



Planning Commission
Online Meeting Agenda
Wednesday, July 15, 2020

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

Using a Mobile Device? Download the Zoom Cloud Meeting App

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

REGULAR MEETING

6:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. OPENING STATEMENT

4. APPROVAL OF MINUTES

June 17, 2020

5. PUBLIC HEARING ITEMS

**a. AVONDALE AUTOMALL – MAJOR AMENDMENT TO THE AVONDALE AUTOMALL
PLANNED AREA DEVELOPMENT (PAD) - APPLICATION PL-20-0119**

Planning Commission will hold a public hearing and consider a request by Paul Gilbert, of Beus Gilbert McGroder PLLC, for a Major Amendment to the Avondale Automall PAD to conditionally permit one (1) automotive dealership selling used vehicles only – provided that the dealer has a minimum consolidated annual revenue of \$500 million and shall maintain a minimum of 140 vehicles on display at all times on the Avondale Automall property. This PAD amendment is proposed for a single 6.02 net acre property (APN 102-54-102) located in the western portion of the Avondale Automall PAD. The Commission will take appropriate action. Staff Contact: Rick Casswell, Senior Planner

b. ECHOPARK AUTOMOTIVE, AVONDALE AUTOMALL – CONDITIONAL USE PERMIT – APPLICATION PL-20-0120

Planning Commission will hold a public hearing and consider a request by Paul Gilbert, of Beus Gilbert McGroder PLLC (on behalf of EchoPark Automotive), for approval of a Conditional Use Permit (CUP) to allow for the operation of one (1) automotive dealership selling used vehicles only – provided that the dealer has a minimum consolidated annual revenue of \$500 million and shall maintain a minimum of 140 vehicles on display at all times. The subject request is contingent upon City Council approval of a Major Planned Area Development (PAD) Amendment (application PL-20-0119) to the Avondale Automall, to conditionally permit one (1) such a used vehicle only dealership, meeting the criteria described above, at this subject property. The subject property (APN 102-54-102) is located within the western portion of the Avondale Automall PAD. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Rick Casswell, Senior Planner

6. ACTION ITEMS

a. AVARI APARTMENTS – DEVELOPMENT PLAN – APPLICATION PL-19-0308

Planning Commission will consider a request by Mr. Andrew Yancey, Bergin, Frakes, Smalley and Oberholtzer, PLLC, for approval of a Development Plan for Avari Apartments, a proposed 354-unit multi-family apartment community located on 16.44 net acres located at the northwest corner of Avondale Boulevard and the Corporate Drive alignment. Commission will take appropriate action and forward a recommendation to City Council.

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

7. PLANNING DIVISION REPORT

8. CALENDAR

Next meeting date August 19, 2020.

9. ADJOURNMENT

Members will attend by telephone conference call. Los miembros asistirán 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.

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

Wednesday, June 17, 2020
6:00 P.M.

I. CALL TO ORDER

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

II. ROLL CALL

The following members and representatives were present:

COMMISSIONERS PRESENT

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

COMMISSIONERS ABSENT

Christopher Thompson, Commissioner

CITY STAFF PRESENT

Brian Craig, Planning Manager
Michelle Simerdla, Senior Planner
Ken Galica, Division Lead Planner
Stephanie Small, Sr. Management Analyst
Nicholle Harris, Interim City Attorney

III. APPROVAL OF MINUTES

a. May 20, 2020 minutes

Chair Iwanski invited revisions and corrections.

Commissioner Osborne moved to approve the May 20th, 2020 minutes as presented.
Commissioner Amos seconded the motion.

ROLL CALL VOTE

David Iwanski, Chair	Aye
Linda Warren, Vice Chair	Aye
Denise Stanfield	Aye
Lisa Amos	Aye
Lisa Osborne	Aye
Maribel Guerrero	Aye

The motion was approved by a 6 to 0 vote.

VI. PUBLIC HEARING ITEMS:

a. ENTRADA - Rezoning to Planned Area Development (PAD) - Application PL-19-0201

Planning Commission held a public hearing and considered 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.

Mr. Galica provided a description of the area. Once annexed to the City of Avondale, the property will be brought into the jurisdiction and will be assigned City R1-6, Urban Residential and RR-43, Rural Residential zoning. The majority of surrounding properties are either vacant and undeveloped or used for agricultural purposes. The exception is to the north, where there are large lot residences located mostly within Maricopa County and unincorporated properties. To the south, there are larger county lots. Approximately 12 lots located with the City of Avondale zoned R1-6 and used as large lot rural residential are located to the northeast of the site. Planned development in the nearby vicinity includes Verde Trails, a large single family residential, medium density community to the south. Across Avondale Blvd., one-quarter mile west, is Alamar. There are two General Plan land use designations on the property with 177 acres designated medium density residential, a category that allows between two and a half to four dwelling units per acre, traditional suburban-style single family development. The remaining ten acres is at the corner of 107th Avenue and Broadway Road, the site of a future commercial corner. The General Plan designations were approved for the property in December of 2020 by City Council.

Mr. Galica provided an overview of the proposal. The Entrada PAD divides the property into seven sub-areas for development:

- Parcel 1: Approximately 31 acres - Will be developed with 69 lots measuring 55 by 120 feet.
- Parcels 2 and 6: Approximately 53.7 acres - Will be developed with 227 lots measuring 50 by 115 feet.
- Parcels 3, 4, 5: Will be developed with approximately 350 lots measuring 45 by 110 feet in a total of approximately 80 acres.
- Parcel 7: Commercial corner - Will be development with commercial uses in accordance with the City's Neighborhood Commercial (C-1) District.

Mr. Galica reviewed the circulation plan, with the development having access to Broadway Road, 107th Avenue and Miami Avenue. Most residents will access their lots through a new collector, which will loop through the development and connect 107th Avenue to Miami with offshoots to individual neighborhoods. There will also be local street connection to arterial streets at Broadway Road and an additional connection north of the powerline corridor. Approximately 18 percent of the development is proposed for usable open space. The Durango Channel corridor will not be improved; it will be reserved for a future drainage channel. The most significant open space feature is the centralized park, which consists of 2.5 acres featuring a community center pavilion, fitness stations, yoga lawn, outdoor work spaces with outlets and Wi-Fi, basketball courts, pickleball courts, shaded children's play equipment, family water play area and large turfed areas. There is also a 1.5-acre outdoor game center located in the north portion of the development, which will include additional pickleball courts, play equipment, terrace, amphitheater, ramadas with barbeque grills, bag toss court and turfed area for open play. The third park is a work/play area with basketball court, ramada and additional outdoor work stations. Finally, there will be a 0.8 acre climbing playground with ramadas, seating and large turfed area. In addition, there is a dog park with two separate fenced areas. Development of the powerline corridor is prohibited; as such, the developer will be providing a trail corridor, which includes a disc golf course. Mr. Galica discussed the riparian design theme, which is inspired by the many irrigation canals running through the property. Bridges will be incorporated and a water element will be included at the entry.

Mr. Galica stated that staff believes the development will be compatible with and complementary to not only the existing residences in the area including the larger lots in the county, but also the planned uses in the vicinity, including the Verde Trails and Alamar master planned communities. The proposal is in direct conformance with the General Plan Land Use Map, as amended last year. Exceptional open space and a range of amenities are provided, including the City's first private pickleball courts. In staff's view, this justifies the slight increase in density over the target of 2.5 dwelling units per acre. Development and design standards are in conformance with general City standards and consistent with other approved developments in the area. Infrastructure will be completed by the developer, including adjacent public streets. This will be accomplished in two phases: The first phase will include 107th Avenue and Broadway Road and the second phase will include improvements to Miami Avenue. All required notifications have been completed for both the neighborhood meeting and this Planning Commission meeting. The site had been posted with meeting dates and times. Legal advertisements have been included in the Arizona Republic. All property owners within 1,000 feet of the site have been sent postcards. A neighborhood meeting was held in October of 2019 at Quentin Elementary School, with a handful of attendees, most with general questions regarding the development. There were no significant concerns and no comments have been received via aVOICE. Staff recommends approval of the PAD, subject to six conditions as listed in the staff reports.

Chair Iwanski invited Commissioner questions. Vice Chair Warren noted the small size of the commercial lot and asked about development plans. Mr. Galica stated that it is a 10 gross acre parcel, which is large enough for a small shopping center anchored by a neighborhood grocery store.

Chair Iwanski made a correction to the presentation, which listed a prior Council action in December of 2020. Mr. Galica clarified that the major General Plan amendment was approved in December, 2019.

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

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

Chair Iwanski invited a motion.

Commissioner Amos moved to recommend approval of Application PL-19-0201, subject to six recommended conditions. Vice Chair Warren seconded the motion.

ROLL CALL VOTE

David Iwanski, Chair	Aye
Linda Warren, Vice Chair	Aye
Denise Stanfield	Aye
Lisa Amos	Aye
Lisa Osborne	Aye
Maribel Guerrero	Aye

The motion was approved by a 6 to 0 vote.

b. RIVER CROSSING STORAGE EXPANSION - Conditional Use Permit - Application PL-19-0240

Planning Commission held 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

Nicholle Harris, Interim City Attorney, explained that as this item was previously tabled, a motion was necessary to remove the item from the table prior to the presentation.

Commissioner Amos moved to remove Agenda Item B, PL-19-0240, River Crossing Expansion from the table. Commissioner Stanfield seconded the motion.

ROLL CALL VOTE

David Iwanski, Chair	Aye
Linda Warren, Vice Chair	Aye
Denise Stanfield	Aye
Lisa Amos	Aye
Lisa Osborne	Aye
Maribel Guerrero	Aye

The motion was approved by a 6 to 0 vote.

Michelle Simerdla, Senior Planner, discussed the conditional use permit request. The site is located east of the northeast corner of Fairway Drive and Van Buren. The parcel is currently vacant with an existing retention basin. East of the site is the existing River Crossing storage facility and east of that is the Desert Springs Village residential subdivision, zoned PAD. To the northeast is a planned commerce park development, Avondale 50, which is also zone PAD. To the north and west are properties zoned agricultural. South of Van Buren street is the Coldwater Springs PAD, which includes an apartment complex, golf course and single family homes. The site is 3.2 gross acres in size, annexed into City limits in 1978. The General Plan land use designation is urban residential. It is located within the Freeway Corridor area. The parcel was rezoned from agricultural to C-2 in 1996. A CUP is required for mini-storage use in the C-2 district. There is an existing mini-storage warehouse to the east, which consists of an office, living quarters, five storage buildings and legal, nonconforming, uncovered RV parking spaces, which were constructed in 1998.

Ms. Simerdla reviewed the proposal, which will expand the River Crossing mini-storage warehouse by developing the adjacent lot to the west. It will include two buildings. Building A will be 53,000 square feet with drive-up and interior units. Building B will be 6,300 square feet with nine interior RV parking spaces. The project will provide 22 new parking spaces and will not include new outdoor RV parking spaces. Hours of operation will remain the same at 9 a.m. to 6 p.m. for the office and 7 a.m. to 7 p.m. for the gate. Access to site will be off an existing driveway on Van Buren. To the east and north is the proposed Corporate Drive. The elevations meet City guidelines as well as the goals of the Freeway Corridor area. The project will also include an eight-foot decorative screen wall for the project. All required notifications were completed, including signage on the property, legal ads and notification to property owners within 1,000 feet via postcard. An online neighborhood meeting was held via Zoom on May 13th. There were no attendees. No comments were received via aVOICE.

Ms. Simerdla stated that the project meets the findings for a CUP, as the proposed use is considered low intensity and is compatible with the surrounding residential, commercial and proposed commercial park use. Views into the facility have been minimized by significant landscaping and the screen wall. The mini-storage use will provide a needed service to existing residents. The proposed site design is safe and meets all City requirements, with access to both Van Buren as well as future Corporate Drive. Staff recommends approval of the application with five recommended conditions, as contained in the staff report.

Chair Iwanski invited questions from Commissioners. There were no questions.

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

With no pending questions, Chair Iwanski closed the public hearing.
Chair Iwanski invited a motion.

Vice Chair Warren moved to recommend approval Application PL-19-0240, subject to five recommended conditions. Commissioner Osborne seconded the motion.

ROLL CALL VOTE

David Iwanski, Chair	Aye
Linda Warren, Vice Chair	Aye
Denise Stanfield	Aye
Lisa Amos	Aye
Lisa Osborne	Aye
Maribel Guerrero	Aye

The motion was approved by a 6 to 0 vote.

V. PLANNING DIVISION REPORT

Brian Craig, Planning Manager, stated that operations at City Hall in both Development and Engineering Services and other divisions continue to evolve in response to conditions related to COVID-19. The most up-to-date information about City operations is contained on the City's website, including individual department and division pages. The City continues to receive applications, including preapplications and proposals to move forward with development projects. With that, there will be a meeting on July 15th, which will likely allow Commissioners to attend in person or via Zoom. Single family permits continue to outpace performance in 2018 and 2019 for this period of the year. The bulk of this includes the Alamar project.

VI. ADJOURNMENT

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

ROLL CALL VOTE

David Iwanski, Chair	Aye
Linda Warren, Vice Chair	Aye
Denise Stanfield	Aye
Lisa Amos	Aye
Lisa Osborne	Aye
Maribel Guerrero	Aye

The motion was approved by a 6 to 0 vote.

With no further business, the meeting concluded at approximately 6:36 p.m.

FOR SPECIAL ACCOMMODATIONS

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

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Staff Signature

Date



AGENDA ITEM REPORT

SUBJECT: Avondale Automall – Major Amendment to the Avondale Automall Planned Area Development (PAD) - Application PL-20-0119

MEETING DATE: 7/15/2020

TO: Planning Commission

FROM: Rick Casswell, Senior Planner

THROUGH: Brian Craig, Planning Manager

PURPOSE:

Planning Commission will hold a public hearing and consider a request by Paul Gilbert, of Beus Gilbert McGroder PLLC, for a Major Amendment to the Avondale Automall PAD to conditionally permit one (1) automotive dealership selling used vehicles only – provided that the dealer has a minimum consolidated annual revenue of \$500 million and shall maintain a minimum of 140 vehicles on display at all times on the Avondale Automall property. This PAD amendment is proposed for a single 6.02 net acre property (APN 102-54-102) located in the western portion of the Avondale Automall PAD. The Commission will take appropriate action.

BACKGROUND:

The Avondale Automall PAD was adopted by the City Council in December 1999 for an approximately 150-acre site, with automotive dealerships (selling a combination of new and used cars) approved to be allowed (by right) within the eastern 100 acres and a retail commercial center on the western 50+ acres. The Avondale Automall PAD area is located between 107th Avenue and 99th Avenue and is bounded by the Interstate 10 Freeway to the north and Roosevelt Street to the south.

In 2003, due to the success of the automotive dealerships that were located within the eastern 100 acres of the PAD area, an amendment to the PAD was approved to also allow by right automotive dealerships selling a combination of new and used cars within the westernmost 50+ acres of the PAD area. The intent of that amendment was to expand the automall and allow automotive dealerships to be permitted uses throughout the entire PAD area.

The applicant has initiated a new Major PAD Amendment that would apply to only one (1) property, located within the western portion of the existing PAD area (Exhibits A and B). The subject property is currently developed with an unoccupied automotive dealership, which formerly specialized in new vehicle sales. A detailed description of the PAD amendment request is provided in the “Summary of Request” section of this report, below.

The property subject to the proposed amendment has a General Plan 2030 Land Use designation of Business Park (Exhibit C).

Surrounding uses and zoning abutting the subject property include:

North: The Interstate 10 Freeway, which runs through the City of Avondale in an east-west direction, abuts the I-10 Frontage Road to the north. Immediately north of that is commercial development comprised of the Gateway Crossing PAD and Gateway Village retail and restaurant developments located east of 103rd Avenue, and the Park 10 PAD currently under phased construction on vacant land located immediately west of the 103rd Avenue.

East: Abutting the subject property to the east is Tom's Camperland RV dealership, which is one of multiple dealership properties that are also part of the Avondale Automall PAD. Outside of the PAD, the City of Tolleson lies immediately to the east, separated by 99th Avenue. The existing uses on the east side of 99th Avenue include a CarMax used car dealership and a Circle K gas station and convenience store.

South: Between 107th and 105th Avenues is the Griffith PAD, which is currently developed with a used car sales operation and an Enterprise car rental facility, with the remainder of the PAD currently vacant land. The land situated between 105th and 103rd Avenues is zoned Commerce Park and contains a light manufacturing facility and vacant land. Avondale Commerce PAD lies in between 103rd and 101st Avenues and is occupied by 101 Logistics Park, a 650,000 square foot industrial center for warehousing and e-commerce. Additionally, the land located between 101st and 99th Avenues is part of the Interstate Commerce Center PAD and is fully developed with a truck wash, gas station, convenience store, and fast-food restaurant services.

West: Abutting the subject property to the west is the Rodeo Kia dealership, which is one of multiple dealerships which are part of the Avondale Automall PAD. Outside of the PAD area, west of 107th Avenue, is undeveloped land with active agriculture. This land is zoned PAD for the Avondale Gateway Center, which is envisioned as a mixed-commercial PAD that is intended to be developed with a combination of commercial uses, including office, restaurant, retail, business park, light industrial, and other uses that support the Freeway Corridor Specific Plan.

DISCUSSION:

SUMMARY OF REQUEST:

Paul Gilbert, of Beus Gilbert McGroder PLLC, has initiated a request for a Major Amendment to the Avondale Automall PAD to conditionally permit one (1) automotive dealership selling used vehicles only – provided that the dealer has a minimum consolidated annual revenue of \$500 million and shall maintain a minimum of 140 vehicles on display at all times on the Avondale Automall property. This amendment is proposed for a single 6.02 net-acre parcel (APN: 102-54-102) located in the western portion of the Avondale Automall PAD.

If the applicant-initiated Major PAD Amendment is approved, only this single property within the Avondale Automall will be able to conditionally permit (via a Conditional Use Permit) the operation of a used car dealership, provided that the dealer has a minimum consolidated annual revenue of \$500 million and shall maintain a minimum of 140 vehicles on display at all times.

The entitlement process to conditionally permit the operation of a used car dealership is a three-step process. This PAD amendment is the first step in the process, which is to amend the Avondale Automall PAD to conditionally permit one (1) used car dealership meeting the criteria described above. If this Major PAD Amendment is approved, the property owner of the subject parcel will be able to request a Conditional Use Permit (CUP) application for the operation of the proposed use, which would be the second step. Planning Commission and City Council review and approval of such an application is required. The third step in the entitlement process would be the administrative approval of a Site Plan and Design Review application for any building construction or remodeling, which would include a Comprehensive Sign Plan as part of that

application. The existing PAD development standards would need to be met for any new development, including any exterior improvements and signage that are proposed for an existing building.

PUBLIC PARTICIPATION:

The applicant held a neighborhood meeting to discuss the proposed PAD amendment at 6:00 P.M. on Tuesday, June 30, 2020. Due to protective measures that have been implemented by the City of Avondale, in order to limit the spread of the COVID-19 virus, in-person meetings at City Hall were suspended during the application review process. As a result, the neighborhood meeting was held via teleconference instead. The meeting was advertised in the June 10, 2020 edition of the Arizona Republic. Two (2) notification signs, which include information on the request along with details of the neighborhood meeting date, time, and location, were erected throughout the project site on June 11, 2020. Furthermore, in addition to the certified notices discussed in the preceding section, all property owners within the project area and within 1,000 feet of the perimeter boundary were notified of the neighborhood meeting via postcards sent on June 6, 2020.

The virtual meeting was attended by the applicant (Paul Gilbert and Andy Jochums), City staff (Rick Casswell, Brian Craig, Kevin Murphy, and Charles Montoya), Vice Mayor Pat Dennis, George Haugen (the subject property owner's representative and broker), Hector Salazar (current leaseholder for the now vacant building, previously occupied by Avondale Fiat, which abuts the subject property to the west), Dwayne and Beth Hathoot (associates of Cactus Jack's Auto), David Doherty (owner of Cactus Jack's Auto), and Gil Neuner (associate of Cactus Jack's Auto).

Three parties were opposed to the proposed applications: the Hathoots, David Doherty, and Gil Neuner (all affiliated with Cactus Jack's Auto). Cactus Jack's Auto is interested in purchasing or leasing both the former Mitsubishi and Fiat dealership properties with the intention to operate a Mitsubishi franchise there. However, George Haugen pointed out that Cactus Jack's Auto made their offer subsequent to the EchoPark offer, which was already under contract at that point.

Vice Mayor Dennis expressed wanting to protect existing dealerships within the Automall and was in favor of limiting the proposed used car sales operation to just one property. She suggested the applicant explore limiting their rezoning scope to one (1) lot rather than the proposed area.

The applicant has obtained signatures of support from either a property owner or dealership (or in a number of cases both) for eleven (11) out of the fourteen (14) properties currently developed with a dealership, including dealership buildings (Exhibit H).

At the time of writing this report, no comments related to the proposal have been posted on the City's aVOICE digital forum.

ANALYSIS:

In 1999, approximately 150 acres south of Interstate 10 between 99th Avenue and 107th Avenue was rezoned from Agriculture to PAD to allow for the creation of an automall along with an envisioned retail shopping center on the westernmost 50 acres. In 2003, due to the success of the automall, the westernmost 50 acres was rezoned to expand the automall and allow for "Outdoor Automobile Sales: New and Used" along with other associated uses.

The applicant points out in their project narrative (Exhibit E) that since 2003 the landscape of the automobile industry has changed significantly. Several domestic brands such as Mercury, Oldsmobile, Plymouth, and Pontiac have disappeared from the market, along with newer brands and imports such as Hummer, Isuzu, Saturn, and Suzuki, which are also no longer sold. The loss of these car manufacturers has led to a reduced need for dealership space, leaving the Avondale Automall with vacant buildings. Some of those vacancies have been filled with alternative uses, such as recreational vehicle and trailer sales, but some dealership buildings remain vacant or with a high degree of turnover.

Recently, the automobile sales industry has seen great success in dealerships that specialize in selling only more recent model used vehicles, with lower mileage. With this proposed amendment, the applicant is seeking the Major PAD amendment to conditionally permit one (1) dealership selling used vehicles only, subject to that dealer having a minimum consolidated annual revenue of \$500 million and maintaining a minimum of 140 vehicles on display at all times.

If this Major PAD Amendment is approved, the property owner of the subject parcel would be able to request a CUP to conditionally permit a used car dealership at this location in the PAD. Approximately 80 percent of dealerships within the overall PAD area are supportive of the proposed amendment (Exhibit H).

The Planning Commission and City Council will have continued review and approval authority, respectively, for any dealership meeting the aforementioned criteria that is proposed to operate at this location. As this report has already established, a CUP would be required for such an operation, and this would allow for Planning Commission and City Council approval authority, which could involve the imposition of various zoning conditions of approval, should approval be granted.

DISCUSSION:

The proposed Major PAD amendment meets the following findings:

1. The proposed Amendment is in conformance with the General Plan 2030 Land Use Map.
2. The proposed Amendment is in conformance with The Freeway Corridor Specific Plan.
3. The proposed Amendment will result in compatible land use relationships.
4. Adequate public infrastructure to support development in the Avondale Automall PAD either presently exists or will be constructed by adjacent developers as properties develop.

STRATEGIC PLAN:

INITIATIVE: Foster sustainable community development

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

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

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

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

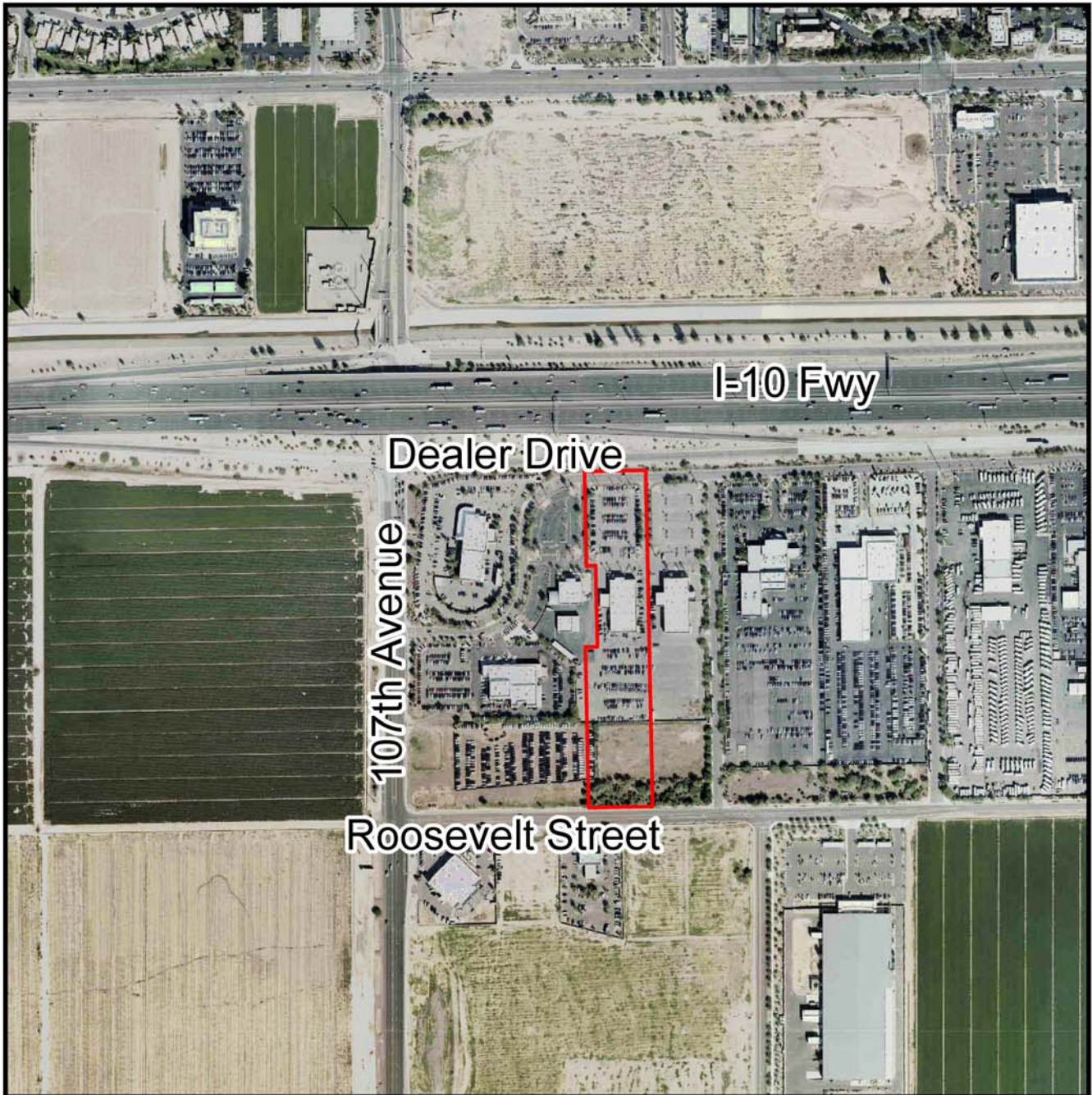
The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-20-0119, a request for a Major Amendment to the Avondale Automall PAD to conditionally permit one (1) automotive dealership selling used vehicles only, subject to the following one (1) condition of approval:

1. Development shall conform to the Avondale Automall PAD Amendment Narrative date stamped July 7, 2020, which includes the requirements that the dealer has a minimum consolidated annual revenue of \$500 million, shall maintain a minimum of 140 vehicles on display at all times on the Avondale Automall property, and that this amendment applies to only a single 6.02 net acre parcel located in the

western portion of the Avondale Automall PAD, as shown and described in Exhibits F and G.

PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-20-0119, a request for a Major Amendment to the Avondale Automall PAD to conditionally permit one (1) automotive dealership selling used vehicles only, subject to the one (1) recommended condition of approval as listed in the staff report.

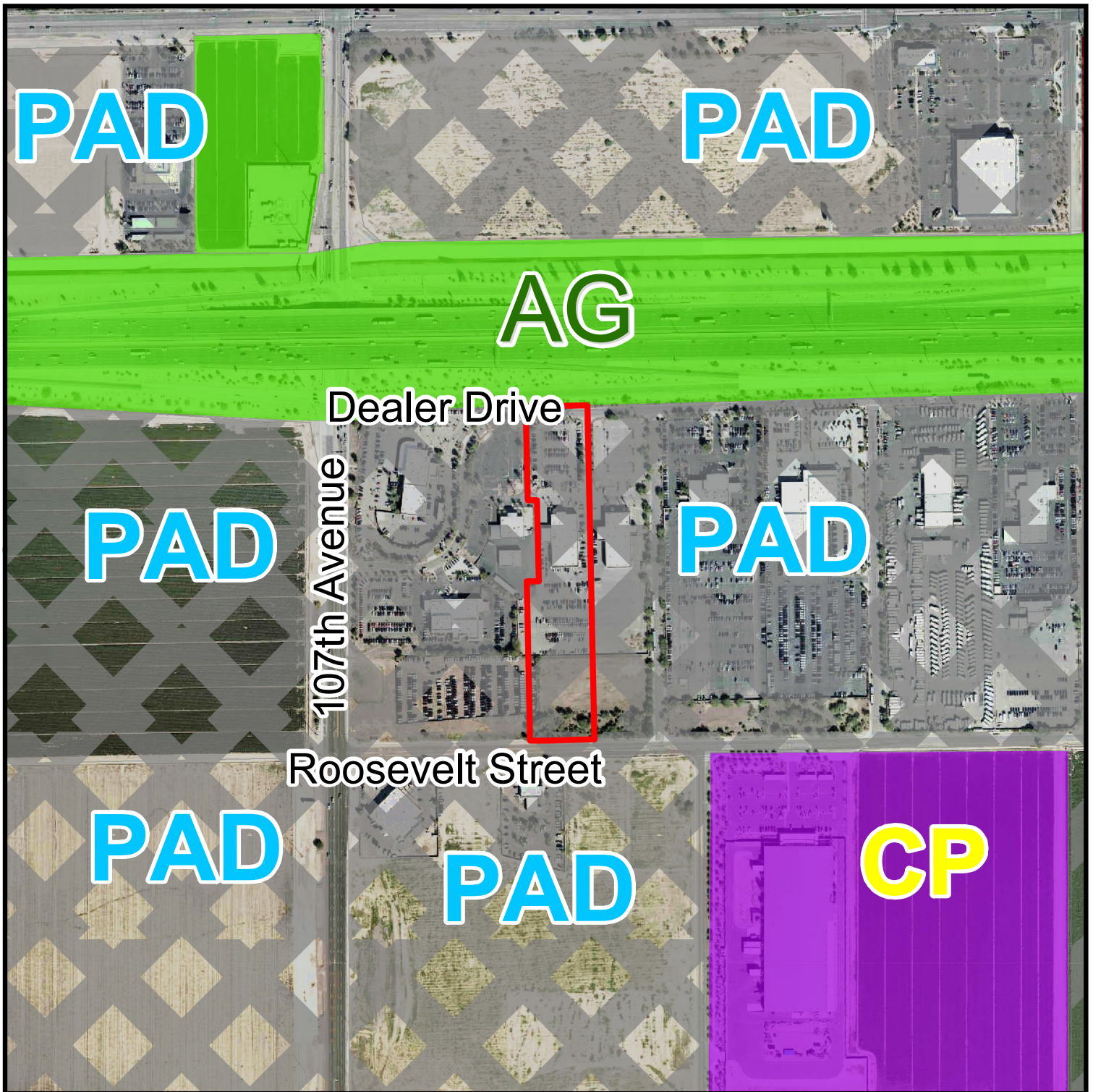


Aerial Image



 Project Location



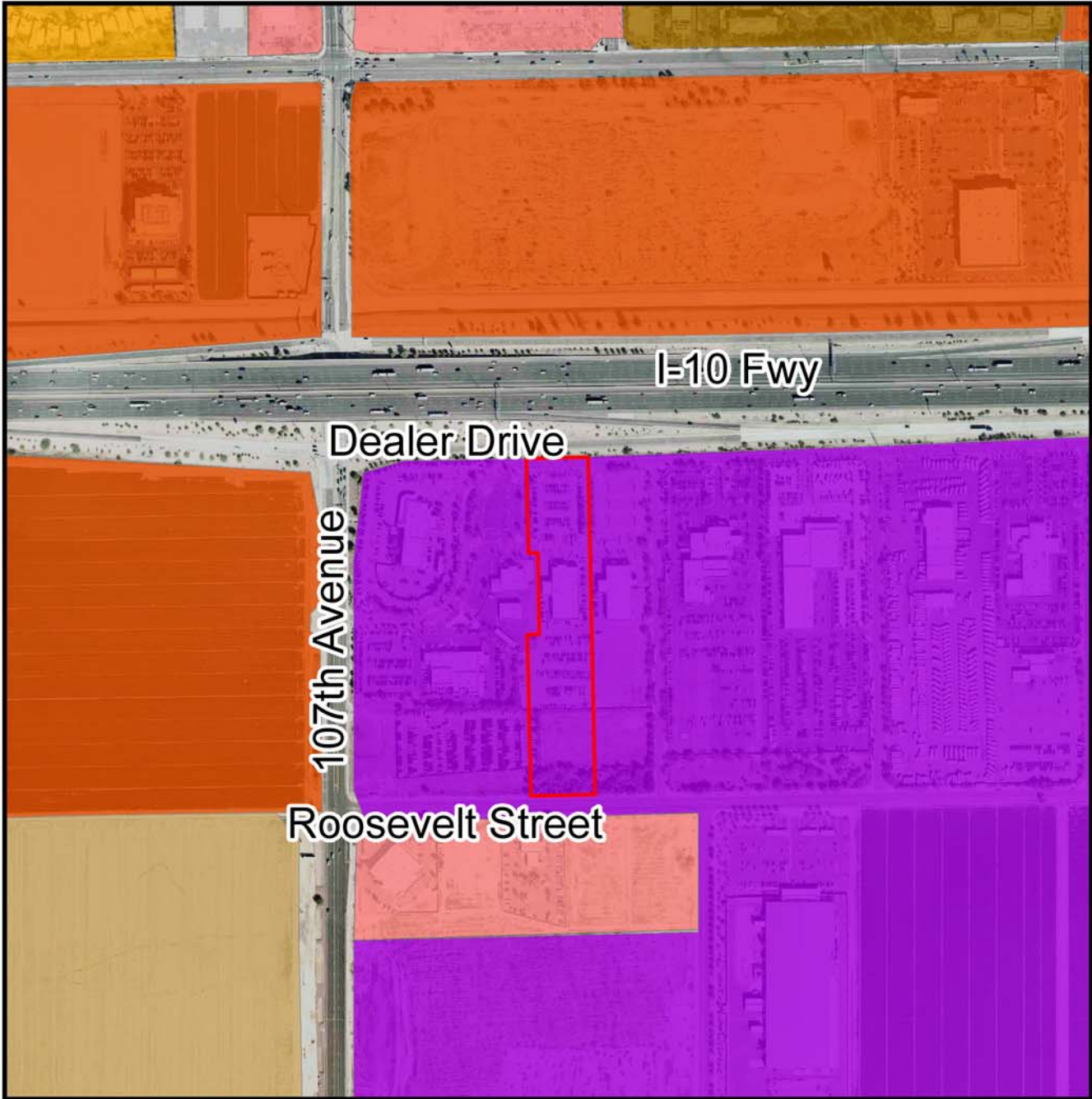


Zoning Vicinity Map



Project Location





General Plan Land Use Map



Project Location



Freeway Commercial



Medium/High Density Residential



Business Park



Local Commercial



*SUMMARY OF RELATED FACTS
APPLICATION PL-20-0119*

<i>THE PROPERTY</i>	
PARCEL SIZE	Approximately 6.02 gross acres
LOCATION	South of I-10 Frontage Road, north of Roosevelt Street, east of 107 th Avenue, and west of 99 th Avenue
EXISTING LAND USE	Fully developed and occupied by an existing (vacant) automotive dealership building.
EXISTING ZONING	PAD – Avondale Automall
ZONING HISTORY	The property subject to this request was annexed in May 1986. The property was given Agricultural (AG) zoning upon annexation. As part of the original 1999 PAD, approximately 100 acres on the eastern portion of the 150-acre PAD area was designated as an automall, with the remaining 50 acres being designated as a retail shopping center. C-2 (Community Commercial District) development standards were adopted for the overall site, with some modifications made to the landscape and height standards of the C-2 zone. Additionally, the PAD also established a number of automotive related uses (besides new car dealerships, which were permitted by right), such as motor vehicle repair and motor vehicle body shops, along with additional commercial uses (including live entertainment and skating rinks), as conditionally permitted uses within the overall PAD area. In 2003, based on the success of the automall and its dealerships within the 100-acre area at the easternmost portion of the PAD, the PAD was amended to allow for (by right) additional dealerships within the remaining 50-acre area at the west portion of the PAD. The same development standards that applied to the 100-acre automall portion of the PAD were applied to the 50-acre portion as well to ensure continuity across the whole PAD.

<i>SURROUNDING ZONING AND LAND USE</i>	
NORTH	The Interstate 10 Freeway, which runs through the City of Avondale in an east-west direction, abuts the I-10 Frontage Road to the north. Immediately north of that is a swath of commercial development comprised of the Gateway Crossing PAD and Gateway Village retail and restaurant developments located east of 103rd Avenue, and the Park 10 PAD development (currently under phased construction on vacant land) located immediately west of the 103rd Avenue.
EAST	Abutting the subject property to the east is Tom's Camperland RV dealership, which is one of multiple dealership properties that are also part of the Avondale Automall PAD. Outside of the PAD, the City of Tolleson lies immediately to the east, separated by 99 th Avenue. The existing uses on the east side of 99 th Avenue include a CarMax used car dealership and a Circle K gas station and convenience store.
SOUTH	Between 107 th and 105 th Avenues is the Griffith PAD, which is currently developed

	with a used car sales operation and an Enterprise car rental facility, with the remainder of the PAD currently vacant land. The land situated between 105 th and 103 rd Avenues is zoned Commerce Park and contains a light manufacturing facility and vacant land. Avondale Commerce PAD lies in between 103 rd and 101 st Avenues and is occupied by 101 Logistics Park, a 650,000 square foot industrial center for warehousing and e-commerce. Additionally, the land located between 101 st and 99 th Avenues is part of the Interstate Commerce Center PAD and is fully developed with a truck wash, gas station, convenience store, and fast-food restaurant services.
WEST	Abutting the subject property to the west is the Rodeo Kia dealership, which is one of multiple dealerships which are part of the Avondale Automall PAD. Outside of the PAD area, west of 107 th Avenue, is undeveloped land with active agriculture. This land is zoned PAD Z-07-16 for the Avondale Gateway Center, which is envisioned as a mixed-commercial PAD that is intended to be developed with a combination of commercial uses, including office, restaurant, retail, business park, light industrial, and other uses that support the Freeway Corridor Specific Plan.

GENERAL PLAN

The General Plan 2030 Land Use Map was mostly recently amended in September 2019 to reflect the adopted The BLVD Specific Plan land use categories, which are located outside of the subject area. The properties subject to the request have the General Plan 2030 Land Use designation of Business Park.

The Business Park land use category is intended to allow for large scale campus development that provides abundant employment opportunities and offers amenities such as attractive streetscapes with excess landscaped setbacks, appropriate screening from the I-10 freeway, pedestrian connections, efficient circulation, and refuge areas for active and passive activities to keep a healthy lifestyle for all employees. The category accommodates enclosed light manufacturing, corporate commerce, hotel, multi-story offices, research and development industries, solar and renewable energy manufacturers, motor sports related industry manufacturers, and limited warehouse and support services that support these primary employment uses.

A varying scale and intensity of uses are intended to be accommodated within this land use category.

PUBLIC SCHOOLS

SCHOOL DISTRICT(S)	Littleton Elementary School District; Tolleson Union High School District
ELEMENTARY SCHOOL	The closest district is Littleton Elementary District, with Tolleson Elementary School located approximately 600 feet east of the southeast corner of 99 th Avenue and Van Buren Street within the City of Tolleson.
HIGH SCHOOL	The closest district is Tolleson Union High School District, with Littleton Elementary School located at the southwest corner of Avondale Boulevard and Buckeye Road within the City of Avondale.

<i>STREETS</i>	
I-10 Frontage Road	
Classification	Collector (2-lane)
Part of ADOT's 575-foot I-10 Freeway right-of-way	
107th Avenue	
Classification	Arterial (4-lane)
Existing half-street ROW	Varies
Roosevelt Street	
Classification	Collector (2-lane, with 2-way left turn lane)
Existing half-street ROW	40 feet
Dealer Drive	
Classification	Private Street (2-lane)

<i>UTILITIES</i>
8-inch water line within Dealer Drive; 12-inch water line and 15-inch sewer line within Roosevelt Street; and a 16-inch water line and 8-inch sewer line within 107 th Avenue. SRP provides electrical service in this portion of Avondale.

History and Narrative

In 1999 the approximately 150 acres south of Interstate 10 between 99th Avenue and 107th Avenue was rezoned from Agriculture to Planned Area Development to allow for the creation of an automall along with a retail shopping center on the westernmost 50 acres.

In 2003, due to the success of the automall, the westernmost 50 acres was rezoned to expand the automall and allow for “Outdoor Automobile Sales: New and Used” along with other associated uses.

Since 2003 the landscape of the automobile industry has changed significantly. Historical marques such as Mercury, Oldsmobile, Plymouth, and Pontiac have vanished along with newer brands and imports such as Hummer, Isuzu, Saturn, and Suzuki are no longer sold. Loss of these manufactures has led to a reduced need for dealership space, leaving the Avondale Automall with vacant buildings. Some of that space has been filled with alternative uses, such as recreational vehicle and trailer sales, but dealership buildings remain vacant or with a high degree of turnover. Recently, the automobile sales industry has seen great success in dealerships that specialize in selling only gently used late model vehicles. With this amendment, we wish to obtain zoning for a portion of the Avondale Automall property to allow for dealerships that sell only used vehicles.

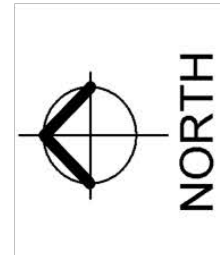
Rezoning Request

In addition to the allowed uses provided within the Avondale Automall Planned Area Development (PAD), as amended, the following additional use shall be allowed subject to a Conditional Use Permit on 6.02 net acres (6.26 gross acres) of the automall:

Automotive Dealerships Selling Used Vehicles Only – provided that the dealer has a minimum consolidated annual revenue of \$500 million and shall maintain a minimum of 140 vehicles on display at all times on the Avondale Automall property.

This use shall only be considered in the area depicted on the Aerial Photo (Exhibit A) and as further described in the legal description (Exhibit B) and shall be limited to only one (1) used-vehicle dealership meeting the conditional use criteria described above.

With the exception of the above additional use, all applicable development standards and sign standards shall be subject to the existing Avondale Automall Planned Area Development (PAD), as amended.



2nd Amendment Boundary

**ZONING LEGAL DESCRIPTION
AVONDALE AUTO MALL – LOT 11B
JOB #P5304**

July 6, 2020

A PORTION OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CITY OF AVONDALE BRASS CAP IN HANDHOLE, MARKING THE WEST QUARTER CORNER OF SAID SECTION 5, FROM WHICH THE BRASS CAP IN HANDHOLE, MARKING THE NORTHWEST CORNER OF SAID SECTION 5, BEARS NORTH 00 DEGREES 15 MINUTES 35 SECONDS WEST, A DISTANCE OF 2,640.69 FEET;

THENCE NORTH 88 DEGREES 49 MINUTES 02 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 691.82 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTH LINE, NORTH 01 DEGREE 10 MINUTES 59 SECONDS WEST, A DISTANCE OF 618.92 FEET;

THENCE NORTH 88 DEGREES 49 MINUTES 01 SECOND EAST, A DISTANCE OF 43.22 FEET;

THENCE NORTH 01 DEGREE 10 MINUTES 59 SECONDS WEST, A DISTANCE OF 291.43 FEET;

THENCE SOUTH 88 DEGREES 49 MINUTES 01 SECOND WEST, A DISTANCE OF 33.65 FEET;

THENCE NORTH 01 DEGREE 10 MINUTES 59 SECONDS WEST, A DISTANCE OF 338.28 FEET;

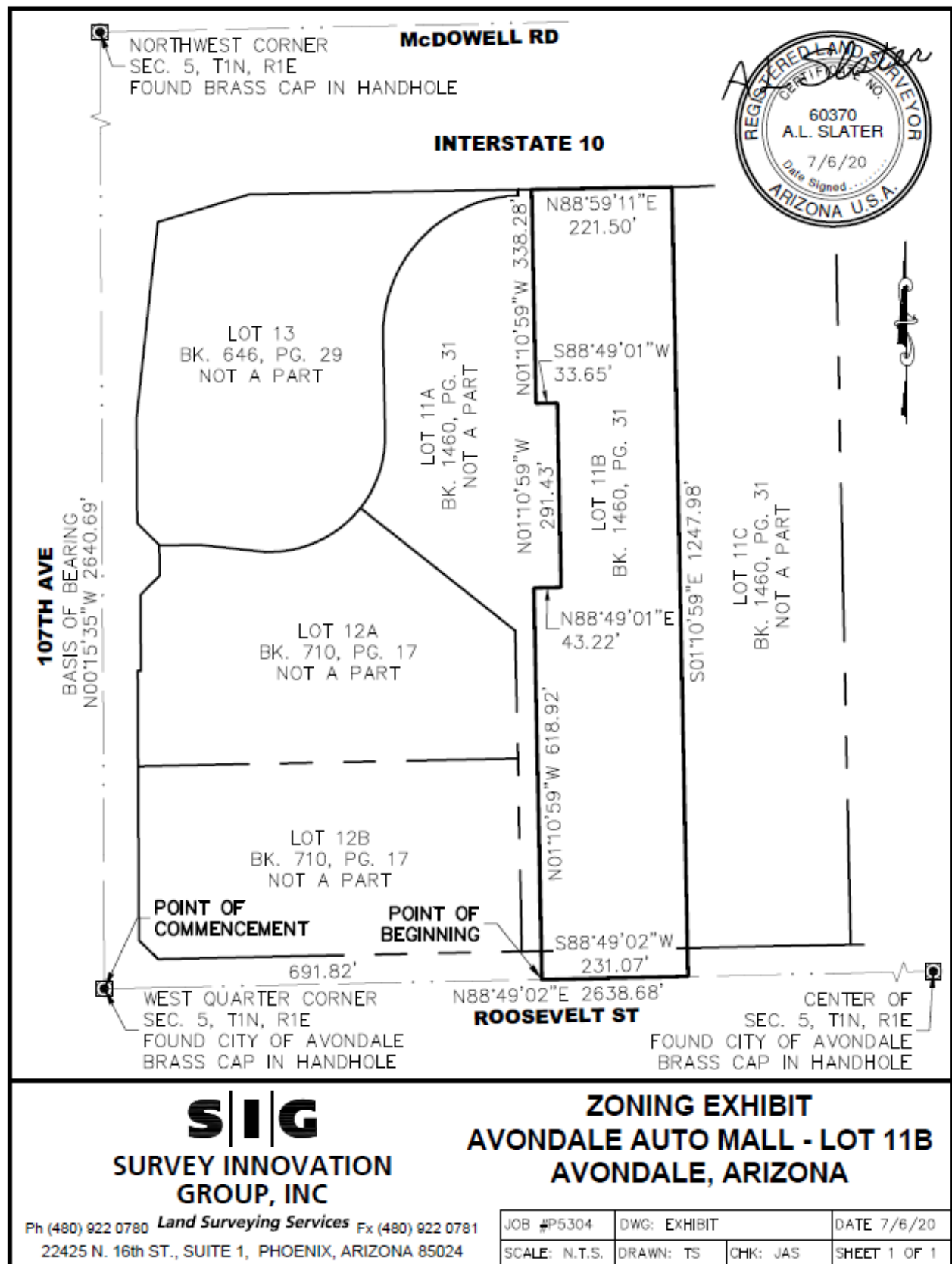
THENCE NORTH 88 DEGREES 59 MINUTES 11 SECONDS EAST, A DISTANCE OF 221.50 FEET;

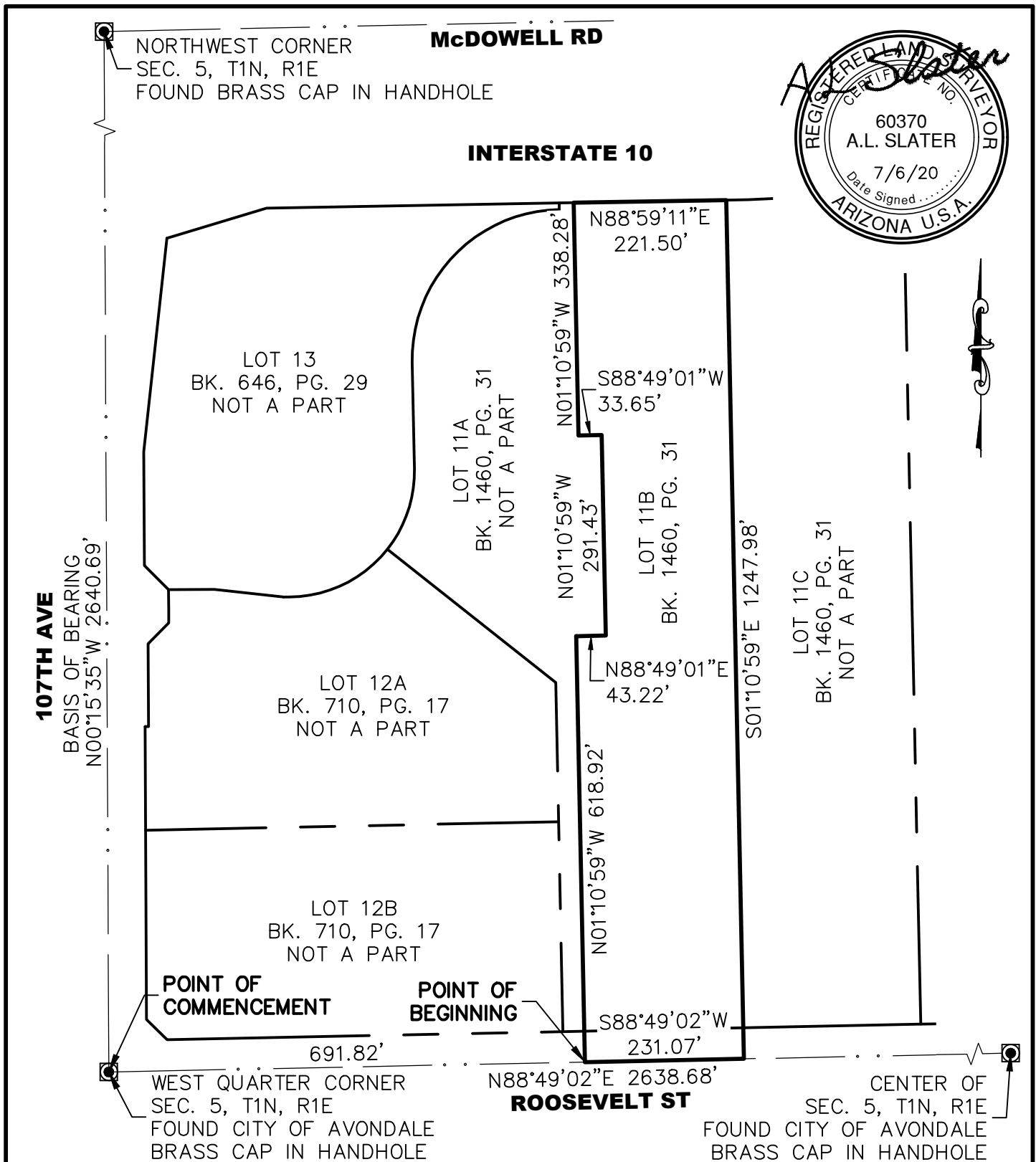
THENCE SOUTH 01 DEGREE 10 MINUTES 59 SECONDS EAST, A DISTANCE OF 1,247.98 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5;

THENCE SOUTH 88 DEGREES 49 MINUTES 02 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 231.07 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 272,616 SQUARE FEET OR 6.258 ACRES, MORE OR LESS.







