



Planning Commission
Notice & Agenda
Wednesday, June 17, 2020

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

REGULAR MEETING

6:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. OPENING STATEMENT

4. APPROVAL OF MINUTES

May 20, 2020

5. PUBLIC HEARING ITEMS

a. ENTRADA – REZONING TO PLANNED AREA DEVELOPMENT (PAD) – APPLICATION PL-19-0201

Planning Commission will hold a public hearing and consider a request by Ms. Toni Bonar, AICP, HILGARTWILSON, LLC, to rezone approximately 185.55 acres located at the northwest corner of 107th Avenue and Broadway Road from Rural Residential (RR-43) and Urban Residential (R1-6) to Planned Area Development (PAD). The proposed Entrada PAD, if approved, will allow for development of a single-family residential community consisting of a maximum of 624 lots with eighteen (18) percent open space (approximately 29 acres) on 176.6 acres, a density of approximately 3.5 units/acre. Additionally, the PAD would allow for 9.0 acres located at the northwest corner of 107th Avenue and Broadway Road to be developed with commercial uses in accordance with the uses and development standards of the City's Neighborhood Commercial (C-1) zoning district. The property is currently in the jurisdiction of Maricopa County with annexation to be considered by City Council on August 24, 2020. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Ken Galica, Division Lead Planner (623) 333-4019

b. RIVER CROSSING STORAGE EXPANSION – CONDITIONAL USE PERMIT – APPLICATION PL-19-0240

Planning Commission will hold a public hearing and consider a request by Philip Gollon, Arc Services Inc., (on behalf of the property owner, ES River Crossing Storage, LLC) for approval of a Conditional Use Permit to allow for the operation of a mini-storage warehouse in the C-2 (Community Commercial) zoning district. The subject property is a proposed expansion of the adjacent mini-storage warehouse facility to the east. The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Michelle Simerdla, Senior Planner

6. PLANNING DIVISION REPORT

7. CALENDAR

Next meeting date July 15, 2020.

8. ADJOURNMENT

Members will attend either in person or by telephone conference call. Los miembros asistirán en persona o vía teleconferencia.

Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1200 or TDD 623-333-0010 at least two business days prior to the meeting. Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oído, o con necesidad de impresión grande o intérprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.

Note from the Clerk: The May 20, 2020 Planning Commission meetings was hosted online using the online Zoom Cloud Meeting platform. All participants attended by phone or video.

**Wednesday, May 20, 2020
6:03 P.M.**

1. CALL TO ORDER

Chair Iwanski called the Regular Meeting to order at approximately 6:03 p.m.

2. ROLL CALL

The following members and representatives were present:

COMMISSIONERS PRESENT BY PHONE/VIDEO

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

**Note: Commissioner M. Guerrero lost connect at 6:04 PM and joined the meeting again at 6:05 PM*

COMMISSIONERS ABSENT (EXCUSED)

Lisa Amos, Commissioner

CITY STAFF PRESENT

Brian Craig, Planning Manager
Marcella Carrillo, City Clerk
Michelle Simerdla, Senior Planner
Rick Casswell, Senior Planner
Nicholle Harris, City Attorney
Stephanie Small, Sr. Administrative Analyst

3. OPENING STATEMENT

Chair Iwanski read the Opening Statement.

4. APPROVAL OF MINUTES

a. April 15, 2020

With no revisions or corrections presented, Commissioner Osborne moved to approve the April 15, 2020 minutes as presented; Commissioner Stanfield seconded the motion.

VOTE AS FOLLOWS

David Iwanski, Chair	Aye
Linda Warren	Aye
Maribel Guerrero	Aye
Lisa Osborne	Aye
Denise Stanfield	Aye
Christopher Thompson	Aye

The motion was approved by a 6 to 0 vote.

5. ACTION ITEMS

a. RIVER CROSSING STORAGE EXPANSION – CONDITIONAL USE PERMIT – APPLICATION PL19-0240

The item was introduced by Brian Craig. The applicant requested the item to be moved to the June 17, 2020 Planning Commission meeting to reconsider some of the stipulations that were provided in the staff report. Chair Iwanski made an inquiry to determine if there was any adverse impact of tabling this item. Mr. Craig stated that he did not anticipate any adverse impact in moving the item.

Vice Chair Warren motioned to table the item. Commissioner Thompson seconded the motion.

VOTE AS FOLLOWS

David Iwanski, Chair	Aye
Linda Warren	Aye
Maribel Guerrero	Aye
Lisa Osborne	Aye
Denise Stanfield	Aye
Christopher Thompson	Aye

The motion was approved by a 6 to 0 vote.

Note from the City Attorney Harris: Provided legal recommendation to remove the item from the table at the next meeting. She stated it should have been a motion to continue and not to table.

6. PLANNING DIVISION REPORT

Mr. Craig introduced Rick Casswell to the members of the Planning Commission. He anticipated that the next Planning Commission meeting will be via Zoom as well. Mr. Craig also noted that the Department has out paced pre-applications for both 2018 and 2019. He noted the Commission will see new residential projects and new developments in “The BLVD”, as well as a City initiated project

in the Civic Center area.

7. CALENDAR

Chair Iwanski formally announced the next meeting date as June 17, 2020.

8. ADJOURNMENT

Chair Iwanski entertained a motion to adjourn the regular meeting. Commissioner Thompson moved to adjourn; Commissioner Guerrero seconded the motion.

VOTE AS FOLLOWS

David Iwanski, Chair	Aye
Linda Warren	Aye
Maribel Guerrero	Aye
Lisa Osborne	Aye
Denise Stanfield	Aye
Christopher Thompson	Aye

The motion was approved by a 6 to 0 vote.

With no further business, the meeting concluded at 6:13 p.m.

Chair Signature

Date



AGENDA ITEM REPORT

SUBJECT: Entrada – Rezoning to Planned Area Development (PAD) – Application PL-19-0201

MEETING DATE: 6/17/2020

TO: Planning Commission

FROM: Ken Galica, Division Lead Planner (623) 333-4019

THROUGH: Brian Craig, Planning Manager

PURPOSE:

Planning Commission will hold a public hearing and consider a request by Ms. Toni Bonar, AICP, HILGARTWILSON, LLC, to rezone approximately 185.55 acres located at the northwest corner of 107th Avenue and Broadway Road from Rural Residential (RR-43) and Urban Residential (R1-6) to Planned Area Development (PAD). The proposed Entrada PAD, if approved, will allow for development of a single-family residential community consisting of a maximum of 624 lots with eighteen (18) percent open space (approximately 29 acres) on 176.6 acres, a density of approximately 3.5 units/acre. Additionally, the PAD would allow for 9.0 acres located at the northwest corner of 107th Avenue and Broadway Road to be developed with commercial uses in accordance with the uses and development standards of the City's Neighborhood Commercial (C-1) zoning district. The property is currently in the jurisdiction of Maricopa County with annexation to be considered by City Council on August 24, 2020. The Commission will take appropriate action and forward a recommendation to the City Council.

BACKGROUND:

The 185.55-acre subject property (Exhibits A and B) is located at the northwest corner of 107th Avenue and Broadway Road. The site is irregularly-shaped and relatively flat with several irrigation canals, including a regional SRP irrigation canal, bisecting the property. Aboveground utilities, including high voltage power lines, run along the property's 107th Avenue and Broadway Road frontages and bisect the property within a powerline corridor.

The property is currently in the jurisdiction of Maricopa County. The northernmost portion of the site, approximately 96 acres in area, is zoned Residential Unit Plan of Development (R1-6/RUPD). The County's R1-6/RUPD zoning allows for development of 6,000 square foot single-family residential lots on the property. The remainder of the site features Rural-43 (RU-43) zoning, a County district that allows for agricultural and large lot single-family residential uses. Because it is the City's policy not to serve water or sewer to new developments in unincorporated areas, the developer would be required to provide private water and sewer services independent of the City's systems for the property to develop in the County.

A separate application to annex the subject property into the City of Avondale is in process. City Council is tentatively scheduled to consider approval of the Entrada annexation on August 24, 2020. If the proposed

annexation is approved, the property will be assigned City of Avondale zoning that is equivalent to the site's current Maricopa County zoning: portions currently zoned Rural-43 (RU-43) in the County will become Rural Residential (RR-43) in the City, and portions zoned Residential Unit Plan of Development R1-6 (RUPD/R1-6) within the County will become Urban Residential (R1-6) in the City. Approval of the annexation is required in order for the Council to consider approval of this rezoning request.

The majority of the property, approximately 176.6 acres, is designated by the General Plan 2030 Land Use Map (Exhibit C) as Medium Density Residential (MDR). The MDR category accommodates development of suburban detached single-family residential within a density range of 2.5 to 4.0 dwelling units per acre, with a target density of 2.5. The remaining 9.0 acres of the site are designated Local Commercial. The Local Commercial designation provides for the daily needs of goods and services to residents within the surrounding area. Uses allowed in this category include grocery stores, neighborhood retail and services, and medical or professional offices. The Local Commercial portion of the property is located at the intersection of Broadway Road and 107th Avenue.

The existing uses and zoning of surrounding properties include:

North: Multiple uses are occurring along the property's northern edge. From east to west:

- Multiple parcels, one (1) to three (3) acres in size, located within the City of Avondale, zoned R1-6 (Urban Residential). These parcels are mostly developed with single-family residences and related accessory structures.
- Multiple unincorporated parcels, two (2) to three (3) acres in size, mostly developed with single-family residences and related accessory structures. These properties are zoned County RU-43 (Rural-43).

East: Multiple uses are occurring east of the property on the opposite side of 107th Avenue. From north to south:

- A 37.4-acre property, owned by the Flood Control District of Maricopa County (FCDMC), to be developed by the FCDMC as a large stormwater retention facility related to the future Durango Regional Conveyance Channel (DRCC). The property is located within the City of Phoenix and is zoned S-1 (Suburban Ranch or Farm Residence).
- Lions Gate, a 39.6-acre, 96-lot single-family residential community, located within the City of Phoenix, zoned R1-10 (Single-Family Residence).
- An undeveloped 33.9-acre parcel located within the City of Phoenix, zoned PCD (Planned Community District). Development plans for this property are unknown.

South: Multiple uses are occurring along the property's southern edge. From east to west, these include:

- Verde Trails I and II, a planned 248-acre, 891-lot single-family residential subdivision located within the City of Avondale, zoned PAD (Planned Area Development). Permits for the development are approved but construction has not yet commenced, and the property is still being actively farmed.
- Multiple unincorporated parcels, three (3) to five (5) acres in size, mostly developed with single-family residences and related accessory structures. These properties are zoned County RU-43 (Rural-43).

West: A 113.7-acre property located within the jurisdiction of Maricopa County, currently in agricultural production. The property is zoned County R1-6/RUPD (Residential Unit Plan of Development), which allows for development of 6,000 square foot residential lots.

SUMMARY OF REQUEST:

Subject to City Council approval of the concurrent annexation application briefly discussed above, the applicant, Toni Bonar, AICP, HILGARTWILSON, LLC, on behalf of property owner Avondale Entrada, LLC, is requesting to rezone the 185.55-acre property from a combination of Rural Residential (RR-43) and Urban Residential (R1-6) to Planned Area Development (PAD) for single-family residential and local commercial use.

The proposed Entrada Planned Area Development Narrative (Exhibit E) defines permitted uses, development standards, design standards, open space, theming and landscaping requirements, and off-site infrastructure requirements to guide platting and development of the planned Entrada community. The PAD Narrative also includes several plans and architectural drawings that illustrate the layout, design, and function of the proposed community, including a conceptual development plan, conceptual landscape plan, conceptual open space plan, conceptual street and pedestrian circulation plans, and a conceptual phasing plan.

Overall, the proposed Entrada PAD provides for development of up to 624 detached single-family residences on three (3) different lot types across approximately 176.55 acres, at a density of approximately 3.5 dwelling units per acre, in conformance with the property's Medium Density Residential (MDR) General Plan 2030 Land Use designation. In addition to the predominant residential use of the site, the proposed PAD also reserves approximately 9.0 acres for future neighborhood commercial development at the intersection of Broadway Road and 107th Avenue, in conformance with the Local Commercial General Plan Land Use designation for the southeast corner of the site. Specifically, the proposed Entrada PAD partitions the property into a total of seven parcels, as follows:

- **Parcel 1**, approximately 31.3 acres located adjacent to 107th Avenue south of the existing powerline corridor, will be developed with up to 69 detached single-family residential homes on minimum 6,600 square foot lots (minimum 55'x120').
- **Parcel 2**, approximately 29.7 acres located adjacent to 107th Avenue south of Parcel 1, will be developed with up to 125 detached single-family homes on minimum 5,750 square foot lots (minimum 50'x115').
- **Parcel 3**, approximately 25.3 acres located north and west of the northwest corner of 107th Avenue and Broadway Road, will be developed with up to 120 detached single-family homes on minimum 4,950 square foot lots (minimum 45'x110').
- **Parcel 4**, an irregularly shaped 28.7 acres comprising the westernmost portion of the site, will be developed with up to 84 detached single-family homes on minimum 4,950 square foot lots (minimum 45'x110').
- **Parcel 5**, approximately 37.6 acres located adjacent to 107th Avenue north of the existing powerline corridor, will be developed with up to 124 detached single-family homes on minimum 4,950 square foot lots (minimum 45'x110').
- **Parcel 6**, the northernmost 24.0 acres of the property adjacent to Miami Avenue, will be developed with up to 102 detached single-family homes on minimum 5,750 square foot lots (minimum 50'x115').
- **Parcel 7**, approximately 9.0 acres located at the intersection of 107th Avenue and Broadway Road, will be developed for commercial use in accordance with the permitted uses and development standards of the City's Neighborhood Commercial (C-1) zoning district. Specific commercial uses for this corner have not yet been identified.

Entrada's neighborhoods, Parcels 1 through 6, will be accessed from a new collector street that loops through the site, connecting 107th Avenue on the east to Miami Avenue on the north. Local streets will branch off the new collector spine, providing access to Entrada's planned 624 residences. Additionally, a local street access from 107th Avenue directly into Parcel 5, north of the existing powerline corridor, and a local street access from Broadway Road directly into Parcel 3, west of the commercial corner, will be provided. The future commercial site is expected to have access to both 107th Avenue and Broadway Road. Specific driveway locations to the commercial site will be identified and evaluated when an administrative Site Plan/Design Review application is submitted for that property at a later date.

Over eighteen (18) percent of the residential site area (approximately 29 acres) will take the form of usable open space dispersed throughout the community, in excess of the City's fifteen (15) percent minimum requirement. A range of amenities are provided to ensure open space areas will be usable by residents of all ages and abilities. Some of the more significant and amenitized open space areas planned within Entrada include:

- A minimum 2.5-acre central park featuring an open-air community center pavilion, fitness stations, a yoga lawn, outdoor workspaces featuring outlets and Wi-Fi, basketball and pickleball courts, shaded children's play equipment, a family water play area, and large turf areas for open play.
- A minimum 1.5-acre "outdoor game center" featuring additional pickleball courts, shaded children's play equipment, a terraced amphitheater, ramadas with barbeque grills, a bag toss court, and turf areas for open play including a soccer field.
- A minimum 0.5-acre dog-centric park featuring two separate dog play areas, one designed for small dogs and the second designed for larger dogs. Shaded seating for dog owners, pedestrian and pet water fountains, and a pet waste station is also provided in this amenity area.
- A minimum 0.8-acre "work-play park" featuring a basketball court, ramada, outdoor workstations with bar seating, outlets and Wi-Fi, a shaded playground, and a large turf area for open play.
- A minimum 0.8-acre "climbing park" featuring a shaded climbing playground, ramada, seating, and a large turf area for open play.
- A fully-amenitized trail system within the utility corridor bisecting the Entrada community, to feature an eight (8) to twenty (20) foot wide landscaped multi-use trail and a disc golf course inclusive of signage, tee boxes, and goals.

A 100-foot wide corridor to accommodate future development of the Durango Regional Conveyance Channel (DRCC) is set aside by the developer through the Entrada site adjacent to the existing powerline corridor, continuing west along the site's north property line. Because the DRCC will not be constructed by the developer, nor will the developer contribute to the construction of the channel, the corridor is not counted towards the project's open space. At this time, the DRCC is not currently a funded City of Avondale CIP project. In the interim period before the DRCC is constructed, the developer and/or HOA will be required to maintain the area set aside for the DRCC in a dust proof and weed free condition.

The design theme of the proposed Entrada community is intended to embody a desert-adapted riparian landscape inspired by the existing water conveyance canals that traverse the site. This theme will be reflected throughout the development's landscape, walls, monumentation, and entry features, through inclusion of visual accents such as bridges, river rock, and a water feature utilizing recycled irrigation water and a faux pedestrian bridge at the project's primary entry monument adjacent to 107th Avenue. Proposed theme walls incorporate earth toned smooth face CMU block with accent caps and repeating river rock wall columns, with partial wrought iron view fencing used when walls are provided adjacent to open spaces. Regular recesses

and offsets are provided which, in combination with the decorative river rock columns, break up the horizontal wall plane to enhance streetscape aesthetics.

The architectural requirements and conceptual elevations contained within the proposed PAD will result in an attractive development that is in conformance with the City's Single-Family Residential Design Manual and provides for ample diversity between house plans and elevations. Floor plans and elevations for single-family house products within Entrada will require administrative approval. It is anticipated that Lennar will be the homebuilder within the Entrada community.

The developer expects to complete the project in three phases. Phase 1 encapsulates the southeast portion of the property, excluding the commercial site; in addition to on-site construction, improvements to 107th Avenue and Broadway Road, including the portions in front of the future commercial parcel, will also be completed in Phase 1. Phase 2 is expected to include the northern third of the site along with the irregularly shaped western half of the property; improvements to Miami Avenue will also be completed in Phase 2. The final phase, Phase 3, is expected to be the 9.0-acre commercial site.

PUBLIC PARTICIPATION:

A neighborhood meeting to discuss the proposed rezoning with neighboring property owners and other interested parties was held at 6:00 P.M. on Tuesday, October 22, 2019. The meeting took place in the cafeteria of Quentin Elementary School, 11040 West Whyman Avenue. 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. Three residents in the vicinity of the Entrada site, two who live in the Lion's Gate community located in Phoenix, east of 107th Avenue, and one who lives in Avondale directly north of the Entrada site, attended the Neighborhood Meeting. Topics discussed included whether a grocery store could be provided in the commercial area, if horseback riding would be permitted in the powerline open space corridor through the Entrada development, how the planned SR-30 freeway would impact the development and the area in general, how vehicular access to Entrada would be provided, what improvements would be made to 107th Avenue with the Entrada development, and if the proposal would have any impact on the zoning of other properties in the area. A summary of responses to these questions is included as Exhibit G.

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

All required notifications for Planning Commission and City Council public hearings have been completed at least fifteen days in advance of the Planning Commission public hearing. All property owners within 1,000 feet of the subject site were notified of the time, date, and location of the Planning Commission and City Council meetings via postcards, the meetings were advertised in the Wednesday, May 27, 2020 edition of the Arizona Republic, and two public hearing notice signs identifying meeting dates, times, and locations were installed on the property. No public comments beyond what is discussed above have been received to date.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

The property is located in the service areas of the Littleton Elementary School District (LESD) and the Tolleson Union High School District (TUHSD).

The LESD no longer assigns students to particular elementary schools based upon geographical location. As such, elementary aged students living in the future Entrada community would have an opportunity to choose which school they will attend within the LESD system. Quentin Elementary, generally located at the northwest corner of Lower Buckeye Road and 107th Avenue within the Sanctuary neighborhood, is the school that is presently closest to the Entrada property; a future new LESD school is planned at the southwest corner of Miami Avenue and 111th Avenue directly adjacent to Entrada. High school aged students will attend La Joya Community High School located at the southwest corner of Avondale Boulevard and Durango Street.

LESD has provided the City with a Certificate of Adequate School Facilities signed by Superintendent Roger Freeman (Exhibit G) which states that the district does not presently have adequate capacity to accommodate the estimated enrollment from the proposed Entrada development, however, the developer is working with LESD on a donation agreement that will assist in meeting the district's needs.

TUHSD has provided the City with a Certificate of Adequate School Facilities signed by Superintendent Nora Gutierrez (Exhibit G) stating that the district has adequate capacity and no school site within the development is needed.

ANALYSIS:

Section 603 of the Zoning Ordinance establishes five criteria that any request for PAD zoning must meet. Listed below are each of the five criteria followed by an analysis of each:

1. The proposed PAD is in conformance with the General Plan and applicable specific plan(s).

The proposed Entrada PAD conforms to the property's General Plan Land Use Map designations of Medium Density Residential (MDR) and Local Commercial.

The MDR category allows for development of single-family residential homes with an allowable density range of 2.5 to 4.0 units per acre, with a target density of 2.5 units per acre; density beyond the target can be permitted if a proposed development exhibits exceptional design, including provision of open space beyond minimum requirements. The proposed Entrada PAD provides for usable, amenitized open space across eighteen (18) percent of the site, with unique features including an interactive water play area, multiple pickleball courts, outdoor work stations with access to power outlets and Wi-Fi, multiple playgrounds, seating areas, and the like. The proposed design concept exceeds the City's fifteen (15) percent minimum requirement and, in Staff's view, justifies the proposed density of 3.5 units/acre.

The Local Commercial designation, which covers the site's southeastern most 9.0 acres, is designed to accommodate the daily needs of goods and services from residents in the adjacent communities. The proposed PAD allows for future development of that parcel with Neighborhood Commercial (C-1) uses and development standards. The C-1 district is a more restrictive commercial zone designed to provide opportunities for neighborhood serving retail and services in accordance with the Local Commercial designation.

2. The proposed PAD meets the PAD requirements of the Zoning Ordinance, Subdivision Regulations, Design Manuals and other applicable regulations and requirements, unless otherwise modified by the PAD Narrative.

The City's R1-5, R1-6, and R1-7 zoning districts are used as the basis for the PAD's development standards for the 4,950 square foot, 5,750 square foot, and 6,600 square foot lot types, respectively. In line with current trends, the developer is requesting modifications from these base standards as it relates to side yard setbacks and maximum lot coverage. With respect to side yard setbacks, the applicant has requested to reduce the required combined side yard setback for all lot types from 15 feet (10'/5') to 10 feet (5'/5') to respond to changing homebuyer preferences for larger homes and less yard maintenance. This request is in line with the approved Verde Trails and Alamar developments planned or under construction in proximity to the Entrada site. Similarly, the applicant has requested to increase the maximum building coverage for lots within the development from the City's standard of 45 percent to 55 percent. This request is also in line with Verde Trails and Alamar and allows for homebuilders to provide larger homes on smaller lots. With those exceptions, proposed development standards meet or exceed Zoning Ordinance minimums.

Smaller lot sizes and reduced setbacks can pose challenges, particularly in regard to ensuring that streetscapes are not dominated by homes that are homogeneous in appearance and where the garage door

becomes the focal point of the neighborhood. To alleviate these concerns, the proposed PAD contains design standards, such as requirements to recess street facing garages at least five (5) feet from the face of the home, making the front entry the main emphasis of the home, and to provide a variety of floor plans and different architectural styles throughout the community. Adherence to the design requirements of the PAD along with the City's Design Manual will ensure that streetscapes are interesting and provide for ample variety.

The PAD meets all applicable planning, zoning, and engineering requirements and regulations or provides for alternate standards that achieve the City's goals for quality development.

3. That adequate public infrastructure and services exist to serve the proposed development or all necessary public infrastructure and services to serve the proposed development will be completed in connection with development within the PAD.

As noted previously, primary access to Entrada will be from a new collector street that loops through the site, connecting 107th Avenue on the east to Miami Avenue on the north. Public local streets will branch off of the new collector spine, providing access to Entrada's planned 624 residences. In addition to building the proposed new collector street and all local streets within the development, the developer of Entrada will also complete adjacent portions of 107th Avenue and Broadway Road improvements in the project's first phase, and the adjacent portion of Miami Avenue in the project's second phase. Broadway Road and 107th Avenue improvements will include provision of an additional travel lane, bike lane, curb, gutter, sidewalk, street lights and landscaping; improvements to Miami Avenue will include curb, gutter, sidewalk, street lights, and landscaping. In addition to street improvements, the developer will construct water and sewer system improvements necessary to serve the future residents of Entrada and will underground existing above-ground irrigation canals and utility poles under 69kV to enhance both the functionality and aesthetics of the site.

4. The proposed PAD will result in compatible land use relationships within the proposed development and with adjacent properties.

The proposed PAD, with a planned density of 3.5 dwelling units per acre, is consistent with the Verde Trails and Alamar master planned communities planned or under construction in proximity to the Entrada site. The Entrada PAD also incorporates design measures that are intended to limit impacts on existing large lot, rural residences north of the site, including minimizing new lots that directly abut existing residential property lines, providing solid walls and landscape buffers between the new community and existing residences, and utilizing 107th Avenue, rather than Miami Avenue, for the development's primary entrance. The planned Entrada development is compatible with existing and planned adjacent development.

5. The development standards of the proposed PAD are consistent with or exceed the desired character of development for the area.

As noted in the analysis of Finding #2, the City's R1-5, R1-6, and R1-7 zoning districts are used as the basis for the PAD's development standards. Where modifications are proposed, they are consistent with previously approved developments in proximity to the Entrada site, such as Alamar and Verde Trails. By developing in accordance with the design and development standards contained within the PAD, the proposed Entrada community will help to further Avondale's goals and objectives as they relate to development in the southeastern portion of the City.

DISCUSSION:

The proposed PAD meets the following findings:

1. The proposed Entrada PAD is in conformance with the property's General Plan 2030 Land Use Map designations of Medium Density Residential and Local Commercial.

2. The residential component of the proposed Entrada PAD is in conformance with the Single-Family Residential Design Manual. Future commercial development will be required to conform to the Commercial and Industrial Design Manual.
3. The proposed Entrada PAD will result in compatible land use relationships.
4. Adequate public infrastructure to support the proposed development either presently exists or will be constructed by the developer with the Entrada project.
5. The recommended conditions of approval are reasonable to ensure conformance with the provisions of the Zoning Ordinance and all other applicable City codes, ordinances, and policies.

STRATEGIC PLAN:

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

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

INITIATIVE: Foster sustainable community development

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

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-19-0201 Entrada, a request to rezone approximately 185.55 acres from Urban Residential (R1-6) and Rural Residential (RR-43) to Planned Area Development (PAD), subject to the following six (6) conditions of approval:

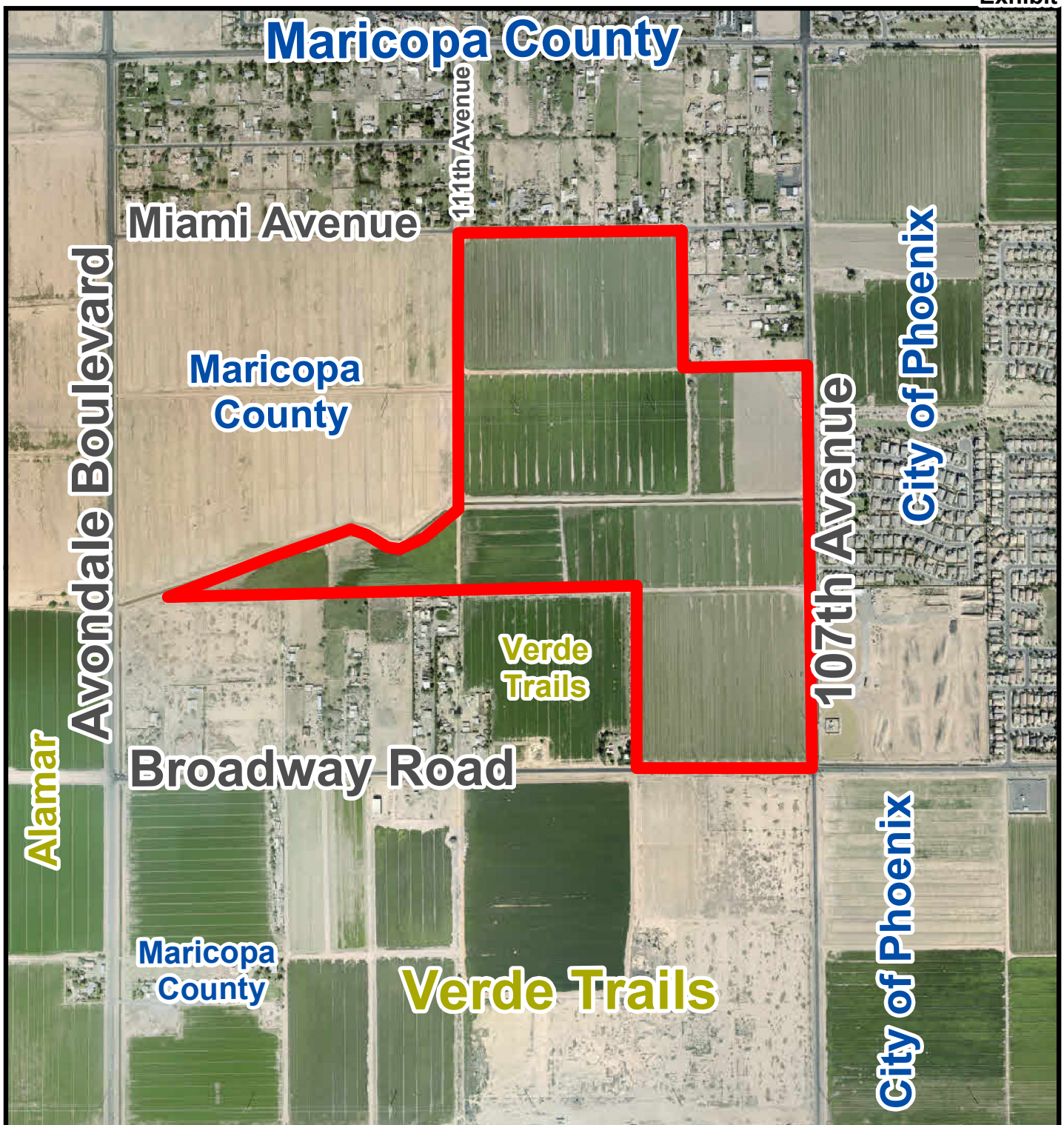
1. Development shall conform to the Entrada Planned Area Development Narrative date stamped February 25, 2020, except as modified by these conditions.
2. The developer of Entrada shall dedicate 32 feet of right-of-way to the City along 107th Avenue for a total half-street width of 65 feet inclusive of the existing 33 feet of Maricopa County right-of-way. Following dedication by developer, the City will then abandon the 32 feet to Maricopa County, who will continue to maintain this roadway. All improvements to 107th Avenue will be to County standards; street lights, if required, will be built and permitted to City standards, unless otherwise approved by the City Engineer.
3. All perimeter off-site improvements to Broadway Road and 107th Avenue, including improvements adjacent to the commercial parcels, shall be completed by the developer in the first phase of development.
4. The developer shall be responsible for fiber conduit installation within the Broadway Road right-of-way in accordance with the City's Transportation Plan and development codes.
5. Per the City's 2018 Integrated Utility Master Plan, a 55-foot by 41-foot (55'x41') pressure reducing valve (PRV) site is required along 107th Avenue, north of Broadway Road. This PRV site must be

conveyed to the City before the first engineering permit will be issued for the Entrada development, unless otherwise approved by the City Engineer.

