



Planning Commission
Agenda
Wednesday, December 18, 2019

CITY COUNCIL CHAMBERS | 11465 WEST CIVIC CENTER DRIVE | AVONDALE, AZ 85323

REGULAR MEETING

6:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. OPENING STATEMENT

4. APPROVAL OF MINUTES

a. NOVEMBER 21, 2019 MINUTES

5. PUBLIC HEARING ITEMS

a. AVONDALE TOWNHOMES ON DYSART – MINOR GENERAL PLAN AMENDMENT – APPLICATION PL-19-0195

Planning Commission will hold a public hearing and consider a request by Mr. Lance Baker, Synectic Design Inc., for a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Avondale Townhomes on Dysart, a proposed 302-unit townhome development with an adjacent commercial area on 28.35 gross acres located approximately 760 feet south of the southwest corner of Dysart Road and Van Buren Street. The proposed Minor General Plan Amendment, if approved, will amend the General Plan 2030 Land Use designation on 25.86 acres of the property from Local Commercial to Medium/High Density Residential. The MHDR designation allows for single-family detached, single-family attached, townhomes, condominiums, patio homes and casitas in a density range of 4.0 to 12.0 dwelling units per acre (4.0 du/acre target density). Approximately 2.49 gross acres of the property adjacent to Dysart Road are excluded from the General Plan Amendment request and will remain designated Local Commercial. A request to rezone the property from C-2 (Community Commercial) to PAD (Planned Area Development) to accommodate development of a 302-unit townhome community and a 2.49 gross acre commercial site will be considered separately. The Commission will take appropriate action and forward a recommendation to the City Council. Staff Contact: Ken Galica, Division Lead Planner

b. AVONDALE TOWNHOMES ON DYSART – REZONING FROM C-2 (COMMUNITY COMMERCIAL) TO PLANNED AREA DEVELOPMENT (PAD) – APPLICATION PL-19-0194

Planning Commission will hold a public hearing and consider a request by Mr. Lance Baker, Synectic Design Inc., to rezone 28.35 gross acres located approximately 760 feet south of the southwest corner of Dysart Road and Van Buren Street from C-2 (Community Commercial) to PAD (Planned Area Development). The proposed Avondale Townhomes on Dysart PAD will allow for a 302-unit single-family attached townhome community featuring two clubhouses and two community pools on 25.86 gross acres. The proposed PAD also reserves 2.49 gross acres of property directly adjacent to Dysart Road for future commercial development under the uses and standards of the City's C-1 (Neighborhood Commercial) zoning district. A request to change the General Plan 2030 Land Use Map designation of 25.86 acres of the property from Local Commercial to Medium/High Density Residential (MHDR) will be considered separately. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Ken Galica, Division Lead Planner

6. ACTION ITEMS

7. COMMISSION ANNOUNCEMENTS

8. PLANNING DIVISION REPORT

9. CALENDAR

10. ADJOURNMENT

Members will attend either in person or by telephone conference call.

Los miembros asistirán en persona o vía teleconferencia.

Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1200 or TDD 623-333-0010 at least two business days prior to the meeting.

Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oído, o con necesidad de impresión grande o intérprete, deben comunicarse con la Secretaría de la Ciudad al 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.

MUNICIPAL OPERATIONS SERVICE CENTER (MOSC)
399 EAST LOWER BUCKEYE ROAD
AVONDALE, AZ 85323

Thursday, November 21, 2019
6:00 P.M.

I. CALL TO ORDER

Vice Chair Amos called the Regular Meeting to order at approximately 6:01 p.m.

II. ROLL CALL

The following members and representatives were present:

COMMISSIONERS PRESENT

Lisa Amos, Vice Chair
Denise Stanfield, Commissioner
Maribel Guerrero, Alternate
David Iwanski, Commissioner
Linda Warren, Commissioner
Christopher Thompson, Commissioner

COMMISSIONERS ABSENT

Russell Van Leuven, Chair
Lisa Osborne, Commissioner

CITY STAFF PRESENT

Jodie Novak, Assistant Director
Brian Craig, Planning Manager
Ken Galica, Lead Planner
Michelle Pelishek, Planner
Nicholle Harris, City Attorney

III. OPENING STATEMENT

Vice Chair Amos read the Opening Statement.

IV. APPROVAL OF MINUTES

a. October 17, 2019

Vice Chair Amos invited a motion.

Commissioner Warren moved to approve the October 17, 2019 minutes as presented. Commissioner Stanfield seconded the motion.

ROLL CALL VOTE

Russell Van Leuven, Chair	Absent
Lisa Amos, Vice Chair	Aye
Christopher Thompson	Aye
Denise Stanfield	Aye
David Iwanski	Aye
Linda Warren	Aye
Lisa Osborne	Absent

The motion was approved by a 5 to 0 vote.

V. PUBLIC HEARING ITEMS:

a. Entrada – Major General Plan Amendment – Application PL-19-0054

Planning Commission will hold a public hearing and consider a request by Ms. Toni Bonar, AICP, HILGART WILSON, LLC, for a Major Amendment to the Avondale General Plan 2030 Land Use Map for Entrada, a proposed 191 gross acre planned development at the northwest corner of 107th Avenue and Broadway Road. The proposed Major General Plan Amendment, if approved, will amend the General Plan 2030 Land Use Map designations for the property from 166 acres of Estate Low Density Residential, 13 acres of Medium Density Residential, 9 acres of Local Commercial, and 3 acres of High Density Residential to 181 acres of Medium Density Residential and 10 acres of Local Commercial. As required by Arizona Statute for Major General Plan Amendments, the Commission held an initial public hearing for public comment on this request at the Avondale Municipal Operations Service Center on October 17, 2019. At this November meeting, the Commission will take appropriate action and forward a recommendation to the City Council. Staff Contact: Ken Galica, Division Lead Planner

Mr. Galica stated that the property is 191 acres, located at the northwest corner of 107th Avenue and Broadway Road. Surrounding uses are largely agricultural, although development is planned with Verde Trails subdivision to the south and Alamar subdivision to the west. Rural residential uses to the north are predominantly located in Maricopa County, as is this property, which is currently under annexation. The property has County zoning with R1-6 RUPD and RU-43 (rural residential). There are factors limiting development of the property. The City will not serve water and sewer to development in the County, so the developer would have to provide a private water and sewer system to develop under current zoning. The current General Plan designations on the property include 166 of ELDR (estate low density residential). There are 13 acres MDR, medium density residential. There are nine acres of local commercial and four acres of High Density Residential (HDR). The local commercial designation allows for commercial, office and retail uses to serve the surrounding community and high density residential apartments. The proposal replaces the existing General Plan designations on the property, maintaining commercial at the hard corner, expanding it slightly from 9 to 10 acres, replacing the existing land use with MDR, the category that allows for suburban-style residential development of 2.5 to 4 dwelling units per acre.

Mr. Galica noted that there is a very low inventory of unentitled MDR in the City. Conversely, there is a very high inventory of ELDR, as well as, rural low density residential (RLDR). Since the General Plan was adopted in 2012, there has been significant movement in the area, including finalization of the SR-30 alignment by the Department of Transportation. It will be located approximately one mile south of the Entrada development. Larger estate lots are not typically found located near a freeway. MDR works well in close proximity to a freeway. Planned developments have occurred since the General Plan update in 2012. This includes Alamar, with 3,600 homes coming into the area at MDR. Verde Trails to the south is also MDR. There are significant encumbrances on the property, which will result in a cost to the developer, including undergrounding regional drainage canals and irrigation canals.

Mr. Galica stated that the application does not represent a significant alteration to the City's development pattern. It is a one-step increase in density from the ELDR to MDR, remaining as a single family residential designation. The PAD tool will be used to provide adequate transitions to the existing rural residences in the area. All public notification requirements have been completed, including the 60-day review with responses received from the Flood Control District of Maricopa County as well as Goodyear. Both agencies had no issues with the project, but provided comments. Also received were certificates of adequate school facilities from Littleton Elementary School District and Tolleson Union High School District. The High School District has adequate facilities and supports the project. Littleton indicated they do not currently have adequate facilities, but at the last meeting, the developer's attorney indicated that they were working with the District and anticipated having a contract in place soon. The Planning Commission public hearing was conducted last month. One resident was present and had questions. Following this, there was a neighborhood meeting on October 22nd, with four to five attendees. None had significant concerns. The aVOICE digital platform on the City's website received six views with no comments. Following this meeting, there will be a City Council public hearing, where a supermajority approval vote will be required. Staff recommends approval of the application.

Commissioner Thompson noted that in reading the materials, a resident to the north of the property has a lot with horses and was concerned about being able to ride her horses in the neighborhood going forward. The answer provided to her was not sufficiently specific. Mr. Galica stated that the applicant's attorney, Carolyn Oberholzer of Bergin, Frakes, Smalley & Oberholtzer, who was present at the previous meeting, responded that the Powerline Corridor Trails would be able to accommodate equestrians.

Vice Chair Amos asked whether the Powerline Corridors will have future accommodations for trails. Mr. Galica stated that the PAD, when it comes forward, will show trails in the Corridor as well as other trails adjacent to drainage along the future Durango Regional Channel. Individual developers will be providing the trails and will connect to the future trails as the next development is completed.

Commissioner Warren asked for clarification on the location of the SR30. Mr. Galica stated that it is south of where the graphic ends on the presentation. He identified the location on the slide.

Commissioner Warren stated that a large area is being reduced from the estate level to MDR. She expressed preference for a mixture with larger homes that could accommodate horses and other livestock. Mr. Galica said that the developer indicated the requests were necessary to make the

project work. If there was an opportunity to develop larger components within the project, staff would be supportive.

Commissioner Thompson requested further clarification on the comment, “to make the project work.” Mr. Galica said this refers to making the project profitable from a development standpoint. While larger lots sell for a higher price, they are less profitable than the development of a greater number of smaller lots. The increased revenue will allow the developer to make improvements on the property, including undergrounding of irrigation channels and various offsite street improvements.

Vice Chair Amos invited the applicant to address the Commission and invited Commissioners to pose questions to the applicant. Commissioner Warren asked the applicant to follow up on Commissioner Thompson’s questions regarding the loss of significant estate land in the project. Andrew Yancey of Bergin, Frakes, Smalley & Oberholtzer, stated that the project has a number of constraints, including the regional conveyance channel, utility easement and irregular shape of the property. These development constraints will create a lot of open space within the area. When looking at the change in density that is allowed, there is a small portion of HDR that will be changed to MDR. A total of 557 units is the total allowable maximum under the current General Plan designation. This change will allow for 724 units, representing a net change of 167. The zoning, when addressed early next year, will go further into the specific densities being offered. With SR-30 going in, this will provide for a transition to large lot subdivisions that tend to locate further from freeways. The development will match the densities in Verde Trails, Alamar and the subdivisions to the east in the City of Phoenix, which are between 2.5 and 3.75 dwelling units per acre, consistent with the MDR designation.

Vice Chair Amos opened the public hearing. There were no members of the public who wished to speak.

With no further pending questions, Vice Chair Amos closed the public hearing.

Vice Chair Amos invited a motion.

Commissioner Iwanski moved to approve Application PL-19-0054. Vice Chair Amos seconded the motion.

ROLL CALL VOTE

Russell Van Leuven, Chair	Absent
Lisa Amos, Vice Chair	Aye
Christopher Thompson	Nay
Denise Stanfield	Aye
David Iwanski	Aye
Linda Warren	Aye
Lisa Osborne	Absent

The motion was approved by a 4 to 1 vote.

b. BioLife Plasma Services – Conditional Use Permit – Application PL-19-0187

Planning Commission will hold a public hearing and consider a request by Mr. Paul E. Gilbert, Beus Gilbert PLLC, for approval of a Conditional Use Permit (CUP) to allow a plasma center use in the Planned Area Development (PAD) zoning district. The use is proposed on 2.95 gross acres of vacant/undeveloped land located approximately 220 feet north of the northeast corner of McDowell Road and 107th Avenue. The subject property is zoned Harbor Shores PAD, which allows for use of the subject property in accordance with the permitted uses in the City's C-2 (Community Commercial) zoning district; City Council approval of a Conditional Use Permit is required for a plasma center use in the C-2 district. The Commission will take appropriate action and forward a recommendation to the City Council. Staff Contact: Ken Galica, Division Lead Planner

Mr. Galica discussed the property specifications. The property was annexed in 1985 and has a local commercial General Plan land use designation. The Harbor Shores PAD, of which this parcel is a part, was zoned in 1985. The PAD allows for C-2 community commercial uses. The Property is located within the North Avondale Specific Plan area as well as the Avondale Health-Tech Corridor. The plan for the property is a medical-related use. A donor will typically go into the center by appointment, have their blood drawn, the plasma separated from the blood and the remainder of the blood returned intravenously to the patient. Donors typically receive some form of compensation. The proposal is for a 14,662 square foot building, including reception area, exam rooms, donor rooms, plasma processing and storage areas as well as various offices. Parking is more than sufficient to meet City requirements, exceeding the minimum requirement by 40 spaces. The site will have direct access to 107th Avenue as well as to McDowell Road. The architecture is a blend of contemporary and traditional, intended to relate to existing buildings in the area. There will be 50 employees with 12 to 15 on the site at any one time with a maximum of 250 donors per day estimated (150 typically). The facility will generally serve donors within a seven-mile radius with community commercial use goals. Hours of operation are from 6 a.m. to 7 p.m., consistent with the Walgreens Pharmacy and the hospital operating adjacent.

Mr. Galica stated that donors will receive payment in the form of pre-paid debit cards. They are required to have an appointment. Walk-ins are welcome, however, donors will be turned away if there is no available appointments at the time. Donors must wait inside, with no loitering on the property. Donors must pass a series of tests, including a physical exam, random drug screening and show proof of residence. Security cameras will be in use.

Mr. Galica noted that all public notifications were completed. A neighborhood meeting was held at City Hall on October 30th with seven attendees. Topics included concerns over loitering and safety related to the proposed use. There were also comments about the appearance of the building enhancing the area. Following the meeting, one of the attendees mentioned that she initially had concerns. However, after visiting the Glendale location, at the request of the applicant, she no longer had any of those concerns. The applicant provided 100 signatures in support of the proposed development from the surrounding neighborhood. In staff's view, the proposal meets all five required findings for a conditional use permit. It is consistent with the General Plan land use designation, aiming to serve those in proximity. It furthers objectives for developments in North Avondale and the Health-Tech Corridor. The site plan meets all requirements for parking, landscaping, lighting and other requirements

regulated by the zoning ordinance. It has appropriate access to two major arterial streets. Staff believes that any adverse effects will be mitigated through the recommended conditions of approval. Staff recommends approval of the proposed conditional use permit subject to three recommended conditions.

Vice Chair Amos asked about the small remaining parcel located adjacent to the property. Mr. Galica stated that the parcel is approximately 2 acres and could accommodate a commercial building. It is zoned C-2. Commissioner Iwanski posed the same question in regards to the properties to the south and north of the project. Mr. Galica stated that the property to the north is 9 to 12 acres, also zoned for commercial C-2. It does not have any direct frontage on 107th or McDowell. There has been interest to develop it with non-commercial uses. No applications have been submitted to date.

Mr. Gilbert commented on the quality of Mr. Galica's presentation, stating that the conditions of the conditional use permit are agreeable and he had nothing further to add in this regard. In terms of background, Mr. Gilbert's office represents bioplasma all over the state, with many facilities zoned. They have been compatible with the residential neighborhoods. Unfortunately, there is a stereotype on blood plasma, with references to drug addicts, et cetera, lined up to give blood. In reality, there are no waiting lines stretching out the doors. Approximately 95 percent of operations are by appointment. This is the company's second attempt for a site in Avondale. They worked with the City to find an alternate site that would be more compatible. Approximately 90% of the donors come from the immediate area. Additionally, 86 percent of the people that frequent the sites are employed, are students or are retired. The company complies with federal regulations that limit the amount of blood plasma that can be given. Vice Mayor Dennis toured and spoke very highly of the Glendale facility.

Commissioner Iwanski asked for a breakdown of the approximately 50 jobs that will be created in the facility. Mr. Gilbert stated that most are licensed phlebotomists with a small number of administrative staff. Commissioner Iwanski asked if the facility would be available as a blood bank in the event of a natural or other disaster. Mr. Gilbert acknowledged that he did not have an answer to the question, having never been asked it before, however he surmised that it would be difficult for them to function in that manner. They are not geared to take blood separate from the plasma.

Vice Chair Amos thanked the developer and staff for working to identify an appropriate site.

Vice Chair Amos opened the public hearing. There were no members of the public who wished to speak.

With no further pending questions, Vice Chair Amos closed the public hearing.

Vice Chair Amos invited a motion.

Commissioner Warren moved to approve Application PL-19-0187, subject to the three recommended conditions. Commissioner Stanfield seconded the motion.

ROLL CALL VOTE

Russell Van Leuven, Chair	Absent
Lisa Amos, Vice Chair	Aye
Christopher Thompson	Aye
Denise Stanfield	Aye
David Iwanski	Aye
Linda Warren	Aye
Lisa Osborne	Absent

The motion was approved by a 5 to 0 vote.

c. Avondale 50 – Minor General Plan Amendment – Application PL-19-0159

Planning Commission will hold a public hearing and consider a request by Mr. Shaine Alleman, Tiffany & Bosco, P.A., for a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Avondale 50, a proposed 50.56 gross acre planned commerce park development at the northwest corner of 119th Avenue and Corporate Drive. The proposed Minor General Plan Amendment, if approved, will amend the General Plan 2030 Land Use Map designation for the property from High Intensity Office to Business Park. The requested Business Park category accommodates development of campuses for light manufacturing, corporate commerce, office, research and development, limited warehouse and distribution uses, and other similar light industrial uses. The Commission will take appropriate action and forward a recommendation to the City Council. Staff Contact: Ken Galica, Division Lead Planner

Mr. Galica clarified that Items C and D would be presented together. He identified the property location. The property was annexed in 1978. Originally, the property was rezoned to PAD for Avondale Spectrum in 2008. Due to the economic conditions, the project did not proceed and zoning was reverted by City Council in 2011 back to agricultural (AG). The current General Plan designation is high intensity office. This category requires three plus story office buildings served by structured parking. The proposed General Plan designation, as part of the minor General Plan amendment, is business park, a category that allows for development of employment campuses. It does not have the large multi-story building requirement, structured parking requirement and allows a range of light industrial uses not allowed under the current designation. The proposed PAD includes three buildings, including two on the perimeter of the site, adjacent to I-10 and one adjacent to Corporate Drive on the south. A larger building, Building B, is located in the middle. It will be a distribution facility. There is a significant amount of open space on the site in the form of trails and outside dining areas for employees. The architecture is akin to a Class A office facility, with soffits, good roofline movement, large green screen and two-story glazing elements.

Mr. Galica noted that with all development, the developer is required to construct adjacent half streets. The developer will construct the west half of 119th Avenue as well as the north half of Corporate Drive. The developer will also be building the north half of Corporate Drive extending west to connect to Fairway Drive, which will provide a truck route into the proposed development without the need to go to Van Buren Street and mix with residential traffic. Fairway Drive will have a freeway interchange. As such, trucks will be able to easily access I-10 to Corporate Drive to the site without being among residential traffic.

Mr. Galica stated that in staff's view, the proposed General Plan amendment and rezoning will result in development that is compatible with and complementary to the surrounding development. Uses allowed in the PAD are commerce park, light industrial and office uses. Heavier uses are internal to the property, where they will have limited to no impact on surrounding properties and will not be visible from the freeway. The development will provide manufacturing and office jobs. The development standards in terms of open space exceed the zoning ordinance requirements. Public notifications have been completed. A meeting was held at City Hall on October 10th with no attendees. There was one resident phone call, regarding traffic concerns. When being told that Corporate Drive would be extended to Fairway Drive, the callers concerns were alleviated. Staff recommends approval of the General Plan amendment application as well as the rezoning application, subject to 13 recommended conditions.

Commissioner Warren asked what is slated to be constructed on the property to the west. Mr. Galica said there are no development plans for the property, however a portion will likely be developed with light industrial uses in the future.

Mr. Alleman thanked staff for their time and input on the process.

Commissioner Warren commented on the quality of the architectural design.

Vice Chair Amos thanked Mr. Alleman and his company for working with staff. She commented that she looks forward to seeing the project completed.

Vice Chair Amos opened the public hearing. There were no members of the public who wished to speak.

With no further pending questions, Vice Chair Amos closed the public hearing.

Vice Chair Amos invited a motion.

Commissioner Thompson moved to approve Application PL-19-0159. Commissioner Iwanski seconded the motion.

ROLL CALL VOTE

Russell Van Leuven, Chair	Absent
Lisa Amos, Vice Chair	Aye
Christopher Thompson	Aye
Denise Stanfield	Aye
David Iwanski	Aye
Linda Warren	Aye
Lisa Osborne	Absent

The motion was approved by a 5 to 0 vote.

d. Avondale 50 – Rezoning from Agricultural (AG) to Planned Area Development (PAD) – Application PL-19-0160

Planning Commission will hold a public hearing and consider a request by Mr. Shaine Alleman, Tiffany & Bosco, P.A., to rezone 50.56 gross acres located at the northwest corner of 119th Avenue and Corporate Drive from Agricultural (AG) to Planned Area Development (PAD). The proposed Avondale 50 PAD will allow a mix of light industrial and commercial uses based on the City's Commerce Park (CP) zoning district, with allowances for heavier uses such as warehousing and distribution on portions of the site where those uses will have the least impacts on surrounding properties. Development will take the form of a campus, featuring multiple buildings of varying sizes. A request to change the General Plan 2030 Land Use Map designation of the property from High Intensity Office to Business Park will be considered separately. The Commission will take appropriate action and forward a recommendation to the City Council. Staff Contact: Ken Galica, Division Lead Planner

Vice Chair Amos opened the public hearing. There were no members of the public who wished to speak.

With no pending questions, Vice Chair Amos Leuven closed the public hearing.

Vice Chair Amos invited a motion.

Commissioner Thompson moved to approve Application PL-19-0160 subject to the 13 recommended conditions. Commissioner Warren seconded the motion.

ROLL CALL VOTE

Russell Van Leuven, Chair	Absent
Lisa Amos, Vice Chair	Aye
Christopher Thompson	Aye
Denise Stanfield	Aye
David Iwanski	Aye
Linda Warren	Aye
Lisa Osborne	Absent

The motion was approved by a 5 to 0 vote.

e. Roosevelt Park II – Major Planned Area Development (PAD) Amendment Application PL-19-0245

Planning Commission will hold a public hearing and consider a request by Ms. Jordan Rose, Rose Law Group PC, for a Major Amendment to the 144.9 acre Roosevelt Park II Planned Area Development (PAD) located at the northwest corner of Van Buren Street and 107th Avenue. The proposed Major PAD Amendment reorders the project's phasing, including modifications to the phasing of required offsite infrastructure improvements. The Commission will take appropriate action and forward a recommendation to the City Council. Staff Contact: Ken Galica, Division Lead Planner

Mr. Galica provided the property details. Phase II is just under 30 acres, located at the southwest corner of the Roosevelt Park II Development. Roosevelt Park II has four phases. The first phase is southeast, currently under construction. Phase II is proposed to the west and the final two phases to the north. Phase I has been developed for quite some time to the south. There are UTI and other lighter industrial uses to the east as well as some undeveloped properties. Waterford Square is a single family residential community and Versante is a multifamily apartment complex. To the north, property is currently zoned PAD, which allows for a mix of nonresidential uses, including commercial along 107th Avenue, as well as, office and light industrial. The property was annexed and zoned in 2001 with two major amendments approved, one in July of 2005 and one in April of 2018. It features a MHDR General Plan designation, which is 4 to 12 dwelling units per acre, typically smaller lots for single family residential as well as townhomes or condominiums.

Mr. Galica stated that the PAD amendment request is very simple and limited to phasing. Phase 2, under the proposal, would move adjacent to Van Buren Street and be directly west of Phase 1 under construction. Phase 2 under the existing PAD is located at the northeast quadrant. As part of the phasing of the project, there are offsite improvements required by the developer. 107th Avenue, under the current phasing plan, is required to be constructed in the second phase adjacent to the residential portion of the property. As part of the proposed PAD amendment, staff is recommending a stipulation that the improvements be carried over and completed in Phase 2. 111th Avenue, the west edge of the property, will also be completed in Phase 2. Roosevelt Street will be deferred to a future phase of development. The developer is also required to make signal contributions to future traffic signals at the intersections of Van Buren Street and Roosevelt Street, Van Buren Street and 111th Avenue, 107th Avenue and Pierce Street and 107th Avenue and Roosevelt Street.

Mr. Galica noted that as a condition of approval, staff recommends one minor stipulation, which is to change the PAD amendment criteria. There is some language in the existing PAD that the City is not entirely comfortable with, as it may contradict some of the language in the zoning ordinance. By stipulation, they would like to strike the language.

Mr. Galica stated that the required notifications have been completed. There was no one in attendance at the neighborhood meeting and no calls received by staff. There were five viewers to aVOICE. Staff recommends approval of the major PAD amendment subject to 15 recommended conditions as well as the Phase 2 preliminary plat subject to four recommended conditions.

Jordan Rose, Rose Law Group thanked staff for their assistance.

Vice Chair Amos opened the public hearing. There were no members of the public who wished to speak.

With no pending questions, Vice Chair Amos closed the public hearing.

Vice Chair Amos invited a motion.

Commissioner Thompson moved to approve Application PL-19-0245, subject to the 15 recommended conditions. Commissioner Warren seconded the motion.

ROLL CALL VOTE

Russell Van Leuven, Chair	Absent
Lisa Amos, Vice Chair	Aye
Christopher Thompson	Aye
Denise Stanfield	Aye
David Iwanski	Aye
Linda Warren	Aye
Lisa Osborne	Absent

The motion was approved by a 5 to 0 vote.

VI. ACTION ITEMS:

a. Parkside (Formerly Parkside Village) – Preliminary Plat – Application PL-19-0197

Planning Commission will consider a request by Mr. Troy Wahlberg, William Lyon Homes, for approval of a Preliminary Plat for Parkside (formerly Parkside Village), a proposed 662 -lot single family subdivision on approximately 128.5 acres located one quarter mile west of the southwest corner of 99th Avenue and Indian School Road. Commission will take appropriate action and forward a recommendation to the City Council. Staff Contact: Ken Galica, Division Lead Planner

Mr. Galica discussed the property details. The property for the Preliminary Plat does not include the commercial portions of the project and only applies to the residential components. A future commercial area is planned at the southwest corner of Indian School Road and 99th Avenue and an office area south at Osborn Road. Surrounding uses include Westwind single family to the west, City of Phoenix mix of commercial and residential uses to the north, undeveloped land to the south and to the east. The proposed Parkside Community includes four lot types ranging from 4,500 to 6,600 square foot traditional single family lots. There will be 247 smaller villa lots at 3,087 square feet; they will have access to a shared drive. There are four points of access from perimeter streets. There is 21 percent of open space provided (exceeding the 15 percent minimum), including a 6.3 acre central park with a community swimming pool, restroom, changing facilities, sand volleyball and basketball courts, outdoor movie area and grass for open play. There is onsite parking in the primary park. The four secondary parks include tot lots, play equipment and exercise equipment. There are a series of illuminated trails. All open space will be HOA owned and maintained. The architectural theme is a modern take on classic design, with brick, wrought iron and rustic steel. The proposal is in conformance with the PAD as amended, with the zoning ordinance, subdivision regulations and design manual. The wall and monument design will establish a sense of place. Staff recommends approval subject to four conditions.

Vice Chair Amos asked whether the development will have townhouses. Mr. Galica confirmed that townhouses are part of the development.

Commissioner Thompson noted that along the northern and eastern sides of the development are very large irrigation facilities and asked how this will be mitigated.

Mr. Galica stated that the developer will be undergrounding what are currently above ground irrigation structures.

Vice Chair Amos noted that the properties to the east are shaded differently and asked why. Mr. Galica explained that those are the villa lots and will have garages in the rear.

Vice Chair Amos invited a motion.

Commissioner Thompson moved to approve Application PL-19-0197 subject to the four recommended conditions. Commissioner Iwanski seconded the motion.

ROLL CALL VOTE

Russell Van Leuven, Chair	Absent
Lisa Amos, Vice Chair	Aye
Christopher Thompson	Aye
Denise Stanfield	Aye
David Iwanski	Aye
Linda Warren	Aye
Lisa Osborne	Absent

The motion was approved by a 5 to 0 vote.

b. Roosevelt Park II Phase 2 – Preliminary Plat – Application PL-19-0232

Planning Commission will consider a request by Mr. Joe Petrucci, EPS Group, Inc., for approval of a Preliminary Plat for Roosevelt Park II Phase 2, a proposed 147 -lot single family subdivision on approximately 26.80 gross acres at the northeast corner of Van Buren Street and 111th Avenue. Commission will take appropriate action and forward a recommendation to the City Council. Staff Contact: Ken Galica, Division Lead Planner

Mr. Galica discussed the Preliminary Plat details, at just under 27 gross acres. It will include 147 lots, three different lot types, ranging from 4,275 to 5,700 square feet. Access to the phase will be through Phase I, with no new access points to Van Buren Street or 111th Avenue. There will be a new exit only access onto King Street. Open space, inclusive of Phase 1, provides a central park and community pool. Across the two phases, there are 22 and a half percent open space provided. This phase includes a 1.2 acre neighborhood park with ramada and tot lot There is good access to the Phase 1 open space. There are lighted connections to the future Van Buren Street trail. The wall and monument design are shared with the first phase of development. The scope of the PAD amendment request is very limited, pertaining only to a change in phasing. There is no impact to the design, development standards, density, open space or configuration. There is no impact to General Plan conformance. Staff believes that the recommended conditions will ensure that the development of the site is completed in a timely manner. It is important to the City to get perimeter offsite improvements complete in an early phase to prevent future disruptions in the right-of-way. The preliminary plat is in direct conformance with the Roosevelt Park PAD. It also conforms to the Zoning Ordinance, Subdivision Regulations as well as Design Manual. The open space and amenities inclusive of the Phase 1 improvements exceed the requirements. Theming and design is consistent.

Commissioner Thompson moved to approve Application PL-19-0232 subject to the four recommended conditions. Commissioner Stanfield seconded the motion.

ROLL CALL VOTE

Russell Van Leuven, Chair	Absent
Lisa Amos, Vice Chair	Aye
Christopher Thompson	Aye
Denise Stanfield	Aye
David Iwanski	Aye
Linda Warren	Aye
Lisa Osborne	Absent

The motion was approved by a 5 to 0 vote.

VII. COMMISSION ANNOUNCEMENTS

New Planning Manager, Brian Craig, introduced himself.

VIII. PLANNING DIVISION REPORT

Jodie Novak, Assistant Director, stated that there will be one or two items coming to the Commissioner in December.

IX. CALENDAR

Staff announced they are in the process of changing meeting days from Thursdays to Wednesdays. This will go to City Council for final approval. Pending approval, the next meeting will occur on the third Wednesday, December 18th.

X. ADJOURNMENT

Vice Chair Amos entertained a motion to adjourn the regular meeting. Commissioner Thompson moved to adjourn. Vice Chair Amos seconded the motion.

ROLL CALL VOTE

Russell Van Leuven, Chair	Absent
Lisa Amos, Vice Chair	Aye
Christopher Thompson	Aye
Denise Stanfield	Aye
David Iwanski	Aye
Linda Warren	Aye
Lisa Osborne	Absent

The motion was approved by a 5 to 0 vote.

With no further business, the meeting concluded at approximately 7:20 p.m.

FOR SPECIAL ACCOMMODATIONS

Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1200 or TDD 623-333-0010 at least two business days prior to the meeting.

Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oído, impresión grande o intérprete, deben comunicarse con la Secretaría de la Ciudad al 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta.

Staff Signature

Date



AGENDA ITEM REPORT

SUBJECT: Avondale Townhomes on Dysart – Minor General Plan Amendment – Application PL-19-0195

MEETING DATE: 12/18/2019

TO: Planning Commission

FROM: Ken Galica, Division Lead Planner

THROUGH: Brian Craig, Planning Manager

PURPOSE:

Planning Commission will hold a public hearing and consider a request by Mr. Lance Baker, Synectic Design Inc., for a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Avondale Townhomes on Dysart, a proposed 302-unit townhome development with an adjacent commercial area on 28.35 gross acres located approximately 760 feet south of the southwest corner of Dysart Road and Van Buren Street. The proposed Minor General Plan Amendment, if approved, will amend the General Plan 2030 Land Use designation on 25.86 acres of the property from Local Commercial to Medium/High Density Residential. The MHDR designation allows for single-family detached, single-family attached, townhomes, condominiums, patio homes and casitas in a density range of 4.0 to 12.0 dwelling units per acre (4.0 du/acre target density). Approximately 2.49 gross acres of the property adjacent to Dysart Road are excluded from the General Plan Amendment request and will remain designated Local Commercial. A request to rezone the property from C-2 (Community Commercial) to PAD (Planned Area Development) to accommodate development of a 302-unit townhome community and a 2.49 gross acre commercial site will be considered separately. The Commission will take appropriate action and forward a recommendation to the City Council.

BACKGROUND:

The 28.35 gross acre subject property (Exhibits A and B) is located approximately 750 feet south of the southwest corner of Dysart Road and Van Buren Street, extending westward to 4th Street. Annexed in March 1960, the site was farmed until 2006, when agricultural use of the property ceased. Since agricultural operations concluded, the undeveloped property has been vacant.

City records indicate that the site has been zoned C-2 (Community Commercial) since annexation. The site's C-2 zoning allows for a range of retail, restaurant, office, and service uses that serve a community-wide trade area.

The entirety of the subject property is designated by the General Plan 2030 Land Use Map as Local Commercial. The Local Commercial designation provides for the daily needs of goods and services to residents within the surrounding area. Uses allowed in this category include grocery stores, neighborhood retail and services, and medical or professional offices. The property's C-2 zoning is in conformance with the Local Commercial Land Use designation.

Approval of the applicant's request for a Minor General Plan Amendment will change the land use designation of 25.86 acres of the property to Medium/High Density Residential (MHDR). The MHDR designation allows for a range of residential uses including single-family detached homes, single-family attached homes, townhomes, condominiums, patio homes and casitas in a density range of 4.0 to 12.0 dwelling units per acre (4.0 du/acre target density). Approximately 2.49 acres at the northeast corner of the site, adjacent to Dysart Road, are excluded from the GPA request and would remain designated Local Commercial. A map showing both the existing and proposed General Plan Land Use designations on the property is included as Exhibit C.

An application to rezone the entire 28.35-acre subject property from C-2 to PAD (Planned Area Development) to accommodate development of a 302-unit townhome community on 25.86 acres with a 2.49 gross acre commercial site will be considered by the Commission separately at this same meeting. City Council approval of the proposed General Plan Amendment changing the land use designation of 25.86 acres of the site to Medium/High Density Residential (MHDR) is required before the rezoning can be approved by Council.

The existing uses and zoning of surrounding properties include:

North: Commercial uses are occurring north of the subject site. From east to west, these uses include:

- Avondale Shopping Center, a retail center with tenants including Harbor Freight, Food City, Fiesta Clothing, KFC, Whataburger, and several smaller inline shops and offices. The Avondale Shopping Center property is zoned C-2 (Community Commercial).
- A multi-tenant auto-related facility which includes separate used car sales, truck and trailer rental, and vehicle repair businesses. The southernmost third of the auto-related facility's property is vacant and undeveloped. The site is zoned C-2 (Community Commercial).