SIG
SURVEY INNOVATION
GROUP, INC

ZONING EXHIBIT
AVONDALE AUTO MALL - LOT 11B
AVONDALE, ARIZONA

Ph (480) 922 0780 **Land Surveying Services** Fx (480) 922 0781
22425 N. 16th ST., SUITE 1, PHOENIX, ARIZONA 85024

JOB #P5304	DWG: EXHIBIT	DATE 7/6/20
SCALE: N.T.S.	DRAWN: TS	CHK: JAS
		SHEET 1 OF 1

**ZONING LEGAL DESCRIPTION
AVONDALE AUTO MALL – LOT 11B
JOB #P5304**

July 6, 2020

A PORTION OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CITY OF AVONDALE BRASS CAP IN HANDHOLE, MARKING THE WEST QUARTER CORNER OF SAID SECTION 5, FROM WHICH THE BRASS CAP IN HANDHOLE, MARKING THE NORTHWEST CORNER OF SAID SECTION 5, BEARS NORTH 00 DEGREES 15 MINUTES 35 SECONDS WEST, A DISTANCE OF 2,640.69 FEET;

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SAID PARCEL CONTAINS 272,616 SQUARE FEET OR 6.258 ACRES, MORE OR LESS.



Charles A. Montoya
City Manager
City of Avondale
11465 W. Civic Center Drive
Avondale, AZ 85323

Dear Mr. Montoya,

The undersigned are owners of properties and dealerships within the Avondale Automall. We are writing this letter to urge the City of Avondale to permit the Avondale Automall to include dealers that sell only used vehicles, provided the used vehicle facility has operational standards consistent with traditional new car sales dealerships.

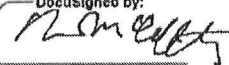
There are several vacant and available sites within the Avondale Automall. Because of certain legal and manufacturer restrictions there are few, if any, new car franchises that would be able to relocate to the Avondale Automall beyond the existing 13 franchises.

Accordingly, we support revising the Planned Area Development (PAD) zoning of the Avondale Automall to allow dealerships that sell only used vehicles. We authorize the application to amend the present zoning so long as: 1) the used vehicle dealership can reasonably demonstrate sufficient financial strength to floorplan 140 vehicles; and 2) the dealership establishes and maintains standards consistent with traditional new car dealership, including, without limitation, the reasonable requirements of the Architectural Control Committee as stipulated in the existing CCR's.

Sincerely,

Undersigned Owners:

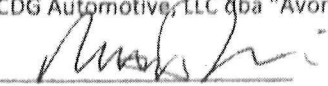
102-54-027A 102-54-027B 102-54-028B	Property Owner
	Gateway Chevrolet, Inc.
	By: _____
	Its: _____
	Business Owner
	Gambino Chevrolet
	By: GAMBINO JOSEPH A/JANET

102-54-028A	Property Owner NNN Auto Owner I, LLC By:  Its: <u>Jenette O'Brien</u> Authorized signor Business Owner "Avondale Toyota" DocuSigned by:  By: Brian McCafferty Its: Manager
102-54-030	Property Owner MORELAND ARIZONA PROPERTIES LLC By: _____ Its: _____ Business Owner "Larry H. Miller – Avondale Chrysler Jeep By: _____ Its: _____
102-54-031	Property Owner MORELAND ARIZONA PROPERTIES LLC By: _____ Its: _____ Business Owner "Larry H. Miller – Avondale Dodge Ram By: _____ Its: _____

102-54-028A	Property Owner NNN Auto Owner I, LLC _____ By: Its: Business Owner "Avondale Toyota" _____ By: Brian McCafferty Its: Manager
102-54-030	Property Owner MORELAND ARIZONA PROPERTIES LLC DocuSigned by: <i>William D. Moreland</i> _____ By: William D. Moreland Its: mgr Business Owner "Larry H. Miller – Avondale Chrysler Jeep" _____ By: Its:
102-54-031	Property Owner MORELAND ARIZONA PROPERTIES LLC DocuSigned by: <i>William D. Moreland</i> _____ By: William D. Moreland Its: mgr Business Owner "Larry H. Miller – Avondale Dodge Ram" _____ By: Its:

102-54-038	Property Owner No Bull, LLC DocuSigned by: <u>Hal J. Earnhardt III</u> By: Hal J. Earnhardt, III Its: Manager/Member Business Owner Earnhardt Avondale, Inc. d/b/a Earnhardt Honda DocuSigned by: <u>Hal J. Earnhardt III</u> By: Hal J. Earnhardt, III Its: President
102-54-039B 102-54-040B	Property Owner and Business Owner MILLER FAMILY REAL ESTATE LLC (Larry H. Miller Volkswagen) _____ By: Its:
102-54-039A 102-54-040A	Property Owner EARNHARDT PROPERTIES LIMITED PARTNERSHIP Only Champions, Inc. (General Partner) DocuSigned by: <u>Hal J. Earnhardt III</u> By: Hal J. Earnhardt, III Its: President

102-54-038	Property Owner and Business Owner No Bull, LLC (Earnhardt Honda) _____ By: Its:
102-54-039B 102-54-040B	Property Owner and Business Owner MILLER FAMILY REAL ESTATE LLC (Larry H. Miller Volkswagen) _____ By: Its:
102-54-039A 102-54-040A	Property Owner EARNHARDT PROPERTIES LIMITED PARTNERSHIP _____ By: Its:
102-54-041	Property Owner <i>BY</i> <i>DR</i> NATIONAL RETAIL PROPERTIES LP a Delaware limited partnership <i>sc</i> By: NNN GP Corp., a Delaware corporation, as general partner By: <i>[Signature]</i> Name: <u>Paul E. Bayer</u> Title: <u>Executive Vice President</u> Business Owner Arizona RV, LLC <i>[Signature]</i> By: Brent Moody Its: President

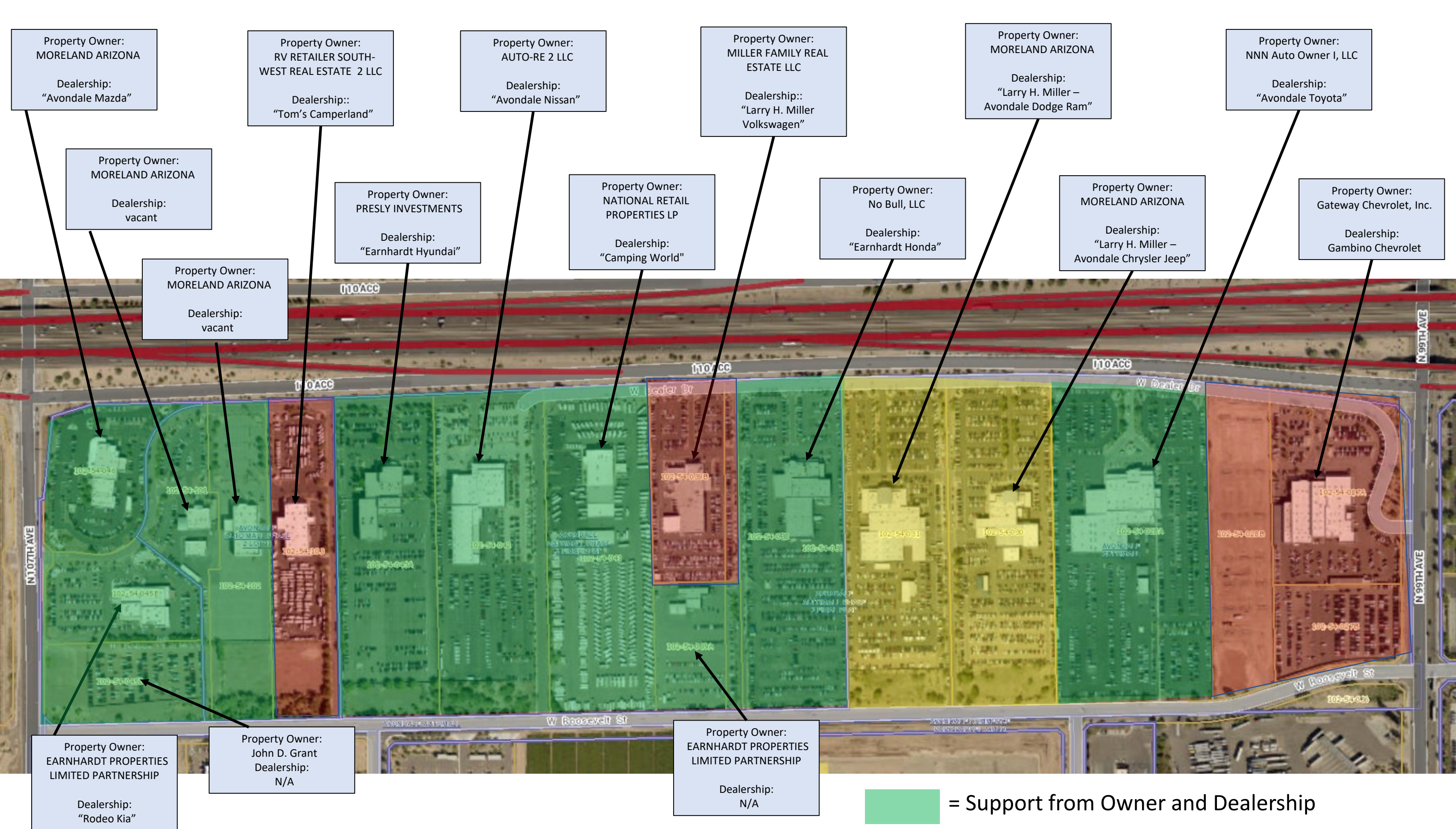
102-54-042	Property Owner AUTO-RE 2 LLC  By: Mitchell D. Pierce Its: Member Business Owner CDG Automotive, LLC dba "Avondale Nissan"  By: Mitchell D. Pierce Its: Member
102-54-043A	Property Owner PRESLY INVESTMENTS LLC _____ By: Its: Business Owner "Earnhardt Hyundai" _____ By: Its:
102-54-103	Property Owner and Business Owner RV RETAILER SOUTHWEST REAL ESTATE 2 LLC ("Tom's Camperland") _____ By: Its:

102-54-043A	Property Owner PRESLY INVESTMENTS, LLC DocuSigned by: <u>Hal J. Earnhardt IV</u> By: Hal J. Earnhardt, IV Its: Manager/Member Business Owner Earnhardt Avondale, Hyundai, Inc. DocuSigned by: <u>Hal J. Earnhardt IV</u> By: Hal J. Earnhardt, IV Its: President
102-54-103	Property Owner and Business Owner RV RETAILER SOUTHWEST REAL ESTATE 2 LLC ("Tom's Camperland") _____ By: Its:
102-54-102	Property Owner (Vacant) MORELAND ARIZONA PROPERTIES LLC _____ By: Its:
102-54-101	Property Owner (Vacant) MORELAND ARIZONA PROPERTIES LLC _____ By: Its:

102-54-102	Property Owner (Vacant) MORELAND ARIZONA PROPERTIES LLC DocuSigned by: <u>William D. Moreland</u> By: <u>William D. Moreland</u> Its: Mgr
102-54-101	Property Owner (Vacant) MORELAND ARIZONA PROPERTIES LLC DocuSigned by: <u>William D. Moreland</u> By: <u>William D. Moreland</u> Its: Mgr
102-54-046	Property Owner MORELAND ARIZONA PROPERTIES LLC DocuSigned by: <u>William D. Moreland</u> By: <u>William D. Moreland</u> Its: Mgr Business Owner "Avondale Mazda" DocuSigned by: <u>William D. Moreland</u> By: <u>William D. Moreland</u> Its: Mgr
102-54-045E	Property Owner EARNHARDT PROPERTIES LIMITED PARTNERSHIP By: _____ Its: _____ Business Owner "Rodeo Kia" By: _____ Its: _____

102-54-046	Property Owner MORELAND ARIZONA PROPERTIES LLC _____ By: Its: Business Owner "Avondale Mazda" _____ By: Its:
102-54-045E	Property Owner EARNHARDT PROPERTIES LIMITED PARTNERSHIP Only Champions, Inc. (General Partner) DocuSigned by: _____ Hal J. Earnhardt III By: Hal J. Earnhardt, III Its: President Business Owner Rodeo K, Inc. d/b/a Rodeo Kia DocuSigned by: _____ Derby H. Earnhardt By: Derby H. Earnhardt Its: President
102-54-045D	Property Owner (Vacant) John D. Grant _____ By: Its:

102-54-045D	Property Owner (Vacant) John D. Grant DocuSigned by: <i>Mr. John Grant</i> B9FC32685A08403 By: Mr. John Grant Its: owner
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Avondale Auto Mall

- = Support from Owner and Dealership
- = Support from Owner Only
- = Property Owner/Dealership Not in Support

Outreach Meeting Summary

Avondale Automall PAD Amendment #2 – PL-20-0119

Echo Park Used Vehicle Dealership CUP – PL-20-0120

Neighborhood Meeting

Date: June 30, 2020

Location: Zoom Virtual Meeting hosted by the City

Attendees:

Property owners or other interested individuals

- Dave Doherty – Cactus Jack's Auto/business associate
- Gil Neuner – Cactus Jack's Auto/business associate
- Dwayne and Beth Hathoot – Cactus Jack's Auto/business associates
- Hector Salazar – Leaseholder of adjacent former Fiat dealership

City of Avondale

- Vice Mayor Pat Dennis
- Charles Montoya – City Manager
- Kevin Murphy – Development and Engineering Services Director
- Brian Craig – Planning Manager
- Rick Casswell – Senior Planner

Applicant

- Paul Gilbert – Attorney
- Andy Jochums – Planning Consultant
- George Haugen – Property Owner's Representative and Broker

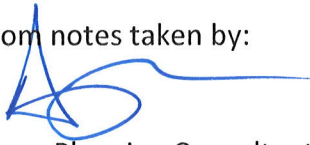
After a presentation by the applicant's attorney on the proposed PAD Zoning Amendment and the companion CUP for the specific dealership, the following were discussion topics and questions generated from the attendees:

- Appears the application is just for the subject dealership, why is the zoning boundary larger than the dealership property?
- Clarification as to the boundaries of the zoning case as well as the CUP case.

- As proposed with the limitation that the dealership must have an annual revenue in excess of \$500 million and maintain at least 140 vehicles on the property it would preclude 95% of used vehicle dealers.
 - Appears Echo Park is the only one qualified.
 - Prejudice against other dealerships.
 - Appears to preclude other dealers for the sake of an out-of-state company.
- Proposed Echo Park dealership would be a direct competitor for CarMax, located adjacent to the Automall in Tolleson.
- Discussion on the ownership of the 5 parcels within the rezoning boundary.
 - Confirmation that all those owners within the boundary are supportive.
- Gateway Chevy, Larry H. Miller and Tom's Camperland of the Automall are opposed.
 - Balance of Automall owners and dealers do not oppose.
- Cactus Jack's Auto has interest in securing a Mitsubishi franchise and are trying to secure purchase or lease of the subject property.
 - Rent is "too high" for Fiat, but Cactus Jack's Auto can "move in tomorrow"
 - "Complete the Automall"
 - Cactus Jack's Auto is "locally owned" and "25 years in business"
 - Sonic vs. Mitsubishi would be the same as both will have used vehicles, but Mitsubishi brings "flagship" and "brand advertising."
 - Selling used vehicles one way or another.
 - Pointed out that Mitsubishi has been in the Automall twice already and not survived.
 - Cactus Jack's Auto could sublease Fiat property or purchase the vacant parcel in the Automall.
- In proposed EchoPark CUP, City is looking to suggest restrictions on age and value of vehicles sold.
- Discussions on vehicle pricing and whether large volume offsets high prices. (Used car dealer versus luxury dealer)
- "Opposing dealers have done good for the City and should not be ignored"
- Incorrectly suggested that this request for allowing used vehicle dealerships has been tried twice and failed. (Applicant and City staff are unaware that this request for used vehicle only sales has been made to the Council before and Vice Mayor Dennis added that she didn't believe it was brought to City Council during her term in office.)
- Discussion again on the boundary of the zoning case versus the CUP. Vice Mayor Dennis asked why not just the subject parcel.
 - Staff and applicant shared that the idea was to look at a broader area for the rezoning as opposed to a single parcel.
 - Current request still would limit the area to a single used vehicle only dealership.
 - If a second one wanted to come in, it would need to amend the PAD Zoning as well as secure its own CUP.
 - City can incidentally consider this idea, just as the Automall incrementally expanded in the past.
 - If EchoPark went away, a new dealership would also need its own CUP.

- Summary of hearing dates by staff.
 - Planning Commission July 15th and City Council July 27th
 - Most likely virtual meetings
- Detailed discussion on exact boundary of CUP and proposed plans by Echo Park for remodeling the existing dealerships.
 - Question about the whether the paving of the southern portion of the property was part of the initial phase or a second phase expansion.
 - City shared that possible at risk construction and remodeling, but that a used vehicle dealership could not be allowed until after both the PAD Amendment and CUP are approved.
- Reiterated from Cactus Jack's Auto business associate that it was "mindboggling to change one facility for used vehicles as it changes the whole Automall."

Prepared from notes taken by:



Andy Jochums, Planning Consultant with Beus Gilbert McGroder PLLC



AGENDA ITEM REPORT

SUBJECT: EchoPark Automotive, Avondale Automall – Conditional Use Permit – Application PL-20-0120

MEETING DATE: 7/15/2020

TO: Planning Commission

FROM: Rick Casswell, Senior Planner

THROUGH: Brian Craig, Planning Manager

PURPOSE:

Planning Commission will hold a public hearing and consider a request by Paul Gilbert, of Beus Gilbert McGroder PLLC (on behalf of EchoPark Automotive), for approval of a Conditional Use Permit (CUP) to allow for the operation of one (1) automotive dealership selling used vehicles only – provided that the dealer has a minimum consolidated annual revenue of \$500 million and shall maintain a minimum of 140 vehicles on display at all times. The subject request is contingent upon City Council approval of a Major Planned Area Development (PAD) Amendment (application PL-20-0119) to the Avondale Automall, to conditionally permit one (1) such a used vehicle only dealership, meeting the criteria described above, at this subject property. The subject property (APN 102-54-102) is located within the western portion of the Avondale Automall PAD. The Commission will take appropriate action and forward a recommendation to the City Council.

BACKGROUND:

The 6.02 net acre subject property (Exhibits A, B, & C) is located approximately 700 feet east of the northeast corner of 107th Avenue and Roosevelt Street. The site is visible from the 1-10 Freeway and within the Freeway Corridor Specific Plan area. It is mostly rectangular in shape, relatively flat, developed with an existing 17,960 square foot building (formerly Avondale Mitsubishi dealership) and associated site paving (with the exception of an approximately 60,000 square foot portion of vacant land at the southern end of the property, abutting Roosevelt Street), and features no unusual physical characteristics.

The property subject to this request was annexed in May 1986. The property was given Agricultural (AG) zoning upon annexation. As part of the original 1999 Planned Area Development (PAD), approximately 100 acres at the east end of the 150-acre PAD area was designated as an automall, with the remaining 50 acres being designated as a retail shopping center. This parcel was part of the 50 acres designated for a retail shopping center. C-2 (Community Commercial District) development standards were adopted for the overall PAD, with some modifications made to the landscape and height standards of the C-2 zone. The PAD also established a number of automotive-related uses (besides new car dealerships, which were permitted by right), such as motor vehicle repair and motor vehicle body shops, along with additional commercial uses (including live entertainment and skating rinks), as conditionally-permitted uses within the overall PAD area. In 2003, based on the success of the Avondale Automall and its dealerships within the 100-acre area at the easternmost portion of the PAD, the PAD was amended to allow, by right, additional dealerships within the

remaining 50-acre area at the west end of the PAD. The same development standards that applied to the 100-acre automall portion of the PAD were applied to the 50-acre portion as well to ensure continuity across the whole PAD.

The property is presently designated by the General Plan 2030 Land Use Map as Business Park (Exhibit C). This land use category is intended to allow for large scale campus development that provides abundant employment opportunities. The category accommodates enclosed light manufacturing, corporate commerce, hotel, multi-story offices, research and development industries, solar and renewable energy manufacturers, motor sports related industry manufacturers, and limited warehouse and support services that support these primary employment uses. The Avondale Automall PAD zoning is consistent with the Business Park designation, since it is a corporate commerce type of use.

EchoPark Automotive, an automotive retailer (and subsidiary of Sonic Automotive) specializing in sales of nearly new, pre-owned vehicles, is proposing a commercial remodel for an existing standalone structure previously occupied by Mitsubishi of Avondale automotive dealer. The proposed remodel scope will consist of exterior paint refresh and signage, interior remodel, as well as back of lot minor vehicle reconditioning, detailing, photo booth, and limited finishing workstation. Exterior scope to include new standalone car wash in the rear parking area. An existing service drive will become a fully enclosed space to be utilized as a vehicle photo booth with an automatic roll-up door and will match the main structure in terms of colors and materials. Overall site surface parking will be provided for customers, employees, service vehicles, and inventory.

A Site Plan and Design Review application for the proposed exterior improvements, which is subject to administrative review and approval, will be required following any approval of this CUP by the City Council.

The existing uses and zoning of surrounding properties include:

North: The Interstate 10 Freeway, which runs through the City of Avondale in an east-west direction, abuts the I-10 Frontage Road to the north. Immediately north of that is a series of commercial developments comprised of the Gateway Crossing PAD and Gateway Village retail and restaurant developments located east of 103rd Avenue, and the Park 10 PAD development (currently under phased construction on vacant land) located immediately west of the 103rd Avenue.

East: Abutting the subject property to the east is Tom's Camperland RV dealership, which is one of multiple dealership properties that are also part of the Avondale Automall PAD. Outside of the PAD, the City of Tolleson lies immediately to the east, separated by 99th Avenue. The existing uses on the east side of 99th Avenue include a CarMax used car dealership and a Circle K gas station and convenience store.

South: Between 107th and 105th Avenues is the Griffith PAD, which is currently developed with a used car sales operation and an Enterprise car rental facility, with the remainder of the PAD currently vacant land. The land situated between 105th and 103rd Avenues is zoned Commerce Park and contains a light manufacturing facility and vacant land. Avondale Commerce Park PAD lies between 103rd and 101st Avenues and is occupied by 101 Logistics Park, a 650,000 square foot industrial center for warehousing and e-commerce. Additionally, the land located between 101st and 99th Avenues is part of the Interstate Commerce Center PAD and is fully developed with a truck wash, gas station, convenience store, and fast-food restaurant services.

West: Abutting the subject property to the west is the Rodeo Kia dealership, which is one of multiple dealerships which are part of the Avondale Automall PAD. Outside of the PAD area, west of 107th Avenue, is undeveloped land with active agriculture. This land is zoned PAD for the Avondale Gateway Center, which is envisioned as a mixed-commercial PAD that is intended to be developed with a combination of commercial uses, including office, restaurant, retail, business park, light industrial, and

other uses that support the Freeway Corridor Specific Plan.

DISCUSSION:

SUMMARY OF REQUEST:

The applicant is requesting approval of a CUP to allow for the operation of one (1) automotive dealership selling used vehicles only – provided that the dealer has a minimum consolidated annual revenue of \$500 million and shall maintain a minimum of 140 vehicles on display at all times. The subject request is contingent upon City Council approval of a Major Planned Area Development (PAD) Amendment (application PL-20-0119) to the Avondale Automall, to conditionally permit one (1) used vehicle only dealership, meeting the criteria described above. The subject property (APN 102-54-102) is located within the western portion of the Avondale Automall PAD. The purpose of this request is to conditionally permit EchoPark Automotive, an automotive retailer (and subsidiary of Sonic Automotive) specializing in sales of nearly new, pre-owned vehicles, to legally operate out of an existing building previously occupied by Mitsubishi of Avondale automotive dealer. Associated improvements to the subject building and property would be reviewed and approved through a Site Plan and Design Review permit and would follow any approval for the requested CUP.

The proposed development (Exhibit F) will involve the addition of an attached 1,083 square foot photo booth to the west elevation of the existing 17,960 square foot building, along with the construction of a detached 1,809 square foot car wash, located approximately 40 feet from the southeast corner of the existing building. A new driveway is proposed at the southwest corner of the property at Roosevelt Street, which will be in addition to the existing access to and from the property via Dealer Drive. This area of the property is proposed to be paved for both employee and additional inventory parking, which will add approximately 60,000 square feet of new paved area. An existing CMU wall that runs across the property, at the north end of this currently undeveloped portion, will be demolished to allow access to the new paved parking at this end of the project site (Exhibit F).

The proposed retail hours of operation will be: 9:00 A.M. to 10:00 P.M. (Monday through Saturday).

Additionally, the proposed building addition and accessory structure will be compliant with the zoning regulations established within the PAD (which applies C-2 zoning district development standards).

PUBLIC PARTICIPATION:

The applicant held a neighborhood meeting to discuss the proposed Major PAD Amendment at 6:00 P.M. on Tuesday, June 30, 2020. Due to protective measures that have been implemented by the City of Avondale, in order to limit the spread of the COVID-19 virus, in-person meetings at City Hall were suspended during the application review process. As a result, the neighborhood meeting was held via teleconference instead. The meeting was advertised in the June 10, 2020 edition of the Arizona Republic. Two (2) notification signs, which include information on the request along with details of the neighborhood meeting date, time, and location, were erected throughout the project site on June 11, 2020. Furthermore, in addition to the certified notices discussed in the preceding section, all property owners within the project area and within 1,000 feet of the perimeter boundary were notified of the neighborhood meeting via postcards sent on June 6, 2020.

The virtual meeting was attended by the applicant (Paul Gilbert and Andy Jochums), City staff (Rick Casswell, Brian Craig, Kevin Murphy, and Charles Montoya), Vice Mayor Pat Dennis, George Haugen (the subject property owner's representative and broker), Hector Salazar (current leaseholder for the now vacant building, previously occupied by Avondale Fiat, which abuts the subject property to the west), Dwayne and Beth Hathoot (associates of Cactus Jack's Auto), David Doherty (owner of Cactus Jack's Auto), and Gil Neuner (associate of Cactus Jack's Auto).

Three parties were opposed to the proposed applications: the Hathoots, David Doherty, and Gil Neuner (all affiliated with Cactus Jack's Auto). Cactus Jack's Auto indicated interest in purchasing or leasing both the

former Mitsubishi and Fiat dealership properties with the intention to operate a Mitsubishi franchise on those properties. However, George Haugen pointed out that Cactus Jack's Auto made their offer subsequent to the EchoPark offer, which was already under contract at that point.

Vice Mayor Dennis expressed that she wished to protect existing dealerships within the Automall and was in favor of limiting the proposed used car sales operation to just one property. She suggested the applicant explore limiting their rezoning scope to one (1) lot rather than the proposed area.

At the time of writing this report, no comments related to the proposal have been posted on the City's aVOICE digital forum.

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 area (within the Avondale Automall) is designated as Business Park by the General Plan and is also part of the Freeway Corridor Specific Area Plan. This land use category is intended to allow for large scale campus development that provides abundant employment opportunities. The category accommodates enclosed light manufacturing, corporate commerce, hotel, multi-story offices, research and development industries, solar and renewable energy manufacturers, motor sports related industry manufacturers, and limited warehouse and support services that support these primary employment uses. The Avondale Automall PAD zoning is consistent with the Business Park designation, since it is a corporate commerce type of use. Furthermore, the City in the Freeway Corridor Specific Plan states, "The Avondale Auto mall, established in the early 2000's, is a vital economic engine for the City and an equally strong employment center." Therefore, continuing to allow the Avondale Automall to remain viable as an economic engine and employment center is clearly supported by the General Plan and the Freeway Corridor Specific Plan. Additionally, since the proposed use is another form of automotive dealership, which will be held to a high standard in terms of the value and age of the used vehicles being sold, the proposed use is consistent with the character of the surrounding area.

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

The adjacent uses are all dealerships within the Avondale Automall, with other commercial and commerce park uses outside of the Automall. The subject property has already been developed and used as a dealership prior to this CUP application. The only difference will be that the proposed use will involve the sale of used vehicles only, with no new car sales. However, this will be virtually indistinguishable given that the proposed dealership, EchoPark Automotive, specializes in the sale of very recent model used vehicles.

In terms of architecture, the proposed exterior improvements to the existing building will be relatively minor and will be in keeping with the PAD development standards and Commercial and Industrial Design Manual.

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 subject property has been developed with an automotive dealership since 2004, and the proposed used car dealership will continue that land use at this location. The subject parcel is not proposed to change in its size or shape. An expansion of the existing paved area (for additional parking at the south of the property) and an additional driveway at this same location will actually improve on-site circulation. The property will continue to meet all applicable City of Avondale development standards.

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

The subject property will continue to have its primary access from Dealer Drive at the north end of the site, which provides access to the Automall between 99th Avenue and 107th Avenue. EchoPark plans on extending the paved area at the rear (south) of the property, to accommodate additional inventory and employee parking, and with that expansion a new driveway is proposed at the southwest corner to provide access to and from Roosevelt Street.

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

Three (3) conditions of approval are recommended, two (2) of which are standard for development of this type (see "Conditions of Approval" section, below).

Condition #1 ensures the proposed use develops in accordance with the site plan, building elevations, and project narrative provided to the City and attached as exhibits to this staff report.

Condition #2 ensures that per the Zoning Ordinance, the Conditional Use Permit will expire within two (2) years if the use has not commenced on the property.

Condition #3 requires that no more than twenty (20) percent of the vehicles sold in retail transactions during any calendar year shall be older than four (4) years old from the date it was first registered, or if they are, no less than \$15,000.00 in purchase price. Upon the request of the City of Avondale, EchoPark Automotive shall, upon thirty (30) days notice, provide within forty-five (45) days, a year-to-date report indicating the total number of vehicles sold in retail transactions as well as the number of vehicles sold that are older than four years and less than \$15,000.00 in purchase price.

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.
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.

STRATEGIC PLAN:

INITIATIVE: Foster sustainable community development

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

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

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

BUDGET IMPACT:

No budget impacts.

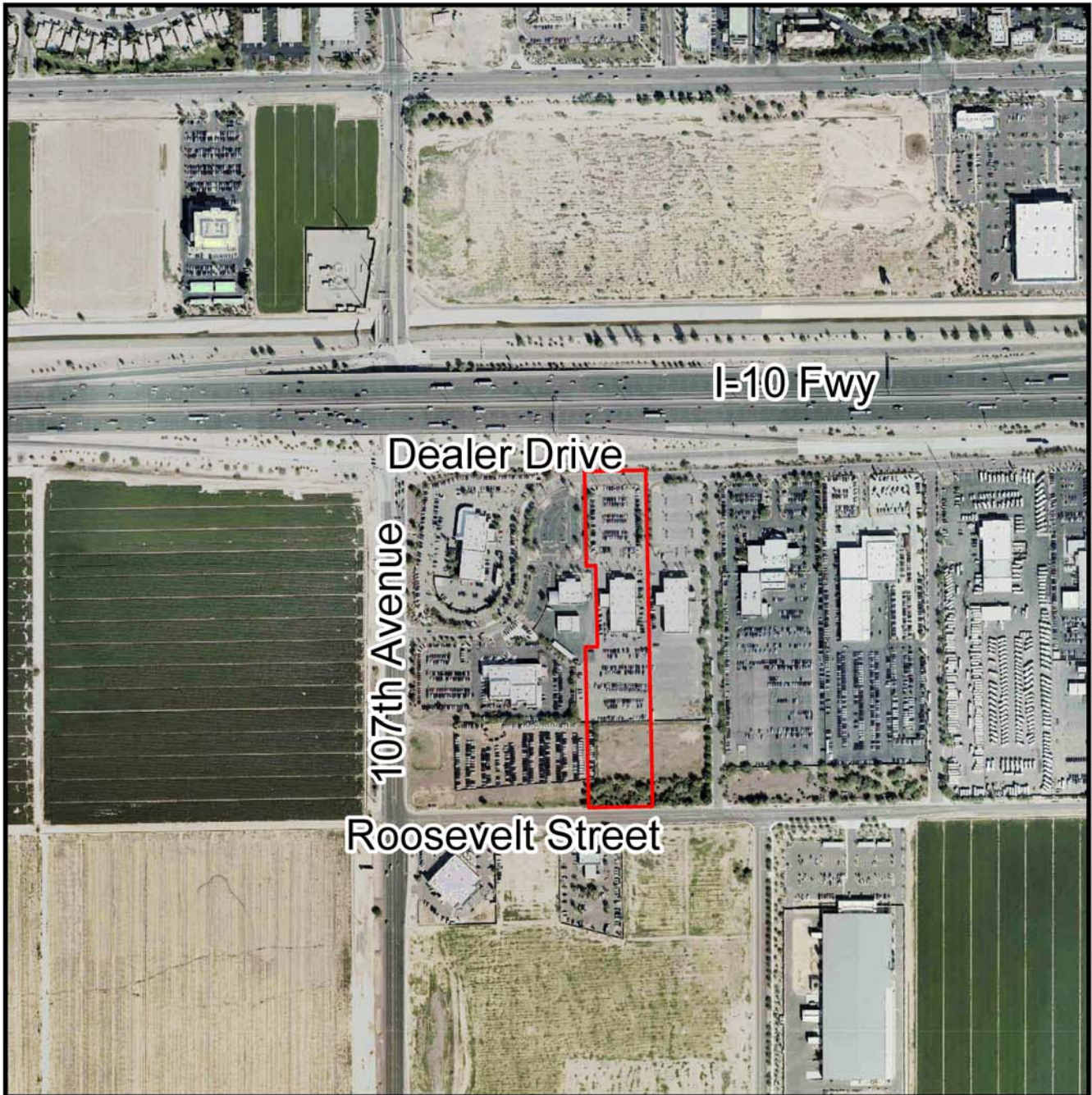
RECOMMENDATION:

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-20-0120, a request for approval of a Conditional Use Permit to allow for the operation of one (1) automotive dealership selling used vehicles only – provided that the dealer has a minimum consolidated annual revenue of \$500 million and shall maintain a minimum of 140 vehicles on display at all times – within the Avondale Automall PAD zoning district, subject to the following three (3) conditions of approval:

1. Development and use of the site shall generally conform to the CUP narrative, site plan, and building elevations submitted on June 29, 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. No more than twenty (20) percent of the vehicles sold in retail transactions during any calendar year shall be older than four (4) years old from the date it was first registered, or if they are, no less than \$15,000.00 in purchase price. Upon the request of the City of Avondale, EchoPark Automotive shall, upon thirty (30) days notice, provide within forty-five (45) days, a year-to-date report indicating the total number of vehicles sold in retail transactions as well as the number of vehicles sold that are older than four years and less than \$15,000.00 in purchase price.

PROPOSED MOTION:

I move that Planning Commission accept the findings and recommend **APPROVAL** of Application PL-20-0120, a request for approval of a Conditional Use Permit to allow the operation of one (1) automotive dealership selling used vehicles only – provided that the dealer has a minimum consolidated annual revenue of \$500 million and shall maintain a minimum of 140 vehicles on display at all times – within the Avondale Automall PAD zoning district, subject to three (3) recommended conditions of approval as listed in the staff report.

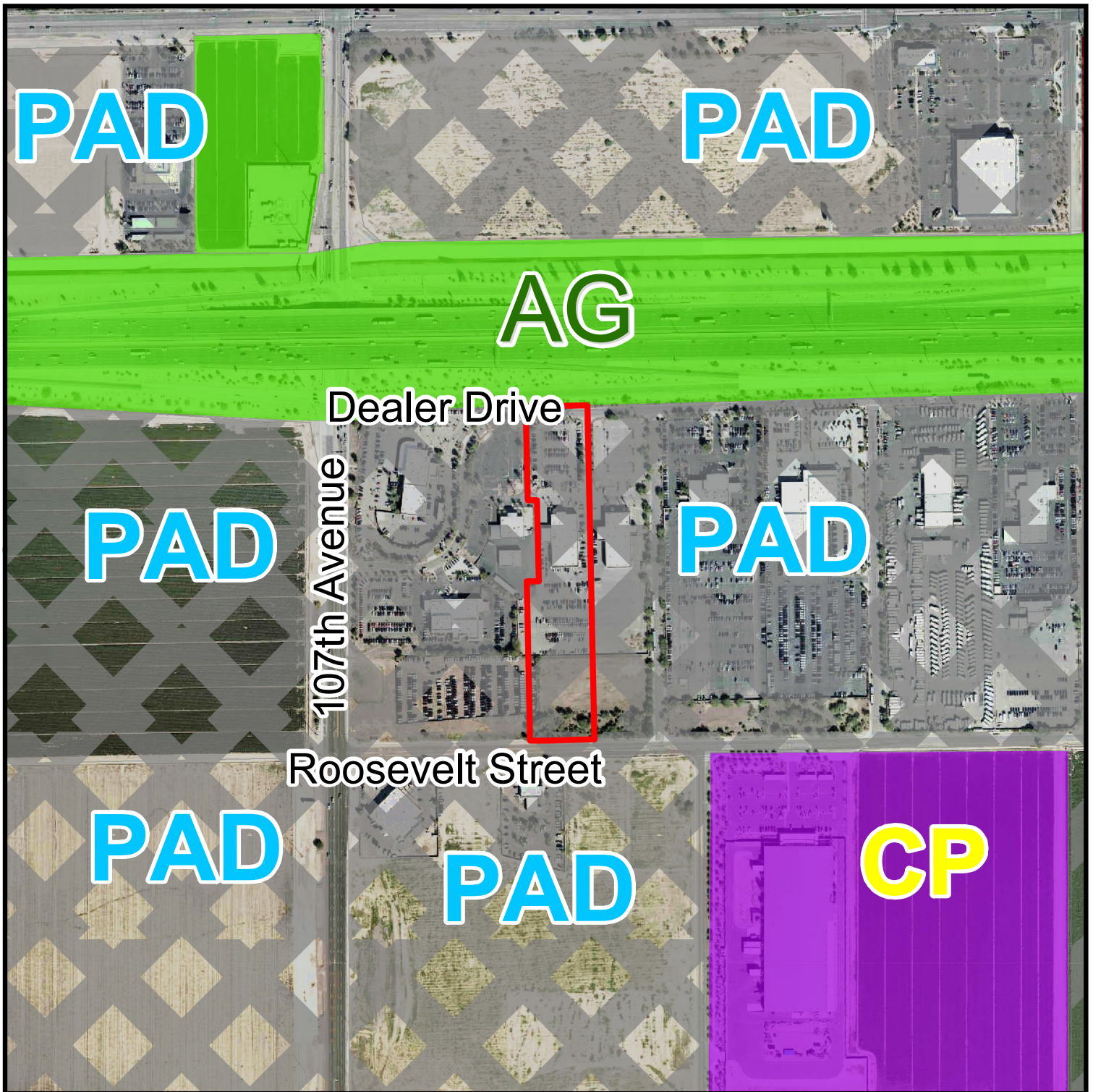


Aerial Image



Project Location



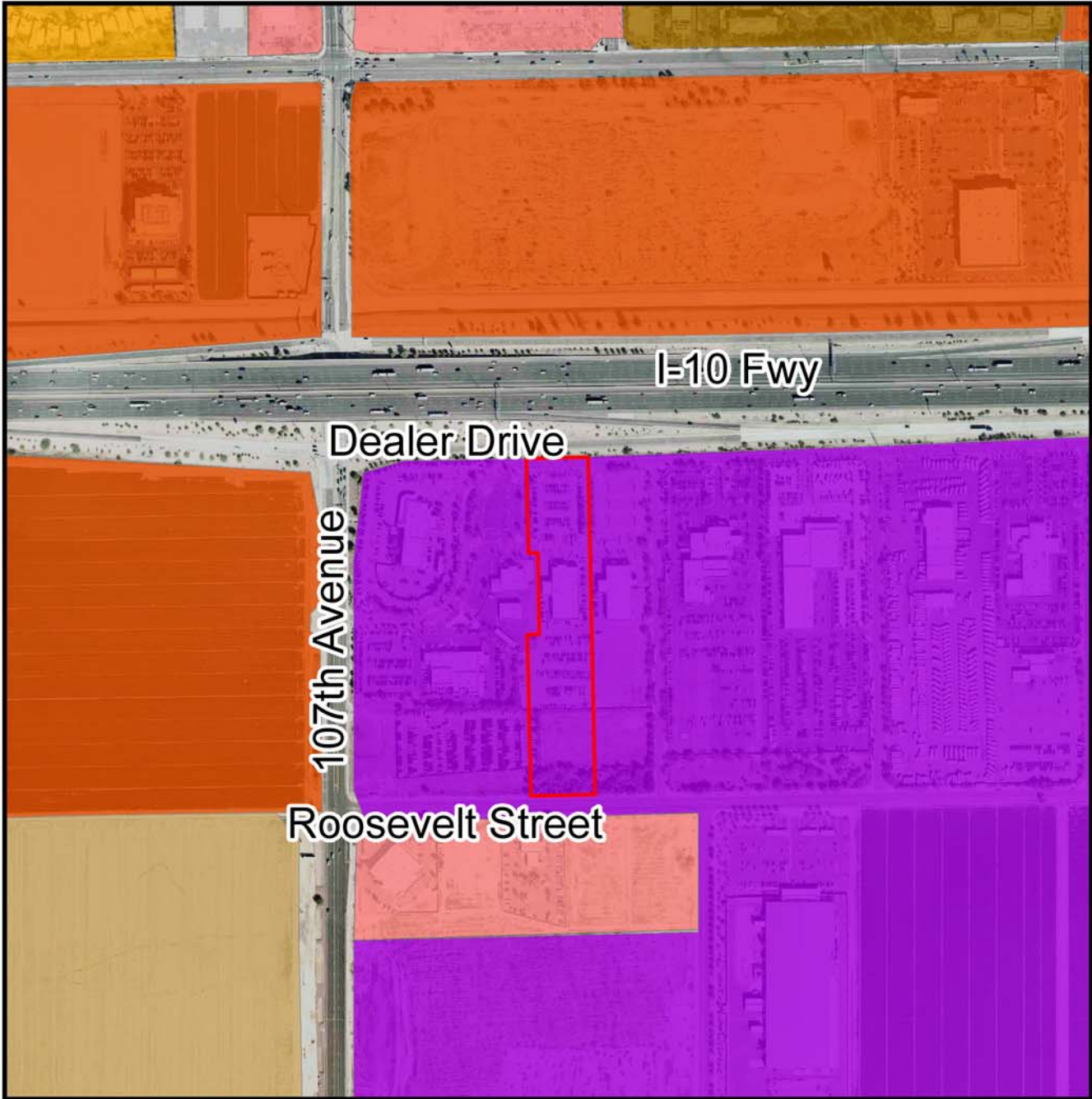


Zoning Vicinity Map



Project Location





General Plan Land Use Map



Project Location



Freeway Commercial



Medium/High Density Residential



Business Park



Local Commercial



*SUMMARY OF RELATED FACTS
APPLICATION PL-20-0120*

<i>THE PROPERTY</i>	
PARCEL SIZE	Approximately 6.02 gross acres
LOCATION	South of I-10 Frontage Road, north of Roosevelt Street, east of 107 th Avenue, and west of 99 th Avenue
EXISTING LAND USE	Fully developed and occupied by an existing (vacant) automotive dealership building.
EXISTING ZONING	PAD – Avondale Automall
ZONING HISTORY	The property subject to this request was annexed in May 1986. The property was given Agricultural (AG) zoning upon annexation. As part of the original 1999 PAD, approximately 100 acres on the eastern portion of the 150-acre PAD area was designated as an automall, with the remaining 50 acres being designated as a retail shopping center. C-2 (Community Commercial District) development standards were adopted for the overall site, with some modifications made to the landscape and height standards of the C-2 zone. Additionally, the PAD also established a number of automotive related uses (besides new car dealerships, which were permitted by right), such as motor vehicle repair and motor vehicle body shops, along with additional commercial uses (including live entertainment and skating rinks), as conditionally permitted uses within the overall PAD area. In 2003, based on the success of the automall and its dealerships within the 100-acre area at the easternmost portion of the PAD, the PAD was amended to allow for (by right) additional dealerships within the remaining 50-acre area at the west portion of the PAD. The same development standards that applied to the 100-acre automall portion of the PAD were applied to the 50-acre portion as well to ensure continuity across the whole PAD.

