



Planning Commission
Agenda
Wednesday, January 15, 2020

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. **DECEMBER 18, 2019 MINUTES**

5. **PUBLIC HEARING ITEMS**

a. **COSTCO #691 FUEL FACILITY - CONDITIONAL USE PERMIT - APPLICATION PL-19-0199**

Planning Commission will hold a public hearing and consider a request by Charles Moseley, Barghausen Consulting Engineers Inc., for approval of a Conditional Use Permit (CUP) to allow a gas station in the Planned Area Development (PAD) zoning district. The use is proposed on a 17.9 gross acre site, currently developed with a Costco gas station, retail store, and parking lot located approximately 440 feet north of the northwest corner of 99th Avenue and McDowell Road. The subject property is zoned Gateway Pavilions 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 gas station in the C-2 district. The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Michelle Pelishek, Senior Planner

b. ZONING ORDINANCE TEXT AMENDMENT - APPLICATION PL-19-0306

Planning Commission will hold a public hearing and consider a City-initiated request for an amendment to the Zoning Ordinance, Section 6 (Planned Area Development District). The Commission will take appropriate action.

Staff Contact: Michelle Pelishek, Senior Planner

6. COMMISSION ANNOUNCEMENTS

7. PLANNING DIVISION REPORT

8. CALENDAR

February 19, 2020

9. 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 Secretaria de la Ciudad al 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.

CITY COUNCIL CHAMBERS
111465 WEST CIVIC CENTER DRIVE
AVONDALE, AZ 85323

Wednesday, December 18, 2019
6:00 P.M.

I. CALL TO ORDER

Chair Van Leuven called the Regular Meeting to order at approximately 6:00 p.m.

II. ROLL CALL

The following members and representatives were present:

COMMISSIONERS PRESENT

Russell Van Leuven, Chair
Lisa Amos, Vice Chair
Maribel Guerrero, Alternate
Linda Warren, Commissioner
Christopher Thompson, Commissioner

COMMISSIONERS ABSENT

David Iwanski, Commissioner
Lisa Osborne, Commissioner
Denise Stanfield, Commissioner

CITY STAFF PRESENT

Jodie Novak, Assistant Director of Development & Engineering Services
Brian Craig, Planning Manager
Ken Galica, Lead Planner
Denise Zazueta, Administrative Assistant
Stephen Kemp, City Attorney

III. OPENING STATEMENT

Chair Van Leuven read the Opening Statement.

IV. APPROVAL OF MINUTES

a. November 21, 2019

Chair Van Leuven invited revisions/corrections. Vice Chair Amos provided grammatical corrections.

Commissioner Warren moved to approve the November 21, 2019 minutes as amended. Commissioner Thompson seconded the motion.

ROLL CALL VOTE

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

The motion was approved by a 4 to 0 vote.

V. 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

Mr. Galica prefaced the presentation by stating that both public hearing agenda items would be addressed at the same time. He provided a description and location of the property. Surrounding uses are a mix of residential and commercial. The property was annexed in 1960 and Zoned C-2. The current General Plan designation is Local Commercial, applied to the entire 28.35 gross acre site. The Local Commercial designation is intended to provide for the daily needs of goods and

services for residents in the surrounding areas. The proposed Minor General Plan amendment would change 25.86 acres of the property to Medium/High Density Residential (MHDR) and leave 2.49 acres as Local Commercial. The MHDR allows for residential development between four to twelve dwelling units per acre for dense single-family residential attached and detached products, including townhomes and condominiums. The request will allow for processing of the PAD, which would allow for development of the site with 302 single family attached townhomes. The site will feature 37 percent open space, more than double the City's minimum requirement of 15 percent for single family residential. The open space includes a variety of amenities, including pools, spa, two clubhouses, tot lot, dog park and other amenities. The proposal retains nearly 2.5 acres for future commercial development adjacent to Dysart Road. These will be developed with uses of C-1 (Neighborhood Commercial) District. The site will have access to two streets: Dysart Road and 4th Street. The proposed style is Spanish Colonial Revival with variations between buildings. Each unit will have a two-car garage.

Mr. Galica stated that in staff's view, both the proposed General Plan amendment and rezoning will result in compatible development with what is existing in the area. Residential use of the property will not be out of character. The proposal advances City goals and objectives related to Historic Avondale revitalization, bringing 302 households to the area as well as significant development dollars. The proposed PAD conforms to the General Plan land use map as requested. It does not currently conform to local commercial designations and a General Plan amendment must be approved in order for the PAD to be considered. Development standards proposed within the PAD all comply zoning ordinance requirements with two exceptions: Lot dimensions and guest parking. The approved September Zoning Ordinance Text Amendment requires one space per unit of guest parking in this type of community. The proposal includes slightly over one-half guest parking space per unit, at over 150 proposed spaces. There is additional opportunity for guest parking on the adjacent streets, particularly 4th Street. Staff believes that exceptional design is proposed in terms of architecture, site design, open space and amenities and that infrastructure improvements are to be completed by the developer. Both the GPA and rezoning meet all the required findings.

Mr. Galica noted that all required notifications for public hearings have been completed, including site posting, and a neighborhood meeting, which was unattended at City Hall on December 5th. The aVOICE website received three (3) views, but no comments. There was one email in support of the project by a nearby commercial property owner. Staff recommends approval of the General Plan Amendment without any recommended conditions of approval. They also recommend approval of the rezoning request, subject to four (4) conditions as listed in the staff report.

Vice Chair Amos noted the concerns regarding the availability of parking and asked why the guest parking requirement is so low. Mr. Galica stated that when the City began working with the developer they were under the old code, which had no guest parking required at all. This was increased to a requirement of one parking space per dwelling unit. In the future, similar developments will likely have this additional parking. In this case, the architect suggested the guest parking was sufficient based on experience. While there are no driveways or street parking that typical single-family dwellings would have for overflow guest parking, there are adjacent side streets that do not have residences on them that can be used as overflow. Vice Chair Amos said she is concerned not only in terms of guests, but the occupants themselves. Two spaces will likely be insufficient, requiring residents to use the guest parking.

Commissioner Thompson shared Vice Chair Amos's concerns regarding the parking. The site is at a very busy intersection and the development will add a significant number of dwellings to the area. He asked whether traffic studies have been conducted. Mr. Galica confirmed that the applicant submitted a preliminary traffic statement, which was reviewed by the City's traffic engineer. Dysart Road is a busy roadway, but it is designed to accommodate significant traffic. It is not believed that the additional residences warrant an additional traffic signal. There will likely be a deceleration lane into the site.

Commissioner Warren also expressed concern regarding parking. She owns a similar property with parking garages in a townhome setting. Typically, additional cars park behind the garages, which is a constant problem, blocking residents from leaving the garages. She asked whether this will be a gated community coming off Dysart Road and 4th Street. Mr. Galica confirmed that the development will be gated.

Chair Van Leuven asked whether two entrances will be sufficient for a development of this size. Mr. Galica confirmed that two points of access on separate streets meets code requirements.

Rick Jellies introduced himself as a representative of the applicant and provided his Scottsdale address. The developer understands and shares the parking concerns. If this type of project was developed in Maricopa County, the parking requirement would be two parking spaces per unit. The City of Phoenix requires only 1.75 parking spaces per unit. In this case, the development provides 2.5 parking spaces per unit and is a gated, full-time professionally managed facility. They will not permit vehicles to park behind garages.

Chair Van Leuven opened the public hearing. There were no members of the public who wished to speak.

With no further pending questions, Chair Van Leuven closed the public hearing.

Chair Van Leuven invited a motion.

Vice Chair Amos moved to approve Application PL-19-0195. Commissioner Thompson seconded the motion.

ROLL CALL VOTE

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

The motion was approved by a 4 to 0 vote.

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

The presentation for this item was included under Agenda Item V.a.

Chair Van Leuven opened the public hearing. There were no members of the public who wished to speak.

With no further pending questions, Chair Van Leuven closed the public hearing.

Chair Van Leuven invited a motion.

Commissioner Thompson moved to approve Application PL-19-0194 subject to the four recommended conditions. Vice Chair Amos seconded the motion.

ROLL CALL VOTE

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

The motion was approved by a 4 to 0 vote.

VI. ACTION ITEMS:

There were no action items.

VII. COMMISSION ANNOUNCEMENTS

Mr. Craig introduced new staff member, Denise Zazueta, Development and Engineering Services Administrative Assistant, who will be assisting with Planning Commission meetings

and agenda preparation. He congratulated Jodie Novak on her new promotion to Assistant Director of Development and Engineering Services.

VIII. PLANNING DIVISION REPORT

Ms. Novak thanked Chair Van Leuven for his many years on the Planning Commission. She presented him with an outstanding service award.

IX. CALENDAR

Mr. Craig stated that there will be items for discussion on January 15th, 2020.

X. ADJOURNMENT

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

The motion was approved by a 4 to 0 vote.

With no further business, the meeting concluded at approximately 6:27 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.

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Chair Signature

Date



AGENDA ITEM REPORT

SUBJECT: Costco #691 Fuel Facility - Conditional Use Permit - Application PL-19-0199

MEETING DATE: 1/15/2020

TO: Planning Commission

FROM: Michelle Pelishek, Senior Planner

THROUGH: Brian Craig, Planning Manager

PURPOSE:

Planning Commission will hold a public hearing and consider a request by Charles Moseley, Barghausen Consulting Engineers Inc., for approval of a Conditional Use Permit (CUP) to allow a gas station in the Planned Area Development (PAD) zoning district. The use is proposed on a 17.9 gross acre site, currently developed with a Costco gas station, retail store, and parking lot located approximately 440 feet north of the northwest corner of 99th Avenue and McDowell Road. The subject property is zoned Gateway Pavilions 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 gas station in the C-2 district. The Commission will take appropriate action and forward a recommendation to City Council.

BACKGROUND:

The 17.9 gross acre subject property (Exhibits A and B) is located approximately 440 feet north of the northwest corner of 99th Avenue and McDowell Road.

The site was annexed into the City's corporate limits on June 26, 1981 (Ordinance No. 301). The site was rezoned to Gateway Park (now Gateway Pavilions) PAD in 1985 and was amended in 2001 and 2015 to modify development standards and permitted uses, respectively. This commercial parcel is intended to develop with uses and development standards as allowed in the City's C-2 (Community Commercial) zoning district. Gateway Pavilions totals approximately 79 acres and is developed with C-2 uses. It is completely developed except for one (1) undeveloped pad about 0.4 acres in size.

The subject property is located within the Avondale Freeway Corridor Specific Plan area and is designated as Freeway Commercial on the General Plan 2030 Land Use Map (Exhibit C). The Freeway Commercial designation allows for a broad range of non-residential uses and development flexibility by promoting community-wide and regional retail, medical, office, higher educational complexes, hospitality, sports and family entertainment, commercial complexes, and service destinations to a larger trade area. The Freeway Corridor Specific Plan furthers the goals, policies, and objectives of the General Plan 2030 and encourages freeway commercial, mixed-use/specialty support along 99th Avenue.

Surrounding uses and zoning include:

- **North:** Vacant land totaling 60.29 acres zoned Avondale Station PAD. A mixed-use development is proposed on the site.
- **East of 99th Avenue:** Multiple uses occur; soccer fields, an artificial grass and shed retail business, vacant land, and a canal owned by the Roosevelt Irrigation District in the jurisdiction of the City of Phoenix.
- **South of McDowell Road:** Retail, personal service, and restaurant uses zoned Gateway Pavilions PAD totaling approximately 79 acres.
- **West:** Retail, personal service, and restaurant uses zoned Gateway Crossing PAD totaling approximately 29 acres.

SUMMARY OF REQUEST:

The applicant, Charles Moseley, is requesting approval of a Conditional Use Permit (CUP) to allow a gas station on the subject site (Exhibit E). The property is zoned Gateway Pavilions PAD, allowing C-2 uses. Approval of a CUP is required for gas stations in the C-2 zoning district.

A gas station is defined in the Zoning Ordinance as a place of business having pumps and/or storage tanks from which motor vehicle fuel is dispensed at retail into a motor vehicle or an approved container with accessory activities that may include the retail sale and installation of minor automobile parts and accessories, retail sales of food, drink and other convenience items, automobile washing, inspections or other routine vehicle maintenance, but shall not include major automotive repair work such as engine overhauling, body and fender repair, or painting.

The proposed gas station will consist of an 11,650 square foot canopy, sixteen pumps, three (3) underground storage tanks, a controller enclosure, and a transformer. A convenience store is not proposed. The hours of operation will be 6 a.m. to 10 p.m., Monday through Friday, and 7 a.m. to 10 p.m. on Saturdays and Sundays.

The project will be completed in two (2) phases. The first phase will be the gas station construction in an area currently developed as a parking lot. The second phase will be demolition and decommission of the existing gas station and redeveloping that area with parking and landscaping. The proposed landscaping exceeds the City's landscaping requirements.

The project will remove 84 parking spaces for an overall remaining total of 756 spaces. The provided parking will exceed the minimum parking requirement. The new parking area will provide two (2) pedestrian crossings across the main drive aisle of the Costco development.

The canopy design includes metal-wrapped canopy fascia and CMU-wrapped canopy columns with earth tone finishes. It will complement the Costco store's roofline and architectural details.

A separate application for Site Plan/Design Review has been submitted to the City in which staff will review the project's design in more detail. The application is consistent with the site plan (Exhibit F), landscape plan (Exhibit G), and architectural renderings (Exhibit H) provided as part of the Conditional Use Permit application. The Site Plan/Design Review application cannot be approved until such time that the City Council approves the CUP request; approval of the Site Plan/Design Review application will be administrative.

PUBLIC PARTICIPATION:

The applicant conducted the required neighborhood meeting to discuss the proposed gas station on January 14, 2020. The meeting was held in the City of Avondale's Mojave conference room at 6 p.m. The meeting was

advertised in the December 25, 2019 edition of the Southwest Valley Arizona Republic. A notification sign, which includes information about the request and the neighborhood meeting date, time, and location was erected on the site on December 26, 2019. Additionally, all property owners within 1,000 feet of the subject property were notified of the neighborhood meeting via postcards sent on December 23, 2019. A summary of the neighborhood meeting will be presented at tonight's meeting.

No comments related to the proposal have been posted on the City's aVOICE digital forum. Three persons have viewed the information on aVOICE. The Planning Division has not received any calls or emails from citizens regarding the proposed gas station.

All required notifications for the 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 December 23, 2019. Both meetings were advertised in the Wednesday, December 25, 2019 edition of the Southwest Valley Arizona Republic. The public hearings meeting information was posted on the property on December 26, 2019 which includes the time, date, and location of these meetings.

ANALYSIS:

To grant a Conditional Use Permit, five (5) findings must be met as outlined in Zoning Ordinance Section 108.B. Each finding is presented below along with Staff's analysis.

1. That the proposed use (a) is consistent with the land use designation set forth in the general plan, (b) will further the City's general guidelines and objectives for development of the area, as set forth in the general plan and (c) will be consistent with the desired character for the surrounding area.

Regarding finding 1(a), the subject property is designated by the General Plan 2030 as Freeway Commercial. This designation allows for a broad range of non-residential uses and development flexibility by promoting community-wide and regional retail, medical, office, higher educational complexes, hospitality, sports and family entertainment, commercial complexes, and service destinations to a larger trade area. The proposed gas station will provide a service for customers in the area and travelers on the 1-10 Freeway. Finding 1(a) has been met.

Regarding finding 1(b), the site is within the Freeway Corridor Specific Plan area. According to the Freeway Corridor Specific Plan, the types of encouraged activities in this area are freeway commercial and mixed-use/specialty support uses along the 99th Avenue corridor. A gas station fits the criteria.

Lastly, as to finding 1(c), the building elevations for the gas station are complementary to the Costco store, the Gateway Pavilions development, and the surrounding area, and the design meets the requirements of the City's Zoning Ordinance and the Commercial and Industrial Design Manual. Finding 1(c) has been met.

