

## West of the Northwest Corner of Lower Buckeye Road and 4<sup>th</sup> Street

Request #1: Rezoning from MH to A-1

Request #2: Conditional Use Permit for Mini-Storage Facility

City Council Meeting – February 20, 2018

*Presenter: Ken Galica, Division Lead Planner*



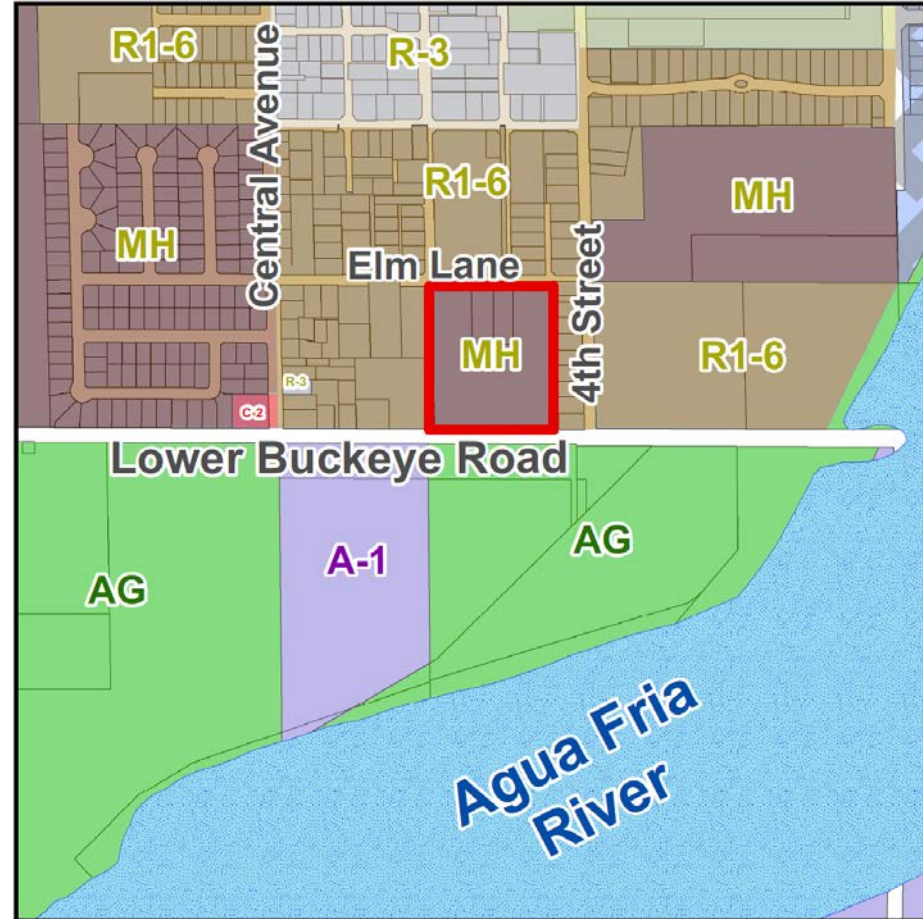
# Avondale



**Aerial Photograph**



 Project Location



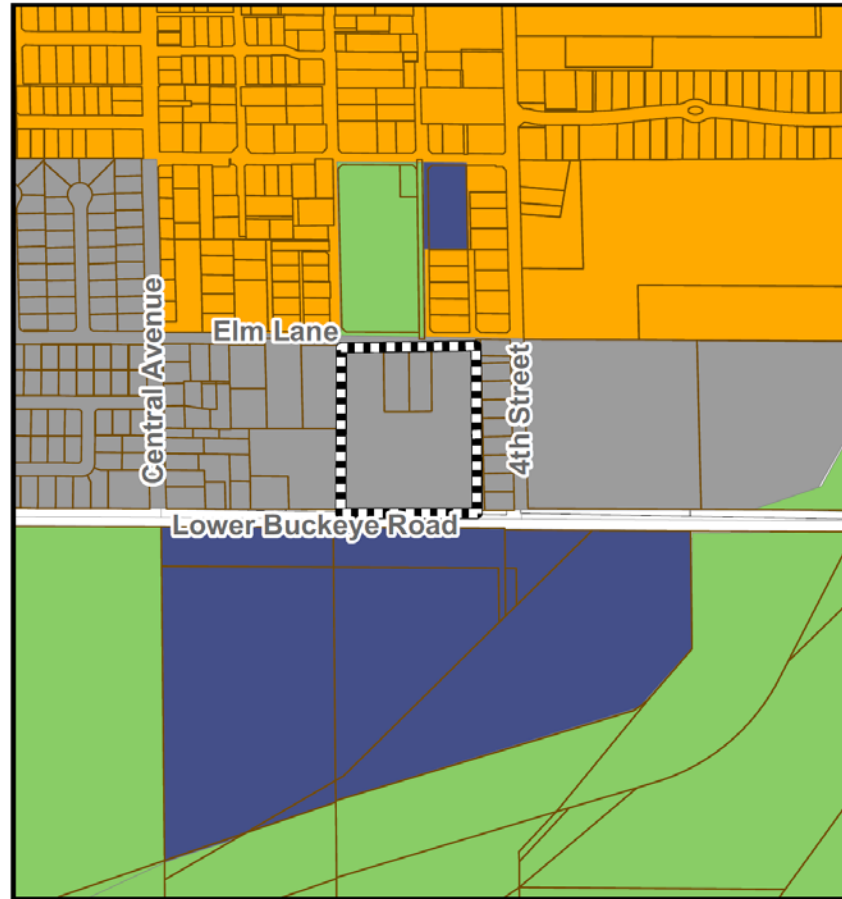
**Zoning Vicinity Map**



 Project Location



## General Plan 2030



## Background

- Annexed in 1959; subsequently zoned R-5 (Multi-Family Residence)
  - Until 1990, the R-5 District allowed a range of commercial, industrial, and residential uses
  - In 1990 the R-5 District was amended to allow only for the development of Manufactured Home Parks
  - For clarity, the name of R-5 District was changed to MH (Manufactured Home Park) in 2009
- Developed with a greyhound kennel, three single-family homes, and three mobile homes in late 1970s
  - Mobile homes removed from property prior to 1986
  - Kennel ceased operation and was partially demolished in 2013
  - Three single-family residences (two occupied, one vacant) and disused remnants of the kennel remain