<i>SURROUNDING ZONING AND LAND USE</i>	
NORTH	The Interstate 10 Freeway, which runs through the City of Avondale in an east-west direction, abuts the I-10 Frontage Road to the north. Immediately north of that is a swath of commercial development comprised of the Gateway Crossing PAD and Gateway Village retail and restaurant developments located east of 103rd Avenue, and the Park 10 PAD development (currently under phased construction on vacant land) located immediately west of the 103rd Avenue.
EAST	Abutting the subject property to the east is Tom's Camperland RV dealership, which is one of multiple dealership properties that are also part of the Avondale Automall PAD. Outside of the PAD, the City of Tolleson lies immediately to the east, separated by 99 th Avenue. The existing uses on the east side of 99 th Avenue include a CarMax used car dealership and a Circle K gas station and convenience store.
SOUTH	Between 107 th and 105 th Avenues is the Griffith PAD, which is currently developed

	with a used car sales operation and an Enterprise car rental facility, with the remainder of the PAD currently vacant land. The land situated between 105 th and 103 rd Avenues is zoned Commerce Park and contains a light manufacturing facility and vacant land. Avondale Commerce PAD lies in between 103 rd and 101 st Avenues and is occupied by 101 Logistics Park, a 650,000 square foot industrial center for warehousing and e-commerce. Additionally, the land located between 101 st and 99 th Avenues is part of the Interstate Commerce Center PAD and is fully developed with a truck wash, gas station, convenience store, and fast-food restaurant services.
WEST	Abutting the subject property to the west is the Rodeo Kia dealership, which is one of multiple dealerships which are part of the Avondale Automall PAD. Outside of the PAD area, west of 107 th Avenue, is undeveloped land with active agriculture. This land is zoned PAD Z-07-16 for the Avondale Gateway Center, which is envisioned as a mixed-commercial PAD that is intended to be developed with a combination of commercial uses, including office, restaurant, retail, business park, light industrial, and other uses that support the Freeway Corridor Specific Plan.

GENERAL PLAN

The General Plan 2030 Land Use Map was mostly recently amended in September 2019 to reflect the adopted The BLVD Specific Plan land use categories, which are located outside of the subject area. The properties subject to the request have the General Plan 2030 Land Use designation of Business Park.

The Business Park land use category is intended to allow for large scale campus development that provides abundant employment opportunities and offers amenities such as attractive streetscapes with excess landscaped setbacks, appropriate screening from the I-10 freeway, pedestrian connections, efficient circulation, and refuge areas for active and passive activities to keep a healthy lifestyle for all employees. The category accommodates enclosed light manufacturing, corporate commerce, hotel, multi-story offices, research and development industries, solar and renewable energy manufacturers, motor sports related industry manufacturers, and limited warehouse and support services that support these primary employment uses.

A varying scale and intensity of uses are intended to be accommodated within this land use category.

PUBLIC SCHOOLS

SCHOOL DISTRICT(S)	Littleton Elementary School District; Tolleson Union High School District
ELEMENTARY SCHOOL	The closest district is Littleton Elementary District, with Tolleson Elementary School located approximately 600 feet east of the southeast corner of 99 th Avenue and Van Buren Street within the City of Tolleson.
HIGH SCHOOL	The closest district is Tolleson Union High School District, with Littleton Elementary School located at the southwest corner of Avondale Boulevard and Buckeye Road within the City of Avondale.

<i>STREETS</i>	
I-10 Frontage Road	
Classification	Collector (2-lane)
Part of ADOT's 575-foot I-10 Freeway right-of-way	
107th Avenue	
Classification	Arterial (4-lane)
Existing half-street ROW	Varies
Roosevelt Street	
Classification	Collector (2-lane, with 2-way left turn lane)
Existing half-street ROW	40 feet
Dealer Drive	
Classification	Private Street (2-lane)

<i>UTILITIES</i>
8-inch water line within Dealer Drive; 12-inch water line and 15-inch sewer line within Roosevelt Street; and a 16-inch water line and 8-inch sewer line within 107 th Avenue. SRP provides electrical service in this portion of Avondale.

EchoPark - Avondale

Used Vehicle Dealership

Conditional Use Permit Narrative

June 26, 2020

Sonic Automotive is proposing a commercial remodel for an existing standalone structure previously occupied by another automotive dealer within Avondale Automall (Exhibit A). EchoPark Automotive is a subsidiary of Sonic Automotive and is one of the nation's top automotive retailers specializing in sales of nearly new, pre-owned vehicles.

The proposed remodel scope will consist of exterior paint refresh and signage, interior remodel to guest experience sales floor, business office functions as well as back of house minor vehicle reconditioning, detailing, photo booth and limited finishing workstation. Exterior scope to include new stand-alone car wash in the rear parking area. Existing service drive to become fully enclosed air-conditioned space to be utilized as a vehicle photobooth. Rear side opening of enclosure to include an automatic roll-up door, all other openings to be full enclosed matching main structure colors and materials. Overall site surface parking to be provided for customers, employees, service vehicles and inventory.

Retail hours of operation of Echo Park Automotive will be Monday through Saturday, between 9:00am and 10:00pm.

Exterior site lighting in the front lot are existing to remain. Existing lights in the rear are proposed to be relocated to align with the re-striping of the parking lot layout as well as rear lot expansion for additional surface parking with rear access drive off W. Roosevelt St. The relocated lights are to align with new light poles down the center aisle and along the perimeter will provide uniform light over the cars. This is to give the back lot cohesive and more purposeful with the proposed rear lot expansion. Lighting levels vary between rear lot security lighting and the display lighting level but will be consistent with the surrounding auto dealerships.

A conceptual site plan is included as Exhibit B, conceptual landscape plan is included as Exhibit C, conceptual elevations drawings for the new car wash structure and modifications existing dealership building are included as Exhibit D, and a conceptual floor plan is included as Exhibit E. All elevations, site features, landscaping and lighting to be further analyzed for compliance with City of Avondale Zoning Ordinance as part of the Design Review process.

Request

This requested Conditional Use Permit is running concurrent with a request to amend the Avondale Automall Planned Area Development (PAD). If approved, the PAD would then allow Automotive Dealerships Selling Used Vehicles Only with a Conditional Use Permit, provided that the dealer has (1) a minimum consolidated annual revenue of \$500 million and (2) shall maintain a minimum of 140 vehicles on display at all times on the Avondale Automall property. An Automotive Dealerships Selling Used Vehicles Only is only allowed within the westernmost portion of the Avondale Automall and limited to only one such dealership.

EchoPark Automotive, as a subsidiary of Sonic Automotive, has a consolidated annual revenue in excess of \$500 million and will house in excess of 140 vehicles on the property at all times. The proposed dealership is within the allowed area described within the Avondale Automall PAD, as

amended, and if approved would be the only such dealership; therefore, the requested Conditional Use Permit is in compliance with the applicable zoning.

Pursuant to the Avondale Zoning Ordinance, for a Conditional Use Permit to be approved, it must satisfy certain findings. Below are those findings with our justification as to how or why they are satisfied.

- A. That the proposed use is (i) consistent with the land use designation set forth in the General Plan, (ii) will further the City's general guidelines and objectives for development of the area, as set forth in the General Plan, and (iii) will be consistent with the desired character for the surrounding area.

The Avondale Automall has a designation of Business Park on the General Plan Land Use Map as well as within the Freeway Corridor Specific Area Plan. This designation implies it is for campus-like employment opportunities not a regional automall as has been the land use for the last two decades. A Conditional Use Permit to allow a used vehicle dealership may not be an exact fit with Business Park; however, as described by the City in the Freeway Corridor Specific Plan, "The Avondale Auto mall (sic), established in the early 2000's, is a vital economic engine for the City and an equally strong employment center." Continuing to cultivate and allow the Avondale Automall to remain viable as the economic engine and employment center by supporting new dealerships, including one that only sells used vehicles, is clearly supported by the General Plan and the Freeway Corridor Specific Plan and is consistent with the character of the surrounding area.

- B. That the use will be (i) compatible with other adjacent and nearby land uses and (ii) will not be detrimental to (1) persons residing or working in the area, (2) adjacent property, (3) the neighborhood, or (4) the public welfare in general.

The surrounding area is made of up the Avondale Automall along with other commercial and commerce park uses. A new dealership within the Automall, including one that only sells used vehicles, is not only compatible with the adjacent uses, to the casual observer it will be nearly indistinguishable from the other dealerships that sell both new and used vehicles.

The subject property is already built-out as a dealership. The proposed modifications and additions to the site for Echo Park, such as a car wash and detail structure as well as additional vehicle storage area and associated lighting will not negatively impact the surrounding properties as those uses are also occurring on those adjacent dealership properties.

- C. 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 subject parcel has been developed with an automobile dealership since 2004. Continued use as a dealership selling only used automobiles instead of new and used, does not alter the site. It is still sized appropriately and will continue to meet all applicable City of Avondale development standards.

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

The subject property continues to have main access from “Dealer Drive” serving the Automall between 99th Avenue and 107th Avenue. EchoPark plans on expanding the rear storage lot and with that expansion will also allow for service access to Roosevelt Street.

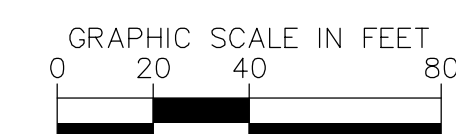
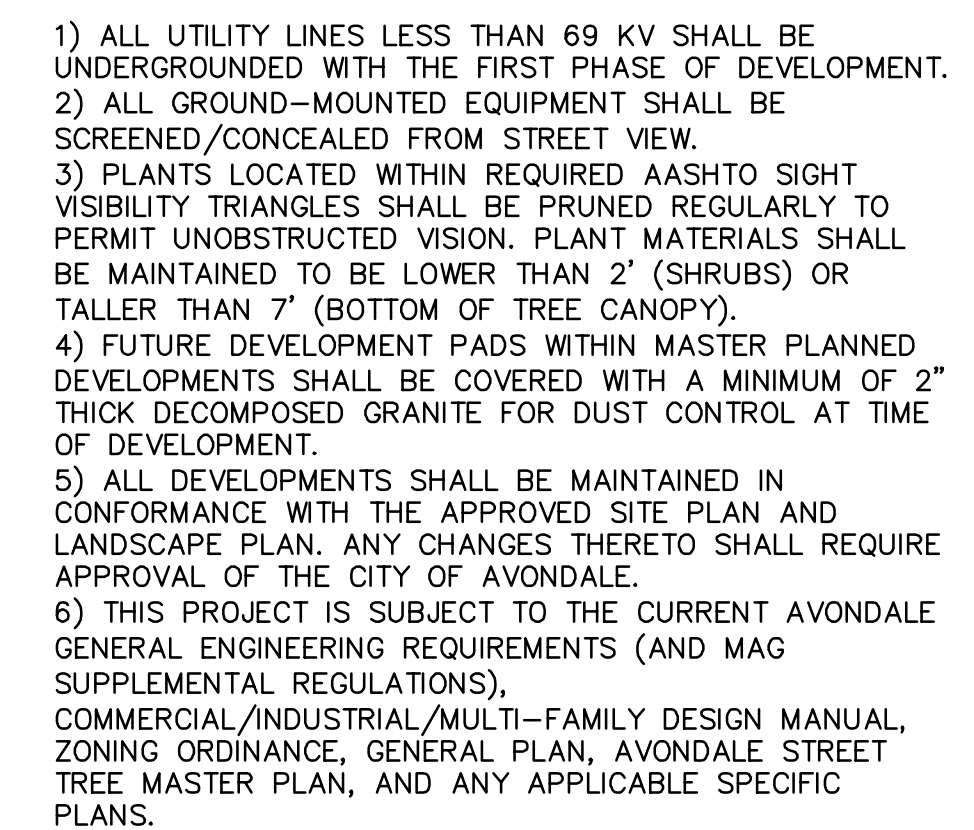
- E. That adequate conditions have been incorporated into the project to ensure that any potential adverse effects will be mitigated.

We look forward to discussing any potential adverse effects needing mitigation that the City of Avondale considers.

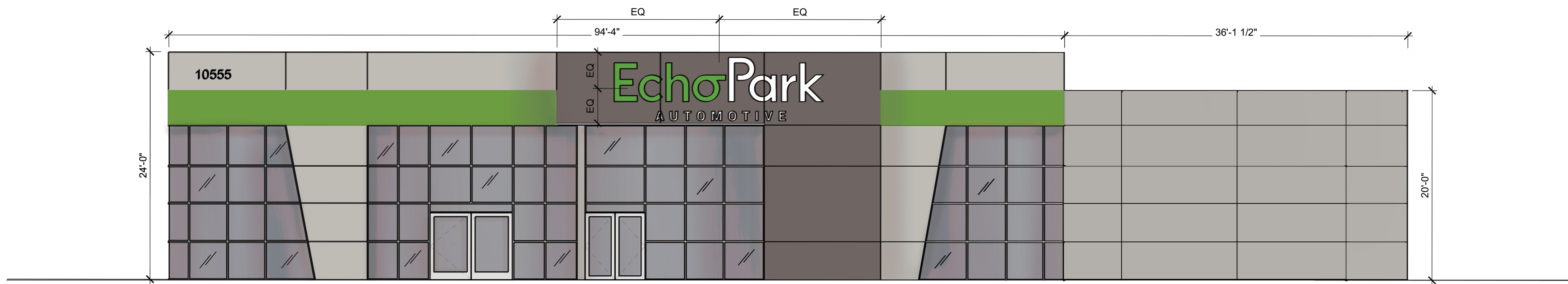
REQUIREMENT	REQUIRED	PROVIDED
ZONING DISTRICT C-2 MIN. 10% SITE TO BE LANDSCAPE (90,496 TOTAL SF)	9,050 SF 10.0%	11,050 SF 12.2%
ROOSEVELT ST. (231 LF) 1 TREE PER 25LF 10 SHRUBS PER 25LF DEALER DR. (196 LF) 1 TREE PER 25 LF 10 SHRUBS PER 25 LF	10 TREES 100 SHRUBS 8 TREES 80 SHRUBS	10 TREES (5 EXST.) 102 SHRUBS 2 TREES (2 EXST.) 69 (24 EXST.)
PARKING LOT TO BE 15% LANDSCAPE PARKING ISLANDS (28 TOTAL) 1 TREE PER ISLAND 5 SHRUBS PER ISLAND	5,650 SF 28 TREES 140 SHRUBS	3,215 SF* 26 TREES (4 EXST.) 141 SHRUBS (87 EXST.)
BUILDING FRONTAGE (160 LF) MIN. 50% TO BE LANDSCAPE	80 LF 50.0%	68 LF* 42.5%*
TOTAL TREES (24" BOX MIN.) TOTAL SHRUBS (5 GAL.)	46 TREES 320 SHRUBS	57 TREES (27 EXST.) 382 SHRUBS (153 EXST.)

PERCENT OF SITE UNDER ROOF: $20,848.05/262,217 = 0.080\%$

APN: 102-54-101
MORELAND ARIZONA
PROPERTIES LLC
LOT 11A BK. 1460, PG. 31
NOT A PART

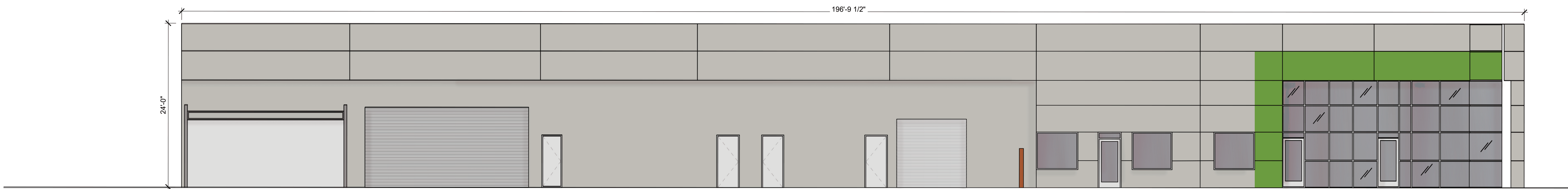


Kimley»»Horn



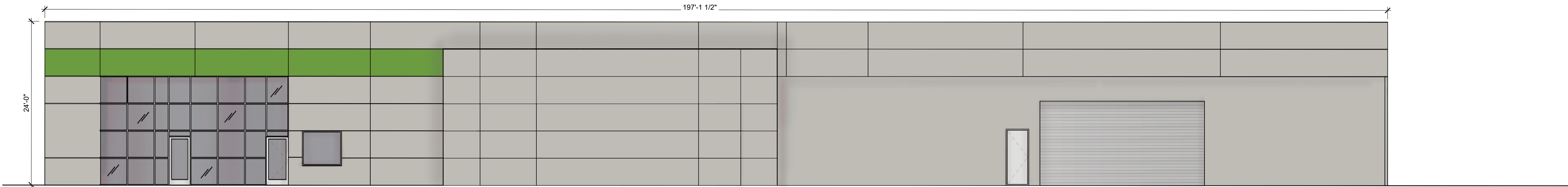
01 Building elevation (north)

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



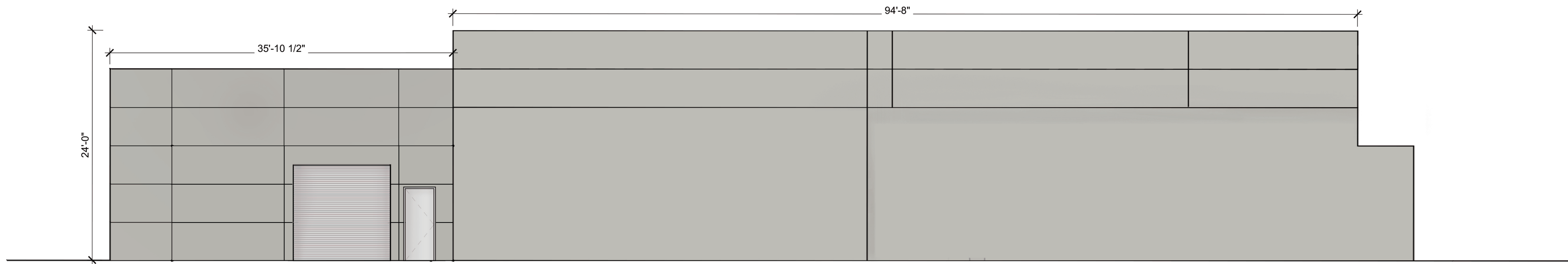
02 Building Front elevation (east)

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



03 Building elevation (west)

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



04 Building elevation (south)

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

project info

VANILLA SHELL FOR
FUTURE TENANT
10555 WEST PAPAGO
FREEWAY, AVONDALE, AZ
85323

issue dates

submission:	date
DESIGN REVIEW	06/25/2020
BID	
CONSTRUCTION	

revisions:	date
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designed by:

checked by:

seal

sheet info

EXTERIOR
ELEVATIONS

A2.0



Outreach Meeting Summary

Avondale Automall PAD Amendment #2 – PL-20-0119

Echo Park Used Vehicle Dealership CUP – PL-20-0120

Neighborhood Meeting

Date: June 30, 2020

Location: Zoom Virtual Meeting hosted by the City

Attendees:

Property owners or other interested individuals

- Dave Doherty – Cactus Jack's Auto/business associate
- Gil Neuner – Cactus Jack's Auto/business associate
- Dwayne and Beth Hathoot – Cactus Jack's Auto/business associates
- Hector Salazar – Leaseholder of adjacent former Fiat dealership

City of Avondale

- Vice Mayor Pat Dennis
- Charles Montoya – City Manager
- Kevin Murphy – Development and Engineering Services Director
- Brian Craig – Planning Manager
- Rick Casswell – Senior Planner

Applicant

- Paul Gilbert – Attorney
- Andy Jochums – Planning Consultant
- George Haugen – Property Owner's Representative and Broker

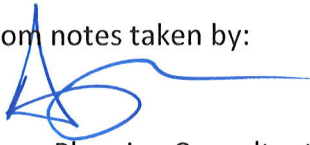
After a presentation by the applicant's attorney on the proposed PAD Zoning Amendment and the companion CUP for the specific dealership, the following were discussion topics and questions generated from the attendees:

- Appears the application is just for the subject dealership, why is the zoning boundary larger than the dealership property?
- Clarification as to the boundaries of the zoning case as well as the CUP case.

- As proposed with the limitation that the dealership must have an annual revenue in excess of \$500 million and maintain at least 140 vehicles on the property it would preclude 95% of used vehicle dealers.
 - Appears Echo Park is the only one qualified.
 - Prejudice against other dealerships.
 - Appears to preclude other dealers for the sake of an out-of-state company.
- Proposed Echo Park dealership would be a direct competitor for CarMax, located adjacent to the Automall in Tolleson.
- Discussion on the ownership of the 5 parcels within the rezoning boundary.
 - Confirmation that all those owners within the boundary are supportive.
- Gateway Chevy, Larry H. Miller and Tom's Camperland of the Automall are opposed.
 - Balance of Automall owners and dealers do not oppose.
- Cactus Jack's Auto has interest in securing a Mitsubishi franchise and are trying to secure purchase or lease of the subject property.
 - Rent is "too high" for Fiat, but Cactus Jack's Auto can "move in tomorrow"
 - "Complete the Automall"
 - Cactus Jack's Auto is "locally owned" and "25 years in business"
 - Sonic vs. Mitsubishi would be the same as both will have used vehicles, but Mitsubishi brings "flagship" and "brand advertising."
 - Selling used vehicles one way or another.
 - Pointed out that Mitsubishi has been in the Automall twice already and not survived.
 - Cactus Jack's Auto could sublease Fiat property or purchase the vacant parcel in the Automall.
- In proposed EchoPark CUP, City is looking to suggest restrictions on age and value of vehicles sold.
- Discussions on vehicle pricing and whether large volume offsets high prices. (Used car dealer versus luxury dealer)
- "Opposing dealers have done good for the City and should not be ignored"
- Incorrectly suggested that this request for allowing used vehicle dealerships has been tried twice and failed. (Applicant and City staff are unaware that this request for used vehicle only sales has been made to the Council before and Vice Mayor Dennis added that she didn't believe it was brought to City Council during her term in office.)
- Discussion again on the boundary of the zoning case versus the CUP. Vice Mayor Dennis asked why not just the subject parcel.
 - Staff and applicant shared that the idea was to look at a broader area for the rezoning as opposed to a single parcel.
 - Current request still would limit the area to a single used vehicle only dealership.
 - If a second one wanted to come in, it would need to amend the PAD Zoning as well as secure its own CUP.
 - City can incidentally consider this idea, just as the Automall incrementally expanded in the past.
 - If EchoPark went away, a new dealership would also need its own CUP.

- Summary of hearing dates by staff.
 - Planning Commission July 15th and City Council July 27th
 - Most likely virtual meetings
- Detailed discussion on exact boundary of CUP and proposed plans by Echo Park for remodeling the existing dealerships.
 - Question about the whether the paving of the southern portion of the property was part of the initial phase or a second phase expansion.
 - City shared that possible at risk construction and remodeling, but that a used vehicle dealership could not be allowed until after both the PAD Amendment and CUP are approved.
- Reiterated from Cactus Jack's Auto business associate that it was "mindboggling to change one facility for used vehicles as it changes the whole Automall."

Prepared from notes taken by:



Andy Jochums, Planning Consultant with Beus Gilbert McGroder PLLC



AGENDA ITEM REPORT

SUBJECT: Avari Apartments – Development Plan – Application PL-19-0308

MEETING DATE: 7/15/2020

TO: Planning Commission

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

THROUGH: Brian Craig, Planning Manager

PURPOSE:

Planning Commission will consider a request by Mr. Andrew Yancey, Bergin, Frakes, Smalley and Oberholtzer, PLLC, for approval of a Development Plan for Avari Apartments, a proposed 354-unit multi-family apartment community located on 16.44 net acres located at the northwest corner of Avondale Boulevard and the Corporate Drive alignment. Commission will take appropriate action and forward a recommendation to City Council.

BACKGROUND:

The 16.44 net acre subject property (Exhibits A and B) is located at the northwest corner of Avondale Boulevard and the Corporate Drive alignment; also known as The BLVD east of Avondale Boulevard. An unoccupied, vacant single-family home constructed between 1969 and 1976 is located at the southeast corner of the property; the home will be demolished when the proposed Avari Apartments development occurs. The remainder of the subject property is undeveloped and currently in agricultural/farming production.

The property was annexed in August 1976 and rezoned from Agricultural (AG) to City Center District (CCD) in August 2009. The property was again rezoned, this time from CCD to The BLVD District (BLVDD) in March 2020 following adoption of The BLVD Specific Plan. The property is located within The BLVD's Village District further described below.

The General Plan 2030 Land Use Map was amended in September 2019 to reflect the adopted The BLVD Specific Plan land use categories. The subject property is designated by the General Plan Land Use Map (Exhibit C) as "The BLVD Village District", a category intended to accommodate retail, restaurant, office, employment, and urban-form multi-family residential uses (target density of a minimum 18 dwelling units per acre), all with a strong pedestrian-oriented emphasis and contemporary urban design that interfaces with and creates a presence on adjacent streets. Development in the Village District is expected to generate a diversity of activity to attract people to the area and support The BLVD as a whole. Convenience uses that cater more to automobiles than pedestrians, for example drive-through restaurants, are limited in this land use.

As previously noted, the property is also located within the boundary of The BLVD Specific Plan (The BSP) which guides physical design and character of the site's development.

Surrounding uses and zoning include:

- **North:** An undeveloped 19.0-acre parcel zoned The BLVD District (BLVDD), located within The BLVD's Gateway District. The BLVD Gateway District is designed to accommodate development of commercial uses that will act as catalysts for development in the remainder of The BLVD, including post-secondary education campuses, medical campuses/hospitals, hotels and resorts, and/or corporate offices. Dense urban form residential uses are also permitted in the Gateway District portion of The BLVD.
- **East:** On three sides, the Avari site surrounds a 0.88-acre parcel, zoned BLVDD Village District, that was developed with a single-family residence sometime between 1976 and 1979. The occupied single-family home and associated accessory buildings are considered legal non-conforming buildings and uses.
- **East of Avondale Boulevard:** A City-owned 3.40-acre property that had, until late 2019, been used as a parking lot for the adjacent American Sports Center. The property is zoned BLVDD, located within The BLVD's Park Avenue District, which is intended to be the mixed-use core of the overall The BLVD area. The City intends to sell a portion of the property for development of a Dutch Bros. coffee shop on the north end of the parcel; the remainder of the property will accommodate future development in accordance with The BLVD Park Avenue District. Parking for the ASC is provided throughout The BLVD via on-street parking and parking areas north of the ASC.
- **South:** Approximately 33.59 acres of undeveloped land currently in agricultural/farming production. This undeveloped site, which consists of three parcels under common ownership, is zoned BLVDD Village District, which allows for retail, restaurant, office, employment, and urban-form multi-family residential uses.
- **West:** A 76.71-acre parcel, zoned City Center District (CCD), that is being used for agricultural/farming purposes. This property was excluded from The BLVD Specific Plan area and assigned a Mixed Use General Plan 2030 Land Use designation in September 2019.

SUMMARY OF REQUEST:

Unlike most properties within the City that require administrative review and approval of Site Plan/Design Review applications prior to construction, all properties zoned BLVDD require Planning Commission review and City Council approval of a Development Plan prior to commencement of development. The purpose of the Development Plan application is to allow for evaluation of building placement, landscaping, circulation, site lighting, signage, retention, building architecture, and other aspects of design to ensure conformance with the approved BLVDD zoning, The BLVD Specific Plan, and other applicable City policy documents.

On behalf of property owner and multi-family residential developer Lervick Investments LLC, Andrew Yancey, Bergin, Frakes, Smalley and Oberholtzer, PLLC, is requesting approval of a Development Plan application for Avari Apartments, a proposed 354-unit urban-form multi-family apartment community located on approximately 16.44 net acres at the northwest corner of Avondale Boulevard and the Corporate Drive alignment/The BLVD.

The proposed Site Plan (Exhibit E) for Avari Apartments provides for a single point of public vehicular ingress and egress via a grand entrance into the gated community off of Corporate Drive. Additional, emergency only access is provided from inside the community to Corporate Drive, 117th Avenue, and also along the north side

of the property, where first responders will have access to a temporary fire access road that will be removed once the property to the north develops and permanent access can be obtained through a future parking area on that site. As required by The BLVD Specific Plan, pedestrian access to the site from adjacent sidewalks is plentiful, with four (4) pedestrian gates into the property provided along Avondale Boulevard, five (5) along Corporate Drive, and two (2) along 117th Avenue.

A total of 40 buildings are proposed within the development, including 28 residential buildings of varying sizes, eight (8) garage buildings (each containing eight (8) single-car garages), an indoor clubhouse/leasing office, a separate exercise facility, a pool bath building, and a maintenance building. Residential buildings on the site range in height from 24.5 feet to 55.2 feet with the taller four-story (55.2 feet) buildings strategically located adjacent to Avondale Boulevard and the eastern portion of Corporate Drive to present an appearance of a dense, urban development in accordance with the expectations of The BSP. Lower buildings, ranging in height from two to three stories (24 feet to 38.2 feet), are located along the western portion of Corporate Drive, adjacent to 117th Avenue along the property's western edge, and internal to the project. The complex's 354 units include a mix of 111 one-bedroom/one-bath, 211 two-bedroom/two-bath, and 32 three-bedroom/two-bath apartment units.

A total of 663 parking spaces are provided within the development, 26 spaces beyond the minimum parking required (637 spaces) for a multi-family development of this size. In addition to the eight (8) garage buildings containing 64 single-car garages mentioned above, 64 additional "tuck-under" single-car garages are provided on the site, resulting in a total of 128 garage parking spaces (exceeding the 126 garage spaces required by the Zoning Ordinance). In addition to garage parking, 231 covered carport parking spaces are provided; all units will be assigned at least one (1) covered parking space. There are also 306 uncovered parking spaces provided. As required for development within The BLVD, parking is located interior to the project so that it is less visible from adjacent streets. The perimeter buildings themselves serve to secure the interior of the site and block views of the majority of parking with only three (3) small parking areas, one (1) adjacent to Corporate Drive and two (2) adjacent to 117th Avenue, visible from off-property. Decorative paving is provided at the primary entry into the site and also at any location where the community's internal sidewalk network crosses parking lot drive aisles.

Buildings located at the perimeter of the subject property are sited at the minimum setback (30 feet adjacent to Avondale Boulevard, 15 feet adjacent to Corporate Drive and 117th Avenue) to create The BLVD's desired urban feel where buildings interface with adjacent streets. Direct access to the perimeter buildings from the public sidewalk is provided, allowing future residents easy access to their building/units without having to travel a circuitous route internal to the site.

A total of 160,080 square feet of open space (22.3 percent of the net site area) is provided, greatly exceeding the fifteen (15) percent minimum required within The BLVD's Village District. Most of the open space, is provided in a 2.5-acre amenity zone located at the center of the development, where it can be conveniently accessed by the residents of all units. A range of active and passive amenities are provided, including:

- An indoor clubhouse building that will include a conference/business center, media center/movie theater, lounge area, and event kitchen. Leasing offices for the Avari Apartments will also be located within the clubhouse building.
- A large, approximately 4,000 square foot fitness building that will include an equipment gym, separate exercise classroom, and restroom/locker room facilities. The fitness facility also features a covered open-air event space to be utilized for yoga, Zumba, and/or other similar activities.
- A cardio gym, separate from the main fitness center, located on the ground floor of a residential building adjacent to Avondale Boulevard, where residents will be able to work out while overlooking the

east half of The BLVD.

- A main pool area, directly north of the clubhouse, featuring a large resort-style pool, spa, cabanas, and a large trellis-covered social area with a fire pit, seating, and a barbeque area.
- A second pool designed for children/families featuring its own restroom/changing facility.
- A covered/shaded play area that includes children's playground equipment under a large shade structure.
- A five-hole artificial turf golf putting green.
- Two linear dog parks along the site's northern edge, featuring bench seating for dog owners, pet waste stations, and "fake" fire hydrants.
- A multi-use path along the site's 117th Avenue frontage that, when adjoining properties develop, will provide recreational access to the soon-to-be constructed Van Buren Street Trail. The multi-use path is located outside of any gates to allow access by residents and non-residents alike.
- Barbeque grills, benches, and other pedestrian amenities located throughout the community.
- Multiple pedestrian seating areas/plazas are provided near pedestrian gates along the Avondale Boulevard and Corporate Drive frontages. Plazas feature raised planters with shade trees and seat walls located outside the complex's pedestrian gates, allowing for use by both residents and visitors to The BLVD.
- A vertical water feature is provided to enhance the aesthetics and uniqueness of the site's Avondale Boulevard frontage.

Landscaping is provided throughout the site for aesthetic enhancement and to provide ample shade in parking areas and along pedestrian pathways and nodes. The proposed Landscape Plan (Exhibit F) meets all City landscape requirements and primarily uses plant material that is listed on the Arizona Department of Water Resources' low-water/drought-tolerant plant catalog. Street frontages landscaping includes a combination of colorful Red Push Pistache, shade providing Thornless Mesquite, and visually-interesting Italian Cypress trees. Other trees used on-site include Cascalote, Fruitless Olive, Texas Mountain Laurel, and Evergreen Elms, with Date Palms provided at the main entrance and at the main pool area to assist in creating the desired resort-like appearance.

As is required within The BLVD, the proposed building architecture (Exhibit G) is contemporary and features materials such as stucco, concrete veneer, glazing, and metal accents that accentuate modern, clean lines while adding texture, relief, and shadow for effect at strategic locations. Gray, beige, gray-blue, and white materials, with scoring provided to delineate color breaks and to create additional visual interest, is incorporated into the proposed facades. Significant variation in building parapet heights and wall planes is also incorporated into the proposed elevations along with exceptional massing to ensure the planned development will show well on-site and along adjacent streets. Buildings will feature energy efficient construction including EnergyStar appliances and light fixtures, high efficiency HVAC units, and high efficiency vinyl windows and insulation. Project walls, gates, and monument signs (Exhibit H) utilize the same materials, colors, and design techniques as the buildings to ensure the development presents cohesively.

The developer will be responsible for the construction of all water, sewer, and street infrastructure needed to serve the planned development. Required street improvements include construction of a new southbound

deceleration lane along the site's Avondale Boulevard frontage, full construction of the north half of Corporate Drive adjacent to the site, full construction of the east half of 117th Avenue adjacent to the property, and constructing a new traffic signal arm with signal heads on an existing traffic signal pole at the southeast corner of Avondale Boulevard and Corporate Drive/The BLVD, allowing that intersection to function as a fully signalized four-way intersection.

It is expected that the project will develop in one phase.

PUBLIC PARTICIPATION:

Development Plan applications are not public hearing items; thus, no public notifications are required. However, as is the City's policy, all property owners within 1,000 feet of the project boundaries were notified that the proposed development was in for City review. No property owners have contacted Staff regarding this application.

ANALYSIS:

General Plan, The BLVD Specific Plan, and BLVDD Zoning

- The high-density multi-family residential use, proposed density (18.7 units per acre), and pedestrian-oriented, urban design of the site is consistent with the property's The BLVD Village District General Plan designation, The BLVD specific Plan, and BLVDD zoning.
- The proposed plan meets all development standards for the BLVDD zoning district, including, but not limited to, minimum and maximum setbacks, building height, parking standards, and landscaping/open space requirements.

Access, Circulation, and Parking

- The site is adequately served by the proposed primary entrance on Corporate Drive, west of Avondale Boulevard. All residents will enjoy full access to the primary entrance via a fully signalized intersection at Avondale Boulevard and Corporate Drive.
- Additional emergency-only access, as required by fire codes, is provided along the project's north, south, and western boundaries.
- The proposed configuration of the site allows for sufficient on-site circulation within the development. Ample turning radius is provided for emergency vehicles, garbage trucks, and delivery vehicles.
- As required for development within The BLVD, multiple pedestrian connections to public sidewalks along Avondale Boulevard, Corporate Drive, and 117th Avenue are provided.
- Total parking, covered parking, and garage parking all meet or exceed minimum City requirements.
- At the City's request, the developer made a significant effort to acquire the exception parcel adjacent to Avondale Boulevard that is surrounded by the subject site. If the developer can acquire that parcel in the future, approval of an amendment to this Development Plan will be required. Staff is confident that the exception parcel could be accommodated into the proposal without detriment to the remainder of the site.

Open Space and Landscaping

- Project landscaping exceeds minimum requirements and will contribute to both the aesthetics and

walkability of the site.

- Open space and amenities within the community greatly exceed minimum requirements and will offer future residents of all ages a wide range of recreational options within the complex.
- Decorative pedestrian-scale lighting is provided in usable open space areas and adjacent to walking paths internal to the site.

Architectural Design

- The proposed building designs feature contemporary architecture that uses color and material to create interest on all sides, furthering the urban-themed aesthetic goals for The BLVD.
- Buildings incorporate significant variation in wall planes and parapet heights to reduce scale and contribute to the pedestrian-oriented nature of The BLVD.

DISCUSSION:

Staff recommends approval of this application for the following reasons:

- The proposed Avari Apartments Development Plan, including the Site Plan, Landscape Plan, Building Elevations, and Site Details, are in conformance with the property's The BLVD Village District General Plan Designation, The BLVD Specific Plan, and BLVDD zoning.
- The proposed Avari Apartments Development Plan, including the Site Plan, Landscape Plan, Building Elevations, and Site Details, meet or exceed development standards and requirements contained within the City of Avondale Zoning Ordinance, The BLVD Specific Plan, and Multi-Family Residential Design Manual.
- The proposal achieves City objectives for urban-form, pedestrian-centered development within The BLVD.
- Through provision of a community clubhouse, fitness center, two (2) pools, children's playground, and a wide range of other amenities, the proposal achieves City objectives related to provision of open space within residential communities.

STRATEGIC PLAN:

INITIATIVE: Foster sustainable community development

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

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:

No public hearing is required. The Planning Commission will recommend **APPROVAL** of Application PL-19-0308 Avari Apartments, a request for Development Plan approval for a proposed 354-unit multi-family residential development, subject to the following twelve (12) conditions of approval:

1. Development of Avari Apartments shall substantially conform to the following documents, except as modified by these conditions of approval:

- a. Site Plan (Sheet A1.1), electronically date stamped June 16, 2020.
- b. Landscape Plan (Sheets L100 through L104), electronically date stamped June 16, 2020.
- c. Building Elevations (Sheets A5.0 through A5.12), electronically date stamped June 16, 2020.
- d. Site Details (Sheets A1.2 through A1.4), electronically date stamped June 16, 2020.

Further, the development will be reviewed for conformance with these stipulations unless otherwise approved by the City Engineer.

2. The Development Plan will expire two (2) years from approval unless a building permit has been issued for the project.

3. Approval of a Minor Land Division (MLD)/Lot Consolidation or Final Plat will be required prior to the City issuing any permit for construction of the proposed Avari Apartments development. The MLD or Final Plat shall:

- a. Consolidate the two (2) existing parcels into a single parcel.
- b. Dedicate 40 feet of right-of-way for the north half of Corporate Drive adjacent to the property.
- c. Dedicate 40 feet of right-of-way for the east half of 117th Avenue adjacent to the property.
- d. Dedicate additional right-of-way for deceleration lanes, intersection improvements, or other necessary street improvements as identified in the project's Traffic Impact Analysis.
- e. Dedicate 8-foot Public Utility Easements adjacent to Corporate Drive and 117th Avenue

4. The developer shall construct the west half-street of Avondale Boulevard adjacent to the site to the Avondale Boulevard standard contained within The BLVD Specific Plan, the north half-street of Corporate Drive adjacent to the site to the Corporate Drive standard contained within The BLVD Specific Plan, and the east half-street of 117th Avenue to the City's Minor Collector standard (Detail A1102). Half-street pavement width must be adequate to accommodate two-way vehicular traffic.

5. The developer shall relocate the existing traffic signal pole at the northwest corner of the Avondale Boulevard and Corporate Drive intersection as necessary to accommodate intersection improvements. The developer shall also provide a new trombone style mast arm with signal heads to the existing pole located at the southeast corner of the intersection; the scope of developer work shall include the appropriate rewiring and installation of a new illuminated street name sign on the mast arm.

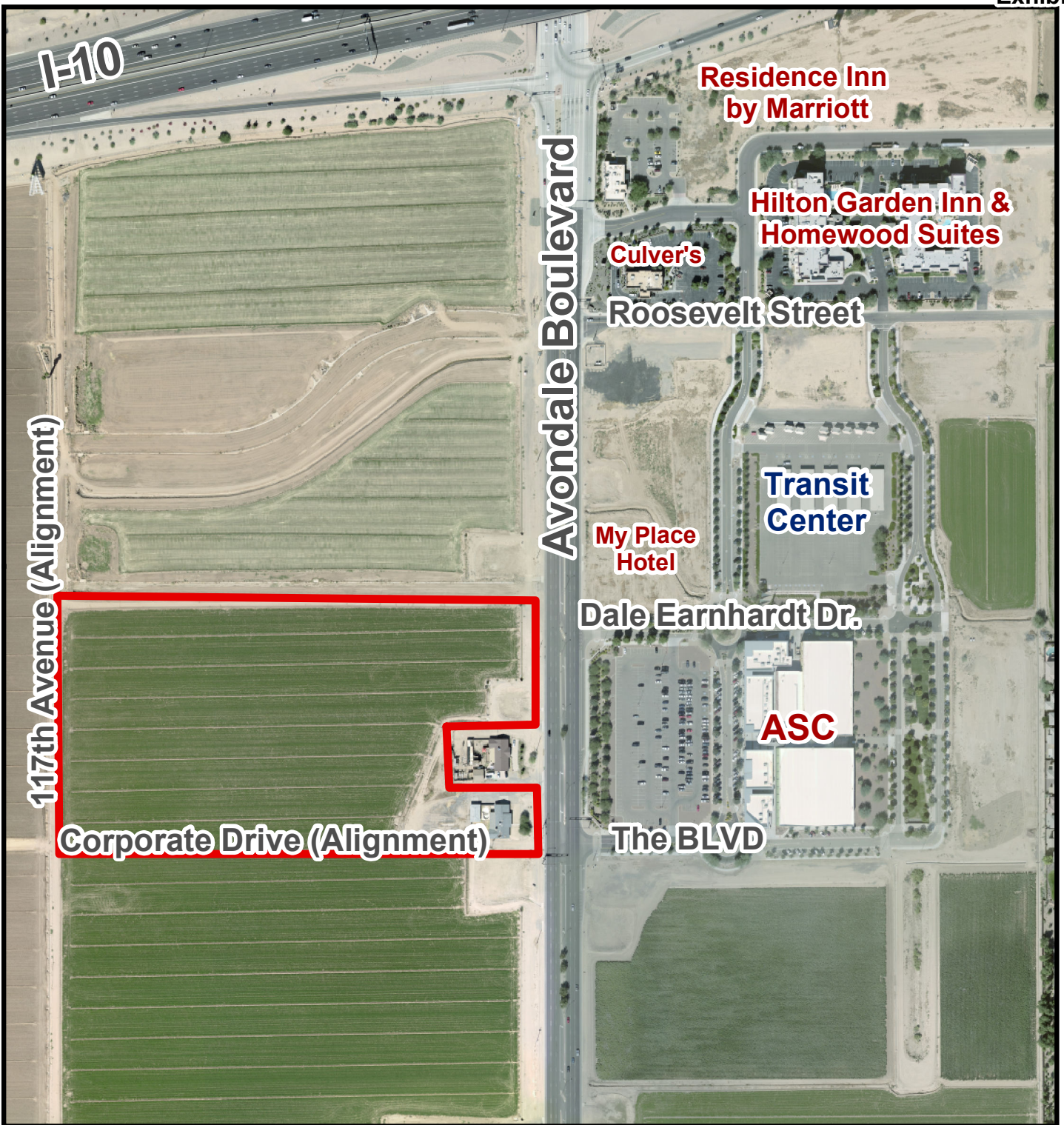
6. The developer shall construct ADA ramps on the northwest, northeast, southwest, and southeast corners of the Avondale Boulevard and Corporate Boulevard intersection.

7. Power lines less than 69 kV and/or irrigation canals on or adjacent to the property shall be converted to underground transmission/conveyance in the first phase of development.

8. The developer shall be responsible for fiber conduit installation within the City's public right-of-way in accordance with the City's Transportation Plan and development codes.
9. All required off-site improvements shall be completed in the first phase of development prior to issuance of the first Certificate of Occupancy for the project.
10. Grandfathered groundwater rights for the property must be extinguished and pledged to the City of Avondale's designated account (26-002003.0000) prior to issuance of any construction permits for any portion of the project.
11. All development shall be completed in accordance with the City of Avondale General Engineering Requirements Manual and the City of Avondale Supplement to MAG Uniform Specifications and Details unless a standards deviation has been approved.
12. In the event that the exception parcel is acquired and incorporated into the Avari Apartments development, approval of Development Plan in accordance with the requirements for The BLVD District shall be required.

PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-19-0308 Avari Apartments, a request for Development Plan approval for a proposed 354-unit multi-family residential development, subject to twelve (12) recommended conditions of approval as listed in the staff report.