2. That the use will be (a) compatible with other adjacent and nearby land uses and (b) will not be detrimental to persons residing or working in the area, adjacent property, the neighborhood or the public welfare in general.

The intensity of the use and traffic generation proposed are consistent and compatible with the existing medical office, retail, restaurant, and service uses occurring along the McDowell Road corridor. Once the proposed gas station is constructed, the existing gas station will be removed and decommissioned so that the site is returned to parking and landscaping; the relocation of the gas station use is intended to be more accessible and convenient for customers, thereby improving traffic flow. Finding 2(a & b) has been met.

3. That the site is adequate in size and shape to accommodate the proposed use, allow safe on-site circulation, and meet all required development standards including, but not limited to, setbacks,

parking, screening, and landscaping.

The site is of adequate size and shape to meet all City requirements. The proposed site plan, landscape plan, and building elevations meets or exceeds all applicable requirements of the Avondale Zoning Ordinance, General Engineering Requirements Manual, and Commercial and Industrial Design Manual, including requirements for parking, landscaping, setbacks, outdoor lighting, and architectural design. On-site circulation has been reviewed by the City Traffic Engineer and Fire Marshal, who find that the proposal meets criteria for safe and efficient design. Finding 3 has been met.

4. That the site has appropriate access to public streets with adequate capacity to carry the type and quantity of traffic generated by the proposed use.

The project has two (2) access points, McDowell Road and 99th Avenue. Vehicles will enter the gas station from the west and exit the station to the north or south. Customers can exit the property through a shared drive aisle that exits south to McDowell Road and turn right, or through a drive aisle that exits to 99th Avenue where there is a traffic signal allowing both left and right turn movements.

The applicant does not anticipate a significant increase in traffic by relocating the gas station on the site. Ten (10) additional pumps are proposed compared to the existing facility; however, this is anticipated to reduce queuing and wait times. The gas station will serve Costco members only. Finding 4 has been met.

5. That adequate conditions have been incorporated into the approval to ensure that any potential adverse effects will be mitigated.

Two (2) conditions are included in Staff's recommendation to ensure that potential adverse effects are minimized.

Condition #1 is a standard condition requiring the Costco gas station to develop and operate the use in conformance with the Conditional Use Permit Narrative and the exhibits thereto (Site Plan, Landscape Plan, etc.)

Condition #2 is a standard condition that specifies the CUP will expire two (2) years from the date of Council approval if the gas station use has not commenced operations on the site. Finding 5 has been met.

DISCUSSION:

- The proposed gas station use is consistent with the Freeway Commercial Land Use designation in the General Plan.
- The proposed gas station is compatible with nearby land uses and will not be detrimental to persons residing or working in the area.
- The proposed gas station site plan allows for safe on-site circulation and meets all required development standards including but not limited to parking, landscaping, setbacks, outdoor lighting, and architectural design.
- The site has appropriate access to public streets that have adequate capacity to carry the traffic expected to be generated by the proposed gas station.
- Adequate conditions of approval have been incorporated to mitigate adverse effects.

STRATEGIC PLAN:

INITIATIVE: Foster sustainable community development

- **STRATEGIC GOAL:** Ensure city has financial capacities to support development.

BUDGET IMPACT:

No budget impacts.

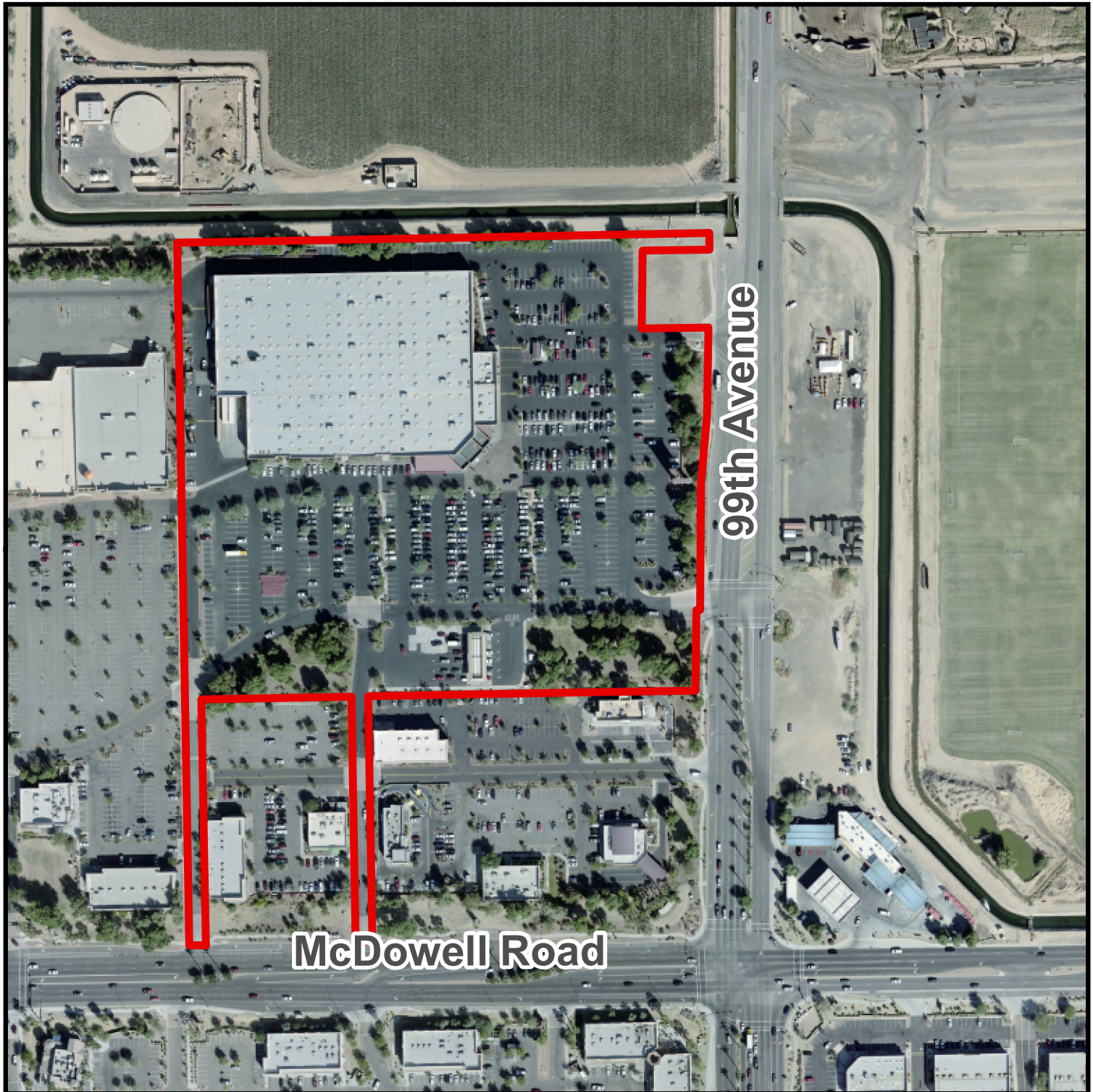
RECOMMENDATION:

Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-19-0199, a request for approval of a Conditional Use Permit to allow a gas station on a 17.9 gross acre property located approximately 440 feet north of the northwest corner of 99th Avenue and McDowell Road, subject to the following three (3) conditions of approval:

1. New development on the site shall conform to the Costco #691 Fuel Facility On-Site Relocation Narrative submitted on November 15, 2019.
2. The development shall be in conformance with the Site Plan, Landscape Plan, and Building Elevations date submitted on November 15, 2019.
3. In accordance with Section 108.D of the Zoning Ordinance, the Conditional Use Permit shall expire two (2) years from the date of approval if the use has not commenced.

PROPOSED MOTION:

I move that Planning Commission accept the findings and recommend **APPROVAL** of Application PL-19-0199, a request for approval of a Conditional Use Permit to allow a gas station on a 17.9 gross acre property located approximately 440 feet north of the northwest corner of 99th Avenue and McDowell Road, subject to three (3) conditions of approval as listed in the staff report.



Aerial Photograph



Project Location



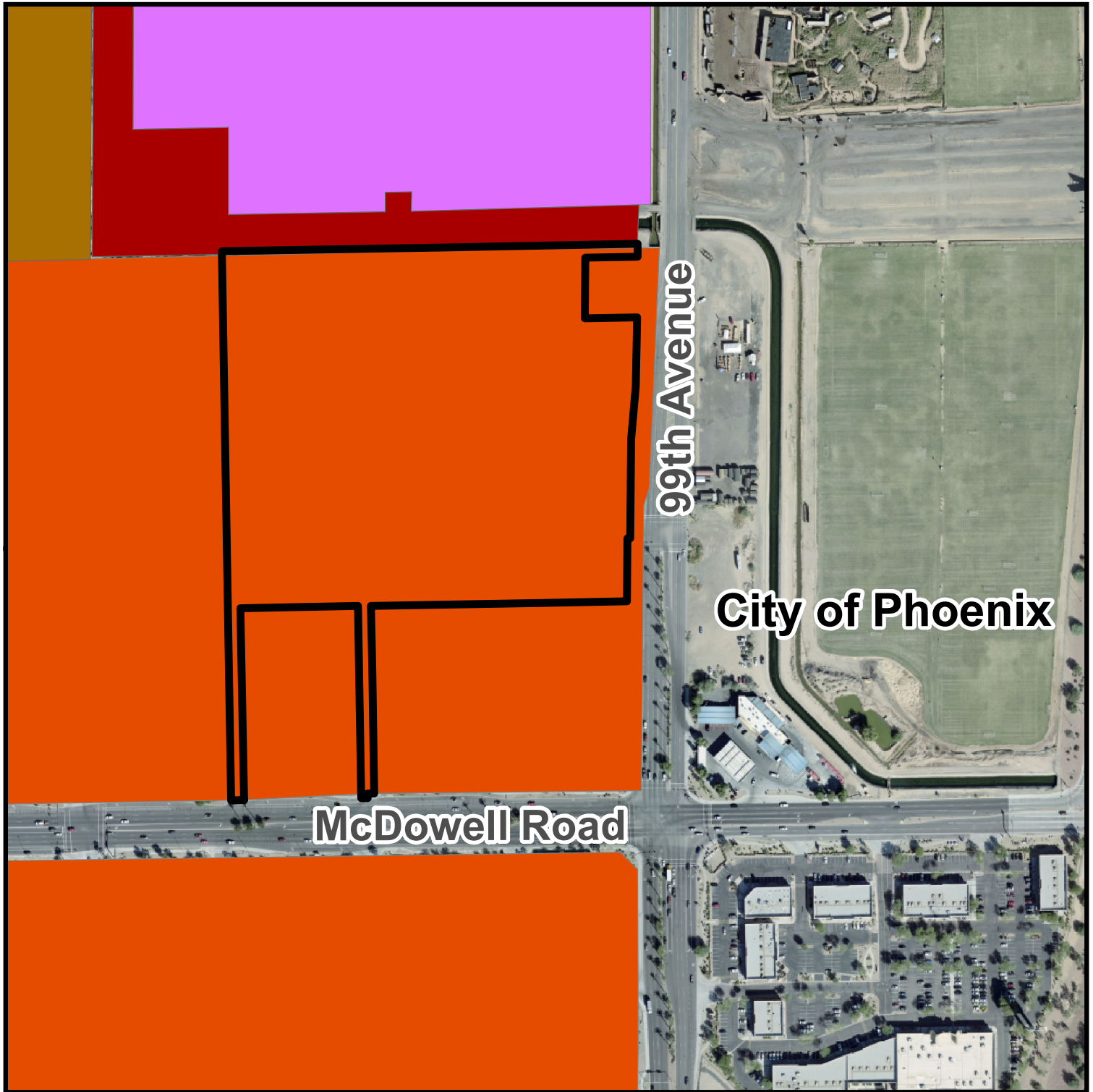


Zoning Vicinity Map



Project Location





General Plan Land Use



Project Location



Mixed Use



High Density Residential



Urban Commercial



Freeway Commercial



*SUMMARY OF RELATED FACTS
APPLICATION PL-19-0199*

<i>THE PROPERTY</i>	
PROPERTY SIZE	17.99 gross acres
LOCATION	Approximately 440 feet north of the northwest corner of 99 th Avenue and McDowell Road
PHYSICAL CHARACTERISTICS	Flat land developed with a Costco gas station, store, and parking lot
GENERAL PLAN LAND USE DESIGNATION	Freeway Commercial. This category allows for a broad range of non-residential uses and development flexibility by promoting community-wide and regional retail, medical, office, higher educational complexes, hospitality, sports and family entertainment, commercial complexes, and service destinations to a larger trade area.
EXISTING ZONING	Gateway Pavilions Planned Area Development (PAD)
ZONING HISTORY	The property was annexed into the City's corporate limits on June 26, 1981. The site was rezoned to PAD in 1985. The PAD was amended in 2001 to modify development standards and in 2015 to modify permitted uses.

<i>SURROUNDING ZONING AND LAND USE</i>	
NORTH	Vacant land totaling 60.29 acres zoned Avondale Station PAD. A mixed-use development is proposed on the site.
EAST OF 99 TH AVENUE:	Multiple uses occur - soccer fields, an artificial grass and shed retail business, vacant land, and a canal owned by the Roosevelt Irrigation District in the jurisdiction of the City of Phoenix.
SOUTH OF MCDOWELL ROAD:	Retail, personal service, and restaurant uses zoned Gateway Pavilions PAD totaling approximately 79 acres.
WEST	Retail, personal service, and restaurant uses zoned Gateway Crossing PAD totaling approximately 29 acres.

<i>PUBLIC SCHOOLS</i>	
SCHOOL DISTRICT(S)	Pendergast Elementary School, Tolleson Union High School
ELEMENTARY SCHOOL	Rio Vista Elementary School
HIGH SCHOOL	Westpoint High School

<i>STREETS</i>	
99th Avenue	
Classification	Maricopa County Arterial
Existing half-street ROW	65 feet with additional ROW width at turn/deceleration lane locations
Standard half-street ROW	70 feet with additional ROW for deceleration/turn lanes, etc.
Existing half-street improvements	Varies from two to three travel lanes, one right turn lane, landscaped center median, curb, gutter, street lights, detached sidewalk, and landscaping
Standard half-street improvements	Three travel lanes, landscaped center median, curb, gutter, street lights, detached sidewalk, and landscaping

<i>UTILITIES</i>
Salt River Project (SRP) provides electrical service in this portion of the City. There is an existing 16” water line 99th Avenue. There is an existing 12” water line and 15” sewer line in McDowell Road.



***REVISED* PROJECT NARRATIVE**

CONDITIONAL USE PERMIT AND SITE PLAN/DESIGN REVIEW AMENDMENT

Costco Wholesale Retail Fueling Facility On-Site Relocation

10000 West McDowell Road
Avondale, Arizona 85323
APN No. 102-32-012A
Costco Loc. No. 691

Prepared for:
Costco Wholesale
999 Lake Drive
Issaquah, Washington 98027

Prepared by
Barghausen Consulting Engineers, Inc.
August 14, 2019
Revised: October 21, 2019
Revised: November 15, 2019

Our Job No. 10273

[REVISIONS IN BOLD ITALICS]

Project Location:

The project site is located within the Costco Wholesale development and includes the existing fuel facility area along the south property boundary, the parking area at the southwest corner of the warehouse, and the ADA parking area in front of the warehouse entrance. The Costco Wholesale property is 17.25 acres in size and the project area is approximately 3.29 acres (143,312 square feet). The subject property is zoned Planned Area Development A-02-198 (Planned Development) and is subject to the development standards of the Community Commercial (C-2) zone, which allows service stations subject to a Conditional Use Permit and a Site Plan and Design Review. The Costco development, including the fuel facility, was approved under Zoning Permit Z01-506-AR.

