Planning Commission
Agenda
Wednesday, February 19, 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. **INTRODUCTION OF THE NEW DEVELOPMENT & ENGINEERING SERVICES DEPARTMENT DIRECTOR**

5. **APPROVAL OF MINUTES**
   a. **JANUARY 15, 2020 MINUTES**

6. **PUBLIC HEARING ITEMS**

   a. **THE BLVD – REZONING FROM CITY CENTER DISTRICT (CCD) AND COMMERCE PARK (CP) TO THE BLVDD (THE BLVD DISTRICT) - APPLICATION PL-19-0307**
   Planning Commission will hold a public hearing and consider a request initiated by the City of Avondale to rezone approximately 191.76 gross acres from City Center District (CCD) and Commerce Park (CP) to The BLVDD (The BLVD District). Properties subject to the request are generally located south of I-10, north of Van Buren Street, east of 117th Avenue, and west of 111th Avenue, inclusive of APNs 500-01-018A, 500-01-016, 500-01-020, 500-01-007Y, 500-02-021, 500-01-015E, 500-03-547, 500-01-015B, 500-01-015D, 102-57-005X, 102-57-005V, 102-57-009B, 102-57-002J, 102-57-005T, 102-57-253, 102-57-252, 102-57-254, 102-57-251, 102-57-250, 102-57-245, 102-57-249, 102-57-248, 102-57-247, 102-57-240, 102-57-007R, 102-57-255A, 102-57-255B, 102-57-004Q, 102-57-004P, 102-57-256, 102-57-258 and 102-57-257. Adjacent public rights-of-way are also included in the request. The Commission will take appropriate action.
   Staff Contact: Ken Galica, Division Lead Planner

7. **CALENDAR**
   March 18, 2020

8. ADJOURNMENT

Members will attend either in person or by telephone conference call. Los miembros asistiran en person o via 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 oido, o con necesidad de impresion grande o interprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos dias habiles antes de la junta del Concejo.

PLANNING COMMISSION REGULAR MEETING MINUTES

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

Wednesday, January 15, 2020
6:00 P.M.

I. CALL TO ORDER

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

II. ROLL CALL

The following members and representatives were present:

COMMISSIONERS PRESENT
David Iwanski, Chair
Linda Warren, Vice Chair
Christopher Thompson, Commissioner
Denise Stanfield, Commissioner
Lisa Amos, Commissioner
Lisa Osborne, Commissioner
Maribel Guerrero, Commissioner
Larry White, Alternate

CITY STAFF PRESENT
Brian Craig, Planning Manager
Denise Zazueta, Administrative Assistant
Michelle Pelishek, Senior Planner
Stephen Kemp, City Attorney

III. OPENING STATEMENT

Chair Iwanski read the Opening Statement.

IV. APPROVAL OF MINUTES

a. December 18, 2019

Chair Iwanski invited revisions/corrections. There were no corrections.

Commissioner Thompson moved to approve the December 18, 2019 minutes as presented. Commissioner Stanfield seconded the motion.

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

The motion was approved by a 7 to 0 vote.

V. 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

Ms. Pelishek described the site details and location. The onsite gas station was constructed in 2002 and has 12 pumps. The site was annexed into the City limits in 1981 and is part of the Freeway Corridor Specific Plan area; its General Plan designation is Freeway Commercial. The request is to build a new gas station with an 11,650 square foot canopy, 16 pumps, enclosure, transformer and underground tanks. It is a members-only gas station. Costco is requesting to operate the same hours as the existing gas station, Monday to Friday, 6 a.m. to 10 p.m. and Saturday to Sunday 7 a.m. to 10 p.m. The project is proposed in two phases. The first phase is construction of the new station and the second phase is the demolition and decommissioning of the existing gas station. That area will then be developed for parking.

Ms. Pelishek stated that City staff reviewed the site plan, which meets parking, landscaping, traffic and fire safety requirements. The site has access to 99th Avenue and McDowell Road. The new station has wider lanes for maneuverability. Traffic enters from the west, exiting either north or south. There will be new landscaping as well as pedestrian connections across the main drive aisle. The architecture meets design guidelines and will match the Costco store and Gateway Pavilions development. All required notifications were completed. A sign was posted on the property and legal ads were placed in the West Valley View newspaper. Property owners within 1,000 feet were notified. A neighborhood meeting was held January 14, 2020 at City Hall with no attendees. A writeup of the proposal was placed on the City's aVOICE site, with three viewers and no comments. The gas station meets all five required findings to approve a Conditional Use Permit. It is consistent with the land use designation of Freeway Commercial and furthers the objectives of development in the Freeway Corridor. It is compatible with surrounding uses. Any potential

adverse effects would be mitigated through the conditions of approval in the staff report. Staff recommends approval of the application, subject to three recommended conditions.

Commissioner Thompson asked about mitigating the safety concern for people walking across the access road. Ms. Pelishek stated that the main drive aisle will utilize colored pavement striping. In response to a question from Vice Chair Warren, Ms. Pelishek clarified the revisions to the parking configuration, noting that Costco is meeting the parking requirements.

Commissioner Amos commented that there is typically a queuing problem in the current configuration of the gas station and asked about consideration for mitigating this in the new proposal. Ms. Pelishek stated that the new proposal utilizes more pumps as well as additional lanes, which is anticipated to reduce the queuing time. Vice Chair Warren asked where the queuing line will start. Ms. Pelishek said the traffic engineer reviewed the plan and they believe there will be adequate queuing. Traffic will enter from the west, which should allow sufficient queuing. Traffic can either enter from 99th Avenue or from McDowell Road to enter the queue.

Chair Iwanski invited the applicant to address the Commission. Sean Anderson, Barghausen Consulting Engineers, Inc., addressed the pedestrian path, stating that they will be using concrete similar to what currently exists on the easternmost pedestrian path. The paths will be designed to match and link to the existing pedestrian network. He introduced traffic engineer, Chris Tiesler, Kittelson & Associates, Inc., who addressed queuing. Mr. Tiesler confirmed that parking currently along the building will remain. He added that by expanding the gas station and adding the additional dispensers, this increases the service capacity of the gas station. Being a member-only gas station, the demand is capped. The traffic study performed for the City looked at empirical before and after data at similar sites, where Costco has done these expansions before. It shows a 30 to 50 percent reduction in maximum queue lengths during the busiest times.

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

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

Chair Iwanski invited a motion.

Commissioner Thompson moved to approve Application PL-19-0199, subject to three recommended conditions. Commissioner Stanfield seconded the motion.

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

The motion was approved by a 7 to 0 vote.

b. Zoning Ordinance Test 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: Brian Craig, Planning Manager

Mr. Craig stated that City Council approved the most recent bulk update to the Zoning Ordinance in September, 2019. Tonight's request is related to a very small portion of code related to Section 6, Planned Area Developments. During the fall update, the City changed some of the PAD language to speed up the process to make sure that what is entitled gets built much sooner. To this goal, they changed the expiration period for PADs from four years to two years. While working with the development community, it was learned that some timelines are unable to be met, even with the best efforts of the development community. The request is to increase the expiration timeline from a two-year to four-year period for commencement of horizontal construction, which includes roads, water, sewer, and related infrastructure. Another proposal is to make the one-time, one-year extension an administrative approval, which can be handled by staff. Included in the request is clarification that platting and site plan progress must be made in the four-year period. If nothing has been submitted within two years of approval, staff has the opportunity to recommend to the Planning Commission and City Council that the zoning be reverted back to the original zoning. Staff is looking for a recommendation of a approval to take this to City Council in February, 2020.

Vice Chair Warren asked about the timeline when the change was originally made. Mr. Craig stated that the original time was four years before the recent change in 2019. Much of the language was changed and the original proposal simplified the process into one paragraph.

Chair Iwanski commented that it is a positive situation, when a Planning Commission and a City Council listens to the development community. He thanked staff for their diligence.

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

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

Chair Iwanski invited a motion.

Commissioner Thompson moved to approve Application PL-19-0306. Commissioner Warren seconded the motion.

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

The motion was approved by a 7 to 0 vote.

VI. ACTION ITEMS:

There were no action items.

VII. COMMISSION ANNOUNCEMENTS

Mr. Craig introduced Alternate Commission Member, Larry White. Mr. White introduced himself and spoke about his background and time in Avondale.

VIII. PLANNING DIVISION REPORT

Mr. Craig stated that Kevin Murphy was hired as the new Development and Engineering Services Director and he would introduce him formally at a future meeting.

IX. CALENDAR

Mr. Craig stated that there will be an item on the February agenda to address The BLVD District. The 2020 meeting schedule was provided.

X. ADJOURNMENT

Chair Iwanski entertained a motion to adjourn the regular meeting.

Commissioner Osborne moved to adjourn. Commissioner Thompson seconded the motion.

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

The motion was approved by a 7 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.

Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oido, impresion grande o interprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos dias habiles antes de la junta.

_____

Chair Signature

_____

Date

AGENDA ITEM REPORT

SUBJECT: The BLVD – Rezoning from City Center District (CCD) and Commerce Park (CP) to The BLVDD (The BLVD District) - Application PL-19-0307

MEETING DATE: 2/19/2020

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 initiated by the City of Avondale to rezone approximately 191.76 gross acres from City Center District (CCD) and Commerce Park (CP) to The BLVDD (The BLVD District). Properties subject to the request are generally located south of I-10, north of Van Buren Street, east of 117th Avenue, and west of 111th Avenue, inclusive of APNs 500-01-018A, 500-01-016, 500-01-020, 500-01-007Y, 500-02-021, 500-01-015E, 500-03-547, 500-01-015B, 500-01-015D, 102-57-005X, 102-57-005V, 102-57-009B, 102-57-002J, 102-57-005T, 102-57-253, 102-57-252, 102-57-254, 102-57-251, 102-57-250, 102-57-245, 102-57-249, 102-57-248, 102-57-247, 102-57-240, 102-57-007R, 102-57-255A, 102-57-255B, 102-57-004Q, 102-57-004P, 102-57-256, 102-57-258 and 102-57-257. Adjacent public rights-of-way are also included in the request. The Commission will take appropriate action.

BACKGROUND:
The BLVD Specific Plan (BSP) was adopted by the City Council in September 2019, establishing a new vision for development of the area generally bounded by I-10 to the north, Coldwater Springs Boulevard to the south, 111th Avenue to the east, and 117th Avenue to the west. The BSP replaced the City Center Specific Plan (CCSP), the City's previous vision for development in the same general area. A General Plan Text Amendment to create a new The BLVD land use category and related sub-categories, and a General Plan Land Use Map Amendment to apply the new category within The BSP boundary were also approved in September 2019.

In conformance with The BLVD Specific Plan and the amended General Plan 2030, a new zoning district, The BLVD District (BLVDD), was adopted in September 2019 to assist in implementing the BSP's vision of a vibrant, urban, mixed use environment that will become a premier destination for shopping, dining, entertainment, employment, and various types of residential uses. The BLVDD was created to replace the existing zoning of properties within The BSP area with the goal of providing property owners with more flexibility than the existing zoning in both land use opportunities and development standards. The BLVD District zoning regulations are attached as Exhibit F to this report.

To further the goals of The BSP, the City has initiated a rezoning of approximately 191.76 gross acres of land generally located south of I-10, north of Van Buren Street, east of 117th Avenue, and west of 111th Avenue to

The BLVDD zoning district (Exhibits A and B). The properties subject to the request are presently zoned City Center District (CCD) and Commerce Park (CP). A detailed description of the rezoning request is provided below in the “Summary of Request” section of this report.

The properties subject to the proposed rezoning feature multiple General Plan 2030 Land Use designations (Exhibit C), as follows:

- Properties east of Avondale Boulevard, north of Roosevelt Street, and properties west of Avondale Boulevard, north of the Dale Earnhardt Drive alignment, are designated **The BLVD Gateway District.** This category is intended to accommodate development of commercial uses that will act as catalysts and spur demand for development in the remainder of The BLVD area. Commercial uses that would typically be classified as development catalysts include, but may not be limited to, post-secondary education campuses, medical campuses and/or hospitals, resort hotels, or 4-story or greater class-A corporate headquarters. In addition to catalyst type uses, large urban form residential developments (target density of a minimum 22 dwelling units per acre) that serve to increase population in The BLVD area, 2 to 4-story mid-rise offices, and urban form retail and restaurant uses are appropriate in this land use.

- Properties west of Avondale Boulevard, from Van Buren Street to the Dale Earnhardt Drive alignment, are designated **The BLVD Village District**. This category is intended to accommodate more conventional retail, restaurant, office, employment, and urban-form multi-family residential uses (target density of a minimum 18 dwelling units per acre), all with a strong pedestrian-oriented emphasis and contemporary urban design that interfaces with and creates a presence on adjacent streets. Development in the Village District will generate a diversity of activity to attract people to the area and support The BLVD as a whole. Convenience uses that cater more to automobiles than pedestrians, for example drive-through restaurants, are limited in this land use.

- Properties east of Avondale Boulevard from Van Buren Street to Roosevelt Street, west of the 113th Avenue alignment, are designated **The BLVD Park Avenue District.** This category will accommodate development of The BLVD's core, centered around a large gathering area to accommodate and function as the place for local casual or formal events and activities that will bring people to The BLVD, create a vibrant, active street scene, and in turn, support local business. Land uses within the Park Avenue District are to include a mix of hotel, retail, restaurant, sports, entertainment, theater, cultural, multi-family residential (target density of a minimum 22 dwelling units per acre), studio, office, and education, all designed to interface with adjacent streets in an urban manner and feature modern, contemporary design. Retail and restaurant uses should be designed immediately adjacent to well-connected open spaces to create an active destination. Convenience uses such as drive-through restaurants are to be limited in this land use.