East of Dysart Road: Multiple uses are occurring east of the site across Dysart Road. From north to south, these uses include:

- Auto Action, a used car dealership located on property zoned C-2 (Community Commercial).
- Dysart Market, a liquor store, and Aguila's Hideaway, a bar, located on the same parcel, zoned C-2 (Community Commercial).
- Summer Estates, a 22-unit apartment building located on property zoned C-2 (Community Commercial). The residential use of the property is non-conforming.
- Jiffy Lube, an auto service and diagnostic facility located on property zoned C-2 (Community Commercial).
- Multiple undeveloped parcels of varying sizes, all zoned C-2 (Community Commercial).

South: Madison Heights, a 143-unit Maricopa County-owned apartment community located on property zoned R-3 (Multi-Family Residential).

West of 4th Street: Non-residential uses are occurring west of the subject site across 4th Street. From north to south, these uses include:

- Estrella Center, a skilled nursing and memory care facility located on property zoned C-2 (Community Commercial).
- First Southern Baptist Church of Avondale, a place of worship located on property zoned C-2 (Community

Commercial).

SUMMARY OF REQUEST:

The applicant is seeking to develop the 28.35-acre site with the “Avondale Townhomes on Dysart”, a proposed 302-unit townhome community covering 25.86 acres (11.7 dwelling units/acre) and a connected 2.49-acre commercial site.

As previously noted, the property currently features a General Plan 2030 Land Use designation of Local Commercial. The Local Commercial designation provides for the daily needs of goods and services to residents within the surrounding area, and allows for uses such as grocery stores, gas stations, retail, restaurants, services, and medical and/or professional offices. Residential uses are not allowed in the Local Commercial designation.

To accommodate the residential component of the proposed Avondale Townhomes on Dysart development, the applicant is requesting approval of a Minor General Plan Amendment (GPA) to change the General Plan 2030 Land Use designation of 25.86 acres to Medium/High Density Residential (Exhibit E). The requested Medium/High Density Residential (MHDR) designation allows for a range of residential uses including single-family detached homes, single-family attached homes, townhomes, condominiums, patio homes and casitas in a density range of 4.0 to 12.0 dwelling units per acre (4.0 du/acre target density). Though the target density is four (4) units per acre, zoning that allows up to twelve (12) units per acre may be approved in the MHDR designation if a proposed development provides for enhanced walkability, design, open space, and amenities.

The proposed GPA excludes 2.49 acres of the property at the northeast corner of the site, adjacent to Dysart Road. This acreage will remain designated Local Commercial and would develop with commercial uses to serve the existing and future residents in the area.

This proposed GPA is the first step in the development process for the site. As indicated in the preceding section, a separate application to rezone the property to Planned Area Development (PAD) has been filed and will be heard on the same Planning Commission and City Council meeting schedule as this proposed General Plan Amendment. In conformance with the requested GPA, the proposed Avondale Townhomes on Dysart PAD would allow for development of 25.86 acres of the property with medium/high density residential uses and 2.49 acres with local commercial uses, as further described below:

- **Residential (25.86 acres):** The majority of the subject property will develop with 302 two-story single-family attached townhomes located on individual lots, each of which will feature a ground floor two-car garage with living space above. To justify the proposed density of 11.7 units per acre, the proposed PAD provides for thirty-seven (37) percent open space, or 9.39 acres, more than double the fifteen percent minimum required for single-family residential development. Proposed amenities include two clubhouses, both featuring roof-top decks for resident use, two pools, a fitness center, a dog park, a tot lot, and a network of private sidewalks provided throughout.

- **Commercial (2.49 acres):** A small portion of the northeast corner of the site will develop with commercial uses per the requirements of the City’s C-1 (Neighborhood Commercial) zoning district. Relative to the property’s existing C-2 (Community Commercial) zoning, the C-1 district allows lower intensity commercial uses to ensure compatibility with adjoining residential uses. Many higher intensity commercial uses, such as gas stations, are not permitted in the C-1 district and will not be allowed in the proposed PAD.

Preliminary Plat and Final Plat applications, both of which need Council approval, will be required before development of the residential component can commence. Site Plan approval, an administrative process, will be required before development of the commercial acreage can occur.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

The property is located in the service areas of the Avondale Elementary School District (AESD) and the Agua Fria Union High School District (AFUHSD).

Students in kindergarten through eighth grade will attend Lattie Coor School located at the northeast corner of Central Avenue and La Canada Boulevard, approximately one-quarter (1/4) mile west of the Avondale Townhomes site. High school students will attend Agua Fria High School located at the northwest corner of Dysart Road and Riley Drive, approximately one-half (1/2) mile south of the Avondale Townhomes site.

Both AESD and AFUHSD have provided the City with signed certificates stating that each district has adequate school facilities to accommodate the estimated enrollment of new students to be generated by the proposed Avondale Townhomes on Dysart development (Exhibit F).

PUBLIC PARTICIPATION:

A Neighborhood Meeting to discuss the proposal with neighboring property owners and other interested parties was held at 6:00 P.M. on Thursday, December 5th in the Sonoran Conference Room at Avondale City Hall. All notices of the meeting, including mailings to owners within 1,000 feet of the site, public hearing notice signs on the property, and display ads in the Arizona Republic, were completed at least fifteen days prior to the meeting as required. Except for the applicant's team and City Staff, there were no attendees to the Neighborhood Meeting.

No comments related to the proposal have been posted on the City's aVOICE digital forum; three (3) persons have viewed information about the request. Staff received an email from the owner of a nearby commercial center, Baldrige Commons located at the northwest corner of Dysart Road and Van Buren Street in the City of Goodyear, in relation to the proposed GPA and Rezoning on December 2, 2019 (Exhibit G). In the email, the landowner indicated support of the proposed Avondale Townhomes project, stating, "...it will bring additional needed residential density to support existing retail in the trade area. We believe there is more than sufficient commercial zoning in the trade area from a retail perspective at this time and for the foreseeable future given the changing climate of retail." No additional public comments have been received to date.

All required notifications for Planning Commission and City Council public hearings have been completed. All property owners within 1,000 feet of the subject site were notified of the time, date, and location of the Planning Commission and City Council meetings via postcards sent on November 20, 2019. The meetings were advertised in the Wednesday, November 27, 2019 edition of the Arizona Republic. Lastly, public hearing notice signs identifying meeting dates, times, and locations were installed on the property adjacent to both Dysart Road and 4th Street on November 18, 2019.

ANALYSIS:

The Planning Commission must determine that the proposed amendment meets four findings prior to recommending approval. Staff's analysis of each of the required findings is presented below.

1. The development pattern contained on the Land Use Plan inadequately provides the appropriate optional sites for the use or change proposed in the amendment.

- Not including properties that are currently under development (Parkside, Roosevelt Park II, Del Rio Ranch 3), there are no undeveloped properties of similar size to the subject parcel that are designated MHDR. Stated differently, there are no sites within the City where a General Plan Amendment would not be needed to accommodate development of a 20+ acre, 11.7 unit/acre townhome community such as the proposed Avondale Townhomes on Dysart development.

It is important that MHDR sites are dispersed throughout the City to ensure that all types of potential homebuyers can find a suitable home in Avondale. Approval of this GPA will help to address this present

inadequacy.

- Conversely, there is a significant inventory of undeveloped Local Commercial land, both in the immediate vicinity of the subject property, in Historic Avondale, and within the City as a whole. Ample opportunities for new commercial development in the Dysart Road and Van Buren Street corridors will remain if this GPA is approved.

2. The amendment constitutes an overall improvement in the 2030 Plan and is not solely for the good or benefit of a particular landowner or owners.

- Development of the site with townhomes at a density of 11.7 units per acre will bring 302 new households and an estimated 830 new residents to the Historic Avondale area. As noted by the commercial landowner who provided support for the project, these future residents will help to sustain existing businesses in Historic Avondale and may spur demand for additional commercial reinvestment, benefiting all landowners, business owners, and residents in the area.

- Townhomes, which require little yard maintenance relative to a traditional single-family home, often appeal to a different type of homebuyer (including young professionals and empty nesters) that are not interested in the responsibilities that come with property maintenance. The proposed amendment will diversify Avondale's housing stock that presently offers minimal opportunities to homebuyers interested in alternative housing types.

- The proposed development represents a significant, high quality private investment in Historic Avondale, building upon recent successes such as Madison Heights apartments (a public/private partnership), Solterra/Bridgewater Assisted Living, and more.

- The property, with its Local Commercial designation and C-2 (Community Commercial) zoning, has remained vacant and undeveloped for fourteen years following conclusion of farming activities on the site in 2006. The subject site is not located at a major intersection, reducing its marketability for commercial uses that value high traffic locations with multiple frontages.

3. The amendment will not adversely impact the community as a whole and/or a portion of the community by: (1) significantly altering acceptable land use patterns; (2) requiring large and more expensive public infrastructure improvements including, but not limited to roads, water, wastewater, and public safety facilities than would otherwise be needed without the proposed change, or (3) adversely impacting the existing land use.

- The proposed GPA does not represent a significant alteration to the current land use pattern. Madison Heights, a 143-unit apartment community, is located directly south of the subject property on land designated High Density Residential (HDR). Furthermore, properties located to the northeast (Newport Apartments), northwest (Mountain View Apartments), and southwest of the subject site (medium density single-family homes) are designated for residential use and fully developed. Residential use of the site is in character with the surrounding land uses.

- A portion of the site adjacent to Dysart Road, the most viable location for commercial uses, is maintained as Local Commercial. This area for future commercial development will serve both existing and future residents in the area.

- Minimal public infrastructure improvements are needed to accommodate the planned Avondale Townhomes on Dysart development. Both Dysart Road and 4th Street are built and do not require widening, with needed street improvements limited to installation of new sidewalk along 4th Street and landscaping within both rights-of-way. Water and sewer infrastructure also exist near the site. The developer will bear all cost of all required

infrastructure improvements.

- The proposed amendment will not adversely impact existing uses in the area. Relative to commercial uses, residential uses generate less noise, light, or odor impacts. Dysart Road, a Minor Arterial street, is designed to accommodate the traffic anticipated to be generated by the proposed development.

4. The amendment is consistent with the overall intent of the General Plan 2030 and other adopted plans, codes, and ordinances.

The proposed amendment furthers several goals of the General Plan 2030, including, but not limited to:

- Land Use Element Goal #2, Policy C: “Preserve and enhance the vitality of existing neighborhoods in and around the Historic Avondale area by continuing to promote the rehabilitation of mature housing and development of infill lots.”
- Housing Element Goal #2, Policy B: “Encourage the development of condominiums and townhomes which appeal to people seeking to own their residence, but who may not want maintenance responsibilities.”
- Housing Element Goal #4, Policy B: “Support creatively designed subdivision layouts, particularly layouts in which open space and recreation areas containing amenities are thoughtfully integrated throughout.”
- Urban Design Element Goal #4, Policy A: “Ensure that new development in many revitalization areas is truly urban, rather than suburban, in form and scale.”
- Historic Avondale Design & Development Guidelines: “Encourage investment, redevelopment, and replacement of vacant infill through flexible development standards and incentives”.

DISCUSSION:

Staff finds this request meets the four required findings and recommends approval of the proposed Minor General Plan Amendment.

STRATEGIC PLAN:

INITIATIVE: Foster sustainable community development

- STRATEGIC GOAL: Encourage build-out in residential housing opportunities that support diverse housing options.

INITIATIVE: Encourage and support creative innovation in development and service delivery

- STRATEGIC GOAL: Encourage a flexible environment responsive to market trends.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-19-0195 Avondale Townhomes on Dysart, a request for a Minor Amendment to the General Plan 2030 Land Use Map changing the Land Use designation of 25.86 acres from Local Commercial to Medium/High Density

Residential.

PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-19-0195 Avondale Townhomes on Dysart, a request for a Minor Amendment to the General Plan 2030 Land Use Map changing the Land Use designation of 25.86 acres of the subject property from Local Commercial to Medium/High Density Residential.

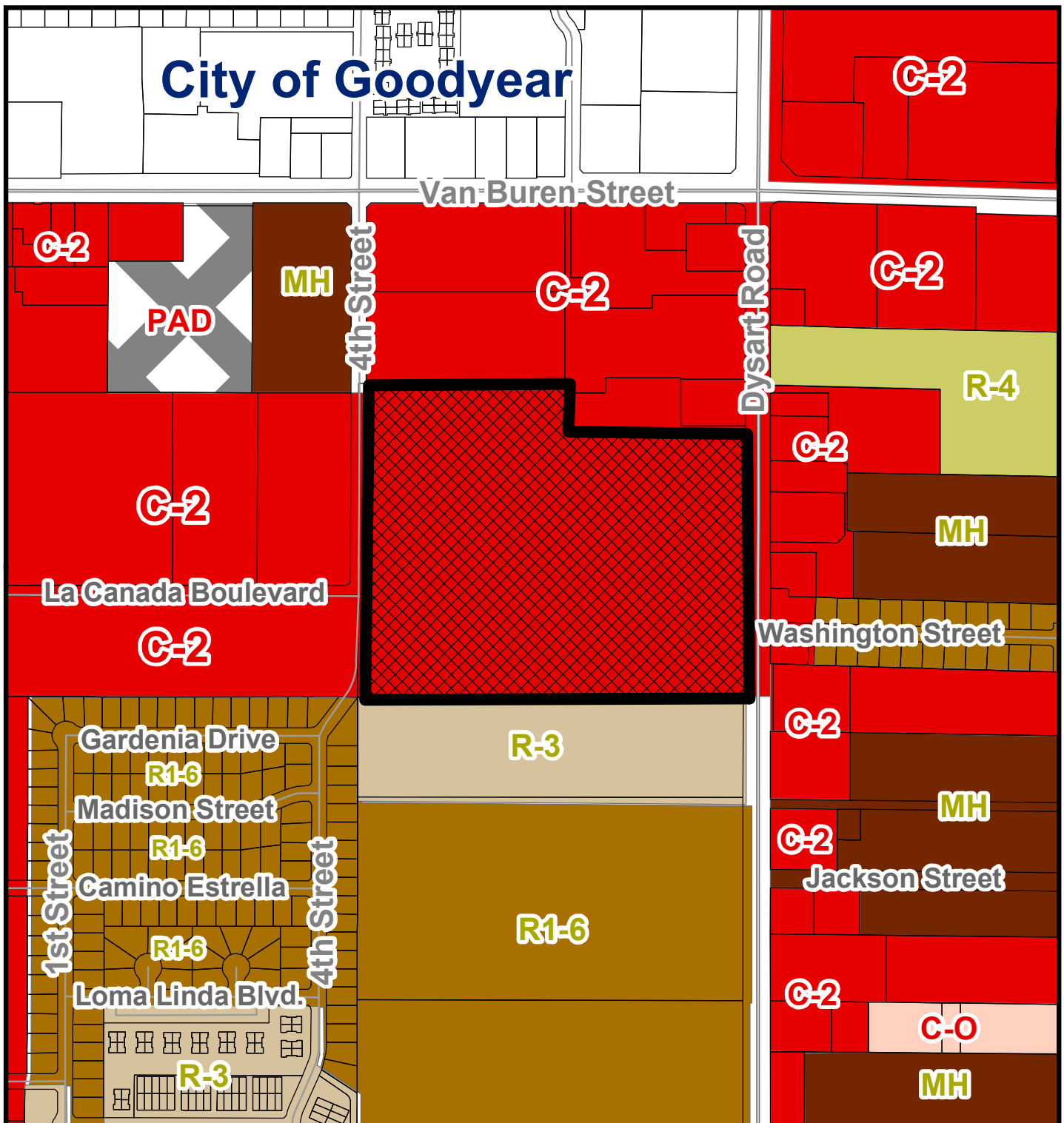


Aerial Photograph



 Subject Property



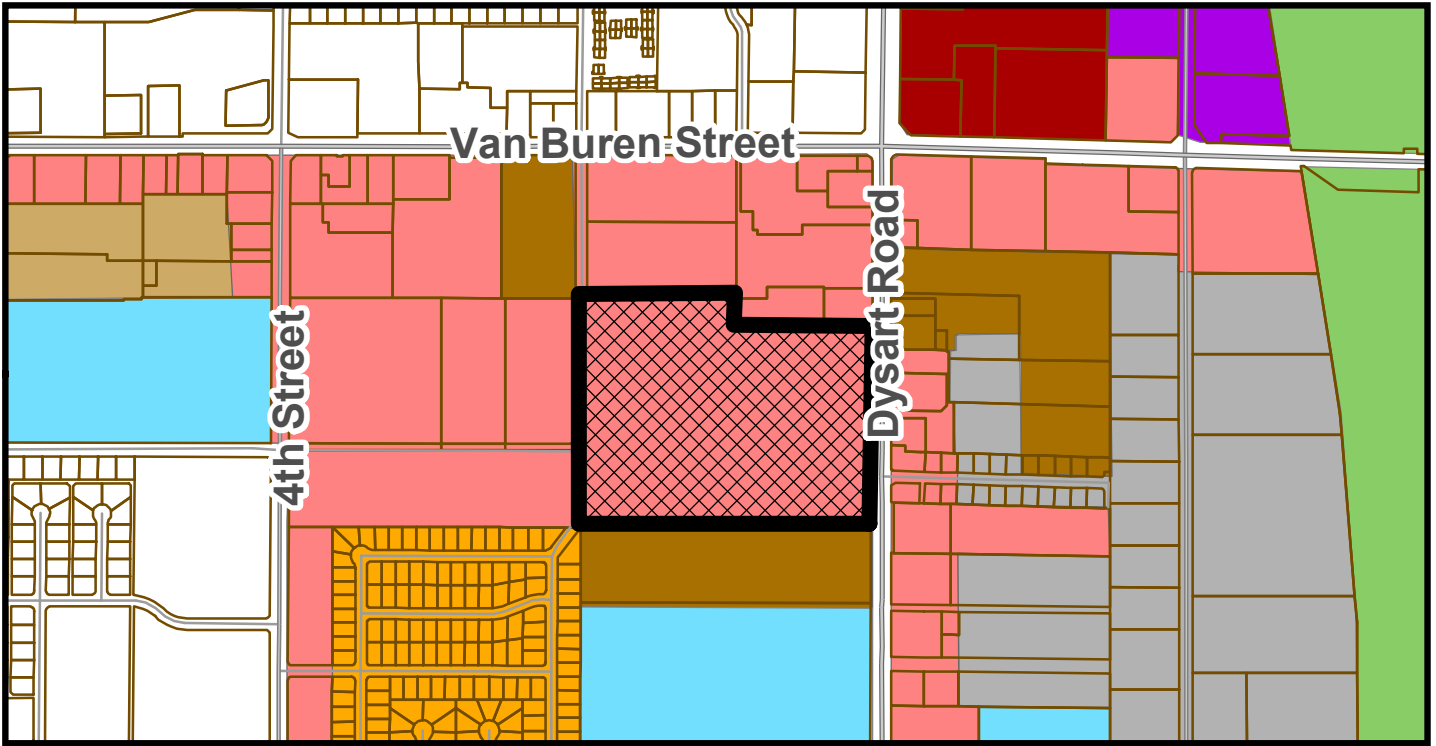


Zoning Vicinity Map

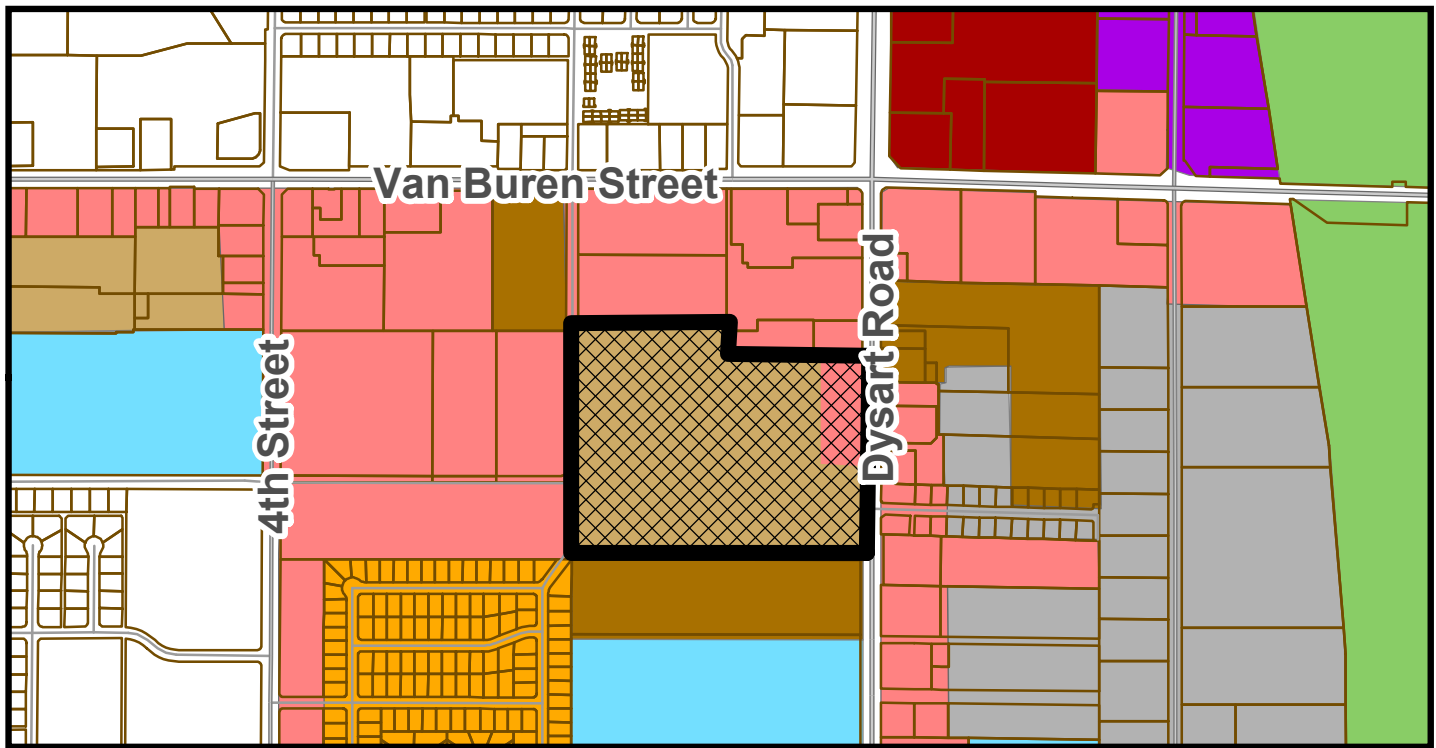


Subject Property





CURRENT LAND USE MAP



PROPOSED LAND USE MAP

General Plan Land Use Map

- | | |
|---------------------------------|----------------------|
| Local Commercial | Industrial |
| Urban Commercial | Business Park |
| High Density Residential | Education |
| Medium/High Density Residential | Open Space and Parks |
| Medium Density Residential | |



Subject Property

SUMMARY OF RELATED FACTS

APPLICATIONS PL-19-0194 AND PL-19-0195

THE PROPERTY	
PARCEL SIZE	28.35 gross acres; 25.86 gross acres subject to GPA request
LOCATION	Approximately 760 feet south of the southwest corner of Dysart Road and Van Buren Street
PHYSICAL CHARACTERISTICS	The undeveloped site is flat with frontage on both Dysart Road and 4 th Street
EXISTING LAND USE	The site is vacant and undeveloped. Though no longer in agricultural production, farming occurred on the site as recently as 2006.
EXISTING ZONING	C-2 (Community Commercial)
ZONING HISTORY	The property was annexed in March 1960. Records indicate the site has been zoned C-2 (Community Commercial) since annexation.

SURROUNDING ZONING AND LAND USE	
NORTH	Commercial uses are occurring north of the subject site, including (from east to west): - Avondale Shopping Center, a retail center with tenants including Harbor Freight, Food City, Fiesta Clothing, KFC, Whataburger, and several smaller inline shops and offices. The Avondale Shopping Center property is zoned C-2 (Community Commercial). - A multi-tenant auto-related facility which includes separate used car sales, truck and trailer rental, and vehicle repair businesses. The southernmost third of the auto-related facility property is vacant and undeveloped. The site is zoned C-2 (Community Commercial).
EAST OF DYSART ROAD	Multiple uses are occurring east of the site across Dysart Road, including (from north to south): - Auto Action, a used car dealership located on property zoned C-2 (Community Commercial). - Dysart Market, a liquor store, and Aguila's Hideaway, a bar, located on the same parcel, zoned C-2 (Community Commercial). - Summer Estates, a 22-unit apartment building located on property zoned C-2 (Community Commercial). The residential use of the property is non-conforming. - Jiffy Lube, an auto service and diagnostic facility located on property zoned C-2 (Community Commercial). - Multiple undeveloped parcels of varying sizes, all zoned C-2 (Community Commercial).
SOUTH	Madison Heights, a 143-unit Maricopa County-owned apartment community located on property zoned R-3 (Multi-Family Residential).
WEST OF 4 TH STREET	Non-residential uses are occurring west of the subject site across 4th Street, including (from north to south): Estrella Center, a skilled nursing and memory care facility located on property zoned C-2 (Community Commercial).

	First Southern Baptist Church of Avondale, a place of worship located on property zoned C-2 (Community Commercial).
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<i>GENERAL PLAN</i>
The entire 28.35 gross acre property is currently designated Local Commercial by the General Plan 2030 Land Use Map. The Local Commercial designation provides for the daily needs of goods and services to residents within the surrounding area. Uses allowed in this category include grocery stores, neighborhood retail and services, and medical or professional offices. The applicant is requesting a Minor General Plan Amendment to change the Land Use designation of 25.86 acres of the property to Medium/High Density Residential (MHDR). The MHDR designation allows for a range of residential uses including single-family detached homes, single-family attached homes, townhomes, condominiums, patio homes and casitas in a density range of 4.0 to 12.0 dwelling units per acre (4.0 du/acre target density). Approximately 2.49 acres of the property adjacent to Dysart Road are excluded from the applicant's GPA request and will remain Local Commercial.

PUBLIC SCHOOLS	
SCHOOL DISTRICT(S)	Avondale Elementary School District Agua Fria Union High School District
ELEMENTARY SCHOOL	Lattie Coor School (K-8)
HIGH SCHOOL	Agua Fria High School

ADJACENT STREETS	
Dysart Road	
Classification	Minor Arterial
Existing half-street ROW	40'
Standard half-street ROW	50'
Existing half-street improvements	Two through lanes, half center turn lane, bike lane, detached sidewalk, curb, gutter, landscaping, street lights, and pedestrian lights
Standard half-street improvements	Two through lanes, half center turn lane, bike lane, detached sidewalk, curb, gutter, landscaping, street lights, and pedestrian lights
4 th Street	
Classification	Local Street
Existing half-street ROW	None
Standard half-street ROW	25'
Existing half-street improvements	One through lane, curb and gutter, and street lights (on west side)
Standard half-street improvements	One through lane, attached sidewalk, curb, gutter, landscaping, and street lights

UTILITIES

The City will be the water service provider for the Avondale Townhomes on Dysart development. Water service will be provided to the site from an existing 12" water line in Dysart Road and an existing 8" water line in 4th Street.

The City will also be the sewer service provider for the Avondale Townhomes on Dysart development. Sewer will be provided to the site by an existing 8" sewer line in Dysart Road and/or an existing 8" sewer line in La Canada Boulevard west of 4th Street.

Arizona Public Service (APS) provides electrical service in this portion of the City.

Exhibit E

Minor General Plan Amendment Narrative

Avondale Townhomes on Dysart



AVONDALE TOWNHOMES ON DYSART

Minor General Plan Amendment Narrative

November 05, 2019

REQUIRED FINDINGS AND ANALYSIS

Synectic Design, Inc.
1111 W University Drive
Suite 104
Tempe, AZ 85281

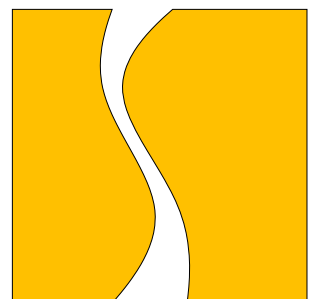




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- I. Introduction
- II. Summary of Request
- III. Minor General Plan Amendment Review and Analysis
- IV. Findings
- V. Conclusion

Exhibits

- A. Vicinity Map
- B. Existing General Plan Map
- C. Proposed General Plan Map

I. Introduction

Project Name and Address: Avondale Townhomes on Dysart
1020 N 4th Street
Avondale, Arizona 85323

Property Owner: Avondale Townhomes on Dysart
Assessors Parcel #: 500-10-008D

Project Location: Project is located South of West Van Buren Street and North of West Western Avenue, between North 4th Street (on the West) and North Dysart Road (on the East).

Project Area: **Entire Site**
Gross: 28.35 Acres
Net: 27.36 Acres
Area Devoted to Street ROW:
Along Dysart = 43,213 SF / .99 Acres
Along 4th Street = 25,553 SF / .59 Acres

Parcel 1
Gross: 1.16 Acres
Net: 0.92 Acres

Parcel 2
Gross: 1.33 Acres
Net: 1.06 Acres

Parcel 3
Gross: 25.86 Acres
Net: 25.37 Acres

Existing and Proposed Zoning:

Table 1 - Existing and Proposed Zoning

	Existing	Proposed
Parcel 1	C-2 (Community Commercial)	PAD (Planned Area Development) C-1
Parcel 2	C-2 (Community Commercial)	PAD (Planned Area Development) C-1
Parcel 3	C-2 (Community Commercial)	PAD / Single Family Attached

Project Team:	Architect Synectic Design, Inc. Lance D. Baker, AIA 1111 W University Dr, Ste 104 Tempe, AZ 85281 480-948-9766	Civil Engineer Land Development Group Nick Prodanov, PE, PMP 8808 N Central Ave, Ste 288 Phoenix, AZ 85020 602-889-1984	Traffic Engineer EPS Group Eric Maceyko 1136 N Alma School Rd, Ste 120 Mesa, AZ 85201 480-503-2250
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Site Location and Surroundings: Avondale Townhomes on Dysart is bound by Dysart Road to the East, Madison Heights apartments to the South, 4th Street to the West, and a commercial strip-mall to the North (see *Exhibit A – Vicinity Map*). The approximately 27.36 net acres of commercial zoned property, which is the subject of this Minor General Plan Land Use Map Amendment request, is located South of the Southwest corner of Dysart Road and Van Buren Street.

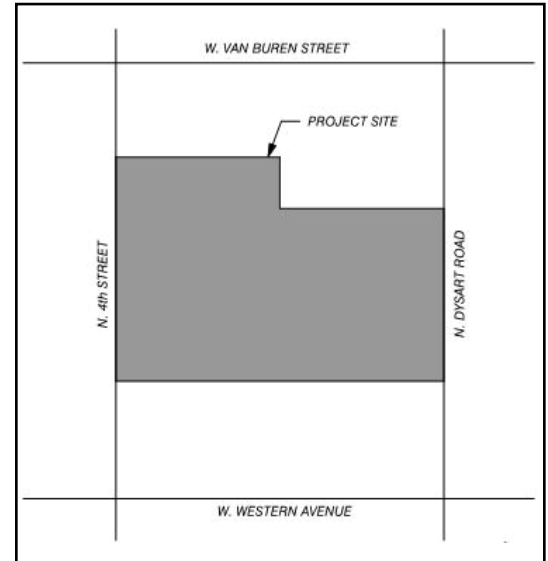


Exhibit 1 - Vicinity Map

The Avondale General Plan 2030 Land Use classifications and existing zoning and uses for the site and adjacent parcels are listed below in **Table 2 - Existing Conditions** (see *Exhibit B - Existing General Plan*).

Table 2 - Existing Conditions

Location	General Plan Land Use	Existing Zoning	Existing Use
Site	Local Commercial	C-2	Vacant
North	Local Commercial	C-2	Commercial (Grocery Store, Shops & Restaurants)
East	Local Commercial	C-2	Commercial (Car Dealership, Oil Change shop, Liquor Store)
South	High-Density Residential	R-3	Residential (Madison Heights Apartments)
West	Local Commercial	C-2	Commercial (First Southern Baptist and Estrella Center - Skilled Nursing/Rehab)
Southwest	Medium-Density Residential	R1-6	Residential (Single-Family Homes)
Northwest	High-Density Residential	MH	Residential (Mountain View Apartments)



II. Summary of Request

The Minor GPA is for the approximately 27.36 net acres (approximately 28.35 gross acres) located south of the southwest corner of Dysart Road and Van Buren Street. The request is to amend the Avondale General Plan 2030 land use designation from Local Commercial to Medium High Density Residential (See Exhibit 3 – Proposed General Plan).

The proposed 27.36 net acre site will be subdivided into 3 separate parcels. Parcel 1 will be approximately 0.92 net acres (approximately 1.16 gross acres) and will remain designated as Local Commercial and developed at a future date. Parcel 2 will be approximately 1.06 net acres (approximately 1.33 gross acres), remain designated as Local Commercial and developed at a future date as well. Parcel 3 will be approximately 25.37 net acres (approximately 25.86 gross acres) and will require amending the Avondale General 2030 plan land use designation from Local Commercial to Medium High Density Residential, with a proposed density of 11.90 units per acre and a total of 302 residential townhome units.

The purpose of the General Plan 2030 is to provide the community with a vision to guide growth and development through the year 2030. According to the Plan, the Medium/High Density designation is residential land that will contain densities that range from 4 to 12 dwelling units per acre, in a planned and clustered setting unique to Avondale with substantial open space for recreational amenities to service the residents and encourage resident interaction and outdoor activities.

As you will see, the plans for the Avondale Townhomes on Dysart align perfectly with that designation. The intent of this Minor GPA and companion Avondale Townhomes on Dysart PAD request is to create a Medium High-Density Residential parcel that complements the surrounding commercial developments and conforms to the goals and purposes of the General Plan 2030.



1. Availability of current and future water supplies

The City of Avondale will be the water service provider for the Site. Each residence of the Avondale Townhomes on Dysart will be serviced by a separate domestic water service tapped off a new 8" water main running through the private drives centered in a 20-foot-wide public water easement. The new main will be connected to the existing water main in Dysart Road as well as the existing water main in 4th street providing a looped system. The modification of land use designation from Local Commercial to Medium High Density Residential will provide an increase in water demand, however, the current waterlines are sized adequately for the proposed use.

2. Impact on and potential support of the City's transportation system

The Site is bound by Dysart Road to the east and 4th Street to the west. Dysart Road is a major collector arterial roadway with two lanes in each direction and a center turn lane with bike lanes provided on each side. 4th Street is a local street with a single lane in each direction. These two roadways will not be negatively impacted by the proposed minor modification in land use and will support the residential community. A right turn lane for the Dysart Road entry has been recommended by the traffic engineer for the south bound entry into the Medium High-Density Residential parcel to help alleviate the congestion that this community will present at high volume traffic times.

The development proposed will support the Zoom bus system, Historic Dysart Road Business District, and the future State Route 30 (Tres Rios Freeway) by being centrally located within the heart of Avondale and easy access to all systems of transportation. Future residents will have a variety of transportation options (bus, car, bicycle, skateboard, scooter, or walking) to and from the surrounding commercial districts including the Creative Arts district.

3. Impact on the natural environment, including, but not limited to, hillsides, riparian areas, and floodways

Development of this future Residential parcel will not have a negative impact to hillsides, riparian areas, or floodways since these natural environmental features are not present on the Site.

4. Extent to which the proposal contributes to achieving the multi-family housing ratio identified within this GP2030

According to the GP2030, a projected 614 acres of land was designated for Medium-High Density Residential Land Use, with a total of 4,912 housing units expected to be developed over that acreage. The 2010 existing conditions survey found that 843 acres had already been developed at that density, meaning that there is little-to-no supply of undeveloped Medium-High Density Residential designated land.

With the projected population of Avondale to exceed 105,989 in 2020 and to exceed 123,265 in 2030, this proposed Minor GPA will help to create homes for families moving to the City of Avondale.