Project Description:

Overview

Costco is seeking a Conditional Use Permit and a Site Plan/Design Review Amendment to allow for the relocation and expansion of the fuel facility. The project includes an 11,650-square-foot fuel dispenser canopy, the installation of sixteen (16) multi-product dispensers (MPDs), three (3) 40,000-gallon underground storage tanks (USTs), a controller enclosure, transformer, and associated site improvements. Specific site improvements include associated landscape and parking improvements, including parking modifications to redistribute the ADA parking stalls around the warehouse entry. The existing fuel facility will be demolished and decommissioned and replaced with parking and landscape. The relocated fuel facility will continue to operate during the hours of 6:00 a.m. to 10:00 p.m. Monday through Friday and 7:00 a.m. to 10:00 p.m. Saturday and Sunday. The intent of the on-site relocation is to shorten queue wait times and provide a more efficient fuel purchasing experience for Costco members.

Grading

Site grading will generally be limited to the vicinity of the new and existing fuel facilities. Site grading activities will include installation of canopy footings, underground storage tanks, product piping, stormwater improvements associated with the under-canopy area, landscape islands and ADA parking modifications.

The exiting utilities are adequate to serve the relocated fuel facility. Although the relocated fuel facility is larger than the existing facility, the existing utilities are adequate to serve the project and no negative effect on the utilities is anticipated.

Parking and Circulation

The Costco Warehouse is 148,479 square feet and the existing parking provided is 840 stalls. Per current Code, parking required is based on 90 percent of gross floor area; the minimum parking required is calculated at 1 stall per 300 square feet; and the maximum parking allowed is calculated at 1 stall per 250 square feet. The minimum parking required is 445 stalls and the maximum parking allowed is 594 stalls. The relocation of the fuel facility will reduce parking by 85 stalls decreasing the total parking provided to 755 stalls, which will bring the site closer to compliance with the City's parking requirements. The City requires 2 percent of the provided parking to be accessible parking stalls with one (1) van-accessible stall provided for every 6 required ADA stalls. Sixteen (16) accessible stalls are required, including three (3) van-accessible stalls. Twenty-four (24) ADA stalls, including three (3) van-accessible stalls will be provided. Off-street parking for the Costco site will continue to exceed the City's minimum requirements after the fuel facility is relocated and expanded.

The new fuel facility layout is based on single-direction circulation with full-length bypass lanes on the outside and between each dispenser island. The new bypass lanes will be approximately 12 feet wide, which allows more space for vehicles to safely pass compared to the existing facility's 10-foot wide bypass lanes. Additionally, the dispensers in each lane are separated by 28 feet, which allows more space for vehicles to safely maneuver into position than the existing facility's 23-foot dispenser spacing. ***Vehicles exiting the fuel facility will be able to head north or south to exit.***

Emergency and delivery vehicles will continue to utilize McDowell Road or 99th Avenue to access the Costco site; from either access point main drive aisles give direct access to the fuel facility for both fuel deliveries and emergency response.

Transportation

The new fuel facility is not anticipated to generate a significant number of new trips and will provide a more efficient fuel-purchasing experience for existing Costco members already using the facility. Specifically, Costco gasoline is a members-only service and the new facility includes ten (10) additional dispensers compared to the existing facility. The added dispensers provide the existing members using the facility more available fueling positions to fuel resulting in less queuing and shorter wait times.

Architectural Design

The canopy design includes metal-wrapped canopy fascia and CMU-wrapped canopy columns with earth tone finishes. The fuel canopy is designed to integrate and complement the Costco Warehouse roofline and details.

Lighting and Signage

The under-canopy lighting will be Costco's standard CREE LED lighting fixtures. Sign lighting will also be LED. The City requires lighting to be directed downward to prevent glare to adjacent properties and lighting should not exceed 1.0 foot-candles at the property lines. The fuel facility lighting will meet the City's lighting standards.

The City sign standards allow one (1) square foot of signage for every linear foot of façade for the primary elevation and one-half (1/2) square foot for every linear foot for secondary elevations that are facing public streets with a maximum of three (3) elevations containing a sign. Individual signs must have a minimum area of 18 square feet and cannot exceed a maximum of 200 square feet of area. Based on the approved Comprehensive Sign Package, the fuel facility is allowed one sign per each canopy face. The fuel facility signage will continue to meet the approved Comprehensive Sign Package approval.

Landscaping

The Costco Warehouse and Fuel Facility were originally approved as part of the Gateway Pavilions Development. The overall development provides over 20 percent landscape area. Costco originally constructed its parcel and two shared retention facilities with one running along the rear boundary behind the occupants to the west of the Costco parcel and the other running along McDowell Road between Costco's two driveways. The Costco Fuel Facility On-Site Relocation will provide an additional 10,845 square feet of landscape area increasing Costco's landscape area percentage to 23 percent. City Code requires 20 percent landscape area. The Costco site will continue to exceed the minimum landscape standards.

Construction

The project will be completed in two phases. The first phase being the construction of the fuel facility, which will commence after approval of the applicable permits. The second phase will commence once the new facility is operational and includes the demolition and decommissioning of the existing facility and replacement with parking and landscape.

Purpose of Request:

Conditional Use Permit Modification

Pursuant to the Avondale Zoning Ordinance (AZO) Section 1.108.B, a Conditional Use Permit may only be approved if all the following findings are met:

1. *That the proposed use (a) is consistent with the land-use designation set forth in the general plan, (b) will further the City's general guidelines and objectives for development of the area, as set forth in the general plan and (c) will be consistent with the desired character for the surrounding area.*

Response: The project is a modification of an existing approved use that is consistent with the provisions and standards of the AZO, Planned Area Development A-02-198, which adopts the development standards of the Community Commercial (C-2) zone, as well as the goals and objectives of the Freeway Commercial land use designation within the Avondale General Plan 2030. The designation encourages the development of retail uses, including wholesale establishments and automobile related uses. The fuel facility is consistent with the policy goals of the Avondale General Plan, all applicable development standards of the C-2 zone, and the Avondale Design Manual, as detailed in the response table below.

<u>Development Standard</u>	<u>Requirement</u>	<u>Response</u>
Maximum Building Height	30 feet Maximum	The maximum height of the canopy is approximately 17 feet 6 inches from finished grade with a 14-foot 6-inch clearance and is consistent with City Code building height limit.
Minimum Front Building Setback McDowell Road	20 feet Minimum	The fuel canopy is located approximately 627 feet from the front property boundary and complies with the 20-foot minimum front yard setback.
Minimum Side Street Setback 99th Avenue	20 feet Minimum	The fuel canopy is located approximately 690 feet from the side street property boundary and complies with the 20-foot minimum side street setback.
Minimum Side Interior Setback	15 feet Minimum	The fuel canopy is located approximately 140 feet from the side interior property boundary and complies with the 15-foot minimum side yard setback.
Minimum Rear Building Setback	20 feet Minimum	The fuel canopy is located approximately 503 feet from the rear property boundary and complies with the 20-foot minimum rear yard setback.
Minimum Street Frontage	150 feet Minimum	The Costco site provides 816 feet of street frontage along 99th Avenue.
Off-Street Parking	Minimum of 1 stall/ 300 sq. ft. for Retail Establishments greater than 50,001 sq. ft. of gross building area. (148,479/300=495 stalls) Maximum of 1 stall/ 250sq. ft. for Retail Establishments greater than 50,001 sq. ft. of gross building area. (148,479/250=594 stalls)	The project will remove 84 parking stalls for an overall remaining total of 756 stalls for the Costco development. Overall parking for the Costco development will continue to exceed the minimum parking requirement. Maximum Parking allowed does not apply to the Costco/Gateway Pavilion site due to the code change adding the maximum allowed parking to the code occurred after the Costco approvals.

<u>Development Standard</u>	<u>Requirement</u>	<u>Response</u>
Landscaping	Minimum on-site landscaping shall be 20 percent of the net lot area.	The project will add approximately 10,845 square feet of landscape area. The project site will increase the landscape area percentage to 23 percent. The Costco site will exceed the minimum code requirements for landscape area percentage.
Signs	The Comprehensive Sign Package allows four (4) wall signs for the canopy structure with a maximum area of one (1) square foot of signage for every linear foot of façade for the primary elevation and one-half (1/2) square foot for every linear foot for secondary elevations. Individual signs must have a minimum area of 18 square feet and cannot exceed a maximum of 200 square feet of area.	The project will include one (1) 20-square-foot "Costco Wholesale" sign on each of the canopy façades. The west/east façade is 126 feet and the north/south facade is 100 feet. Based on the fuel facility design, approximately 126 square feet of signage is allowed for the primary façade and approximately 50 square feet is allowed for all other facades. Each sign is approximately 20 square feet and the overall total sign area is approximately 80 square feet. The canopy signs will meet the minimum sign area and will not exceed the maximum sign area allowed.
Exterior Lighting	Maximum of 1 foot-candle at the property lines. Lighting shall be directed downward to prevent glare.	Under-canopy lighting and sign lighting will be installed with flat lens LED lighting fixtures that direct light downward. The enclosed photometric plan shows that the lighting does not exceed 1.0 foot-candle at the property line.
Design Criteria	The original approved elevations included standing seam metal roof, metal wrapped canopy fascia and single score CMU wrapped canopy columns. Per the Avondale Design Manual, the fuel facility should meet the following: New buildings proposed in areas that have a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of nearby buildings.	The canopy design includes metal-wrapped canopy fascia and CMU-wrapped canopy columns with earth tone finishes and is consistent with the character of the warehouse architecture. Specifically, the architecture of the fuel canopy is an update to the existing facility design and is consistent with Costco's current design standard, which uses durable materials and quality finishes that integrate with the Costco warehouse.

<u>Development Standard</u>	<u>Requirement</u>	<u>Response</u>
	New buildings proposed in other areas should reinvigorate the area by introducing more desirable features. Features that should be used to integrate new buildings include fenestration patterns, building proportions, roof forms, and/or building materials. Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, and a high quality of detailing are expected.	

2. *That the use will be (a) compatible with other adjacent and nearby land uses and (b) will not be detrimental to persons residing or working in the area, adjacent property, the neighborhood or the public welfare in general.*

Response: The project relocates an existing use that will continue to be compatible with the adjacent and nearby land uses. Specifically, the intent of the project is to improve the efficiency of fuel purchases for an established member base through the relocation of the fuel facility and associated increase in dispensers. As a result of the relocation, site circulation will improve and the added fueling positions will reduce queues, wait times, and idling.

Additionally, the fuel facility is designed to include all the specific monitoring and operational equipment required in order to comply with local, state, and federal permitting rules for air quality and leak detection. As a result, the project does not result in any new significant impacts that are detrimental to persons residing in the area, adjacent properties, the neighborhood or the general public welfare of the community. The fuel facility remains compatible with the established commercial character of the surrounding retail center, neighborhood, and existing land uses in the vicinity.

3. *That the site is adequate in size and shape to accommodate the proposed use, allow safe on-site circulation, and meet all required development standards including, but not limited to, setbacks, parking, screening, and landscaping.*

Response: The project relocates and expands the fuel facility to a location within Costco Wholesale parcel that is currently utilized for parking. The new facility increases the distance between dispensers and bypass lane widths to allow for safer maneuvering of vehicles. The added capacity allows members to purchase fuel more efficiently, which is anticipated to reduce queues and increase circulation of vehicles through the facility. The relocated fuel facility will meet the development standards for the C-2 zone and the Avondale Design Manual, including setbacks, parking, and landscape as demonstrated in the development standards analysis above.

4. *That the site has appropriate access to public streets with adequate capacity to carry the type and quantity of traffic generated by the proposed use.*

Response: The project is located near the warehouse loading area along a drive-aisle, which is one of two access points for the Costco Wholesale development from McDowell Road and is protected by a shared access agreement. The new facility is appropriately located because the drive-aisle is primarily used for access to the receiving areas for both Costco and the neighboring uses. The project moves the facility away from the drive-aisle that leads directly to the warehouse entrance and will reduce potential conflicts with members accessing the site. The project serves the existing membership base and is not anticipated to result in a significant increase of trips to the site, as discussed in the enclosed Trip Generation and Queuing Summary prepared by Kittelson and Associates, Inc. dated July 26, 2019.

5. *That adequate conditions have been incorporated into the approval to ensure that any potential adverse effects will be mitigated.*

Response: The project is designed to meet the requirements of the original entitlement, current development standards and updated design manual. The fuel facility includes all of the specific monitoring and operational equipment required to comply with local, state, and federal permitting rules for fuel dispensing facilities.

Site Plan and Design Review Amendment

Pursuant to the Avondale Zoning Ordinance Section 1.106.F, a Site Plan and Design Review may only be approved if all the following findings are met:

- A. *The proposal is in conformance with all requirements of this Ordinance and any other applicable codes, plans and standards in place at the time the site plan and design review application is submitted.*

Response: The project relocates the existing fuel facility use and does not change the use of the site. The site is designated Commercial Freeway within the General Plan which allows a variety of commercial services promoting community-wide and regional retail such as the fuel facility, which is a retail service. The project is consistent with applicable development standards of the C-2 zone and the Avondale Design Manual, as discussed in the Conditional Use Permit Modification Criteria.

- B. *The proposal is of high quality and furthers the City's aesthetic vision.*

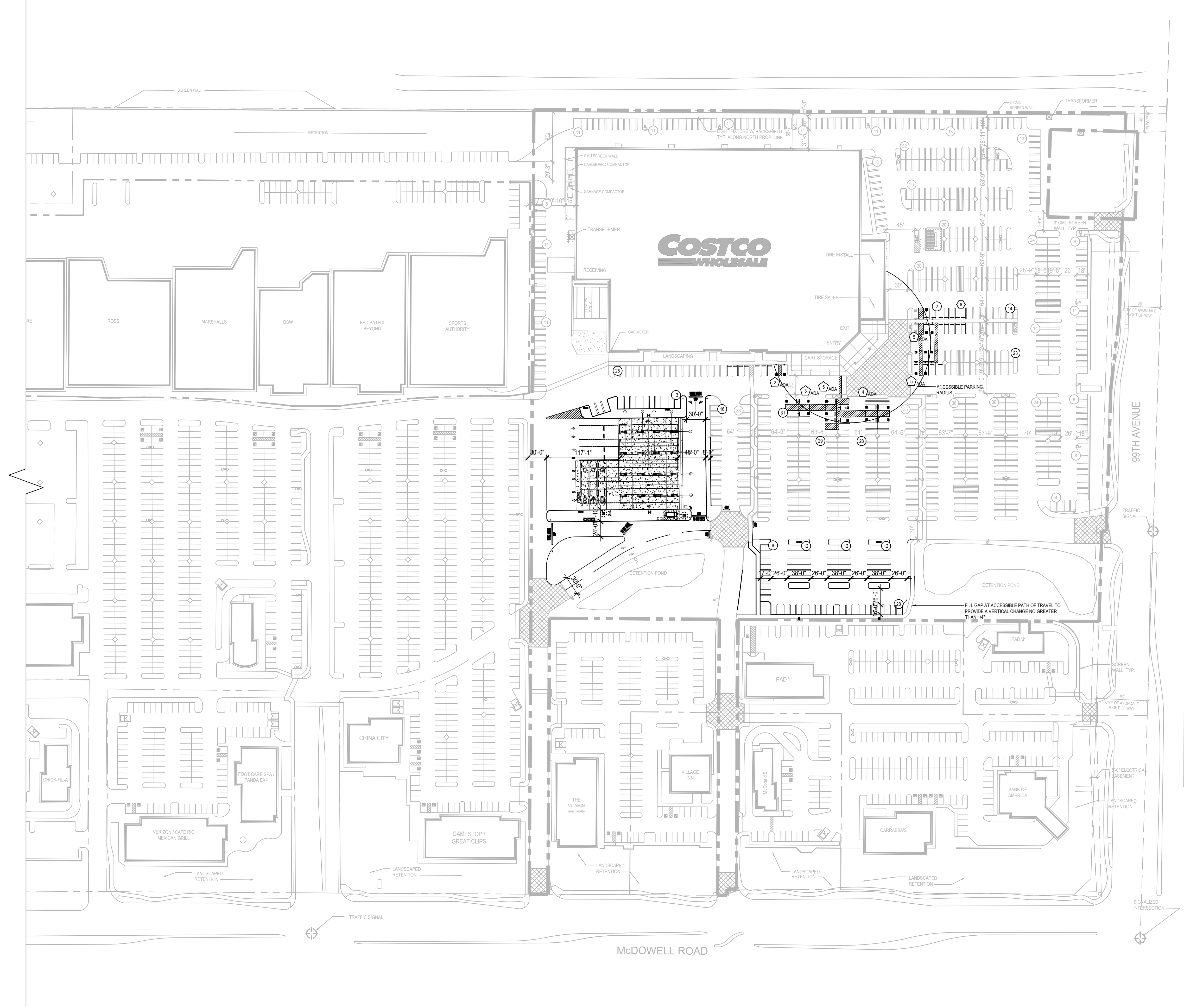
Response: The project is designed to include high quality architectural features that are consistent with the character of the existing warehouse and is in a location that is consistent with the City's aesthetic vision for Commercial Freeway general plan designation, which is to provide attractive streetscapes, pedestrian activity connections, and efficient circulation. Specifically, the project location does not impact the existing streetscapes and pedestrian connections will be enhanced with an additional connection along the central drive aisle connecting to the existing pathway to the east of the new facility. The project also increases the efficiency of the fuel facility use, which results in reduced queuing and improved on-site circulation. Additionally, the fuel system will use the latest technology and equipment to meet all local, state, and federal standards for air quality and leak detection.