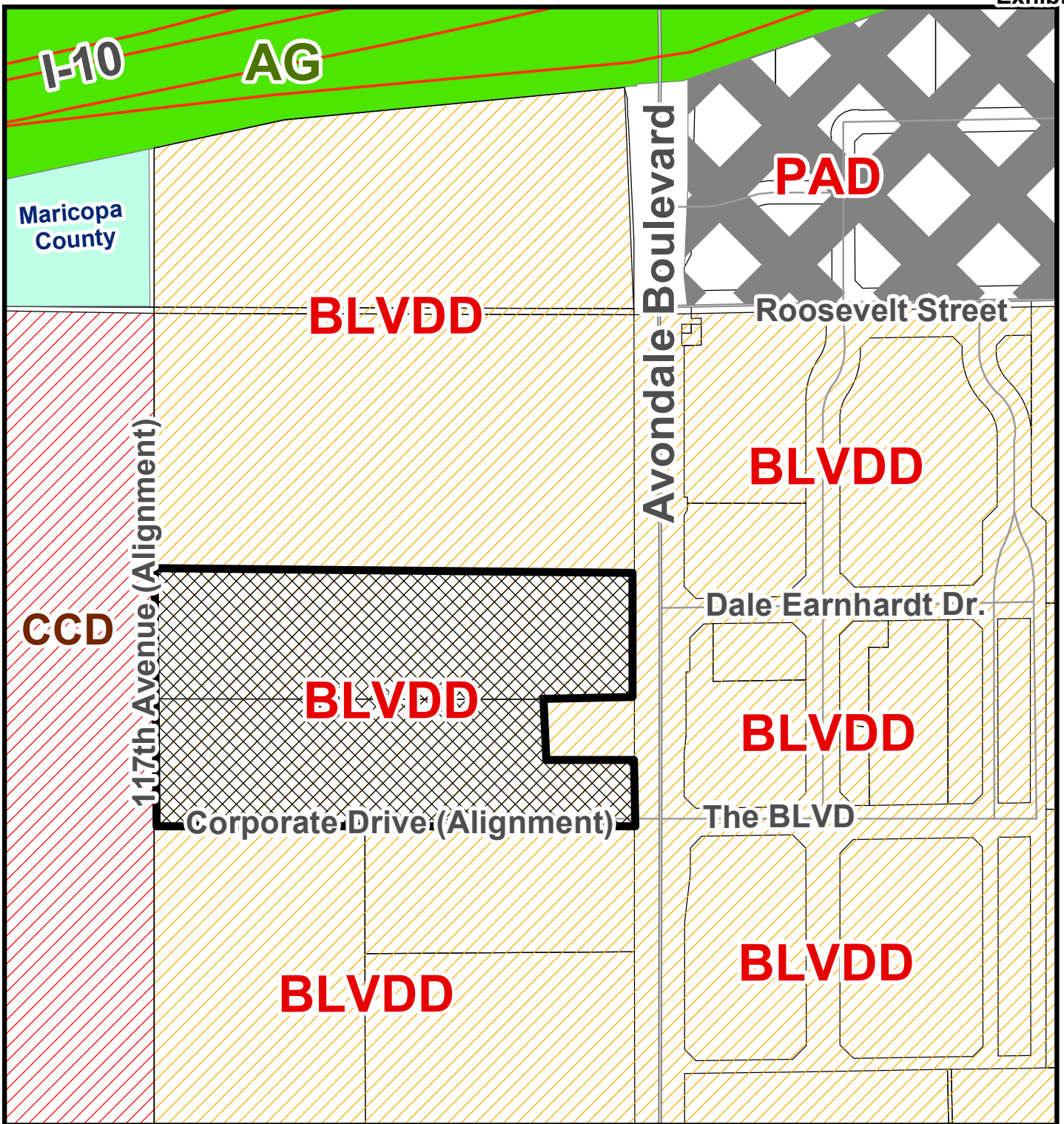


Aerial Photograph

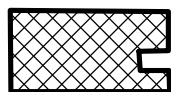


 Subject Property



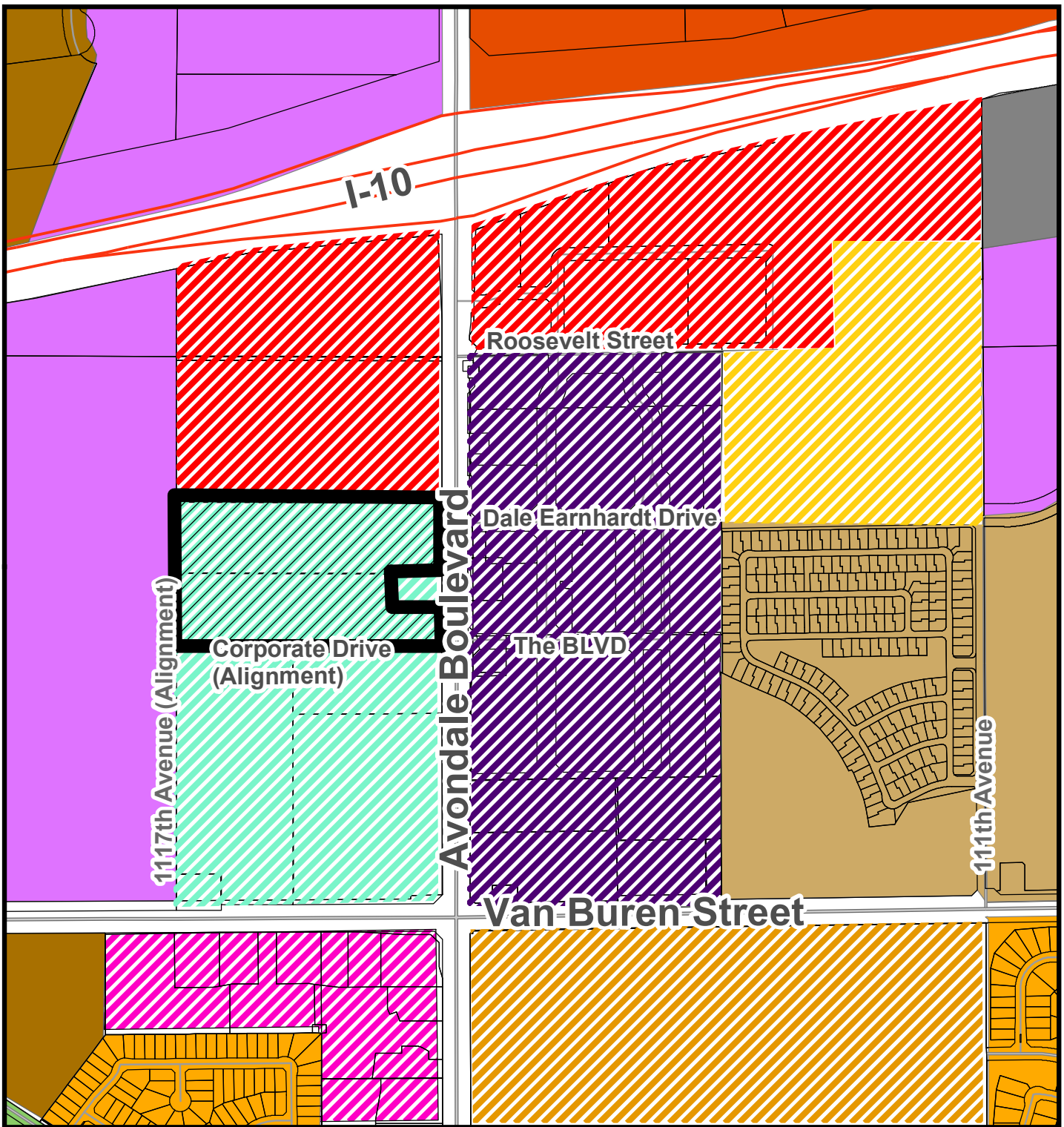


Zoning Vicinity Map



Subject Property



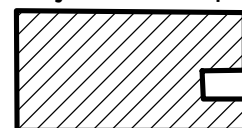


General Plan Land Use Map

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



Subject Property



*SUMMARY OF RELATED FACTS
APPLICATION PL-19-0308 AVARI*

<i>THE PROPERTY</i>	
PARCEL SIZE	Approximately 18.89 gross acres; 16.44 net acres
LOCATION	Northwest corner of Avondale Boulevard and Corporate Drive alignment (called “The BLVD” east of Avondale Boulevard)
EXISTING LAND USE	An unoccupied/vacant single-family home is located at the southeast corner of the property; the home, which was constructed between 1969 and 1976, will be demolished as part of the construction of the Avari development. The remainder of the subject property is undeveloped and currently in agricultural/farming production.
EXISTING ZONING	The BLVD District Village District (BLVDD-Village)
ZONING HISTORY	The property was annexed in August 1976 and rezoned from Agricultural (AG) to City Center District (CCD) in August 2009. Upon adoption of The BLVD Specific Plan in September 2019, the property was rezoned from CCD to The BLVD District (BLVDD) in March 2020. The property is located within The BLVD’s Village District, which allows for retail, restaurant, office, employment, and urban-form multi-family uses (minimum 18 dwelling units per acre) with a strong emphasis on pedestrian-orientation and contemporary urban design that interfaces with and creates a presence on adjacent streets.

<i>SURROUNDING ZONING AND LAND USE</i>	
NORTH	An undeveloped 19.0-acre parcel zoned The BLVD District (BLVDD), located within The BLVD’s Gateway District. The BLVD Gateway District is designed to accommodate development of commercial uses that will act as catalysts for development in the remainder of The BLVD, including post-secondary education campuses, medical campuses/hospitals, resort hotels, and/or corporate offices. Dense urban form residential uses are also permitted in the Gateway District portion of The BLVD.
EAST	On three sides, the Avari site surrounds a 0.88-acre parcel, zoned BLVDD Village District, that was developed with a single-family residence sometime between 1976 and 1979. The home, which continues to be occupied, is a legal non-conforming building and use. East of Avondale Boulevard is a City-owned 3.40-acre property that had, until 2019, been used as the parking lot for the adjacent American Sports Center. The property is zoned BLVDD, located within The BLVD’s Park Avenue District, which is intended to be the mixed-use core of the overall The BLVD area. The City intends to sell a portion of the property for development of a Dutch Bros. coffee shop on the north end of the parcel; the remainder of the property will accommodate future development in accordance with The BLVD Park Avenue District.
SOUTH	Approximately 33.59 acres of undeveloped land currently in agricultural/farming production. This undeveloped site is zoned BLVDD Village District, which allows for retail, restaurant, office, employment, and urban-form multi-family residential uses.
WEST	A 76.71-acre parcel, zoned City Center District (CCD), that is being used for

	agricultural/farming purposes. This property had been included within the City Center Specific Plan area but was excluded from The BLVD Specific Plan area and assigned a Mixed Use General Plan 2030 Land Use designation in September 2019.
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GENERAL PLAN	
The General Plan 2030 Land Use Map was amended in September 2019 to reflect the adopted The BLVD Specific Plan land use categories. The subject property is designated The BLVD Village District. This category is intended to accommodate more conventional retail, restaurant, office, employment, and urban-form multi-family residential uses (target density of a minimum 18 dwelling units per acre), all with a strong pedestrian-oriented emphasis and contemporary urban design that interfaces with and creates a presence on adjacent streets. Development in the Village District will generate a diversity of activity to attract people to the area and support The BLVD as a whole. Convenience uses that cater more to automobiles than pedestrians, for example drive-through restaurants, are limited in this land use.	

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

STREETS	
Avondale Boulevard	
Classification	Major Arterial
Existing half-street ROW	65 feet
Standard half-street ROW	65 feet
Existing half-street improvements	Three travel lanes, landscaped median/center turn lane, bike lane, curb, gutter, and streetlights.
Standard half-street improvements	Three travel lanes, landscaped median/center turn lane, bike lane, curb, gutter, detached sidewalk, streetlights, and landscaping.
Corporate Drive (called "The BLVD" east of Avondale Boulevard)	
Classification	Minor Collector
Existing half-street ROW	None
Standard half-street ROW	40 feet
Existing half-street improvements	None
Standard half-street improvements	One travel lane, ½ center turn lane, bike lane, curb and gutter, detached sidewalk, street lights and landscaping.
117 th Avenue	
Classification	Minor Collector

Exhibit D

Existing half-street ROW	None
Standard half-street ROW	40 feet
Existing half-street improvements	None
Standard half-street improvements	One travel lane, ½ center turn lane, bike lane, curb and gutter, detached sidewalk, street lights and landscaping.

<i>UTILITIES</i>
Water service to the property will be provided from an existing 16” main in Avondale Boulevard. Sewer service will be accommodated to the property by tying into the existing 30” trunk line in Avondale Boulevard. SRP provides electrical service in this portion of Avondale.

Exhibit E

Proposed Site Plan

Avari Apartments

Electronically
Submitted
June 16, 2020

SITE PLAN GENERAL NOTES

- A. ALL UTILITY LINES LESS THAN 60 KV SHALL BE UNDERGROUND WITH THE FIRST PHASE OF DEVELOPMENT.
B. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED / CONCEALED FROM STREET PUBLIC VIEW. NOTE: ALL HVAC EQUIPMENT TO BE MOUNTED ON ROOF THRU OUT PROJECT AND TO BE SCREENED FROM PUBLIC VIEW BY PARAPET WALLS.
C. PLANTS LOCATED WITHIN REQUIRED ASHTO 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 11' (TREETOP) OF TREE CANOPY. - SEE LANDSCAPE PLANS.
D. UPON FUTURE IDENTIFICATION OF TRANSFORMERS AND SEE LOCATIONS LANDSCAPE ARCHITECT TO PROVIDE ADDITIONAL VEGETATION AS NEEDED IN THESE AREAS TO SCREEN THE EQUIPMENT FROM PUBLIC VIEW.
E. ALL DEVELOPMENTS SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPROVED SITE PLAN AND LANDSCAPE PLAN. ANY CHANGES THERETO SHALL REQUIRE APPROVAL OF THE CITY OF AVONDALE.
F. THIS PROJECT IS SUBJECT TO THE CURRENT AVONDALE GENERAL ENGINEERING REQUIREMENTS MANUAL AND MAG SUPPLEMENTAL REGULATIONS, THE MULTI-FAMILY RESIDENTIAL DESIGN MANUAL, AVONDALE ZONING ORDINANCE, GENERAL PLAN 2020 AND THE BLVD. SPECIFIC PLAN.
G. ALL DUELLING UNIT RATIONS / BALCONIES TO BE MIN. 800 SQUARE FEET.
H. ALL UNDERGROUND STRUCTURES BENEATH OR WITHIN 10'-0" OF A FIRE APPARATUS ROAD MUST MEET THE ADDITIONAL LOADING REQUIREMENTS AS IDENTIFIED IN THE AVONDALE AMENDMENTS TO THE FIRE CODE, SECTION 503.3.4.

SITE KEYED NOTES

1. TYPICAL CAR PARKING SPACE, 9'-6" x 20'-0" OR 9'-6" x 18'-0" W/ 2 FT. OVERHANG IN TO LANDSCAPE AREA OR OVER 6 FT. SIDEWALK.
2. MAIN PROJECT SIGN ENTRY FEATURE: UNDER SEPARATE PERMIT, THE LEADING EDGE OF ENTRY MONUMENT SIGN MUST BE SETBACK A MIN. OF 5'-0" FROM PROPERTY LINES AND BE OUTSIDE OF ANY PUBLIC UTILITY EASEMENTS, RE: 11A13.
3. PAVING, SEE CIVIL PLANS.
4. FACE OF 6" CURB.
5. TRASH RECEPTACLE PER CITY STANDARD DETAIL, SEE DETAIL 9A13.
6. PEDESTRIAN LINK TO PUBLIC SIDEWALKS/STREETS.
7. ACCESSIBLE CAR PARKING SPACE, 18'-0" x 11' W/ 5' ACCESS AISLE AND RAMP.
8. ACCESSIBLE CROSSWALK (DECORATIVE PAVING PER KEYED NOTE 36) AND CURB RAMP.
9. PROPERTY LINE.
10. ENHANCED STREETSCAPE ALONG AVONDALE BLVD. WITH PEDESTRIAN PLAZAS, WALL / VINE TRELLIS, METAL AWNINGS AND LANDSCAPE ELEMENTS.
11. NEW 6 FT. TALL CMU WALL, DECORATIVE CMU, EXPOSED AGGREGATE. (COLOR: GROUT AND FINISH TEXTURE AS SELECTED BY OWNER) TYP. AT ALL (1) TRASH ENCLOSURES AND MAIN ENTRY.
12. NEW 6 FT. TALL WROUGHT IRON FENCE - PANELS TO MATCH FENCING ON SHT. A13 (COLOR: 3 DUNN EDWARDS DEA 186).
13. INDICATES BUILDING TYPE 4 NUMBER, SEE BUILDING DATA.
14. USABLE OPEN SPACE, SEE LANDSCAPE DUGS.
15. LANDSCAPE AREA, SEE LANDSCAPE DUGS.
16. LANDSCAPED PLANTER, SEE LANDSCAPE DUGS.
17. ILLUMINATED CONTROLLED ENTRY / EXIT GATES W/ BATTERY BACKUP.
18. VISITOR CALL STATION.
19. FIRE DEPT. APPROVED FREEMPTIVE DEVICE.
20. ADDRESS DIRECTORY LOCATION.
21. FIRE TRUCK TURNING RADIUS W/ 35' MIN. INTERIOR RADIUS AND 55' MIN. EXTERIOR RADIUS.
22. 6'-0" MIN. SIDEWALKS AT PARKING STALLS, ACCESSIBLE ROUTE, TYP.
23. 5' WIDE (MIN) SIDEWALK, BROOM FINISHED CONCRETE, ACCESSIBLE ROUTE, TYP.
24. 10' x 20' VISIBILITY TRIANGLE (DASHED LINES).
25. PEDESTRIAN GATE, 36" MIN. CLEAR WHEN OPEN 90°, SELF-CLOSING AND SELF-LATCHING AND KEY CONTROLLED ACCESS PER MARICOPA COUNTY HEALTH DEPT. REQUIREMENTS FOR POOL SECURITY.
26. TEMPORARY EMERGENCY FIRE ACCESS ROAD/EASEMENT TO AVONDALE BLVD, ACCESS ROAD TO BE 26'-0" WIDE ON AN ALL-WEATHER SURFACE AS APPROVED BY THE FIRE MARSHAL.
27. NEW MULTI-USE PATH SEPARATE FROM PUBLIC SIDEWALK AND LOCATED OUTSIDE OF ANY WALLS/FENCES SO THAT IT IS OPEN TO ALL USERS, MIN. 10'-0" WIDE.
28. HATCHING INDICATES TYPE 4 ACCESSIBLE UNIT PER IBC CHART. 11 (8 TOTAL UNITS).
29. FIRE HYDRANT, SEE CIVIL DRAWINGS.
30. NOT USED.
31. BBQ GRILL.
32. CHILDREN'S PLAY AREA / TOT LOT SEE DETAIL 2A14.
33. FIRE RISER LOCATION AT EACH BUILDING.
34. COVERED CARPORT, 58" MIN. CLEARANCE AT ACCESSIBLE SPACES.
35. DOUBLE SWING GATES TO BE CLOSED AT ALL TIMES PROVIDED WITH KNOX PADLOCK FOR FIRE DEPT. ACCESS ONLY.
36. DECORATIVE PAVEMENT - SEALED AGGREGATE CONCRETE.
37. CORNER TOWER FEATURE - SEE ELEV.
38. BICYCLE PARKING, SEE DETAIL 3A13.
39. ACCESSIBLE GARAGE UNIT, (3) TOTAL GARAGES.
40. 4' TALL CMU / STUCCO WALL W/ W/ FENCE ABOVE, TYP. BOTH SIDES OF VEHICULAR ACCESS GATE.
41. 3'-4" HIGH CMU / STUCCO WALL, SCREEN PARKING LOTS W/ W/ FENCE ABOVE TO 6'-0" HEIGHT WHEN LOCATED AT PERIMETER SECURITY FENCE LOCATIONS.
42. NEW 6'-0" HIGH CMU STUCCO WALL AT NORTH PROPERTY LINE (COLOR: 4 DUNN EDWARDS DEC 168).
43. DECORATIVE METAL GATE AT BLDG. PEDESTRIAN LINKS TO PUBLIC SIDEWALKS.
44. NEW 8'-0" HIGH CMU STUCCO SCREEN WALL AROUND EXISTING PARCEL NOT A PART OF THIS SITE. (COLOR: 4 DUNN EDWARDS DEC 168).
45. PROVIDE A 10'-0" MIN. / FULLY LANDSCAPED AREA BETWEEN COVERED PARKING AND PROPERTY LINES. PARKING AND DRIVE AISLES SHALL NOT ENCRUCH INTO THESE REQUIRED SETBACKS.
46. FIRE LANE - NO PARKING SIGN.
47. DOG PARK AREA W/ TAKE FIRE HYDRANT, DOG WASTE STATION AND PEDESTRIAN BENCH.
48. 5'-0" H. DECORATIVE POOL SECURITY FENCING W/ 2'x2' STUCCO PILASTERS AT 20'-0" O.C. MAX. PER MARICOPA COUNTY HEALTH DEPT. REQ. FOR POOL FENCING.
49. DECORATIVE W/ SECURITY FENCING W/ 2'x2' STUCCO PILASTERS @ 20'-0" O.C. MAX. 6'-0" HIGH.
50. ALL PATIOS EXPOSED TO STREET / PUBLIC TO HAVE 40" HIGH CMU WALL WITH DECORATIVE WROUGHT IRON FENCE ON TOP OF WALL UP TO 6'-0" - SEE SHT. A53/FRONT ELEVATION FOR COLOR 4 DESIGN.
51. ROLL RIGHT OF WAY.
52. VERTICAL WATER WALL FEATURE - PEDESTRIAN ENTRY - SEE ELEVATIONS.
53. DECORATIVE GATES AND PILASTERS WITH METAL ROOF FEATURE ABOVE AT PEDESTRIAN ENTRIES/LINKS TO PUBLIC SIDEWALKS. AT AVONDALE BLVD, SEE ELEV. SHT. A51 AND DETAIL 10 SHT. A13.
54. NO PARKING ZONE, STRIPED (BACK OUT AREA FOR 2-CAR GARAGE).
55. ELECTRIC VEHICLE DUEL CHARGING STATION SERVING (2) PARKING SPACES.
56. ELECTRIC VEHICLE CHARGING STATION IN GARAGE BAY.
57. SECONDARY PROJECT SIGN, REF. A113 - DEFERRED SUBMITTAL.
58. PLANTER / SEAT, REF. A113 (DTL. A, B, C, D & E).
59. 5 HOLE PUTTING GREEN (2,000 TO 2,500 SF) SEE DETAIL 11A14.

PROJECT SCOPE

PROJECT SCOPE: A 350 UNIT MULTI-FAMILY RESIDENTIAL COMMUNITY WITH COMMON USE APARTMENTS
SITE LOCATION: NW CORNER OF CORPORATE DR. AND AVONDALE BLVD.
APN: 500-01-010, 500-01-001Y
ZONING: CDD/VILLAGE BLVD SUB-DISTRICT
OWNER: BRETT HEERS
SERVICO LLC
2300 E. CAMPELBACK, SUITE 235
PHOENIX, AZ 85006
ARCHITECT: ERIC MILLER ARCHITECT
3400 WYOMING BLVD. SUITE 213
ALBUQUERQUE, NM 87111
(505) 764-8550
CIVIL: KSE DESIGN GROUP, PLLC
2555 W. GREENWAY RD., SUITE 300
PHOENIX, AZ 85003
(602) 341-7001
STRUCTURAL: BINGHAM ENGINEERING CONSULTANTS, LLC
15416 N. 32nd ST., SUITE 100
PHOENIX, AZ 85022
(602) 971-3033
MECHANICAL / PLUMBING: NP MECHANICAL, INC.
5501 N. 19th AVE., SUITE 315
PHOENIX, AZ 85005
(602) 245-6311
ELECTRICAL: NP ENGINEERING, INC.
3831 N. 9th AVE.
PHOENIX, AZ 85005
(602) 765-5555
LANDSCAPE: THE DESIGN ELEMENT
2215 HIGHLAND AVE., STE. 100
PHOENIX, AZ 85006
(602) 731-5328

CODE DATA

2018 IBC
2018 IRC
2018 IMC
2018 IFGC
2018 IECC
2018 IFBC
2018 IEBC
2017 NEC
2010 ADAAS
2010 IFC (PHOENIX EDITION W/ LOCAL CITY OF AVONDALE AMENDMENTS)

SITE & BUILDING DATA

BUILDINGS TYPE	CONSTR. TYPE	APES INFLU.	OCCUP. GROUP	STORIES	BLDG. NO. OF HEIGHT BLDGS.	APARTMENT UNITS (ACCESS.)				TOTAL
						VI	2/2	3/2	3/2	
A - (11-24-FLEX)	VA	13R	R-2	3	38'-2"	3				12
B - (2/2-24-FLEX)	VA	13R	R-2	3	31'-4"	8				192
C - (3/2-8-FLEX)	VA	13R	R-2	2	21'-2"	1				8
D - (1/1-2-FLEX)	VA	13R	R-2	3	38'-9"	2				24
E - (1/1-4-2/2-6-FLEX)	VA	13R	R-2	3.5	48'-9"	3				12
F - (1/1-4-FLEX)	VA	13R	R-2	3	31'-2"	1				6
G - (1/1-4-2/2-1-FLEX)	VA	13R	R-2	3.5	53'-0"	1				4
H - CLUBHOUSE	VB	13	B	1	24'-6"	1				1
I - EXERCISE	VB	13	B	1	24'-0"	1				
J - POOL BATH	VB	13	B	1	17'-4"	1				
K - MAINTENANCE	VB	13	U	1	17'-4"	1				
L - (1/1-4-2/2-4-FLEX)	VA	13R	R-2	3.5	59'-2"	1				2
M - (2/2-4-1/1-10-FLEX)	VA	13R	R-2	3.5	55'-2"	1				5
N - (1/1-4-2/2-3-FLEX)	VA	13R	R-2	3.5	55'-2"	1				2
O - GARAGE	VB	13	U	1	11'-6"	8				354
						TOT. UNITS:				111

ZONING

CDD / VILLAGE BLVD SUB-DISTRICT

PARKING

REQUIRED: 15 SPACES x (111) 1 BR. UNITS +167
15 SPACES x (211) 2 BR. UNITS +210
2 SPACES x (53) 3 BR. UNITS +104
1 VISITOR/10 UNITS (354/10) +36

TOTAL REQUIRED SPACES: +637

REQUIRED ACCESSIBLE PARKING: 2.0% x 637 TOTAL +13

DENSITY:

354 UNITS / 822,848 SF (18.23 GROSS) = 18.1 UNITS/AC

APARTMENT SITE AREA:

GROSS SITE AREA = 822,848 SF (18.23 ACRES)
NET SITE AREA = 716,126 SF (16.44 ACRES)

OPEN SPACE

TOTAL OPEN SPACE AREA REQD: 15% OF NET AREA
85% x 16.44 = 14.04 ACRES
TOTAL OPEN SPACE AREA PROVIDED = 16.00 ACRES

PARKING PROVIDED:
STANDARD NON COVERED SPACES 306 (1 ACCESSIBLE) TOTAL (6) EV SPACES
GARAGE SPACES 128 (3 ACCESSIBLE) TOTAL (3) EV SPACES
COVERED CARPORT SPACES 11 231 (4 ACCESSIBLE) TOTAL

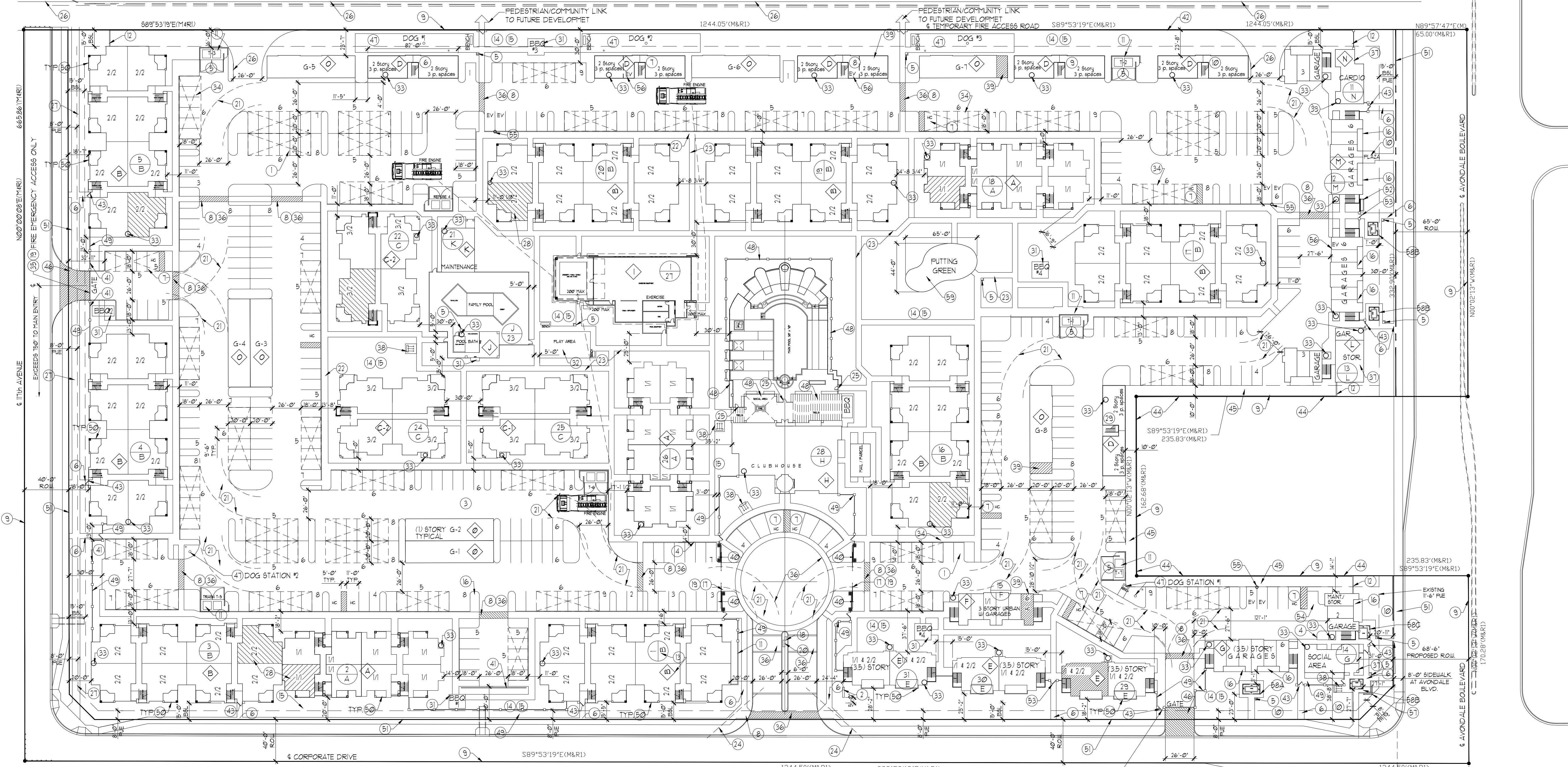
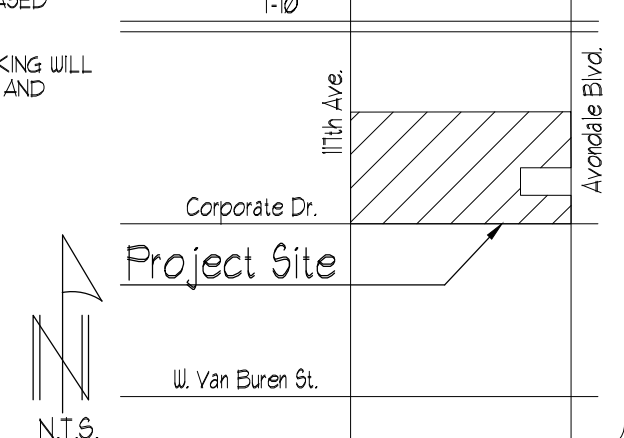
TOTAL PROVIDED SPACES: 663

TOTAL ACCESSIBLE SPACES: 14

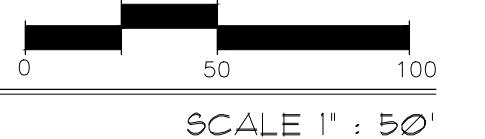
NOTE: GARAGES WILL BE ASSIGNED TO APT. UNIT AND WILL NOT BE LEASED SEPARATELY.

*NOTE: TOTAL COVERED PARKING WILL BE 358 SPACES (128 GARAGES AND 231 CARPORTS).

SITE LOCATION



SITE PLAN CONCEPT



ERIC MILLER • ARCHITECT (505) 764-8550
3620 WYOMING BLVD. NE, SUITE 213
ALBUQUERQUE, NM 87111

AVARI APARTMENTS
CORPORATE DRIVE AND AVONDALE BLVD.
AVONDALE
ARIZONA

DRAWN BY: MM
DATE: 6-11-20
REVISIONS:

ARCHITECTURAL
A11
SITE PLAN

Exhibit F

Proposed Landscape Plan

Avari Apartments

AVARI APARTMENTS

CORPORATE DRIVE AND AVONDALE BLVD.
AVONDALE, AZ 85323

LANDSCAPE ARCHITECTURE

TRUEFORM
LANDSCAPE ARCHITECTURE STUDIO
2009 NORTH 7TH STREET
PHOENIX, ARIZONA 85006
CONTACT NAME: MARC BEYER
PHONE: (480) 382-4244
EMAIL: MARC.BEYER@TRUEFORMLAS.COM

OWNER

BRETT HEERS LERVICK, LLC
2200 E. CAMELBACK, SUITE 235
PHOENIX, AZ 85016

ARCHITECTURE

ERIC MILLER ARCHITECT
3620 WYOMING NE, SUITE 213
ALBUQUERQUE, NM 87111
CONTACT: ERIC MILLER
PHONE: (505) 764-8550
EMAIL: EMA-CO@HOTMAIL.COM

CIVIL

KSE DESIGN GROUP, PLC
2525 W. GREENWAY RD., SUITE 306
PHOENIX, AZ 85023
PHONE: (602) 347-7007, EXT. 100
FAX: (602) 249-1310

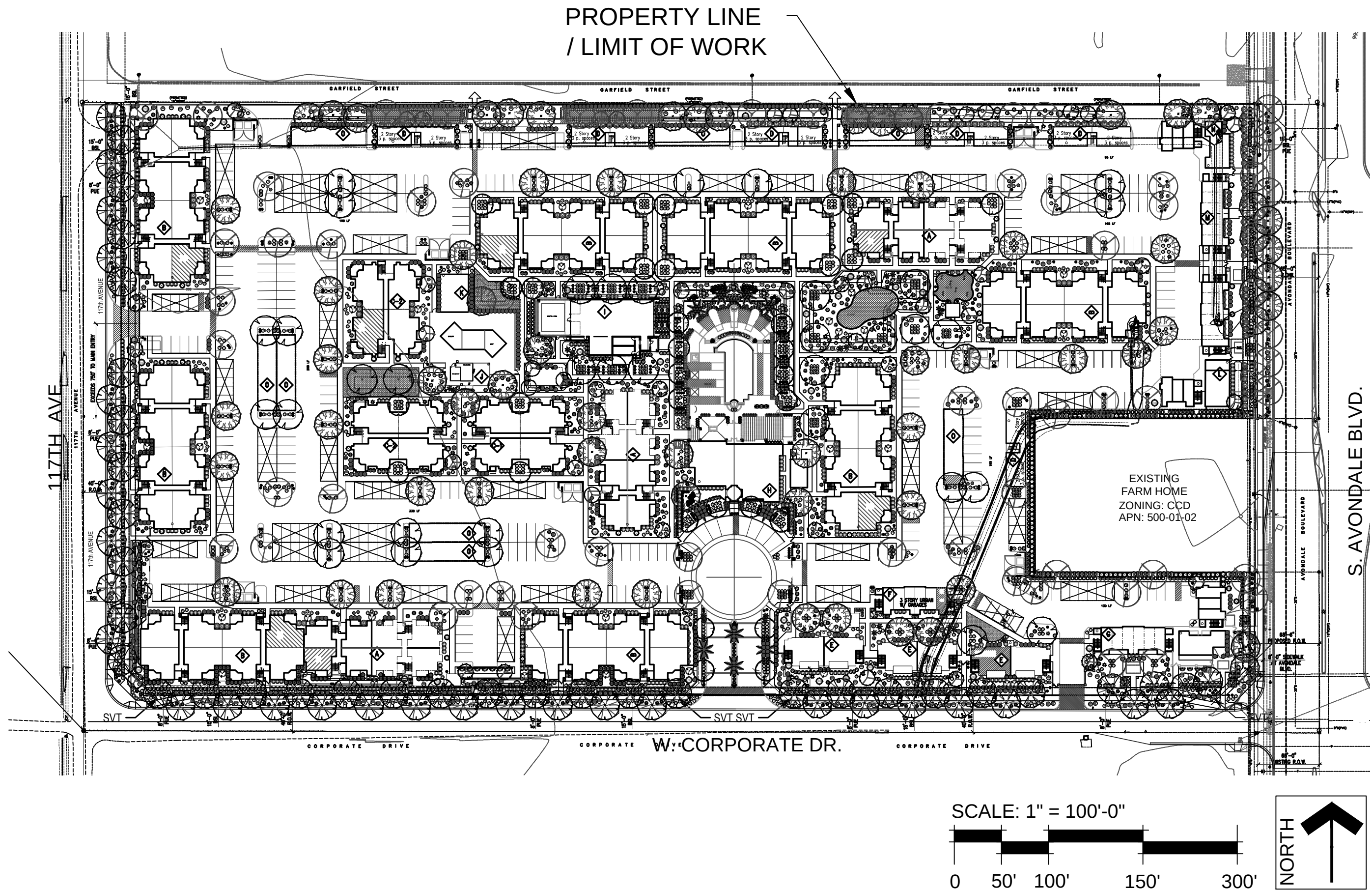
CITY OF AVONDALE LANDSCAPE NOTES / GENERAL NOTES

- ALL SINGLE TRUNK TREES REQUIRED TO BE ON SITE SHALL BE 2 INCH CALIPER AVERAGE SIZE. TREE CALIPER FOR SINGLE-TRUNK TREES SHALL BE MEASURED AT 12 INCHES ABOVE THE GROUND. ALL MULTI-TRUNK TREES SHALL BE ONE AD ONE-HALF (1-1/2") INCH CALIPER MINIMUM. THE CALIPER FOR MULTI-TRUNK TREES SHALL BE MEASURED (12) INCHES ABOVE THE FIRST FORK OR TWELVE (12) INCHES ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL. CALIPER OF MULTI-TRUNK TREES SHALL BE DETERMINED BY TAKING THE AVERAGE CALIPER OF ALL IT'S TRUNKS. MULTI-TRUNK TREES SHALL HAVE NO MORE THAN THREE (3) TRUNKS.
- TREE CALIPER AND HEIGHT SHALL GOVERN OVER ANY OTHER PLANTING SIZE INFORMATION PROVIDED ON THE DRAWINGS. TREES SPECIFIED BY CONTAINER SIZES ONLY SHALL NOT BE ACCEPTED.
- THE PROPERTY OWNER AND/OR LESSEE SHALL BE RESPONSIBLE TO INSTALL/MAINTAIN ALL LANDSCAPE WITHIN THE RIGHT-OF-WAY. ALL LANDSCAPING SHALL BE MAINTAINED AS APPROVED ON THE LANDSCAPE MAINTENANCE SCHEDULE (SEE ATTACHED).
- A 3-FOOT CLEAR SPACE IS REQUIRED AROUND ALL FIRE SUPPRESSION EQUIPMENT. NO PLANTS MAY BE INSTALLED THAT WILL ENCROACH UPON THIS CLEAR SPACE WHEN MATURE.
- PLANTING WITHIN ANY SITE VISIBILITY EASEMENT SHALL BE MAINTAINED SO THAT NO LIMBS HANG LOWER THAN SEVEN (7) FEET AND SHRUBS OR OTHER PLANTS PLANTED WITHIN ANT SIGHT VISIBILITY EASEMENT SHALL BE NO TALLER THAN TWO (2) FEET AT FULL GROWTH.
- THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY AND ACCEPTS NO LIABILITY FOR ERRORS OR OMISSIONS.

NOTE: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AVONDALE SUPPLEMENT TO MAG SPECIFICATIONS & STANDARD DETAILS CURRENTLY ON FILE AND AVAILABLE AT THE CITY OF AVONDALE ENGINEERING DEPARTMENT.

Electronically
Submitted June
16, 2020

OVERALL SITE VIEW



SITE / LANDSCAPE DATA

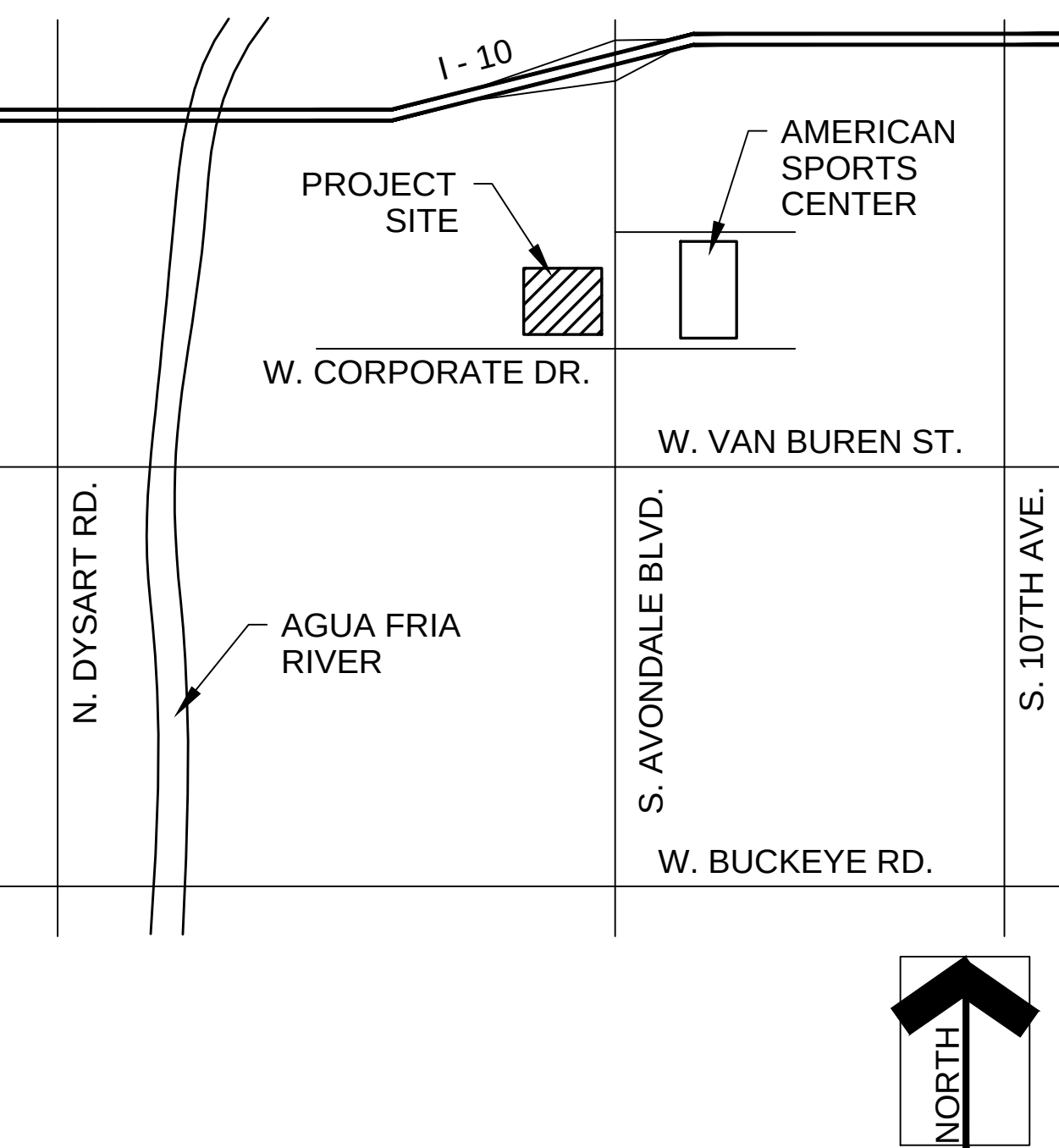
APARTMENT SITE AREA:

GROSS SITE AREA = 822,848 SF (18.89 AC)
NET SITE AREA = 716, 126 SF (16.44 AC)

OPEN SPACE:
TOTAL OPEN SPACE AREA REQUIRED:
15% X 716, 126 = 107,419 SF
TOTAL OPEN SPACE AREA PROVIDED = 160,080 SF

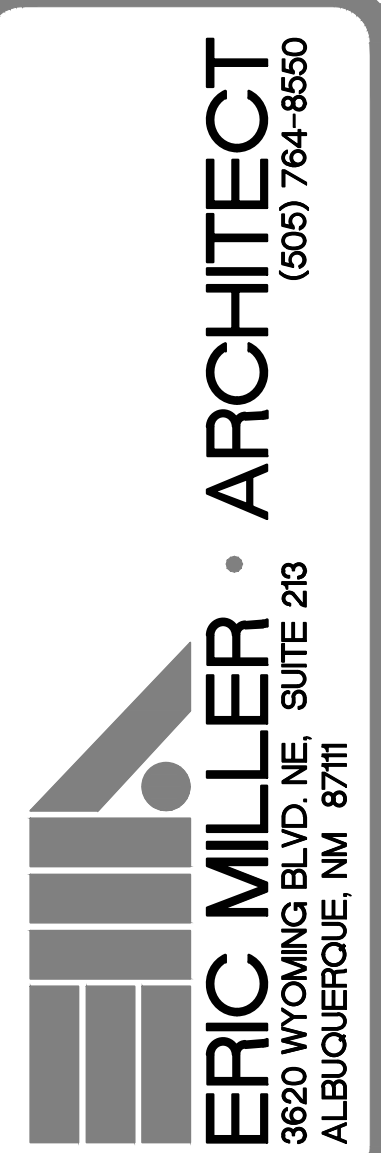
APN: 500-01-020, 500-01-007Y
ZONING: CCD / VILLAGE BLVD SUB-DISTRICT

VICINITY MAP



SHEET INDEX

L100	LANDSCAPE COVER SHEET
L101	LANDSCAPE PLAN
L102	MAINTENANCE
L103	LANDSCAPE DETAILS
L104	LANDSCAPE SPECIFICATIONS



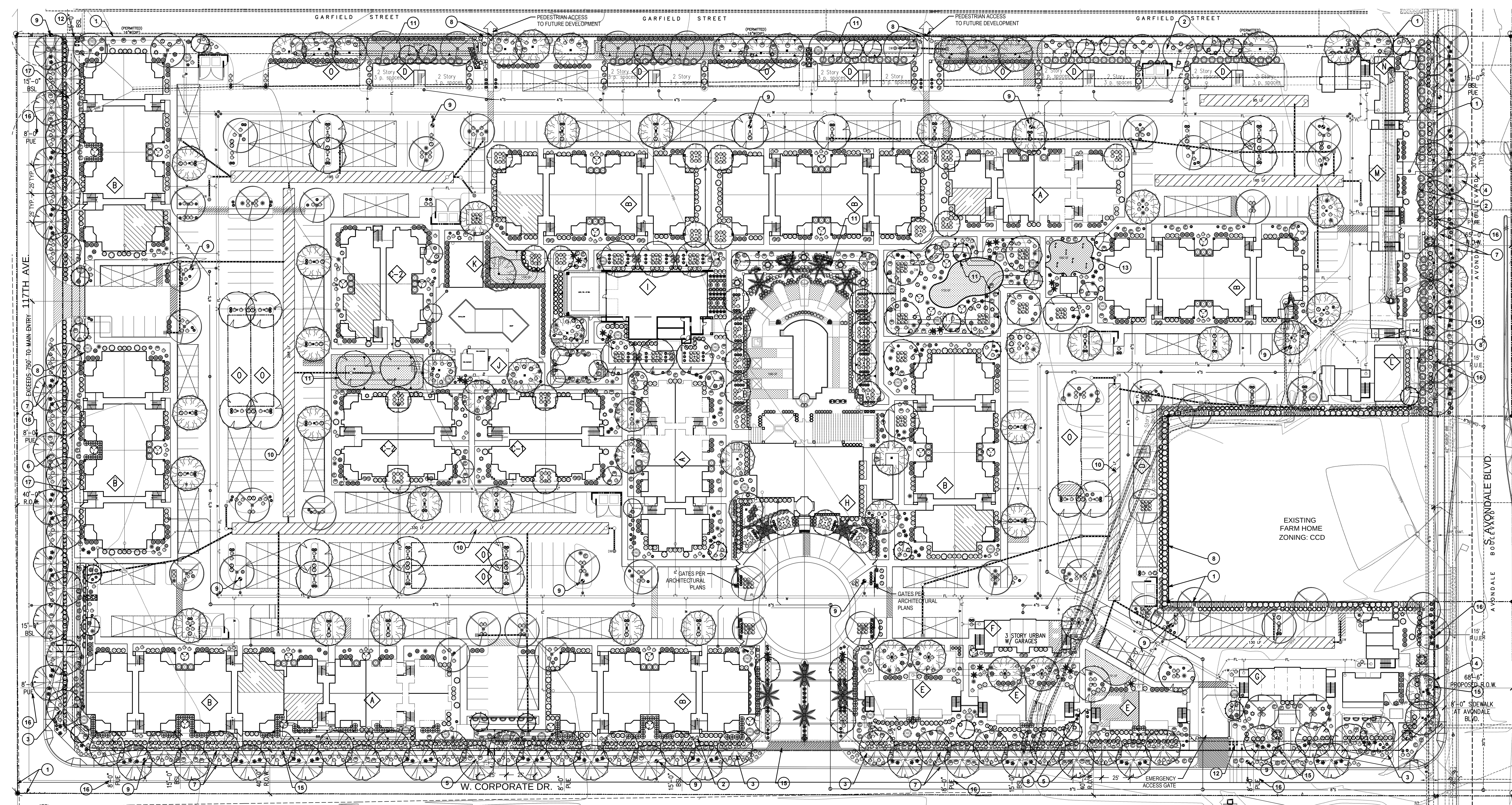
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www.trueformlas.com

