (the “City Council”) on April 2, 2012, and ratified by the qualified electors of the City of Avondale (the “City”) on August 28, 2012; and

WHEREAS, the 2012 Plan establishes the authority and procedures for amendments to the 2012 Plan text and land use designations; and

WHEREAS, the City Council desires to adopt a minor amendment to the 2012 Plan relating to (i) the timing of public hearings on Major Plan Amendments, (ii) reducing the target density for the Medium/High Density Residential land use category and (iii) modifying the description of uses permitted in the Business Park land use category (collectively, the “Minor Text Amendments”); and

WHEREAS, pursuant to ARIZ. REV. STAT. § 9-461.06 and the 2012 Plan, the City has given notice to and provided all neighboring cities, Maricopa County, the Maricopa Association of Governments, the Arizona Department of Commerce, all local school districts and the Gila River Indian Community the opportunity for comment on the Minor Text Amendments; and

WHEREAS, pursuant to ARIZ. REV. STAT. § 9-461.06 and the 2012 Plan, the City has consulted with, advised and provided the opportunity for public comment on the Minor Text Amendments; and

WHEREAS, pursuant to ARIZ. REV. STAT. § 9-461.06 and the 2012 Plan, the City Planning Commission (i) held a public hearing on the proposed Minor Text Amendments in the City Council Chambers on August 21, 2014, and (ii) provided notice of such hearing by publication on July 29, 2014, after which public hearing the City Planning Commission recommended approval of the Minor Text Amendments; and

WHEREAS, pursuant to the 2012 Plan, the City Council (i) held a public hearing on the proposed Minor Text Amendment in the City Council Chambers on September 15, 2014, and (ii) provided notice of such hearing by publication on August 26, 2014; and

WHEREAS, the City Council finds and determines that (i) proper notice of the proposed amendment has been given in a manner required by ARIZ. REV. STAT. § 9-461 *et seq.* and (ii) each of the required publications have been made.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF AVONDALE, as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The 2012 Plan is hereby amended by modifying the General Plan Amendment Process (p. 15) as follows:

. . .

2012 GENERAL PLAN AMENDMENT PROCESS

Major amendments to the 2012 Plan will be processed starting January 1st of each year, WITH THE APPLICATION DEADLINE ENDING MARCH 1ST OF EACH YEAR. ~~and shall be considered by the Council at a regular meeting in August of each year. An application may not be accepted after February 1st.~~ IN ACCORDANCE WITH ARS 9-461.06.H, ALL MAJOR AMENDMENTS ARE REQUIRED TO BE PRESENTED AT A SINGLE PUBLIC HEARING DURING THE CALENDAR YEAR THE PROPOSAL IS MADE. THE TIME AND DATE OF THAT HEARING SHALL BE DETERMINED BY THE CITY MANAGER OR AUTHORIZED DESIGNEE, UPON REVIEW OF THE NUMBER AND COMPLEXITY OF MAJOR AMENDMENT REQUESTS IN ANY GIVEN YEAR. Minor amendments may be processed and considered at any time during the year. The minor/major 2012 Plan Amendment process shall include a review, analysis, findings, and recommendation for approval, denial, or modification by staff to the Planning Commission and the City Council. The City should conduct a yearly monitoring review of the 2012 Plan to evaluate growth conditions, implementation strategies that pertain to the Land Use Map, and other minor amendments that may arise.

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SECTION 3. The 2012 Plan is hereby amended by modifying the 2012 PLAN MAP LAND USE CATEGORIES, Residential (Neighborhoods as a Foundation) (p. 44) as follows:

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Medium/High Density Residential (4 to 12 DU per acre, Target Density = ~~8.0~~ 4.0)

. . .

SECTION 4. The 2012 Plan is hereby amended by modifying the 2012 PLAN MAP LAND USE CATEGORIES, Employment (Economic Vitality), Business Park (p. 47) as follows:

. . .

Business Park

The Business Park land use category is intended to allow for large scale campus development that provides abundant employment opportunities and offers amenities such as: attractive streetscapes with excess landscaped setbacks, appropriate screening from the I-10 freeway, pedestrian connections, efficient circulation, and refuge areas for active and passive activities to keep a healthy lifestyle for all employees. The category accommodates enclosed light manufacturing, corporate commerce, hotel, multi-story offices, research and development industries, solar and renewable energy manufacturers, motor sports related industry manufacturers, and limited ~~warehouse and support~~ services USES that support these primary employment uses.

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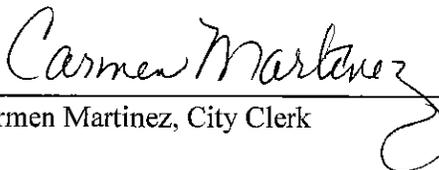
SECTION 5. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Resolution.

PASSED AND ADOPTED by the Council of the City of Avondale, September 15, 2014.



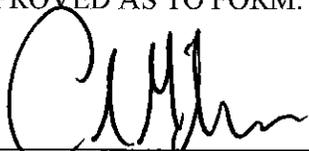
Kenneth N. Weise, Mayor

ATTEST:



Carmen Martinez, City Clerk

APPROVED AS TO FORM:



Andrew J. McGuire, City Attorney