6. Grandfathered groundwater rights for the property must be extinguished and pledged to the City of Avondale's designated account (26-002003.0000) prior to issuance of any construction permits for each individual phase of the development.

PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-19-0201 Entrada, a request to rezone approximately 185.55 acres from Urban Residential (R1-6) and Rural Residential (RR-43) to Planned Area Development (PAD), subject to six (6) recommended conditions of approval as listed in the Staff Report.

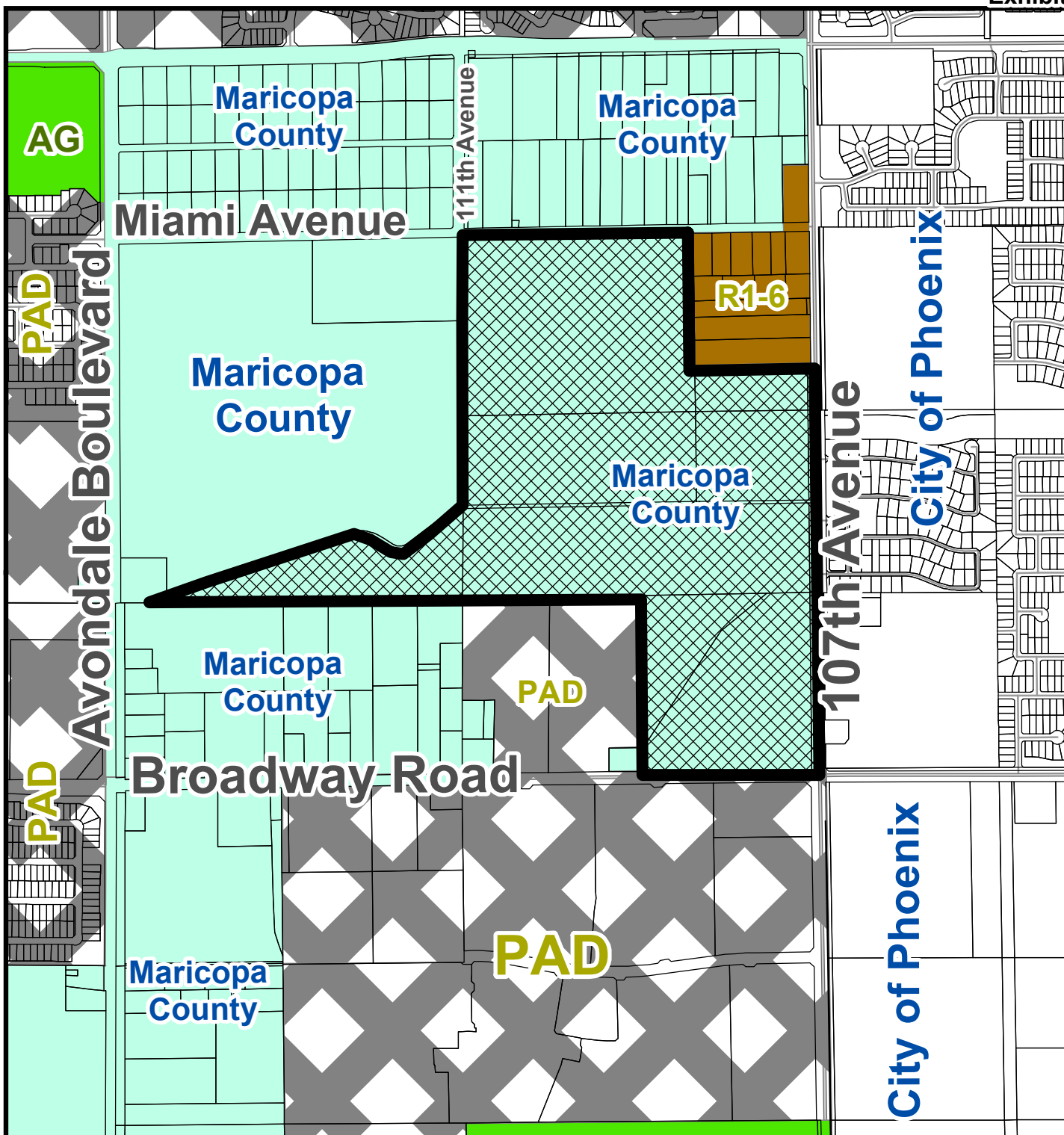


Aerial Photograph

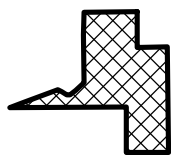


Subject Property



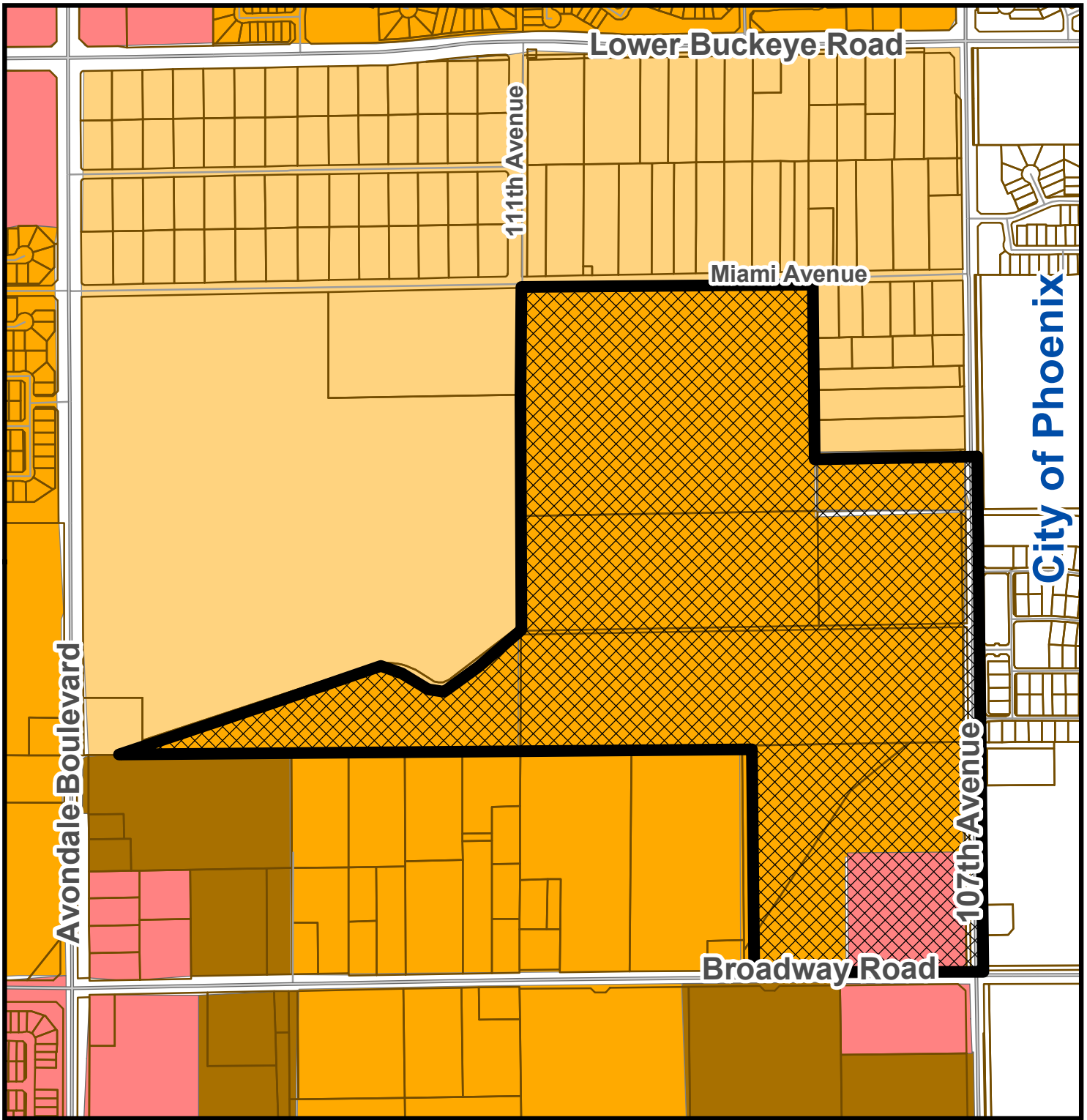


Zoning Vicinity Map



Subject Property

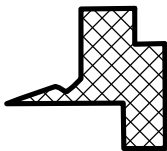




General Plan Land Use Map



-  Estate/Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Local Commercial



Subject Property

*SUMMARY OF RELATED FACTS
APPLICATION PL-19-0201*

<i>THE PROPERTY</i>	
PARCEL SIZE	Approximately 186.55 acres
LOCATION	Northwest corner of 107 th Avenue and Broadway Road, extending north to Miami Avenue.
JURISDICTION	The subject property is currently in the jurisdiction of Maricopa County. A separate request to annex the site into the City of Avondale is currently in review with approval tentatively scheduled for the August 24, 2020 City Council meeting. The proposed rezoning cannot be approved by the City Council until the annexation is approved.
PHYSICAL CHARACTERISTICS	Relatively flat with frontage on 107 th Avenue, Broadway Road, Miami Avenue, and a small segment of Avondale Boulevard. Several irrigation canals, including a regional SRP irrigation ditch, bisect the properties. Above-ground utilities run along Broadway Road and 107 th Avenue.
EXISTING ZONING	The northern and western portions of the property, approximately 95 acres, is zoned Maricopa County Residential Unit Plan of Development (R1-6/RUPD), which allows for development of 6,000 square foot single-family residential lots within the County. The remainder of the land is zoned Maricopa County Rural-43 (RU-43), a district that allows for agricultural and large lot single-family residential uses.
EXISTING LAND USE	The property is actively farmed.

<i>SURROUNDING ZONING AND LAND USE</i>	
NORTH	From east to west: - Multiple parcels, one to three acres in size, located within the City of Avondale, zoned R1-6 (Urban Residential). These parcels are mostly developed with single-family residences and related accessory structures. - Multiple unincorporated parcels, two to three acres in size, mostly developed with single-family residences and related accessory structures. These properties are zoned County RU-43 (Rural-43).
EAST	From north to south: - A 37.4-acre property, owned by the Flood Control District of Maricopa County (FCDMC), to be developed by the FCDMC as a large stormwater retention facility related to the future Durango Regional Conveyance Channel (DRCC). The property is located within the City of Phoenix and is zoned S-1 (Suburban Ranch or Farm Residence). - Lions Gate, a 39.6-acre, 96-lot single-family residential community, located within the City of Phoenix, zoned R1-10 (Single-Family Residence). - An undeveloped 33.9-acre parcel located within the City of Phoenix, zoned PCD (Planned Community District). Development plans for this property are

	not known.
SOUTH	Multiple uses are occurring along the property's southern edge. From east to west, these include: • Verde Trails I and II, a planned 248-acre, 891-lot single-family residential subdivision located within the City of Avondale, zoned PAD (Planned Area Development). Permits for the development are approved but construction has not yet commenced, and the property is still being actively farmed. • Multiple unincorporated parcels, three to five acres in size, mostly developed with single-family residences and related accessory structures. These properties are zoned County RU-43 (Rural-43).
WEST	A 113.7-acre property located within the jurisdiction of Maricopa County, currently in agricultural production. The property is zoned County R1-6/RUPD (Residential Unit Plan of Development), which allows for development of 6,000 square foot residential lots.

GENERAL PLAN

The majority of the property, approximately 176.6 acres, is designated by the General Plan 2030 Land Use Map as Medium Density Residential (MDR). The MDR category accommodates development of suburban detached single-family residential within a density range of 2.5 to 4.0 dwelling units per acre, with a target density of 2.5. The remaining 9.0 acres of the site is designated Local Commercial. The Local Commercial designation provides for the daily needs of goods and services to residents within the surrounding area. Uses allowed in this category include grocery stores, neighborhood retail and services, and medical or professional offices.

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 Quentin Elementary, located at the northwest corner of Whyman Avenue and 110 th Drive within the Sanctuary community.
HIGH SCHOOL	La Joya Community High School, located at the southwest corner of Durango Street and Avondale Boulevard.

STREETS

Broadway Road

Classification	Minor Arterial
Existing half-street ROW	40 feet
Standard half-street ROW	50 feet
Existing half-street improvements	1 travel lane
Standard half-street improvements	2 travel lanes, ½ center turn lane, bike lane, curb and gutter, detached sidewalks, street lights and landscaping.

107th Avenue	
Classification	Maricopa County Arterial
Existing half-street ROW	33 feet
Standard half-street ROW	65 feet
Existing half-street improvements	1 travel lane and ½ center turn lane
Standard half-street improvements	2 travel lanes, ½ center turn lane, bike lane, curb and gutter, detached sidewalks, and landscaping.

<i>UTILITIES</i>
The Entrada development will receive City water service through an existing 8” water line in Miami Avenue and a proposed 16” water line in 107th Avenue, to be partially constructed by the developer of Verde Trails. Sewer service will be provided top the site via a proposed 12” sewer line in Broadway Road, to be constructed by the developer of Verde Trails. An additional connection to the existing 36” sewer trunk main in Avondale Boulevard may be required for parcels north of the bisecting power line corridor.

Exhibit E

Proposed PAD Narrative

Entrada



ENTRADA

Northwest of Broadway Road & 107th Avenue

Planned Area Development Narrative
Avondale, AZ



3rd Submittal
February 24, 2020

RECEIVED FEBRUARY 25, 2020

Project Team

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Under Separate Cover

Preliminary Master Water Report
Preliminary Master Wastewater Report
Preliminary Master Drainage Report
Preliminary Traffic Study

1.0 PROPERTY OVERVIEW

1.1 Introduction

The Entrada site is in an area of Avondale primed for development and directly in the path of growth. The entire southern Avondale area will become easily accessible by the SR30 freeway, with a planned alignment one-half mile south of the Entrada community and an anticipated construction of an interim condition by 2022. Coupled with the future SR30, the City has recently adopted the Tres Rios Opportunity Zone (the “Opportunity Zone”). This Opportunity Zone will spur economic development and increase investment and growth covering approximately 7 square miles just west of the Project. Avondale Entrada, LLC acquired the Entrada property and, in concert with Lennar Homes, has developed this Planned Area Development (PAD) to ensure a comprehensive development plan and to facilitate annexation into the City.

The purpose of this request is to rezone the Property from Maricopa County Rural-43 (RU-43), R1-6, and R1-6 Residential Unit Plan of Development (RUPD) to Planned Area Development (PAD) in the City of Avondale (“Avondale” or the “City”) to develop Entrada (the “Project”), a proposed 186.8-acre community that is generally located northwest of Broadway Road and 107th Avenue and south of Miami Avenue (the “Property” or “Community”). See **Figure 1, Regional Vicinity Map**. The Entrada PAD provides lot sizes that will allow for a mix of product types that align with the evolving demands of today’s homebuyers within this uniquely encumbered property, and to justify the high infrastructure costs while maintaining consistency with the character and planned density of the surrounding area. The Property is located within Avondale’s Municipal Planning Area and unincorporated Maricopa County. Annexation into Avondale is anticipated following approval of a Major General Plan Amendment (“GPA”) which is currently in review under Case PL-19-0054. 107th Avenue is the municipal boundary between Avondale (west) and the City of Phoenix (east); however, Entrada’s eastern boundary does not include any of the 107th Avenue right-of-way nor does the northern boundary include any of Miami Avenue, which will remain under Maricopa County jurisdiction.

1.2 Existing Property Conditions

The Property is currently being used for agricultural uses; however, there is a complex network of physical encumbrances and constraints on the Property that need to be overcome or mitigated for responsible development to occur. These encumbrances require a significant expense to sustainably develop the Property, which makes Entrada more extensive and expensive than a typical development. See **Figure 2, Site Constraints Map**. Major overhead power lines traverse along the northern third of the Property, the Buckeye Feeder regional irrigation canal runs east to west and effectively bisects the site in half, and the future Durango Regional Conveyance Channel (“DRCC”) is slated to parallel the existing irrigation channel. In addition, there is a substantial floodplain south of the proposed DRCC that will need to be mitigated. The flood hazard zones on both sides of the DRCC are attributable to the same source of flooding that will ultimately be managed and mitigated by

the construction of the DRCC. With the DRCC's westward extension through the Community, these flows will be contained within the channel and the historical floodplain on both sides of the Canal will be mitigated. The ultimate width of the DRCC will be sufficient to accommodate/construct a channel corridor capable of conveying the required 100-year peak flow for not just the property, but the region as well. Finally, the sheer configuration of the triangular shaped western parcel, with no frontage onto Avondale Boulevard, limits the accessibility and viability of the ultimate configuration of residential lots.

1.3 Existing General Plan

A Major GPA for Entrada, Case PL-19-0054, was recently approved for Medium Density Residential (MDR) and Local Commercial land uses. The General Plan included the area within Avondale and Maricopa County, which includes Miami Road and 107th Avenue. See **Figure 3, General Plan**. Medium Density is residential land that will contain densities ranging from 2.5 to 4 single-family dwelling units per acre. This land use category provides for a suburban lifestyle with planned detached single-family residential communities and neighborhood facilities. Parks, trails and other open space amenities, and public facilities are permitted in this category. **Table 1, General Plan Land Use Designations** provides General Plan land use designations and areas.

Table 1
General Plan Land Use Designations

Land Use Designation	Areas (ac)
MDR	181
LOCAL COMMERCIAL	10
TOTAL PROJECT	191*

* 107th Avenue and Miami Avenue is within the City of Avondale Municipal Planning Area, but is and will remain under the jurisdiction of Maricopa County. 107th Avenue and Miami Avenue was included as part of the General Plan Amendment (191 acres), but not the PAD (186 acres).

The MDR permits a density range of 2.5 - 4 du/ac, or 444 to 711, single family dwelling units. The density supports the adjacent growth area (Avondale Boulevard Employment and Commercial Corridor), the Tres Rios Opportunity Zone, the proximity to the future SR30 freeway by providing both affordable and middle-class opportunity for home ownership within proximity of planned employment land uses, and is consistent with residential development in the corridor.

1.4 Zoning

Entrada is located within Maricopa County, although it wholly resides in the City of Avondale Municipal Planning Area. Approximately 68 acres within the northern portion of the Property are currently zoned R1-6 RUPD per Maricopa County zoning case Z 99-3: Shadow Ridge. Shadow Ridge is approved for a mix of lot sizes including 45' x 110', 50' x 110', and 55' x

110', and a single-loaded street on the south side of Miami Avenue with a typical lot dimension of 80'x110'. The Entrada proposed lot sizes, as further discussed in the PAD Request section, will yield 3 different product types within with homes that will range from 1,395 to 2,600 square feet and offer a mixture of single and two-story options with up to 3-car garages. The range of product will attract many segments of market-buyers that range from first time homebuyers, to move-up buyers, to down-sizing retirees, and will also provide for multi-generational units that are specifically permitted in this PAD. .

1.5 Surrounding Area Land Uses and Zoning

Several large-scale communities nearby have recently received GPA and entitlement approval through the City. The communities of Verde Trails and Alamar are helping to shape the changing vernacular in the area from a rural farming and agricultural development pattern to one with more suburban residential density master planned communities and subdivisions. A future 15-acre elementary school site is located at the southwest corner of Miami and 111th Avenues to serve the site and surrounding area. See **Figure 4, Context Map**. **Table 2, Surrounding Property Information**, provides General Plan land use, zoning, and existing land uses on the surrounding property.

Table 2
Surrounding Property Information

	General Plan Land Use	Zoning District	Existing Land Use
North	Estate/Low Density Residential	R1-6 RUPD (Maricopa County) RU-43 (Maricopa County) R1-6 (Avondale)	Fallow agriculture Large lot rural residential
East	Residential 2.5 du/ac (City of Phoenix)	R1-6 (Avondale) S-1 (Phoenix) R1-10 PRD (Phoenix) R1-6, R-2, C-1 PCD (Phoenix)	Large lot residential Agriculture Lions Gate community Abandoned dairy farm
South	High Density Residential Medium Density Residential Local Commercial	RU-43 (Maricopa County) PAD (Avondale)	Fallow agriculture Agriculture Large lot rural residential
West	Estate/Low Density Residential Medium Density Residential	R1-6 RUPD (Maricopa County) RU-43 (Maricopa County) PAD (Avondale)	Future elementary school site Large lot residential Fallow agriculture

South of Entrada is a planned 310-acre master planned community known at Verde Trails. It is located approximately at the southwest corner of 107th Avenue and Broadway Road. The project was originally approved in 2007 with lot sizes ranging from 4,500 to 10,000 square feet. In 2018, the underlying General Plan Land Use categories for approximately 49 acres were amended to remove a 9-acre Education parcel, 9-acre Open Space and Park parcel, and modify 31 acres from ELDR to MDR. Coupled with the land use amendment, the Verde

Trails PAD was also amended to modify lot sizes to address today's current home buying market trends. Approximately 34 acres of Verde Trails is north of Broadway Road and directly adjacent to Entrada. Within this area of Verde Trails are two proposed lot sizes ranging from 5,175 to 6,900 square feet. Directly south of Broadway Road, lot sizes range from 5,175 to 6,000 square feet. The total overall density for Verde Trails is 3.25 du/ac.

Directly west of Entrada, across Avondale Boulevard, is a future 1,124-acre master planned community known as Alamar. The Alamar site comprises some of the same physical encumbrances as the Entrada site. This includes power line corridors, effluent water line easements, the DRCC alignment, and a significant amount of floodplain. The community is planned for a mixture of lot sizes predominately ranging from 2,500 to 9,000 square feet with an anticipated residential density of 3.29 du/ac. Groundbreaking on Alamar occurred in April 2019.

East of Entrada, across 107th Avenue in the City of Phoenix, is a 40-acre master planned community known as Lions Gate. Lot sizes start at 9,000 square feet. The density for Lions Gate is 2.42 du/ac. This site is not encumbered with the significant number of constraints that both Entrada and Alamar will need to address. Immediately east of Lions Gate is the 89-acre Sunset Farms development. Lot sizes start at 5,750 square feet with a density of 3.76 du/ac.

North and east of Entrada, northeast of 107th and Miami Avenues in the City of Phoenix, is a recently re-platted 67-acre development known as Park Forest. Lot sizes range from 45' x 115', 50' x 115', and 55' x 115' with a density of 4.2 du/ac.

The newer developments are generally developing with a residential density range of 2.42 du/ac to 3.76 du/ac. The requested GPA MDR land use (2.5 to 4 du/ac, target of 2.5 du/ac) will fall right in line with market trends and permit Entrada to develop at the target of 2.5 du/ac and up to 4.0 du/ac through the incorporation of exceptional characteristics as indicated by the General Plan 2030. Per the General Plan, those characteristics may include such items as *“existing and planned adjacent developments; infrastructure to include streets and parks; neighborhood interaction and sustainability – its walkability, design, amenities, active and passive dedicated open space; and, the overall character of the areas proposed that includes energy efficient design and promotes a healthy and livable community.”* As proposed, the density range of 2.5 to 4 du/ac will be similar to the surrounding newer developments both in the City of Avondale and in Phoenix. See **Figure 5, Zoning Map**.

2.0 PROJECT DESCRIPTION

2.1 Development Plan

Entrada is proposing a 185.6-acre planned community with 176.6 acres of residential land use and 9 acres of commercial. Residential lots of 45' x 110', 50' x 115', and 55' x 120' are proposed. The Commercial component of Entrada will consist of a neighborhood shopping center, which provides retail and service establishments, satisfying the everyday needs of the consumers residing in adjacent neighborhoods. A future 15-acre elementary school site, recently acquired by Littleton Elementary School District, is located at the southwest corner of Miami and 111th Avenues to serve the site and surrounding area. See **Figure 6, Conceptual Development Plan**.

The 9-acre commercial parcel is located at the northwest corner of 107th Avenue and Broadway Road. The theme of the commercial development will be consistent with the overall theme of Entrada and will include pedestrian connections between the residential development and commercial development; providing convenient access for the residents of Entrada.

2.2 Dwelling Units and Density

Entrada is proposing 624 single family residential lots on 176.6 gross acres, for a gross residential density of 3.5 du/ac. The residential development consists of three distinctive size lots, 45' x 110', 50' x 115', and 55' x 120', in six neighborhoods. Refer to **Table 3, Project Data** for detailed site data. It is anticipated the lot mix will be 53% (45' x 110'), 36% (50' x 115'), and 11% (55' x 120'). Target lot count and target density per parcel may be exceeded if dwelling units are transferred from another parcel and the maximum number of units is not exceeded for the Project and will not necessitate the need for a PAD amendment. The number of lots will be tracked as part of the preliminary plat for each parcel. **Table 3, Project Data** provides the overall site data.

**Table 3
Project Data**

Parcel No.	Land Use	Standard Zoning District	Lot Size	Gross Acres ⁽¹⁾	Target Lot Count ⁽²⁾	Target Density ⁽²⁾ (du/ac)
1	SFR	R1-7	55 x 120	31.3	69	2.2
2	SFR	R1-6	50 x 115	29.7	125	4.2
3	SFR	R1-5	45 x 110	25.3	120	4.7
4	SFR	R1-5	45 x 110	28.7	84	2.9
5	SFR	R1-5	45 x 110	37.6	124	3.3
6	SFR	R1-6	50 x 115	24.0	102	4.3
Total SFR				176.6	624	3.5
7	Commercial	C-1		9.0	-	-
Total Project				185.6	624	3.4

⁽¹⁾ Gross area excludes 65-foot half street ROW for 107th Ave and 33-foot half street ROW for Miami Avenue. 107th Ave and Miami Avenue will remain in unincorporated Maricopa County.

⁽²⁾ Target lot count and target density per parcel may be exceeded if dwelling units are transferred from another parcel and the maximum number of units is not exceeded for the Project.

2.3 Project Character and Theme

The existing water conveyance structures provide the overall inspiration for the Community from landscape to walls, monumentation, and entry features. The main theme throughout the Community is a desert adapted riparian landscape accented by visuals of bridges, river rock, and other related water features.

2.4 Circulation

Broadway Road and 107th Avenue will provide primary access to the Project. Per the 2017 City of Avondale Transportation Plan, Broadway Road is classified as a Minor Arterial with 100 feet of right-of-way (50-feet half width). 65-feet along 107th Avenue will be dedicated to and ultimately maintained by Maricopa County. Broadway Road and 107th Avenue will be improved with the first phase of development.

Miami Avenue is classified as a minor collector by Maricopa County. It will provide a single point of access to the Project at the mid-section line. Since Miami is a 33-foot wide County roadway easement, the 33-foot half right-of-way will be dedicated to Maricopa County and improved with the second phase of development.. **Figure 7, Street Circulation Plan, Figure 8,**

Street Cross Sections depicts the vehicular circulation and street cross section, respectively. The future SR 30 freeway will be located approximately one-half mile to the south.

Open space sidewalks and trails meander throughout the Community, providing opportunities for the all residents and the public to move about without the use of vehicles. Each of the active open spaces are connected by a trail or sidewalk. A trail within the power line corridor on the eastern part of Entrada and along the south side of the DRCC corridor on the western part provide for regional connectivity as depicted on Figure 9.1 of the City of Avondale Parks, Recreation, Libraries and Trails Master Plan Update. **Figure 9, Conceptual Pedestrian Circulation Plan**, depicts the pedestrian circulation for the Community.

2.5 Density and Land Use Justification

The Project is located in a high-growth area where Avondale's modern master planned communities, such as the recently approved Verde Trails and Alamar, will develop in close proximity to the recently adopted the Tres Rios Opportunity Zone, the targeted Growth Area within the General Plan, and planned SR 30. Proposed deviations from development standards in the R1-5, R1-6, and R1-7 zoning districts are necessary to develop a high-quality and diverse mix of housing product on a uniquely constrained site while providing ample open space, exceeding 18%, with parks and connected trail amenities and maintaining a commercial corner for neighborhood-serving businesses. Proposed deviations from the C-1 development standards will increase the building setback from residential uses while allowing a more flexible parking layout consistent with the suburban character of the area.

The Property's physical encumbrances will require improvements to create a unified, cohesive community; however, the cost is significantly higher than other residential developments. Many of these improvements are listed below:

- 107th Avenue half-street improvements
- Broadway Road half-street improvements
- Miami Avenue half-street improvements
- Reserve land for the Durango Regional Conveyance Channel (approximately 100' wide) to mitigate regional floodplain issues
- Relocate and tile the SRP irrigation canal (approximately 60' wide)
- Tile irrigation ditch on 111th Avenue
- Landscape SRP Electrical easement (ranges from 180' to 218' wide)
- Process CLOMR to mitigate flood hazard zone
- Relocate 107th Avenue 12Kv lines

Considering all of the necessary improvements, the amount of improved open space is in excess of 18% of the net area, providing active and passive open spaces, inclusive of neighborhood, pocket, and dog parks; amenity areas; non-vehicular trails; and improved retention areas and power line corridor.

The residential unit count and density is estimated to be 624 units at 3.5 du/ac. This is comparable to nearby recently zoned and re-platted master plan communities and 12% below the maximum number of 711 units and 4.0 du/ac permitted with the General Plan. Refer to **Table 4, Recently Approved Master Planned Communities** for comparison data.