AVARI APARTMENTS
CORPORATE DRIVE AND AVONDALE BLVD.
AVONDALE
ARIZONA

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DRAWN BY: TEAM
DATE: 06-02-20
REVISIONS:





PLANT MATERIALS LEGEND

SYM.	PLANT NAME	SIZE	QTY	REMARKS
TREES				
	Caesalpinia calacaco	2" CAL	32	8 G.P.H. EMITTER
	Caesalpinia mexicana	2" CAL	38	8 G.P.H. EMITTER
	Cupressus sempervirens	2" CAL	152	8 G.P.H. EMITTER
	Olea europaea 'Svan Hill'	1.5" CAL	32	8 G.P.H. EMITTER
	Phoenix dactylifera	15" TRUNK	10	8 G.P.H. EMITTER
	Phoenix roebelenii	15 GAL	21	8 G.P.H. EMITTER
	Pistacia species	2" CAL	68	8 G.P.H. EMITTER
	Fraxinus velutina 'Rio-Grande'	2" CAL	65	8 G.P.H. EMITTER
	Sophora secundiflora	2" CAL	15	8 G.P.H. EMITTER
	Ulmus parvifolia	2" CAL	36	8 G.P.H. EMITTER

SHRUBS

	Bougainvillea 'Torch Glow'	5 GAL.	43	1 G.P.H. EMITTER
	Buxus microphylla japonica	5 GAL.	47	1 G.P.H. EMITTER
	Carissa macrocarpa	5 GAL.	624	1 G.P.H. EMITTER
	Caesalpinia pulcherrima	5 GAL.	46	1 G.P.H. EMITTER
	Dietes bicolor	5 GAL.	86	1 G.P.H. EMITTER
	Dodonaea viscosa	5 GAL.	57	1 G.P.H. EMITTER
	Leucophyllum candidum	5 GAL.	78	1 G.P.H. EMITTER
	Leucophyllum laevigatum	5 GAL.	185	1 G.P.H. EMITTER
	Ligustrum japonicum 'Texanum'	5 GAL.	339	1 G.P.H. EMITTER
	Juniperus 'Sea Green'	5 GAL.	10	1 G.P.H. EMITTER
	Justicia spicigera	5 GAL.	16	1 G.P.H. EMITTER
	Muhlenbergia capillaris	5 GAL.	105	1 G.P.H. EMITTER
	Myrtus communis 'Compacta'	5 GAL.	59	1 G.P.H. EMITTER
	Olea europaea 'Montra'	5 GAL.	138	1 G.P.H. EMITTER
	Nerium oleander	5 GAL.	391	1 G.P.H. EMITTER
	Photinia fraseri	5 GAL.	143	1 G.P.H. EMITTER

GROUNDCOVERS

	Justicia spicigera	1 GAL.	180	1 G.P.H. EMITTER
	Lantana camera	1 GAL.	472	1 G.P.H. EMITTER
	Lantana X	1 GAL.	171	1 G.P.H. EMITTER
	Lantana X	1 GAL.	575	1 G.P.H. EMITTER
	Pyracantha koidzumii 'Santa Cruz'	5 GAL.	36	1 G.P.H. EMITTER
	Pyracantha	1 GAL.	240	1 G.P.H. EMITTER

ACCENT

	Agave desmetiana	5 GAL.	32	1 G.P.H. EMITTER
	Aloe vera	5 GAL.	23	1 G.P.H. EMITTER
	Dasylirion wheeleri	5 GAL.	82	1 G.P.H. EMITTER
	Euphorbia antisyphilitica	5 GAL.	65	1 G.P.H. EMITTER
	Euphorbia tirucalli	5 GAL.	6	1 G.P.H. EMITTER
	Ferocactus acanthodes	5 GAL.	12	1 G.P.H. EMITTER
	Hesperaloe funifera	5 GAL.	158	1 G.P.H. EMITTER
	Hesperaloe parviflora	5 GAL.	390	1 G.P.H. EMITTER
	Portulacaria afra minima	5 GAL.	10	1 G.P.H. EMITTER
	Bougainvillea 'Barbara Karst'	5 GAL.	20	1 G.P.H. EMITTER
	Pyracantha graberi	5 GAL.	37	1 G.P.H. EMITTER

VINES

	Bougainvillea 'Barbara Karst'	5 GAL.	20	1 G.P.H. EMITTER
	Pyracantha graberi	5 GAL.	37	1 G.P.H. EMITTER

MASS PLANTING

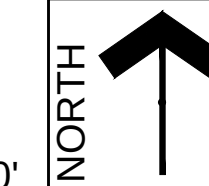
	Cynodon dactylon	5,912 SF
	FAUX TURF - PUTTING GREEN (NYLON PUTT 44)	1,062 SF
	FAUX TURF - DOG RUNS (PET TURF 60)	6,818 SF
MATERIALS: ARTIFICIAL GRASS SUPERSTORE 480-726-2411		
INERTS		
	4"x6" EXTRUDED CONCRETE CURBING	
	1" SCREENED DECOMPOSED GRANITE (2" THK. TYP.)	203,400 SF
	4" TO 6" DECOMPOSED GRANITE COBBLE	VERIFY SF PER CIVIL LOCATIONS

KEYNOTES

- PROPERTY LINE PER CIVIL
- SETBACK LINE PER CIVIL
- SIGHT VISIBILITY TRIANGLE
- AVONDALE BLVD. FRONTAGE PER CITY CENTER SPECIFIC PLAN (PAGE 4-11) 36" BOX HERITAGE MESQUITE AT 30' O.C. WITH RED PUSH PISTACHE X ADDED TO MATCH EXISTING.
- CORPORATE DRIVE FRONTAGE PER CITY CENTER SPECIFIC PLAN (PAGE 4-11) 36" BOX HERITAGE LIVE OAK AT 25' O.C.
- 117TH AVENUE TO MATCH CORPORATE DRIVE THEME.
- SIDEWALK OR CURB PER CIVIL DESIGN
- WALL, FENCE OR GATE PER ARCHITECTURAL PLANS.
- FIRE HYDRANT (MAINTAIN 3' CLEAR ACCESS AT ALL TIMES)

- UNDERGROUND STORM WATER RETENTION
 - SURFACE STORM WATER RETENTION
 - WATER SERVICE AND BACKFLOW PREVENTERS
 - PUTTING GREEN WITH FAUX TURF (1162 SF)
 - BBQ. LOCATION PER ARCHITECTURAL PLANS
 - RIGHT OF WAY PER CIVIL PLANS
 - PUBLIC UTILITY EASEMENT - NO TREE SHALL BE INSTALLED AT THE MIDDLE 6 OF P.U.E. THE OUTSIDE 2' IS ACCEPTABLE.
 - TRAIL SYSTEM, SEE CIVIL
- NOTE:**
REFER TO PLANTING DATA SHEET ON L102

SCALE: 1" = 40'-0"



5224
TODD
BRIGGS
6.2.20
Date: 6/2/20
Registration through 06/30/2023

ERIC MILLER ARCHITECT
(505) 764-8550
3620 WYOMING BLVD. NE SUITE 213
ALBUQUERQUE, NM 87111

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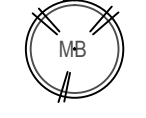
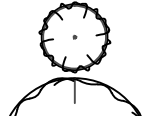
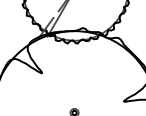
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CORPORATE DRIVE AND AVONDALE BLVD.
AVONDALE
ARIZONA

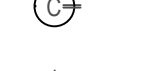
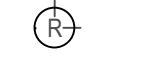
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DRAWN BY: TEAM
DATE: 6-2-20
REVISIONS:

LANDSCAPE PLAN
L101
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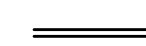
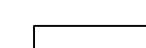
MATERIALS SCHEDULE

SYM.	PLANT NAME	SIZE	QTY	REMARKS
TREES				
	Caesalpinia cacalaco Cascalote	2" CAL.	32	8 G.P.H EMITTER
	Caesalpinia mexicana Mexican Bird of Paradise	2" CAL.	38	8 G.P.H EMITTER
	Cupressus sempervirens Italian Cypress	2" CAL.	152	8 G.P.H EMITTER
	Olea europaea 'Swan Hill' Fruitless Olive	1.5" CAL. MULTI - TRUNK 3 TRUNK MAX.	32	8 G.P.H EMITTER
	Phoenix dactylifera Date Palm	15' TRUNK	10	8 G.P.H EMITTER
	Phoenix roebelenii Pygmy Date Palm	15 GAL.	21	8 G.P.H EMITTER
	Pistacia species Red Push	2" CAL.	68	8 G.P.H EMITTER
	Fraxinus velutina 'Rio-Grande' Fan-Tex Ash	2" CAL.	65	8 G.P.H EMITTER
	Sophora secundiflora Texas Mountain Laurel	2" CAL.	15	8 G.P.H EMITTER
	Ulmus parvifolia Allée Evergreen Elm	2" CAL.	36	8 G.P.H EMITTER
SHRUBS				
	Bougainvillea 'Torch Glow' Bougainvillea	5 GAL.	43	1 G.P.H EMITTER
	Buxus microphylla japonica Japanese Boxwood 'compacta'	5 GAL.	47	1 G.P.H EMITTER
	Carissa macrocarpa Natal Plum - boxwood beauty	5 GAL.	624	1 G.P.H EMITTER
	Caesalpinia pulcherrima Red Bird of Paradise	5 GAL.	46	1 G.P.H EMITTER
	Dietes bicolor Fortnight Lily	5 GAL.	86	1 G.P.H EMITTER
	Dodonaea viscosa Hop Bush	5 GAL.	57	1 G.P.H EMITTER
	Leucophyllum candidum Thunder Cloud	5 GAL.	78	1 G.P.H EMITTER
	Leucophyllum laevigatum Chihuahuan Sage	5 GAL.	185	1 G.P.H EMITTER
	Ligustum japonicum 'Texanum' Texas Privet	5 GAL.	339	1 G.P.H EMITTER
	Juniperus 'Sea Green' Juniper	5 GAL.	10	1 G.P.H EMITTER
	Justicia spicigera Mexican Honeysuckle	5 GAL.	16	1 G.P.H EMITTER
	Muhlenbergia capillaris Regal Mist	5 GAL.	105	1 G.P.H EMITTER
	Myrtus communis 'Compacta' Compact Myrtle	5 GAL.	59	1 G.P.H EMITTER
	Olea europaea 'Montra' Dwarf Olive	5 GAL.	138	1 G.P.H EMITTER
	Nerium oleander Dwarf Petite Pink	5 GAL.	391	1 G.P.H EMITTER
	Photinia fraseri Fraser's Photinia	5 GAL.	143	1 G.P.H EMITTER
	Raphiolepis indica 'Pinkie' Indian Hawthorne	5 GAL.	58	1 G.P.H EMITTER

	Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary	5 GAL.	192	1 G.P.H EMITTER
	Ruellia peninsularis Desert Ruellia	5 GAL.	402	1 G.P.H EMITTER
GROUNDCOVERS				
	Convolvulus cneorum Bush Morning Glory	1 GAL.	180	1 G.P.H EMITTER
	Lantana camera Red, Orange and Gold	1 GAL.	472	1 G.P.H EMITTER
	Lantana X Dallas Red	1 GAL.	171	1 G.P.H EMITTER
	Lantana X New Gold Lantana	1 GAL.	575	1 G.P.H EMITTER
	Pyracantha koidzumii 'Santa Cruz' Pyracantha	5 GAL.	36	1 G.P.H EMITTER
	Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	1 GAL.	240	1 G.P.H EMITTER

ACCENT				
	Agave desmettiana Agave	5 GAL.	32	1 G.P.H EMITTER
	Aloe vera Yellow Aloe	5 GAL.	23	1 G.P.H EMITTER
	Dasylirion wheeleri Desert Spoon	5 GAL.	82	1 G.P.H EMITTER
	Euphorbia antispyphilitica Candelilla	5 GAL.	65	1 G.P.H EMITTER
	Euphorbia tirucalli Sticks of Fire	5 GAL.	6	1 G.P.H EMITTER
	Ferocactus acanthodes Compass Barrel	BARE ROOT	12	1 G.P.H EMITTER
	Hesperaloe funifera Giant Hesperaloe	5 GAL.	158	1 G.P.H EMITTER
	Hesperaloe parviflora Red Yucca 'breaklights'	5 GAL.	390	1 G.P.H EMITTER
	Pedilanthus macrocarpus Lady's Slipper	5 GAL.	14	1 G.P.H EMITTER
	Portulacaria afra minima Dwarf Elephant Food	5 GAL.	10	1 G.P.H EMITTER
VINES				
	Bougainvillea 'Barbara Karst' Bougainvillea	5 GAL.	20	1 G.P.H EMITTER
	Pyracantha graberi Grabers Firethorn	5 GAL.	37	1 G.P.H EMITTER

MASS PLANTING				
	Cynodon dactylon TURF - 'MID IRON' BERMUDA GRASS		5,912 SF	
	FAUX TURF - PUTTING GREEN (NYLON PUTT 44) FAUX TURF - DOG RUNS (PET TURF 60)		1,062 SF 6,818 SF	
INERTS				
MATERIALS: ARTIFICIAL GRASS SUPERSTORE 480-726-2411				

SYM.	DESCRIPTION		
	4\"X6\" EXTRUDED CONCRETE CURBING		
	1\" SCREENED DECOMPOSED GRANITE (2\" THK. TYP.) COLOR: EXPRESS ARMOR - VERIFY SELECTION		203,400 SF
	4\" TO 6\" DECOMPOSED GRANITE COBBLE COLOR: EXPRESS ARMOR	VERIFY SF PER CIVIL LOCATIONS	

PLANTING DATA SHEET		REQUIRED	PROVIDED
REQUIRED LANDSCAPE BY DISTRICT			
A. SINGLE FAMILY RES.	TREES	N/A	N/A
B. MULTI-FAMILY RES.	TREES	N/A	N/A
C. CITY CENTER DISTRICT	TREES	71	80
REQUIRED LANDSCAPE AREAS			
D. CP WITHIN EMPLOYMENT	SQ FT	N/A	N/A
E. A-1 WITHIN EMPLOYMENT	SQ FT	N/A	N/A
F. ALL DEVELOPMENT WITHIN MULTI-FAMILY	SQ FT	N/A	N/A
G. ALL DEVELOPMENT WITHIN ALL OTHER ZONING	SQ FT	N/A	715,126
H (1). LANDSCAPE SETBACK - TREES	TREES	135	136
H (2). LANDSCAPE SETBACK - SHRUBS	SHRUBS	1800	1854
H (3). LANDSCAPE SETBACK - GROUNDCOVER	SQ FT	65%	65%
I. LAND USE BUFFER	TREES	N/A	N/A
J. PARKING LOT - TREES	TREES	95	191
K. BUILDING FRONTAGE	SQ FT	1705	1215 (71%)
L. CACTUS / SUCCULENTS	PCT	15	16%
M (1). R.O.W. LANDSCAPE - TREES	TREES	45	45
M (2). R.O.W. LANDSCAPE - SHRUBS	SHRUBS	225	392
N. SPECIAL PLANTING REQUIREMENTS		N/A	N/A

TOTALS			
TOTAL TREES (A-N)	TREES	346	467
TOTAL SHRUBS (A-N)	SHRUBS	2025	3106
TOTAL GROUNDCOVER (A-N)	SQ FT	65%	23,131
TOTAL INERT GROUNDCOVER (D.G.)	SQ FT	N/A	210,100
TOTAL R.O.W. LANDSCAPE AREA	SQ FT	N/A	19,385
TOTAL PARKING LOT LANDSCAPE AREA	SQ FT	N/A	17,057
TOTAL USEABLE OPEN SPACE (P.A.D. ONLY)	SQ FT	N/A	N/A
TOTAL USEABLE OPEN SPACE (P.A.D. ONLY)	PCT	N/A	N/A

MONTHLY MAINTENANCE SCHEDULE

MONTH	SEASONAL MAINTENANCE REQUIREMENTS
JANUARY	- LAWN MAINTENANCE / PERENNIAL RYE GRASS:
	- FERTILIZE
	- TRIM HEDGES
	- PRUNE DECIDUOUS TREES INSPECT / REPLACE TREE STAKES
FEBRUARY	- LAWN MAINTENANCE / PERENNIAL RYE GRASS:
	- FERTILIZE
	-
MARCH	- LAWN MAINTENANCE / PERENNIAL RYE GRASS:
	- FERTILIZE
	- TRIM HEDGES
APRIL	- LAWN MAINTENANCE / PERENNIAL RYE GRASS:
	- FERTILIZE
	- INSPECT / REPLACE TREE STAKES
MAY	- LAWN MAINTENANCE / PERENNIAL RYE GRASS:
	- FERTILIZE
	- TRIM HEDGES
	- PRUNE FLOWERING AND DESERT TREES
JUNE	- LAWN MAINTENANCE / BERMUDA RYE GRASS:
	- FERTILIZE
	- PRUNE PALM TREES
JULY	- LAWN MAINTENANCE / BERMUDA RYE GRASS:
	- FERTILIZE
	- TRIM HEDGES
	- INSPECT / REPLACE TREE STAKES
AUGUST	- LAWN MAINTENANCE / BERMUDA RYE GRASS:
	- FERTILIZE
	-
SEPTEMBER	- LAWN MAINTENANCE / PERENNIAL RYE GRASS:
	- TRIM HEDGES
	-
OCTOBER	- LAWN MAINTENANCE / PERENNIAL RYE GRASS:
	- SCALP AND LIGHTLY DETHATCH BERMUDA GRASS NO EARLIER THAN SEPTEMBER 25TH.
	- REPAIR AND ADJUST ROTOR SPRAY HEADS IF NEEDED.
	- PLANT PERENNIAL RYE GRASS AT A RATE OF 15 LBS. PER 1000 SQUARE FEET. DO NOT FERTILIZE OVERSEEDED RYE GRASS UNTIL AFTER FIRST MOWING.
	- INSPECT / REPLACE TREE STAKES
NOVEMBER	- LAWN MAINTENANCE / PERENNIAL RYE GRASS:
	- TRIM HEDGES
	- CLEAR DEAD WOOD FROM TREES
DECEMBER	- LAWN MAINTENANCE / PERENNIAL RYE GRASS:
	- FERTILIZE
	- SPRAY PRE-EMERGENT IN DECOMPOSED GRANITE FOR WEED CONTROL
NOTES	- REMOVE TREE STAKES AFTER 1ST YEAR
	- TRIM TREES ONCE IN SPRING
	- RAKE DECOMPOSED GRANITE WEEKLY
	- REMOVE DEBRIS WEEKLY

CITY OF AVONDALE GENERAL LANDSCAPE NOTES

- ALL SINGLE TRUNK TREES SHALL BE 2 INCH CALIPER MINIMUM AT TIME OF INSTALLATION. ALL MULTI-TRUNK TREES SHALL BE 1-1/2 INCH CALIPER MINIMUM AT TIME OF INSTALLATION. TREE CALIPERS FOR STANDARD (SINGLE) TRUNK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST 4 TO 6 INCHES ABOVE THE SOIL LINE FOR TREES WITH 4 INCH CALIPER AND LESS; AND 6 TO 12 INCHES FOR TREES GREATER THAN 4 INCH CALIPER. TREE CALIPER FOR MULTI-TRUNK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST 6 INCHES ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6 INCHES ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL. CALIPER OF MULTIPLE TRUNK TREES SHALL BE DETERMINED BY TAKING THE AVERAGE CALIPER OF ITS 2 LARGEST TRUNKS.
- TREE CALIPER AND HEIGHT SHALL GOVERN OVER ANY OTHER PLANTING SIZE INFORMATION PROVIDED ON THE DRAWINGS. TREES SPECIFIED BY CONTAINER SIZES ONLY SHALL NOT BE ACCEPTED.
- THE PROPERTY OWNER AND/OR LESSEE SHALL BE RESPONSIBLE TO INSTALL/MAINTAIN ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY. ALL LANDSCAPING SHALL BE MAINTAINED AS APPROVED ON THE LANDSCAPE MAINTENANCE SCHEDULE (SEE ATTACHED).
- A 3 FOOT CLEAR SPACE IS REQUIRED AROUND ALL FIRE SUPPRESSION EQUIPMENT. NO PLANTS MAY BE INSTALLED THAT WILL ENCROACH UPON THIS CLEAR SPACE WHEN MATURE.
- PLANTINGS WITHIN ANY SITE VISIBILITY EASEMENT SHALL BE MAINTAINED SO THAT NO LIMBS HANG LOWER THAN SEVEN (7) FEET AND SHRUBS OR OTHER PLANTS PLANTED WITHIN ANY SIGHT VISIBILITY EASEMENT SHALL BE NO TALLER THAN TWO (2) FEET AT FULL GROWTH.
- THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY AND ACCEPTS NO LIABILITY FOR ERRORS OR OMISSIONS.

NOTE: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AVONDALE SUPPLEMENT TO MAG SPECIFICATIONS & STANDARD DETAILS CURRENTLY ON FILE AND AVAILABLE AT THE CITY OF AVONDALE ENGINEERING DEPARTMENT.

LANDSCAPE MAINTENANCE NARRATIVE

THE PLANT LIST SELECTED FOR THIS PROJECT IS BASED ON CITY OF AVONDALE'S INPUT AND REQUIREMENTS, EASE OF MAINTENANCE, NATURAL FORM AND COLOR. A MAJORITY OF PLANTS ARE LISTED ON ADWR'S LOW WATER USE/DROUGHT TOLERANT PLANT LIST. THE PLANTS NATURAL SIZE, FORM, TEXTURE AND SEASONAL COLOR ARE ALL IMPORTANT ELEMENTS TO THE OVERALL LANDSCAPE DESIGN INTENT. TO KEEP THE INTEGRITY OF THE DESIGN PLANTS SHOULD BE PRUNED ONCE A YEAR AND THEN LEFT TO NATURAL GROWTH THE REST OF THE YEAR. SHAPING THE PLANTS EACH WEEK SHOULD BE AVOIDED TO PREVENT MIS-SHAPEN PLANT AND REDUCED FLOWERING CAPACITY. MINDFUL AND SELECTIVE PRUNING WILL REDUCE MAINTENANCE COSTS AND PROMOTE HEALTHIER PLANT MATERIAL THEREFORE MAXIMIZING ITS OVERALL APPEARANCE. ALL PLANTS WITHIN THE SIGHT DISTANCE LINE SHOULD BE MAINTAINED AT A HEIGHT OF 24 INCHES.

DRIP IRRIGATION WATER SCHEDULE

THE FOLLOWING IS A GENERAL IRRIGATION GUIDELINE FOR REFERENCE ONLY. THIS SCHEDULE IS FOR ESTABLISHED PLANT MATERIAL. ADDITIONAL WATERING IS REQUIRED DURING THE ESTABLISHMENT PERIOD. ALL SCHEDULES SHOULD BE CUSTOMIZED BASED ON SOIL TYPE, SLOPE, EVAPOTRANSPIRATION (ET) AND MICROCLIMATE.

SUMMER - MAY 1ST TO OCTOBER 31ST	
SHRUBS	WATER EVERY TWO DAYS FOR 1.5 HOURS
TREES	WATER EVERY THREE DAYS FOR 2 HOURS

WINTER - NOVEMBER 1ST TO APRIL 31ST	
SHRUBS	WATER ONCE A WEEK FOR 1.5 HOURS
TREES	WATER ONCE A WEEK FOR 2 HOURS

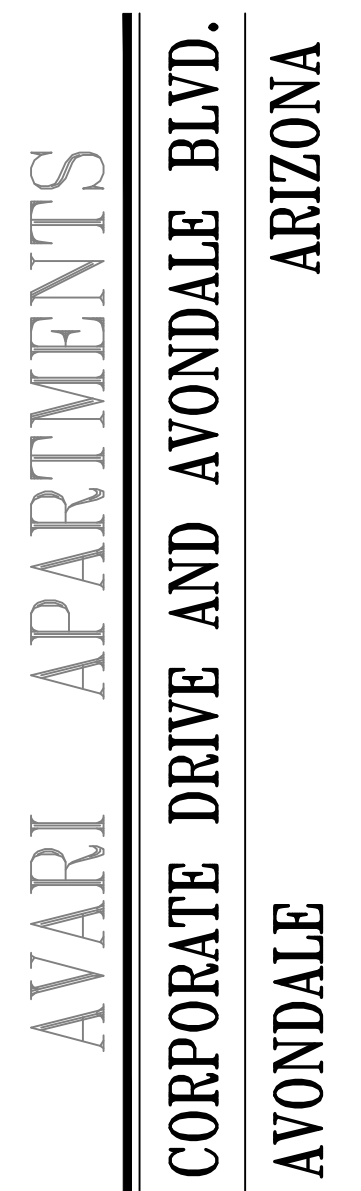
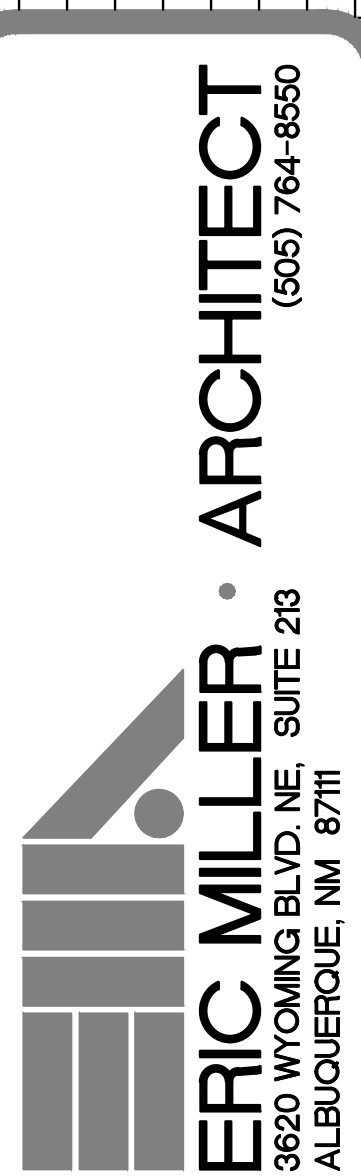
TURF IRRIGATION WATER SCHEDULE

THE FOLLOWING IS A GENERAL IRRIGATION GUIDELINE OUTLINED BY ARIZONA MUNICIPAL WATER USER'S ASSOCIATION FOR DESERT LAWN CARE. LANDSCAPE CONTRACTOR SHOULD REFERENCE THIS GUIDE FOR PROPER MAINTENANCE TECHNIQUES AND TIPS INCLUDING MOWING, THATCHING AND FERTILIZING (http://www.amwua.org/pdfs/desert_lawn_care-english.pdf). FOR FREQUENCY AND DURATION CONSULT WITH UNIVERSITY OF ARIZONA EXTENSION SERVICE.

WHEN TO WATER	
TO AVOID WATER LOSS WITH LOWER WINDS AND EVAPORATION, WATER DURING AT NIGHT OR DURING COOLER MORNING HOURS. AVOID WATERING DURING 4-9PM DURING PEAK WATER CONSUMPTION HOURS.	

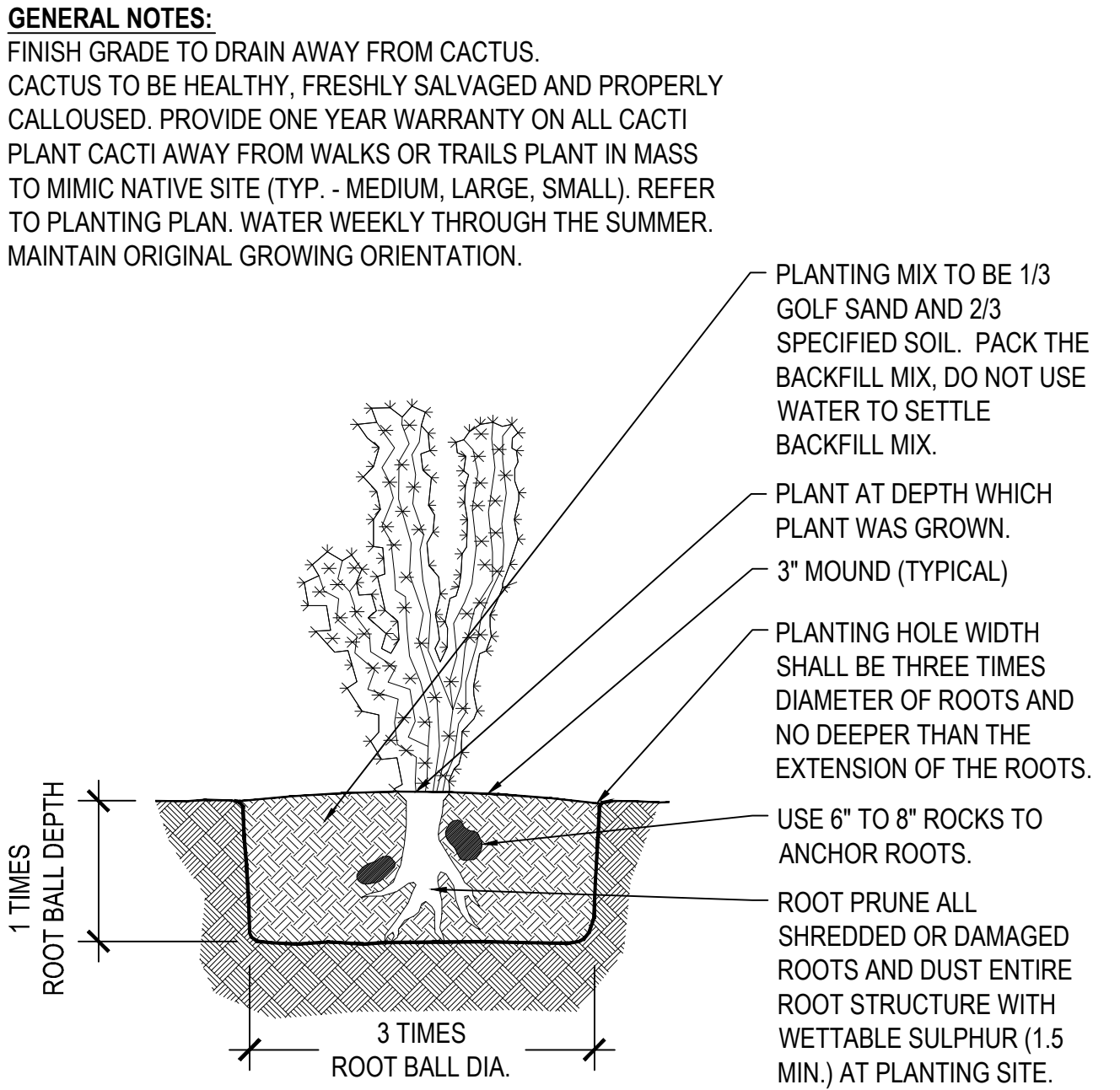
HOW OFTEN TO WATER		
SUMMER	BERMUDA	NO MORE THAN ONCE EVERY THREE DAYS TO PROMOTE DEEP ROOT GROWTH
WINTER	BERMUDA	GOES DORMANT - NO WATERING NECESSARY
WINTER	RYE (OVERSEED)	WATER EVERY THREE TO SEVEN DAYS AFTER IT IS ESTABLISHED

HOW MUCH TO WATER	
FOR FREQUENCY AND DURATION REFERENCE THE UNIVERSITY OF ARIZONA COOPERATIVE EXTENSION SERVICE.	

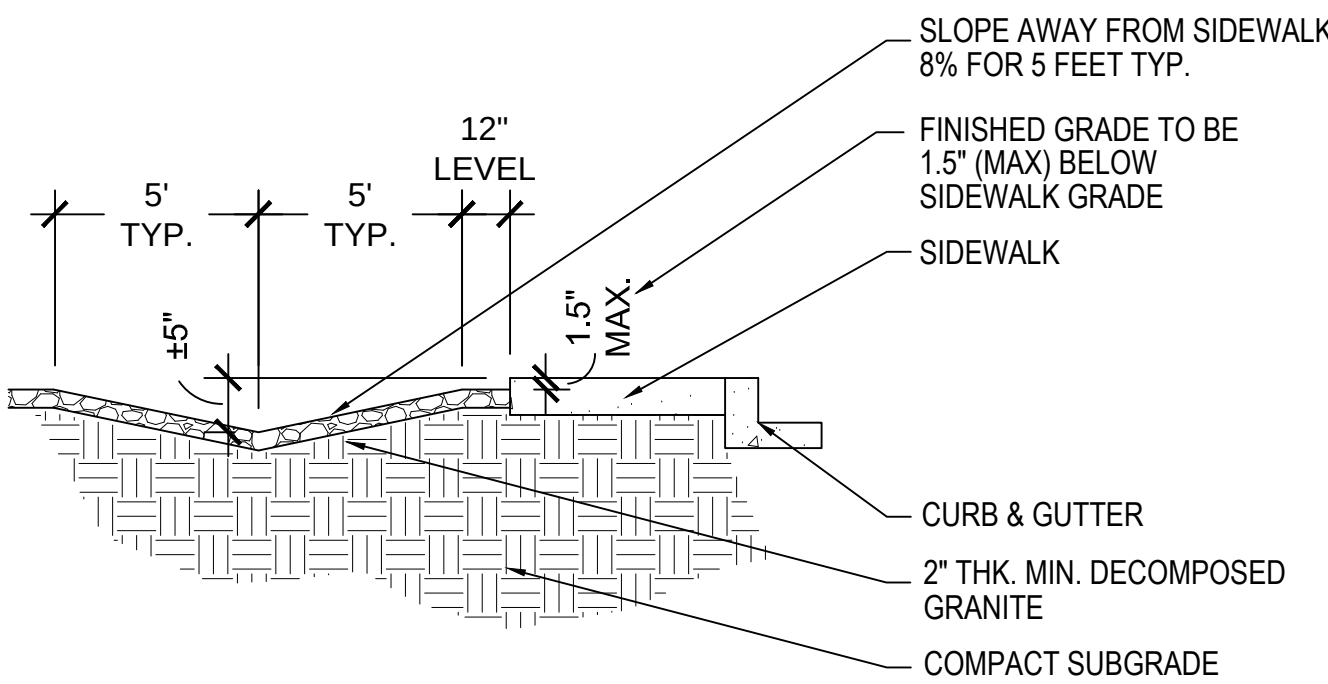


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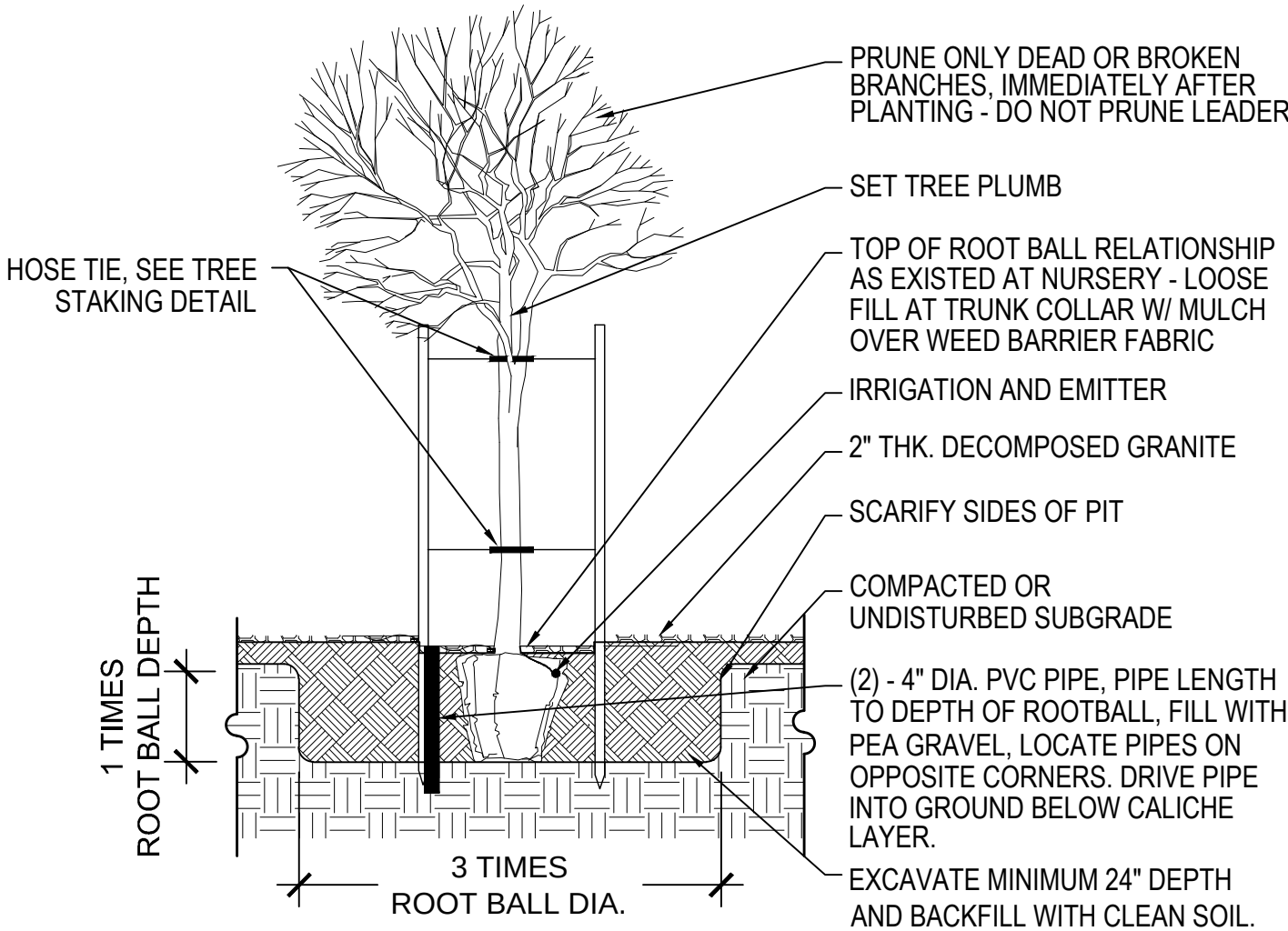


6 CACTUS PLANTING
SCALE: 1/8"=1'-0"



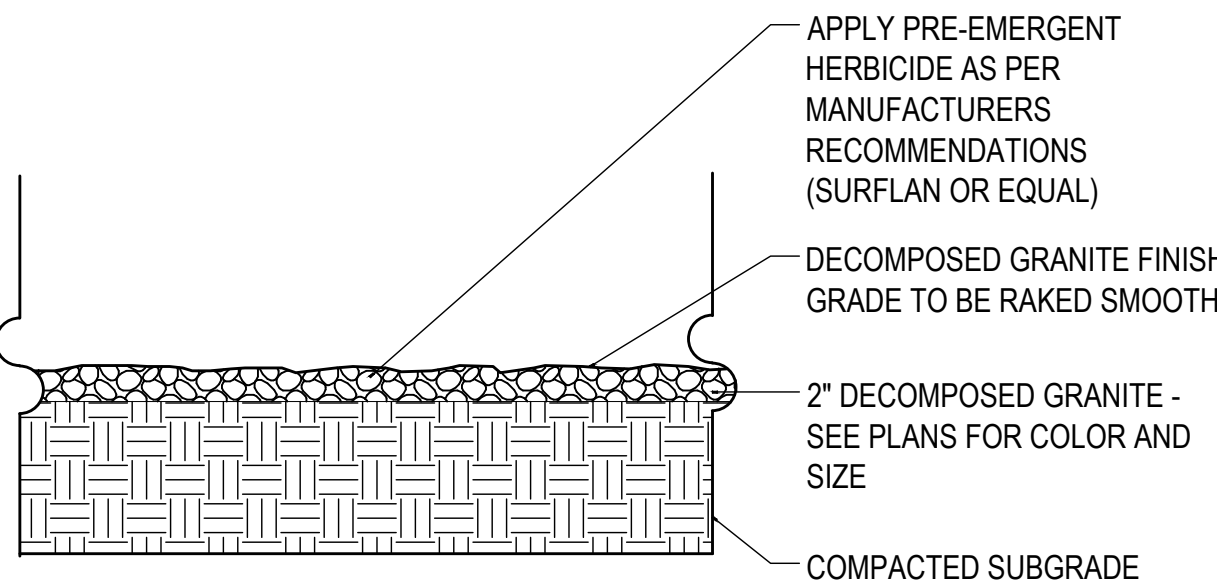
5 SWALE
SCALE: 1/4"=1'-0"

NOTE:
-REFER TO TREE STAKING DETAIL FOR ADDITIONAL INFORMATION.
-CONTRACTOR TO ENSURE EACH TREE RECEIVES EMITTER(S) AND STANDPIPE.
-SAME DETAIL APPLIES TO TREE PLANTING IN SIDEWALK WITH DECORATIVE TREE GRATE. INSTALL TREE STAKES IN LIGHT WELL OPENINGS.



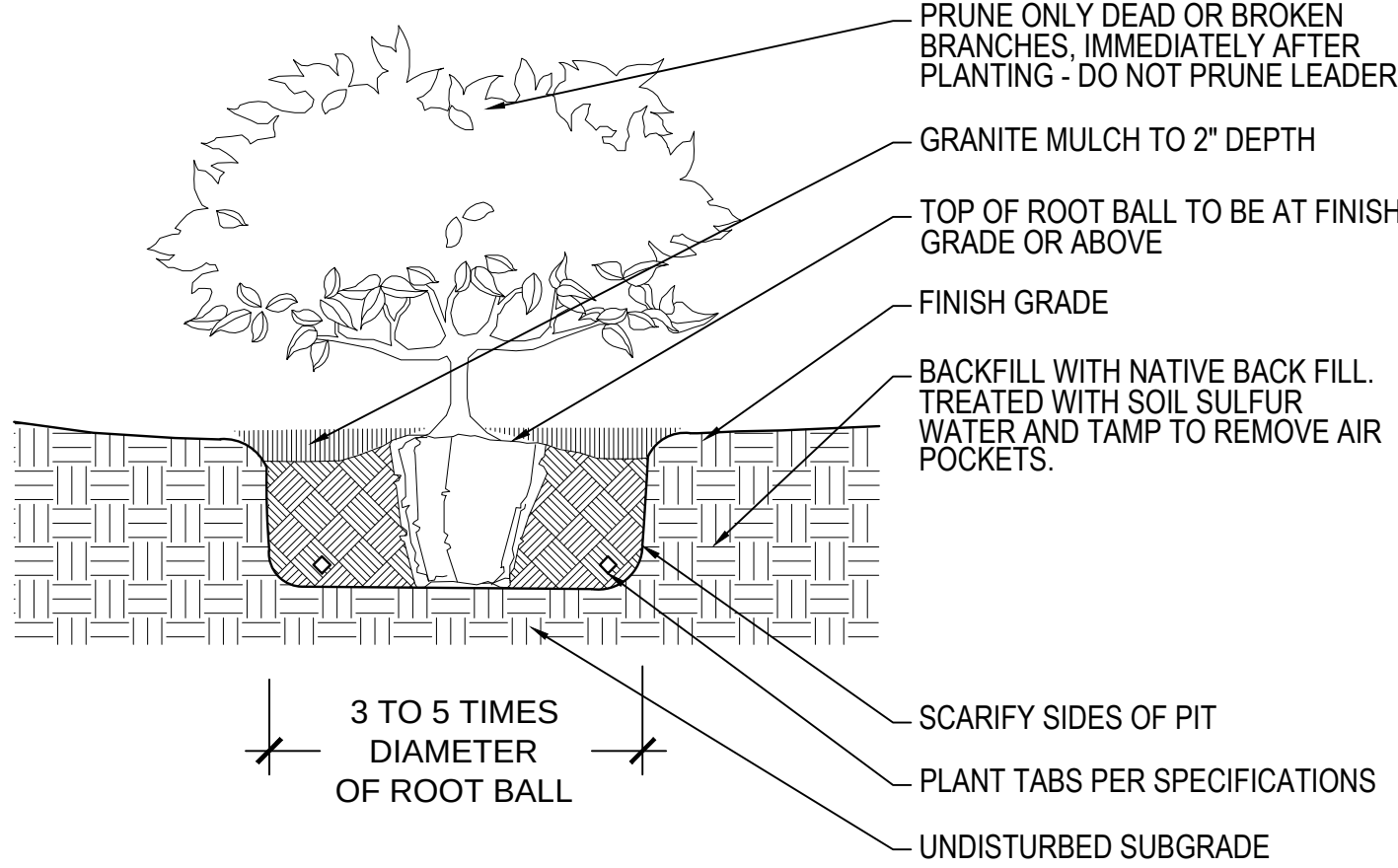
7 TREE PLANTING
SCALE: 1/4"=1'-0"

NOTE:
PROVIDE SAMPLE TO OWNER FOR WRITTEN APPROVAL PRIOR TO ORDERING MATERIALS.

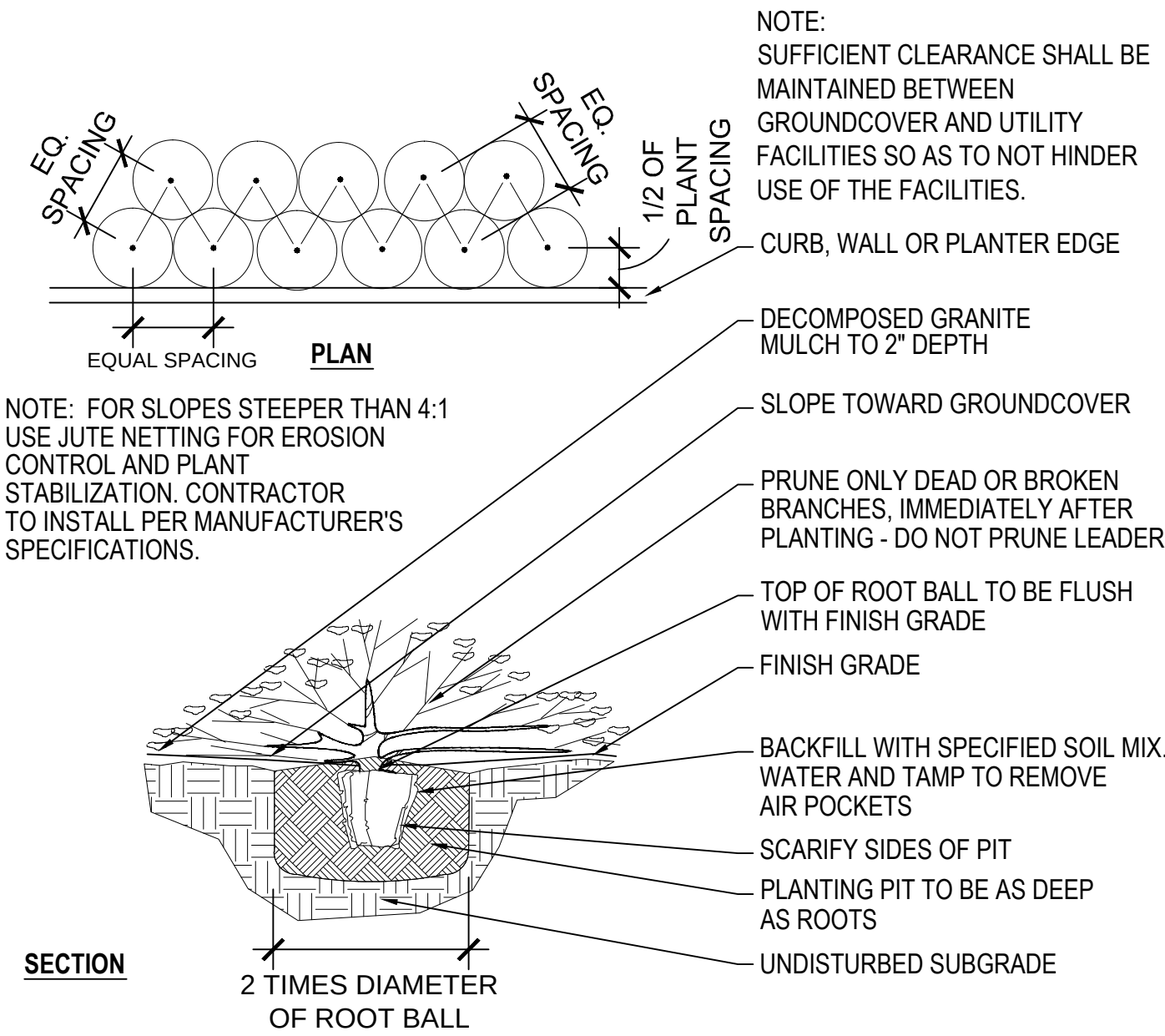


4 DECOMPOSED GRANITE
SCALE: NTS

NOTE: FOR SLOPES STEEPER THAN 4:1
USE JUTE NETTING FOR EROSION CONTROL AND PLANT STABILIZATION. CONTRACTOR TO INSTALL PER MANUFACTURER'S SPECIFICATIONS.