5. Impact on City services and facilities including, but not limited to, police, fire, water, and wastewater

III. Minor GPA Review/Analysis (cont.)

The proposed Minor GPA will not have a negative impact on existing City services and facilities. The Site lies within the City of Avondale's jurisdiction for police, fire, water and wastewater, and the proposed development is not anticipated to place additional burden on the public infrastructure due to this land use modification request.

The site is located close to Avondale Fire / Rescue Station 171 (1.1 miles) and Avondale Police Department – Main Station (3.2 miles) and it is not assumed that the proposed Minor GPA request would create a hardship on these City services.

Water service will be provided by the existing 12" water line within Dysart road and an 8" within 4th Street. Wastewater service will be brought into the site from the existing 8" sewer main on Dysart and the existing sewer main in E. La Canada Blvd. Connections to utility lines to serve the Site will be provided at the Developer's expense. Location of utility connections and size of the lines that will serve the Site will be determined and presented as part of the concurrent PAD request.

6. Extent to which the goals of this GP2030 are accomplished

This proposed Minor GPA meets many of the City's goals and policies as set forth in the Avondale General Plan 2030. The following summary highlights a few of the General Plan goals which this Minor GPA supports:

Land Use Element:

- **Goal 2: Honor the unique character of Historic Avondale**

Policy C: Preserve and enhance the vitality of existing neighborhoods in and around the Historic Avondale area by continuing to promote the rehabilitation of mature housing and development of infill lots.

Policy D: Continue to monitor the zoning and design requirements for Historic Avondale to ensure they are functioning optimally to create a visually interesting, active, and vibrant pedestrian-oriented place.

Avondale Townhomes on Dysart has been designed as a Spanish Colonial Revival Style of architecture and resembles Historic Avondale's architecture from the past as well as providing a touch of modernism with its 3 modern color schemes. This infill development is located within the Historic District "the heart" of Avondale along the Dysart Road Business District on a vacant parcel of land. The site has been designed to allow for a pedestrian-oriented community, allowing for residents to walk throughout the site or by accessing the sidewalks and bike lanes on Dysart Road and 4th Street. As potential home owners drive by the project, they will be visually intrigued by the community building and pool that's adjacent to Dysart Road. As people enter the site, they will be greeted with the site of families enjoying themselves at a large community pool with BBQ's and Cabanas, thus giving the sense of community within the development.

- **Goal 8: Support mixed-use land use patterns that increase transit and pedestrian oriented development within specific and appropriate areas of the City.**

Policy C: Take alternative methods of transportation, including transit, bus, and walking into account when considering all proposals for development.

This Minor GPA request to modify the land use designation from Local Commercial to Medium High-Density Residential assists in promoting ridership of the nearby Zoom bus route. Four Zoom bus stops, along with several city bus stops are located on Van Buren north of the development site between Dysart Road and 4th Street, allowing several opportunities to get to your desired destination. The bike lanes along Dysart Road allow

III. Minor GPA Review/Analysis (cont.)

residents to ride their bikes to The Creative Arts District of Avondale to enjoy parks, restaurants, shopping centers, etc.

Housing Element:

- **Goal 1: Provide a variety of safe housing opportunities and neighborhoods for all current and prospective Avondale residents.**

Policy A: Ensure developers and/or HOAs properly maintain perimeter areas, open spaces, and other common areas within subdivisions.

It is the vision of the developer to provide a gated community for safe housing opportunities to all resident that decide to call this community home. The development will also utilize an HOA that will properly maintain all perimeter areas, open spaces and all other landscaping maintenance requirements needed to keep a clean, safe environment.

- **Goal 2: Champion the development of housing types not currently available in the City to allow for a variety of socio-economic levels.**

Policy B: Encourage the development of condominiums and townhomes which appeal to people seeking to own their residence, but who may not want maintenance responsibilities.

The proposed development consists of 43 townhome buildings; (21) 6-Unit townhome buildings and (22) 8-Unit townhome buildings, to allow the opportunity for potential buyers to own their home without the hassle of maintenance or yard work that comes along with a typical home ownership.

- **Goal 4: Require excellence and innovation in residential design and construction.**

Policy A: Encourage builders to construct homes that use the latest energy conservation materials, methods, and techniques.

Policy B: Support creatively designed subdivision layouts, particularly layouts in which open space and recreation areas containing amenities are thoughtfully integrated throughout.

The proposed development will incorporate energy conservation materials and green building strategies in several ways; by providing tankless water heaters in each unit to allow for less water usage, by utilizing LED energy-efficient lighting throughout the site, passive solar design, and natural day lighting. The project will also promote the use of energy-efficient systems and construction methods.

The proposed site has been designed with Open Space in mind for the end users. Fronts of townhomes are laid out to provide ample usable open space between buildings for recreation and/or family gathering events.

Recreational Amenities Element:

- **Goal 1: Ensure every person has convenient access to safe public parks and affordable recreation opportunities.**

Policy A: continue to ensure that private development provides local, accessible neighborhood parks and tot lots under the management of a Home Owners Association.

The Avondale Townhomes on Dysart community will provide abundant open space and recreational amenities, such as two pools each with cabanas and a BBQ grill - one with a spa and fire pit and the other with a separate kid's pool, a dog park, a splash pad, a walking path, a tot lot with attached ramada, a clubhouse with fitness area and rooftop deck, and a second clubhouse/sales office with a rooftop deck.

III. Minor GPA Review/Analysis (cont.)

Circulation Element:

- **Goal 4: Promote and support an integrated transportation system that mitigates congestion, fosters a sense of community, and preserves the environment.**

Policy C: Develop adequate links to arterial roadways from new residential, recreation and employment areas.

Dysart Road will be one of the main direct north/south transit corridors between I-10 to the north and the future State Route 30 (Tres Rios Freeway) to the south. The Zoom Bus Transit services has a stop at the corner of Dysart Road and Van Buren street allowing residents the ability to easily travel to other parts of city. Bike lanes provided on Dysart road encourages the residents to ride their bikes to experience the Creative Arts District along Western Avenue.

Bicycling Element:

- **Goal 1: Develop a safe bicycle transportation system that provides connectivity throughout the City, including major public and private facilities, and to transit.**

Policy A: Integrate bicycle transportation needs into ongoing and future planning.

Bike racks are located throughout the community near each of the amenities, and bike lanes provided on Dysart road encourage the residents to ride their bikes to experience the Creative Arts District along Western Avenue and to other nearby restaurants and businesses.

Transit-Oriented Development Element:

- **Goal 1: Enhance public transit options for residents of Avondale.**

Policy A: Enhance bus service throughout the City and build upon existing Avondale "Zoom" routes that include regional and subregional routes within transit-oriented development.

The development team will install a new bus stop in a mutually agreed-upon location near Parcels 1 and 2 along Dysart Road. Additionally, the Zoom Bus Transit services has a stop at the corner of Dysart Road and Van Buren Street, allowing the residents of Avondale Townhomes on Dysart the ability to easily travel to other parts of city.

- **Goal 4: Promote and support the incorporation of complete streets design criteria into TOD development, which contributes to a healthy community.**

Policy A: Concentrate housing at greater densities within transit corridors and at transit stops to facilitate walkable neighborhoods that encourage healthy lifestyles.

Policy C: Explore the advantages of walkable/bikeable neighborhoods in lowering vehicle use and reducing harmful pollutants caused by vehicular traffic and the resulting benefits for the residents.

Our development aligns perfectly with the Transit-Oriented goals of Avondale in multiple ways. Our community is on Dysart Road, which will be one of the main direct north/south transit corridors between I-10 to the north and the future State Route 30 (Tres Rios Freeway) to the south. Bike lanes provided on Dysart Road encourages the residents to ride their bikes and reduce vehicle use. The new bus stop, as well as the Zoom Bus stop at the corner of Dysart Road and Van Buren Street, allow residents the ability to easily travel to other parts of city too far to walk or bike.

Safety Element

- **Goal 1: Provide a safe and healthy environment for all Avondale residents, employees and visitors.**

Policy A: Encourage new development to be planned and designed to minimize negative and undesirable health and safety hazards to the community.

III. Minor GPA Review/Analysis (cont.)

Policy D: Enhance safety and sense of safety by prioritizing Crime Prevention Through Environmental Design (CPTED).

Avondale Townhomes on Dysart will revitalize a vacant parcel of land that has never been built on and bring life and vibrance to a normally dark and unsafe area. The proposed development will deter unwanted visitors to the site, thus creating a safer and healthier environment for the surrounding community.

The proposed development will utilize all 4 Crime Prevention Through Environmental Design principals. Natural surveillance will be achieved throughout the site by installation of view fences along Dysart Road and 4th Street. Also, by having one of the clubhouses oriented directly off Dysart Road, this will deter potential criminals from entering the site due to the presence of “eyes on the street”. Natural Access Control will be achieved in a few different ways; being a gated community which only allows residents access to the site, each townhome having adequate locking mechanisms at each entry door, and landscaping and lighting dispersed throughout the site to direct both foot and vehicular traffic in ways that decrease criminal opportunities. Territorial Reinforcement will be achieved by providing “for sale” townhomes, allowing home owners to protect a territory that they feel is their own, and have a certain respect for the territory of others. Clear boundaries between public and private areas will be achieved by using physical elements such transparent fences, pavement treatments, signage, proper maintenance and landscaping to distinguish ownership, thus identifying intruders is much easier in well-defined spaces. Maintenance and Management will be key to enhancing safety within the community. The proposed development will utilize an HOA system that will maintain the development and keep a sense of “pride of place”, thus keeping the community’s “image” of a clean, safe community within the development.

Urban Design Element

- **Goal 1: Identify and preserve Avondale’s cultural resources and local sense-of-place.**

Policy C: Provide opportunities for landscaping and streetscape improvements.

Policy D: Work with potential developers to establish designs suitable with the community character.

The Developer, Architect and Landscape Engineer will work closely with the City of Avondale to design a community that provide beautiful landscape and streetscape along both Dysart Road and 4th Street, and to create a design that is suitable with the community character.

The development is located within the boundary of Historic Avondale’s Dysart Road Commercial District, and to address the historic aspect in the project’s design, Spanish Colonial Revival architecture is proposed.

- **Goal 2: Establish a positive and distinctive city image and identity by developing and improving focal points, gateways, specific areas, and major corridors.**

Policy G: Utilize landscape as an important aesthetic and unifying element.

The perimeter walls of Avondale Townhomes on Dysart will be composed of stacked stone piers, block walls with stucco and ironwork to create a pleasant view fence. An inviting view will be created on the Dysart street frontage by setting the buildings back roughly 130’ from the dedicated ROW and creating a lush, inviting landscaped entry into the site. The 4th street frontage will be screened using the same visually-inviting perimeter view fence and lush landscaping that will screen the units facing 4th Street. The townhome buildings are staggered 10’ east and west to not allow a straight row of buildings along 4th street.

The concept behind the landscape design is to create a vivid palette of colors and texture that not only highlights the architecture, but provides visual stimulus to anyone walking through the development. Utilizing drought-tolerant plants and succulents, the goal is to provide a year round tapestry of colors that will never be dormant. The plant material and layout will complement the structure while evoking a cooling oasis of colorful greenery. The open space areas will have a mixture of desert-themed landscaping, shade trees, and grass

III. Minor GPA Review/Analysis (cont.)



turf areas for retention and recreation.

- **Goal 3: foster the idea of distinguishable urban neighborhoods and districts within Avondale.**

Policy B: Maintain the community's character and small-town atmosphere.

Policy D: Create activity centers that encourage people to gather and intersect.

The Avondale Townhomes on Dysart is located within the boundary of Historic Avondale's Dysart Road Commercial District and in keeping with the historic aspect, the project has been created using a Spanish Colonial Revival design.

The overall physical design is intended to foster community among neighbors while also allowing a sense of privacy. Townhomes each have an inviting front patio and the majority are oriented to face each other across a 34' greenscape.

The amenities available within the community, such as such as two pools each with cabanas and a BBQ grill - one with a spa and fire pit and the other with a separate kid's pool, a dog park, a splash pad, a walking path, a tot lot with attached ramada, a clubhouse with fitness area and rooftop deck, and a second clubhouse/sales office with a rooftop deck, will encourage residents and guests to gather and interact with one another, strengthening the sense of community and small-town atmosphere.

- **Goal 4: Utilize redevelopment to mend the urban fabric.**

Policy A: Ensure that new development in many revitalization areas is truly urban, rather than suburban, in form and scale.

Policy B: Respect the primacy of the sidewalk as the City's primary public space and as a key component of an Avondale Healthy Lifestyle Plan.

Policy C: Utilize building materials that are durable and contextual.

Avondale Townhomes on Dysart is truly urban - with a larger population density, attached units and shared amenities - than what is found in a suburban development. A meandering, 5' wide, shaded walking path surrounds the entire development to encourage a healthy lifestyle and add to the sense of community. The building materials chosen for the project include stucco, stacked stone and barrel roof tiles, all of which are durable and contextual to the architectural design.

Please see below the ways in which this Minor GPA Request meets all approved criteria as required by the General Plan 2030:

1) The development pattern contained on the Land Use Plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment.

The current General Plan Land Use Map shows a significant amount of land designated as Local Commercial along Van Buren Street and on the East side of Dysart Road, with a Medium Density Neighborhood to the Southwest of the proposed development. Madison Heights Apartments directly to the South of the proposed development is designated as High Density Residential. The City of Avondale currently has almost no undeveloped land with a designation of Medium-High Density Residential available. There are no parcels in all of Avondale designated by the GP2030 to accommodate a townhome development as proposed. With no optional sites existing in all of Avondale, allowing the proposed land use to be modified to Medium-High Density Residential will be filling a niche not currently offered in the City.

2) The Amendment constitutes an overall improvement to the GP2030 and is not solely for the good or benefit of a particular landowner or owners.

The proposed Minor GPA constitutes an overall improvement to the General Plan 2030, providing an opportunity to increase the population within that area of the city and helping to sustain the large amount of commercial properties in the surrounding area. The proposed development will engage the Historic Heritage of the City of Avondale with its unique Spanish Colonial Revival style of architectural, while keeping a sleek modern feel with the color schemes, attracting young families to move to Avondale to be part of an up-and-coming city.

3) The Amendment will not adversely impact the community as a whole and/or a portion of the community by:

- **Significantly altering the acceptable land use patterns.**
- **Requiring larger and more expensive public infrastructure improvements including, but not limited to, roads, water, wastewater, and public safety facilities than would otherwise be needed without the proposed change.**
- **Adversely impacting the existing land uses.**

The amendment will not adversely impact the community, but rather provide for a land use that is not currently located in the immediate area, while providing support for the Local Commercial in the area. Currently the site is a vacant lot that is dark and isolated from the surrounding properties, with this proposed development the area will be revitalized with the brightness of color schemes along with the site lighting illuminating the site creating a safer community within the area. This Minor GPA request will not be a burden on planned public infrastructure improvements or adversely impact existing land uses.

4) That the amendment is consistent with the overall intent of the GP2030 and other adopted plans, codes and ordinances.

The intent of this Minor GPA request is to amend approximately 27.36 net acres (28.35 gross acres) of Local Commercial land use to Medium-High Density Residential land use to allow for the support of the Local Commercial properties within a walkable distance. The proposed land use is compatible with adjacent existing land uses and is aligned with the overall intent of the General Plan 2030, in providing community growth and development of the City of Avondale.

V. Conclusion



Avondale Strategic Five Year Plan

The Avondale Strategic Five Year Plan (“the Strategic Plan”) outlines initiatives and goals to assist in continuing on the path for building a family friendly and economically robust community vision for the City of Avondale. The Strategic Plan focuses on the continued development of diverse offerings in recreation, entertainment, services, education and residential development to foster a high degree of neighborhood livability where residents can live, work, play and invest.

The proposed development will help the city’s vision of continuing to grow and maintaining a family-friendly environment, while fostering a high degree of neighborhood livability by providing a diverse housing option with 302 for sale townhomes within a commercial saturated area of the city. The Medium High Density Residential land use designation will assist in creating a sense of place, a community of residents and local businesses unified by pride and common values. The Spanish Colonial Revival Style of architecture will blend seamlessly with the Historic Heritage of the City of Avondale, while offering a vibrant and diverse community which promotes a healthy lifestyle.

EXHIBIT A

VICINITY MAP

EXHIBIT B

EXISTING GENERAL PLAN MAP

GENERAL PLAN

Legend

- Planning Boundary
- Growth Area

Land Use

- Rural Low Density Residential
- Estate/Low Density Residential
- Medium Density Residential
- Medium/High Density Residential
- High Density Residential
- Local Commercial
- Freeway Commercial
- Historic Avondale District
- Sports and Entertainment
- Office/Professional
- Industrial
- Business Park
- Corporate Park
- Gila River Scenic District
- Open Space and Parks
- Public/Civic
- Education

- Gateway Employment
- Employment Mixed Use
- Residential Mixed Use
- Neighborhood Commercial
- Townhouse Residential

City Center
Specific Plan
Area

TOD

- Urban Residential
- Urban Commercial
- High Intensity Office
- Mixed Use

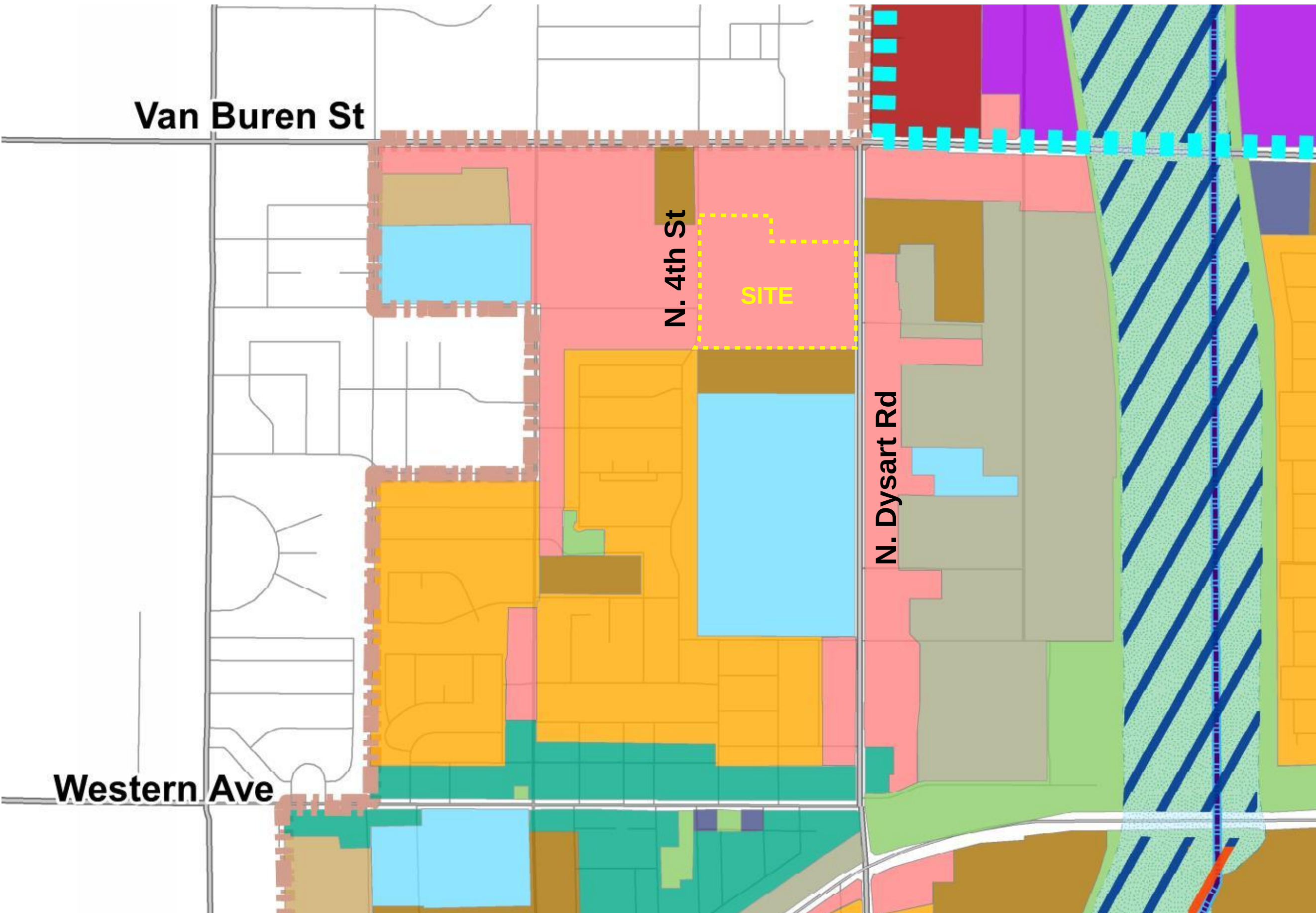


Exhibit B - Existing Avondale General Plan Map
 Avondale Townhomes on Dysart – S of Van Buren St between Dysart Rd & 4th St

EXHIBIT C

PROPOSED GENERAL PLAN MAP

GENERAL PLAN

Legend

-  Planning Boundary
 Growth Area

Land Use

- | | |
|---|---------------------------------|
|  | Rural Low Density Residential |
|  | Estate/Low Density Residential |
|  | Medium Density Residential |
|  | Medium/High Density Residential |
|  | High Density Residential |
|  | Local Commercial |
|  | Freeway Commercial |
|  | Historic Avondale District |
|  | Sports and Entertainment |
|  | Office/Professional |
|  | Industrial |
|  | Business Park |
|  | Corporate Park |
|  | Gila River Scenic District |
|  | Open Space and Parks |
|  | Public/Civic |
|  | Education |

- | | |
|---|-------------------------|
|  | Gateway Employment |
|  | Employment Mixed Use |
|  | Residential Mixed Use |
|  | Neighborhood Commercial |
|  | Townhouse Residential |

City Center
Specific Plan
Area

TOD

-  Urban Residential
-  Urban Commercial
-  High Intensity Office
-  Mixed Use

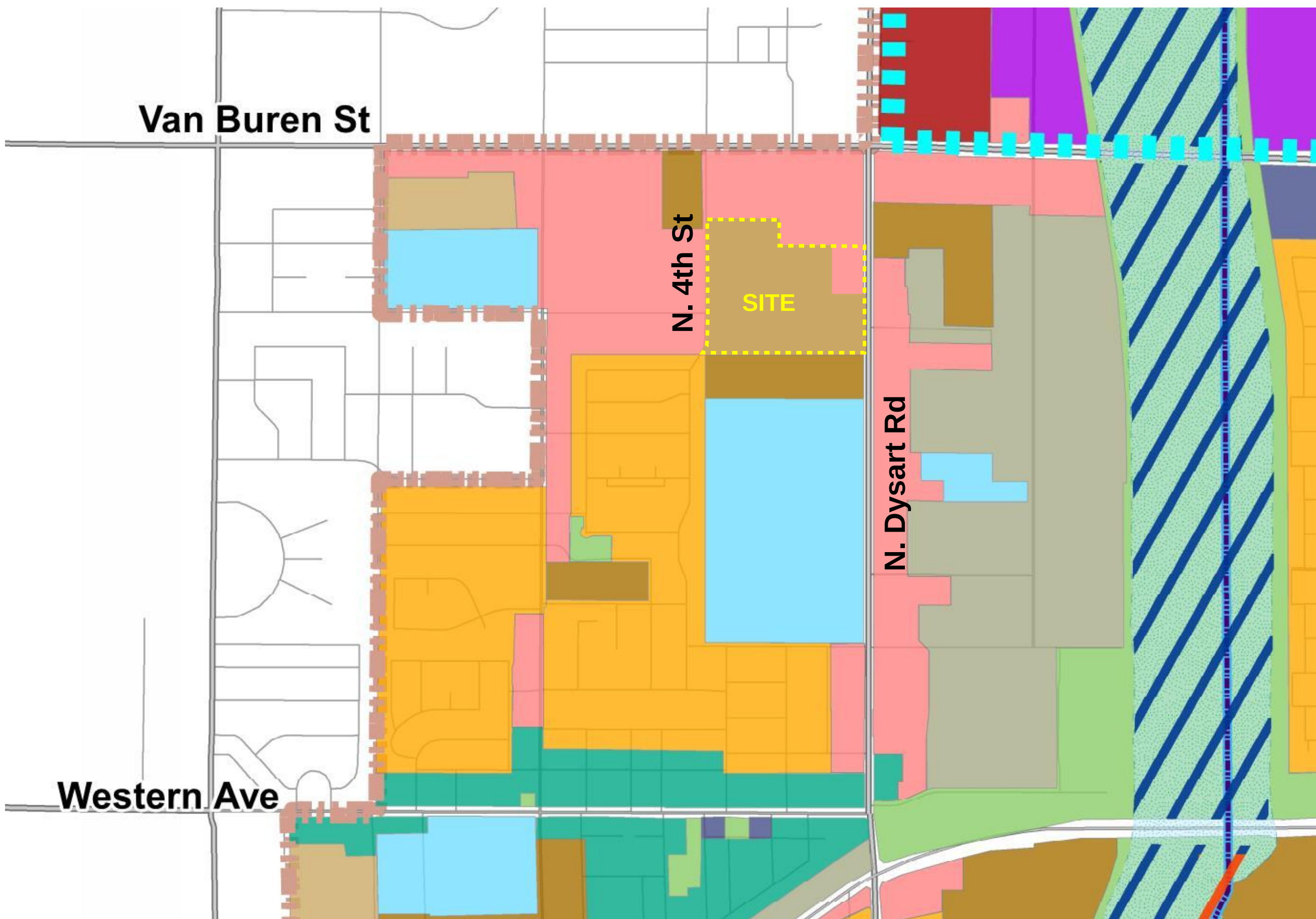
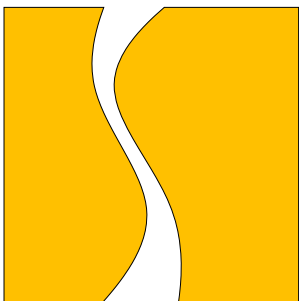


Exhibit C - Proposed General Plan Map

Avondale Townhomes on Dysart – S of Van Buren St between Dysart Rd & 4th St



Synectic Design, Inc.
1111 W University Drive
Suite 104
Tempe, AZ 85281

Exhibit F

Certificates of Adequate School Facilities

Avondale Elementary School District

Agua Fria Union High School District

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for multi-family development has been submitted to the City of Avondale, Development & Engineering Services Department, for review.

Project: Avondale Townhomes on Dysart Project Manager: Ashton Duggins, Synectic Design
Request: Zoning change from C-2 to MHDR Acreage/Parcel Size: 25.37 Acres
Current Density Allowed: 12 Units per Acre Density Proposed: 11.9 Units per Acre
Total number of residential units proposed: 302 Units

As an authorized representative of the District, please complete the questionnaire below.

Does the District have adequate capacity to accommodate the estimated enrollment from the proposed development?

Yes ☒ No ☐

If answered no, please summarize the needs of the district as they relate to serving the students generated by the proposed development.

Is a school site within the proposed development needed?

Yes ☐ No ☒

If answered yes, how many acres is needed for the school site?

Is the district currently working with the developer to provide or help meet the needs identified above through a developer assistance or impact agreement? Yes ☐ No ☒

If answered yes, please explain below:

****If additional writing space is needed, please attach pages to this form****

Date Reviewed: 9/18/19

School District: Avondale Elementary School District

District Superintendent: Dr. Betsy Hargrave

Phone #: 623-772-5000

E-mail: bhargra@avondale.k12.az.us

Signature: Jill Burroughs

It is the developer's responsibility to ensure that this form is completed by an authorized representative of the District noted above and returned to the Development & Engineering Services Department prior to the scheduling of any City Council meetings

Development & Engineering Services Department

11465 W. Civic Center Drive, #110, Avondale, AZ 85323 • Phone (623) 333-4000 • Fax (623) 333-0400 • TDD (623) 333-0010
www.avondaleaz.gov/developmentservices



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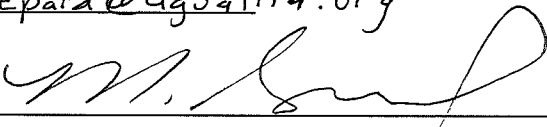
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Is the district currently working with the developer to provide or help meet the needs identified above through a developer assistance or impact agreement? Yes ☐ No ☒

If answered yes, please explain below:

****If additional writing space is needed, please attach pages to this form****

Date Reviewed: 9/19/19
School District: Agua Fria Union High School
District Superintendent: Dennis Runyan
Phone #: 623-932-7154
E-mail: mshepard@aguafria.org

Signature: 

It is the developer's responsibility to ensure that this form is completed by an authorized representative of the District noted above and returned to the Development & Engineering Services Department prior to the scheduling of any City Council meetings

Development & Engineering Services Department
11465 W. Civic Center Drive, #110, Avondale, AZ 85323 • Phone (623) 333-4000 • Fax (623) 333-0400 • TDD (623) 333-0010
www.avondaleaz.gov/developmentservices

Exhibit G

Email from Nearby Property Owner

Received December 2, 2019

From: Joe Cattaneo <joe@aandcproperties.com>
Sent: Monday, December 02, 2019 10:31 AM
To: Ken Galica
Cc: Jennifer Stumph; Michelle Cattaneo; Sarah Cattaneo
Subject: Notice of Upcoming Public Hearings - Input on Applications PL-19-0194 and PL-19-0195

Mr. Galica:

In connection with our ownership of Baldrige Commons, the 2-building retail shopping center located at the NWC Dysart Road and Van Buren Road, we received postcards pertaining to the upcoming public hearings to be held on December 18, 2019. Based on the information provided, it would appear that discussions pertaining to the above-referenced applications will be heard at that meeting and we wanted to offer our input. We fully support the project as it will bring additional needed residential density to support the existing retail in the trade area. We believe there is more than sufficient commercial zoning in the trade area from a retail perspective at this time and for the foreseeable future given the changing climate of retail.

Please feel free to contact me if you have any questions or if you need any additional input. Again, we fully support the applicant's change in zoning.

Joe Cattaneo
A & C Properties, Inc.
4530 East Shea Blvd.
Suite 100
Phoenix, AZ 85028
Tele: (602) 494-7800
Fax: (602) 494-7898
Cell: (602) 618-6137
Email: joe@aandcproperties.com



AGENDA ITEM REPORT

SUBJECT: Avondale Townhomes on Dysart – Rezoning from C-2 (Community Commercial) to Planned Area Development (PAD) – Application PL-19-0194

MEETING DATE: 12/18/2019

TO: Planning Commission

FROM: Ken Galica, Division Lead Planner

THROUGH: Brian Craig, Planning Manager

PURPOSE:

Planning Commission will hold a public hearing and consider a request by Mr. Lance Baker, Synectic Design Inc., to rezone 28.35 gross acres located approximately 760 feet south of the southwest corner of Dysart Road and Van Buren Street from C-2 (Community Commercial) to PAD (Planned Area Development). The proposed Avondale Townhomes on Dysart PAD will allow for a 302-unit single-family attached townhome community featuring two clubhouses and two community pools on 25.86 gross acres. The proposed PAD also reserves 2.49 gross acres of property directly adjacent to Dysart Road for future commercial development under the uses and standards of the City's C-1 (Neighborhood Commercial) zoning district. A request to change the General Plan 2030 Land Use Map designation of 25.86 acres of the property from Local Commercial to Medium/High Density Residential (MHDR) will be considered separately. The Commission will take appropriate action and forward a recommendation to the City Council.

BACKGROUND:

The 28.35 gross acre subject property (Exhibits A and B) is located approximately 750 feet south of the southwest corner of Dysart Road and Van Buren Street, extending westward to 4th Street. Annexed in March 1960, the site was farmed until 2006, when agricultural use of the property ceased. Since agricultural operations concluded, the undeveloped property has been vacant.

City records indicate that the site has been zoned C-2 (Community Commercial) since annexation. The site's C-2 zoning allows for a range of retail, restaurant, office, and service uses that serve a community-wide trade area.

The entirety of the subject property is designated by the General Plan 2030 Land Use Map as Local Commercial. The Local Commercial designation provides for the daily needs of goods and services to residents within the surrounding area. Uses allowed in this category include grocery stores, neighborhood retail and services, and medical or professional offices. The property's C-2 zoning is in conformance with the Local Commercial Land Use designation.

The applicant has submitted a separate application for a Minor General Plan Amendment to change the land use designation of 25.86 acres of the property to Medium/High Density Residential (MHDR). The MHDR

designation allows for a range of residential uses including single-family detached homes, single-family attached homes, townhomes, condominiums, patio homes and casitas in a density range of 4.0 to 12.0 dwelling units per acre (4.0 du/acre target density). Approximately 2.49 acres at the northeast corner of the site, adjacent to Dysart Road, are excluded from the GPA request and would remain designated Local Commercial. A map showing both the existing and proposed General Plan Land Use designations on the property is included as Exhibit C. Approval of the applicant's General Plan Amendment request is required for the rezoning to be approved.

The existing uses and zoning of surrounding properties include:

North: Commercial uses are occurring north of the subject site. From east to west, these uses include:

- Avondale Shopping Center, a retail center with tenants including Harbor Freight, Food City, Fiesta Clothing, KFC, Whataburger, and several smaller inline shops and offices. The Avondale Shopping Center property is zoned C-2 (Community Commercial).
- A multi-tenant auto-related facility which includes separate used car sales, truck and trailer rental, and vehicle repair businesses. The southernmost third of the auto-related facility property is vacant and undeveloped. The site is zoned C-2 (Community Commercial).

East of Dysart Road: Multiple uses are occurring east of the site across Dysart Road. From north to south, these uses include:

- Auto Action, a used car dealership located on property zoned C-2 (Community Commercial).
- Dysart Market, a liquor store, and Aguila's Hideaway, a bar, located on the same parcel, zoned C-2 (Community Commercial).
- Summer Estates, a 22-unit apartment building located on property zoned C-2 (Community Commercial). The residential use of the property is non-conforming.
- Jiffy Lube, an auto service and diagnostic facility located on property zoned C-2 (Community Commercial).
- Multiple undeveloped parcels of varying sizes, all zoned C-2 (Community Commercial).

South: Madison Heights, a 143-unit Maricopa County-owned apartment community located on property zoned R-3 (Multi-Family Residential).

West of 4th Street: Non-residential uses are occurring west of the subject site across 4th Street. From north to south, these uses include:

- Estrella Center, a skilled nursing and memory care facility located on property zoned C-2 (Community Commercial).
- First Southern Baptist Church of Avondale, a place of worship located on property zoned C-2 (Community Commercial).

SUMMARY OF REQUEST:

The applicant is requesting to rezone the 28.35-acre subject property from Community Commercial (C-2) to Planned Area Development (PAD). The proposed Avondale Townhomes on Dysart PAD Narrative (Exhibit E)

details permitted uses, development standards, landscaping and design standards, and other requirements that will guide future development of the site.

In conformance with the accompanying General Plan Amendment application, the proposed PAD zoning will allow for development of a 25.86 gross acre, 302-unit single-family attached townhome community featuring two clubhouses and two community pools with a 2.49 gross acre commercial site adjacent to Dysart Road at the northeast corner of the property. Approval of the General Plan Amendment request is required to consider approval of this rezoning request.

Townhome Component

The residential component of the development occupies the majority of the site and will be comprised of 43 buildings containing 302 townhome units (216 two-bedroom units and 86 three-bedroom units). Townhomes will share a common wall(s) with neighboring units, with each building containing between six and eight townhomes. Each unit will feature a two-car garage accessed through a rear alleyway, allowing the front of each townhome to face onto open space areas and reducing garage dominance of the front elevations. The proposed density of the development is 11.7 units/acre (11.9 units/acre net density).

All units are required through the PAD to be “single-family attached townhomes”, meaning each unit will be located on an individual, small lot (21’6 wide by 62’6” deep). The development intends to be a for-sale product, different from multi-family residential uses where all units are owned by a single entity, located on a single lot, and offered for-rent.

Development standards for the community are based on the City’s R-3 (Multi-Family Residential) district. However, the minimum lot width, lot depth, and setback requirements for the R-3 district are designed to accommodate a traditional multi-family development where multiple units are located on the same lot and setbacks are measured from perimeter property lines, not internal lot lines. Because the proposed townhomes are single-family and not multi-family as discussed in the preceding paragraph, modification of the lot dimensions and setbacks is necessary to accommodate attached single-family product.

The PAD contains architectural requirements and preliminary building elevations that will result in an attractive development in conformance with the Historic Avondale Design and Development Guidelines. The townhomes will be designed in the Spanish Colonial Revival style characterized by use of smooth plaster wall finishes, decorative corbels, incorporation of semi-circular /arched fenestration and ornamentation, and a combination of low-pitched and flat clay tile roofs. The chosen style is respectful of the existing built environment in proximity to the site. Buildings are designed with multiple areas of projections and recesses to reduce bulk, provide contrast and shade, and distinguish each unit from adjacent townhomes. Three complementary color and material palettes, each subtly different from one another and featuring a light body color, dark secondary trim color, and stacked stone accents, are provided to create variation between buildings in a manner consistent with the Spanish Colonial Revival style. Community buildings, including the two clubhouse buildings, will be designed in the same style to complement the residences.

Usable open space is provided over 37 percent of the site, greatly exceeding the City’s minimum 15 percent requirement. Open space amenities to be provided by the developer include two separate community clubhouses with rooftop decks, a fitness center, two distinct community pools (one including a traditional pool, kids pool and a lap pool and the other featuring a traditional pool and spa), poolside cabanas, a tot lot, and picnic ramadas with barbeque grills. All amenities are connected by a series of pedestrian sidewalks that can be accessed from the front door of any unit. Additionally, each unit includes private open space in the form of a walled, ground floor patio located in the front yard of each townhome. Landscaping will be provided throughout in accordance with City standards requirements. All open space and landscaping outside the walls of the townhome will be common areas maintained by a Homeowners Association.

Vehicular access to the proposed development will be through two gated entryways, one from Dysart Road

and the second from 4th Street. The developer will construct all required off-site improvements adjacent to the development, including a sidewalk along 4th Street, right-of-way landscaping along both Dysart Road and 4th Street, and water and sewer connections to the property. Connections from the internal sidewalk network to the Dysart Road and 4th Street public sidewalks are provided to allow easy access to nearby businesses, schools, churches, and transit. All required off-site improvements will be completed by the developer in the first phase. All internal driveways will be private streets and 151 visitor parking spaces will be dispersed throughout the development to accommodate guests; decorative pavement is used for on-site pedestrian crossings and to enhance the aesthetic of the private alley accessways.

The residential portion of the Avondale Townhomes on Dysart PAD will be developed first.

Commercial Component

The PAD reserves 2.49 acres of land at the northeast corner of the site for future commercial development. Though no specific uses or a site layout have been identified, the PAD will allow future development per the City's C-1 (Neighborhood Commercial) zoning district uses and development standards. Allowing more restrictive C-1 uses rather than C-2 (Community Commercial) uses will result in a lower intensity commercial development more compatible with the townhomes to be developed on adjacent lots. Commercial uses such as gas stations, for example, are allowed in C-2 (with Conditional Use Permit) but are prohibited in C-1 zoning. When uses are identified, the future commercial development will be required to meet all City standards for open space, architecture, and all other design related requirements.

The commercial area will be accessed from Dysart Road, separate from the access into the townhome portion of the PAD. No vehicular cross-access between the residential and commercial areas will be provided; a pedestrian connection from the townhomes into the commercial site will be provided. The developer will be responsible for constructing a new bus shelter pad when the commercial site is developed.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

The property is located in the service areas of the Avondale Elementary School District (AESD) and the Agua Fria Union High School District (AFUHSD).

Students in kindergarten through eighth grade will attend Lattie Coor School located at the northeast corner of Central Avenue and La Canada Boulevard, approximately one-quarter (1/4) mile west of the Avondale Townhomes on Dysart site. High school students will attend Agua Fria High School located at the northwest corner of Dysart Road and Riley Drive, approximately one-half (1/2) mile south of the Avondale Townhomes site.

Both AESD and AFUHSD have provided the City with signed certificates stating that each district has adequate school facilities to accommodate the estimated enrollment of new students to be generated by the proposed Avondale Townhomes on Dysart development (Exhibit F).

PUBLIC PARTICIPATION:

A Neighborhood Meeting to discuss the proposal with neighboring property owners and other interested parties was held at 6:00 P.M. on Thursday, December 5th in the Sonoran Conference Room at Avondale City Hall. All notices of the meeting, including mailings to owners within 1,000 feet of the site, public hearing notice signs on the property, and display ads in the Arizona Republic, were completed at least fifteen days prior to the meeting as required. Except for the applicant team and City Staff, there were no attendees of the Neighborhood Meeting.

No comments related to the proposal have been posted on the City's aVOICE digital forum; three (3) persons have viewed information about the request.

Staff received an email from the owner of a nearby commercial center, Baldrige Commons located at the

northwest corner of Dysart Road and Van Buren Street in the City of Goodyear, in relation to the proposed GPA and Rezoning on December 2, 2019 (Exhibit G). In the email, the landowner indicated support of the proposed Avondale Townhomes project, stating, "...it will bring additional needed residential density to support existing retail in the trade area. We believe there is more than sufficient commercial zoning in the trade area from a retail perspective at this time and for the foreseeable future given the changing climate of retail." No additional public comments have been received to date.

All required notifications for Planning Commission and City Council public hearings have been completed. All property owners within 1,000 feet of the subject site were notified of the time, date, and location of the Planning Commission and City Council meetings via postcards sent on November 20, 2019. The meetings were advertised in the Wednesday, November 27, 2019 edition of the Arizona Republic. Lastly, public hearing notice signs identifying meeting dates, times, and locations were installed on the property adjacent to both Dysart Road and 4th Street on November 18, 2019.

ANALYSIS:

Conformance with the General Plan and Historic Avondale Design & Development Guidelines

A General Plan Amendment request to change the land use designation of 25.86 acres of the site to Medium/High Density Residential is being considered concurrent with this rezoning request. The proposed Avondale Townhomes on Dysart PAD, which provides for a density of 11.7 units per acre with 37 percent of the site area developed as highly amenitized open space, aligns with the Medium/High Density Residential land use designation that allows four to twelve dwelling units per acre. Additionally, the 2.49-acre commercial area conforms to the Local Commercial land use designation applied to it.

Additionally, the proposed PAD furthers several goals of the General Plan and Historic Avondale Design & Development Guidelines, most notably:

- General Plan Land Use Goal #1, Policy D "Enhance the attractiveness of infill parcels as an option for new development throughout Avondale." The proposed General Plan Amendment and accompanying rezoning will allow for development of a site that has remained vacant and undeveloped since its annexation into the City of Avondale nearly sixty years ago.
- Housing Element Goal #2, Policy B: "Encourage the development of condominiums and townhomes which appeal to people seeking to own their residence, but who may not want maintenance responsibilities." Development of the site in accordance with the proposed PAD will result in 302 new townhomes and will be the first new townhomes built in the City in over thirty years.
- Housing Element Goal #4, Policy B: "Support creatively designed subdivision layouts, particularly layouts in which open space and recreation areas containing amenities are thoughtfully integrated throughout." The proposed development greatly exceeds minimum open space requirements and provides a tremendous range of amenities distributed throughout the site, including two conditioned clubhouses, two pool areas, a tot lot, a dog park, ramada, and more.
- Urban Design Element Goal #4, Policy A: "Ensure that new development in many revitalization areas is truly urban, rather than suburban, in form and scale." The proposed development, at the upper end of the MHDR density allowance, is urban in scale and form.
- Historic Avondale Design & Development Guidelines: "Encourage investment, redevelopment, and replacement of vacant infill through flexible development standards and incentives". The proposed PAD provides for some minor modifications to development standards necessary to accommodate development of the site with townhomes.

Permitted Uses

The uses proposed in the residential portion of the PAD are limited to attached single-family residences and standard accessory uses such as pools, clubhouses, parks, and the like. The uses proposed are fully consistent with the Medium/High Density Residential General Plan designation and are entirely appropriate within a future townhome community.

The uses proposed for the commercial portion of the site are based upon the permitted uses in the City's C-1 (Neighborhood Commercial) district. Uses permitted in the C-1 district are less intense than uses allowed in the C-2 district and will result in a compatible and complementary relationship with the townhomes to be developed on adjacent lots.

Development and Design Standards

None of the City's standard residential zoning districts contain development standards suited to accommodate attached townhomes. While the City's R-3 district was used as the starting point for the development standards, several of the R-3 district standards are intended to guide more typical multi-family (e.g. apartment) development and modification of those standards is needed in order to support an attached single-family residential townhome product. These modifications primarily involve elimination of internal setbacks (allowing for units to share common walls, etc.) and reduction in lot dimensions (allowing for smaller lots without private yards).

In addition, a reduction in guest parking from the City's new standard adopted in September 2019 is proposed. Under the new Ordinance, one guest parking space per unit must be provided for single-family residential developments where driveway parking or on-street parking is not provided; a total of 302 guest parking spaces would be needed to satisfy the City's new guest parking standard as it relates to the proposed Avondale Townhomes on Dysart. A total of 161 guest parking spaces are proposed, exceeding the City's pre-September 2019 requirement (1 guest space for every 10 units, or 31 spaces for Avondale Townhomes on Dysart) but lower than the newly adopted requirement (302 spaces). Meeting the new requirement would require significant reductions in open space landscaping throughout the development; Staff believes the proposed guest parking, which provides a guest space per every two units, will function adequately given the size of the proposed townhomes and the availability of on-street parking on 4th Street, if necessary.

Except as noted above, development and design standards contained within the PAD meet or exceed standard requirements contained within the Zoning Ordinance, Historic Avondale Design & Development Guidelines, and Multi-Family Residential Design Manual. Generous landscape setbacks are provided along adjacent streets, enhanced landscaping, open space and amenities more than double minimum requirements are integrated throughout, and high quality, attractive, and varied, architecture respectful of the site's location in Historic Avondale is proposed. The development achieves the following objectives of the City's Multi-Family Residential Design Manual:

- Providing a framework so that multi-family residential developments offer a variety of diverse and attractive building types, floor plans, and architectural styles with attractive building architecture, site design, and functionality.
- Eliminating redundancy within developments, by encouraging a variety of building sizes, building heights, amenities, open spaces, and providing a sense of arrival through entry features, building orientation, building materials and colors, rooflines, theme walls, and entrance gates.
- Providing innovative site design standards that create walkable, safe, pedestrian friendly, family-friendly and sustainable developments with usable open space and various amenities.

Development of the future commercial portion of the PAD will comply with all Zoning Ordinance and Commercial Design Manual requirements and will complement the townhome architecture.

Streets, Utilities, and Other Infrastructure

Access to the residential portion of proposed development will be from two gated driveway entrances, one

from Dysart Road to the east and the second from 4th Street to the west. The Dysart Road access will be the primary entrance into the community. An expansive network of on-site pedestrian sidewalks will connect to public sidewalks adjacent to both Dysart Road and 4th Street, providing excellent pedestrian access to Agua Fria High School, Lattie Coor Elementary School, several nearby churches, and a multitude of commercial uses occurring in the surrounding area.

The commercial area will be accessed from Dysart Road, separate from the access into the townhome portion of the PAD. No vehicular cross-access between the residential and commercial areas will be provided; a pedestrian connection from the townhomes into the commercial site will be provided.

The developer will be responsible for all remaining improvements to the west half of Dysart Road and the east half of 4th Street adjacent to the property, including installation of a new sidewalk along 4th Street, right-of-way landscaping along both streets, and installation of a new bus shelter and pad adjacent to Dysart Road. Water and sewer improvements and undergrounding of power lines and/or irrigation canals will also be completed by the developer. Except for the bus shelter and pad, which will be constructed when the commercial portion of the PAD develops, all improvements will be completed by the developer in the first phase.

All streets internal to the development will be private. The future Homeowners Association will be responsible for all maintenance of these private streets, parks, and all other common facilities.

DISCUSSION:

The proposed PAD meets the following findings:

1. The residential component of the proposed Avondale Townhomes on Dysart PAD is in conformance with the proposed General Plan Land Use Map designation of Medium/High Density Residential.
2. The commercial component of the proposed Avondale Townhomes on Dysart PAD is in conformance with the General Plan Land Use Map designation of Local Commercial.
3. The proposed Avondale Townhomes on Dysart PAD is in conformance with the Historic Avondale Design and Development Guidelines.
4. The proposed Avondale Townhomes on Dysart PAD will result in compatible land use relationships.
5. Adequate public infrastructure to support the proposed development either presently exists or will be constructed by the developer.
6. The recommended conditions of approval are reasonable to ensure conformance with the provisions of the Zoning Ordinance and all other applicable City codes, ordinances, and policies.

STRATEGIC PLAN:

INITIATIVE: Foster sustainable community development

- STRATEGIC GOAL: Encourage build-out in residential housing opportunities that support diverse housing options.

INITIATIVE: Encourage and support creative innovation in development and service delivery

- STRATEGIC GOAL: Encourage a flexible environment responsive to market trends.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-19-0194 Avondale Townhomes on Dysart, a request to rezone approximately 28.35-acres from C-2 (Community Commercial) to Planned Area Development (PAD), subject to the following four (4) conditions of approval:

1. Development shall conform to the Avondale Townhomes PAD Narrative date stamped, October 17, 2019, except as modified by these conditions.
2. All perimeter offsite improvements, including improvements adjacent to the commercial parcels, shall be completed in the first phase of development.
3. The developer shall construct a bus shelter pad and bus shelter adjacent to Dysart Road in front of the future commercial parcels with the first phase of development on the commercial parcels. The design of the shelter shall be determined during the Site Plan review for the first commercial phase; the design will be required to complement the architecture of the Avondale Townhomes and related commercial buildings.
4. Grandfathered groundwater rights for the property must be extinguished and pledged to the City of Avondale's designated account (26-002003.0000) prior to issuance of any construction permits for any portion of the project.

PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-19-0194 Avondale Townhomes on Dysart, a request to rezone approximately 28.35-acres from C-2 (Community Commercial) to Planned Area Development (PAD), subject to four (4) recommended conditions of approval as listed in the Staff Report.

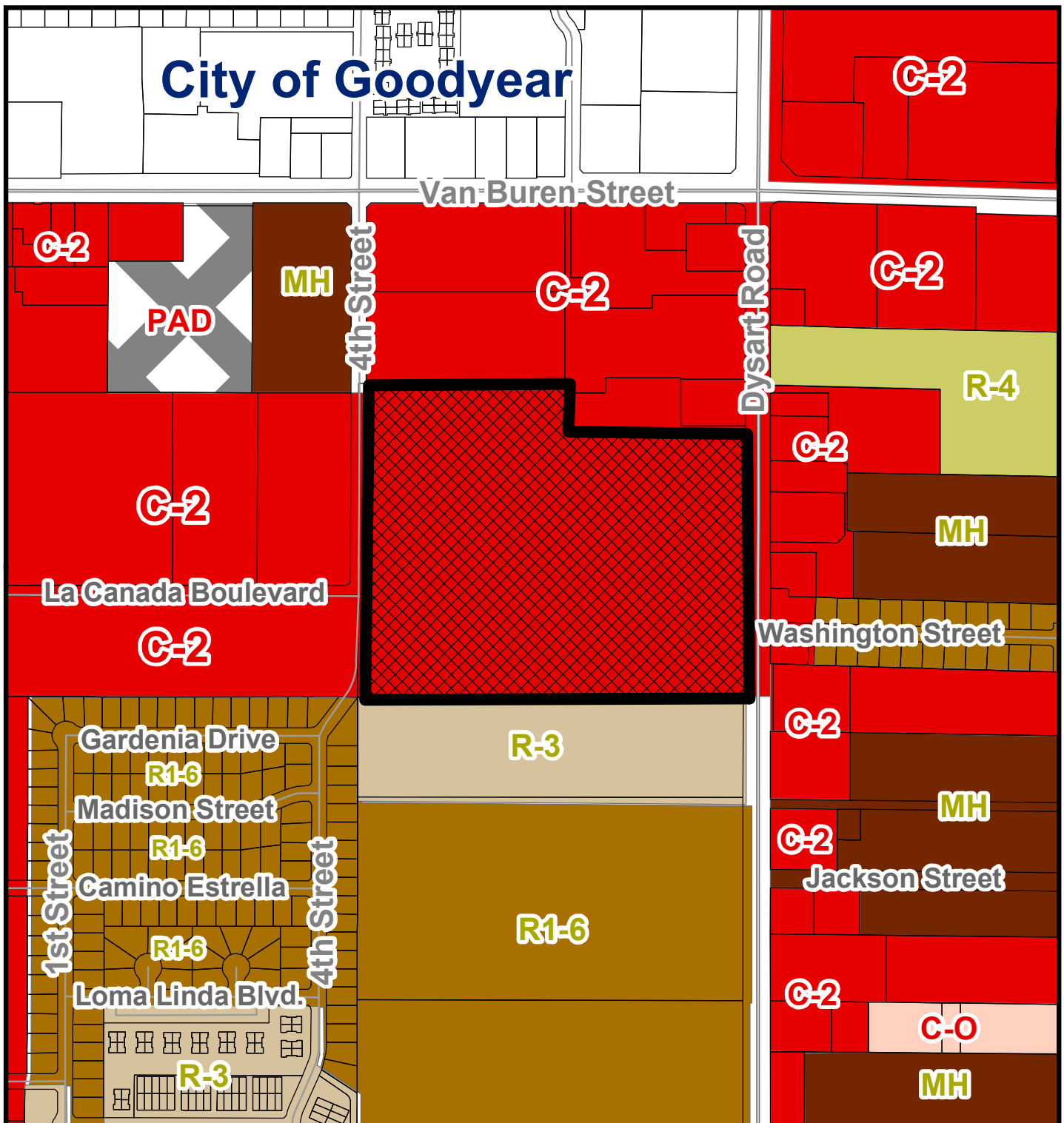


Aerial Photograph



 Subject Property



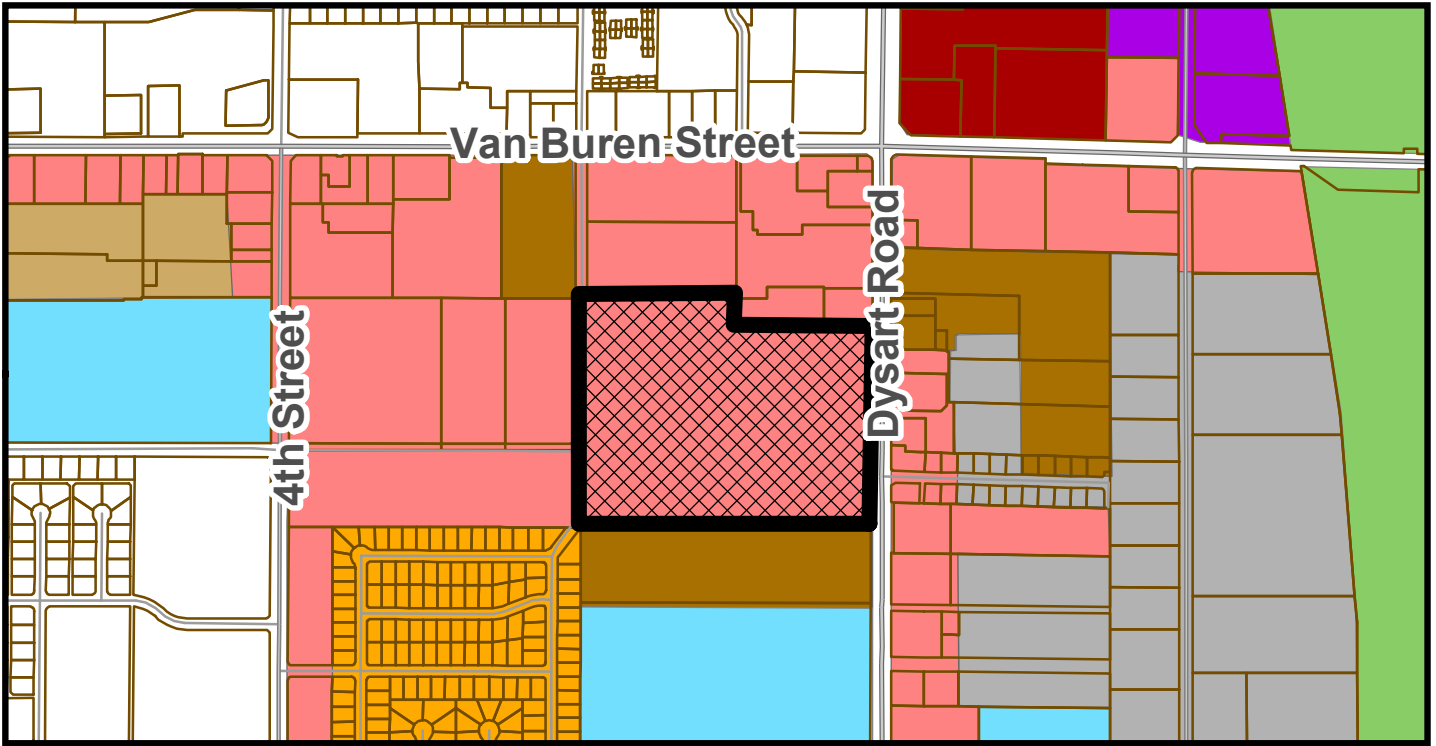


Zoning Vicinity Map

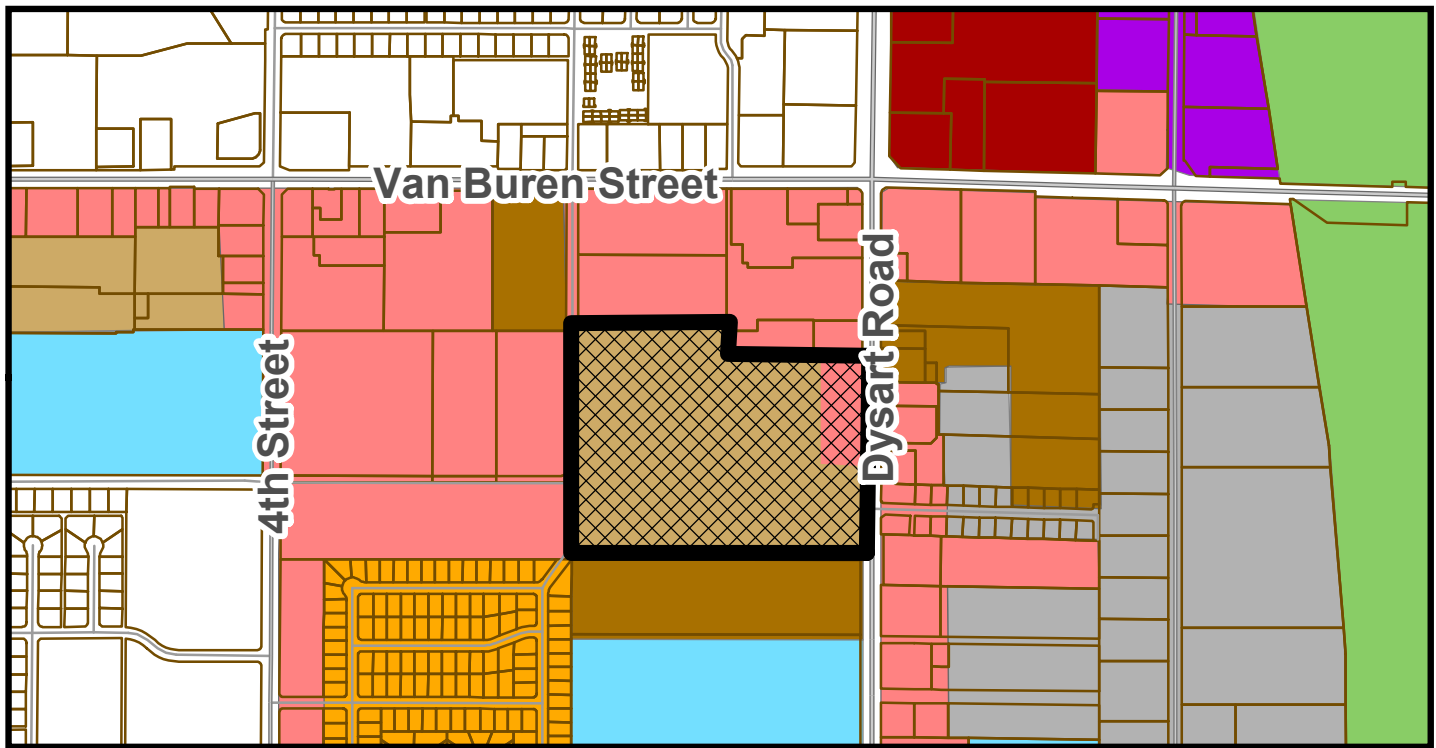


Subject Property





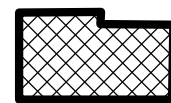
CURRENT LAND USE MAP



PROPOSED LAND USE MAP

General Plan Land Use Map

- | | |
|---------------------------------|----------------------|
| Local Commercial | Industrial |
| Urban Commercial | Business Park |
| High Density Residential | Education |
| Medium/High Density Residential | Open Space and Parks |
| Medium Density Residential | |



Subject Property

SUMMARY OF RELATED FACTS

APPLICATIONS PL-19-0194 AND PL-19-0195

THE PROPERTY	
PARCEL SIZE	28.35 gross acres
LOCATION	Approximately 760 feet south of the southwest corner of Dysart Road and Van Buren Street
PHYSICAL CHARACTERISTICS	The undeveloped site is flat with frontage on both Dysart Road and 4 th Street
EXISTING LAND USE	The site is vacant and undeveloped. Though no longer in agricultural production, farming occurred on the site as recently as 2006.
EXISTING ZONING	C-2 (Community Commercial)
ZONING HISTORY	The property was annexed in March 1960. Records indicate the site has been zoned C-2 (Community Commercial) since annexation.

SURROUNDING ZONING AND LAND USE	
NORTH	Commercial uses are occurring north of the subject site, including (from east to west): - Avondale Shopping Center, a retail center with tenants including Harbor Freight, Food City, Fiesta Clothing, KFC, Whataburger, and several smaller inline shops and offices. The Avondale Shopping Center property is zoned C-2 (Community Commercial). - A multi-tenant auto-related facility which includes separate used car sales, truck and trailer rental, and vehicle repair businesses. The southernmost third of the auto-related facility property is vacant and undeveloped. The site is zoned C-2 (Community Commercial).
EAST OF DYSART ROAD	Multiple uses are occurring east of the site across Dysart Road, including (from north to south): - Auto Action, a used car dealership located on property zoned C-2 (Community Commercial). - Dysart Market, a liquor store, and Aguila's Hideaway, a bar, located on the same parcel, zoned C-2 (Community Commercial). - Summer Estates, a 22-unit apartment building located on property zoned C-2 (Community Commercial). The residential use of the property is non-conforming. - Jiffy Lube, an auto service and diagnostic facility located on property zoned C-2 (Community Commercial). - Multiple undeveloped parcels of varying sizes, all zoned C-2 (Community Commercial).
SOUTH	Madison Heights, a 143-unit Maricopa County-owned apartment community located on property zoned R-3 (Multi-Family Residential).
WEST	Non-residential uses are occurring west of the subject site across 4th Street, including (from north to south): Estrella Center, a skilled nursing and memory care facility located on property zoned C-2 (Community Commercial).

	First Southern Baptist Church of Avondale, a place of worship located on property zoned C-2 (Community Commercial).
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<i>GENERAL PLAN</i>
The entire 28.35 gross acre property is currently designated Local Commercial by the General Plan 2030 Land Use Map. The Local Commercial designation provides for the daily needs of goods and services to residents within the surrounding area. Uses allowed in this category include grocery stores, neighborhood retail and services, and medical or professional offices. The applicant is requesting a Minor General Plan Amendment to change the Land Use designation of 25.86 acres of the property to Medium/High Density Residential (MHDR). The MHDR designation allows for a range of residential uses including single-family detached homes, single-family attached homes, townhomes, condominiums, patio homes and casitas in a density range of 4.0 to 12.0 dwelling units per acre (4.0 du/acre target density). Approximately 2.49 acres of the property adjacent to Dysart Road are excluded from the applicant's GPA request and will remain Local Commercial.

PUBLIC SCHOOLS	
SCHOOL DISTRICT(S)	Avondale Elementary School District Agua Fria Union High School District
ELEMENTARY SCHOOL	Lattie Coor School (K-8)
HIGH SCHOOL	Agua Fria High School

ADJACENT STREETS	
Dysart Road	
Classification	Minor Arterial
Existing half-street ROW	40'
Standard half-street ROW	50'
Existing half-street improvements	Two through lanes, half center turn lane, bike lane, detached sidewalk, curb, gutter, landscaping, street lights, and pedestrian lights
Standard half-street improvements	Two through lanes, half center turn lane, bike lane, detached sidewalk, curb, gutter, landscaping, street lights, and pedestrian lights
4 th Street	
Classification	Local Street
Existing half-street ROW	None
Standard half-street ROW	25'
Existing half-street improvements	One through lane, curb and gutter, and street lights (on west side)
Standard half-street improvements	One through lane, attached sidewalk, curb, gutter, landscaping, and street lights

UTILITIES

The City will be the water service provider for the Avondale Townhomes on Dysart development. Water service will be provided to the site from an existing 12" water line in Dysart Road and an existing 8" water line in 4th Street.

The City will also be the sewer service provider for the Avondale Townhomes on Dysart development. Sewer will be provided to the site by an existing 8" sewer line in Dysart Road and/or an existing 8" sewer line in La Canada Boulevard west of 4th Street.

Arizona Public Service (APS) provides electrical service in this portion of the City.

Exhibit E

Proposed Planned Area Development Narrative

Avondale Townhomes on Dysart



AVONDALE TOWNHOMES ON DYSART

PAD Narrative

October 10, 2019

GENERAL DEV'T PLAN REQUIREMENTS

Synectic Design, Inc.

1111 W University Drive

Suite 104

Tempe, AZ 85281

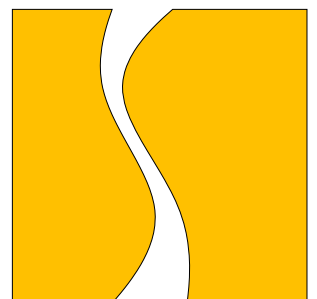


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- B. Avondale Zoning Map
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I. Property Description

Project Name and Address

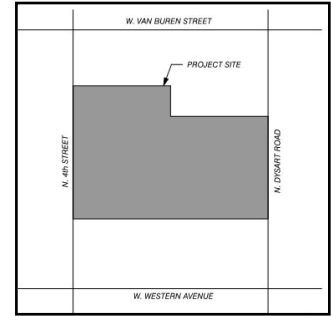
Avondale Townhomes on Dysart
1020 N 4th Street
Avondale, Arizona 85323

Assessors Parcel

500-10-008D

Project Location

Project is located South of West Van Buren Street and North of West Western Avenue, between North 4th Street (on the West) and North Dysart Road (on the East).



Vicinity Map

Project Area

Entire Site

Gross: 28.35 Acres

Net: 26.98 Acres

Area Devoted to Street ROW:

Along Dysart = 32,843 SF / .75 Acres

Along 4th Street = 26,737 / .61 Acres

Parcel 1

Gross: 1.16 Acres

Net: 0.92 Acres

Parcel 2

Gross: 1.33 Acres

Net: 1.06 Acres

Parcel 3

Gross: 25.86 Acres

Net: 25.37 Acres

Existing and Proposed Zoning

	Existing	Proposed
Parcel 1	C-2 (Community Commercial)	PAD (Planned Area Development) C-1
Parcel 2	C-2 (Community Commercial)	PAD (Planned Area Development) C-1
Parcel 3	C-2 (Community Commercial)	PAD / Single Family Attached

Project Team

Architect

Synectic Design, Inc.
Lance D. Baker, AIA
1111 W University Dr, Ste 104
Tempe, AZ 85281
480-948-9766

Civil Engineer

Land Development Group
Nick Prodanov, PE, PMP
8808 N Central Ave, Ste 288
Phoenix, AZ 85020
602-889-1984

Traffic Engineer

EPS Group
Eric Maceyko
1136 N Alma School Rd, Ste 120
Mesa, AZ 85201
480-503-2250

I. Property Description (cont.)

Topography

The Site is relatively flat with the north-east corner $\pm 2'-0"$ above the rest of the site.

Land Use & Zoning on Adjacent and Nearby Properties

- **North:** C-2 Commercial. There are several commercial stores including: a strip mall with a Food City and Harbor Freight, fast food restaurants including Filibertos, KFC, Whataburger and a Pizza Hut, and small retail shops.
- **East:** There are small commercial shops including Jiffy Lube, Auto Action Car dealership, and a Liquor Store, zoned C-2 (Community Commercial).
- **South:** R-3 Residential. Directly to the South is the Agua Fria High School and Madison Height Apartment Homes with a density of 14.3 dwelling units per acre.
- **West:** C-2 Commercial and MH (Manufactured Homes). Located to the West, across 4th Street and North of E La Canada Blvd is the Estrella Center, a skilled nursing facility. North of that is Mountain View Apartments with a density of 14 dwelling units per acre. The property is zoned MH (Manufactured Home Park) but developed with traditional multi-family apartments, a legal non-conforming use. First Southern Baptist Church of Avondale is also west of the property, zoned C-2 (Community Commercial). The church campus includes a worship center and elementary school.

For more information please see attached Exhibit A - Aerial Context Exhibit, Exhibit B - Avondale Zoning Map, and Exhibit C - Current Avondale General Plan Map.

General Plan Land Use Designation

The property's current General Plan Use designation is Local Commercial; we are requesting a Medium High-Density Residential designation.



II. Project Description

1. Overall description of the project, including the project theme and intended character of the development:

Avondale Townhomes on Dysart is designed to be a high-quality, affordable for-ownership townhome neighborhood with a future retail component (please see Exhibit D - Conceptual Site Plan). The community will provide abundant open space and amenities, such as two pools each with cabanas and a BBQ grill - one with a spa and fire pit and the other with a separate kid's pool, a dog park, a splash pad, a walking path, a tot lot with attached ramada, a clubhouse with fitness area and rooftop deck, and a second clubhouse/sales office with a rooftop deck.

The overall physical design is intended to foster community among neighbors while allowing a sense of privacy. Townhomes each have an inviting front patio are oriented to face each other across a 34' greenscape. Each townhome includes a 2-car garage that is accessed through a driveway at the rear of the home.

The proposed plan includes 216 2-bedroom units and 86 3-bedroom units, for a total of 302 units. Each 2-bedroom unit is 1,396 sq ft plus a 405 sq ft garage and a 125 sq ft patio. The 3-bedroom units are 1,566 sq ft with a 403 sq ft garage and a 125 sq ft patio.

There are 2 gated entrances to the residential portion of the development; one on North 4th Street and the other on North Dysart Road. Internal residential streets are all private; they will be 26' wide and the driveways to the rear of the townhomes are 24' wide. 161 guest parking spaces are interspersed throughout the development for easy access to any unit.

The development is located within the boundary of Historic Avondale's Dysart Road Commercial District. To address the historic aspect in the project's design, Spanish Colonial Revival architecture is proposed (see Exhibit F, Conceptual Elevations).

The Avondale Townhomes on Dysart includes 37% open space and high-quality amenities for an active community lifestyle. Amenities include two pools each with cabanas and a BBQ grill - one with a spa and fire pit and the other with a separate kid's pool, a dog park, a meandering 5' wide walking path surrounding the entire development, a tot lot with attached ramada, a clubhouse with fitness area, and a second clubhouse/sales office with a rooftop deck. All open spaces and amenities will be well-connected and easily accessible via internal pathways (see Exhibit H, Open Space Plan).