## Request #1

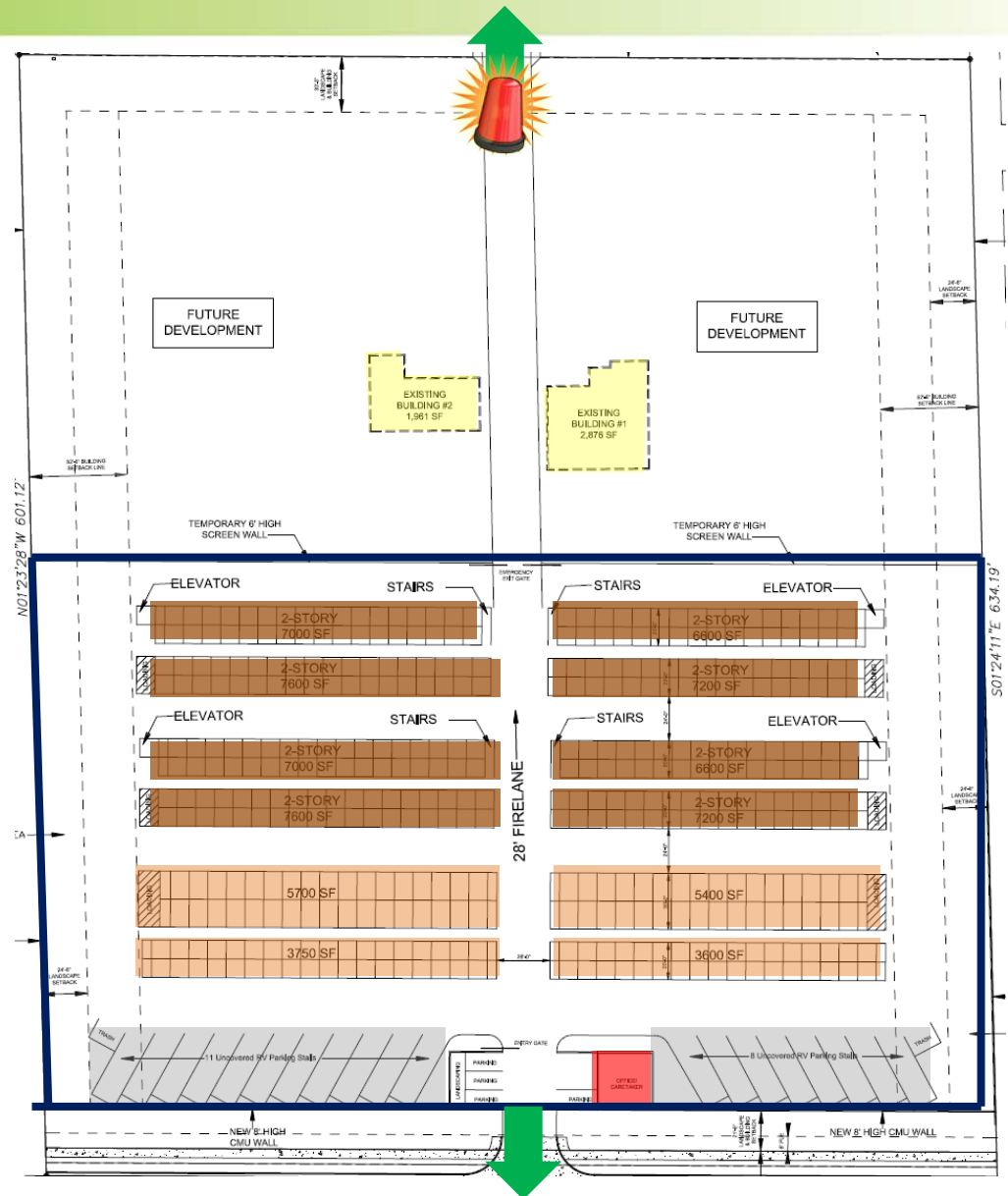
- Rezone approximately 7.71 gross acres from MH (Manufactured Home Park) to A-1 (General Industrial)
  - Accommodate development of an RV & Self-Storage (e.g. Mini-Storage) facility
    - RV storage permitted in the A-1 District
    - Mini-storage permitted subject to Conditional Use Permit approval in the A-1 District