- C. *Adequate conditions of approval are imposed to ensure compatibility with the current or planned use of surrounding properties.*

Response: The project relocates an existing use that was approved as part of a Planned Development and remains consistent with the current and planned uses of the Gateway Pavilions Retail Center and nearby properties. Specifically, the project continues to meet the development and design standards included as part of the original Planned Development approval.

Conclusion:

The responses above and application materials demonstrate that the on-site relocation of the fuel facility meet the approval criteria for a Conditional Use Permit and a Site Plan and Design Review Amendment. The City's approval of this application is respectfully requested.



COSTCO WHOLESALE

AVONDALE, ARIZONA

PROPOSED SITE PLAN

NOVEMBER 13, 2019

CLIENT:	COSTCO WHOLESALE 999 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	10000 W. McDOWELL RD. AVONDALE, AZ 85323
ZONING:	PLANNED AREA DEVELOPMENT WITH C-2 USES ALLOWED
SITE AREA:	17.25 ACRES (751,318 S.F.)
JURISDICTION:	CITY OF AVONDALE
BOUNDARIES INFORMATION:	THIS PLAN HAS BEEN PREPARED BY USING AN ELECTRONIC FILE FROM BDG ARCHITECTS DATED 09-07-01

BUILDING DATA:	
EXIST. BUILDING AREA	143,235 S.F.
EXIST. TIRE CENTER	5,244 S.F.
TOTAL EXISTING BUILDING	148,479 S.F.

PARKING DATA:	
EXISTING PARKING PROVIDED:	
Ⓢ 10' WIDE STALLS	815 STALLS
Ⓢ 9' WIDE STALLS	0 STALLS
ⓈADA ACCESSIBLE STALLS	25 STALLS
TOTAL PARKING	840 STALLS

PROPOSED PARKING PROVIDED:	
Ⓢ 10' WIDE STALLS	722 STALLS
Ⓢ 9' WIDE STALLS	9 STALLS
ⓈADA ACCESSIBLE STALLS	24 STALLS
TOTAL PARKING	755 STALLS (-85 STALLS)

FOR RETAIL ESTABLISHMENTS GREATER THAN 50,000 SQUARE FEET OF GROSS BUILDING AREA, ONE (1) SPACE / 300 SQUARE FEET IS REQUIRED

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

VICINITY MAP



COSTCO
WHOLESALE
AVONDALE, AZ
#691

10000 WEST MC DOWELL RD
AVONDALE, AZ 85323

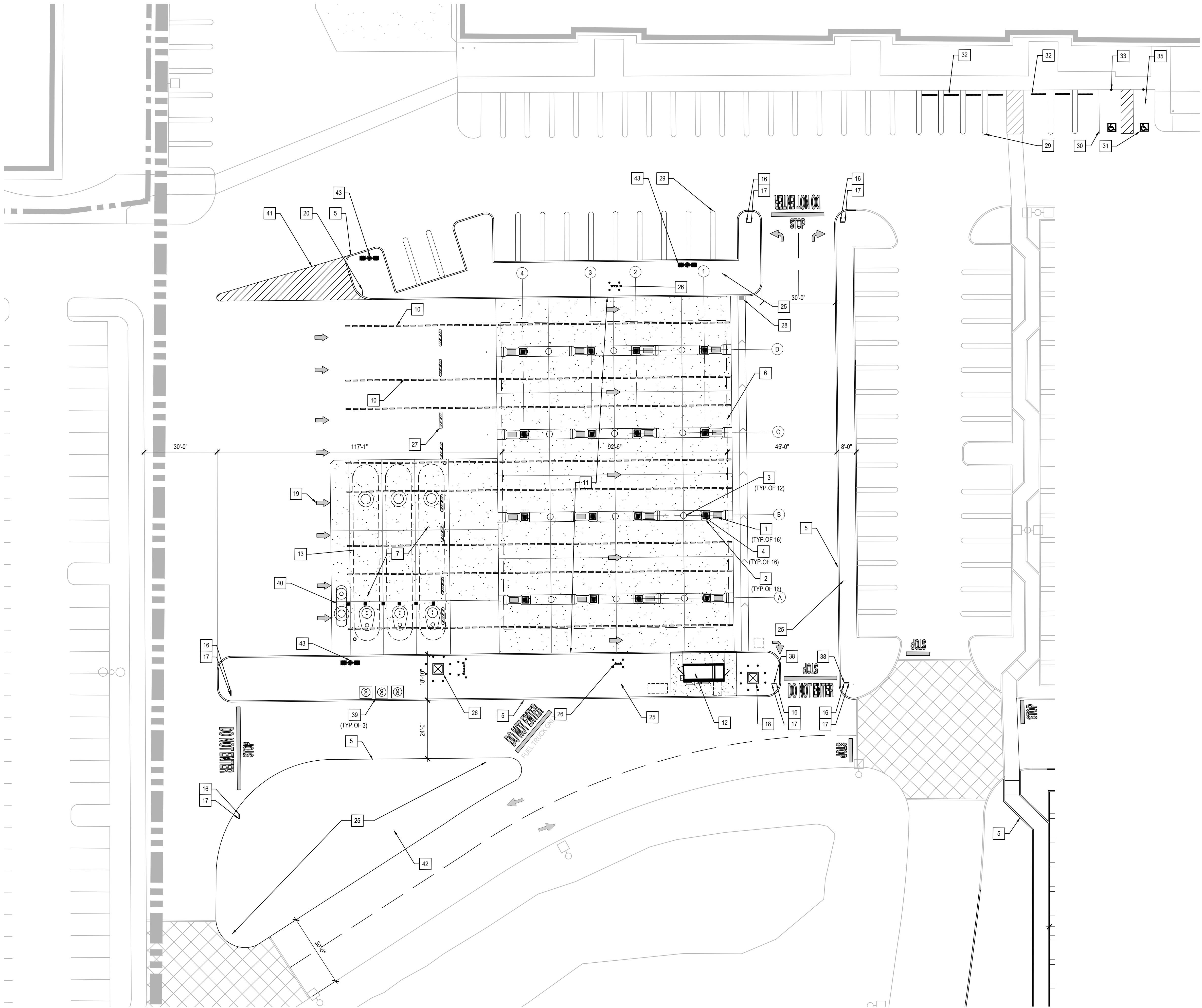
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206 962 6500
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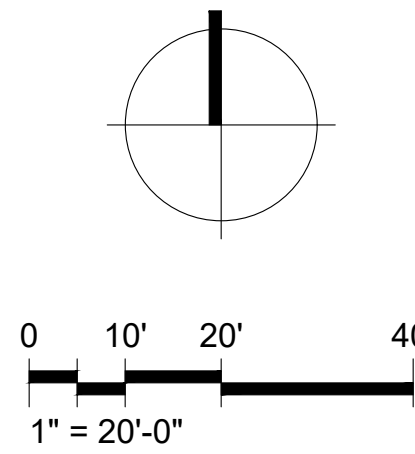
PROPOSED SITE
PLAN

DD11-04



KEYNOTES

- 1 NEW ACCESSIBLE MULTI-PRODUCT DISPENSER
- 2 NEW CONCRETE DISPENSER ISLAND
- 3 NEW WASTE RECEPTOR
- 4 NEW FIRE EXTINGUISHER, ONE PER ISLAND
- 5 NEW CONCRETE CURB
- 6 NEW CANOPY ABOVE
- 7 NEW CONCRETE TANK SLAB
- 8 EXISTING LANDSCAPE
- 9 EXISTING PAINTED TRAFFIC CONTROL STRIPPING
- 10 NEW PAINTED TRAFFIC CONTROL STRIPPING
- 11 NEW CONCRETE SLAB
- 12 NEW CONTROLLER ENCLOSURE
- 13 (3) NEW 40,000 GALLON FUEL UNDERGROUND STORAGE TANKS
- 14 NEW PAINTED 'DO NOT ENTER' SIGN
- 15 NEW PAINTED 'STOP' SIGN
- 16 NEW 'DO NOT ENTER' SIGN
- 17 NEW 'STOP' SIGN
- 18 NEW TRANSFORMER
- 19 NEW PAINTED TRAFFIC ARROW
- 20 NEW MEMBERS ONLY SIGN
- 21 EXISTING FIRE HYDRANT
- 22 NEW REMOTE FILL PORT
- 23 NEW EMERGENCY SHUT-OFF SWITCH
- 24 RELOCATED SITE PARKING LIGHT
- 25 NEW PLANTER AND IRRIGATION
- 26 NEW VST GREEN MACHINE AND VENT STACKS
- 27 NEW SPEED BUMPS
- 28 NEW CATCH BASIN
- 29 NEW PARKING STALL DOUBLE STRIPING
- 30 NEW ADA PARKING STALL STRIPING
- 31 NEW ADA PARKING STALL SYMBOL
- 32 NEW WHEEL STOPS
- 33 PROVIDE NEW POST AND ADA SIGN
- 34 DESIGNATED VAN ACCESSIBLE STALL, WITH NEW POST AND SIGN
- 35 HATCHED AREA INDICATED PREPARE MODIFY ASPHALT WORK TO ACCOMMODATE 2% MAX. SLOPE IN ALL DIRECTION
- 36 PROVIDE STRIPED CROSSWALK ALONG ACCESSIBLE ROUTE
- 37 PROVIDE NEW ADA ACCESS PER CODE
- 38 INSTALL RIGHT TURN ONLY SIGNS
- 39 NEW REMOTE FILL
- 40 1,500 GALLON ADDITIVE UNDERGROUND STORAGE TANK
- 41 4' WIDE PAINTED STRIPING- COLON- WHITE
- 42 EXISTING SITE LIGHT POLE
- 43 RELOCATED SITE LIGHT POLE



COSTCO
WHOLESALE
AVONDALE, AZ
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ENLARGED SITE
PLAN

DD13-04

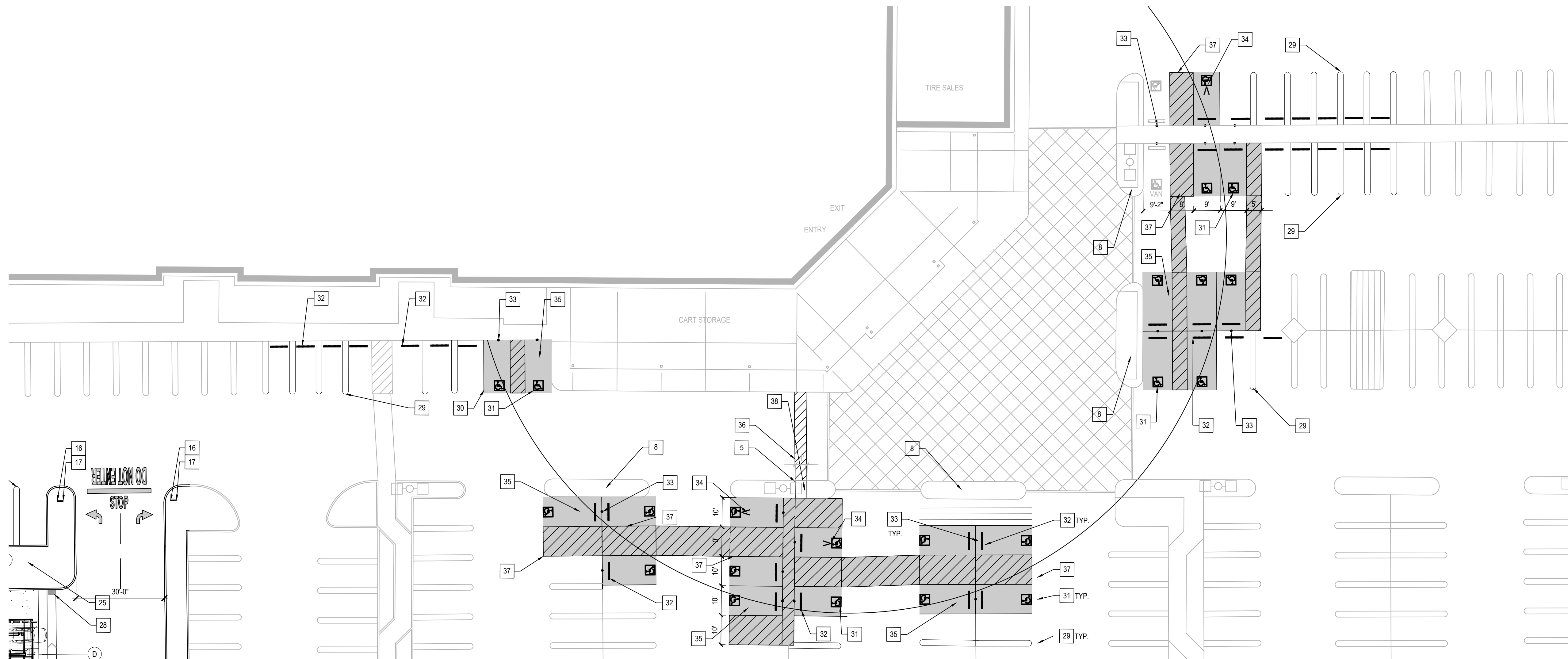
COSTCO WHOLESALE

AVONDALE, ARIZONA

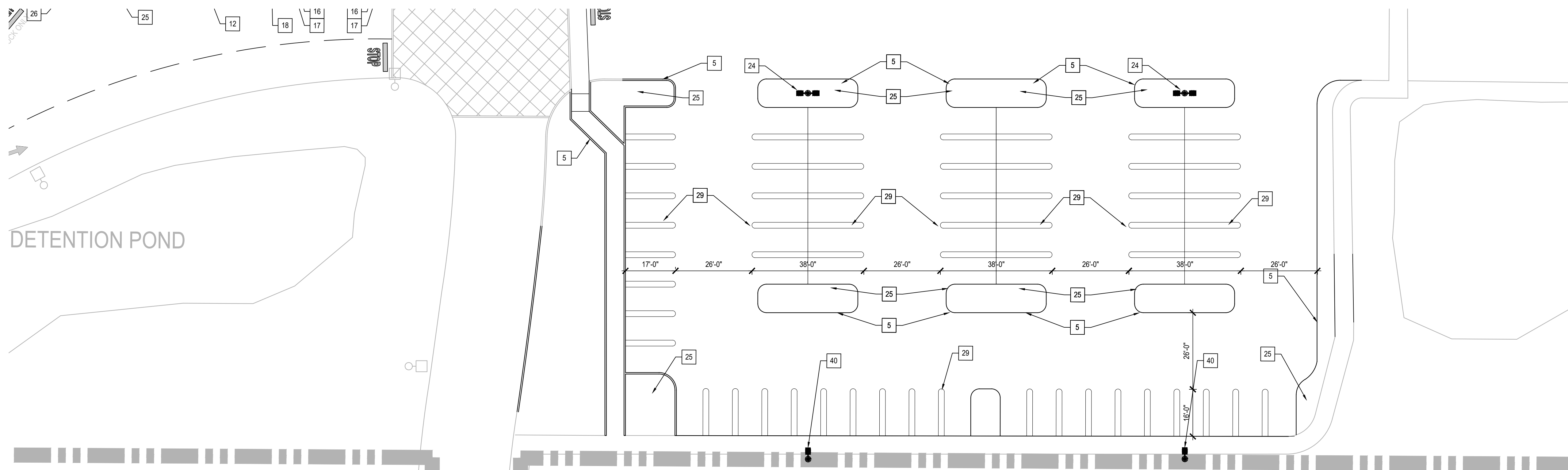
ENLARGED SITE PLAN

NOVEMBER 13, 2019

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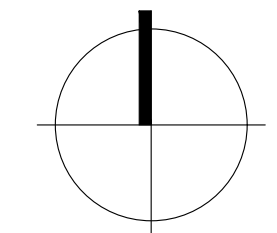


