

City of Avondale Municipal Operations Warehouse

Minor General Plan Amendment and Rezone

Applications PL-25-0263 and PL-25-0264

Planning Commission Meeting

August 19, 2026

Avondale

Purpose

Review a proposed Minor General Plan amendment and rezone for the City of Avondale Municipal Operations Warehouse

Forward a recommendation to City Council on each item

- 9.03 acres
- Annexed in 1958





Looking south along 4th Street



Looking east along Lower Buckeye Road



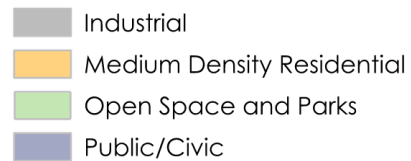
Looking south across Lower Buckeye



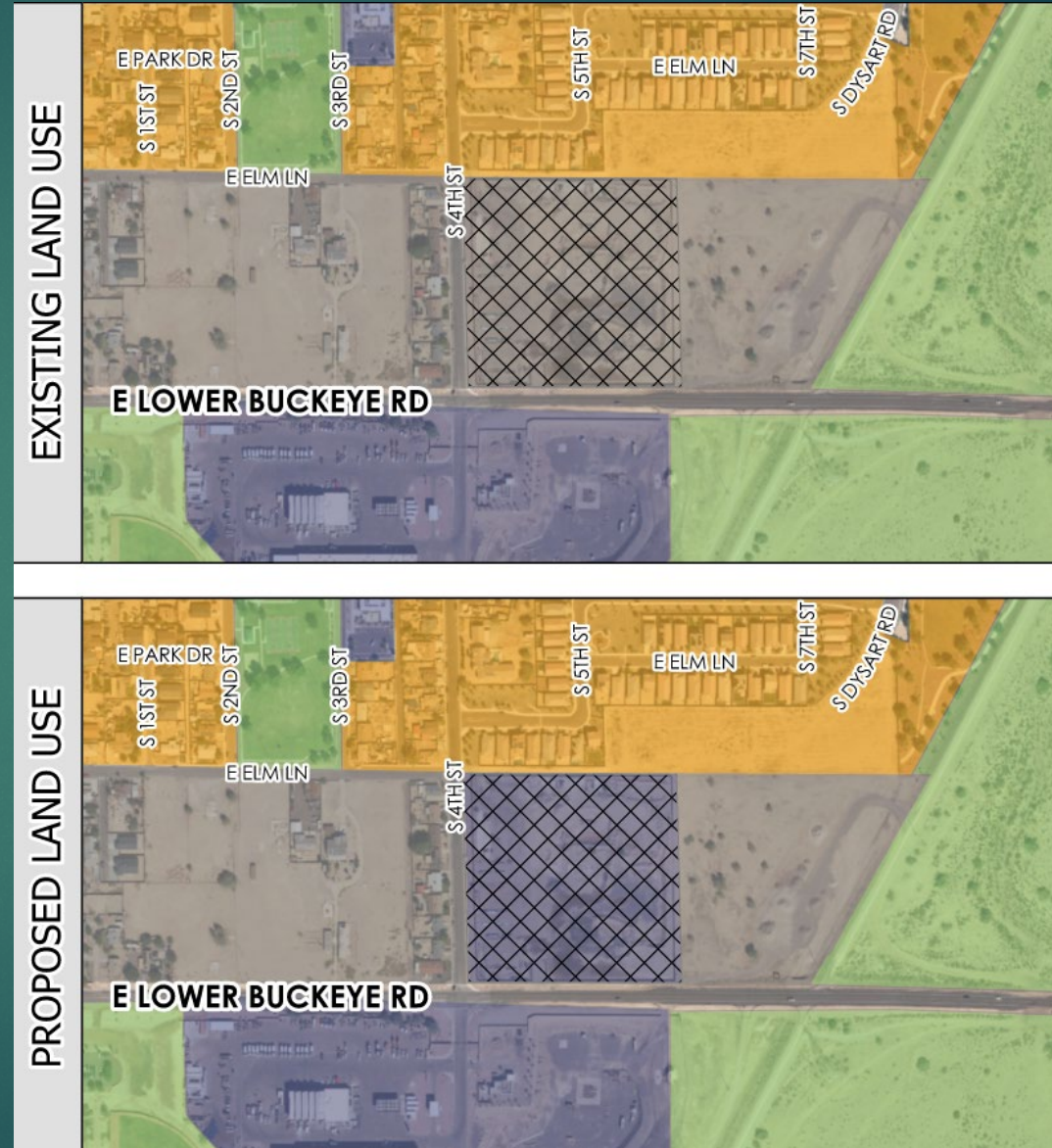
Looking north into the site from Lower Buckeye