## Request #2

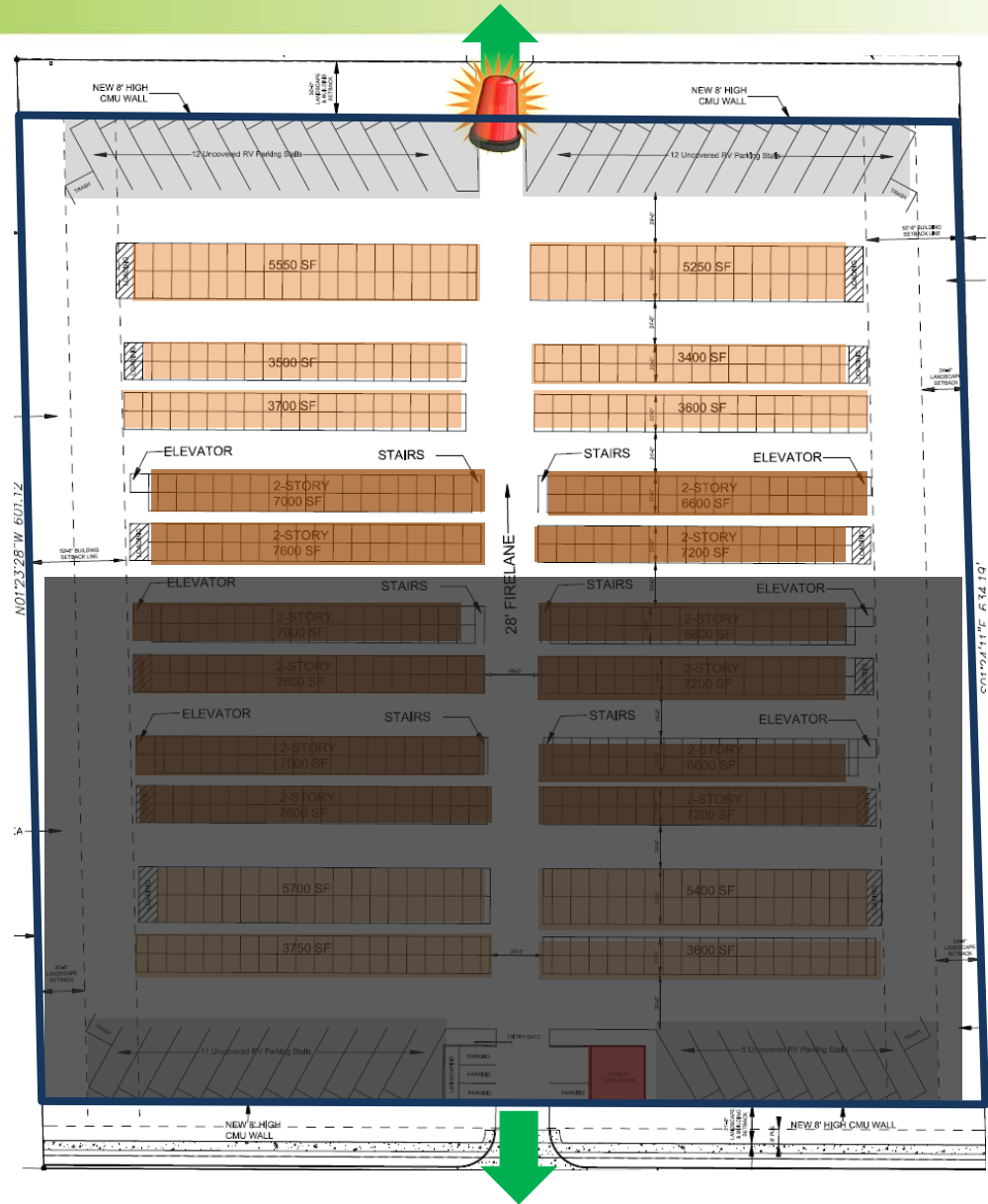
- Approval of a Conditional Use Permit for a Mini-Storage Facility in the A-1 district
  - Leasing office/caretaker's quarters
  - 128,650 square feet of indoor storage space in 22 one and two story buildings
  - 43 RV parking spaces
  - Gated facility open from 8:00 AM to 6:00 PM, with customer gate code access after hours
  - Improvements to Lower Buckeye Road and Elm Lane; access to Elm Lane restricted
  - Buffering, Screening, and Landscaping