Table 4
Recently Approved Master Planned Communities

Location	Development	Typical Lot Sizes (sq. ft.)	Density	Significant Physical Encumbrances	Rezone/Platted Timeline
Site	Entrada	4,950 to 6,600	3.5	✓	
South of Entrada	Verde Trails (north of Broadway Rd)	5,175 to 6,000	3.25		Rezoned 2018
West of Avondale Blvd	Alamar	2,500 to 9,000	3.29	✓	Rezoned 2019
Northeast of 107th Ave & Miami Ave	Park Forest	5,175 to 6,325	4.2		Re-platted 2018

3.0 LAND USES AND DEVELOPMENT STANDARDS

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

3.1 Residential

3.1.1 Permitted, Conditional, Accessory Land Uses

All uses not specifically provided for herein are prohibited, unless a subsequent determination by the Zoning Administrator finds a specific use to be an analogous use to a permitted use.

The following uses are permitted by right:

- Single-family detached dwelling
- Multigenerational living units, including range/oven subject to the following conditions:
 - i. The unit shall not be rented, leased, or sold separately from the principal residence or otherwise used for compensation.
 - ii. A separate address, water meter, utility meter, driveway, or parking area shall not be permitted for the living unit.
 - iii. If detached from the principal residence, the unit shall apply materials, colors, and architectural style of the principal residence.
 - iv. A detached multigenerational living unit shall meet the location, height and setback requirements required for the principal residence.
- Child care in the home for four (4) or fewer children not related to the residents as an accessory to the primary residential use of the dwellings
- Community garden, one acre or less
- Group home
- Parks and recreation areas, HOA-operated
- School, public

The following uses are permitted with conditions per the City Zoning Ordinance:

- Home occupation, as an accessory to the primary residential use of a dwelling
- Public utility facility required for local service

The following uses are permitted with a Conditional Use Permit:

- Child care in the home for five (5) to ten (10) children not related to the residents as an accessory to the primary residential use of the dwelling
- Child care center in conjunction within a school
- Public utility facility with the exception of those allowed as a Use Permitted with Conditions

3.1.2 Development Standards

The Residential Development Standards below, **Table 4, Residential Development Standards** shall replace the development standards as shown in the City of Avondale Zoning Ordinance. Deviations from the City's standard are shown in **bold**. It is the intent of these development standards to be comparable to the Avondale R1-5 and R1-6 (Single Family Residential) zoning districts with modifications.

Table 4
Residential Development Standards

	Avondale R1-7	55' x 120'	Avondale R1-6	50' x 115'	Avondale R1-5	45' x 110'
Min. Lot Width (ft.)	70	55	65	50	50	45
Min. Lot Depth (ft.)	110	120	100	115⁽³⁾	100	110⁽³⁾
Min. Lot Size (sq. ft.)	7,000	6,600	6,000	5,750	5,000	4,950
Max. Lot Coverage (%)	45	55	45	55	45	55
Max. Building Height (ft.)	30	30	30	30	30	30
Min. Setbacks						
Front (ft.)	20 ⁽¹⁾	20 10 to livable area and side entry garage⁽⁴⁾	20 ⁽¹⁾	20 10 to livable area and side entry garage⁽⁴⁾	20 ⁽¹⁾	20 10 to livable area and side entry garage⁽⁴⁾
Side (ft.)	8	5/5	8	5/5	10/0 ⁽²⁾	5/5
Total Sides (ft.)	18	10	18	10	15	10
Street Side (ft.)	10	12 5 when adjacent to a 10 landscape tract	10	12 5 when adjacent to a 10 landscape tract	10	12 5 when adjacent to a 10 landscape tract
Rear (ft.)	15	15⁽⁵⁾	15	15⁽⁵⁾	15	15⁽⁵⁾

⁽¹⁾ Minimum front yard setback may be reduced by five (5) feet when providing a side-entry garage.

⁽²⁾ Minimum 10' separation between buildings on adjacent lots.

⁽³⁾ Minimum lot depth can be decreased by 5' when fronting a street knuckle.

⁽⁴⁾ Minimum 3' stagger required on adjacent lots.

⁽⁵⁾ Minimum 3' stagger required on adjacent lots when backing onto collector and arterial streets.

3.2 Commercial

3.2.1 Permitted, Conditional, Accessory Land Uses

All uses not specifically provided for herein are prohibited, unless a subsequent determination by the Zoning Administrator finds a specific use to be an analogous use to a permitted use.

The following uses are permitted by right:

- Antique store
- Art studio
- Automobile rental facility with no on-site storage
- Banks and financial institutions without drive-through, excluding non-chartered financial institutions
- Barber shop/beauty salon
- Brewery, ancillary to a bar or restaurant
- Business support services – photocopy, office supply stores, and package delivery service
- Clothing alterations, custom dressmaking or tailor shop
- Community garden, one acre or less
- Consignment shops
- Dance studio
- Dry cleaning and laundry establishments, pick-up and drop-off only
- Emergency medical care facility
- Employment agencies, excluding day labor
- Libraries
- Massage or day spa
- Massage therapy (medical)
- Medical, dental, or health offices, clinics, and laboratories, excluding plasma centers and medical marijuana uses
- Music studio
- Nail salon
- Non-consignment second-hand retail store
- Places of worship
- Professional offices
- Public Uses
- Real estate office
- Residential, upper floor
- Restaurant, without drive-through
- Retail sales of new merchandise within closed buildings, excluding liquor sales
- Specialty retail, indoor, excluding liquor sales
- Specialty services

- Tanning salon
- Ticket and travel agency

The following uses are permitted with conditions. Conditions can be found in Section 304 of the Zoning Ordinance.

- Adult daycare
- Banks and financial institutions with drive-through, excluding non-chartered financial institutions
- Health and exercise center
- Public utility buildings, structures, uses, facilities, and equipment
- Restaurant, with drive-through; limited to one stand-alone drive-through
- Social/private clubs
- Veterinary hospital, offices and clinics, excluding animal boarding

The following uses are permitted accessory uses.

- Outdoor dining
- Sidewalk Cafe

The following uses are permitted with a Conditional Use Permit:

- Child care center
- Preschool or similar uses
- Public service and non-profit community use
- Theater, excluding movie theater

3.2.2 Development Standards

Commercial development standards are indicated in **Table 6, Commercial Development Standards** below. It is the intent of these standards to be comparable to C-1 zoning. Proposed standards that differ from standards provided in the zoning ordinance have been highlighted in **bold**.

Table 5
Commercial Development Standards

	Avondale C-1	Entrada PAD
Min. Lot Width (ft.)	None	None
Min. Lot Depth (ft.)	None	None
Max. Building Height (ft.)	30	30 ⁽¹⁾
Max. Lot Coverage (%)	None	None
Min. Setbacks		
Front (ft.)	20	20
Street Side (ft.)	20	20
Rear (ft.)	20	20
Side (ft.)	15	15
Parking (ft.)	30	20 ⁽²⁾
Interior (ft.)	None	None
From Residential (ft.)	1' per 1' of building height	50
Min. Parking setback from residential (ft.)	25	15 ⁽²⁾
Max. Accessory Structure Height (ft.)	15	15

⁽¹⁾ The maximum building height for non-occupied architectural embellishments to create visual interest within commercial districts, such as towers, mechanical screening, pitched roof elements, and parapets, will not exceed forty feet (40').

⁽²⁾ The minimum fifteen-foot (15') parking setback adjacent to residential uses must include a landscaped tract including one (1) tree every twenty (20) linear feet along the length of the common property line.

4.0 OPEN SPACE, THEMING, AND LANDSCAPING

4.1 Open Space, Trail, and Parks

Diverse and meaningful open space is placed strategically throughout the Community providing continuous visual and physical connectivity of active and passive amenities. The location, type, and programming are intentionally designed to help create the overall theming and cohesiveness. The amount of open space surpasses 18% (approximately 29 acres), exceeding the minimum required 15% open space (net area) as depicted on **Figure 9, Conceptual Open Space Plan**. The open space includes parks; amenity areas; non-vehicular trails; and improvements to retention areas, power line corridor, SRP irrigation canal, and a portion of the DRCC.

Trails are interwoven within the Community providing pedestrian circulation for all residents of Entrada. A Utility Access Road/Multi-Use Trail and Secondary Trail are within the power line corridor and along the DRCC, respectively, constructing a portion of the regional trail system as depicted on Figure 9.1 of the City of Avondale Parks, Recreation, Libraries and Trails Master Plan Update. The Utility Access Road/Multi-Use Trail is a dual-purpose regional trail and access to the power lines as needed for maintenance. A network of concrete sidewalks connects the active open space amenity areas internal to the Community, adjacent commercial parcel, and regional trail system. See **Figure 10, Conceptual Pedestrian Circulation Plan** for trail types and locations.

Highly amenitized open spaces are centrally and visibly situated, enticing social interaction and enjoyable access to a broad range of activities. Amenities incorporated into the Community encourage all generations from tots to seniors through features such as active recreation, passive gathering, or some form of work/study activity. Six distinctly programed areas meet this goal through a Community Center, Outdoor Game Center, Dog Park, Work-Play Park, Climbing Park, and an activated electrical corridor. Amenities are depicted in **Figures 12, 13, and 14, Conceptual Community Center; Conceptual Outdoor Game Center; and Conceptual Dog Park, Work-Play Park, and Climbing Park, respectively.**

The Community Center is centrally located adjacent to the DRCC and regional trail system that meanders through the power line corridor and into the DRCC from east to west. High levels of amenitization and resort-style design define the park with an open-air community center that includes a fitness station cluster, yoga space, large dining/BBQ pavilion, outdoor work space with outlets and Wi-Fi and water fountains. The open-air community center is surrounded by a variety of gaming options and courts, open space turf area, a variety of playground elements, and a low water use, interactive water play element.

The low use, interactive water feature may include either a hand activated, farm style pump and/or a hand crank modern pump. The low water use pumps are connected to the irrigation system, with the runoff directed toward and used as supplemental irrigation water for the

adjacent riparian plant community. The pumps allow children to manually dispense water and interact with it while not allowing any push buttons or steady flow of water.

The Outdoor Game Center connects Parcels 5 and 6 and provides active opportunities for all ages with a pickle ball court, play equipment, soccer area, bag toss, options for other outdoor games, and open space turf areas.

The Dog Park incorporates two separate dog parks, which is programed according to the size of the dog that will be using the facility. One is for the larger size dog and the other is for the smaller size dog. SRP will select and approve the fencing within the electrical easement.

The Work-Play Park and Climbing Park are sized and amenitized for the local neighborhoods. The Work-Play Park connects Parcels 2 and 4 and includes an outdoor workstation, basketball court, playground equipment, and ramada. The Climbing Park connects Parcels 2 and 3 and includes a climbing type of playground equipment and ramada.

To support the multi-generational use of technology, the ramadas will provide short-range Wi-Fi and amenity areas will incorporate additional electrical outlets to allow streaming of music or project videos onto walls, play games, or even work outside in the park. Additional amenities may include outdoor office type furnishings where people who work from home can hook up to the Wi-Fi, plug into the outlets, and have a table top that is adequate for working.

The power line corridor is fully amenitized with a dog park, regional trail, and Frisbee disc course inclusive of signage and tee boxes, and a ramada or shade sail at the main entry to the easement to help create a gathering place and amenity identification. The irrigation canal is landscaped and the DRCC is directly adjacent to the irrigation canal and power line corridor; thus, creating a larger visual open space experience. **Figure 15, Conceptual Electrical/Drainage Corridor Amenity Exhibit** depicts this cross section and anticipated amenities.

4.2 Character and Theme

The existing water conveyance structures provide the overall inspiration for the Community from landscape to walls, monumentation, and entry features. The main theme throughout the Community is a desert adapted riparian landscape accented by visuals of bridges, river rock, and other related water features, such as recycling irrigation water in the entry monument.

4.3 Walls and Monumentation

Figure 16, Conceptual Wall Plan for wall types and locations and **Figure 17, Conceptual Hardscape Details** for theme walls and entry features.

4.4 Landscape

Figure 11, Conceptual Landscape Master Plan, depicts parks, amenities, open space, and lists plant sizes and types permitted in the Community.

5.0 DESIGN GUIDELINES

5.1 Site Design Guidelines

5.1.1 Residential

Significant changes to existing physical property characteristics such as the 230 Kv electrical power line corridor and associated easements ranging from 180 to 218 feet in width, realignment of the irrigation canal, and incorporation of the regional DRCC have been taken into consideration to create a unified, cohesive community. The majority of the Project will meet the intent of the Single Family Residential Design Manual; however, given these significant site constraints, the Entrada PAD will address the subdivision guidelines of the City of Avondale Single Family Residential Design Manual as amended below.

Section 1.1 Lot Design and Street Layout

- 1.1.B “Maximize the number of lots that front onto common open spaces and maximize opportunities for view corridors.”

Entrada has a significant amount of open space. Lots will front onto the common open space where feasible. Where not feasible, such as along the power line and DRCC corridors, a type of view wall may be utilized.

- 1.1.E “Group wider side yards together on some adjoining lots to provide a separation of 20 feet or more between houses.”

Wider separation, greater than the minimum side yard setbacks but less than 20 feet will be applied where feasible. Curvilinear streets and strategically situated open space will help to create a larger visual separation between some homes.

- 1.1.H. “Avoid the placement of lots centered on “T” intersections and avoid driveways opposite a “T” intersection to limit headlight intrusion.”

Lots placed on “T” intersection will be avoided; however, driveways may be placed opposite a “T” intersection to prevent headlight spillage into the livable part of the home.

- 1.1.L “Provide direct vehicular, bicycle, and pedestrian connections to adjacent residential and non-residential areas through trail development and buffered bike lanes.”

Direct vehicular, bicycle, and pedestrian connections to adjacent residential, school, and commercial areas will be provided through street and trail development. Buffered bike lanes are not necessary, since the streets within Entrada are limited to local and collector classifications.

- 1.1.N “Recess front facing garages a minimum of five feet from the front façade or provide side entry garages to break the uniformity and to vary the street scene.”

Recess or projection of front facing garages a minimum of five feet from the front façade, side entry garages, livable forward, and/or architectural enhancements will be used to break the uniformity and to vary the street scene.

Section 1.5 Open space and Amenities

- 1.5.F “Provide a clubhouse and community pool for subdivisions over 500 lots.”

A clubhouse and community pool may take alternative forms other than a traditional building and swimming pool. Alternatives include open air pavilions, multi-tier ramadas, splash pads, and other water elements. A splash pad may incorporate water pumps or cranks that are fed from an irrigation water meter. They are very low water use and require a substantial amount of effort to pump water; thus, encouraging children to take turns playing in the water. A benefit of this type of water feature reduces the unlikely flooding of an adjacent sump or grass area as is harder work than a push a button that is typical of a standard splash pad.

Section 2.1 Architectural Design/Materials and Colors

- 2.1.A “Articulate all facades, including variation in massing, roof forms, and wall planes, as well as surface articulation.”

Entrada will articulate facades visible to public view, which include variation in massing, roof forms, and wall planes, as well as surface articulation. This revision meets the intent of the Design Manual.

- 2.1.B “Incorporate architectural elements and details that add visual interest, scale, and character to all sides of the home to include, four-sided pop outs.”

Incorporate architectural elements and details that add visual interest, scale, and character to visible sides of the home and can include, for example, four-sided pop outs.

- 2.1.D “Incorporate pavers or other similar treatments to driveways.”

Driveway material or treatment, such as plain, salt finish, scored concrete, brick paver, or stamped concreted will be commensurate with the architectural detail of the home.

- 2.1.H “Utilize high-quality, durable, natural materials. Synthetic materials are acceptable if they are sustainable products.”

High-quality, durable, natural materials are encouraged. Synthetic materials are acceptable if they are sustainable or eco-friendly products such as cultured stone or faux shutters.

- 2.1.E. “Incorporate decorative garage doors to assist with the overall design of the front façade. Utilizing “carriage-style” and other non-conventional sectional garage door styles is recommended to provide additional diversity and to better tie in with architectural themes.”

Decorative garage doors are encouraged to assist with the overall design of the front façade. Utilizing “carriage-style” and other non-conventional sectional garage door styles, commensurate with the architectural detail of the home, is recommended to provide additional diversity and to better tie in with architectural themes.

Section 2.5 Required Home Diversity

“Single-Family subdivisions shall include a diversity of architectural types as set forth in Table 1.1....”

The diversity of architectural types for Entrada has been modified as follows:

- The minimum of 3 floor plans and **4 elevations** per plan (0-99 units per plat) has been revised to 3 floor plans and **3 elevations** per plan.
- The minimum of 4 floor plans and **4 elevations** per plan (100+ units per plat) has been revised to 4 floor plans and **3 elevations** per plan.
- The minimum of **3 different roof styles** per plat (0-99 units per plat) has been revised to **2 different roof styles; consisting of gable hip, or combination thereof.**
- The minimum of **4 different roof styles** per plat (100+ units per plat) has been revised to **2 different roof styles; consisting of gable, hip, or combination thereof.**
- The minimum of 8 different color schemes per plan (0-99 units per plat) remains unchanged.
- The minimum of **10 different color schemes** per plan (100+ units per plat) has been revised to **8 different color schemes.**
- The minimum of 3 different roof colors (0-99 units per plat) and 4 different roof colors (100+ units per plat) remain unchanged.
- **Figure 19, Conceptual Architectural Elevations,** depicts the conceptual elevations proposed for Entrada.

5.1.2 Commercial

The commercial site and PRV facility will comply with the City of Avondale 2019 Commercial and Industrial Design Manual as amended.

6.0 INFRASTRUCTURE

6.1 Roadway Improvements

Half street improvements for 107th Avenue (65-half width) and Broadway Road (50-foot half width) will be completed with phase 1 development. Half street improvements for Miami Avenue will be completed with phase 2 development. 107th Avenue will be dedicated to and ultimately maintained by Maricopa County. Miami Avenue is a County-maintained roadway. **Figure 8, Street Circulation Plan** depicts street locations.

6.2 Utilities

Table 6, Utility Providers indicates the utility providers for Entrada.

Table 6
Utility Providers

Utility	Provider
Water	City of Avondale
Wastewater	City of Avondale
Electric	Salt River Project
Natural Gas	Southwest Gas
Phone	Century Link
Cable	Cox Communications

Water

The City of Avondale will be the water service provider for the Project. Onsite water lines serving the Project will tie into offsite water lines in at least two locations to provide a looped system. West of the Project is an existing 16-inch water line that runs south along Avondale Boulevard; to the north is an 8-inch water line that runs along Miami Avenue; and to the east is a 12-inch water line that runs south along 107th Avenue to Jones Avenue. To assist in the development of Verde Trails, the Developer is donating a site for a future pressure reducing valve (PRV) station that is planned along 107th Avenue on the eastern boundary of Entrada. The Entrada property is reserving land for this PRV station and supplemental access easements, and planning around this PRV station in an effort to maintain the Project's high quality development standard. Once constructed, the PRV station will be owned and maintained by the City of Avondale. A water master plan will be provided with the required preliminary plat process. Water infrastructure needed to serve each phase of development will be determined during the preliminary plat process. See **Figure 19, Master Water Plan**.

Wastewater

The City of Avondale will be the wastewater service provider for the Project. Onsite sewer mains serving the Project are anticipated to tie into existing 30-inch and 36-inch sewer lines west of the Project in Avondale Boulevard, a short distance north of Broadway Road. A wastewater master plan will be provided with the required preliminary plat process. Sewer infrastructure needed to serve each phase of development will be determined during the preliminary plat process. See **Figure 20, Master Wastewater Plan**.

6.3 Drainage

The Community is in an area that has generally been used for agricultural uses, large lot residential, and subdivided master planned communities and not in hillside or an environmentally sensitive area. It is, however, located in a substantial floodplain that will be mitigated as part of the regional DRCC. The flood hazard zones on both sides of the DRCC are attributable to the same source of flooding that will ultimately be managed and mitigated by the construction of the DRCC. With the DRCC's westward extension through the project, these flows will be contained within the channel and the historical floodplain on both sides of the Canal will be mitigated. Developer will reserve the land necessary for construction of the DRCC. See **Figure 21, Master Drainage Plan**.

6.4 Phasing

Development of the Project is anticipated to be completed in three phases. Conceptually, phase 1 is planned south of the power line corridor, phase 2 is planned north of the power line corridor and the triangular area on the west side of the Project, and phase 3 is the planned commercial parcel. 107th Avenue and Broadway Road will be improved as part of the phase 1 development and Miami Avenue will be improved as part of phase 2 development as depicted in **Figure 22, Conceptual Phasing Plan**. The water and wastewater infrastructure needed to serve each phase of development will be determined during the preliminary plat process.

The actual phasing will be based on market conditions, industry factors, and/or business considerations. Deviations from the Phasing Plan are allowed and do not constitute a PAD amendment, as long as the phasing meets City requirements, provides two points of access, a looped/redundant waterline, and adequately addresses upstream and downstream drainage.

7.0 MAINTENANCE OF COMMON AREAS AND FACILITIES

The Homeowners Association (HOA) will be responsible for maintaining all common areas and facilities within the Community such as the parks, amenity areas, landscaping, power line corridor, amenities adjacent to the DRCC, and landscaping along all internal and perimeter streets.

8.0 CONFORMANCE WITH CITY PLANS

8.1 General Plan Conformance

Once the Major GPA is approved, the Project will meet the following goals of the General Plan:

Land Use Element

Goal 4: Ensure all land use decisions meet the long-term social and economic goals of the community.

Policies:

- A. Encourage annexations that benefit the quality of life for Avondale residents and are in the best interest of the City.

The Project is within unincorporated Maricopa County, within the Avondale planning area immediately adjacent to one of the City's growth areas and the Avondale Boulevard Employment and Commercial Corridor. Water and sewer infrastructure are readily available in 107th Avenue and Broadway Road and along Avondale Boulevard. The Project anticipates annexation into the City of Avondale, which will provide a revenue source for water, sewer, police, and fire services.

Goal 6: Promote regional land use planning and coordination with neighboring communities to develop and maintain sustainable land use patterns.

Policies:

- A. Coordinate with external entities, surrounding jurisdictions, and state and federal agencies to address issues of regional concern.
- D. Coordinate connectivity opportunities with neighboring communities when creating pedestrian and non-motorized trail systems.

Developer will work with Maricopa County Flood Control District by reserving land for the DRCC in an effort to mitigate a regional floodplain issue.

The power line corridor, DRCC, and irrigation canal provide opportunities for regional connectivity, such as a trail system. The type and location of connectivity will be finalized during the design process.

Economic Element

Goal 3: Enhance and market Avondale's business climate.

Policies:

- F. Encourage continued diversity and expansion of small business.

The Local Commercial land use will remain and slightly increase in size. This Local Commercial land use designation allows for smaller scale neighborhood serving businesses such as grocery stores, dry-cleaning, and restaurants. This land use will help promote the addition of smaller scale, potentially independently owned businesses. The proximity to growing residential communities will help neighborhood-serving businesses thrive at this location.

Goal 8: Invest in neighborhood infrastructure, public spaces, and amenities

Policies:

B. Assess and implement methods requiring new residential developments to incorporate specific amenities and designate a specific amount of space for common use by neighborhoods.

The Entrada community will meet all City requirements for open space, including passive and active recreational amenities. The physical encumbrances, including the power line corridor, canals, and drainage channels, will be utilized and enhanced to the extent possible. It is envisioned that these areas will add value to the community and residents through the incorporation of pedestrian path and trail system.

Housing Element

Goal 4: Require excellence and innovation in residential design and construction

Policies:

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

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

The homebuilder has partnered with Amazon to offer an integrated automation and voice control system as a standard feature. This feature will provide Wi-Fi coverage in every room with no dead spots and control of lights, front door lock, and thermostat by talking to Amazon Alexa. This permits today's best smart and streaming products to operate at peak performances and future technologies as they come to market.

The homebuilder offers a product designed for multigenerational living, in essence two separate homes in one, which includes innovative floorplans that provide independence and nearby help when needed. This second living area incorporates a private entrance, living area, kitchenette, washer/dryer, bedroom and bathroom separate from the main living area of the home.

Significant changes to existing physical property characteristics such as the 230 Kv electrical power line corridor and associated easements ranging from 180 to 218 feet in

width, realignment of the irrigation canal, and incorporation of the regional DRCC have been taken into consideration to create a unified, cohesive community. Trails and open spaces will be thoughtfully situated along what are currently considered significant property constraints and throughout the Community.

Energy Element

Goal 1: Integrate energy efficiency measures and renewable energy sources into all aspects of Avondale planning.

Policies:

- C. Encourage “walkable” communities, vertical development where appropriate, transit, and efficient land use patterns to minimize fuel consumption and energy usage.

The Project is adjacent to a growth area and the Avondale Boulevard Employment and Commercial Corridor as identified in GP2030. The Project provides residential adjacent to commercial and employment uses. A trail system will be utilizing the power line, irrigation and DRCC easements to provide pedestrian connectivity throughout the Community.

Goal 5: Integrate electric power line corridors, electric substations, and other energy infrastructure into future development.

Policies:

- A. Work with developers and local utility providers to mitigate the off-site visual impacts on surrounding properties of electrical substations and well sites through decorative walls, opaque fencing, earthen berms, and dense landscaping.
- B. Require that electric power line corridors and regional drainage channels be developed as active and passive open space amenities for the community allowing for non-motorized connections between neighborhoods.

The 180- to 218-foot wide 230 Kv power line corridor will likely mirror the landscape theme provided in the development east of Entrada through the use of berms and landscaping within SRP guidelines.

The power line corridor, DRCC, and/or irrigation canal provide opportunities for regional connectivity, such a trail system. The exact location will be determined through the design stage.

Open Space Element

Goal 2: Create linkages to parks, trails, rivers, and mountains.

Policies:

- D. Utilize all High Voltage corridors (greater than 69Kv) for passive recreational use to connect to a greenway corridor system.

The 180- to 218-foot wide 230 Kv power line corridor will incorporate landscape design features, and potential recreational opportunities, in accordance with SRP guidelines.

Bicycling Element

Goal 3: Increase recreational opportunities for bicyclists throughout Avondale.

Policies:

A. Take advantage of electrical power line corridors, canals, regional drainage channels, and rivers to develop and enhance a regionally connected multi-modal recreation trail system.

The power line corridor, DRCC, and irrigation canal provide opportunities for regional connectivity, such as a multi-model trail system. The exact location will be determined through the design process.

Facilities Element

Goal 3: Protect the community from flooding and plan for long-term, effective, and efficient stormwater services.

Policies:

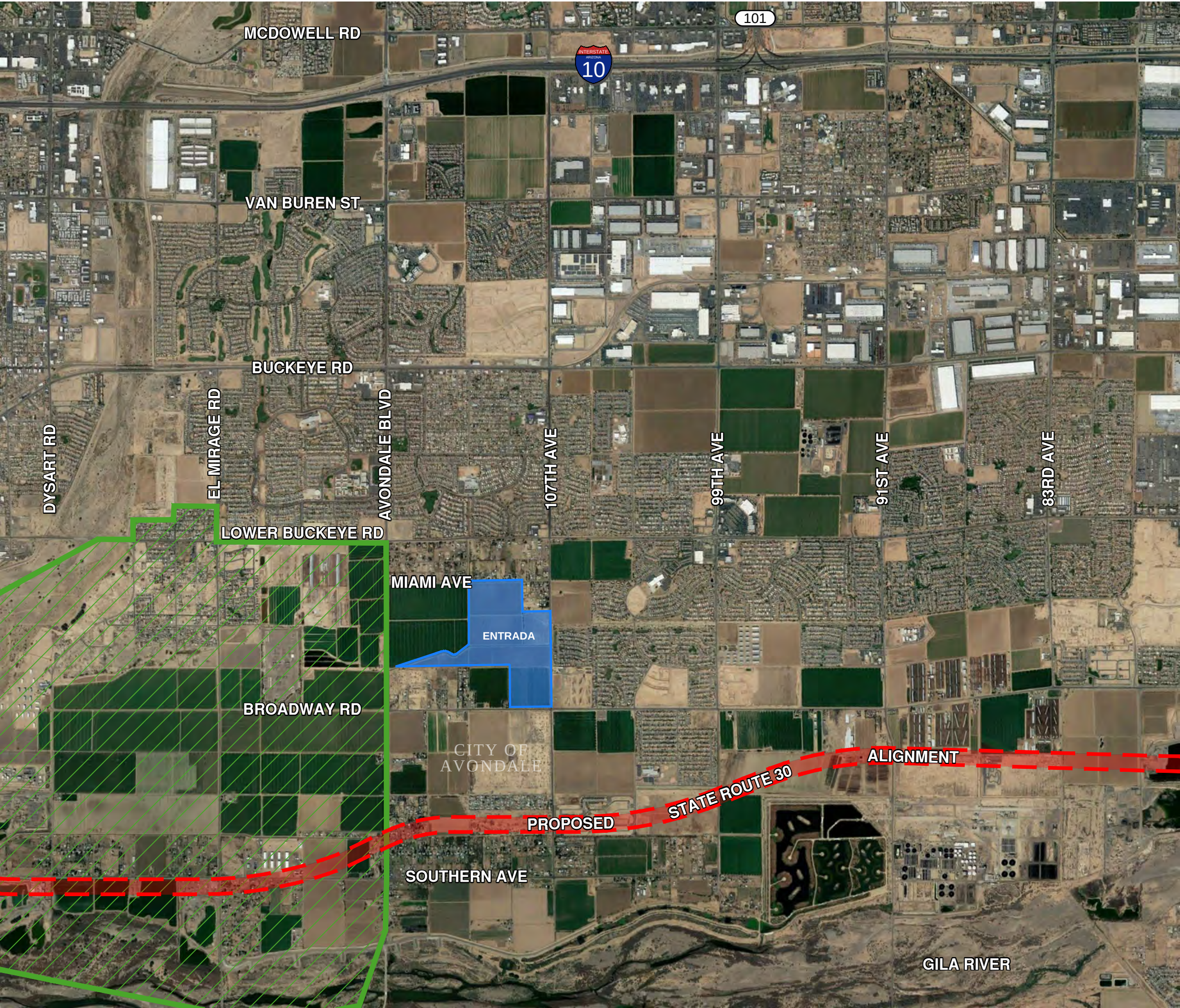
D. Participate, to the extent feasible, in regional flood control planning and improvement projects.