GPA Request

- Amend General Plan land use designation from Industrial to Public/Civic

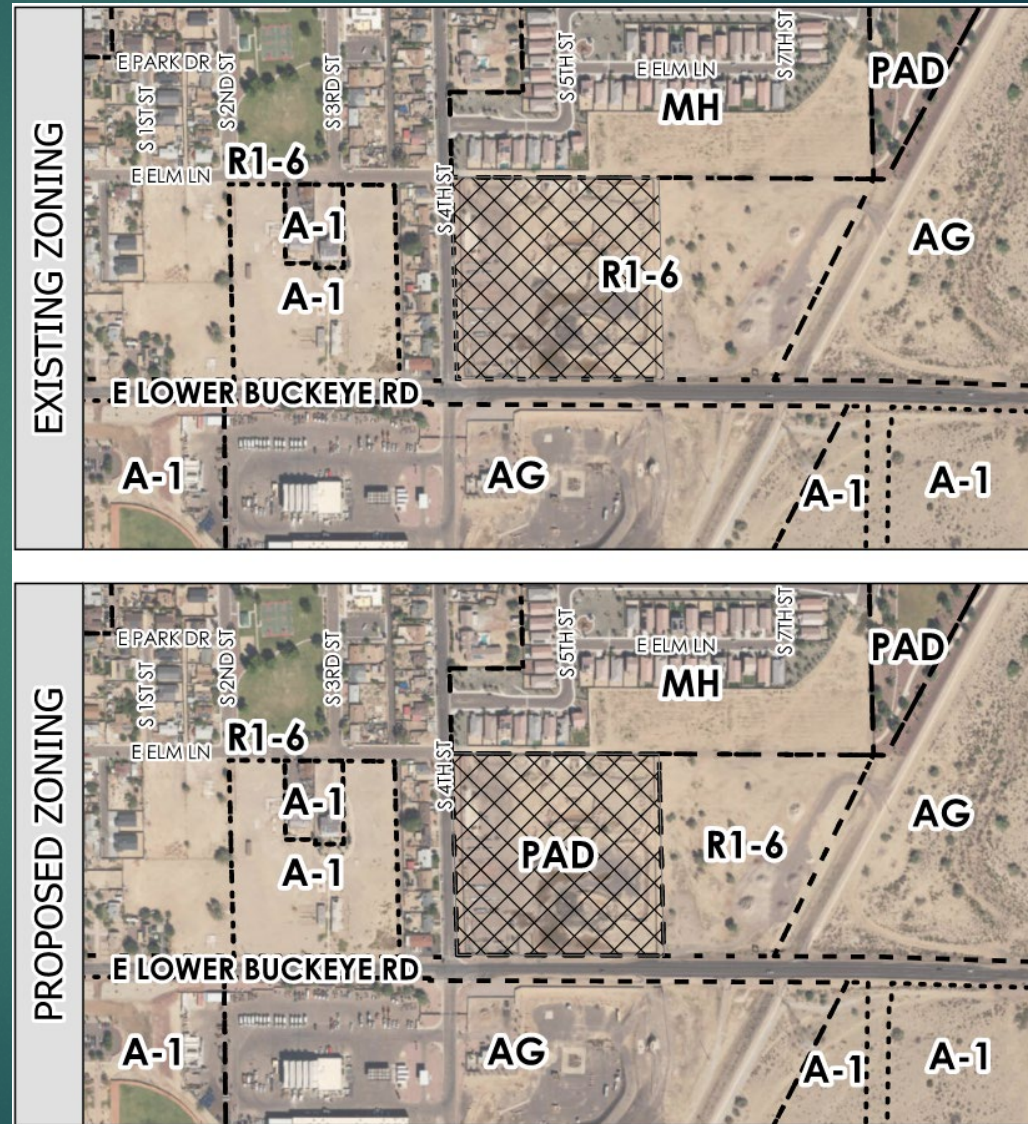


Subject Property



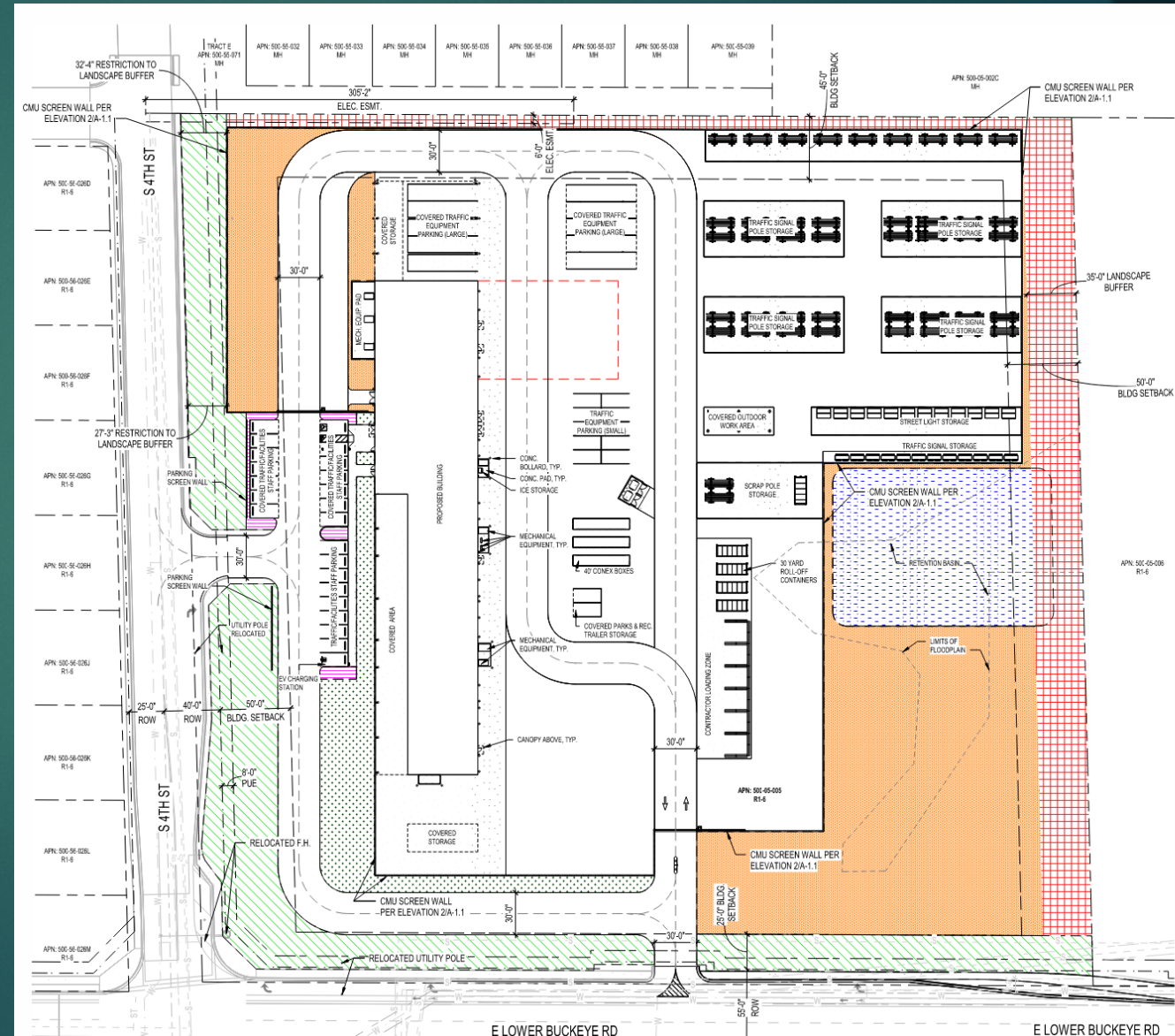
Rezone Request

- Rezone the property to City of Avondale Municipal Operations Warehouse(PAD)
- Underlying zoning district will be Commerce Park (CP)



PAD Site Plan

- Reduce the required building setback from residential zoning districts or uses from 50 feet to 45 feet
- Reduce the land use buffer requirement from 35 feet to 10 feet on the northern property line
- Remove parking lot landscape requirements for the outdoor storage areas