The requirements of the Avondale Zoning Ordinance, as amended, and Avondale Subdivision Regulations, as amended, shall apply except where explicitly stated otherwise by this PAD.

2. Justification for any increase in density and/or land use intensity from the General Plan Land Use Plan expectations:

The increase in density from the General Plan Land Use Plan is justified by the intense job growth in the West Valley from large companies such as Microsoft and Apple; particularly in Avondale, Buckeye and Goodyear. Affordable, high-quality housing is still at a premium.

This project exceeds City-required standards via open space, amenities and connectivity within the site; all of which will be discussed further within the narrative.

3. Total number of dwelling units and density:

302 Units / 25.37 Acres = 11.90 Units/Acre

III. Land Use Development



1. Land Use Development Plan

Please find the proposed Land Use Development Plan including major access points, circulation patterns and general land uses, attached as Exhibit E, Land Use Development Plan.

2. Traffic Analysis

A Traffic Impact Analysis has been conducted to support the major access points and circulation patterns presented by this development.

3. Phasing Plans

The commercial parcels are anticipated to develop in a future phase, but all off-site improvements to 4th Street and Dysart Road, including the portions adjacent to the future commercial, will be completed in the first phase.

4. Circulation System

Please find the proposed Circulation System for the site and its relationship to existing or planned streets in the adjacent areas attached as Exhibit E, Land Use Development Plan.

IV. Land Uses



Residential Area

The following uses shall be permitted in this PAD:

- Single-family attached residential; townhouses
- Accessory uses and buildings incidental to the principal use such as clubhouse, swimming pool, community building and garages
- Private and public parks and private or public recreation facilities
- Community recreational facilities of a non-profit nature when associated with a residential project
- Home occupations in accordance with the Avondale Zoning Ordinance

Prohibited uses:

- Any other use not expressly permitted herein

Purpose, improvement, ownership, and maintenance of common areas and facilities and how these contribute to the intended character of the development:

Site common areas and facilities will ultimately be owned, operated and maintained by an Association to ensure consistency and conformance with the intended character of the proposed development.

Commercial Area

Due to the adjacency of the future townhomes, the future commercial portions of the PAD shall be developed in accordance with the uses of the C-1 (Neighborhood Commercial) zoning district.

V. Development Standards

Residential Area

Proposed Avondale Townhomes on Dysart Development Standards		
Development Standard	Avondale R-3 Zoning District	Avondale Townhomes on Dysart Standard
Maximum Units Allowed	1 unit per 3,630 sf/ net site area	302
Minimum Lot Width	50'0"	± 21'6"
Minimum Lot Depth	100'0"	± 62'6"
Maximum Height	30'0"	28'0"
Maximum Building Coverage - Overall Site Area	45%	30%
Minimum Setback - Dysart Rd & 4th St	25'0"	25'0" & 20'0"
Minimum Setback from North & South Property Lines	15'0"	15'0"
Individual Townhome Front Setback from Tract	-	± 10'0"
Individual Townhome Rear Setback from Tract	-	± 2'6"
Individual Townhome Side Setback from Tract	-	0'0"

Additional Residential Development Standards

Lighting: Minimization of light pollution is an important consideration, therefore all exterior lighting for the common open space areas, development entries and adjacent to the internal streets will comply with Section 707: Outdoor Lighting. A photometric plan will be provided in a later submittal. All lighting will be placed to direct light away from the adjacent residential district and will not exceed one-foot candle at the property line. No noise, odor or vibration will be emitted at any level exceeding the general level of noise, odor or vibration emitted by uses in the area outside of the site.

Screening: Each residential building will have a mansard roof, combination of flat and sloped roof, to allow for the screening of rooftop mechanical units.

Walls and fences: All walls and fences will meet Section 1207 of the Avondale Zoning Ordinance and the "Multi-Family Residential Development" section of the City of Avondale's Design Manual for Multi-Family Residential Development. The proposed development will utilize a 5'6" H metal view fence with stacked stone piers along Dysart Road and 4th Street. Along the perimeter of the Northern property boundary, CMU walls with stucco and stacked piers will soften the view of the rear elevation of the commercial buildings those units will face. The existing perimeter wall/view fence along the Southern property boundary (Madison Heights Apartments) will remain in place and will be a shared wall (see Exhibit G, Site Details - Perimeter Walls).

Parking: Parking stall dimensions will meet Section 8 of the Avondale Zoning Ordinance. There are 604 Covered Garage parking spaces for the residential units and 161 visitor

V. Development Standards *(cont.)*

parking spaces. The dimensions are: 9'-6" x 20'-0" for standard visitor parking spaces and 11'-0" x 20'-0" for the 9 accessible parking spaces, which are dispersed throughout the site to allow accessibility at all amenities.

The proposed plan provides 161 guest parking spaces (0.53 spaces per unit) dispersed throughout the site. According to the new 2019 City of Avondale Zoning Ordinance, the City is requiring that 1 guest parking space be provided for every attached single-family residential unit where driveway parking or on-street parking is not provided. The proposed plan will provide less guest parking than the new City requirement due to the fact that adding an additional 141 parking spaces throughout the site will significantly reduce the concept of having generous amounts of open space for the residents, replace abundant green space with a sea of unused paved parking spaces, and reduce the landscaping throughout the project. The amount of visitor parking spaces dispersed throughout the site is sufficient for this type of development to be successful.

Proposed screening, buffers, and transitions to uses on adjacent property and overall compatibility with existing and future land uses in the area: The residential development will include perimeter walls that will allow for a gated community. The perimeter walls will be composed of decorative CMU block and ironwork to create a pleasant view fence. An inviting view will be created on the Dysart street frontage by setting the buildings back roughly 130' from the dedicated ROW and creating a lush, inviting landscaped entry into the site. Upon arrival, visitors will have a view of the amenities near the entrance such as the clubhouse with roofdeck, and pool area with cabanas, etc. The 4th street frontage will be screened using the same visually-inviting perimeter wall and lush landscaping that will screen the units facing 4th Street. The townhome buildings are staggered 10' east and west to not allow a straight row of buildings along 4th street.

How Avondale Townhomes on Dysart development standards exceed City standards: Development standards require 20% of active open space, while the developmental plan provides more than double that, with 37% of active open space.

Commercial Area

The future commercial portions of the PAD shall be developed in accordance with the development standards for the C-1 (Neighborhood Commercial) zoning district and design standards in the City's Commercial and Industrial Design Manual.



VI. Architectural Design Criteria

1. Architectural Character

The architectural character of the development plan is based on the concept of having intimate townhomes that are spacious in design, with an open concept for the family room/kitchen to allow for quality time spent together.

The buildings have been designed with multiple areas of projections and recesses to reduce the perceived bulk and to provide contrast and shade. First floor elements are designed to create a residential feel, as opposed to a typical multi-unit complex.

2. Style

The architectural style for this development utilizes Spanish Colonial Revival style of architecture, which seems suitable for the Historic Avondale Design and Development guidelines. Spanish Colonial Revival architecture is characterized by the prodigious use of smooth plaster (stucco) wall finishes, ornate corbels, low-pitched clay tile, and flat roofs. Other characteristics typically include small porches or balconies, semi-circular arcades and fenestration and decorative iron trim.

3. Required Features and Common Design Elements

The proposed site development is in Avondale's Dysart Road Commercial District, which is comprised of properties adjacent to Van Buren Street and Dysart Road. Both of these streets are characterized by auto-oriented commercial uses, the majority of which were developed after 1960.

However, walkability and connections to Western Avenue are vital. While sidewalk and shade improvements will be achieved, the overall character of these streets will remain primarily auto-oriented.

4. Building Mass

For each building, townhomes are identifiable by the use of units being pushed and pulled as to reduce the perceived bulk rather than presenting a straight, mind-numbing façade.

5. Building Materials

The building material for the townhomes will be comprised mostly of a smooth finish stucco, with decorative foam accent trim pieces to accentuate the architectural style of the project.

6. Color Palette

The color palette will utilize 3 different color schemes that compliment one another and speak to the nature of the Spanish Colonial Revival Style architecture. By using a light color for the main body of the buildings, along with a dark contrasting color to accentuate pop-outs, overhangs, recesses, architectural details, etc, it brings a modern feel to an older style of architecture that fits in with the Historic Avondale theme. The use of Vibrant complimentary colors for each individual townhome has also been achieved, so that no two doors next to each other in a building are the same.

7. Sample Conceptual Elevations

Please find the sample conceptual elevations attached as Exhibit F, Townhome & Clubhouse Elevations.

VII. Site Design Criteria

1. Building Orientation

The overall physical design is intended to foster community among neighbors while allowing a sense of privacy. Townhomes each have an inviting front patio and the majority are oriented to face each other across a 34' greenscape.

2. Parking

Each townhome includes a 2-car garage that is accessed through a driveway at the rear of the unit. Parking stall dimensions will meet Section 8 of the Avondale Zoning Ordinance. There are 604 Covered Garage parking spaces for the residential units and 161 visitor parking spaces. The dimensions are: 9'-6" x 20'-0" for standard visitor parking spaces and 11'-0" x 20'-0" for the 9 accessible parking spaces, which are dispersed throughout the site to allow accessibility at all amenities.

The proposed plan provides 161 guest parking spaces (0.53 spaces per unit) dispersed throughout the site. According to the new 2019 City of Avondale Zoning Ordinance, the City is requiring that 1 guest parking space be provided for every attached single-family residential unit where driveway parking or on-street parking is not provided. The proposed plan will provide less guest parking than the new City requirement due to the fact that adding an additional 141 parking spaces throughout the site will significantly reduce the concept of having generous amounts of open space for the residents, replace abundant green space with a sea of unused paved parking spaces, and reduce the landscaping throughout the project. The amount of visitor parking spaces dispersed throughout the site is sufficient for this type of development to be successful.

3. Screening

Each unit will have a decorative patio wall/railing screening their patio to allow privacy, while still allowing the ability to socialize with neighbors. Landscaping will be utilized in front of all visitor parking spaces to screen the headlights of those who come to visit family and friends.

4. Walls

All walls shall meet Section 1207 of the Avondale Zoning Ordinance and the guidelines in the City of Avondale's "Multi-Family Residential Development" section in the City of Avondale's Design Manual for Multi-Family Residential Development.

5. Pedestrian Connectivity

Multiple measures were taken to make this site more walkable, such as provision of direct pedestrian connections into the future commercial areas from the residential, use of stamped asphalt for crosswalks, and provision of a significant internal pathway network connecting homes to open spaces. We have also taken care to ensure that both the internal pathway and the connection to the future commercial areas are well-lit and shaded for a safe, shaded and pleasurable pedestrian experience.

6. Site Furnishings and Equipment

All site furnishings and equipment such as benches, parking lot lighting, etc. will be per the appendix in the Historic Avondale Design & Development Guidelines.

VIII. Landscaping, Open Space & Amenities

1. Landscape Theme & Details

The premise behind the landscape design is to create a vivid palette of colors and texture that not only highlights the architecture but provides visual stimulus to anyone walking through the development. Utilizing drought-tolerant plants and succulents, the goal is to provide a year round tapestry of colors that will never be dormant. The plant material and layout will complement the structure while evoking a cooling oasis of colorful greenery. The open space areas will have a mixture of desert-themed landscaping, shade trees, and grass turf areas for retention and recreation.

2. General description of open space and how it contributes to the desired character of the development and requirements for pedestrian and open space amenities

The development's open spaces allow for a safe and active lifestyle for the residents and their guests. The open space areas will have a mixture of desert-themed landscaping, shade trees, grass turf areas for retention and recreation, a walking path and a playground (tot lot).

The pedestrian paths throughout the development will feature enhanced landscaping, differentiated paving and lighting to make the pathways shaded, pleasing and safe. The aim is to encourage residents to walk to and enjoy the abundant on-site amenities.

3. Design concept for entry features

The main entry off Dysart road will provide the end user a sense of arrival by experiencing lush landscaping, colored stamped asphalt auto-courts, vibrant community signage directing the user to their destination, and arriving to the community pool where they will experience families enjoying the project's amenities. The entry off 4th Street will be utilized as a secondary entrance with full access to the project, providing lush landscaping, colored stamped concrete auto-court, vibrant community signage directing the user to their destination, and a vehicular turn-around. Address directories will be provided at each entry to the project.

4. Design concept for perimeter walls and signs

All walls and fences will meet Section 1207 of the Avondale Zoning Ordinance and the "Multi-Family Residential Development" section of the City of Avondale's Design Manual for Multi-Family Residential Development. The proposed development will utilize a 5'6" H metal view fence with stacked stone piers along Dysart Road and 4th Street. Along the perimeter of the Northern property boundary, CMU walls with stucco and stacked piers will soften the view of the rear elevation of the commercial buildings those units will face. The existing perimeter wall/view fence along the Southern property boundary (Madison Heights Apartments) will remain in place and will be a shared wall (see Exhibit G, Site Details - Perimeter Walls).

5. Exhibit showing amenities of active open space tracts

Please find the amenities of active open space tracts attached as Exhibit I, Amenities of Active Open Spaces.

IX. Signs

Signs

All signage shall comply with the standards included in the Avondale Zoning Ordinance, Section 9 for multi-family zoning districts. Signage shall be submitted for approval under a separate permit.





1. Road Improvements, Right-of-Way, Easements

The project will dedicate / construct 50' half-street right-of-way improvements along Dysart Road and a 25' half-street right-of-way improvements along 4th Street as required.

2. Utilities

Water – The City of Avondale is the water service provider for the project. Existing water system infrastructure relevant to the project includes an existing 12" DIP (Ductile Iron Pipe) water line in Dysart Road and an existing 8" ACP (Asbestos-Cement Pipe) water line in 4th Street. It is anticipated that the water system will be located within proposed access and roadway easements and easements provided for utility purposes.

Sewer – The City of Avondale is the wastewater service provider for the project. There is an existing 8" VCP sewer main located in Dysart Road. Precise locations for connections and networks shall be determined at the platting and/or site plan phase. All infrastructure related to sewer services will be completed as approved during the platting and/or site plan phase.

3. Grading and Drainage

The on-site retention requirements shall be per City of Avondale standards and will meet the 100 year 2-hour storm event and dissipate the runoff through drywells.

4. Proposed Phasing Plans

Commercial parcels are anticipated to develop in a future phase, but all off-site improvements to 4th Street and Dysart Road, including the portions adjacent to the future commercial, will be completed in the first phase.

XI. Ownership & Maintenance



1. Purpose, improvement, ownership, and maintenance of common areas and facilities and how these contribute to the intended character of the development.

Site common areas and facilities will ultimately be owned, operated and maintained by a Home Owners Association (HOA) to ensure consistency and conformance with the intended character of the proposed development. The HOA will also be responsible for maintenance of all landscaping within the public right-of-way.

A Maintenance Improvement District (MID) will be formed when the community is platted to assume maintenance responsibilities in the event the HOA goes defunct.

2. General description of proposed conditions, covenants, and restrictions that will be enforced by the property owners' association.

At this point in the process the conditions, covenants and restrictions that will be enforced by the property owners' association have not been addressed.

XII. Conformance w/Plans

1. How the proposal meets the goals and objectives of the General Plan and any applicable Specific Area Plan.

The proposed development plan incorporates several of the City's Design Manual's policies to create a layout with ample open space and recreation areas that contain amenities and trails throughout the project. Lots are oriented to face each other, face the amenities and provide internal streets, with abundant open space for families to enjoy the community.

The proposed development also provides a housing type that is prominent within the Valley but not yet developed in the City of Avondale; the clustered-type setting provides an attached home with small yards and lots, requiring less maintenance and thus promoting the use of the neighborhood common and amenity areas. This creates more of a "sense of place" within the neighborhood and encourages community interaction.

The development provides 47% usable, active open space for residents, with common areas that incorporate natural vegetation consistent with surrounding developments. The common open space areas are linked with pedestrian connection and the adjacent commercial area to support a healthy lifestyle and promote connectivity. Additionally, the high-quality amenities including the clubhouse/sales office and the clubhouse/fitness center, both with rooftop balconies, pools, splash pad, tot lots, a perimeter trail and open spaces, provide residents with a multitude of active spaces to maintain a healthy lifestyle.



EXHIBIT A

AERIAL CONTEXT EXHIBIT

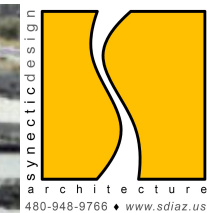


Exhibit A - Regional Aerial Context Exhibit

Avondale Townhomes on Dysart – S of Van Buren St between Dysart Rd & 4th St

EXHIBIT B

AVONDALE ZONING MAP

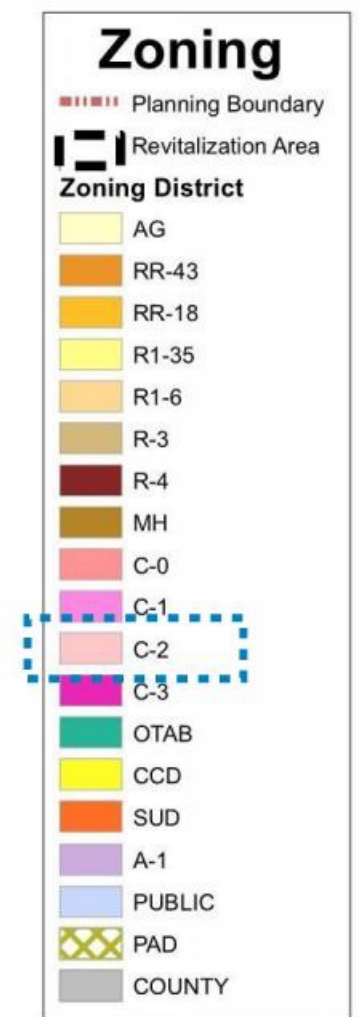
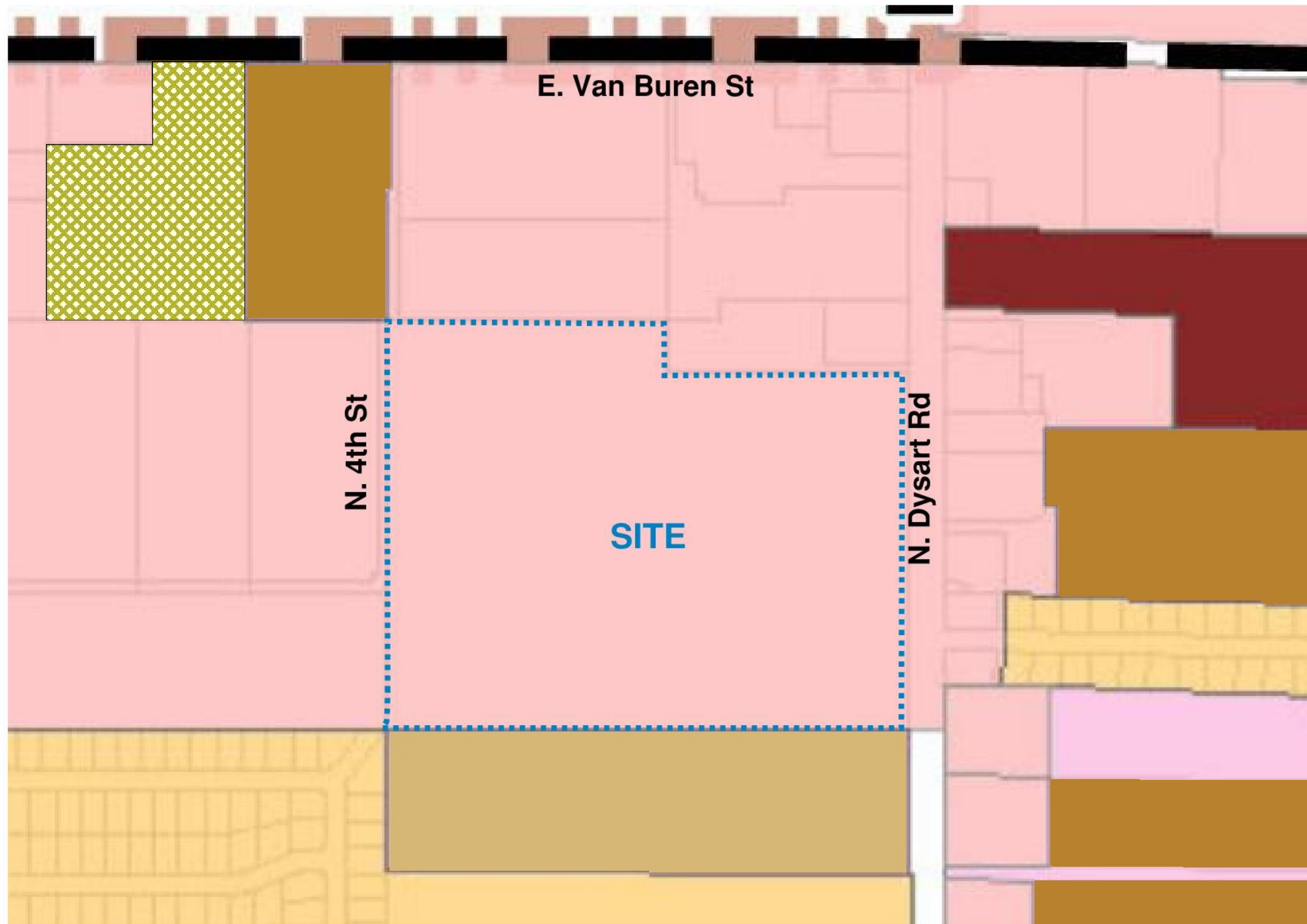


Exhibit B - Avondale Zoning Map
 Avondale Townhomes on Dysart – S of Van Buren St between Dysart Rd & 4th St

EXHIBIT C

CURRENT AVONDALE GENERAL PLAN MAP

GENERAL PLAN

Legend

- Planning Boundary
- Growth Area

Land Use

- Rural Low Density Residential
- Estate/Low Density Residential
- Medium Density Residential
- Medium/High Density Residential
- High Density Residential
- Local Commercial
- Freeway Commercial
- Historic Avondale District
- Sports and Entertainment
- Office/Professional
- Industrial
- Business Park
- Corporate Park
- Gila River Scenic District
- Open Space and Parks
- Public/Civic
- Education

- Gateway Employment
- Employment Mixed Use
- Residential Mixed Use
- Neighborhood Commercial
- Townhouse Residential

City Center
Specific Plan
Area

TOD

- Urban Residential
- Urban Commercial
- High Intensity Office
- Mixed Use

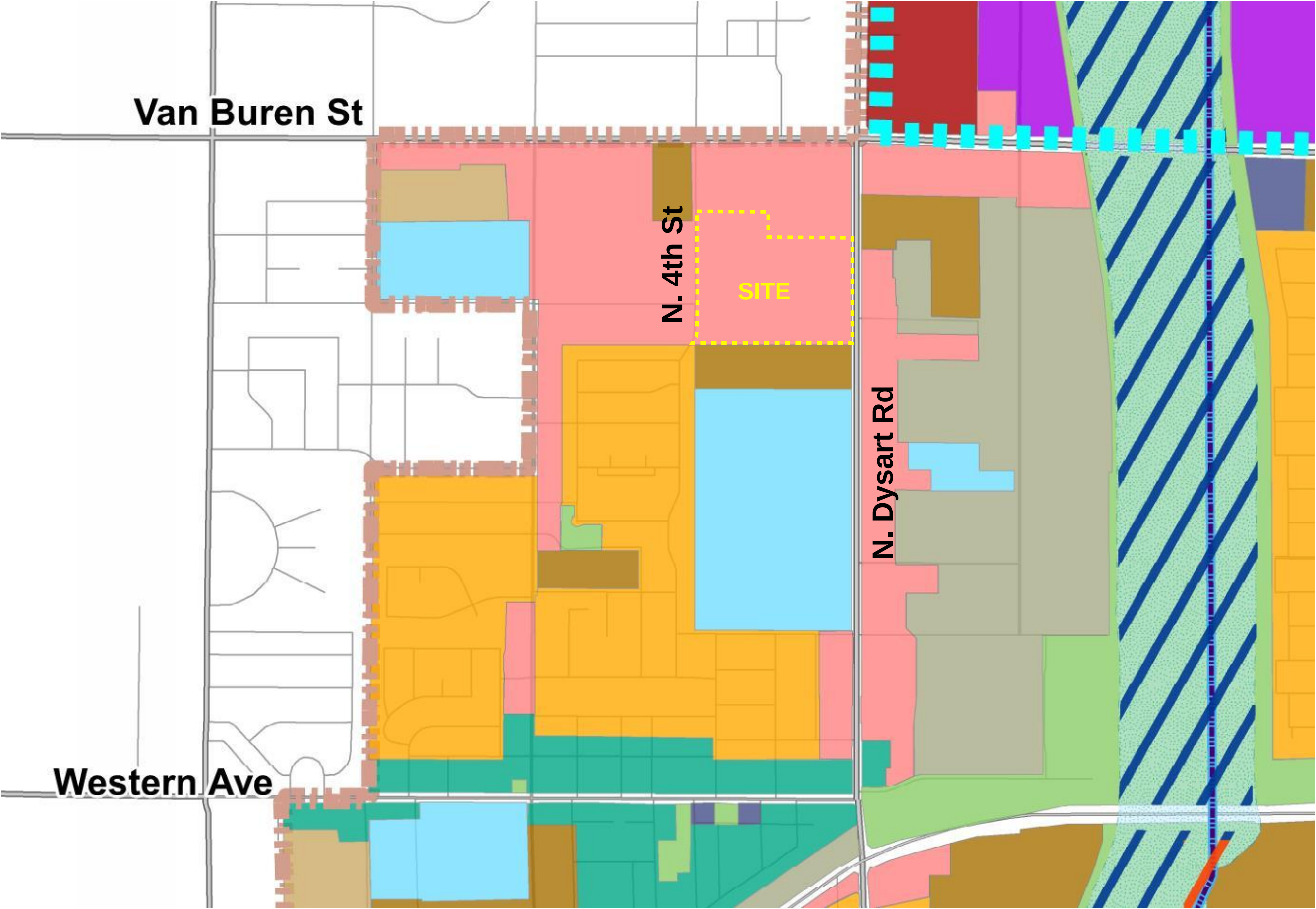


Exhibit C - Current Avondale General Plan Map
 Avondale Townhomes on Dysart – S of Van Buren St between Dysart Rd & 4th St

EXHIBIT C.1

PROPOSED AVONDALE GENERAL PLAN MAP

GENERAL PLAN

Legend

- Planning Boundary
- Growth Area

Land Use

- Rural Low Density Residential
- Estate/Low Density Residential
- Medium Density Residential
- Medium/High Density Residential
- High Density Residential
- Local Commercial
- Freeway Commercial
- Historic Avondale District
- Sports and Entertainment
- Office/Professional
- Industrial
- Business Park
- Corporate Park
- Gila River Scenic District
- Open Space and Parks
- Public/Civic
- Education

- Gateway Employment
- Employment Mixed Use
- Residential Mixed Use
- Neighborhood Commercial
- Townhouse Residential

City Center
Specific Plan
Area

TOD

- Urban Residential
- Urban Commercial
- High Intensity Office
- Mixed Use

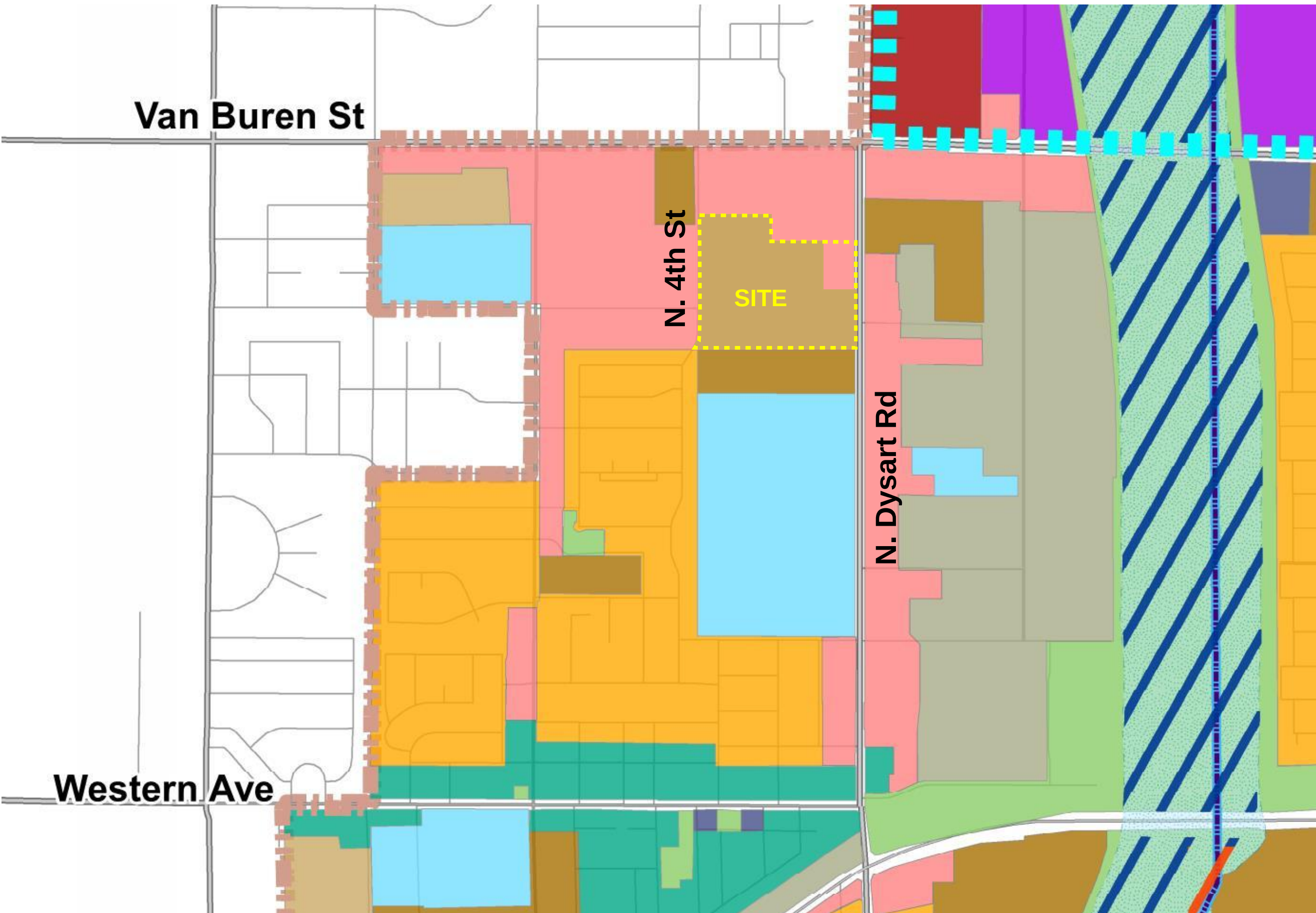


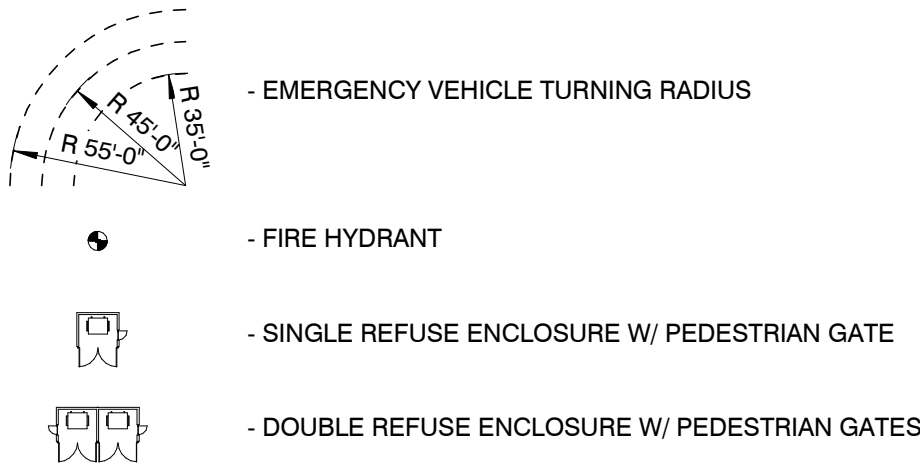
Exhibit C.1 - Proposed Avondale General Plan Map
 Avondale Townhomes on Dysart – S of Van Buren St between Dysart Rd & 4th St

EXHIBIT D

CONCEPTUAL SITE PLAN

This drawing is the property of Synectic Design Incorporated, 1111 W University Dr, Suite #104, Tempe, AZ 85281, 480.948.9766. This drawing is limited to the original use for which it was prepared. Changes, reproductions, or assigning to any third party of this drawing for any other use is not permitted without written consent of Synectic Design Incorporated. C 2019 10/09/2019 10:27:24 AM E:\3994_Central20_adugins.rvt