1 ENLARGED SITE PLAN
SCALE: 1" = 20'-0"



2 ENLARGED SITE PLAN
SCALE: 1" = 20'-0"

KEYNOTES	
1	NEW ACCESSIBLE MULTI-PRODUCT DISPENSER
2	NEW CONCRETE DISPENSER ISLAND
3	NEW WASTE RECEPTOR
4	NEW FIRE EXTINGUISHER, ONE PER ISLAND
5	NEW CONCRETE CURB
6	NEW CANOPY ABOVE
7	LOCATION OF NEW UNDERGROUND STORAGE TANKS
8	EXISTING LANDSCAPE
9	EXISTING PAINTED TRAFFIC CONTROL STRIPPING
10	NEW PAINTED TRAFFIC CONTROL STRIPPING
11	NEW CONCRETE SLAB
12	NEW CONTROLLER ENCLOSURE
13	NEW 40,000 GALLON UNDERGROUND STORAGE TANKS
14	NEW PAINTED 'DO NOT ENTER' SIGN
15	NEW PAINTED 'STOP' SIGN
16	NEW 'DO NOT ENTER' SIGN
17	NEW 'STOP' SIGN
18	NEW TRANSFORMER
19	NEW PAINTED TRAFFIC ARROW
20	EXISTING MEMBERS ONLY SIGN
21	EXISTING FIRE HYDRANT
22	NEW REMOTE FILL PORT
23	NEW EMERGENCY SHUT-OFF SWITCH
24	RELOCATED SITE PARKING LIGHT- ADD (1) NEW FIXTURE TO MATCH EXISTING
25	NEW PLANTER AND IRRIGATION
26	NEW VENT STACKS
27	NEW SPEED BUMPS
28	NEW CATCH BASIN
29	NEW PARKING STALL STRIPING
30	NEW ADA PARKING STALL STRIPING
31	NEW ADA PARKING STALL SYMBOL
32	NEW WHEEL STOPS
33	PROVIDE NEW POST AND / OR NEW RELOCATED ADA SIGN
34	DESIGNATED VAN ACCESSIBLE STALL. RELOCATE OR PROVIDE CAN ACCESS SIGN
35	HATCHED AREA INDICATED PREPARE MODIFY ASPHALT WORK TO ACCOMMODATE 2% MAX. SLOPE IN ALL DIRECTION
36	PROVIDE STRIPED CROSSWALK ALONG ACCESSIBLE ROUTE
37	PROVIDE NEW ADA ACCESS AISLE PER CODE
38	NEW CONCRETE FLUSH SIDEWALK
39	NEW ADA PATH OF TRAVEL
40	NEW SITE LIGHT POLE AND FIXTURE TO MATCH EXISTING ON CONCRETE BASE
41	NEW 3' HIGH SCREEN WALL



0 10' 20' 40'
1" = 20'-0"

COSTCO
WHOLESALE
AVONDALE, AZ
#691

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PROPOSED
SITE PLANS

DD16-04

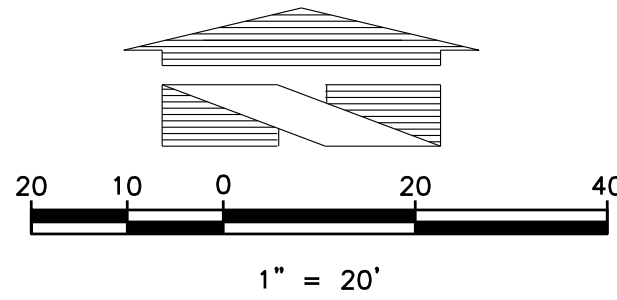
COSTCO WHOLESALE

AVONDALE, ARIZONA

ENLARGED SITE PLANS

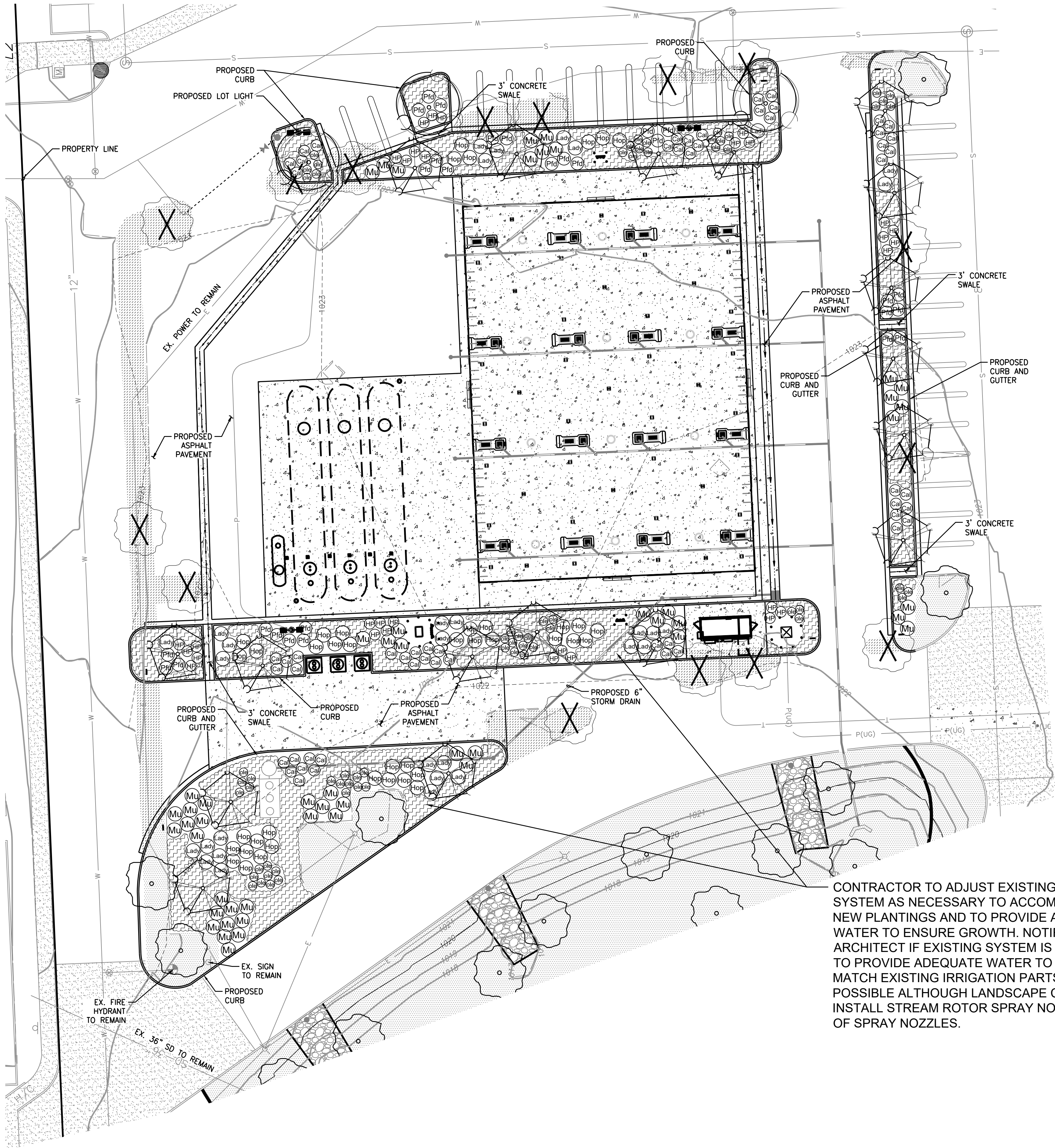
NOVEMBER 13, 2019

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PRELIMINARY LANDSCAPE PLAN
COSTCO WHOLESALE PARKING ADDITION
10000 W MCDOWELL RD, AVONDALE, AZ 85392
COSTCO FACILITY #691

Submitted November 15, 2019



CONTRACTOR TO ADJUST EXISTING IRRIGATION SYSTEM AS NECESSARY TO ACCOMMODATE NEW PLANTINGS AND TO PROVIDE ADEQUATE WATER TO ENSURE GROWTH. NOTIFY LANDSCAPE ARCHITECT IF EXISTING SYSTEM IS INSUFFICIENT TO PROVIDE ADEQUATE WATER TO NEW PLANTINGS. MATCH EXISTING IRRIGATION PARTS AS MUCH AS POSSIBLE ALTHOUGH LANDSCAPE CONTRACTOR TO INSTALL STREAM ROTOR SPRAY NOZZLES INSTEAD OF SPRAY NOZZLES.

LEGEND

- EXISTING LANDSCAPE AND IRRIGATION TO BE RETAINED. SOME MODIFICATIONS TO THE EXISTING IRRIGATION MAY BE NECESSARY. RETURN AREAS TO PRE-CONSTRUCTION CONDITION
- EXISTING LANDSCAPE AND IRRIGATION TO BE REMOVED. CAP AND REMOVE PORTIONS OF EXISTING IRRIGATION NO LONGER NEEDED. RE-ROUTE PORTIONS OF EXISTING IRRIGATION SYSTEM AS NEEDED
- EXISTING TREE TO BE RETAINED, TYPICAL. PROTECT DURING CONSTRUCTION
- EXISTING TREE TO BE REMOVED, TYPICAL. WHERE NEW PLANTS ARE SHOWN TO BE INSTALLED WHERE A TREE IS TO BE REMOVED, LANDSCAPE CONTRACTOR TO REMOVE ENOUGH ROOTMASS IN ORDER TO BE ABLE TO INSTALL NEW PLANTS
19 EXISTING TREES PROPOSED TO BE REMOVED
37 NEW TREES TO BE INSTALLED

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAMES	SIZE CONDITION	SPACING	QUANTITY	HEIGHT/WIDTH/REMARKS
TREES:					
	CERCIDIUM PRAECOX HYBRID / PALO BREA	2" CALIPER	AS SHOWN	17	FULL AND MATCHING, STAKE & GUY ONE GROWING SEASON
	OLEA EUROPAEA 'WILSONI' / FRUITLESS OLIVE	2" CALIPER	AS SHOWN	20	FULL AND MATCHING, STAKE & GUY ONE GROWING SEASON
SHRUBS:					
	HESPERALOE PARVIFOLIA / RED YUCCA	2-GALLON	AS SHOWN	45	FULL AND MATCHING
	CALLIANDRA ERIOPHYLLA / PINK FAIRY DUSTER	2-GALLON	AS SHOWN	28	FULL AND MATCHING
	NERIUM OLEANDER 'PETITE PINK' / DWARF PINK	2-GALLON	AS SHOWN	92	FULL AND MATCHING
	CALLISTEMON CITRINUS 'LITTLE JOHN' / BOTTLEBRUSH	2-GALLON	AS SHOWN	80	FULL AND MATCHING
	MUHLENBERGIA CAPILLARIS / 'REGAL MIST' PINK MUHLY	2-GALLON	AS SHOWN	52	FULL AND MATCHING
	PEDILANTHUS MACROCARPUS / LADY SLIPPER	2-GALLON	AS SHOWN	51	FULL AND MATCHING
	DODONAEA VISCOSA / PURPLE HOPSEED BUSH	2-GALLON	AS SHOWN	54	FULL AND MATCHING
GROUND COVER:					
	CARISSA MACROCARPA / GREEN CARPET	1-GALLON	36" O.C.	AS REQ'D	HOLD 18" AWAY FROM BORDERS, SHRUBS AND TREES; TRIANGULAR SPACING
	RUELLIA BRITTONIANA 'KATIE' MEXICAN PETUNIA	1-GALLON	36" O.C.	AS REQ'D	
	LANTANA MONTEVIDENSIS 'GOLD MOUND' LANTANA	1-GALLON	36" O.C.	AS REQ'D	
33% OF EACH SPECIES OF PLANT. INSTALL IN GROUPS OF 15+ OF EACH					

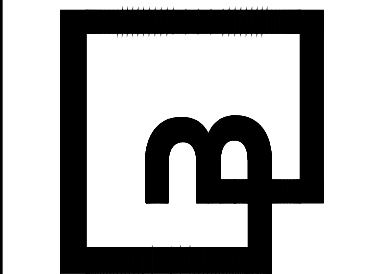
PRELIMINARY LANDSCAPE PLAN
10000 W MCDOWELL RD
AVONDALE, AZ 85392
COSTCO FUEL FACILITY #663

COSTCO GASOLINE
COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

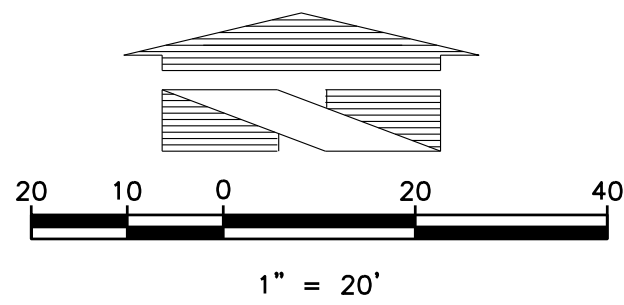


Scale: Horizontal 1" = 20' Vertical
Designed: JMW Draw: JMW Checked: JMW Approved: JMW Date: 03/29/19

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
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Job Number 10273
Sheet L-1 of 3