Analysis – Minor GPA

The proposed amendment meets the four (4) required findings established by the Avondale General Plan 2030:

1. This amendment will facilitate the limited public uses allowed within the associated Planned Area Development (PAD) rezone
2. This amendment improves the General Plan by expanding the existing Public/Civic land use in order to provide a needed City operations building for traffic related services

Analysis – Minor GPA Continued

3. The amendment does not significantly alter acceptable land use patterns, but rather, advances the General Plan's land use goal related to adequate land use transitions and expands the City's capacity to provide needed support services to City operations.
4. This amendment improves the General Plan by expanding the existing Public/Civic land use in order to provide a needed City operations building for traffic related services

Analysis – PAD Rezone

The proposed rezone meets the five (5) required findings established by the Avondale Zoning Ordinance for Planned Area Developments:

1. The PAD is in conformance with the proposed General Plan land use designation of Public/Civic
2. The PAD is in conformance with the PAD requirements of the Zoning Ordinance, Subdivision Regulations, Design Manuals, and other regulations as modified in the narrative
3. Adequate infrastructure exists for this development or will be constructed as part of the final build out

Analysis – PAD Rezone Continued

4. Recommended Conditions of approval are reasonable to ensure conformance with all applicable policy documents
5. Proposed deviations provide compatibility with existing and planned development and the project is otherwise consistent with the CP zoning district

Public Participation/Notice

Neighborhood meeting on June 30, 2026

- Two attendees aside from the applicant's team and City Staff
- Topics discussed:
 - Visual impacts to the adjacent neighborhoods
 - Expected traffic
 - Proximity to the neighborhood

Recommendation

AGENDA ITEM 4A – PUBLIC HEARING

- 4A – Staff recommends **APPROVAL** of Application PL-25-0263, a request for a minor amendment to the General Plan 2030 Land Use Map, changing the land use designation from Industrial to Public/Civic

Recommendation Continued

AGENDA ITEM 4B – PUBLIC HEARING

- 4B – Staff recommends **APPROVAL** of application PL-25-0264, a request to rezone approximately 9.03 acres from Urban Residential (R1-6) to Planned Area Development(PAD), located at the northeast corner of Lower Buckeye Road and 4th Street, subject to the two (2) conditions of approval as listed in the staff report

Central Avenue Rezone

Application PL-25-0015

Planning Commission Meeting
August 19, 2026

Avondale

Purpose

- Review the proposed **Rezone** for two (2) parcels along North Central Avenue to facilitate the development of two (2) single-family dwelling units;
- Conduct a **public hearing**; and
- **Forward a recommendation** on the item to the City Council.