Developer will work with Maricopa County Flood Control by reserving land for the DRCC in an effort to mitigate a regional floodplain issue.

8.2 Avondale Strategic Five-Year Plan

The Avondale Strategic Five-Year Plan (the “Five-Year Plan”) provides a comprehensive vision to create a community that is both family friendly and economically robust. With a young and vibrant population with a median age of only 29 years, providing housing options to meet the needs of this demographic is paramount to achieving the goals of the Five-Year Plan. Focusing on the goals of fostering sustainable community development and encouraging and supporting creative innovations in development, the concurrent GPA will allow for a new community in southern Avondale to be responsive to the market trends and needs of the population. Entrada will provide residential opportunities for the small businesses and large corporations’ employees that look to locate within this area of the City. Ultimately supporting the economic development corridor planned for Avondale Blvd, along SR30, and to support the expansion of ISM Raceway, capitalizing on the desire to grow the area in a destination for major sports and entertainment district. Overall, Entrada will be a highly desirable development that will provide a minimum of three varied housing options coupled with an intricate network of enhanced open space and neighborhood commercial that will ultimately create and promote a sense of community in an area of Avondale that is otherwise disconnected from the balance of the City

FIGURES

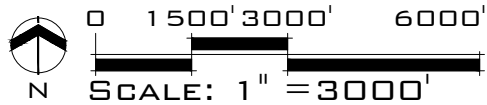


ENTRADA

AVONDALE, ARIZONA

PLANNED AREA DEVELOPMENT FIGURE 1

REGIONAL VICINITY MAP



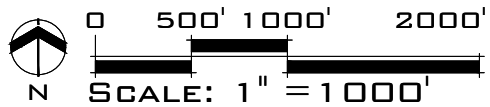
AVONDALE'S OPPORTUNITY ZONES



ENTRADA
AVONDALE, ARIZONA

PLANNED AREA DEVELOPMENT
FIGURE 3

GENERAL PLAN



LEGEND

- Planning Area Boundary
- Maricopa County
- Avondale Growth Area

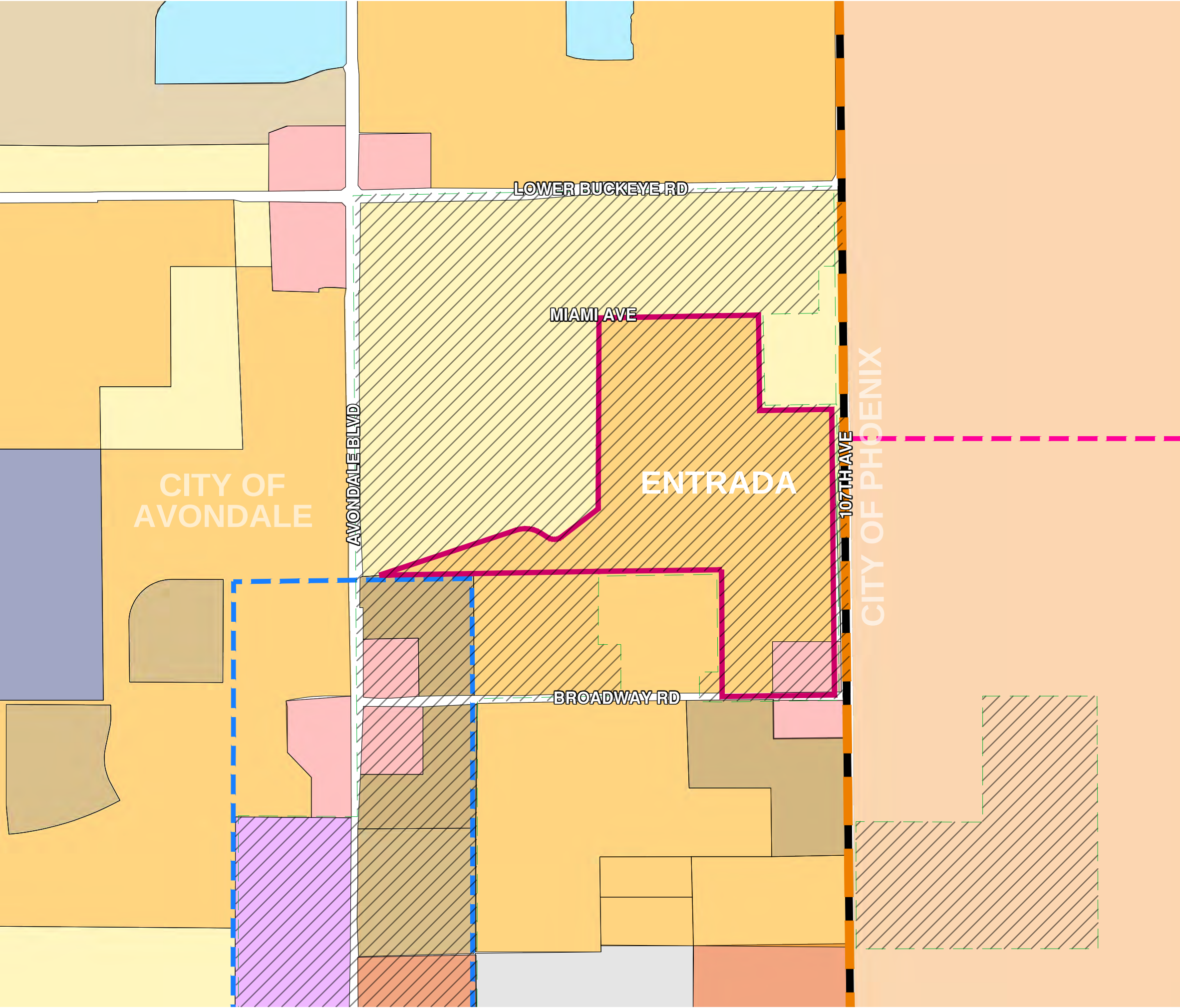
CITY OF AVONDALE GENERAL PLAN LAND USE LEGEND

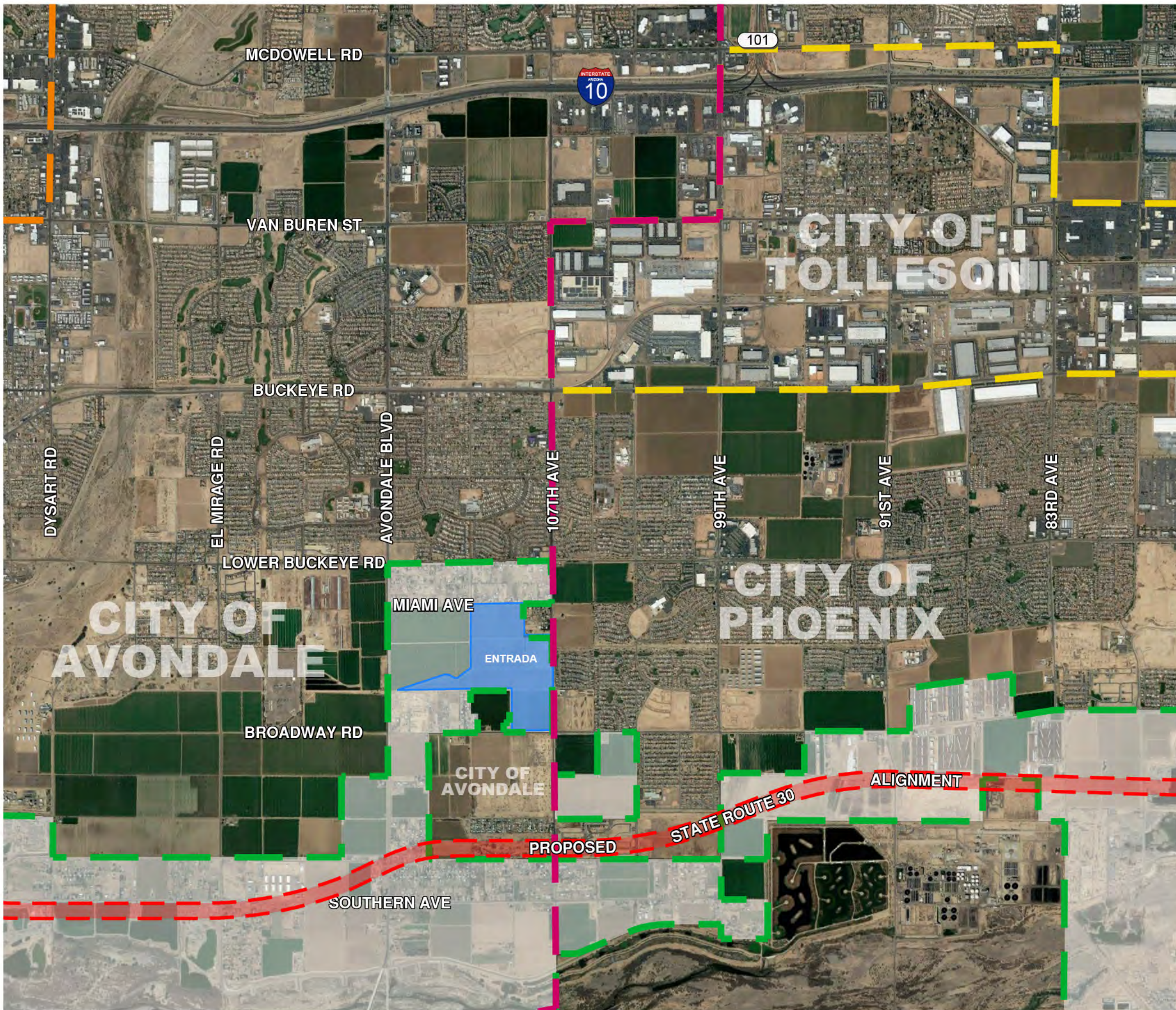
LAND USE

- Estate/Low Density Residential
- Medium Density Residential
- Medium/High Density Residential
- High Density Residential
- Local Commercial
- Freeway Commercial
- Office/Professional
- Public/Civic
- Mixed Use
- Education

CITY OF PHOENIX GENERAL PLAN LAND USE LEGEND

- Residential 2-3.5 du/ac
- Density Cap Limit





ENTRADA

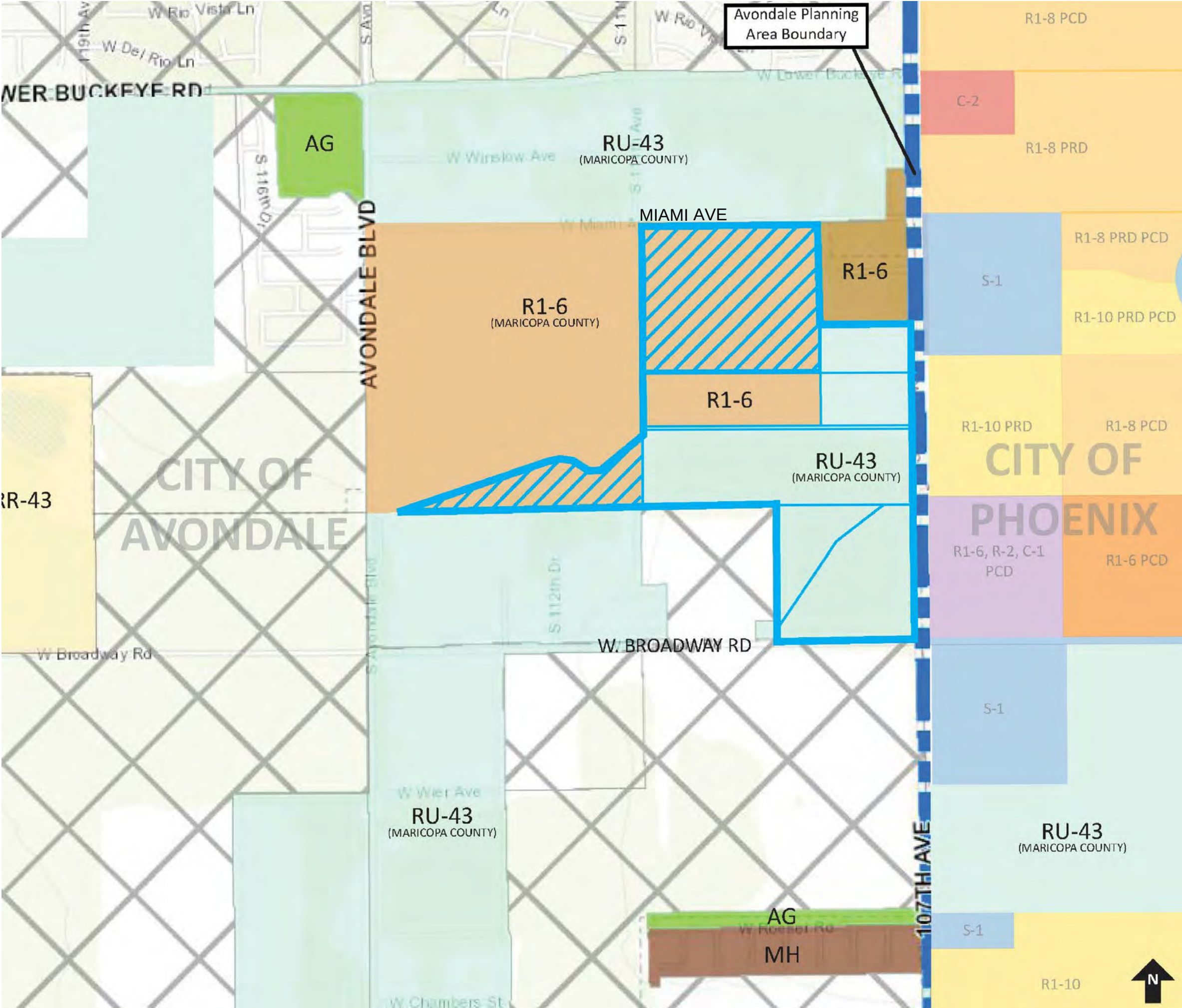
AVONDALE, ARIZONA

PLANNED AREA DEVELOPMENT FIGURE 4

CONTEXT MAP



- City of Avondale Planning Area Boundary
- Unincorporated Maricopa County
- City of Goodyear Planning Area Boundary
- City of Tolleson Planning Area Boundary

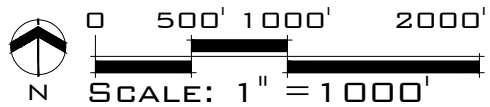


ENTRADA

AVONDALE, ARIZONA

PLANNED AREA DEVELOPMENT FIGURE 5

ZONING MAP



LEGEND

PROJECT BOUNDARY

CITY OF AVONDALE ZONING LEGEND

- R1-6
- RR-43
- MH
- AG
- PAD

CITY OF PHOENIX ZONING LEGEND

- R1-6
- R1-8
- R1-10
- S-1
- PCD
- C-2

MARICOPA COUNTY ZONING LEGEND

- R1-6
- RU-43
- RUPD OVELAY

AVONDALE BLVD

ACCESS

MIAMI AVE

ACCESS

ACCESS

POTENTIAL
ACCESS

BROADWAY RD

107TH AVE

ACCESS

PARCEL 6
50x115

PARCEL 5
45x110

NEIGHBORHOOD
PARK

PARCEL 1
55X120

PARCEL 4
45X110

PARCEL 2
50X115

PARCEL 3
45x110

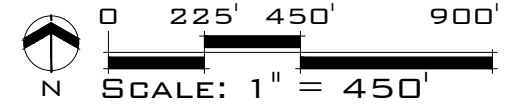
PARCEL 7
COMMERCIAL

ENTRADA

AVONDALE, ARIZONA

PLANNED AREA DEVELOPMENT FIGURE 6

CONCEPTUAL DEVELOPMENT PLAN



- LEGEND
- Pad Boundary
 - * Park
 - ▨ Utility / Irrigation / Drainage / OS Corridors
 - 45 x 110 Lot Size
 - 50 x 115 Lot Size
 - 55 x 120 Lot Size
 - Commercial

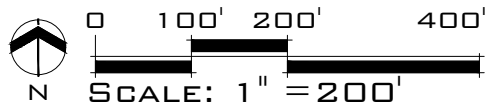
Project Data

Parcel No.	Land Use	Standard Zoning District	Lot Size	Gross Acres ⁽¹⁾	Target Lot Count ⁽²⁾	Target Density ⁽²⁾ (du/ac)
1	SFR	R1-7	55 x 120	31.3	69	2.2
2	SFR	R1-6	50 x 115	29.7	125	4.2
3	SFR	R1-5	45 x 110	25.3	120	4.7
4	SFR	R1-5	45 x 110	28.7	84	2.9
5	SFR	R1-5	45 x 110	37.6	124	3.3
6	SFR	R1-6	50 x 115	24.0	102	4.3
Total SFR				176.6	624	3.5
7	Commercial	C-1		9.0	-	-
Total Project				185.6	624	3.4

⁽¹⁾ Gross area excludes 65-foot half street ROW for 107th Ave and 33-foot half street ROW for Miami Avenue. 107th Ave and Miami Avenue will remain in unincorporated Maricopa County.

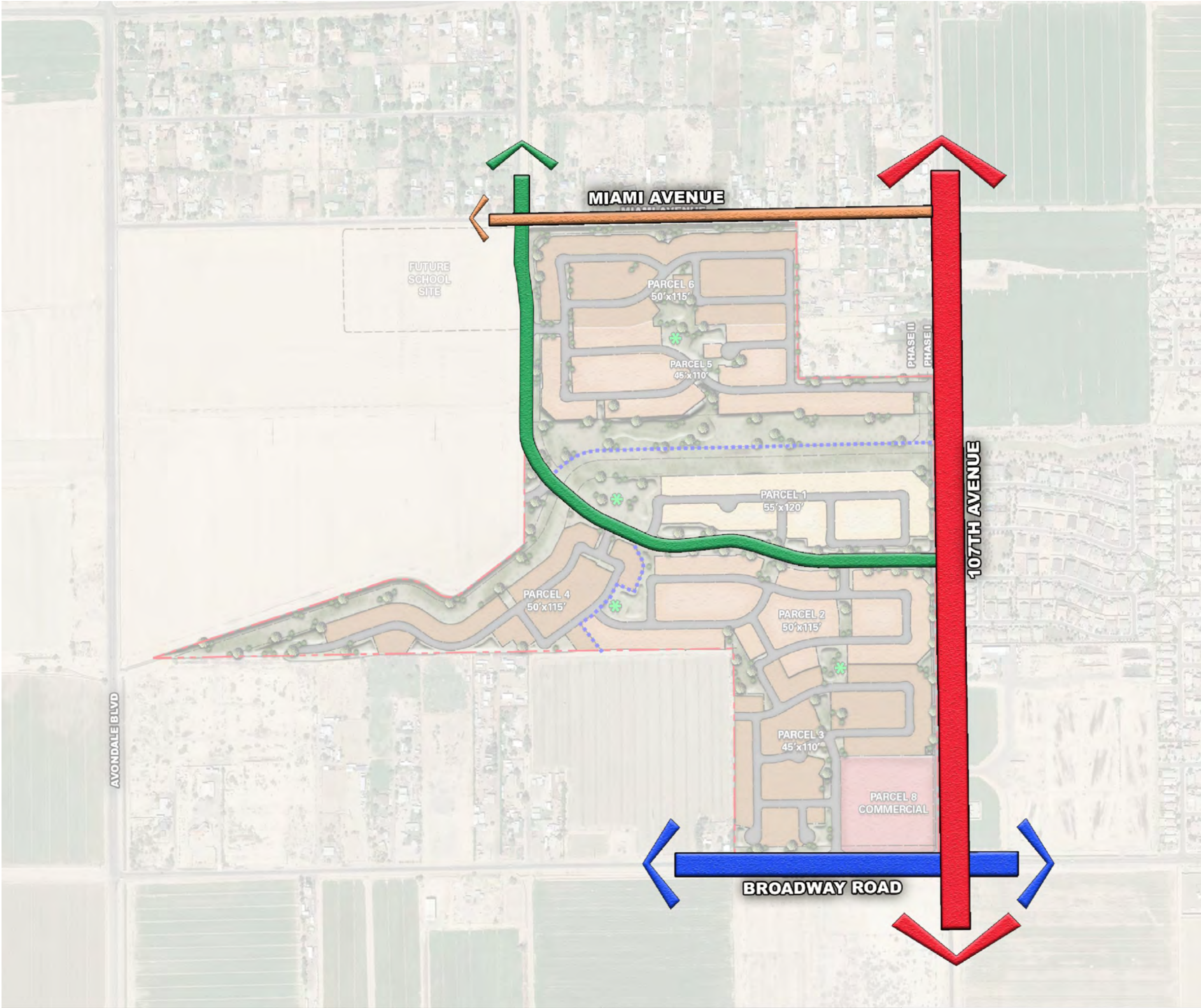
⁽²⁾ Target lot count and target density per parcel may be exceeded if dwelling units are transferred from another parcel and the maximum number of units is not exceeded for the Project.

STREET CIRCULATION PLAN

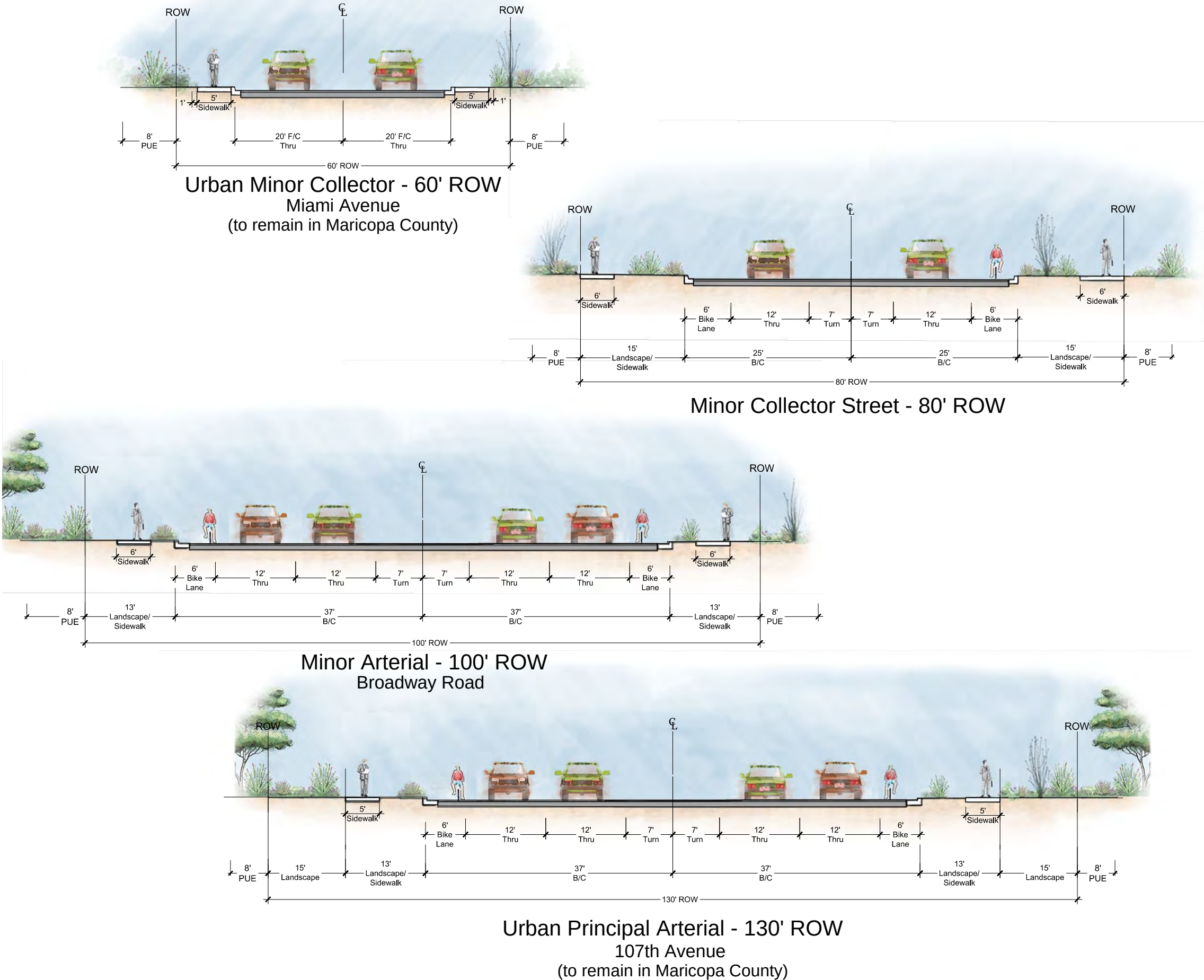


LEGEND

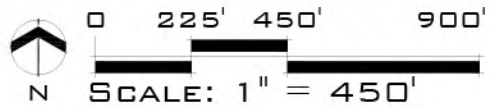
-  Maricopa County Urban Principal Arterial (107th Avenue)
-  Minor Arterial (Broadway Road)
-  Collector Road
-  Maricopa County Urban Minor Collector (Miami Avenue)



STREET CROSS SECTIONS



CONCEPTUAL OPEN SPACE PLAN



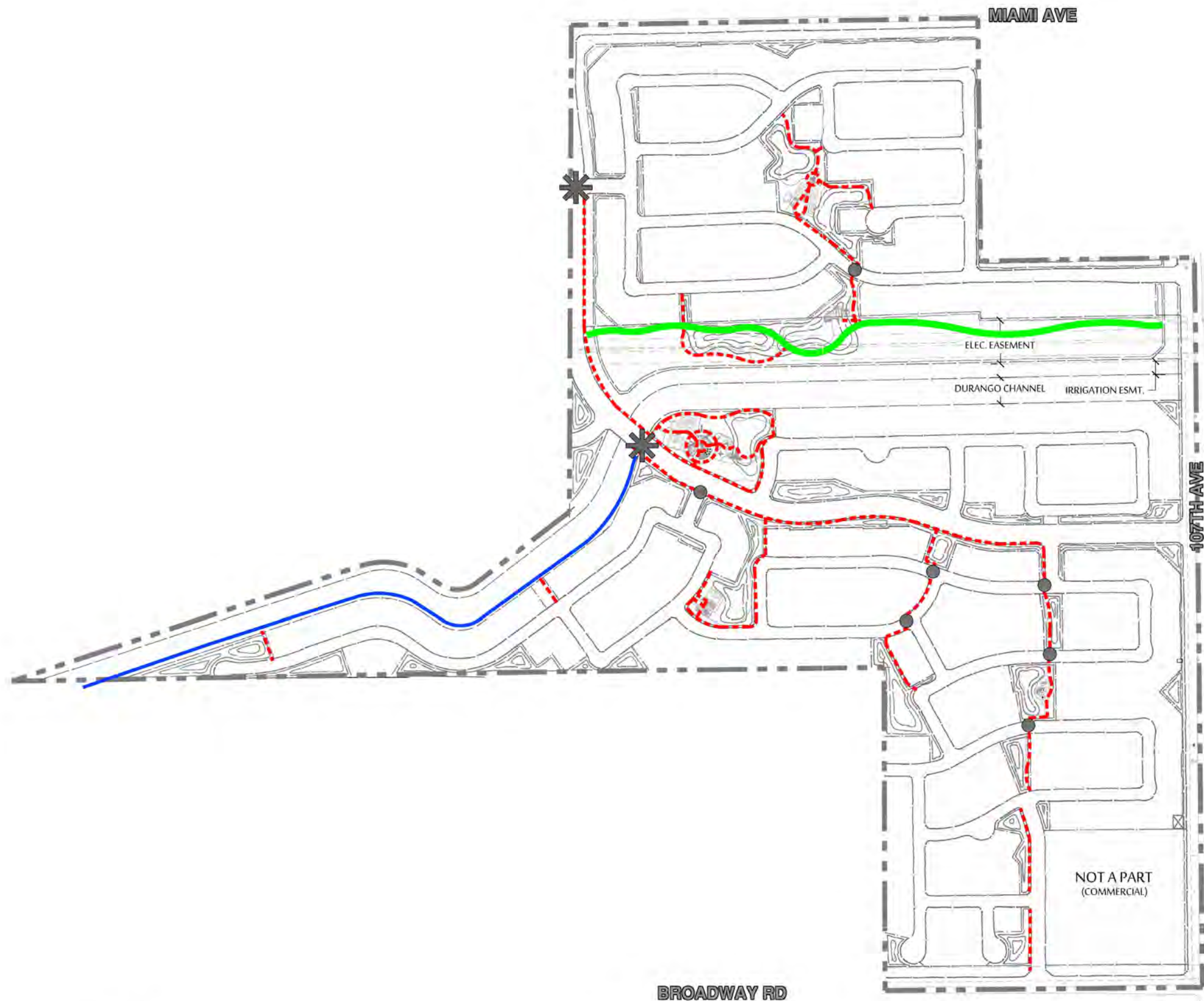
LEGEND

- PAD Boundary
- Proposed Trail / Path (See Conceptual Pedestrian Circulation Plan)
- Proposed Open Space Areas (Exceeds 18% net OS)
- Visual Open Space
- Existing Electric Easement

AMENITIES

- Community Center - Min. 2.5 Acres
- Outdoor Game Center - Min. 1.5 Acres
- Dog park - Min. .5 Acres
- West Pocket Park - Min. .8 Acres
- East Pocket Park - Min. .8 Acres

NOTE:
This plan is conceptual and subject to change through the planning and development process.

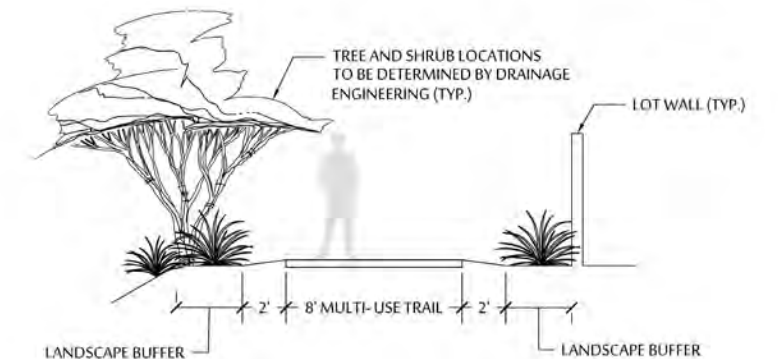


CIRCULATION LEGEND

	TYPICAL CONCRETE SIDEWALK CONNECTIONS
	UTILITY ACCESS ROAD/MULTI-USE TRAIL
	SECONDARY TRAIL (DURANGO CHANNEL TRAIL)
	ENHANCED PEDESTRIAN CROSSING/CROSSWALK (STAMPED ASPHALT - COLOR & PATTERN TO MATCH COMMUNITY THEME)
	TYPICAL STREET CROSSING/CROSSWALK (PER CITY STANDARD)



UTILITY ACCESS ROAD/MULTI-USE TRAIL (SRP ELECTRICAL EASEMENT)



SECONDARY TRAIL CROSS SECTION (DURANGO CHANNEL TRAIL)

NOTE:

ALL PROPOSED LOTS SHOWN ON THIS GRAPHIC ARE CONCEPTUAL AND FOR REFERENCE ONLY.

ENTRADA

CONCEPTUAL PEDESTRIAN CIRCULATION PLAN

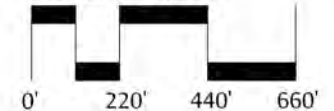
BROADWAY RD AND 107TH AVE

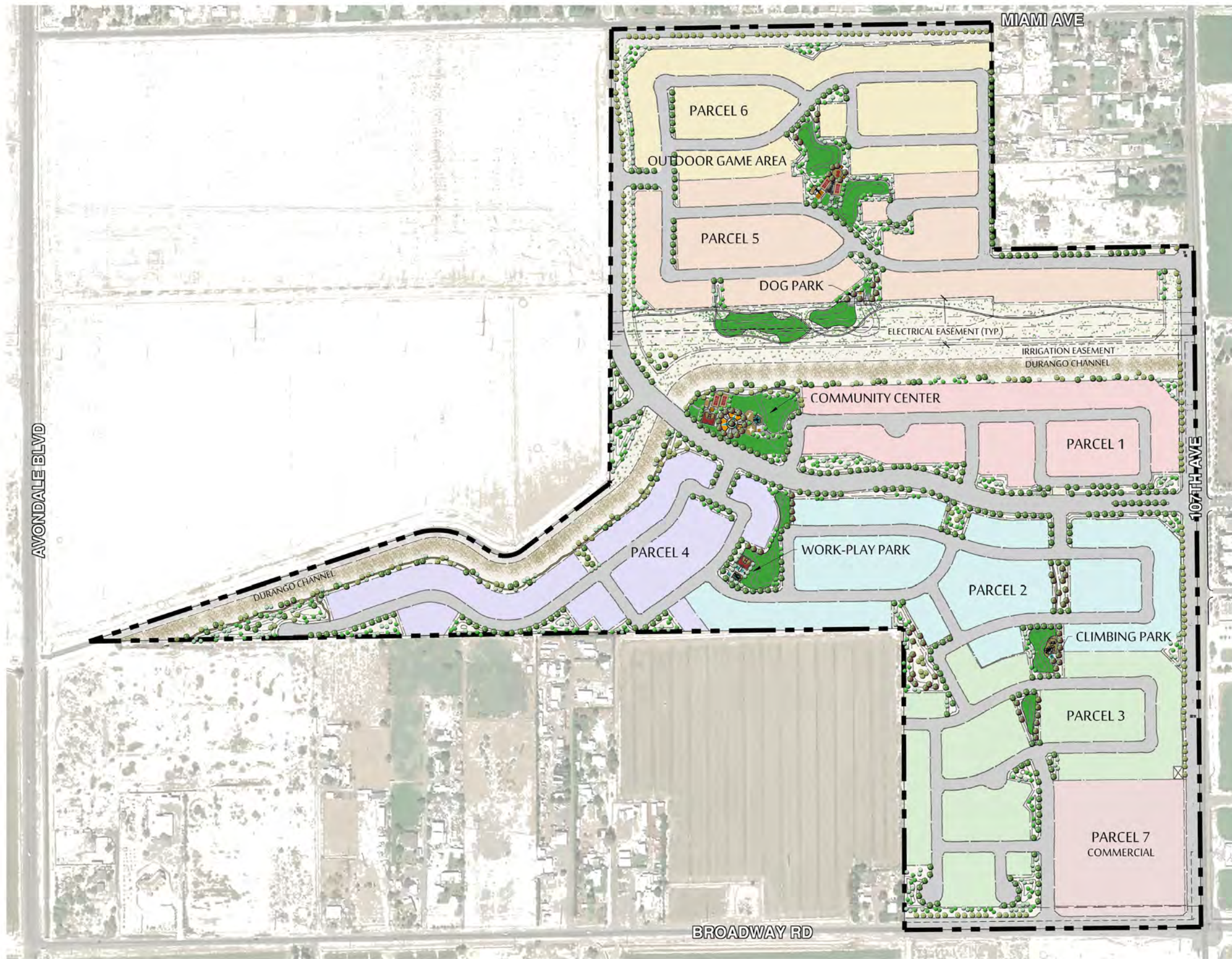
FEBRUARY 24, 2020

SHEET 6

FIGURE 10

SCALE: 1"=220'-0"





PLANT LEGEND

LARGE - MEDIUM CANOPY TREES* (24" BOX MIN.)

PHOENIX DACTYLIFERA	DATE PALM
PARKINSONIA 'HYBRID'	(THORNLESS PALO VERDE)
FRAXINUS VELUTINA sp.	FAN-TEX ASH
OLEA EUROPEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE
PARKINSONIA PRAECOX	PALO BREA
PROSOPIS SP.	THORNLESS MESQUITE SP.
QUERCUS VIRGINIANA	LIVE OAK
ULMUS PARVIFOLIA	CHINESE EVERGREEN ELM

MEDIUM- SMALL CANOPY TREES* (24" BOX MIN.)

ACACIA ANEURA	MULGA TREE
PITHECELLOBIUM FLEXICAULE	TEXAS EBONY
CHILOPSIS LINEARIS	DESERT WILLOW
PISTACIA LENTISCUS	MASTIC TREE
PISTACIA SPECIES	RED PUSH PISTACHE
CAESALPINIA CACALACO	THORNLESS CASCALOTE
'SMOOTHIE'	

SHRUBS* (5 GALLON MIN.)

BOUGAINVILLEA SPECIES	B. KARST BOUGAINVILLEA
BOUGAINVILLEA 'FLAME'	BUSH BOUGAINVILLEA
CASSIA PHYLLODENDIA	SILVERY CASSIA
CASSIA NEMOPHILA	GREEN CASSIA
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE
EREMOPHILA SP.	EMU BUSH
LEUCOPHYLLUM CANDIDUM	SAGE SP.
LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE SP.
LEUCOPHYLLUM LANGMANIAE	RIO BRAVO TEXAS SAGE
MUHLENBERGIA CAPILLARIS	REGAL MIST DEER GRASS
MUHLENBERGIA RIGENS	DEER GRASS
MUHLENBERGIA RIGIDA	'NASHVILLE' GRASS
RUPELLIA PENINSULARIS	BAJA RUPELLIA
SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL
SIMMONDSIA CHINENSIS	JOJOBA
TECOMA SPECIES	'LYDIA'
AMBROSIA DELTOIDEA	TRIANGLE LEAF BURSAGE
ENCELIA FARINOSA	BRITTLE BUSH
LARREA TRIDENTATA	CREOSOTE BUSH

ACCENTS* (5 GALLON MIN.)

AGAVE SPECIES	AGAVE
ALOE SP.	ALOE SP.
DASYLIRION WHEELERI	DESERT SPOON
HESPERALOE PARVIFLORA	RED YUCCA
EUPHORBIA ANTISYPHILITICA	CANDELILLA
CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM
YUCCA SPECIES	YUCCA

GROUND COVER* (3 GALLON MIN.)

ACACIA REDOLENS	DESERT CARPET
CALLISTEMON SPECIES	LITTLE JOHN BOTTLEBRUSH
EUPHORBIA RIGIDA	GOPHER PLANT
LANTANA CAMARA SP.	MOUNDING LANTANA SP.
LANTANA MONTEVIDENSIS SP.	TRAILING LANTANA SP.
EREMOPHILA SP.	'OUTBACK SUNRISE'

DECOMPOSED GRANITE - 3/4" SCREENED, 2" DEPTH - COLOR TBD

TURF 'MIDIRON' HYBRID BERMUDA SOD

NOTES:

1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADWR LOW WATER USE PLANT LIST.
2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.
3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR H.O.A. REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.
4. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED ESMT.
5. PER THE CITY OF AVONDALE STREET TREE MASTER PLAN, THE THORNLESS MESQUITE TREE IS TO BE USED AS THE PRIMARY TREE ALONG 107TH AVE, AND THE DESERT WILLOW USED AS THE SECONDARY TREE. ALONG BROADWAY ROAD, THE SWAN HILL OLIVE TREE IS TO BE USED AS THE PRIMARY TREE AND THE OAK TREE USED AS THE SECONDARY TREE.
6. ALL PROPOSED LOTS SHOWN ON THIS GRAPHIC ARE CONCEPTUAL AND FOR REFERENCE ONLY.

ENTRADA CONCEPTUAL LANDSCAPE MASTER PLAN

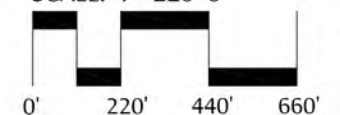
BROADWAY RD AND 107TH AVE

FEBRUARY 24, 2020

SHEET 1

FIGURE 1 1

SCALE: 1"=220'-0"





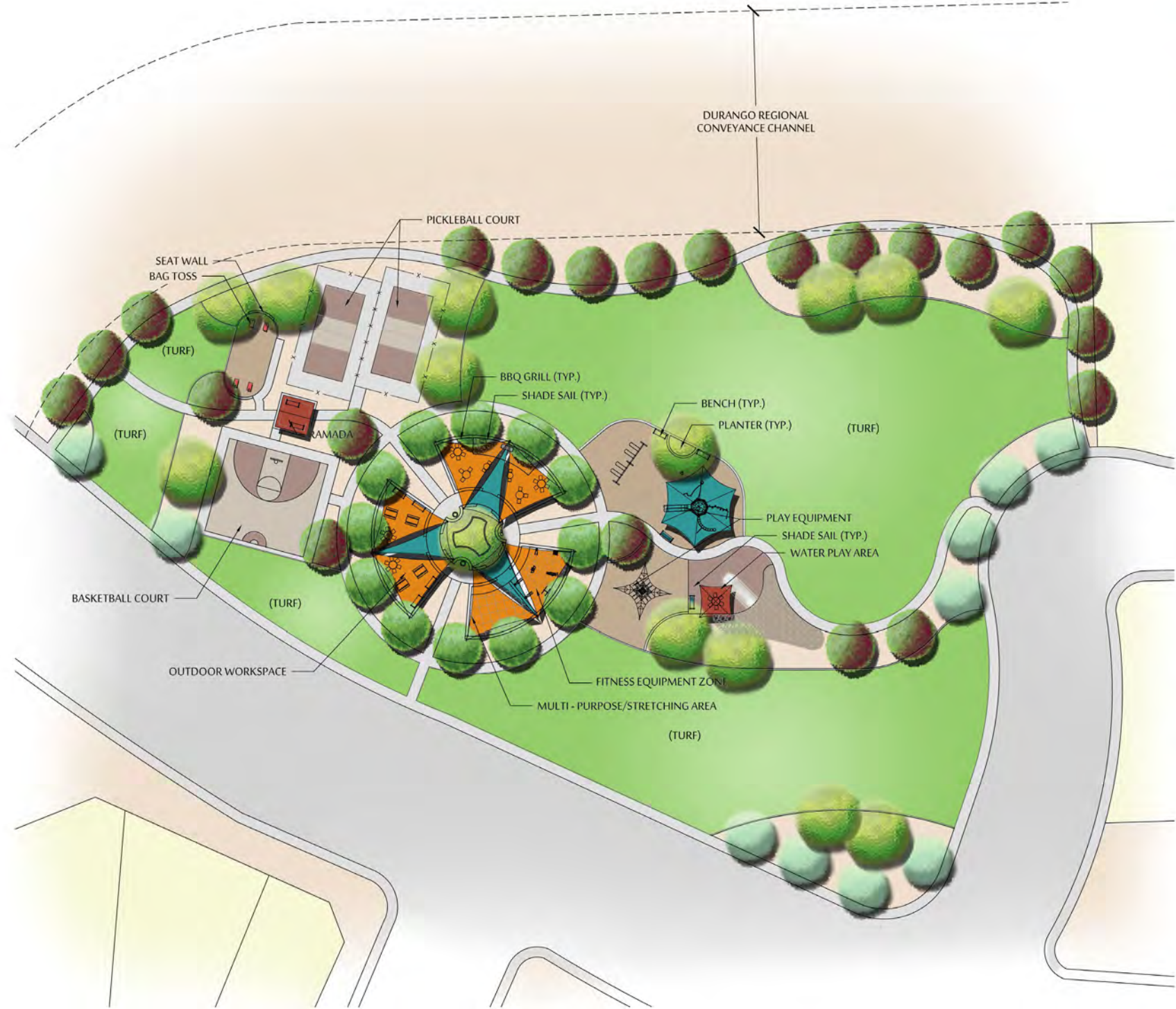
PICKLEBALL COURTS



FITNESS EQUIPMENT ZONE



LARGE BBQ GRILL/GATHERING AREA



OUTDOOR WORKSPACE - WIFI CONNECTED



PLAY EQUIPMENT - NETPLEX



WATER PLAY AREA

NOTES:

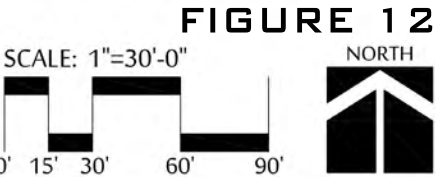
1. POLE LIGHTING TO BE USED ADJACENT TO ALL SPORT COURT AMENITIES.
2. PEDESTRIAN SCALE LIGHTING TO BE USED ALONG OPEN SPACE SIDEWALKS AND TRAILS THAT ARE WITHIN OR ADJACENT TO OPEN SPACE AMENITIES AREAS AND GATHERING NODES WITH A MINIMUM OF 100' SPACING. HOWEVER, NO TRAIL LIGHTING TO BE INSTALLED IN ANY ELECTRICAL EASEMENTS OR ADJACENT TO ANY IRRIGATION OR CONVEYANCE CHANNELS.
3. CHARACTER IMAGES ARE FOR REFERENCE ONLY AND INTENDED TO SHOW PROPOSED AMENITIES. ACTUAL SPECIFICATIONS MAY VARY.



ENTRADA CONCEPTUAL COMMUNITY CENTER

BROADWAY RD AND 107TH AVE
FEBRUARY 24, 2020

SHEET 2





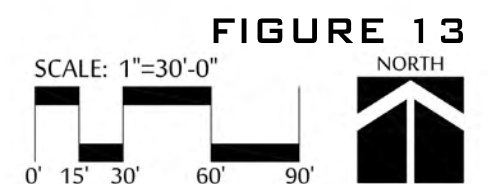
NOTES:

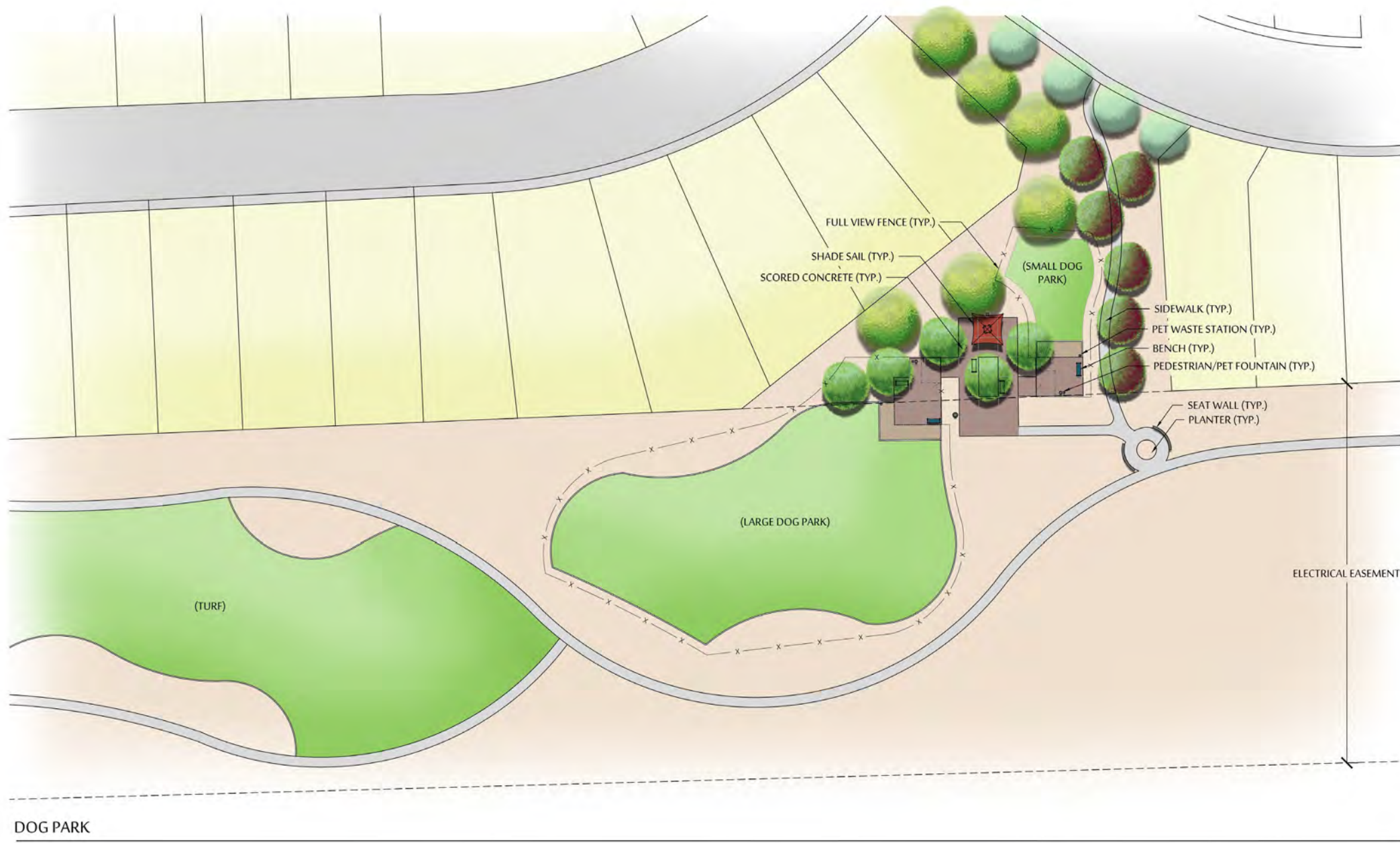
1. POLE LIGHTING TO BE USED ADJACENT TO ALL SPORT COURT AMENITIES.
2. PEDESTRIAN SCALE LIGHTING TO BE USED ALONG OPEN SPACE SIDEWALKS AND TRAILS THAT ARE WITHIN OR ADJACENT TO OPEN SPACE AMENITIES AREAS AND GATHERING NODES WITH A MINIMUM OF 100' SPACING. HOWEVER, NO TRAIL LIGHTING TO BE INSTALLED IN ANY ELECTRICAL EASEMENTS OR ADJACENT TO ANY IRRIGATION OR CONVEYANCE CHANNELS.

ENTRADA CONCEPTUAL OUTDOOR GAME CENTER

BROADWAY RD AND 107TH AVE
FEBRUARY 24, 2020

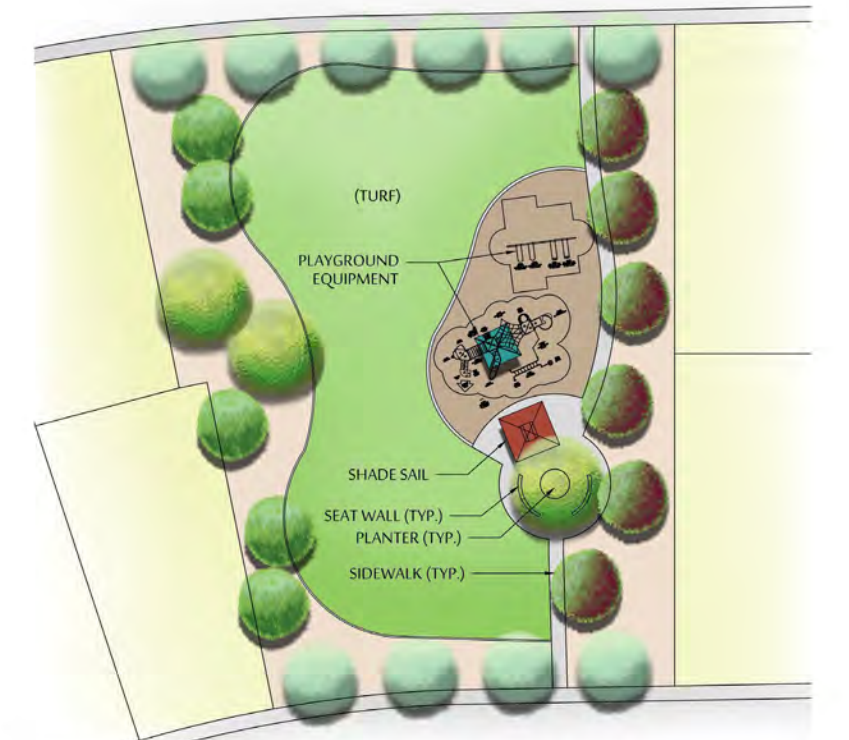
SHEET 3

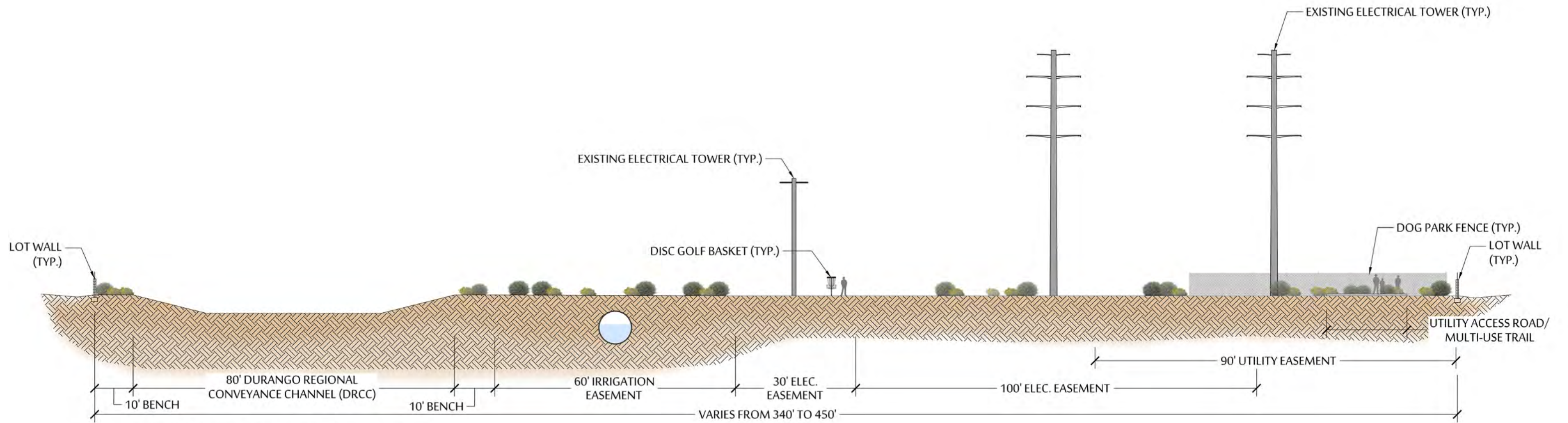




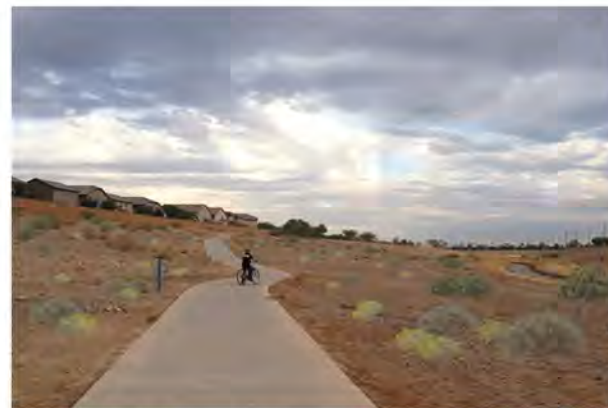
NOTES:

1. POLE LIGHTING TO BE USED ADJACENT TO ALL SPORT COURT AMENITIES.
2. PEDESTRIAN SCALE LIGHTING TO BE USED ALONG OPEN SPACE SIDEWALKS AND TRAILS THAT ARE WITHIN OR ADJACENT TO OPEN SPACE AMENITIES AREAS AND GATHERING NODES WITH A MINIMUM OF 100' SPACING. HOWEVER, NO TRAIL LIGHTING TO BE INSTALLED IN ANY ELECTRICAL EASEMENTS OR ADJACENT TO ANY IRRIGATION OR CONVEYANCE CHANNELS.





ELECTRICAL/DRAINAGE CORRIDOR CROSS SECTION



UTILITY ACCESS ROAD/MULTI-USE TRAIL



DISC GOLF COURSE



DISC GOLF BASKET



DOG PARK



DOG PARK LAYOUT



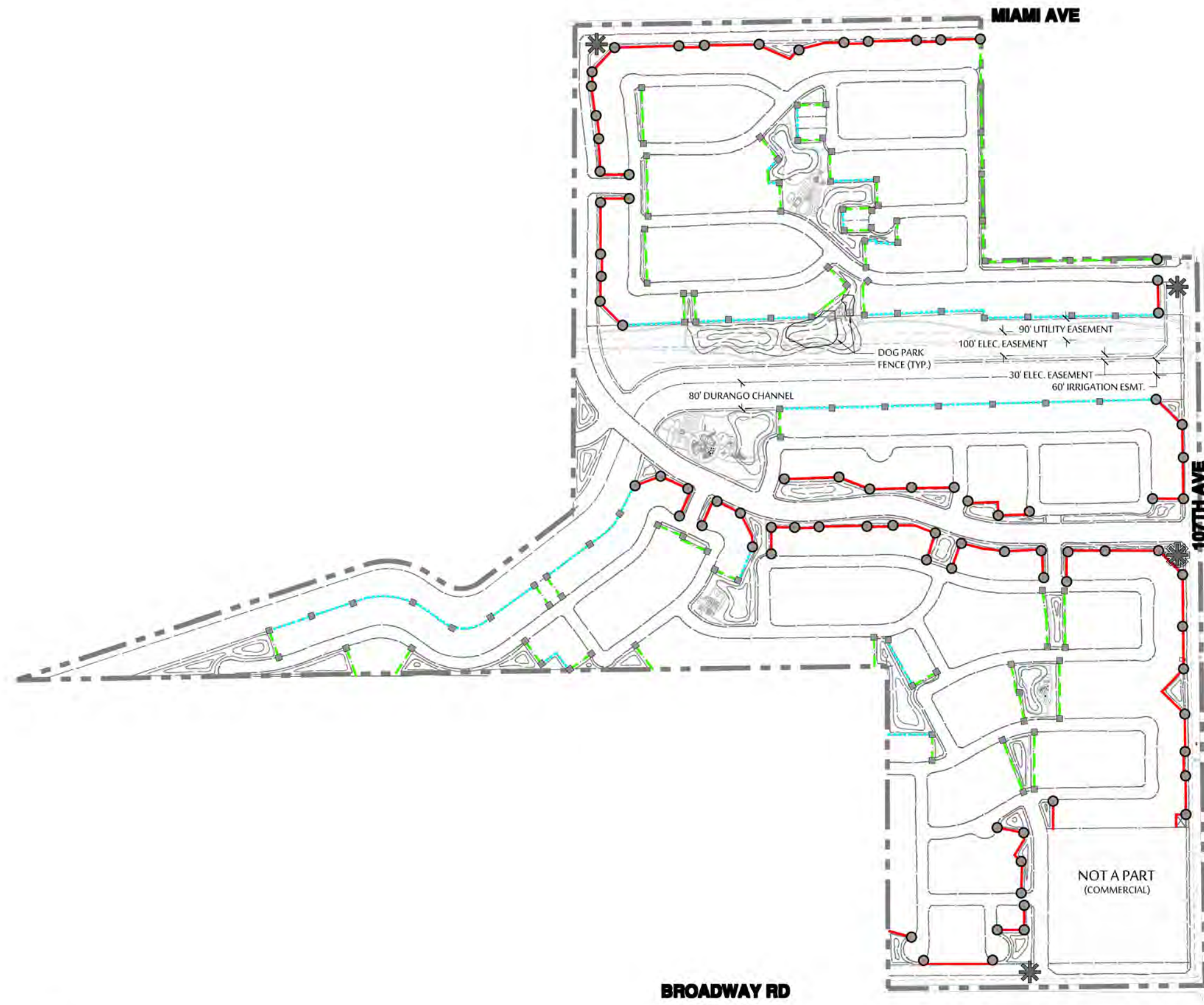
ENTRADA **CONCEPTUAL ELECTRICAL/DRAINAGE CORRIDOR AMENITY EXHIBIT**

BROADWAY RD AND 107TH AVE
 FEBRUARY 24, 2020

SHEET 8

FIGURE 15

NOTE: CHARACTER IMAGES ARE FOR REFERENCE ONLY AND INTENDED TO SHOW PROPOSED AMENITIES. ACTUAL SPECIFICATIONS MAY VARY.