- Properties south of Roosevelt Street, west of 111th Avenue, east of 113th Avenue alignment, are designated **The BLVD Residential District.** This category is intended to accommodate development of higher density, urban form housing in proximity to the Park Avenue District, The BLVD’s core. Development within this district can include a broad range of housing types including attached single-family (e.g. townhomes), apartments, and condominiums. Housing should take the form of both for-ownership and for-rent product types to appeal to various lifestyle choices. “Garden apartments” and other inwardly focused residential types are discouraged in favor or urban rowhomes, townhomes, and other residential types that strongly interface with adjacent streets and contribute to the overall sense of community within The BLVD area. The target density is a minimum of 18 dwelling units per acre, though product types under 18 DU/acre can be supported if they are part of a larger development that meets the minimum target density overall. Adjacent to existing single-family residential areas, residential uses in this land use should provide a transition of density and scale.

Uses abutting the area subject to the rezoning request include:

North: East of Avondale Boulevard, the subject area abuts the Avondale Gateway Planned Area Development (PAD), which is partially developed with three hotels (Hilton Garden Inn, Homewood Suites, and Marriott Residence Inn) a Culver's drive-through restaurant and a vacant commercial building previously occupied by a Ruby Tuesday restaurant. The Avondale Gateway PAD is located within The BLVD but not subject to this rezoning request. I-10 borders the subject area west of Avondale Boulevard.

East: Two separate residential communities abut the subject area to the east. Versante, a fully-developed 336-unit multi-family apartment community, is located at the northwest corner of 111th Avenue and Van Buren Street. Waterford Square, a fully-developed 217-lot single-family residential subdivision, is located immediately north of Versante. Both communities are zoned Waterford Square Planned Area Development (PAD).

Southeast: East of Avondale Boulevard, south of Van Buren Street, is a 78.91-acre parcel located in Maricopa County jurisdiction, zoned Rural-43 (RU-43). This parcel, which is farmed, is located within The BLVD Neighborhood District but is not included in the rezoning request as it is not yet in the City's municipal boundary.

Southwest: West of Avondale Boulevard, south of Van Buren Street, is the Coldwater Springs Promenade shopping center, which includes a variety of retail, service, and restaurant tenants including Planet Fitness, CVS, Jack in the Box, Panda Express, and Banner Urgent Care. The Coldwater Springs Promenade shopping center is partially zoned Community Commercial (C-2) with the remainder zoned Planned Area Development (PAD). This property is located within The BLVD Promenade District but is not included in the rezoning request.

West: A 76.71-acre parcel, zoned City Center District (CCD), that is being used for agricultural/farming purposes. This property had been included within the City Center Specific Plan area but was excluded from The BLVD Specific Plan area and assigned a Mixed Use General Plan 2030 Land Use designation in September 2019. In addition, immediately south of I-10, there is a 10.85-acre parcel located in Maricopa County jurisdiction, zoned Intermediate Commercial (C-2), upon which two billboard signs are constructed.

SUMMARY OF REQUEST:
The City of Avondale has initiated a request to rezone approximately 191.76 gross acres (164.79 net acres) owned by eleven (11) different entities (Exhibit E) from City Center District (CCD) and Commerce Park (CP) to The BLVD District (BLVDD). A legal description of the land subject to the rezoning is included as Exhibit G.

If the City-initiated rezoning is approved, each property will be able to develop in accordance with The BLVD District zoning regulations (Exhibit F) which, depending upon the specific "District" that a property is located within, vary in regard to permitted uses and development standards. Properties included in this rezoning are located within The BLVD Park Avenue District, The BLVD Gateway District, The BLVD Village District, and The BLVD Residential District; the intent of each of these Districts is summarized above in the Background section of this report.

The entitlement process for The BLVD area is a four-step process. The first step is complete; it was the creation and adoption of The Boulevard Specific Plan. The second step, also complete, was the creation and adoption of The BLVD District (BLVDD) Zoning Regulations. This proposal is the third step in the process, which is to rezone these properties within The BLVD to The BLVDD. Once the properties are zoned The BLVDD, property owners will be able to submit applications for Development Plan approval on their properties, which is the fourth and final step in the entitlement process. Planning Commission review and recommendation followed by City Council review and approval of Development Plans for each property rezoned to The BLVDD will be required.

Except for City-owned properties and a small parcel developed with a residence west of Avondale Boulevard, developed or partially developed properties within the boundary of The BLVD are excluded from this request to limit the creation of non-conforming uses and structures. Additionally, properties that have not been annexed into the City of Avondale are not included in this rezoning. The City will process rezoning applications for any of these excluded properties separately, if and when it is requested by those landowners. Additionally, approximately 76.71 acres of property west of 117th Avenue zoned CCD were excluded from the boundary of The BLVD and are not included in this request; that property will be eligible to be rezoned to PAD in accordance with its Mixed Use General Plan designation at such time that the landowner seeks to develop.

PUBLIC PARTICIPATION:
Though The BLVD District zoning regulations provide enhanced flexibility in both permitted uses and development standards relative to existing CCD and CP zoning, the City does not wish to require any owner satisfied with their current zoning to be included in this request. As such, all property owners subject to the rezoning have been presented with the opportunity to “opt-out” of the rezoning to The BLVDD and maintain their current CCD or CP zoning. All owners subject to this rezoning were notified via certified mail sent on Friday, January 10, 2020; the mailing established a March 8, 2020 deadline for “opting-out” of this rezoning application. As of the writing of this report, Staff has been contacted by two property owner with general questions about the rezoning request and to date no owners have opted-out of the proposed rezoning.

City Staff held a neighborhood meeting to discuss the proposed rezoning at 6:00 P.M. on Monday, January 27, 2020 in the Mojave Conference Room at Avondale City Hall. The meeting was advertised in the January 8, 2020 edition of the Arizona Republic. Four (4) notification signs, which include information on the request along with details of the neighborhood meeting date, time, and location, were erected throughout The BLVD on January 10, 2020. Also, in addition to the certified notices, all property owners within the BLVD area and within 1,000 feet of the perimeter boundary were notified of the neighborhood meeting via postcards sent on January 10, 2020. In addition to City Staff, a total of four (4) persons attended the neighborhood meeting, including Council Member Nielson, Patti Nielson, Greg Landon (owner of Culver's in The BLVD), and Andrew Yancey (Bergin, Frakes, Smalley, and Oberholtzer PC, representing Lervick Investments, owner of 18.1 acres at the northwest corner of Avondale Boulevard and Corporate Drive). Questions of Staff and comments from attendees included:

- **What development projects are in the pipeline within The BLVD?** Staff responded that in addition to the My Place hotel currently under construction, the City was in the process of selling two parcels to accommodate private development of a coffee shop (Dutch Bros.) and an additional business-oriented hotel. Also, a Development Plan application has been filed for the northwest corner of Avondale Boulevard and Corporate Drive for a 352-unit urban multi-family development called Avari, and there has been additional interest in developing multi-family on other parcels within The BLVD.

- **What is the timeline for development of the Avari apartment project and what are the expected resident demographics?** Andrew Yancey, representing the developer, noted that an application for Development Plan approval has been submitted and is in review, and the developer is interested in getting started as quickly as they are able to obtain approvals. The development will include primarily 1 and 2-bedroom units, with the expectation that an urban community such as what is proposed will predominantly attract young professionals and/or empty nesters.

- **Will pedestrian crosswalks be provided at the intersection of Avondale Boulevard and Corporate Drive/The BLVD to allow residents of the new Avari project to walk to the east side of The BLVD?** Staff indicated that the developer of Avari will be required to install an additional signal for eastbound traffic at the intersection, and when that is constructed, crosswalks would be installed as well.

- **Will the two homes located on the west side of Avondale Boulevard remain?** Staff indicated that one of the homes is owned by the developer of the proposed Avari project and will be demolished. The developer's representative noted that the developer has unsuccessfully attempted to acquire the second home, so the Avari development will be built around the remaining home.

- **Is there any benefit to Culver's and other built businesses that are zoned Planned Area Development (PAD) to rezone to The BLVD District?** Staff indicated that rezoning those existing businesses from PAD to BLVDD could create a legal non-conforming land use or building issue. Maintaining the existing PAD zoning on those parcels is recommended as that zoning allowed for the businesses to be built in the first place.

- **Greg Landon, owner of the Culver's, stated that he believed the new Fairway Drive interchange would be good for the community, reducing truck traffic on Avondale Boulevard. Was there a time frame for completion of that project?** Staff responded that the ADOT portion of the improvement is expected to be complete in April. The City's phase, tying the interchange into Fairway Drive, will start after ADOT is finished and is expected to be complete by December 2020.

- Andrew Yancey, on behalf of the developer of the proposed Avari project, indicated his client is in full support of the rezoning to BLVDD as it relates to his parcels.

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

All required notifications for this hearing have been completed. All property owners within The BLVD area as well as those within 1,000 feet of the perimeter boundary were notified of the time, date, and location of this meeting via postcards sent on January 23, 2020. The four meeting notification signs located throughout The BLVD area were posted with the time, date, and location of this meeting on January 24, 2020. Lastly, the meeting was advertised in the January 29, 2020 edition of the Arizona Republic.

ANALYSIS:
The BLVD District was adopted in September 2019 to implement City Council's vision for The BLVD as specified in The BLVD Specific Plan. This proposed rezoning will advance that vision, facilitating development of the area as an exciting destination for shopping, dining, entertainment, employment, and various types of dense residential uses.

In an effort to streamline the process, the City has elected to initiate this application rather than have property owners apply for rezoning to The BLVDD individually. If this rezoning is approved, property owners will need only to apply for Development Plan approval, rather than applying for rezoning and Development Plan approval when they are ready to develop, thus reducing the application cost and time it will take to obtain necessary approvals. No property owners are being included in this request against their objection and developed or partially developed properties are excluded to limit creation of non-conforming uses and structures.

The Planning Commission and City Council will have continued involvement and input with development on properties included in this proposed rezoning, as all Development Plans within The BLVD must be reviewed by the Planning Commission and approved by City Council.

Conclusion:
Staff recommends approval of the proposed rezoning.

DISCUSSION:

The proposed rezoning meets the following findings:

1. The proposed rezoning is in conformance with the General Plan 2030 Land Use Map.

2. The proposed rezoning is in conformance with The BLVD Specific Plan.

3. The proposed rezoning will result in compatible land use relationships.

4. Adequate public infrastructure to support development in The BLVD either presently exists or will be constructed by adjacent developers as properties develop.

STRATEGIC PLAN:
INITIATIVE: Foster sustainable community development

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

INITIATIVE: Create and support diverse recreation & education opportunities

- STRATEGIC GOAL: Pursue private development of sports, entertainment and hospitality amenities.

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-19-0307, a City-initiated request to rezone approximately 191.76 gross acres from City Center District (CCD) and Commerce Park (CP) to The BLVDD (The BLVD District).

PROPOSED MOTION:
I move that Planning Commission recommend **APPROVAL** of Application PL-19-0307, a City-initiated request to rezone approximately 191.76 gross acres from City Center District (CCD) and Commerce Park (CP) to The BLVDD (The BLVD District).