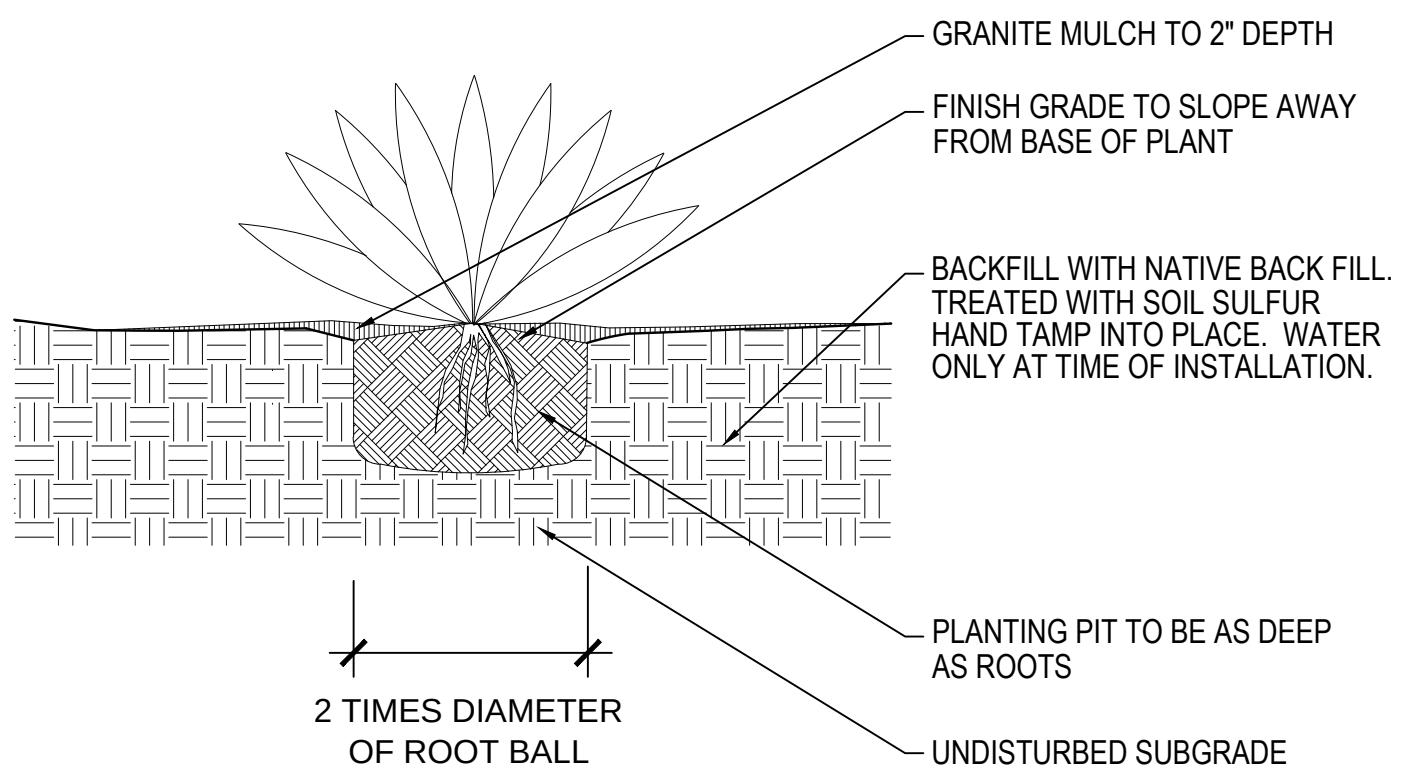
3 SHRUB PLANTING
SCALE: 1/4"=1'-0"



2 GROUNDCOVER PLANTING
SCALE: 1/4"=1'-0"

NOTE:
TILL AREA 2 TIMES THE WIDTH OF ROOTBALL AND NO DEEPER. WALLS OF UNDISTURBED SOIL SHOULD BE ROUGH AND SLOPING.

IN AREAS WHERE CALICHE OR HARDPAN OCCURS BENEATH THE ROOTS, BORE THROUGH IT WITH AN 8" DIAMETER HOLE, 24" DEPTH



1 ACCENT PLANTING
SCALE: 1/4"=1'-0"



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AVARI APARTMENTS
CORPORATE DRIVE AND AVONDALE BLVD.
AVONDALE ARIZONA

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PLANTING DETAILS
L103
4 OF 5

A. GENERAL NOTES

1. BIDDING: IT SHALL BE THE OWNER'S RESPONSIBILITY IN INVITING AND OBTAINING BIDS, SETTING ITS PROVISIONS AND INSTRUCTIONS TO BIDDERS, SECURING THEIR BONDS AND WORKERS' COMPENSATION INSURANCE CERTIFICATES, ETC. TO FULLY ENSURE THE QUALITY AND TIMELY COMPLETION OF THE PROJECT.
2. SCOPE OF WORK: CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY TO FURNISH AND INSTALL ALL LANDSCAPING PER THE DRAWINGS AND SPECIFICATIONS WITHIN.
3. PLAN VERIFICATION: THESE DOCUMENTS MAY CONTAIN ERRORS, OMISSIONS, CONTRADICTIONS, ETC. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS THOROUGHLY AND SHALL NOTIFY THE LANDSCAPE ARCHITECT AND OWNER IMMEDIATELY UPON ANY SUCH DISCOVERY OF DISCREPANCY. GOVERNING CODES SHALL THEN APPLY.
4. LICENSE: THE CONTRACTOR SHALL BE AN APPROVED ARIZONA STATE LICENSED LANDSCAPE CONTRACTOR.
5. ORDINANCES AND REGULATIONS: ALL LANDSCAPE PLANTING WITHIN THESE DRAWINGS AND SPECIFICATIONS SHALL CONFORM TO ALL APPLICABLE GOVERNING CODES AND ORDINANCES (LOCAL, COUNTY & STATE).
6. PERMITS AND INSPECTIONS: THE CONTRACTOR SHALL OBTAIN, COORDINATE AND PAY FOR ALL PERMITS, FEES AND AGENCY INSPECTIONS AS REQUIRED.
7. FIELD VERIFICATION: CONTRACTOR SHALL VERIFY DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE NOTIFIED IMMEDIATELY UPON ANY DISCOVERY OF DISCREPANCIES. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE LANDSCAPE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
8. LIABILITY FOR ENCROACHMENT: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ENCROACHMENT ONTO ADJACENT PROPERTY, RIGHT-OF-WAYS, EASEMENTS, SET-BACKS OR ANY OTHER LEGAL PROPERTY RESTRICTIONS EITHER MARKED OR UNMARKED.
9. METHODS OF CONSTRUCTION: THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS, MEANS, SEQUENCES, PROCEDURES AND TECHNIQUES. THE LANDSCAPE ARCHITECTURAL FIRM IS NOT LIABLE FOR CONSTRUCTION METHODS.
10. SAFETY: THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS DURING CONSTRUCTION.
11. UTILITIES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, ELECTRICAL CABLES, CONDUITS, AND IRRIGATION LINES PRIOR TO ANY CONSTRUCTION, SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DAMAGE SUCH IMPROVEMENTS.
12. INSURANCE: THE CONTRACTOR SHALL OBTAIN (AND KEEP IN FORCE DURING THE PERIOD OF THE CONTRACT) PUBLIC LIABILITY, WORKMAN'S COMPENSATION AND PROPERTY DAMAGE INSURANCE, AS REQUIRED BY ALL APPLICABLE CODES AND REGULATIONS.
13. LIABILITY FOR DAMAGE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY ITS OPERATIONS TO UTILITIES, EXISTING PLANTING, CONSTRUCTION, PERSONS, PROPERTY, ETC. AND SHALL PROVIDE PROTECTIVE MEANS TO GUARD AGAINST DAMAGE.
14. COORDINATION: CONTRACTOR SHALL COORDINATE ALL LANDSCAPE CONSTRUCTION WITH APPROPRIATE TRADES THROUGH THE OWNER BEFORE STARTING WORK.
15. PLANTING PLANS: THE PLANTING PLANS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS DURING INSTALLATION TO AVOID CONFLICTS BETWEEN, EXISTING IRRIGATION, EXISTING PLANTING, ARCHITECTURAL FEATURES AND UTILITIES.
16. DIMENSIONS: ALL SCALE DIMENSIONS ARE APPROXIMATE. WRITTEN DIMENSIONS ON DETAILS AND PLANS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
17. PLANTING NOTES: SEE GENERAL NOTES ON THE DRAWINGS FOR ADDITIONAL WORK REQUIRED, NOT SPECIFICALLY MENTIONED IN THESE SPECIFICATIONS. ALL WORK CALLED FOR ON THE DRAWINGS BY NOTES SHALL BE FURNISHED AND INSTALLED WHETHER OR NOT SPECIFICALLY MENTIONED IN THE SPECIFICATIONS AND/OR DETAILS.
18. MATERIALS: ALL MATERIALS AND EQUIPMENT SPECIFIED IN THESE DRAWINGS SHALL BE NEW AND IN PERFECT CONDITION OR THE BEST GRADE OF THEIR RESPECTIVE KINDS WHERE INSTALLED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
19. SUBSTITUTIONS: DESIGN, MATERIAL, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED OR INDICATED ON DRAWINGS MAY BE CONSIDERED FOR USE. WRITTEN APPROVAL FOR SUBSTITUTIONS SHALL BE OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT. ALL SUBSTITUTIONS SHALL CONFORM TO LOCAL CODES AND ORDINANCES. ANY EQUIPMENT OR MATERIALS INSTALLED WITHOUT APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT MAY BE REJECTED AND REPLACED AT CONTRACTOR'S EXPENSE.
20. NOTICE OF COMPLETION: THE COMPLETION OF THE CONTRACT SHALL BE ACCEPTED, AND NOTICE OF COMPLETION RECORDED ONLY WHEN THE ENTIRE CONTRACT IS COMPLETED TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
21. SITE MAINTENANCE: DURING CONSTRUCTION THE CONTRACTOR SHALL KEEP THE PROJECT SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS. ALL DEBRIS SHALL BE REMOVED FROM SITE PER LOCAL CODE AND ORDINANCES.
22. MAINTENANCE INSTRUCTIONS: AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL INSTRUCT THE OWNER'S AUTHORIZED REPRESENTATIVE ON HOW TO PROPERLY MAINTAIN AND CARE FOR LANDSCAPE PLANTINGS.
23. GUARANTEE: THE ENTIRE LANDSCAPE INCLUDING ALL WORK DONE UNDER THIS CONTRACT, SHALL BE GUARANTEED AGAINST ALL DEFECTS AND FAULT OF MATERIAL AND WORKMANSHIP, AND SHALL BE IN PERFECT WORKING ORDER FOR 90 DAYS FROM DATE OF COMPLETION BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER. TREES SHALL BE GUARANTEED FOR ONE (1) YEAR. ALL MATERIALS USED SHALL CARRY A MANUFACTURER'S GUARANTEE OF MINIMUM ONE (1) YEAR. ANY SETTLING OF TREE/SHRUB WELLS WHICH MAY OCCUR DURING THE 90 DAY PERIOD FINAL

ACCEPTANCE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER INCLUDING THE COMPLETE RESTORATION OF ALL DAMAGED PLANTING, PAVING OR OTHER IMPROVEMENTS OF ANY KIND.

B. FIELD OBSERVATIONS

1. FIELD OBSERVATION WORK: THE CONSULTANT SHALL VISIT THE SITE AT INTERVALS APPROPRIATE TO THE STAGE OF CONSTRUCTION, OR AS OTHERWISE AGREED TO IN WRITING BY THE CLIENT AND THE CONSULTANT, IN ORDER TO OBSERVE THE PROGRESS AND QUALITY OF THE WORK COMPLETED BY THE CONTRACTOR. SUCH VISITS AND OBSERVATION ARE NOT INTENDED TO BE AN EXHAUSTIVE CHECK OR A DETAILED INSPECTION OF THE CONTRACTOR'S WORK BUT RATHER ARE TO ALLOW THE CONSULTANT TO BECOME GENERALLY FAMILIAR WITH THE WORK IN PROGRESS AND TO DETERMINE, IN GENERAL, IF THE WORK IS PROCEEDING IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. BASED ON THIS GENERAL OBSERVATION, THE CONSULTANT SHALL KEEP THE CLIENT INFORMED ABOUT THE PROGRESS OF THE WORK AND SHALL ADVISE THE CLIENT ABOUT OBSERVED DEFICIENCIES IN THE WORK. IF THE CLIENT DESIRES MORE EXTENSIVE PROJECT OBSERVATION OR FULL-TIME PROJECT REPRESENTATION, THE CLIENT SHALL REQUEST THAT SUCH SERVICES BE PROVIDED BY THE CONSULTANT AS ADDITIONAL SERVICES IN ACCORDANCE WITH THE TERMS OF THIS AGREEMENT. THE CONSULTANT SHALL NOT SUPERVISE, DIRECT OR HAVE CONTROL OVER THE CONTRACTOR'S WORK NOR HAVE ANY RESPONSIBILITY FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES SELECTED BY THE CONTRACTOR NOR FOR THE CONTRACTOR'S SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK. THESE RIGHTS AND RESPONSIBILITIES ARE SOLELY THOSE OF THE CONTRACTOR IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY ACTS OR OMISSIONS OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANY ENTITY PERFORMING ANY PORTIONS OF THE WORK OR ANY AGENTS OR EMPLOYEES OF ANY OF THEM. THE CONSULTANT DOES NOT GUARANTEE THE PERFORMANCE OF THE CONTRACTOR AND SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO PERFORM ITS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR ANY APPLICABLE LAWS, CODES, RULES OR REGULATIONS.
2. FIELD OBSERVATION COORDINATION: THE FOLLOWING OBSERVATIONS SHALL BE INITIATED BY THE CONTRACTOR AND COORDINATED THROUGH THE OWNER (JOB SUPERINTENDENT). THE CONTRACTOR SHALL NOTIFY THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT NOT LESS THAN FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY OBSERVATION. CONTINUED WORK WITHOUT OBSERVATION OF ANY REQUIRED CHANGES OR MODIFICATIONS TO BE AT THE CONTRACTOR'S EXPENSE. THE OWNER (JOB SUPERINTENDENT) SHALL INFORM THE LANDSCAPE ARCHITECT AS TO THE PURPOSE AND TIME OF THE OBSERVATION FORTY-EIGHT (48) HOURS IN ADVANCE.
3. CLOSING OF WORK NOT INSPECTED: THE CONTRACTOR SHALL NOT ALLOW NOR CAUSE ANY OF THE WORK TO BE COVERED OR ENCLOSED UNTIL IT HAS BEEN INSPECTED, TESTED AND APPROVED BY THE CONSULTING ENGINEER OR AUTHORITY REPRESENTATIVE AND/OR GOVERNMENTAL AUTHORITY HAVING JURISDICTION OVER THE WORK. SHOULD ANY OF THE WORK BE ENCLOSED OR COVERED BEFORE SUCH INSPECTION AND TEST, HE SHALL UNCOVER HIS WORK AT HIS OWN EXPENSE. AFTER IT HAS BEEN INSPECTED, TESTED AND APPROVED, THE CONTRACTOR SHALL MAKE ALL REPAIRS NECESSARY TO THE OWNER'S SATISFACTION.
4. TYPICAL JOB SITE MEETINGS AND INSPECTIONS:
PRE-JOB MEETING ON SITE- PRIOR TO COMMENCEMENT OF WORK
B. DURING SOIL PREPARATION
C. AT COMPLETION OF SOIL PREPARATION
D. COMPLETION OF WEED CONTROL
E. PLANT MATERIAL INSPECTION
F. GRADING CHECK PRIOR TO GROUND COVER
G. PROGRESS / INSTALLATION INSPECTION
H. COMPLETION OF PLANTING
I. 30, 60, & 90-DAY MAINTENANCE INSPECTIONS
5. COMPLETION: WORK SHALL BE COMPLETED UPON FINAL APPROVAL BY OWNER AND LANDSCAPE ARCHITECT. A FINAL INSPECTION SHALL BE HELD UPON THE COMPLETION OF THE WORK PROVIDING THE CONTRACTOR HAS COMPLETED THE INSTALLATION OF ALL PHASES OF THE CONTRACT, RESOLVED ALL PUNCH LIST ITEMS AND CONFORMED TO ALL REQUIREMENTS OF THESE SPECIFICATIONS.

C. MATERIAL NOTES
1. GENERAL: THE ASSOCIATED PLANS COMPRISE THE PRINCIPLE MATERIALS BUT DOES NOT SET THE LIMITATION FOR MATERIALS REQUIRED. IT SHALL BE UP TO THE CONTRACTOR TO SHOW THAT AMPLE QUANTITIES OF THE REQUIRED MATERIALS WERE USED AND INSTALLED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.

2. PLANT MATERIALS: ALL PLANTS SHALL BE HEALTHY, WELL ESTABLISHED NURSERY STOCK, FREE FROM WEEDS, INSECTS AND THEIR EGGS AND DISEASES. PLANTS SHALL BE FURNISHED IN THE QUANTITIES REQUIRED TO COMPLETE THE WORK AS INDICATED ON THE DRAWINGS AND SHALL BE OF THE SPECIES AND SIZES INDICATED ON THE PLANT LIST. ALL PLANTS SHALL MEET OR EXCEED THE SPECIFICATIONS SET FORTH BY THE PLAN LEGEND AND THE ARIZONA NURSERY ASSOCIATION. ALL PLANTS SHALL BE INSPECTED AND APPROVED PRIOR TO PLANTING.

3. REJECTION OF PLANT MATERIAL: THE OWNER OR LANDSCAPE ARCHITECT MAY REJECT ANY PLANT MATERIAL REGARDED AS UNSUITABLE AT ANY TIME AT NO ADDITIONAL COST TO THE OWNER

4. HANDLING/STORAGE: ALL PLANTS SHALL BE HANDLED AND STORED SO THEY ARE ADEQUATELY PROTECTED FROM DRYING OUT, SUN, WIND BURN, VANDALISM OR ANY OTHER INJURY.

5. TREE TAGGING: ALL SPECIMEN TREES CALLED OUT ON PLAN TO BE TAGGED SHALL BE SELECTED BY LANDSCAPE ARCHITECT.

6. TREE STAKES AND GUYS: TREE STAKES SHALL BE AN APPROVED LODGE POLE PINE. FURNISH AND INSTALL AS INDICATED BY TYPE AND SIZE ON DETAILS.

7. TREE TIES: SHALL BE FLEXIBLE NON-DETERIORATING SELF-FASTENING BLACK VINYL TREE TIES OF THE SIZES REQUIRED TO PROPERLY SUPPORT TREES, "CINCH TIES" OR EQUAL.

8. ROOT BARRIERS: CONTRACTOR SHALL INSTALL APPROVED ROOT BARRIERS ON ALL TREES WITHIN FIVE (5) FEET OF HARDSCAPE, STRUCTURES, ETC. ROOT BARRIERS ARE REQUIRED FOR ALL TREES PLACED WITHIN TEN (10) FEET OF ANY UNDERGROUND WET UTILITY.

9. SOD: SOD VARIETY SHALL BE PER PLANS. SOD SHALL BE SUPPLIED BY AN APPROVED SOD FARM OR, PURCHASED FROM A RECOGNIZED TURF NURSERY OF FIRST QUALITY, FRESH AND CLEAN.

10. AGRIFORM PLANTING TABLETS: SHALL BE 20-10-5 ANALYSIS PROLONGED RELEASE NITROGEN. 1 PER 1 GALLON, 2 PER 5

GALLON, 4 PER 15 GALLON, AND 6 PER BOX FOR SPECIMENS LARGER THAN 15 GALLON OR PER DRAWINGS. ADJUST AS REQUIRED PER SITE SOILS REPORT RECOMMENDATION.

11. COMMERCIAL FERTILIZER: SHALL BEAR THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS AND SHALL BE CONTROLLED RELEASE TYPE FERTILIZER WITH THE FOLLOWING MINIMUM REQUIREMENTS:
16% NITROGEN - 7% PHOSPHORIC ACID - 12% POTASH (+ IRON)
ADJUST AS REQUIRED PER SITE SOILS REPORT RECOMMENDATION
12. SOIL SULFUR: STANDARD COMMERCIAL BRAND, GUARANTEED ANALYSIS OF 99% SULFUR (EXPRESSED AS ELEMENTAL) SUPPLIED IN UNOPENED BAGS WITH ANALYSIS ATTACHED
13. BONE MEAL: SHALL BE FINE GROUND, STEAMED, DRY MATERIAL WITH A MINIMUM ANALYSIS OF 1% NITROGEN - 30% PHOSPHORIC ACID - 69.5% UNDILUTED BONE.
14. SAMPLES: : SAMPLES OR CUT SHEETS OF ALL MATERIALS TO BE USED PER THE CONTRACT SHALL BE SUBMITTED FOR APPROVAL AND ANY SAMPLES SHALL BE STORED ON THE SITE UNTIL FURNISHING OF MATERIALS IS COMPLETED.
15. CERTIFICATES: CERTIFICATES FOR EACH DELIVERY OF BULK MATERIAL SHALL BE FURNISHED TO THE LANDSCAPE ARCHITECT BY THE CONTRACTOR. CERTIFICATES SHALL STATE THE SOURCE, QUANTITY AND TYPE OF MATERIAL AND DATE AND ADDRESS OF THE LOCATIONS IT WAS DELIVERED TO.
- D. LANDSCAPE GRADING NOTES

1. SITE PREPARATION: THE CONTRACTOR SHALL REMOVE ALL WEEDS, ROCKS, DEBRIS, AND OTHER EXTRANEOUS MATERIALS FROM THE JOB SITE PRIOR TO PROCEEDING WITH ANY WORK.

2. SOIL PREPARATION: ALL SOIL PREPARATION SHALL BE INSTALLED AS PER THE SOIL AGRONOMY REPORT TO BE PROVIDED AND PAID FOR BY THE OWNER. SOILS REPORT SHALL CONTAIN FULL SOIL AMENDMENT RECOMMENDATIONS. THE REPORT SHALL BE IMMEDIATELY FORWARDED TO THE LANDSCAPE ARCHITECT UPON COMPLETION.

3. SOIL AMENDMENTS: THE SOIL AMENDMENTS SPECIFIED ARE FOR BIDDING PURPOSES ONLY. THE OWNER SHALL PROVIDE FOR A SOIL AGRONOMY REPORT FROM AN APPROVED SOILS LABORATORY AND/OR ANY ADDITIONAL SPECIFICATION PROVIDED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS.

4. TURF AREA CULTIVATION DEPTH: ALL NEW TURF AREAS SHALL BE CULTIVATED TO A DEPTH OF 6".

5. FINISH GRADE: FINISH GRADES SHALL BE THOSE INDICATED ON THE DRAWINGS OR AS MAY BE CONTROLLED BY EXISTING INSTALLATIONS. GRADES NOT OTHERWISE INDICATED SHALL BE UNIFORM. STRAIGHT LEVELS BETWEEN POINTS WHERE ELEVATIONS ARE DETERMINED. FINISH GRADES SHALL BE SMOOTH AND EVEN OF A MINOR PLANE WITH AN ABRUPT CHANGES IN THE SURFACE. MINOR MODELING OF THE GROUND SURFACE MAY BE REQUIRED. GRADES SHALL PROVIDE FOR THE NATURAL RUN-OFF OF WATER WITHOUT LOW SPOTS OR POCKETS. FLOW LINES SHALL BE SET BY INSTRUMENT AND SHALL BE THE MAXIMUM GRADIENT POSSIBLE.

6. DRAINAGE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE DRAINAGE IN ALL PLANTING AREAS IN ACCORDANCE WITH THE PLANS, DETAILS AND SPECIFICATIONS OR AS SPECIFIED BY THE OWNER.

7. FINISH GRADE AT TURF AREAS: FINISH GRADE OF ALL TURF AREAS SHALL BE ONE INCH BELOW THE GRADE OF ADJACENT WALKS, PAVEMENTS, CURBS, ETC.

8. FINISH GRADE AT SHRUB AREAS: FINISH GRADE OF ALL SHRUBBERY AND GROUND COVER AREAS SHALL BE TWO INCHES BELOW THE GRADE OF ADJACENT WALKS, PAVEMENTS, CURBS, ETC., EXCEPT WHERE WATER FLOWS ACROSS SAME.
E. TREE AND SHRUB PLANTING NOTE:

1. PLANT DEPTH: PLANT ALL PLANTS AT THEIR NATURAL GROWING DEPTH PER DETAIL, IN THE LOCATIONS SHOWN ON THE DRAWINGS.

2. EXCAVATED PITS: EXCAVATE PITS WITH SQUARE AND VERTICAL SIDES, 3 TIMES THE DIAMETER, AND 12" GREATER IN DEPTH THAN THE SIZE OF THE PLANT CONTAINER
3. BACKFILL MIXTURE: BACKFILL TO BOTTOM OF ROOT BALL WITH PREPARED MIXTURE. BACKFILL MIXTURE, TAP FIRMLY, SET PLANT IN CENTER OF PIT IN A VERTICAL POSITION, CROWN LEVEL WITH FINISH GRADE. BACKFILL BALANCE OF PIT WITH THE FOLLOWING PREPARED MIXTURE OR PER SOILS REPORT:
10 PARTS TOP SOIL
5 PARTS NATIVE SOIL
1/4 LB. BONE MEAL
AGRIFORM PLANT TABLETS, PER LEGEND

4. TREE LOCATIONS: TREE LOCATIONS TAKE PRECEDENCE OVER IRRIGATION LINES, CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS AS NECESSARY.

5. WATER BASIN: CONSTRUCT A SIX INCH DEEP WATER BASIN, MULCH WITH A TWO INCH LAYER OF GRANITE GROUNDCOVER, AND WATER THOROUGHLY, BACKFILLING WITH ADDITIONAL MIX WHERE VOIDS APPEAR.

6. TREE STAKES: ALL NURSERY STAKES SHALL BE REMOVED AND ALL TREES SHALL BE INSTALLED WITH LODGE POLE STAKES DRIVEN 3 FEET INTO THE GROUND. TREE STAKES SHALL NOT PIERCE THE ROOTBALL AND NOT INJURE TREE ROOTS. SEE TREE PLANTING DETAILS.

7. TREE TIES: TREE TIES SHALL BE FASTENED TO THE TREE AND STAKE BY LOOPING THE TIES IN FIGURE 8'S WITH THE INSIDE OF THE TREE TRUNK. FASTEN TIE TO THE STAKE WITH ONE GALVANIZED ROOFING NAIL.

8. DEFECTS: ALL DEFECTS IN TREE AND SHRUB PLANTING SHALL BE CORRECTED THROUGH THE GUARANTEE PERIOD SPECIFIED HEREIN AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.

F. VINE PLANTING NOTES
1. GENERAL: ALL VINES SHALL BE PLANTED PER THE VINE PLANTING DETAIL, AND THE WOOD SUPPORT STAKE SHALL BE CAREFULLY REMOVED WITHOUT DAMAGE TO THE ROOTBALL.

2. WOOD FENCES: VINES ATTACHED TO WOOD FENCES SHALL BE SECURED WITH GALVANIZED NAILS OR GALVANIZED EYE SCREWS AND HEAVY DUTY VINE TIES.

3. MASONRY WALLS: ON MASONRY WALLS ATTACH WITH ADHESIVE TYPE VINE SUPPORTS WITH SILICONE ADHESIVE OR GALVANIZED EYE SCREWS AND WIRE (PER DETAIL). ATTACH VINE WITH HEAVY DUTY VINE TIES.

G. GROUNDCOVER PLANTING NOTES

1. GENERAL: ALL GROUNDCOVER AREAS NOTED ON PLANS SHALL BE PLANTED PER THE SIZE INDICATED ON THE PLANS. PLANT PER SPACING NOTED IN THE LEGEND AND REFER TO DETAIL FOR LAYOUT DIMENSIONS.
2. SPACING: INSTALL PLANS IN AREAS AND TO SPACING AS SHOWN ON THE DRAWINGS IN EVENLY TRIANGULAR SPACED ROWS.
3. EXCAVATE PITS: EXCAVATE PITS A MINIMUM OF 2 TIMES THE CONTAINER SIZE WITH SUFFICIENT DEPTH TO ALLOW ROOT SYSTEM TO HANG FREE IN PIT. PLACE EACH PLANT AT ITS NATURAL GROWING DEPTH AND FIRM SOIL AROUND BASE OF PLANT WITHOUT PILING AT CROWN.
4. WATERING: WATER THOROUGHLY AFTER SUFFICIENT AREA HAS BEEN PLANTED. ANY PLANTINGS SHOWING EVIDENCE OF DRYING OUT OR BADLY WILTING WILL NOT BE ACCEPTED.
5. PRE-EMERGENT: APPLY SURFLAN OR APPROVED PRE-EMERGENT IMMEDIATELY AFTER PLANTING TO ALL GROUNDCOVER AREAS. HYDROSEEDED AREAS NOT INCLUDED.
6. DEFECTS: ALL DEFECTS IN GROUNDCOVER PLANTING SHALL BE CORRECTED THROUGH THE GUARANTEE PERIOD SPECIFIED HEREIN AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
- H. SODDING NOTES

1. FINISH GRADE: SOIL SHALL BE LEFT 1 - 1/2' BELOW FINISH GRADE AS THE SOD WILL BRING THE LEVEL UP TO THE PROPER HEIGHT.

2. SITE PREPARATION: AFTER PREPARATION OF SOIL, THE AREA MUST BE PRE-IRRIGATED TO WET IT TO A DEPTH OF FOUR INCHES. IT SHALL BE DAMP BUT NOT MUDDY AND WITHOUT DEPRESSIONS.

3. HANDLING: INITIAL PLACEMENT OF SOD SHALL BE LAID WITHIN TWO DAYS AFTER IT IS DELIVERED. IT SHALL NOT BE LEFT IN THE HOT SUN, IN ROLLS, OR STACKED OVERNIGHT.

4. FERTILIZER: PRIOR TO PLACING OF SOD, BROADCAST 16-20-0 FERTILIZER AT A RATE OF SEVEN POUNDS PER 1,000 SQUARE FEET OVER SURFACE.

5. LAYOUT: SOD SHALL BE UNROLLED AND PLACED CAREFULLY IN A STAGGERED PATTERN. A PIECE OF 2 X 4 SHALL BE USED TO TAMP EACH ROLL AGAINST THE STRIPS TO ELIMINATE JOINTS AND GAPS.

6. INSTALLATION: AFTER LAYING SOD, IRRIGATE MODERATELY TO INSURE MOISTURE PENETRATION. THEN ROLL WITH A RYAN TYPE SOD ROLLER. SOD SHALL BE FLUSH WITH GRADES OF ADJACENT SIDEWALKS, CURBS AND HEADER BOARDS. WATER AND ROLL AGAIN IF GRADE DOES NOT MEET THESE CONDITIONS.

7. WATERING: AFTER ROLLING THE SOD, THE AREAS SHALL BE THOROUGHLY WATERED TO A DEPTH OF 6" AND KEPT CONTINUALLY MOIST FOR A PERIOD OF TEN DAYS.

8. DEFECTS: ALL DEFECTS IN SOD PLANTING SHALL BE CORRECTED THROUGH THE GUARANTEE PERIOD SPECIFIED HEREIN AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
- I. SLOPE PLANTING NOTES

1. GENERAL: : THE OWNER SHALL HAVE A SOIL ANALYSIS MADE AFTER COMPLETION OF THE ROUGH GRADING. THE LANDSCAPE CONTRACTOR SHALL INCORPORATE ALL SOIL AMENDMENTS AND FERTILIZERS PRESCRIBED PER SOIL AGRONOMY REPORT. THE SOIL PREPARATION SPECIFIED BELOW SHALL BE ADJUSTED ACCORDINGLY TO THE ANALYSIS.

2. SLOPE TEXTURING (CUT SLOPES): THESE SURFACES SHALL BE ROUGHENED IN A HORIZONTAL DIRECTION FOLLOWING THE CONTOUR OF THE SLOPE. THE ROUGHENED TEXTURE SHALL BE MADE BY HAND RAKING OR SIMILAR MECHANICAL MEANS.

3. SLOPE TEXTURING (FILL SLOPES): THESE SURFACES SHALL BE COMPACTED AND FINISHED AND ALSO ROUGHENED IN A HORIZONTAL DIRECTION FOLLOWING THE CONTOUR OF THE SLOPES. THE ROUGHENED TEXTURE SHALL BE MADE BY HAND RAKING OR SIMILAR MECHANICAL MEANS.

4. WEED ERADICATION PROCEDURES:

A. MANUALLY REMOVE ALL EXISTING VEGETATION AND DISPOSE OF IT OFF-SITE IN A SUITABLE AND LAWFUL MANNER.

B. FERTILIZE ALL PLANTING AREAS WITH FERTILIZER BASED ON SOIL LAB'S RECOMMENDATIONS. (SEE PLANTING DETAIL SHEET). ADD ANY AND ALL SOIL AMENDMENTS AS REQUIRED, PER THE SOIL ANALYSIS. BEGIN WATERING PROCESS TO ACTIVATE FERTILIZER AND ADDITIVE CHEMICALS.

C. WATER ALL PLANTING AREAS THOROUGHLY AND CONTINUOUSLY FOR A PERIOD OF TWO (2) CONSECUTIVE WEEKS. THE LANDSCAPE ARCHITECT SHALL APPROVE SPECIFIC WATERING DURATION AND FREQUENCY PROGRAM DESIGNED TO GERMINATE ALL RESIDUAL WEED SEEDS.

D. DISCONTINUE WATERING PROCESS FOR TWO (2) DAYS, THEN APPLY 'ROUND-UP' TO THE SLOPES PER THE PEST CONTROL ADVISOR'S RECOMMENDATIONS. NO WATER SHALL BE APPLIED FOR A MINIMUM OF FOUR (4) DAYS FOLLOWING APPLICATION OF CONTACT WEED KILLER.

E. ALLOW SUFFICIENT PERIOD OF TIME TO ENSURE THAT ALL WEEDS ARE DEAD. REPEAT THE ABOVE PROCEDURE AS MANY TIMES AS NECESSARY TO ACHIEVE A WEED-FREE CONDITION.

F. CLEAR ALL DESICCATED WEEDS FROM THE SLOPES TO THE FINISHED GRADE.

5. WATERING: WATER ALL PLANTING AREAS THOROUGHLY AND CONTINUOUSLY FOR THREE (3) CONSECUTIVE DAYS TO SATURATE UPPER LAYERS OF SOIL PRIOR TO PLANTING.
6. PLANTING: PLANT TREES AND SHRUBS AS CALLED FOR WHERE INDICATED ON PLANTING PLAN AND AS DETAILED ON PLANTING DETAIL SHEET. SUBSTITUTIONS OF PLANTS WILL NOT BE ACCEPTED UNLESS APPROVED BY LANDSCAPE ARCHITECT. INSTALL AGRI-FORM PLANTING TABLETS AS CALLED FOR IN LEGEND. PLANT ALL CONTAINER GROWN PLANTS IN PLANTING PITS TWO (2) TIMES WIDER AND TWO (2) TIMES DEEPER THAN THE CONTAINER. THOROUGHLY MIX THE SPECIFIED MATERIALS FOUND IN THE SOIL ANALYSIS REPORT AND THOSE SPECIFIED ON THE PLANTING DETAIL SHEET, WITH THE SITE SOIL, PRIOR TO BACKFILLING OF PLANTING PITS.

7. DEFECTS: ALL DEFECTS IN SLOPE PLANTING SHALL BE CORRECTED THROUGH THE GUARANTEE PERIOD SPECIFIED HEREIN AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.

J. MAINTENANCE NOTES

1. MAINTENANCE PERIOD: : THE MAINTENANCE PERIOD SHALL BE

FOR 90 CALENDAR DAYS BEGINNING ON THE DAY OF THE CHECK INSPECTION AFTER ALL WORK HAS BEEN INSTALLED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE MAINTENANCE PERIOD MAY BE EXTENDED TO INCLUDE ANY ADDITIONAL TIME THAT MAY BE REQUIRED TO MEET THE REQUIREMENTS OF THE WORK SPECIFIED.

2. GENERAL: THE GENERAL CARE AND MAINTENANCE OF ALL AREAS SHALL CONSIST OF PROPER WATERING, FERTILIZATION, WEEDING, RODENT CONTROL, CLEANUP, ETC.
3. SAFETY: ALL PLANT MATERIALS SHALL BE CHECKED AND MAINTAINED AS REQUIRED IN AN ONGOING PROGRAM TO ASSURE A SAFE ENVIRONMENT.
4. WATERING: WATER ALL PLANTINGS TO ASSURE COMPLETE GERMINATION OF ALL SEEDED AREAS AND CONTINUED GROWTH OF THE PLANTS. AREAS THAT DO NOT HAVE ADEQUATE IRRIGATION COVERAGE OR WHICH MAY REQUIRE ADDITIONAL DEEP WATERING SHALL BE WATERED BY HAND AS REQUIRED.
5. IRRIGATION COVERAGE: ADJUST ALL IRRIGATION HEADS IN EACH AREA AND ZONE OF EXPOSURE SO THAT THE OPTIMUM AMOUNT OF WATER IS APPLIED AT THE PROPER TIMES WITHOUT OVERTHROW ONTO WALLS, WALKS, ETC.
6. CULTIVATING AND WEEDING: CULTIVATE AND WEED ALL PLANTED AREAS AT REGULAR INTERVALS NOT TO EXCEED 15 DAYS. EXERCISE CARE WHEN CULTIVATING TO AVOID DAMAGE TO ROOTS OF THE GROWING PLANTS.
7. CHEMICAL HERBICIDES: A CERTIFIED TECHNICIAN SHALL APPLY CHEMICAL HERBICIDES TO CONTROL WEEDS AT THE OPTION OF THE CONTRACTOR AND UPON PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.
8. PEST AND DISEASE CONTROL: A CERTIFIED TECHNICIAN SHALL SPRAY AS NECESSARY TO CONTROL ALL INFESTATIONS.
9. RODENT CONTROL: THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO ELIMINATE ANY RODENTS ENCOUNTERED ON SITE.
10. PRUNING: ALL PRUNING SHALL BE IN ACCORDANCE WITH ARBORS GUIDELINES. DAMAGED, DEAD OR DRYING BRANCHES SHALL BE REMOVED BACK TO A POINT OF GROWTH.
11. PLANT REPLACEMENTS: DURING THE MAINTENANCE PERIOD, SHOULD ANY PLANT SHOW WEAKNESS AND PROBABILITY OF DYING, IT SHALL BE REPLACED BY THE CONTRACTOR WITHIN 5 DAYS OF NOTIFICATION TO DO SO. AT THE END OF THE MAINTENANCE PERIOD, ALL PLANT MATERIAL SHALL BE IN A HEALTHY, GROWING CONDITION.
12. TURF AREAS: AT THE END OF EACH THIRTY DAY PERIOD OF MAINTENANCE, THE CONTRACTOR SHALL DO THE FOLLOWING. OVERSEED ALL SPOTS OR AREAS WHERE NORMAL SOD ESTABLISHMENT IS NOT EVIDENT. REMOVE ALL ROCKS OR OTHER DEBRIS THAT CONSTITUTE A HINDRANCE TO MOWING. FILL ALL DEPRESSIONS AND ERODED CHANNELS WITH SUFFICIENT TOP SOIL TO RAISE TO PROPER GRADE, COMPACT LIGHTLY AND RESOD THE FILLED AREAS.
13. TURF WEED CONTROL: TURF AREAS SHALL BE TREATED WITH A BROADCAST WEED KILLER APPLIED PER MANUFACTURER'S RECOMMENDATIONS.
14. TURF FERTILIZER: FERTILIZE ALL TURF AREAS WITH COMMERCIAL FERTILIZER, 16-6-8 MINIMUM ANALYSIS, AT THE RATE OF TEN (10) POUNDS PER 1000 SQ. FT. OF AREA.
15. MOWING: MOW ALL TURF AREAS BEFORE THEY REACH A HEIGHT OF THREE INCHES WITH MOWER SET AT TWO INCHES. MAINTAIN ALL TURF AREAS AT A TWO INCH HEIGHT THROUGHOUT THE MAINTENANCE PERIOD.
16. RE-HYDROSEEDING: THE CONTRACTOR SHALL RE-HYDROSEED ALL HYDROSEEDED AREAS ERODED OR NON-GERMINATING AT THE END OF EACH THIRTY DAYS.
17. CLEAN UP: DURING THE COURSE OF THE MAINTENANCE WORK, THE CONTRACTOR SHALL REMOVE SURPLUS MATERIALS AND DEBRIS FROM THE SITE AND SHALL MAINTAIN THE PREMISES IN A NEAT AND CLEAN CONDITION AT ALL TIMES.
18. FINAL INSPECTION: WILL BE HELD AT THE END OF THE 90-DAY MAINTENANCE PERIOD. CITY OF PHOENIX LANDSCAPE INSPECTOR SHALL BE CONTACTED 48 HOURS PRIOR TO SCHEDULE FINAL INSPECTION.
- K. POST INSTALLATION MAINTENANCE GUIDELINES

A SCHEDULE FOR ONGOING MAINTENANCE SHALL BE PREPARED AND SHOWN ON THE PLANTING PLAN USING THE FOLLOWING GUIDELINES.

A. ANY ALTERATIONS TO THE LANDSCAPE MUST BE APPROVED BY THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT.

B. CONTROL ALL HARMFUL DISEASES AND PESTS. ALL CHEMICAL APPLICATIONS MUST BE PER STATE LICENSED ADVISORS AND APPLICATIONS.

C. PRUNING SHALL BE DONE TO KEEP PLANTS WITHIN SPECIAL LIMITATIONS, REMOVAL OF DEADWOOD, CROSS-BRANCHING, ETC., PER INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS (ISA). PLANTS SHALL NEVER BE SHEARED UNLESS SPECIFIED ON THE APPROVED PLAN. TREES ARE TO BE ALLOWED TO GROW TO THE DESIGNED SIZE TO PROVIDE MAXIMUM SHADING OF PAVED AREAS.

D. WATER SHALL BE APPLIED FOR OPTIMUM PLANT GROWTH WITH MINIMAL RUNOFF OR OVERSPRAY.

E. ALWAYS REPLACE HEADS WITH SAME KIND OR MATCHING PRECIPITATION RATE.

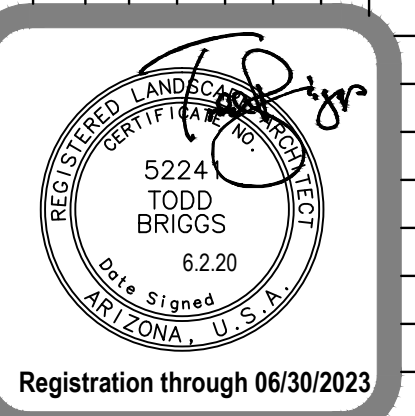
F. BACKFLOW DEVICE SHALL BE TESTED AND CERTIFIED PER THE LOCAL MUNICIPAL GUIDELINES.

G. INSPECT TREE SUPPORTS FREQUENTLY AND REMOVE AS SOON AS PLANTS WILL STAND WITHOUT SUPPORT AND WILL BE ABLE TO RESIST WIND DAMAGE. NEVER ALLOW SUPPORT MATERIALS TO GIRDLER TRUNK OF BRANCHES.

H. LANDSCAPE IRRIGATION SHALL BE SCHEDULED DURING THE NIGHT OR EARLY MORNING HOURS.

I. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE CHECKING, ADJUSTING, AND REPAIRING THE IRRIGATION EQUIPMENT; AERATING AND DETACHING TURF AREAS; REPLENISHING MULCH; FERTILIZATION; PRUNING, WEEDING, AND REMOVING LITTER IN ALL LANDSCAPED AREAS.

NOT A PART OF LANDSCAPE APPROVAL



Registration through 06/30/2023

ERIC MILLER • ARCHITECT
(505) 764-8650
3620 WYOMING BLVD. NE SUITE 213
ALBUQUERQUE, NM 87111



2009 north 7th street
phoenix, az 85006
602.982.4244
www.trueformaz.com

AVARI APARTMENTS
CORPORATE DRIVE AND AVONDALE BLVD.
AVONDALE ARIZONA

General Note:

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DRAWN BY: TEAM
DATE: 6-2-20
REVISIONS:

PLANTING SPEC.