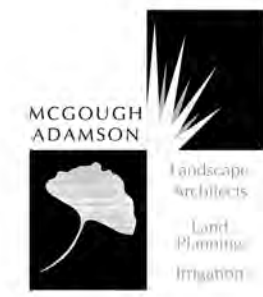
WALL PLAN LEGEND

	PRIMARY THEME WALL - SEE DETAIL 'B'
	SECONDARY THEME WALL - SEE DETAIL 'C'
	PARTIAL VIEW FENCE - SEE DETAIL 'D'
	DOG PARK FENCE (FINAL FENCING SPECIFICATION TO BE SELECTED AND APPROVED BY UTILITY COMPANY)
	ALL LOT REAR YARD WALLS NOT NOTED OR DESIGNATED ABOVE TO BE BUILDER WALLS
	PRIMARY THEME COLUMNS - SEE DETAIL 'B'
	SECONDARY THEME COLUMNS - SEE DETAIL 'C'
	PRIMARY ENTRANCE MONUMENT - SEE DETAIL 'A'
	SECONDARY ENTRANCE MONUMENT - SEE DETAIL 'A'

NOTE: SEE THE "CONCEPTUAL HARDSCAPE DETAILS" SHEET FOR ALL DETAILS REFERENCED ABOVE.

NOTE:

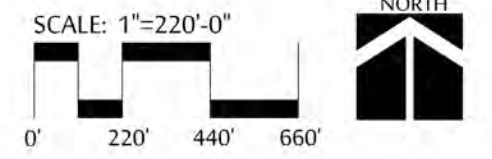
ALL PROPOSED LOTS SHOWN ON THIS GRAPHIC ARE CONCEPTUAL AND FOR REFERENCE ONLY.

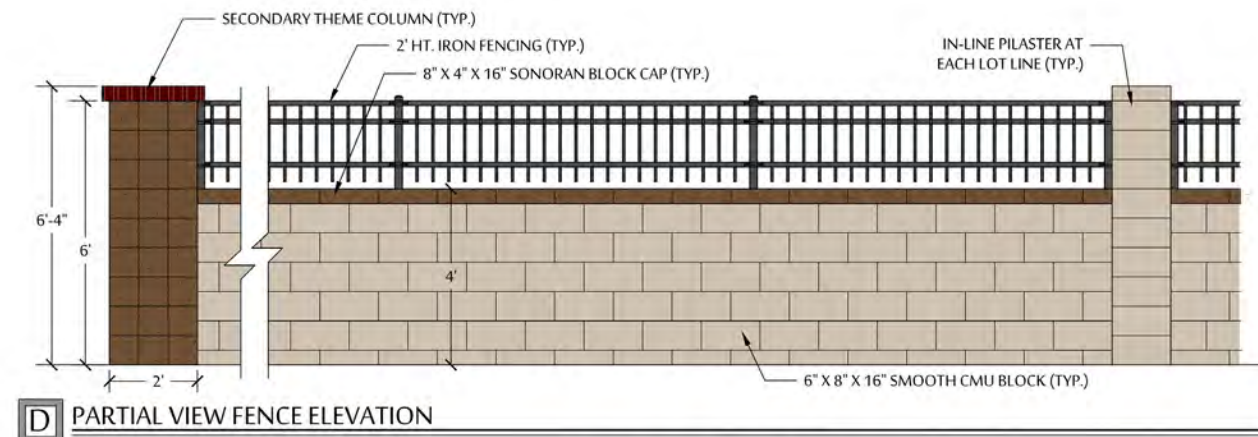
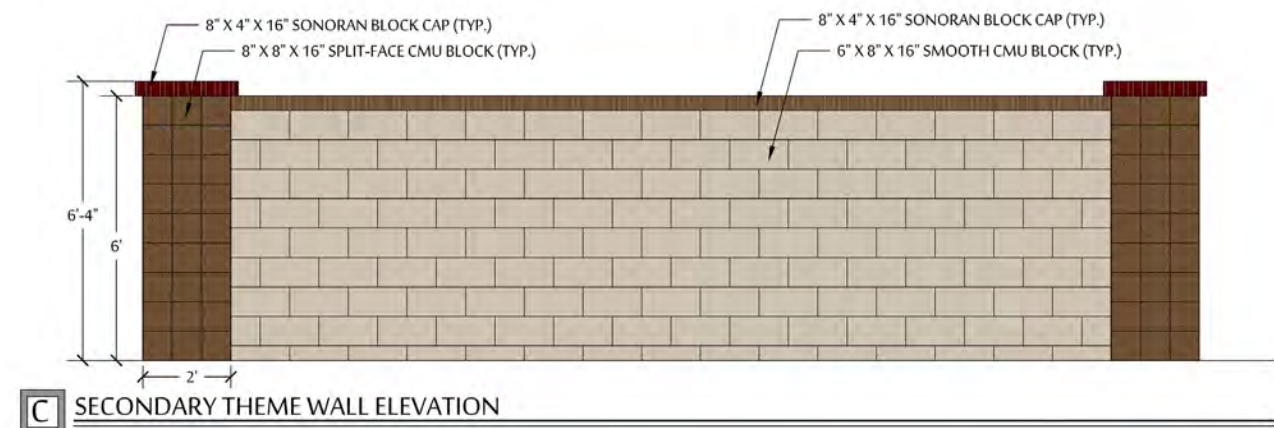
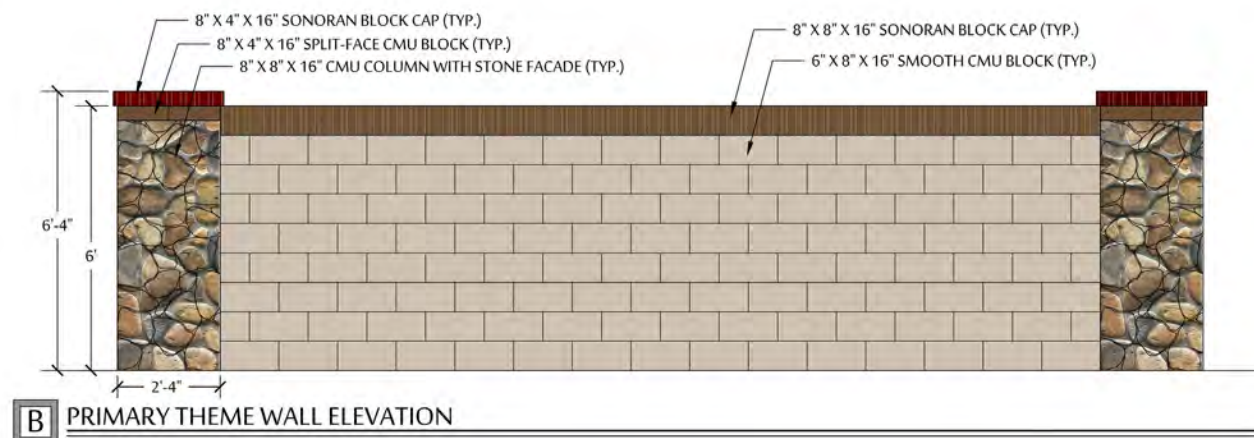


ENTRADA CONCEPTUAL WALL PLAN BROADWAY RD AND 107TH AVE FEBRUARY 24, 2020

SHEET 5

FIGURE 16





ENTRADA CONCEPTUAL HARDSCAPE DETAILS

BROADWAY RD AND 107TH AVE
FEBRUARY 24, 2020

SHEET 7



ENTRADA
AVONDALE, ARIZONA

PLANNED AREA DEVELOPMENT
FIGURE 18

**CONCEPTUAL ARCHITECTURAL
ELEVATIONS**



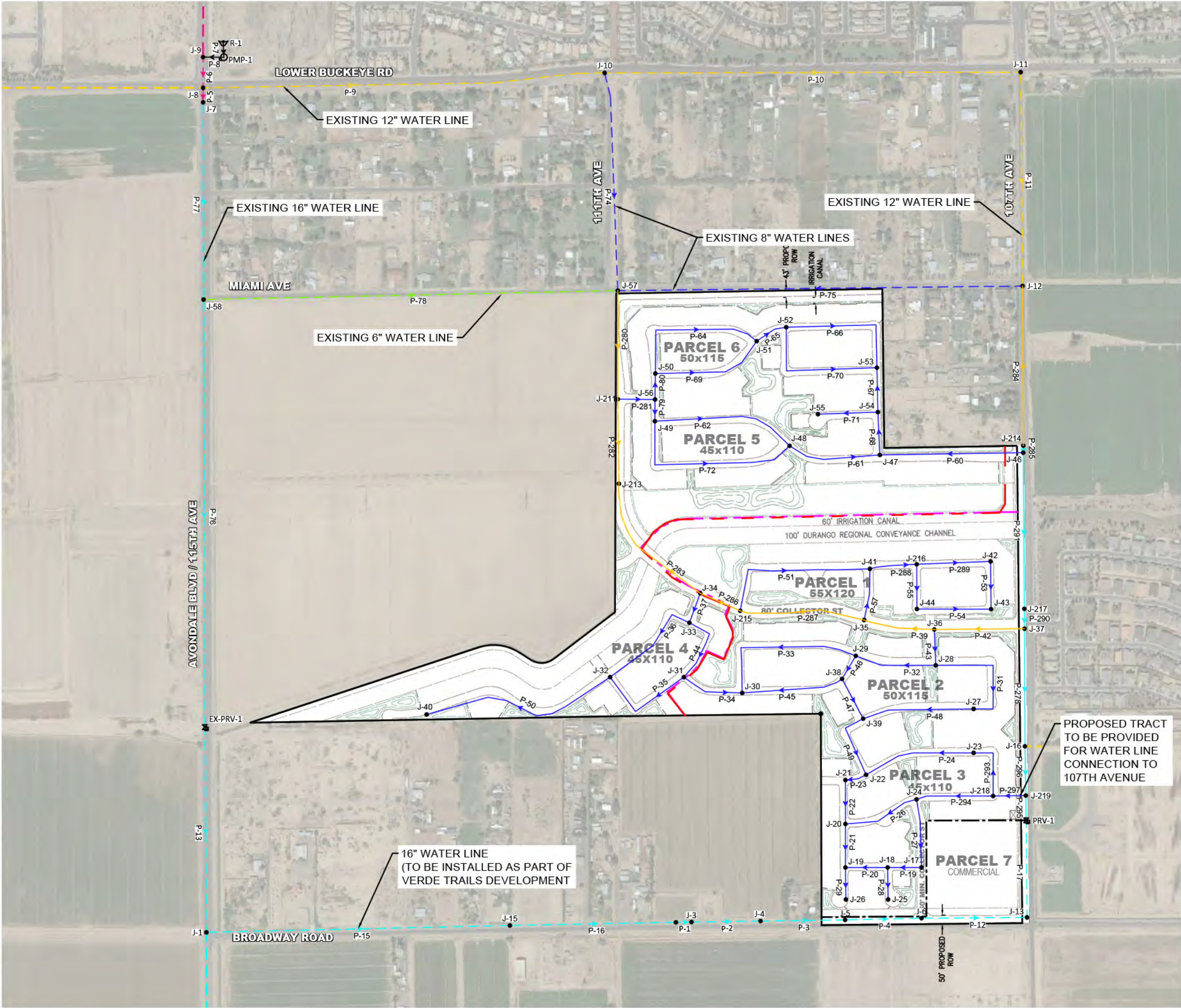
MASTER WATER PLAN



LEGEND

PROJECT BOUNDARY	
PHASE BOUNDARY	
PRESSURE ZONE BOUNDARY	
PROPOSED WATER LINE	
EXISTING WATER LINE	
JUNCTION	
RESERVOIR	
PUMP	

PIPE DIAMETER LEGEND	
	6.0 INCHES
	8.0 INCHES
	12.0 INCHES
	16.0 INCHES
	24.0 INCHES



MASTER WASTEWATER PLAN

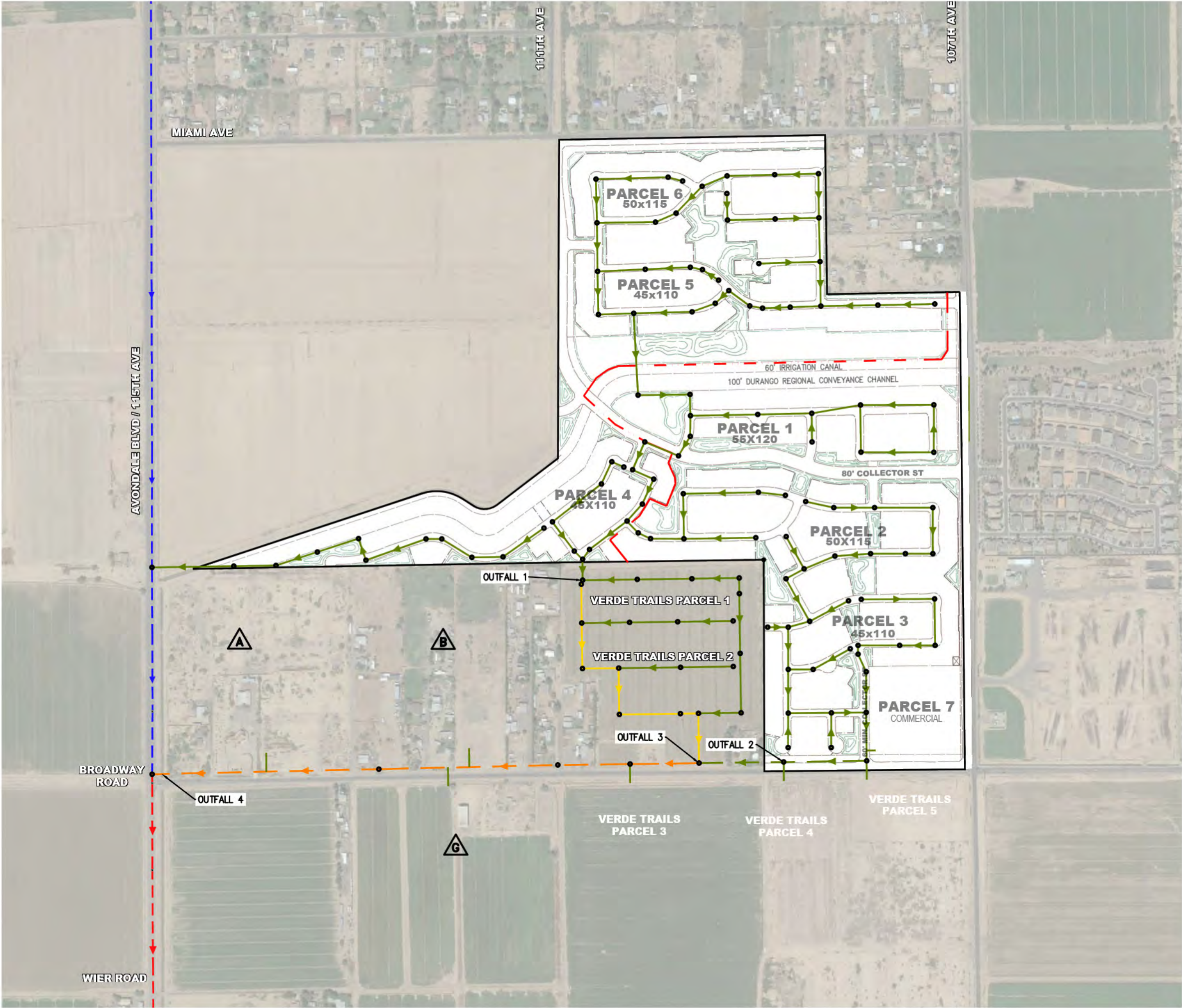


LEGEND

PROJECT BOUNDARY	—
PHASE BOUNDARY	- - -
PROPOSED SEWER BY OTHERS	- - -
PROPOSED GRAVITY MAIN	—▶—
EXISTING GRAVITY MAIN	- - -▶- - -
OFFSITE PARCEL	△
SEWER MANHOLE	○

COLOR CODING LEGEND
CONDUIT: DIAMETER (IN)

Green line	≤ 8.0
Yellow line	≤ 10.0
Orange line	≤ 12.0
Cyan line	≤ 15.0
Blue line	≤ 30.0
Red line	≤ 36.0

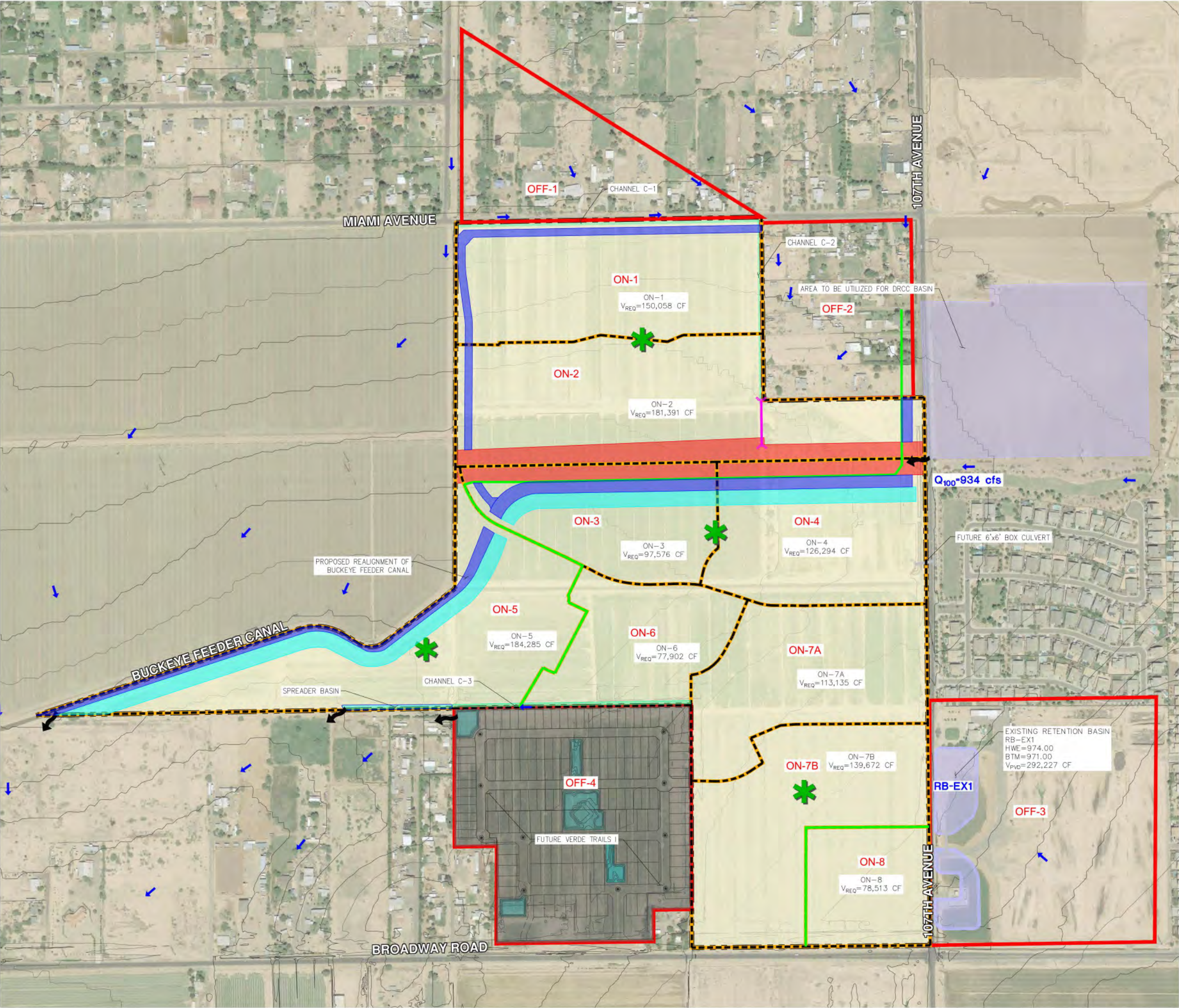


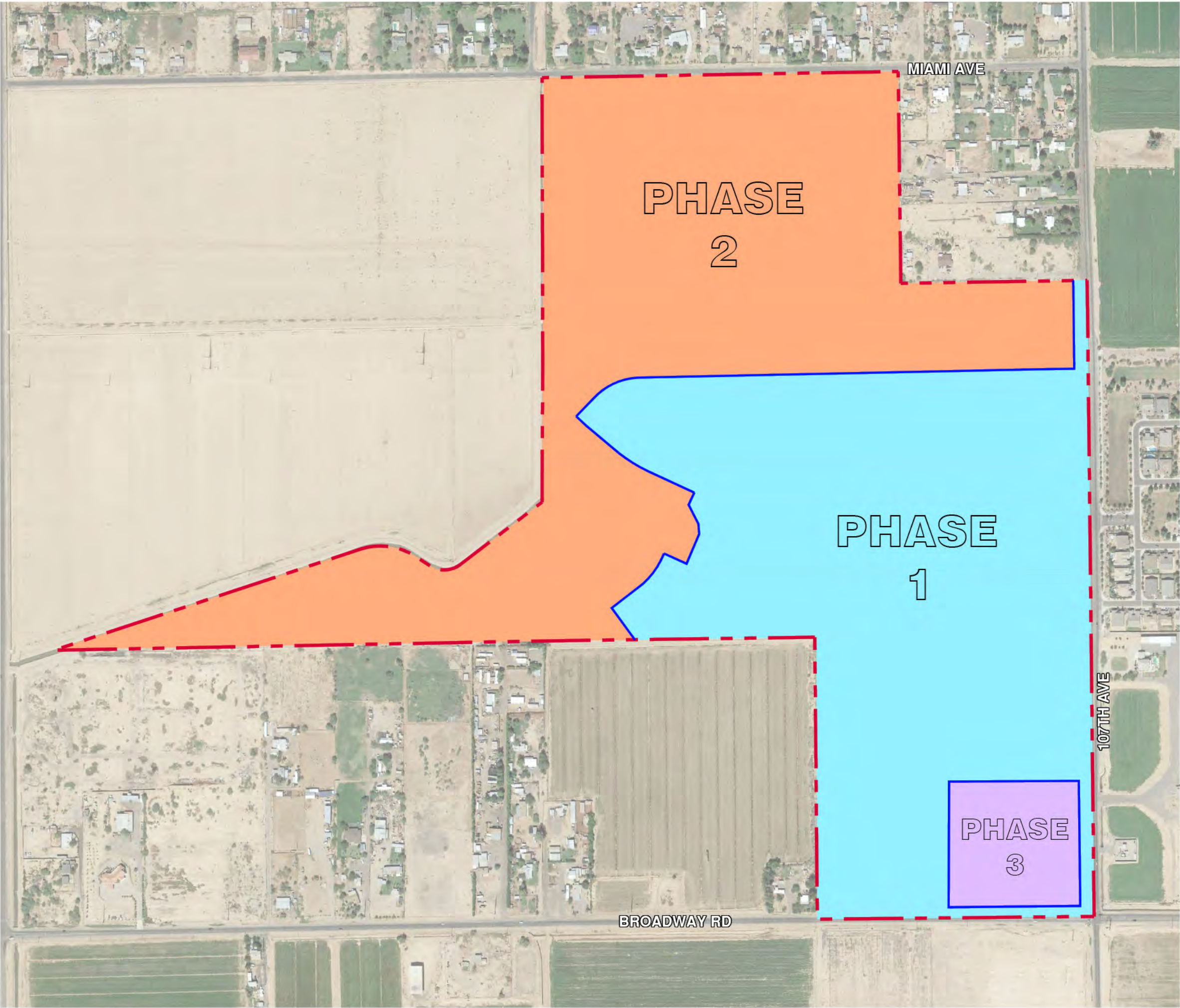
MASTER DRAINAGE PLAN

NOT TO SCALE

LEGEND

PROJECT BOUNDARY	---
PARCEL BOUNDARY	---
PHASE BOUNDARY	---
DRAINAGE AREA (ONSITE)	---
DRAINAGE AREA (OFFSITE)	---
DRAINAGE CHANNEL (PROPOSED)	---
SRP ELECTRICAL EASEMENT	---
DRCC DRAINAGE CORRIDOR	---
IRRIGATION CHANNEL RELOCATION	---
DRAINAGE AREA ID	ON/OFF-XX
100-YEAR PEAK FLOW	Q_{100} -XXX cfs
RETENTION BASIN ID	RB-XX
RETENTION BASIN	---
EXISTING RETENTION BASIN	---
FLOW ARROW (OFFSITE)	---
ULTIMATE OUTFALL	---
CULVERT CROSSING (PROPOSED)	---
CULVERT CROSSING (EXISTING)	---
PARK/AMENITY	---



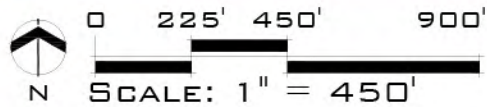


ENTRADA

AVONDALE, ARIZONA

PLANNED AREA DEVELOPMENT FIGURE 22

CONCEPTUAL PHASING PLAN



LEGEND

- Project Boundary
- Phase Line
- Phase 1
- Phase 2
- Phase 3

NOTE:

The actual phasing will be based on market conditions, industry factors, and /or business considerations. Deviations from the Phasing Plan are allowed and do not constitute a PAD amendment, as long as the phasing meets City requirements, provides two points of access, a looped/redundant waterline, and adequately addresses upstream and downstream drainage.



HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535
F: 602.368.2436
PROJECT MANAGER:
T. SONAR, AICP
PROJECT NUMBER: 1934
FEBRUARY 2020

Exhibit F

Neighborhood Meeting Summary & Sign-In Sheet
October 22, 2019 – 6:00 P.M. – Quentin Elementary School Cafeteria

October 22, 2019, Neighborhood Meeting

Summary for Entrada

PL-19-0054 & PL-19-0201

The neighborhood meeting for Entrada was held in the cafeteria of Quentin Elementary School, 11050 W Whyman Ave, Avondale, AZ 85323, at 6:00 p.m. on October 22, 2019. The Development Team arrived by 5:15 p.m. and the first attendees arrived at 5:57 p.m. A copy of the sign in sheets are attached as Appendix A.

Members of the Development Team present included:

Ed Grant – Property Owner

Toni Bonar - Hilgart Wilson

Carolyn Oberholtzer- Bergin, Frakes, Smalley & Oberholtzer

Lyle Begiebing- Bergin, Frakes, Smalley & Oberholtzer

Members of City of Avondale:

Ken Galica - Planner

The meeting began with two citizens arriving at 5:57pm. The development team walked them through the various presentation boards outlining the project and explained the major general plan amendment, annexation and zoning application. They also explained that the property is in Maricopa County and that the current zoning is a mixture of RU-43 and R1-6 RUPD. The team also explained the relationship of the General Plan amendment to the annexation and zoning processes and anticipated hearing schedule.

The following is a summary of questions and feedback given by the attendees. The development team's response to each question is provided after each question in **bold**.

A citizen inquired about the possibility of a grocery store on the commercial corner.

There is not a plan yet for the commercial corner but the site and zoning would permit grocery uses.

A citizen asked whether the development would allow her to still ride horses on the power line corridor path in the area.

The development team explained how they took careful consideration to work with the various constraints around the property such as the Salt River Project's large power line corridor and the regional drainage channel managed by Maricopa County Flood Control. The team pointed out the regional context map and showed how the project would take the drainage and flood areas and combine them into one greenspace corridor running down the power lines. They explained that this corridor will feature a wide mixed-use path that is accessible for horses.

Citizens asked how the project would fit with the future SR-30 freeway alignment to the south.

The development team pointed out an exhibit board with the likely freeway path highlighted on a map of the region and relationship to the property.

Citizens asked where the entrances of the development would be placed.

The team pointed out the preliminary site plan and showed the access points on Miami Ave. and 107th Ave. They explained that the internal road network may still change but the access points will stay where they are.

A citizen asked what will be improved on the east edge of the project adjacent to 107th Ave.

The development team explained that the entire half-street will be improved including curb, gutter, and sidewalks.

A citizen that lives off of Miami and 107th asked if the zoning or rules would change for her property.

The development team confirmed the location of her residence as already within the City of Avondale and explained that no part of their applications impact other properties.

The summary of the feedback received was support of the development concept and especially with the single-family master-plan. A resident expressed that she would not be supportive of multi-family in the project as a result, she was glad to see the General Plan High Density Residential category being revised to Medium Density.

In total, 3 people attended the meeting and the last attendee left at 6:55.

The meeting adjourned at 7:00 p.m.

Hilgart Wilson
Entrada Major GPA (PL-19-0054), Rezone (PL-19-0201),
Northwest corner of Broadway Road and 107th Avenue
Neighborhood Meeting – Tuesday October 22 @ 6:00 PM
Quentin Elementary School - Cafeteria
11050 W Whyman Ave, Avondale, AZ 85323

11050 W Whymman Ave, Avondale, AZ 85323

[illegible]

Exhibit G

Certificates of Adequate School Facilities

Littleton Elementary School District

Tolleson Union High School District



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for Rezoning Application has been submitted to the City of Avondale, Development & Engineering Services Department, for review.

Project: Entrada Project Manager: Carolyn Oberholtzer
Request: Single Family Units Acreage/Parcel Size: 186.81 acres
Current Density Allowed: 1.6 - 3.8 du/ac Density Proposed: 3.5 du/ac
Total number of residential units proposed: 625

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

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

Yes No X

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

Is a school site within the proposed development needed? Yes No X
If answered yes, how many acres is needed for the school site?

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

If answered yes, please explain below:

The District would anticipate 190 - 208 students from this project. 7.7 classrooms and books, equipment and added staff at \$385,185/year plus \$69,680 one-time expenses.

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

Date Reviewed: 03.03.2020

School District: Littleton Elementary School District #65

District Superintendent: R. Freeman

Phone #: 623.478.5611

E-mail: rfreeman@littletonaz.org

Signature: 

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

Development & Engineering Services Department

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



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for a General Plan Amendment has been submitted to the City of Avondale, Development & Engineering Services Department, for review.

Project: Entrada Project Manager: Ken Galica
Request: Land use change from Estate/Low Density & HDR to MDR Acreage/Parcel Size: 191 AC
Current Density Allowed: 1.6 - 3.8 du/ac Density Proposed: 2.5 - 4 du/ac
Total number of residential units proposed: 625

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

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

Yes ☒ No ☐

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

Is a school site within the proposed development needed?