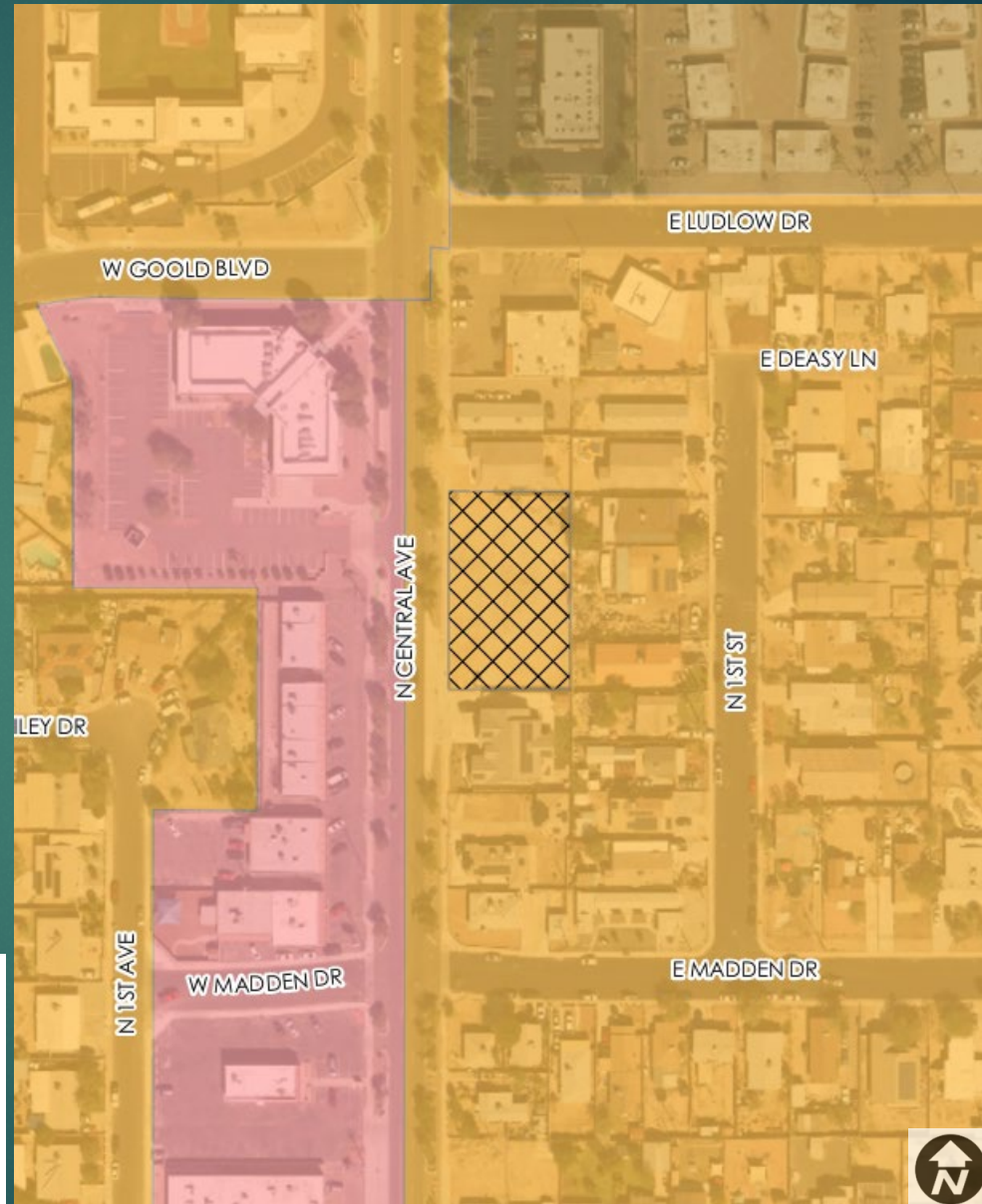
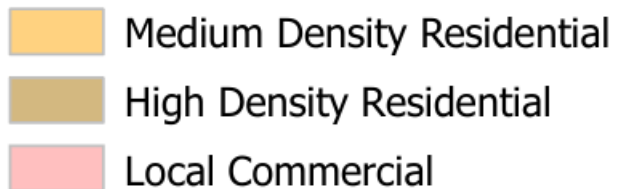
Background

- Approximately 0.45 net acres.
- Located at 325 and 335 North Central Avenue.
- Annexed in December 1946 and April 1959.



General Plan Land Use Designation

- Medium Density Residential
(2.5 – 4 dwelling units/acre)



Rezone Request

- Zoned C-2 Community Commercial and split zoned R1-6 Urban Residential.
- Rezone to R1-6 Urban Residential.



Subject Property



Site Photos



Looking north from Central Avenue

Site Photos



Looking south from Central Avenue

Analysis – Rezone

- Supports appropriate infill development of vacant lots suitable for residential developments that reinvests in an established neighborhood.
- Compatible with the surrounding residential pattern to the north, south, and east.
- Resolves the split zoning, allowing the property to develop under one consistent residential zoning.
- Consistent with the Avondale General Plan 2030 designation of Medium Density Residential.
- Supports the Specific Area Plan for Old Town, Cashion, and Las Ligas /Rio Vista through the development of infill lots.

Public Participation/Notice

➤ **Neighborhood Meeting – June 29, 2026**

There was one (1) attendee present, the Mayor, aside from the applicant's team and City staff.

➤ Discussion Topics:

- Purpose of the Rezone
- The applicant existing single-family home development

➤ To date, staff has not received any public comments on the City's Avondale Connect digital platform.

Recommendation

➤ AGENDA ITEM 4.c. – PUBLIC HEARING

Motion to recommend **APPROVAL** of Application PL-25-0015, a request to rezone two properties along North Central Avenue from Community Commercial (C-2) to Urban Residential (R1-6), a single-family residential district, to facilitate development of a single-family dwelling unit on each lot, subject to the two (2) conditions of approval as set forth in the staff report.