SITE PLAN SYMBOL LEGEND

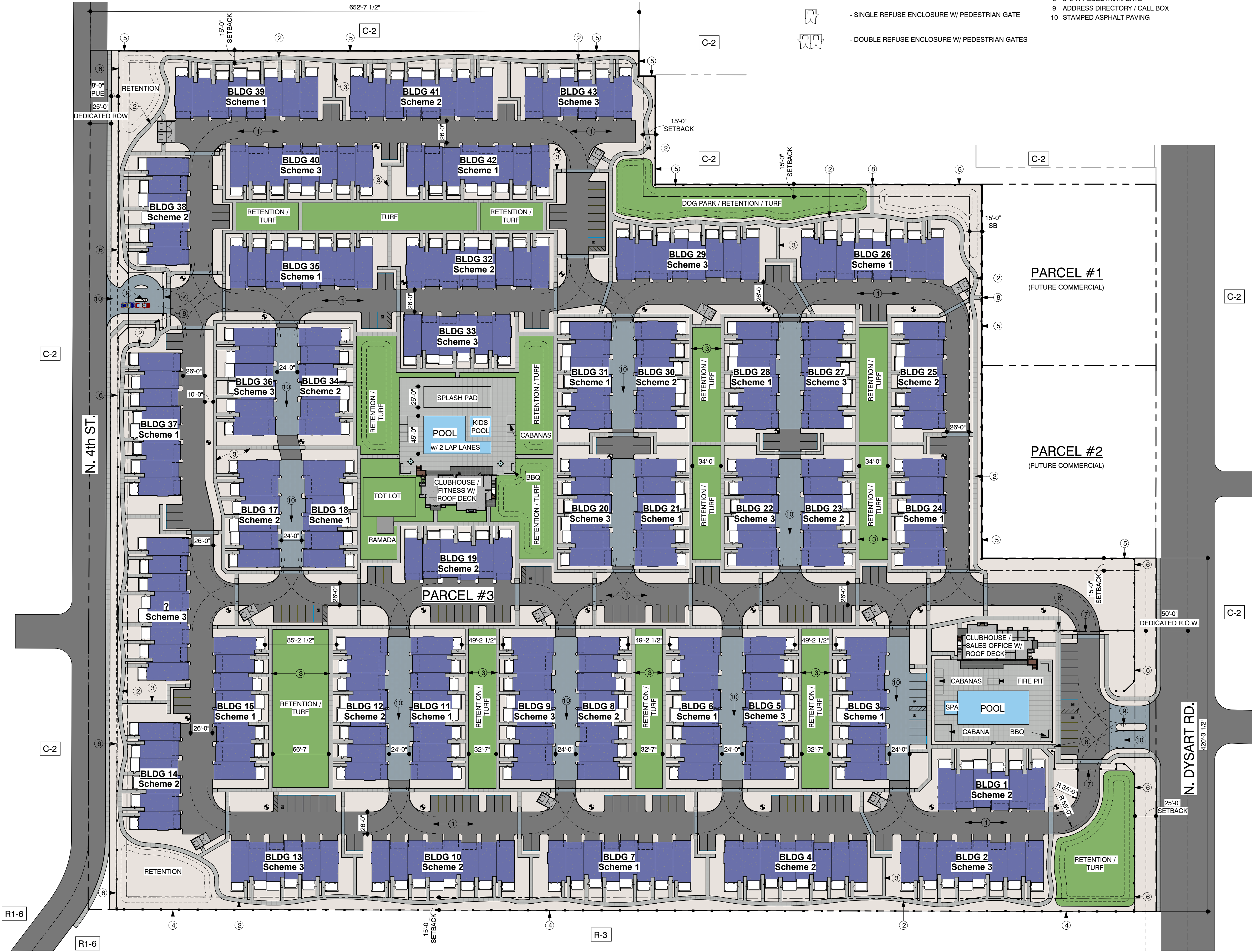


SHEET KEYED NOTES

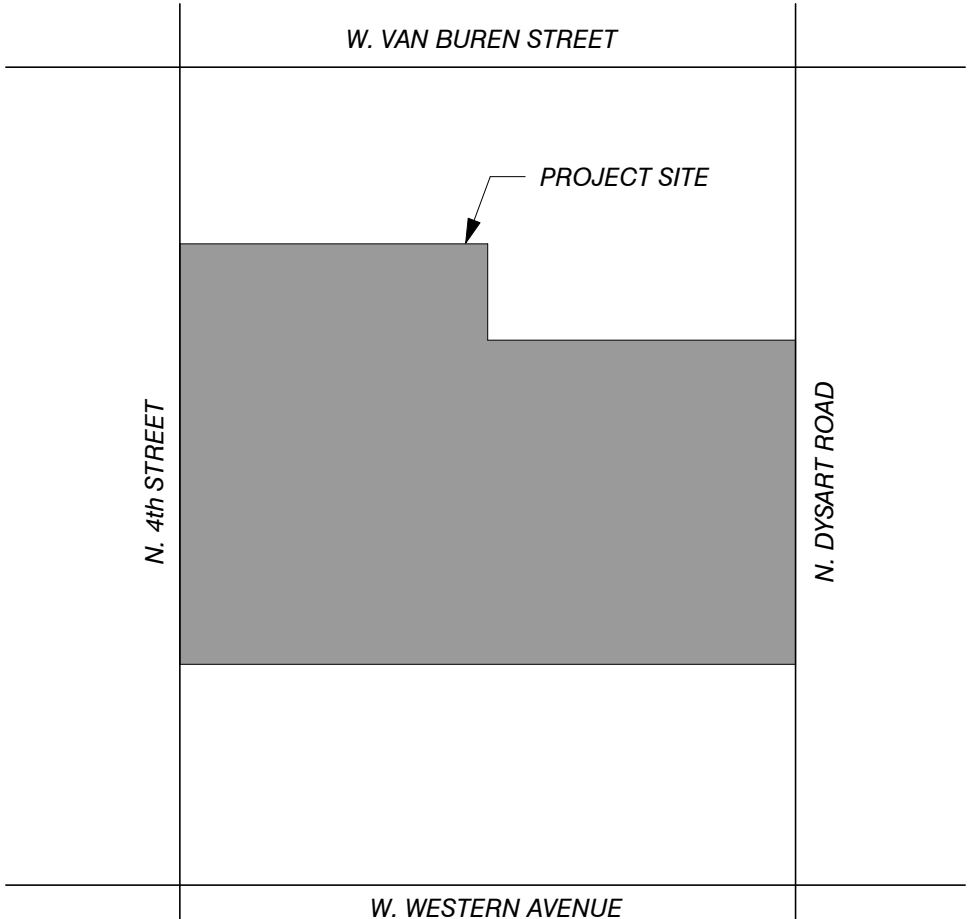
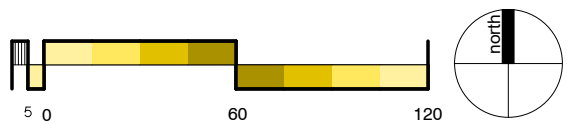
- 1 ASPHALT PAVING
- 2 5'-0"W PERMITER MEANDERING CONCRETE SIDEWALK
- 3 4'-0"W CONCRETE SIDEWALK
- 4 EXISTING CMU/VIEW FENCE TO REMAIN
- 5 NEW 6'-0"H CMU/STUCCO PERIMETER WALL
- 6 NEW 6'-0"H STONE COLUMNS W/ 5'-6"H WROUGHT IRON VIEW FENCE
- 7 VEHICULAR GATE
- 8 3'-0"W PEDESTRIAN GATE
- 9 ADDRESS DIRECTORY / CALL BOX
- 10 STAMPED ASPHALT PAVING

PROJECT DATA

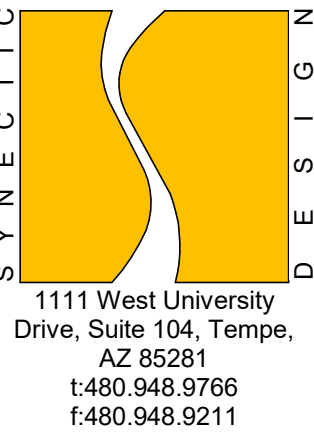
BUILDING AND SITE BASICS:	
OVERALL SITE AREA(S):	1,235,010 SF = 28.35 ACRES (GROSS) 1,191,797 SF = 27.36 ACRES (NET)
PROJECT ADDRESS:	1020 N. 4th STREET AVONDALE, AZ 85323
ASSESSORS PARCEL #:	500-10-008D
PARCEL #1: LOT AREA(S):	50,591 SF = 1.16 ACRES (GROSS) 40,269 SF = 0.92 ACRES (NET)
ZONING: (CURRENT ZONING) (PROPOSED ZONING)	C-2 PLANNED AREA DEVELOPMENT (PAD) / C-1
PARCEL #2: LOT AREA:	58,168 SF = 1.33 ACRES (GROSS) 46,292 SF = 1.06 ACRES (NET)
ZONING: (CURRENT ZONING) (PROPOSED ZONING)	C-2 PLANNED AREA DEVELOPMENT (PAD) / C-1
PARCEL #3: LOT AREA:	1,126,251 SF = 25.86 ACRES (GROSS) 1,105,236 SF = 25.37 ACRES (NET) * *(INCLUDES 4th ST RIGHT-OF-WAY)
MINOR GENERAL PLAN AMENDMENT (GPA) AMENDING PROPERTY'S LAND USE DESIGNATION TO MHDR (MEDIUM / HIGH DENSITY RESIDENTIAL) TO ALLOW THE PROPERTY TO BE ZONED FOR SINGLE-FAMILY ATTACHED RESIDENTIAL USE, TOWNHOMES.	
ZONING: (CURRENT ZONING) ZONING: (PROPOSED ZONING)	C-2 PLANNED AREA DEVELOPMENT (PAD) R-3 - SINGLE FAMILY ATTACHED
SETBACKS:	
FRONT:	20'-0"
SIDE:	15'-0"
REAR:	15'-0"
STREET:	20'-0"
MAX. BUILDING HEIGHT ALLOWED:	28'-0"
UNIT COUNT:	2 BEDROOMS = 216 UNITS 3 BEDROOMS = 86 UNITS TOTAL UNITS = 302 UNITS
UNIT SQUARE FOOTAGE(S):	
2 BEDROOM:	
NET:	= 1,396 SF
GARAGE:	= 405 SF
PATIO:	= 125 SF
GROSS:	= 1,503 SF
GARAGE:	= 433 SF
3 BEDROOM:	
NET:	= 1,566 SF
GARAGE:	= 403 SF
PATIO:	= 125 SF
GROSS:	= 1,675 SF
GARAGE:	= 435 SF
DENSITY:	302 UNITS / 25.37 ACRES = 11.90 UNITS / ACRE
PARKING:	
GUEST PARKING REQUIRED:	0.5 SPACES / UNIT 302 x 0.5 = 151 P.S.
GUEST PARKING REQUIRED TO BE ACCESSIBLE P.S.	151 x 0.2% = 3.02 P.S.
GUEST PARKING PROVIDED:	
STANDARD P.S.	9'-6" x 20'-0" = 152 P.S.
ACCESSIBLE P.S.	11'-0" x 20'-0" = 9 P.S.
TOTAL:	161 P.S.
CLUBHOUSE / SALES OFFICE AREA	= 3,045 SF
ROOFTOP DECK AMENITY AREA	= 2,047 SF
FITNESS / CLUBHOUSE AREA	= 3,045 SF
ROOFTOP DECK AMENITY AREA	= 2,047 SF
AREAS OF PAVED DRIVEWAYS & PARKING ASPHALT	= 196,087 SF
AREAS OF STAMPED ASPHALT (AUTO COURTS & CROSSWALKS)	= 54,495 SF
MAX. BUILDING COVERAGE ALLOWED:	30%
OPEN SPACE:	
OPEN SPACE REQUIRED:	20%
OPEN SPACE PROVIDED:	
ACTIVE OPEN SPACE:	
159,512 SF + 35,805 SF + 4,094 SF (ROOFTOP DECKS) =	
199,411 SF (49%)	
PASSIVE OPEN SPACE:	209,852 SF (51%)
TOTAL OPEN SPACE PROVIDED:	409,363 SF (100%)
% OF OPEN SPACE:	409,363 / 1,105,236 = 0.37 = 37%



1 CONCEPTUAL SITE PLAN
1" = 60'-0"

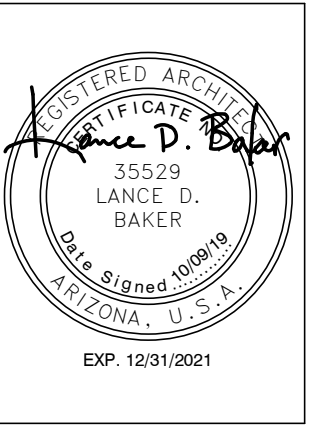


VICINITY MAP



Avondale Townhomes on Dysart

1020 N. 4th ST.
AVONDALE, AZ 85323



REVISIONS

Phase: PAD-REZONING
2nd SUBMITTAL
Drawn By: AD
Reviewed By: LB
SDI Project No: 3994
Date: 10/09/2019

Sheet:

A1.1
CONCEPTUAL SITE PLAN

EXHIBIT D.1

PROPOSED LOT LINES FOR INDIVIDUAL TOWNHOMES

TRACT USE TABLE

TRACT	USE
A	PRIVATE ACCESSWAY, PUBLIC UTILITY, DRAINAGE, EMERGENCY AND SERVICE TYPE VEHICLE, REFUSE COLLECTION, AND INGRESS AND EGRESS EASEMENT
B,C,D,E,F,G,H,I,J,K,L,M	COMMON AREA, DRAINAGE AND LANDSCAPE EASEMENT

171 -- REPRESENTS LOT NUMBER

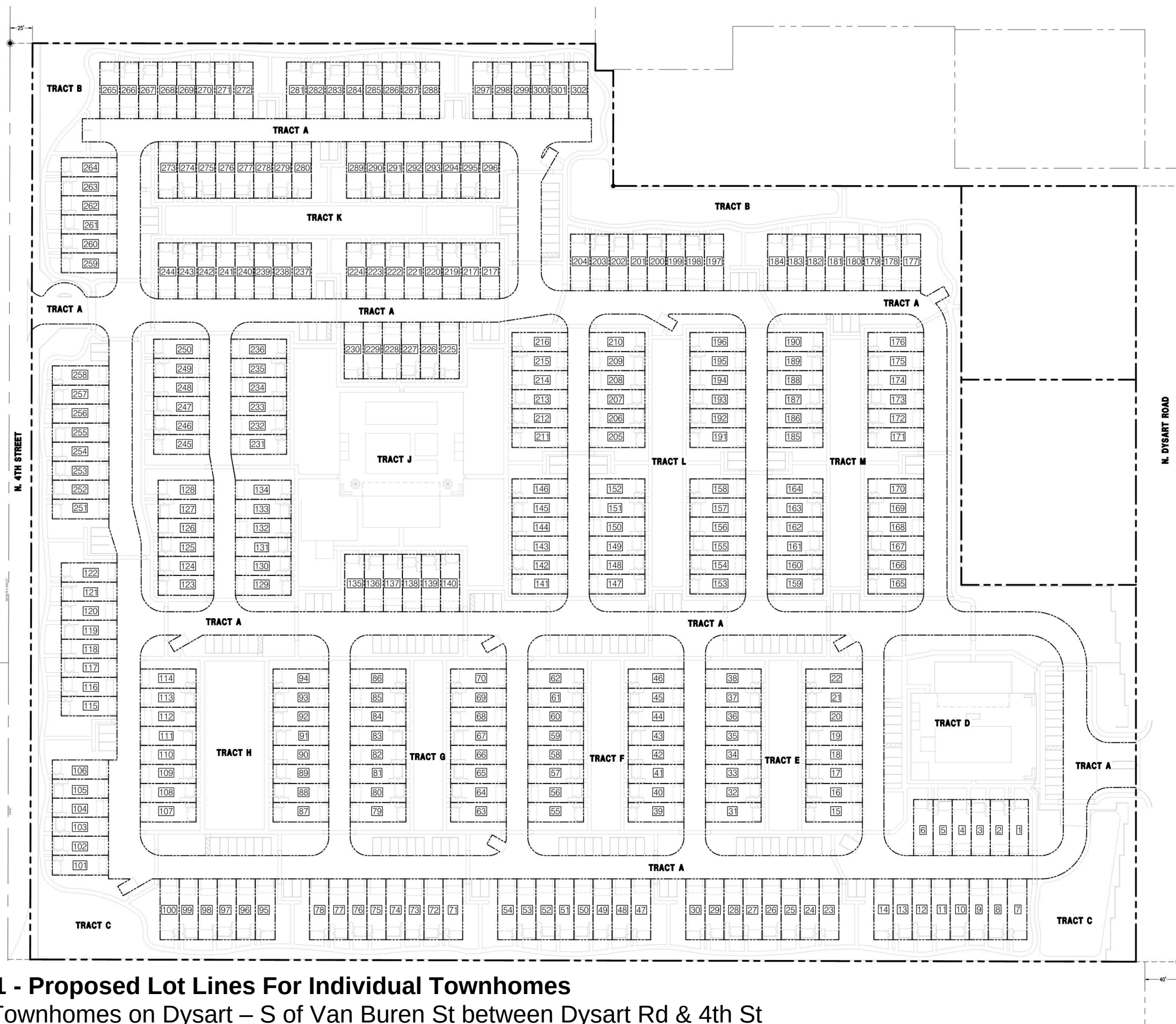
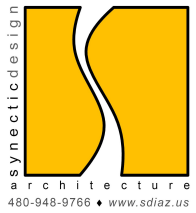
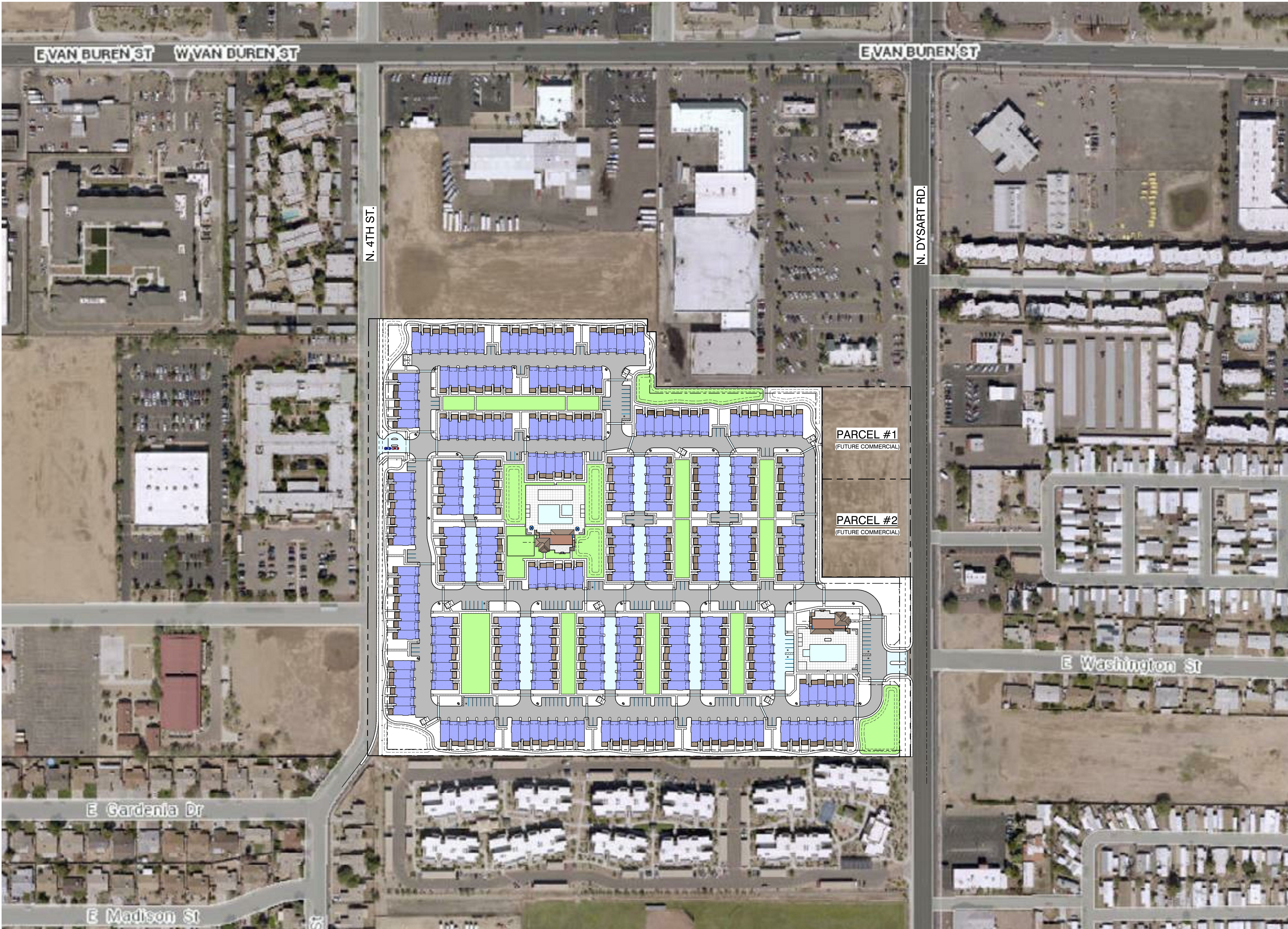


Exhibit D.1 - Proposed Lot Lines For Individual Townhomes
 Avondale Townhomes on Dysart – S of Van Buren St between Dysart Rd & 4th St

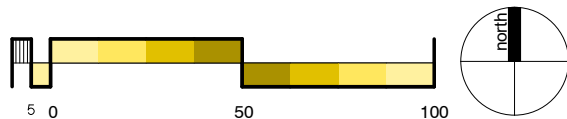
EXHIBIT E

LAND USE DEVELOPMENT PLAN

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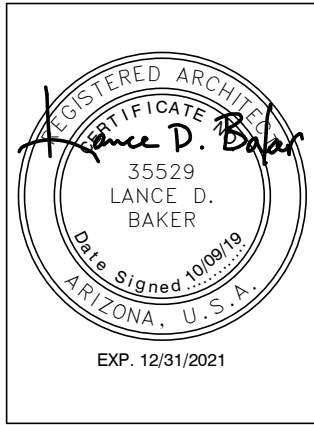


1 Context Site Plan
1" = 100'-0"



Avondale Townhomes on Dysart

1020 N. 4th St.
AVONDALE, AZ 85323



REVISIONS	

Phase: PAD-REZONING
2nd SUBMITTAL
Drawn By: AD
Reviewed By: LB
SDI Project No: 3994
Date: 10/09/2019

Sheet:

EXHIBIT F

TOWNHOME & CLUBHOUSE ELEVATIONS

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1 Front Elevation - 6 Unit Bldg - Scheme 1
1/8" = 1'-0"

FINISH SCHEDULE EXTERIOR - SCHEME 1				
MARK	MATERIAL	MANUF.	DESCRIPTION	IMAGE
A	BARREL TILE - ROOFING	EAGLE ROOFING	3602 CONCORD BLEND	
B	STUCCO FINISH SYSTEM - MAIN BODY - SMOOTH FINISH	DE	DUNN EDWARDS DET653 - HISTORIC WHITE	
C	FRONT DOORS	DE	DUNN EDWARDS DET634 - DOWNING TO EARTH	
C.1	FRONT DOORS	DE	DUNN EDWARDS DEC781 - SYCAMORE STAND	
C.2	FRONT DOORS	DE	DUNN EDWARDS DEC798 - TALIESON BLUE	
D	METAIL RAILINGS / METAL TRELLIS GREENSCREEN / WINDOW TRIM	DE	DUNN EDWARDS DE6349 - EDGE OF BLACK	
E	EXPOSED WOOD - PAINTED	DE	DUNN EDWARDS DET634 - DOWNING TO EARTH	
F	STACKED STONE	ES	ELDORADO STONE - EASTERN MOUNTAIN LEDGE - LOMPOC - 72	



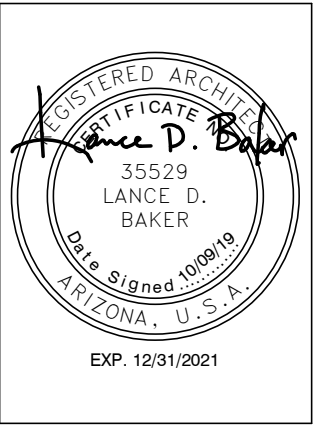
2 Left Side Elevation - 6 Unit Bldg - Scheme 1
1/8" = 1'-0"



3 Right Side Elevation - 6 Unit Bldg - Scheme 1
1/8" = 1'-0"



4 Rear Elevation - 6 Unit Bldg - Scheme 1
1/8" = 1'-0"



REVISIONS

Phase: PAD-REZONING
2nd SUBMITTAL
Drawn By: AD
Reviewed By: LDB
SDI Project No: 3994
Date: 10/09/2019

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10/9/2019 8:10:36 AM
E:\9994 Bldg Central\02_6 Unit Bldg_Scheme2_aduggins.rvt



1 Front Elevation - 6 Unit Bldg - Scheme 2
1/8" = 1'-0"



2 Left Side Elevation - 6 Unit Bldg - Scheme 2
1/8" = 1'-0"



3 Right Side Elevation - 6 Unit Bldg - Scheme 2
1/8" = 1'-0"



4 Rear Elevation - 6 Unit Bldg - Scheme 2
1/8" = 1'-0"

FINISH SCHEDULE EXTERIOR - SCHEME 1				
MARK	MATERIAL	MANUF.	DESCRIPTION	IMAGE
A	BARREL TILE - ROOFING	EAGLE ROOFING	3697 SLATE RANGE	
B	STUCCO FINISH SYSTEM - MAIN BODY - SMOOTH FINISH	DE	DUNN EDWARDS DE6225 - FOSSIL	
C	FRONT DOORS	DE	DUNN EDWARDS DE6370 - CHARCOAL SMUDGE	
C.1	FRONT DOORS	DE	DUNN EDWARDS DEC781 - SYCAMORE STAND	
C.2	FRONT DOORS	DE	DUNN EDWARDS DEC798 - TALIESON BLUE	
D	METAIL RAILINGS / METAL TRELIS GREENSCREEN / WINDOW TRIM	DE	DUNN EDWARDS DE6349 - EDGE OF BLACK	
E	EXPOSED WOOD - PAINTED	DE	DUNN EDWARDS DE6370 - CHARCOAL SMUDGE	
F	STACKED STONE	ES	ELDORADO STONE - EASTERN MOUNTAIN LEDGE - LOMPOC - 72	

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1 Front Elevation - 6 Unit Bldg - Scheme 3
1/8" = 1'-0"



2 Left Side Elevation - 6 Unit Bldg - Scheme 3
1/8" = 1'-0"



3 Right Side Elevation - 6 Unit Bldg - Scheme 3
1/8" = 1'-0"



4 Rear Elevation - 6 Unit Bldg - Scheme 3
1/8" = 1'-0"

FINISH SCHEDULE EXTERIOR - SCHEME 1				
MARK	MATERIAL	MANUF.	DESCRIPTION	IMAGE
A	BARREL TILE - ROOFING	EAGLE ROOFING	3602 CONCORD BLEND	
B	STUCCO FINISH SYSTEM - MAIN BODY - SMOOTH FINISH	DE	DUNN EDWARDS DET625 - RECLAIMED WOOD	
C	FRONT DOORS	DE	DUNN EDWARDS DE6335 - NOVELTY NAVY	
C.1	FRONT DOORS	DE	DUNN EDWARDS DEC781 - SYCAMORE STAND	
C.2	FRONT DOORS	DE	DUNN EDWARDS DEC798 - TALIESON BLUE	
D	METAIL RAILINGS / METAL TRELLIS GREENSCREEN / WINDOW TRIM	DE	DUNN EDWARDS DE6349 - EDGE OF BLACK	
E	EXPOSED WOOD - PAINTED	DE	DUNN EDWARDS DE6335 - NOVELTY NAVY	
F	STACKED STONE	ES	ELDORADO STONE - EASTERN MOUNTAIN LEDGE - LOMPOC - 72	

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1 Front Elevation - 8 Unit Bldg - Scheme 1
1/8" = 1'-0"

FINISH SCHEDULE EXTERIOR - SCHEME 1				
MARK	MATERIAL	MANUF.	DESCRIPTION	IMAGE
A	BARREL TILE - ROOFING	EAGLE ROOFING	3602 CONCORD BLEND	
B	STUCCO FINISH SYSTEM - MAIN BODY - SMOOTH FINISH	DE	DUNN EDWARDS DET653 - HISTORIC WHITE	
C	FRONT DOORS	DE	DUNN EDWARDS DET634 - DOWNING TO EARTH	
C.1	FRONT DOORS	DE	DUNN EDWARDS DEC781 - SYCAMORE STAND	
C.2	FRONT DOORS	DE	DUNN EDWARDS DEC798 - TALIESON BLUE	
D	METAIL RAILINGS / METAL TRELLIS GREENSCREEN / WINDOW TRIM	DE	DUNN EDWARDS DE6349 - EDGE OF BLACK	
E	EXPOSED WOOD - PAINTED	DE	DUNN EDWARDS DET634 - DOWNING TO EARTH	
F	STACKED STONE	ES	ELDORADO STONE - EASTERN MOUNTAIN LEDGE - LOMPOC - 72	



2 Left Side Elevation - 8 Unit Bldg - Scheme 1
1/8" = 1'-0"



3 Right Side Elevation - 8 Unit Bldg - Scheme 1
1/8" = 1'-0"



4 Rear Elevation - 8 Unit Bldg - Scheme 1
1/8" = 1'-0"

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1 Front Elevation - 8 Unit Bldg - Scheme 2
1/8" = 1'-0"

FINISH SCHEDULE EXTERIOR - SCHEME 1				
MARK	MATERIAL	MANUF.	DESCRIPTION	IMAGE
A	BARREL TILE - ROOFING	EAGLE ROOFING	3697 SLATE RANGE	
B	STUCCO FINISH SYSTEM - MAIN BODY - SMOOTH FINISH	DE	DUNN EDWARDS DE6225 - FOSSIL	
C	FRONT DOORS	DE	DUNN EDWARDS DE6370 - CHARCOAL SMUDGE	
C.1	FRONT DOORS	DE	DUNN EDWARDS DEC781 - SYCAMORE STAND	
C.2	FRONT DOORS	DE	DUNN EDWARDS DEC798 - TALIESON BLUE	
D	METAIL RAILINGS / METAL TRELLIS GREENSCREEN / WINDOW TRIM	DE	DUNN EDWARDS DE6349 - EDGE OF BLACK	
E	EXPOSED WOOD - PAINTED	DE	DUNN EDWARDS DE6370 - CHARCOAL SMUDGE	
F	STACKED STONE	ES	ELDORADO STONE - EASTERN MOUNTAIN LEDGE - LOMPOC - 72	



2 Left Side Elevation - 8 Unit Bldg - Scheme 2
1/8" = 1'-0"



3 Right Side Elevation - 8 Unit Bldg - Scheme 2
1/8" = 1'-0"



4 Rear Elevation - 8 Unit Bldg - Scheme 2
1/8" = 1'-0"

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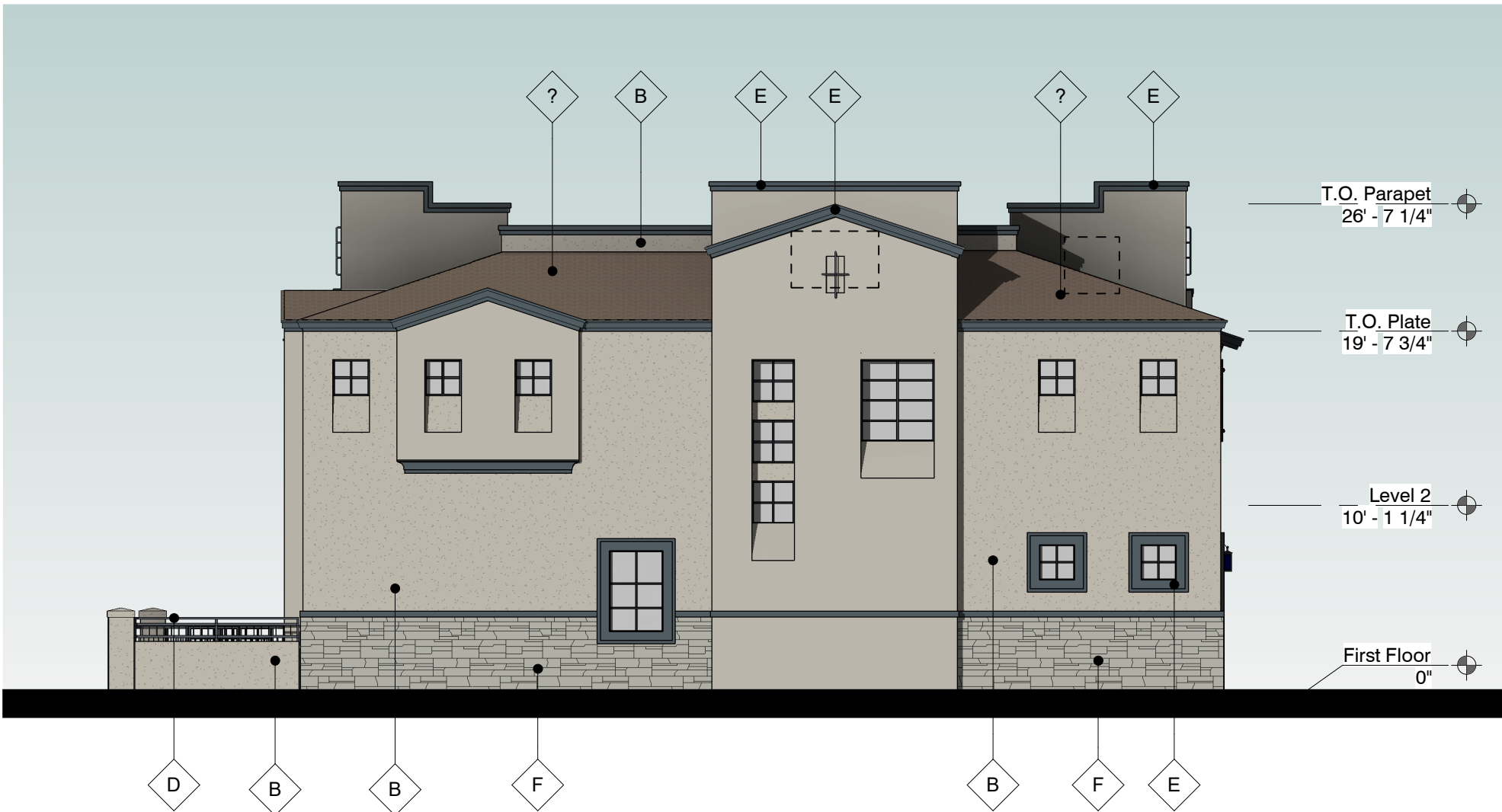


1 Front Elevation - 8 Unit Bldg - Scheme 3
1/8" = 1'-0"

FINISH SCHEDULE EXTERIOR - SCHEME 1				
MARK	MATERIAL	MANUF.	DESCRIPTION	IMAGE
A	BARREL TILE - ROOFING	EAGLE ROOFING	3602 CONCORD BLEND	
B	STUCCO FINISH SYSTEM - MAIN BODY - SMOOTH FINISH	DE	DUNN EDWARDS DET625 - RECLAIMED WOOD	
C	FRONT DOORS	DE	DUNN EDWARDS DE6335 - NOVELTY NAVY	
C.1	FRONT DOORS	DE	DUNN EDWARDS DEC781 - SYCAMORE STAND	
C.2	FRONT DOORS	DE	DUNN EDWARDS DEC798 - TALIESON BLUE	
D	METAIL RAILINGS / METAL TRELLIS GREENSCREEN / WINDOW TRIM	DE	DUNN EDWARDS DE6349 - EDGE OF BLACK	
E	EXPOSED WOOD - PAINTED	DE	DUNN EDWARDS DE6335 - NOVELTY NAVY	
F	STACKED STONE	ES	ELDORADO STONE - EASTERN MOUNTAIN LEDGE - LOMPOC - 72	