## Proposed Site Plan

### Phase 1

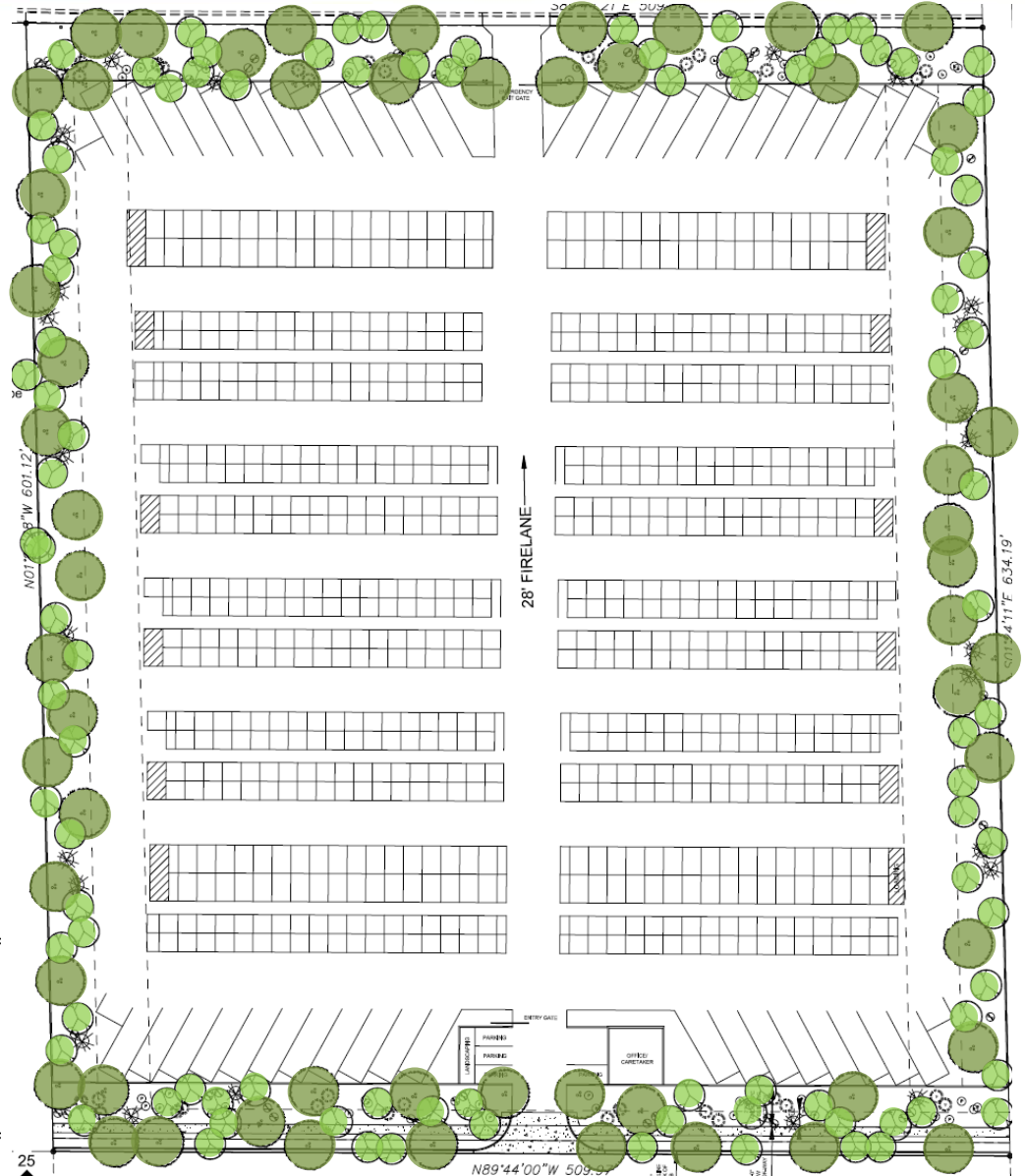
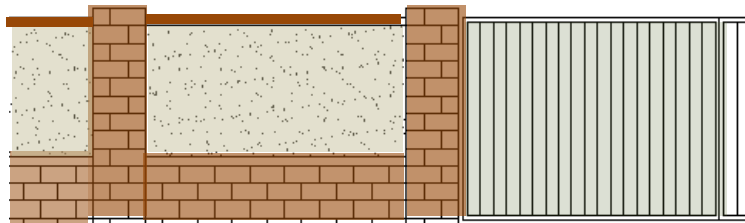


## Proposed Site Plan Build Out





## Proposed Landscape Plan



## Analysis (Rezoning from MH to A-1)

- A-1 zoning conforms to GP Designation of Industrial
- Industrial zoning complements the City's Municipal Operations Service Center and nearby Goodyear Airport
- Mini-storage/RV storage a low-intensity industrial use; buffering and screening standards and access restrictions more than adequate to protect residences to east and north
- Adherence to Zoning Ordinance and Historic Avondale Design and Development requirements will result in a development that will improve the area

## Analysis (Conditional Use Permit)

- Proposed use is low intensity and compatible with surrounding residential and industrial uses; good transitional use
- Proposed site design minimizes conflict with surrounding uses; architecture to be residential in scale and character
- Proposed site design is safe and meets all City requirements
- Use will provide a needed service to existing residents and planned new homes in southern Avondale
- Adjacent streets to be improved by developer

## Public Participation / Notice

- Notice provided by mailing (1,000 foot radius), legal advertisements in West Valley View, and a sign posting on the subject property
  - One property owner contacted staff seeking more information and did not indicate support or opposition to proposal
- Neighborhood Meeting – November 30, 2017 – MOSC Lantana Room
  - No attendees
- aVoice – Avondale’s electronic forum:
  - Four comments in support of the proposal



## Planning Commission Recommendations

- **Approval** of Application PL-17-0209 (Rezoning from MH to A-1) subject to 8 conditions
- **Approval** of Application PL-17-0210 (Conditional Use Permit for Mini-Storage Facility in A-1) subject to 9 conditions

*NOTE: Approval of rezoning request is required to consider approval of CUP*





## Public Hearings and Discussion