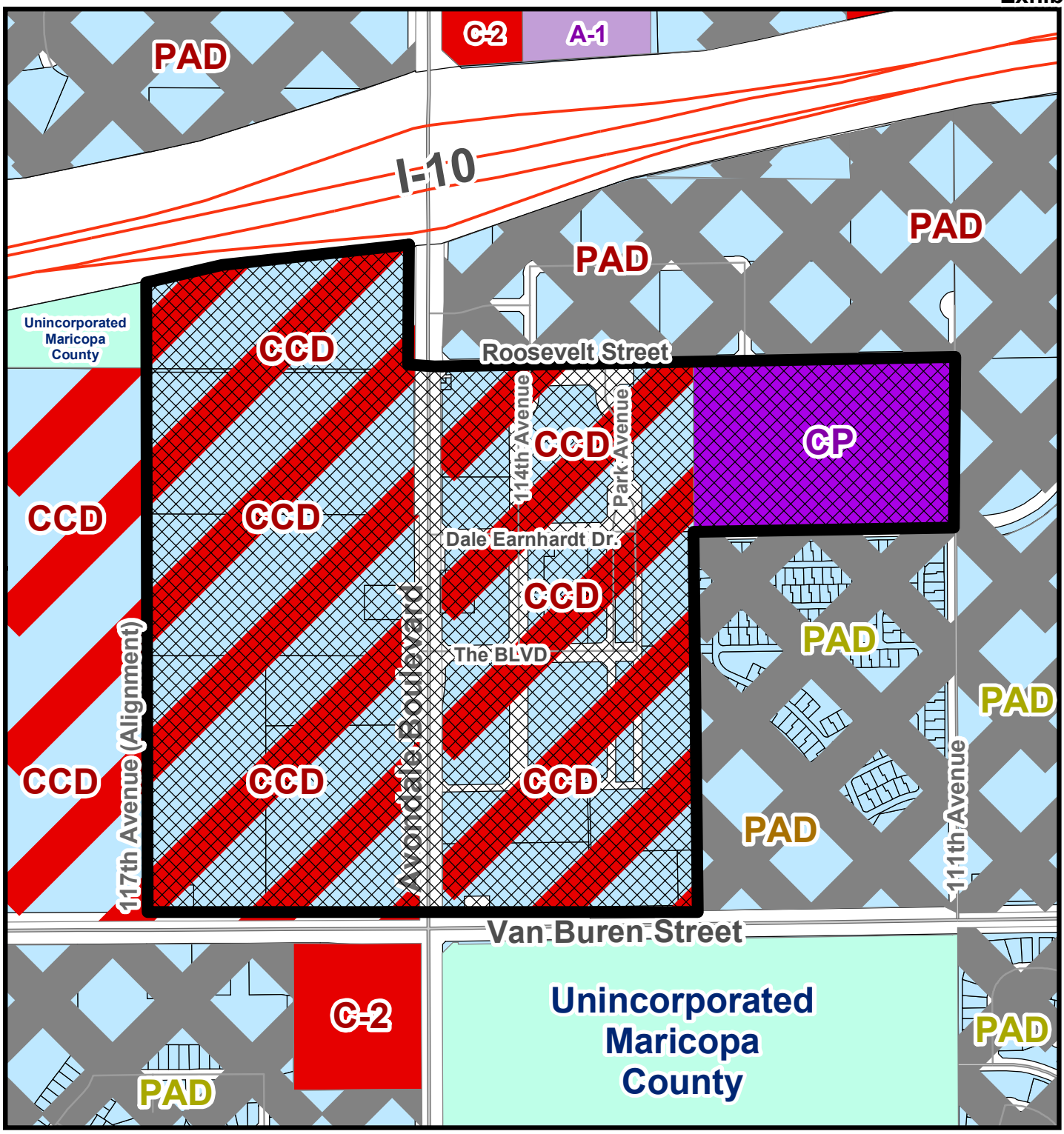
Exhibit A

Aerial Photograph

Avondale

Subject Property

Exhibit B

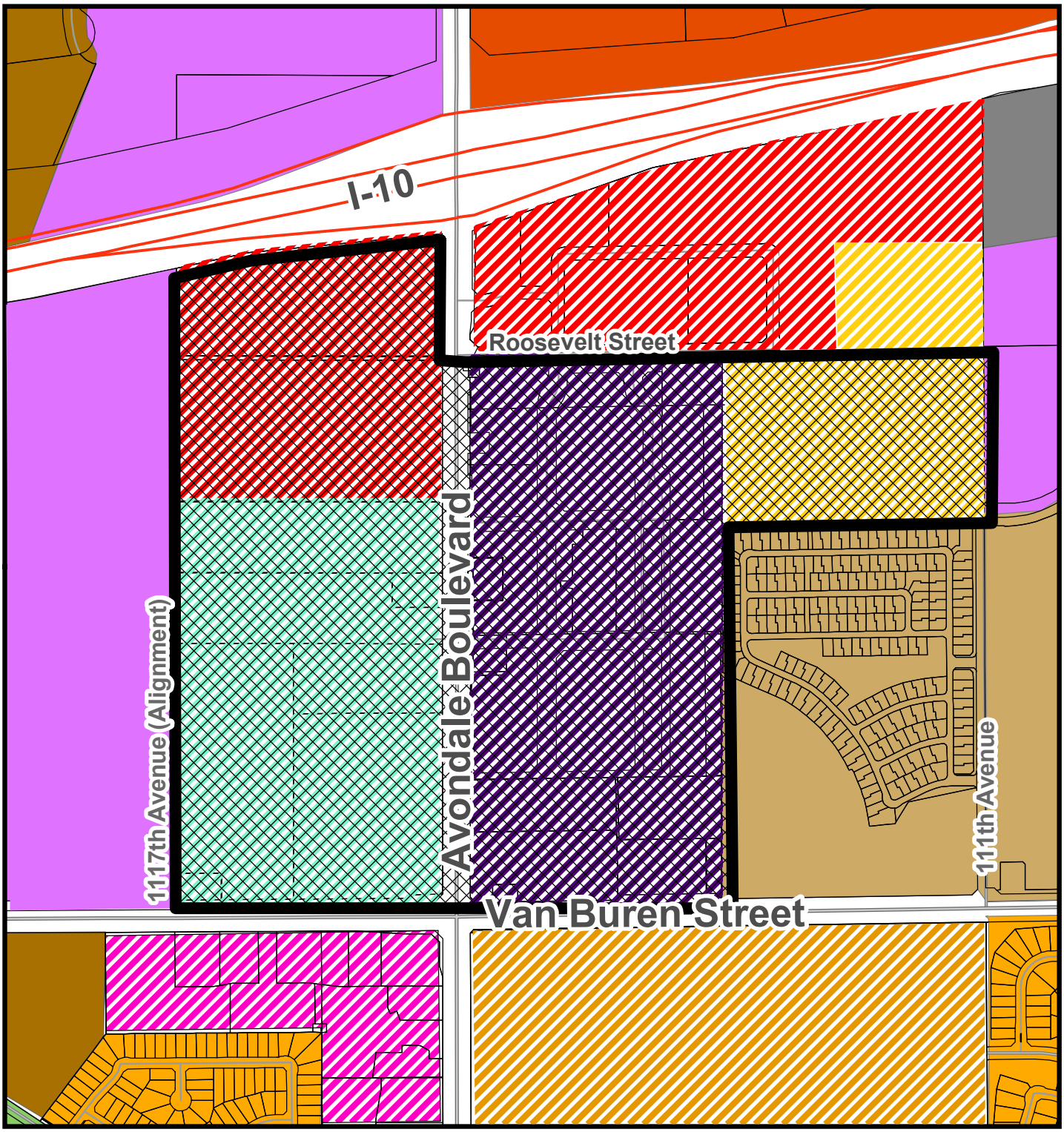


Zoning Vicinity Map

Avondale

Subject Property

Exhibit C



General Plan Land Use Map

- The BLVD Gateway District
- The BLVD Village District
- The BLVD Park Avenue District
- Mixed Use
- High Intensity Office
- Freeway Commercial
- The BLVD Neighborhood District
- The BLVD Residential District
- The BLVD Promenade District
- Medium Density Residential
- Medium/High Density Residential
- High Density Residential

Subject Property

Exhibit D

SUMMARY OF RELATED FACTS
APPLICATION PL-19-0307

THE PROPERTY	
PARCEL SIZE	Approximately 191.76 gross acres
LOCATION	South of I-10, north of Van Buren Street, east of 117th Avenue, and west of 111th Avenue
EXISTING LAND USE	Predominantly undeveloped, much of which is being used for agricultural purposes (farming), except for: • 5.34 acres at the northeast corner of 114th Avenue and Dale Earnhardt Drive developed with the Avondale Transit Center, a 350-space City-owned parking lot that serves local commuters and provides overflow parking for the American Sports Center. • 3.04 acres at the southeast corner of 114th Avenue and Dale Earnhardt Drive developed with the American Sports Center (ASC) and inline shops building, both City-owned. • 3.30 acres at the southeast corner of Avondale Boulevard and Dale Earnhardt Drive developed with temporary parking facilities for ASC and inline shops building. • 1.72 acres at the northeast corner of Avondale Boulevard and Dale Earnhardt Drive, upon which the 63-room My Place Hotels extended stay hotel is under construction.0.88 acres west of Avondale Boulevard, north of The BLVD developed with a single-family home used for residential purposes.
EXISTING ZONING	City Center District (CCD) – 163.36 gross acres Commerce Park (CP) – 28.40 gross acres
ZONING HISTORY	The properties subject to this request were annexed in six separate actions between 1976 and 2009. Properties were given Agricultural (AG) zoning upon annexation. Approximately 75.05 acres east of Avondale Boulevard and approximately 138.08 acres west of Avondale Boulevard, including property west of 117th Avenue that is no longer included in The BLVD and not subject to this request, were rezoned from Agricultural (AG) to City Center District (CCD) in August 2009. The rezoning did not include the 33.96 acres of property located at the southwest corner of I-10 and Avondale Boulevard. Approximately 28.40 gross acres located east of the southeast corner of Avondale Boulevard and Roosevelt Street were rezoned from Rural Residential (RR-43) to Commerce Park in April 2010. This property was not part of the City Center but was included in The BLVD Specific Plan. Approximately 33.96 acres of property located at the southwest corner of I-10 and Avondale Boulevard that was not included in the 2009 rezoning was rezoned from Planned Area Development (PAD) to CCD in February 2011.

SURROUNDING ZONING AND LAND USE	
NORTH	East of Avondale Boulevard, the subject area abuts the Avondale Gateway Planned Area Development (PAD), which is partially developed with three hotels (Hilton Garden Inn, Homewood Suites, and Marriott Residence Inn) and a drive-through restaurant (Culver's). The Avondale Gateway PAD is located within The BLVD but not subject to this rezoning request. I-10 borders the subject area west of Avondale Boulevard.
EAST	Two separate residential communities abut the subject area to the east. Versante, a fully-developed 336-unit multi-family apartment community, is located at the northwest corner of 111th Avenue and Van Buren Street. Waterford Square, a fully-developed 217-lot single-family residential subdivision, is located immediately north of Versante. Both communities are zoned Waterford Square Planned Area Development (PAD).
SOUTH	East of Avondale Boulevard, south of Van Buren Street, is a 78.91-acre parcel located in Maricopa County jurisdiction, zoned Rural-43 (RU-43) that is used for agricultural/farming purposes. This parcel is located within The BLVD Neighborhood District but is not included in the rezoning request as it is not yet in the City's municipal boundary. West of Avondale Boulevard, south of Van Buren Street, is the Coldwater Springs Promenade shopping center, which includes a variety of retail, service, and restaurant tenants including Planet Fitness, CVS, Jack in the Box, Panda Express, and Banner Urgent Care. The Coldwater Springs Promenade shopping center is partially zoned Community Commercial (C-2) with the remainder zoned Planned Area Development (PAD). This property is located within The BLVD Promenade District but is not included in the rezoning request.
WEST	A 76.71-acre parcel, zoned City Center District (CCD), that is being used for agricultural/farming purposes. This property had been included within the City Center Specific Plan area but was excluded from The BLVD Specific Plan area and assigned a Mixed Use General Plan 2030 Land Use designation in September 2019. In addition, immediately south of I-10, there is a 10.85-acre parcel located in Maricopa County jurisdiction, zoned Intermediate Commercial (C-2), upon which two billboard signs are constructed.

GENERAL PLAN
The General Plan 2030 Land Use Map was amended in September 2019 to reflect the adopted The BLVD Specific Plan land use categories. Properties subject to the request feature multiple General Plan 2030 Land Use designations, as follows: • Properties east of Avondale Boulevard, north of Roosevelt Street, and west of Avondale Boulevard, north of (approximately) the Dale Earnhardt Drive alignment, are designated **The BLVD Gateway District**. This category is intended to accommodate development of commercial uses that will act as catalysts and spur demand for development in the remainder of The BLVD area. Commercial uses that would typically be classified as development catalysts include, but may not be limited to, post-secondary education campuses, medical campuses and/or hospitals, resort hotels, or 4-story or greater class-A corporate headquarters. In addition to catalyst type uses, large urban form residential

developments (target density of a minimum 22 dwelling units per acre) that serve to increase population in The BLVD area, 2 to 4-story mid-rise offices, and urban form retail and restaurant uses are appropriate in this land use.

- Properties west of Avondale Boulevard, from Van Buren Street to (approximately) the Dale Earnhardt Drive alignment, are designated **The BLVD Village District**. This category is intended to accommodate more conventional retail, restaurant, office, employment, and urban-form multi-family residential uses (target density of a minimum 18 dwelling units per acre), all with a strong pedestrian-oriented emphasis and contemporary urban design that interfaces with and creates a presence on adjacent streets. Development in the Village District will generate a diversity of activity to attract people to the area and support The BLVD as a whole. Convenience uses that cater more to automobiles than pedestrians, for example drive-through restaurants, are limited in this land use.

- Properties east of Avondale Boulevard from Van Buren Street to Roosevelt Street, west of the 113th Avenue alignment, are designated **The BLVD Park Avenue District**. This category will accommodate development of The BLVD area's core, centered around a large gathering area to accommodate and function as the place for local casual or formal events and activities that will bring people to The BLVD, create a vibrant, active street scene, and in turn, support local business. Land uses within the Park Avenue District are to include a mix of hotel, retail, restaurant, sports, entertainment, theater, cultural, multi-family residential (target density of a minimum 22 dwelling units per acre), studio, office, and education, all designed to interface with adjacent streets in an urban manner and feature modern, contemporary design. Retail and restaurant uses should be designed immediately adjacent to well-connected open spaces to create an active destination. Convenience uses such as drive-through restaurants are to be limited in this land use.

- Properties south of Roosevelt Street, west of 111th Avenue, east of 113th Avenue alignment, are designated **The BLVD Residential District.** This category is intended to accommodate development of higher density, urban form housing in proximity the Park Avenue District, The BLVD's core. Development within this district can include a broad range of housing types including attached single-family (e.g. townhomes), apartments, and condominiums. Housing should take the form of both for-ownership and for-rent product types to appeal to various lifestyle choices. "Garden apartments" and other inwardly focused residential types are discouraged in favor or urban rowhomes, townhomes, and other residential types that strongly interface with adjacent streets and contribute to the overall sense of community within The BLVD area. The target density is a minimum of 18 dwelling units per acre, though product types under 18 DU/acre can be supported if they are part of a larger development that, overall, meets the minimum target density. Adjacent to existing single-family residential areas, residential uses in this land use should provide a transition of density and scale.

PUBLIC SCHOOLS	
SCHOOL DISTRICT(S)	Littleton Elementary School District; Tolleson Union High School District
ELEMENTARY SCHOOL	Student's choice (No defined school). The closest district school is Collier Elementary School located at the southwest corner of Coldwater Springs Boulevard and 114th Avenue

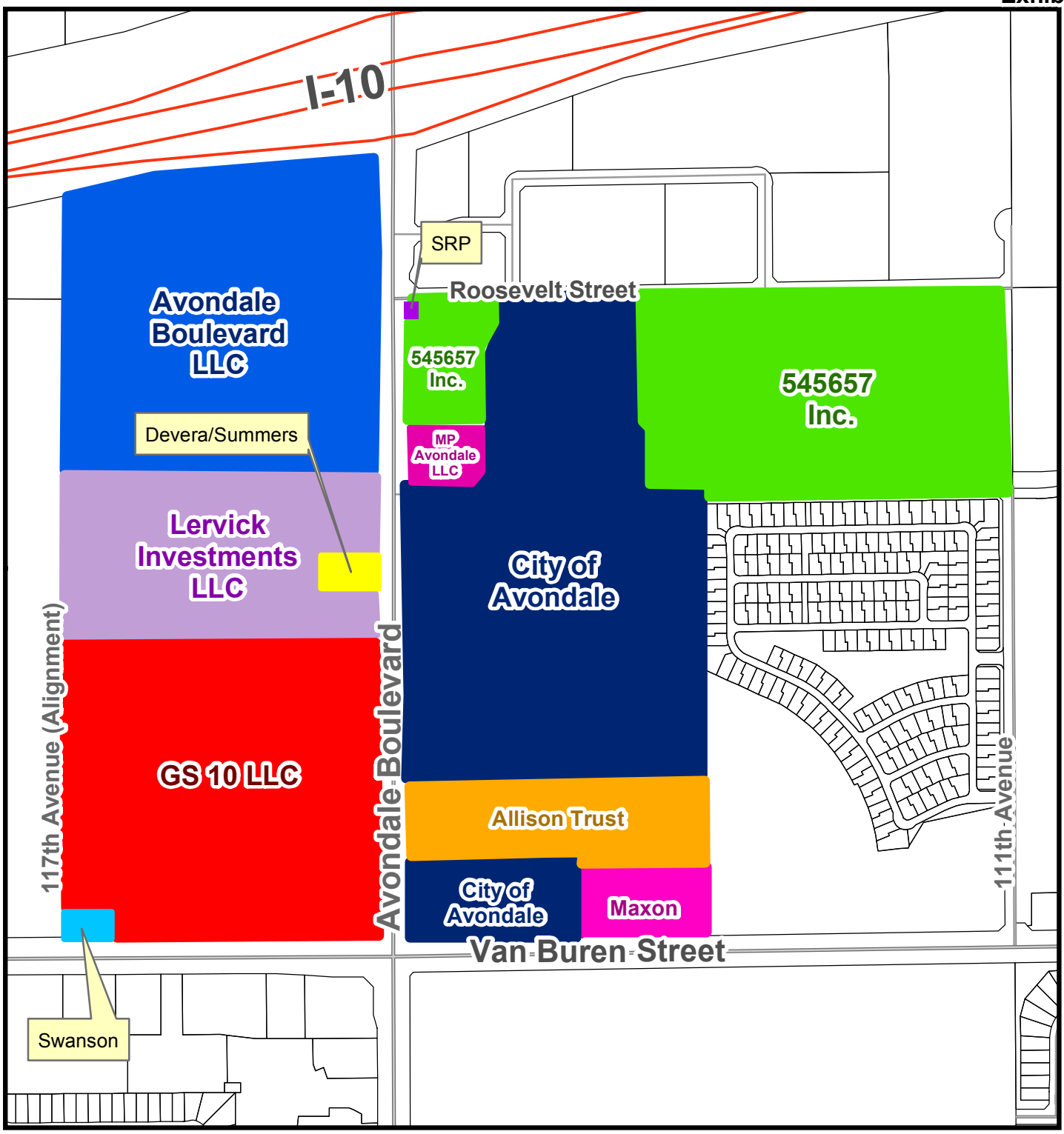
	within the Coldwater Springs community.
HIGH SCHOOL	Students living west of Avondale Boulevard: La Joya Community High School, located at the southwest corner of Avondale Boulevard and Durango Street. Students living east of Avondale Boulevard: Tolleson Union High School, located on Van Buren Street east of 99th Avenue in the City of Tolleson

STREETS	
Avondale Boulevard	
Classification	Major Arterial
Existing half-street ROW	Varies by location
Standard half-street ROW	65 feet
Existing half-street improvements	Varies by location
Standard half-street improvements	Three travel lanes, landscaped median, bike lane, curb, gutter, detached sidewalk, street lights, and landscaping.
Van Buren Street	
Classification	Major Arterial
Existing half-street ROW	Varies by location
Standard half-street ROW	65 feet
Existing half-street improvements	Varies by location
Standard half-street improvements	Three travel lanes, landscaped median, bike lane, curb, gutter, detached sidewalk, street lights, and landscaping.
Roosevelt Street	
Classification	The BLVD Custom Major Collector
Existing half-street ROW	Varies by location
Standard half-street ROW	40-45 feet (varies by location)
Existing half-street improvements	Varies by location
Standard half-street improvements	One travel lane, ½ center turn lane, bike lane, parallel on-street parking (east of Avondale Boulevard only), curb, gutter, detached sidewalk, street lights, and landscaping.
The BLVD (formerly City Center Drive)	
Classification	The BLVD Custom Local
Existing half-street ROW	Varies by location
Standard half-street ROW	30-40 feet (varies by location)
Existing half-street improvements	Varies by location
Standard half-street improvements	One travel lane, ½ center median or turn lane, curb and gutter, sidewalk (attached/detached varies by location), bike lane (west of Avondale Boulevard only), street lights and landscaping.
Park Avenue	
Classification	The BLVD Custom Major Collector
Existing half-street ROW	Varies by location
Standard half-street ROW	72 feet
Existing half-street improvements	Varies by location

Standard half-street improvements	One travel lane, bike lane, on-street parking lane, median linear park, curb, gutter, detached sidewalk, street lights, and landscaping.
Dale Earnhardt Drive	
Classification	The BLVD Custom Local
Existing half-street ROW	Varies by location
Standard half-street ROW	30-40 feet (varies by location)
Existing half-street improvements	Varies by location
Standard half-street improvements	One travel lane, center median, curb and gutter, detached sidewalk, street lights and landscaping.
117th Avenue	
Classification	Minor Collector
Existing half-street ROW	None
Standard half-street ROW	40 feet
Existing half-street improvements	None
Standard half-street improvements	One travel lane, ½ center turn lane, bike lane, curb and gutter, detached sidewalk, street lights and landscaping.
114th Avenue	
Classification	The BLVD Custom Local
Existing half-street ROW	Varies by location
Standard half-street ROW	44 feet
Existing half-street improvements	Varies by location
Standard half-street improvements	1 travel lane, angled on-street parking, curb, gutter, detached sidewalk, street lights and landscaping.
111th Avenue	
Classification	Minor Collector
Existing half-street ROW	Varies by location
Standard half-street ROW	40 feet
Existing half-street improvements	Varies by location
Standard half-street improvements	One travel lane, ½ center turn lane, bike lane, curb and gutter, detached sidewalk, street lights and landscaping.

UTILITIES
Existing water lines within The BLVD area include 16" to 36" mains (size varies by location) in Van Buren Street, a 16" main in Avondale Boulevard, a 16" line in Dale Earnhardt Drive, a 12" line in Roosevelt Street, an 8" line in The BLVD, an 8" to 12" line in Park Avenue (size varies by location), a 12" line in 111th Avenue, and an 8" line in 114th Avenue. Existing sewer lines within The BLVD area include a 30" trunk line in Avondale Boulevard, 12" to 18" lines in Van Buren Street (size varies by location), a 12" line in Dale Earnhardt Drive, an 8" line in 114th Avenue, an 8" line in The BLVD, an 8" line in Roosevelt Street, and an 8" line in Park Avenue. SRP provides electrical service in this portion of Avondale.

Exhibit E



Ownership Map

Exhibit F

The BLVD District Zoning Regulations

Zoning Ordinance Section 501

SECTION 5 SPECIAL DISTRICTS; OVERLAYS

501 The BLVD District

A. Purpose

The BLVD Specific Plan ("The BSP") was created to implement the City Council's vision of creating a vibrant, urban, mixed use environment that will become a premier destination for shopping, dining, entertainment, employment and various types of residential uses for the area of Avondale located between the Avondale Civic Center and Interstate Highway 10. The BLVD Zoning District (The BLVD District, or "The BLVDD") is intended to complete the vision expressed in The BSP by prescribing building form, site design and architectural standards for The BLVD area.

The BLVDD consists of two (2) components approved by the City Council: (A) a legislatively approved base zone, the boundaries of which are consistent with Figure 2-1 of The BSP, containing the basic performance standards and regulations for the respective Sub-Districts shown on Figure 2-1 of The BSP and (B) an administratively approved (by the City Council), individualized Development Plan that selects the land uses from those allowed in the applicable Sub-District and organizes such uses into a form-based Development Plan specific to a site. Accordingly, the Sub-District categories set forth in Section 501.C below are intended to directly relate to and implement the provisions set forth in Section 2.0 of The BSP for the corresponding Sub-District category. The BLVDD is intended to be flexible to allow for a parcel of land to be entitled in a single step by combining the Development Plan with the base zone approval, much like a typical PAD rezoning, or to allow for the base zone to precede the Development Plan.

B. Applicability

1. Only properties within The BSP boundary will be permitted to rezone to The BLVDD.

2. The development regulations related to each Sub-District and the boundaries thereof shall correspond to the descriptions of the Sub-Districts Categories of the same name in Section 2.0 of The BSP and the boundaries and locations of the Sub-Districts as shown on Figure 2-1 of The BSP.

C. Sub-Districts

The BSP is divided into six (6) Sub-Districts. Properties within each Sub-District shall comply with the Land Uses and Development Standards set forth in this Section in accordance with the standards in The BSP for each such Sub-District. The six (6) Sub-Districts are described below:

1. Gateway District.

The Gateway District, which features direct frontage on I-10 and offers significant visibility, is designed to accommodate development of commercial uses that will act as catalysts and spur demand for development in the remainder of The BLVD area. Commercial uses that would typically be classified as development catalysts include, but may not be limited to, post-secondary education campuses, medical campuses and/or hospital(s), resort hotels, and/or 4-story or greater Class-A corporate headquarters. In addition to catalyst type uses, dense urban

form residential developments (minimum 22 dwelling units per acre), 2-3 story mid-rise office, and urban form retail/restaurant uses are appropriate. Industrial uses, such as manufacturing and warehousing, are inappropriate in this District. All uses may be served by surface and/or structured parking. Building heights shall not exceed ten (10) stories. However, a building may be built up to sixteen (16) stories with City Council approval as part of the Development Plan process.

2. Village District.

The Village District, located west of Avondale Boulevard and north of Van Buren Street, is designed to accommodate more conventional retail, restaurant, office, employment, and urban-form multi-family uses (minimum 18 dwelling units per acre), all with a strong emphasis on pedestrian-orientation and contemporary, urban design that interfaces with and creates a presence on adjacent streets. Developments within the Village District should generate a diversity of activity to attract people to the area and support The BLVD area as a whole. Convenience uses that cater to automobiles, for example drive-through restaurants, are restricted in regards to quantity and feature design requirements intended to ensure they do not hinder walkability. Building heights shall not exceed ten (10) stories. However, a building may be built up to sixteen (16) stories as part of the Development Plan process.

3. Park Avenue District.

The Park Avenue District, located east of Avondale Boulevard, north of Van Buren Street, is the planned core of The BLVD. Development within this District will be centered around a public gathering area that will accommodate events and activities that bring people into The BLVD, creating a vibrant, active street scene and, in turn, support local businesses. Permitted uses within the Park Avenue District include a mix of hotel, retail, restaurants, sports, entertainment, theater, cultural, multi-family residential (minimum 22 dwelling units per acre), studios, offices, and post-secondary education, all of which must be designed to interface with adjacent streets in an urban manner and feature modern, contemporary design. Uses must also be designed immediately adjacent to usable open spaces, such as plazas, outdoor dining areas, and the like, with the intent of creating an active outdoor environment. Convenience uses that cater to automobiles, for example drive-through restaurants, are restricted in regards quantity and feature design requirements intended to ensure they do not hinder walkability. Building heights shall not exceed ten (10) stories. However, a building may be built up to sixteen (16) stories as part of the Development Plan process.

4. Residential District.

The Residential District, located in the northwest quadrant of The BLVD, is designed to accommodate development of high-density housing in close proximity to the Park Avenue District core. A broad range of residential uses are permitted in this District to appeal to various lifestyle choices, including attached single-family, apartments, townhomes, and condominiums. In addition, small lot, single-family detached homes may be appropriate as a transitional use where the Residential District abuts existing single-family residential. All residential development will provide highly-amenitized luxury living in an urban form. Development standards for this District are designed to prevent development of "garden apartments" and other inwardly focused, suburban residential types and encourage

development of urban rowhomes, townhomes, or other residential types that are more outwardly focused, strongly interfaced with adjacent streets, and that contribute to an overall sense of community within The BLVD at-large. The minimum required density in this District is 18 dwelling units per acre, though product types under the minimum density may occur as part of a master residential development that, as a whole, meets the minimum density requirement. Limited commercial uses are permitted if located on the ground floor of a multi-story building with residential uses above. Building heights shall not exceed six (6) stories; within 300 feet of single-family residential uses, building heights shall not exceed three (3) stories.

5. Neighborhood District.

The Neighborhood District, located east of Avondale Boulevard, south of Van Buren Street and north of the Civic Center complex, is designed to accommodate development of detached single-family residential homes and/or attached townhomes with a density between 4 and 12 dwelling units per acre. Urban form development is not required, but is encouraged, in the Neighborhood District. Building heights shall not exceed two (2) stories or 30 feet.

6. Promenade District.

The Promenade District, located south of Van Buren Street west of Avondale Boulevard, allows for a variety of retail, restaurant, service and office uses which will support the daily needs for goods and services of residents of The BLVD and surrounding neighborhoods. The character and form of development in the Promenade District will be noticeably more suburban than in other portions of The BLVD, though pedestrian-orientation is still a priority. Auto-oriented uses that are heavily restricted in other Districts, such as drive-throughs, are appropriate in the Promenade District. Building heights shall not exceed two (2) stories or 30 feet.

D. Administration

1. Establishment.

The BLVDD zoning may be established on property within The BLVD area, as defined by The BSP Figure 2-1, according to the procedures outlined in Section 110 of this Zoning Ordinance.

2. Opt-In.

Owners of property located within the boundaries of The BSP will retain the existing City Center District (CCD) as the active zoning district until such time as the property owner chooses to Opt-In to The BLVDD. All requirements of the existing CCD zoning (See Section 501.K) remain in effect until a property owner elects to Opt-In to The BLVDD.

a. A property owner may Opt-In to The BLVDD by signing, before a notary public a "The BLVDD Opt-In" form prepared by the Zoning Administrator:

b. Such form shall state, at a minimum, that:

i. The BLVDD standards are in effect for the identified parcel(s) as of the signature date of the Opt-In form; and

ii. The requirements of the previous CCD are no longer applicable for that site; and

iii. Any future development shall adhere to the requirements of The BLVDD, including submittal of a Development Plan to be approved by the City Council.

c. Once an Opt-In form is signed and notarized, in no case may any subsequent development on the site be based upon the standards of the existing CCD, nor may the site be developed using a mixed set of standards of both the former CCD zone and The BLVDD zone at the same time.

d. Once signed, the City shall maintain an official record of the agreement in the files of the Planning Division and shall update the Official Zoning Map of the City to reflect the change to the property's zoning district from CCD to The BLVDD.

3. Required Development Plan

In addition to the approved The BLVD base zoning, a City Council approved Development Plan is required prior to the application for a development permit within The BLVD.

a. Development Plans may be filed for all or part of the property zoned or to be zoned The BLVDD. Development Plans shall be submitted in accordance with Section 106, Site Plan and Design Review; provided, however that the Planning Commission shall review, and City Council shall review and approve, all Development Plans for properties zoned The BLVDD.

b. The ordinance approving the rezoning of a property to The BLVDD shall indicate, both by narrative text and a map, the location and boundaries of the Sub-Districts that are included in the area to be rezoned.

4. Amendment.

The Zoning Administrator or designee shall determine whether a proposed amendment to an approved Development Plan is a Major or Minor Amendment. Major Amendments shall require City Council approval with a recommendation of the Planning Commission. Minor Amendments shall require administrative approval by the Zoning Administrator or designee only.

a. Major Amendment: Any one (1) of the following shall be considered a Major Amendment of a Development Plan:

i. A significant change in boundary lines of the development. Minor and technical adjustments to the boundary lines within the Development Plan are permitted without a Major Amendment so long as (i) the area affected by the boundary change does not exceed fifteen (15) percent of the total area subject to the Development Plan, (ii) the adjustments do not significantly alter the traffic or pedestrian circulation system for the Development Plan and (iii) in the reasonable opinion of the Zoning

Administrator, the overall character of the Development Plan, if modified, will remain in substantial conformance with the BSP and the Development Plan as originally approved. Any expansion or relocation of a boundary line not within the scope of this exception shall be considered a major amendment of the Development Plan. Such boundary line changes may also require an amendment to the BSP prior to any City Council consideration of the change to the Development Plan.

ii. Any change that could have significant negative impact on uses adjoining the development.

iii. Any change that could have a significant impact on roadways adjacent or external to the development.

iv. Any change that could have a significant negative impact on the amount of parking required or provided by the development.

v. Any change to a phasing plan that could have a significant negative impact on adjacent or surrounding developments.

b. Minor Amendment: All amendments to a Development Plan not determined by the Zoning Administrator to be Major Amendments according to the criteria set forth in subsection (a) above shall be Minor Amendments.

E. Land Uses

Land uses for each Sub-District shall comply with the Land Use Matrix set forth below. Uses not listed as a permitted, permitted with conditions, or conditional use shall be prohibited from the applicable zoning district. In the event a particular use is not listed in this Section and such use is not otherwise prohibited by law, the Zoning Administrator or designee shall determine whether such use is analogous to other listed uses; the determination shall be made pursuant to Section 105 of this Ordinance.

G = Gateway District
PA = Park Avenue District
N = Neighborhood District
V = Village District
R = Residential District
P = Promenade District

P = Permitted
C = Conditional Use
PC = Permitted with Conditions
A = Accessory
FF = First Floor w/ Residential Above
- = Not Allowed

LAND USE	THE BLVD SUB-DISTRICTS					
	G	**V**	**PA**	**R**	**N**	**P**
Amusement parks, outdoor	C	-	-	-	-	-
Antique Store	P	P	P	FF	-	P
Aquarium	C	-	C	-	-	-
Art gallery	P	P	P	FF	-	P
Art studio	P	P	P	FF	-	P
Automobile rental facility with no on-site storage	P	P	P	-	-	P

LAND USE	THE BLVD SUB-DISTRICTS					
	G	**V**	**PA**	**R**	**N**	**P**
Banks and financial institutions without drive-through, excluding non-chartered financial institutions	P	P	P	FF	-	P
Bar	PC	PC	PC	FF	-	PC
Barber/Beauty shop	P	P	P	FF	-	P
Bowling alley	P	P	P	-	-	-
Brewery, ancillary to a bar or restaurant	P	P	P	FF	-	P
Bus terminals	-	-	P	-	-	-
Business Support Services	P	P	P	FF	-	P
Child care center	C	C	C	-	-	C
Child care, in-home, as an accessory use to the primary residential use of the dwelling	PC	PC	PC	PC	PC	-
Cigar Bar or tobacco lounge	P	P	P	FF	-	P
Clothing alteration, custom dressmaking or tailor shop	P	P	P	FF	-	P
College or university	P	P	P	-	-	P
Commercial sporting complexes	C	-	C	-	-	-
Concert facilities, outdoor	C	-	C	-	-	-
Consignment shops	P	P	P	FF	-	P
Convention centers and exhibition halls	C	-	C	-	-	-
Dance studio	P	P	P	FF	-	P
Drive-through uses, including restaurants and financial institutions	PC	PC	PC	-	-	PC
Dry cleaning and laundry establishment, pick-up and drop-off only	P	P	P	FF	-	-
Emergency medical care facility	P	P	P	-	-	P
Employment agencies excluding day labor	P	P	P	-	-	P
Extended stay hotel	PC	PC	PC	-	-	-
Farming	PC	PC	PC	PC	PC	PC
Gas station (allowed only as an accessory use to a grocery store)	-	C	-	-	-	C
Grocery stores up to 36,000 square feet in floor area	P	P	P	FF	-	P
Grocery stores exceeding 36,000 square feet in floor area	-	C	-	-	-	C
Health and exercise center	P	P	P	A	-	-
Home occupation, as an accessory to the primary residential use of a dwelling	PC	PC	PC	PC	PC	-
Hospitals	P	P	P	-	-	-
Hotel, excluding extended stay hotel	P	P	P	-	-	P
Ice skating rink, indoor	P	-	P	-	-	-
Indoor commercial recreation/entertainment uses not otherwise listed	P	P	P	-	-	P
Laboratory for bio-science, dental, medical and research & development	P	P	P	-	-	P
Libraries	P	P	P	P	P	P

LAND USE	THE BLVD SUB-DISTRICTS					
	G	**V**	**PA**	**R**	**N**	**P**
Liquor stores	C	C	C	-	-	C
Massage therapy (medical)	P	P	P	Ff	-	P
Massage or day spa	P	P	P	FF	-	P
Medical, dental or health offices, clinics and laboratories, excluding plasma centers	P	P	P	FF	-	P
Museum and cultural centers	P	P	P	-	-	-
Movie theater, indoor	P	P	P	-	-	-
Music studio	P	P	P	FF	-	P
Nail salon	P	P	P	FF	-	P
Night Club	PC	PC	PC	-	-	-
Outdoor Dining, ancillary to a restaurant	A	A	A	A	-	A
Parking Lot, surface	A	A	A	A	A	A
Parking Structure	A	A	A	A	-	A
Pet boarding and day care facility	-	PC	-	-	-	PC
Places of worship	P	P	P	P	P	P
Pre-schools and similar uses	C	C	C	C/ FF	-	C
Professional offices	P	P	P	FF	-	P
Public uses	P	P	P	P	P	P
Public utility buildings, structures, uses, facilities and equipment	PC	PC	PC	PC	PC	PC
Real Estate office	P	P	P	FF	-	P
Reception centers	P	P	-	-	-	-
Residential, multi-family	PC	PC	PC	PC	-	-
Residential, single-family attached	PC	PC	PC	PC	PC	-
Residential, single-family detached	-	-	-	PC	PC	-
Resorts	P	P	-	-	-	-
Restaurants, without drive-through	P	P	P	FF	-	-
Retail sales of new merchandise within enclosed buildings, up to 50,000 square feet in floor area, excluding liquor stores, discount stores, and grocery stores	P	P	P	FF	-	P
Retail sales of new merchandise within enclosed buildings, exceeding 50,000 square feet in floor area, excluding liquor stores, discount stores, and grocery stores.	P	C	C	-	-	C
Roller rink, indoor	-	-	P	-	-	-
Sidewalk Café	P	P	P	FF	-	P
Social/private clubs	P	P	P	FF	-	P
Specialty retail/sales, indoor, (excluding liquor stores, thrift stores and surplus stores	P	P	P	FF	-	P

LAND USE	THE BLVD SUB-DISTRICTS					
	G	**V**	**PA**	**R**	**N**	**P**
Specialty services	P	P	P	FF	-	P
Stadiums	C	-	C	-	-	-
Tanning salon	P	P	P	FF	-	P
Theater, excluding movie theaters	P	P	P	-	-	P
Ticket and travel agency	P	P	P	FF	-	P
Veterinary hospital, offices and clinics, excluding animal boarding	PC	PC	PC	-	-	PC
Video arcade or game room	P	P	P	FF	-	P
Wine Bar	P	P	P	FF	-	P

F. Use-Specific Conditions.

Land uses listed in the land use matrix above as Permitted with Conditions are permitted by right only if the conditions listed below for the individual uses are met. Land uses listed as Conditional Uses require City Council approval of a Conditional Use Permit in accordance with Section 108 of this Ordinance. Based on Development Plan review, staff may add additional conditions of approval deemed necessary to protect the health, safety and public welfare.

a. Bars are allowed in the Gateway, Village, Park Avenue, Residential (first-floor below residential only), and Promenade Sub-Districts; provided, however, that (1) the exterior building wall of a bar shall not be located within one thousand three hundred twenty (1,320) feet of the exterior property lines of a public or private school, or church and (2) closing time for dance floors or other accessory uses to a bar shall coincide with the closing time for the bar.

b. In-home child care is permitted as an accessory use to the primary residential use of a dwelling in the Gateway, Village, Park Avenue, Residential, and Neighborhood Sub-Districts. The in-home child care shall not provide care for five (5) or more children not related to the residents at any point in time.

c. Drive-through uses, including restaurants and financial institutions, are allowed in Gateway, Village, Park Avenue and Promenade Sub-Districts subject to the following limitations:

a. Within the Gateway Sub-District, no stand-alone drive-through uses shall be permitted

b. Within the Park Avenue Sub-District, a maximum of one (1) stand-alone drive-through, limited to a coffee shop only, shall be permitted, set back at least 200 feet east of Avondale Boulevard.

c. Within the Village Sub-District, a maximum of two (2) stand-alone drive-through uses shall be permitted, limited to one (1) coffee shop and one (1) restaurant, set back at least 200 feet west of Avondale Boulevard.

d. Within the Promenade Sub-District, there shall be no limitation on the maximum number of drive-through uses permitted.

e. The limitations set forth in subsections 501(F)(1)(a), (b) and (c) above shall not apply to drive-through uses incorporated into the design of multi-tenant inline shop buildings.

d. Extended stay hotels are allowed in the Gateway, Village, and Park Avenue Sub-Districts only pursuant to a Development Agreement approved by the City Council in its sole and absolute discretion.

e. Farming is allowed in all Sub-Districts for a period not to exceed five (5) years from the date of rezoning; provided, however, that farming is limited to the cultivation and harvesting of crops and that no agricultural uses which utilize livestock (i.e. dairy farming), plant nurseries, or greenhouses shall be allowed. Farming and agricultural uses legally occurring on the property prior to rezoning to The BLVDD shall not be subject to this provision. After the initial time five (5) year time period has elapsed, such use may only continue under a Conditional Use Permit.

f. Gas stations are allowed in the Village and Promenade Sub-Districts subject to approval of a Conditional Use Permit if and only if the gas station is an accessory to a grocery use. A maximum of one (1) such gas station shall be permitted subject to CUP approval in each Sub-District. Any such gas station must front onto Van Buren Street and may not front on Avondale Boulevard or Corporate Drive.

g. Grocery stores exceeding 36,000 square feet in floor area are allowed in the Village and Promenade Sub Districts subject to approval of a Conditional Use Permit, provided they include all of the following components:

a. Indoor eateries

b. Specialty beverage staff (such as a sommelier or cicerone) and/or a wine and/or craft beer bar

c. Juice bar and/or coffee shop

d. Specialty food counters, such as imported cheeses, a sushi bar, a salad bar, or similar products

h. Home occupations are permitted as an accessory use to the primary residential use of a dwelling in the Gateway, Village, Park Avenue, Residential, and Neighborhood Sub-Districts, subject to the requirements and restrictions listed in Section 203 (G) of this Ordinance.

i. Liquor stores are allowed in the Gateway, Village, Park Avenue, and Promenade Sub-Districts subject to approval of a Conditional Use Permit, provided that there are no other liquor stores located within one thousand three hundred twenty (1,320) feet of another liquor store, measured in a straight line from the nearest property line of each property.

j. Night clubs are allowed in Gateway, Village, and Park Avenue Sub-Districts; provided, however, that (a) the exterior building wall of a night club shall not be located within one thousand three hundred twenty (1,320) feet of the exterior property lines of a public or private school, or church, (2) closing time for dance floors or other accessory uses to a night club

shall coincide with the closing time for the night club and (3) with respect to the Gateway and Village Sub-Districts only, exits and entrances to a night club shall not be located within three hundred (300) feet of a residence, excluding residences on upper floors above ground floor commercial.

k. Pet boarding and day care facilities are allowed in Village and Promenade Sub Districts subject to the requirements and restrictions listed in Section 304 of this Ordinance.

l. Public utility buildings, structures, uses, facilities and equipment are permitted in all Sub-Districts subject to the requirements and restrictions listed in Section 304 of this Ordinance.

m. Single-Family attached residences, such as townhomes and condominiums, are allowed in the Gateway, Village, Park Avenue, Residential, and Neighborhood Sub-Districts subject to the following:

    a. Within the Gateway and Park Avenue Sub-Districts, a minimum density of 22 dwelling units per acre must be provided.

    b. Within the Village and Residential Sub-Districts, a minimum density of 18 dwelling units per acre must be provided. Within the Residential Sub-District only, densities under 18 dwelling units per acre may be provided if the attached residences are part of a multi-faceted residential development that, as a whole, achieves a minimum density of 18 dwelling units per acre.

    c. Within the Neighborhood Sub-District, density shall be within a range of four (4) to twelve (12) dwelling units per acre.

    d. Developments shall provide usable open space in the amount of 15 percent of the net site area. Indoor spaces for use by residents, such as clubhouses, gyms, movie theaters, and the like, shall be considered usable open space.

n. Single-Family detached residences are allowed in the Residential and Neighborhood Sub-Districts subject to the following:

    a. Within the Residential Sub-Districts, a minimum density of 18 dwelling units per acre must be provided, however, densities under 18 dwelling units per acre may be provided if the detached residences are part of a multi-faceted residential development that, as a whole, achieves a minimum density of 18 dwelling units per acre.

    b. Within the Neighborhood Sub-District, density shall be within a range of four (4) to twelve (12) dwelling units per acre.

    c. Developments shall provide usable open space in the amount of 15 percent of the net site area. Indoor spaces for use by residents, such as clubhouses, gyms, movie theaters, and the like, shall be considered usable open space.

o. Multi-family residences are allowed in the Gateway, Village, Park Avenue, and Residential Sub-Districts subject to the following:

a. Within the Gateway and Park Avenue Sub-Districts, a minimum density of 22 dwelling units per acre must be provided.

b. Within the Village and Residential Sub-Districts, a minimum density of 18 dwelling units per acre must be provided. Within the Residential Sub-District only, densities under 18 dwelling units per acre may be provided if the multi-family residences are part of a multi-faceted residential development that, as a whole, achieves a minimum density of 18 dwelling units per acre.

c. Developments shall provide usable open space in the amount of 15 percent of the net site area. Indoor spaces for use by residents, such as clubhouses, gyms, movie theaters, and the like, shall be considered usable open space.

p. Veterinary hospitals, offices and clinics, excluding animal boarding, is allowed in the Gateway, Village, Park Avenue and Promenade Sub-Districts subject to the requirements and restrictions listed in Section 304 of this Ordinance.

G. Development Standards.

The following development standards shall apply to all development within The BLVDD.

1. Outdoor storage of goods and materials is prohibited.

2. Warehousing or indoor storage of goods or material beyond that normally incidental to permitted uses is prohibited.

3. Front porches, stoops, balconies, and bay windows may extend into required street setbacks in the Gateway, Village, Park Avenue, Residential and Promenade Sub-Districts.

4. The following table outlines the minimum development standards within each Sub-District. Standards in excess of these minimums may be required in accordance with the conditions required of Conditional Use Permits or uses permitted with conditions.

<table>
<tr><th></th><th>Gateway</th><th>Village</th><th>Park Avenue</th><th>Residential</th><th>Neighborhood</th><th>Promenade</th></tr>
<tr><td>Minimum Lot Width</td><td colspan="6">None</td></tr>
<tr><td>Minimum Lot Depth</td><td colspan="6">None</td></tr>
<tr><td>Maximum Lot Coverage</td><td colspan="6">None</td></tr>
<tr><td>Maximum Building Height</td><td colspan="3">10 stories/ 110 feet (a)</td><td>6 stories/ 70 feet (b)</td><td colspan="2">2 stories/30 feet</td></tr>
<tr><td>Minimum Building Setbacks</td><td colspan="6"></td></tr>
<tr><td>from Avondale Boulevard</td><td colspan="3">15'</td><td>Not Applicable</td><td colspan="2">15'</td></tr>
<tr><td>from Van Buren Street</td><td>Not Applicable</td><td colspan="2">15'</td><td>Not Applicable</td><td colspan="2">15'</td></tr>
<tr><td>from Collector streets</td><td colspan="6">15'</td></tr>
</table>

from Local streets	None				18'	None
from side property line	None			0 feet (c)	5 feet (d)	None
from rear property line	None			None (e)	15'	None
from adjaccent non-BLVDD single-family residential property lines	Not Applicable		30'		15' (f)	30'
Minimum Parking Setbacks						
from Avondale Boulevard	40'			Not Applicable	40'	
from Van Buren Street	Not Applicable	30'		Not Applicable	30'	
from Collector streets	30'					
from Local streets	15'					
Maximum Building Setbacks						
from Avondale Boulevard	40'			Not Applicable	40'	
from Van Buren Street	Not Applicable	30'		Not Applicable	30'	
from Collector streets	20'					
from Local streets	None		15'	None		
Minimum percentage of linear site frontage with buildings located at or inside of maximum setback:						
Avondale Boulevard frontage	50%	60%	70%	Not Applicable	None	
Van Buren Street frontage	Not Applicable	30%	35%	Not Applicable	None	
Collector street frontage	50%	60%	70%		None	
Local street frontage	None		70%	None		
Minimum Usable Open Space (Residential), percent of net site area	15%					Not Applicable
Minimum Plaza/Gathering/Outdoor Dining Area (Non-Residential), percent of net site area	10%		15%	Not Applicable		5%

(a) 11 to 16 stores (maximum 170 feet) may be permitted by the City Council through the Development Plan approval process
(b) Height may not exceed 3 stories or 40' within 300 feet of single-family residential property located outside of the BSP boundary
(c) A 5' side setback is required for detached single-family residential product

types
(d) 0' side setback is permitted for attached single-family residential product types
(e) A 15' rear setback is required for detached single-family residential product types
(f) A minimum 30' rear setback is for attached single-family residential product types

H. Design

1. All developments shall comply with the Development Form Design Guidelines listed in Section 2.1 of The BSP. Any design issues not addressed in The BSP or in this Zoning Ordinance shall be subject to the design guidelines listed in the Single Family Residential Design Manual, Multi-Family Residential Design Manual, or Commercial and Industrial Design Manual, whichever Manual applies to the type of use proposed. While specific architectural themes, color palettes, and material palettes are not dictated by The BSP or this Zoning Ordinance, individual buildings shall feature contemporary design and be designed to complement, but not match, other buildings within The BLVD area.

2. All developments shall comply with the applicable street sections within The BSP (Figures 2-1 through 2-8, inclusive).

3. Exceptions and departures to the Design Form guidelines (The BSP Section 2.1) or street sections (The BSP Figures 2-1 through 2-8, inclusive) within a Development Plan may be forwarded to the Planning Commission for review and recommendation, and approved by the City Council, which approval may be granted only if the City Council finds in its sole and absolute discretion, that the project still achieves the overall intent, objectives, and guidelines of The BSP and the project design meets the basic requirements for traffic circulation, pedestrian orientation, shade, and design continuity.

I. Parking

Parking for each land use shall be provided by a combination of on-street parking, off-street surface parking and parking structures. The amount of required parking, parking dimensions, and other parking lot design requirements shall be governed by Section 8 of this Ordinance, except that:

1. The amount of required parking may be reduced by up to fifty (50) percent where it can be determined that the peak requirements of the several occupancies occur at different times and where a shared parking operations plan, approved by the Zoning Administrator or designee, shows that this reduction in parking will not cause conflicts among nearby uses. Such a shared parking analysis may be based on:

    a. Intermittent non-conflicting uses. When required parking reductions are predicted as a result of sharing between intermittent uses with non-conflicting parking demands (e.g. a nightclub and a bank), then the reduction can be considered.

    b. Parking occupancy rates. When the parking reduction has been shown to be feasible

by using the demand calculations as determined by an analysis of typical local parking demand.

c. Existing parking surveys. When a study of existing parking shows parking occupancy rates of morning, afternoon and evening peaks on all seven (7) days of the week. The seven (7) days of observation may take place over the span of two (2) consecutive, typical weeks. A combination of similar circumstances may be necessary to cover all the proposed land uses. The approximate square footages of the various land uses of the specimen projects shall be compared to the proposed project to allow the ratios of uses to be rated accordingly.

2. On-street parking and/or City-owned and operated off-street surface parking lots and/or parking structures counted towards the required parking must be located within four hundred (400) feet of the use, measured from the exterior wall of the use to the closest perimeter of the on-street parking, surface parking, or parking structure.

J. Necessary Amendments

In the event that any of the provisions of The BSP referred to herein are amended, the Zoning Administrator shall concurrently give notice of and process an amendment to this Section 5, in accordance with the procedures outlined in Section 109 of this Zoning Ordinance.

K. City Center District

The City Center District (CCD) and the City Center Specific Plan (CCSP) were the precursors to The BLVDD and The BSP, respectively. Until all property owners within The BLVD Opt-In to The BLVDD District in accordance with the procedures outlined in 501.D.2 of this Ordinance, the CCD regulations must be maintained. No new rezonings to CCD shall be considered. At such time that there are no properties zoned CCD, this Subsection K will be deleted from the Ordinance in accordance with the procedures outlined in Section 109 of this Zoning Ordinance.

1. Purpose

The Avondale City Center Specific Plan, as amended (the "CCSP") was created to implement the City Council's vision of creating a high-density, mixed use environment that will become a premier destination for shopping, dining, entertainment, employment and various types of residential uses for the area of Avondale located between the Avondale Civic Center and Interstate Highway 10, commonly referred to as the City Center. The City Center Zoning District (the "CCD") is intended to complete the vision expressed in the CCSP by prescribing building form, site design and architectural standards for the City Center. The CCD consists of two (2) components approved by the City Council: (A) a legislatively approved base zone, the boundaries of which are consistent with Figure 3-1 of the CCSP, containing the basic performance standards and regulations for the respective Sub-Districts shown on Figure 3-1 of the CCSP and (B) an administratively approved (by the City Council), individualized Development Plan that selects the land uses from those allowed in the base zone sub districts and organizes such uses into a form-based Development Plan specific to a site. Accordingly, the Sub-District categories set forth in

Section 501.K.3 below are intended to directly relate to and implement the provisions set forth in Section 3.2 of the CCSP for the corresponding Sub-District category. The CCD is intended to be flexible to allow for a parcel of land to be entitled in a single step by combining the Development Plan with the base zone approval, much like a typical PAD rezoning, or to allow for the base zone to precede the Development Plan

2. Applicability

a. Only properties within the City Center boundary will be permitted to rezone to the CCD

b. The development regulations related to each Sub-District and the boundaries thereof shall correspond to the descriptions of the Land Use Categories of the same name in Section 3.2 of the CCSP and the boundaries and locations of the Land Use Categories as shown on Figure 3-1 of the CCSP

3. Sub-Districts

The CCD is divided into six (6) Sub-Districts. Properties within each Sub-District shall comply with the Land Uses and Development Standards set forth in this Section in accordance with the standards in the CCSP for each such Sub-District. The six (6) Sub-Districts are described below:

a. Gateway Employment.

The Gateway Employment (GE) Sub-District is designed to place primary land uses close to the freeway, to maximize opportunities for business exposure to the freeway and to ensure that residential uses are not located within six hundred (600) feet of freeway traffic. Primary uses in Gateway Employment Sub-District include retail, office, and hotel. In this Sub-District, residential, industrial, manufacturing, and warehouse uses are not permitted. Uses may be served by surface and/or structured parking. Building heights shall not exceed ten (10) stories. However, a building may be built up to sixteen (16) stories with City Council approval as part of the Development Plan process. A variety of Mid-rise and high-rise office, pedestrian-oriented retail, large floor plate uses and big box uses are permitted in the Gateway Employment Sub-District, subject to an appropriate Development Plan.

b. Employment Mixed-Use.

The Employment Mixed-Use (EMU) Sub-District is designed to emphasize employment uses, including retail, professional office, hotel, and personal service uses. Residential units may be built on upper floors throughout the Employment Mixed-Use Sub-District if built in conjunction with employment uses; provided, however, that residential units fronting on and/or adjacent to Park Avenue or 117th Avenue may be built on the ground floor. The minimum ratio is one (1) square foot of employment use for every two (2) square feet of residential development, except for those properties fronting Park Avenue or 117th Avenue south of Corporate Drive, which may be exclusively residential. The mix of uses may be provided horizontally or vertically, and may be distributed across multiple properties, subject to Development Plan approval. Residential units may be incorporated throughout the first floor when it can be shown that such units support and heighten the purpose of the district.

The Employment Mixed-Use Sub-District is intended to include mid-rise and high-rise buildings of three (3) to ten (10) stories, predominantly served by structured parking. For a development project east of Avondale Boulevard, containing multiple buildings, the minimum average height shall be two (2) stories and the minimum floor area ratio shall be 0.5 at build out of all uses approved as part of the Development Plan, provided that the target floor area ratio should be 0.75 – 1.0. For a development project west of Avondale Boulevard containing multiple buildings, the average height shall be two (2) stories measured across multiple properties within a Development Plan, and the minimum floor area ratio shall be 0.25 at build out of all uses approved as part of the Development Plan, unless otherwise approved by the City Council. Building heights shall not exceed ten (10) stories. However, a building may be built up to sixteen (16) stories along Avondale Boulevard north of Van Buren Street with City Council approval as part of the Development Plan process.

c. Pedestrian Retail.

The Pedestrian Retail (PR) Sub-District includes all properties with frontage along pedestrian retail streets, as shown on Figure 3-1 of the CCSP. The land uses on the ground floor of buildings in the Pedestrian Retail Sub-District shall be restricted to those types of active uses that create a lively street environment. Professional offices and residential uses are not permitted in these ground floor locations, but are permitted on upper floors; provided, however, that residential uses fronting Park Avenue are permitted on the ground floor.

The form of development shall be compact building footprints, with small street setbacks and wide sidewalks designed to facilitate pedestrian activity. Buildings with first floor restaurants shall include outdoor seating areas that do not conflict with pedestrian areas. For a development project containing multiple buildings, the minimum average height shall be two (2) stories and the minimum floor area ratio shall be 0.5 at build out of all uses approved as part of the Development Plan, provided that the target floor area ratio should be 0.75 – 1.0.

d. Neighborhood Commercial.

The Neighborhood Commercial (NC) Sub-District is designed to allow for a suburban-type of development on the fringe of the City Center area, while still contributing to the intent of the look and feel of the City Center. Buildings along arterial streets shall conform to specific setbacks to provide the intended streetscape for the City Center area, while buildings at the interior of a site may have larger street setbacks. Uses allowed in the Neighborhood Commercial Sub-District are retail, restaurant, office, and personal service. Residential is appropriate on upper floors of multi-story buildings and may be approved as part of a development project containing multiple buildings.

e. Residential Mixed-Use.

The Residential Mixed-Use (RMU) Sub-District is designed to provide a transition between the Employment Mixed Use areas and residential neighborhoods. While residential is the primary land use, small office, retail, and personal service uses may be located on the ground floor of multi-story buildings. Non-residential uses such as small office buildings or boutique hotels may be permitted. Such non-residential uses shall be compatible in scale with nearby residential development and shall not adversely impact the quiet enjoyment of residential uses.

Parking shall be located underneath or behind the units. Residential uses shall be developed at a minimum of fifteen (15) units per acre, and a maximum of forty-five (45) units per acre. Building heights shall range from two (2) to five (5) stories.

f. Townhouse Residential.

The Townhouse Residential (TR) Sub-District is designed to provide a transition between the Residential Mixed-Use Sub-District and neighboring Single-Family Residential development. Townhouse residential units shall be attached units with separate individual entrances fronting a public street and private open space attached to the individual unit in the form of patios or balconies. Parking shall be either attached or located on the same lot. Townhouse residential development may include interlocking units, but may not include buildings with common stairways serving multiple units. The minimum density shall be twelve (12) units per acre and the maximum density shall not exceed twenty (20) units per acre. Building heights are two (2) to three (3) stories.

4. Administration

a. Establishment.

CCD base zoning may be established on property within the City Center according to the procedures outlined in Section 111 of this Zoning Ordinance. In addition to the approved CCD base zoning, a City Council-approved Development Plan is required prior to any application for a development permit within the City Center area.

1 Development Plans may be filed for all or part of the property zoned or to be zoned CCD. Development Plans shall be submitted in accordance with Section 106, Site Plan and Design Review; provided, however that the Planning Commission shall review, and the City Council shall review and approve, all Development Plans for properties zoned CCD.

2 The ordinance approving the rezoning of a property to CCD shall indicate, both by narrative text and a map, the location and boundaries of the Sub-Districts that are included in the area to be rezoned.

b. Amendment.

The Zoning Administrator or designee shall determine whether a proposed amendment to an approved Development Plan is a Major or Minor Amendment. Major Amendments shall require City Council approval with a recommendation of the Planning Commission. Minor Amendments shall require administrative approval by the Zoning Administrator or designee only.

1. Major Amendment: Any one (1) of the following shall be considered a Major Amendment of a Development Plan:

i. A significant change in boundary lines of the development. Minor and technical adjustments to the boundary lines within the Development Plan are permitted without a Major Amendment so long as (i) the adjustments do not divide zoning Sub-

Districts, (ii) the area affected by the boundary change does not exceed fifteen (15) percent of the total area subject to the Development Plan, (iii) the adjustments do not significantly alter the traffic or pedestrian circulation system for the Development Plan and (iv) in the reasonable opinion of the Zoning Administrator, the overall character of the Development Plan, if modified, will remain in substantial conformance with the CCSP and the Development Plan as originally approved. Any expansion or relocation of a boundary line not within the scope of this exception shall be considered a major amendment of the Development Plan. Such boundary line changes may also require an amendment to the CCSP prior to any City Council consideration of the change to the Development Plan.

ii. Any change that could have significant negative impact on uses adjoining the development.

iii. Any change that could have a significant impact on roadways adjacent or external to the development.

iv. Any change that could have a significant negative impact on the amount of parking required or provided by the development.

v. Any change to a phasing plan that could have a significant negative impact on adjacent or surrounding developments.

2. Minor Amendment: All amendments to a Development Plan not determined by the Zoning Administrator to be Major Amendments according to the criteria set forth in subsection (a) above shall be Minor Amendments.

5. Land Uses

Land uses for each Sub-District shall comply with the Land Use Matrix set forth below. Uses not listed as a permitted, permitted with conditions, or conditional use shall be prohibited from the applicable zoning district. In the event a particular use is not listed in this Section and such use is not otherwise prohibited by law, the Zoning Administrator or designee shall determine whether such use is analogous to other listed uses; the determination shall be made pursuant to Section 105 of this Ordinance.

P = Permitted
C = Conditional Use
PC = Permitted with Conditions
FF = First Floor Only
A = Accessory
- = Not Allowed

LAND USE	CITY CENTER SUB-DISTRICTS					
	GE	EMU	PR	NC	RMU	TR
Amusement parks, outdoor	C	-	-	-	-	-
Antique Store	P	P	P	P	FF	-
Aquarium	C	-	-	-	-	-
Art gallery	P	P	P	P	FF	-
Art studio	P	P	P	P	FF	-
Automobile rental facility with no on-site storage	P	P	P	P	FF	-

LAND USE	CITY CENTER SUB-DISTRICTS					
	GE	EMU	PR	NC	RMU	TR
Banks and financial institutions without drive-through, excluding non-chartered financial institutions	P	P	P	P	FF	-
Bar	PC	PC	P	-	-	-
Barber/Beauty shop	P	P	P	P	FF	-
Bingo Hall	P	-	-	-	-	-
Bowling alley	P	-	-	-	-	-
Brewery, ancillary to a bar or restaurant	P	P	P	P	FF	-
Bus terminals	P	-	-	-	-	-
Business Support Services	P	P	P	P	FF	-
Business, technical, or vocational school	P	P	P	P	-	-
Caretakers quarters	A	A	A	A	-	-
Child care center	C	C	C	C	C	C
Cigar Bar or tobacco lounge	P	P	P	-	-	-
Clothing alteration, custom dressmaking or tailor shop	P	P	P	P	FF	-
College or university	P	P	P	P	PC	PC
Commercial sporting complexes	C	-	-	-	-	-
Concert facilities, outdoor	C	-	-	-	-	-
Consignment shops	P	P	P	P	-	-
Convention centers and exhibition halls	P	-	-	-	-	-
Dance studio	P	P	P	P	FF	-
Drive-through uses, including restaurants and financial institutions	P	PC	-	P	-	-
Dry cleaning and laundry establishment, pick-up and drop-off only	P	P	P	P	FF	-
Emergency medical care facility	P	P	P	P	FF	-
Employment agencies excluding day labor	P	P	P	P	FF	-
Extended stay hotel	PC	PC	PC	PC	-	-
Farming	PC	PC	PC	PC	PC	PC
Funeral Home	P	-	-	-	-	-
Gas station (allowed only as an accessory use to a grocery store)	-	PC	-	PC	-	-
Grocery stores up to 36,000 square feet in floor area	P	P	P	P	FF	-
Grocery stores exceeding 36,000 square feet in floor area	C	C	-	C	C	-
Health and exercise center	P	P	P	P	FF	-
Hospitals	P	-	-	-	-	-
Hotel, excluding extended stay hotel	P	P	P	P	PC	PC
Ice skating rink, indoor	P	-	-	-	-	-
Indoor commercial recreation/entertainment uses not otherwise listed	P	P	P	P	-	-
Laboratory for bio-science, dental, medical and research & development	P	P	P	P	-	-
Libraries	P	P	P	P	FF	-

LAND USE	CITY CENTER SUB-DISTRICTS					
	GE	EMU	PR	NC	RMU	TR
Liquor stores	C	C	C	C	-	-
Massage therapy (medical)	P	P	P	P	FF	-
Massage or day spa	P	P	P	P	FF	-
Medical, dental or health offices, clinics and laboratories, excluding plasma centers	P	P	P	P	PC	-
Museum and cultural centers	P	P	P	P	FF	-
Movie theater, indoor	P	P	P	P	-	-
Music studio	P	P	P	P	FF	-
Nail salon	P	P	P	P	FF	-
Night Club	PC	PC	P	-	-	-
Outdoor Dining, ancillary to a restaurant	A	A	A	A	A	-
Parking Lot, surface	A	A	A	A	A	A
Parking Structure	A	A	A	A	A	A
Pet boarding and day care facility	PC	PC	PC	PC	-	-
Places of worship	P	P	P	P	P	P
Pre-schools and similar uses	C	C	C	C	C	C
Professional offices	P	P	P	P	PC	-
Public uses	P	P	P	P	P	P
Public utility buildings, structures, uses, facilities and equipment	PC	PC	PC	PC	PC	PC
Real Estate office	P	P	P	P	FF	-
Reception centers	P	-	-	-	-	-
Residential	-	PC	PC	-	P	P
Resorts	P	P	-	-	-	-
Restaurants, without drive-through	P	P	P	P	FF	-
Retail sales of new merchandise within enclosed buildings, up to 50,000 square feet in floor area, excluding liquor stores, discount stores, and grocery stores	P	P	P	P	FF	-
Retail sales of new merchandise within enclosed buildings, exceeding 50,000 square feet in floor area, excluding liquor stores, discount stores, and grocery stores.						
Roller rink, indoor	P	-	-	-	-	-
Sidewalk Café	P	P	P	P	FF	-
Social/private clubs	P	P	P	P	FF	-
Specialty retail, indoor, excluding liquor stores	P	P	P	P	FF	-
Specialty sales (e.g. used books or used records, excluding thrift stores and surplus stores)	P	P	P	P	FF	-
Specialty services	P	P	P	P	FF	-
Stadiums	C	-	-	-	-	-

LAND USE	CITY CENTER SUB-DISTRICTS					
	GE	EMU	PR	NC	RMU	TR
Swimming club, outdoor	C	-	-	-	-	-
Tanning salon	P	P	P	P	FF	-
Telecommunication Tower	PC	PC	PC	PC	PC	PC
Theater, excluding movie theaters	P	P	P	P	-	-
Ticket and travel agency	P	P	P	P	FF	-
Veterinary hospital, offices and clinics, excluding animal boarding	PC	PC	PC	PC	-	-
Video arcade or game room	P	P	P	P	FF	-
Wine Bar	P	P	P	P	FF	-
Zoo	C	-	-	-	-	-

6. Land uses listed in the land use matrix above as Permitted with Conditions are permitted by right only if the conditions listed below for the individual uses are met. Based on Development Plan review, staff may add additional conditions of approval deemed necessary to protect the health, safety and public welfare.

   a. A college or university is allowed in all CCD Sub-Districts provided that, in RMU and TR Sub-Districts, colleges and universities shall only be permitted if the buildings (1) are in scale with nearby residential development and (2) do not adversely impact current or future residential uses.

   b. Drive-through uses, including restaurants and financial institutions, are allowed in GE, NC and EMU Sub-Districts. However, in EMU Sub-Districts, drive-through uses are subject to the following limitations:

      i. East of Avondale Boulevard, a maximum of one (1) stand-alone drive-through coffee shop use shall be permitted, set back at least 200 feet east of Avondale Boulevard.

      ii. West of Avondale Boulevard, a maximum of two (2) stand-alone drive-through uses shall be permitted, limited to one (1) coffee shop and one (1) restaurant, set back at least 200 feet of Avondale Boulevard and within a Development Plan of 30 acres or more.

      iii. The limitations set forth in subsections 501(K)(7)(b)(1) and (2) above shall not apply to drive-through uses incorporated into the design of multi-tenant inline shop buildings.

   c. A hotel, other than an extended stay hotel, is allowed in all CCD Sub-Districts; provided, however, that in RMU and TR, hotels shall be limited to a maximum of fifty (50) rooms and shall be constructed so that the buildings are in scale with nearby residential development and do not adversely impact current or future residential uses. An extended stay hotel is allowed in all CCD Sub-Districts only pursuant to a Development Agreement approved by the City Council in its sole and absolute discretion.

   d. Medical, dental or health offices, clinics and laboratories, excluding plasma centers, are allowed in the RMU Sub-District; provided, however, that unless located entirely on the first floor of a mixed use building, medical office buildings shall be constructed so that the

buildings are in scale with nearby residential development and do not adversely impact current or future residential uses.

e. A professional office is allowed in the RMU Sub-District; provided, however, that unless located entirely on the first floor of a mixed use building, professional office buildings shall be constructed so that the buildings are in scale with nearby residential development and do not adversely impact current or future residential uses.

f. Bars are allowed in the GE and EMU Sub-Districts; provided, however, that (1) the exterior building wall of a bar shall not be located within one thousand three hundred twenty (1,320) feet of the exterior property lines of a public or private school, church, other bar or night club, (2) closing time for dance floors or other accessory uses to a bar shall coincide with the closing time for the bar and (3) with respect to GE Sub-Districts only, exits and entrances to a bar shall not be located within three hundred (300) feet of a residential district.

g. Night clubs are allowed in the GE and EMU Sub-Districts; provided, however, that (a) the exterior building wall of a night club shall not be located within one thousand three hundred twenty (1,320) feet of the exterior property lines of a public or private school, church, bar or other night club, (2) closing time for dance floors or other accessory uses to a night club shall coincide with the closing time for the night club and (3) with respect to GE Sub-Districts only, exits and entrances to a night club shall not be located within three hundred (300) feet of a residential district.

h. Residential Uses are allowed in EMU and PR Sub-Districts as part of a mixed-use development that provides a minimum ratio of one (1) square foot of employment use for every two (2) square feet of residential use; provided, however, that, except for residential uses fronting on and/or adjacent to Park Avenue and 117th Avenue south of Corporate Drive, such residential uses are only permitted on the upper floors. Construction of horizontally-integrated mixed use development does not need to occur in a single phase; vertically-integrated mixed use development must be completed in a single phase.

i. Farming is allowed in all CCD Sub-Districts for a period not to exceed five (5) years from the date of rezoning; provided, however, that farming is limited to the cultivation and harvesting of crops and that no agricultural uses which utilize livestock (i.e. dairy farming), plant nurseries, or greenhouses shall be allowed. Farming and agricultural uses legally occurring on the property prior to rezoning to CCD shall not be subject to this provision. After the initial time five (5) year time period has elapsed, such use may only continue under a Conditional Use Permit.

j. Gas stations are permitted by a Conditional Use Permit in the EMU Sub-District west of Avondale Boulevard where they are an accessory to a grocery use; provided, however, that such gas stations must front onto Van Buren Street and may not front on Avondale Boulevard or Corporate Drive.

k. Grocery stores exceeding 36,000 square feet in floor area are permitted by a conditional use permit in the GE, EMU, NC, and RMU Sub-Districts, provided they include all of the following components:

i. Indoor eateries

ii. Specialty beverage staff (such as a sommelier or cicerone) and/or a wine and/or craft beer bar

iii. Juice bar and/or coffee shop

iv. Specialty food counters, such as imported cheeses, a sushi bar, a salad bar, or similar products

7. Development Guidelines.

a. Properties within the Gateway Employment, Employment Mixed-Use, Residential Mixed-Use, and Townhouse Residential Sub-Districts shall comply with the Development Guidelines as listed in Table 5-1 of the CCSP. The Pedestrian Retail Sub-District shall comply with the Development Guidelines as listed for the Employment Mixed-Use Sub-District, except to the extent such guidelines are determined by the Zoning Administrator to be inapplicable.

b. Properties within the Neighborhood Commercial Sub-District shall comply with the Development Guidelines listed for the Gateway Employment Sub-District, except as follows: (1) maximum building height: five (5) stories; (2) setbacks on Van Buren Street: minimum twenty (20) feet to buildings, thirty (30) feet to parking (maximum forty (40) feet); and (3) setbacks on Avondale Boulevard: minimum thirty (30) feet to building, forty (40) feet to parking (maximum sixty (60) feet).

c. Properties within the EMU Sub-District west of Avondale Boulevard shall comply with the development guidelines listed in table 5-1 of the CCSP; however, exceptions and departures to the development guidelines within a development plan may be forwarded to the Planning Commission for review and recommendation, and approved by City Council, which approval may be granted only if the City Council finds, in its sole and absolute discretion, that the project still achieves the overall intent, objectives, and guidelines of the CCSP, provides equal or greater design quality and public benefits than would be achieved under the guidelines, and does not cause greater adverse impact on adjoining properties.

8. Design Guidelines

a. Unless specifically modified herein, all CCD developments shall comply with the Design Guidelines listed in Section 5.4 of the CCSP and the Streetscape Design Guidelines listed in Section 4.2 of the CCSP. Any design issues not addressed in the CCSP or in this Zoning Ordinance shall be subject to the design guidelines listed in the Commercial/Industrial/Multi-Family Design Manual. While specific architectural themes, color palettes, and material palettes are not dictated by the CCSP or this Zoning Ordinance, individual buildings shall be designed to complement other buildings within a block or Sub-District.

b. Properties within the EMU Sub-District west of Avondale Boulevard shall comply with the Design Guidelines listed in Sections 4.2 and 5.4 of the CCSP; however, exceptions and departures to the Design Guidelines within a Development Plan may be forwarded to the Planning Commission for review and recommendation, and approved by the City Council, which approval may be granted only if the City Council finds in its sole and absolute discretion,

that the project still achieves the overall intent, objectives, and guidelines of the CCSP and the project design meets the basic requirements for traffic circulation, pedestrian orientation, shade, and design continuity.

9. Parking

Parking for each land use shall be provided by a combination of on-street parking, off-street surface parking and parking structures based on the following:

a. A parking demand analysis prepared by a qualified parking or traffic consultant, a licensed architect, or civil engineer shall be submitted with each Development Plan. The parking demand analysis, as approved by the Zoning Administrator or designee, shall determine the number of parking spaces required for each use within the Development Plan.

b. The parking demand analysis shall analyze the needs of every proposed use in the Development Plan, using the Required Parking Schedule in Section 8 of the Zoning Ordinance as a starting point.

   1. Provided parking shall not exceed the one hundred ten (110) percent of the number listed in the Parking Schedule.

   2. Provided parking for a single use may be up to twenty (20) percent less than the amount required by the Parking Schedule based on the parking analysis.

c. The amount of required parking may be reduced by up to fifty (50) percent where it can be determined that the peak requirements of the several occupancies occur at different times and where a shared parking operations plan, approved by the Zoning Administrator or designee, shows that this reduction in parking will not cause conflicts among nearby uses. Such a shared parking analysis may be based on:

   i. Intermittent non-conflicting uses. When required parking reductions are predicted as a result of sharing between intermittent uses with non-conflicting parking demands (e.g. a nightclub and a bank), then the reduction can be considered.

   ii. Parking occupancy rates. When the parking reduction has been shown to be feasible by using the demand calculations as determined by an analysis of typical local parking demand.

   iii. Existing parking surveys. When a study of existing parking shows parking occupancy rates of morning, afternoon and evening peaks on all seven (7) days of the week. The seven (7) days of observation may take place over the span of two (2) consecutive, typical weeks. A combination of similar circumstances may be necessary to cover all the proposed land uses. The approximate square footages of the various land uses of the specimen projects shall be compared to the proposed project to allow the ratios of uses to be rated accordingly.

d. Off-street surface parking and parking structures counted towards the required parking shall be within four hundred (400) feet of the use, measured from the exterior wall of the use to the closest perimeter of the surface parking or parking structure.

e. On-street parking counted towards the required parking shall be adjacent to the property for which the parking is intended.

f. The EMU Sub-District west of Avondale Boulevard may include reduced parking space dimensions with a minimum size of nine and one-half (9.5) x eighteen (18) feet; additionally, a two (2) foot overhang may be counted towards the minimum parking space dimension if the overhang occurs over a landscape area with a depth of at least six (6) feet and if the overhang does not occur over a pedestrian sidewalk.

10. Necessary Amendments

In the event that any of the provisions of the CCSP referred to herein are amended, the Zoning Administrator shall concurrently give notice of and process an amendment to this Section 5, in accordance with the procedures outlined in Section 111 of this Zoning Ordinance.

Exhibit G

Legal Description of Subject Area

THE BLVD

LEGAL DESCRIPTION

FOR REZONING

A PARCEL OF LAND SITUATED IN A PORTION OF THE EAST HALF OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, AND IN THE WEST HALF OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 1, BEARING SOUTH 00 DEGREES 02 MINUTES 19 SECONDS EAST, A DISTANCE OF 2626.69 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 6;

THENCE SOUTH 89 DEGREES 40 MINUTES 29 SECONDS WEST, ALONG AND WITH THE SOUTH LINE OF SAID SECTION 1, A DISTANCE OF 1310.40 FEET, TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 1;

THENCE DEPARTING FROM SAID SOUTH LINE, NORTH 00 DEGREES 00 MINUTES 04 SECONDS WEST, ALONG AND WITH SAID WEST LINE, A DISTANCE OF 2636.78 FEET TO A POINT ON THE EAST-WEST MID SECTION LINE OF SAID SECTION 1;

THENCE DEPARTING FROM SAID WEST LINE, NORTH 89 DEGREES 53 MINUTES 17 SECONDS WEST, ALONG AND WITH SAID MID SECTION LINE, A DISTANCE OF 10.31 FEET;

THENCE DEPARTING FROM SAID MID SECTION LINE, NORTH 00 DEGREES 13 MINUTES 24 SECONDS WEST A DISTANCE OF 408.99 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 17;

THENCE NORTH 78 DEGREES 09 MINUTES 08 SECONDS EAST, ALONG AND WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 356.83 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 84 DEGREES 23 MINUTES 20 SECONDS EAST, A DISTANCE OF 885.39 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF AVONDALE BOULEVARD;

THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE, NORTH 89 DEGREES 57 MINUTES 25 SECONDS EAST, A DISTANCE OF 89.76 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 1;

THENCE SOUTH 00 DEGREES 02 MINUTES 35 SECONDS EAST A DISTANCE OF 571.56 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 1;

THENCE NORTH 88 DEGREES 59 MINUTES 16 SECONDS EAST, A DISTANCE OF 2469.75 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 6;

THENCE SOUTH 00 DEGREES 16 MINUTES 39 SECONDS EAST, ALONG AND WITH THE NORTH-SOUTH MID SECTON LINE OF SAID SECTION 6, A DISTANCE OF 787.84 FEET TO THE SOUTHEAST CORNER OF LOT "C" , AVONDALE CITY CENTER PHASE 3, AS RECORDED IN BOOK 63, PAGE 43, OFFICIAL RECORDS OF MARICOPA COUNTY;

THENCE SOUTH 89 DEGREES 03 MINUTES 16 SECONDS WEST ALONG AND WITH THE SOUTH LINE OF SAID LOT "C", A DISTANCE OF 1227.06 FEET TO THE NORTHEAST CORNER OF LOT 5, AVONDALE CITY CENTER PHASE 2, AS RECORDED IN BOOK 1095, PAGE 05, OFFICIAL RECORDS OF MARICOPA COUNTY;

THENCE DEPARTING FROM SAID SOUTH LINE, SOUTH 00 DEGREES 18 MINUTES 41 SECONDS EAST ALONG AND WITH THE EASTERLY LINE OF LOT 5 AND LOT 6, OF SAID AVONDALE CITY CENTER PHASE 2, FOR A DISTANCE OF 718.88 FEET;

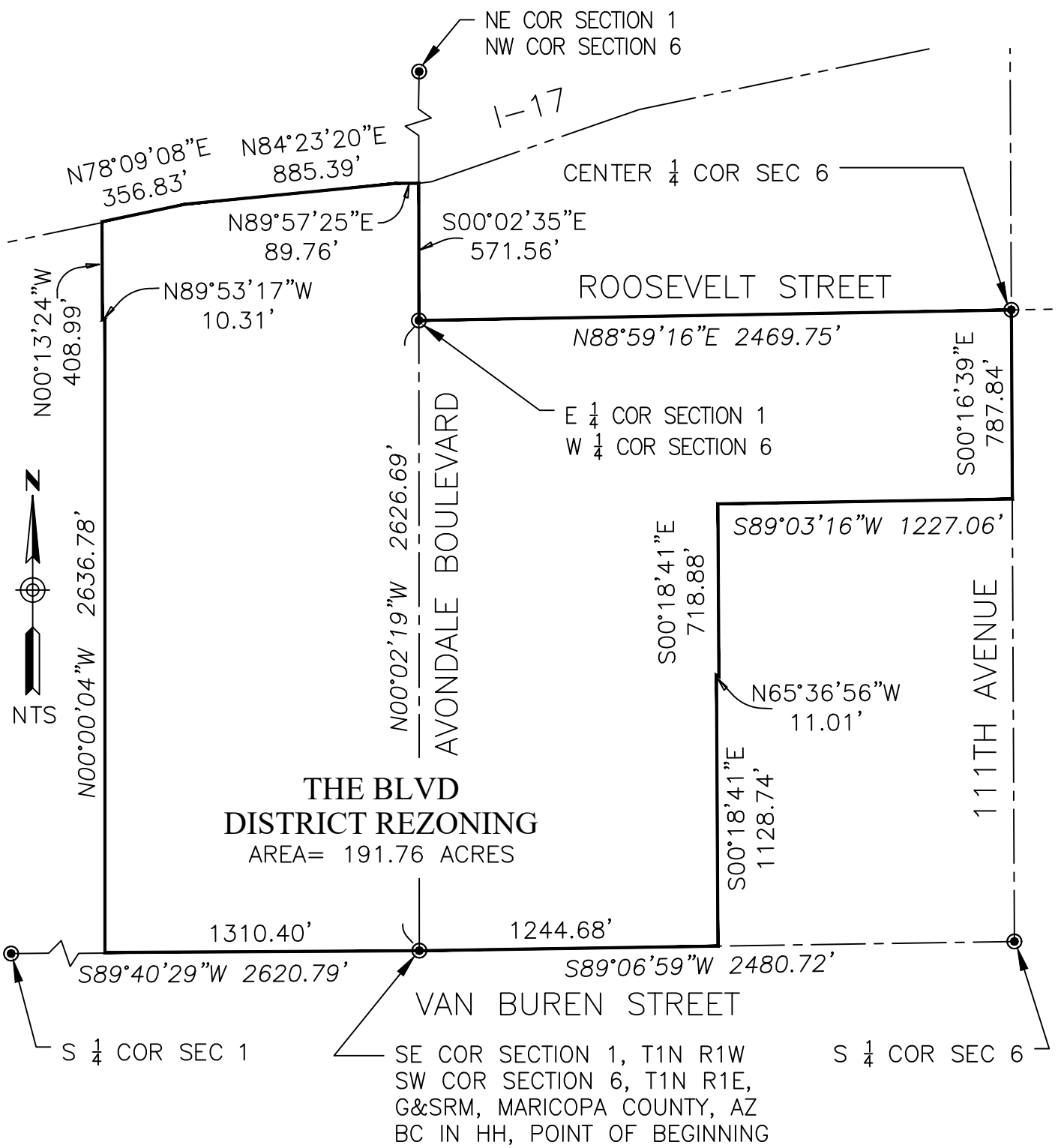
THENCE CONTINUING ALONG AND WITH THE EASTERLY LINE OF SAID LOT 6, NORTH 65 DEGREES 36 MINUTES 56 SECONDS WEST, A DISTANCE OF 11.01 FEET;

THENCE CONTINUING ALONG SAID EASTERLY LINE, SOUTH 00 DEGREES 18 MINUTES 41 SECONDS EAST A DISTANCE OF 1128.74 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 6;

THENCE SOUTH 89 DEGREES 06 MINUTES 59 SECONDS WEST A DISTANCE OF 1244.68 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 191.76 ACRES, MORE OR LESS.

THE ATTACHED EXHIBIT MAP IS TO BE INCLUDED AND MADE PART OF THIS DESCRIPTION.



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Dibble Engineering

Dibble Engineering
Project No 1018119

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
13572
LARI DON
SPIRE
Date Signed 12-30-19
ARIZONA, U.S.A.

CITY OF AVONDALE	THE BLVD REZONING
SEC 1, T1N, R1W & SEC 6 T1N, R1E G&SRM	

EXHIBIT "A"
"THE BLVD" DISTRICT REZONING
VAN BUREN STREET AND AVONDALE BOULEVARD

DATE: DEC 2019	PAGE 3 OF 3
DRN: LDS CHK:	