2 Left Side Elevation - 8 Unit Bldg - Scheme 3
1/8" = 1'-0"

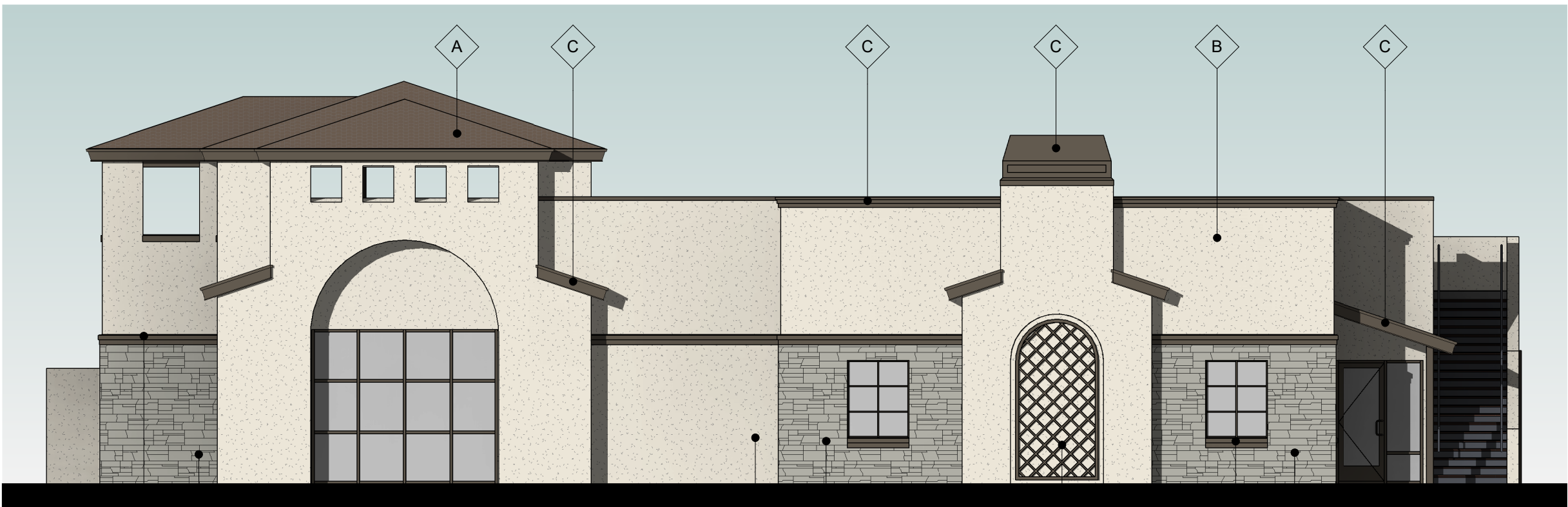


3 Right Side Elevation - 8 Unit Bldg - Scheme 3
1/8" = 1'-0"

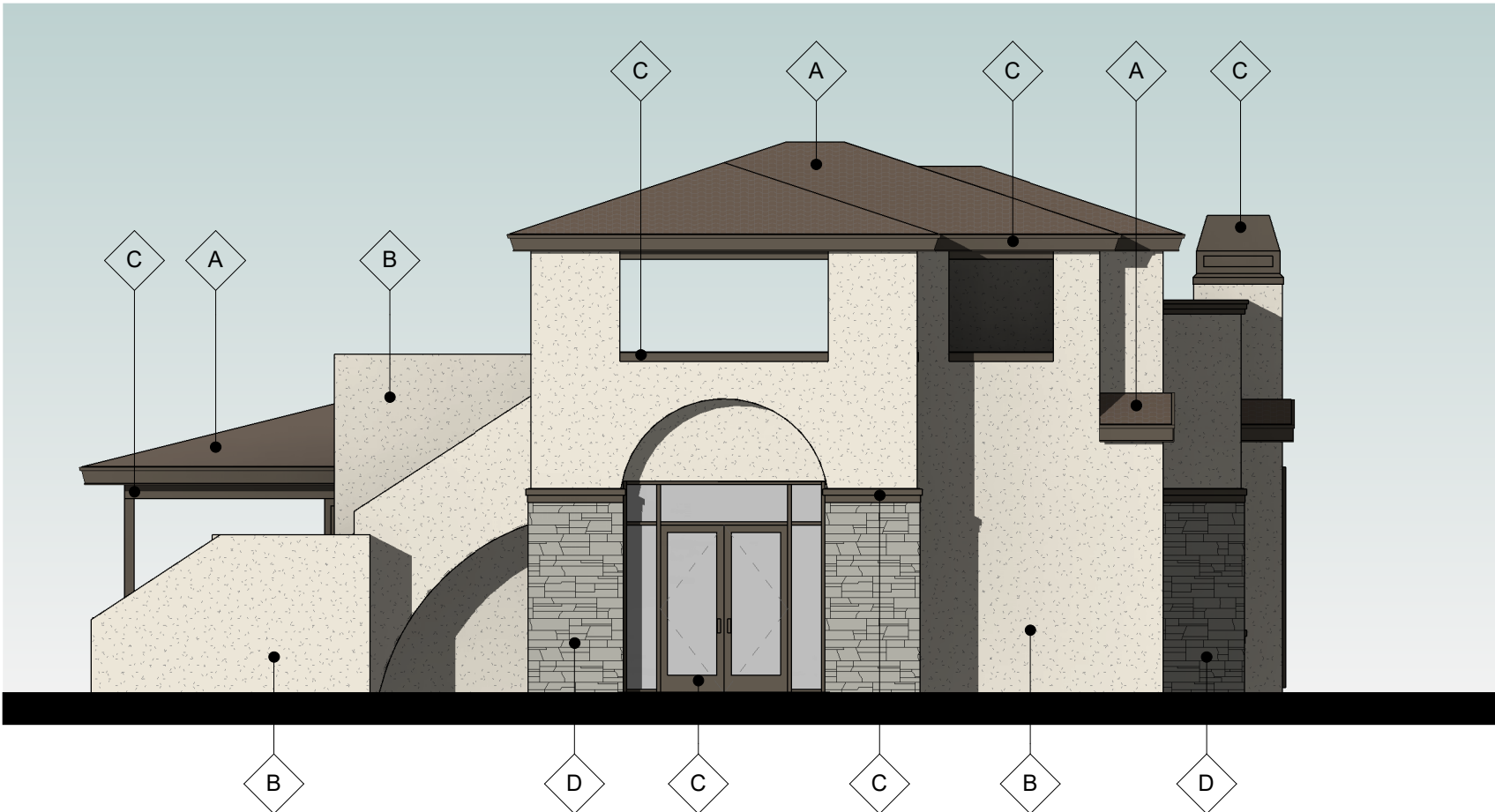


4 Rear Elevation - 8 Unit Bldg - Scheme 3
1/8" = 1'-0"

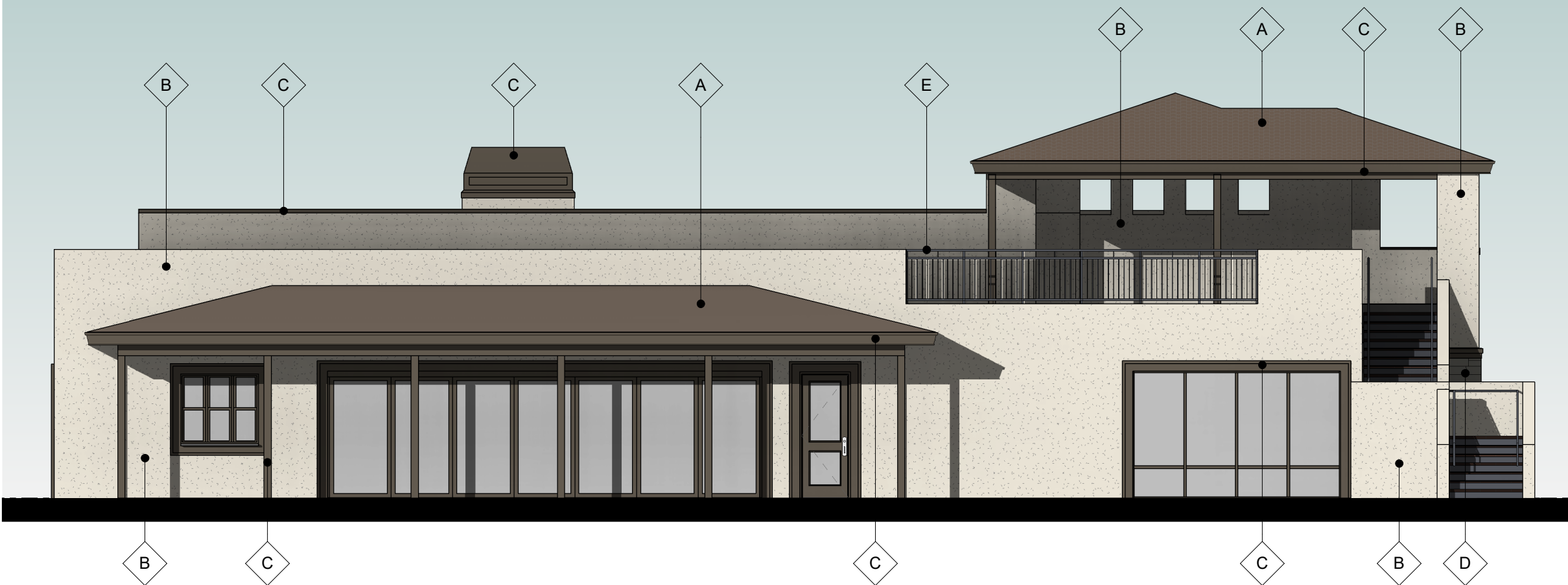
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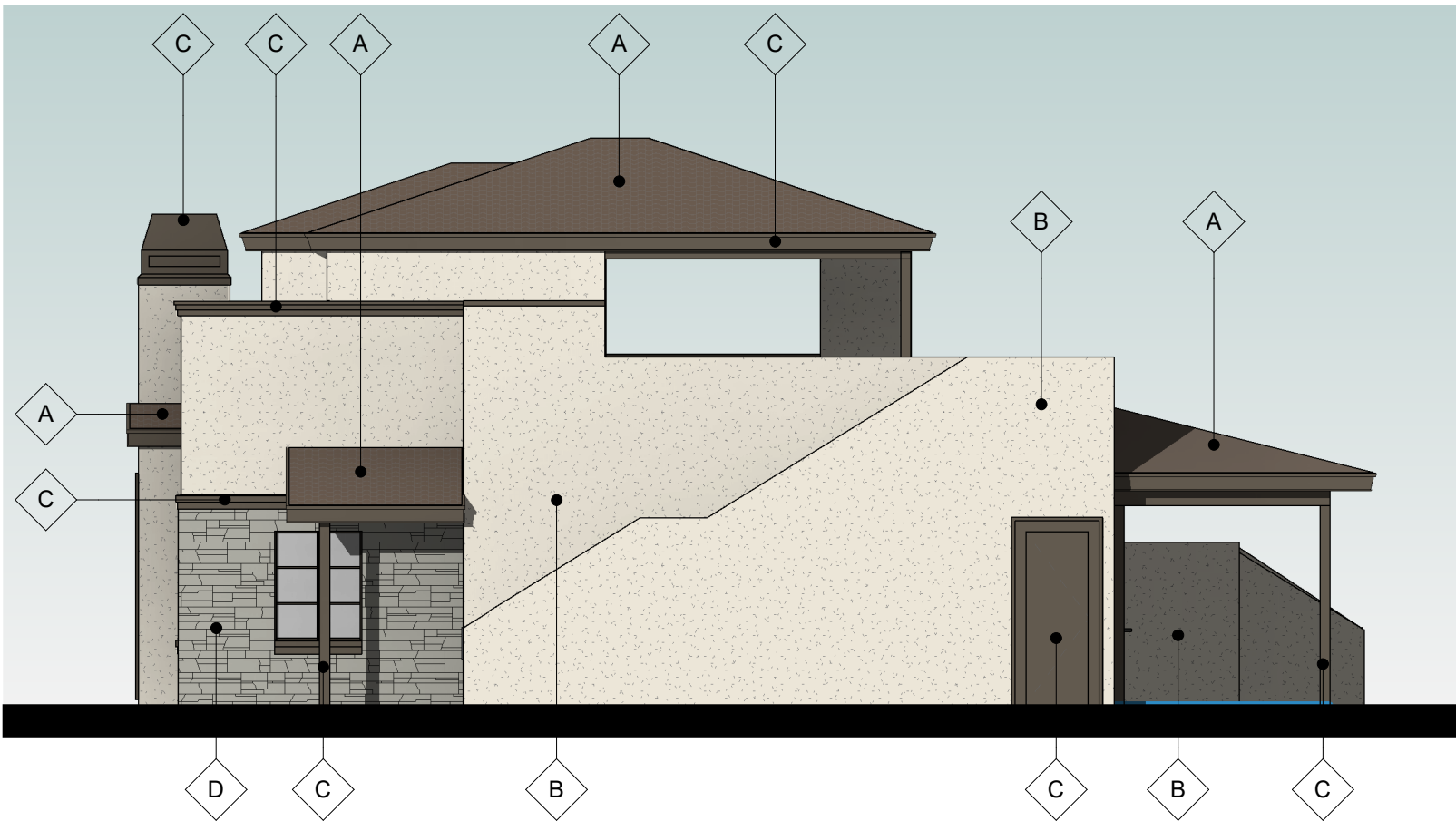
6 North Elevation - Dysart Community Bldg
1/8" = 1'-0"



5 East Elevation - Dysart Community Bldg
1/8" = 1'-0"

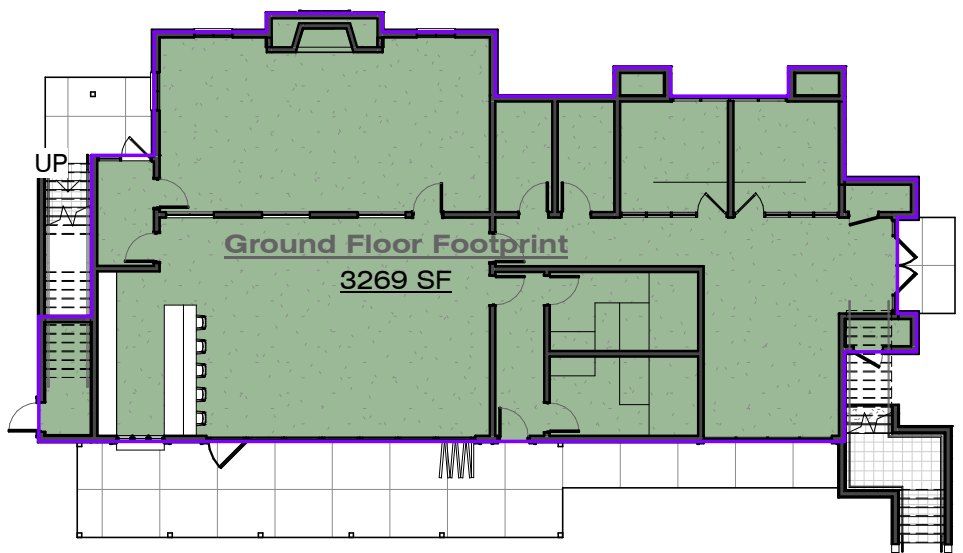


4 South Elevation - Dysart Community Bldg
1/8" = 1'-0"

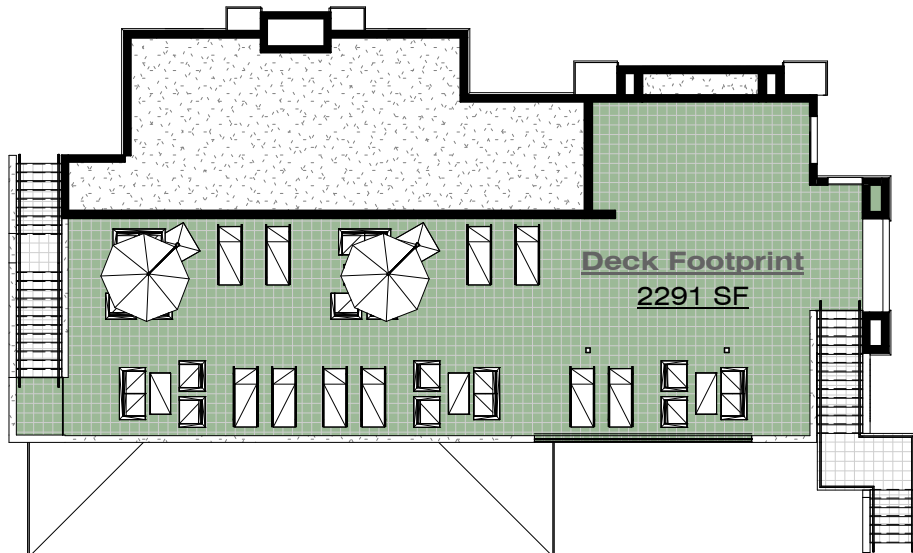


3 West Elevation - Dysart Community Bldg
1/8" = 1'-0"

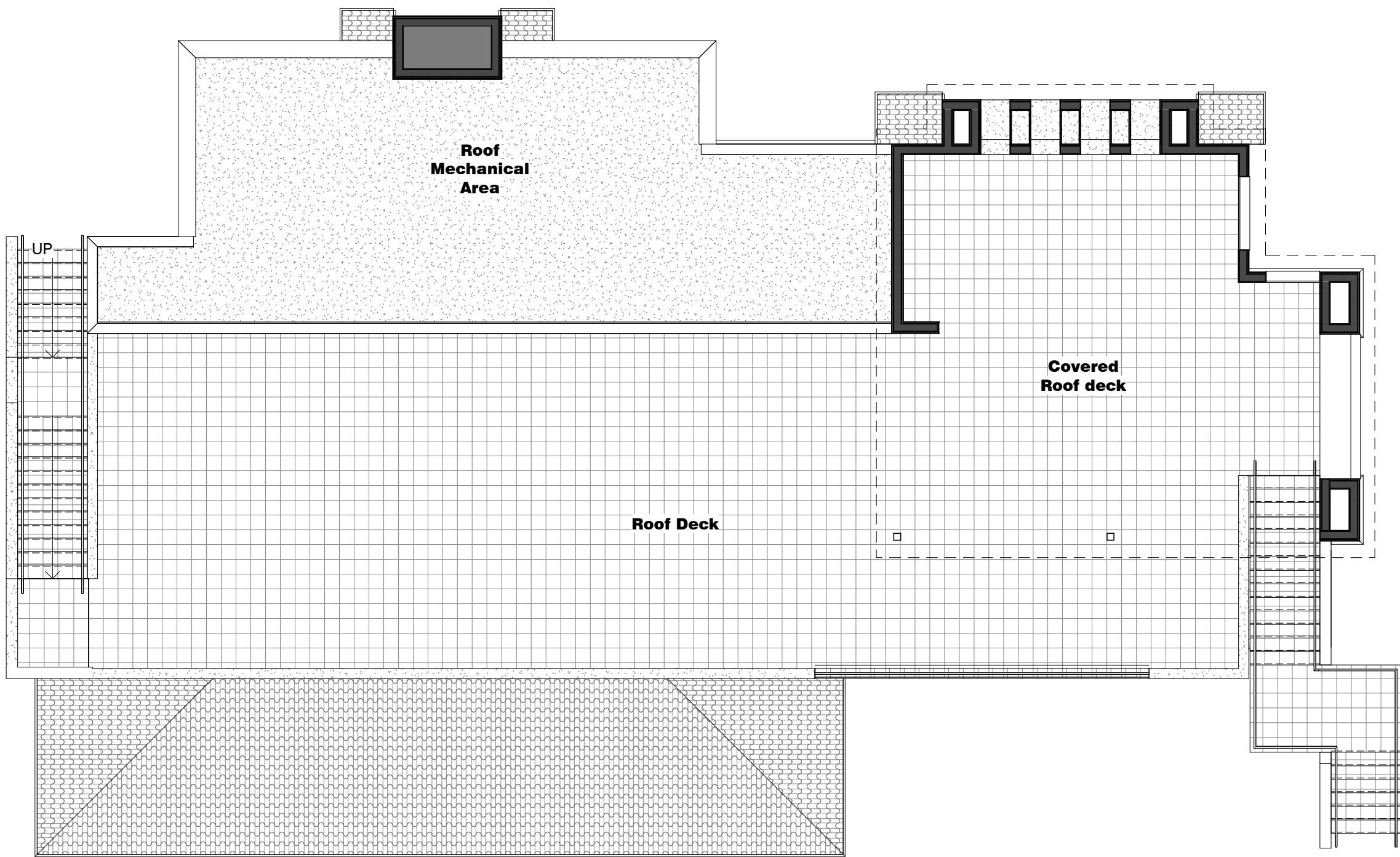
FINISH SCHEDULE EXTERIOR - SCHEME 1				
MARK	MATERIAL	MANUF.	DESCRIPTION	IMAGE
A	BARREL TILE - ROOFING	EAGLE ROOFING	3602 CONCORD BLEND	
B	STUCCO FINISH SYSTEM - MAIN BODY - SMOOTH FINISH	DE	DUNN EDWARDS DET653 - HISTORIC WHITE	
C	TRIM, TRELLIS, FASCIA, RAILINGS, CHIMNEY CAP, EXPOSED WOOD - PAINTED	DE	DUNN EDWARDS DET634 - DOWNING TO EARTH	
D	STACKED STONE	ES	ELDORADO STONE - EASTERN MOUNTAIN LEDGE - LOMPOC - 72	



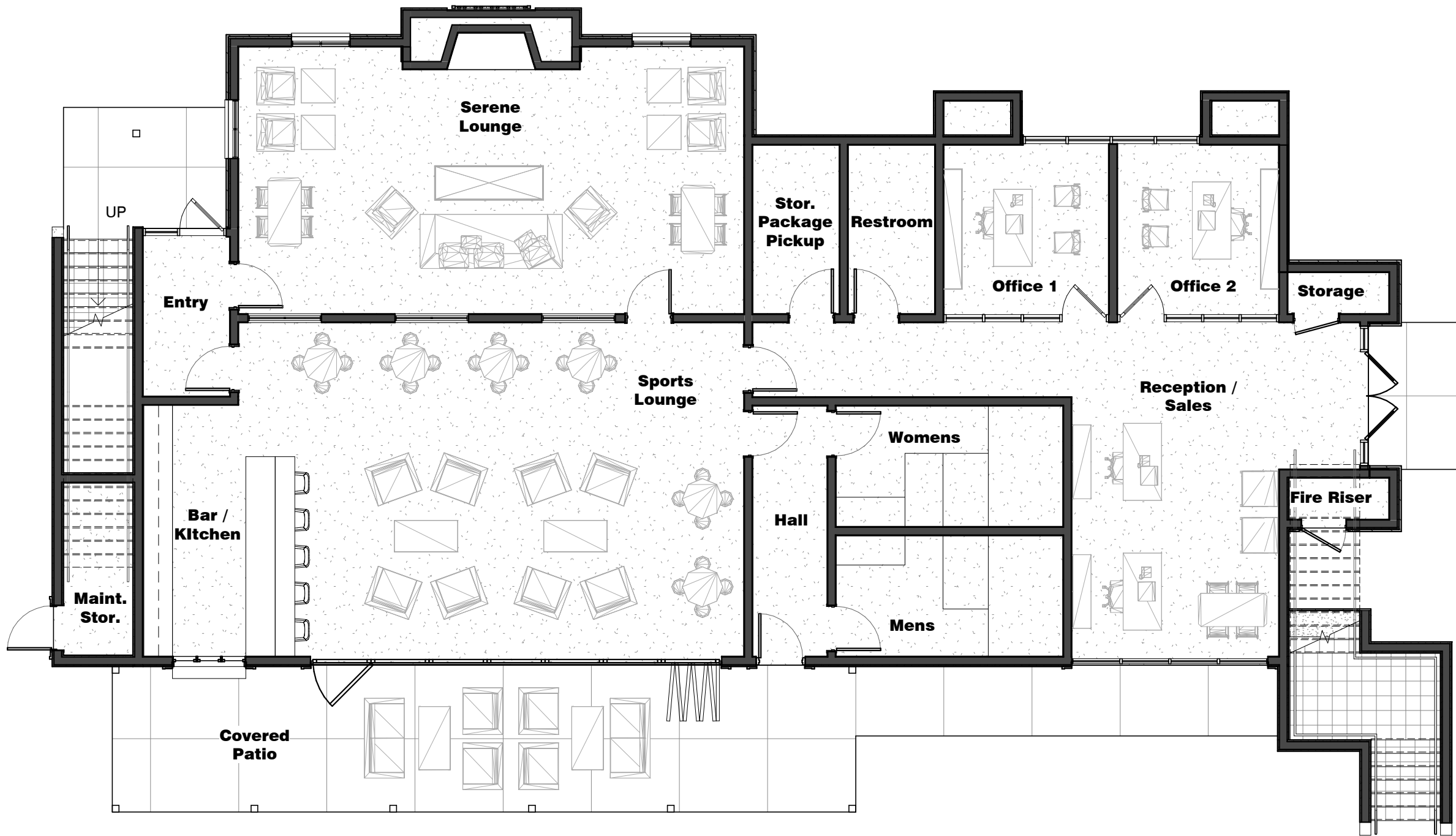
7 Ground Floor Area Plan
1" = 20'-0"



8 Deck Level
1" = 20'-0"

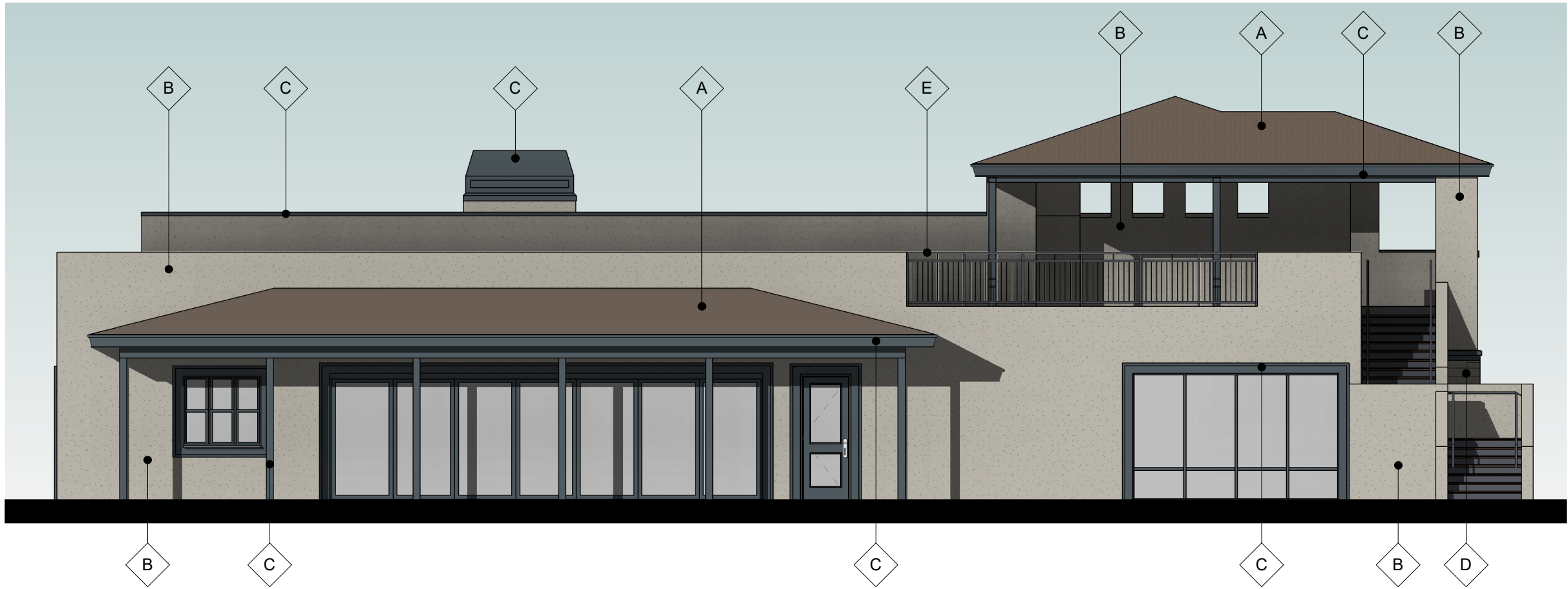


2 Deck Plan - Dysart Community Bldg
1/8" = 1'-0"

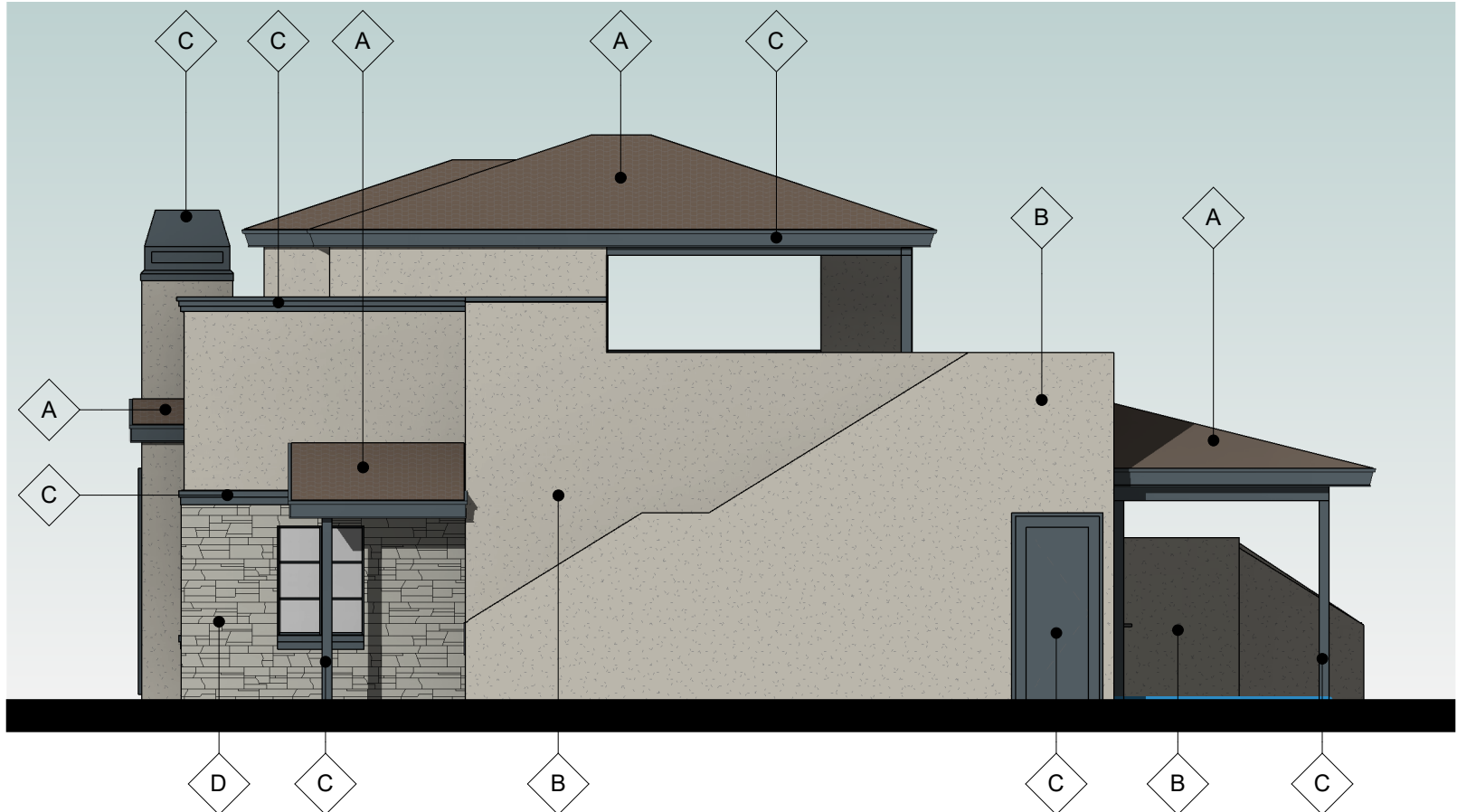


1 Floor Plan - Dysart Community Bldg
1/8" = 1'-0"

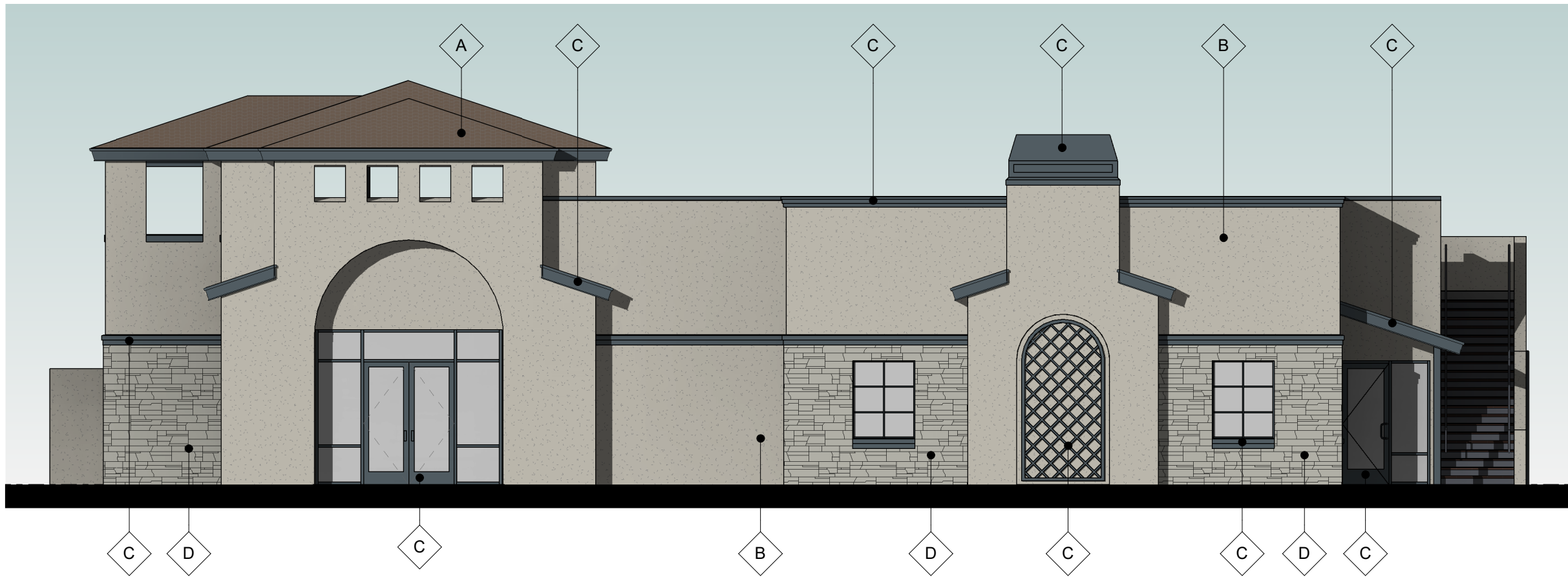
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1/14/2019 3:31:14 PM
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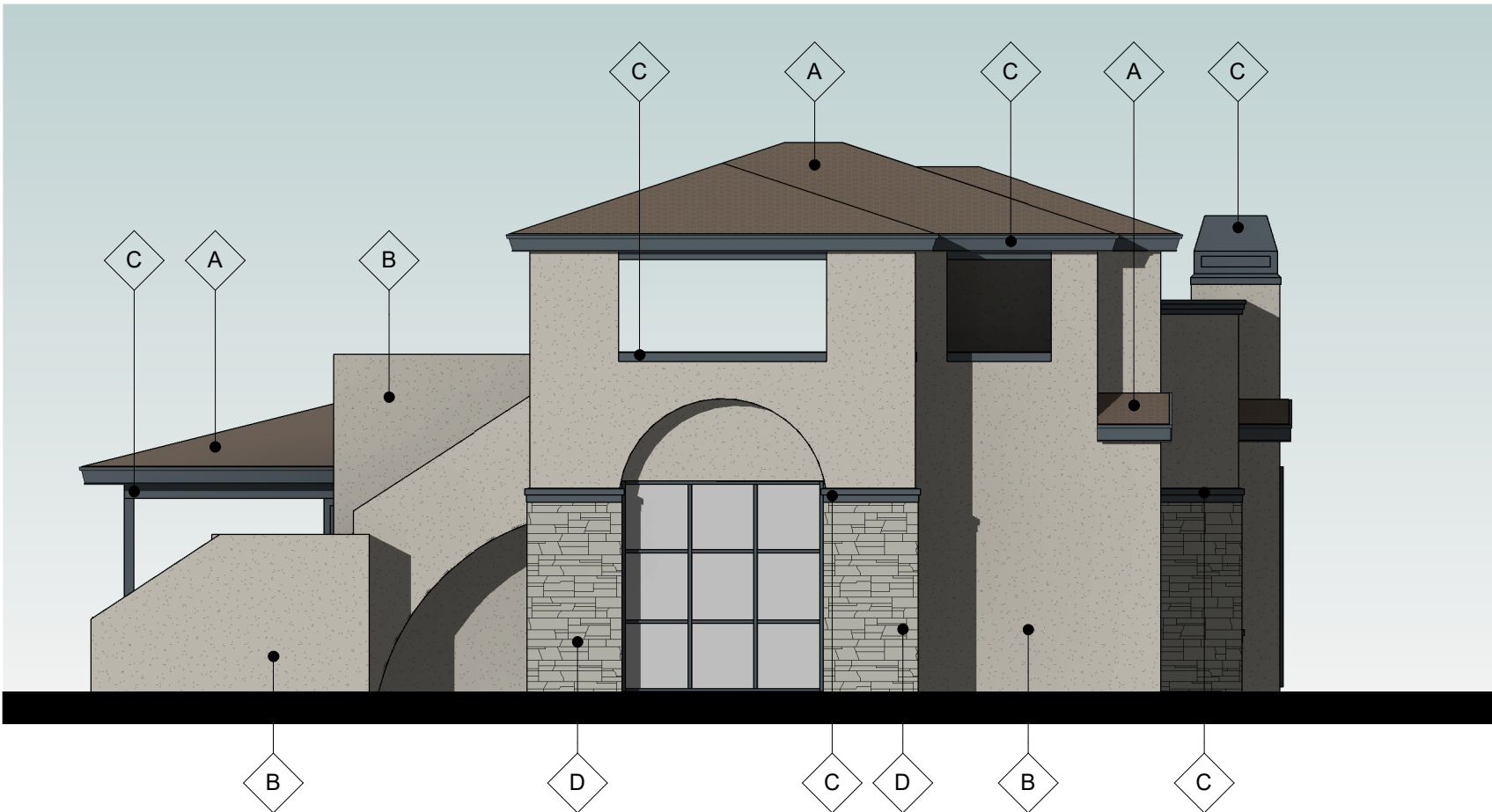
6 North Elevation - 4th Street Community Bldg
1/8" = 1'-0"