L104

Exhibit G

Proposed Building Elevations

Avari Apartments



FRONT ELEVATION - BUILDING G (1/1 + 2/2)

3/32" = 1'-0"



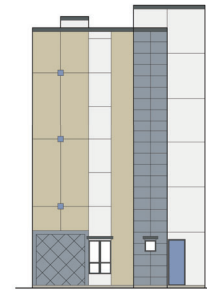
RIGHT ELEVATION - BUILDING G (1/1 + 2/2)

3/32" = 1'-0"



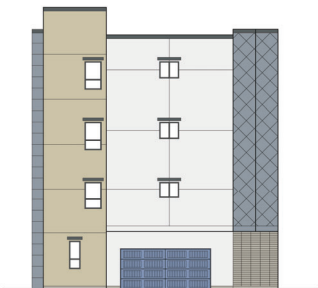
REAR ELEVATION - BUILDING G (1/1 + 2/2)

3/32" = 1'-0"



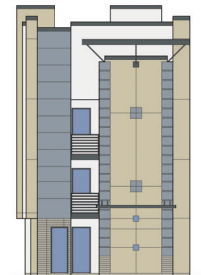
REAR 2 ELEVATION - BUILDING G (1/1 + 2/2)

3/32" = 1'-0"



LEFT ELEVATION - BUILDING G (1/1 + 2/2)

3/32" = 1'-0"



LEFT 2 ELEVATION - BUILDING G (1/1 + 2/2)

3/32" = 1'-0"

FINISH / COLOR LEGEND

- 1 "MAIN" STUCCO
DEC 168 WINTER LITE
- 2 "SECONDARY" STUCCO
DEU 386 PRECIOUS PEARL
- 3 RAILINGS / ACCENTS / GATES / METAL FINISHES - BYEPRODUCT
DEA 188 BLACK PEARL
- 4 STUCCO ACCENTS / GRIDS
DE 6340 CANADIAN LAKE
- 5 DOORS / TILE AND / OR STUCCO SQUARE DTL'S
DE 5875 OCEAN CITY
- 6 4 X 20 SCORED CONCRETE VENEER /
CPU BLOCK NATURAL GREY COLOR/
FINISH TEXTURE AS SELECTED BY OWNER



FRONT ELEVATION - BUILDING L/M/N (1/1 + 2/2)

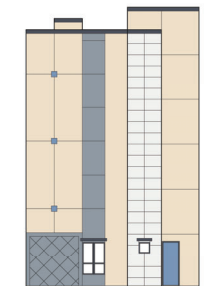


REAR ELEVATION - BUILDING L/M/N (1/1 + 2/2)



LEFT ELEVATION - BUILDING L/M/N (1/1 + 2/2)

3/32' x 1'-0"



REAR 2 ELEVATION - BUILDING L/M/N (1/1 + 2/2)

MIRROR IMAGE AT OPPOSITE REAR 2

3/32' x 1'-0"



RIGHT ELEVATION - BUILDING L/M/N (1/1 + 2/2)

3/32' x 1'-0"

FINISH / COLOR LEGEND

- 1 MAIN STUCCO
DEC 168 WINTER LITE
- 2 "SECONDARY" STUCCO
DEU 386 PRECIOUS PEARL
- 3 RAILINGS / ACCENTS / GATES / METAL FINISHES - EVERBROOK
DEA 186 BLACK PEARL
- 4 STUCCO ACCENTS / GRIDS
DE 6340 CANADIAN LAKE
- 5 DOORS / TILE AND / OR STUCCO SQUARE DTL'S
DE 5679 OCEAN CITY
- 6 4 X 20 SCORED CONCRETE VENEER /
CMU BLOCK NATURAL GREY COLOR/
FINISH TEXTURE AS SELECTED BY OWNER

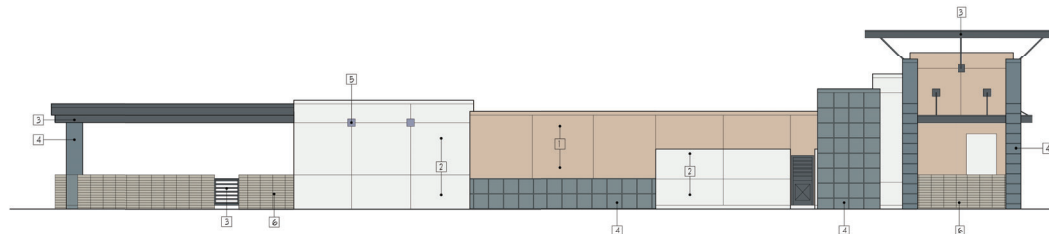


BLDG. I - EXERCISE (NORTH ELEVATION)

1/8" = 1'-0"

FINISH / COLOR LEGEND

1. MAIN STUCCO
DEC 768 WINTER LITE
2. "SECONDARY" STUCCO
DEU 386 PRECIOUS PEARL
3. RAILINGS / ACCENTS / GRATES / METAL AWNINGS - ETHERGROUP
DEA 186 BLACK PEARL
4. STUCCO ACCENTS / GRIDS
DE 6340 CANADIAN LAKE
5. DOORS / TILE AND / OR STUCCO SQUARE DTL'S
DE 5878 OCEAN CITY
6. 4 X 10 SCORED CONCRETE VENEER /
ONY BLOCK NATURAL GREY COLOR/
FINISH TEXTURE AS SELECTED BY OWNER



BLDG. I - EXERCISE (SOUTH ELEVATION)

1/8" = 1'-0"



BLDG. I - EXERCISE (WEST ELEVATION)

1/8" = 1'-0"



BLDG. I - EXERCISE (EAST ELEVATION)

1/8" = 1'-0"



BLDG. H - CLUBHOUSE (SOUTH ELEVATION)

1/8" = 1'-0"

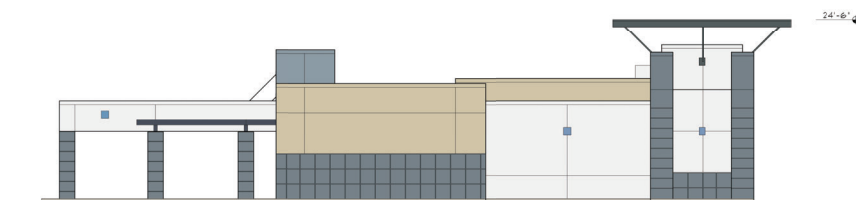
FINISH / COLOR LEGEND

- 1 "MAIN" STUCCO
DEC 168 WINTER LITE
- 2 "SECONDARY" STUCCO
DEV 386 PRECIOUS PEARL
- 3 RAILINGS / ACCENTS / GATES / METAL AWNINGS - EYEBOUR
DEL 186 BLACK PEARL
- 4 STUCCO ACCENTS / GRIDS
DE 6340 CANADIAN LAKE
- 5 DOORS / TILE AND / OR STUCCO SQUARE DTL'S
DE 9879 OCEAN CITY
- 6 4 X 10 SCORED CONCRETE VENEER /
CMU BLOCK NATURAL GREY COLOR/
FINISH TEXTURE AS SELECTED BY OWNER



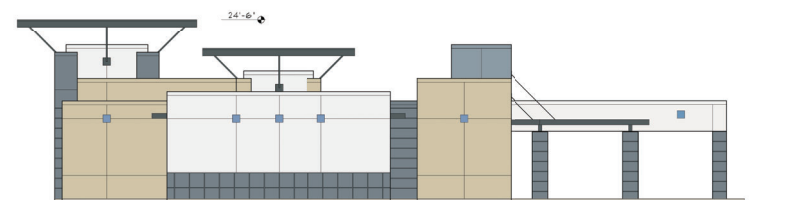
BLDG. H - CLUBHOUSE (NORTH ELEVATION - REAR POOLSIDE)

1/8" = 1'-0"



BLDG. H - CLUBHOUSE (WEST ELEVATION)

1/8" = 1'-0"



BLDG. H - CLUBHOUSE (EAST ELEVATION)

1/8" = 1'-0"

AVARI APARTMENTS
AVONDALE
ARIZONA

DRAWN BY: MM
DATE: 3-24-20
REVISIONS:

ARCHITECTURAL
A5.3
CLUBHOUSE
BUILDING

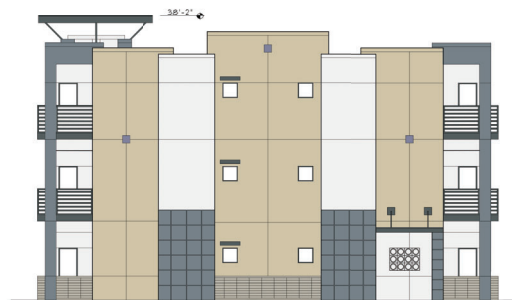
ERIC MILLER • ARCHITECT
CLUBHOUSE BUILDING - SUITE 202
ALBUQUERQUE, NM 87111
(505) 764-6650



FRONT ELEVATION - BUILDING A (1/1-24)

(TYPICAL BOTH FRONTS)

1/8" = 1'-0"



SIDE ELEVATION - BUILDING A (1/1-24)

(TYPICAL BOTH ENDS)

1/8" = 1'-0"

FINISH / COLOR LEGEND

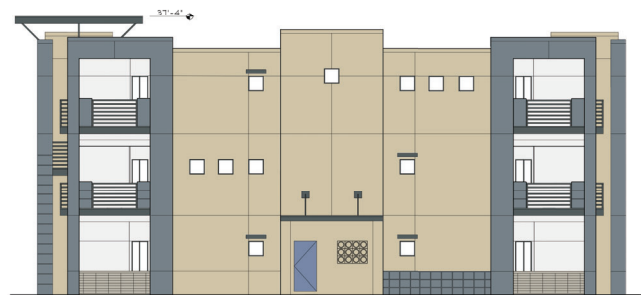
- 1 "MAIN" STUCCO
DEC 168 WINTER LITE
- 2 "SECONDARY" STUCCO
DEV 386 PRECIOUS PEARL
- 3 RAILINGS / ACCENTS / GATES / METAL AWNINGS - EYEBOROW
DEA 186 BLACK PEARL
- 4 STUCCO ACCENTS / GRIDS
DE 6340 CANADIAN LAKE
- 5 DOORS / TILE AND / OR STUCCO SQUARE DTL'S
DE 5878 OCEAN CITY
- 6 4 X 10 SCORED CONCRETE VENEER /
CMU BLOCK NATURAL GREY COLOR/
FINISH TEXTURE AS SELECTED BY OWNER



FRONT ELEVATION - BUILDING B (2/2-24)

(TYPICAL BOTH FRONTS)

1/8" = 1'-0"



SIDE ELEVATION - BUILDING B (2/2-24)

(TYPICAL BOTH SIDES)

1/8" = 1'-0"

FINISH / COLOR LEGEND

1. "MAIN" STUCCO
DEC 168 WINTER LITE
2. "SECONDARY" STUCCO
DEV 386 PRECIOUS PEARL
3. RAILINGS / ACCENTS / GATES / METAL AWNINGS - EYEBOUR
DEA 186 BLACK PEARL
4. STUCCO ACCENTS / GRIDS
DE 6340 CANADIAN LAKE
5. DOORS / TILE AND / OR STUCCO SQUARE DTL'S
DE 5878 OCEAN CITY
6. 4 X 10 SCORED CONCRETE VENEER /
CMU BLOCK NATURAL GREY COLOR/
FINISH TEXTURE AS SELECTED BY OWNER



FRONT ELEVATION - BUILDING C1 (3/2-8)

(TYPICAL BOTH SIDES)

1/8" = 1'-0"



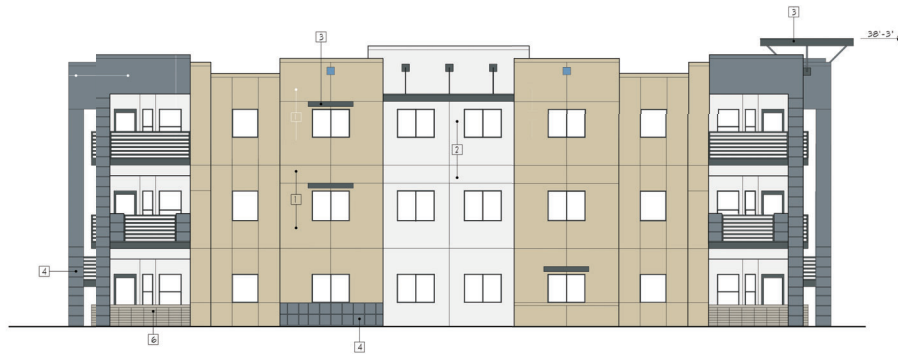
SIDE ELEVATION - BUILDING C1 (3/2-8)

(TYPICAL BOTH SIDES)

1/8" = 1'-0"

FINISH / COLOR LEGEND

- 1 "MAIN" STUCCO
DEC 168 WINTER LITE
- 2 "SECONDARY" STUCCO
DEV 386 PRECIOUS PEARL
- 3 RAILINGS / ACCENTS / GATES / METAL AWINGS - EYEBOUR
DEA 186 BLACK PEARL
- 4 STUCCO ACCENTS / GRIDS
DE 6340 CANADIAN LAKE
- 5 DOORS / TILE AND / OR STUCCO SQUARE DTL'S
DE 9878 OCEAN CITY
- 6 4 x 10 SCORED CONCRETE VENEER /
CMU BLOCK NATURAL GREY COLOR/
FINISH TEXTURE AS SELECTED BY OWNER



FRONT ELEVATION - BUILDING C2 (3/2-12)

(TYPICAL BOTH SIDES)

1/8" = 1'-0"



SIDE ELEVATION - BUILDING C2 (3/2-12)

(TYPICAL BOTH SIDES)

1/8" = 1'-0"

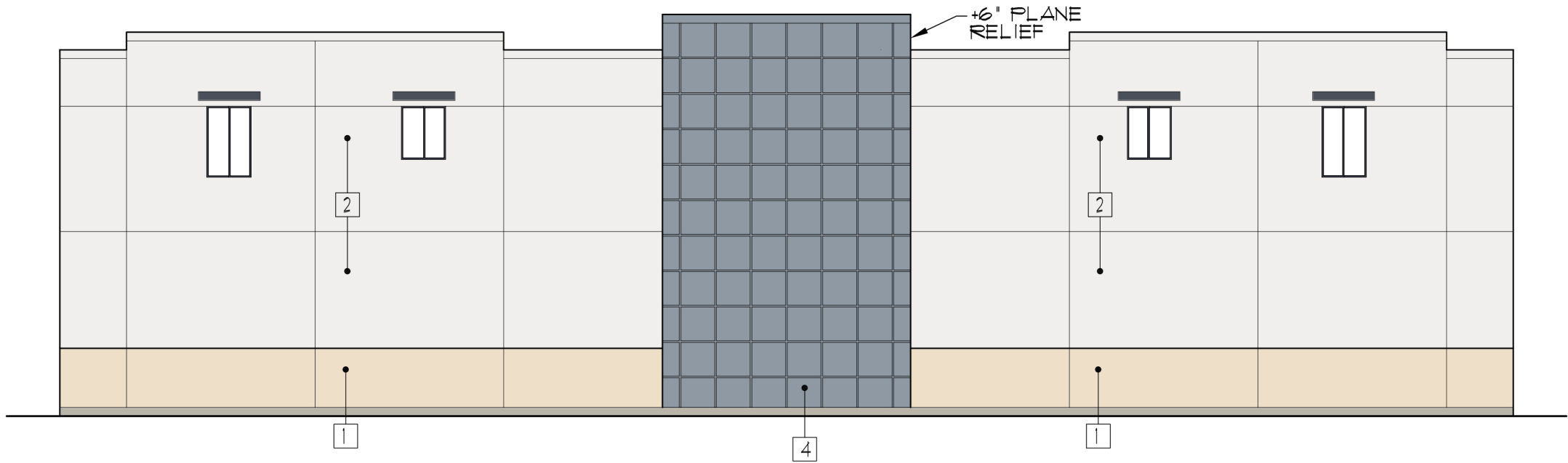
FINISH / COLOR LEGEND

- 1 "MAIN" STUCCO
DEC 168 WINTER LITE
- 2 "SECONDARY" STUCCO
DEC 386 PRECIOUS PEARL
- 3 RAILINGS / ACCENTS / GATES / METAL AWNINGS - EYEBOUG
DEC 186 BLACK PEARL
- 4 STUCCO ACCENTS / GRIDS
DEC 634B CANADIAN LAKE
- 5 DOORS / TILE AND / OR STUCCO SQUARE DTL'S
DEC 987B OCEAN CITY
- 6 4 X 10 SCORED CONCRETE VENEER /
CMU BLOCK NATURAL GREY COLOR/
FINISH TEXTURE AS SELECTED BY OWNER



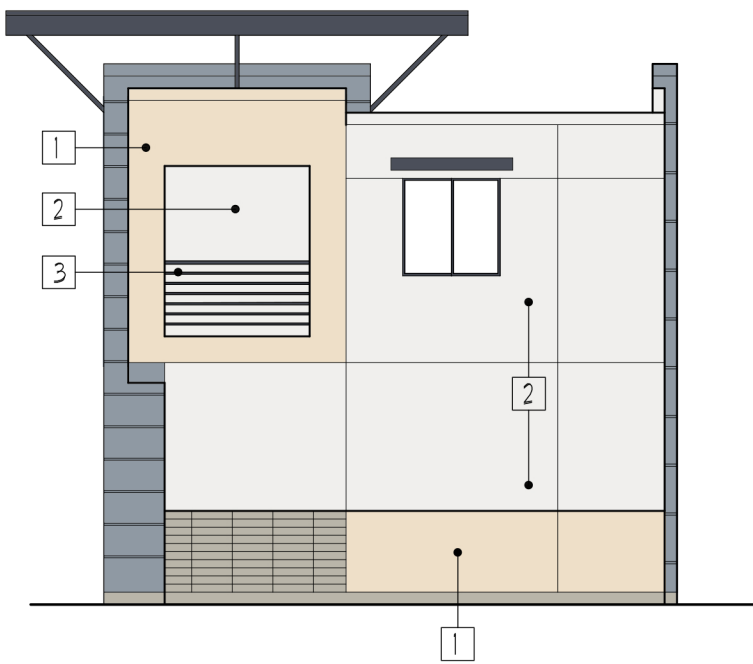
BUILDING D FRONT ELEVATION (Duplex - 2/1, garage)

1/8" = 1'-0"



BUILDING D REAR ELEVATION (Duplex - 2/1, Garage)

1/8" = 1'-0"



BUILDING D SIDE ELEVATION (Duplex - 2/1, Garage)

(TYPICAL BOTH SIDES)

1/8" = 1'-0"

FINISH / COLOR LEGEND

- 1 "MAIN" STUCCO
DEC 168 WINTER LITE
- 2 "SECONDARY" STUCCO
DEW 386 PRECIOUS PEARL
- 3 RAILINGS / ACCENTS / GATES / METAL AWNINGS - EYEBROWS
DEA 186 BLACK PEARL
- 4 STUCCO ACCENTS / GRIDS
DE 6340 CANADIAN LAKE
- 5 DOORS / TILE AND / OR STUCCO SQUARE DTL'S
DE 5819 OCEAN CITY
- 6 4 X 20 SCORED CONCRETE VENEER /
CMU BLOCK NATURAL GREY COLOR/
FINISH TEXTURE AS SELECTED BY OWNER

ERIC MILLER • ARCHITECT

(505) 764-8550

3620 WYOMING BLVD, NE, SUITE 213

ALBUQUERQUE, NM 87111

AVARI APARTMENTS

AVONDALE

ARIZONA

DRAWN BY: MM

DATE: 5-5-20

REVISIONS:

ARCHITECTURAL

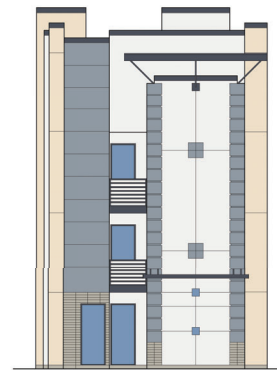
A5.8

BUILDING TYPE D



FRONT ELEVATION - BUILDING E (1/1 + 2/2)

1/8" = 1'-0"



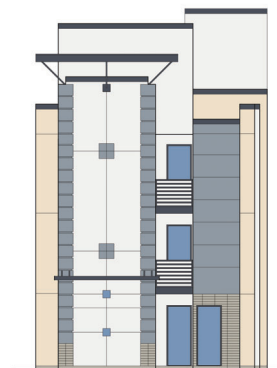
LEFT ELEVATION - BUILDING E (1/1 + 2/2)

1/8" = 1'-0"



REAR ELEVATION - BUILDING E (1/1 + 2/2)

1/8" = 1'-0"

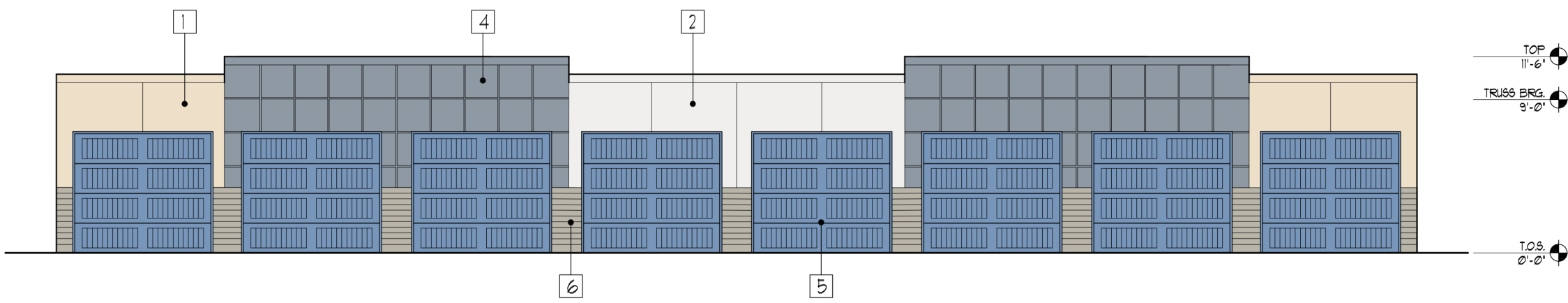


RIGHT ELEVATION - BUILDING E (1/1 + 2/2)

1/8" = 1'-0"

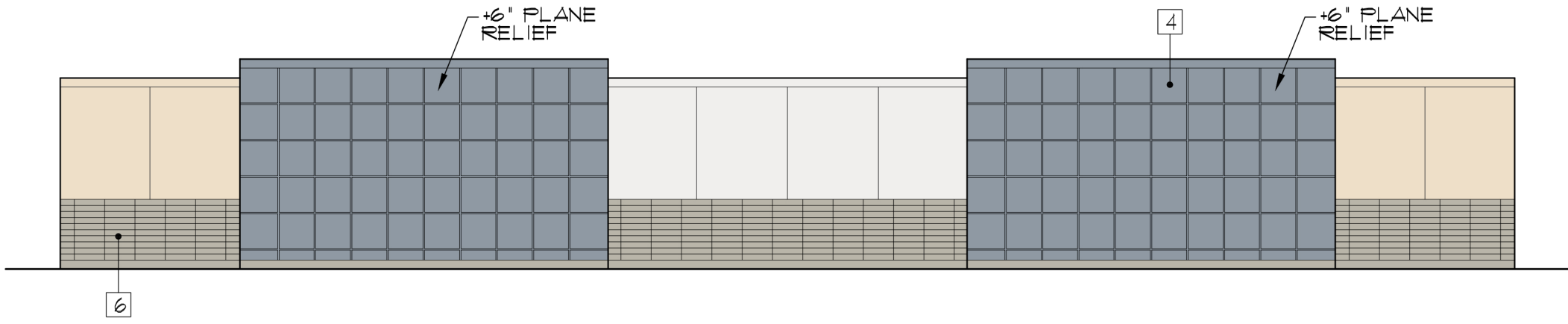
FINISH / COLOR LEGEND

- 1 "MAIN" STUCCO
DEC 168 WINTER LITE
- 2 "SECONDARY" STUCCO
DEU 386 PRECIOUS PEARL
- 3 RAILINGS / ACCENTS / GATES / METAL FINISHES - BYEPRODUCT
DEA 188 BLACK PEARL
- 4 STUCCO ACCENTS / GRIDS
DE 6340 CANADIAN LAKE
- 5 DOORS / TILE AND / OR STUCCO SQUARE DTL'S
DE 5875 OCEAN CITY
- 6 4 X 20 SCORED CONCRETE VENEER /
CPU BLOCK NATURAL GREY COLOR/
FINISH TEXTURE AS SELECTED BY OWNER



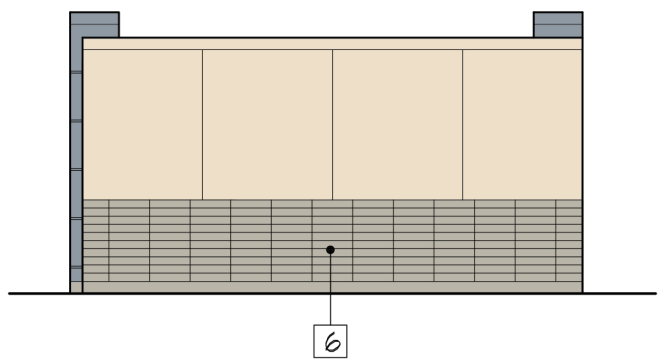
FRONT ELEVATION - BUILDING O (GARAGES)

1/8" = 1'-0"



REAR ELEVATION - BUILDING O (GARAGES)

1/8" = 1'-0"

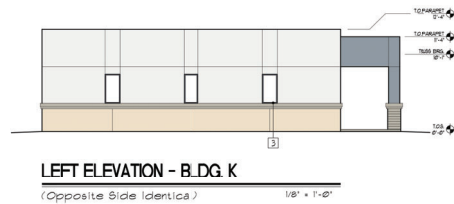
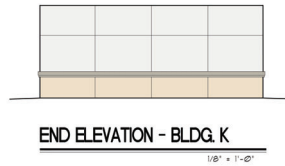
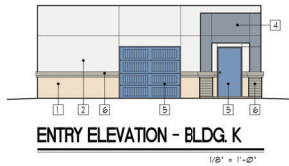
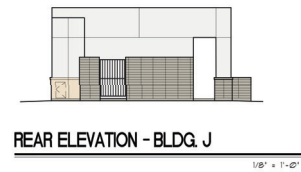
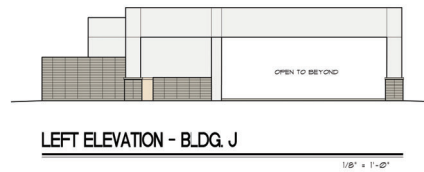
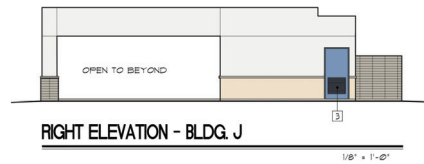


SIDE ELEVATION - BUILDING O (GARAGES) (TYPICAL BOTH SIDES)

1/8" = 1'-0"

FINISH / COLOR LEGEND

1. MAIN STUCCO
DEC 168 WINTER LITE
2. SECONDARY STUCCO
DEW 386 PRECIOUS PEARL
3. RAILINGS / ACCENTS / GATES / METAL AWNINGS - EYEBROWS
DEA 186 BLACK PEARL
4. STUCCO ACCENTS / GRIDS
DE 6340 CANADIAN LAKE
5. DOORS / TILE AND / OR STUCCO SQUARE DTL'S
DE 5819 OCEAN CITY
6. 4 X 20 SCORED CONCRETE VENEER /
CMU BLOCK NATURAL GREY COLOR/
FINISH TEXTURE AS SELECTED BY OWNER



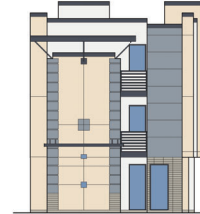
FINISH / COLOR LEGEND

1. "MAIN" STUCCO
DEC 168 WINTER LITE
2. "SECONDARY" STUCCO
DEU 386 PRECIOUS PEARL
3. RAILINGS / ACCENTS / GATES / METAL FINISHES - BYEPRODUCT
DEA 186 BLACK PEARL
4. STUCCO ACCENTS / GRIDS
DE 6340 CANADIAN LAKE
5. DOORS / TILE AND / OR STUCCO SQUARE DTL'S
DE 5875 OCEAN CITY
6. 4 X 20 SCORED CONCRETE VENEER /
CPU BLOCK NATURAL GREY COLOR/
FINISH TEXTURE AS SELECTED BY OWNER



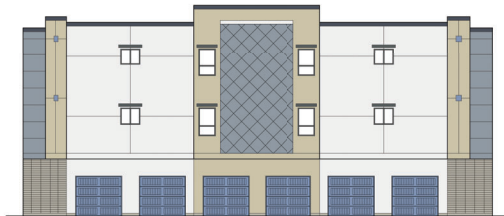
FRONT ELEVATION - BUILDING F (1/1)

3/32" = 1'-0"



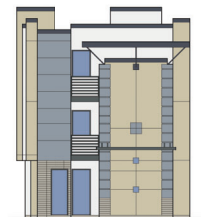
RIGHT ELEVATION - BUILDING F (1/1)

3/32" = 1'-0"



REAR ELEVATION - BUILDING F (1/1)

3/32" = 1'-0"



LEFT ELEVATION - BUILDING F (1/1)

3/32" = 1'-0"

FINISH / COLOR LEGEND

- 1 "MAIN" STUCCO
DEC 168 WINTER LITE
- 2 "SECONDARY" STUCCO
DEU 386 PRECIOUS PEARL
- 3 RAILINGS / ACCENTS / GATES / METAL FININGS - BYEBROU
DEA 186 BLACK PEARL
- 4 STUCCO ACCENTS / GRIDS
DE 6340 CANADIAN LAKE
- 5 DOORS / TILE AND / OR STUCCO SQUARE DTL'S
DE 5875 OCEAN CITY
- 6 4 X 20 SCORED CONCRETE VENEER /
CPU BLOCK NATURAL GREY COLOR/
FINISH TEXTURE AS SELECTED BY OWNER

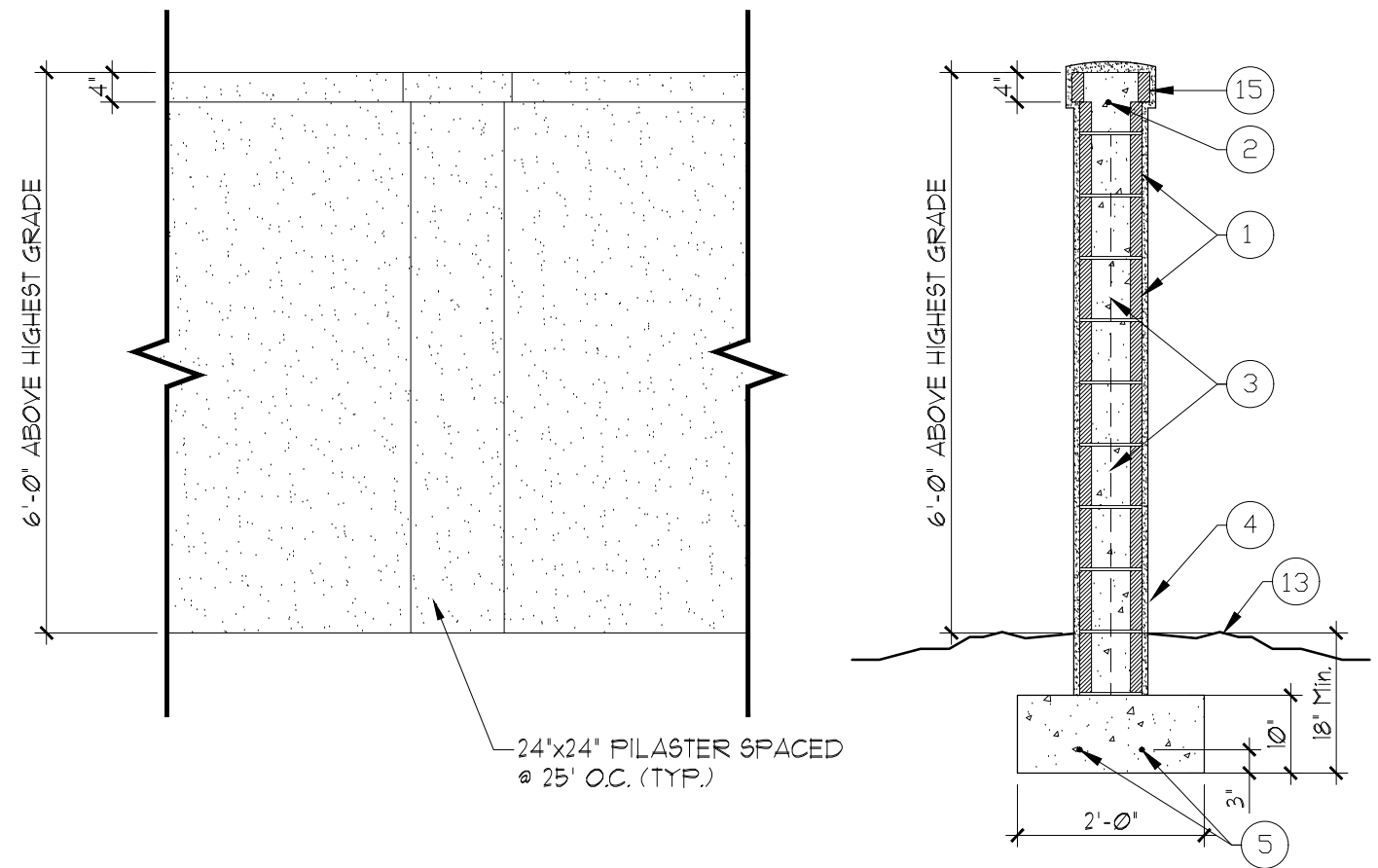
Exhibit H

Site Details

Avari Apartments

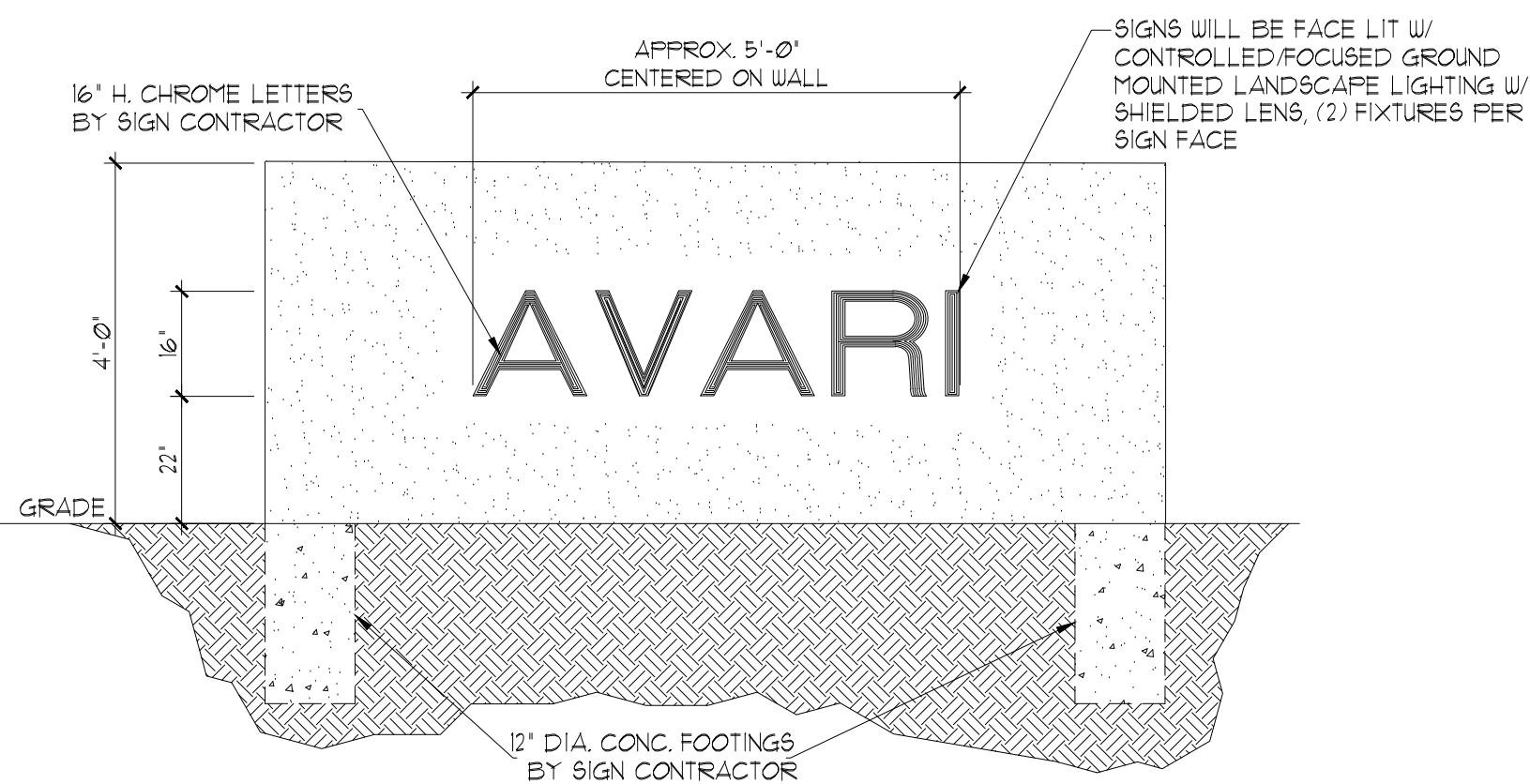
KEY NOTES-YARD WALLS

1. 8' x 8' x 16' CMU w/ STUCCO FINISH TO MATCH BUILDINGS.
2. #4 BARS CONTINUOUS BOND BEAM
3. #4 BARS @ 8' O.C. VERT. GROUT CELLS SOLID FULL HT.
4. PROVIDE 4" OPENING AT LOW POINT WHERE FLOOR SLOPES BACK TO BIN RECEPTACLE SPACED AT 10'-0" O.C.
5. 2" #4 BARS CONTINUOUS.
6. FINISHED GRADE
7. 12' X 4' X 16' CMU CAP BLOCK - TYP. AT ALL YARD WALLS.

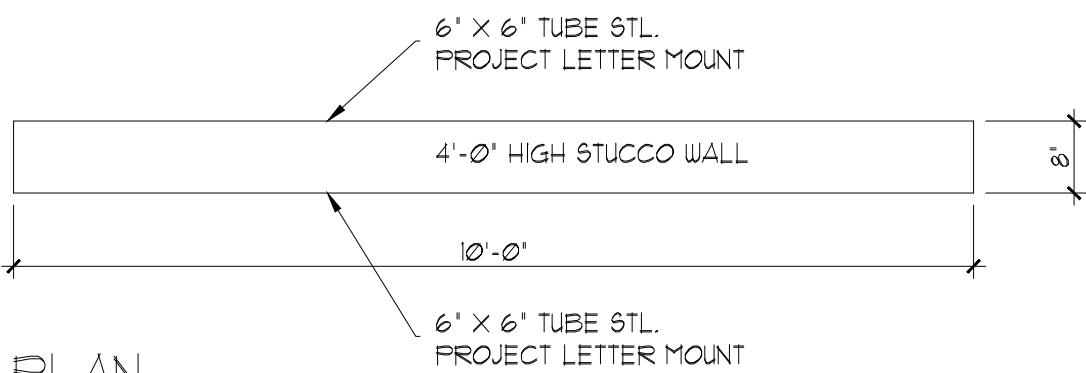


12 STUCCO WALL DTL.

1/4" = 1'-0"



ELEVATION



PLAN

11 PROJECT SIGN DTL.

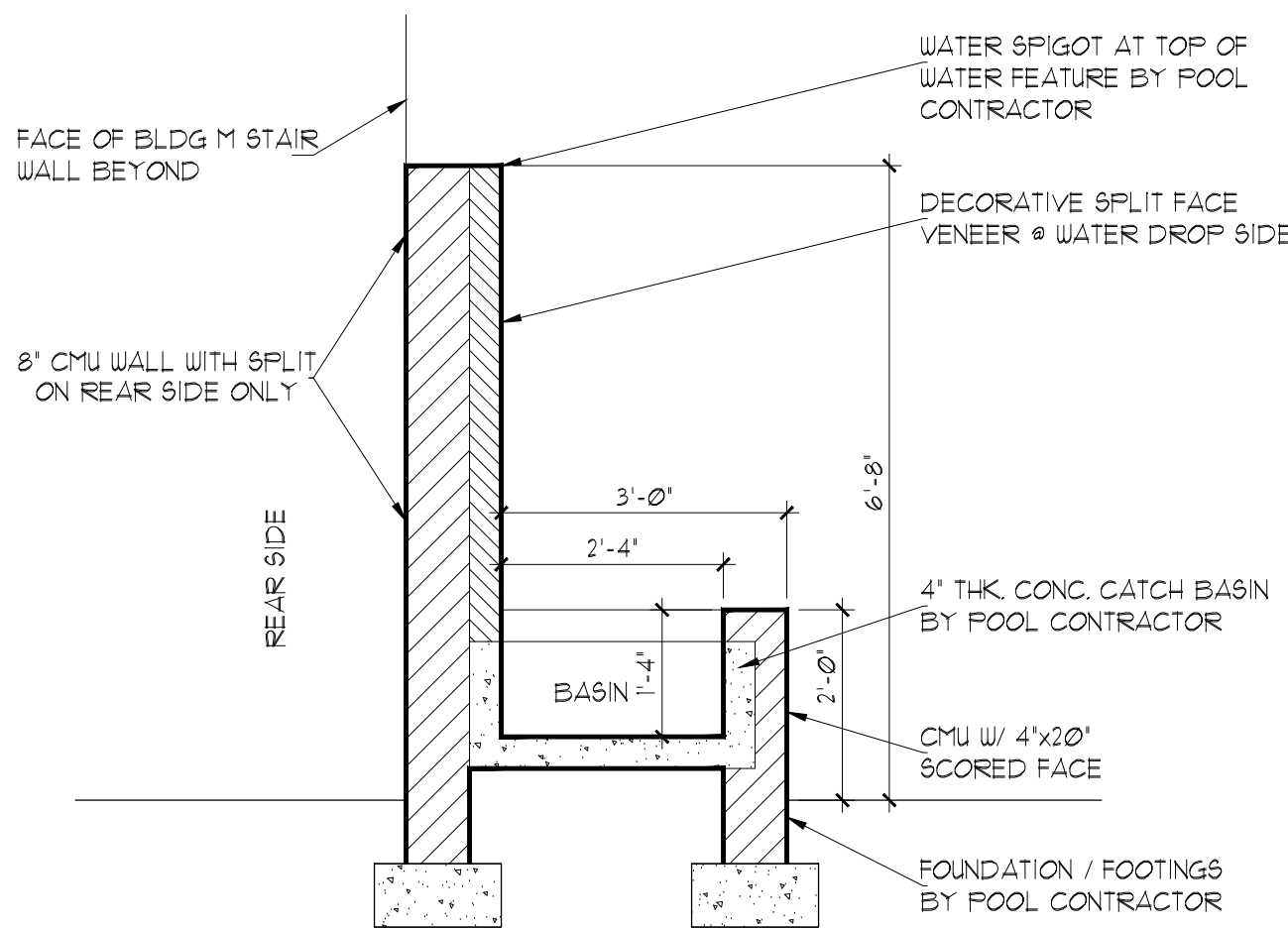
1/4" = 1'-0"



Dog Park Waste Receptacles: Fido House Header Pet Waste Station - #501402 - Fido House

5 DOG WASTE STATION.

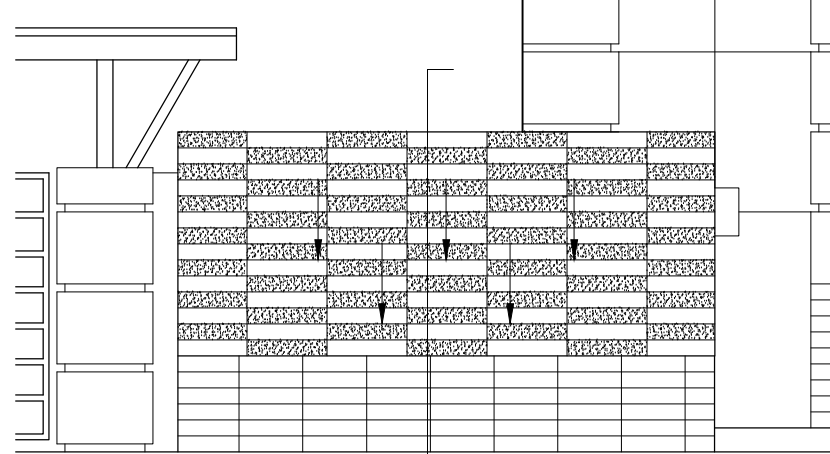
1/4" = 1'-0"



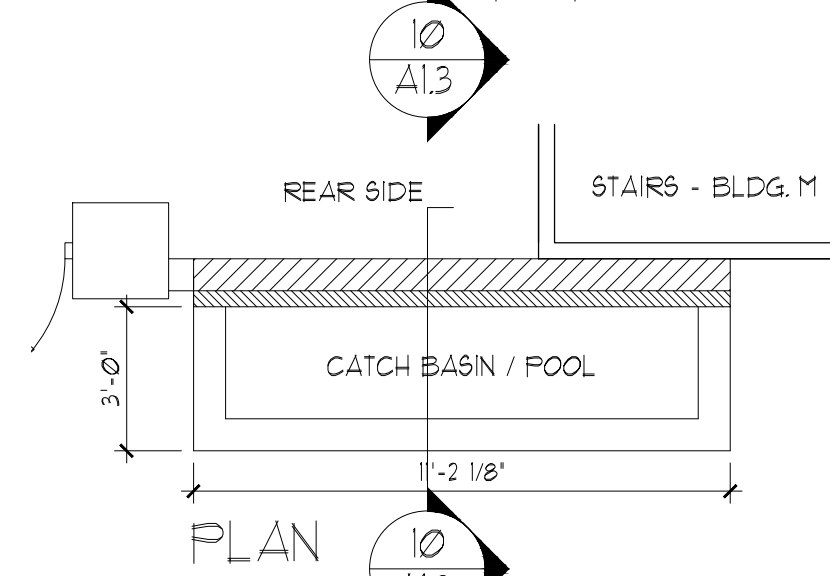
Trash Receptacles: "Classic Series Waste Receptacle - C5UR2121 - Phoenix Precast

9 WASTE RECEPTACLE

1/4" = 1'-0"



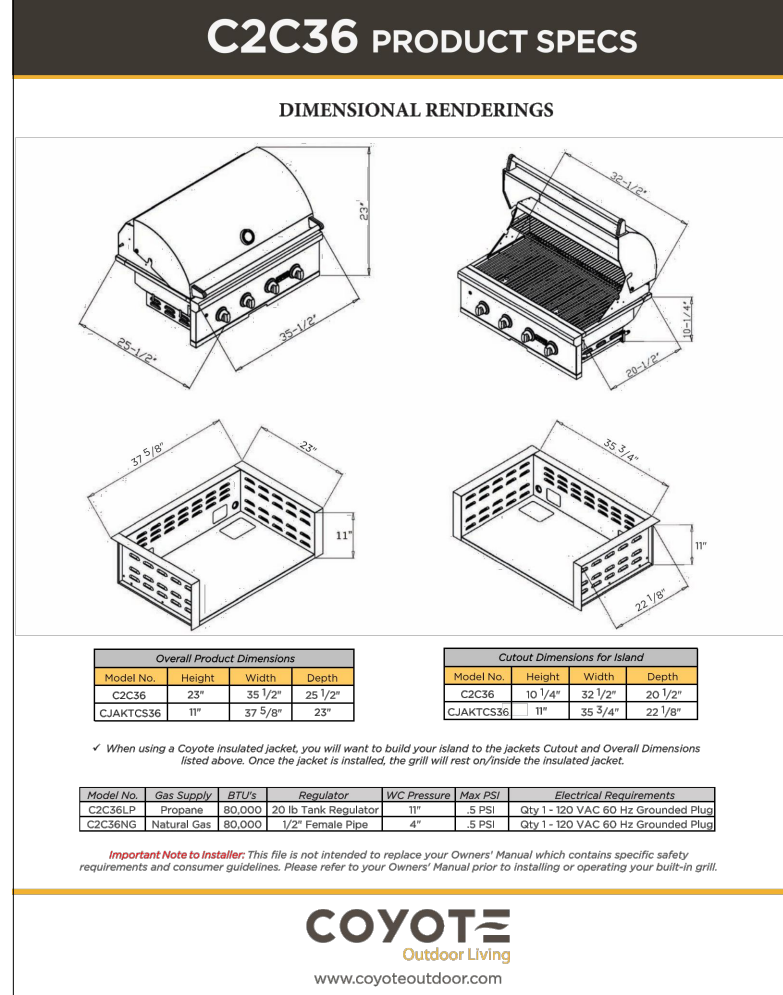
ELEVATION



PLAN

10 WATER FEATURE

1/4" = 1'-0"



4 BBQ GRILL SPEC.

1/4" = 1'-0"