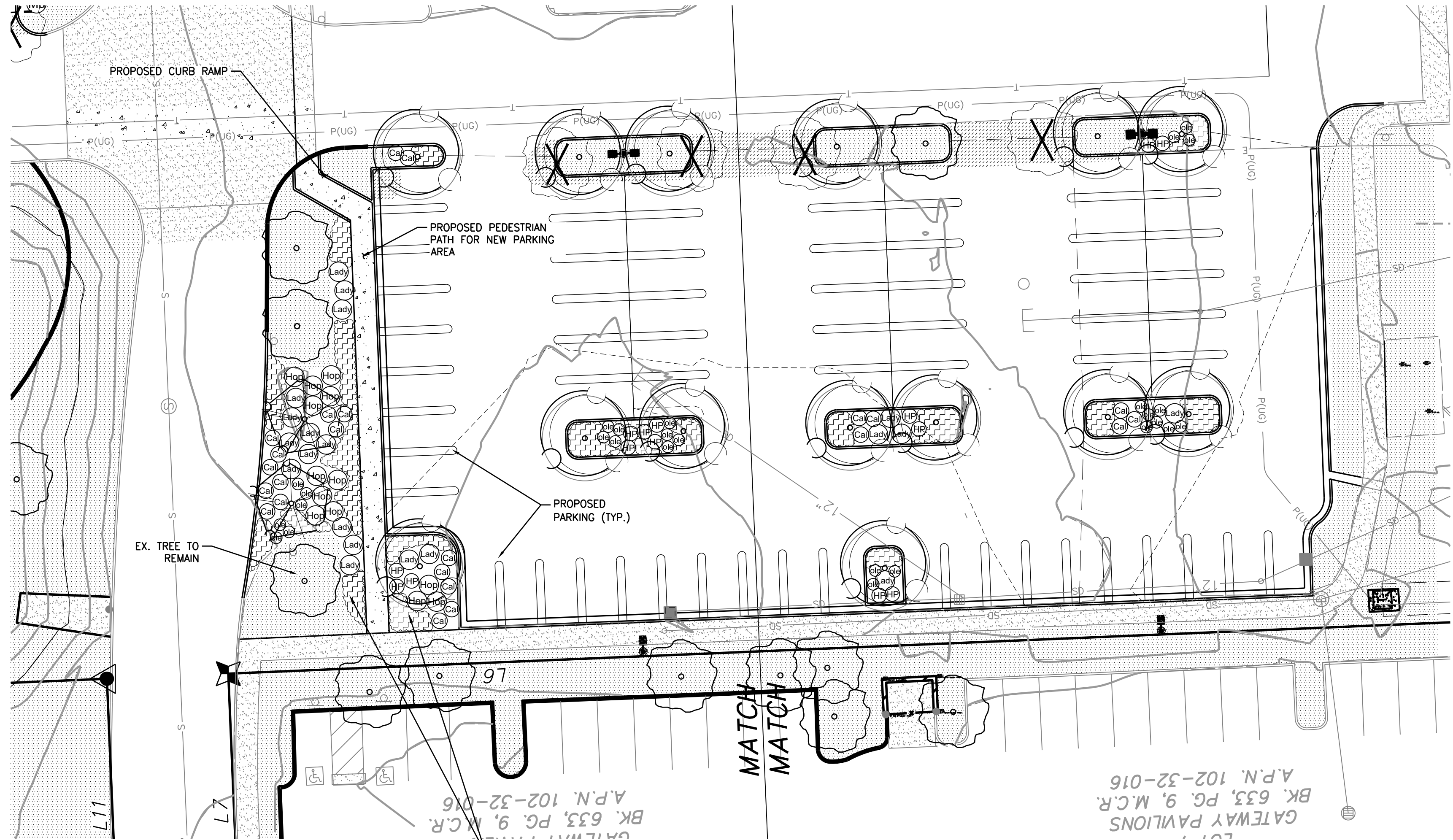


PRELIMINARY LANDSCAPE PLAN

COSTCO WHOLESALE PARKING ADDITION

10000 W MCDOWELL RD, AVONDALE, AZ 85392

COSTCO FACILITY #691



LEGEND

- EXISTING LANDSCAPE AND IRRIGATION TO BE RETAINED. SOME MODIFICATIONS TO THE EXISTING IRRIGATION MAY BE NECESSARY. RETURN AREAS TO PRE-CONSTRUCTION CONDITION
- EXISTING LANDSCAPE AND IRRIGATION TO BE REMOVED. CAP AND REMOVE PORTIONS OF EXISTING IRRIGATION NO LONGER NEEDED. RE-ROUTE PORTIONS OF EXISTING IRRIGATION SYSTEM AS NEEDED
- EXISTING TREE TO BE RETAINED, TYPICAL. PROTECT DURING CONSTRUCTION
- EXISTING TREE TO BE REMOVED, TYPICAL. WHERE NEW PLANTS ARE SHOWN TO BE INSTALLED WHERE A TREE IS TO BE REMOVED, LANDSCAPE CONTRACTOR TO REMOVE ENOUGH ROOTMASS IN ORDER TO BE ABLE TO INSTALL NEW PLANTS
19 EXISTING TREES PROPOSED TO BE REMOVED
37 NEW TREES TO BE INSTALLED

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAMES	SIZE CONDITION	SPACING	QUANTITY	HEIGHT/WIDTH/REMARKS
	TREES:				
	CERCIDIMUM PRAECOX HYBRID / PALO BREA	2" CALIPER	AS SHOWN	17	FULL AND MATCHING, STAKE & GUY ONE GROWING SEASON
	OLEA EUROPAEA 'WILSONI' / FRUITLESS OLIVE	2" CALIPER	AS SHOWN	20	FULL AND MATCHING, STAKE & GUY ONE GROWING SEASON
	SHRUBS:				
	HESPERALOE PARVIFOLIA / RED YUCCA	2-GALLON	AS SHOWN	45	FULL AND MATCHING
	CALLIANDRA ERIOPHYLLA / PINK FAIRY DUSTER	2-GALLON	AS SHOWN	28	FULL AND MATCHING
	NERIUM OLEANDER 'PETITE PINK' / DWARF PINK	2-GALLON	AS SHOWN	92	FULL AND MATCHING
	CALLISTEMON CITRINUS 'LITTLE JOHN' / BOTTLEBRUSH	2-GALLON	AS SHOWN	80	FULL AND MATCHING
	MUHLENBERGIA CAPILLARIS / 'REGAL MIST' PINK MUHLY	2-GALLON	AS SHOWN	52	FULL AND MATCHING
	PEDILANTHUS MACROCARPUS / LADY SLIPPER	2-GALLON	AS SHOWN	51	FULL AND MATCHING
	DODONAEA VISCOSA / PURPLE HOPSEED BUSH	2-GALLON	AS SHOWN	54	FULL AND MATCHING
	GROUND COVER:				
	CARISSA MACROCARPA / GREEN CARPET	1-GALLON	36" O.C.	AS REQ'D	HOLD 18" AWAY FROM BORDERS, SHRUBS AND TREES; TRIANGULAR SPACING
	RUPELLIA BRITTONIANA 'KATIE' MEXICAN PETUNIA	1-GALLON	36" O.C.	AS REQ'D	
	LANTANA MONTEVIDENSIS 'GOLD MOUND' LANTANA	1-GALLON	36" O.C.	AS REQ'D	
	33% OF EACH SPECIES OF PLANT. INSTALL IN GROUPS OF 15+ OF EACH				

PRELIMINARY LANDSCAPE PLAN

10000 W MCDOWELL RD

AVONDALE, AZ 85392

COSTCO FUEL FACILITY #663

COSTCO GASOLINE

COSTCO WHOLESALE

999 LAKE DRIVE

ISSAQUAH, WA 98027



Scale: Horizontal 1" = 20' Vertical

Designed: JMW Draw: JMW Checked: JMW Approved: JMW Date: 03/29/19

Barghausen Consulting Engineers, Inc.

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PRELIMINARY LANDSCAPE PLAN

COSTCO WHOLESALE PARKING ADDITION

10000 W MCDOWELL RD, AVONDALE, AZ 85392

COSTCO FACILITY #691

LANDSCAPE PLANTING NOTES AND MATERIALS

SCOPE OF WORK

FURNISH ALL MATERIALS, LABOR, EQUIPMENT AND RELATED ITEMS NECESSARY TO ACCOMPLISH THE TREATMENT AND PREPARATION OF SOIL, FINISH GRADING, PLACEMENT OF SPECIFIED PLANT MATERIALS, FERTILIZER, STAKING, MULCH, CLEAN-UP AND DEBRIS REMOVAL.

QUALIFICATIONS:
LANDSCAPE CONTRACTOR TO BE SKILLED AND KNOWLEDGEABLE IN THE FIELD OF WORK. CONTRACTOR TO BE LICENSED TO PERFORM THE WORK SPECIFIED WITHIN THE PRESIDING JURISDICTION. BIDDERS TO BE LICENSED UNDER THE LATEST ARIZONA APPROPRIATE PROVISION OF THE REVISED STATUTES AND WILL AGREE TO CONFORM WITH THE LAWS OF THE STATE OF ARIZONA AS THEY APPLY TO THIS CONTRACT.

JOB CONDITIONS:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE SITE AND REPORT ANY DISCREPANCIES TO THE OWNER OR THE OWNER'S REPRESENTATIVES. ALL PLANT MATERIAL AND FINISHED GRADES ARE SUBJECT TO APPROVAL BY THE OWNER.

DUST CONTROL:
THE CONTRACTOR TO BE COGNIZANT OF THE NUISANCE AND INCONVENIENCE EXCESSIVE BLOWING OF DUST, DIRT, OR REFUSE CAN CAUSE TO ADJACENT PROPERTIES AND TO PUBLIC AREAS AND WILL INSTITUTE MEASURES TO CONTROL THESE PROBLEMS SO THAT THEY ARE NOT OBJECTIONABLE IN THE OPINION OF THE OWNER.

PROTECTION:
SAVE AND PROTECT ALL EXISTING PLANTINGS SHOWN TO REMAIN. DO NOT PLANT UNTIL OTHER CONSTRUCTION OPERATIONS WHICH CONFLICT HAVE BEEN COMPLETED. AN IRRIGATION SYSTEM IS TO BE INSTALLED. DO NOT PLANT UNTIL THE SYSTEM HAS BEEN TESTED AND APPROVED. HANDLE PLANTS WITH CARE - DO NOT DAMAGE OR BREAK ROOT SYSTEM, BARK, OR BRANCHES. REPAIR AND/OR REPLACE ITEMS DAMAGED AS A RESULT OF WORK, OR WORK NOT IN COMPLIANCE WITH PLANS AND SPECIFICATIONS, AS DIRECTED BY OWNER AT NO ADDITIONAL COST.

REPAIR OF EXISTING PLANTINGS:
DURING THE COURSE OF WORK, REPAIR ALL EXISTING PLANTING AREAS BY PRUNING DEAD GROWTH, RE-ESTABLISHING FINISH GRADE AND RE-MULCHING TO SPECIFIED DEPTH. MATERIALS:

REPAIR OF EXISTING IRRIGATION SYSTEM:
DURING THE COURSE OF WORK, REPAIR ALL EXISTING IRRIGATION SYSTEM DAMAGED BY NEW CONSTRUCTION AND RE-ESTABLISHING FINISH GRADES.

PLANT MATERIALS:
PLANT MATERIALS TO BE NURSERY GROWN STOCK, GRADE NO. 1, SIZED IN ACCORDANCE WITH (AAN) AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-1996) AND THE ARIZONA NURSERY ASSOCIATION OF THE AMERICAN ASSOCIATION OF NURSERYMAN, INC. PRUNE PLANTS RECEIVED FROM THE NURSERY ONLY UPON AUTHORIZATION BY THE LANDSCAPE ARCHITECT. "CONT." INDICATES CONTAINER.

- A) SPECIFIED PLANT CANOPY SIZE OR CALIPER IS THE MINIMUM ACCEPTABLE CONTAINER OR BALL SIZE ESTABLISHES MINIMUM PLANT CONDITION TO BE PROVIDED.
- B) QUALITY:
PLANT MATERIAL TO COMPLY WITH STATE AND FEDERAL LAWS FOR DISEASE INSPECTION, PLANTS TO BE FULLY LIVE, VIGOROUS, WELL FORMED, WITH WELL DEVELOPED FIBROUS ROOT SYSTEMS. ROOT BALLS OF PLANTS TO BE SOLID AND FIRMLY HELD TOGETHER, SECURELY CONTAINED AND PROTECTED FROM INJURY AND DESICCATION. PLANTS DETERMINED BY LANDSCAPE ARCHITECT TO HAVE BEEN DAMAGED; HAVE DEFORMITIES OF STEM, BRANCHES, OR ROOTS; LACK SYMMETRY, HAVE MULTIPLE LEADERS OR "Y" CROTCHES LESS THAN 30 DEGREES IN TREES, OR DO NOT MEET SIZE OR ANSI STANDARDS WILL BE REJECTED. PLANT MATERIAL TO BE FROM A SINGLE NURSERY SOURCE FOR EACH SPECIFIED SPECIES/HYBRID. NURSERY SOURCES TO BE THOSE LOCATED IN THE SAME REGION AS THE JOB SITE.
- C) PLANT MATERIAL TO BE GROWN AND CARED FOR UNDER CLIMATE CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST TWO (2) YEARS.
- D) SUBSTITUTION:
NO SUBSTITUTION OF PLANT MATERIAL, SPECIES OR VARIETY, WILL BE PERMITTED UNLESS WRITTEN EVIDENCE IS SUBMITTED TO THE OWNER FROM TWO QUALIFIED PLANT BROKERAGE OFFICES. SUBSTITUTIONS WHICH ARE PERMITTED TO BE IN WRITING FROM THE OWNER AND LANDSCAPE ARCHITECT. THE SPECIFIED SIZE, SPECIES AND NEAREST VARIETY, AS APPROVED, TO BE FURNISHED. SUBSTITUTIONS MAY REQUIRE RE-SUBMITTAL OF A REVISED LANDSCAPE PLAN TO THE CITY FOR APPROVAL.
- E) CERTIFICATES OF INSPECTION OF PLANT MATERIALS AS MAY BE REQUIRED BY FEDERAL, STATE, OR OTHER AUTHORITIES TO ACCOMPANY SHIPMENTS AND BE FURNISHED TO OWNER UPON COMPLETION OF PROJECT.
- F) DIGGING TO BE DONE THE SAME SEASON OF PLANTING AND TO BE DONE BY HAND AS TO NOT INJURE PLANTS AND MET SIZE REQUIREMENTS. NO PLANT TO BE DUG OR DELIVERED TO THE SITE UNTIL THE REQUIRED INSPECTION HAVE BEEN MADE AND APPROVED.

DIG BALLED AND BURLAPPED (B&B) PLANTS WITH FIRM, UNBROKEN NATURAL BALLS OF EARTH, OF SUFFICIENT DIAMETER AND DEPTH TO INCLUDE THE FIBROUS AND FEEDING ROOTS.

ROOTS OR BALL OF ALL PLANTS TO BE ADEQUATELY PROTECTED AT ALL TIMES FROM EXCESSIVE EXPOSURE TO WIND, SUN, RAIN, HAIL, ETC. B&B PLANTS THAT CANNOT BE PLANTED IMMEDIATELY ON DELIVERY TO BE SET ON THE GROUND AND WELL PROTECTED WITH SOIL, WET MOSS OR OTHER ACCEPTABLE MATERIAL. BARE ROOTED PLANTS WILL BE PLANTED OR HEELED IN IMMEDIATELY UPON DELIVERY.

PLANTING SOIL:
FERTILE, FRIABLE, NATURAL LOAM CONTAINING A LIBERAL AMOUNT OF HUMUS, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. THAT pH VALUE OF THE PLANTING SOIL TO BE NOT HIGHER THAN 7.5 OR LOWER THAN 5.5 FREE OF ANY ADMIXTURE OF SUBSOIL, STONES, LUMPS, CLOUDS OF HARD EARTH, PLANTS, OR THEIR ROOTS, STICKS, AND OTHER EXTRANEEOUS MATTER. DO NOT USE PLANTING SOIL FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITIONS.

PEAT:
ACCEPTABLE PEAT MOSS CONSISTING OF AT LEAST 73% ORGANIC CONTENT OF NATURAL OCCURRENCE. IT IS TO BE BROWN, CLEAN, LOW IN CONTENT OF MINERAL AND WOODY MATERIALS, MILDLY ACID, AND GRANULATED OR SHREDDED.

FERTILIZER:

- A) COMMERCIAL FERTILIZER: A COMPLETE FERTILIZER, CONFORMING TO F50-F-241, TYPE 1, GRADE A, PART OF THE ELEMENTS OF WHICH ARE DERIVED FROM ORGANIC SOURCES CONTAINING THE FOLLOWING PERCENTAGES BY WEIGHT:
10% NITROGEN
10% PHOSPHORIC ACID
10% POTASH
- B) ORGANIC FERTILIZER: AN ORGANIC ACTIVATED FERTILIZER CONTAINING A MINIMUM OF FIVE PERCENT NITROGEN, THREE PERCENT PHOSPHORIC ACID, AND OTHER BASIC ELEMENTS BY WEIGHT.

