



Planning Commission Online Meeting Agenda Wednesday, April 15, 2020

To join the meeting and view presentations, visit <https://avondaleaz.zoom.us/j/3083557784>

Using a Mobile Device? Download the Zoom Cloud Meeting App

To join the meeting with audio only (no presentations), call 301-715-8592 (meeting ID: 308 355 7784)

REGULAR MEETING

6:00 PM

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **OPENING STATEMENT**

4. **APPROVAL OF MINUTES**

a. **FEBRUARY 19, 2020 MINUTES**

5. **ACTION ITEMS**

a. **COSTCO PARKING LOT ADDITION – REZONING FROM R1-6 (URBAN RESIDENTIAL) TO PLANNED AREA DEVELOPMENT (PAD) - APPLICATION PL-19-0249**

Planning Commission will hold a public hearing and consider a request by Terry Odle to rezone a 0.38 gross acre property located approximately 1100 feet north of the northeast corner of 99th Avenue and McDowell Road from R1-6 (Urban Residential) to Gateway Pavilions Planned Area Development (PAD). The proposed use of the property is an extension of the adjacent Costco store parking lot. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Michelle Pelishek, Senior Planner

6. **PLANNING DIVISION REPORT**

7. **CALENDAR**

May 20, 2020

8. **ADJOURNMENT**

Members will attend by telephone conference call. Los miembros asistirán 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 oído, o con necesidad de impresión grande o intérprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.



AGENDA ITEM REPORT

SUBJECT: February 19, 2020 Minutes

MEETING DATE: 4/15/2020

TO: Planning Commission

FROM:

THROUGH: Brian Craig, Planning Manager

PURPOSE:

BACKGROUND:

DISCUSSION:

BUDGET IMPACT:

RECOMMENDATION:

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

Wednesday, February 19, 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
Larry White, Alternate

CITY STAFF PRESENT

Brian Craig, Planning Manager
Ken Galica, Division Lead Planner
Denise Zazueta, Administrative Assistant
Nicholle Harris, Deputy City Attorney

III. OPENING STATEMENT

Chair Iwanski read the Opening Statement.

IV. INTRODUCTION OF THE NEW DEVELOPMENT & ENGINEERING SERVICES DEPARTMENT DIRECTOR

Kevin Murphy, PE, was introduced as the new Director of the Development & Engineering Services Department.

V. APPROVAL OF MINUTES

a. January 15, 2020 minutes

Chair Iwanski invited revisions or corrections. Commissioner Amos made a correction to the roll call votes for the previous meeting, where the previous Chair, Russell Van Leuven, was incorrectly noted as the current Chair.

Commissioner Osborne moved to approve the January 15th, 2020 minutes as amended. Commissioner Warren seconded the motion.

ROLL CALL VOTE

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

The motion was approved by a 6 to 0 vote.

VI. 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

Mr. Galica provided a description of the area. It is largely undeveloped on the west side of Avondale Boulevard aside from a vacant home and one occupied home. On the east side, the only development is the City's Sports Center Complex, Transit Center, and the My Place Hotels currently under construction. The bulk of the area is zoned CCD, City Center District. This was the zoning district created in 2008, when the City Center Specific Plan was adopted. Since then, the City has adopted The BLVD Specific Plan (BSP), replacing the City Center Specific Plan. The intent is to now change the zoning in accordance with the BSP. All properties subject to rezoning request are designated by the General Plan land use map as The BLVD, with various subdistricts. The

parcels that are the subject of the request are owned by multiple owners. The City of Avondale is the largest owner subject to the request. Other parcels are private property owners and SRP. The BLVD District was created at the same time as the BSP, to implement the vision of a vibrant, urban center for entertainment, recreation, and employment with abundant residential opportunities.

Developing properties in The BLVD District involves four steps:

- Create the BSP and BLVDD zoning, completed in September 2019
- Tonight's request to rezone properties
- Developers to bring forward development plans for Planning Commission review and Council approval
- Build the project

Properties within The BLVD boundary but with PAD zoning, such as the Hilton Garden Inn, Homewood Suites, and Marriott Residence Inn, are not included in the zoning request because it would make those uses and buildings nonconforming. As such, the rezoning request covers only undeveloped land and City property. The rezoning will implement the vision as outlined in the BSP and will facilitate the development of the area. Key goals include creating an exciting destination for shopping, dining, entertainment, employment and residential uses.

No private property owners are included in this request against their objection. The City has provided an opt-out period to everyone involved in the request and no objections have been received. One owner has provided written support in the form of an opt-in letter. All owners included in the request were noticed via certified mail. The notice provided City contact information and instructions on how to opt-out of the rezoning if so desired. General public notifications on the perimeter of The BLVD area were completed. A neighborhood meeting was held at the end of January, with two attendees. One represented a property owner in support of the rezoning. The other attendee, owner of the local Culver's restaurant, had general questions and was supportive of the rezoning. The aVOICE platform received no comments.

Commissioner Thompson asked about the impacts to the family living in the occupied home on the west side of the property. Mr. Galica stated that the house is zoned City Center District and when it was rezoned from Agricultural to City Center in 2008, it became nonconforming. This rezoning does not change that, it will remain nonconforming. Ideally, the property will be sold and redeveloped as part of a larger concept at some point in the future, but the property owner is welcome to continue the existing use of the property.

Commissioner Amos asked about the City's plans for future use on the northeast corner of Van Buren and Avondale Blvd. Mr. Galica said he does not believe there are plans for that particular piece yet. The City is looking for development partners for vacant land parcels for much of the City-owned land.

Chair Iwanski asked if representatives from the hotel weighed in on the issue. Mr. Galica said the only hotel that is actually in the area being rezoned is the My Place Hotels, which is under construction. They have not contacted the City in regards to this rezoning. The other three hotels are outside the boundaries of the area.

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

There was one comment card from a representative of the BFSO Law Firm in support of the rezoning, but he did not wish to speak.

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

Chair Iwanski invited a motion.

Commissioner Warren moved to approve Application PL-19-0307, subject to three recommended conditions. Commissioner Thompson seconded the motion.

ROLL CALL VOTE

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

The motion was approved by a 6 to 0 vote.

VII. CALENDAR

It was announced that there will be no March meeting.