5 East Elevation - 4th Street Community Bldg
1/8" = 1'-0"

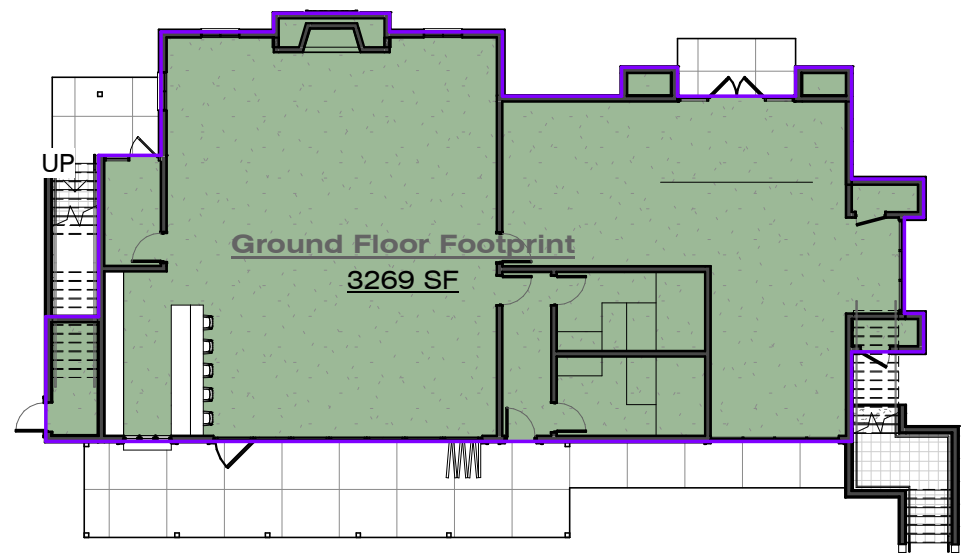


4 South Elevation - 4th Street Community Bldg
1/8" = 1'-0"

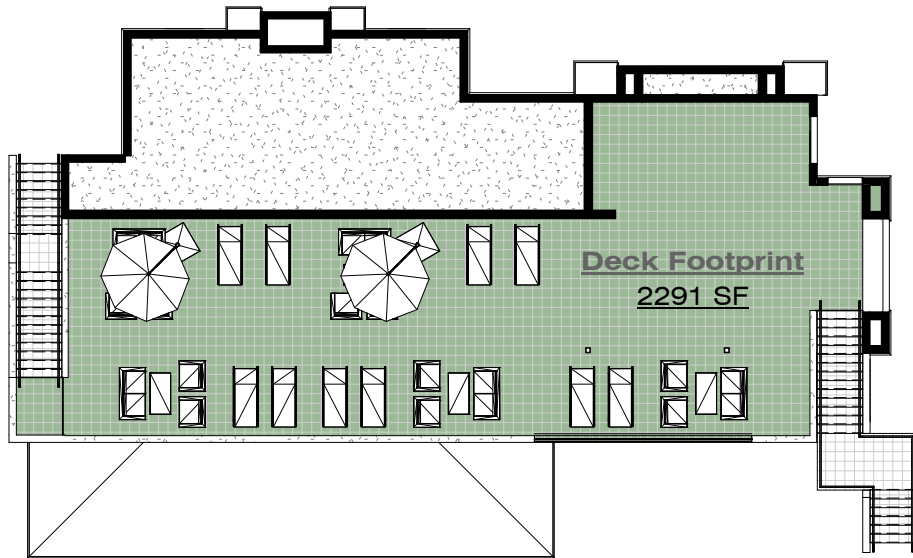


3 West Elevation - 4th Street Community Bldg
1/8" = 1'-0"

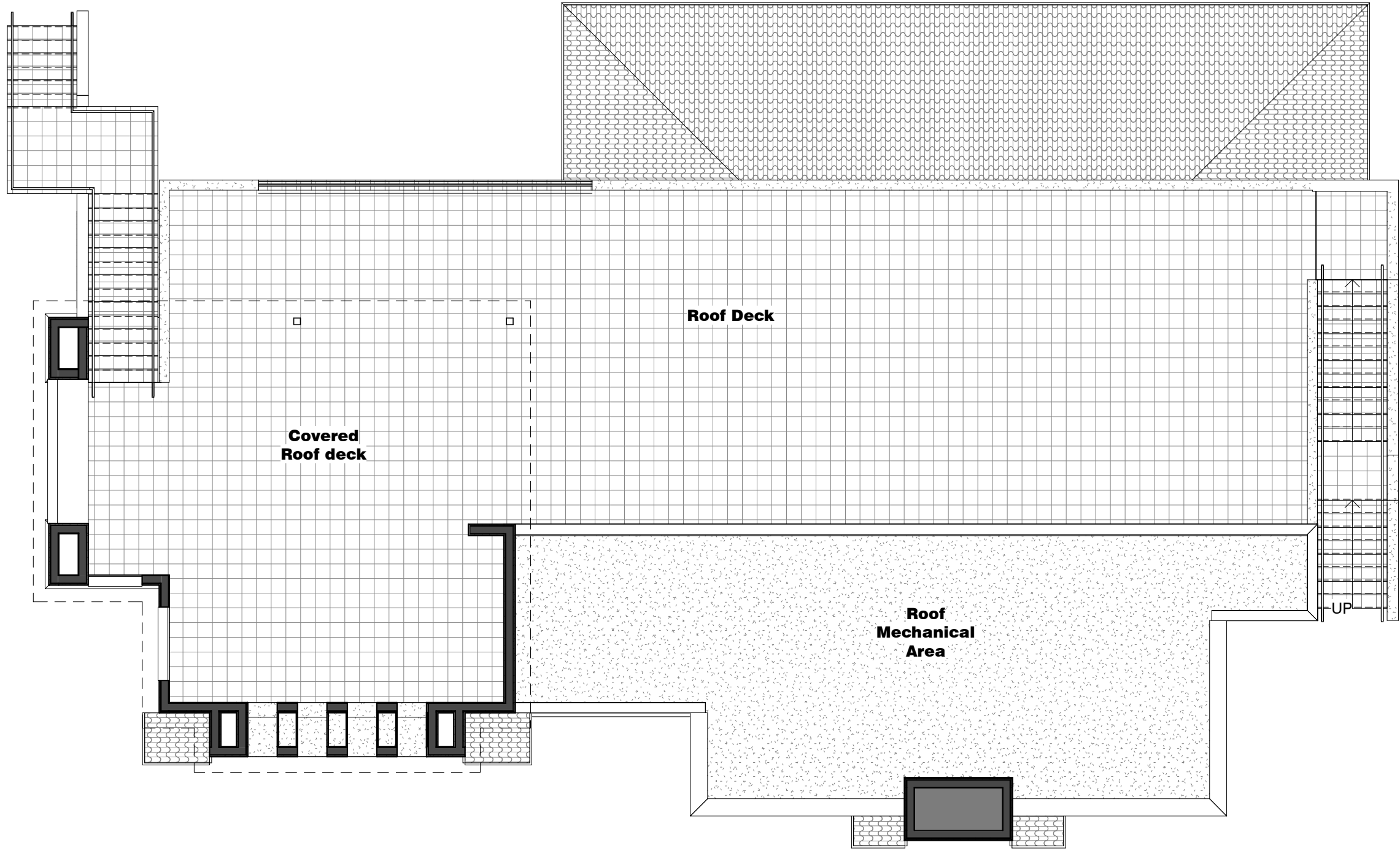
FINISH SCHEDULE EXTERIOR - SCHEME 1				
MARK	MATERIAL	MANUF.	DESCRIPTION	IMAGE
A	BARREL TILE - ROOFING	EAGLE ROOFING	3602 CONCORD BLEND	
B	STUCCO FINISH SYSTEM - MAIN BODY - SMOOTH FINISH	DE	DUNN EDWARDS DET625 - RECLAIMED WOOD	
C	TRIM, TRELLIS, FASCIA, RAILINGS, CHIMNEY CAP, EXPOSED WOOD - PAINTED	DE	DUNN EDWARDS DE6335 - NOVELTY NAVY	
D	STACKED STONE	ES	ELDORADO STONE - EASTERN MOUNTAIN LEDGE - LOMPOC - 72	



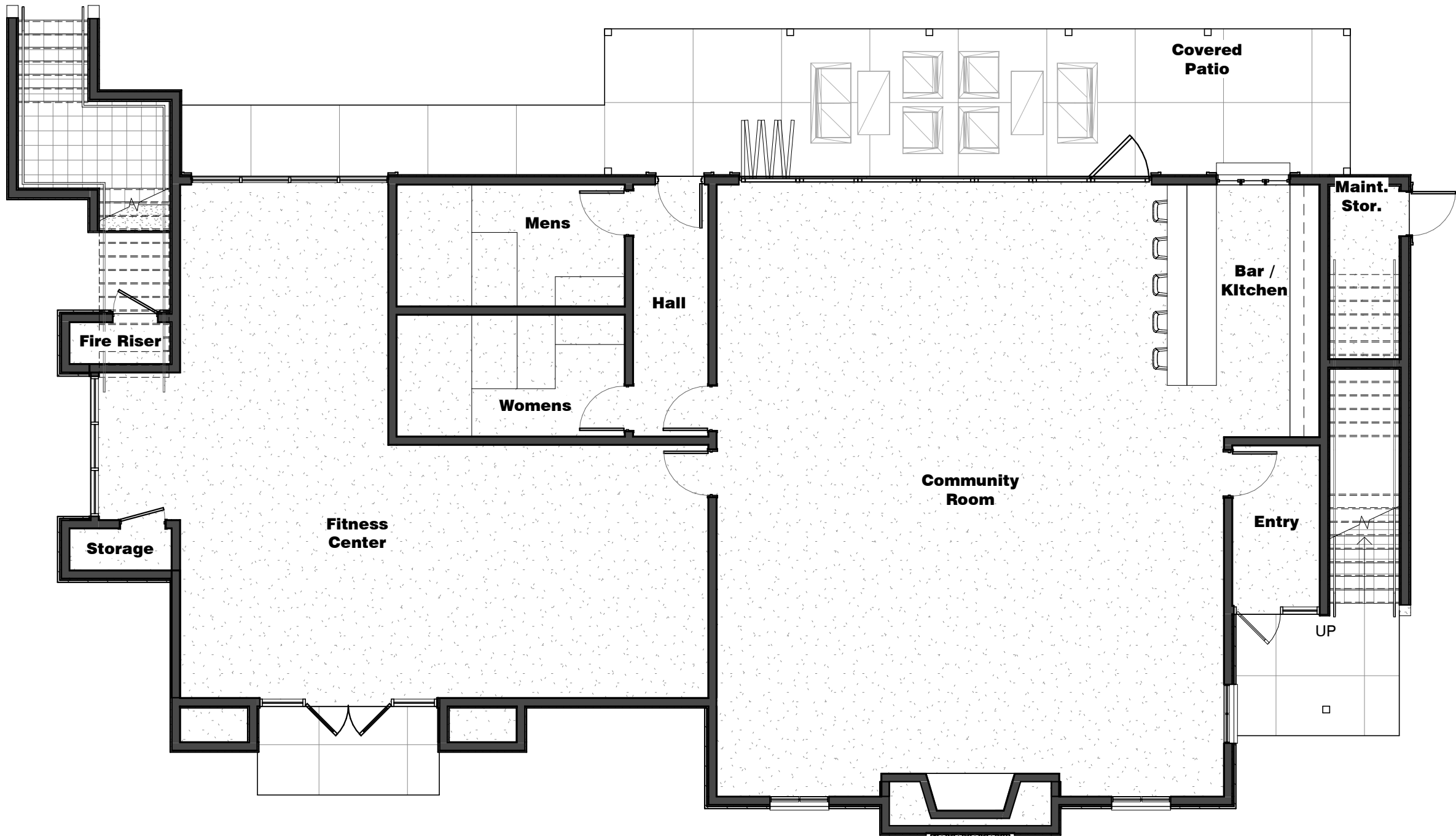
7 Ground Floor Area Plan
1" = 20'-0"



8 Deck Level
1" = 20'-0"



2 Deck Plan - 4th Street Community Bldg
1/8" = 1'-0"

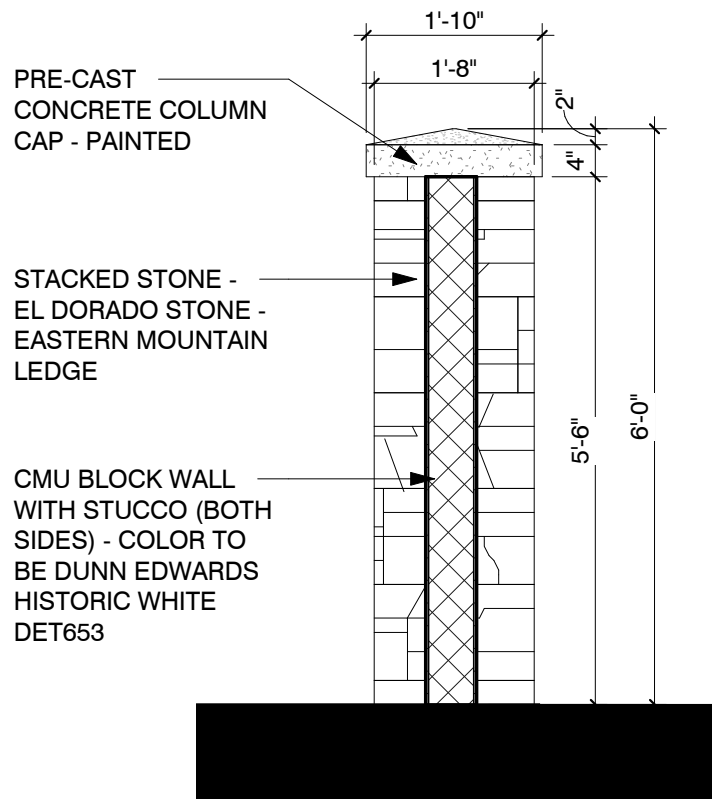


1 Floor Plan - 4th Street Community Bldg
1/8" = 1'-0"

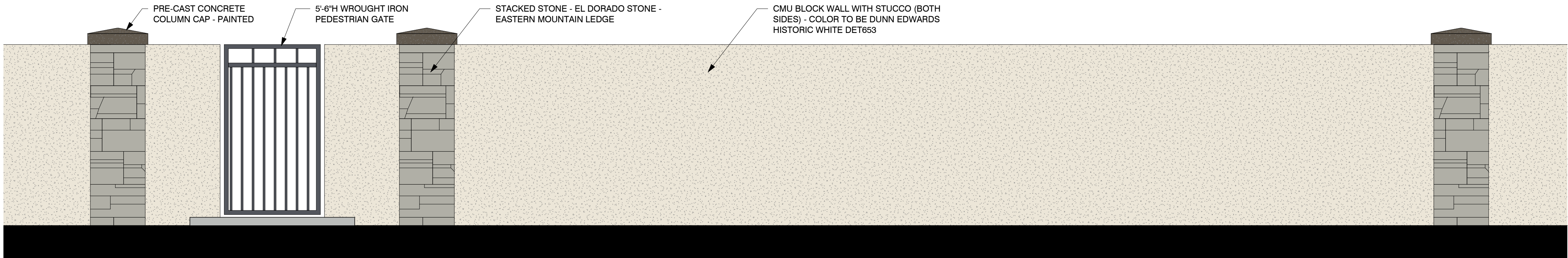
EXHIBIT G

SITE DETAILS - PERIMETER WALLS EXHIBIT

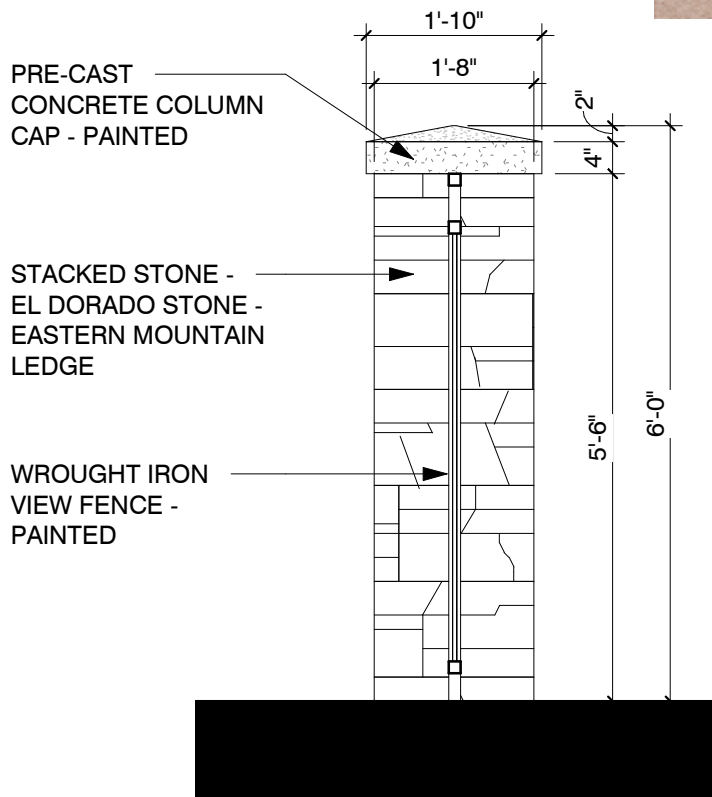
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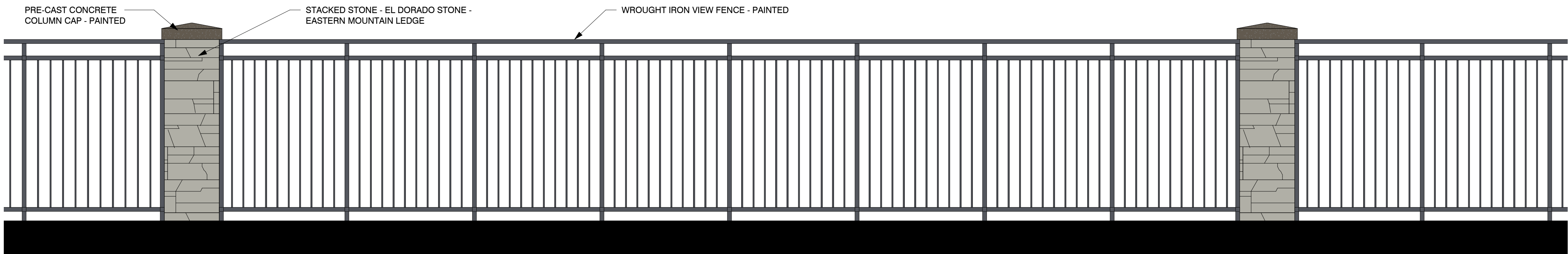
3 Site Wall - Perimeter CMU Wall - Section
1/2" = 1'-0"



1 Site Wall Elevation & 3d Perspective - Perimeter CMU Wall
1/2" = 1'-0"



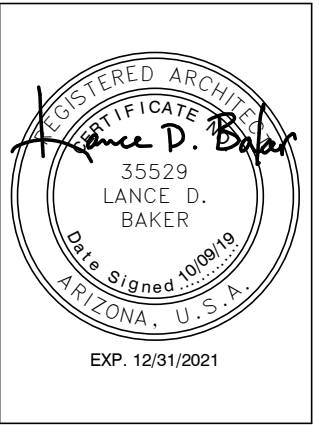
4 Site Wall - Perimeter View Fence - Section
1/2" = 1'-0"



2 Site Wall Elevation & 3d Perspective - Perimeter View Fence
1/2" = 1'-0"

Avondale Townhomes on Dysart

1020 N. 4th ST.
AVONDALE, AZ 85323



REVISIONS

Phase: PAD-REZONING
2nd SUBMITTAL
Drawn By: AD
Reviewed By: LDB
SDI Project No: 3994
Date: 10/09/2019

Sheet:

A1.4
SITE DETAILS -
PERIMETER WALLS

EXHIBIT H

OPEN SPACE PLAN

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1 OPEN SPACE PLAN
1" = 50'-0"



- Active Open Space
- Passive Open Space
- Clubhouse Amenity Area
- Asphalt
- Auto Courts & Crosswalks

AREA SCHEDULE - ACTIVE OPEN SPACE	
Area	Area Classification
8036 SF	Active Open Space
17611 SF	Active Open Space
8036 SF	Active Open Space
8036 SF	Active Open Space
14039 SF	Active Open Space
14039 SF	Active Open Space
35898 SF	Active Open Space
17846 SF	Active Open Space
10396 SF	Active Open Space
15162 SF	Active Open Space
1685 SF	Active Open Space
1671 SF	Active Open Space
1658 SF	Active Open Space
1644 SF	Active Open Space
1805 SF	Active Open Space
1470 SF	Active Open Space
1206 SF	Active Open Space
1211 SF	Active Open Space
161450 SF	

AREA SCHEDULE - PASSIVE OPEN SPACE	
Area	Area Classification
36934 SF	Passive Open Space
10348 SF	Passive Open Space
10857 SF	Passive Open Space
10673 SF	Passive Open Space
11165 SF	Passive Open Space
13168 SF	Passive Open Space
19568 SF	Passive Open Space
11892 SF	Passive Open Space
12118 SF	Passive Open Space
17385 SF	Passive Open Space
12248 SF	Passive Open Space
14076 SF	Passive Open Space
26852 SF	Passive Open Space
390 SF	Passive Open Space
207674 SF	

AREA SCHEDULE - CLUBHOUSE / AMENITY AREAS	
Area	Area Classification
16862 SF	Clubhouse Amenity Area
19333 SF	Clubhouse Amenity Area
36195 SF	

OPEN SPACE

CLUBHOUSE / SALES OFFICE AREA	= 3,269 SF
ROOFTOP DECK AMENITY AREA	= 2,291 SF
FITNESS / CLUBHOUSE AREA	= 3,045 SF
ROOFTOP DECK AMENITY AREA	= 2,047 SF
AREAS OF PAVED DRIVEWAYS & PARKING ASPHALT	= 196,087 SF
AREAS OF STAMPED ASPHALT (AUTO COURTS & CROSSWALKS)	= 54,495 SF
OPEN SPACE:	
OPEN SPACE REQUIRED:	20%
OPEN SPACE PROVIDED:	
ACTIVE OPEN SPACE:	
161,450 SF + 36,195 SF + 4,582 SF (ROOFTOP DECKS) =	
202,227 SF (49%)	
PASSIVE OPEN SPACE:	207,674 SF (51%)
TOTAL OPEN SPACE PROVIDED:	409,901 SF (100%)
% OF OPEN SPACE:	409,901 / 1,105,236 (NET SF) = 0.37 = 37%

REVISIONS

Phase: PAD-REZONING
2nd SUBMITTAL
Drawn By: AD
Reviewed By: LDB
SDI Project No: 3994
Date: 10/09/2019

EXHIBIT I

AMENITIES OF ACTIVE OPEN SPACES

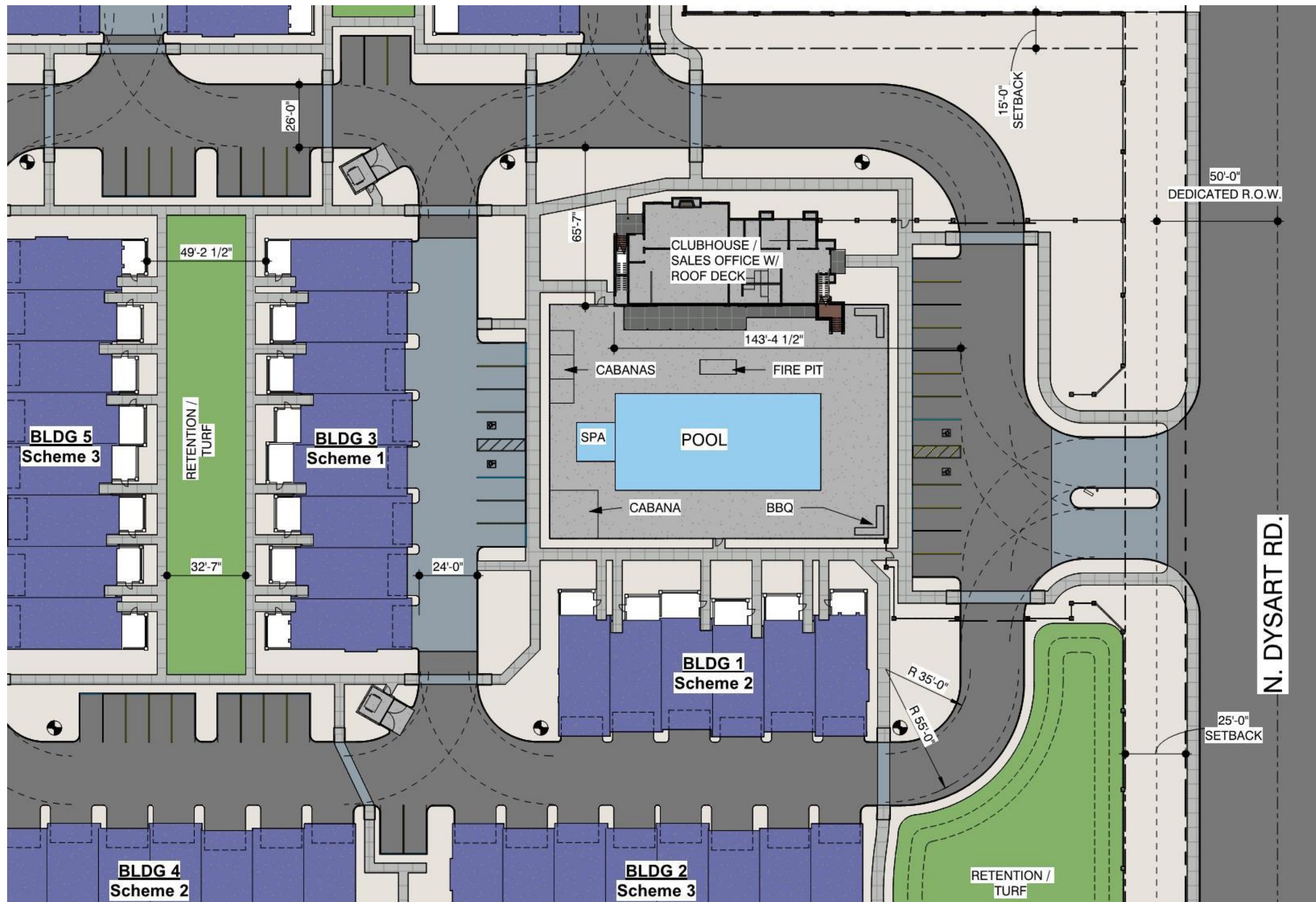


Exhibit G - Amenities of Active Open Space - Dysart Entry Clubhouse
 Avondale Townhomes on Dysart – S of Van Buren St between Dysart Rd & 4th St

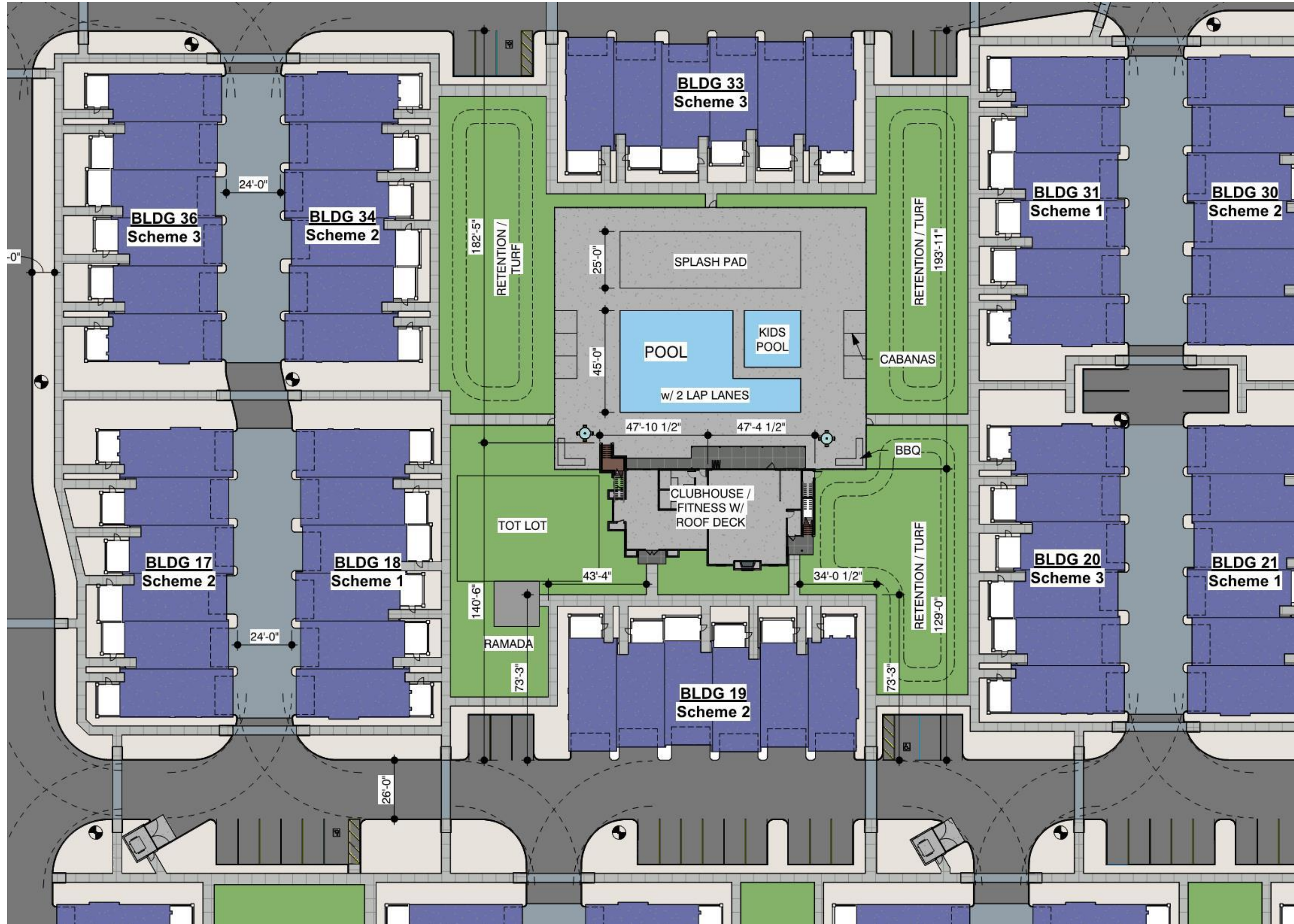
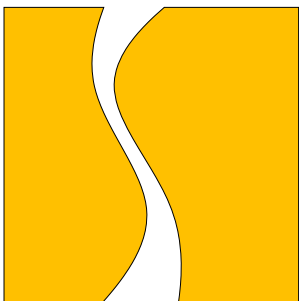


Exhibit G - Amenities of Active Open Space - Clubhouse Near 4th St.
 Avondale Townhomes on Dysart – S of Van Buren St between Dysart Rd & 4th St



Synectic Design, Inc.
1111 W University Drive
Suite 104
Tempe, AZ 85281

Exhibit F

Certificates of Adequate School Facilities

Avondale Elementary School District

Agua Fria Union High School District

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for multi-family development has been submitted to the City of Avondale, Development & Engineering Services Department, for review.

Project: Avondale Townhomes on Dysart Project Manager: Ashton Duggins, Synectic Design
Request: Zoning change from C-2 to MHDR Acreage/Parcel Size: 25.37 Acres
Current Density Allowed: 12 Units per Acre Density Proposed: 11.9 Units per Acre
Total number of residential units proposed: 302 Units

As an authorized representative of the District, please complete the questionnaire below.

Does the District have adequate capacity to accommodate the estimated enrollment from the proposed development?

Yes ☒ No ☐

If answered no, please summarize the needs of the district as they relate to serving the students generated by the proposed development.

Is a school site within the proposed development needed?

Yes ☐ No ☒

If answered yes, how many acres is needed for the school site?

Is the district currently working with the developer to provide or help meet the needs identified above through a developer assistance or impact agreement? Yes ☐ No ☒

If answered yes, please explain below:

****If additional writing space is needed, please attach pages to this form****

Date Reviewed: 9/18/19

School District: Avondale Elementary School District

District Superintendent: Dr. Betsy Hargrave

Phone #: 623-772-5000

E-mail: bhargra@avondale.k12.az.us

Signature: Jill Burroughs

It is the developer's responsibility to ensure that this form is completed by an authorized representative of the District noted above and returned to the Development & Engineering Services Department prior to the scheduling of any City Council meetings

Development & Engineering Services Department

11465 W. Civic Center Drive, #110, Avondale, AZ 85323 • Phone (623) 333-4000 • Fax (623) 333-0400 • TDD (623) 333-0010
www.avondaleaz.gov/developmentservices



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

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Is a school site within the proposed development needed?

Yes ☐ No ☒

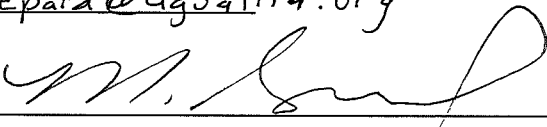
If answered yes, how many acres is needed for the school site?

Is the district currently working with the developer to provide or help meet the needs identified above through a developer assistance or impact agreement? Yes ☐ No ☒

If answered yes, please explain below:

****If additional writing space is needed, please attach pages to this form****

Date Reviewed: 9/19/19
School District: Agua Fria Union High School
District Superintendent: Dennis Runyan
Phone #: 623-932-7154
E-mail: mshepard@aguafria.org

Signature: 

It is the developer's responsibility to ensure that this form is completed by an authorized representative of the District noted above and returned to the Development & Engineering Services Department prior to the scheduling of any City Council meetings

Development & Engineering Services Department
11465 W. Civic Center Drive, #110, Avondale, AZ 85323 • Phone (623) 333-4000 • Fax (623) 333-0400 • TDD (623) 333-0010
www.avondaleaz.gov/developmentservices

Exhibit G

Email from Nearby Property Owner

Received December 2, 2019

From: Joe Cattaneo <joe@aandcproperties.com>
Sent: Monday, December 02, 2019 10:31 AM
To: Ken Galica
Cc: Jennifer Stumph; Michelle Cattaneo; Sarah Cattaneo
Subject: Notice of Upcoming Public Hearings - Input on Applications PL-19-0194 and PL-19-0195

Mr. Galica:

In connection with our ownership of Baldrige Commons, the 2-building retail shopping center located at the NWC Dysart Road and Van Buren Road, we received postcards pertaining to the upcoming public hearings to be held on December 18, 2019. Based on the information provided, it would appear that discussions pertaining to the above-referenced applications will be heard at that meeting and we wanted to offer our input. We fully support the project as it will bring additional needed residential density to support the existing retail in the trade area. We believe there is more than sufficient commercial zoning in the trade area from a retail perspective at this time and for the foreseeable future given the changing climate of retail.

Please feel free to contact me if you have any questions or if you need any additional input. Again, we fully support the applicant's change in zoning.

Joe Cattaneo
A & C Properties, Inc.
4530 East Shea Blvd.
Suite 100
Phoenix, AZ 85028
Tele: (602) 494-7800
Fax: (602) 494-7898
Cell: (602) 618-6137
Email: joe@aandcproperties.com