Yes ☐ No ☒

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

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

If answered yes, please explain below:

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

Date Reviewed: March 27, 2019

School District: Tolleson Union High School District #214

District Superintendent: Nora Gutierrez

Phone #: 623-478-4000

E-mail: nora.gutierrez@tuhsd.org

Signature: 

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

Development & Engineering Services Department

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



AGENDA ITEM REPORT

SUBJECT: River Crossing Storage Expansion – Conditional Use Permit – Application PL-19-0240

MEETING DATE: 6/17/2020

TO: Planning Commission

FROM: Michelle Simerdla, Senior Planner

THROUGH: Brian Craig, Planning Manager

PURPOSE:

Planning Commission will hold a public hearing and consider a request by Philip Gollon, Arc Services Inc., (on behalf of the property owner, ES River Crossing Storage, LLC) for approval of a Conditional Use Permit to allow for the operation of a mini-storage warehouse in the C-2 (Community Commercial) zoning district. The subject property is a proposed expansion of the adjacent mini-storage warehouse facility to the east. The Commission will take appropriate action and forward a recommendation to City Council.

BACKGROUND:

The 3.2 gross acre subject property (Exhibits A, B, & C) is located approximately 1498 feet west of the northwest corner of 119th Avenue and Van Buren Street. The site is visible from the I-10 Freeway and within the Freeway Corridor Specific Plan area. It is irregularly shaped, relatively flat, developed with an existing retention basin, and has no unusual physical characteristics.

The site was annexed into the City of Avondale on May 6, 1978 by Ordinance No. 261. The site was rezoned from Agricultural (AG) to Community Commercial (C-2) in 1996 (case no. Z95-300).

The property is presently designated by the General Plan 2030 Land Use Map as Urban Residential (Exhibit C). The designation allows for residential development in excess of thirty (30) dwelling units per acre. The property's C-2 zoning is not consistent with the Urban Residential designation.

The project is proposed as an expansion to an existing mini-storage warehouse facility to the east, which was constructed in 1998. The current owner acquired this existing facility in 2014, which consists of an office building, living quarters, five (5) storage buildings, and uncovered recreational vehicle (RV) parking. The owner is proposing to add covered canopies over the existing RV spaces. At the time of development, the RV storage was permitted in C-2 zoning. In accordance with the current Zoning Ordinance, these RV storage spaces are determined to be legal non-conforming.

The new expansion site includes two single-story buildings for mini-storage; there is no outdoor RV storage proposed.

There is also a concurrent minor land division request, (PL-19-0285), to combine the subject property with the existing site to the east, which is subject to Council approval.

The existing uses and zoning of surrounding properties include:

- **North:** Vacant land zoned AG (Agricultural) and a fifty (50) acre proposed commerce park development zoned Planned Area Development (PAD).
- **East:** River Crossing Self Storage, a mini-storage warehouse facility with outdoor RV parking zoned C-2. East of that facility is the Desert Springs Village residential subdivision, zoned PAD.
- **South:** The Coldwater Springs apartment complex, a single-family home, and a golf course zoned PAD.
- **West:** Vacant land zoned C-2 and AG.

SUMMARY OF REQUEST:

The applicant is requesting approval of a Conditional Use Permit (CUP) for an expansion of an existing mini-storage warehouse (Exhibit E). Mini-storage warehouses are a conditionally permitted use within the C-2 zoning district requiring CUP approval by City Council. The purpose of this request, according to the project narrative, is to fulfill the growing demand for more residential storage options in the area, as the existing facility is at full capacity.

The proposed development (Exhibit F) includes two (2) buildings. Building A is a 53,000 square foot single-story structure with internal climate-controlled units and perimeter drive-up units. Building B is a proposed 6,300 square foot building with nine (9) interior RV spaces.

The proposed hours of operation will be the same as the existing facility's hours of 9:00 AM to 6:00 PM for the office (Monday to Saturday) and 7:00 AM to 7:00 PM (Monday to Sunday) for the gate. There will be a single shift of two (2) employees, and managers currently reside on-site.

Though mini-storage warehouse facilities are low-profile, low-intensity uses that generally co-exist well with residential and commercial uses, care has been taken to ensure any potential negative impacts on nearby residences are mitigated. An eight (8) foot tall decorative block wall which will screen the storage buildings from the view of residences in the area.

Additionally, the storage buildings are setback in excess of three-hundred and sixty (360) feet from the front property line. From the western side property line, Building A is setback thirty-six (36) feet and Building B is setback fifteen (15) feet. There is also a landscape setback of approximately 336 feet, which is provided from Van Buren Street. Within this landscape area, trees and shrubs will obscure views into the facility (Exhibit G).

The existing facility has legal non-conforming outdoor RV spaces; however, the expansion will not include any outdoor RV parking, due to RV parking not being permitted in the C-2 district.

PUBLIC PARTICIPATION:

A Neighborhood Meeting to discuss the proposal with neighboring property owners and other interested parties was held at 6:00 PM on May 13, 2020 via teleconference. 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 and City Staff, no persons attended the Neighborhood Meeting (Exhibit I).

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

All required CUP notifications for Planning Commission and City Council public hearings have been completed. All property owners within 1,000 feet of the subject site were notified of the time, date, and location of the Planning Commission and City Council meetings via postcards sent on April 14, 2020. The meetings were advertised in the April 29, 2020 edition of the Southwest Arizona Republic. Lastly, a public hearing notice sign identifying meeting dates, times, and locations was installed on the property on April 21, 2020. No public comments beyond what is discussed above have been received to date.

ANALYSIS:

In order to grant a Conditional Use Permit, five (5) findings must be met as outlined in Zoning Ordinance Section 108.B. The burden of proof is on the applicant. Each finding is presented below along with staff's analysis.

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

The subject property is designated as Urban Residential by the General Plan, which allows for residential uses that will contain more than 30 dwelling units per acre. The property's C-2 zoning is not consistent with the Urban Residential designation. However, a mini-storage warehouse facility is conditionally permitted within the C-2 district with a CUP. The purpose of the C-2 district is to accommodate development of commercial complexes providing goods and services to a community-wide trade area. The proposed mini-storage warehouse facility is a low-intensity use that will be an expansion of the existing mini-storage warehouse facility directly to the east and will provide a service to the nearby neighborhood.

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

Mini-storage warehouse facilities generate minimal amounts of traffic, do not tax City water and sewer services, and do not create any significant noise or light impact on surrounding properties. In terms of architecture, the proposed buildings and walls meet Avondale's Design and Development Guidelines and the goal in the Freeway Corridor Specific Plan for an upscale appearance from the I-10 Freeway (Exhibit H).

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

The proposed development meets the development standards for setbacks, buffering, parking, on-site circulation, landscaping, and screening as required by the Zoning Ordinance. Development of the site per the submitted plan (Exhibit F) will result in a functional, attractive development that contributes to the local economy and provides a benefit to the surrounding area.

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

All public access to the facility will be from Van Buren Street, a major arterial road, via an existing driveway on the parcel to the east. All circulation internal to the site meets City requirements. Drive aisles are sized appropriately to accommodate the turning movements of RVs and adequate width is provided to allow City fire trucks to enter and exit the site, if necessary. A secondary fire access is also provided, along with a twenty-six (26) foot fire access gate with access to the future extension of Corporate Drive. According to the project's traffic study, the demand for parking during peak hours is thirteen (13) spaces for the combined facility. The project will provide for twenty-two (22) new parking spaces, and there are nine (9) existing customer parking spaces. Additionally, customers, typically, will park alongside their drive-up storage unit to load and unload, so the site will be able to accommodate the anticipated traffic.

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

Staff's recommended conditions, several of which are standard for development of this type, address the following:

1. Ensuring the proposed use develops in accordance with the site plan, landscape plan, and narrative provided to the City and attached as exhibits to this staff report.
2. Per the Zoning Ordinance, the Conditional Use Permit will expire within two (2) years if the use has not commenced on the property.
3. The developer shall process a Minor Land Division (MLD) to combine the existing two (2) parcels into a single parcel and dedicate right-of-way and a Public Utility Easement (PUE) before a construction permit will be issued.
4. The developer shall complete all required improvements to Van Buren Street in the first phase of development.
5. The developer shall underground all power lines under 69kV that run parallel to Van Buren Street. Overhead power lines that run perpendicular to the property may remain aerial as long as the poles are relocated out of the City's right-of-way prior to the issuance of a Certificate of Occupancy or Certificate of Completion. No irrigation ditches need to be tiled.

DISCUSSION:

Staff recommends approval of the request for the following reasons:

1. The proposed land use meets the five (5) required findings for a CUP in Section 108.B of the Zoning Ordinance.
2. Approval of the proposal will result in a development compatible with the zoning district and existing development in the area.
3. The proposed land use will not be detrimental to persons residing or working in the area, on adjacent properties, or to the public welfare in general.
4. The proposed land use will provide a needed service to current and future residents in Avondale.

STRATEGIC PLAN:

INITIATIVE: Foster sustainable community development.

- STRATEGIC GOAL: Maintain and expand quality infrastructure and improve connectivity to City 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:

Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-19-0240, a request for approval of a Conditional Use Permit to allow for the operation of a mini-storage warehouse within the C-2 (Community Commercial) zoning district, subject to the following five (5) conditions of approval:

CONDITIONS OF APPROVAL:

1. Development and use of the site shall general conform to the CUP narrative submitted on April 15, 2020, the site plan submitted on April 27, 2020, and the landscape plan submitted on April 14, 2020, attached to the staff report as Exhibits E, F, and G, respectively.
2. In accordance with Section 108 of the Zoning Ordinance, the CUP shall expire within two (2) years from the date of approval if the use has not commenced.
3. A Minor Land Division, combining the subject property with the parcel to the east and dedicating thirty (30) feet of right-of-way to Corporate Drive, along with an eight (8) foot Public Utility Easement along the northern property line, shall be recorded prior to the issuance of a permit for development of the subject property.
4. All required off-site improvements to Van Buren Street, shall be completed in the first phase of development prior to the issuance of a Certificate of Occupancy or Certificate of Completion.
5. All overhead power lines under 69kV that run parallel to Van Buren Street shall be placed underground. Overhead power lines that run perpendicular to the property may remain aerial as long as the poles are relocated out of the City's right-of-way prior to the issuance of a Certificate of Occupancy or Certificate of Completion. No irrigation ditches need to be tiled.

PROPOSED MOTION:

I move that Planning Commission accept the findings and recommend **APPROVAL** of Application PL-19-0240, a request for approval of a Conditional Use Permit to allow the operation of a mini-storage warehouse within the C-2 (Community Commercial) zoning district, subject to five (5) recommended conditions of approval as listed in the staff report.

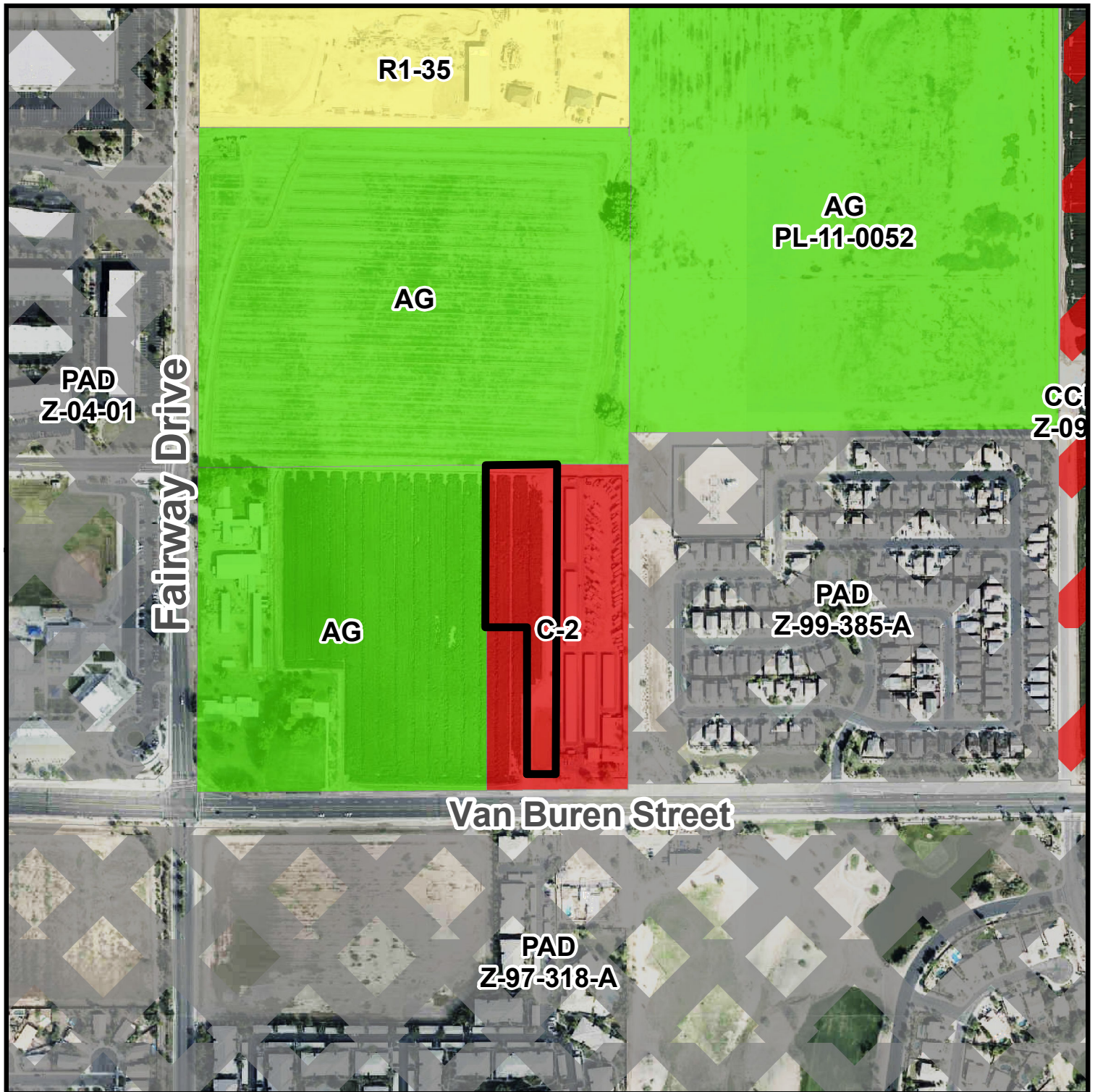


Aerial Photograph



Project Location



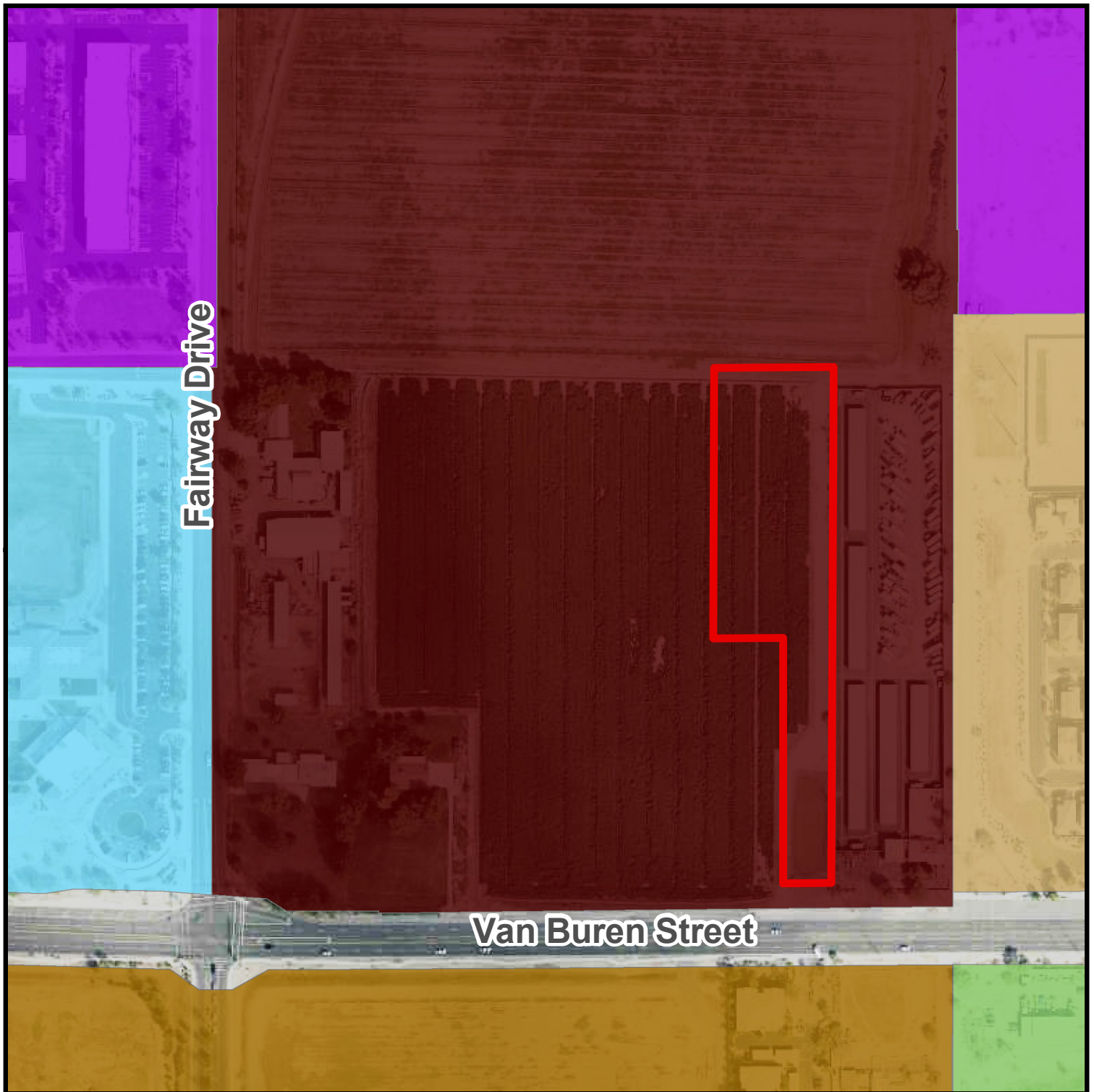


Zoning Vicinity Map



Project Location





General Plan Land Use Map



 Project Location



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

*SUMMARY OF RELATED FACTS
APPLICATION PL-19-0240*

<i>THE PROPERTY</i>	
PROPERTY SIZE	3.2 gross acres
LOCATION	Approximately 1498 feet west of the northwest corner of 119th Avenue and Van Buren Street
PHYSICAL CHARACTERISTICS	Irregularly shaped, relatively flat, developed with an existing retention basin, and features no unusual physical characteristics
GENERAL PLAN LAND USE DESIGNATION	Urban Residential
EXISTING ZONING	C-2 (Community Commercial)
ZONING HISTORY	Annexed into the City of Avondale in May 6, 1978 by Ordinance No. 261. Zoned Community Commercial (C-2) upon annexation.

<i>SURROUNDING ZONING AND LAND USE</i>	
NORTH	Vacant land zoned AG (Agricultural).
EAST	River Crossing Self Storage, a mini-storage facility with outdoor RV parking zoned C-2. East of that facility is the Desert Springs Village residential subdivision, zoned Planned Area Development (PAD).
SOUTH	Coldwater Springs, an apartment complex zoned PAD.
WEST	Vacant land zoned C-2.

<i>PUBLIC SCHOOLS</i>	
SCHOOL DISTRICT(S)	Littleton Elementary School District, Tolleson Union High School District
ELEMENTARY SCHOOL	Students' choice
HIGH SCHOOL	La Joya Community High School

<i>STREETS</i>	
Van Buren Street	
Classification	Major Arterial
Existing half-street ROW	65-85 feet
Standard half-street ROW	65 feet
Existing half-street improvements	Two (2) travel lanes and a half-turn lane
Standard half-street improvements	Two (2) travel lanes, a half-turn lane, curb, gutter, streetlights, and landscaping

<i>UTILITIES</i>
Water and Sewer are provided by the City of Avondale via a thirty (30) inch sewer and sixteen (16) inch and thirty-six (36) inch water lines.
Salt River Project (SRP) provides electrical service in this portion of the City.

NARRATIVE CONDITIONAL USE PERMIT

THIRD REVISION

RIVER CROSSING STORAGE EXPANSION

CASE NUMBER: PL-19-0240

12100 WEST VAN BUREN STREET

(COUNTY ASSESSOR PARCEL NUMBER: 500-01-001S)

CONDITIONAL USE PERMIT/LOT COMBINATION

The proposal is for the following:

Conditional Use Permit for an expansion of an existing self-storage facility in the Commercial Use District.

This request is for approval of a Conditional Use Permit (CUP) to allow a mini-storage warehouse expansion in the Urban Residential zoning district. The owners of the existing 4.7-acre River Crossing Self-Storage Facility located at 12100 West Van Buren Street, APN 500-01-001T, wish to expand their facility into the vacant west lot, APN 500-01-001S. An MLD is filed to establish a lot combination resulting in a single lot with an approximate acreage of 11.6 acres. This request is necessary to satisfy the growing demand for more residential storage options as the existing facility is at full capacity.

The Development shall include within the combined lots a new 53,000 S.F. single story, internal climate-controlled units, and perimeter drive up units (Building A) and a new 6,400 S.F. 9 stall enclosed RV building (Building B). Building A shall be internal to new yard expansion and shall be screened by new site wall matching the existing site wall. Building B shall be tied into the new site wall. Internal to the existing yard the uncovered RV is to be converted to a new 60 stall covered RV.

The existing 25-foot sliding access gate shall remain on Van Buren Street. Circulation within the project will be provided by removing part of the existing 8' screen wall that will allow access to Building A and Building B. The interior driveways are approximately 25-feet to 41-feet wide to allow the turning radius needed for the RV vehicles. A new predetermined fire truck 26-foot wide gate shall be installed at the Northeast corner of the existing site to allow fire truck access to the site and we expect very few delivery vehicles. The character of traffic will be mainly be small to medium vehicles. The low traffic impact of the facility will also assure the existing neighborhoods will not be disrupted with large volumes of traffic and noise.

All exterior lighting will be at low heights and will meet minimum lighting levels. All lighting will be not allowed to spread outside the perimeter of this development lot lines and will not be detrimental to adjacent properties. The hours of operation shall be, Office hours: 9am-6pm (Mon-Sat) Gate Hours: 7am-7pm (Mon-Sun) There shall be a single shift of two employees. Managers currently reside on site and shall remain so. Due to the nature of this development, there will not be any noise, smoke, odor, dust, or vibration impact on the surrounding neighborhood. There will be no impact on public services such as utilities, schools or recreation.

The existing 33,150 S.F. facility parking comprises of 9 parking stalls fronting Van Buren Street. There is no internal yard parking as the existing facility is comprised of all drive up units. The new development shall be provided with additional parking stalls. Four (4) stalls shall be adjacent to Building B for a total of 13 stalls. Current zoning requires 27 new stalls, we are requesting a reduction of parking as the new parking provided is well over the requirements for the operations requirements for a facility of this type. When compared to like developments within and outside this jurisdiction that number of stalls being requested is satisfactory.

The following discusses the findings for approving our Conditional Use Permit pursuant to the City of Avondale's Zoning Ordinance.

Section 108 - Conditional Use Permit

...

B. Required Findings

A Conditional Use Permit may only be approved if all the following findings are met:

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

Response: The General Plan designation for the property changed from Mixed Use to Urban Residential in 2012; however, the zoning district (C-2) allows for ministorage warehouses with approval of a CUP.

The building design for screened Building A which is internal to the yard shall match closely in material and color of the existing storage buildings. Building B design having full exposure on the West and South shall match the existing sales office design. This shall allow for a matching transition with the existing to new.

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

Response: As previously stated, our client proposes an expansion to the existing self-storage facility that would include new

construction of additional building. The lot combination will result in a single lot with an approximate acreage of 11.6 acres. The expansion of the existing facility will benefit the City by increasing its tax base-based on 100% occupancy, a storage facility could generate over \$1,500,000 in annual lease activity which will be subject to the City's current applicable tax rate. The building will provide needed tax revenue and a service to the community.

To the south of the site is Coldwater Springs Apartment Complex and vacant land zoned Planned Area Development, which in the future could be a mixed-use development with commercial and residential. North and west of the site is existing farmland. To the east of the site is the existing self-storage complex.

In summation, the proposed building will not have any injurious or detrimental effect to the adjacent or surrounding properties in the area, because the area has been planned for mixed use development in an urban setting. It is a small addition to the overall future development; conversely it will provide a benefit by developing a vacant lot and spurring additional development.

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

Response:

The property is of adequate size and shape. The site will have all the necessary, adequate services, onsite circulation. The existing 25-foot sliding access gate shall remain, and a new predetermined fire truck access gate shall be installed in the existing site wall at the northeast corner of the property. Finally, all requisite setbacks, parking and screening will meet the current city's Zoning Ordinance Codes.

Landscaping has been provided based on the current requirements for this development. New landscaping is provided along and within the expanded retention area, along the North property line and along South face of Building B.

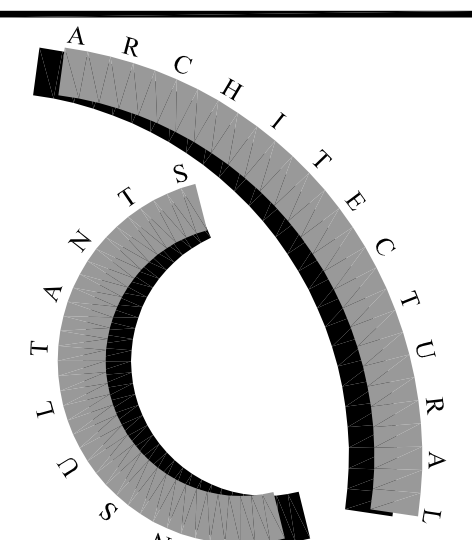
4. That the site has appropriate access to public streets with adequate capacity to carry the type and quantity of traffic generated by the proposed use.

Response: A self-storage facility is considered a low traffic, low light, safe and quiet use. The additional acreage has appropriate access when tied into existing facility the public gate on Van Buren Street is of adequate size and configuration to accommodate the anticipated traffic generated by the proposed use without an additional gate. As previously stated, a new predetermined fire truck access gate shall be installed in the existing site wall at the northeast corner of the property to ensure the safety of the clientele.

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

Response: The proposed design, height and mixed uses proposed (i.e., self-storage/RV storage) are more compatible with the adjacent neighborhood and fulfills a need for the local area. More importantly, the proposal for a climate-controlled neighborhood self-storage building maintains noise, controls who comes and goes from the site, and limits people traversing the site. Moreover, the proposed landscaping will help buffer/screen any ambient noise and lighting onsite.

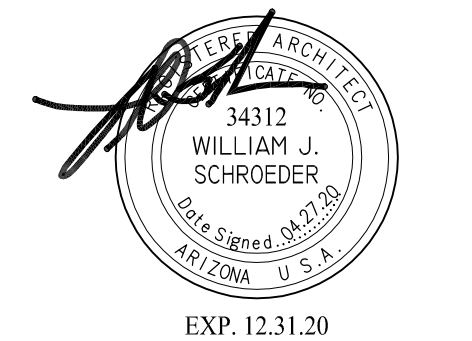
In conclusion, it is the primary desire of the owner to develop a safe, clean, functional, and long term neighborhood self-storage facility that will generation tax revenue to the City of Avondale. We therefore respectfully request your consideration/input regarding the proposed Conditional Use Permit/Lot Combination requests to allow this proposal to come to completion.



ARC Services Inc.
14010 N. SUSSEX PLACE
Fountain Hills, Arizona 85268

phone (480)-837-0761
fax (480)-907-1135

seal



OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by the design professional as instruments of service shall remain the property of the design professional. The design professional shall retain all common law, statutory and other reserved rights, including the copyright therein.

revisions

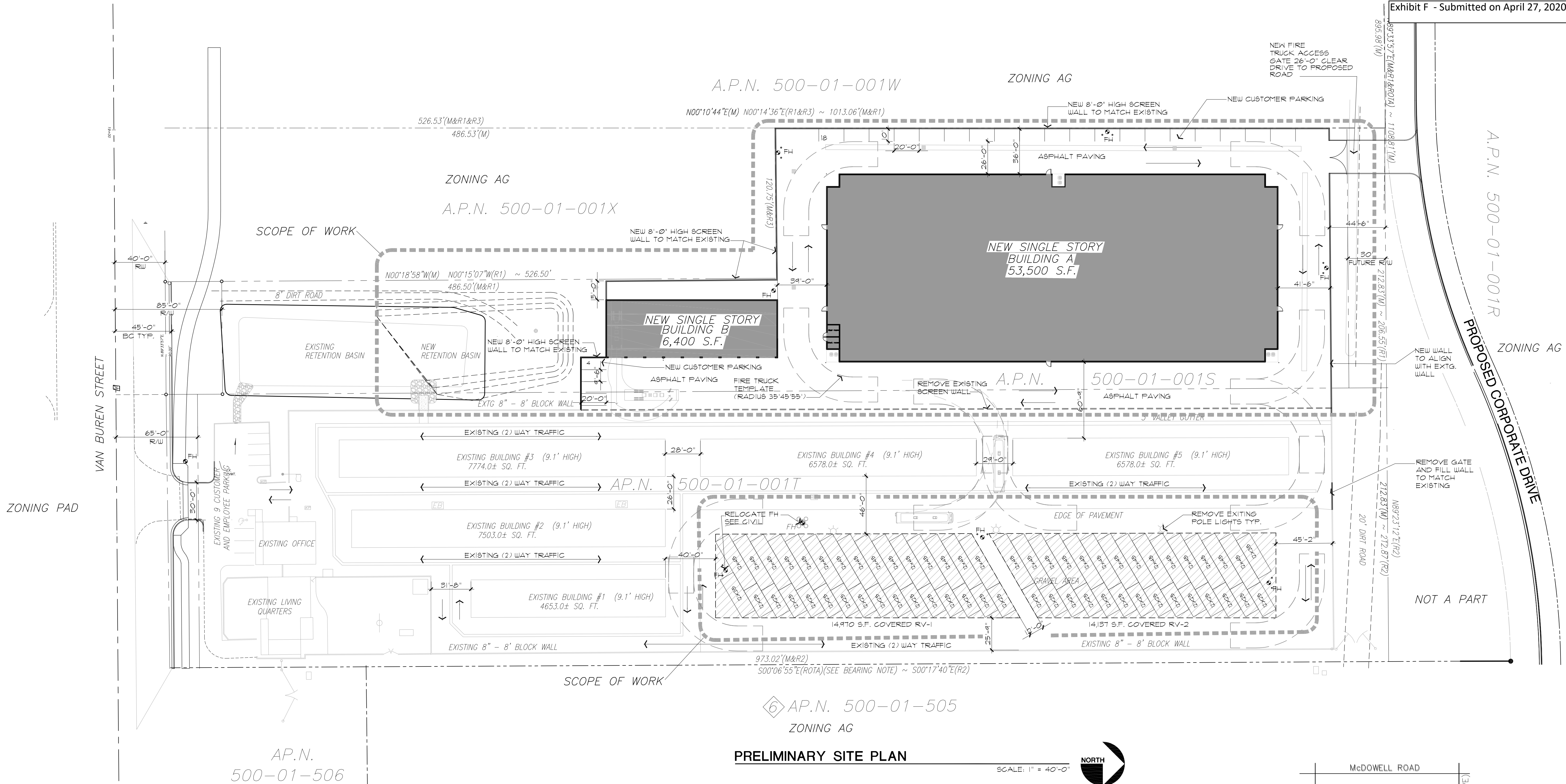
RIVER CROSSING STORAGE
EXPANSION
12100 WEST VAN BUREN STREET
AVONDALE, ARIZONA

Title	PRELIMINARY SITE PLAN
Date	04/27/20
Project number	BLS
Drawn by	PAG
Checked by	BS
CAD file	SP1

- ☒ Design Development
☐ Progress Const. Docs.
☐ City Submittal
☐ Bid Package
☐ Construction Issue
☐ Record Drawings

Sheet Number

SP1



PROJECT TEAM

OWNER/DEVELOPER
RIVER CROSSING SELF STORAGE
12100 WEST VAN BUREN STREET
AVONDALE, ARIZONA 85323
(303) 709 0490 ATTN: PETER SPECK

ARCHITECT
ARC SERVICES INC.
14010 N SUSSEX PL
FOUNTAIN HILLS, ARIZONA 85268
(480) 837-0761 ATTN: PHIL GOLLON

CIVIL
g-mar llc
18223 WEST ORCHARD LANE
WADELLE, ARIZONA 85355
(602) 524-7877 ATTN: GEOFF MARKOWSKI

LANDSCAPE
EVERETT LANDSCAPE ARCHITECTURE
6628 EAST BASELINE ROAD STE 102
MESA, ARIZONA 85206
(602) 753 9140 ATTN: TOM EVERETT

SITE DATA

PROJECT ADDRESS: 12100 EST VAN BUREN STREET
AVONDALE, ARIZONA 85323

ASSESSORS PARCEL #: TBD WITH MLĐ

ZONING: C-2

GROSS SITE AREA = 356,969 S.F. (8.2 ACRE)
NET SITE AREA = 229,779 S.F. (5.27 ACRE)

PROPOSED USE GROUP = S-1 SELF STORAGE FACILITY
BUILDING HEIGHT BUILDING A = 9'-6"
BUILDING HEIGHT BUILDING B = 19'-0"
CONSTRUCTION TYPE II-B (AUTOMATIC SPRINKLER SYSTEM)
ALLOWABLE AREA INCREASE 2012 IBC TABLE 503
17,500 S.F. + (17,500 S.F. X 2) = 52,000 S.F. MULTI STORY
17,500 S.F. + (17,500 S.F. X 3) = 70,000 S.F. SINGLE STORY
26,000 S.F. FOR COVERED RV WITHOUT SPRINKLERS
COVERED RV-1 = 14,970 S.F.
COVERED RV-2 = 14,137 S.F.

BUILDING AREA:
BUILDING A (1 STORY) = 53,500 S.F.
BUILDING B = 6,400 S.F.
EXISTING = 33,150 S.F.

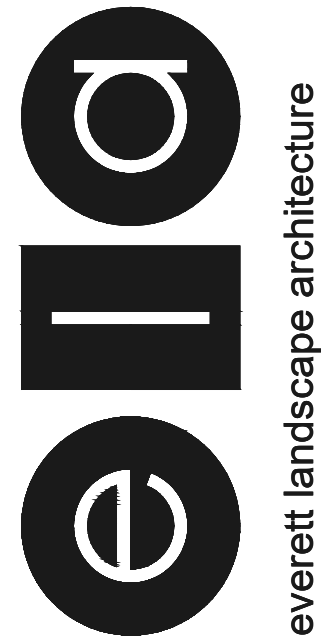
TOTAL PROPOSED GROSS AREA = 93,050 S.F.
SITE COVERAGE = (93,050 S.F.) 40%

BUILDING SEPARATION PER TABLE 602 TYPE IIB CONSTRUCTION.

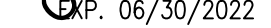
PARKING PER LIKE FACILITIES

EXISTING SPACES = 9
NEW SPACES = 4 AT BUILDING B 18 SPACES AT BUILDING A
TOTAL NEW SPACES PROVIDED 22

5. Site Plan Notes
- All utility lines less than 69 KV shall be undergrounded with the first phase of development.
 - All ground-mounted equipment shall be screened/concealed from street view.
 - 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).
 - 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.
 - 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.
 - 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.



NEC OF VAN BUREN STREET AND FAIRWAAY DRIVE AVONDALE, AZ



11/19/19

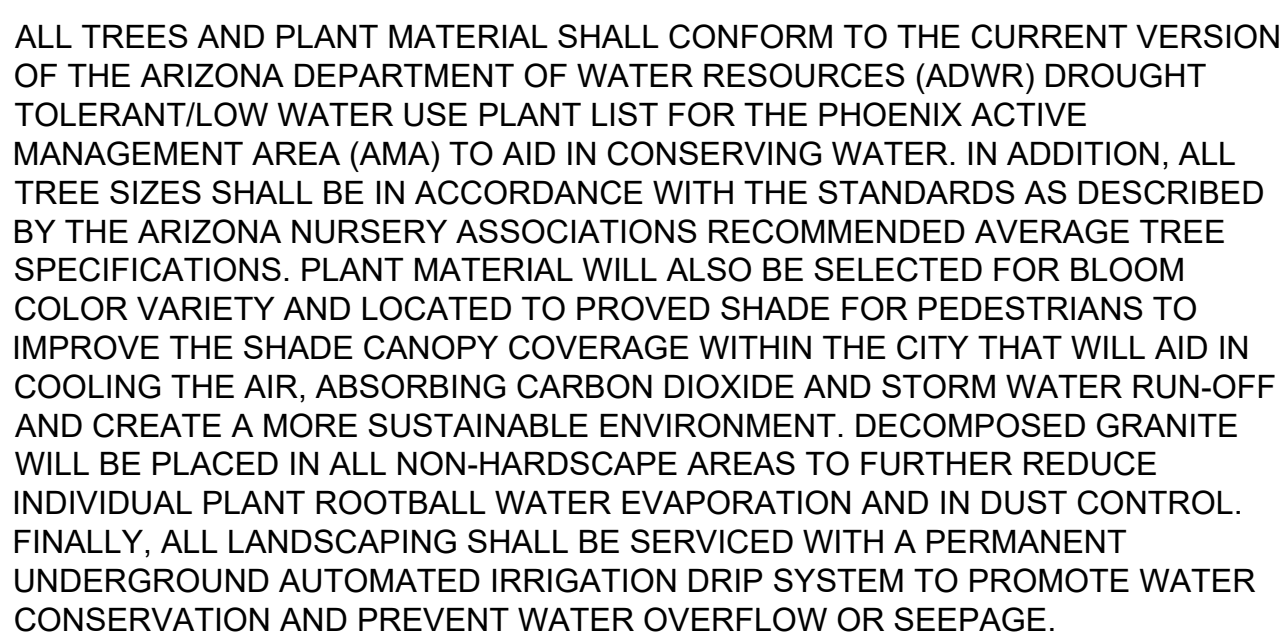
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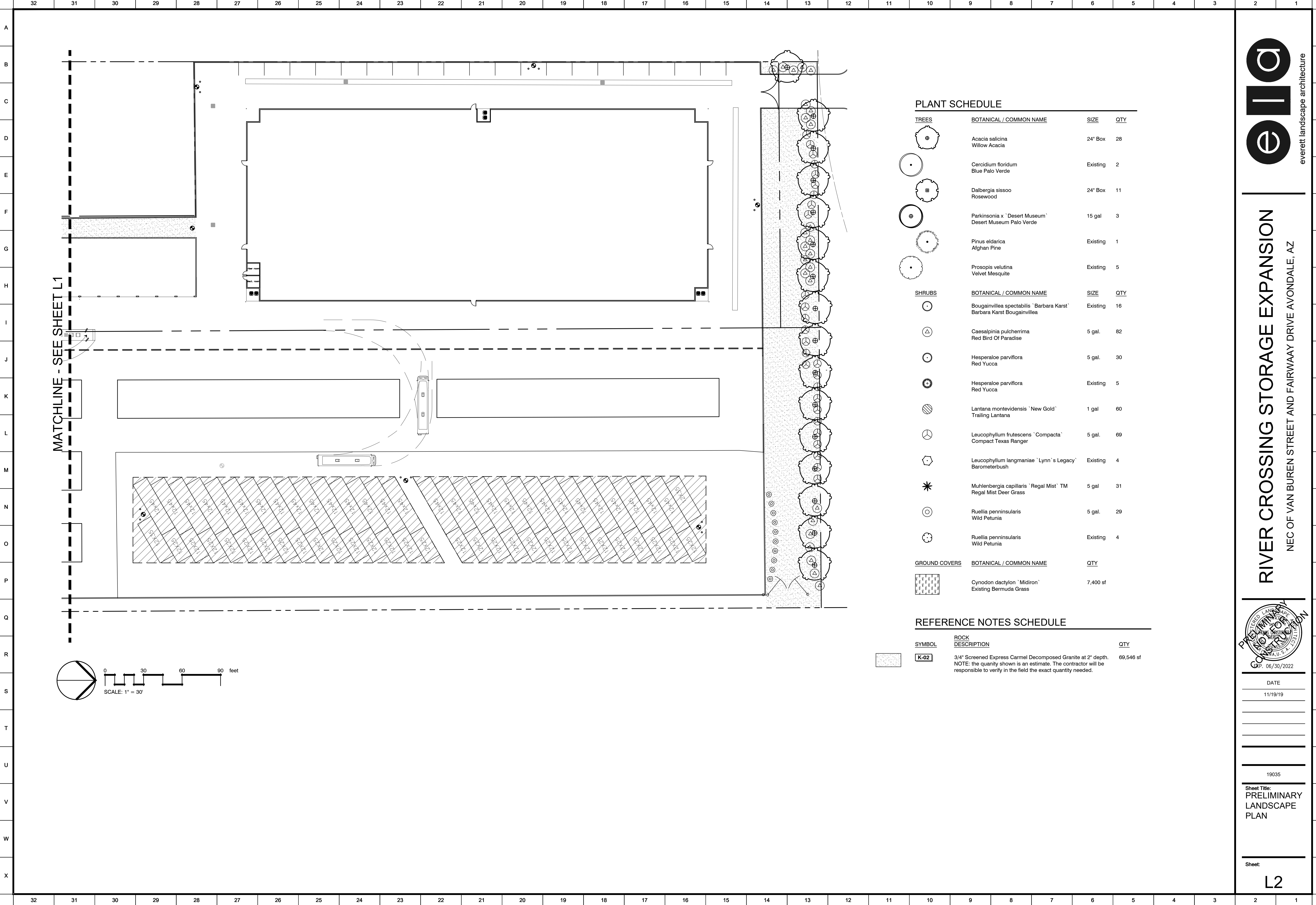
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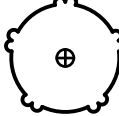
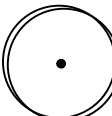
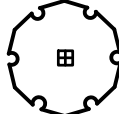
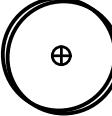
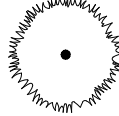
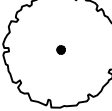
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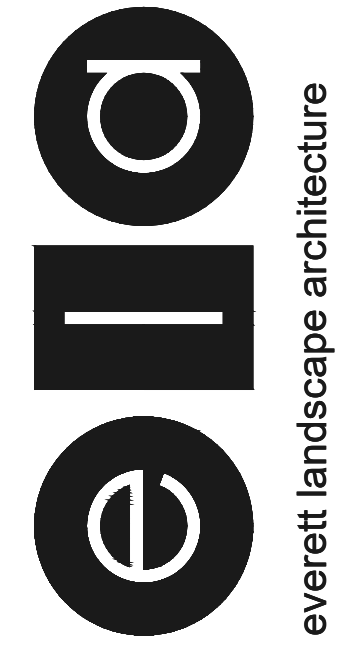


PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	Acacia salicina Willow Acacia	24" Box	28
	Cercidium floridum Blue Palo Verde	Existing	2
	Dalbergia sissoo Rosewood	24" Box	11
	Parkinsonia x `Desert Museum` Desert Museum Palo Verde	15 gal	3
	Pinus eldarica Afghan Pine	Existing	1
	Prosopis velutina Velvet Mesquite	Existing	5
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	Bougainvillea spectabilis `Barbara Karst` Barbara Karst Bougainvillea	Existing	16
	Caesalpinia pulcherrima Red Bird Of Paradise	5 gal.	82
	Hesperaloe parviflora Red Yucca	5 gal.	30
	Hesperaloe parviflora Red Yucca	Existing	5
	Lantana montevidensis `New Gold` Trailing Lantana	1 gal	60
	Leucophyllum frutescens `Compacta` Compact Texas Ranger	5 gal.	69
	Leucophyllum langmaniae `Lynn`s Legacy` Barometerbush	Existing	4
	Muhlenbergia capillaris `Regal Mist` TM Regal Mist Deer Grass	5 gal	31
	Ruellia penninsularis Wild Petunia	5 gal.	29
	Ruellia penninsularis Wild Petunia	Existing	4
GROUND COVERS	BOTANICAL / COMMON NAME	QTY	
	Cynodon dactylon `Midiron` Existing Bermuda Grass	7,400 sf	

REFERENCE NOTES SCHEDULE

SYMBOL	ROCK DESCRIPTION	QTY
	K-02 3/4" Screened Express Carmel Decomposed Granite at 2" depth. NOTE: the quantity shown is an estimate. The contractor will be responsible to verify in the field the exact quantity needed.	69,546 sf



RIVER CROSSING STORAGE EXPANSION
NEC OF VAN BUREN STREET AND FAIRWAY DRIVE AVONDALE, AZ

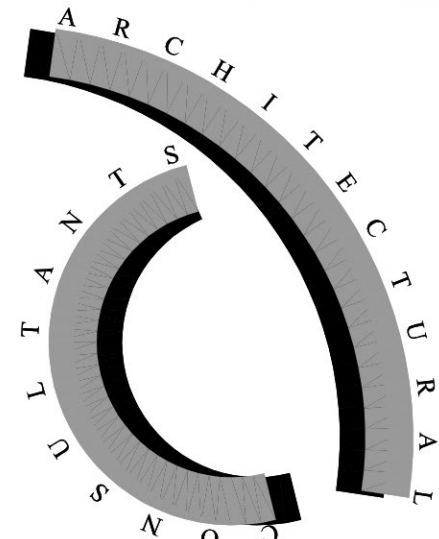


DATE
11/19/19

19035

Sheet Title:
PRELIMINARY
LANDSCAPE
PLAN

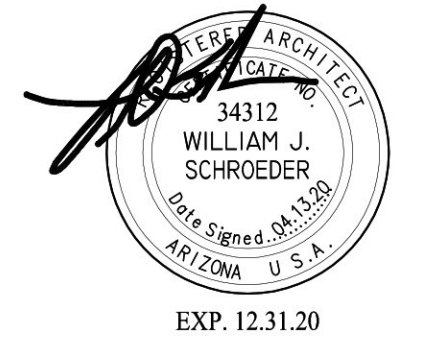
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ARC Services Inc.
14010 N. SUSSEX PLACE
Fountain Hills, Arizona 85268

phone (480)-837-0761
fax (480)-907-1135

seal



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revisions

RIVER CROSSING STORAGE
EXPANSION
12100 WEST VAN BUREN STREET
AVONDALE, ARIZONA

Title:	ENLARGED ELEVATIONS
Date:	04/13/20
Project number:	BLS
Drawn by:	PAG
Checked by:	BS
CAD file:	DD2

- ☒ Design Development
☐ Progress Const. Docs.
☐ City Submittal
☐ Bid Package
☐ Construction Issue
☐ Record Drawings

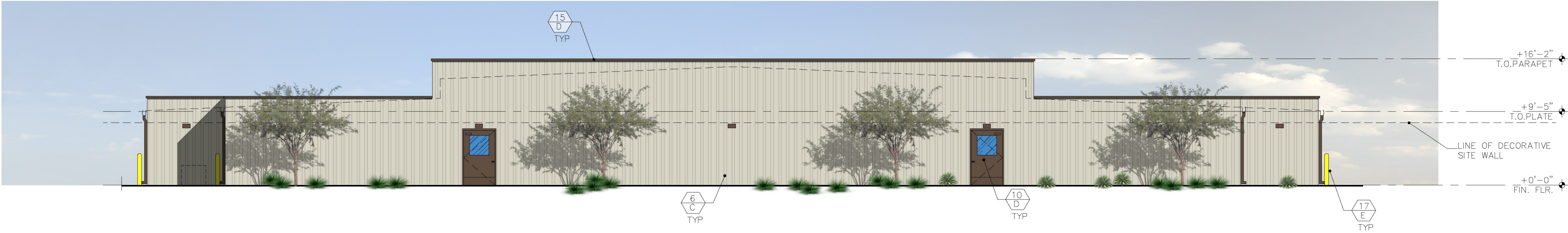
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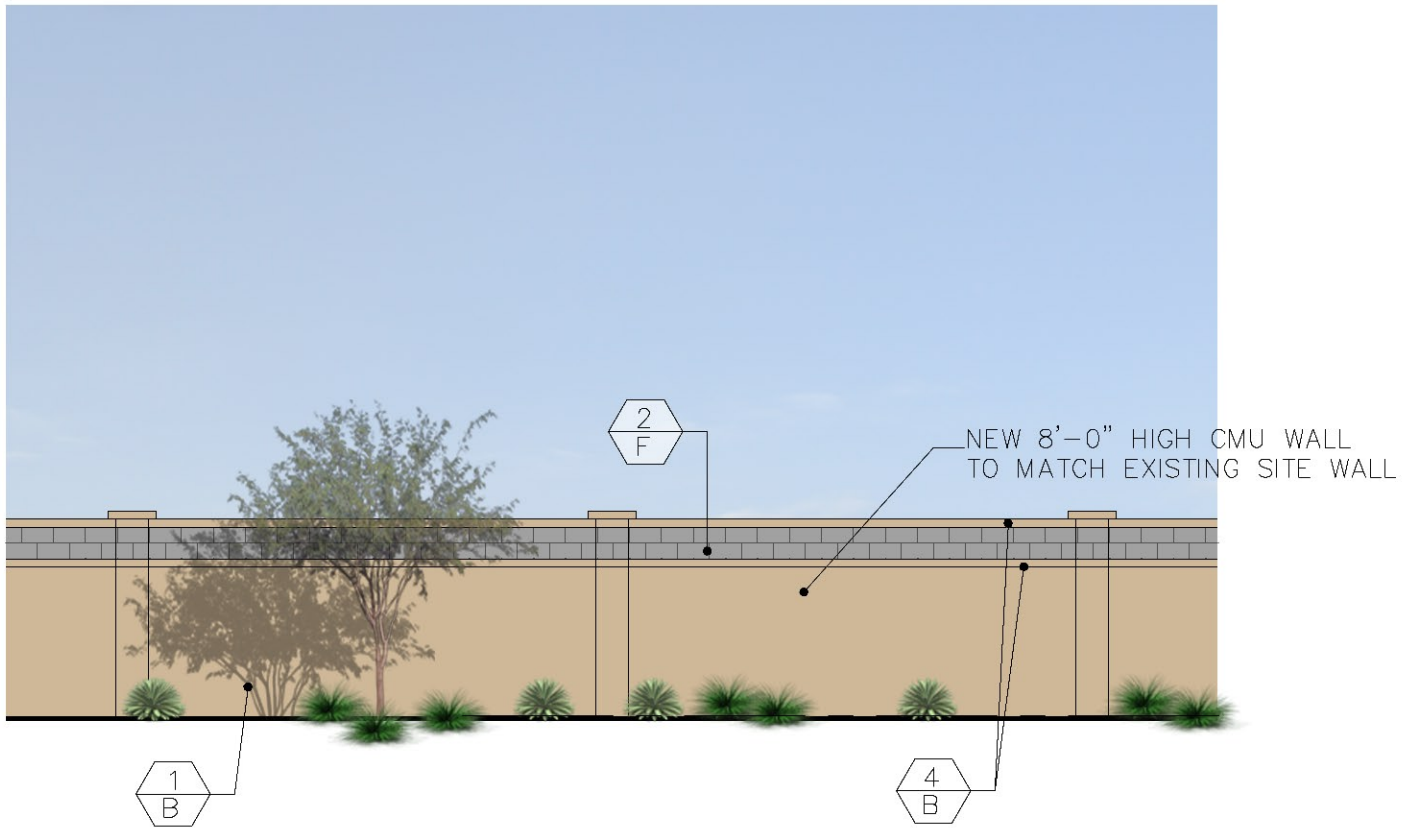
SOUTH ELEVATION BLD A

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



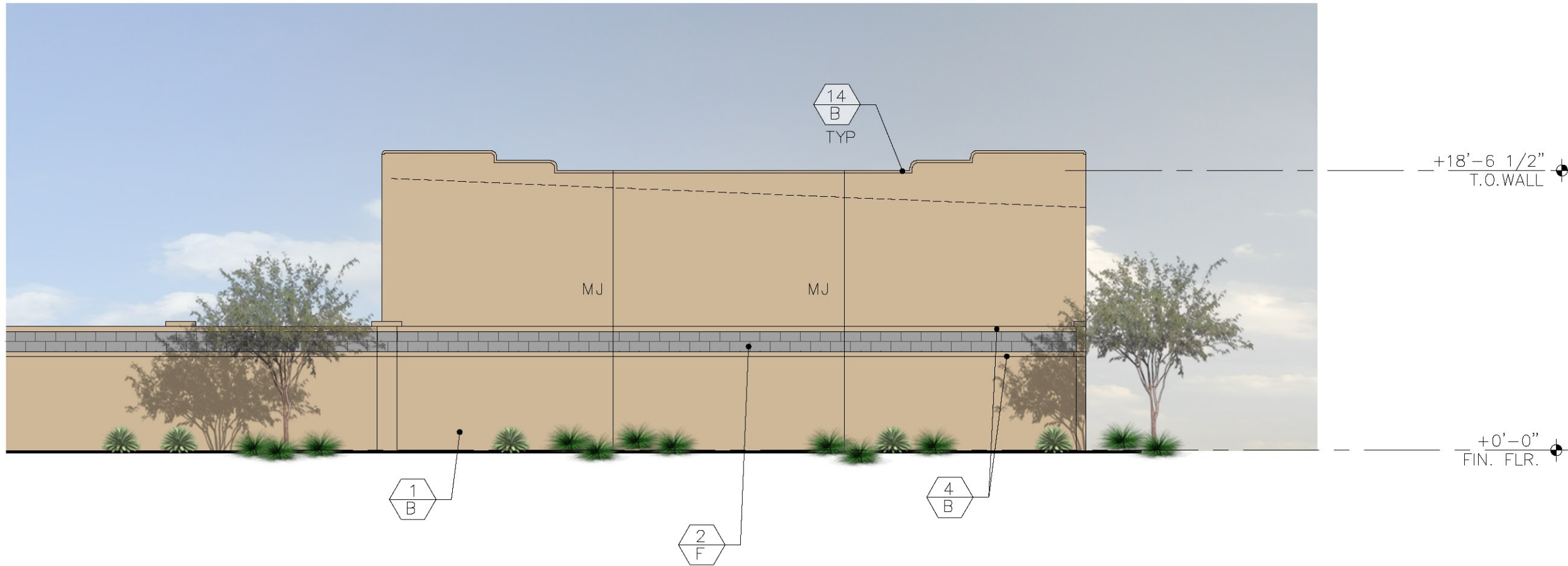
NORTH ELEVATION BLD A

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



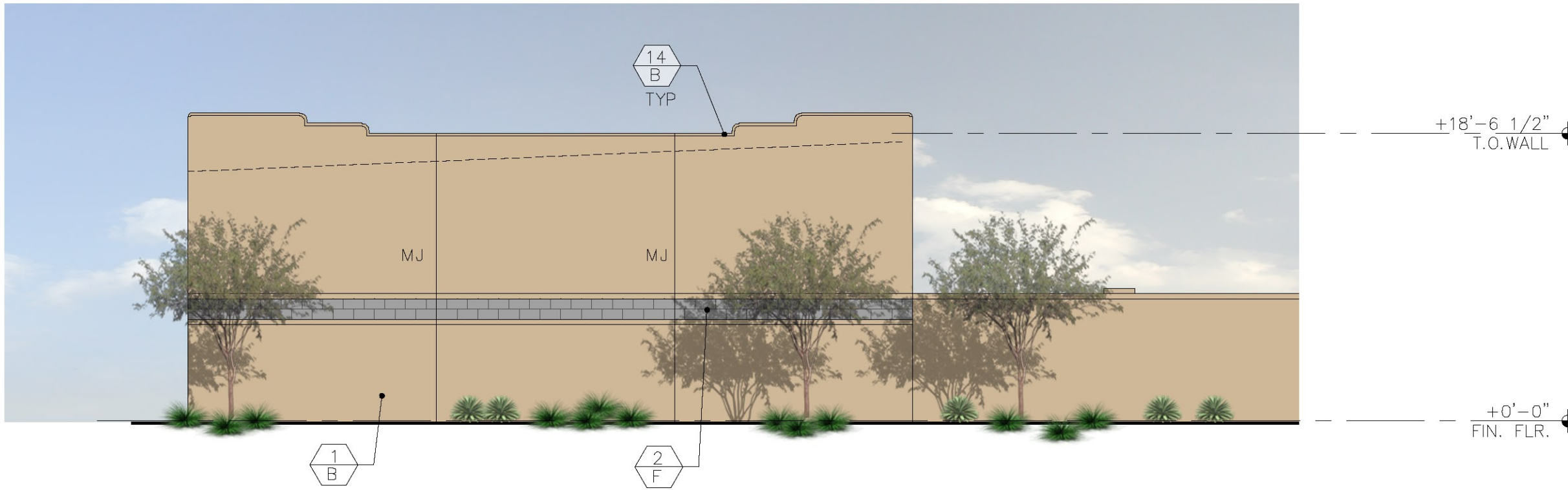
SITE BOUNDARY WALL

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



SOUTH ELEVATION BLD B

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



MATERIAL SCHEDULE



MATERIALS

1. LIGHT SAND STUCCO ON CMU (MATCH EXISTING OFFICE)
2. 8 x 8 x 16 SPLIT FACE CMU ACCENT BAND MATCH EXISTING
3. 8'-8" x 8'-0" OH DOOR BY JANUS
4. CMU ACCENT BAND MATCH EXISTING
5. 13'-0" x 14'-0" OH DOOR BY JANUS
6. 'McELROY METAL' 26GA. MULTI-RIB PANELS
7. 26GA. PRE-PAINTED MULLION TRIM
8. METAL HEADER/CLOSURE PANELS
9. 'AEP SPAN' STANDING BEAM METAL ROOF PANELS
10. 4'W x 7'H HM. DOOR (FRAME TO MATCH)
11. 3'W x 7'H HM. DOOR AND FRAME
12. CONTINUOUS METAL GUTTER (FACTORY PAINTED)

13. DOWNSPOUT GUTTER
14. METAL COPING OVER CMU PARAPET
15. McELROY METAL METAL WALL CAP
16. WALL PACK LIGHT FIXTURE
17. CONCRETE-FILLED STEEL BOLLARD
- 18.
- 19.
- 20.
- 21.

COLORS

- A. ZINCALUME PLUS (AEP SPAN)
- B. HIGH NOON (DUNN EDWARDS)
- C. McELROY METAL ALMOND
- D. JANUS CONTINENTAL BROWN (OR MATCH)
- E. VIN-L-STRIP YELLOW (DUNN EDWARDS)
- F. GRAY MATCH EXISTING
- G.
- H.

ALL PAINTS AND FINISHES PER MANUFACTURER

Exhibit I

Neighborhood Meeting Minutes

Neighborhood Meeting Results Report
RIVER CROSSING STORAGE EXPANSION
CASE NUMBER: PL-19-0240
12100 WEST VAN BUREN STREET
(COUNTY ASSESSOR PARCEL NUMBER: 500-01-001S)
CONDITIONAL USE PERMIT/LOT COMBINATION

Date: May 14, 2020

The Neighborhood Meeting was held on May 13, 2020, at 6 p.m. Due to concerns for public safety resulting from the COVID-19 pandemic, it was a virtual meeting. The instructions to attend were in the Notice Letter that was sent out to all property owners within 1,000 feet of the subject property at least fifteen (15) days prior to the meeting, published in Arizona Republic Newspaper (Southwest Region), and on the On-Site Posting.

Meeting Summary:

The meeting started at 6 p.m. and ended at 7 p.m. The people who attended the meeting are listed below. Attached is a copy of the Neighborhood Meeting Sign-In Sheet.

Meeting Attendees:

Property Owner Representative:

- Ray Tuohy

Applicant Representatives:

- Cassandra Ayres – Beus Gilbert McGroder PLLC
- Traci Goy – Beus Gilbert McGroder PLLC
- Phil Gollon – ARC Services Inc.

City of Avondale Representatives:

- Brian Craig – City of Avondale Planning Manager
- Rick Casswell – City of Avondale Senior Planner
- Michelle Simerdla – City of Avondale Senior Planner

Neighborhood Participants:

- None

Neighborhood Comments and Concerns:

None known. As noted, no neighbors attended the meeting and the Applicant has received no inquiries from members of the community regarding the project.


Traci Goy/Beus Gilbert McGroder PLLC