VIII. ADJOURNMENT

Chair Iwanski entertained a motion to adjourn the regular meeting. Commissioner Osborne moved to adjourn. Commissioner Warren seconded the motion.

ROLL CALL VOTE

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

The motion was approved by a 6 to 0 vote.

With no further business, the meeting concluded at approximately 6:18 p.m.

FOR SPECIAL ACCOMMODATIONS

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

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

Chair Signature

Date



AGENDA ITEM REPORT

SUBJECT: Costco Parking Lot Addition – Rezoning from R1-6 (Urban Residential) to Planned Area Development (PAD) - Application PL-19-0249

MEETING DATE: 4/15/2020

TO: Planning Commission

FROM: Michelle Pelishek, Senior Planner

THROUGH: Brian Craig, Planning Manager

PURPOSE:

Planning Commission will hold a public hearing and consider a request by Terry Odle to rezone a 0.38 gross acre property located approximately 1100 feet north of the northeast corner of 99th Avenue and McDowell Road from R1-6 (Urban Residential) to Gateway Pavilions Planned Area Development (PAD). The proposed use of the property is an extension of the adjacent Costco store parking lot. The Commission will take appropriate action and forward a recommendation to the City Council.

BACKGROUND:

The 0.38 gross acre subject property (Exhibits A, B, and C) is located approximately 1100 feet north of the northeast corner of 99th Avenue and McDowell Road. City records indicate that the site has been zoned R1-6 (Urban Residential) since annexation into the Avondale city limits in 1981. The property is an abandoned City well site and the property was cleared in 2005. Costco Wholesale Corporation is in the process of purchasing the site from the City of Avondale. There is a concurrent request (PL-19-0250) to combine the subject property with the Costco store parcel, which is Lot 3 on the Gateway Pavilions Final Plat. The entirety of the subject property is designated by the General Plan 2030 Land Use Map as Freeway Commercial, and the proposed zoning is in conformance with this designation. Additionally, the site is within the Freeway Corridor Specific Plan area.

The site has access to 99th Avenue; traffic will enter via the existing driveway off of 99th Avenue adjacent to the site. The proposed parking lot consists of 24 parking spaces and landscaping. A separate application for Site Plan/Design Review (PL-19-0251) has been reviewed by City staff and meets all requirements (Exhibit F).

The existing uses and zoning of surrounding properties include:

NORTH: Vacant land totaling 60.29 acres zoned Avondale Station PAD. A mixed-use development is proposed on the site.

EAST of 99th Avenue: Multiple uses occur; soccer fields, an artificial grass and shed retail business, vacant land, and a canal owned by the Roosevelt Irrigation District in the jurisdiction of City of Phoenix.

SOUTH: Retail, personal service, and restaurant uses zoned Gateway Pavilions PAD totaling approximately 79 acres.

WEST: Retail, personal service, and restaurant uses zoned Gateway Pavilions PAD totaling approximately 79 acres.

SUMMARY OF REQUEST:

The applicant is requesting to rezone the 0.38 gross acre subject property from R1-6 (Urban Residential) to the Gateway Pavilions PAD. The applicant is requesting to apply the same C-2 (Community Commercial) development standards and uses allowed for the Gateway Pavilions PAD to the subject site. The proposed use of the site is an extension of Costco's parking lot.

PUBLIC PARTICIPATION:

A Neighborhood Meeting to discuss the proposal with neighboring property owners and other interested parties was held at 6:00 p.m. on January 14, 2020 at Avondale City Hall. All notices of the meeting, including mailings to owners within 1,000 feet of the site, public hearing notice signs on the property, and display ads in the Arizona Republic, were completed at least fifteen (15) days prior to the meeting as required. Except for the applicant team and City Staff, there were no attendees of the Neighborhood Meeting.

No comments related to the proposal have been posted on the City's aVOICE digital forum.

All required notifications for Planning Commission public hearing have been completed. All property owners within 1,000 feet of the subject site were notified of the time, date, and location of the Planning Commission meeting via postcards sent on March 16, 2020. The meetings were advertised in the March 25th, 2020 edition of the Southwest Valley Arizona Republic. Lastly, public hearing notice signs identifying meeting dates, times, and locations were installed on the property adjacent to 99th Avenue on March 16, 2020.

ANALYSIS:

The proposed zoning, Gateway Pavilions PAD, allows for C-2 (Community Commercial) uses which does allow for a parking lot for a retail store. The Gateway Pavilions PAD is a more compatible zoning district than the existing R1-6 zoning (Urban Residential), which does not allow for commercial uses.

The proposed use of the property as an extension of the Costco parking lot conforms with the Freeway Commercial General Plan land use designation. The Freeway Commercial designation allows for a broad range of nonresidential uses and development flexibility by promoting community-wide and regional retail, medical, office, higher educational complexes, hospitality, sports and family entertainment, commercial complexes, and service destinations to a larger trade area. Additionally, the use of the site as a parking lot for a retail store also meets the goals in the Freeway Corridor Specific Plan area, which encourages freeway commercial uses along 99th Avenue. The proposed use is also compatible with the current use of the adjacent parcels.

DISCUSSION:

Staff recommends approval of this request for the following reasons:

1. The proposed rezone is in conformance with the subject property's General Plan Land Use Map designation of Freeway Commercial and furthers the goals and objectives of the General Plan and Freeway Corridor Specific Plan.
2. The proposed rezone will result in compatible land use relationships.
3. The applicant is requesting to apply the same C-2 (Community Commercial) development standards and uses allowed for the Gateway Pavilions PAD to the subject site.

4. Commercial uses are most appropriate for properties with direct frontage on high traffic arterials such 99th Avenue.

STRATEGIC PLAN:

INITIATIVE: Encourage & support creative innovation in development & service delivery.

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

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-19-0249 Costco Parking Lot Addition, a request to rezone a 0.38 gross acre subject property from R1-6 (Urban Residential) to Gateway Pavilions PAD, subject to the following condition of approval:

1. Development of the parcel shall conform to the PAD Amendment Narrative submitted on March 5, 2020.

PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-19-0249 Costco Parking Lot Addition, a request to rezone a 0.38 gross acre subject property from R1-6 (Urban Residential) to Gateway Pavilions PAD, subject to one (1) condition of approval as listed in the staff report.

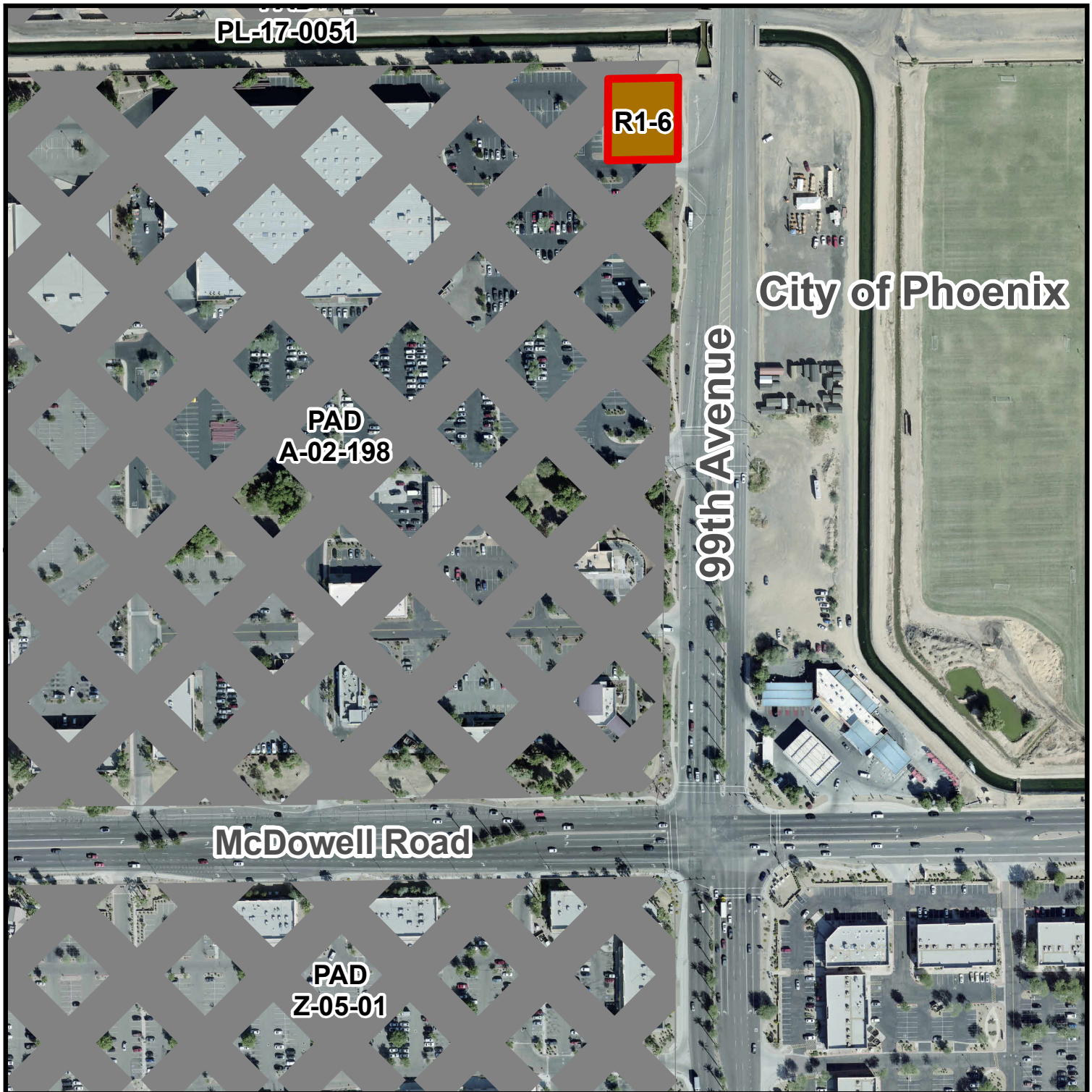


Aerial Photograph



Project Location



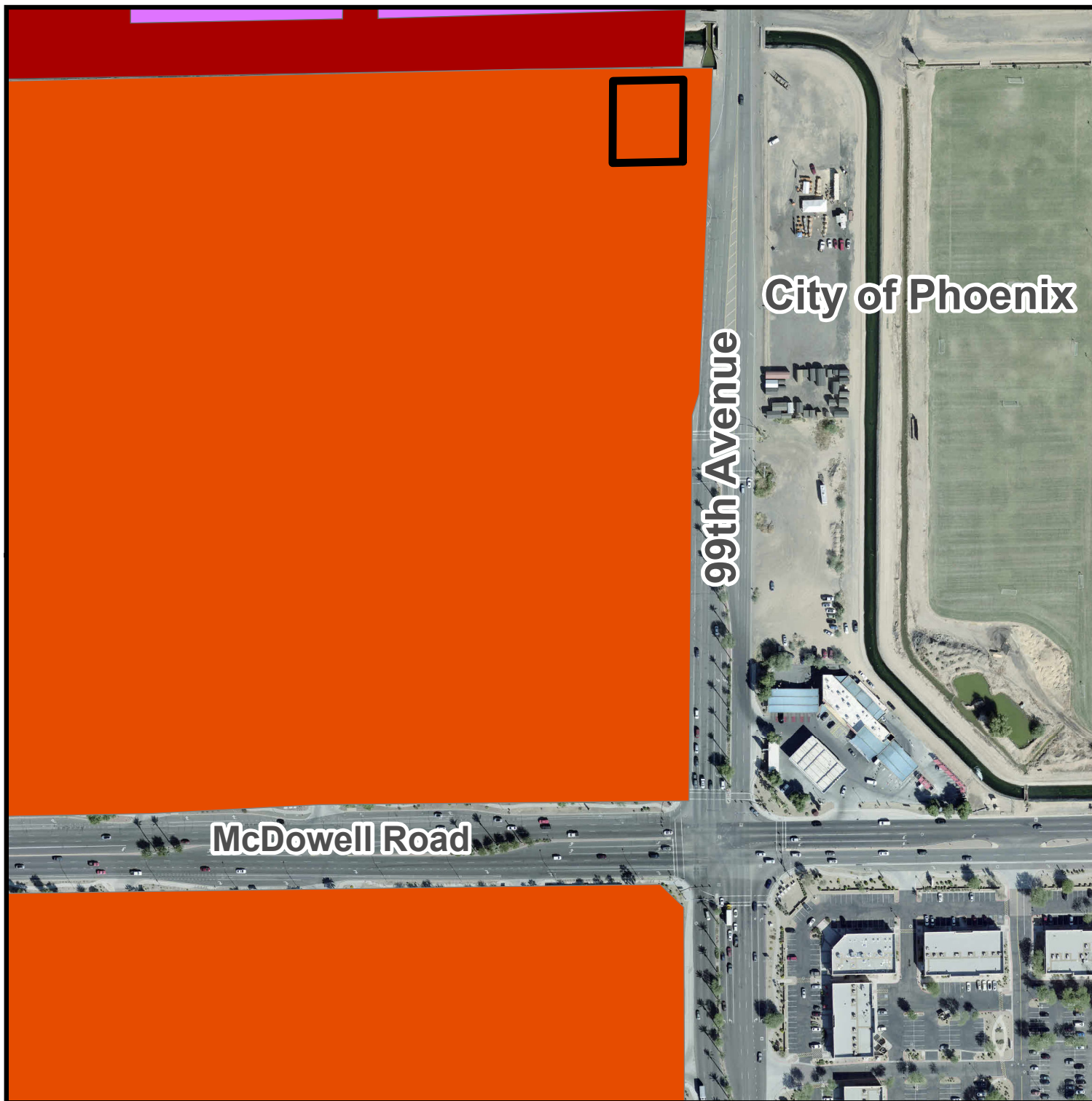


Zoning Vicinity Map



Project Location





General Plan Land Use Map



Project Location



Freeway Commercial

Urban Commercial

Mixed Use



*SUMMARY OF RELATED FACTS
APPLICATION PL-19-0249*

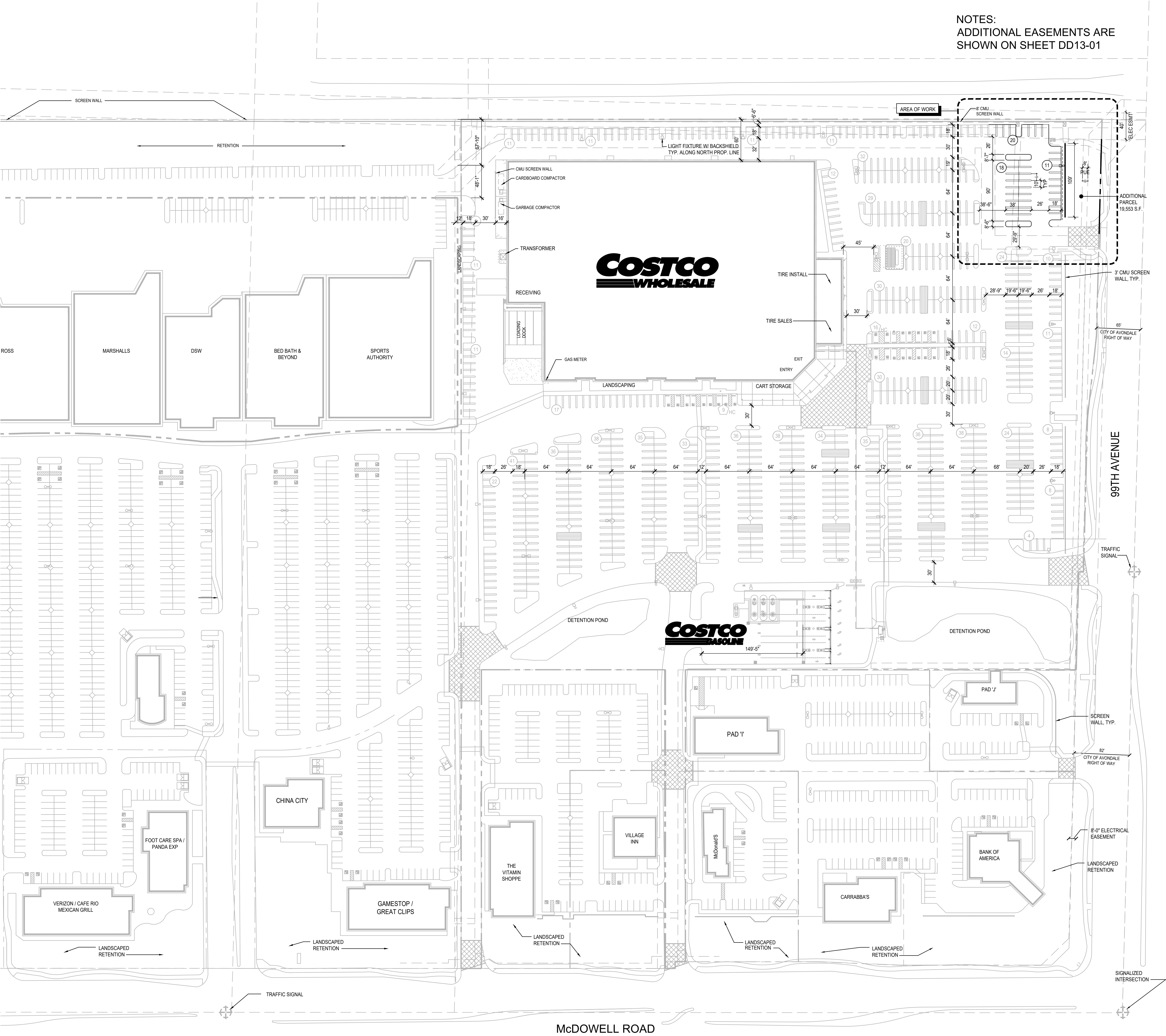
<i>THE PROPERTY</i>	
PROPERTY SIZE	0.38 gross acres
LOCATION	Approximately 1100 feet north of the northwest corner of 99 th Avenue and McDowell Road
PHYSICAL CHARACTERISTICS	Flat, undeveloped land
GENERAL PLAN LAND USE DESIGNATION	Freeway Commercial. This category allows for a broad range of non-residential uses and development flexibility by promoting community-wide and regional retail, medical, office, higher educational complexes, hospitality, sports and family entertainment, commercial complexes, and service destinations to a larger trade area.
EXISTING ZONING	R1-6 Urban Residential
ZONING HISTORY	The property was annexed into the City's corporate limits on June 26, 1981. Site has been zoned R1-6 since annexation.

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

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

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

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



NOTES:
ADDITIONAL EASEMENTS ARE
SHOWN ON SHEET DD13-01

PROJECT DATA

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: 10000 W. McDOWELL RD.
AVONDALE, AZ 85392

GENERAL PLAN: FREEWAY COMMERCIAL

ZONING: PLANNED AREA DEVELOPMENT (PAD)

SITE AREA: 17.25 ACRES (751,318 S.F.)

ADDITIONAL PARCEL: 0.45 ACRES (19,553 S.F.)

PROPOSED TOTAL SITE AREA: 17.70 ACRES (770,871 S.F.)

JURISDICTION: CITY OF AVONDALE

SETBACKS: FRONT: 30'-0"
REAR: 10'-0"
FRONT: 10'-0"

BOUNDARIES INFORMATION: THIS PLAN HAS BEEN PREPARED BY USING AN ELECTRONIC FILE FROM BDG ARCHITECTS DATED 09-07-01

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

PARKING DATA:	
EXISTING PARKING PROVIDED:	
Ⓢ 10' WIDE STALLS	815 STALLS
Ⓢ/HC HANDICAP STALLS	25 STALLS
TOTAL PARKING	840 STALLS

PROPOSED PARKING PROVIDED:	
Ⓢ 10' WIDE STALLS	839 STALLS
Ⓢ/HC HANDICAP STALLS	25 STALLS
TOTAL PARKING	864 STALLS (+ 24 STALLS)

PARKING REQUIRED PER JURISDICTION = 1 STALL PER 300 SF
BASED ON 90% OF GROSS FLOOR AREA: 148,479 X 90% = 133,631.1 SF

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

VICINITY MAP

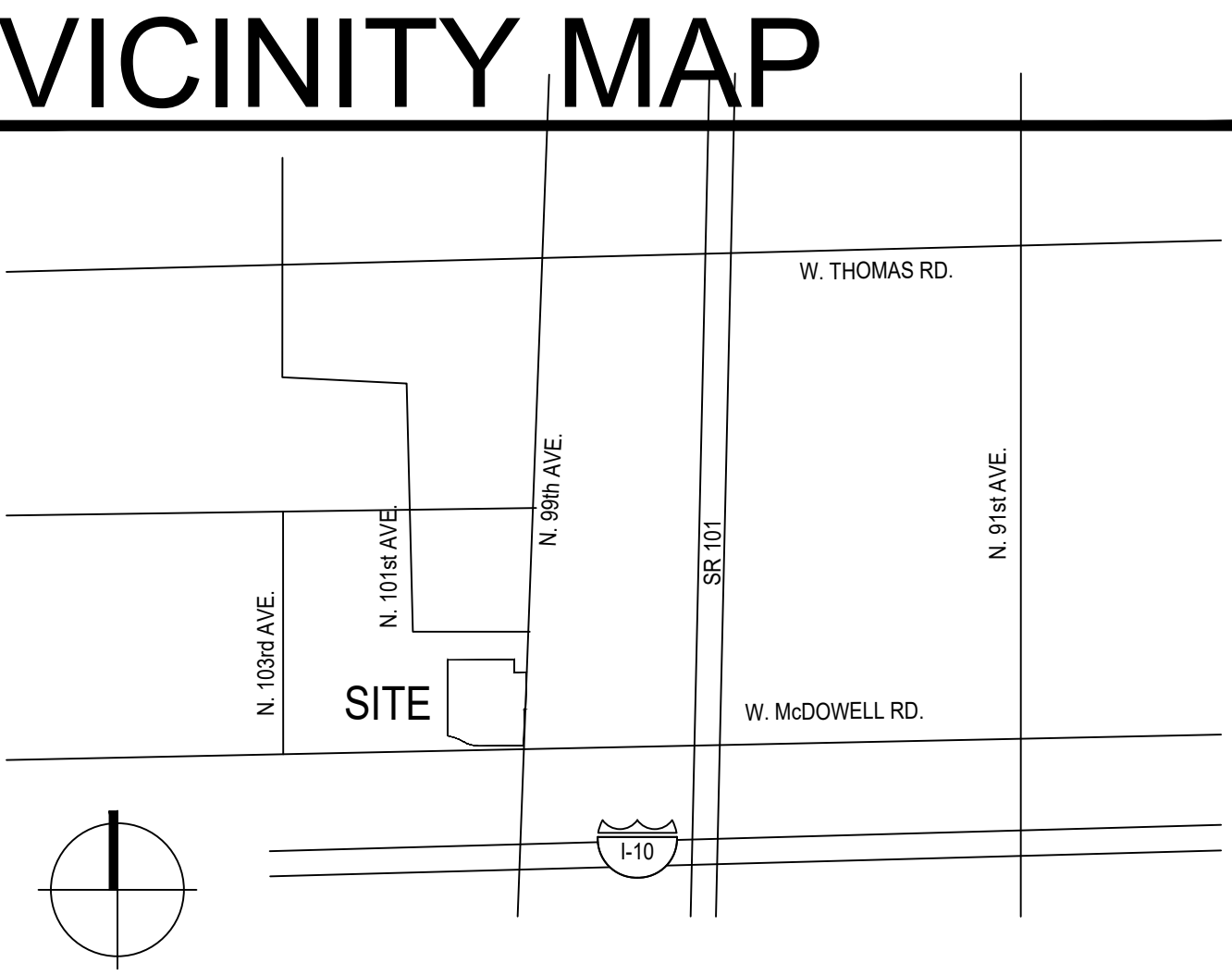


Exhibit F- Proposed Site Plan Submitted on March 25, 2020

COSTCO
WHOLESALE
AVONDALE, AZ
#691

10000 WEST MC DOWELL RD
AVONDALE, AZ 85392

1101 Second Ave, Ste 100
Seattle, WA 98101
206 962 6500
MG2.com

MG2

00-4960-15
FEBRUARY 25, 2020
SITE PLAN

DD11-01

COSTCO WHOLESALE

AVONDALE, ARIZONA

SITE PLAN

FEBRUARY 25, 2020

© MG2, Inc. All rights reserved. No part of this document may be reproduced in any form or by any means without permission in writing from MG2.

PROJECT DATA

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: 10000 W. McDOWELL RD.
AVONDALE, AZ 85392

GENERAL PLAN: FREEWAY COMMERCIAL

ZONING: PLANNED AREA DEVELOPMENT (PAD)

SITE AREA: 17.25 ACRES (751,318 S.F.)

ADDITIONAL PARCEL: 0.45 ACRES (19,553 S.F.)

PROPOSED TOTAL
SITE AREA: 17.70 ACRES (770,871 S.F.)

JURISDICTION: CITY OF AVONDALE

SETBACKS: FRONT: 30'-0"
REAR: 10'-0"
FRONT: 10'-0"

BOUNDARIES
INFORMATION: THIS PLAN HAS BEEN
PREPARED BY USING AN
ELECTRONIC FILE FROM BDG
ARCHITECTS DATED 09-07-01

BUILDING DATA:

EXIST. BUILDING AREA	143,235 S.F.
EXIST. TIRE CENTER	5,244 S.F.
<u>TOTAL EXISTING BUILDING</u>	<u>148,479 S.F.</u>

PARKING DATA:

EXISTING PARKING PROVIDED:

⑧ 10' WIDE STALLS 815 STALLS

#_{HC} HANDICAP STALLS 25 STALLS

PARKING REQUIRED PER 446 STALLS

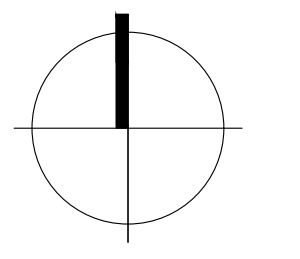
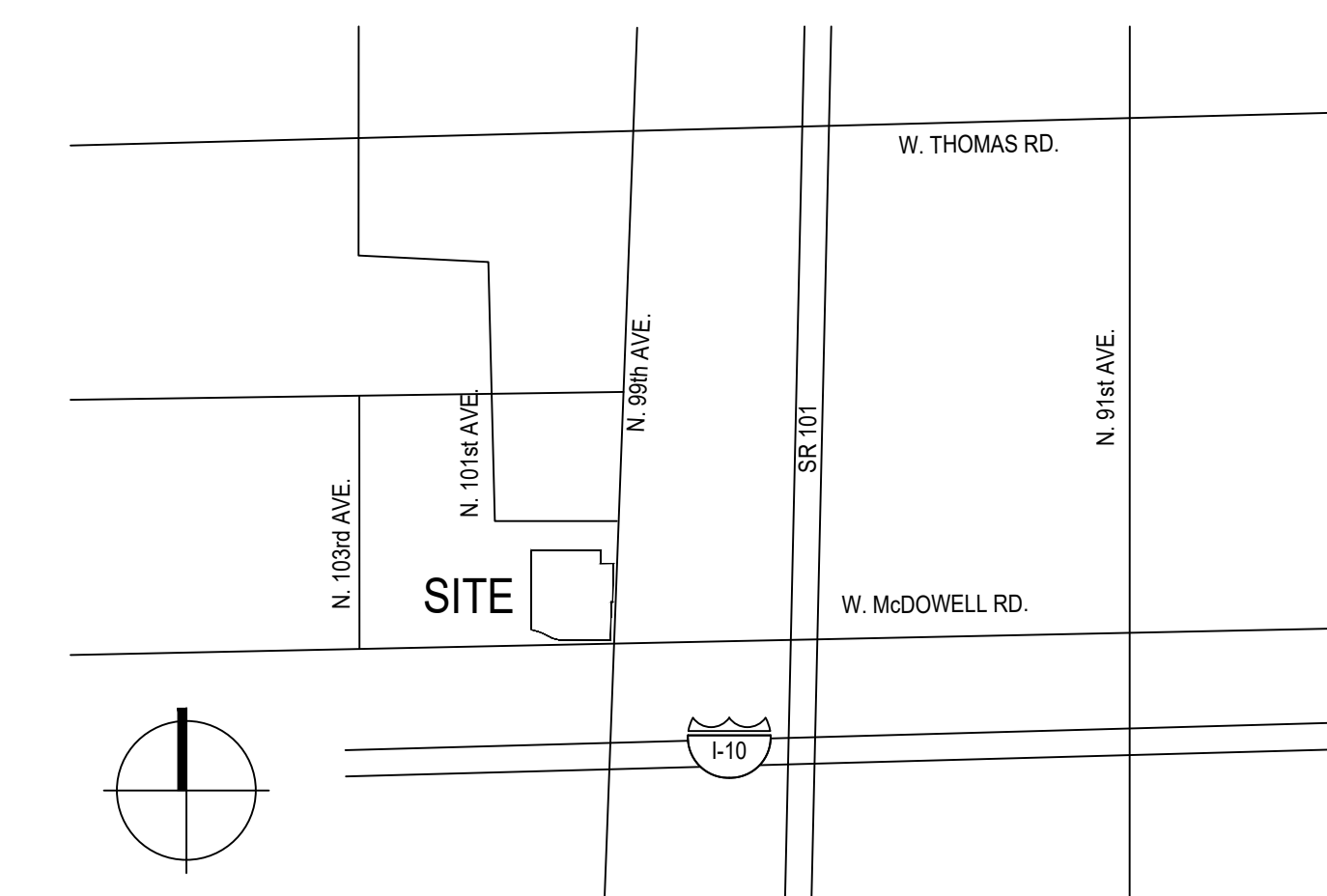
JURISDICTION = 1 STALL PER 300 SF

BASED ON 90% OF GROSS FLOOR
AREA: $148.479 \times 90\% = 133.6311$ SF

NOTES:

EXISTING CONDITIONS TO BE FIELD VERIFIED.

VICINITY MAP



0 30' 60' 120'

1" = 60'-0"



AVONDALE, AZ
#691

10000 WEST MC DOWELL RD
AVONDALE, AZ 85392

1101 Second Ave, Ste 100
Seattle, WA 98101
206 962 6500
MG2.com



00-4960-15
FEBRUARY 25, 2020
DEMOLITION
SITE PLAN

DD12-01

© MG2, Inc. All rights reserved. No part of this document may be reproduced in any form or by any means without permission in writing from MG2.

COSTCO WHOLESALE

AVONDALE, ARIZONA

DEMOLITION SITE PLAN

FEBRUARY 25, 2020

DEMOLITION KEYNOTES

1

REMOVE EXISTING CURB

2

PAINT OVER EXISTING PARKING STALLS TO MATCH CONCRETE

3

OLD EXISTING PROPERTY LINE

4

EXISTING PROPERTY LINE

5

EXISTING TRANSFORMER TO REMAIN

LEGEND

EXISTING

DEMOLITION

KEYNOTES

1

EXISTING TRANSFORMER TO REMAIN

2

PROVIDE NEW PARKING STRIPING

3

3'-0" CMU SCREEN WALL

4

NEW SITE LIGHT

5

NEW PROPERTY LINE

6

EXISTING 3'-0" CMU WALL TO REMAIN

7

EXISTING SIGN TO REMAIN

8

NEW CONCRETE CURB AND GUTTER - REFER TO CIVIL PLANS

9

EASEMENT FOR ELECTRIC TRANSMISSION LINES AND INCIDENTAL PURPOSES

10

8'-0" POWER DISTRIBUTION AND INCIDENTAL PURPOSES EASEMENT

11

30'-0" WATER PIPELINE EASEMENT

12

PUBLIC UTILITY AND SIDEWALK EASEMENT

LEGEND

EXISTING

PROPOSED

FEMA FLOODPLAIN NOTE

THE SITE IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2160L, DATED OCTOBER 16 2013.

CITY OF AVONDALE SITE PLAN NOTES:

A.

ALL UTILITY LINES LESS THAN 69 KV SHALL BE UNDERGROUNDED WITH THE FIRST PHASE OF DEVELOPMENT.

B.

ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.

C.

PLANTS LOCATED WITHIN REQUIRED AASHTO SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIALS SHALL BE MAINTAINED TO BE LOWER THAN 2' (SHRUBS) OR TALLER THAN 7' (BOTTOM OF TREE CANOPY).

D.

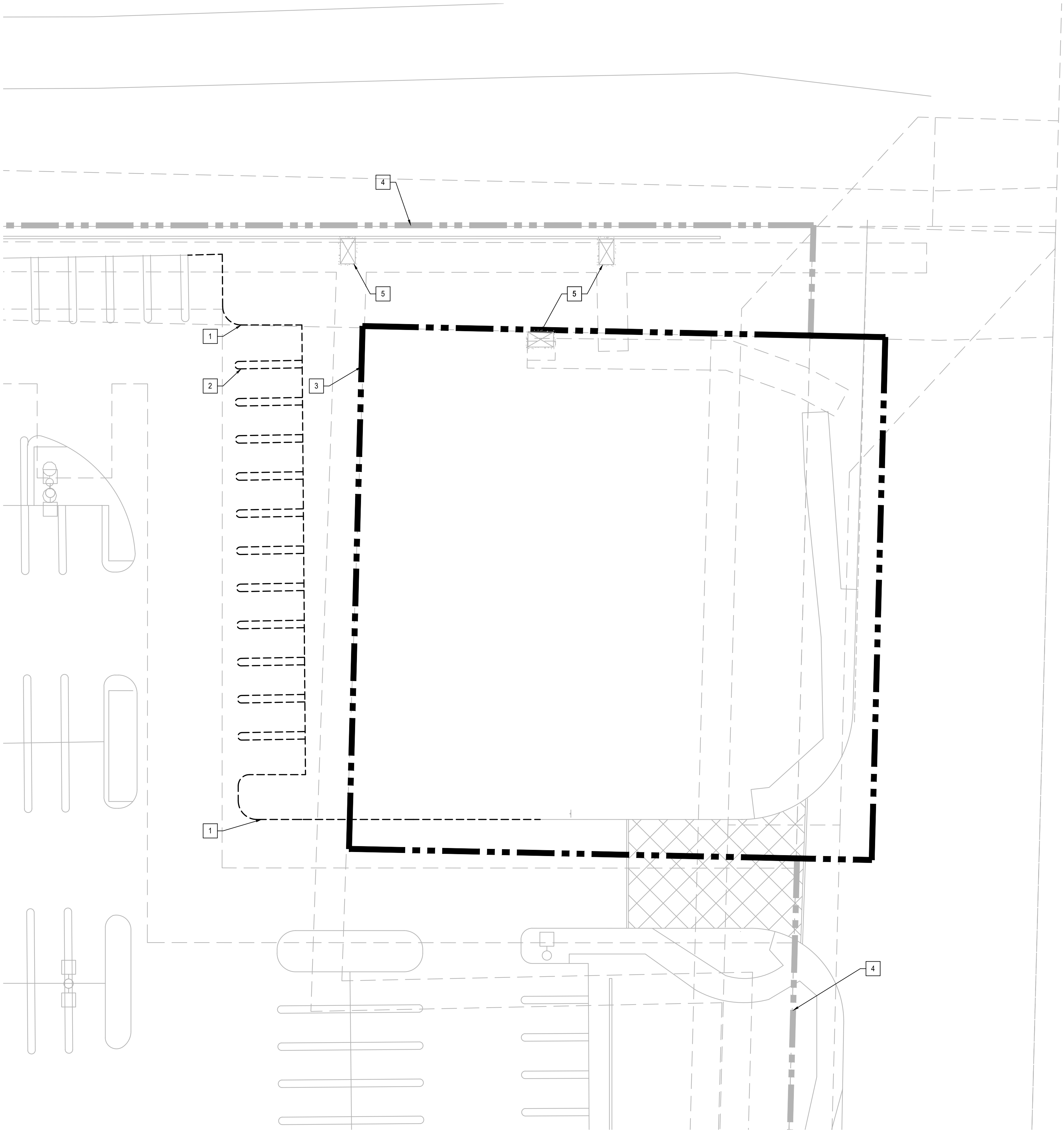
FUTURE DEVELOPMENT PADS WITHIN MASTER PLANNED DEVELOPMENTS SHALL BE COVERED WITH A MINIMUM OF 2" THICK DECOMPOSED GRANITE FOR DUST CONTROL AT TIME OF DEVELOPMENT.

E.

ALL DEVELOPMENTS SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPROVED SITE PLAN AND LANDSCAPE PLAN. ANY CHANGES THERETO SHALL REQUIRE APPROVAL OF THE CITY OF AVONDALE.

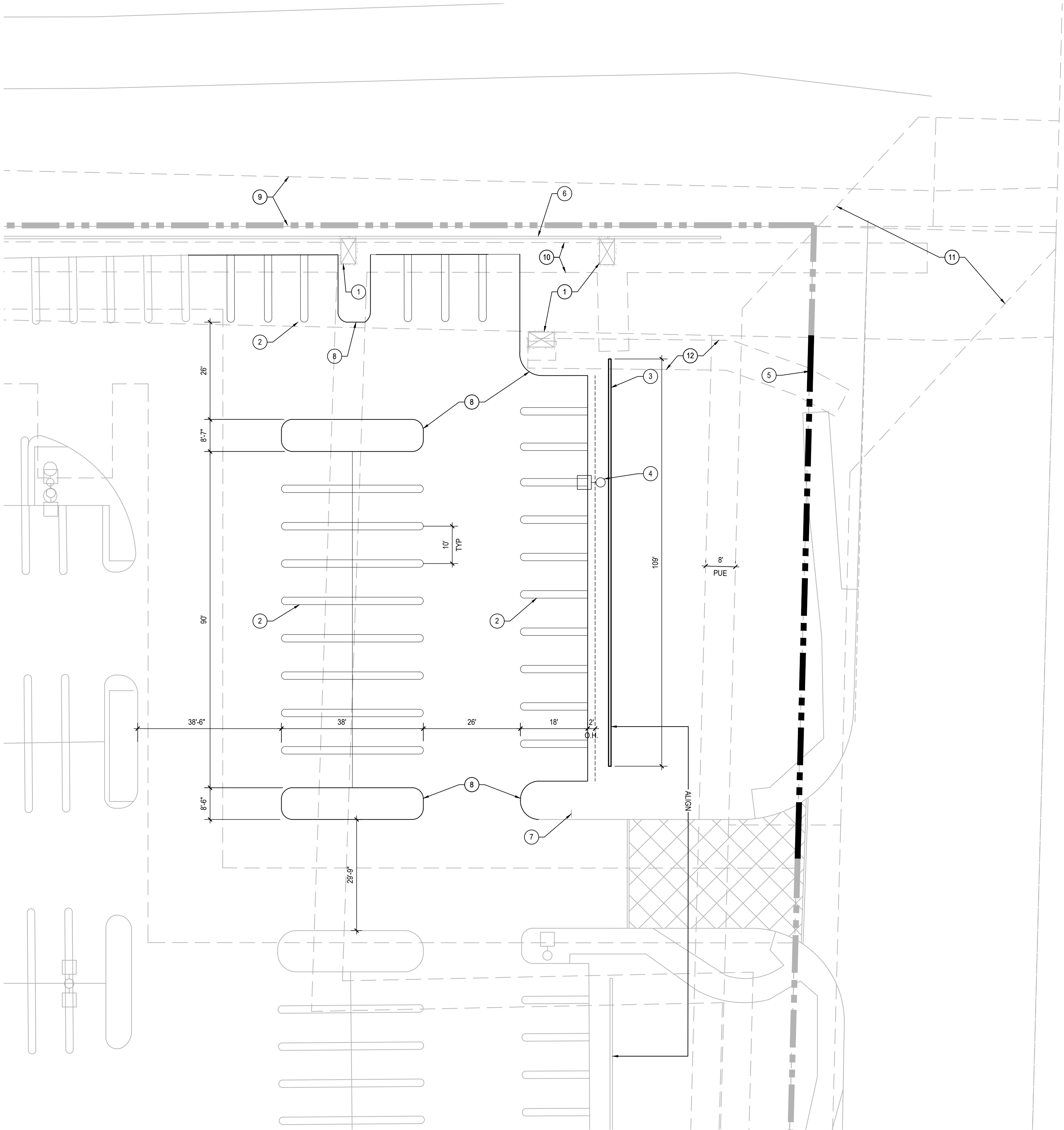
F.

THIS PROJECT IS SUBJECT TO THE CURRENT AVONDALE GENERAL ENGINEERING REQUIREMENTS (AND MAG SUPPLEMENTAL REGULATIONS), COMMERCIAL/INDUSTRIAL/MULTI-FAMILY DESIGN MANUAL, ZONING ORDINANCE, GENERAL PLAN, AVONDALE STREET TREE MASTER PLAN, AND ANY APPLICABLE SPECIFIC PLANS.



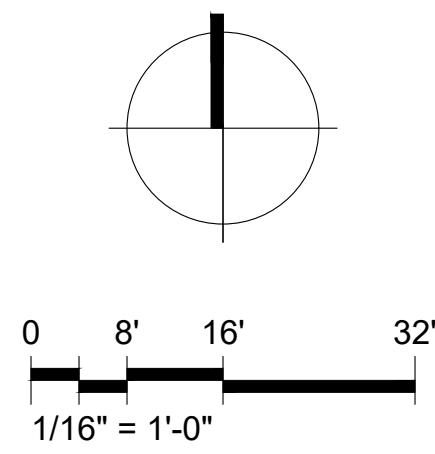
16 ENLARGED DEMOLITION SITE PLAN
SCALE: 1/16" = 1'-0"

COSTCO WHOLESALE
AVONDALE, ARIZONA



18 ENLARGED PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

ENLARGED SITE PLAN
FEBRUARY 25, 2020



COSTCO
WHOLESALE
AVONDALE, AZ
#691

10000 WEST MC DOWELL RD
AVONDALE, AZ 85392

1101 Second Ave, Ste 100
Seattle, WA 98101
206 962 6500
MG2.com

MG2

00-4960-15
FEBRUARY 25, 2020
ENLARGED
SITE PLAN

DD13-01

© MG2, Inc. All rights reserved. No part of this document may be reproduced in any form or by any means without permission in writing from MG2.