PLANTING BACKFILL:
BACKFILL MIX FOR TREES, SHRUBS, AND GROUNDCOVERS TO BE PREMIXED AND CONSIST OF:

SITE SOIL	2/3 PARTS BY VOLUME
ORGANIC AMENDMENT	1/3 PART BY VOLUME
FERTILIZER 13-20-0	1 POUND PER CUBIC YARD OF MIX
SLOW RELEASE FERTILIZER TABLETS:	
CONTAINER SIZE	# OF TABLETS
1 GALLON	1 - 5 GRAM
5 GALLON	2 - 21 GRAM
15 GALLON	3 - 21 GRAM
24" BOX	5 - 21 GRAM
36" BOX	6 - 21 GRAM

MULCH:
DECOMPOSED GRANITE: 3/4" SCREENED MATERIAL OR LARGER

ANTI-DESICCANT:
"WILT-PROOF," 48 HOURS PRIOR TO SHIPMENT TO SITE FROM JUNE 1 THROUGH SEPTEMBER. THOROUGHLY ROOT WATER PLANTS PRIOR TO DELIVERY. PLANT MATERIAL DELIVERED TO SITE TO BE KEPT CONTINUALLY MOIST THROUGH INSTALLATION.

EXECUTION:

FINISH GRADES:
FINE GRADE AND REMOVE ROCKS AND FOREIGN OBJECTS OVER TWO INCHES (2") DIAMETER FROM TOP THREE INCHES (3") OF PREPARED PLANTING BED. ALL FINISH GRADES TO BE SMOOTH EVEN GRADES, LIGHTLY COMPACTED, AS SHOWN ON THE PLAN AND DETAILED. SITE CIVIL DRAWINGS IDENTIFY FINAL ELEVATIONS.

TIME OF PLANTING:
ANY PLANT MATERIAL INSTALLED DURING TYPICAL OFF SEASONS (HOT SUMMER MONTHS OF FREEZING WINTER MONTHS) TO BE DONE AT THE CONTRACTOR'S OWN RISK AND THE CONTRACTOR TO BE HELD RESPONSIBLE FOR REPLACEMENT OF ANY PLANT MATERIAL DAMAGED DUE TO ADVERSE CONDITIONS.

SHRUBS AND GROUNDCOVER:
ARRANGE SHRUBS AND GROUNDCOVER ON SITE IN PROPOSED LOCATIONS PER DRAWINGS. PLANTING PITS TO EXCAVATED WITH VERTICAL SIDES, LARGE ENOUGH TO ALLOW TWELVE (12") INCHES OF SPACE AROUND THE BALL IN ALL DIRECTIONS. ADJUST DEPTH AS NECESSARY TO PERMIT A MINIMUM OF TWELVE (12") INCHES BACKFILL SOIL UNDER THE BALL WHEN THE PLANT IS SET AT THE PROPER DEPTH. ALL SHRUBS AND GROUNDCOVER TO STAND VERTICAL. BACKFILL BE PIT SPOILS. SETTLE BACKFILL USING WATER ONLY. NO MECHANICAL COMPACTION.

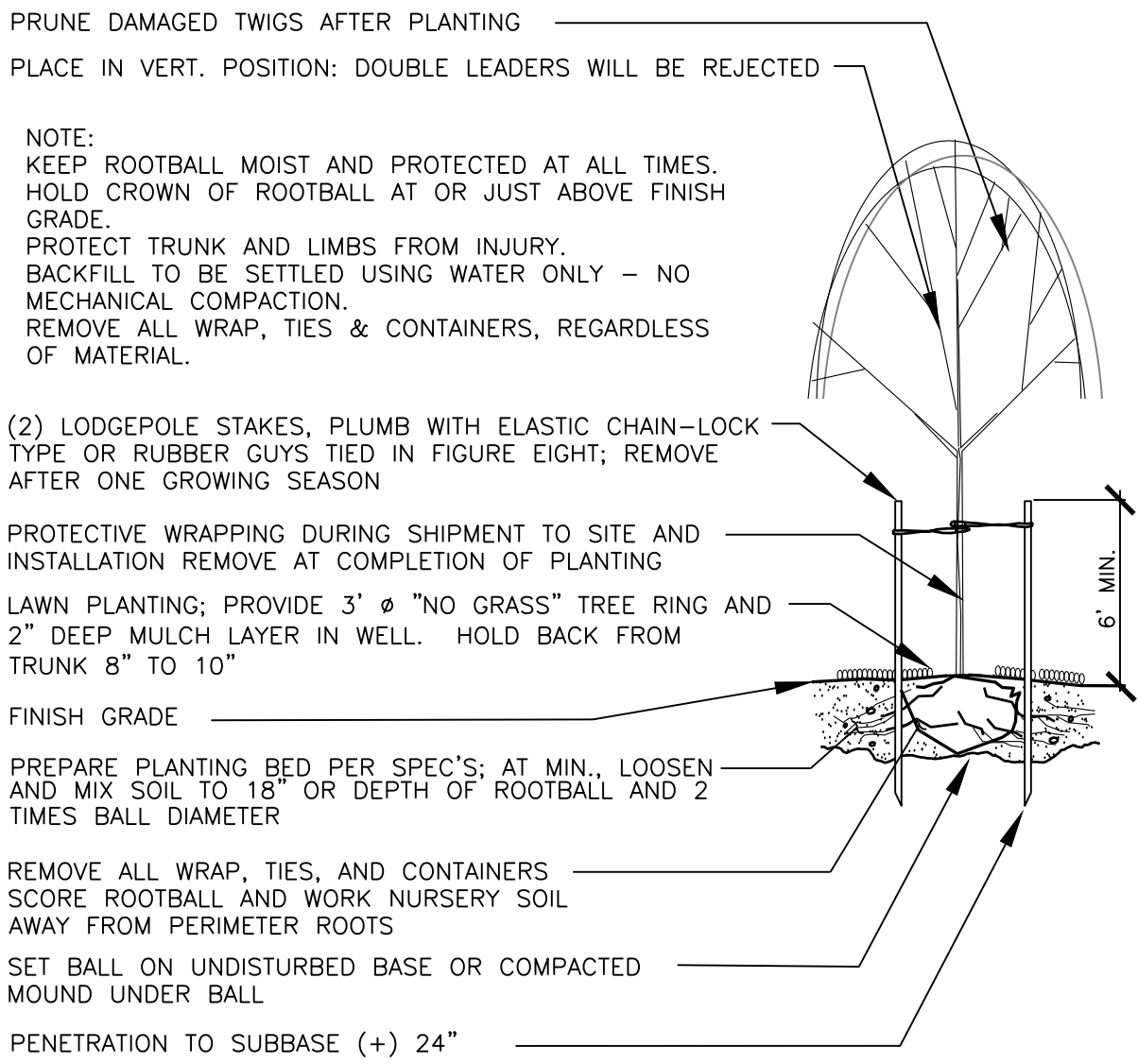
MULCH:
PRIOR TO PLACING MULCH, ALL AREAS TO BE TOTALLY FREE OF ALL WEEDS USING CHEMICAL CONTROL. APPLY A PRE-EMERGENCE CONTROL ACCORDING TO MANUFACTURE'S RECOMMENDATIONS. THE MULCH IS TO BE EVENLY DISTRIBUTED AT ALL LANDSCAPE AREAS TO A MINIMUM DEPTH OF 2". AFTER PLACING AND GRADING, LIGHTLY WATER TO REMOVE FINE MATERIALS FROM THE SURFACE AND WATER SETTLE OR ROLL. APPLY SECOND APPLICATION OF PRE-EMERGENCE CONTROL ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

IRRIGATION MAINTENANCE:
THE IRRIGATION SYSTEM TO BE MAINTAINED INCLUDING ADJUSTMENTS FOR BALANCED WATER DISTRIBUTION & PRECIPITATION THROUGH COMPLETED INSTALLATION AND ACCEPTANCE OF THE IRRIGATION MODIFICATIONS. FAILED OR MALFUNCTIONING IRRIGATION EQUIPMENT SHALL BE REPLACED AND/OR CORRECTED.

ALL PROPOSED PLANT MATERIAL ARE DROUGHT-TOLERANT.

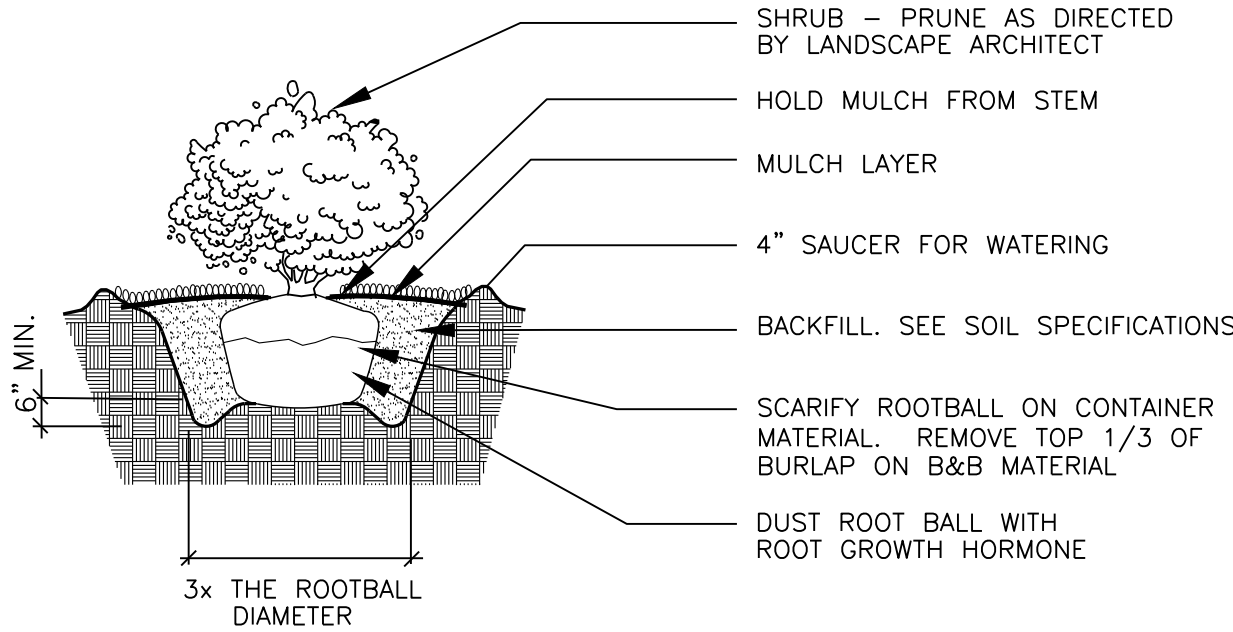
NO LAWN AREAS ARE PROPOSED FOR THIS PROJECT.

THE EXISTING AUTOMATIC LANDSCAPE IRRIGATION SYSTEM WILL BE MODIFIED AND/OR EXTENDED TO FULLY IRRIGATION ALL NEW PLANT MATERIAL.



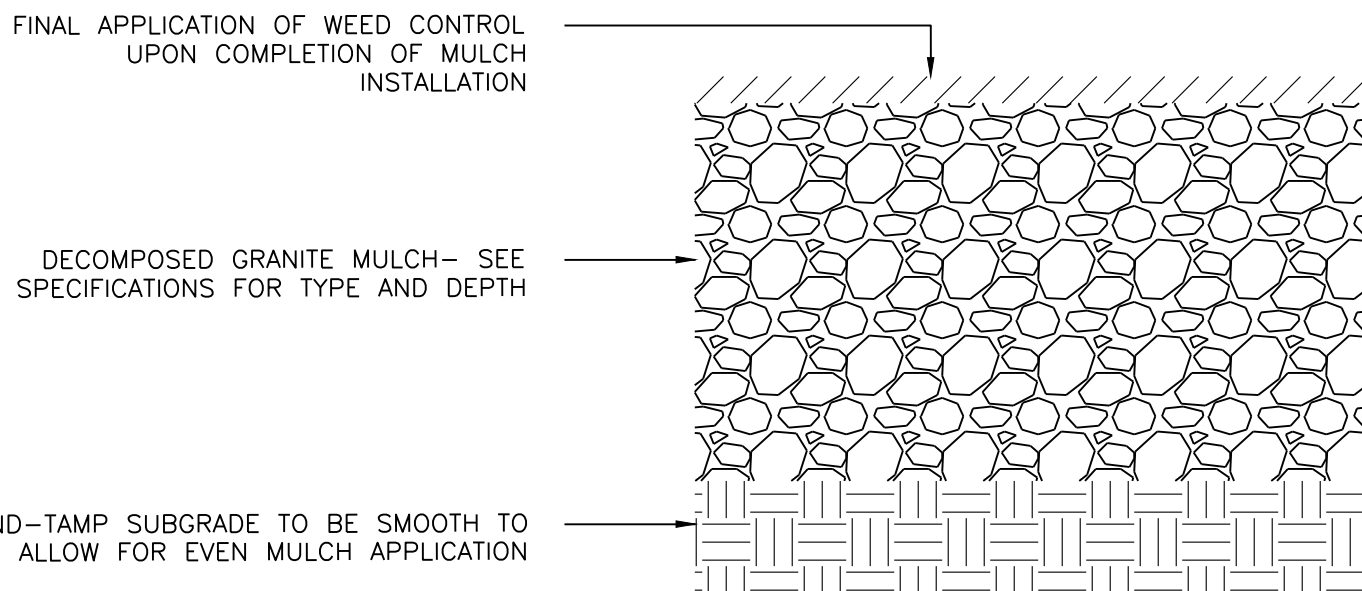
DECIDUOUS TREE PLANTING/STAKING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE



ROCK MULCH LAYER DETAIL

NOT TO SCALE

GENERAL LANDSCAPE NOTES

1. All single-trunk trees required on site shall be two (2) inch caliper average size. Tree calipers for single-trunk trees shall be measured at twelve (12) inches above the ground. All multi-trunk trees shall be one and one-half (1-1/2) inch caliper minimum. Tree caliper for multi-trunk trees shall be measured twelve (12) inches above the first fork or twelve (12) inches above ground if all trunks originate from the soil. Caliper of multi-trunk trees shall be determined by taking the average caliper of all its trunks. Multi-trunk trees shall have no more than three (3) trunks.

2. Tree caliper and height shall govern over any other planting size information provided on the drawings. Trees specified by container sizes only shall not be accepted.

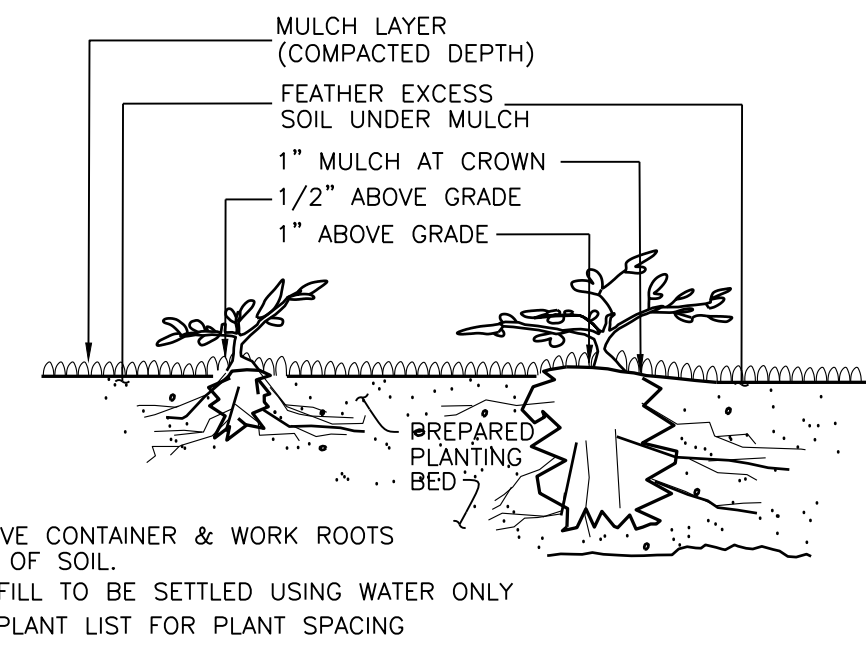
3. The Property Owner and/or lessee shall be responsible to install/maintain all landscaping within the Right-of-way. All landscaping shall be maintained as approved on the Landscape Maintenance Schedule (See attached).

4. A 3-foot clear space is required around all fire suppression equipment. No plants may be installed that will encroach upon this clear space when mature.

5. Plantings within any sight visibility easement shall be maintained so that no limbs hang lower than seven (7) feet and shrubs or other plants planted within any sight visibility easement shall be no taller than two (2) feet at full growth.

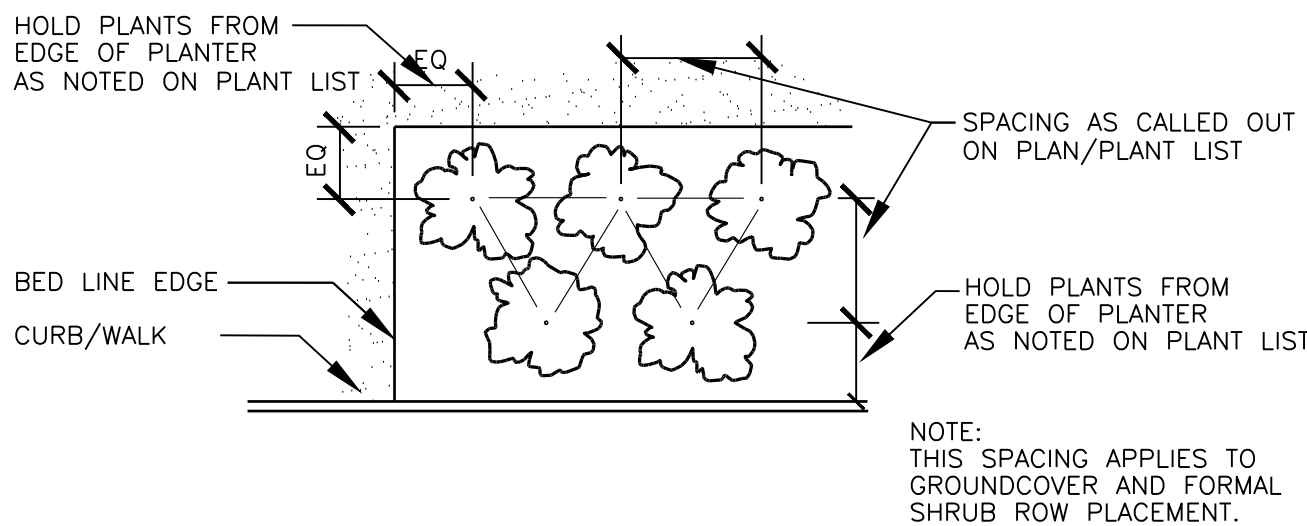
6. THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY AND ACCEPTS NO LIABILITY FOR ERRORS OR OMISSIONS.

NOTE: All construction shall be in accordance with the City of Avondale Supplement to MAG Specifications & Standard Details currently on file and available at the City of Avondale Engineering Department.



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE



PLANT MATERIAL SPACING DETAIL

NOT TO SCALE

Revision

Apr.

Ctd.

By

Date

No.

For

Scale:

Horizontal

Vertical

Designed

Drawn

Checked

Approved

Date

Scale: 0.009988

Expires

Scale: 0.009988

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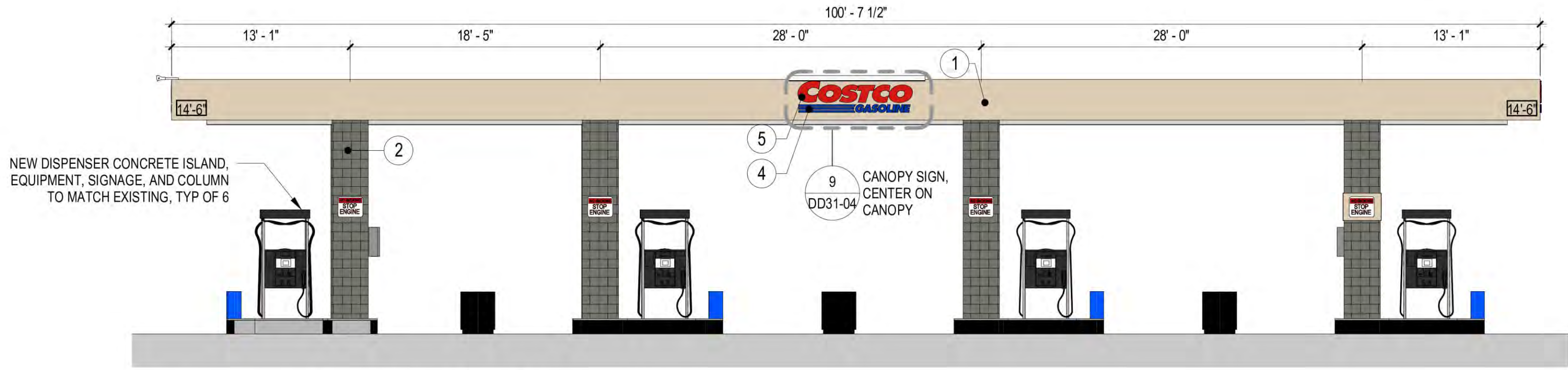
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Sheet

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Submitted November 15, 2019



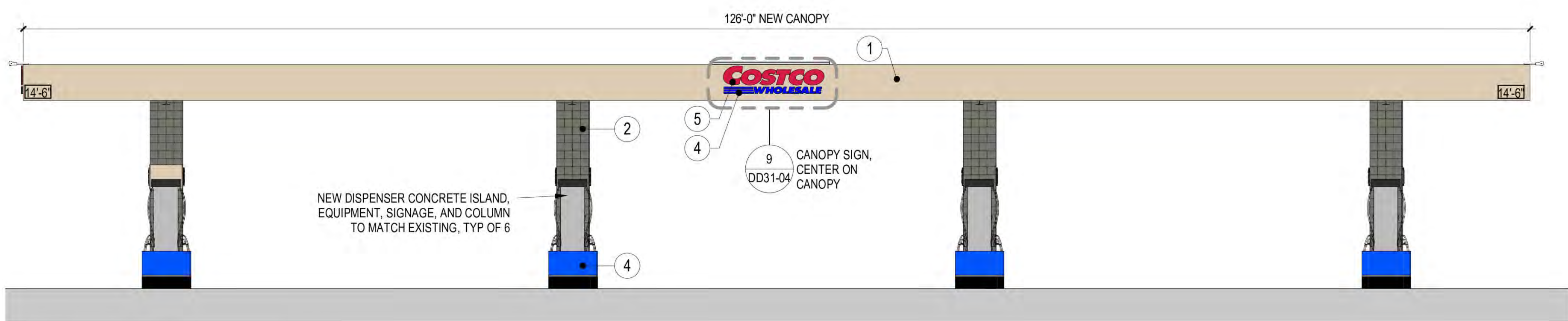
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



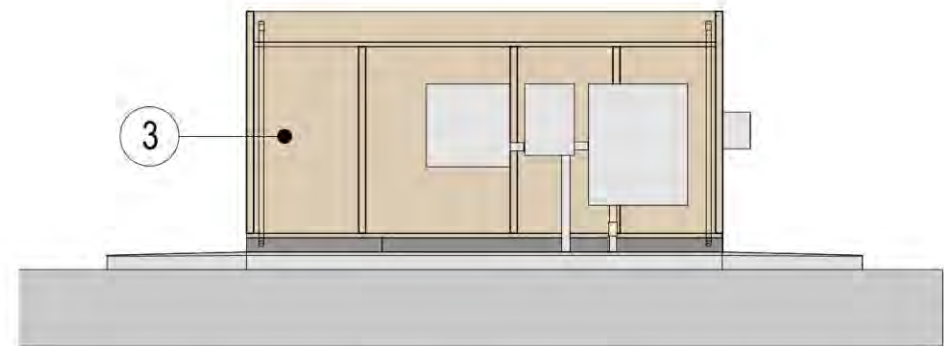
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



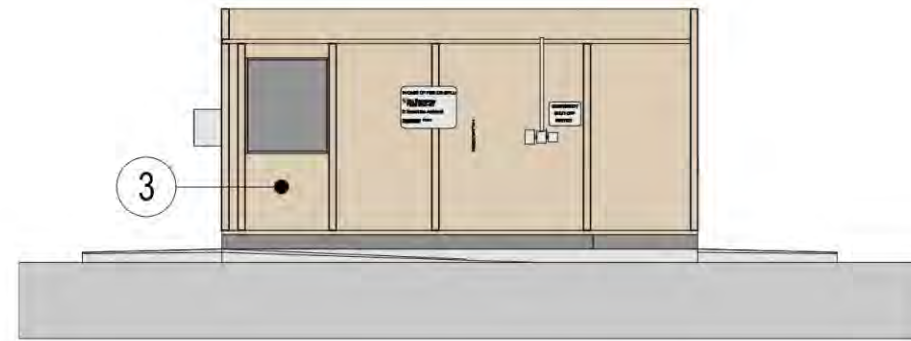
3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



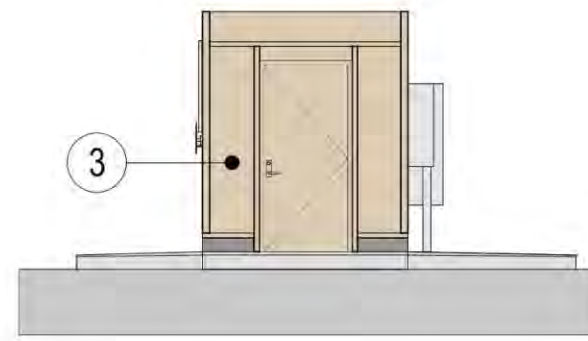
4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



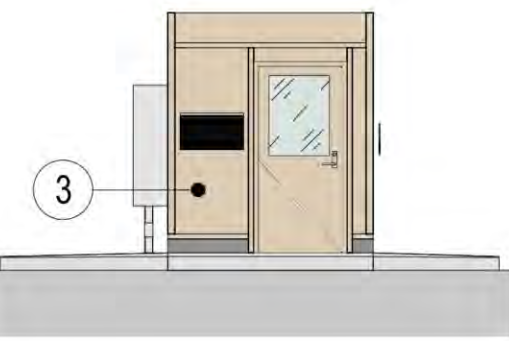
5 NORTH CONTROL ENCLOSURE
SCALE: 1/8" = 1'-0"



6 SOUTH CONTROL ENCLOSURE
SCALE: 1/8" = 1'-0"



7 EAST CONTROL ENCLOSURE
SCALE: 1/8" = 1'-0"

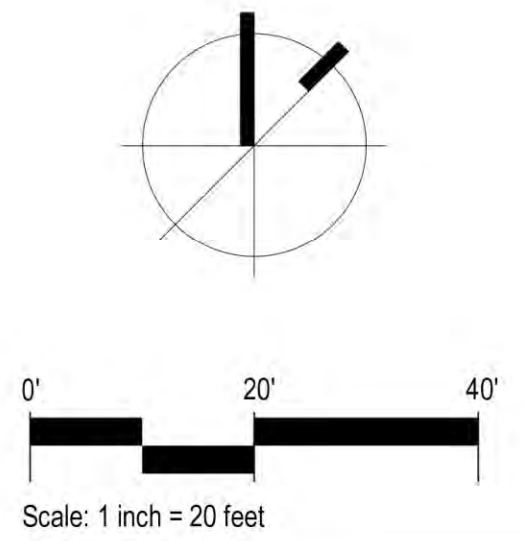


8 WEST CONTROL ENCLOSURE
SCALE: 1/8" = 1'-0"



9 CANOPY SIGN
SCALE: 1/2" = 1'-0"

MATERIALS	
1 PRE-FABRICATED METAL CANOPY PPG PCTT20169 CAMEL	4 APOLIC FLAT ACRYLIC SIGN PANEL LAPIS LAZULI SW1805 SHERWIN WILLIAMS
2 COLUMNS "SUPERLITE" CMU - CENTER SCORE COCOA BROWN #60130	5 APOLIC FLAT ACRYLIC SIGN PANEL "SAFETY RED" SW4081 SHERWIN WILLIAMS
3 PRE-FINISHED METAL PANEL AT CONTROL ENCLOSURE PPG PCTT20169 CAMEL	



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AVONDALE, AZ 85392

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MG2.com
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00-4960-11
OCTOBER 15, 2019

CONCEPT
ELEVATIONS

DD31-04

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COSTCO WHOLESALE

AVONDALE, ARIZONA

CONCEPT ELEVATIONS

OCTOBER 15, 2019



AGENDA ITEM REPORT

SUBJECT: Zoning Ordinance Text Amendment - Application PL-19-0306

MEETING DATE: 1/15/2020

TO: Planning Commission

FROM: Michelle Pelishek, Senior Planner

THROUGH: Brian Craig, Planning Manager

PURPOSE:

Planning Commission will hold a public hearing and consider a City-initiated request for an amendment to the Zoning Ordinance, Section 6 (Planned Area Development District). The Commission will take appropriate action.

BACKGROUND:

The Avondale Zoning Ordinance was first adopted in 1951 and has been updated numerous times. The last update occurred on September 9, 2019.

SUMMARY OF REQUEST:

This City-initiated amendment seeks to extend the expiration of Planned Area Development (PAD) zoning from two (2) to four (4) years (Exhibit A). Text with a strike-through is proposed to be removed, and text that is underlined and bold is new proposed text, as follows:

Section 603.D:

D. Expiration

The PAD zoning shall be conditioned on commencement of horizontal construction for the project beginning within ~~two (2)~~**four (4)** years from the date of City Council approval. Prior to the expiration of the ~~two (2)~~**four (4)** year time condition, the property owner or authorized representative may submit an application for a one (1) time, one (1) year extension to the City, which the Zoning Administrator **may approve**, ~~shall submit to the City Council for consideration~~. In the event the project's Site Plan or Preliminary Plat has not been approved within the applicable ~~two (2) years~~ **time period** and no request for a time extension has been received, the Zoning Administrator may submit the PAD to the City Council for consideration of reversion to the property's prior zoning classification at a public hearing according to Section 1.110.

PUBLIC PARTICIPATION:

All required notifications for this meeting have been completed. Staff has not received any feedback on the proposal by phone or email. No persons have viewed the information about the text amendment nor have comments from the public related to the proposal been posted on the City's aVOICE digital forum.

ANALYSIS:

The text amendment is not anticipated to result in any adverse impacts on the community.

DISCUSSION:**STRATEGIC PLAN:**

INITIATIVE: Encourage & Support Creative Innovation in Development & Service Delivery

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

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

Staff recommends **APPROVAL** of Application PL-19-0306, Zoning Ordinance Text Amendment.

PROPOSED MOTION:

I move that Planning Commission accept the findings and recommend **APPROVAL** of Application PL-19-0306, Zoning Ordinance Text Amendment, a request for text amendments to the City of Avondale Zoning Ordinance, Section 6 (Planned Area Development District).

City of Avondale Zoning Ordinance – Section 6, Planned Area Development District

Section 6.603.D

The PAD zoning shall be conditioned on commencement of horizontal construction for the project beginning within ~~two (2)~~**four (4)** years from the date of City Council approval. Prior to the expiration of the ~~two (2)~~**four (4)** year time condition, the property owner or authorized representative may submit an application for a one (1) time, one (1) year extension to the City, which the Zoning Administrator **may approve.** ~~shall submit to the City Council for consideration.~~ In the event the project's Site Plan or Preliminary Plat has not been approved within ~~the applicable two (2) years time period~~ and no request for a time extension has been received, the Zoning Administrator may submit the PAD to the City Council for consideration of reversion to the property's prior zoning classification at a public hearing according to Section 1.110.