8 PRE CAST BENCH

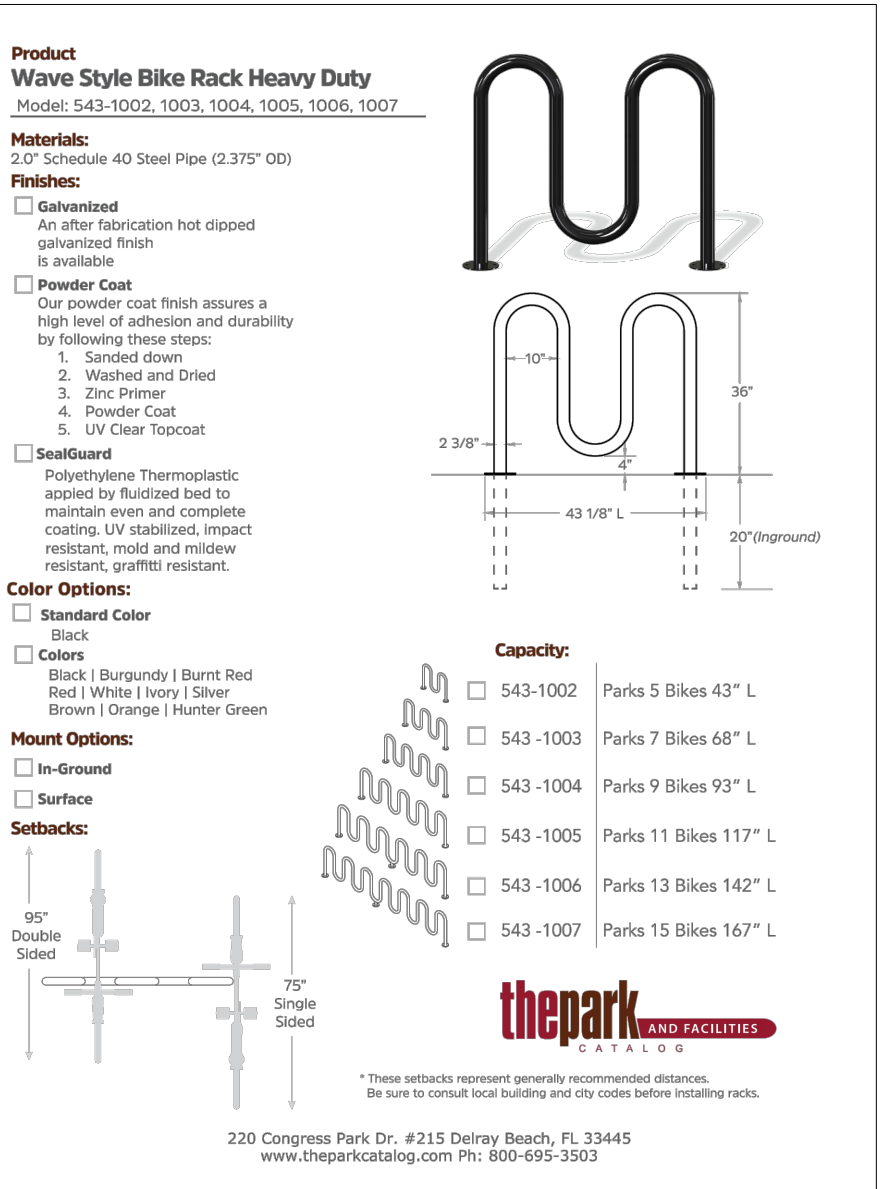
1/4" = 1'-0"



Tot Lot: Model # 61947 - Little Tykes

7 TOT LOT EQUIPMENT

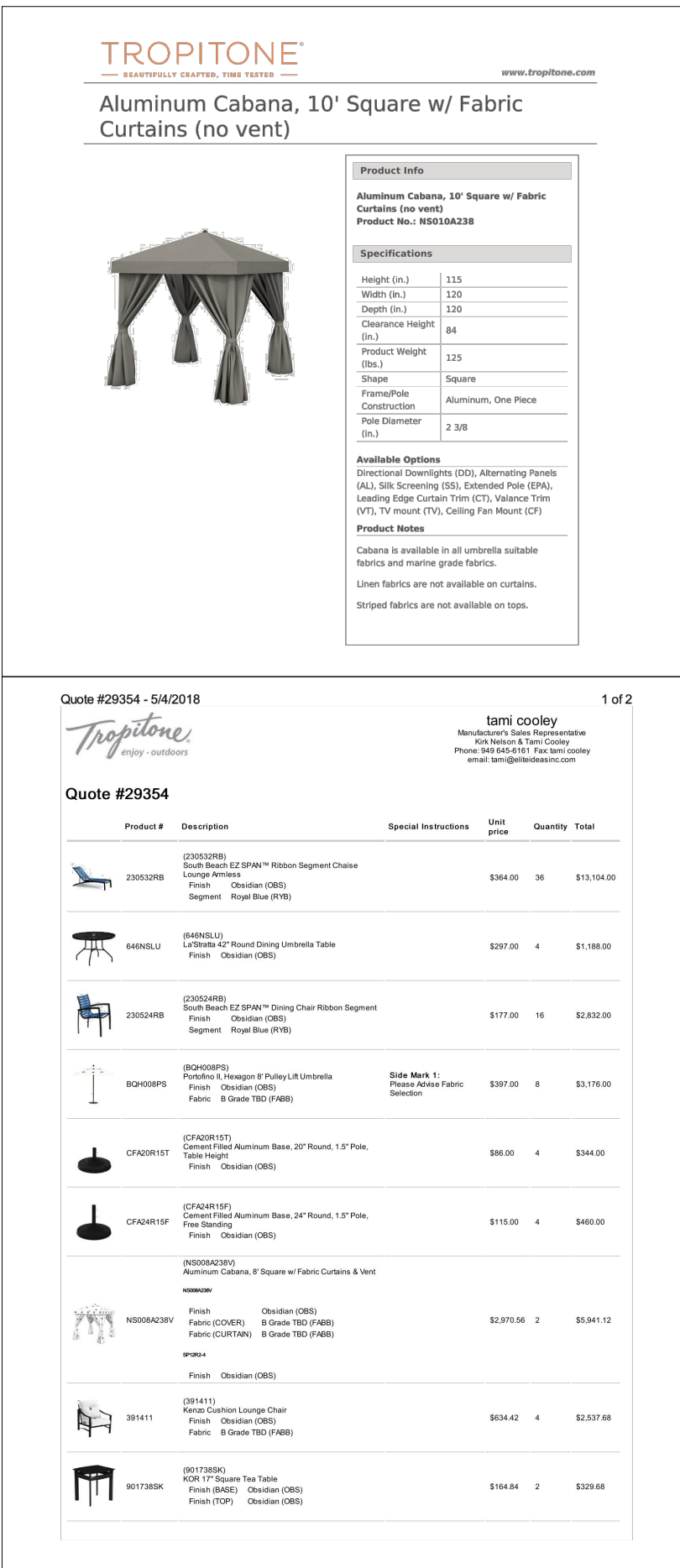
1/4" = 1'-0"



SEE SITE PLAN FOR LOCATION OF BIKE RACKS

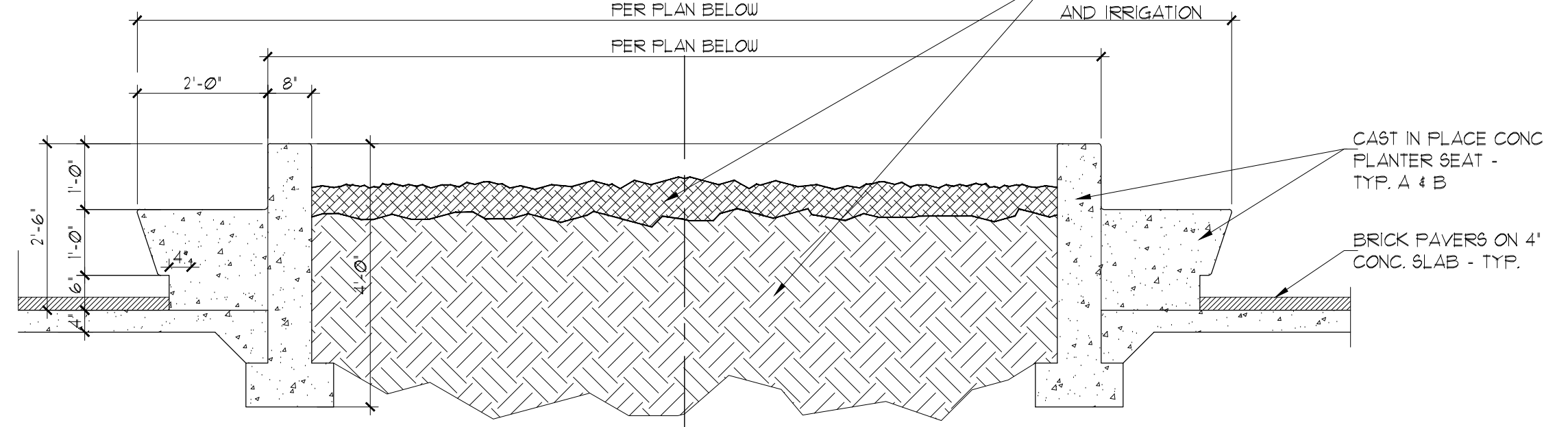
3 BICYCLE RACK DTL.

1/4" = 1'-0"



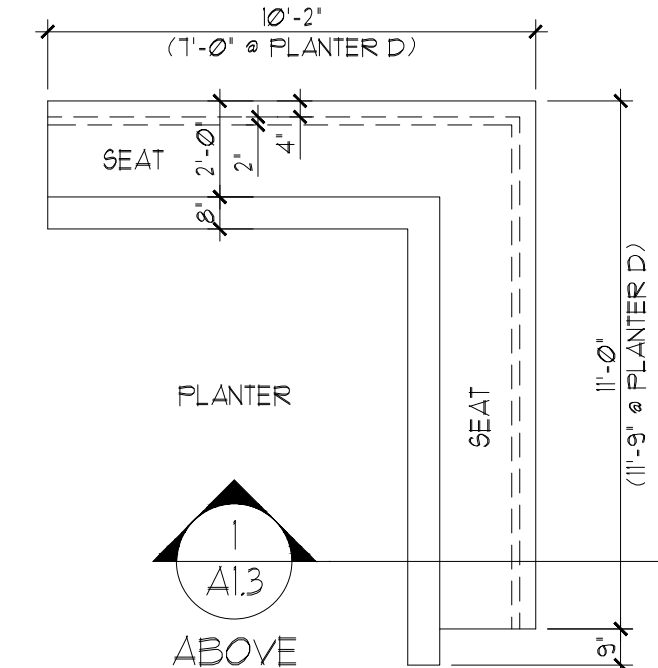
6 POOL FURNITURE

1/4" = 1'-0"



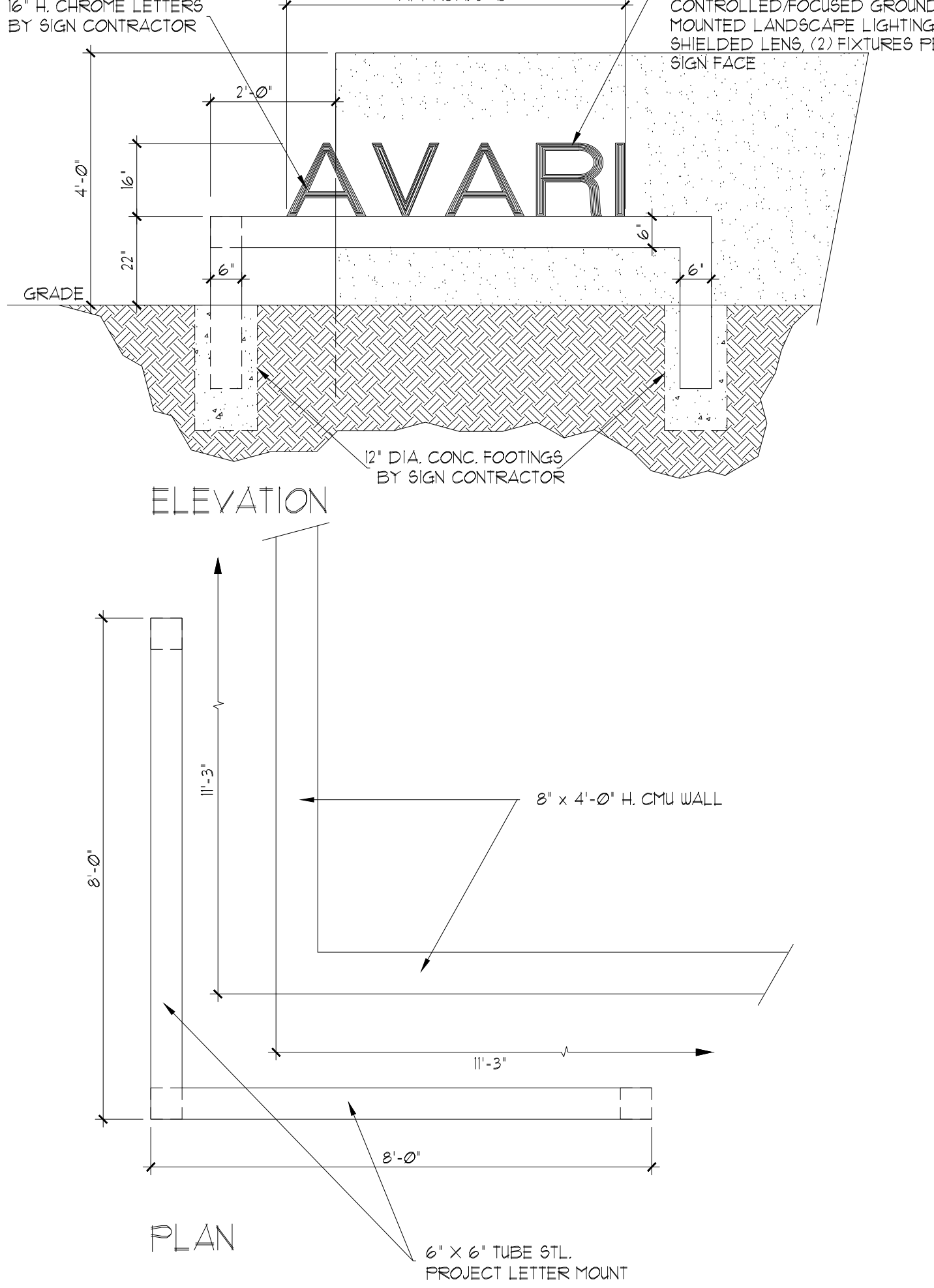
TYPICAL PLANTER SECTION

1/2" = 1'-0"



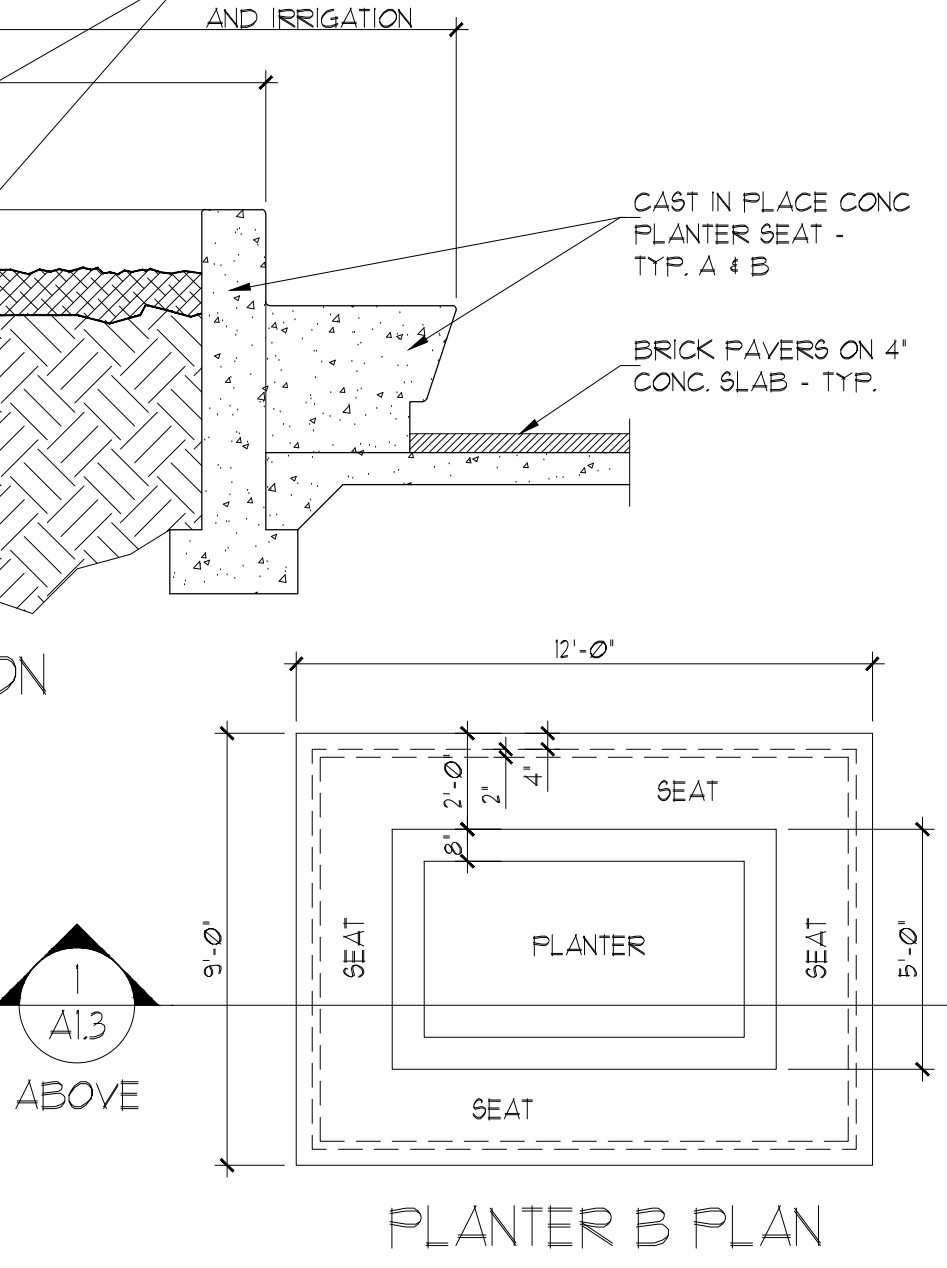
PLANTER C PLANTER DETAILS (A, B, C)

1/4" = 1'-0"

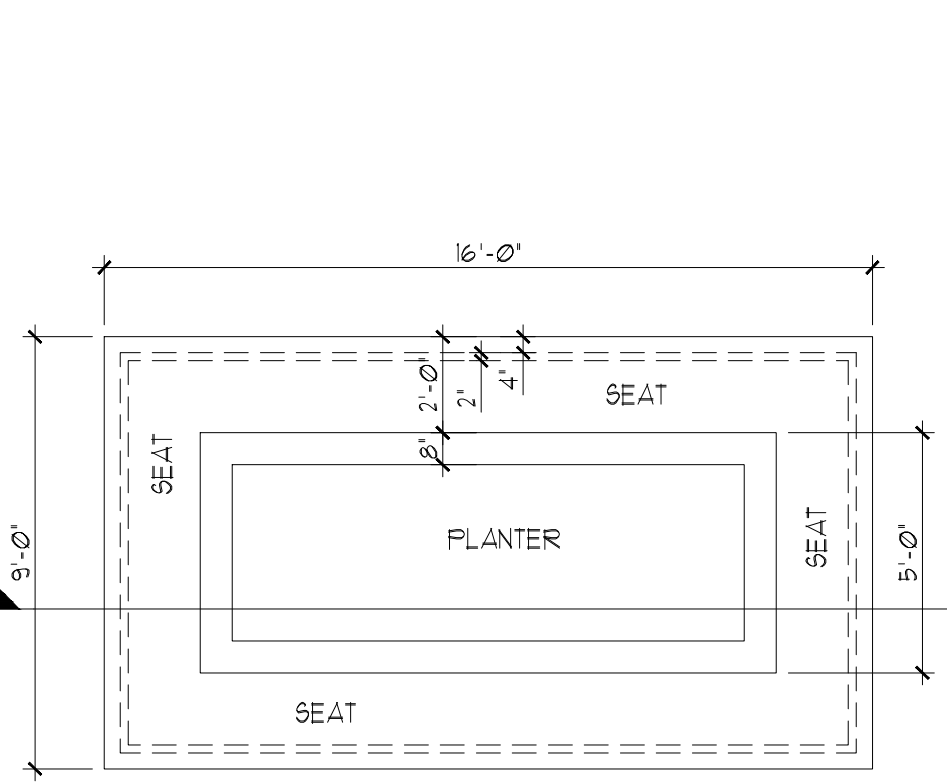


2 PROJECT SIGN DTL.

1/4" = 1'-0"

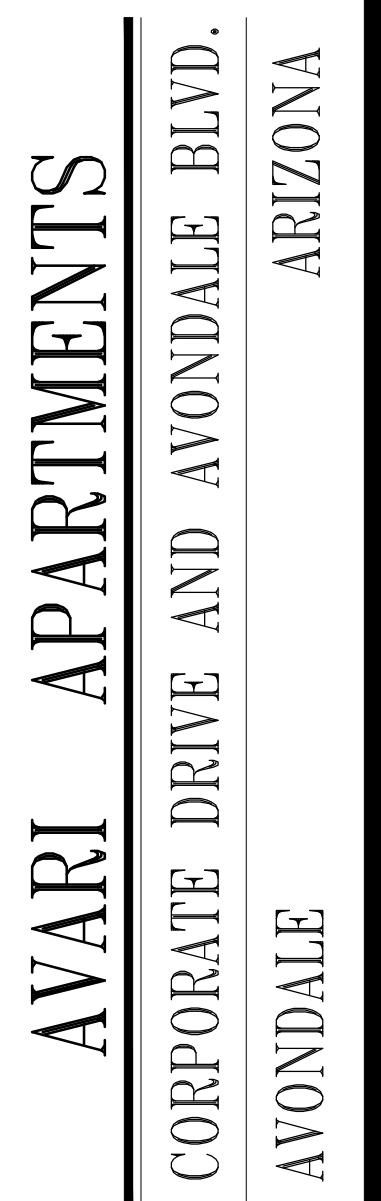
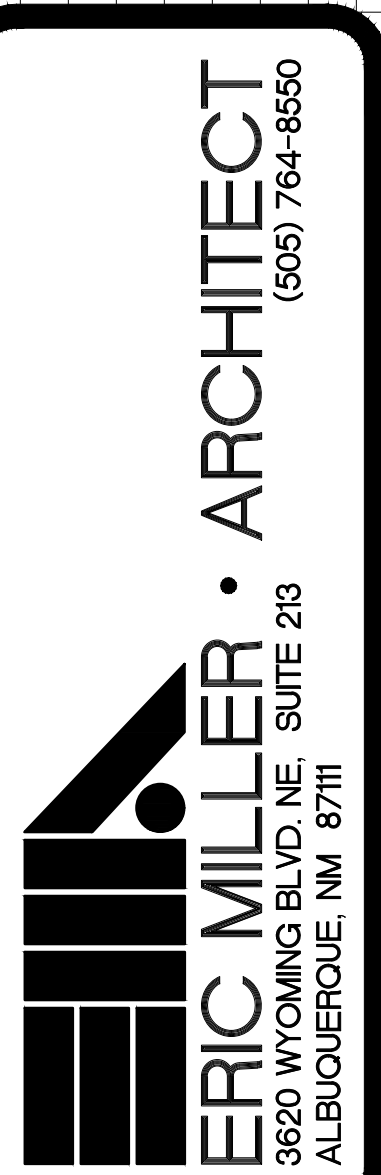


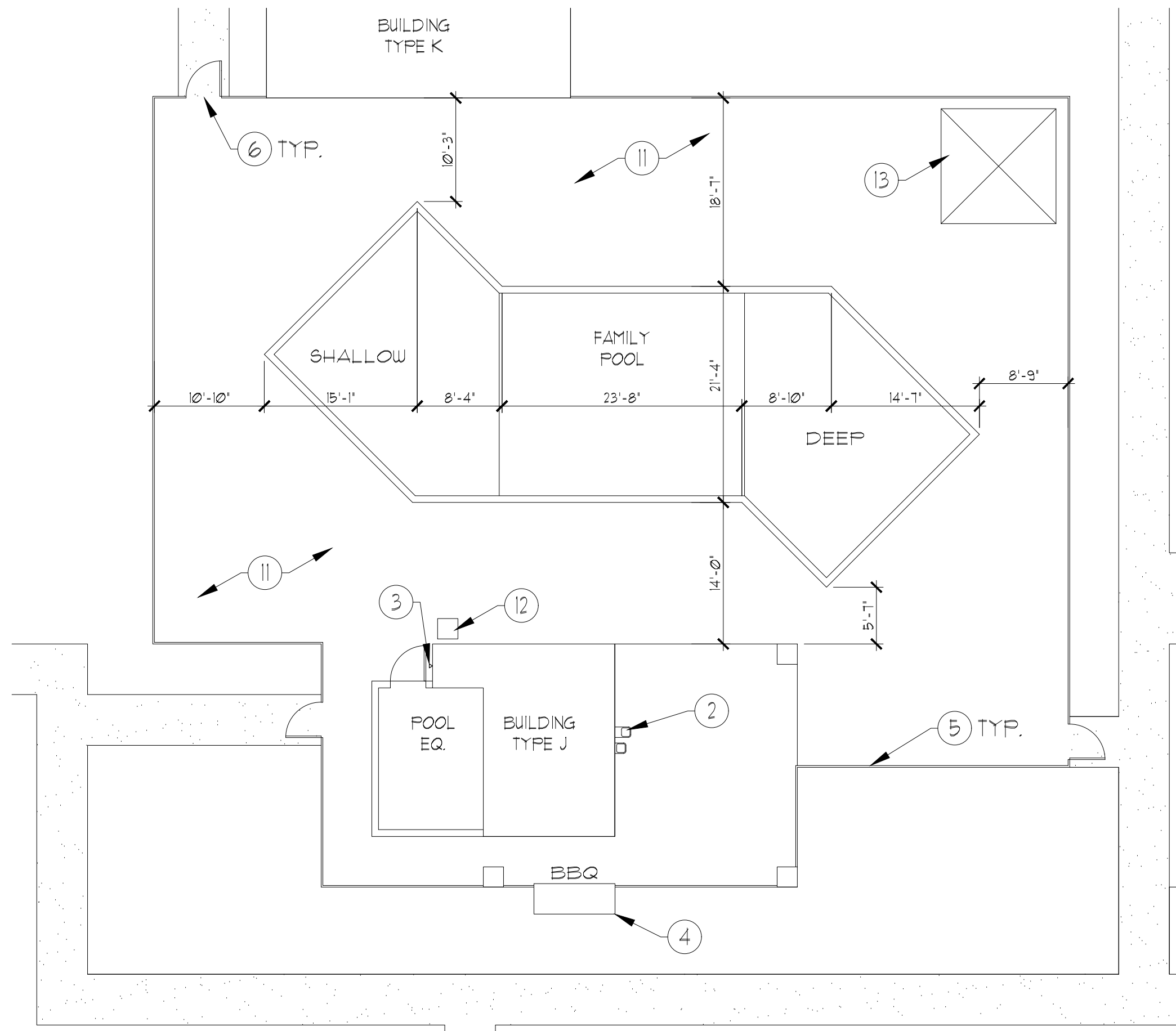
PLANTER B PLAN



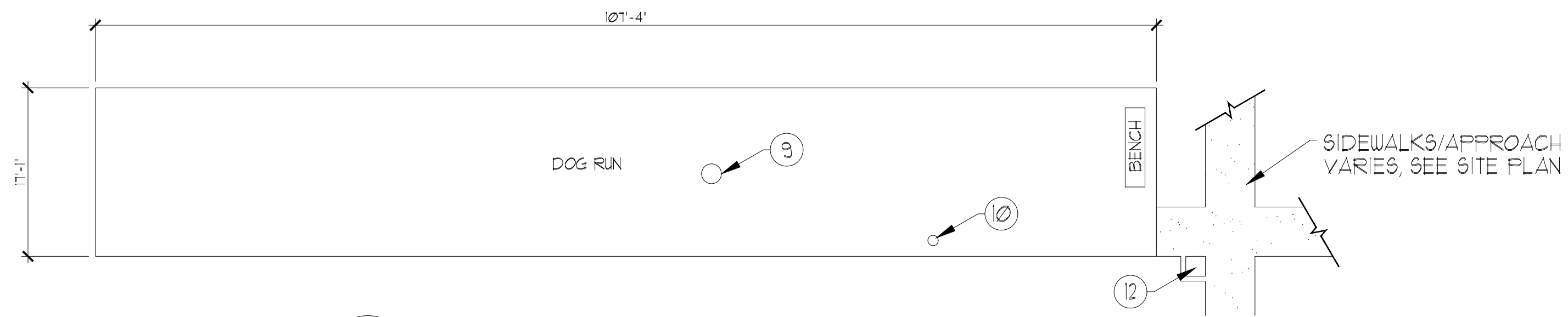
PLANTER A PLAN

1/4" = 1'-0"

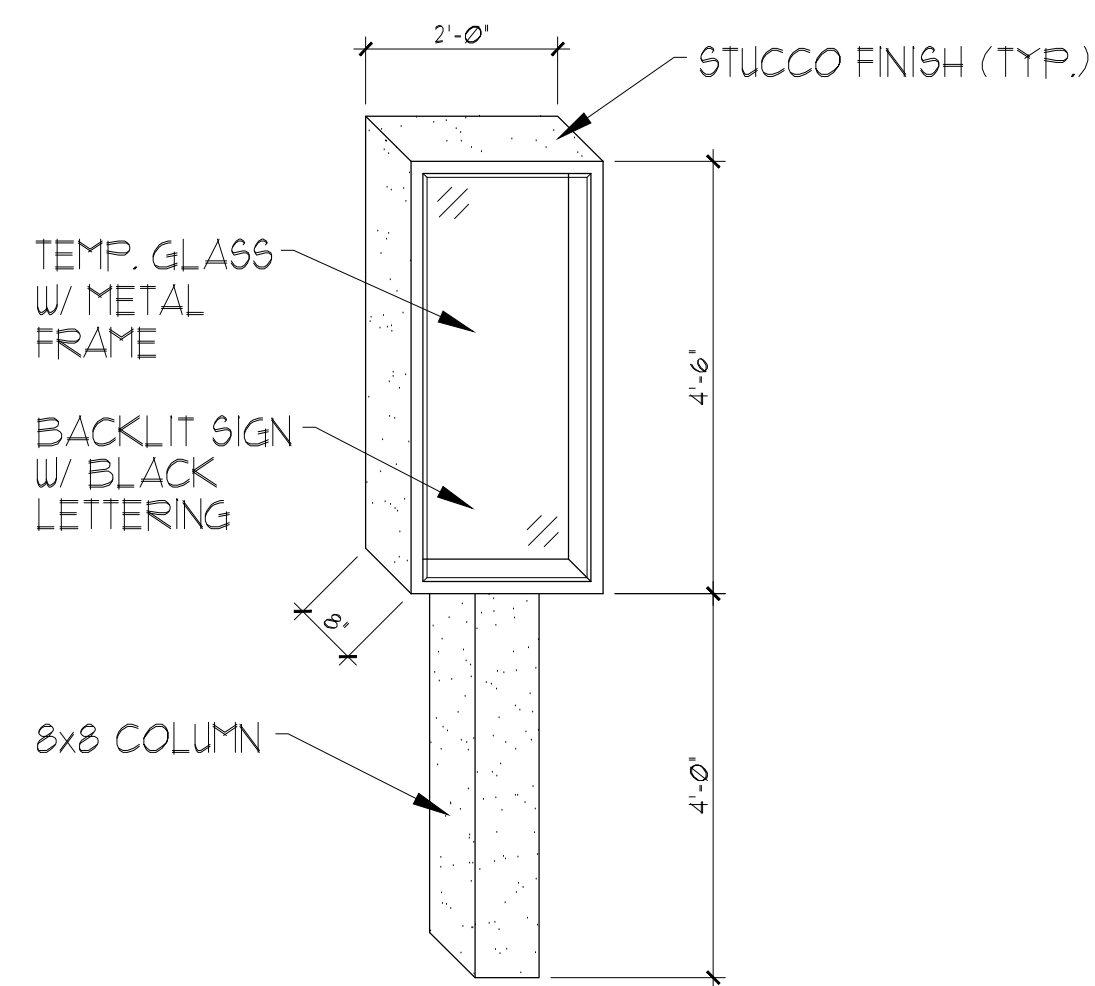




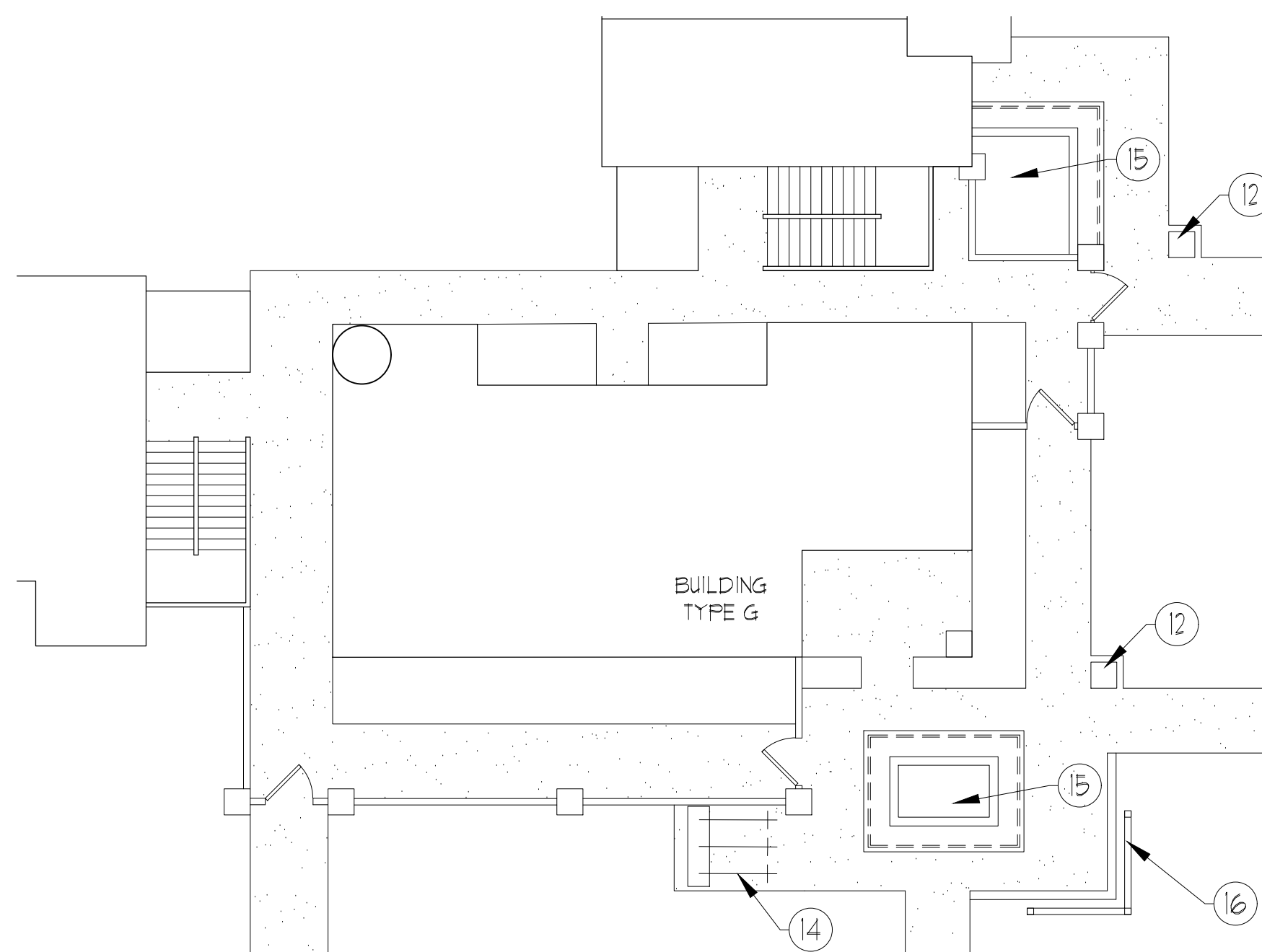
3 FAMILY POOL AREA
A1.4 3/32" = 1'-0"



4 DOG STATION AREA
A1.4 3/32" = 1'-0"



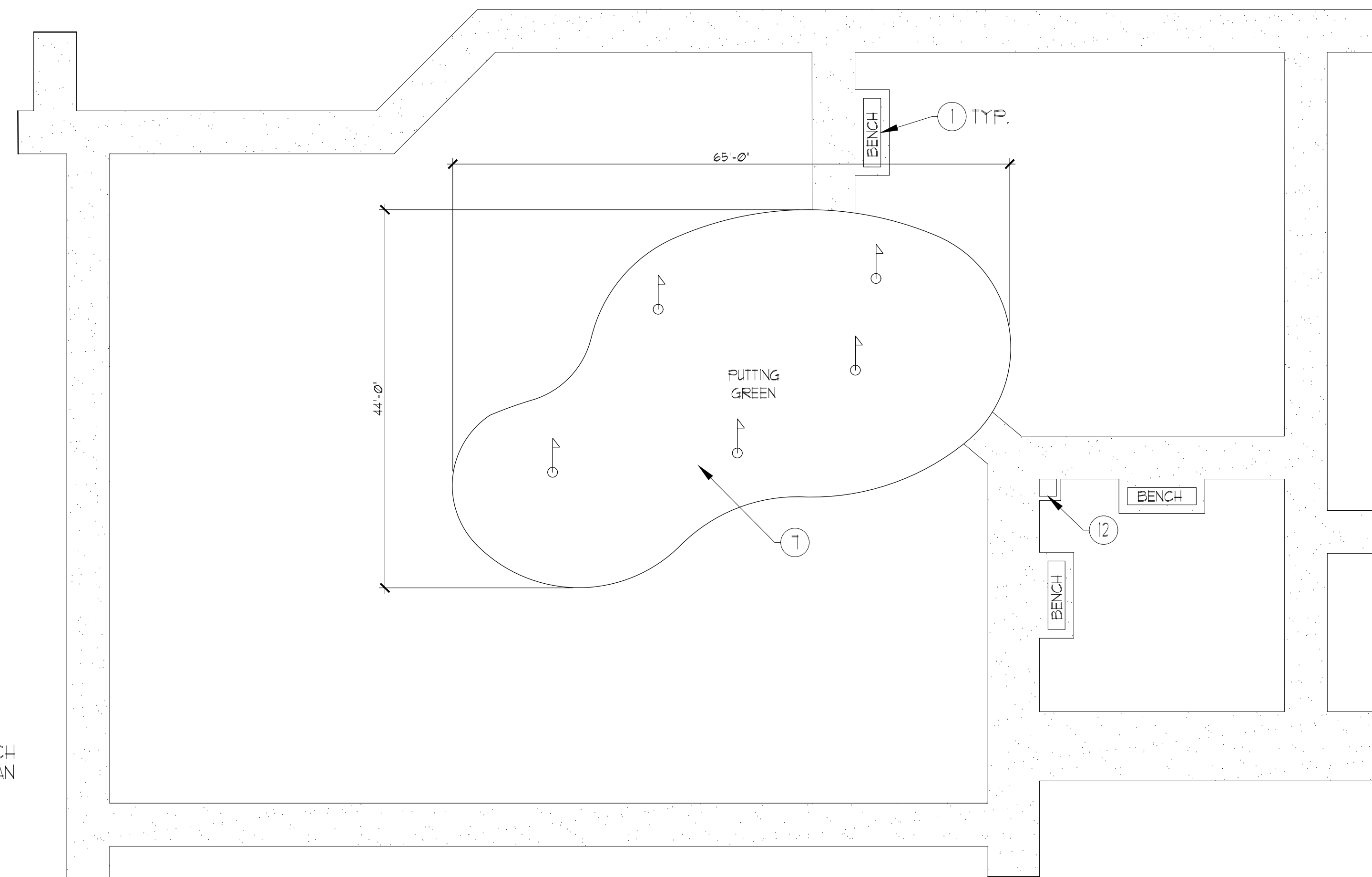
6 PROJECT DIRECTORY SIGN
A1.4 1/2" = 1'-0"



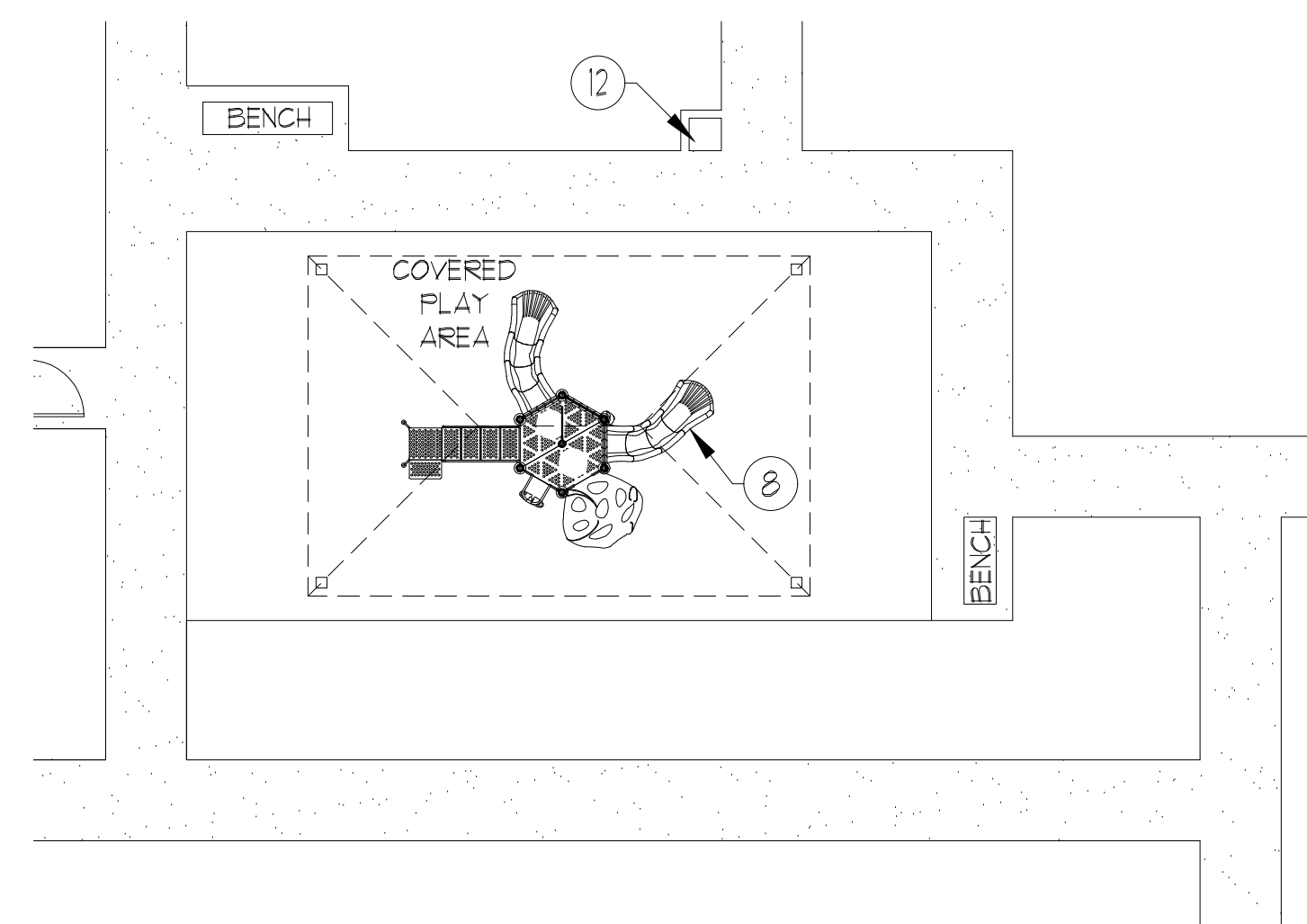
5 CORNER PLAZA AREA
A1.4 3/32" = 1'-0"

SITE KEYED NOTES

1. PEDESTRIAN BENCH SEE DETAIL 8/A13
2. HIGH/LOW DRINKING FOUNTAINS PER CODE
3. SHOWER HEAD # 80" AFF.
4. BBQ GRILL SEE DETAIL 4/A13
5. 60" HIGH W/ POOL SECURITY BARRIER FENCING (PER MARICOPA COUNTY HEALTH DEPT. REQ.)
6. 42" WIDE BY 60" HIGH W/ GATE W/ SELF CLOSURE AND ELECTRONIC ACCESS PAD
7. ARTIFICIAL PUTTING SURFACE (NATURAL GREEN) W/ (5) HOLES AND SMALL INDICATOR FLAGS
8. KIDS PLAYGROUND EQUIPMENT, SEE DETAIL 1/A13
9. 'FAKE' FIRE HYDRANT
10. DOG WASTE STATION, SEE DETAIL 5/A13
11. POOL FURNITURE SEE DETAIL 6/A13
12. TRASH RECEPTACLE, SEE DETAIL 9/A13
13. SHADE CABANA, SEE DETAIL 6/A13
14. BIKE RACK, SEE DETAIL 3/A13
15. PLANTER/SEAT, SEE DETAIL 1/A13
16. PROJECT SIGN, SEE DETAIL 2/A13



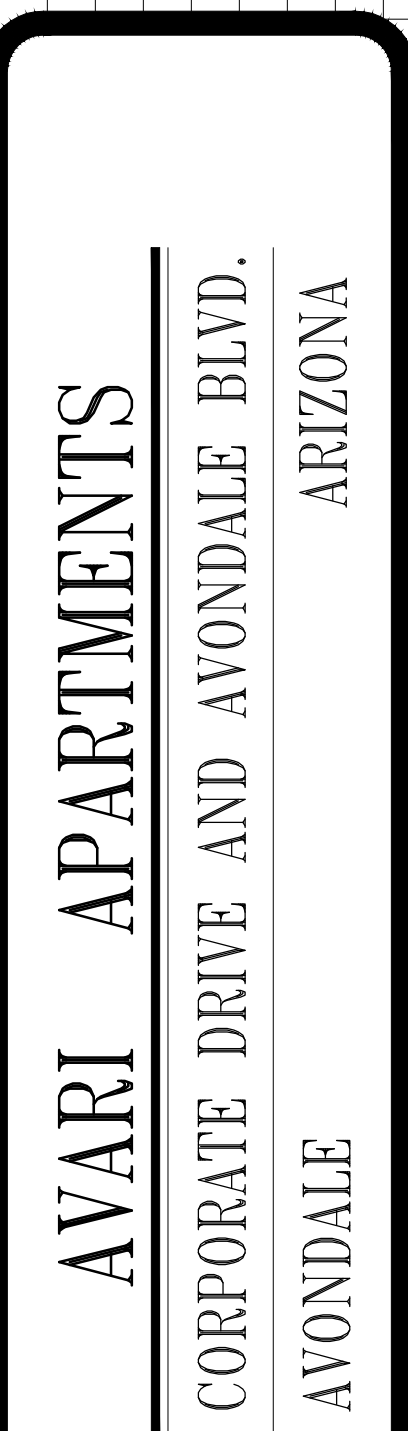
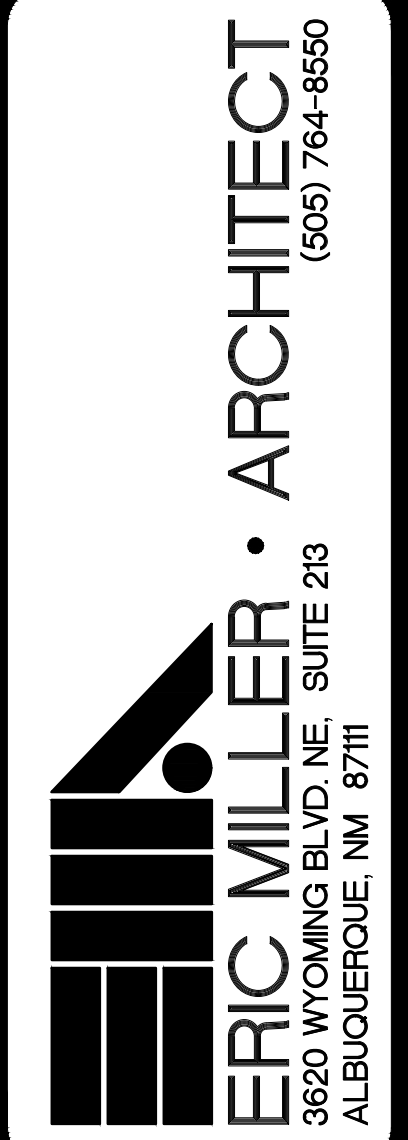
1 PUTTING GREEN AREA
A1.4 3/32" = 1'-0"



2 TOT LOT AREA
A1.4 3/32" = 1'-0"



SHADE STRUCTURE - EXAMPLE
(BUILT BY OTHERS)
MFG: AWNING WORKS INC.



DRAWN BY: MM
DATE: 6-11-20
REVISIONS:

