



Planning Commission  
Online Meeting Agenda  
Wednesday, September 16, 2020

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**REGULAR MEETING**

**6:00 PM**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. OPENING STATEMENT**

**4. APPROVAL OF MINUTES**

August 19, 2020.

**5. PUBLIC HEARING ITEMS**

**a. FULTON HOMES ACCLAIM - MAJOR GENERAL PLAN AMENDMENT - APPLICATION PL-20-0043**

Planning Commission will hold a public hearing and consider a request by Mr. Stephen W. Anderson, Gammage & Burnham PLC, for a Major Amendment to the Avondale General Plan 2030 Land Use Map for Fulton Homes Acclaim, a proposed 153.20 gross acre planned development at the northwest corner of 99th Avenue and Thomas Road. The proposed Major General Plan Amendment, if approved, will amend the General Plan 2030 Land Use Map designations for the property from 114.73 gross acres of Mixed Use and 38.47 gross acres of Freeway Commercial to Medium Density Residential (MDR). As required by Arizona Statute for Major General Plan Amendments, the Commission held an initial public hearing for public comment on this request on August 19, 2020. At this September meeting, Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Brian Craig, Planning Manager

**b. FULTON HOMES ACCLAIM - REZONING FROM COMMUNITY COMMERCIAL (C-2) TO PLANNED AREA DEVELOPMENT (PAD) - APPLICATION PL-20-0086**

Planning Commission will hold a public hearing and consider a request by Mr. Stephen W. Anderson, Gammage & Burnham PLC, to rezone 153.20 acres of land at the northwest corner of 99th Avenue and Thomas Road from Community Commercial (C-2) to Planned Area Development (PAD). The proposed Fulton Homes Acclaim PAD will allow for a 585-lot, master-planned single-family development at a density of approximately 4.0 dwelling units per acre. A request to change the General Plan 2030 Land Use Map designation of the property from Mixed Use and Freeway Commercial to Medium Density Residential (MDR) will be considered separately. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Brian Craig, Planning Manager

**c. BEST WESTERN HOTEL - REZONING FROM AGRICULTURAL (AG) TO COMMERCE PARK (CP) - APPLICATION PL-19-0248**

Planning Commission will hold a public hearing and consider a request by Mr. Ranjit Singh, IB Hospitality, LLC, to rezone approximately 3.6 acres of property located east of the north terminus of Eliseo C. Felix Jr. Way, south of Interstate 10 from Agricultural (AG) to Commerce Park (CP) to allow for the development of two (2) hotels on the subject property. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Brian Craig, Planning Manager

**d. KAZI'S – REQUEST FOR HISTORIC AVONDALE INFILL OVERLAY (HAIO) - APPLICATION PL-18-0099**

Planning Commission will hold a public hearing and consider a request by Quoc Truong, Architectural Resource Team, to apply the Historic Avondale Infill Overlay (HAIO) to approximately 0.9 net acres of property located approximately 125 feet east of the southeast corner of Litchfield Road and Main Street (MC-85). The subject property is zoned Community Commercial (C-2). Approval of the request will modify development standards on the subject site, allowing for development of a new gas station with convenience store, Kazi's, on the property. Development standards subject to modification through this request include, but are not limited to, a reduced parking and landscape setback adjacent to Main Street, a reduced building setback to a residential use, and a reduced landscape setback to a residential use. An application for a Conditional Use Permit (CUP) to allow for a gas station and convenience store in the C-2 district for this property will be considered separately. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Michelle Simerdla, Senior Planner



**e. KAZI'S – REQUEST FOR CONDITIONAL USE PERMIT – APPLICATION PL-19-0023**

Planning Commission will hold a public hearing and consider a request by Quoc Truong, Architectural Resource Team, on behalf of property owner, Hamid Kazi, for approval of a Conditional Use Permit (CUP) to allow a gas station in the C-2 (Community Commercial) zoning district. The use is proposed on a 0.9 net-acre site, located approximately 125 feet east of the southeast corner of Litchfield Road and Main Street (MC-85). The subject property is zoned C-2; City Council approval of a CUP is required for a gas station in the C-2 district since it is a conditionally permitted use within this zoning district. There is a concurrent request to apply the Historic Avondale Infill Overlay (HAIO) to allow for modified development standards on the site. The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Michelle Simerdla, Senior Planner

**6. PLANNING DIVISION REPORT**

**7. CALENDAR**

Next meeting date is October 21, 2020.

**8. ADJOURNMENT**

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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.

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Wednesday, August 19, 2020  
6:00 P.M.

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*Note from the Clerk: The August 19, 2020 Planning Commission meeting was hosted online using the online Zoom Cloud Meeting platform. All participants attended by phone or video.*

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### 1. CALL TO ORDER

Chair Iwanski called the Regular Meeting to order at 6:01 P.M.

### 2. ROLL CALL

The following members and representatives were present:

#### COMMISSIONERS PRESENT BY PHONE/VIDEO

David Iwanski, Chair  
Linda Warren, Vice Chair  
Maribel Guerrero, Commissioner  
Lisa Osborne, Commissioner  
Denise Stanfield, Commissioner  
Christopher Thompson, Commissioner (Joined meeting at 6:39 P.M.)  
Larry White, Alternate Commissioner

#### COMMISSIONERS ABSENT (EXCUSED)

Lisa Amos, Commissioner

#### CITY STAFF PRESENT

Brian Craig, Planning Manager  
Marcella Carrillo, City Clerk  
Stephanie Small, Senior Management Analyst  
Ken Galica, Division Lead Planner  
Rick Casswell, Senior Planner  
Michelle Simerdla, Senior Planner  
Chris Sexton, Planner

### 3. OPENING STATEMENT

Chair Iwanski read the Opening Statement.

#### **4. APPROVAL OF MINUTES**

##### **a. July 15, 2020**

Commissioner Osborne moved to approve the July 15, 2020 minutes as presented; Commissioner Stanfield seconded the motion.

Upon vote, the motion was carried unanimously 5 to 0.

|                          |     |
|--------------------------|-----|
| David Iwanski, Chair     | Aye |
| Linda Warren, Vice Chair | Aye |
| Commissioner Guerrero    | Aye |
| Commissioner Osborne     | Aye |
| Commissioner Stanfield   | Aye |

#### **5. PUBLIC HEARING ITEMS**

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

Planning Commission held a public hearing and considered 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

Rick Casswell, Senior Planner presented, Items 5 (a) and 5(b) together, however, two separate votes were required on each item. He clarified that these two items were presented during the last meeting, however, there was an error in regard to public notification. Notification was provided on a partial basis as opposed to full notice, which is a requirement.

Mr. Casswell provided an overview of the property located at the corner of 107th Avenue and Roosevelt, south of I-10. The property exists within the Avondale Automall, with a number of PADs within the vicinity. The parcel is located within the Business Park Land Use Designation Area. It is surrounded by Freeway Commercial designations to the north and west and a number of other Business Park designated properties surrounding to the east and south. The Planning Commission approved the items at the last meeting and there have been no project changes. Staff is once again recommending approval.

Chair Iwanski opened the public hearing on this item. Staff received no requests to speak and there were no comments from the public.

Chair Iwanski closed the public hearing and invited a motion.

Vice Chair Warren moved that the 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. Commissioner Guerrero seconded the motion. Applicant representative, Paul Gilbert was present and available for questions.

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

Upon vote, the motion was carried unanimously 5 to 0.

|                          |     |
|--------------------------|-----|
| David Iwanski, Chair     | Aye |
| Linda Warren, Vice Chair | Aye |
| Commissioner Guerrero    | Aye |
| Commissioner Osborne     | Aye |
| Commissioner Stanfield   | Aye |

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

Planning Commission held a public hearing and considered 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

The Staff presentation for this agenda item was covered under Agenda Item 5(a).

Chair Iwanski opened the public hearing on this item. Staff received no requests to speak and there were no comments from the public.

Chair Iwanski closed the public hearing and invited a motion.

Vice Chair Warren moved that the 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; Commissioner Osborne seconded the motion.

Upon vote, the motion was carried unanimously 5 to 0.

|                          |     |
|--------------------------|-----|
| David Iwanski, Chair     | Aye |
| Linda Warren, Vice Chair | Aye |
| Commissioner Guerrero    | Aye |
| Commissioner Osborne     | Aye |

**c. FULTON HOMES ACCLAIM – MAJOR GENERAL PLAN AMENDMENT – APPLICATION PL-20-0043**

Planning Commission will hold a public hearing and consider a request by Mr. Stephen W. Anderson, Gammage & Burnham PLC, for a Major Amendment to the Avondale General Plan 2030 Land Use Map for Fulton Homes Acclaim, a proposed 153.20 gross acre planned development at the northwest corner of 99th Avenue and Thomas Road. The proposed Major General Plan Amendment, if approved, will amend the General Plan 2030 Land Use Map designations for the property from 114.73 gross acres of Mixed Use and 38.47 gross acres of Freeway Commercial to Medium Density Residential (MDR). As required by Arizona Statute for Major General Plan Amendments, the Commission will conduct two separate public hearings to promote citizen participation. The first public hearing is an opportunity for the public to comment; no action will be taken by the Commission as that will occur at the second public hearing. The second public hearing, scheduled for September 16, 2020, is another opportunity for public comment and the Commission will take action on the request.

Staff Contact: Brian Craig, Planning Manager

Mr. Craig stated that Major General Plan Amendments involve a two-step process. During this meeting, the item will be presented, and information provided. Step two requires that the item be brought back before the Commission next month prior to presentation to City Council for final action. This Major General Plan amendment is being proposed to allow for future development of a single-family master-planned community called Fulton Homes Acclaim. The site location is the northwest corner of 99th Avenue and Thomas Road. To the south is Holy Cross Cemetery, which is zoned agricultural with a special use district overlay to allow for the cemetery. To the west is the existing Glenarm Farms estate development with 150 large lot estates. To the north is Parkside, a master-planned community consisting of 662 lots, 21 acres of mixed use on the north end and ten (10) acres of planned office on the southeast corner. The new owners are proposing to convert the ten (10) acres to residential and this is supported by Staff. East of 99th Avenue is within the City of Phoenix's jurisdiction, currently zoned as PUD for mixed use residential, retail and commercial. A notch on the southwest corner owned by SRP is excluded from the General Plan Amendment and future Rezoning request. On the southeast corner, there is an existing well site also owned by SRP. On the development plan, there will be a future wellsite dedication for the expansion and relocation of the well site. The site is currently zoned C-2 (Community Commercial) and the applicant will be processing a concurrent Rezoning request to change it to Planned Area Development (PAD).

In looking at the Current and Future Land Use Map designations for the site, there is nearly 115 acres of Mixed Use designation, which allows for proportional residential and commercial uses. A small portion in the southeast corner is designated Freeway Commercial, which allows for a broad range of nonresidential uses, concentrated retail, hospitality, hotels and other uses. The proposed General Plan Amendment is to change the designation to Medium Density Residential, which allows for single-family residential at a density of 2.5 to 4.0 dwelling units per acre. The Rezoning application will be heard concurrently with the second step in the process.

Mr. Craig addressed reasons that Staff is supportive of the proposal. In general, there have been a number of new master-planned communities in Avondale approved or under development. This illustrates there is a low inventory of currently designated Medium Density Residential remaining in the community. In working with the developer, Staff is seeking to implement executive size lots, which are 60 feet or wider. The developer is supportive and agreed to include at least 20 percent of overall lots at that size. This will assist in accomplishing goals both in the General Plan as well as in the City's Strategic Plan developed by

the City Council. Based on a market research study provided by the applicant, it was determined that the land would be at a disadvantage to remain commercial. It has been vacant since its designation as Mixed Use and Freeway Commercial. The competitive disadvantage relates to access and frontage along Loop 101. Much of the commercial development in this part of Avondale is happening along the McDowell Road corridor. Staff believes the site is more appropriate as residential rather than commercial, with the adjacent residential uses, master plan development to the north and the estate lots to the west. One of the concessions being provided by the developer is over 300 feet of separation to the estate lots to the west and open space area with landscaping. City Staff in Public Works and Engineering have reviewed the impact on utility infrastructure and determined there is no need for an increase in size or improvement of facilities to accommodate residential use on the site.

Mr. Craig reviewed work Staff has gone through with the applicant to reach this point. Major General Plan amendments require a 60-day review notice. This is the only Major General Plan amendment being processed in 2020 for the City of Avondale. The 60-day notice goes out to close to 20 agencies, municipalities and County divisions to notify them of what is being proposed on the site. The City received no responses during the notice period. The City requires the developer to work with the appropriate school districts. Both the Prendergast Elementary School District and the Tolleson Union High School District have indicated that there are adequate facilities to serve the proposed population; no school sites need to be reserved at the location.

A Neighborhood Meeting was hosted on June 30th. Chair Iwanski attended, as did Vice Mayor Dennis. Some comments included an inquiry about creating a trail or pedestrian connection to the Parkside development. The applicant has been working with the Parkside team to make this happen. There will be at least three (3) locations at the northern boundary where trail connections will be made. Another topic of discussion was traffic control for exiting and accessing off of Thomas Road. The traffic study did not indicate the necessity for a stop light at the location, due to low volume of neighborhood traffic. In addressing whether sport courts will be lit at night, Fulton allows lighting by timer. The facilities are used when needed and lights are turned off at a set hour. There was a question as to the appearance of the future SRP site on the southeast corner. The applicant indicated that they will work closely with SRP to ensure that the screen walls are compatible with the neighborhood walls being developed for Fulton Homes Acclaim.

All required notifications were completed. There was one comment on the City's aVOICE platform. The comment encouraged moving forward to complete the homes as soon as possible. In terms of next steps, Staff will return with the item at the September 16<sup>th</sup> Planning Commission meeting with the concurrent PAD Rezone application, during which time action will be taken. The recommendation will be forwarded to City Council with the concurrent PAD application for final approval.

Chair Iwanski welcomed Commissioner questions. There were no questions.

Chair Iwanski opened the public hearing on this item.

Mr. Tim Overton introduced himself as an 11-year resident of Glenarm Farms. He indicated his family loves having the fields at the location, however, they understand they will not be there forever. They are pleased to know that there will be a large setback from the Glenarm Farms Community adjacent to the Roosevelt Irrigation District (RID) Canal roads. He asked if the developer will be paving over these roads. Mr. Craig said the plan is actually to have at least 300 feet of separation from the Glenarm Farms Community. The area will consist of open space, trails and park connections. The RID canal will remain.

Stephen W. Anderson with Gammage & Burnham spoke as a representative of the developer, stating that the development includes a mix of homes, including 60-foot wide lots. The major feature is 36 acres of open space. There is a 12-acre open space area on the western perimeter, adjacent to the RID Canal. The RID Canal will remain in place in its current open condition. This is not the case for the SRP Canal on the 99th Avenue side of property; that canal will be undergrounded. The 12-acre space on the western perimeter will include a series of active and passive features. Active features include a turf area as well as full-sized basketball court, ramada and shaded playground, all approximately halfway along the perimeter. In addition, they will provide a 10-foot improved trail along the entire western perimeter of the site. It will link to the Parkside project to the north. The setbacks range from 300 to 500 feet structure to structure. In response to a question from Mr. Overton, Mr. Anderson said there is no plan for a wall in the linear open space.

There were no other public requests to speak received by Staff.

Chair Iwanski closed the public hearing.

Chair Iwanski recognized for the record that Commissioner Thompson joined the meeting at 6:39 P.M. prior to the introduction of Item 5. d.

**d. HANCOCK COMMUNITIES AT MCDOWELL 117 – MINOR GENERAL PLAN AMENDMENT – APPLICATION PL-20-0054**

Planning Commission will hold a public hearing and consider a request by Mr. Andy Jochums, Beus Gilbert McGroder PLLC, for a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Hancock Communities at McDowell 117, a proposed 217 unit multifamily residential development located approximately 1,330 feet south of the southwest corner of McDowell Road and 117th Avenue. The proposed Minor General Plan Amendment, if approved, will amend the land use designation of approximately 32.30 acres of land inclusive of 19.07 acres of privately owned property, 9.53 acres of adjacent I-10 right-of-way and a 3.70 acre undeveloped portion of Friendship Park, from High Density Residential (HDR) to Medium/High Density Residential (MHDR). The requested MHDR designation allows for a variety of single-family and multifamily residential types with a density range of four (4.0) to twelve (12.0) dwelling units per acre (4.0 du/acre target density). The adjoining 9.53 acres of I-10 right-of-way and the 3.70 acre portion of Friendship Park are included in this request solely for administrative purposes and will not be developed as part of the Hancock Communities at McDowell 117 project. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Ken Galica, Division Lead Planner

Mr. Galica prefaced the discussion by noting that he would be presenting items d. and e. together, as both relate to the same project. He provided an overview of the property details. The property is located south of McDowell Road and immediately north of I-10. The eastern boundary is the 117th Avenue Alignment. 119th Avenue terminates north of the site, but would bisect it in half. Surrounding land uses reflect I-10 as a dominant feature just south of the subject site. Despite its location adjacent to I-10, the property is essentially not visible due to an existing sound wall. To the north of the property are three (3) residential developments, two (2) apartment complexes (Ashton Point and Crystal Springs) and Country Hills Mobile Estates. Directly west of the property is Friendship Park. The portion of the park directly west of the site is not yet developed though the City has long-term plans to develop this portion with additional amenities. Directly east of the site is the new Sun Valley Academy charter school. The east half of the property is zoned PAD as part of the Crystal Springs PAD; this PAD allows for multi-family residential development.

The west half of the property is zoned Manufactured Home Park (MH). Surrounding zoning is a combination of MH and other PADs allowing either residential or commercial uses as well as Friendship Park, zoned Agricultural and the freeway having Agricultural zoning as well.

The General Plan Amendment has a larger acreage (approximately 32.30 acres) than the Rezoning (approximately 19.07 acres). This is because the General Plan Amendment covers additional land that is part of Arizona Department of Transportation (ADOT) I-10 right-of-way and a small portion of City owned land that is part of Friendship Park. The eastern half of the property was annexed in 1999 and the western half in 1983. It is currently in agricultural production. The General Plan current designation is High Density Residential, which allows for between twelve (12) to 30 dwelling units per acre, which typically takes the form of two- to three-story apartment complexes. The proposal is to reduce the density on the site from High Density Residential to Medium High Density Residential, which allows a range of four (4) to twelve (12) dwelling units per acre to allow the site to develop less intensely than currently permitted. The eastern boundary is 117th Avenue, ending at a cul-de-sac just north of the site. This will be one of the primary entrances to the site, along with 119th Avenue. 117th Avenue will serve as the primary entrance where prospective residents will enter, and where the clubhouse and leasing office will be located. Staff believes that 119th Avenue will likely become the primary resident access, as a future traffic signal is planned for the intersection, making access to eastbound and westbound McDowell Road much easier. A recommended stipulation for 117th Avenue will limit exiting traffic from turning left onto McDowell Road.

The planned site will be a 217-unit, single story, multi-family residential development. The density is 11.3 units per acre, which is why there is a need for a General Plan Amendment to bring the land use to Medium High Density Residential. The 217 units are a combination of 144 detached two-bedroom homes (freestanding with no shared walls), with the remaining 73 units being one-bedroom duplexes. All units will include a small private walled rear yard. The property management company is responsible for the maintenance of all rear yards in addition to the common open spaces provided throughout the development.

There is direct access provided from the project into Friendship Park near the southwest corner of the proposed development with a pedestrian gate between the two properties provided at this location. The developer will provide a temporary, stabilized, decomposed granite path that will connect from the new gate to the existing sidewalk network in Friendship Park. There is no desire for a permanent sidewalk connection at this time, as it would interfere with the future planning of the currently vacant portion of the park. There are 435 proposed parking spaces, which is over 50 spaces in excess of the minimum required by the City's parking ordinance. There are 72 enclosed single car garages, 217 carport shaded parking spaces, with the remainder (146 spaces) uncovered. There is an overall open space percentage of fifteen (15) percent, which includes a clubhouse with meeting room facilities, pool, fitness center, bocce ball, cornhole courts and turfed areas. Elevations and architectural styles were reviewed.

Staff believes that the General Plan Amendment and Rezoning will result in development that is compatible with and complementary to existing uses in the area, specifically residential uses directly north, and charter school use directly to the east. The proposed PAD does not conform to the existing High Density Residential General Plan designation but does conform to the requested Medium High Density Residential designation. All proposed development standards within the PAD all exceed minimum Zoning Ordinance requirements, with two (2) exceptions supported by Staff. The first exception is to reduce minimum building separation to ten (10) feet, which is similar to a single-family neighborhood. The Second exception is to reduce the frequency of parking lot landscape islands from one (1) island every eight (8) spaces to one (1) island every ten (10) spaces. This allows additional landscape to be shifted



interior to the project. Staff believes that exceptional design is provided with eighteen (18) different color building elevation combinations. In consultation with the City's Traffic Engineer, sufficient access is provided.

Staff believes that that GPA and Rezoning meet all required findings as listed in the staff reports. All required notifications were completed. No comments were received from residents or property owners. A Neighborhood Meeting was held in June via Zoom. Vice Mayor Dennis was the only attendee. Topics of discussion were primarily in regard to the safe operation of the McDowell Road/117th Avenue intersection, since that street will not have a signal and the proposed development shares the street with the planned charter school. As a response, Staff has recommended a stipulation to limit access to that street onto McDowell to be right-out only. Discussion also included access to Friendship Park and building elevations. Most if not all items raised at the Neighborhood Meeting have been addressed in the proposal moving forward. One (1) comment in support of the project was received via aVOICE. Certificates of Adequate School Facilities have been received from the Tolleson Union High School District and from the Littleton Elementary School District. Staff recommends approval of both applications.

Chair Iwanski invited Mr. Gilbert to address the Commission. Mr. Gilbert stated that given the lengthy agenda and complete presentation by Staff, there is little left to add.

Chair Iwanski welcomed Commissioner questions.

Chair Iwanski sought clarification that the property immediately west of the project is City-owned Friendship Park property. Mr. Galica confirmed the Chair's understanding, adding that this specific portion of Friendship Park has not been developed.

Chair Iwanski asked if the rezoning must be completed first. Mr. Galica clarified that the General Plan Amendment must be completed first with the Rezoning to follow.

Chair Iwanski opened the public hearing on this item. No requests to were received by Staff and no members of the public were present with comments.

Chair Iwanski closed the public hearing and invited a motion.

Commissioner Thompson moved that the Planning Commission accept the findings and recommend approval of Application PL-20-0054, a request for a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Hancock Communities at McDowell 117; Vice Chair Warren seconded the motion.

Upon vote, the motion was carried unanimously 5 to 0.

|                          |     |
|--------------------------|-----|
| David Iwanski, Chair     | Aye |
| Linda Warren, Vice Chair | Aye |
| Commissioner Guerrero    | Aye |
| Commissioner Osborne     | Aye |
| Commissioner Thompson    | Aye |

*Note: Commissioner Stanfield had stepped away at the time of the vote.*

**e. HANCOCK COMMUNITIES AT MCDOWELL 117 – REZONING FROM PLANNED AREA DEVELOPMENT (PAD) AND MANUFACTURED HOME PARK (MH) TO PLANNED AREA DEVELOPMENT (PAD) – APPLICATION PL-20-0055**

Planning Commission will hold a public hearing and consider a request by Mr. Andy Jochums, Beus Gilbert McGroder PLLC, to rezone 19.07 acres of land located approximately 1,330 feet south of the southwest corner of McDowell Road and 117th Avenue from Planned Area Development (PAD) and Manufactured Home Park (MH) to PAD (Planned Area Development). The proposed Hancock Communities at McDowell 117 PAD will allow for a 217 unit, single-story multifamily residential development at a density of 11.3 dwelling units per acre. A request to change the General Plan 2030 Land Use Map designation of the property from High Density Residential to Medium/High Density Residential to allow development at the proposed density will be considered separately. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Ken Galica, Division Lead Planner

Discussion for this agenda item was included under Agenda Item 5(e).

Chair Iwanski opened the public hearing on this item. No requests to speak have been received by Staff.

Chair Iwanski closed the public hearing and invited a motion.

Commissioner Thompson moved that the Planning Commission accept the findings and recommend approval of Application PL-20-0055, a request for a rezoning from PAD and manufactured home park, MH, to PAD with six (6) recommended conditions; Commissioner Osborne seconded the motion.

Upon vote, the motion was carried unanimously 5 to 0.

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|--------------------------|-----|
| David Iwanski, Chair     | Aye |
| Linda Warren, Vice Chair | Aye |
| Commissioner Guerrero    | Aye |
| Commissioner Osborne     | Aye |
| Commissioner Thompson    | Aye |

*Note: Commissioner Stanfield had stepped away at the time of the vote.*

**f. CRYSTAL COVE (RISI HOMES) – MINOR GENERAL PLAN AMENDMENT – APPLICATION PL-20-0076**

Planning Commission will hold a public hearing and consider a request by Shaine Alleman, Tiffany & Bosco, P.A., on behalf of owner Joseph Risi, Community Support OZ Fund, LLC, to amend the 2030 General Plan Land Use Map for Crystal Cove, a proposed 10.59 gross acre multi-family residential development located at the northeast corner of Central Avenue and La Canada Boulevard. The proposed Minor General Plan Amendment (GPA), if approved, will amend the General Plan 2030 Land Use Map designation from Local Commercial to High Density Residential. A concurrent request to rezone the property will be considered separately. Approval of this request is needed for approval of the rezone. The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Michelle Simerdla, Senior Planner

Ms. Simerdla provided details about the site, located at the northeast corner of Central Avenue and La Canada Boulevard, currently zoned C-2. To the north is a bowling alley and other commercial uses, zoned C-2 and the Bridgewater Assisted Living Facility zoned PAD. To the east are office buildings zoned

C-2, Community Commercial. South of La Canada is a church, zoned C-2 as well as a residential subdivision zone R1-6. West of Central Avenue is the Avondale Middle School, zoned R1-6. South of that is a school in the City of Goodyear. To the north is an apartment complex and commercial uses, zoned both multi-family residential and C-2. The General Plan currently designates the land use as Local Commercial. This category provides daily needs of goods and services. It is surrounded by other Local Commercial designations and High Density Residential, medium-high residential as well as Education. The bottom map shows the proposed land use category, High Density Residential. This designation allows for patio homes, apartments, condos and townhomes, with direct access to open space, transit and multimodal amenities.

The land was annexed in 1960 and was used for agricultural purposes from the 1940s to the 1960s. It has since remained vacant. The request is to change the General Plan Land Use designation from Local Commercial to High Density Residential and rezone the property from C-2 Community Commercial to PAD. A 238-unit multi-family development is proposed with sixteen (16) buildings. There will be a mix of two- and three-story buildings, each having a mix of one- to three- bedrooms per unit. The allowable density of the High Density Residential destination is 12 to 30 dwelling units per acre with a target density of 12.0. The developer proposes 24.7 dwelling units per acre. They are requesting R-4 Multi-family Residential development standards with a couple exceptions, including decreased front building setback on Central Avenue and decreased separation between buildings. The project proposes 21.7 percent open space, which is in excess of the fifteen (15) percent requirement, as well as a variety of amenities. Parking capacity (409) will exceed requirements (394). This includes 113 garages, 108 covered spaces and 182 open spaces, which includes 22 guest parking spaces.

The primary entrance will be on Central Avenue, with decorative pavement and landscaped median, guest parking, a 3,000 square foot clubhouse, pool and cabana. Walking paths between buildings connect to sidewalks. There will be a paved walking path along the northern and eastern property lines. There will be a buffered bike lane on Central Avenue. A pedestrian plaza with seating and artwork will be located on the corner. Some buildings will have decreased setback from 25 feet to 8 feet, however, the Historic Avondale Design Guidelines encourage this. Some buildings will have 17.5-foot separation, instead of 20 feet, however, patios on either side will provide visibility between buildings. The proposed rezoning is in conformance with the General Plan with the requested amendment.

Development standards exceed the Zoning Ordinance requirements with a couple of exceptions. It is compatible with existing land uses. There will be adequate school facilities at the Agua Fria Union High School District and Avondale Elementary School District. There will be access to public streets, Central Avenue and La Canada Boulevard. The development furthers the General Plan goal of attracting a range of diverse housing products. According to a market analysis and feasibility study, the site is better suited as residential. Additional residents would support nearby commercial and retail and would add to the workforce in Avondale. The development will encourage the creation of an attractive, vibrant development within a revitalization area. All required notifications were completed. The Neighborhood Meeting was held on June 25th via Zoom with no public participants. There was one comment in support of the project on aVOICE. Staff recommends approval of the application.

Chair Iwanski invited Commissioner questions. There were no questions. He then invited the applicant to address the commission. Mr. Shaine Alleman, Tiffany & Bosco, thanked Staff for their work with the developer. The developer is excited to be developing the parcel, which has been vacant for many years. Chair Iwanski thanked the developer for bringing the project to the area.

Chair Iwanski opened the public hearing on this item. No requests to speak have been received by Staff and no members of the public were present with a request to speak.

Chair Iwanski closed the public hearing and invited a motion.

Vice Chair Warren moved that the Planning Commission accept the findings and recommend approval of Application PL-20-0076, Crystal Cove Minor General Plan Amendment; Commissioner Thompson seconded the motion.

Upon vote, the motion was carried unanimously 5 to 0.

|                          |     |
|--------------------------|-----|
| David Iwanski, Chair     | Aye |
| Linda Warren, Vice Chair | Aye |
| Commissioner Guerrero    | Aye |
| Commissioner Osborne     | Aye |
| Commissioner Thompson    | Aye |

*Note: Commissioner Stanfield had stepped away at the time of the vote.*

**g. CRYSTAL COVE (RISI HOMES) – REZONING FROM C-2 (COMMUNITY COMMERCIAL) TO PLANNED AREA DEVELOPMENT (PAD) – APPLICATION PL-20-0077**

Planning Commission will hold a public hearing and consider a request by Shaine Alleman, Tiffany & Bosco, P.A., on behalf of owner Joseph Risi, Community Support OZ Fund, LLC, to rezone approximately 10.59 gross acres of property located at the northeast corner of Central Avenue and La Canada Boulevard from C-2 (Community Commercial) to Planned Area Development (PAD). The proposed PAD will allow for development of the subject property with a 238 unit multifamily residential development with a density of 24.9 dwelling units per acre. A concurrent request to change the General Plan 2030 Land Use Map designation of the subject site from Local Commercial to High Density Residential will be considered separately. The Commission will take appropriate action and forward a recommendation to the City Council. Staff Contact: Michelle Simerdla, Senior Planner

Chair Iwanski opened the public hearing on this item. No requests to speak have been received by Staff and no members of the public were present with a request to speak.

Chair Iwanski closed the public hearing and invited a motion.

Vice Chair Warren moved that the Planning Commission accept the findings and recommend approval of Application PL-20-0077, Crystal Cove Rezoning from C-2 to PAD, subject to four (4) recommended conditions; Commissioner Thompson seconded the motion.

Upon vote, the motion was carried unanimously 5 to 0.

|                          |     |
|--------------------------|-----|
| David Iwanski, Chair     | Aye |
| Linda Warren, Vice Chair | Aye |
| Commissioner Guerrero    | Aye |
| Commissioner Osborne     | Aye |
| Commissioner Thompson    | Aye |

*Note: Commissioner Stanfield had stepped away at the time of the vote.*

**h. INTERSTATE COMMERCE CENTER (PIERCE 99) MAJOR AMENDMENT TO THE INTERSTATE COMMERCE CENTER PAD PL-20-0070**

Planning Commission will hold a public hearing and consider a request by Adam Baugh, Withey Morris PLC, for a Major Amendment to the Interstate Commerce Center Planned Area Development (PAD) located at the northwest corner of 99th Avenue and Pierce Street. The proposed Major Amendment will amend the PAD to allow warehouse and distribution uses as a primary use to be permitted on Lots 5 and 6 of the Interstate Commerce Center PAD on 8.58 gross acres of vacant land located approximately 250 feet west of the northwest corner of 99th Avenue and Pierce Street. Permitted uses on other parcels within the Interstate Commerce Center PAD are not modified by the proposed Amendment.

Staff Contact: Chris Sexton, Planner

Ms. Sexton stated that the applicant is asking for warehouse and distribution uses as a primary use for Lots 5 in 6. In addition, they are seeking a minor deviation from development standards. To the north of the site is the Pilot Travel Center. To the northwest of the project is Danny's Truck Wash. There is a flex industrial building to the east, another flex industrial building to the south as well as an engine repair facility. The General Plan Land Use designation is Business Park. The surrounding area is PAD. The parcel was annexed in May 1986 and is located in the Freeway Corridor Specific Plan Area. The minor deviation is to allow the front yard setback to be reduced from the required 25 feet to 20 feet. This will push the building forward to allow more truck maneuverability and circulation in the rear of the lot. Trailer storage will be in the rear. The access points on the east are a shared driveway, with another access to the west. There are approximately 30 overhead truck bays in the rear of the lot. All required notifications were completed.

A Neighborhood Meeting was held on August 6th with only Vice Mayor Dennis attending. Topics of discussion included the size and use of the building, which the applicant stated was approximately 135,000 square feet. At this time, it is a speculative industrial building with no user currently identified. Discussion also covered truck bays and spacing. The applicant explained that there are 30 overhead doors in the rear of the building with sufficient room for truck maneuvering. There is two-way access east and west. Discussion continued regarding proposed stipulations on the site plan review. Staff confirmed that there would be stipulations that the amendment and future building must conform to the approved site plan and elevations that are presented with the application. Discussion also covered traffic on Pierce Street, which has very low traffic volumes. A traffic impact analysis was filed as part of the rezoning application. Staff concurred it indicated that through traffic typically uses Van Buren Street. There were no comments on aVOICE. Staff feels that the development meets the goals of the General Plan and Freeway Corridor Specific Plan for the development of employment-generating uses. Proposed uses are compatible with surrounding uses. This area has heavy truck traffic. Infrastructure will be completed by the developer.

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

Chair Iwanski welcomed comments from the Applicant. Applicant representative, Mr. Baugh, thanked Staff for assisting with the navigation of the processes and application components.

Chair Iwanski opened the public hearing on this item. No requests to speak have been received by Staff and no members of the public were present with a request to speak.

Chair Iwanski closed the public hearing and invited a motion.

Commissioner Thompson moved that the Planning Commission accept the findings and recommend approval of Application PL-20-0070, Major PAD amendment, subject to six (6) recommended conditions; Commissioner Osborne seconded the motion.

Upon vote, the motion was carried unanimously 5 to 0.

|                          |     |
|--------------------------|-----|
| David Iwanski, Chair     | Aye |
| Linda Warren, Vice Chair | Aye |
| Commissioner Guerrero    | Aye |
| Commissioner Osborne     | Aye |
| Commissioner Thompson    | Aye |

*Note: Commissioner Stanfield had stepped away at the time of the vote.*

## **6. PLANNING DIVISION REPORT**

Mr. Craig said there are full agendas planned for the rest of the year.

## **7. CALENDAR**

It was announced that the next meeting date is September 16, 2020.

Chair Iwanski completed Staff for being so well-prepared. The City has had a longstanding goal for diverse housing projects. He offered kudos to all involved and thanked Commissioners for their participation.

## **8. ADJOURNMENT**

There being no further business before the Commission, Commissioner Osborne moved to adjourn the regular meeting; Commissioner Thompson seconded the motion.

Upon vote, the motion was carried unanimously 6 to 0.

|                          |     |
|--------------------------|-----|
| David Iwanski, Chair     | Aye |
| Linda Warren, Vice Chair | Aye |
| Commissioner Guerrero    | Aye |
| Commissioner Osborne     | Aye |
| Commissioner Stanfield   | Aye |
| Commissioner Thompson    | Aye |

Meeting adjourned at 7:35 P.M.



## AGENDA ITEM REPORT

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**SUBJECT:** Fulton Homes Acclaim - Major General Plan Amendment - Application PL-20-0043

**MEETING DATE:** 9/16/2020

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**TO:** Planning Commission

**FROM:** Brian Craig, Planning Manager

**THROUGH:** Brian Craig, Planning Manager

**PURPOSE:**

Planning Commission will hold a public hearing and consider a request by Mr. Stephen W. Anderson, Gammage & Burnham PLC, for a Major Amendment to the Avondale General Plan 2030 Land Use Map for Fulton Homes Acclaim, a proposed 153.20 gross acre planned development at the northwest corner of 99th Avenue and Thomas Road. The proposed Major General Plan Amendment, if approved, will amend the General Plan 2030 Land Use Map designations for the property from 114.73 gross acres of Mixed Use and 38.47 gross acres of Freeway Commercial to Medium Density Residential (MDR). As required by Arizona Statute for Major General Plan Amendments, the Commission held an initial public hearing for public comment on this request on August 19, 2020. At this September meeting, Commission will take appropriate action and forward a recommendation to the City Council.

**BACKGROUND:**

The 153.20 gross acre subject property (Exhibits A and B) is located at the northwest corner of 99th Avenue and Thomas Road. The site is relatively flat, sloping generally east to west, with a Roosevelt Irrigation District (RID) canal bounding the property to the west. East of the RID canal, a portion of the project is encumbered by Federal Emergency Management Agency (FEMA) designated floodplain area; the applicant is addressing the condition through a Conditional Letter Of Map Revision (CLOMR) process with the City's assistance. Aboveground utilities, including power lines and a Salt River Project (SRP) lateral canal run along the property's 99th Avenue frontage. There is an existing SRP well site at the southeast corner of the property, which will be relocated with a future City Capital Improvement Project (CIP) when 99th Avenue is widened to its ultimate section. Additionally, SRP owns a 2.5-acre parcel southwest of the subject site, which is not a part of the GPA or rezone.

The site was annexed as part of a larger 470-acre annexation in October 1989 and was assigned Agricultural (AG) zoning with that annexation. In January 2001, the property was rezoned from AG to C-2. The entirety of the site is currently zoned Community Commercial (C-2), which allows for the development of commercial complexes providing goods and services to a community-wide trade area. The site is currently in agricultural production.

Approval of this Major General Plan Amendment request will revise the land use designations on the property as described later in this report. Presently, two (2) General Plan 2030 land use categories are designated over

the subject property (Exhibit C), as follows:

- The majority of the site, approximately 114.73 acres, is designated Mixed Use. The Mixed Use category allows a mixture of residential and commercial uses at proportional ratios. This land use category seeks to encourage innovatively designed developments with core residential components and walkable live, work, and recreate opportunities.
- Approximately 38.47 acres at the property's southeastern corner are designated Freeway Commercial. The Freeway Commercial designation is intended to provide for a broad range of non-residential uses such as concentrated retail, hospitality, and related activity.

The property is also located within the boundaries of the Freeway Corridor Specific Plan (FCSP), which places a priority on the City's appearance from the Loop 101 freeway by establishing supplemental design requirements for sites adjacent to or visible from the freeway.

The existing uses and zoning of surrounding properties include:

- **North of the Osborn Road alignment:** Parkside Planned Area Development (PAD), a master planned 155-acre residential, mixed use, and office development with 662 single-family lots, 21.33 acres of Mixed Use, and 10.0 acres of planned Office adjacent to the Osborn Road alignment on the east end of the project.
- **East of 99th Avenue:** An undeveloped 141.42-acre property located in City of Phoenix's jurisdiction. The property is zoned Planned Unit Development – Mixed Use which allows for a combination of residential, commercial, and retail uses. The property is currently being farmed and a time frame for development is unknown.
- **South of Thomas Road:** A 68.5-acre property zoned Agricultural (AG) with a Special Use District (SUD) overlay for the Holy Cross Cemetery and Mortuary use, which occupies the site.
- **West:** Glenarm Farms, a 149-acre single-family development zoned RR-18 (Rural Residential, minimum 18,000 square foot lot area). The community is fully developed with 150 lots, many with accessory structures for the keeping of horses and livestock.

A separate application to rezone the site to Planned Area Development (PAD) to facilitate development of Fulton Homes Acclaim, a master-planned single-family residential community, is being considered concurrently with this request.

#### **SUMMARY OF REQUEST:**

The applicant is requesting approval of a Major General Plan Amendment (GPA) to the General Plan 2030 Land Use Map in order to facilitate development of a planned single-family residential community called Fulton Homes Acclaim. As previously noted, the property presently features two (2) General Plan land use designations, 1) Mixed Use (114.73 acres) and 2) Freeway Commercial (38.47 acres). The requested Major GPA (Exhibit E) will revise the General Plan Land Use Map to designate Medium Density Residential (MDR) across the entire site. Medium Density Residential allows for residential development with densities ranging from 2.5 to 4.0 single-family dwelling units per acre, with a target density of 2.5 dwelling units per acre.

This proposed GPA is the first step in the development process for the site. As indicated in the preceding section, a separate application to rezone is being considered concurrently with this request. Both the GPA and Rezoning applications are being considered for approval on the same schedule to allow the Commission and Council a full understanding of the planned development.



### Process

The General Plan 2030 outlines criteria for what constitutes Minor and Major GPAs. The proposed request is considered a Major Amendment because it is necessary for the establishment of a Planned Area Development (PAD) zoning encompassing over 80 gross acres and impacts over 10 percent of the total land area of the PAD being established. Major GPAs vary from the more common Minor GPAs in a few ways, as follows:

- **60-Day Review:** For Major GPAs, Arizona Statute requires cities to identify a 60-day period in which notice is provided to potentially impacted adjoining jurisdictions and public agencies and comments are solicited from those jurisdictions and agencies. Though notice is often provided out of courtesy, no such formal interagency review is required for minor GPAs.
- **Planning Commission Hearing Process:** To encourage greater citizen participation, Major GPAs require two Planning Commission public hearings, one of which must be held at an off-site location. The first hearing is for public comment, and the second hearing is when Commission will take action on the request. Minor GPAs require a single Planning Commission public hearing.
- **Approval by City Council:** Major GPAs require approval by two-thirds majority vote of the City Council. Minor GPAs require approval by a simple majority of the City Council.

### **PUBLIC PARTICIPATION:**

The required 60-day notification of potentially impacted adjoining jurisdictions and public agencies, as required by Arizona Statute, was transmitted on May 14, 2020. Sixteen (16) cities, school districts, and other public entities were provided a short summary of the proposal and a copy of the proposed amendment and were asked to provide comments, if any, by July 14, 2020. These entities were: City of Goodyear, City of Tolleson, City of Phoenix, City of Litchfield Park, Maricopa County Planning & Development Department, Arizona Department of Transportation (ADOT), Flood Control District of Maricopa County (FCDMC), Arizona Commerce Authority, Maricopa Association of Governments (MAG), Gila River Indian Community (GRIC), Agua Fria Union High School District, Tolleson Union High School District, Avondale Elementary School District, Pendergast Elementary School District, Littleton Elementary School District, and Litchfield Elementary School District. No comments were provided by any agencies, jurisdictions, or districts on the proposal.

A neighborhood meeting to discuss the proposal with neighboring property owners and other interested parties was held at 6:00 P.M. on Thursday, July 30th. Due to the ongoing Covid-19 Pandemic, the meeting was held via Zoom Teleconferencing. All notices of the meeting, including mailings to owners within 1,000 feet of the site, public hearing notice signs on the property, and display ads in the Southwest Valley Arizona Republic, were completed at least fifteen days prior to the meeting as required. A summary of the neighborhood meeting is included with this staff report as Exhibit H. In addition to City Staff and the applicant's team, Vice Mayor Pat Dennis and Planning Commission Chair David Iwanski attended the virtual meeting. Discussion was primarily related to the following topics:

- **Will improvements to 99th Avenue be affected by the timing of improvements planned by the Parkside development?** The applicant indicated they are coordinating tiling the SRP canal during the same dry-up period, January 2022, as the Parkside development. If Parkside were to halt development it would delay Fulton Homes Acclaim approximately nine (9) to twelve (12) months, but would not prevent Fulton Homes Acclaim from moving forward.
- **Will left-turn movements from vehicles exiting the development be an issue without a traffic control signal?** The applicant responded that the traffic report did not indicate a need or warrant for traffic control signals.
- **Is there an opportunity for a pedestrian connection with the Parkside development along the**

**west open space corridor?** The applicant and City Staff indicated that a discussion would be held with the Parkside developer regarding a regional trail connection.

- **Will sport courts be lit at night?** The applicant indicated the sport courts would all be lit and utilize a photocell with manual controls so that residents can turn on the sport court lighting as needed at night. The lights will automatically turn off after 30 minutes, but can be turned on again manually as needed by residents.
- **What is the planned design for the future SRP well site on the southeast corner of the project, will the screen walls match?** The applicant indicated the future well site involves a large land donation and that Fulton Homes Acclaim will ensure the screen wall for the well site matches the development walls and theming when built by incorporating requirements in the donation agreement.

As required for Major General Plan Amendments, Planning Commission held an initial public hearing on this item to allow for public comment on August 19, 2020. One person, Tim Overton, a resident and homeowner of property located in Glenarm Farms, spoke during the public hearing regarding the proximity of the project to his property. The applicant, Mr. Stephen W. Anderson, Gammage & Burnham PLC, responded that one of the project's main features is the 25% of planned open space, twelve (12) acres of which separate the residential portion of the development from the Glenarm Farms neighborhood. Further, Mr. Anderson confirmed setbacks of 300 to 500 feet are planned from the Fulton Homes Acclaim western edge to the first residential structure and no wall is planned in the open space. No other comments or questions were provided by the public or the Commission.

One comment pertaining to the proposal was posted on the City's aVOICE/Polco digital forum, as follows, "Authorize construction - Build the homes as fast as you can." No additional public comments have been received to date.

All required notifications for the Planning Commission and City Council public hearings, including mailings to owners within 1,000 feet of the site, public hearing notice signs on the property, and display ads in the Southwest Valley Arizona Republic, were completed at least fifteen days prior to the meeting as required. No additional public comments beyond what is noted above have been received to date.

#### **CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:**

The property is located in the service areas of the Pendergast Elementary School District (PESD) and the Tolleson Union High School District (TUHSD). Both PESD and TUHSD have provided the City with Certificates of Adequate School Facilities signed by Superintendent Dr. Lily Matos-DeBlieux and Superintendent Ms. Nora Gutierrez, respectively (Exhibit G), stating that the districts have adequate capacity and no school site is needed within the development.

#### **ANALYSIS:**

The Planning Commission must determine that the proposed amendment meets four (4) findings prior to recommending approval. Staff's analysis of each of the required findings is presented below.

#### **1. The development pattern contained on the Land Use Plan inadequately provides sufficient sites for the use or change proposed in the amendment.**

- Most of the City's inventory of undeveloped Medium Density Residential (MDR) land has been planned over the past two (2) to four (4) years, with Alamar (formerly Lakin Ranch), Verde Trails, and Del Rio Ranch III all under construction or moving towards construction. Even with these planned communities, there is significant additional demand for development of single-family residences at a suburban density in Avondale. Because there are no remaining large assemblages of land designated MDR, development of new homes at a suburban density would be limited to these already approved

communities. Approval of the proposed GPA would accommodate additional new residential development in northeastern Avondale.

- The City has conveyed to the developer that a significant proportion of the lots should be a minimum of 60 feet in width and that significant open space beyond the required minimum must be provided. The development is proposing 20% of lots at 60 feet in width and is exceeding the required minimum open space by 10%. The resulting density is expected to be at or just below 4.0 dwelling units per acre, which is the maximum allowed in the MDR designation.

**2. The amendment constitutes an overall improvement in the 2030 Plan and is not solely for the good or benefit of a particular landowner or owners.**

- Compared to Freeway Commercial and Mixed Use designations, the MDR designation is a more viable use for the site and can be developed upon entitlement approval. The land has remained vacant since being designated for mixed-use and commercial uses due in large part to its distance from the Loop 101 Freeway and other competitive disadvantages related to its location.
- It is in the best interest of all parties, including the City, for the property to develop. Development of this property will include undergrounding irrigation canals and overhead power lines. Additionally, development will generate additional tax revenue and create additional spending power to support local businesses.

**3. The amendment will not adversely impact the community as a whole and/or a portion of the community by: (1) significantly altering acceptable land use patterns; (2) requiring large and more expensive public infrastructure improvements including, but not limited to roads, water, wastewater, and public safety facilities than would otherwise be needed without the proposed change, or (3) adversely impacting the existing land use.**

- Adequate sites for commercial, retail, and office uses remain in the City, especially along the Interstate 10 corridor. Recent private development along the McDowell Road corridor and planned development in The BLVD Specific Plan area provide adequate acreage for future mixed-use retail and commercial development. An Economic Analysis Report for the subject site (Exhibit F), which was provided by the applicant, indicates there are more than 815 acres of commercial property in Avondale and other adjacent jurisdictions that have a significant competitive advantage over the subject site. This site would have continued difficulty adequately developing with Freeway Commercial and Mixed Use developments. The proposed 585-lot residential development will help support the existing retail and commercial uses in the area and encourage infill development in the existing commercial centers along McDowell Road between 99th Avenue and 107th Avenue.
- The Public Works Department and Development and Engineering Services Department have reviewed the requested changes to the Land Use Map. The impact of water and sewer demand compared to the current commercial designation will be accommodated within the planned capacity of the City's systems. The amendment is not likely to require any larger or more expensive public infrastructure improvements over what would be needed if the area was developed under the existing land use designations.
- The proposal will not adversely impact the existing land uses in the area. The amendment will allow development of a compatible residential planned community that will deliver enhanced infrastructure, a connected roadway network, and regional drainage improvements that benefit all surrounding properties. The applicant has proposed adequate transitions and open space adjacent to lower density residential uses existing west of the site.

**4. The amendment is consistent with the overall intent of General Plan 2030 and other adopted plans, codes, and ordinances.**

The proposed amendment furthers several goals of the General Plan 2030 and other adopted plans, code, and ordinances, including, but not limited to:

- General Plan Land Use Element Goal 3, Policy D: “Ensure adequate transitions and/or buffers are provided when adjacent land uses vary in character and intensity”. The proposed Fulton Homes Acclaim development provides more than 300 feet of open space separation from Glenarm Farms, a large lot subdivision, to the west.
- General Plan Land Use Housing Element Goal 4, Policy B: “Support creatively designed subdivision layouts, particularly layouts in which open space and recreation areas containing amenities are thoughtfully integrated throughout.” The proposed development has an abundance of amenity areas including a central park with a community pool and several playground and sport court areas dispersed throughout the development.
- Freeway Corridor Specific Plan Objective #1: “Prioritize the City’s appearance from the I-10 and Loop 101 freeways, limiting heavy industrial uses and establishing strict design requirements where necessary.” The project will be a mix of one (1) and two (2)-story single-family homes with a variety of compatible colors and architectural interest; the developer plans to offer 76 different elevation options.
- Freeway Corridor Specific Plan Objective #5: “Ensure new development in the Plan area is pedestrian/bicyclist-friendly and contributes to a walkable community.” The project is designed to be pedestrian/bicyclist-friendly, with a network of internal sidewalks connecting homes to on-site amenity areas including the central park as well as external connections to perimeter sidewalks and regional trail connections.

**Conclusion:**

Per the requirements of State Statute, two (2) public hearings before the Planning Commission are required for items processed under Major General Plan Amendment procedures. This is the second public hearing; the first public hearing was held on August 19, 2020.

**DISCUSSION:**

The proposal meets the four (4) required findings for General Plan Amendments as detailed in the Analysis section, above.

**STRATEGIC PLAN:**

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

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

INITIATIVE: Foster sustainable community development

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

**BUDGET IMPACT:**

No budget impacts.

**RECOMMENDATION:**

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-20-0043 Fulton Homes Acclaim, a request for a Major Amendment to the General Plan 2030 Land Use Map changing the Land Use designation of the subject property to Medium Density Residential.

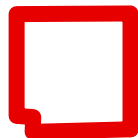
**PROPOSED MOTION:**

I move that Planning Commission recommend **APPROVAL** of Application PL-20-0043, a request for a Major Amendment to the General Plan 2030 Land Use Map changing the Land Use designation of the subject property to Medium Density Residential.



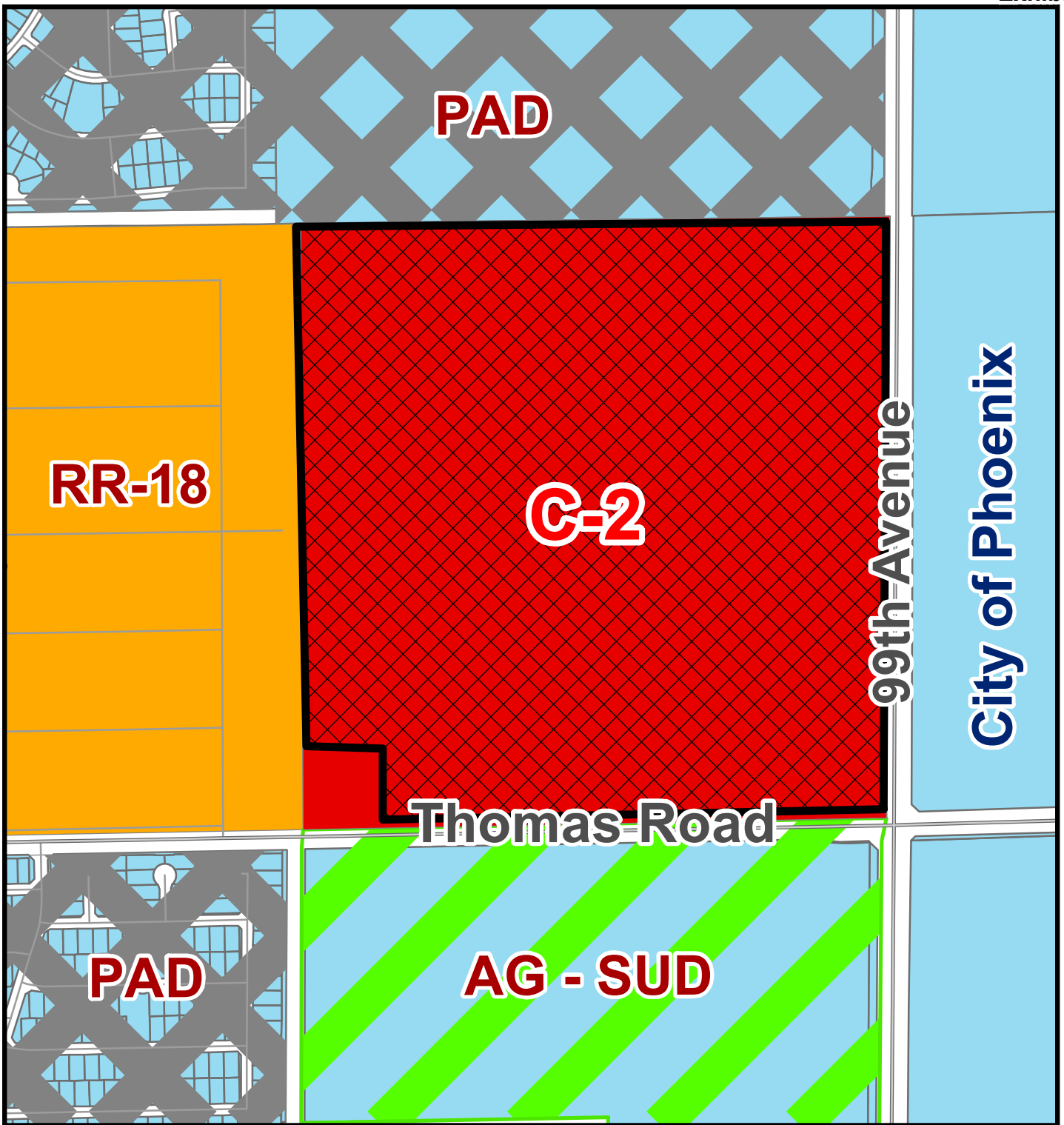


# Aerial Photograph

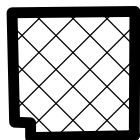


Subject Property





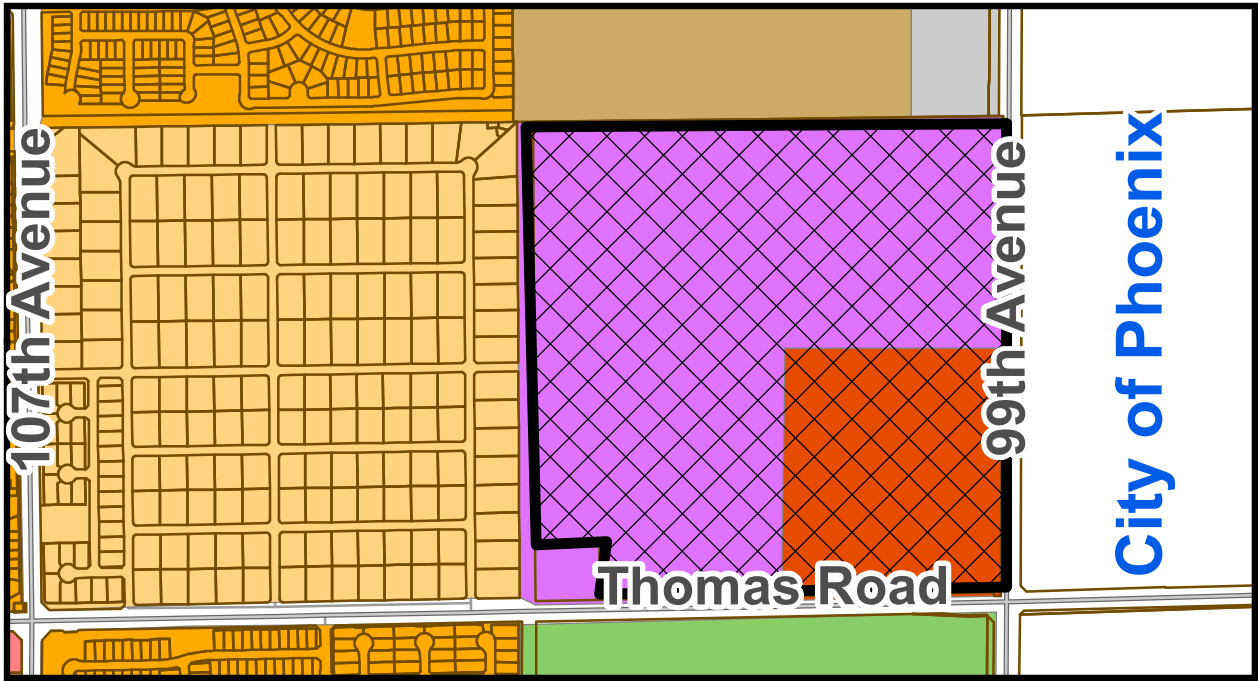
## Zoning Vicinity Map



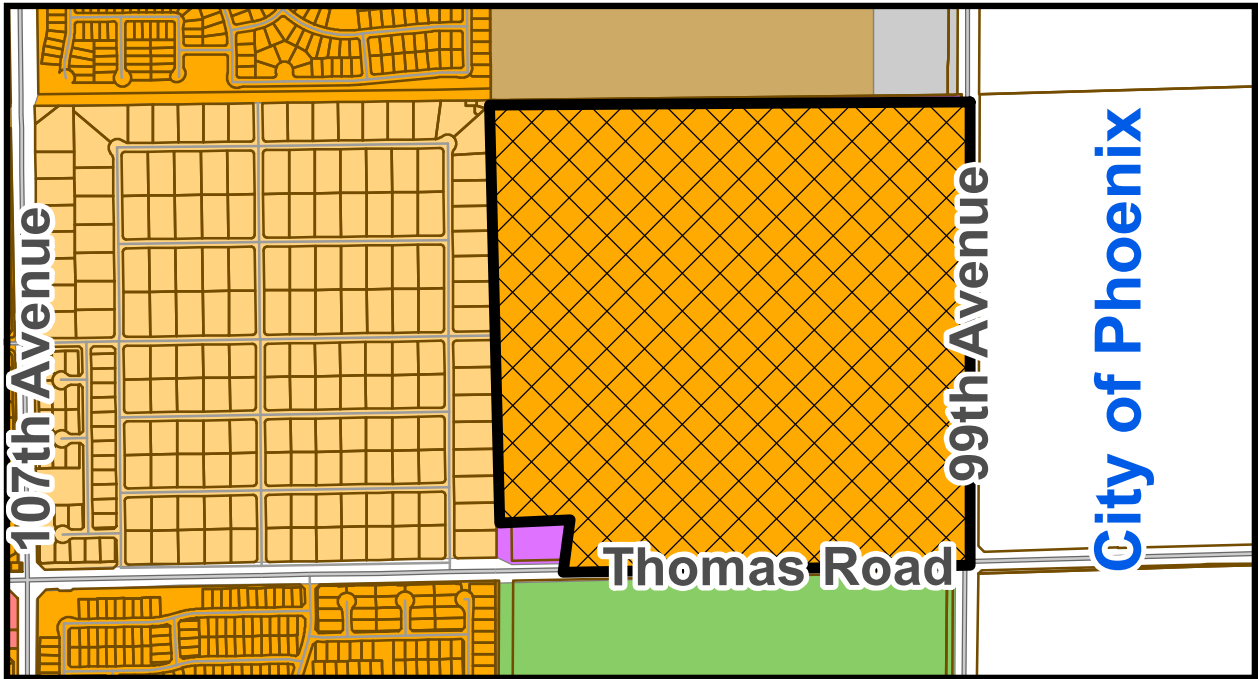
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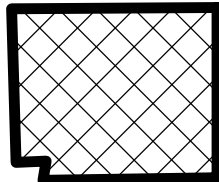
**CURRENT LAND USE MAP**



**PROPOSED LAND USE MAP**

**General Plan 2030 Land Use**

- |                                                                                                                     |                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
|  Local Commercial                |  Freeway Commercial   |
|  Estate/Low Density Residential  |  Office/Professional  |
|  Medium Density Residential      |  Mixed Use            |
|  Medium/High Density Residential |  Open Space and Parks |



**Subject Property**



## SUMMARY OF RELATED FACTS

## APPLICATION PL-20-0043

| THE PROPERTY             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PARCEL SIZE              | Approximately 153.20 gross acres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| LOCATION                 | Northwest corner of 99 <sup>th</sup> Avenue and Thomas Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| PHYSICAL CHARACTERISTICS | The rectangular site is relatively flat, sloping generally east to west with a Roosevelt Irrigation District (RID) canal bounding the property to the west. East of the RID Canal a portion of the project is encumbered by FEMA designated floodplain area; the applicant is addressing the condition through a CLOMR process with the City's assistance. Above-ground utilities, including power lines and a Salt River Project (SRP) lateral canal run along the property's 99th Avenue frontage. There is an existing SRP well site at the southeast corner of the site, which will be relocated with a future City CIP project when 99th Avenue is widened to its ultimate section. Additionally, SRP owns a 2.5-acre parcel southwest of the subject site, which is not a part of the proposed General Plan Amendment (GPA) |
| EXISTING LAND USE        | The entire site is currently used for agricultural production.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| EXISTING ZONING          | The entirety of the site is currently zoned Community Commercial (C-2), which allows for the development of commercial complexes providing goods and services to a community-wide trade area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| ZONING HISTORY           | The site was annexed as part of a larger 470-acre annexation in October 1989 and was assigned Agricultural (AG) zoning with that annexation. In January 2001, the property was rezoned from AG to C-2.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

| SURROUNDING ZONING AND LAND USE    |                                                                                                                                                                                                                                                                                                        |
|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NORTH OF THE OSBORN ROAD ALIGNMENT | Parkside PAD, a master planned 155-acre residential, mixed use, and office development with 662 single-family lots, 21.33 acres of Mixed Use, and 10.0 acres of planned Office adjacent to the Osborn Road alignment on the east end of the project.                                                   |
| EAST OF 99 <sup>TH</sup> AVENUE    | An undeveloped 141.42-acre property located in City of Phoenix's jurisdiction. The property is zoned Planned Unit Development – Mixed Use which allows for a combination of residential, commercial and retail uses. The property is current being farmed and a time frame for development is unknown. |
| SOUTH OF THOMAS ROAD               | A 68.5-acre property zoned Agricultural (AG) with a Special Use District (SUD) overlay for the Holy Cross Cemetery and Mortuary use, which occupies the site.                                                                                                                                          |
| WEST                               | Glenarm Farms, a 149-acre single-family development zoned RR-18 (Rural Residential, minimum 18,000 square foot lot area). The community is fully developed with 150 lots, many with accessory structures for the keeping of horses and livestock.                                                      |

### GENERAL PLAN

Presently, two (2) General Plan 2030 land use categories are designated over the subject property (Exhibit C), as follows:

- Most of the site, approximately 114.73 acres, is designated **Mixed Use**. The Mixed Use category allows a mixture of residential and commercial uses at proportional ratios. This land use category seeks to encourage innovatively designed developments with core residential components and walkable live, work, and recreate opportunities.
- Approximately 38.47 acres at the property's southeastern corner are designated **Freeway Commercial**. The Freeway Commercial designation is intended to provide for a broad range of non-residential uses such as concentrated retail, hospitality, and related activity.

### PUBLIC SCHOOLS

|                    |                                                                              |
|--------------------|------------------------------------------------------------------------------|
| SCHOOL DISTRICT(S) | Pendergast Elementary School District<br>Tolleson Union High School District |
| ELEMENTARY SCHOOL  | Pendergast Elementary School                                                 |
| HIGH SCHOOL        | Westview High School                                                         |

### ADJACENT STREETS

#### 99<sup>th</sup> Avenue

|                                   |                                                                                                                                                                                                                          |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Classification                    | Arterial                                                                                                                                                                                                                 |
| Existing half-street ROW          | 55 feet                                                                                                                                                                                                                  |
| Standard half-street ROW          | 70 feet                                                                                                                                                                                                                  |
| Existing half-street improvements | Two (2) travel lanes and half-center turn lane                                                                                                                                                                           |
| Standard half-street improvements | Three (3) travel lanes, deceleration lane (when warranted), half landscaped median, bike lane, sidewalk, curb, gutter, street lights, landscaping, and undergrounding of above-ground utilities and irrigation channels. |

#### Thomas Road

|                                   |                                                                                                                                 |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Classification                    | Arterial                                                                                                                        |
| Existing full-street ROW          | 55 feet                                                                                                                         |
| Standard full-street ROW          | 55 feet                                                                                                                         |
| Existing full-street improvements | Two (2) travel lanes, dedicated left-turn lane, curb, gutter, and median landscaping                                            |
| Standard full-street improvements | Two (2) travel lanes, dedicated left-turn lane, sidewalk, curb, gutter, median and back of sidewalk landscaping, street lights. |

### UTILITIES

Future development on the site will access existing 16-inch water line in Thomas Avenue. Sewer service to the site will be accommodated by an existing 12-inch main line in Thomas Road.

Salt River Project (SRP) provides electrical service in this portion of the City.

# Exhibit E

## Major General Plan Amendment Narrative

Fulton Homes Acclaim

## Fulton Homes Acclaim

Northwest corner of N. 99<sup>th</sup> Avenue and W. Thomas Road



### Major General Plan Amendment Narrative PL-20-0043

1<sup>st</sup> Submittal: February 27, 2020

2<sup>nd</sup> Submittal: April 27, 2020

### Development Team

|                                                           |                                                                                                                                                                                                                                                     |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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**Exhibits**

EXHIBIT 1 – Existing General Plan Map

EXHIBIT 2 – Proposed General Plan Map

EXHIBIT 3 – Proposed Site Plan

EXHIBIT 4 – Context Map

EXHIBIT 5 – Certificate of Adequate School Facilities: Pendergast Elementary School District

EXHIBIT 6 – Certificate of Adequate School Facilities: Tolleson Union High School District

**Fulton Homes Acclaim**  
**General Plan Amendment Request**  
NWC of N. 99<sup>th</sup> Avenue and W. Thomas Road

**OVERVIEW**

Fulton Homes is requesting a General Plan Amendment (the “Request”) to accommodate the development of a 153.20 gross acre / 146.34 net acre parcel located at the northwest corner of N. 99<sup>th</sup> Avenue and W. Thomas Road. The net acreage has been adjusted to reflect the City’s request for the dedication of 37 additional feet of right of way along 99<sup>th</sup> Avenue. The parcel is Maricopa County Assessor Parcel Number 102-27-007L (the “Property”).

**PROJECT DESCRIPTION**

The Request is to amend the General Plan from Mixed Use (114.73 acres)/Freeway Commercial (38.47 acres) to Medium Density Residential (see **Exhibits 1 and 2**). The Fulton Homes Acclaim proposal seeks to develop this long vacant parcel with a master planned community consisting entirely of single family detached homes. See **Exhibit 3**, the proposed site plan. Fulton Homes plans to develop lots ranging in size from 60 feet wide to 45 feet wide. The applicant believes that attached and multi-family home products are more appropriately targeted toward the City Center near City Hall. The total proposed number of dwelling units is a maximum of 585 (with 581 shown on the current site plan), which yields a maximum density of 4.0 du.ac.

| <b>Lot Size</b>                      | <b>Number of Dwellings Per Lot Size</b> |
|--------------------------------------|-----------------------------------------|
| 45’ x 92’                            | 224                                     |
| 50’ x 120’                           | 240                                     |
| 60’ x 125’                           | 117                                     |
| Total Number of Dwelling Units = 581 |                                         |

Fulton Homes intends to meet and significantly exceed the City’s requirement of 15% Open Space for a PAD, and will provide a highly-amenitized living experience for homebuyers, consistent with other Fulton Homes communities throughout the valley. The generous lot sizes envisioned for the Property will allow for several open space areas distributed throughout the development, as well as a huge, centralized open space. Additionally, sufficient open space along the west edge of the Property, abutting the Roosevelt Irrigation District (RID) Canal, will create a substantial buffer for the larger lots west of there. Osborn Road will provide an adequate buffer between Fulton’s residences and the office use that has been approved on the eastern 660 feet of the north side of that half-mile street alignment.

**EXISTING CONDITIONS**

The Property is bounded by the W. Osborn Road alignment on the north, N. 99<sup>th</sup> Avenue on the east, W. Thomas Road on the south, and the RID canal on the west. The Property currently consists of crop cultivation. The land is generally flat, and slopes gently downward from east to west.



As previously noted, because of the presence of the RID canal, there is a drainage condition on the east side of that canal that Fulton Homes Acclaim will have to address through the CLOMR process, something the Owner and the City have already been working on together.

There are SRP parcels both at the southwest corner of the site and along the eastern edge of the site. At the southwest corner of the site, SRP owns a 2 ½ acre site that is not a part of the Fulton Homes Acclaim project. Along the eastern edge of the site, there is an existing SRP lateral canal that will have to be tiled as part of the development of this project. At the southeast corner of the site, SRP owns a well site.

#### **COMPATIBILITY WITH SURROUNDING AREA**

A mix of agricultural, residential and open space properties surround the Property (see **Exhibit 4**). Beginning to the north, from the Osborn Road alignment to W. Indian School Road, are fallow agricultural fields. However, this area is the site of the recently approved Parkside Village PAD Major Amendment, which will feature a mix of uses, primarily single family residences. The Fulton Homes Acclaim proposal is compatible with that recent approval. To the east across 99<sup>th</sup> Avenue, there are more agricultural fields. These lands are also the subject of an existing Master Plan approval in the City of Phoenix known as the Algodon Center. The owner of the Fulton Homes Acclaim site also owns this property to the east. A cemetery is to the south across W. Thomas Road, a four-lane roadway with a turn pocket and hardscaped median. The large-lot Glenarm Farms are to the west, separated from the site by the RID Canal, a buffer that will be enhanced by the aforementioned CLOMR drainage area. As previously stated, the small, square parcel of land (APN 102-27-007K) adjacent to the southwest corner of the Property is also farm land, and is owned by SRP.

With close proximity to the Loop 101 and I-10 freeways, the proposed development will provide residents with access to two major traffic corridors. This convenient location will attract residents who commute to area employment, retail, educational and other destinations. The Loop 101 freeway is about a half-mile to the east along Thomas Road. Interstate 10 is approximately a mile and a quarter south along 99<sup>th</sup> Avenue.

| <b>Direction</b>    | <b>General Plan Designation</b>                        | <b>Zoning</b>     |
|---------------------|--------------------------------------------------------|-------------------|
| North<br>(Avondale) | Medium/High Density Residential<br>Office<br>Mixed Use | PAD<br>PL-18-0296 |
| East<br>(Phoenix)   | Mixed Use (Commercial/Industrial)                      | PUD PCD           |
| South<br>(Avondale) | Open Space                                             | SUD<br>PL-10-0063 |
| West<br>(Avondale)  | Estate/Low Density Residential                         | RR-18<br>Z-06-16  |

The proposed development will make beneficial economic use of an underutilized infill property that has immediate access to existing and proposed public infrastructure (e.g. streets, water,

wastewater). Current adjacent properties will not be adversely impacted by the proposed development.

### **UNUSUAL CHARACTERISTICS OF THE PROPERTY**

As indicated above, there are RID and SRP canals that impact the site. The RID canal on the western edge of the site will require a CLOMR to ensure drainage management along its eastern edge, creating an open space opportunity. The SRP canal adjacent to 99<sup>th</sup> Avenue will need to be tiled. The SRP well site impacts improvements to 99<sup>th</sup> Avenue.

### **GENERAL PLAN AMENDMENT REVIEW AND ANALYSIS**

Fulton Homes' proposed General Plan Amendment satisfies the subject matter analyses set forth in General Plan 2030.

#### **Availability of current and future water supplies**

The Property is currently being farmed. Urban development will end the agricultural use of the Property, therefore reducing its water demand, regardless of what type of development is proposed, consistent with Goal 3, Policy C of the Water Element of General Plan 2030. The specific land use proposed, single family residential, is a typical form of land use well known to the City. This infill site lies within the City's municipal water service area, and the City will have adequate supplies to provide it with water.

#### **Impact on and potential support of the City's transportation system**

As previously indicated above, the Property enjoys outstanding access to arterial streets and the regional freeway system, consistent with Goal 4, Policy 4 of the Circulation Element of General Plan 2030. The completion of a perimeter sidewalk along both Thomas Road and 99<sup>th</sup> Avenue will provide pedestrian connectivity to the community. Lush landscaping, including trees, and appropriately scaled walls and fencing will provide a pleasant pedestrian experience.

The Property is bordered on two sides by arterial streets, one of which, Thomas Road, has already been fully developed to its full vehicular lane configuration. The Loop 101 is 2,500 feet east of the intersection of Thomas and 99<sup>th</sup> Avenue. I-10 is a mile and quarter to the south.

Because of its outstanding vehicular access, development of the Property will not result in issues of cut-through traffic to its neighbors. Fulton Homes will not be proposing any access to the west, across the RID Canal.

The Property is located on the edge of the City's jurisdiction, and relatively distant from the City center. As such, this is not a site that would be appropriate for consideration of transit-oriented land uses.

Pursuant to Circulation Goal 1, Policy E of General Plan, 2030, Fulton Homes will work with City staff to ensure that any possible impact on 99<sup>th</sup> Avenue is properly coordinated with the adjacent jurisdiction, the City of Phoenix.

Additionally, the 2017 City of Avondale Transportation Plan will be utilized as the guiding document for roadway functional classification, planned improvements and transit implications. Per the Transportation Plan, Thomas Road is a recommended route for Circulator/Feeder transit route, and 99<sup>th</sup> Avenue is recommended as a Major Transit Quality route (Figure ES-3 Recommended Transit Plan). 99<sup>th</sup> Avenue, from Indian School Road to Costco (north of McDowell Road), is recommended to be widened to 6-lanes by 2030 (Page 4-21), although there is no identified City funding for multiple portions of this plan. While there is an existing bike route on Thomas Road, the Transportation Plan recommends a bike route on 99<sup>th</sup> Avenue (Figure ES-4 Recommended Bicycle Network). With an additional 1,500-2,499 population increase projected through 2040 in this Section of land (Figure 3.1), and an increase of 1,000-2,000 dwelling units through 2040 (Figure 3.2) reevaluation of land use, such as in this application, is critical to accurately plan for a future transportation network that is safe, reliable and efficient.

#### Impact on the natural environment

Fulton Homes Acclaim is not located near any riparian areas, and, as already indicated, is a flat piece of land that has been farmed for decades, so there are no hillside issues associated with the Property. Overhead power lines less than 69kV will be relocated underground. This will enhance aesthetics, reduce maintenance and increase safety for vehicular traffic.

Fulton Homes Acclaim does have an existing floodway along the RID Canal, where water collects in the southwest portion of the Property. As detailed above, the Owner and City staff have already been working cooperatively on an eventual CLOMR submittal to FEMA that will manage this area more actively. Nevertheless, the ongoing presence of this drainage area will enhance Fulton Homes' ability to provide an appropriate buffer to the exiting larger lot homes on the west side of the RID Canal. This work meets Sustainable Development Goal 5, Policy B of General Plan 2030.

#### Extent to which the proposal contributes to achieving the (i) job to population ratio, (ii) square foot per capita ratio and (iii) multi-family ratio identified within this 2012 Plan

The General Plan is an aspirational document, and by State law, all cities regularly update their Plans, at least every ten years. Not every projection comes to fruition. General Plan 2030 was crafted at the end of the Great Recession and the beginning of a revolution in the global retail economy. An employment cluster once anticipated to possibly blossom along the Loop 101 has not occurred, and the Property has now remained vacant, despite its Commercial and High-Rise zoning, through two robust real estate cycles. At the same time, the internet has fueled a revolution in retail that has substantially reduced the role of bricks and mortar, neighborhood shopping in our society. While the City's ambition to raise its job to population ratio is admirable, it is now time for the Property to be repositioned so that it can actually be developed and contribute positively to the City's urban fabric.

As described previously in this narrative, the City has properly targeted multi-family development for its City Center, where an urban lifestyle can appropriately advance the City's development goals, and has otherwise reported that it does not require any additional multi-family

developments in the northern part of the City. The Property here, on the City's periphery and now surrounded on two sides by primarily single family residential uses and a cemetery to the south, is more suitable for single family residential development of the type Fulton Homes is now proposing. Indeed, if the situation were reversed, and the Property were now seeking an upzoning to an eight story entitlement instead of the downzoning sought here, it is likely that our current Avondale neighbors might protest.

#### Impact on City services and facilities

Development of this property into a master planned, single family residential community should not have an unusual impact on City services. Fulton Homes foresees no unusual needs for police, fire, water or wastewater services in this area. The development team has already had a pre-application meeting with City staff, and has been apprised about City infrastructure in the immediate vicinity of the Property, including the specific routing appropriate for a wastewater connection.

#### Extent to which the goals of this 2030 Plan are accomplished

In addition to the multiple General Plan 2030 Goals and Policies already cited above, this General Plan Amendment will also address the following other Goals and Policies of General Plan 2030.

Land Use Goal 1, Policy D and Land Use Goal 2, Policy C each encourage the development of infill parcels, both on their own and in a manner compatible with existing neighborhoods. To reiterate, this parcel has not proven attractive to development with its current General Plan designation. This Amendment will lead to immediate and complete build-out of this overlooked infill site. The proposed residential community will be more compatible with the existing adjacent neighborhoods than mixed use or commercial development under the current designation.

Land Use Goal 3, Policy C seeks the inclusion of larger lots in residential communities, and per City staff's direction at our pre-application meeting, the Fulton Homes proposal permitted by this Amendment will include such lots.

Land Use Goal 3 Policy D encourages good transitions between neighborhoods. The drainage reforms processed through the CLOMR process will maintain an adequate transition between this Property and the existing larger lot community on the west side of the RID Canal.

Land Use Goal 4, Policy B seeks developments that will connect to City water and wastewater, and widen streets where necessary. The development that this General Plan Amendment will permit will do all those things, including improving the west side of 99<sup>th</sup> Avenue to its full condition and facilitating the tiling of the SRP Canal that runs along the west side of 99<sup>th</sup> Avenue. Absent this General Plan Amendment, this Property seems likely to continue to remain vacant, and those improvements would remain unrealized.

The development team has already met Land Use Goal 7, Policy A by confirming the availability of adequate school facilities with the local districts in advance of submitting this General Plan Amendment. See **Exhibits 5 and 6**.

Cost of Development Goal 2, Policy A requires all new development to pay its fair share for municipal infrastructure. At this time, Fulton Homes anticipates paying for and constructing all necessary on-site infrastructure improvements, including water and wastewater connections, associated with the property. And, as previously indicated, those improvements include at least two projects with regional benefit to surrounding residents: i) the CLOMR process to enhance management of drainage around the RID Canal, and ii) the tiling of the SRP Canal on the west side of 99<sup>th</sup> Avenue.

The conversion of this vacant, commercial infill site into a vibrant and attractive, single family, Fulton Homes community meets numerous goals of General Plan 2030. This General Plan Amendment will meet Neighborhood Goal 1, Policies A and B, and Goal 2, Policy 1, by advancing a proposed community that will ensure HOA maintenance, Code compliance, and lot sizes expressly suggested by staff during the pre-application process. Further, the Fulton Homes community will meet Neighborhood Goal 3, Policy B by developing and encouraging owner occupied homes. Likewise, Fulton Home anticipates that through the balance of the development process, it will be providing ample open space and recreational trails within the proposed subdivision, consistent with Open Space Goal 2, Policy H and Recreational Amenities Goal 1, Goal A.

#### Achievement of Avondale Strategic Five-Year Plan Goals and Initiatives

In the past decade, Avondale has established a cutting-edge Health Corridor, welcomed major manufacturing and other sophisticated enterprises, and solidified its status as a retail and entertainment hub for the entire region. As the population continues to grow, additional high-quality residential development, such as Fulton Homes Acclaim, will be needed. The proposed development furthers the following Strategic Five-Year Plan initiatives and goals:

*Strategic Initiative #1: Foster sustainable community development. Avondale is committed to creating a sense of place, a community of residents and local businesses unified by pride and common values.*

The proposed site is currently utilized for agricultural purposes, and is surrounded by development. Development of this infill site preserves undisturbed desert and contributes to sustainable development by preventing urban sprawl. High quality materials, thoughtful design, appropriate scale, and a color palette that is amenable to yet unique from adjacent uses create a sense of place. Like Avondale itself, Fulton Homes Acclaim will be a vibrant community where residents can live and play.

*Strategic Goal, Initiative #1: Encourage build-out in residential housing opportunities that support diverse housing options.*

With a range of different lot sizes, Fulton Homes Acclaims not only adds to Avondale's diversity of housing options, but is diverse within itself. Situated at the Thomas Road entrance to the Fulton Homes Acclaim community, large lot (7,400 SF) homes give residents and guests a sense of place. 5,900 SF lots will be located in the northwest and southeast portions of the community, with 4,100 SF lots in the northern portion. This thoughtful residential housing opportunity increases the diversity of Avondale's housing options.

*Strategic Initiative #2: Create and support diverse recreation and education opportunities. Avondale provides residents with the ability to connect with amenities, businesses and their community, enhancing the opportunity to live, work and enjoy a healthy lifestyle.*

Fulton Homes Acclaim will have a generous range of highly amenitized, active and passive recreational opportunities with approximately 25% open space, far exceeding the 15% Open Space requirement. A large aquatic center is at the heart of the community. As shown on the enclosed site plan, there are four pocket parks evenly distributed throughout the development, with a large central park in the center of the development. This abundance of open space provides residents with diverse recreation and healthy lifestyle opportunities, such as bocce ball, corn hole, basketball, volleyball, pickleball, a tot lot and a massive, central, multi-use turf area.

*Strategic Goal: Maintain and expand quality infrastructure and improve connectivity to City amenities.*

With existing bike lanes on Thomas Road, alternative transportation to and from Fulton Homes Acclaim is easily accessible. Additionally, the Loop 101 freeway is approximately one half-mile to the east, and Interstate 10 is nearly one mile south along 99<sup>th</sup> Avenue. Residents of Fulton Homes Acclaim will have quick and convenient access to nearby City amenities, such as shopping and dining at The BLVD.

## **GENERAL PLAN AMENDMENT FINDINGS**

The development pattern contained on the Land Use Plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment.

The current General Plan designation of Commercial and Mixed Use does not allow for development of the proposed single family residential neighborhood. As previously discussed, the Property has had a Mixed Use and Commercial designation for two decades now, through two real estate development cycles. While the Property is close enough to the regional freeway system to provide good access for future residents, it has not been close enough for retail or office uses to be developed here, or on many of the parcels between the Property and the Freeways. As noted before, significant changes in the retail economy have sharply reduced the viability of multiple, small scattered commercial retail sites. The proposed General Plan Amendment is necessary to allow development of a well-conceived and laid out community of detached homes, including some larger lots.

The City's General Plan Land Use Map inadequately provides appropriate optional sites for the Medium Density Residential (MDR) land use (2.5 to 4 DU per acre). There are very few, if any, similarly sized pieces of undeveloped land available within city limits. With existing infrastructure, convenient access to major thoroughfares and no existing structures that need to be removed, developing this parcel of land is both economical and sustainable. The proposed maximum density of 4.0 du/ac appropriately categorizes the Fulton Homes Acclaim land use as MDR.

The amendment constitutes an overall improvement to the GP2030 and is not solely for the good or benefit of a particular landowner or owners.

This General Plan Amendment, along with the recently approved amendments to the adjacent Parkside Village PAD, will benefit the City by allowing for build out of the largest remaining undeveloped portion of the City's northeastern perimeter. This will provide the City with certainty in this part of its jurisdiction, and more fully focus its energies on the City Center, where the City's economic and multi-family future more immediately lie.

The amendment will not adversely impact the community as a whole and/or a portion of the community by:

1. Significantly altering the acceptable land use patterns;

This General Plan Amendment will improve the community because it enhances the compatibility of the Property with its neighbors. There are well-established residential uses to the west and northwest of the Property, and there is now predominantly residential infill development coming to the Parkside Village site to the north of the Property. This Amendment will prevent a significant shift in land use patterns from these communities into Freeway and Mixed Uses, which would raise significant questions regarding the transition between these disparate land uses.

2. Requiring larger and more expensive public infrastructure improvements including, but not limited to, roads, water, wastewater, and public safety facilities than would otherwise be needed without the proposed change; or

This General Plan Amendment eliminates the possible need for significant infrastructure upsizing. Currently, the Property has City planning designation under the Freeway Specific Plan that allows for eight story buildings. It is quite possible that structures of that height would trigger the need for expensive public infrastructure improvements to roads, water, wastewater, and public safety facilities that serve the area.

3. Adversely impacting the existing land uses.

Consistent with the immediately preceding paragraph, eight story structures would not be compatible with the single story communities to the west (built), northwest (built), and north (planned). Thus, this General Plan Amendment will reduce the chance of adverse impacts on

existing land uses. The community which Fulton Homes plans to develop on the Property will be compatible with existing land uses.

That the amendment is consistent with the overall intent of the GP2030 and other adopted plans, codes, and ordinances.

As has been detailed in this narrative, this proposed General Plan Amendment meets the Goals and Policies set forth in General Plan 2030 across a wide range of General Plan elements established by state statute. Fulton Homes intends to seek rezoning of the subject property to a Planned Area Development, and will comply with the PAD provisions of the City's Zoning Ordinance. Finally, in developing the Fulton Homes Acclaim community, Fulton Homes will also fully comply with the City of Avondale's Single Family Residential Design Manual, as well as its Subdivision Ordinance.

## **CONCLUSION**

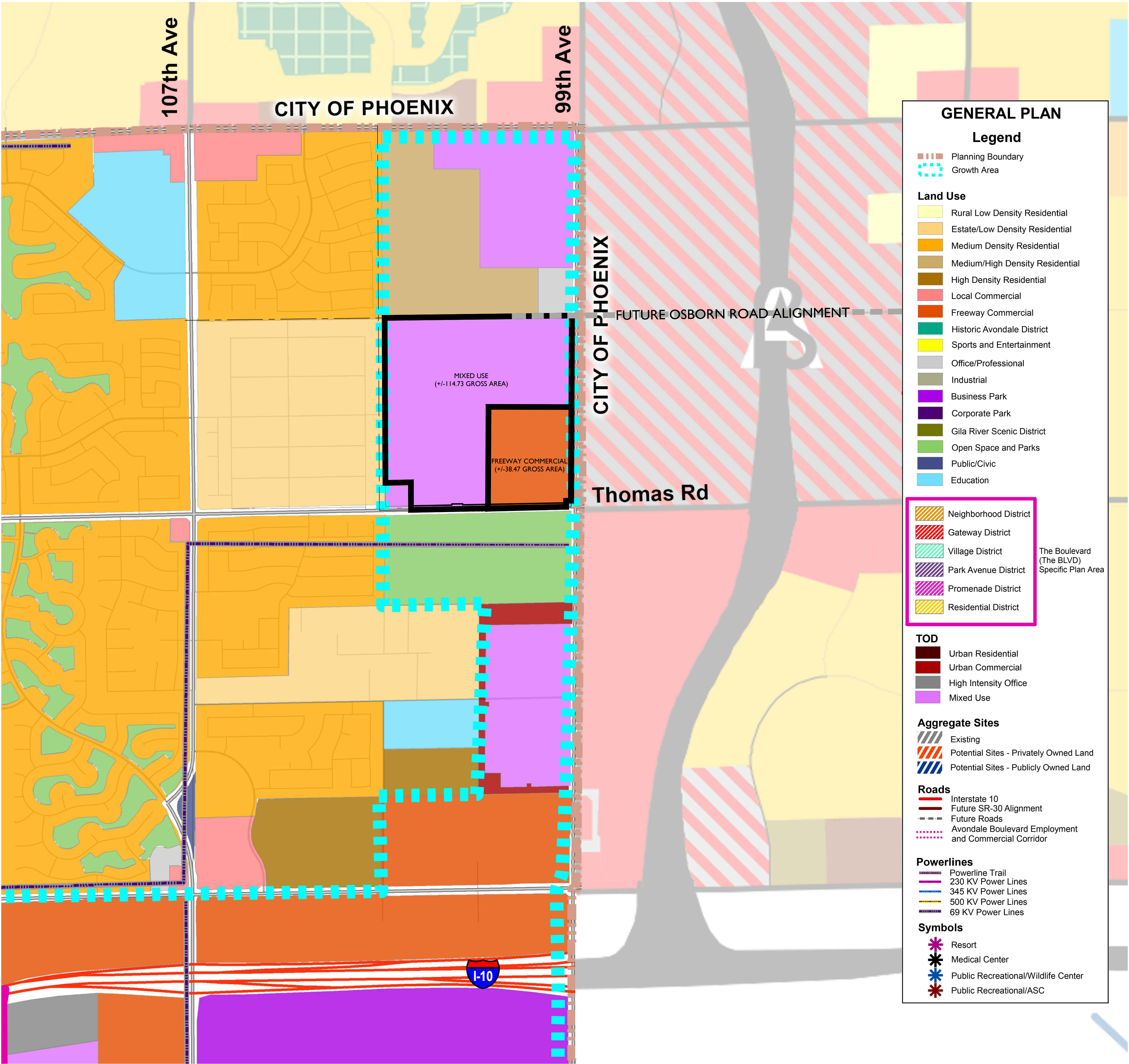
The northwest corner of 99<sup>th</sup> Avenue and Thomas Road is a long-vacant, infill parcel that sits on Avondale's eastern perimeter. There are existing residential communities to the west and northwest across the RID Canal, and now there is actual development, primarily residential, coming to the property immediately to the north. In this context, now is the time to tie off this loose end with a General Plan Amendment that will bring welcome and compatible development to this Property.

The proposal to redesignate this Property to Medium Density Residential meets the City's General Plan 2030 Goals and Policies, across a wide range of General Plan elements, including Land Use, Neighborhoods, Cost of Development, Circulation, Water, Sustainability, and Open Space. The proposed Amendment meets and exceeds the City's standards for review and analysis of such proposals, and complies with the findings required by General Plan 2030. For these reasons, Fulton Homes believes the City ought to approve this General Plan Amendment request. We look forward to the opportunity to discuss this application with the City through its public review process.



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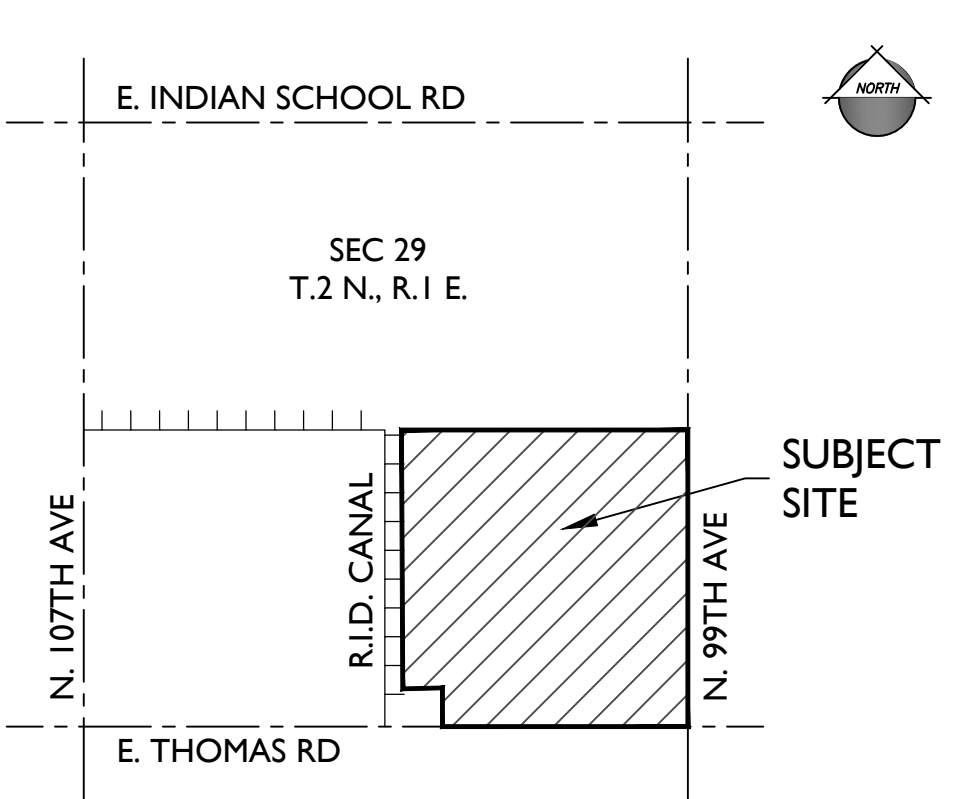


# AVONDALE EXISTING GENERAL PLAN

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29,  
T.2 N., R.1 E. OF THE GILA AND SALT RIVER & MERIDIAN,  
MARICOPA COUNTY, ARIZONA.

## VICINITY MAP

N.T.S.



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MESA, AZ 85201  
TEL: (480)-503-2250  
CONTACT: BRIAN NICHOLLS,  
P.E.Brian.Nicholls@epsgroupinc.com

ATTORNEY  
GAMMAGE & BURNHAM PLC  
2 N. CENTRAL AVE., 15TH FLOOR  
PHOENIX, AZ 85004  
TEL: (602)-256-4422  
CONTACT: STEPHEN ANDERSON  
SAnderson@glaw.com

LAND PLANNER AND LANDSCAPE ARCHITECT  
EPS GROUP, INC.  
1130 N. ALMA SCHOOL RD., SUITE 120  
MESA, AZ 85201  
TEL: (480)-503-2250  
CONTACT: JOSH HANNON & ALIZA SABIN  
Josh.Hannon@epsgroupinc.com  
Aliza.Sabin@epsgroupinc.com

## LAND USE LEGEND

- ACCLAIM BOUNDARY
- FREEWAY COMMERCIAL (+/-38.47 GROSS AREA)
- MIXED USE (+/-114.73 GROSS AREA)
- FUTURE OSBORN ROAD ALIGNMENT

## GENERAL PLAN

### Legend

- Planning Boundary
- Growth Area

### Land Use

- Rural Low Density Residential
- Estate/Low Density Residential
- Medium Density Residential
- Medium/High Density Residential
- High Density Residential
- Local Commercial
- Freeway Commercial
- Historic Avondale District
- Sports and Entertainment
- Office/Professional
- Industrial
- Business Park
- Corporate Park
- Gila River Scenic District
- Open Space and Parks
- Public/Civic
- Education

- Neighborhood District
- Gateway District
- Village District
- Park Avenue District
- Promenade District
- Residential District
- The Boulevard (The BLVD) Specific Plan Area

### TOD

- Urban Residential
- Urban Commercial
- High Intensity Office
- Mixed Use

### Aggregate Sites

- Existing
- Potential Sites - Privately Owned Land
- Potential Sites - Publicly Owned Land

### Roads

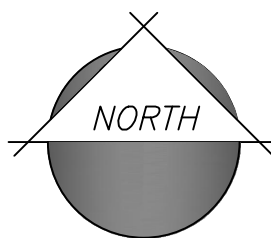
- Interstate 10
- Future SR-30 Alignment
- Future Roads
- Avondale Boulevard Employment and Commercial Corridor

### Powerlines

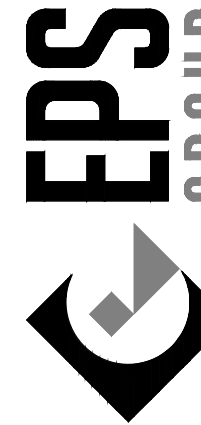
- Powerline Trail
- 230 KV Power Lines
- 345 KV Power Lines
- 500 KV Power Lines
- 69 KV Power Lines

### Symbols

- Resort
- Medical Center
- Public Recreational/Wildlife Center
- Public Recreational/ASC



1130 N Alma School Road  
Suite 120  
Mesa, AZ 85201  
T:480.503.2250 | F:480.503.2258  
www.epsgroupinc.com



Fulton Homes Acclaim

GILBERT, AZ

Existing General Plan

Project:

Revisions:

APRIL 27, 2020 - 1ST ZONING SUBMITTAL



Designer: JH  
Drawn by: JAJ

Preliminary  
Not For  
Construction  
Or  
Recording

Job No.  
20-0146

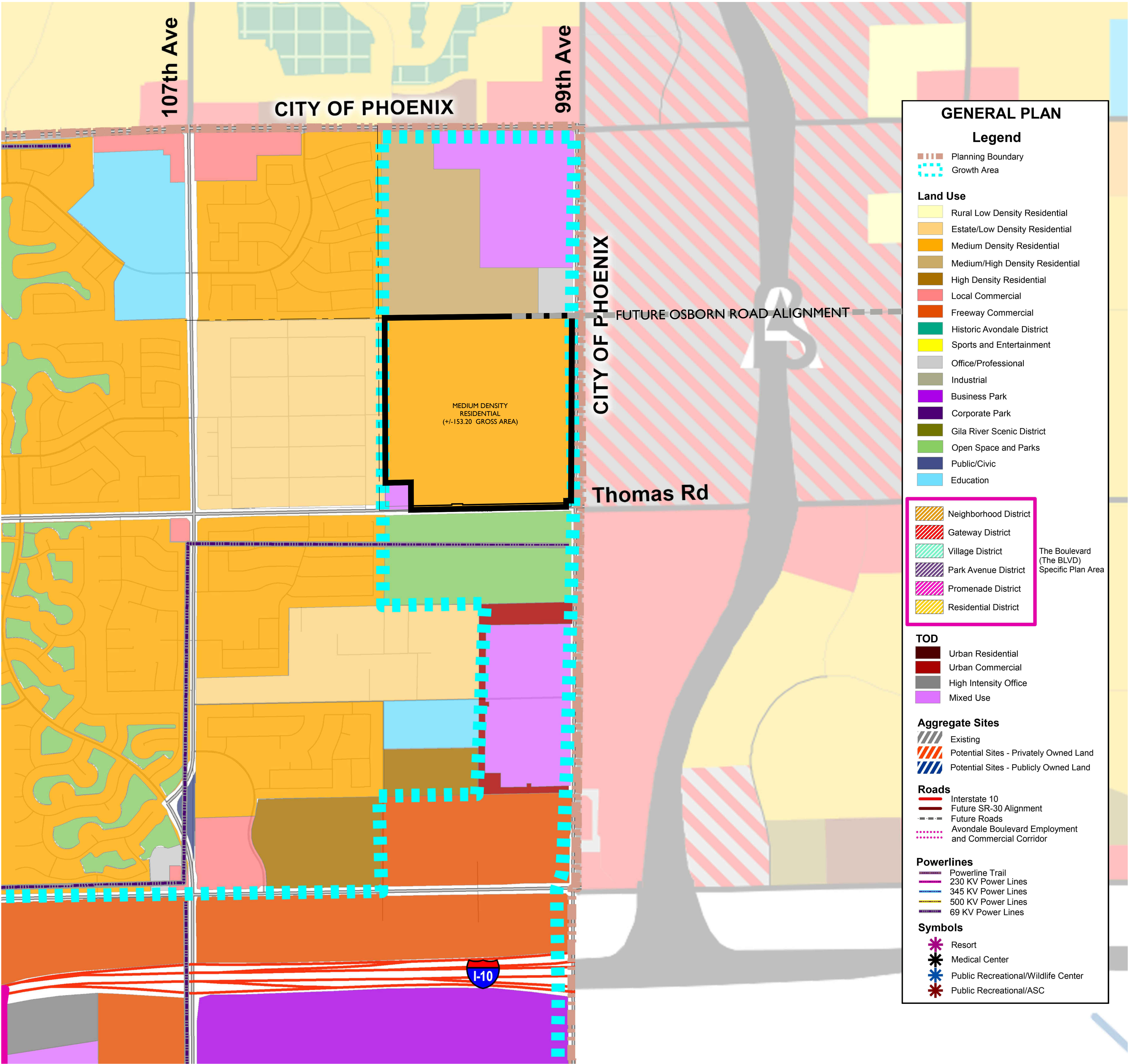
LP01

Sheet No.  
1  
of 2



20-0146

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**GENERAL PLAN**

**Legend**

Planning Boundary

Growth Area

**Land Use**

Rural Low Density Residential

Estate/Low Density Residential

Medium Density Residential

Medium/High Density Residential

High Density Residential

Local Commercial

Freeway Commercial

Historic Avondale District

Sports and Entertainment

Office/Professional

Industrial

Business Park

Corporate Park

Gila River Scenic District

Open Space and Parks

Public/Civic

Education

Neighborhood District

Gateway District

Village District

Park Avenue District

Promenade District

Residential District

The Boulevard (The BLVD) Specific Plan Area

**TOD**

Urban Residential

Urban Commercial

High Intensity Office

Mixed Use

**Aggregate Sites**

Existing

Potential Sites - Privately Owned Land

Potential Sites - Publicly Owned Land

**Roads**

Interstate 10

Future SR-30 Alignment

Future Roads

Avondale Boulevard Employment and Commercial Corridor

**Powerlines**

Powerline Trail

230 KV Power Lines

345 KV Power Lines

500 KV Power Lines

69 KV Power Lines

**Symbols**

Resort

Medical Center

Public Recreational/Wildlife Center

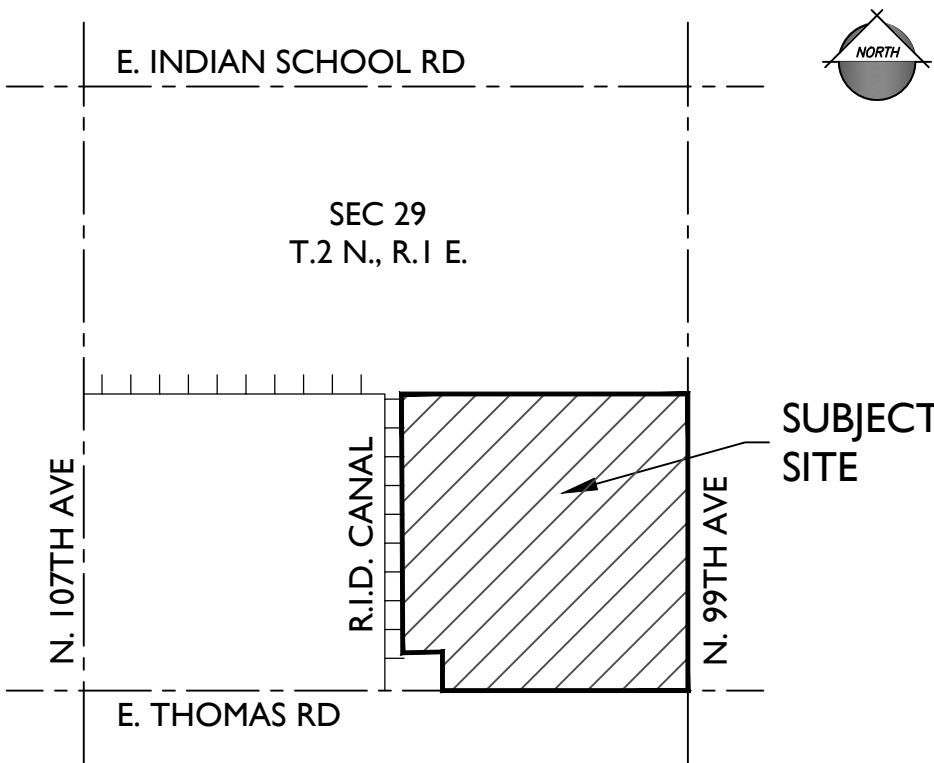
Public Recreational/ASC

# AVONDALE PROPOSED GENERAL PLAN

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29,  
T.2 N., R.1 E. OF THE GILA AND SALT RIVER & MERIDIAN,  
MARICOPA COUNTY, ARIZONA.

### VICINITY MAP

N.T.S.

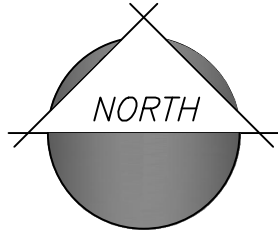


### PROJECT TEAM

|                                                                                                                                                                  |                                                                                                                                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DEVELOPER<br>FULTON HOMES<br>9140 S. KYRENE RD., SUITE 202<br>TEMPE, AZ 85284<br>TEL: (480)-753-6789<br>CONTACT: NORM NICHOLLS<br>NNicholls@fultonhomes.com      | CIVIL ENGINEER<br>EPS GROUP, INC.<br>1130 N. ALMA SCHOOL RD., SUITE 120<br>MESA, AZ 85201<br>TEL: (480)-503-2250<br>CONTACT: BRIAN NICHOLLS,<br>P.E.Brian.Nicholls@epsgroupinc.com                                                         |
| ATTORNEY<br>GAMMAGE & BURNHAM PLC<br>2 N. CENTRAL AVE., 15TH FLOOR<br>PHOENIX, AZ 85004<br>TEL:(602)-256-4422<br>CONTACT: STEPHEN ANDERSON<br>SAnderson@gbaw.com | LAND PLANNER AND LANDSCAPE ARCHITECT<br>EPS GROUP, INC.<br>1130 N. ALMA SCHOOL RD., SUITE 120<br>MESA, AZ 85201<br>TEL: (480)-503-2250<br>CONTACT: JOSH HANNON & ALIZA SABIN<br>Josh.Hannon@epsgroupinc.com<br>Aliza.Sabin@epsgroupinc.com |

### LAND USE LEGEND

- ACCLAIM BOUNDARY
- MEDIUM DENSITY RESIDENTIAL (+/-153.20 GROSS AREA)
- FUTURE OSBORN ROAD ALIGNMENT



1130 N Alma School Road  
Suite 120  
Mesa, AZ 85201  
T:480.503.2250 | F:480.503.2258  
www.epsgroupinc.com

**EPS GROUP**

Fulton Homes Acclaim  
GILBERT, AZ

Proposed General Plan

Project:

Revisions:

APRIL 27, 2020 - 1ST ZONING SUBMITTAL

Call all report items not working days before any report is submitted.

**ARIZONA**  
STATE ENGINEER  
Date: 4/27/2020 10:00 AM  
In Maricopa County (002083-1100)

Designer: JH  
Drawn by: JAJ

Preliminary  
Not For  
Construction  
Or  
Recording

Job No.  
**20-0146**

LP01

Sheet No.  
**2**  
of **2**





AMENITY LEGEND

- 1A MAIN PARK - SOUTH
  - AQUATIC CENTER
  - (2) BOCCCE BALL COURT
  - (2) CORN HOLE
  - (2) RAMADA (30' x 30')
  - SHADED TOT LOT
  - EVENT LAWN
  - MULTI-USE TURF AREA
- 1B MAIN PARK - NORTH
  - RAMADA (30' x 30')
  - RAMADA OVERLOOK (20')
  - (2) BOCCCE BALL COURTS
  - (2) CORN HOLE
  - FULL BASKETBALL
  - SAND VOLLEYBALL
  - PICKLEBALL
  - SHADED SEATING NODES
  - MULTI-USE TURF AREA
- 2 NEIGHBORHOOD PARK A
  - FULL BASKETBALL COURT
  - (2) RAMADA
  - TOT LOT
  - LARGE TURF SPORT FIELD
- 3 NEIGHBORHOOD PARK B
  - HALF BASKETBALL COURT
  - RAMADA
  - TOT LOT
  - MULTI-USE TURF AREA
- 4 NEIGHBORHOOD PARK C
  - RAMADA
  - TOT LOT
  - MULTI-USE TURF AREA

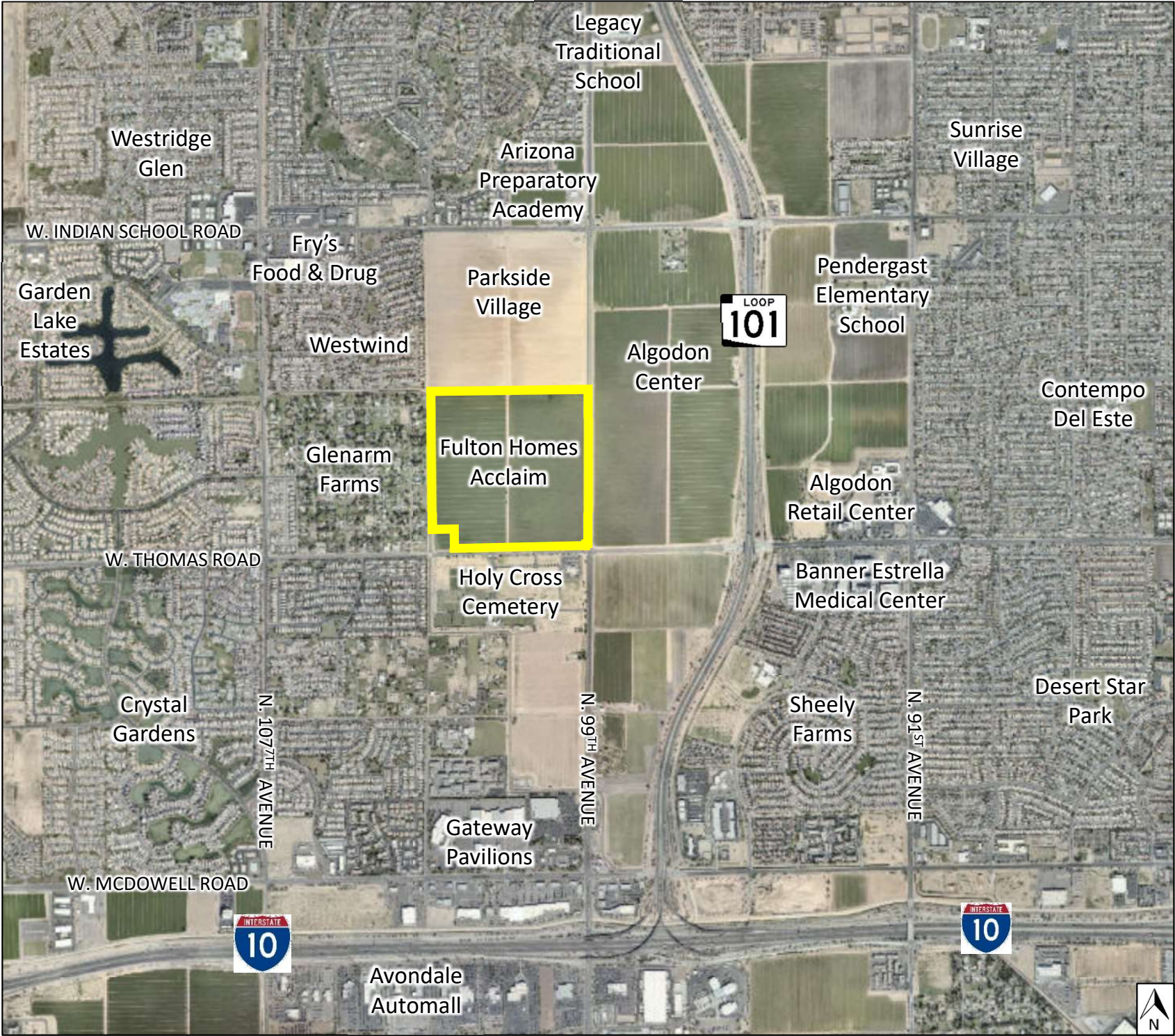
| PROJECT DATA |            |
|--------------|------------|
|              | LOTS       |
|              | 45' x 92'  |
|              | 50' x 120' |
|              | 60' x 125' |

PLANT LEGEND

| SYMBOL                 | SCIENTIFIC NAME                               | COMMON NAME                | SIZE        |
|------------------------|-----------------------------------------------|----------------------------|-------------|
| TREES                  |                                               |                            |             |
|                        | Acacia aneura                                 | Mulga                      | 24" Box     |
|                        | Caesalpinia cacalaco 'Smoothie'               | Thornless Cascalote        | 36" Box     |
|                        | Chitalpa tashkentensis 'Pink Dawn'            | Chitalpa **                | 24" Box     |
|                        | Fraxinus velutina 'Fan West'                  | Fan West Ash *             | 24" Box     |
|                        | Jacaranda mimosifolia                         | Jacaranda                  | 36" Box     |
|                        | Phoenix dactylifera                           | Date Palm                  | 20" Matched |
|                        | Olea europaea 'Svan Hill'                     | 'Svan Hill' Olive          | 36" Box     |
|                        | Parkinsonia x 'Sonoran Emerald'               | Sonoran Emerald Palo Verde | 24" Box     |
|                        | Pinus eldarica                                | Mondel Pine                | 24" Box     |
|                        | Pistacia X 'Red Push'                         | Red Push Pistache **       | 24" Box     |
|                        | Prosopis hybrid 'Phoenix'                     | Thornless Mesquite         | 36" Box     |
|                        | Quercus virginiana                            | Live Oak **                | 24" Box     |
|                        | Ulmus parvifolia                              | Chinese Evergreen Elm **   | 24" Box     |
| SHRUBS/ACCENTS         |                                               |                            |             |
|                        | Bougainvillea 'La Jolla'                      | 'La Jolla' Bougainvillea   | 5 Gal       |
|                        | Caesalpinia pulcherrima                       | Red Bird of Paradise       | 5 Gal       |
|                        | Callistemon viminalis 'Little John'           | Little John                | 5 Gal       |
|                        | Dalea capitata 'Sierra Gold'                  | Sierra Gold Dalea          | 1 Gal       |
|                        | Eremophila glabra ssp. Carnosa 'Winter Blaze' | 'Winter Blaze' Emu Bush    | 5 Gal       |
|                        | Eremophila hygrophana 'Blue Bells'            | Blue Bells                 | 5 Gal       |
|                        | Gossypium harknessii                          | San Marcos Hibiscus        | 5 Gal       |
|                        | Hesperaloe funifera                           | Giant Hesperaloe           | 5 Gal       |
|                        | Hesperaloe parviflora 'Brakelights'           | Brakelights Red Yucca      | 5 Gal       |
|                        | Lantana x 'Dallas Red'                        | Dallas Red Lantana         | 5 Gal       |
|                        | Leucophyllum langmaniae 'Rio Bravo'           | Rio Bravo Sage             | 5 Gal       |
|                        | Leucophyllum candidum 'Thunder Cloud'         | Thunder Cloud Sage         | 5 Gal       |
|                        | Muhlenbergia capillaris 'Regal Mist'          | 'Regal Mist' Muhly         | 5 Gal       |
|                        | Muhlenbergia lindheimeri 'Autumn Glow'        | 'Autumn Glow' Muhly        | 5 Gal       |
|                        | Muhlenbergia rigens                           | Deer Grass                 | 5 Gal       |
|                        | Myrtus communis 'Compacta'                    | Dwarf Myrtle               | 5 Gal       |
|                        | Ruellia brittoniana                           | Purple Ruellia             | 5 Gal       |
|                        | Ruellia peninsularis                          | Desert Ruellia             | 5 Gal       |
|                        | Russelia equisetiformis                       | Coral Fountain             | 5 Gal       |
|                        | Senna nemophila                               | Desert Cassia              | 5 Gal       |
|                        | Tecoma x 'Sunrise'                            | Sunrise Esperanza          | 5 Gal       |
| GROUNDCOVERS           |                                               |                            |             |
|                        | Convolvulus cneorum                           | Bush Morning Glory         | 1 Gal       |
|                        | Lantana montevidensis                         | Trailing Purple Lantana    | 1 Gal       |
|                        | Lantana x 'New Gold'                          | New Gold Lantana           | 1 Gal       |
|                        | Rosmarinus officialis 'Huntington Carpet'     | Trailing Rosemary          | 1 Gal       |
|                        | Sphagneticola trilobata                       | Yellow Dot                 | 1 Gal       |
| TURF & INERT MATERIALS |                                               |                            |             |
|                        | Cynodon dactylon 'Midiron'                    | Midiron *                  | Sod         |
|                        | 3/4" Screened Decomposed Granite              |                            |             |
|                        | Desert Brown or Equal, 2" Depth Min.          |                            |             |
|                        | (See Materials Legend)                        |                            |             |



EXHIBIT 4. Context Map







## CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

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

Project: Sierra Avondale Project Manager: Stephen W. Anderson  
 Request: GPA and Rezone Acreage/Parcel Size: 149.69 net acres  
 Current Density Allowed: N/A Density Proposed: Up to 14 du/acre  
 Total number of residential units proposed: 676 dwelling units

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

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

Yes



No



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

---



---

**Is a school site within the proposed development needed?**

Yes



No



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

\_\_\_\_\_

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

*If answered yes, please explain below:*

---



---

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

Date Reviewed: 1/14/2020

School District: Pendergast Elem School District

District Superintendent: Dr. Lily Motos-DeBlieux

Phone #: 623-772-2800

E-mail: jfimbres@psdaz.org

Signature: \_\_\_\_\_

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

### Development & Engineering Services Department

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

[www.avondaleaz.gov/development/services](http://www.avondaleaz.gov/development/services)



CERTIFICATE OF  
ADEQUATE SCHOOL  
FACILITIES

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

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Total number of residential units proposed: 676 dwelling units

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

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

Yes ☒ No ☐

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is a school site within the proposed development needed? Yes ☐ No ☒

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

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

If answered yes, please explain below:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Date Reviewed: January 17, 2020  
School District: Tolleson Union High School District #214  
District Superintendent: Nora Gutierrez  
Phone #: 623-478-4000  
E-mail: nora.gutierrez@tuhsd.org

Signature: Nora Gutierrez

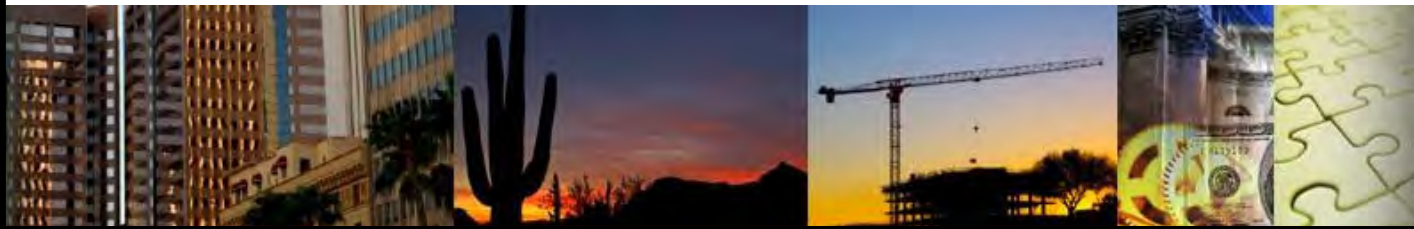
It is the developer's responsibility to ensure that this form is completed by an authorized representative of the District noted above and returned to the Development & Engineering Services Department prior to the scheduling of any City Council meetings

# Exhibit F

## Economic Analysis

Fulton Homes Acclaim

# NWC 99th Avenue & Thomas Economic Analysis Avondale, Arizona



Prepared for:

John F. Long Properties

and

Fulton Homes

March 2020

Prepared by:



Elliott D. Pollack & Company  
7505 East 6<sup>th</sup> Avenue, Suite 100  
Scottsdale, Arizona 85251



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| <b>1.0 Introduction</b>                                         | <b>1</b>  |
| <b>2.0 Greater Phoenix Economy Overview</b>                     | <b>4</b>  |
| <b>3.0 Retail &amp; Office Market Overview</b>                  | <b>7</b>  |
| <b>4.0 Forecasts</b>                                            | <b>24</b> |
| <b>5.0 Analysis of 99<sup>th</sup> Avenue Land Use Patterns</b> | <b>32</b> |
| <b>6.0 Findings &amp; Conclusions</b>                           | <b>40</b> |



## Executive Summary

### Purpose of Study

Elliott D. Pollack & Company was retained to conduct an economic analysis of a proposed 148.5-acre rezoning and General Plan amendment for agricultural property at the northwest corner of 99<sup>th</sup> Avenue and Thomas Road in Avondale, Arizona. The requested General Plan Amendment is for a change from mixed use and freeway commercial to residential and park uses. The scope of this engagement is to evaluate the various economic and real estate aspects of the proposed General Plan amendment.

### **Fulton Homes Acclaim - Proposed Site Plan**



## **Findings & Conclusions**

- Most commercial development in Avondale has occurred along the I-10 corridor with excellent freeway visibility. The I-10 corridor is also well represented by major retailers. Retail gap analysis suggests very little excess demand, insufficient to trigger new retail entrants. In addition, the retail marketplace has been significantly impacted by both e-commerce and the rise of supercenters and warehouse clubs. For the Greater Phoenix area, the Great Recession resulted in much slower population and employment growth and retailers have become much more cautious in planning for new stores. Some ten years after the end of the recession, retail development has not returned to prior construction levels. This trend may continue for the foreseeable future and will impact properties currently designated for commercial development.
- Office development in the market area has been modest and constitutes only 3.2% of the metro's office inventory. Only 169,400 square feet of office space in four developments have been built in the market area over the last 10 years. Slow growth in office development is likely to continue for the foreseeable future.
- The historical planning, zoning, and subsequent rezoning of neighboring projects such as Virtua99 to the south and Parkside Village immediately to the north of the subject site is consistent with the market realities that the 99<sup>th</sup> Avenue Corridor is mistakenly categorized as a "Freeway Corridor" in Avondale. The eastern edge of the subject property and neighboring parcels within Avondale are more than a half mile from the Loop 101 and thus do not benefit from freeway visibility. In each of the cases along 99<sup>th</sup> Avenue, the ultimate, market driven land uses are turning out to be much more suburban with a focus on residential products.
- In contrast, there are several hundred acres of vacant land with freeway frontage along just the Loop 101 corridor from McDowell Road to Camelback Road. In total, there are approximately 815 acres on the east and west side of the Loop 101 that have a competitive advantage over the subject site by having true freeway visibility and thus benefit from high freeway traffic volumes whereas the subject site does not.
- The proposed residential developments will help to support the retail assets within the City of Avondale. Despite the obvious surplus in most of the retail categories, each new additional resident will create demand for local serving retail, either by strengthening existing retail or inducing new development. Continued residential development in all forms within the market area will be critical to the eventual success of existing retail assets and additional commercial development. Local residents will be the main source





of retail demand and also provide a local workforce for future office development. Residential development must come first, eventually building to a critical mass of residents to attract additional retailers and employers.

- An important question related to the proposed General Plan amendment is its potential impact on the inventory of land available for employment uses. Avondale has approximately 3,140 acres of vacant land that is planned for commercial and employment uses. According to Maricopa Association of Governments, between 2020 and 2055, employment is expected to grow by another 22,200 jobs. Based on current employment density patterns, these 22,200 jobs can be accommodated on approximately 900 acres of land. This forecasted land demand compares favorably with the over 3,140 acres of available commercial and employment land within the City. This forecast is considered conservative and does not take into account:
  - Intensification of non-residential development in Avondale that will likely occur over the next 35+ years. The land inventory in Avondale will, therefore, accommodate more employees per acre than it has in the past.
  - Redevelopment of existing commercial and employment areas will occur in the future as buildings age and become obsolete for modern business purposes. This will result in more land being made available for development beyond the existing 3,140 acres of vacant property.

In our opinion, the rezoning of the subject site to residential uses will not affect the City's efforts to continue to attract businesses to the community. The City has a significant inventory of commercial and employment land that will provide for the long-term economic health of the community.

Overall, the proposed General Plan amendment for residential uses:

- Is more compatible for the site given its characteristics, neighboring developments, and location along 99<sup>th</sup> Avenue over a half mile away from the Loop 101 freeway. The site is at a considerable competitive disadvantage as a commercial property compared to over 800 acres of neighboring parcels with real freeway visibility.
- Will accommodate new resident growth which will support existing and planned commercial development.
- Will not harm the city's efforts to continue to attract high-wage businesses or commercial development to the community based on available land compared to expected job growth.



## 1.0 Introduction

### 1.1 Purpose of Study

Elliott D. Pollack & Company was retained to conduct an economic analysis of a proposed 148.5-acre rezoning and General Plan amendment for agricultural property at the northwest corner of 99<sup>th</sup> Avenue and Thomas Road in Avondale, Arizona. The requested General Plan Amendment is for a change from mixed use and freeway commercial to residential and park uses. The scope of this engagement is to evaluate the various economic and real estate aspects of the proposed General Plan amendment. Our analysis will include the following.

- A brief overview of the Greater Phoenix and Southwest Valley commercial/employment market in terms of historic absorption and construction activity and future forecasts from reliable sources such as the Maricopa Association of Governments (MAG) and the University of Arizona.
- An analysis of the vacant employment/commercial land inventory in Avondale and the forecasted demand for employment/industrial land over the next thirty-five years, focusing on the ability of Avondale to meet its employment goals if a portion of the land is converted to residential uses.
- A review of surrounding parcels in terms of development plans, land uses, and competitive position compared to the subject property.

The land that is subject to the proposed General Plan Amendment is shown on the following page with a proposed plan of development. In addition, the following table outlines the development plan, including various single family detached products, neighborhood parks, an aquatic center, and other community amenities.

| <b>Fulton Homes Acclaim<br/>Development Plan</b>      |              |
|-------------------------------------------------------|--------------|
| <b>Land Use</b>                                       | <b>Units</b> |
| Parks/Open Space                                      |              |
| Single Family (45ft Lots)                             | 224          |
| Single Family (50ft lots)                             | 240          |
| Single Family (60ft lots)                             | 117          |
| <b>TOTAL</b>                                          | <b>581</b>   |
| Source: John F Long; Novo Development; Anderson Baron |              |



### Fulton Homes Acclaim - Proposed Site Plan



#### 1.2 Limiting Conditions

This study prepared by Elliott D. Pollack and Company is subject to the following considerations and limiting conditions.

- The reported economic findings outlined in this report represent the considered judgment of Elliott D. Pollack and Company based on the assumptions, analyses, and methodologies described in the report.



- Except as specifically stated to the contrary, this study does not give consideration to the following matters to the extent they exist: (i) matters of a legal nature, including issues of legal title and compliance with federal, state and local laws and ordinances; and (ii) environmental and engineering issues, and the costs associated with their correction. The user of this study will be responsible for making his/her own determination about the impact, if any, of these matters.
- This study is intended to be read and used as a whole and not in parts.
- The analysis outlined in this study is based on currently available information and estimates and assumptions about long-term future trends. Such estimates and assumptions are subject to uncertainty and variation. Accordingly, we do not represent them as results that will be achieved. Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur; therefore, the actual results achieved may vary materially from the forecasted results. The assumptions disclosed in this analysis are those that are believed to be significant to the projections of future results.





## 2.0 Greater Phoenix Economy Overview

### 2.1 Employment

Greater Phoenix historically outperforms the nation as a whole in population and employment growth whether in times of expansion or recession. From 1991 to 2006, Greater Phoenix was one of the fastest growing metropolitan areas in the country in terms of employment, typically ranking no worse than fifth but often in first or second position. The recession of 2001 saw a small slowdown in job growth, but the region rebounded to higher rankings in subsequent years. However, the Great Recession which started in late 2007 and ended in mid-2009 had a severe effect on job growth. In both 2009 and 2010 it ranked among the worst of the largest metro areas in the country. Only Detroit ranked worse in 2009. The region's economy has since improved and in 2018 and 2019 Greater Phoenix returned to one of the leaders in job growth.

| Greater Phoenix Employment Growth Rank    |                      |                       |       |                      |                       |
|-------------------------------------------|----------------------|-----------------------|-------|----------------------|-----------------------|
| Metro Areas with more than 1 Million Jobs |                      |                       |       |                      |                       |
| Year                                      | Greater Phoenix Rank | Number of Metro Areas | Year  | Greater Phoenix Rank | Number of Metro Areas |
| 1991                                      | 6                    | 19                    | 2006  | 1                    | 26                    |
| 1992                                      | 4                    | 19                    | 2007  | 10                   | 28                    |
| 1993                                      | 2                    | 19                    | 2008  | 24                   | 28                    |
| 1994                                      | 1                    | 19                    | 2009  | 22                   | 23                    |
| 1995                                      | 1                    | 20                    | 2010  | 22                   | 22                    |
| 1996                                      | 1                    | 21                    | 2011  | 13                   | 24                    |
| 1997                                      | 2                    | 22                    | 2012  | 10                   | 27                    |
| 1998                                      | 1                    | 22                    | 2013  | 7                    | 28                    |
| 1999                                      | 2                    | 23                    | 2014  | 15                   | 30                    |
| 2000                                      | 6                    | 24                    | 2015  | 11                   | 31                    |
| 2001                                      | 6                    | 25                    | 2016  | 7                    | 33                    |
| 2002                                      | 5                    | 24                    | 2017  | 4                    | 33                    |
| 2003                                      | 3                    | 24                    | 2018  | 3                    | 35                    |
| 2004                                      | 2                    | 24                    | 2019* | 3                    | 36                    |
| 2005                                      | 1                    | 25                    |       |                      |                       |
| *Preliminary 2019 Data                    |                      |                       |       |                      |                       |
| Source: U.S. Bureau of Labor Statistics   |                      |                       |       |                      |                       |

While mobility across the U.S. has decreased since the Great Recession, Greater Phoenix has started to see significant levels of in-migration over the last few years and is now one of the leaders in population growth in the nation. According to the U.S. Census, in 2018 Greater Phoenix



was the second fastest growing metro area in terms of absolute population increase with over 96,000 new residents. Because of its overall size at more than 4.7 million persons, Greater Phoenix ranks fifth in percentage growth behind several smaller metro areas such as Austin and Las Vegas. Between 2010 and 2018, Greater Phoenix grew by 664,835 persons, ranking third in the country behind the Dallas and Houston metro areas.

| Fastest Growing Metro Areas 2017 & 2018<br>By Numeric Growth |                          |                         |                         |
|--------------------------------------------------------------|--------------------------|-------------------------|-------------------------|
| Rank                                                         | Metro Area               | Net Change<br>2016-2017 | Net Change<br>2017-2018 |
| 1                                                            | Dallas-Fort Worth        | 146,238                 | 131,767                 |
| 2                                                            | Phoenix                  | 88,772                  | 96,268                  |
| 3                                                            | Houston                  | 94,417                  | 91,689                  |
| 4                                                            | Atlanta                  | 89,013                  | 75,702                  |
| 5                                                            | Orlando                  | 56,498                  | 60,045                  |
| 6                                                            | Seattle                  | 64,386                  | 54,894                  |
| 7                                                            | Austin                   | 55,269                  | 53,086                  |
| 8                                                            | Riverside-San Bernardino | 57,017                  | 51,934                  |
| 9                                                            | Tampa-St. Petersburg     | 54,874                  | 51,438                  |
| 10                                                           | Washington D.C.          | 65,908                  | 49,949                  |
| Source: U.S. Census                                          |                          |                         |                         |

| Fastest Growing Metro Areas 2017 & 2018<br>By Percentage Growth |                      |                         |                       |
|-----------------------------------------------------------------|----------------------|-------------------------|-----------------------|
| Rank                                                            | Metro Area           | Net Change<br>2016-2017 | % Change<br>2017-2018 |
| 1                                                               | Austin               | 2.68%                   | 2.51%                 |
| 2                                                               | Orlando              | 2.30%                   | 2.39%                 |
| 3                                                               | Las Vegas            | 2.20%                   | 2.21%                 |
| 4                                                               | Raleigh              | 2.31%                   | 2.11%                 |
| 5                                                               | Phoenix              | 1.91%                   | 2.02%                 |
| 6                                                               | Jacksonville         | 1.93%                   | 1.98%                 |
| 7                                                               | Dallas-Fort Worth    | 2.02%                   | 1.78%                 |
| 8                                                               | San Antonio          | 1.97%                   | 1.77%                 |
| 9                                                               | Charlotte            | 2.01%                   | 1.76%                 |
| 10                                                              | Tampa-St. Petersburg | 1.81%                   | 1.66%                 |
| Source: U.S. Census                                             |                      |                         |                       |

Greater Phoenix is also a top 10 metro area in employment growth. In 2019, 61,800 jobs were created in Greater Phoenix. On a percentage basis, Greater Phoenix ended with a job increase of 2.93% for the year.

| Fastest Growing Employment Centers 2019<br>By Numeric Growth |               |                         |
|--------------------------------------------------------------|---------------|-------------------------|
| Rank                                                         | Metro Area    | Net Change<br>2018-2019 |
| 1                                                            | New York      | 116,300                 |
| 2                                                            | Dallas        | 113,800                 |
| 3                                                            | Houston       | 82,700                  |
| 4                                                            | Los Angeles   | 74,000                  |
| 5                                                            | Phoenix       | 61,800                  |
| 6                                                            | San Francisco | 61,800                  |
| 7                                                            | Atlanta       | 57,700                  |
| 8                                                            | Seattle       | 56,900                  |
| 9                                                            | Chicago       | 56,500                  |
| 10                                                           | Miami         | 54,200                  |
| Source: U.S. Bureau of Labor Statistics                      |               |                         |

| Fastest Growing Employment Centers 2019<br>By Percentage Growth |               |                       |
|-----------------------------------------------------------------|---------------|-----------------------|
| Rank                                                            | Metro Area    | % Change<br>2018-2019 |
| 1                                                               | Orlando       | 3.59%                 |
| 2                                                               | Dallas        | 3.09%                 |
| 3                                                               | Phoenix       | 2.93%                 |
| 4                                                               | Seattle       | 2.78%                 |
| 5                                                               | Houston       | 2.68%                 |
| 6                                                               | San Jose      | 2.64%                 |
| 7                                                               | San Francisco | 2.53%                 |
| 8                                                               | Charlotte     | 2.46%                 |
| 9                                                               | Las Vegas     | 2.41%                 |
| 10                                                              | Austin        | 2.40%                 |
| Source: U.S. Bureau of Labor Statistics                         |               |                       |

Greater Phoenix has fully recovered from the Great Recession. After losing 239,800 jobs in the recession, it has regained another 443,500 jobs (185% of jobs lost) since the bottom of the job market in September 2010. The outlook for job growth in Greater Phoenix is very positive over



the next ten years. It is notable that since 2009, 87% of all job growth in the State has occurred in Greater Phoenix.

## **2.2 Residential Development**

While Greater Phoenix is now experiencing strong growth, the overall recovery since the end of the recession has been slow. The region's residential homebuilding market has still not returned to levels of historical performance typically following a recession. In contrast, the multi-family market has been very strong, partly due to restrictions on the availability of credit for home loans, student debt burden, and households that can't purchase a home due to poor credit or foreclosure. During the recession, Greater Phoenix experienced a downturn that was more severe than in other metropolitan areas of the country, a result of overbuilding in both the single family and commercial real estate sectors. Real estate market downturns have occurred before in Greater Phoenix but not to this extent.



### 3.0 Retail & Office Market Overview

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#### 3.1 Retail

Market conditions existing today in the retail real estate sector have been severely affected by the growth of E-Commerce and the Great Recession. The latest business cycle exposed significant longer-term challenges for the brick-and-mortar retail market in Greater Phoenix and across the country. Future changes in shopping trends that will affect how the market performs over the long term. Following are some of those trends and challenges.

- **Domination:** The market has become dominated by big box retailers and power/community shopping centers. The Avondale retail market illustrates a similar trend. There are numerous power centers and anchored shopping centers along the length of the I-10 with nearly every retail segment and brand found within the retail centers.
- **Obsolescence:** Retailing is constantly changing resulting in some companies going out of business as others are entering the marketplace. Part of the problem for companies that are experiencing difficulties is the inability to anticipate trends in shopping patterns and the impact of alternative methods of purchasing goods and services. Currently, restaurants and value-oriented retail such as Walmart, Target, Ross, TJ Maxx, and others are the most viable in the market and actively expanding. The list of retailers and restaurants that are in bankruptcy or have been in bankruptcy is extensive and include:
  - Sears
  - Toys “R” Us
  - Sport Authority
  - Aeropostale
  - Beauty Brands
  - Shopko
  - Gymboree
  - Charlotte Russe
  - Payless Shoe Source
  - Diesel
  - Z Gallerie
  - Kona Grill
  - Perkins and Marie Callender’s
  - Barneys New York
  - Forever 21
  - Destination Maternity
  - Avenue
  - Pier One
  - Charming Charlie
  - FTD
  - David’s Bridal
  - Mattress Firm
  - Gump’s
  - Brookstone
  - Rockport
  - Nine West
  - Claire’s
  - Winn-Dixie
  - Bon-Ton
  - Rue21
  - BCBG Maxazria
  - Wet Seal
  - The Limited





The types of retailers that have experienced bankruptcies fall into a few categories. Bookstores long ago experienced significant declines in sales. More recently, clothing and accessory retailers, including shoe retailers, have experienced the most difficulties along with department stores and grocery chains. Department store sales have been declining for decades with the growth of low-cost supercenters and warehouse outlets. Grocery stores have come under attack from a wide range of retailers that have moved into the grocery business.

The traditional department store will continue to likely see declining sales. Macy's and Kohl's have reported sales slumps. JC Penney is most vulnerable to changing shopping trends and has been hit with declining foot traffic for the past decade. It has been able to stay in business but has closed 20% of stores in recent years including 140 in 2018. Same store sales declined by 9% for the year ending in the second quarter of 2019.

- **Greater Phoenix is Over-Retailed:** Because of the region's tremendous history of growth, virtually all national retail chains want to be here, resulting in more retail space than is demanded by the population. In the past, many national retail chains built stores in advance of growth to establish their market area. When growth slowed during the Great Recession, many planned stores were put on hold or abandoned.
- **Consolidation:** As retail market conditions change, consolidation of companies within the industry occurs. This trend has been particularly evident in the grocery store sector as chains try to compete with Walmart, Target and Costco. Local grocer Bashas' has been through bankruptcy and is likely still vulnerable.
- **Internet or E-Commerce Sales:** The long-term threat to brick and mortar retailing is E-Commerce. Within the last 15 years, the market has seen seismic shifts in the manner in which people purchase retail goods and services. Certain segments of the retail market have been particularly hard hit. A later section of this report will provide further information on the E-Commerce trend.

In summary, there are two major trends that have had a significant impact the retail market.

- E-Commerce and
- The rise of off-price retailers and low-price supercenters and warehouse outlets.

### Greater Phoenix Retail Market

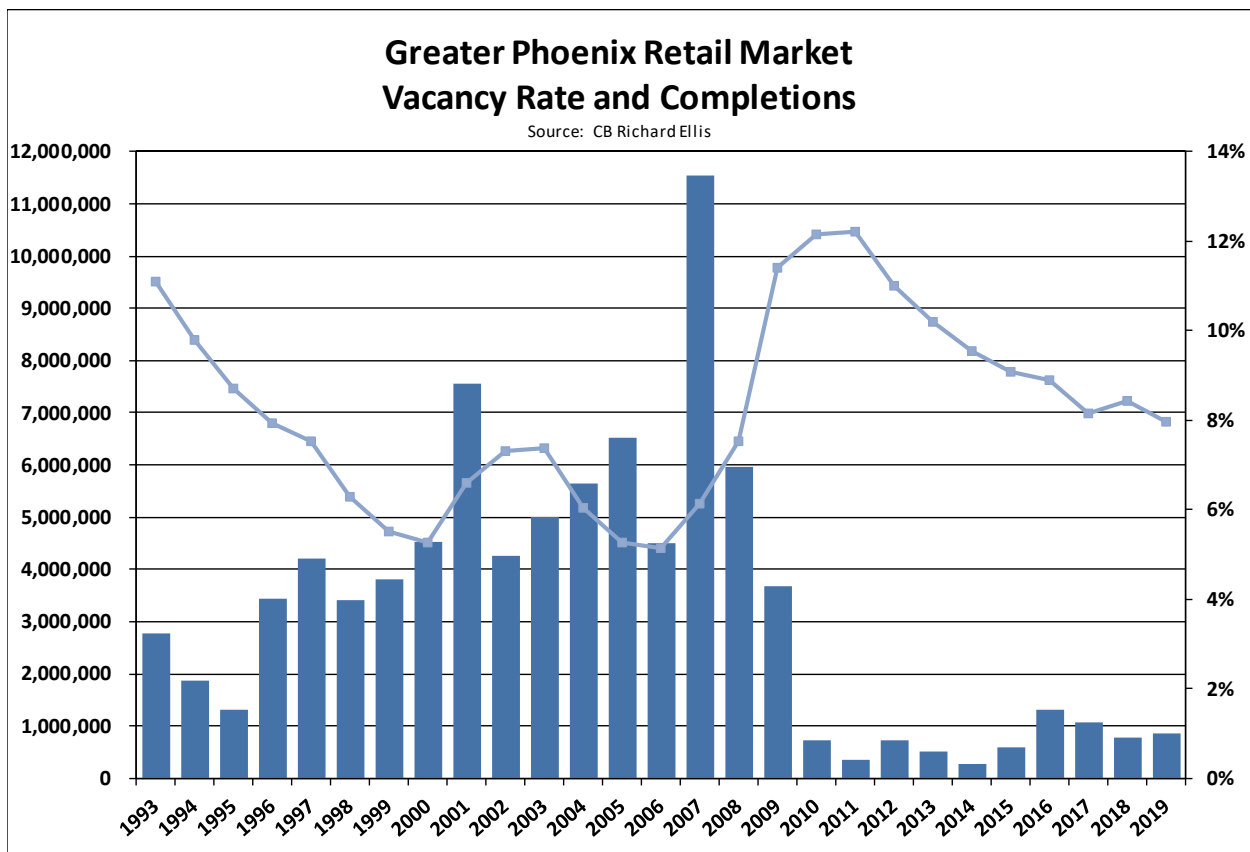
The Greater Phoenix retail market vacancy rate declined for the sixth straight consecutive quarter to 7.95% at the end of the fourth quarter of 2019. However, even with the tightening of the



market, new construction activity is disciplined. Construction activity is dominated by grocery-anchored projects with Sprouts, Fry's and Whole Foods as primary tenants. Power center development has largely been absent from the market.

Much of the absorption of space in Greater Phoenix over the past few years has been due to fitness and entertainment users backfilling vacant big-box and grocery store space. Since 2016, fitness users have absorbed 35 big-box spaces totaling over 1.0 million square feet. Due to demand for affordable fitness concepts, users like EoS Fitness, Planet Fitness, and LA Fitness are adding to their existing footprints. Newcomers include Crunch Fitness and VASA Fitness.

Even with the population and employment growth of Greater Phoenix area over the past two years, the retail market has not responded with significant construction activity. Greater Phoenix is in the top three metro areas in the country in job and population growth. Delivered retail space still is well below historic levels. Once again, E-Commerce and the popularity of supercenters and warehouse outlets is limiting extensive development of new retail space. Since 2010, retail space delivered to the market has averaged 721,200 square feet annually or the equivalent of three to four neighborhood shopping centers each year. In 2019, 856,600 square feet of retail space was delivered and only 491,900 square feet is under construction currently.



## E-Commerce

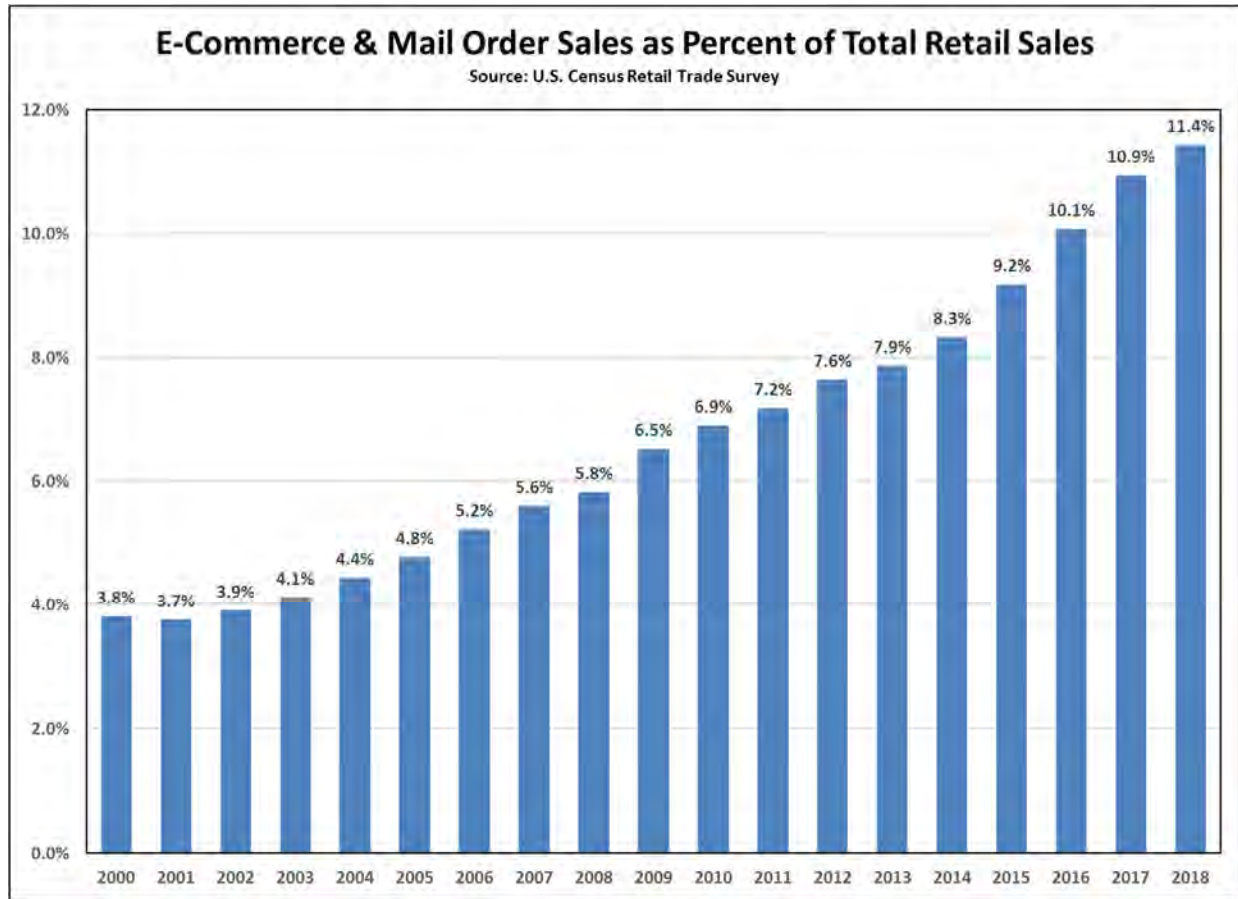
The U.S. Census defines E-commerce as:

“sales of goods and services where the buyer places an order, or the price and terms of the sale are negotiated, over an Internet, mobile device, extranet, Electronic Data Interchange (EDI) network, electronic mail, or other comparable online system. Payment may or may not be made online”.

The above definition technically excludes mail order sales from catalogs or other mail-order businesses. It does not include such businesses as mail-order book clubs. However, most catalog and book club purchases today are made over the internet and should properly be categorized as E-Commerce. For this study, mail order sales will be included in E-Commerce sales data.

Over the past 18 years, E-Commerce sales have grown by more than five-fold to \$604 billion, accounting for 11.4% of all retail sales in 2018. In 2000, E-Commerce only accounted for 3.8% of retail sales.





While 2019 retail sales data is not fully available, preliminary data indicates that E-Commerce sales and warehouse clubs and supercenter sales experienced significant increases again. Year-to-date data for 2018 and 2019 through September shows an increase of 13.7% for E-Commerce. Department store sales are down nearly 11% in 2019. The following chart also demonstrates where E-Commerce is having the most impact on certain business types. While total retail sales are up 3.2% for 2019, furniture stores, electronics/appliance stores, clothing, and sporting goods/hobby/book stores (among others) all show declining sales. These are the primary sectors of the retail market that have been significantly impacted firstly by E-Commerce and secondly by the rise of supercenters and warehouse clubs.





| <b>Retail Sales by BusinessType (in Millions)</b><br><b>Year -To-Date September 2018 &amp; 2019</b> |                              |                              |                           |
|-----------------------------------------------------------------------------------------------------|------------------------------|------------------------------|---------------------------|
| <b>Business</b>                                                                                     | <b>Year-To-Date<br/>2018</b> | <b>Year-To-Date<br/>2019</b> | <b>Percent<br/>Change</b> |
| <b>Retail sales, total</b>                                                                          | <b>\$3,875,341</b>           | <b>\$4,000,671</b>           | <b>3.23%</b>              |
| Motor vehicle and parts dealers                                                                     | \$907,919                    | \$939,767                    | 3.51%                     |
| Furniture and home furnishings stores                                                               | \$85,431                     | \$85,394                     | -0.04%                    |
| Electronics and appliance stores                                                                    | \$71,008                     | \$68,098                     | -4.10%                    |
| Building mat. and garden equip. dealers                                                             | \$285,331                    | \$287,209                    | 0.66%                     |
| Food and beverage stores                                                                            | \$559,009                    | \$575,557                    | 2.96%                     |
| Health and personal care stores                                                                     | \$253,259                    | \$262,698                    | 3.73%                     |
| Gasoline stations                                                                                   | \$385,282                    | \$385,432                    | 0.04%                     |
| Clothing and clothing access. stores                                                                | \$188,399                    | \$187,757                    | -0.34%                    |
| Sporting goods, hobby, and book stores                                                              | \$57,378                     | \$55,210                     | -3.78%                    |
| General merchandise stores                                                                          | \$502,573                    | \$510,659                    | 1.61%                     |
| Department stores                                                                                   | \$32,038                     | \$28,550                     | -10.89%                   |
| Warehouse clubs and superstores                                                                     | \$345,906                    | \$356,003                    | 2.92%                     |
| Miscellaneous store retailers                                                                       | \$95,663                     | \$98,213                     | 2.67%                     |
| Electronic shopping and mail-order houses                                                           | \$422,549                    | \$480,242                    | 13.65%                    |
| <b>Source: U.S. Census Annual Retail Trade Survey</b>                                               |                              |                              |                           |

The following chart shows E-Commerce and mail order sales by merchandise line for 2017. The data clearly shows how E-Commerce has disrupted various business types led by book stores where 63% of all sales are made online. Clothing, furniture, sporting goods, and toys and hobby goods businesses have all been impacted by E-Commerce. Those businesses that have not been substantially impacted are few but include motor vehicles, groceries, and building materials/garden equipment.



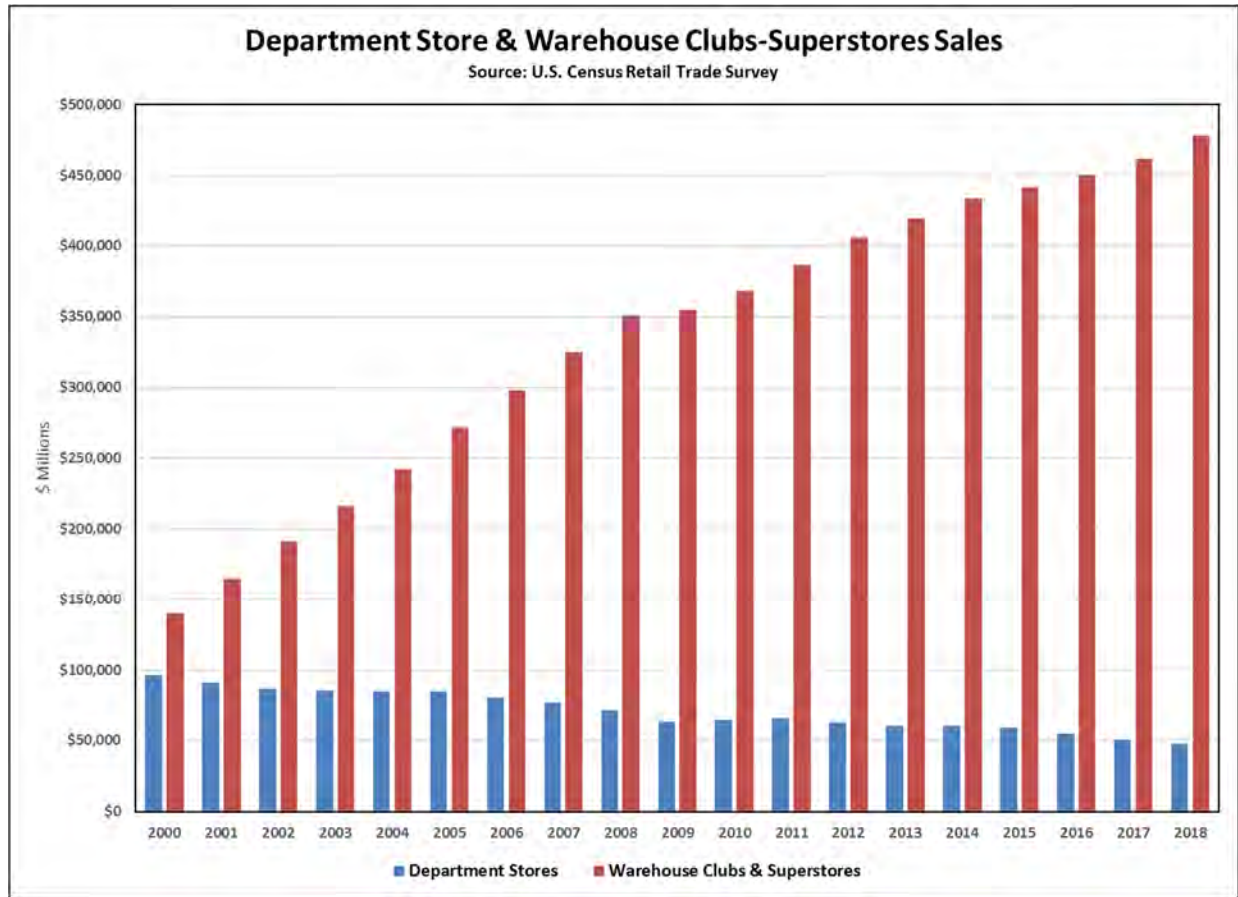
| <b>Percent E-Commerce &amp; Mail Order Sales by Merchandise Line</b><br><b>In Millions of Dollars - 2017</b> |                    |                                    |                                            |
|--------------------------------------------------------------------------------------------------------------|--------------------|------------------------------------|--------------------------------------------|
| <b>Merchandise Line</b>                                                                                      | <b>Total Sales</b> | <b>E-Commerce &amp; Mail Order</b> | <b>Percent E-Commerce &amp; Mail Order</b> |
| Book stores                                                                                                  | \$28,371           | \$17,989                           | 63.4%                                      |
| Clothing and clothing acc. stores                                                                            | \$300,013          | \$75,459                           | 25.2%                                      |
| Health & personal care stores                                                                                | \$472,286          | \$139,067                          | 29.4%                                      |
| Electronics and appliances                                                                                   | \$149,815          | \$50,414                           | 33.7%                                      |
| Food, beer, and wine                                                                                         | \$741,285          | \$15,370                           | 2.1%                                       |
| Furniture and home furnishing                                                                                | \$166,743          | \$52,960                           | 31.8%                                      |
| Sporting goods                                                                                               | \$64,050           | \$18,857                           | 29.4%                                      |
| Jewelry                                                                                                      | \$40,299           | \$9,173                            | 22.8%                                      |
| Toys, hobby goods, and games                                                                                 | \$36,370           | \$18,418                           | 50.6%                                      |
| Source: U.S. Census Retail Trade Survey                                                                      |                    |                                    |                                            |

### Impact of Superstores and Warehouse Clubs

In addition to the impact of E-Commerce on brick-and-mortar outlets, the expansion of superstores, such as Target and Walmart, and warehouse clubs, such as Costco, has resulted in a shift of retail spending from traditional department stores and small retailers. Off-price and value-oriented retailing has become the driving force in the retail sector. The following chart illustrates the shift in spending.

In 2000, spending at traditional department stores in the U.S. totaled more than \$96 billion. Today, that spending has declined to less than \$48 billion, resulting in the closure of many national and regional department store chains and bankruptcies such as Sears. By comparison, spending at supercenters and warehouse clubs ballooned from \$140 billion in 2000 to \$478 billion in 2018. Power centers anchored by Walmart, Target, Home Depot, Lowes and similar big-box retailers have become the primary outlets for retail sales.



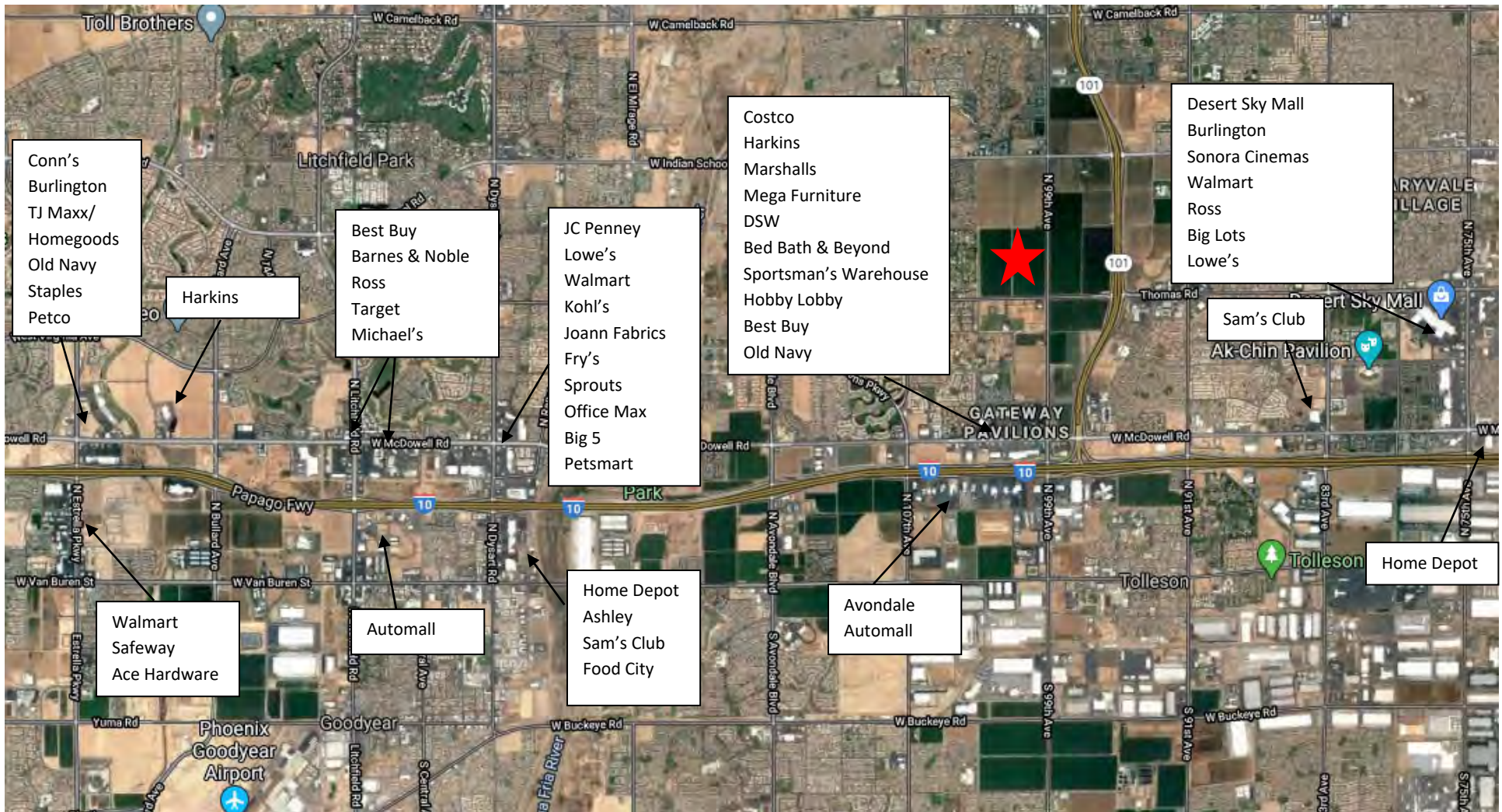


### 3.1.1 Southwest Valley Retail Market

The I-10 corridor between 75<sup>th</sup> Avenue and Estrella Parkway has a significant mix of retail development ranging from the Desert Sky regional mall to several power centers. The range of types of retail outlets and merchandisers is extensive and provides for the daily needs of residents. A number of grocery retailers are also located in the area. An aerial photo of the primary anchor tenants in relation to the subject site is provided on the following page.



## Major Retailers along I-10 Corridor



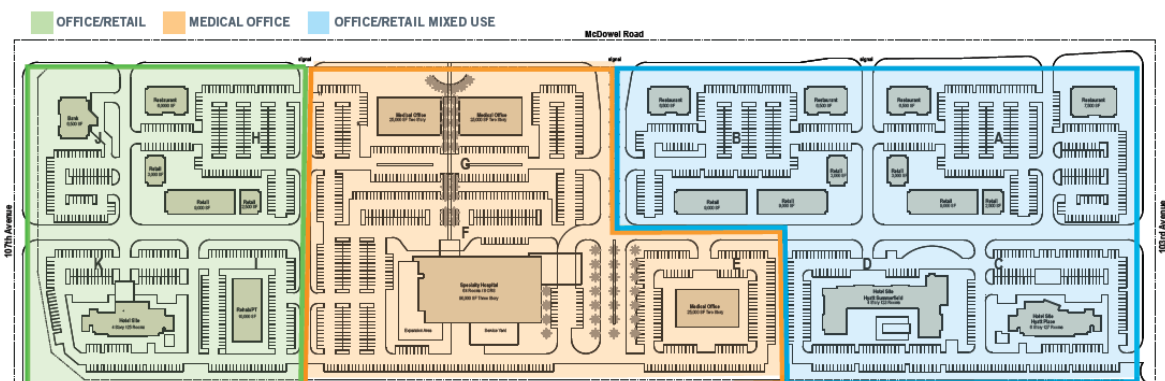


In the West/Southwest submarket, there is 1.2 million square feet of retail space planned in existing and future shopping centers.

| Retail Construction Phases<br>Under Construction & Planned   |                        |                |                       |                  |                        |
|--------------------------------------------------------------|------------------------|----------------|-----------------------|------------------|------------------------|
| Property Name<br>Address                                     | Total SF<br>Year Built | Existing       | Under<br>Construction | Planned          | Development<br>Type    |
| ALDI Laveen Center<br>SE Baseline Rd/59th Ave                | 52,900<br>2019         |                |                       | 52,900           | Neighborhood<br>Center |
| Canyon Trails Towne Center<br>NE Yuma Rd Cotton Ln           | 700,000<br>2008        | 389,271        |                       | 139,300          | Power Center           |
| EoS Fitness<br>NE Encanto Ave/75th Ave                       | 81,000<br>2018         | 35,000         |                       | 46,000           | Neighborhood<br>Center |
| Estrella Commons<br>SEC I-10/Estrella Pkwy                   | 190,400<br>2019        |                |                       | 190,400          | Neighborhood<br>Center |
| Laveen Park Place<br>SW Baseline Rd/59th Ave                 | 273,763<br>2018        |                |                       | 273,763          | Power Center           |
| Maya Cinemas<br>SW McDowell Rd/67th Ave                      | 83,076<br>2019         |                |                       | 83,076           | Neighborhood<br>Center |
| Park 10<br>SE McDowell Rd/107th Ave                          | 146,305<br>2016        | 69,665         |                       | 76,640           | Retail/Office          |
| Pebblecreek Village<br>SW McDowell Rd Pebble Creek Pkwy      | 176,420<br>2018        |                |                       | 176,420          | Neighborhood<br>Center |
| Sundance Marketplace<br>SE Yuma Rd Watson Rd                 | 64,151<br>2018         |                |                       | 64,151           | Community<br>Center    |
| Village Grove at Verrado<br>NW Indian Schl Rd Jackrabbit Trl | 173,557<br>2018        |                |                       | 140,270          | Neighborhood<br>Center |
| <b>Properties: 10</b>                                        | <b>1,941,572</b>       | <b>493,936</b> |                       | <b>1,242,920</b> |                        |
| Source: CBRE                                                 |                        |                |                       |                  |                        |

Some examples of planned centers are included below.

**Park 10**, a 43-acre mixed use project at the northeast corner of I-10 and 107<sup>th</sup> Avenue which is available for retail, medical and office uses. Nearly 70,000 square feet has been developed at the eastern edge of the property.



**Estrella Commons**, at the southeast corner of I-10 and Estrella Parkway. This is a mixed-use plan including two hotel sites, nearly 170,000 square feet of commercial space including a grocery store and theater, single family subdivisions totaling 430 homes, an apartment community and a 290-unit single family rental community.



### 3.1.2 Market Area Spending Potential

The U.S. Consumer Expenditure Survey is an important source of information that describes the spending habits of U.S. residents. The Survey has been conducted for decades and provides a consistent, long term history of spending trends.

Due to the extensive amount of retail along the I-10 within the market area, the current retail gap analysis shows very few gaps in the market today. Based on the data below, home furnishings, electronics, and appliance stores are only category that shows any short term potential, although the demand gap is too low in these spending categories to trigger new store entrants.



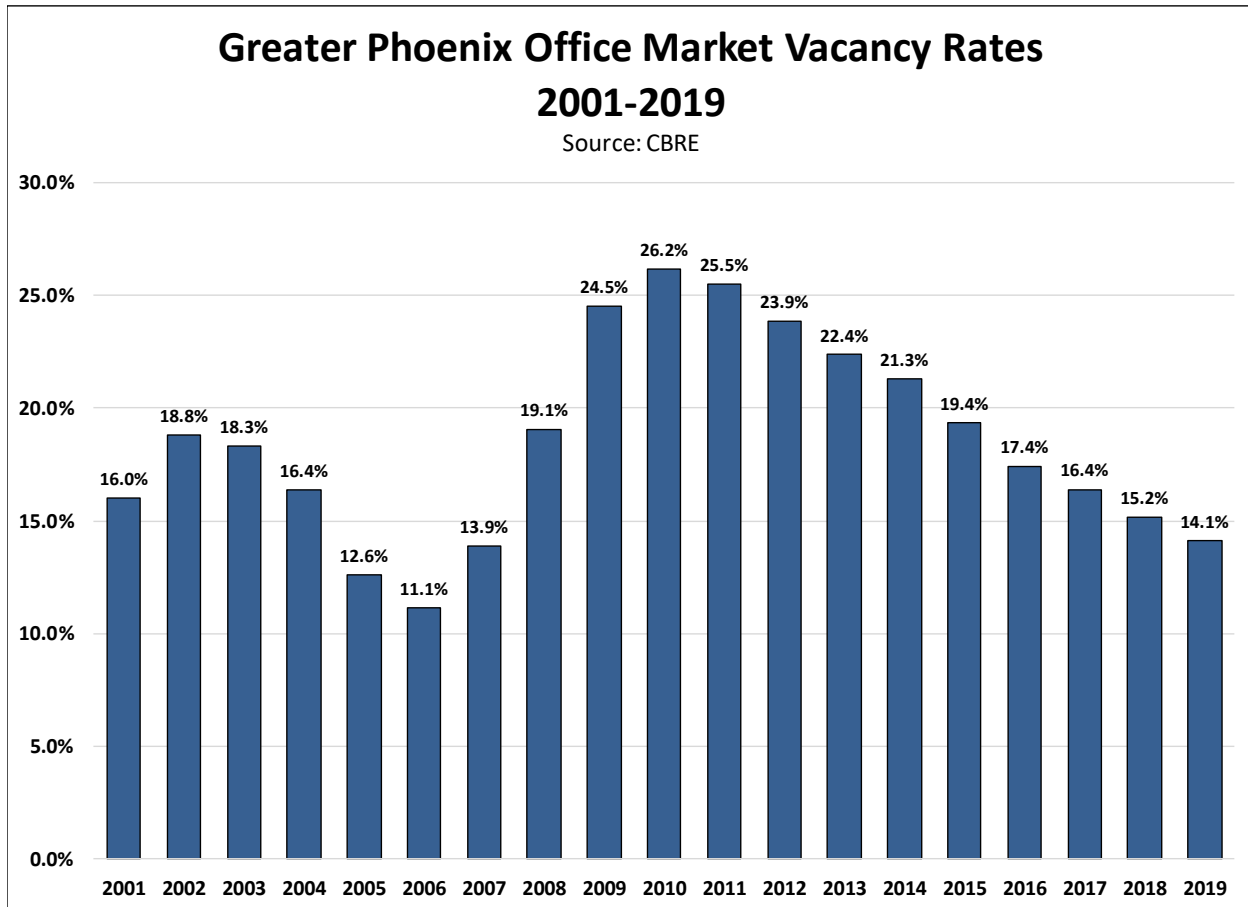
| Retail MarketPlace Profile<br>99th Ave & Thomas Market Area                                                                                                           |                    |                 |                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------------|------------------|
| 2019 Population                                                                                                                                                       | 223,152            |                 |                  |
| 2019 Households                                                                                                                                                       | 65,508             |                 |                  |
| 2019 Median Disposable Income                                                                                                                                         | \$46,757           |                 |                  |
| 2019 Per Capita Income                                                                                                                                                | \$20,248           |                 |                  |
|                                                                                                                                                                       | Demand             | Supply          |                  |
| 2017 Industry Summary                                                                                                                                                 | (Retail Potential) | (Retail Sales)  | Retail Gap       |
| Total Retail Trade and Food & Drink                                                                                                                                   | \$1,972,445,030    | \$3,440,890,690 | -\$1,468,445,660 |
| Total Retail Trade                                                                                                                                                    | \$1,777,886,445    | \$3,138,452,141 | -\$1,360,565,696 |
| Total Food & Drink                                                                                                                                                    | \$194,558,585      | \$302,438,549   | -\$107,879,964   |
|                                                                                                                                                                       | Demand             | Supply          |                  |
| 2017 Industry Summary                                                                                                                                                 | (Retail Potential) | (Retail Sales)  | Retail Gap       |
| Motor Vehicle & Parts Dealers                                                                                                                                         | \$383,304,752      | \$768,509,719   | -\$385,204,967   |
| Furniture & Home Furnishings Stores                                                                                                                                   | \$59,710,384       | \$51,882,260    | \$7,828,124      |
| Electronics & Appliance Stores                                                                                                                                        | \$60,326,170       | \$55,287,243    | \$5,038,927      |
| Bldg Materials, Garden Equip. &                                                                                                                                       | \$120,426,555      | \$131,381,240   | -\$10,954,685    |
| Food & Beverage Stores                                                                                                                                                | \$304,062,668      | \$391,418,195   | -\$87,355,527    |
| Health & Personal Care Stores                                                                                                                                         | \$108,312,293      | \$138,428,934   | -\$30,116,641    |
| Gasoline Stations                                                                                                                                                     | \$173,684,053      | \$453,944,326   | -\$280,260,273   |
| Clothing & Clothing Accessories                                                                                                                                       | \$83,744,010       | \$104,149,605   | -\$20,405,595    |
| Sporting Goods, Hobby, Book & Music                                                                                                                                   | \$50,396,901       | \$61,174,782    | -\$10,777,881    |
| General Merchandise Stores                                                                                                                                            | \$346,453,324      | \$917,319,127   | -\$570,865,803   |
| Miscellaneous Store Retailers                                                                                                                                         | \$69,720,293       | \$62,744,342    | \$6,975,951      |
| Food Services & Drinking Places                                                                                                                                       | \$194,558,585      | \$302,438,549   | -\$107,879,964   |
| Drinking Places - Alcoholic Beverages                                                                                                                                 | \$5,322,102        | \$6,154,942     | -\$832,840       |
| Restaurants/Other Eating Places                                                                                                                                       | \$186,782,831      | \$291,292,135   | -\$104,509,304   |
| Source: Esri and Infogroup. Esri 2019 Updated Demographics. Esri 2017 Retail MarketPlace.<br>Copyright 2019 Esri. Copyright 2017 Infogroup, Inc. All rights reserved. |                    |                 |                  |

### 3.2 Office

The Greater Phoenix office market is comprised of 92.2 million square feet of multi-tenant building space according to CBRE, an increase of approximately 34.7 million square feet since 2001. The office market is particularly affected by economic cycles, more so than other real estate sectors. The vacancy rate for the office market has averaged 18.5% since 2001 and has



only dipped below 15% in four years: 2005 through 2007, just prior to the Great Recession and now in 2019. The year-end 2019 vacancy rate stands at 14.1%, down from 26.2% in 2010.



In addition to the multi-tenant office space described above, there is also another 13.5 million square feet of owner-occupied space that has a 3.9% vacancy rate. This space is occupied by companies that prefer to own their office building rather lease space. Office developers and investors typically focus on the multi-tenant sector.

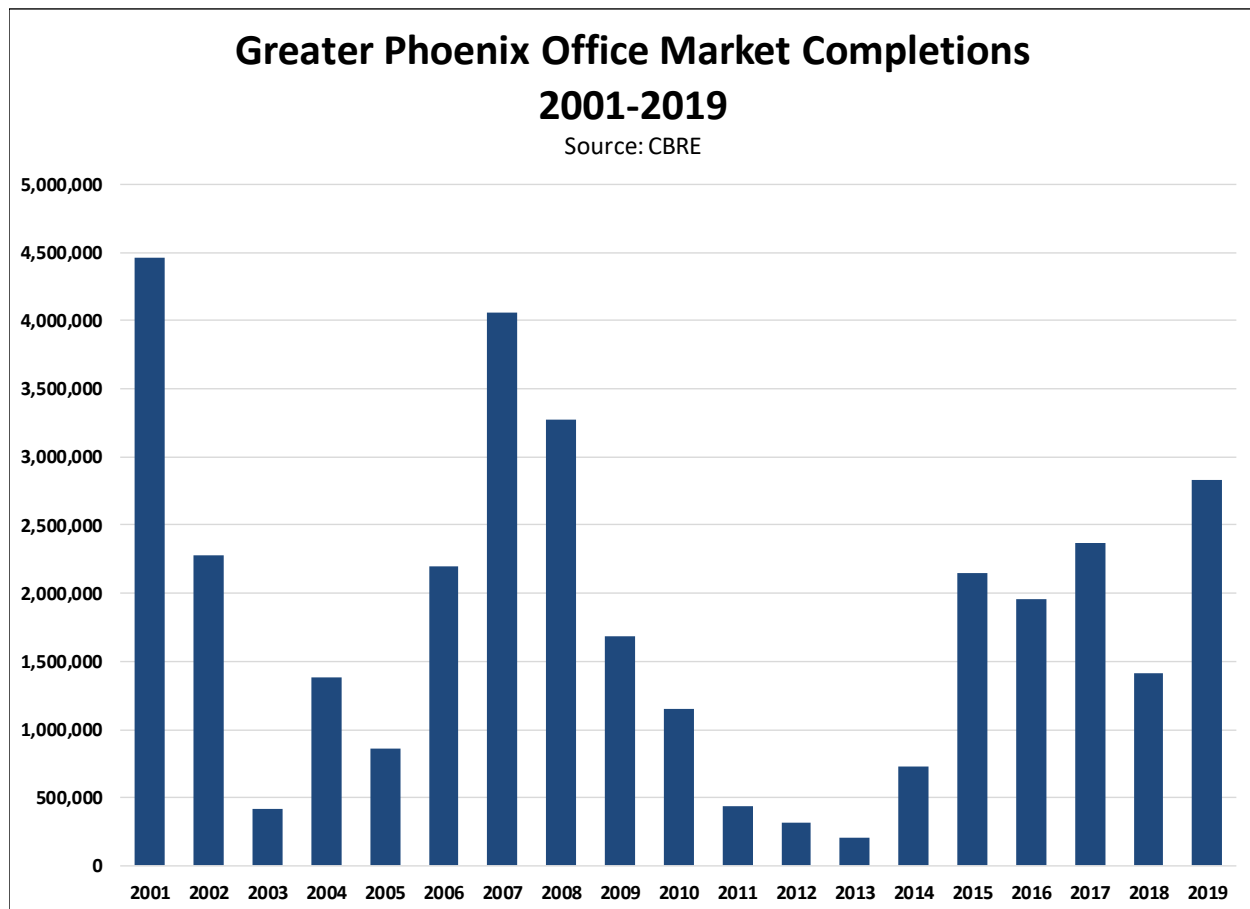
While the office market's vacancy rate of 14.1% at the end of 2019 appears high by conventional standards, it is a rate that most brokers see as a sign of a growing and healthy market. Strong employment growth has placed downward pressure on vacancies over the past few years which has resulted in rising rental rates. The financial and technology industries have been the primary drivers of demand. Leasing activity has been notable in Chandler, Gilbert, and south Tempe. The rise of co-working spaces is also driving the market with WeWork leasing 54,000 square feet in the Camelback Corridor. Average asking rent has increased by 1.7% over the last year to \$27.00 per square foot. The average rent for Class A office now stands at \$35.52 per square foot.



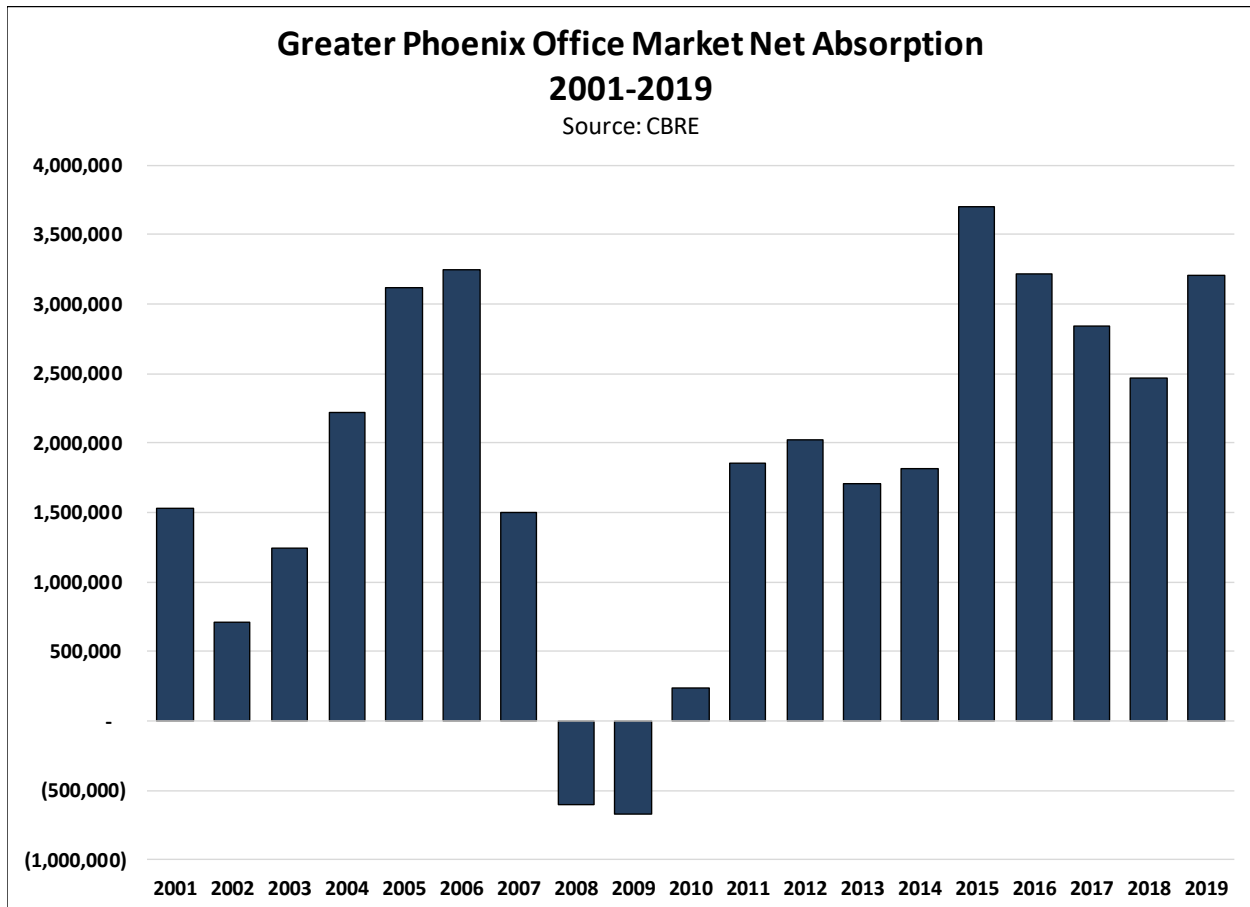


The office market is highly concentrated in locations that have freeway access, amenities, and proximity to labor. Approximately 80% of all office space is concentrated in three cities – Phoenix, Scottsdale, and Tempe. Class A office space is even more highly concentrated within these three cities with 91% of total Class A square footage. Freeway access and visibility along with proximity to a talented workforce are factors that are changing the way in which the office market is developing.

The Greater Phoenix office market is high cyclical and historically experiences significant levels of construction activity during economic expansions followed by very few completions after a recession. The following chart shows that between 2011 and 2014 following the Great Recession, very little construction activity occurred. As the local economy improved, construction started again in 2015. Between 2001 and 2019, 34.7 million square feet of office space was constructed or an average of 1.9 million square feet per year. An additional 2.0 million square feet was under construction at the end of 2019.



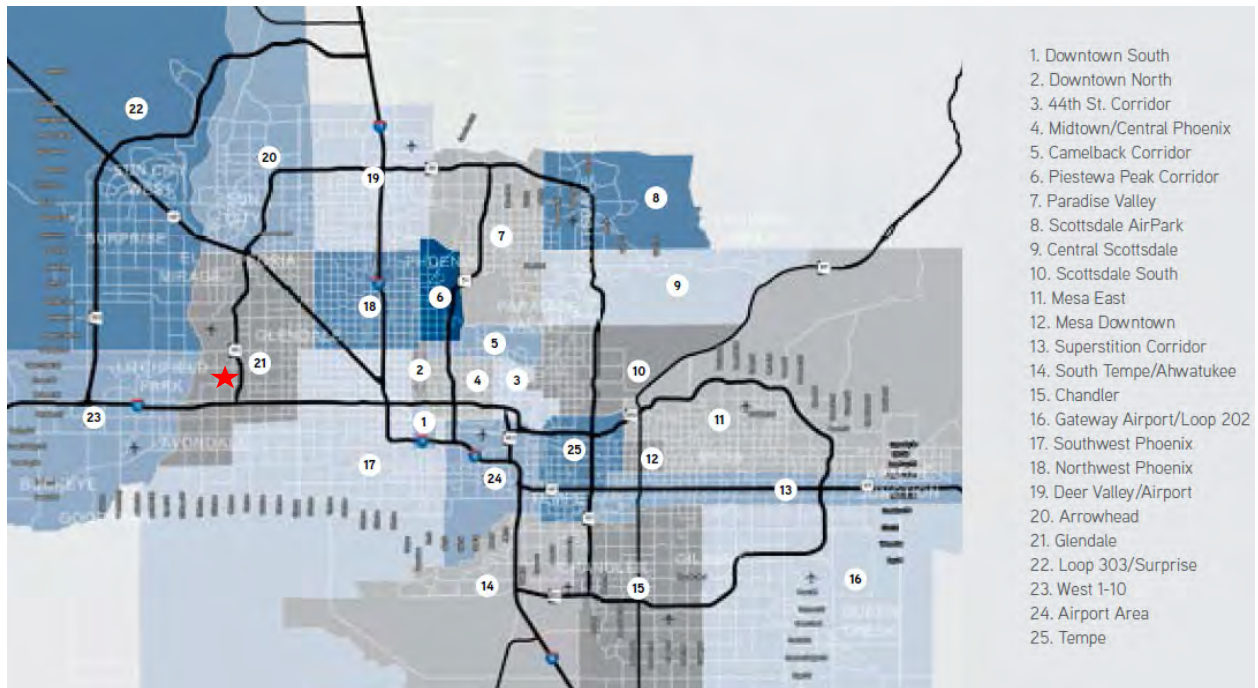
For the past 10 years, net absorption of office space in Greater Phoenix has outpaced completions. CBRE estimates that 61% of office space under construction is pre-leased which indicates optimism in the market. Tenants are searching for quality space in high-demand markets where employers can attract talent. While the vacancy rate stands at 15% across the Valley, most observers believe this is a favorable supply-demand balance. Employment growth forecasted for the Phoenix area should continue to drive the market.



### Southwest Valley

The southwest valley office market is still relatively young compared to other regions of Greater Phoenix. The subject site is located in the “Glendale” submarket according to Colliers International and the market area extends into the “West I-10” submarket. Combined, these two submarkets only account for approximately 3.2% of total inventory. Additionally, the West I-10 market area (covering both sides of the I-10 west of Dysart Road) reports zero existing Class A office space.





Vacancy is relatively healthy in the area, ranging from 9.1% to 11.2%. Net absorption has also been positive over the last year. A combined 109,152 square feet of new Class B supply was delivered, which accounts for 3.5% of all office space delivered last year (15.8% of total Class B space). Additionally, there is 235,000 square feet under construction.

| Southwest Valley Office Market<br>2019 Q4 |           |                  |                |              |              |               |                |                |
|-------------------------------------------|-----------|------------------|----------------|--------------|--------------|---------------|----------------|----------------|
|                                           | Inventory |                  | Vacancy        |              |              |               | New            |                |
| Class                                     | Bldgs     | SF               | SF             | 2019 %       | 2018 %       | Absorption    | Supply         | Rate           |
| <b>Glendale</b>                           |           |                  |                |              |              |               |                |                |
| A                                         | 6         | 546,561          | 84,432         | 15.4%        | 11.0%        | (24,064)      | 195,000        | \$29.39        |
| B                                         | 40        | 1,992,159        | 191,428        | 9.6%         | 11.9%        | 101,674       | -              | \$22.97        |
| C                                         | 13        | 368,904          | 48,691         | 13.2%        | 14.4%        | 4,606         | -              | \$12.56        |
| <b>Total</b>                              | <b>59</b> | <b>2,907,624</b> | <b>324,551</b> | <b>11.2%</b> | <b>12.0%</b> | <b>82,216</b> | <b>195,000</b> | <b>\$23.67</b> |
| <b>West I-10</b>                          |           |                  |                |              |              |               |                |                |
| A                                         | 0         | -                | -              | 0.0%         | 0.0%         | 0             | -              | \$-            |
| B                                         | 53        | 1,913,858        | 191,074        | 10.0%        | 11.3%        | 63,027        | 40,000         | \$23.13        |
| C                                         | 13        | 230,364          | 4,105          | 1.8%         | 5.0%         | 7,309         | -              | \$16.20        |
| <b>Total</b>                              | <b>66</b> | <b>2,144,222</b> | <b>195,179</b> | <b>9.1%</b>  | <b>10.6%</b> | <b>70,336</b> | <b>40,000</b>  | <b>\$22.95</b> |
| Source: Colliers International            |           |                  |                |              |              |               |                |                |



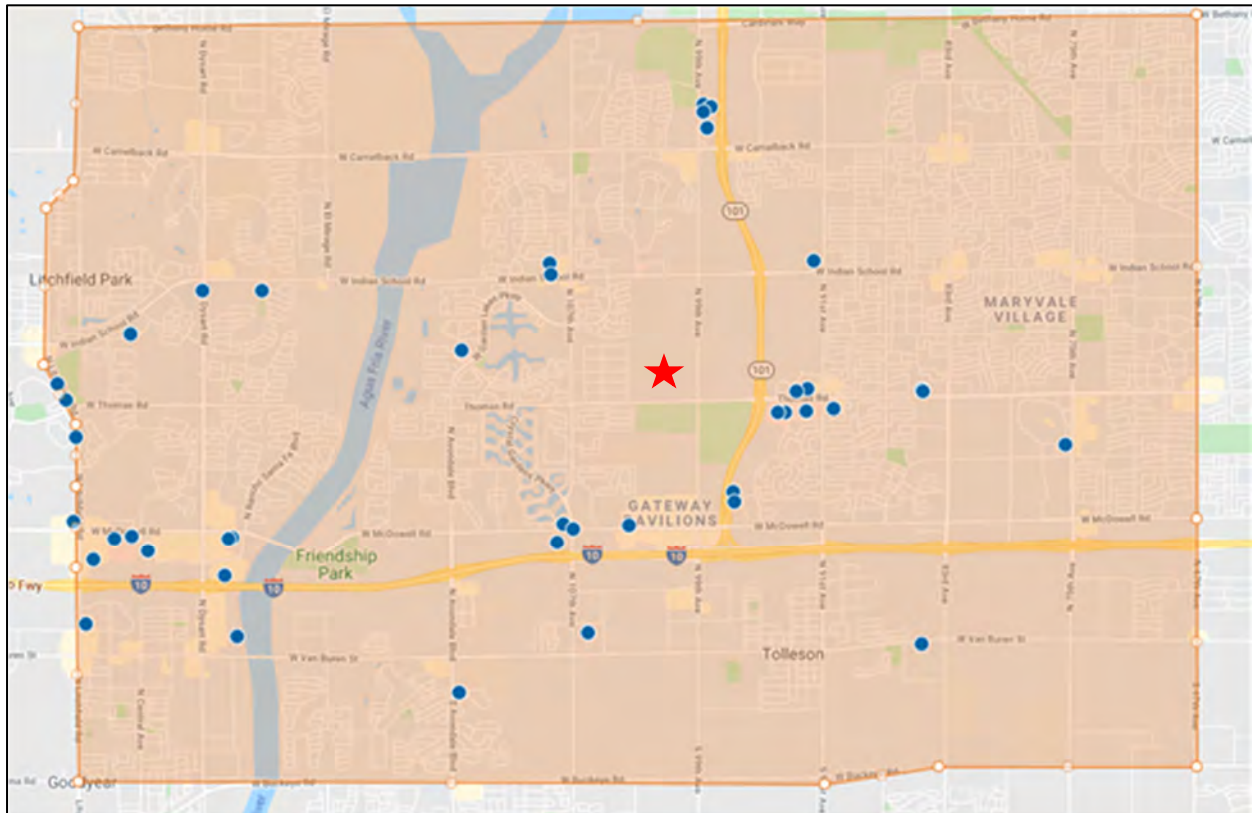
## 99<sup>th</sup> Avenue & Thomas Market Area

Real Capital Analytics reports that there is approximately just over 2.4 million square feet of office space in 45 properties within the 99<sup>th</sup> Avenue & Thomas office market area. Medical office accounts for roughly 55% of this inventory.

Approximately 169,400 square feet of office space has been built in the last 10 years on four properties and 100% of this new space is for medical office. The newest office building was completed in 2019 for medical office use. The last professional office space built in the market area was in 2008 (see Appendix A for property specific details).

The following map illustrates current office inventory nearby.

### 99<sup>th</sup> Avenue and Thomas Market Area Office Inventory

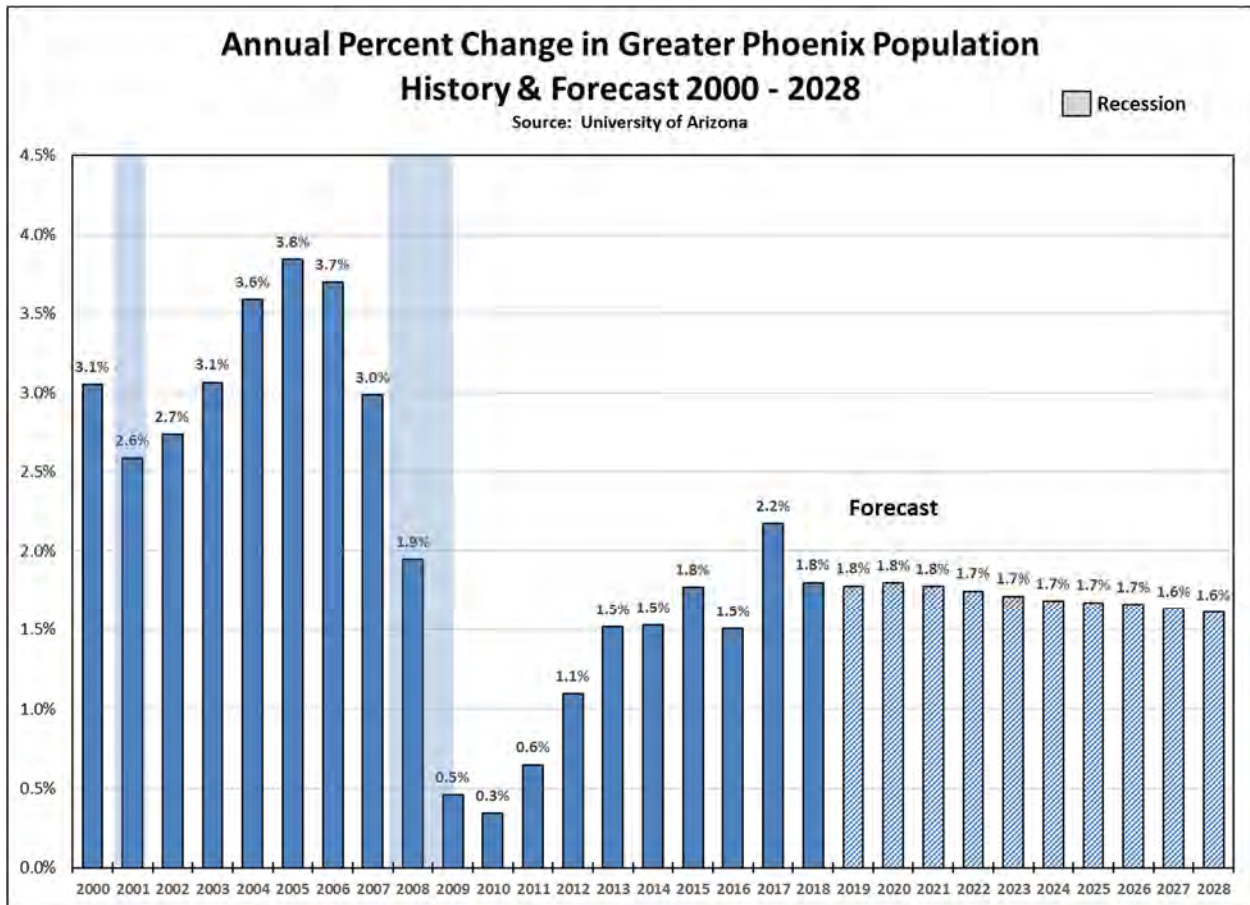


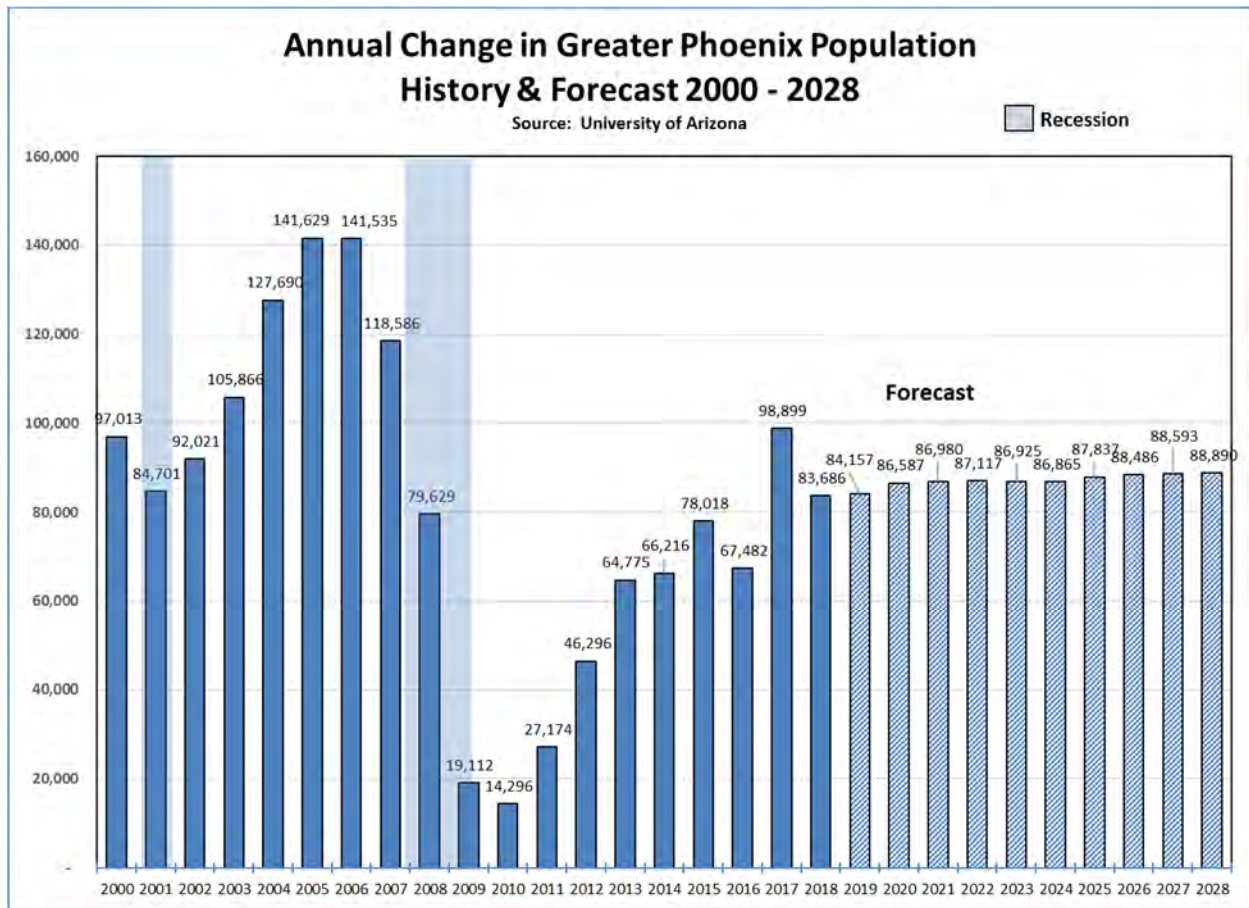


## 4.0 Forecasts

### 4.1 Greater Phoenix Population & Employment Forecasts

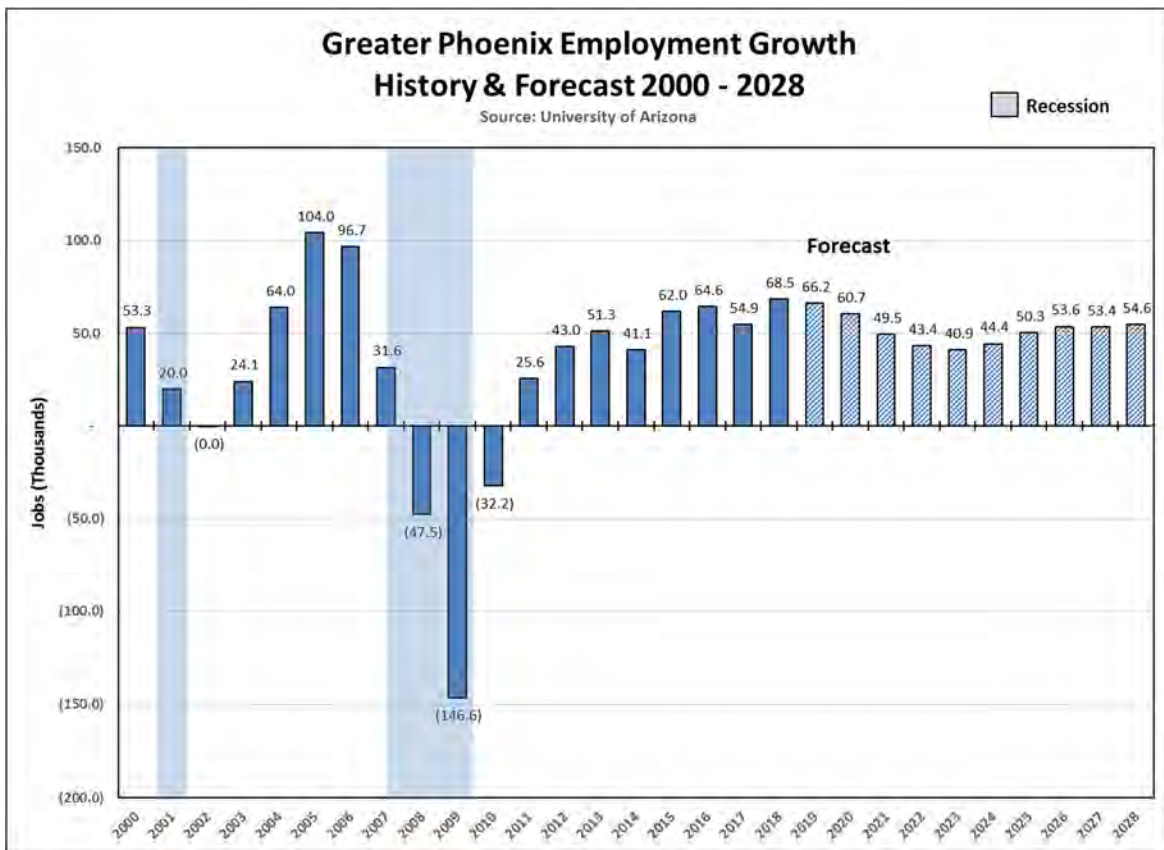
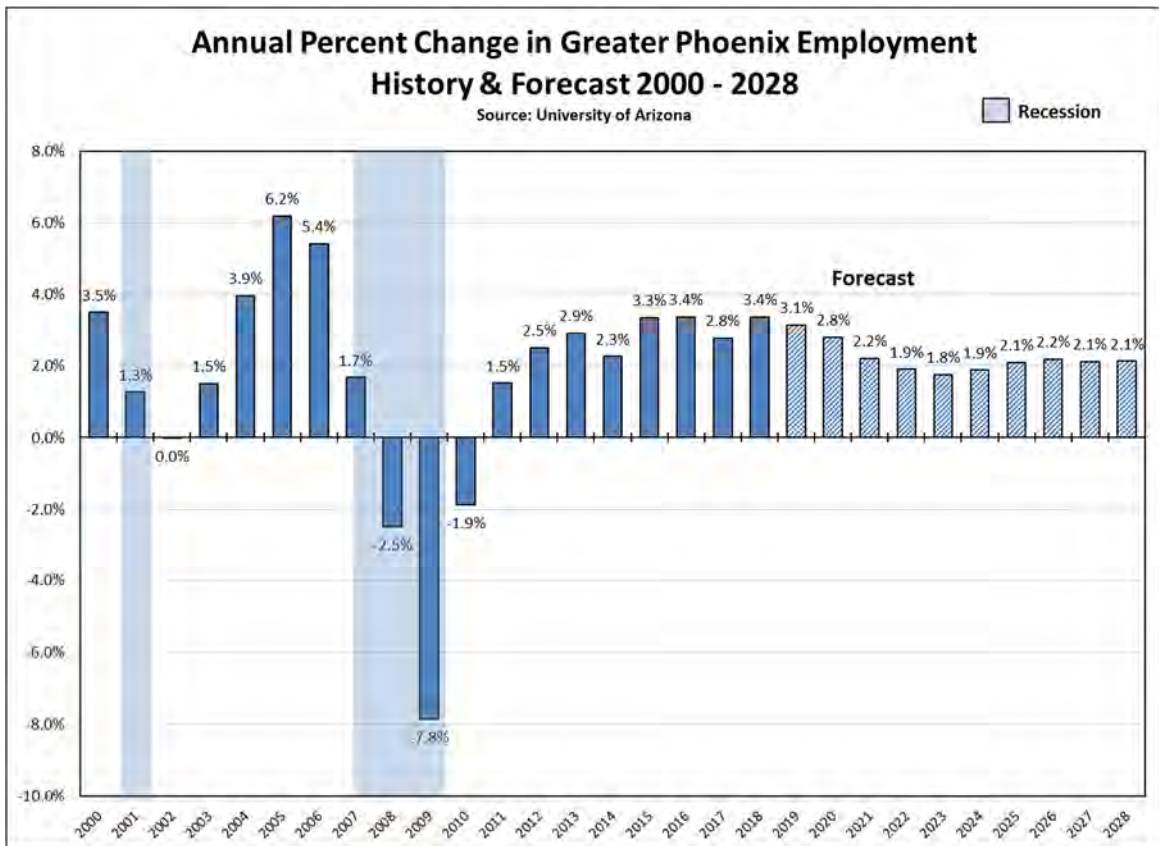
The most recent population forecast for Greater Phoenix is for a growth rate between 1.8% and 1.9% over the next ten years. This rate of growth will generate between 85,000 and 95,000 new residents annually in the Greater Phoenix area over the next ten years.





While the Greater Phoenix economy has had its difficulties, job growth is finally stabilizing and is forecasted by the University of Arizona to grow at an average of 55,000 jobs each year over the next five years. Healthy job growth could stimulate additional population growth and the region could possibly see population growth rates increase above 2.0%.

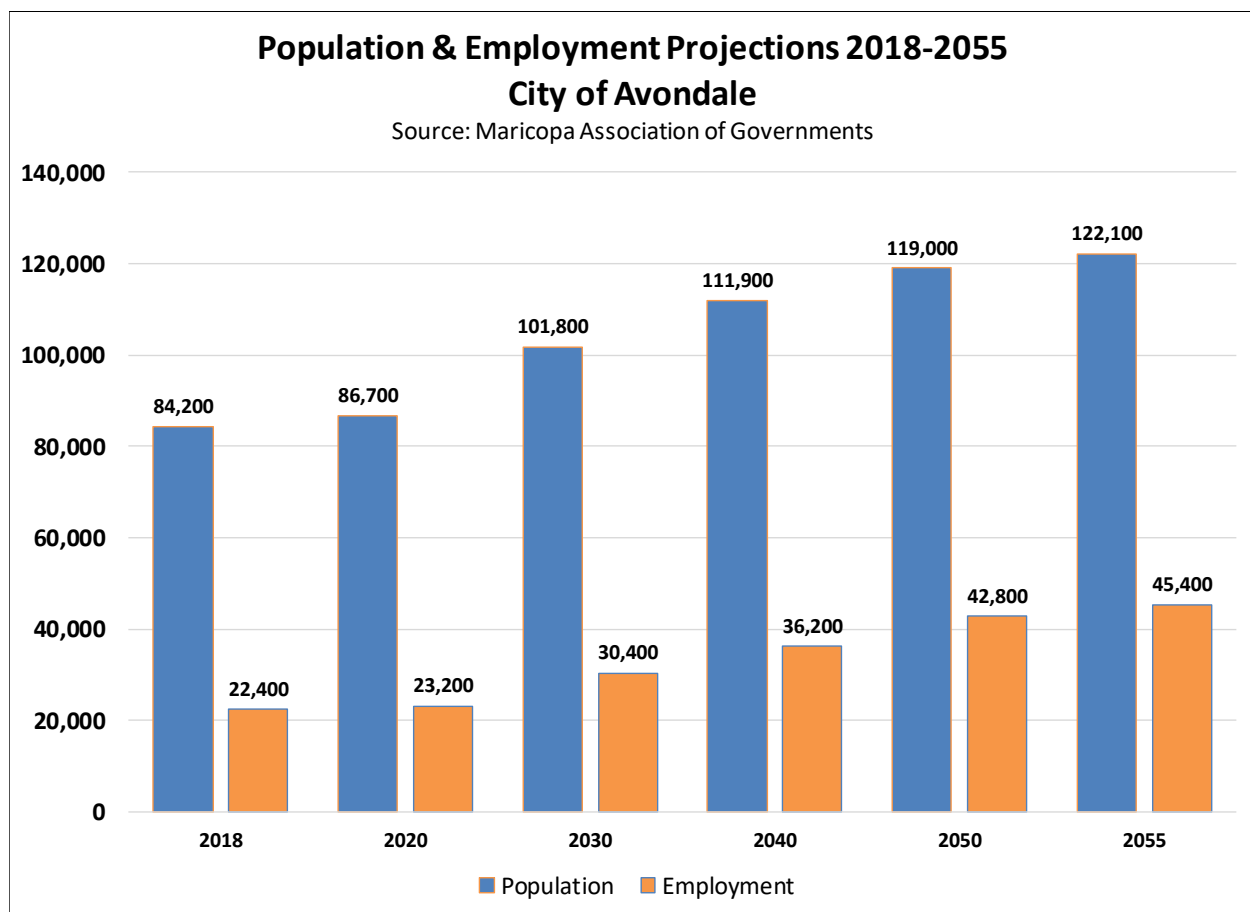




## 4.2 City of Avondale Forecast

The 2019 MAG population and employment forecast suggests that Avondale will have a healthy growth rate over the next 10 years and then slow over the following 20+ years. From a residential standpoint, Avondale is expected to add 15,100 residents over the next ten years followed by an additional 10,100 residents from 2030-2040. In total, Avondale is still expected to grow by 35,400 persons through 2055 which equates to an estimated 10,700 to 11,000 housing units to be built.

Avondale's employment base is forecasted to nearly double (96% increase) between 2020 and 2055. Employment in the city is expected to increase by 22,200 jobs, capturing 1.8% of all employment growth in Maricopa County.



As a suburban city, Avondale has a relatively low jobs-to-population ratio. The County ratio is estimated at 0.49 which is just under one job for every two people while Avondale is currently at 0.27 jobs per person. This is similar to other Valley municipalities such as Queen Creek, Peoria, and Litchfield Park. With the expected growth of jobs, Avondale's ratio is expected to increase





over time and reach 0.37 jobs per resident by 2055. This would be comparable to the Town of Gilbert or City of Glendale today.

Avondale has an estimated 3,141 acres of vacant land that is planned for employment uses. The primary question related to this employment land inventory is whether it is large enough to support the future employment growth of the community.

| Current Versus Future Land Use Inventory<br>City of Avondale                       |               |            |               |          |              |
|------------------------------------------------------------------------------------|---------------|------------|---------------|----------|--------------|
| Land Use Sector                                                                    | Existing Area | Existing % | Future Area   | Future % | Change       |
| Single Family                                                                      | 6,016         | 10.00%     | 19,918        | 33.10%   | 13,902       |
| Multi Family                                                                       | 302           | 0.50%      | 549           | 0.90%    | 247          |
| Commercial                                                                         | 753           | 1.30%      | 1,877         | 3.10%    | 1,123        |
| Industrial                                                                         | 315           | 0.50%      | 576           | 0%       | 260          |
| Office                                                                             | 43            | 0.10%      | 205           | 0.30%    | 162          |
| Other Employment                                                                   | 2,615         | 4.30%      | 3,273         | 5.40%    | 657          |
| Mixed Use                                                                          | 0             | 0%         | 938           | 1.60%    | 938          |
| Transportation                                                                     | 1,025         | 1.70%      | 1,043         | 1.70%    | 19           |
| Open Space                                                                         | 31,556        | 52.40%     | 31,834        | 52.90%   | 278          |
| Agriculture                                                                        | 4,299         | 7.10%      | 0             | 0%       | -4,299       |
| Vacant                                                                             | 13,288        | 22.10%     | 0             | 0%       | -13,288      |
| <b>Total Acres</b>                                                                 | <b>60,212</b> |            | <b>60,212</b> |          |              |
| <b>Total Employment Land Available</b>                                             |               |            |               |          | <b>3,141</b> |
| Source: Maricopa Association of Governments 2017, by Municipal Planning Area (MPA) |               |            |               |          |              |

In order to determine the potential future mix of employment uses in Avondale and demand for employment land, we consulted the Arizona COG/MPO Employer Database that is available from MAG. The database is a summary of all jobs by cluster or industry for employers with more than five employees. The following table summarizes the number of jobs in Avondale at nearly 110,000. The MAG forecast cited earlier in this memo estimated total jobs at 132,419 in the city in 2015. The difference between the two numbers is businesses with fewer than five employees.



| <b>Avondale Employment Cluster Summary</b>                                                    |                       |                |
|-----------------------------------------------------------------------------------------------|-----------------------|----------------|
| <b>Cluster</b>                                                                                | <b># of Employees</b> | <b>% Total</b> |
| Business Services                                                                             | 540                   | 3.4%           |
| Construction                                                                                  | 490                   | 3.1%           |
| Consumer Goods Manufacturing                                                                  | 20                    | 0.1%           |
| Consumer Services                                                                             | 3,100                 | 19.8%          |
| Education                                                                                     | 2,670                 | 17.0%          |
| Finance, Insurance, & Real Estate (FIRE)                                                      | 630                   | 4.0%           |
| Government, Social, & Advocacy Services                                                       | 1,320                 | 8.4%           |
| Health Care                                                                                   | 1,350                 | 8.6%           |
| High Tech Manufacturing & Development                                                         | 5                     | 0.0%           |
| Hospitality, Tourism, & Recreation                                                            | 330                   | 2.1%           |
| Media, Publishing, & Entertainment                                                            | 110                   | 0.7%           |
| Metal Inputs & Transportation-Related Manufacturing                                           | 8                     | 0.1%           |
| Non-Metallic Manufacturing                                                                    | 80                    | 0.5%           |
| Resource-Dependent Activities                                                                 | 140                   | 0.9%           |
| Retail                                                                                        | 4,190                 | 26.7%          |
| Telecommunications                                                                            | 220                   | 1.4%           |
| Transportation & Distribution                                                                 | 470                   | 3.0%           |
| <b>Total Employment</b>                                                                       | <b>15,673</b>         |                |
| Source: MAG 2017 / 2018 Arizona COG/MPO Employer Database, employers with 5 or more employees |                       |                |

The following table further summarizes those clusters into five categories that will dictate land use. While no one knows what the future will look like for job growth and employment given technology and innovation, the following forecast assumes that the forecasted job growth through 2055 will resemble the mix of employment in more established West Valley cities such as Glendale and Peoria. For instance, retail will comprise 16% of the future employment growth or 3,600 jobs. Combined, office user industries such as business services, finance, real estate, and media will account for 4,500 new jobs or 15.8% of total employment.



| <b>Avondale Future Employment by Cluster</b> |                   |              |                   |                   |              |
|----------------------------------------------|-------------------|--------------|-------------------|-------------------|--------------|
| <b>Cluster</b>                               | <b>Current</b>    | <b>%</b>     | <b>Employment</b> | <b>TOTAL</b>      | <b>%</b>     |
|                                              | <b>Employment</b> | <b>Total</b> | <b>Growth</b>     | <b>Employment</b> | <b>Total</b> |
| Business Services, FIRE, Telecom, Media      | 1,500             | 9.6%         | 4,500             | 6,000             | 15.8%        |
| Retail, Consumer Services                    | 7,290             | 46.5%        | 3,600             | 10,890            | 28.8%        |
| Hospitality                                  | 330               | 2.1%         | 700               | 1,030             | 2.7%         |
| Transportation & Distribution                | 470               | 3.0%         | 3,000             | 3,470             | 9.2%         |
| Government, Education, Healthcare            | 5,340             | 34.1%        | 7,600             | 12,940            | 34.2%        |
| Manufacturing, Construction                  | 743               | 4.7%         | 2,800             | 3,543             | 9.4%         |
| <b>Total Employment</b>                      | <b>15,673</b>     |              | <b>22,200</b>     | <b>37,873</b>     |              |

Source: MAG 2017 / 2018 Arizona COG/MPO Employer Database, employers with 5 or more employees

The remainder of this analysis will focus on land uses that will fall within the “Employment” land use category. Those clusters include Business Services, Telecom, Media and Entertainment (which will largely occupy office buildings); Transportation & Distribution; and Manufacturing. These latter two clusters will occupy conventional industrial buildings.

In order to determine the demand for land in Avondale through 2055 based on the above employment forecast of 22,200 new jobs, the Arizona COG/Employer Database was used. This database has an inventory of major employers and estimated employment levels for each company.

Employee density ranges from less than ten employees per acre for Transportation uses to well over 100 employees per acre for certain Business Services operations. Particularly for business services, employee density can be affected by the type of office complex and tenant. Buildings with high FARs and structured parking will have many more employees per acre than traditional office buildings with surface parking areas. Likewise, operations centers and call centers have high ratios of persons per acre.

In summary, average employment density is as follows:

- The Manufacturing cluster has an average density of 31.5 employees per acre.
- Business Services, etc. has an average density of 83.3 employees per acre.
- Transportation has an average density of 13.0 employees per acre.
- Retail has an average density of 16.0 employees per acre.
- Hotels have an average density of 9.0 employees per acre.

The density conclusions for the Transportation cluster are significantly impacted by the Amazon fulfillment centers in Phoenix. Without Amazon, the density of a traditional warehouse and



distribution complexes would be 6.6 employees per acre. Thus, an adjustment was made to the following forecast for the Transportation & Distribution category by eliminating the “Amazon effect”. The adjusted employment density for this category was reduced to 6.6.

Based on the above analysis, a demand forecast for Employment and Commercial land was prepared for Avondale for the timeframe from 2020 to 2055. In our opinion, the forecast is aggressive as it does not reflect the trend towards higher density development that will likely occur in the future in Avondale.

The forecast concludes that the demand for employment land in Avondale will total approximately 900 acres through 2055.

| <b>Forecasted Commercial and Employment Land Demand 2020 - 2055</b>                                      |                      |                 |                        |                                |                                |
|----------------------------------------------------------------------------------------------------------|----------------------|-----------------|------------------------|--------------------------------|--------------------------------|
| <b>City of Avondale</b>                                                                                  |                      |                 |                        |                                |                                |
| <b>Cluster</b>                                                                                           | <b>Land Use</b>      | <b>New Jobs</b> | <b>% of Total Jobs</b> | <b>Adjusted Job Density/Ac</b> | <b>Forecasted Demand Acres</b> |
| Business Services, Telecom, Media                                                                        | Office               | 4,500           |                        | 83.3                           | 54                             |
| Transportation & Distribution                                                                            | Industrial/Warehouse | 3,000           | 9.2%                   | 6.6                            | 455                            |
| Retail, Consumer Services                                                                                | Commercial           | 3,600           | 28.8%                  | 16.0                           | 225                            |
| Hotel                                                                                                    | Commercial           | 700             | 2.7%                   | 9.0                            | 77                             |
| Manufacturing                                                                                            | Employment           | 2,800           | 9.4%                   | 31.5                           | 89                             |
| <b>Total</b>                                                                                             |                      | <b>14,600</b>   | <b>50.0%</b>           |                                | <b>900</b>                     |
| Sources: Arizona COG/MPO Employer Database, employers with 5 or more employees; Maricopa County Assessor |                      |                 |                        |                                |                                |

The forecasted Employment land demand of 900 acres compares favorably with the 3,141 acres of available land within the City. As noted previously, this is a conservative forecast that does not take into account:

- The likely intensification of non-residential development in Avondale over the next 35 years.
- The fact that redevelopment of existing industrial, commercial, and employment areas around the city will occur due to building obsolescence and age, freeing up more land for development in the future.

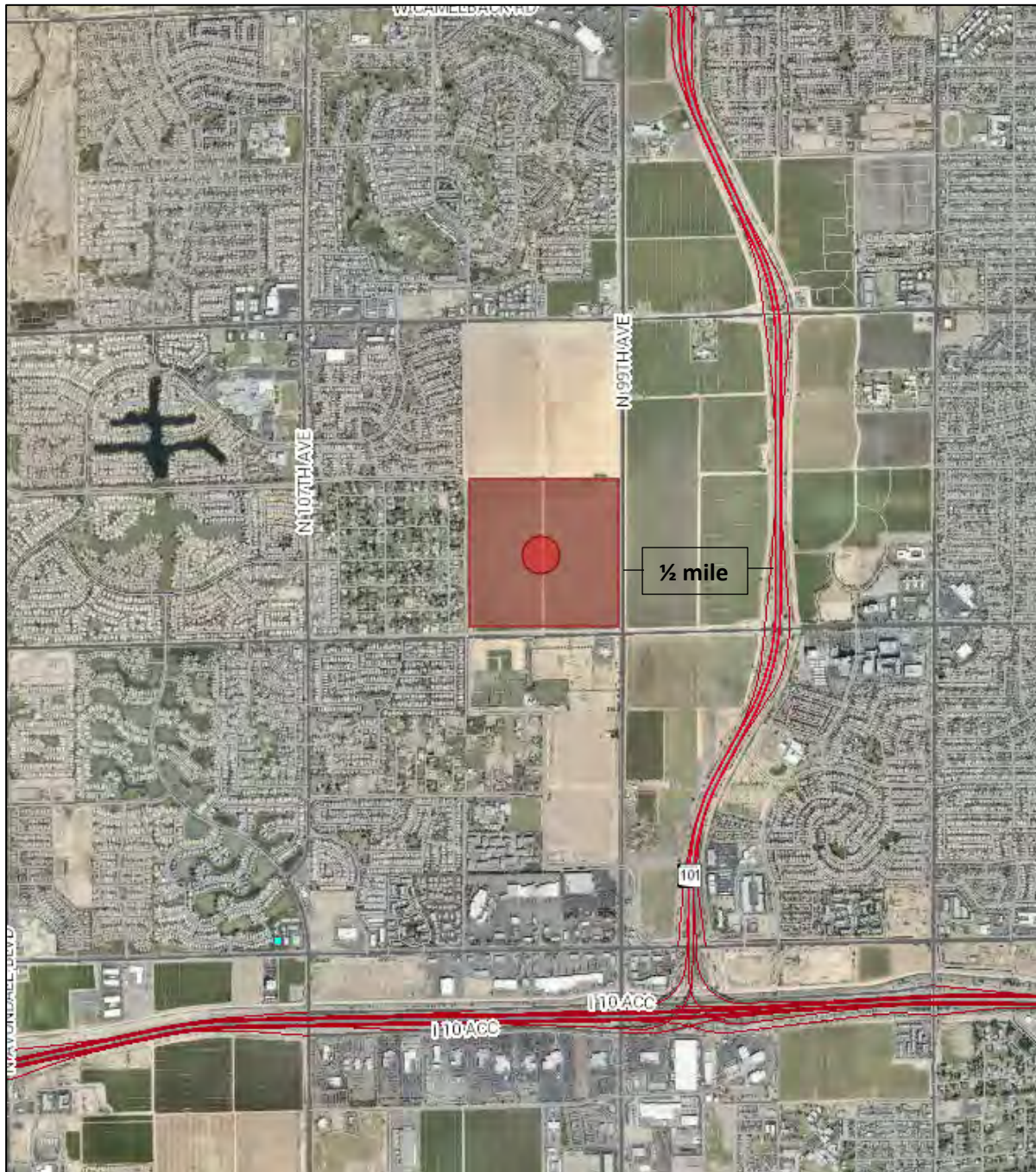
In our opinion, the rezoning of the subject site to residential uses will not affect the City’s efforts to continue to attract new commercial and employment to the community. The City has a significant inventory of commercial and employment land that will provide for the long-term economic health of the community.





## 5.0 Analysis of 99th Avenue Land Use Patterns

The subject site is located along 99<sup>th</sup> Avenue north of Thomas Road, which is part of the eastern boundary for the City of Avondale. This area has a strong agricultural presence. The property is located a half mile west of the Loop 101 freeway. To the west are single family, large lot houses. To the north is a large vacant property that will be described in a subsequent section. To the south is a funeral home and cemetery. To the east are additional agricultural fields that are owned by the subject site's owners and planned for a mix of uses.



The City of Avondale's General Plan designates 75% of the property as mixed use and 25% as Freeway Commercial/Urban Commercial. In addition, the zoning designates the entire property C-2 commercial.

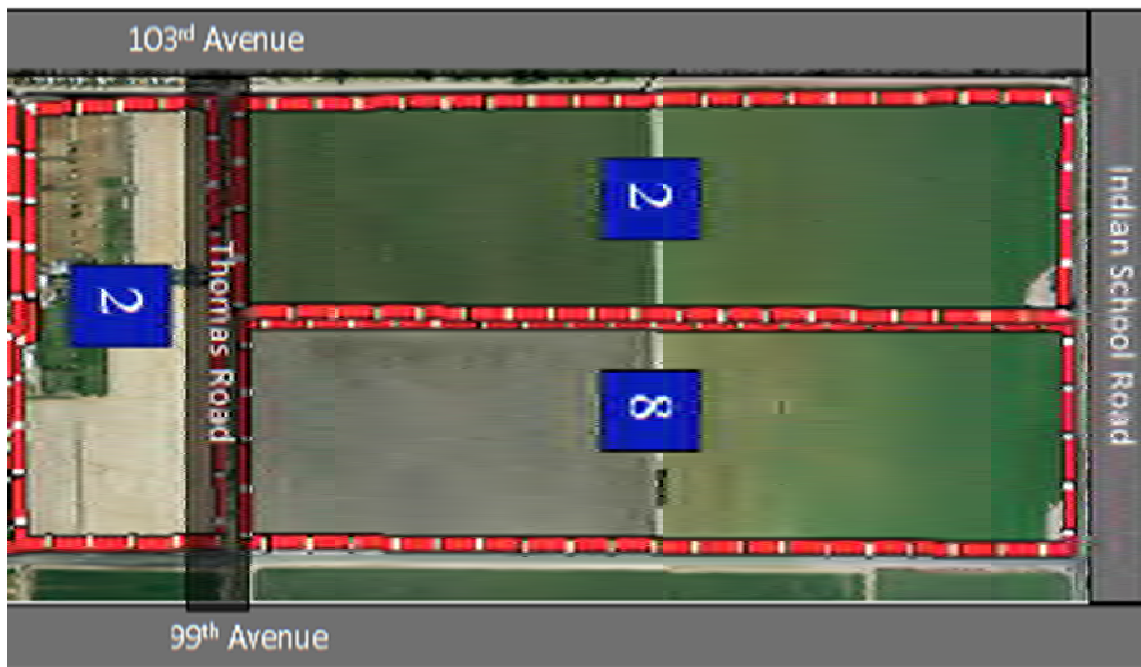
Freeway Commercial is described in the Avondale General Plan as such:

*"Freeway commercial development patterns will provide concentrated retail, hospitality, and related activity along these corridors. This category allows for a broad range of nonresidential uses and development flexibility by promoting community-wide and regional retail, medical, office, higher educational complexes, hospitality, sports and family entertainment, commercial complexes, and service destinations to a larger trade area. It offers amenities such as attractive streetscapes, pedestrian activity connections, and efficient circulation."*

Urban Commercial is described in the Avondale General Plan as such:

*"Land-use category to accommodate compact commercial centers consisting of retail, restaurant, office, hotel, farmers market, community garden, and personal services. Residential units may be built on upper floors within this designation if commercial uses are built on the ground floor as part of the same development project. The desired form of development is 4+ story buildings served by structured parking."*

In addition to the General Plan, the subject site is identified as part of the city's Freeway Corridor Specific Plan. This plan identifies the eastern half of the subject site as suitable for up to eight-story commercial buildings.





## 5.1 Neighboring Properties

To the south, a 60-acre property now known as Virtua99 was first approved as the La Entrada Village PAD in 2007. The plan included 560 multifamily units, 40,000 square feet of retail, and 588,000 square feet of office space.

In 2009, the PAD was updated and revised as Avondale LIVE – a mixed use district that would include a movie and production studio district, commercial retail, and high density multifamily.

With no implementation of the PAD in nearly a decade, Virtua99 was approved as a mixed-use district. Original documents split the project between 64% residential and 36% commercial.



In the most recent iteration, however, the project is planned for residential uses on 81% of the property, split between single family, townhomes, and multifamily. The commercial plan is for a hotel site (3 acres) and small areas for retail (2.7 acres), restaurants (1.4 acres) and medical office (3.8 acres), all of which are much more locally focused and more appropriate for its location.



Similarly, the parcel north of the subject site was once the Entorno PAD in 2007. Entorno was envisioned as a mixed-use community espousing the live, work and play model. The overall land use plan was comprised of 160 acres with a mix of retail, higher density residential, office, hospitality and office flex.







*Figure 2 - Conceptual Project Layout*

In 2014, Entorno was rezoned to Parkside Village. Parkside Village is a mixed use community with a higher focus on residential development than the earlier plan. In 2014, the plan called for 73% residential uses and the remaining commercial uses, though the majority of the commercial use was labeled mixed use which can contain residential elements.



## Indian School



Most recently, in 2019 Parkside Village was updated to include more residential development. Single family units increased from 412 units to 662 units and the multi-family designation was removed. Additionally, the mixed use region decreased in size from 33 acres to 21 acres and indicates plans for 300 loft units to be built within that area, which could absorb approximately 60% of the mixed use site for residential uses.





## Indian School



### 5.2 Competitive Positioning

The eastern edge of the subject property and neighboring parcels within Avondale are more than a half mile from the Loop 101 and thus do not benefit from freeway visibility. In contrast, there are several hundred acres of vacant land with freeway frontage along just the Loop 101 corridor from McDowell Road to Camelback Road. In total, there are approximately 815 acres on the east and west side of the Loop 101 that have a competitive advantage over the subject site by having true freeway visibility and thus benefit from high freeway traffic volumes whereas the subject site does not.



## Vacant Commercial/Mixed Use Land along Loop 101 Freeway





## 6.0 Findings & Conclusions

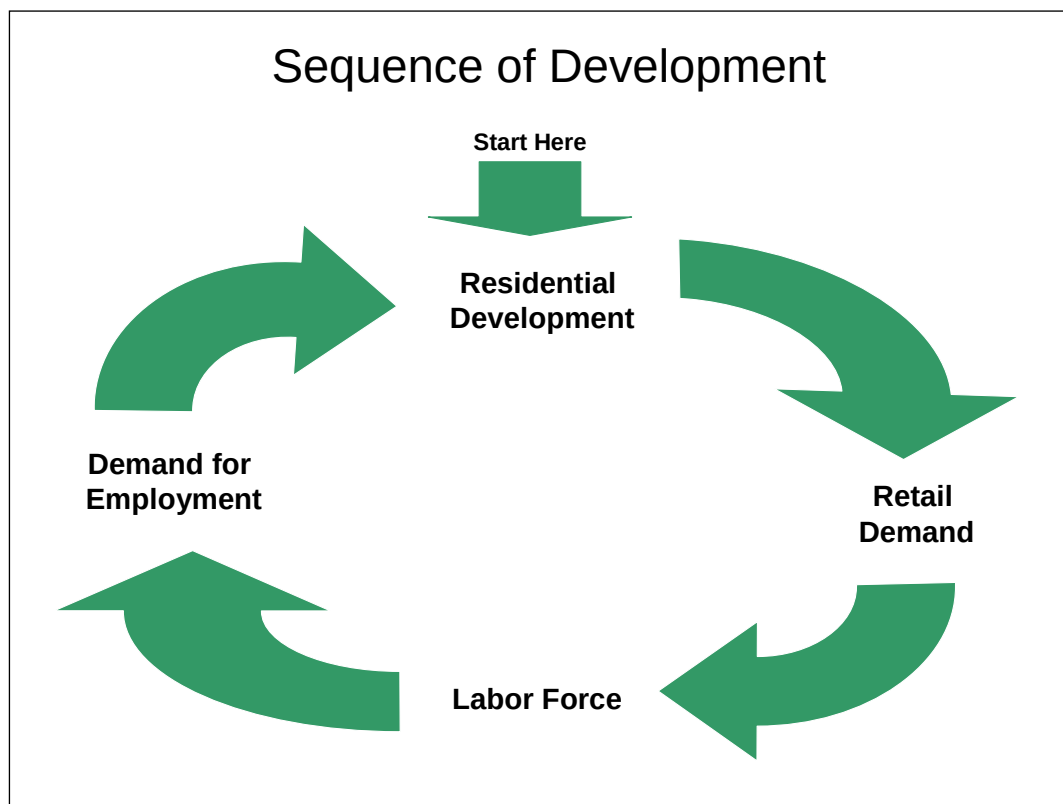
The following are major findings and conclusions with respect the current land use designations and zoning of the subject site compared to the proposed change to residential uses.

- Historical planning, zoning, and subsequent rezoning of neighboring projects such as Virtua99 to the south and Parkside Village immediately north of the subject site is consistent with market realities that the 99<sup>th</sup> Avenue Corridor is mistakenly categorized as a “Freeway Corridor” in Avondale. The eastern edge of the subject property and neighboring parcels within Avondale are more than a half mile from the Loop 101 and thus do not benefit from freeway visibility.
  - In each of the cases along 99<sup>th</sup> Avenue, the ultimate, market driven land uses are turning out to be much more suburban with a focus on residential products.
  - In contrast, there are several hundred acres of vacant land with freeway frontage along just the Loop 101 corridor from McDowell Road to Camelback Road. In total, there are approximately 815 acres on the east and west side of the Loop 101 that have a competitive advantage over the subject site by having true freeway visibility and thus benefit from high freeway traffic volumes whereas the subject site does not.
- The retail marketplace has been significantly impacted by both e-commerce and the rise of supercenters and warehouse clubs. For the Greater Phoenix area, the Great Recession resulted in much slower population and employment growth and retailers have become much more cautious planning for new stores. Some ten years after the end of the recession, retail development has not returned to prior construction levels. This trend may continue for the foreseeable future and will impact properties currently designated for commercial development.
  - The I-10 corridor is also well represented by major retailers. While there may be some voids in the market, they are few. Retail gap analysis suggests very little excess demand and where excess demand exists, it is insufficient to trigger new retail entrants.
- The office market is still relatively young compared to other regions of Greater Phoenix. The submarkets surrounding the subject site only account for approximately 3.2% of total inventory. Only 169,400 square feet of office space has been built (four developments) in



the market area over the last 10 years. Slow growth in office development is likely to continue for the foreseeable future.

- The proposed residential developments will help to support the retail assets within the City of Avondale. Despite the obvious surplus in most of the retail categories, each new additional resident will create demand for additional local serving retail. Continued residential development in all forms within the market area will be critical to the eventual success of existing retail assets and additional commercial development. As the following graphic helps to illustrate, local residents will be the main source of retail demand and also provide a local workforce for office development. This residential development must come first, eventually building to a critical mass of residents to attract additional retailers.



- The latest forecast for employment growth in Avondale concludes that the demand for additional commercial and employment land in Avondale will total approximately 900 acres through 2055. This compares favorably with the 3,141 acres of available commercial and employment land within the City. As noted previously, this is a conservative forecast that does not take into account:
  - The likely intensification of non-residential development in Avondale over the next 35 years.



- o The fact that redevelopment of existing industrial, commercial, and employment areas around the city will occur due to building obsolescence and age, freeing up more land for development in the future.

In our opinion, the rezoning of the subject site to residential uses will not affect the City of Avondale's efforts to continue to attract new commercial and employment to the community. The City has a significant inventory of commercial and employment land that will provide for the long-term economic health of the community. The site is also at a considerable competitive disadvantage as a commercial property compared to neighboring parcels with real freeway visibility. Finally, as a residential project, new residents will support existing and planned commercial development.



# Exhibit G

## Certificates of Adequate School Facilities

Fulton Homes Acclaim

- a) Pendergast Elementary School District
- b) Tolleson Union High School District





## CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

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

Project: Sierra Avondale Project Manager: Stephen W. Anderson  
Request: GPA and Rezone Acreage/Parcel Size: 149.69 net acres  
Current Density Allowed: N/A Density Proposed: Up to 14 du/acre  
Total number of residential units proposed: 676 dwelling units

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

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

Yes ☒ No ☐

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

---

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**Is a school site within the proposed development needed?**

Yes ☐ No ☒

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

\_\_\_\_\_

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

**If answered yes, please explain below:**

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

Date Reviewed: 1/14/2020

School District: Pindergeist Elem School District

District Superintendent: Dr. Lily Motos-DeBlieux

Phone #: 623 772-2800

E-mail: jfimbres@psdaz.org

Signature: 

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

### Development & Engineering Services Department

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

[www.avondaleaz.gov/development/services](http://www.avondaleaz.gov/development/services)



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If answered yes, please explain below:

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

Date Reviewed: January 17, 2020

School District: Tolleson Union High School District #214

District Superintendent: Nora Gutierrez

Phone #: 623-478-4000

E-mail: nora.gutierrez@tuhsd.org

Signature: \_\_\_\_\_

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

**Development & Engineering Services Department**

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

# Exhibit H

## Neighborhood Meeting Summary

Fulton Homes Acclaim

6:00 P.M. July 30, 2020

# **Neighborhood Meeting Summary**

**Fulton Homes Acclaim**

**Major General Plan Amendment (Case PL-20-0043) and  
Rezoning (Case PL-20-0086)**

**NWC of 99th Avenue and Thomas Road**

**Submitted: August 3, 2020**



## **Neighborhood Meeting**

On July 30, 2020, representatives for Fulton Homes and Gammage & Burnham PLC attended a virtual neighborhood meeting hosted by the City of Avondale for the Fulton Homes Acclaim Major General Plan Amendment (Case PL-20-0043) and Rezoning (Case PL-20-0086). The meeting was held via Zoom per the COVID-19 pandemic:

<https://avondaleaz.zoom.us/j/6059027693>

Meeting ID: 605 902 7693

One tap mobile

+13462487799,,6059027693# US (Houston)

+16699009128,,6059027693# US (San Jose)

Vice-Mayor Pat Dennis and Planning Commission Chairman Dave Iwanski were in attendance. No neighbors attended. Additional attendees were Brian Craig of the City of Avondale, Stephen Anderson and Cheryl Griemsmann of Gammage & Burnham, Brian Nicholls of EPS Group, and Norm Nicholls of Fulton Homes.

Stephen Anderson gave a presentation about the project, including an overview of the open space, amenities and anticipated project schedule.

Brian Craig reported that the City of Phoenix is also involved in discussions regarding 99<sup>th</sup> Avenue, and that the applicant had provided an Economic Development report to the City regarding the General Plan Amendment.

Following the applicant's presentation and staff's remarks, Vice-Mayor Dennis had several questions.

**Issue:** How will the Fulton Homes project coordinate with the Parkside project to the north regarding both the tiling of the SARP Canal pedestrian connectivity?

**Response:** With respect to tiling the SRP Canal, Brian Nicholls reported that it has been coordinating with Taylor Morrison, the developer of Parkside, with the goal of having a single tiling effort, which would be more efficient. However, whether Parkside is ready to proceed or not, Fulton Homes will proceed with the tiling of its portion of the canal as soon as SRP and the BOR have issued the necessary approvals.

With respect to pedestrian connectivity, Fulton has three pedestrian trails exiting the north end of the Acclaim community. Fulton will work appropriately with City staff and Parkside to make sure that pedestrian connections do occur.

**Question:** What are the traffic counts on Thomas Road? Will left turns be an issue?

**Response:** Stephen Anderson affirmed that the traffic report indicates that traffic signals will not be warranted for the left turn movements exiting Acclaim onto the adjacent arterials. However, Mr. Anderson did not have those counts available at the time of the meeting, and indicated he would follow-up to communicate that information to the Vice-Mayor.

**Issue:** Will sports courts be lit at night?

**Response:** Norm Nicholls stated that all sport courts will be hardwired to provide lighting at night. Residents who wish to use the sport courts at night will be able to manually turn on the lights in 30-minute increments. Unlike continuous nighttime lighting that is available regardless of whether or not the courts are being used, this convenient access to on demand lighting conserves the energy use to only when it is needed. This limits the amount of nighttime lighting experienced by the homes closest to the sport courts. The hardwired lighting can easily be converted to solar sourced lighting if needed in the future.

**Issue:** What will the walls of the future SRP well site look like?

**Response:** Norm Nicholls said the Applicant will include language in the land donation agreement requiring that the wellsite wall match that of the Project's perimeter wall. This will ensure a continuous and aesthetically pleasing wall.

Chairman Iwanski thanked the Applicant for investing in Avondale, and for acknowledging staff for their contributions to the Project.

The meeting ended at 7:00 p.m.

This summary has been prepared, reviewed and approved by Gammage & Burnham.

A handwritten signature in blue ink, appearing to be 'S. Anderson', written over a horizontal line.

Stephen Anderson



## AGENDA ITEM REPORT

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**SUBJECT:** Fulton Homes Acclaim - Rezoning from Community Commercial (C-2) to Planned Area Development (PAD) - Application PL-20-0086

**MEETING DATE:** 9/16/2020

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**TO:** Planning Commission

**FROM:** Brian Craig, Planning Manager

**THROUGH:** Brian Craig, Planning Manager

**PURPOSE:**

Planning Commission will hold a public hearing and consider a request by Mr. Stephen W. Anderson, Gammage & Burnham PLC, to rezone 153.20 acres of land at the northwest corner of 99th Avenue and Thomas Road from Community Commercial (C-2) to Planned Area Development (PAD). The proposed Fulton Homes Acclaim PAD will allow for a 585-lot master-planned single-family development at a density of approximately 4.0 dwelling units per acre. A request to change the General Plan 2030 Land Use Map designation on the property from Mixed Use and Freeway Commercial to Medium Density Residential (MDR) will be considered separately. The Commission will take appropriate action and forward a recommendation to City Council.

**BACKGROUND:**

The 153.20 gross acre subject property (Exhibits A and B) is located at the northwest corner of 99th Avenue and Thomas Road. The site is relatively flat, sloping generally east to west, with a Roosevelt Irrigation District (RID) canal bounding the property to the west. East of the RID canal, a portion of the project is encumbered by Federal Emergency Management Agency (FEMA) designated floodplain area; the applicant is addressing the condition through a Conditional Letter Of Map Revision (CLOMR) process with the City's assistance. Aboveground utilities, including power lines and a Salt River Project (SRP) lateral canal run along the property's 99th Avenue frontage. There is an existing SRP well site at the southeast corner of the property, which will be relocated with a future City Capital Improvement Project (CIP) when 99th Avenue is widened to its ultimate section. Additionally, SRP owns a 2.5-acre parcel southwest of the subject site, which is not a part of either the rezone or concurrent General Plan Amendment (GPA) request.

The site was annexed as part of a larger 470-acre annexation in October 1989 and was assigned Agricultural (AG) zoning with that annexation. In January 2001, the property was rezoned from AG to Community Commercial (C-2). The entirety of the site is currently zoned C-2, which allows for the development of commercial complexes providing goods and services to a community-wide trade area. The site is currently in agricultural production.

Approval of the concurrent Major General Plan Amendment (GPA) request will revise the land use designation on the property to Medium Density Residential (MDR). Approval of the Major GPA request is required in order

for Council to approve this rezoning request Presently, two (2) General Plan 2030 land use categories are designated over the subject property (Exhibit C), as follows:

- The majority of the site, approximately 114.73 acres, is designated Mixed Use. The Mixed Use category allows a mixture of residential and commercial uses at proportional ratios. This land use category seeks to encourage innovatively designed developments with core residential components and walkable live, work, and recreate opportunities.
- Approximately 38.47 acres at the property's southeastern corner are designated Freeway Commercial. The Freeway Commercial designation is intended to provide for a broad range of non-residential uses such as concentrated retail, hospitality, and related activity.

The property is also located within the boundaries of the Freeway Corridor Specific Plan (FCSP), which places a priority on the City's appearance from the Loop 101 freeway by establishing supplemental design requirements for sites adjacent to or visible from the freeway.

The existing uses and zoning of surrounding properties include:

- **North of the Osborn Road alignment:** Parkside Planned Area Development (PAD), a master planned 155-acre residential, mixed use, and office development with 662 single-family lots, 21.33 acres of Mixed Use, and 10.0 acres of planned Office adjacent to the Osborn Road alignment on the east end of the project.
- **East of 99th Avenue:** An undeveloped 141.42-acre property located in City of Phoenix's jurisdiction. The property is zoned Planned Unit Development – Mixed Use which allows for a combination of residential, commercial, and retail uses. The property is currently being farmed and a time frame for development is unknown.
- **South of Thomas Road:** A 68.5-acre property zoned Agricultural (AG) with a Special Use District (SUD) overlay for the Holy Cross Cemetery and Mortuary use, which occupies the site.
- **West:** Glenarm Farms, a 149-acre single-family development zoned RR-18 (Rural Residential, minimum 18,000 square foot lot area). The community is fully developed with 150 lots, many with accessory structures for the keeping of horses and livestock.

#### **SUMMARY OF REQUEST:**

Subject to City Council approval of the concurrent Major GPA application briefly discussed above, the applicant, Mr. Stephen W. Anderson, Gammage & Burnham PLC, is requesting to rezone the 153.20-acre property from Community Commercial (C-2) to Planned Area Development (PAD) for single-family residential use.

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

Overall, the proposed Fulton Homes Acclaim PAD provides for development of up to 585 detached single-family residences on three different lot widths across approximately 146.34 net acres, at a density of approximately 4.0 dwelling units per acre, and in conformance with the property's Medium Density Residential



(MDR) General Plan 2030 Land Use designation. The proposed Fulton Homes Acclaim PAD partitions the property into a total of six (6) parcels of single-family lots and a 7.4-acre central park. The development parcels are comprised of the following dimensions and lot counts:

- Parcel 1, approximately 19.04 acres located adjacent to Thomas Road east of the primary entrance off Thomas Road, will be developed with 54 detached single-family residential homes on minimum 7,500 square foot lots (minimum 60'x125'), with the exception of corner lots that are slightly smaller due to being on a street intersection corner.
- Parcel 2, approximately 24.25 acres located at the southeast corner of the property immediately east of Parcel 1, will be developed with 89 detached single-family homes on minimum 6,000 square foot lots (minimum 50'x120'), with the exception of corner lots that are slightly smaller due to being on a street intersection corner.
- Parcel 3, approximately 27.65 acres located at the northeast corner of the property north of Parcel 2, will be developed with 142 detached single-family homes on minimum 4,140 square foot lots (minimum 45'x92'), with the exception of corner lots that are slightly smaller due to being on a street intersection corner.
- Parcel 4, approximately 24.3 acres located at the southwest corner of the property, will be developed with 62 detached single-family homes on minimum 7,500 square foot lots (minimum 60'x125'), with the exception of corner lots that are slightly smaller due to being on a street intersection corner.
- Parcel 5, approximately 35.55 acres located at the northwest corner of the site north of Parcel 4, will be developed with 152 detached single-family homes on minimum 6,000 square foot lots (minimum 50'x120'), with the exception of corner lots that are slightly smaller due to being on a street intersection corner.
- Parcel 6, approximately 13.49 acres located in the north central portion of the property east of Parcel 5 and north of the central park, will be developed with 82 detached single-family homes on minimum 4,140 square foot lots (minimum 45'x92'), with the exception of corner lots that are slightly smaller due to being on a street intersection corner.

The Fulton Homes Acclaim development will have two entrances, one off Thomas Road to the south, and one off 99th Avenue to the east. The new entrances will have landscaped medians and connect with the interior local road network branching off from the central park, which will be the focal point of the community.

Over 25 percent of the residential site area (approximately 36.85 acres) will take the form of open space dispersed throughout the community, in excess of the City's fifteen (15) percent minimum requirement. A range of amenities are provided to ensure open space areas will be usable by residents of all ages and abilities. Some of the more significant open space areas and amenities planned within Fulton Homes Acclaim include:

- A 7.4-acre centralized park featuring an aquatic center, clubhouse, great lawn, shaded playground, various sport courts, and covered seating and grill areas.
- A 12.16-acre linear active and passive open space area along the western perimeter of the site, which will have a full basketball court, sports field, large shaded playground, and shaded picnic areas.
- A 2.78-acre pocket park in the southeastern portion of the development with shaded playground and

picnic areas, open turf area, and a half basketball court.

- A 1.13-acre pocket park in the northeastern portion of the development with shaded playground and picnic areas, and turfed playing area.
- A 0.99-acre pocket park in the northwestern portion of the development with shaded playground and picnic areas, and turfed playing area.
- A trail system linking all the open spaces as well as providing connections to the Parkside development to the north and exterior regional trail system.

The design theme of the proposed Fulton Homes Acclaim community is intended to evoke traditional neighborhood design and aesthetic. Recessed garages, covered porches, and naturally staggered building faces will give variety to the streetscape. Fulton Homes is planning to offer four (4) distinct architectural elevations across each of the three (3) home series, which coincide with the three (3) unique lot sizes. The development will offer a strategic mix of single-story, two-story, and loft style homes. Four (4) architectural styles were selected to provide diversity yet complementary designs for the development; the four (4) styles are Spanish, Cottage, Farmhouse, and Craftsman. In total with sixteen (16) color combinations, buyers will be able to choose from 76 home floor plan and elevation design combinations.

The architectural requirements and conceptual elevations contained within the proposed PAD will result in an attractive development that is in conformance with the City's Single-Family Residential Design Manual and provides for ample diversity between house plans and elevations. Floor plans and elevations for single-family house products within Fulton Homes Acclaim will require City administrative approval. As with all new residential development, the City will expect any proposed products to meet requirements of the Design Manual to reduce garage dominance, create visually interesting streetscapes, and promote architectural variety throughout the community.

The developer expects to complete the project in two phases. Phase 1 consists of roughly the eastern half of the development, and the second phase will consist of the remaining western half of the project. The large central park will be developed with the first phase of the project. Additionally, all three lot sizes will be offered in both phases of the project. The improvements to 99th Avenue, including required off-site improvements, cannot be completed until after the SRP irrigation ditch is tiled and converted to underground. The developer must time the irrigation tiling with the seasonal "dry-up" periods; the developer intends to complete the work during the January 2022 dry-up.

#### **PUBLIC PARTICIPATION:**

A neighborhood meeting to discuss the proposal with neighboring property owners and other interested parties was held at 6:00 P.M. on Thursday, July 30th. Due to the ongoing Covid-19 pandemic, the meeting was held via Zoom teleconferencing. All notices of the meeting, including mailings to owners within 1,000 feet of the site, public hearing notice signs on the property, and display ads in the Southwest Valley Arizona Republic, were completed at least fifteen (15) days prior to the meeting as required. A summary of the neighborhood meeting is included with this staff report as Exhibit H. In addition to City Staff and the applicant's team, Vice Mayor Pat Dennis and Planning Commission Chair David Iwanski attended the virtual meeting. Discussion was primarily related to the following topics:

- ***Will improvements to 99th Avenue be affected by the timing of improvements planned by the Parkside development?*** The applicant indicated they are coordinating tiling the SRP canal during the same dry-up period, January 2022, as the Parkside development. If Parkside were to halt development it would delay Fulton Homes Acclaim approximately nine (9) to twelve (12) months, but would not prevent Fulton Homes Acclaim from moving forward.

- ***Will left-turn movements from vehicles exiting the development be an issue without a traffic control signal?*** The applicant responded that the traffic report did not indicate a need or warrant for traffic control signals.
- ***Is there an opportunity for a pedestrian connection with the Parkside development along the west open space corridor?*** The applicant and City Staff indicated that a discussion would be held with the Parkside developer regarding a regional trail connection.
- ***Will sport courts be lit at night?*** The applicant indicated the sport courts would all be lit and utilize a photocell with manual controls so that residents can turn on the sport court lighting as needed at night. The lights will automatically turn off after 30 minutes but can be turned on again manually as needed by residents.
- ***What is the plan/design for the future SRP well site on the southeast corner of the project, will the screen walls match?*** The applicant indicated the future well site involves a large land donation and that Fulton Homes Acclaim will ensure the screen wall for the well site matches the development walls and theming when built by incorporating requirements in the donation agreement.

As required, Planning Commission held an initial public hearing on the separate Major GPA item to allow for public comment on August 19, 2020. One person, Tim Overton, a resident and homeowner of property located in Glenarm Farms, spoke during the public hearing regarding the proximity of the project to his property. The applicant, Mr. Stephen W. Anderson, Gammage & Burnham PLC, responded that one of the project's main features is the 25 percent of planned open space, twelve (12) acres of which separate the residential portion of the development from the Glenarm Farms neighborhood. Further, Mr. Anderson confirmed setbacks of 300 to 500 feet are planned from the Fulton Homes Acclaim western edge to the first residential structure and no wall is planned in the open space. No other comments or questions were provided by the public or the Commission.

One comment pertaining to the proposal was posted on the City's aVOICE digital forum, as follows, "Authorize construction - Build the homes as fast as you can."

All required notifications for the Planning Commission and City Council public hearings, including mailings to owners within 1,000 feet of the site, public hearing notice signs on the property, and display ads in the Southwest Valley Arizona Republic, were completed at least fifteen (15) days prior to the meeting as required. No additional public comments beyond what is noted above have been received to date.

#### **CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:**

The property is located in the service areas of the Pendergast Elementary School District (PESD) and the Tolleson Union High School District (TUHSD). Both PESD and TUHSD have provided the City with Certificates of Adequate School Facilities signed by Superintendent Dr. Lily Matos-DeBlieux and Superintendent Ms. Nora Gutierrez, respectively (Exhibit G), stating that the districts have adequate capacity and no school site is needed within the development.

#### **ANALYSIS:**

Section 603 of the Zoning Ordinance establishes five (5) criteria that any request for PAD zoning must meet. Listed below are each of the five (5) criteria followed by an analysis of each:

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

The proposed Fulton Homes Acclaim PAD conforms to the property's General Plan Land Use Map designation of Medium Density Residential (MDR) and to the Freeway Corridor Specific Plan.

The MDR category allows for development of single-family residential homes with an allowable density range of 2.5 to 4.0 units per acre, with a target density of 2.5 units per acre; density beyond the target can be permitted if a proposed development exhibits exceptional design, including provision of open space beyond minimum requirements. The proposed Fulton Homes Acclaim PAD provides for usable, amenitized open space across 25 percent of the site, with unique features including a 7.4-acre central park with a 5,000 square foot pool and aquatic center, multiple sport courts, and a great lawn for community events. Additional pocket parks are located throughout the community with shaded seating and tot lot playgrounds. The proposed design concept greatly exceeds the City's fifteen (15) percent minimum requirement and justifies the proposed density of approximately 4.0 units per acre.

The Freeway Corridor Specific Plan lists pedestrian/bicyclist friendly developments and enhanced sense of place through aesthetic treatments and visual gateways as primary goals of the Plan. Fulton Homes Acclaim's prominent landscaped median entries, architecturally integrated theme walls, and variety of elevations and building heights creates visual interest and appeal. The interconnected park and trail system links with both the Parkside neighborhood to the north and with regional trails creating a welcoming environment for pedestrians and bicyclists.

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

The City's R1-5 is used as the basis for the PAD's development standards. In line with current trends related to larger homes with less yard maintenance, the developer is requesting modifications from these base standards as it relates to lot size, lot depth, building coverage, and setbacks. The modifications are primarily related to the smaller 45-foot wide lots, which are considered starter homes in the product offering. The minimum depth of the 45-foot wide lots is proposed at 92 feet, which is eight (8) feet shorter than the R1-5 minimum of 100 feet; some lots will exceed the minimum depth. Additionally, the minimum net site area of the 45-foot wide lots will be 4,140 square feet as opposed to the R1-5 minimum of 5,000 square feet. The proposed building coverage for the 45-foot wide lots is set at a maximum 55 percent, rather than the base R1-5 requirement of 45 percent, in line with the reduced depth. All three (3) lot sizes in the development are designed to meet the minimum 20-foot building setback to the garage face. However, the setback to the livable space and/or front porch is proposed at ten (10) feet and twelve (12) feet for the 45-foot wide and the 50-foot wide lots, respectively, rather than the R1-5 requirement of fifteen (15) feet. With those exceptions, proposed development standards meet or exceed Zoning Ordinance minimums.

Smaller lot sizes and reduced setbacks can pose challenges, particularly in regard to ensuring streetscapes are not dominated by homes that are homogeneous in appearance and where the garage door becomes the focal point of the neighborhood. To alleviate these concerns, the proposed PAD limits the smallest lots to less than 30 percent of the total residential lot area and added design enhancements such as covered porches, and a variation of the streetscape with four (4) floor plan options each with four (4) elevation choices. Adherence to the design requirements of the PAD along with the City's Design Manual will ensure that streetscapes are interesting and provide for ample variety.

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

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

As Fulton Homes Acclaim is an infill site with developed or developing areas on all sides, nearly all the necessary infrastructure is in place to serve the site. Thomas Road is built to its full design standard and no



improvements beyond minimal sidewalk, landscaping, and lighting is needed. While 99th Avenue is not currently built to its full design standard, it is built to an adequate width, a four-lane standard widening to five-lanes at the intersection, to serve the full Fulton Homes Acclaim build-out. A future City of Avondale Capital Improvement Project (CIP) will be pursued to develop 99th Avenue to its full design section of six (6) lanes with dual left turns at Thomas Road. Adequately sized water and sewer infrastructure is currently available in Thomas Road to serve this project. The developer will extend water and sewer system improvements within the development necessary to serve the future residents of Fulton Homes Acclaim and will underground existing aboveground irrigation canals and utility poles under 69kV to enhance both the functionality and aesthetics of the site.

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

The proposed PAD, with a planned density of 4.0 dwelling units per acre, is consistent with the Parkside master planned community adjacent to this project and currently under construction. Additionally, the developers of Parkside and Fulton Homes Acclaim are partnering to create three (3) trail connection along the shared property line of the developments. The Fulton Homes Acclaim PAD also incorporates design measures that are intended to limit impacts on existing large lot, rural residences to the west of the site, including maximizing development setbacks to approximately 500 feet between the back wall of the Glenarm Farm residences and the Fulton Homes Acclaim lots and providing landscaping instead of block walls in the western open space area. The planned Fulton Homes Acclaim development is compatible with existing and planned adjacent development.

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

As noted in the analysis of Finding #2, the City's R1-5 zoning district is used as the basis for the PAD's development standards. Where modifications are proposed, they are consistent with previously approved developments in the City such as Parkside, Alamar, and Verde Trails. By developing in accordance with the design and development standards contained within the PAD, the proposed Fulton Homes Acclaim community will help to further Avondale's overall development goals and objectives. The variety of floor plans and available elevation and color options will ensure there is interest and unique character in this development that will be complementary to existing and developed residential to the north and west.

### **DISCUSSION:**

The proposed PAD meets the following findings:

1. The proposed Fulton Homes Acclaim PAD is in conformance with the property's General Plan 2030 Land Use Map designation of Medium Density Residential.
2. The proposed Fulton Homes Acclaim PAD is in conformance with the Design Manual for Single-Family Residential Development.
3. The proposed Fulton Homes Acclaim PAD will result in compatible land use relationships.
4. Adequate public infrastructure to support the proposed development either presently exists or will be constructed by the developer with the Fulton Homes Acclaim project.
5. The recommended conditions of approval are reasonable to ensure conformance with the provisions of the Zoning Ordinance and all other applicable City codes, ordinances, and policies.

### **STRATEGIC PLAN:**

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

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

INITIATIVE: Foster sustainable community development

- STRATEGIC GOAL: Encourage build-out in residential housing opportunities that support diverse housing options.
- STRATEGIC GOAL: Maintain and expand quality infrastructure and improve connectivity to City amenities.

**BUDGET IMPACT:**

No budget impacts.

**RECOMMENDATION:**

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-20-0086 Fulton Homes Acclaim, a request to rezone approximately 153.20 acres from Community Commercial (C-2) to Planned Area Development (PAD), subject to the following seven (7) conditions of approval:

1. Development shall conform to the Fulton Homes Acclaim Planned Area Development Narrative date stamped September 2, 2020, except as modified by these conditions.
2. No more than 30 total new home permits will be issued by the City until the developer has constructed an approved secondary fire access and completed construction of an operational temporary or permanent looped water system in a manner acceptable to the City.
3. The City shall issue up to a maximum of 75 certificates of occupancy and 150 building permits prior to the developer converting power lines less than 69 kV and the SRP irrigation canal on or adjacent to the property to underground.
4. Except as otherwise required by Conditions #2 and #3 above, all required infrastructure improvements within the public right-of-way on the exterior of the property shall be completed prior to completion of Phase I homes and before issuing the first certificate of occupancy in Phase II.
5. The developer shall be responsible for fiber conduit installation within the City's public right-of-way along 99th Avenue and Thomas Road in accordance with the City's Transportation Plan and development codes.
6. The Salt River Project (SRP) open channel shall be piped to the south side of Thomas Road and channeled back to the existing open channel by the developer. The old box culvert under Thomas Road shall be abandoned in place in coordination with Maricopa County Department of Transportation (MCDOT).
7. 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.

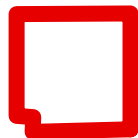
**PROPOSED MOTION:**

I move that Planning Commission accept the findings and recommend **APPROVAL** of Application PL-20-0086 Fulton Homes Acclaim, a request to rezone approximately 153.20 acres from Community Commercial (C-2) to

Planned Area Development (PAD), subject to seven (7) recommended conditions of approval as listed in the staff report.



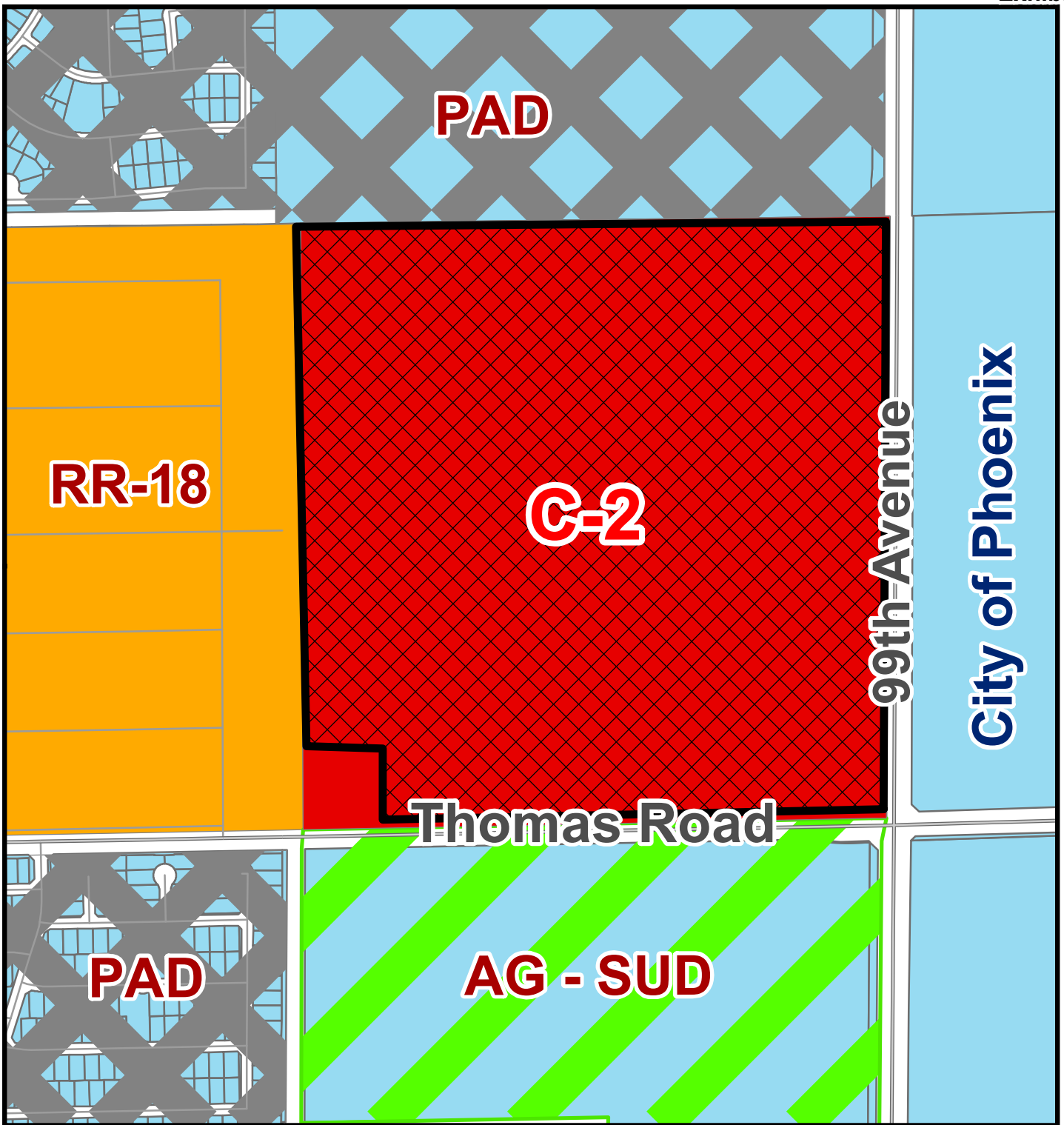
# Aerial Photograph



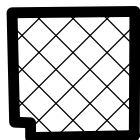
Subject Property





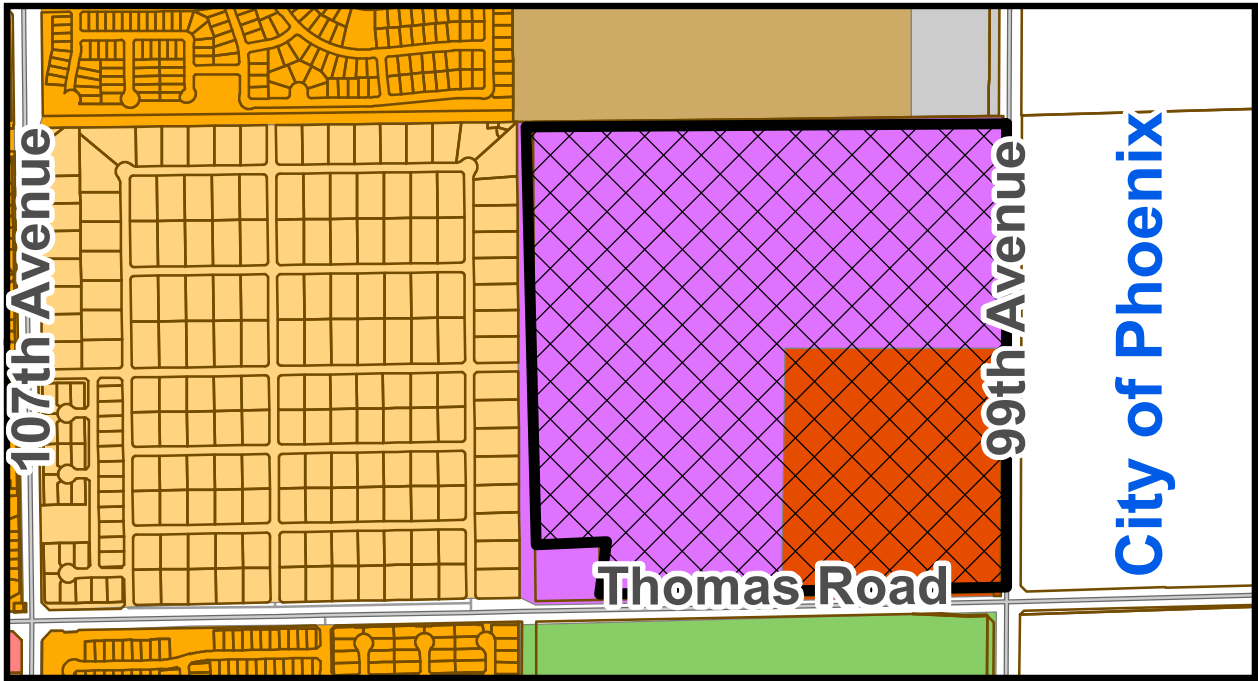


## Zoning Vicinity Map

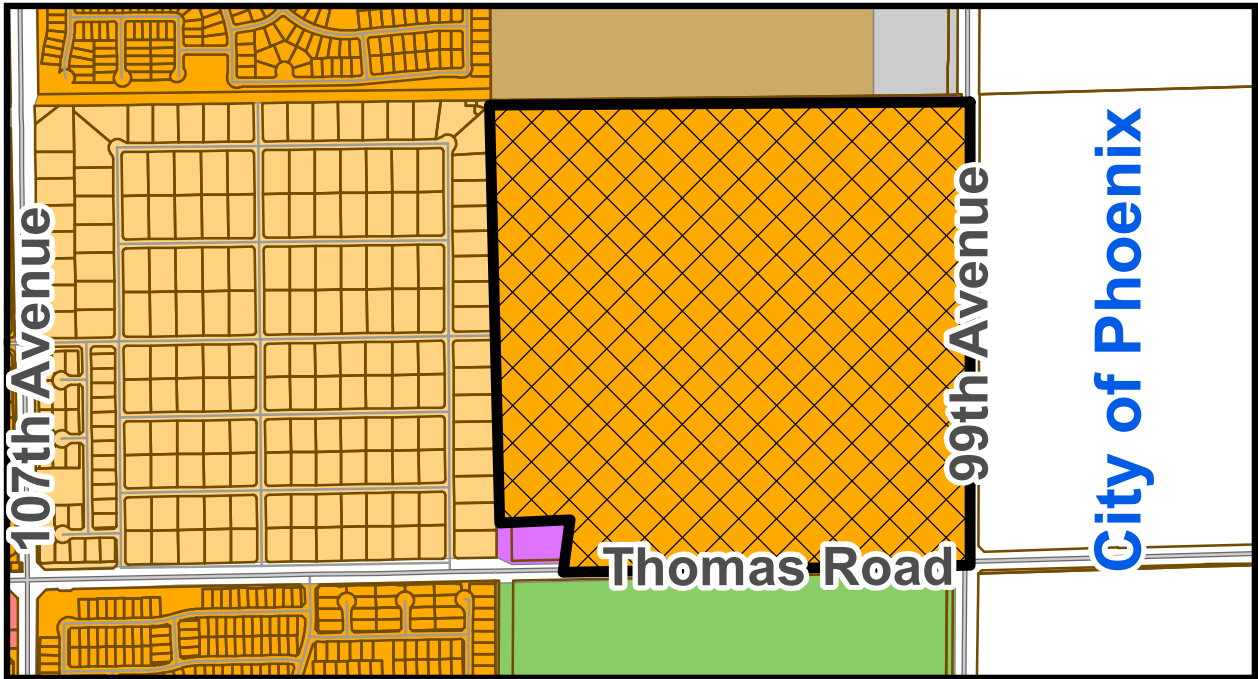


Subject Property





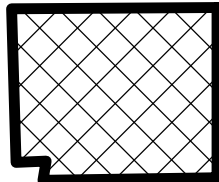
**CURRENT LAND USE MAP**



**PROPOSED LAND USE MAP**

**General Plan 2030 Land Use**

- |                                                                                                                     |                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
|  Local Commercial                |  Freeway Commercial   |
|  Estate/Low Density Residential  |  Office/Professional  |
|  Medium Density Residential      |  Mixed Use            |
|  Medium/High Density Residential |  Open Space and Parks |



**Subject Property**

## SUMMARY OF RELATED FACTS

## APPLICATION PL-20-0086

| THE PROPERTY             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PARCEL SIZE              | Approximately 153.20 gross acres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| LOCATION                 | Northwest corner of 99 <sup>th</sup> Avenue and Thomas Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| PHYSICAL CHARACTERISTICS | The rectangular site is relatively flat, sloping generally east to west with a Roosevelt Irrigation District (RID) canal bounding the property to the west. East of the RID Canal a portion of the project is encumbered by FEMA designated floodplain area; the applicant is addressing the condition through a CLOMR process with the City's assistance. Above-ground utilities, including power lines and a Salt River Project (SRP) lateral canal run along the property's 99th Avenue frontage. There is an existing SRP well site at the southeast corner of the site, which will be relocated with a future City CIP project when 99th Avenue is widened to its ultimate section. Additionally, SRP owns a 2.5-acre parcel southwest of the subject site, which is not a part of the proposed General Plan Amendment (GPA) |
| EXISTING LAND USE        | The entire site is currently used for agricultural production.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| EXISTING ZONING          | The entirety of the site is currently zoned Community Commercial (C-2), which allows for the development of commercial complexes providing goods and services to a community-wide trade area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| ZONING HISTORY           | The site was annexed as part of a larger 470-acre annexation in October 1989 and was assigned Agricultural (AG) zoning with that annexation. In January 2001, the property was rezoned from AG to C-2.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

| SURROUNDING ZONING AND LAND USE    |                                                                                                                                                                                                                                                                                                        |
|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NORTH OF THE OSBORN ROAD ALIGNMENT | Parkside PAD, a master planned 155-acre residential, mixed use, and office development with 662 single-family lots, 21.33 acres of Mixed Use, and 10.0 acres of planned Office adjacent to the Osborn Road alignment on the east end of the project.                                                   |
| EAST OF 99 <sup>TH</sup> AVENUE    | An undeveloped 141.42-acre property located in City of Phoenix's jurisdiction. The property is zoned Planned Unit Development – Mixed Use which allows for a combination of residential, commercial and retail uses. The property is current being farmed and a time frame for development is unknown. |
| SOUTH OF THOMAS ROAD               | A 68.5-acre property zoned Agricultural (AG) with a Special Use District (SUD) overlay for the Holy Cross Cemetery and Mortuary use, which occupies the site.                                                                                                                                          |
| WEST                               | Glenarm Farms, a 149-acre single-family development zoned RR-18 (Rural Residential, minimum 18,000 square foot lot area). The community is fully developed with 150 lots, many with accessory structures for the keeping of horses and livestock.                                                      |

### GENERAL PLAN

Presently, two (2) General Plan 2030 land use categories are designated over the subject property (Exhibit C), as follows:

- Most of the site, approximately 114.73 acres, is designated **Mixed Use**. The Mixed Use category allows a mixture of residential and commercial uses at proportional ratios. This land use category seeks to encourage innovatively designed developments with core residential components and walkable live, work, and recreate opportunities.
- Approximately 38.47 acres at the property's southeastern corner are designated **Freeway Commercial**. The Freeway Commercial designation is intended to provide for a broad range of non-residential uses such as concentrated retail, hospitality, and related activity.

### PUBLIC SCHOOLS

|                    |                                                                              |
|--------------------|------------------------------------------------------------------------------|
| SCHOOL DISTRICT(S) | Pendergast Elementary School District<br>Tolleson Union High School District |
| ELEMENTARY SCHOOL  | Pendergast Elementary School                                                 |
| HIGH SCHOOL        | Westview High School                                                         |

### ADJACENT STREETS

#### 99<sup>th</sup> Avenue

|                                   |                                                                                                                                                                                                                          |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Classification                    | Arterial                                                                                                                                                                                                                 |
| Existing half-street ROW          | 55 feet                                                                                                                                                                                                                  |
| Standard half-street ROW          | 70 feet                                                                                                                                                                                                                  |
| Existing half-street improvements | Two (2) travel lanes and half-center turn lane                                                                                                                                                                           |
| Standard half-street improvements | Three (3) travel lanes, deceleration lane (when warranted), half landscaped median, bike lane, sidewalk, curb, gutter, street lights, landscaping, and undergrounding of above-ground utilities and irrigation channels. |

#### Thomas Road

|                                   |                                                                                                                                 |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Classification                    | Arterial                                                                                                                        |
| Existing full-street ROW          | 55 feet                                                                                                                         |
| Standard full-street ROW          | 55 feet                                                                                                                         |
| Existing full-street improvements | Two (2) travel lanes, dedicated left-turn lane, curb, gutter, and median landscaping                                            |
| Standard full-street improvements | Two (2) travel lanes, dedicated left-turn lane, sidewalk, curb, gutter, median and back of sidewalk landscaping, street lights. |

### UTILITIES

Future development on the site will access existing 16-inch water line in Thomas Avenue. Sewer service to the site will be accommodated by an existing 12-inch main line in Thomas Road.

Salt River Project (SRP) provides electrical service in this portion of the City.



# Exhibit E

Fulton Homes Acclaim PAD Narrative

Fulton Homes Acclaim  
Planned Area Development  
Northwest corner of 99<sup>th</sup> Avenue and Thomas Road

Planned Area Development  
Development Narrative  
PL-20-0086

1<sup>st</sup> Submittal: April 30, 2020  
2<sup>nd</sup> Submittal: July 20, 2020  
3<sup>rd</sup> Submittal: September 2, 2020

## Development Team

|                                           |                                                                                                                                                                                                                                                                                                           |
|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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# **Fulton Homes Acclaim**

## **Rezoning Request for Planned Area Development**

### **NWC of 99<sup>th</sup> Avenue and Thomas Road**

#### **INTRODUCTION AND OPENING STATEMENT**

Fulton Homes is requesting a Rezoning (the “Rezoning”) of the vacant, infill parcel located at the northwest corner of 99<sup>th</sup> Avenue and Thomas Road (the “Property”) to accommodate the development of a single family residential, master planned community called Fulton Homes Acclaim. See **Exhibits 1 and 2, Proposed Land Use Development Map and Site Plan**. The Property is 153.20 gross acres and 146.34 net acres, when adjusted to account for a dedication of 37 additional feet of right of way for 99th Avenue. Fulton Homes Acclaim will include a variety of single family home options, with proposed lot sizes ranging from 45 foot wide, 4,100 square foot lots up to 60 foot wide, 7,400 square foot, executive-home size lots. Fulton Homes intends to develop a maximum of 585 individual home sites on the Property, with an overall project density not to exceed 4.0 du/ac. The conceptual site plan submitted with this application reflects 581 lots; the final count will be determined during the Platting process.

Fulton Homes Acclaim is setting aside one out of every four acres -- 25% -- of the Property for open space. As a result, this community will have an abundant range of highly amenitized, active and passive recreational opportunities, dwarfing the City’s requirement for 15% open space in a PAD. The conceptual site plan reflects a large central park site, including a substantial aquatic center, to serve the entirety of the community, as well as additional local parks within each of the various smaller neighborhoods, all linked by an extensive pedestrian trail system. In addition to these amenities, there is a large drainage area adjacent to the Roosevelt Irrigation District (RID) Canal that is located along the western perimeter of the Property, which Fulton Homes will transform into a significant area of open space, amenities, and trails.

To achieve its vision for this master planned community, Fulton Homes is specifically seeking to rezone this infill Property from C-2 to Planned Area Development (PAD). See **Exhibit 3, Proposed Zoning Map**. In accordance with Section 602.A of the City’s Zoning Ordinance (“Zoning Ordinance”), the City of Avondale “comparable Zoning district” for this PAD is R1-5. Specific variations in this master planned PAD from the standards of the comparable Zoning district are detailed later in this narrative.

As a general matter, Fulton Homes Acclaim will comply with other City requirements and guidelines through and following this PAD process. Specifically, Fulton Homes intends to submit its Preliminary Plat and Comprehensive Sign Plan applications shortly after the City’s first formal review of this Rezoning application. That will allow the City to perform its Subdivision regulations review at the same time as its review of this PAD, as encouraged by Section 602.C of the Zoning Ordinance. The forthcoming Plat will also identify the role of the HOA with regard to common areas, in accordance with Section 604.J of the Zoning Ordinance. In addition, Fulton Homes intends to develop Fulton Homes Acclaim in a manner generally consistent with the City’s Single

Family Residential Design Manual, as suggested by Sections 602.E and 604.F., G., and H. of the Zoning Ordinance. To the extent the design of Fulton Homes Acclaim is inconsistent with the standards set forth in the Single Family Residential Design Manual, this PAD narrative and its Exhibits shall control. Per Section 604.A.3, the requirements of the Zoning Ordinance, as amended, shall apply, except where explicitly stated otherwise herein by this PAD. Per Chapter 19 of the Avondale Municipal Code, Article VI, the requirements of the Subdivision Regulations, as amended, shall apply, except where explicitly stated otherwise herein by this PAD.

## **THE EXISTING PROPERTY AND ITS CONTEXT**

Fulton Homes' proposed development will make beneficial economic use of an underutilized infill property. Current adjacent properties will not be adversely impacted by the proposed master planned PAD. The purpose of this portion of the PAD narrative is to comply with Section 604.A.1. and .2 of the Zoning Ordinance.

### **The Property's Location and Condition**

The Property is near the northeastern corner of the City, bounded by the W. Osborn Road alignment on the north, N. 99<sup>th</sup> Avenue on the east, W. Thomas Road on the south, and the RID canal on the west. As previously indicated, the Property is 153.20 gross acres, and 146.34 net acres. The County Assessor identifies the Property as Maricopa County Assessor Parcel Number 102-27-007N. See **Exhibits 4 and 5, Property Boundary and Legal Description**.

The Property is currently used for crop cultivation. An unpaved road bisects the middle of the Property in a north-to-south fashion. There is a single, unremarkable silo near the north perimeter of the Property that will be removed at the time of development. The land is generally flat, and slopes gently downward from east to west.

Speaking regionally, the Property enjoys close proximity to the Loop 101 and I-10 freeways. The Loop 101 freeway is about a half-mile to the east along Thomas Road. Interstate 10 is approximately a mile and a quarter south along 99th Avenue. As a result, Fulton Homes Acclaim will provide residents with access to two major traffic corridors. This convenient location will attract residents who commute to area employment, retail, educational and other destinations.

### **The Property's Relationship to the General Plan**

The Property is currently designated on the City General Plan for Mixed Use and Freeway Commercial land uses. In advance of submitting this Rezoning request, Fulton Homes has filed a General Plan Amendment request (Case No. PL-20-0043). With staff's guidance, Fulton Homes will be seeking to change the General Plan designation on the Property to Medium Density Residential.

Fulton Homes Acclaim's consistency with the policies and guidelines of the General Plan and any relevant specific plans is addressed in that contemporaneously filed application, meeting the requirement of Section 601.G of the Zoning Ordinance. Per direction from staff, we are not reiterating that analysis in detail here, and instead incorporating that application by this reference. If that General Plan Amendment is approved, the Fulton Homes Acclaim project will be compatible with the Property's General Plan designation.

### **Surrounding Properties and Uses: Irrigation Districts**

Consistent with its agricultural history, the Property is ringed by irrigation district land and uses. Those irrigation lands and facilities substantially shape any development of the site. Fulton

Homes and the current property owner are already hard at work to address the relationship between Fulton Homes Acclaim and those facilities.

- As previously noted, there is an RID Canal along the west perimeter of the Property. That RID Canal creates a drainage condition on the east side of that canal that Fulton Homes Acclaim will have to respect with a significant setback, a site challenge which this Request converts into a major open space opportunity. The existing property owner has already been working with City engineering staff on a related CLOMR application to address that condition, and Fulton Homes has joined that effort.

In addition to the RID Canal, there are Salt River Project (SRP) rights both at the southwest corner of the Property and along the eastern edge of the Property.

- At the southwest corner of the Property, SRP owns a 2.63 acre parcel of land (APN 102-27-007K) that is not a part of the Property or the Fulton Homes Acclaim project. SRP has exclusive control of that out parcel, and intends to use that parcel for its own needs. At this time, Fulton Homes is not aware of SRP's specific plans for that parcel.
- Along the eastern edge of the Property, there is an existing SRP lateral canal that will have to be tiled as part of the development of this project. "Tiling" is an innocent sounding term for the process of relocating a vital, open, 18 foot wide ditch into a functioning, underground, 90-inch diameter pipe. The pipe obviously has to be built first before the ditch can be removed. Throughout the planning of the Acclaim project, Fulton Homes has worked closely with SRP and the City on the design and timing of the tiling effort. The now agreed upon design involves the following sequence: 1) securing new right of way from the Bureau of Reclamation to the west of the ditch to create space for the pipe; 2) constructing the pipe all the way along the east edge of the Property, continuing that pipe underneath Thomas Road, daylighting it on the south side of Thomas Road, and finally rerouting the ditch on the south side of Thomas Road to connect to the pipe; 3) during a January SRP dry-up period, actually re-routing the water flow into the new pipe; and only then 4) removing the ditch. It should be noted that the portion of the ditch that currently runs underneath Thomas Road in a box culvert will be abandoned in place. Fulton Homes hopes to be able to implement this sequence of events to hit SRP's January 2022 dry-up window, but it would be prudent to anticipate that this may not occur until the January 2023 dry-up.
- Finally, SRP owns an 1,800 square foot parcel (APN 102-27-003) located at the northwest corner of 99th Avenue and Thomas Road (creating a notch at the southeast corner of the Property), where it operates a functioning a well site. Again, this separately owned parcel is not a part of the proposed project, and Fulton Homes has no authority over that parcel. With respect to the tiling process described above, the existing ditch is on the east side of this well site, and the new 90-inch pipe will run on the west side of this well site. In the future, SRP plans to relocate this well to a new, larger, nearby location. Fulton Homes has agreed to provide that 15,000 square foot – more than eight times as large as the current



site -- well site at no cost to SRP, and to also provide an access easement to the new well site, also at no cost.

#### Surrounding Properties and Uses: Beyond the Irrigation Districts

Beyond the adjacent irrigation facilities, a mix of agricultural, residential and open space properties surround this infill Property.

Beginning to the north, from the Osborn Road alignment to W. Indian School Road are fallow agricultural fields. However, this area is the site of the recently approved Parkside Village PAD Major Amendment, which will feature a mix of uses, primarily single family residences. The Fulton Homes Acclaim proposal will be compatible with that recent approval. More detailed information about specific planning steps in response to the Parkside Village project are provided later in this narrative.

To the east across 99<sup>th</sup> Avenue, there are more agricultural fields. These lands are also the subject of an existing Master Plan approval in the City of Phoenix known as the Algodon Center. The owner of the Property also owns this land to the east, and is supportive of Fulton Homes' proposal.

A cemetery is to the south of the Property, across Thomas Road, which is itself a four-lane roadway with a turn pocket and hardscaped median. It should be noted here that while the cemetery property has dedicated right of way for an expanded 99<sup>th</sup> Avenue south of Thomas Road, the cemetery did not make any actual improvements in that expanded right of way. As a result, south of Thomas Road, the pavement of 99<sup>th</sup> Avenue is primarily on the east side of the section line, meaning that any improvements to 99<sup>th</sup> Avenue made as part of the Fulton Homes Acclaim project will need to taper back to that existing alignment.

Finally, the large-lot, Glenarm Farms single family subdivision is to the west, separated from the site by the RID Canal, a setback that will be increased by the aforementioned open space area Fulton Homes is creating on the Property. As a result of this amenity, the homes at Glenarm Farms will be hundreds of feet away from the homes at Fulton Homes Acclaim. See **Exhibit 6, Western Boundary Exhibit**.

**TABLE 1: SURROUNDING LAND USES**

| <b>Direction</b>    | <b>General Plan Designation</b>                        | <b>Zoning</b>     |
|---------------------|--------------------------------------------------------|-------------------|
| North<br>(Avondale) | Medium/High Density Residential<br>Office<br>Mixed Use | PAD<br>PL-18-0296 |
| East<br>(Phoenix)   | Mixed Use (Commercial/Industrial)                      | PUD PCD           |
| South<br>(Avondale) | Open Space                                             | SUD<br>PL-10-0063 |
| West<br>(Avondale)  | Estate/Low Density Residential                         | RR-18<br>Z-06-16  |

## **PROPOSED LAND USES**

Fulton Homes intends to develop the Property as a detached, single family residential master planned community, with an extensive package of open space and amenities.

**TABLE 2: PERMITTED LAND USES**

|                                                                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Permitted uses are:                                                                                                                                                                                                                                                  |
| <ul style="list-style-type: none"><li>• Single family detached dwelling</li><li>• Park and recreation areas</li></ul>                                                                                                                                                |
| Uses permitted with conditions are:                                                                                                                                                                                                                                  |
| <ul style="list-style-type: none"><li>• Home occupations, subject to the conditions set forth in Section 203.G of the City Zoning Ordinance</li><li>• Places of Worship, subject to the conditions set forth in Section 203.H of the City Zoning Ordinance</li></ul> |
| Uses permitted with a Conditional Use Permit: None.                                                                                                                                                                                                                  |

Accessory and Prohibited uses will be the same as those described in the comparable Zoning District, R1-5, of the Zoning Ordinance. All uses not specifically provided for herein are prohibited, unless a subsequent determination by the Zoning Administrator finds a specific use to be an analogous use to a permitted use.

## **DENSITY**

As previously indicated, Fulton Homes intends to develop a maximum of 585 individual home sites on the Property, with an overall project density not to exceed 4.0 du/ac. (The conceptual site plan submitted with this application reflects 581 homesites; the actual lot count will be determined during the Platting process.) This density is within the maximum density of 4.0 du/ac allowed under the Medium Density designation of the proposed General Plan designation for the Property in the accompanying Case No. PL-20-0043.

It should be noted that this proposal involves a reduction in intensity of the General Plan designation of the Property, along with this accompanying downzoning. The PAD Density provision of Section 604.C of the Zoning Ordinance was crafted in anticipation of up-zonings, not down-zonings. Fulton Homes filed its original General Plan Amendment request seeking the Medium / High Density Residential designation, with a 4 to 12 du/ac density range and a target density of 4 du/ac. However, staff encouraged Fulton Homes to include larger, 60 foot wide lots, which Fulton Homes has been happy to do. The inclusion of these larger lots has driven the community density down below the densities set forth in the Medium / High Density designation, and staff therefore specifically recommended the lower General Plan designation. This staff recommendation is justification for exceeding the 2.5 target density of the Medium Density Residential designation.

In addition, as detailed in the immediately following section of this narrative, at 25% of the Property, Fulton Homes Acclaim is providing an amount of open space that far exceeds the 15% requirement of the City's Ordinance, and has programmed that open space with a diverse abundance of resort-level amenities. This substantial open space commitment, both in terms of quantity and quality, warrants a density that is at the high end of the range set forth in the Medium Density designation of the General Plan.

## **OPEN SPACE AND LANDSCAPING**

Fulton Homes Acclaim will provide an incredible abundance of open space. The total amount of Open Space provided in the project layout is 36.85 acres, of which 24.42 acres is active open space and 12.43 acres is passive open space. Section 604.E.1.a of the Zoning Ordinance requires a minimum of 15% of the net acreage of a site be set aside as open space. The Property here is 146.34 net acres, and thus requires 21.95 acres of open space. At 36.85 acres, Fulton Homes Acclaim is providing **25% open space, almost 15 acres more** than is required by the City Ordinance.

This expansive open space arises from a diverse range of sources, in accordance with the Section 604.E.1.b of the Zoning Ordinance. It includes: park and recreation areas (subsection iii); sports courts, tot lots, and ramadas (subsection vi); and turf areas in detention areas (vii). If the major purpose of a PAD is to allow a site plan that far exceeds City standards, then it is open space where Fulton Homes Acclaim most clearly qualifies for PAD zoning.

Open space is literally the design centerpiece of Fulton Homes Acclaim, the primary element around which the entire balance of the project rotates. See **Exhibit 7, Open Space and Landscape Master Plan**. At the heart of the project lies a central, active open space area that occupies 7.40 acres of the Property all by itself. That central park is the focal point of both of the vehicular drives entering and exiting the project. Indeed, quite intentionally, Fulton Homes Acclaim has no other vehicular access points: residents and visitors alike will see the central open space every time they come or go. It is not just a sales point for first time visitors, it is the core of the community that will tell residents they are home each time they return.

The central park, again all of it active open space, is awash in amenities.

- At the south end, there is an aquatic center built around a 5,000 square foot, partially shaded pool. The pool is surrounded by a large open air clubhouse building and multiple ramadas. There is an adjacent massive playground, with a two-story play structure. There is an open event lawn for family gatherings and celebrations. There are grills and bocce ball courts and cornhole games. See **Exhibit 8, South Area Plan, Central Open Space**.
- At the north end, there are courts and games and more courts and games. There is a full basketball court, a pickleball court, a sand volleyball court, more bocce ball courts, and more cornhole. There is a ramada and trellises and a gazebo. See **Exhibit 9, North Area Plan, Central Open Space**.
- And between these two massively programmed amenity spaces lies a great lawn, available for whatever games or events might be happening, or simply to run free and play.

The central open space amenities will serve as community gathering spots for all residents. To accommodate the intensity of the many attractions, Fulton Homes Acclaim provides head-in vehicular parking around much of the perimeter of the central open space. For example,



residents who live farther away can throw their pool gear and toys into the back of the car and drive over to the aquatic center, if they prefer.

As has been hinted at before, along the western side of the Property, Fulton Homes Acclaim takes a drainage challenge and transforms it into another open space amenity. Here, Fulton Homes has planned for 12.16 acres of open space, the vast majority of which is active. The active amenities in this area include another full basketball court, two large ramadas, and another oversized and fully shaded tot lot. It should be noted that the basketball court has been intentionally placed in the recessed part of this area, so that it will be slightly below grade from its neighbors, to reduce its visibility a bit. See **Exhibit 10, West Side Open Space Plan**. In addition to these project benefits, this western side open space corridor provides a wide, green and spacious buffer to our existing neighbors to the west in Glenarm Farms. Within this large corridor, Fulton Homes Acclaim will provide a twenty foot wide trail easement, with a ten foot wide concrete trail to be maintained by the HOA, so that residents can enjoy this open area. Again see **Exhibit 6, Western Boundary Exhibit**.

Fulton Homes Acclaim also has pocket parks in the northwest, northeast and southeast quadrants of the community. Each of these more local recreational areas includes a shade ramada, a tot lot, and plenty of turf area. The pocket park in the southeast quadrant also has a half sports court. See **Exhibits 11 thru 13, Pocket Parks Plans**.

Fulton Homes Acclaim has laid out this vast open space system so that it is readily accessible to its residents. Every resident of the community will be well within a quarter mile of at least one active open space area of the PAD, and most are within a quarter mile of multiple amenity areas. See **Exhibit 14, ¼ Mile Radius Open Space Access Plan**. To link the homes to the open spaces, the entirety of the Fulton Homes Acclaim open space areas are linked by a network of pedestrian trails. See **Exhibit 15, Pedestrian Connectivity Plan**.

- Six foot detached sidewalks line both sides of the two main entry drives.
- The central park is surrounded by an eight foot wide detached sidewalk, as well as plenty of vehicular parking for families who want to drive little ones or sports and pool gear to the central park.
- Eight foot wide walkways link to and from the central park, connect the central park and the western open space area, and connect to most of the pocket parks (in a few areas, the walks are five feet wide). At the three locations where those pedestrian connections cross a street to access the central park, Fulton Homes will provide a choker and enhanced signage and striping to calm traffic at those crossings.
- In addition, there are multiple external pedestrian connections on all three accessible sides (excluding the RID Canal) of Fulton Homes Acclaim, such that there are three points of pedestrian access on each of those three perimeters. This includes direct links to the Parkside Village open space system immediately to the north.
- And as detailed above, there will be a twenty foot wide trail easement within the western open space corridor that runs adjacent to the RID Canal, including a ten foot wide concrete trail.

Fulton Homes Acclaim is indeed designed to be a community that welcomes all pedestrians. That includes our neighbors. Each of the nine pedestrian access points, three along each of the north, east and west perimeters, will be ungated. Residents of neighboring communities will be able to walk into Acclaim and enjoy the abundant open space Fulton Homes has provided. Along our north perimeter, Fulton Homes will provide direct links to the trail system being developed at Parkside Village.

Likewise, the Fulton Homes Acclaim wall program also advances a unifying theme. See **Exhibits 16 and 17, Wall Plan and Wall Designs**. The walls are intentionally designed to disappear into the background of the landscaping, open spaces, and pedestrian walkways. Along 99th Avenue, in addition to the project entry and the two added pedestrian access points, Fulton Homes Acclaim has two separate runs of split rail fencing, with a unique, partially rotated rail design. In four separate locations of the interior pedestrian walkways linking open spaces, Fulton Homes Acclaim provides partial view fencing. Along most of the project perimeter, the walls are pulled back and separated from the property line by landscaping and open space. The walls themselves generally feature a Sonoran fluted cap and a smooth banded color line just below the cap to create and emphasize a unique shadow line over the rich split-face masonry block wall, creating a consistent and understated thematic design. As part of the donation of the future well site to SRP at the corner of 99<sup>th</sup> Avenue and Thomas, Fulton Homes will request SRP to construct a wall for its well site that complies with the Acclaim wall theme design, so that the attractive design is consistently carried across the community exterior. To the extent the Wall Plan and Wall Designs set forth in the referenced Exhibits are inconsistent with the standards set forth in Section 1207 of the Zoning Ordinance and any relevant provisions of the Single Family Residential Design Manual, these PAD Exhibits shall control.

As already indicated, Fulton Homes Acclaim provides only two vehicular points of entry to emphasize the central park at the heart of the project. There will be one entry off of each of the two adjacent major streets, 99<sup>th</sup> Avenue and Thomas Road, with a landscaped median dividing each of the two entryways. And as already described above, there will be six foot detached sidewalks for pedestrians on both sides of the two entry drives. The project perimeter walls are curved at the entries, providing ample room for landscaping and entry monument signage. The decorative entry design will provide long, low monument signs (seven feet tall), backed by decorative steel panels (six feet tall, to create visual interest) and rich landscaping. See **Exhibits 18 and 19, Entry Enlargement Plans and Elevations**.

As a general matter, because of the extraordinary commitment to open space reflected in the amount of open space and the detailed thought that went into its planning, to the extent the open space and landscaping design set forth in this narrative and Exhibits are inconsistent with the standards set forth in the City's Zoning Ordinance, Subdivision Regulations, and any relevant provisions of the Single Family Residential Design Manual, this PAD narrative and Exhibits shall control.

General open space acreages are set forth below in **Table 3**. For a graphic depiction of Active and Passive Open Spaces, see **Exhibit 20, Conceptual Open Space Plan**. As indicated there,

total open space at Fulton Homes Acclaim is 36.85 acres, 24.42 acres of which is active open space and 12.43 acres is passive open space. In other words, two thirds of the open space in the community is active open space.

To demonstrate the use of **Table 3**, as an example, while Tract A, the west perimeter open space area is dominated by active open space uses, it does also include smaller passive open space uses at each end, and overlaps into the perimeter open space along Thomas Road. As another example, Tract GG includes both the southeast local park and the trails linking that park to the community. Residents at Fulton Homes Acclaim will certainly enjoy both the trails and the parks alike. Given that a full quarter of the Property is set aside as Open Space, Fulton Homes Acclaim will undoubtedly be an enjoyable and beautiful place to call home.

**TABLE 3: OPEN SPACE AREAS AND USES**

| Description               | Tract                                     | Total Area                                         | Percentage of Property (146.34 Net Acres) | Amenities                                                                                                                                                                                                                                                                     |
|---------------------------|-------------------------------------------|----------------------------------------------------|-------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Central Park              | DD                                        | 7.40 acres (All Active)                            | 5.0%                                      | <ul style="list-style-type: none"> <li>• Aquatic Center</li> <li>• Clubhouse</li> <li>• Great Lawn</li> <li>• Large Shaded Playground</li> <li>• Numerous Sport and Game Courts</li> <li>• Event Lawn</li> <li>• Extensive Ramada, Trellis, Grill and Gazebo Areas</li> </ul> |
| West Perimeter Open Space | A                                         | 12.16 acres (Mostly Active)                        | 8.3%                                      | <ul style="list-style-type: none"> <li>• Full Basketball Court</li> <li>• Sports Field</li> <li>• Large Shaded Playground</li> <li>• Ramadas and Grills</li> <li>• Turf Areas</li> </ul>                                                                                      |
| Southeast Pocket Park     | GG                                        | 2.78 acres (All Active)                            | 1.9%                                      | <ul style="list-style-type: none"> <li>• Half Basketball Court</li> <li>• Shaded Tot Lot</li> <li>• Ramada and Grill</li> <li>• Turf Area</li> </ul>                                                                                                                          |
| Northeast Pocket Park     | W                                         | 1.13 acres (All Active)                            | 0.8%                                      | <ul style="list-style-type: none"> <li>• Shaded Tot Lot</li> <li>• Ramada and Grill</li> <li>• Turf Area</li> </ul>                                                                                                                                                           |
| Northwest Pocket Park     | L                                         | 0.99 acres (All Active)                            | 0.7%                                      | <ul style="list-style-type: none"> <li>• Shaded Tot Lot</li> <li>• Ramada and Grill</li> <li>• Turf Area</li> </ul>                                                                                                                                                           |
| Trail Linkages            | G, V                                      | 1.50 acres (All Active)                            | 1.0%                                      | Interior Trail Links to Open Space Amenities                                                                                                                                                                                                                                  |
| Perimeter Open Space      | O, EE                                     | 8.70 acres (All Passive)                           | 6.0%                                      | Sidewalks, Trail Linkages, and Landscaping                                                                                                                                                                                                                                    |
| Other Open Spaces         | B-F, H-K, M-N, P-U, X-Z, AA-CC, FF, HH-MM | 2.19 acres (All Passive Interior Landscape Tracts) | 1.5%                                      | Landscape Tracts                                                                                                                                                                                                                                                              |
| <b>TOTAL</b>              |                                           | <b>36.85 acres</b>                                 | <b>25.2%</b>                              |                                                                                                                                                                                                                                                                               |

## **DEVELOPMENT STANDARDS**

### **A. General Development Standards**

As previously indicated, Fulton Homes is using the R1-5 Zoning District as the compatible Zoning District for the Fulton Homes Acclaim PAD. In order to achieve Fulton Homes' superior level of layout and design for its master planned community, we are seeking some variations from the R1-5 development standards, in accordance with Section 602.A and B of the Zoning Ordinance. Those proposed variations are reflected in **Table 4** below, with the proposed variations in **bold**. In several cases, Fulton Homes is seeking an increase over the comparable standards, illustrating the superior design possible with Fulton Homes Acclaim's diversity of lot sizes and commitment to open space. The justifications for these variations are detailed later in this narrative, primarily in Subsection B immediately below.

**TABLE 4: DEVELOPMENT STANDARDS**

| <b>Development Standard</b>                    | <b>R1-5 Zoning District</b>                                             | <b>Fulton Homes Acclaim PAD (45' Wide Lots)</b>                            |
|------------------------------------------------|-------------------------------------------------------------------------|----------------------------------------------------------------------------|
| Minimum net site area (square feet per lot)    | 5,000                                                                   | <b>4,100<sup>1</sup></b>                                                   |
| Minimum lot width                              | 50'                                                                     | <b>45'</b>                                                                 |
| Minimum lot depth                              | 100'                                                                    | <b>92'</b>                                                                 |
| Maximum height                                 | 30'                                                                     | 30'                                                                        |
| Maximum building coverage                      | 45%                                                                     | <b>55%</b>                                                                 |
| Minimum house size (square feet)               | None                                                                    | None                                                                       |
| Minimum yard setbacks: front yard <sup>2</sup> | 20' / 15' for side entry garage                                         | 20' to garage / <b>10' to livable or front porch<sup>3</sup></b>           |
| Minimum total both side yards <sup>2</sup>     | 15'                                                                     | <b>10'</b>                                                                 |
| Minimum side yard <sup>2</sup>                 | 10'/0' – Minimum 10' foot separation between buildings on adjacent lots | <b>5'</b> – Minimum 10' foot separation between buildings on adjacent lots |
| Rear yard <sup>2</sup>                         | 15'                                                                     | 15'                                                                        |
| Streets side yard <sup>2</sup>                 | 10'                                                                     | <b>10' (unless adjacent to a minimum 14' tract)</b>                        |

<sup>1</sup> Minimum area based on minimum lot dimensions (45' x 92') would be 4,140 SF. This has been slightly reduced to provide allowance for corner lot chamfers, knuckles, etc.

<sup>2</sup> Architectural features, including bay windows, pop-outs, shadow boxes, pot shelves, wing walls and corner enhancements shall be permitted to encroach up to 12" into the front, side, and rear yard setbacks.



<sup>3</sup> Front yard setback shall be measured from the back of the street sidewalk. No staggering of front yard setbacks shall be required.

| Development Standard                           | R1-5 Zoning District                                                      | Fulton Homes Acclaim PAD (50' Wide Lots)                                   |
|------------------------------------------------|---------------------------------------------------------------------------|----------------------------------------------------------------------------|
| Minimum net site area (square feet per lot)    | 5,000                                                                     | <b>5,900 (Increase)<sup>1</sup></b>                                        |
| Minimum lot width                              | 50'                                                                       | 50'                                                                        |
| Minimum lot depth                              | 100'                                                                      | <b>120' (Increase)</b>                                                     |
| Maximum height                                 | 30'                                                                       | 30'                                                                        |
| Maximum building coverage                      | 45%                                                                       | <b>55%</b>                                                                 |
| Minimum house size (square feet)               | None                                                                      | None                                                                       |
| Minimum yard setbacks: front yard <sup>2</sup> | 20' / 15' for side entry garage                                           | 20' to garage / <b>12' to livable or front porch<sup>3</sup></b>           |
| Minimum total both side yards <sup>2</sup>     | 15'                                                                       | <b>10'</b>                                                                 |
| Minimum side yard <sup>2</sup>                 | 10' / 0' – Minimum 10' foot separation between buildings on adjacent lots | <b>5' – Minimum 10' foot separation between buildings on adjacent lots</b> |
| Rear yard <sup>2</sup>                         | 15'                                                                       | 15'                                                                        |
| Streets side yard <sup>2</sup>                 | 10'                                                                       | <b>10' (unless adjacent to a minimum 14' tract)</b>                        |

<sup>1</sup> Minimum area based on minimum lot dimensions (50' x 120') would be 6,000 SF. This has been slightly reduced to provide allowance for corner lot chamfers, knuckles, etc.

<sup>2</sup> Architectural features, including bay windows, pop-outs, shadow boxes, pot shelves, wing walls and corner enhancements shall be permitted to encroach up to 12" into the front, side, and rear yard setbacks.

<sup>3</sup> Front yard setback shall be measured from the back of the street sidewalk. No staggering of front yard setbacks shall be required.

| Development Standard                        | R1-5 Zoning District | Fulton Homes Acclaim PAD (60' Wide Lots) |
|---------------------------------------------|----------------------|------------------------------------------|
| Minimum net site area (square feet per lot) | 5,000                | <b>7,400 (Increase)<sup>1</sup></b>      |
| Minimum lot width                           | 50'                  | <b>60' (Increase)</b>                    |
| Minimum lot depth                           | 100'                 | <b>125' (Increase)</b>                   |
| Maximum height                              | 30'                  | 30'                                      |

|                                                |                                                                         |                                                                            |
|------------------------------------------------|-------------------------------------------------------------------------|----------------------------------------------------------------------------|
| Maximum building coverage                      | 45%                                                                     | <b>55%</b>                                                                 |
| Minimum house size (square feet)               | None                                                                    | None                                                                       |
| Minimum yard setbacks: front yard <sup>2</sup> | 20' / 15' for side entry garage                                         | 20' to garage / 15' to livable or front porch <sup>3</sup>                 |
| Minimum total both side yards <sup>2</sup>     | 15'                                                                     | 15'                                                                        |
| Minimum side yard <sup>2</sup>                 | 10'/0' – Minimum 10' foot separation between buildings on adjacent lots | <b>5'</b> – Minimum 10' foot separation between buildings on adjacent lots |
| Rear yard <sup>2</sup>                         | 15'                                                                     | 15'                                                                        |
| Streets side yard <sup>2</sup>                 | 10'                                                                     | <b>10' (unless adjacent to a minimum 14' tract)</b>                        |

<sup>1</sup> Minimum area based on minimum lot dimensions (60' x 125') would be 7,500 SF. This has been slightly reduced to provide allowance for corner lot chamfers, knuckles, etc.

<sup>2</sup> Architectural features, including bay windows, pop-outs, shadow boxes, pot shelves, wing walls and corner enhancements shall be permitted to encroach up to 12" into the front, side, and rear yard setbacks.

<sup>3</sup> Front yard setback shall be measured from the back of the street sidewalk. No staggering of front yard setbacks shall be required.

#### B. Diversity of Lot Sizes

Fulton Homes is proposing a master planned, single family residential community with an unusual diversity of lot sizes. More specifically, City staff expressly indicated that, "The City is seeking inclusion of larger lots, such as sixty foot (60') wide lots ... to add diversity in lot sizes ...." That is exactly what Fulton Homes proposes to do: set aside 27% of the land committed to individual homesites within Fulton Homes Acclaim for 60 foot wide lots. In order to provide these larger lots, Fulton Homes does need to have some smaller lots as well, to balance the land consumed by the larger lots. The proposed variations set forth in **Table 4** above create that ability to provide the balancing smaller lots.

**TABLE 5: LOT MIX TABLE**

| Minimum Lot Dimensions | Minimum Lot Area | Number of Lots | Percentage of Lots | Minimum Total Lot Area | Percentage of Lot Area |
|------------------------|------------------|----------------|--------------------|------------------------|------------------------|
| 45' x 92'              | 4,100            | 224            | 39%                | 918,400                | 29%                    |
| 50' x 120'             | 5,900            | 240            | 41%                | 1,416,000              | 44%                    |
| 60' x 125'             | 7,400            | 117            | 20%                | 865,800                | 27%                    |
|                        |                  | 581            | 100%               | 3,200,200              | 100%                   |

Absent these smaller lots, Fulton Homes would not be able to provide the 60 foot wide lots staff has expressly requested, nor the massive amounts of open space provided here, well in excess of Ordinance requirements. These are indeed substantial justifications warranting the requested variations, as required by Section 604.K of the Zoning Ordinance. To put it directly, in the words of Section 602.B of the Zoning Ordinance, “the modifications will produce an environment superior to that which could have been produced by strict application of existing standards for comparable Zoning Districts.” Using the creative tool of the PAD to achieve a desired mix of lot sizes and colossal open space amenities are among the primary purposes of the PAD Zoning District, as described by Section 601.A and C of the Zoning Ordinance.

At the same time, it is important to emphasize, however, that all of the 50 foot wide and 60 foot wide lots meet or increase the baseline standards of the comparable R1-5 Zoning District for issues such as lot size and depth. Together, these 50 and 60 foot wide lots account for a majority of the lots within the PAD, and over 70% of the land committed to individual homesites. Further, by allowing the smaller lots, the PAD is able to “provide different sizes of lots,” as expressly required by Section 604.D of the Zoning Ordinance. As anticipated by the Ordinance, this diversity of lot size will lead to a better designed master planned community with “a unique housing product mixture.”

The inclusion of these smaller lots also allows Fulton Homes Acclaim to provide a level of transition to our neighbor to the north, Parkside Village. In particular, Parkside Village has zoning for an office building at the northwest corner of Osborn Road and 99<sup>th</sup> Avenue. It should be noted that long after Fulton Homes began planning Acclaim and initiated its entitlement applications with the City, Parkside Village indicated its intent to downzone its approved office acreage to residential uses. As of this submittal, Parkside Village has initiated no formal action to achieve that downzoning. Fulton Homes planned smaller lots – smaller being a relative term, since these homes range from almost 2,000 square feet to 2,500 square feet – to provide a better transition from the mostly larger lots of Fulton Homes Acclaim to this neighboring, more urban land use. Minimizing the impact of this transition is one of the key purposes of the PAD District, in accordance with Section 601.E of the Zoning Ordinance.

C. Detailed Development Standards

Lighting. Lighting at Fulton Homes Acclaim will comply with the requirements set forth in Section 707 of the Zoning Ordinance.

Screening. All utilities at Fulton Homes Acclaim will be underground where permitted by the relevant utility company. Utility cabinets will be screened to meet or exceed the requirements set forth in Section 1207.J of the Zoning Ordinance. Air conditioning units shall be ground mounted, and if visible from the adjacent street, shall be screened in the same manner as utility cabinets. Each residence shall keep its trash barrels inside or behind a wall or gate when not being deployed for pick-up. Trash enclosures at community facilities shall be screened to meet or exceed the requirements set forth in Section 1207.I of the Zoning Ordinance.

Walls and Fences. Fulton Homes Acclaim's walls and fences are discussed above in the Section addressing Open Space and Landscaping. As stated there, to the extent the Wall Plan or Wall Designs set forth in **Exhibits 16 and 17** conflict with either the requirements set forth in Section 1207 of the Zoning Ordinance or the relevant provisions of the Single Family Residential Design Manual, these Exhibits of the PAD will control.

Parking standards. Parking at Fulton Homes Acclaim will meet or exceed the requirements set forth in Section 8 of the Zoning Ordinance.

Transitions to Adjacent Land Uses. As previously indicated, the Property already enjoys naturally occurring isolation from adjacent land uses, creating a natural and open buffer between Fulton Homes Acclaim and its neighbors. On its east and south sides, the Property is separated from adjacent land uses by major streets, 99<sup>th</sup> Avenue to the east and Thomas Road to the south. On its west side, the Property is separated from the adjacent single family residential community by the RID Canal, as well as a required drainage area – now a major open space amenity – on the east side of that Canal, within the Property itself.

It is only on its north side that the Property is immediately adjacent to another land use, the Parkside Village PAD. There are two different areas of the Parkside Village PAD along our shared 2,672 foot perimeter. For more than 2,000 feet of that adjacency – three quarters – Parkside Village consists of single family homes with a large open space area separating those homes from Parkside Village's southern edge. The single family homes of the two projects are generally compatible land uses. Fulton Homes Acclaim provides three separate pedestrian connectivity points along its northern edge to integrate the Parkside Village open space and the Fulton Homes Acclaim open space. Those connections are further described above in the Open Space discussion, and as previously stated, Fulton Homes will connect its trails to the Parkside Village trail system.

On the eastern 660 feet of the common property line – about one quarter - Parkside Village is currently zoned for an office building to be served in part by a brief extension of Osborn Road west from 99<sup>th</sup> Avenue. As previously indicated, this is where Fulton Homes Acclaim has located many of its smaller lots, in part to provide a transition to Parkside Village's non-residential

land use. However, to reiterate, Parkside Village has signaled its intent to remove that office zoning, and the planned Osborn Road stub along with it. If that occurs, Acclaim and Parkside Village will share buffering open space along the entirety of their shared perimeter, a development Fulton Homes would welcome.

For those portions of Fulton Homes Acclaim that are adjacent to Thomas Road and 99<sup>th</sup> Avenue, Fulton Homes Acclaim will also have perimeter walls between its project driveway entries. Again, wall details are set forth above in this narrative.



## **ARCHITECTURAL DESIGN**

Fulton Homes takes pride in being one of Arizona's largest homebuilders with a history of creating coveted communities for over the past 40 years. During that time, we have built a strong and successful reputation of building enduring homes and neighborhoods that our home buyers take pride in and that enhance the communities that we build in.

At Fulton Homes, we constantly strive to provide our homeowners with the best value, from superior construction and design all the way through customer service. We believe that our company is built upon our satisfied homeowners that often become repeat buyers, as well as the first time home buyers choosing us as the builder of their dreams.

Building upon this tradition, Fulton Homes is proud to introduce its newest community of Fulton Homes Acclaim within the City of Avondale. This latest community has been envisioned to espouse the vision and expertise we value as a homebuilder.

We will be introducing three series of distinctive home designs envisioned to provide quality homes that offer unique and desirable lifestyles sought by today's home buyers.

- The **Redwood Valley** series, to be constructed on 45'x92' lots in Parcels 3 and 6 for a total of 224 lots, are designed to appeal to the younger, starter family home market. This series offers 4 original floor plans, each with 4 distinct architectural characters, ranging in size from 1,971 to 2,501 sq. ft. This series consists of 4 two-story homes with 2-car garages and 9 foot ceilings.
- The **Forest** series, to be constructed on 50'x120' lots in Parcels 2 and 5 for a total of 240 lots, are designed to appeal to empty nesters and the move-up family home market. This series offers 7 original floor plans, each with 4 distinct architectural characters, that range in size from 1,691 to 3,157 sq. ft. This series consists of 4 single-story and 3 two-story homes, all with 3-car garages and 10 foot ceilings.
- The **Groves** series, to be constructed on 60'x125' lots in Parcels 1 and 4 for a total of 117 lots, will be our largest, most luxurious home offering. This series offers 8 original floor plans, each with 4 distinct architectural characters, that range in size from 2,407 to 3,595 sq. ft. This series consists of 4 single-story homes and 4 single-story style homes with upper lofts, all with 4-car garages and 10 foot ceilings. This series is intended to look and feel as an all single-story neighborhood.

Between these three complementary homes series, there are a total of 19 new floor plans available. The four distinct elevation styles detailed below are available with each of the Redwood Valley, Forest, and Groves home series, and all of the floor plans. This advanced planning provides a total of 76 uniquely designed home options over the 581 lots within our well-appointed community. See **Exhibit 21, Materials Palette; Exhibit 22, Color Palette; and Exhibit 23, Conceptual Elevations.**

These inviting and adaptable home designs also reflect traditional neighborhood design principles and aesthetics that are intended to coincide with the City's Single Family Residential Design Manual. Forethought has gone into the design of porches, recessing garages, and providing building masses that encourage a pedestrian experience while reducing the dominance of automobiles on the streetscape. Plan features like available 2, 3, and 4-car garages allow homes with sufficient parking to maintain cars out of driveways and streets. Recessed garages on all the plans allow active building elements on the pedestrian experience, while providing a natural stagger in our building footprints that eliminates rigid alignments and reinforces a diverse street scene.

In addition to the floor plan features, varied elevation configurations with porches and dormers reinforce traditional architectural characters while providing diverse home appearances. A strategic mix of single-story, two-story and loft style homes will offer buyers numerous options that will provide a natural diversity to our streetscape. Within our home elevation styles, we provide alternative roof bearing directions, a mix of gables, clips and hips, as well varying roof pitches that together reinforce a diverse appearance as well as meet the intent of the Residential Design Manual. These integral design features built into our homes will work together to enhance the traditional pedestrian character and scale of the neighborhood.

As previously suggested above, we are offering 4 distinct architectural characters that reflect a regional identity, and these architectural characters are available in all 3 of the home series detailed above and with every floor plan. These historic characters provide our buyers a wide selection of appealing exteriors while reinforcing a diverse community. Our architectural characters offer the following identifiable features:

- **Spanish** - Historic to this region, it is best known for its eclectic, informal and sculptural appearance. This style has predominately hipped and gabled roofs with barrel style tiles and light colored stucco walls. It is further enhanced with arches, decorative buttress walls, colorful tile accents, molding trims and tile vents.
- **Cottage** – Characterized by a more formal and crafted appearance, this style evolved from earlier picturesque manor houses. This traditional vernacular has adapted to our region through simple massings with hipped and clipped gable roofs and refined details including low arches, decorative wing walls, stone elements, molding trims, shutters, dormers and smooth flat roof tiles.
- **Farmhouse** - This western adapted style has a history in traditional country homes. This more refined version incorporates native materials while maintaining some refined features, including brick veneer, shutters and horizontal lap siding materials. It is further enhanced with porches, simple Dutch style gable roofs and dormers with flat textured roof tiles.
- **Craftsman** - Distinguished by its crafted appearance and use of natural materials, this style evolved from the early American Arts and Craft movement. This vernacular is known for its inviting front entry porches with wide columns and simple gable roofs with textured flat roof tiles, detailed with batt and board siding with outriggers. The use of river rock detailing enhances this character's charm.

All homes will further embrace unique appearances with the availability of optional plan features and distinct color schemes developed for each architectural style. Each of our 4 elevation styles will have a selection of 4 color schemes with varying roof tile, diverse veneers including stone, brick and wood siding, and unique color placements, for a total of 16 color combinations throughout the community. Each color scheme was individually selected to reinforce the historic characteristics of each of our traditional architectural styles.

Significant diversity within each series will be reinforced by the use of varying building elements including roof configurations, materials and details that are unique to each architectural character. Individual features like garage doors, coach lights and window pattern designs will also be offered to further enhance distinction between the homes and throughout the community. Additionally, Fulton Homes pre-plots elevation selections to assure an even mix of elevations throughout the community. No adjacent home or home directly across the street shall have the same elevation.

In review of our floor plan street scenes, you will see that special care has been given to create a built in stagger, lot to lot, by placing garages behind the front plane of living areas or porches on all of the homes. As we pre-plot our homes, we pair up driveways on a significant number of driveways, and stagger across the street to break up the rhythm of the street scene. Brick paver will also be a standard feature to all our driveways and walkways connecting the pedestrian experience throughout the development.

As a general matter, in accordance with Sections 604.F, G and H of the Zoning Ordinance, Fulton Homes will comply with the City's Single Family Residential Design Manual, including standards for both Subdivision Design and Home Design set forth there. To the extent that this narrative and its Exhibits are inconsistent with relevant provisions of the Zoning Ordinance or the Single Family Residential Design Manual, the provisions of this PAD narrative and its Exhibits will control.

Fulton Homes has created a visually diverse range of home design options – 76 in all, as detailed above -- that we feel will enhance the surrounding community and appeal to today's home buyers. Our intent is to meet or exceed the City of Avondale's general requirements and design standards. Our goal is to create an attractive and desirable neighborhood that will maintain a high standard of development within Avondale and our new community of Fulton Homes Acclaim.

## **INFRASTRUCTURE**

Because the Property is an infill site, some of the infrastructure necessary to serve the project is already in place or well planned. Fulton Homes continues to work with City staff to make the remaining infrastructure improvements to bring this community online, ensuring compliance with one of the key goals of the PAD District, set forth in Section 601.E of the Zoning Ordinance

Roads. As previously stated, the Property enjoys good access to major streets. See **Exhibit 24, Circulation Plan & Proposed Street Cross-Sections** for the street cross-sections proposed by Fulton Homes for this community. Fulton Homes has submitted a Traffic Impact Analysis along with this application. The TIA reports that a four lane roadway would be sufficient for more than three decades into the future, and that traffic in the area would need to increase by more than 80% to warrant six lanes. In addition, there is no need for either a second left turn lane or a southbound right turn lane at the intersection of 99<sup>th</sup> Avenue onto Thomas Road.

There are several unusual challenges impacting 99<sup>th</sup> Avenue. This narrative has already detailed the complexities associated with tiling the SRP ditch and planning for the future SRP well site. Today, 99<sup>th</sup> Avenue primarily has a four lane configuration along most of the Property's frontage (2 lanes in each direction), which then transitions to a five lane configuration (two lanes in each direction and a center turn lane) approaching the intersection with Thomas Avenue. All of the existing pavement for 99<sup>th</sup> Avenue is on the east side of the section line. There is 33 feet of right of way on the west side of the section line. On the south side of Thomas Road, the cemetery dedicated additional right of way for 99<sup>th</sup> Avenue, but did not improve it in any way, and the City does not have future improvements for this roadway in its current capital improvement plan. Any improvements next to Acclaim will have to taper to meet that south side condition.

Against the background of these challenges, Fulton Homes has worked closely with the City staff to plan for the design and construction of 99<sup>th</sup> Avenue. Fulton Homes will be dedicating an additional 37 feet of right of way to the City to allow for the planned 70 foot half-street right of way on the west side of the section line. Keep in mind that there will be an additional 35 foot wide Bureau of Reclamation easement adjacent to that for the 90-inch SRP pipe, and then an 8 foot PUE, before the Acclaim perimeter wall starts, so there will be an abundant setback not only from the currently proposed 99<sup>th</sup> Avenue improvements, but also from any improvements the City may choose to make in the future.

Within the newly expanded 99<sup>th</sup> Avenue right of way, Fulton Homes will be adding a lane of pavement that will taper as it approaches the intersection of Thomas Road, both to accommodate the SRP well site and to meet the alignment of 99<sup>th</sup> Avenue on the south side of Thomas Road. Working with the City, Fulton Homes has developed a set of six and ten foot sidewalks -- including ramp improvements at three of the four corners of the Thomas Road intersection -- and a bike path plan to work around the SRP facilities and access points in the area of the intersection. Fulton Homes will also be relocating the existing traffic signal at the northwest corner of the intersection. This detailed design work has been designed to create a

current set of improvements that accommodates the SRP well site, and also reduces as much as possible the construction of any “throw-away” improvements if and when the City ultimately chooses to further widen 99<sup>th</sup> Avenue in the future.

Much of the work that Fulton Homes will be doing on 99<sup>th</sup> Avenue and the tiling of the SRP ditch is in excess of the needs created by the Acclaim community, and will thus be eligible for impact fee credits from the City.

The situation with other streets is much clearer. Thomas Road, to the south, is fully improved and Fulton Homes has no obligation to improve Thomas Road, except for the addition of drainage structures, sidewalk, and a digital fiber conduit. As detailed earlier, Parkside Village has indicated its intent to eliminate the office project at its southeast corner, thereby eliminating Osborn Road as well. In lieu of that unnecessary road, Fulton Homes and Parkside Village will have ample open space buffers between the two communities.

Fulton Homes will, of course, be solely responsible for the construction of all interior roadways at Fulton Homes Acclaim.

Water / Wastewater. The City will be the water and wastewater provider for Fulton Homes Acclaim. Fulton Homes is submitting a Preliminary Master Water Report and a Preliminary Master Wastewater report with this PAD application. City staff has already provided guidance to Fulton Homes regarding water and wastewater connections for the project, and Fulton Homes is prepared to install the infrastructure necessary to make those connections.

Fulton Homes will be required to provide a looped water system in order to construct more than 30 units on the Property. The loop provides adequate pressure for firefighting purposes. Normally that would involve ensuring the presence of City water mains in Thomas Road and 99<sup>th</sup> Avenue, along the perimeter of the Property. At the moment, the City water system ends in Thomas Road, adjacent to the south perimeter of the Property. There is no City water line in 99<sup>th</sup> Avenue adjacent to the Property at the moment. Instead, the City water line to the north ends in Indian School Road. Parkside Village is responsible for the construction of this line in 99<sup>th</sup> Avenue from Indian School south to the Osborn Road alignment, but it is unclear when they will construct that extension. In other words, if Fulton Homes simply met its obligation to extend the water line down Thomas and then up 99<sup>th</sup> Avenue to the Osborn Road alignment, the line might well dead-end there, as there is nothing there to tie into yet. In that case, the system would not be looped, and development would be barred.

As a result, City staff has informed Fulton Homes that if it wishes to proceed with development, Fulton Homes may well have to extend a water line not only north in 99<sup>th</sup> Avenue, but also simultaneously extend a water line south in 99<sup>th</sup> Avenue approximately 1/3 of a mile, past the cemetery – where, once again, infrastructure improvements did not occur – to connect to an existing line and create the requisite loop. (Although the grass at the cemetery appears to be well tended.) Fulton Homes is aware of this possibility, and is developing contingency plans to extend a water line south in 99<sup>th</sup> Avenue. If Fulton Homes has to develop this additional water line, it will be developed to City standards, and will be a permanent improvement, even though



Fulton Homes will cease to rely on this line as soon as Parkside Village has provided the point of connection adjacent to Acclaim in 99<sup>th</sup> Avenue.

If Fulton Homes does extend a City water line in 99<sup>th</sup> Avenue south of Thomas Road, that work will be in excess of the on-site and adjacent needs created by Acclaim, and will thus be eligible for impact fee credits from the City.

Fulton Homes will, of course, be solely responsible for the construction of all interior water, wastewater and irrigation lines at Fulton Homes Acclaim.

Drainage. Fulton Homes is submitting a Preliminary Master Drainage report with this PAD application. Drainage issues were detailed above. To reiterate, Fulton Homes and the current owner have been working with the City on a CLOMR for the drainage collection that occurs at the base of the RID Canal. As a result of that early work, Fulton Homes has been able to develop a site plan that reflects the anticipated results of that CLOMR effort. For the balance of the site, Fulton Homes will comply with standard City drainage requirements. In order to accommodate the significant amount of water required to be retained by the CLOMR, Fulton Homes is requesting to be allowed to design for 4' of ponding, with minimal freeboard in the basins. Fulton Homes is proposing 6:1 side slopes in the basin along areas where there is expected pedestrian activity at the top of the slope, and 4:1 everywhere else.

Municipal Service and Utilities. Consistent with what one would expect on an infill parcel, Fulton Homes believes the site has adequate existing police, fire, sanitation, parks and library infrastructure in this established part of Avondale. Likewise, Fulton Homes will be connecting to standard dry utility providers, whose services are already well established in the area.

Schools. The existing property Owner actually contacted the Pendergast Elementary School District and the Tolleson Union High School District at the very beginning of this development effort. Both Districts have already confirmed that they already have sufficient capacity to accept and educate the school children who will grow up in this community. Fulton Homes is submitting copies of their Certification of Adequate Facilities with this PAD application.

Common Areas. The Final Plats shall include a note stating that maintenance of all landscaping within the common area(s) and the street rights-of-way shall be the responsibility of the Homeowners Association. There will also be a note that defines the tracts contained within the Final Plat that are to be granted and conveyed to and maintained by the Homeowners Association. The CC&R's, which include all lots and tracts, are recorded after the Final Plat is recorded and thus ties the CC&R requirements to the lots and common area tracts. Fulton Homes establishes all homeowner association budgets with the help of an independent management company with a strong maintenance standard (landscape, pool, pest control, etc.), and openly communicates with residents about the benefits of properly maintaining the community, which typically promotes strong market resale values. Fulton Homes has found that after turnover to a resident board of directors, residents desire to continue maintaining the community at a high maintenance standard. In addition, HOA budgets are established to fund reserves of the

Association in accordance with a third party reserve study's recommendation and ensures that funds will be available for repairs and replacement of common area amenities, when needed.

Phasing. The infrastructure complexities of this site will be the main driver of the timing of the development of Acclaim. However, within that impact, detailed below, Fulton Homes has divided the project into two phases. Preferably, the first phase of the project will consist of roughly the eastern half of the project, and the second phase of the project will consist of the western remainder. See **Exhibit 25, Phasing Map**.

The main unknown infrastructure element is the tiling of the SRP ditch. If possible, Fulton Homes would prefer to do that work during the January 2022 dry-up. However, that work may be delayed until the January 2023 dry-up, as previously described. The 99<sup>th</sup> Avenue improvements cannot be constructed until the ditch is removed and tiled, which means that there will be no permanent access to the Property from 99<sup>th</sup> Avenue until possibly the Summer or Fall of 2023. If that occurs, Fulton Homes will provide a temporary second point of access to ensure two separate points for life safety access to the Property. That temporary access would be removed once Fulton Homes is able to improve and permanently access 99<sup>th</sup> Avenue. In addition, as detailed above, Fulton Homes may also have to construct an extra water line to the south within 99<sup>th</sup> Avenue in order to proceed with the construction of more than 30 units. Fulton Homes is developing plans for that line in anticipation of that possibility.

There are multiple features of this phasing plan which should be detailed.

- First, the central park open space feature will be developed in the first phase of the project.
- Second, Fulton Homes intentionally laid out the diverse lot sizes so that about half of each of the three different lot sizes would be developed in each of the two phases.
- Third, the community model homes will be developed in the first phase.

Fulton Homes believes that this community will be very well received and develop quickly, and we do not expect there to be a sharp break between the two phases.

## **SIGNAGE**

As set forth earlier in this narrative, detailed illustrations of Fulton Homes Acclaim's entry monuments are shown on **Exhibits 18** and **19**. Fulton Homes Acclaim will submit a Comprehensive Sign Plan pursuant to Section 904 of the Zoning Ordinance along with its Preliminary Plat application. Until such time the City approves a Comprehensive Sign Plan, Fulton Homes Acclaim will comply with the signage requirements of the comparable R1-5 Zoning District, as required by Section 604.I of the Zoning Ordinance.

## **CONCLUSION**

Fulton Homes is proposing to develop a superior master planned community at Fulton Homes Acclaim, featuring a diversity of lot sizes and a rich package of recreational amenities for its future residents. To achieve this vision, Fulton Homes has proposed a PAD that fully complies with requirements for such a master plan as set forth in the City Zoning Ordinance, while proposing minimal variations from existing Zoning Districts to achieve this creative vision. Fulton Homes Acclaim meets each of the five specified findings for use of the PAD District set forth in Section 603.A:

1. The proposed PAD is in conformance with the proposed General Plan designation.
2. As noted throughout this narrative, the proposed PAD meets the requirements of Section 6 of the Ordinance.
3. All necessary infrastructure and services to serve the community will be completed in connection with development within the PAD, to the extent they do not already exist.
4. The proposed land uses are obviously internally compatible, and the community will also be compatible with its neighboring land uses.
5. Fulton Homes Acclaim's development standards will produce a community that exceeds other possible developments allowed by right for the Property.

Fulton Homes looks forward to transforming this remaining infill parcel into a welcoming community of new Avondale homeowners.

## **EXHIBITS**

Exhibit 1 – Proposed Land Use Development Map  
Exhibit 2 – Site Plan  
Exhibit 3 – Proposed Rezoning Map  
Exhibit 4 – Property Boundary  
Exhibit 5 – Legal Description  
Exhibit 6 – Western Boundary Exhibit  
Exhibit 7 – Open Space and Landscape Master Plan  
Exhibit 8 – South Area Plan, Central Open Space  
Exhibit 9 – North Area Plan, Central Open Space  
Exhibit 10 – West Side Open Space Plan  
Exhibits 11 thru 13 – Pocket Park Plans  
Exhibit 14 – ¼ Mile Radius Open Space Access Plan  
Exhibit 15 – Pedestrian Connectivity Map  
Exhibit 16 – Wall Plan  
Exhibit 17 – Wall Designs  
Exhibit 18 – Entry Enlargement Plans  
Exhibit 19 – Conceptual Elevations  
Exhibit 20 – Conceptual Open Space Plan  
Exhibit 21 - Materials Palette  
Exhibit 22 – Color Palette  
Exhibit 23 – Conceptual Elevations  
Exhibit 24 – Circulation Plan & Proposed Street Cross-Sections  
Exhibit 25 – Phasing Plan



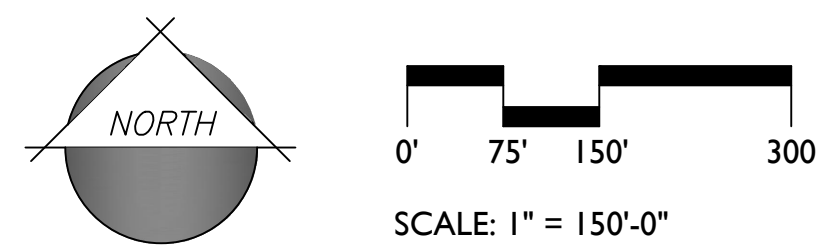


AMENITY LEGEND

- 1A** MAIN PARK - SOUTH
- AQUATIC CENTER
  - (2) BOCCIE BALL COURT
  - (2) CORN HOLE
  - (2) RAMADA (30' x 30')
  - SHADED TOT LOT
  - EVENT LAWN
  - MULTI-USE TURF AREA
- 1B** MAIN PARK - NORTH
- RAMADA (30' x 30')
  - RAMADA OVERLOOK (20')
  - (2) BOCCIE BALL COURTS
  - (2) CORN HOLE
  - FULL BASKETBALL
  - SAND VOLLEYBALL
  - PICKLEBALL
  - SHADED SEATING NODES
  - MULTI-USE TURF AREA
- 2** NEIGHBORHOOD PARK A
- FULL BASKETBALL COURT
  - (2) RAMADA
  - TOT LOT
  - LARGE TURF SPORT FIELD
- 3** NEIGHBORHOOD PARK B
- HALF BASKETBALL COURT
  - RAMADA
  - TOT LOT
  - MULTI-USE TURF AREA
- 4** NEIGHBORHOOD PARK C
- RAMADA
  - TOT LOT
  - MULTI-USE TURF AREA

PROJECT DATA

|  | LOTS       |
|--|------------|
|  | 45' x 92'  |
|  | 50' x 120' |
|  | 60' x 125' |



PLANT LEGEND

| TREES | SCIENTIFIC NAME                    | COMMON NAME                | SIZE        |
|-------|------------------------------------|----------------------------|-------------|
|       | Acacia aneura                      | Mulga                      | 24" Box     |
|       | Acacia salicina                    | Willow Acacia              | 24" Box     |
|       | Caesalpinia cocalaco 'Smoothie'    | Thornless Cascalote        | 36" Box     |
|       | Chitalpa tashkentensis 'Pink Dawn' | Chitalpa **                | 24" Box     |
|       | Fraxinus velutina 'Fan West'       | Fan West Ash *             | 24" Box     |
|       | Phoenix dactylifera                | Date Palm                  | 20' Matched |
|       | Olea europaea 'Swan Hill'          | 'Swan Hill' Olive          | 36" Box     |
|       | Parkinsonia x 'Sonoran Emerald'    | Sonoran Emerald Palo Verde | 24" Box     |
|       | Pinus eldarica                     | Mondel Pine                | 24" Box     |
|       | Pistacia X 'Red Push'              | Red Push Pistache **       | 24" Box     |
|       | Prosopis hybrid 'Phoenix'          | Thornless Mesquite         | 24" Box     |
|       | Quercus virginiana                 | Live Oak **                | 24" Box     |
|       | Ulmus parvifolia                   | Chinese Evergreen Elm **   | 24" Box     |

| SHRUBS/ACCENTS                                                                        | COMMON NAME                                   | SIZE                     |       |
|---------------------------------------------------------------------------------------|-----------------------------------------------|--------------------------|-------|
|    | Agave americana                               | Century Plant            | 5 Gal |
|    | Agave geminiflora                             | Twin Flowered Agave      | 5 Gal |
|    | Aloe hybrid 'Blue Elf'                        | Blue Elf Aloe            | 5 Gal |
|    | Bougainvillea 'La Jolla'                      | 'La Jolla' Bougainvillea | 5 Gal |
|    | Caesalpinia pulcherrima                       | Red Bird of Paradise     | 5 Gal |
|    | Calliandra californica                        | Baja Fairy Duster        | 5 Gal |
|    | Calliandra eriophylla                         | Pink Fairy Duster        | 5 Gal |
|    | Callistemon viminalis 'Little John'           | Little John              | 5 Gal |
|    | Dalea greggii                                 | Trailing Indigo Bush     | 5 Gal |
|    | Dasyliroon wheeleri                           | Desert Spoon             | 5 Gal |
|   | Encelia farinosa                              | Brittlebush              | 5 Gal |
|  | Eremophila glabra ssp. Carnosa 'Winter Blaze' | 'Winter Blaze' Emu Bush  | 5 Gal |
|  | Eremophila hygrophana 'Blue Bells'            | Blue Bells               | 5 Gal |
|  | Eremophila maculata 'Valentine'               | 'Valentine' Emu Bush     | 5 Gal |
|  | Euphorbia rigida                              | Gopher Plant             | 5 Gal |
|  | Gossypium harknessii                          | San Marcos Hibiscus      | 5 Gal |
|  | Hesperaloe funifera                           | Giant Hesperaloe         | 5 Gal |
|  | Hesperaloe parviflora 'Brakelights'           | Brakelights Red Yucca    | 5 Gal |
|  | Justicia spicigera                            | Mexican Honeysuckle      | 5 Gal |
|  | Lantana x 'Dallas Red'                        | Dallas Red Lantana       | 5 Gal |
|  | Leucophyllum langmaniae 'Rio Bravo'           | Rio Bravo Sage           | 5 Gal |
|  | Leucophyllum candidum 'Thunder Cloud'         | Thunder Cloud Sage       | 5 Gal |
|  | Leucophyllum zygophyllum 'Cimarron'           | Cimarron Sage            | 5 Gal |
|  | Muhlenbergia capillaris 'Regal Mist'          | 'Regal Mist' Muhly       | 5 Gal |
|  | Muhlenbergia lindheimeri 'Autumn Glow'        | 'Autumn Glow' Muhly      | 5 Gal |
|  | Muhlenbergia rigens                           | Deer Grass               | 5 Gal |
|  | Muhlenbergia rigida 'Nashville'               | Purple Muhly             | 5 Gal |
|  | Myrtus communis 'Compacta'                    | Dwarf Myrtle             | 5 Gal |
|  | Nerium oleander 'Petite Pink'                 | Dwarf Pink Oleander      | 5 Gal |
|  | Ruellia brittoniana                           | Purple Ruellia           | 5 Gal |
|  | Ruellia peninsularis                          | Desert Ruellia           | 5 Gal |
|  | Russelia equisetiformis                       | Coral Fountain           | 5 Gal |
|  | Senna artemisioides                           | Feathery Cassia          | 5 Gal |
|  | Simmondsia chinensis 'Vista'                  | Compact Jojoba           | 5 Gal |
|  | Senna nemophila                               | Desert Cassia            | 5 Gal |
|  | Tecoma x 'Sunrise'                            | Sunrise Esperanza        | 5 Gal |

| GROUNDCOVERS                                                                          |                                            | COMMON NAME             | SIZE  |
|---------------------------------------------------------------------------------------|--------------------------------------------|-------------------------|-------|
|  | Convolvulus cneorum                        | Bush Morning Glory      | 1 Gal |
|  | Eremophila prostrata 'Outback Sunrise'     | 'Outback Sunrise'       | 1 Gal |
|  | Lantana montevidensis                      | Trailing Purple Lantana | 1 Gal |
|  | Lantana x 'New Gold'                       | New Gold Lantana        | 1 Gal |
|  | Rosmarinus officinalis 'Huntington Carpet' | Trailing Rosemary       | 1 Gal |
|  | Sphagneticola trilobata                    | Yellow Dot              | 1 Gal |

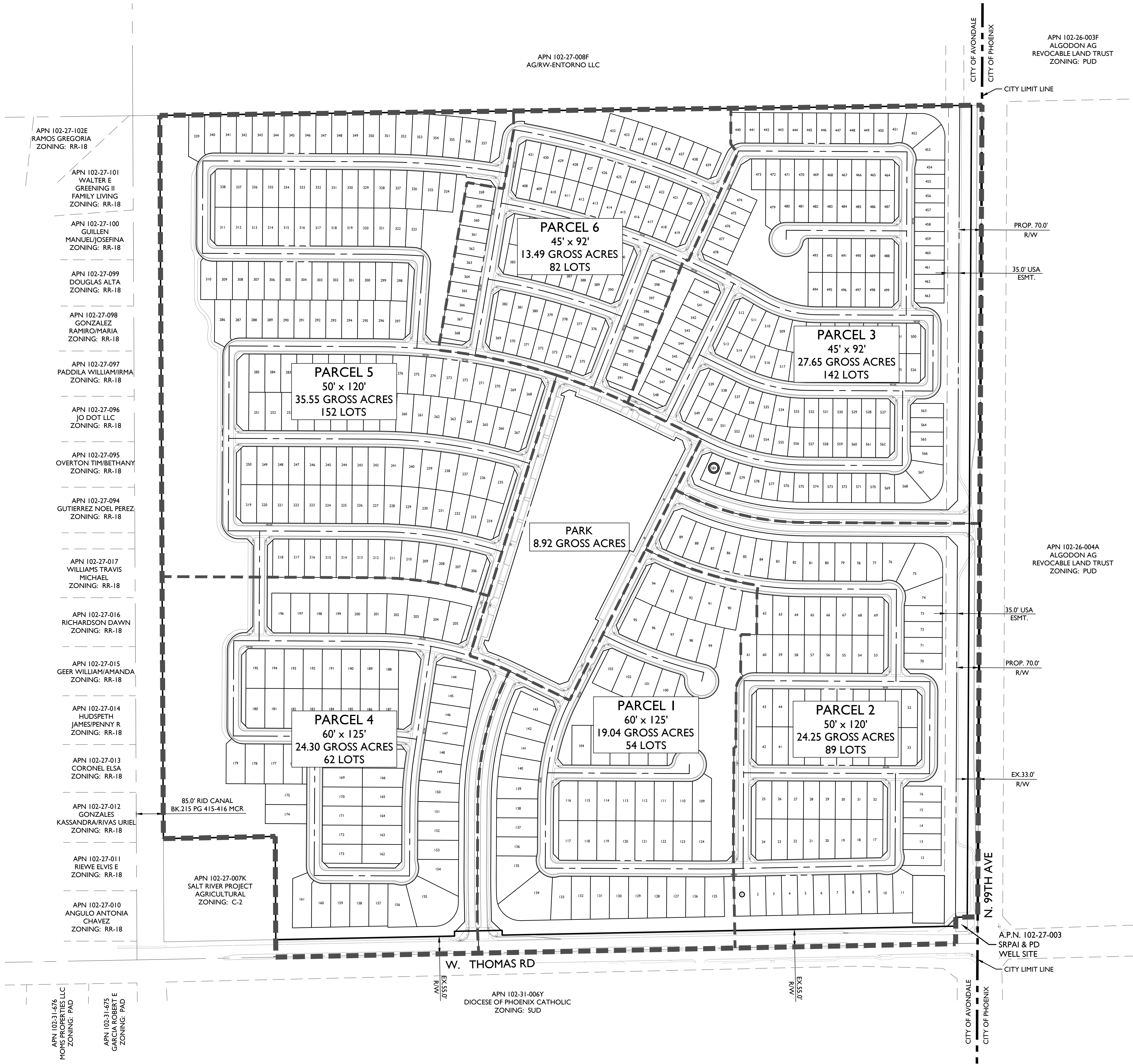
| TURF & INERT MATERIALS                                                                |                                                                                                    |                        |     |
|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|------------------------|-----|
|  | Cynodon dactylon 'Midiron'                                                                         | Midiron Hybrid Bermuda | Sod |
|  | 3/4" Screened Decomposed Granite<br>Desert Brown or Equal, 2" Depth Min.<br>(See Materials Legend) |                        |     |



20-0146

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dhughes

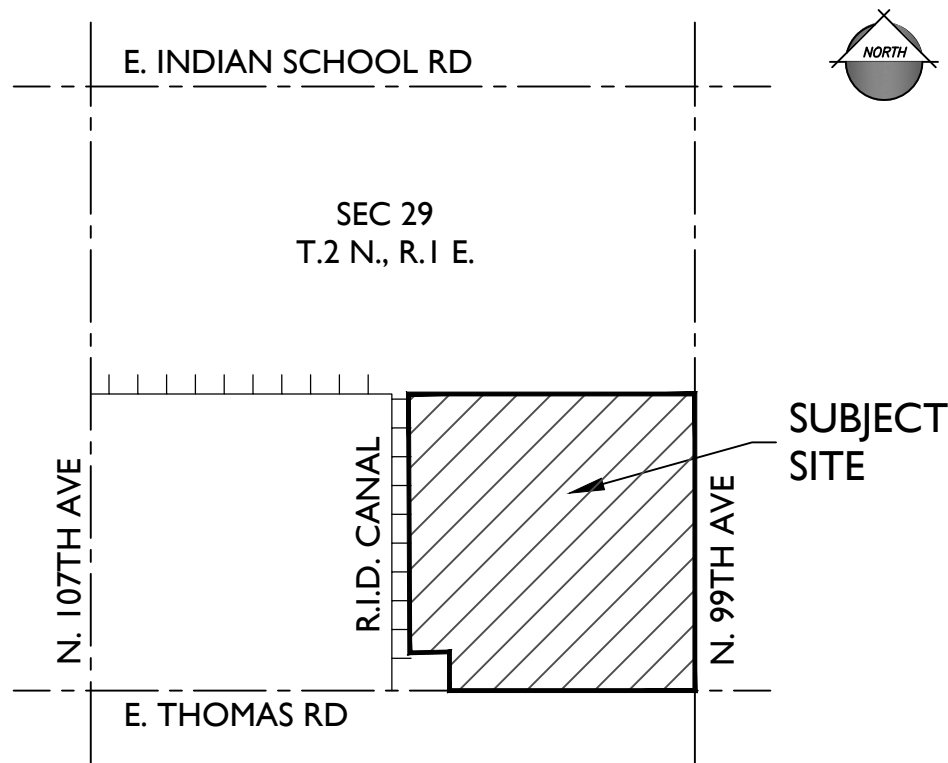


# SITE PLAN FOR FULTON HOMES ACCLAIM

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29,  
T.2 N., R.1 E. OF THE GILA AND SALT RIVER & MERIDIAN,  
MARICOPA COUNTY, ARIZONA.

## VICINITY MAP

N.T.S.



## PROJECT TEAM

DEVELOPER  
FULTON HOMES  
9140 S. KYRENE RD., SUITE 202  
TEMPE, AZ 85284  
TEL: (480)-753-6789  
CONTACT: NORM NICHOLLS  
NNicholls@fultonhomes.com

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1130 N. ALMA SCHOOL RD., SUITE 120  
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CONTACT: BRIAN NICHOLLS, P.E.  
Brian.Nicholls@epsgruppinc.com

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SAnderson@gbaw.com

LAND PLANNER AND LANDSCAPE ARCHITECT  
EPS GROUP, INC.  
1130 N. ALMA SCHOOL RD., SUITE 120  
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TEL: (480)-503-2250  
CONTACT: JOSH HANNON & ALIZA SABIN  
Josh.Hannon@epsgruppinc.com  
Aliza.Sabin@epsgruppinc.com

## PROJECT DATA

A.P.N.:  
CURRENT LAND USE:  
EXISTING GENERAL PLAN:  
PROPOSED GENERAL PLAN:  
EXISTING ZONING:  
PROPOSED ZONING:

102-27-007N  
AGRICULTURAL  
MIXED USE/FREEWAY COMMERCIAL  
MEDIUM DENSITY RESIDENTIAL  
C-2  
PAD

GROSS AREA:  
NET AREA:

± 153.20 ACRES  
± 146.34 ACRES (EXCLUDES THOMAS ROAD  
AND 99TH AVENUE R/W)

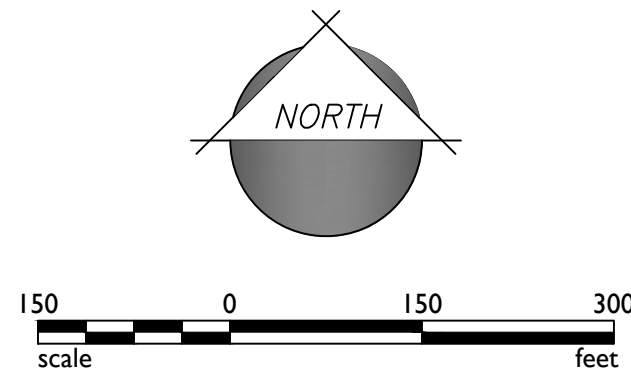
NO. OF LOTS:  
PARCEL 1  
PARCEL 2  
PARCEL 3  
PARCEL 4  
PARCEL 5  
PARCEL 6  
TOTAL

54  
89  
142  
62  
152  
82  
581

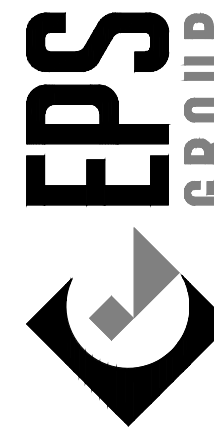
NET DENSITY:

4.0 DU/ACRE

| LOT MIX TABLE |                    |             |                |
|---------------|--------------------|-------------|----------------|
| MIN. LOT SIZE | MIN. LOT AREA (SF) | NO. OF LOTS | PERCENTAGE (%) |
| 45' x 92'     | 4,100              | 224         | 39%            |
| 50' x 120'    | 5,900              | 241         | 41%            |
| 60' x 125'    | 7,400              | 116         | 20%            |
| TOTAL         |                    | 581         | 100%           |



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Fulton Homes Acclaim

GILBERT, AZ

Site Plan

Project:

Revisions:

APRIL 27, 2020 - 1ST ZONING SUBMITTAL  
JULY 16, 2020 - 2ND ZONING SUBMITTAL  
AUGUST 27, 2020 - 3RD ZONING SUBMITTAL



Designer: JH  
Drawn by: JAJ

Preliminary  
Not For  
Construction  
Or  
Recording

Job No.  
20-0146

SP01

Sheet No.  
1  
of 2



APN 102-31-676  
HOMS PROPERTIES LLC  
ZONING: PAD

APN 102-31-625  
GARCIA ROBERT E  
ZONING: PAD

APN 102-27-012  
GONZALES  
KASSANDRA/RIVAS URIEL  
ZONING: RR-18

APN 102-27-013  
CORONEL ELSA  
ZONING: RR-18

APN 102-27-014  
HUDSPETH  
JAMES/PENNY R  
ZONING: RR-18

APN 102-27-015  
GEER WILLIAM/AMANDA  
ZONING: RR-18

APN 102-27-016  
RICHARDSON DAWN  
ZONING: RR-18

APN 102-27-017  
WILLIAMS TRAVIS  
MICHAEL  
ZONING: RR-18

APN 102-27-018  
GUTIERREZ NOEL PEREZ  
ZONING: RR-18

APN 102-27-019  
OVERTON TIM/BETHANY  
ZONING: RR-18

APN 102-27-020  
JO DOT LLC  
ZONING: RR-18

APN 102-27-021  
PADDILA WILLIAM/IRMA  
ZONING: RR-18

APN 102-27-022  
GONZALEZ  
RAMIRO/MARIA  
ZONING: RR-18

APN 102-27-023  
DOUGLAS ALTA  
ZONING: RR-18

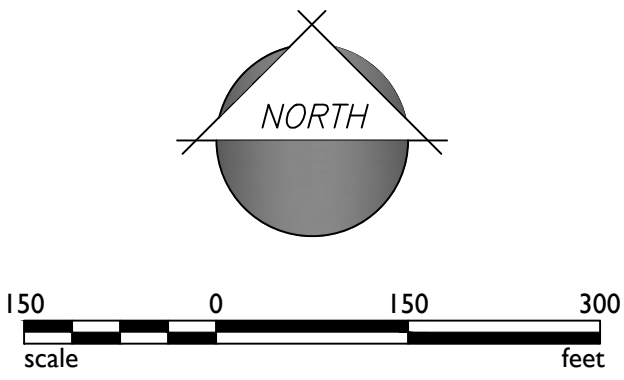
APN 102-27-024  
GUILLÉN  
MANUEL/JOSEFINA  
ZONING: RR-18

APN 102-27-025  
WALTER E  
GREENING II  
FAMILY LIVING  
ZONING: RR-18

APN 102-27-026  
RAMOS GREGORIA  
ZONING: RR-18



| TRACT USE TABLE  |                                                                 |           |           |
|------------------|-----------------------------------------------------------------|-----------|-----------|
| TRACT            | USE                                                             | AREA (SF) | AREA (AC) |
| A                | LANDSCAPE / OPEN SPACE / RETENTION / AMENITY / PEDESTRIAN TRAIL | 508926    | 11.683    |
| B                | LANDSCAPE / OPEN SPACE                                          | 3010      | 0.069     |
| C                | LANDSCAPE / OPEN SPACE                                          | 3585      | 0.082     |
| D                | LANDSCAPE / OPEN SPACE / RETENTION / AMENITY / PEDESTRIAN TRAIL | 37887     | 0.870     |
| E                | LANDSCAPE / OPEN SPACE                                          | 2850      | 0.065     |
| F                | LANDSCAPE / OPEN SPACE                                          | 3605      | 0.083     |
| G                | LANDSCAPE / OPEN SPACE                                          | 2384      | 0.055     |
| H                | LANDSCAPE / OPEN SPACE                                          | 2702      | 0.062     |
| I                | LANDSCAPE / OPEN SPACE                                          | 2660      | 0.061     |
| J                | LANDSCAPE / OPEN SPACE / PEDESTRIAN TRAIL                       | 21697     | 0.498     |
| K                | LANDSCAPE / OPEN SPACE                                          | 4629      | 0.106     |
| L                | LANDSCAPE / OPEN SPACE                                          | 2393      | 0.055     |
| M                | LANDSCAPE / OPEN SPACE / RETENTION / AMENITY                    | 50991     | 1.171     |
| N                | LANDSCAPE / OPEN SPACE                                          | 2526      | 0.058     |
| O                | LANDSCAPE / OPEN SPACE / RETENTION / PEDESTRIAN TRAIL           | 158513    | 3.639     |
| P                | LANDSCAPE / OPEN SPACE                                          | 2422      | 0.056     |
| Q                | LANDSCAPE / OPEN SPACE                                          | 2651      | 0.061     |
| R                | LANDSCAPE / OPEN SPACE                                          | 2272      | 0.052     |
| S                | LANDSCAPE / OPEN SPACE                                          | 2229      | 0.051     |
| T                | LANDSCAPE / OPEN SPACE / RETENTION / AMENITY                    | 291547    | 6.693     |
| U                | LANDSCAPE / OPEN SPACE                                          | 3010      | 0.069     |
| V                | LANDSCAPE / OPEN SPACE                                          | 8678      | 0.199     |
| W                | LANDSCAPE / OPEN SPACE                                          | 3010      | 0.069     |
| X                | LANDSCAPE / OPEN SPACE                                          | 3010      | 0.069     |
| Y                | LANDSCAPE / OPEN SPACE / PEDESTRIAN TRAIL                       | 39609     | 0.909     |
| Z                | LANDSCAPE / OPEN SPACE                                          | 3136      | 0.072     |
| AA               | LANDSCAPE / OPEN SPACE                                          | 13289     | 0.305     |
| BB               | LANDSCAPE / OPEN SPACE                                          | 3323      | 0.076     |
| CC               | LANDSCAPE / OPEN SPACE                                          | 1573      | 0.036     |
| DD               | LANDSCAPE / OPEN SPACE                                          | 3136      | 0.072     |
| EE               | LANDSCAPE / OPEN SPACE                                          | 3736      | 0.086     |
| FF               | LANDSCAPE / OPEN SPACE / RETENTION / AMENITY / PEDESTRIAN TRAIL | 117669    | 2.701     |
| GG               | LANDSCAPE / OPEN SPACE                                          | 3150      | 0.072     |
| HH               | LANDSCAPE / OPEN SPACE                                          | 2996      | 0.069     |
| II               | LANDSCAPE / OPEN SPACE                                          | 2996      | 0.069     |
| JJ               | LANDSCAPE / OPEN SPACE                                          | 2996      | 0.069     |
| KK               | LANDSCAPE / OPEN SPACE                                          | 3139      | 0.072     |
| LL               | LANDSCAPE / OPEN SPACE                                          | 2994      | 0.069     |
| MM               | LANDSCAPE / OPEN SPACE                                          | 168184    | 3.861     |
| OO               | LANDSCAPE / OPEN SPACE                                          | 15000     | 0.344     |
| TOTAL TRACT AREA |                                                                 | 1,514,113 | 34.758    |



1130 N Alma School Road  
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www.epegroupinc.com

EPS

GROUP

Fulton Homes Acclaim

GILBERT, AZ

Project:

Revisions:

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JULY 16, 2020 - 2ND ZONING SUBMITTAL  
AUGUST 27, 2020 - 3RD ZONING SUBMITTAL

City of Mesa Planning & Zoning Department  
1000 N. Mesa Blvd., Suite 100  
Mesa, Arizona 85201  
(480) 503-1100

Designer: JH  
Drawn by: JAJ

Preliminary  
Not For  
Construction  
Or  
Recording

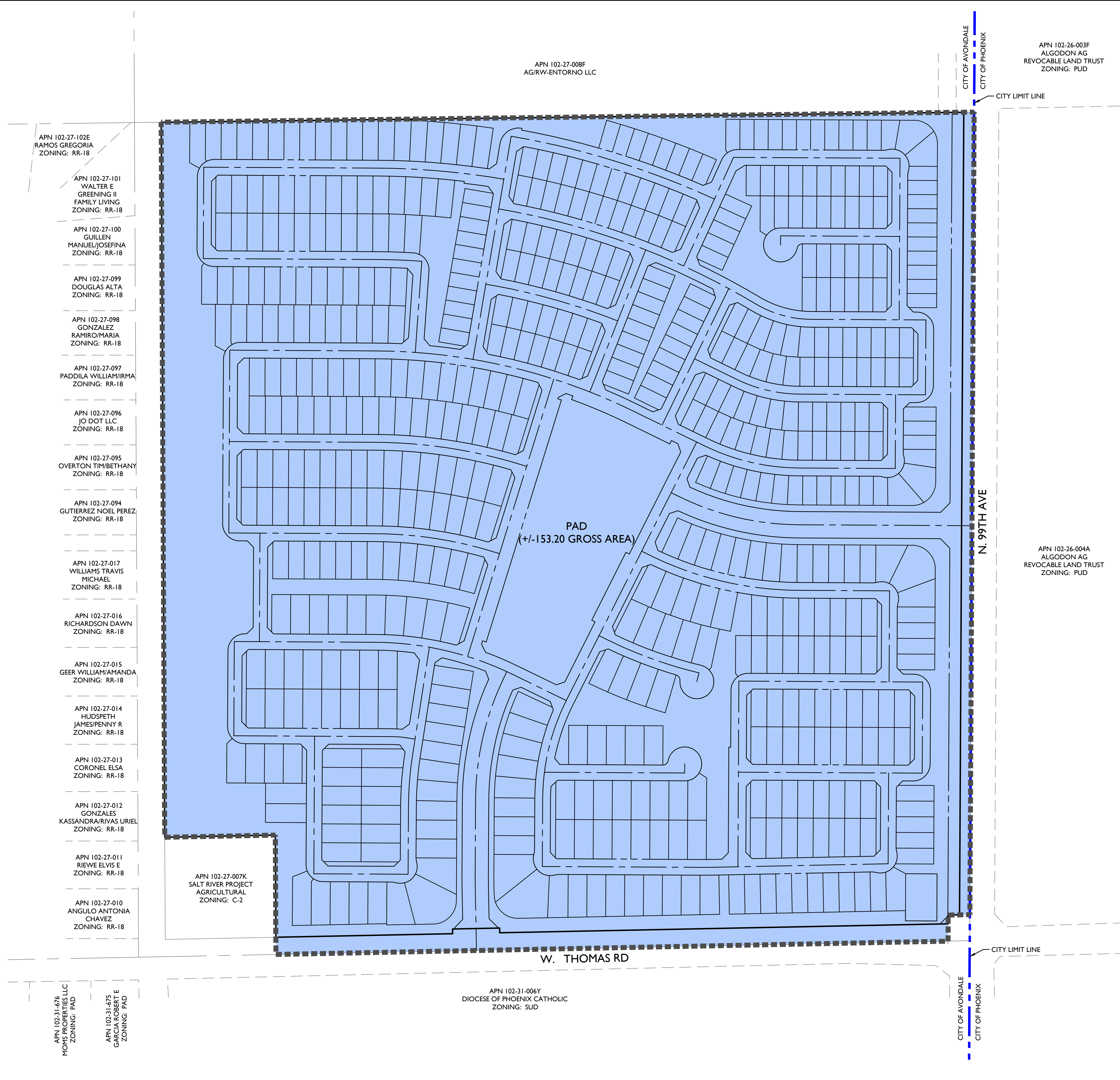
Job No.  
20-0146  
SP02  
Sheet No.  
2  
of 2



20-0146

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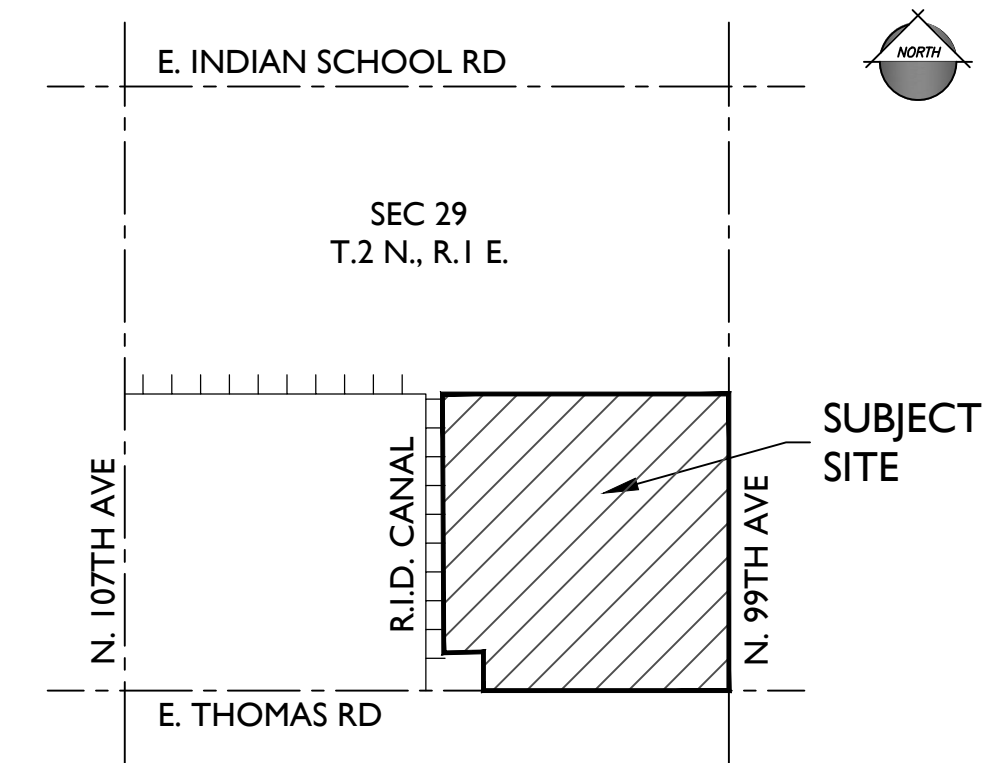


# PROPOSED ZONING MAP FOR FULTON HOMES ACCLAIM

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29,  
T.2 N., R.1 E. OF THE GILA AND SALT RIVER & MERIDIAN,  
MARICOPA COUNTY, ARIZONA.

## VICINITY MAP

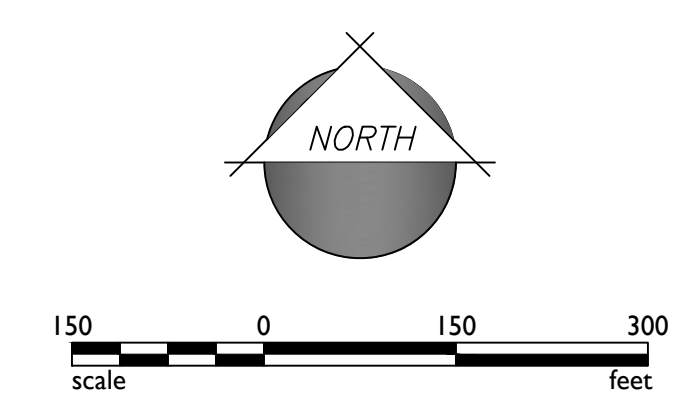
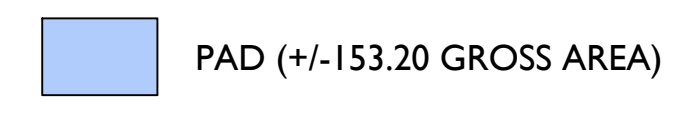
N.T.S.



## PROJECT TEAM

|                                                                                                                                                                          |                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>DEVELOPER</b><br>FULTON HOMES<br>9140 S. KYRENE RD., SUITE 202<br>TEMPE, AZ 85284<br>TEL: (480)-753-6789<br>CONTACT: NORM NICHOLLS<br>NNicholls@fultonhomes.com       | <b>CIVIL ENGINEER</b><br>EPS GROUP, INC.<br>1130 N. ALMA SCHOOL RD., SUITE 120<br>MESA, AZ 85201<br>TEL: (480)-503-2250<br>CONTACT: BRIAN NICHOLLS, P.E.<br>Brian.Nicholls@epsgroupinc.com                                                        |
| <b>ATTORNEY</b><br>GAMMAGE & BURNHAM PLC<br>2 N. CENTRAL AVE., 15TH FLOOR<br>PHOENIX, AZ 85004<br>TEL: (602)-256-4422<br>CONTACT: STEPHEN ANDERSON<br>SAnderson@gbaw.com | <b>LAND PLANNER AND LANDSCAPE ARCHITECT</b><br>EPS GROUP, INC.<br>1130 N. ALMA SCHOOL RD., SUITE 120<br>MESA, AZ 85201<br>TEL: (480)-503-2250<br>CONTACT: JOSH HANNON & ALIZA SABIN<br>Josh.Hannon@epsgroupinc.com<br>Aliza.Sabin@epsgroupinc.com |

## ZONING LEGEND



1130 N Alma School Road  
Suite 120  
Mesa, AZ 85201  
T: 480.503.2250 | F: 480.503.2258  
www.epsgroupinc.com

Fulton Homes Acclaim  
GILBERT, AZ

Proposed Zoning Map

Project:

|                                        |            |
|----------------------------------------|------------|
| APRIL 27, 2020 - 1ST ZONING SUBMITTAL  | Revisions: |
| JULY 16, 2020 - 2ND ZONING SUBMITTAL   |            |
| AUGUST 27, 2020 - 3RD ZONING SUBMITTAL |            |

Call all requests for working days  
before any meeting or deadline.

811  
Dig Safe  
Call before you dig  
1-800-4-A-ARIZONA  
In Maricopa County (800)835-1100

Designer: JH  
Drawn by: JAJ

Preliminary  
Not For  
Construction  
Or  
Recording

Job No.  
**20-0146**

**ZM02**

Sheet No.  
**2**  
of **2**



# ALTA/NSPS LAND TITLE SURVEY

SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29,  
T. 2 N., R. 1 E. OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

## LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;  
EXCEPT THE SOUTH 33 FEET THEREOF AS CONVEYED TO MARICOPA COUNTY IN QUIT CLAIM DEED RECORDED IN BOOK 96 OF DEEDS, PAGE 446; AND  
EXCEPT THE EAST 33 FEET THEREOF AS CONVEYED TO MARICOPA COUNTY IN QUIT CLAIM DEED RECORDED IN BOOK 117 OF DEEDS, PAGE 539; AND  
EXCEPT THAT PORTION CONVEYED TO THE SALT RIVER VALLEY WATER USERS ASSOCIATION IN QUIT CLAIM DEED RECORDED IN BOOK 132 OF DEEDS, PAGE 74; AND  
EXCEPT THAT PORTION CONVEYED TO THE SALT RIVER VALLEY WATER USERS ASSOCIATION IN QUIT CLAIM DEED RECORDED IN BOOK 134 OF DEEDS, PAGE 286; AND  
EXCEPT THAT PORTION CONVEYED TO THE ROOSEVELT IRRIGATION DISTRICT IN QUIT CLAIM DEED RECORDED IN BOOK 215 OF DEEDS, PAGE 415; AND  
EXCEPT THAT PORTION CONVEYED TO THE SALT RIVER VALLEY WATER USERS ASSOCIATION IN QUIT CLAIM DEED RECORDED IN BOOK 525 OF DEEDS, PAGE 297; AND  
EXCEPT THAT PORTION CONVEYED TO THE SALT RIVER VALLEY WATER USERS ASSOCIATION IN QUIT CLAIM DEED RECORDED IN BOOK 542 OF DEEDS, PAGE 305; AND  
EXCEPT THAT PORTION CONVEYED TO THE CITY OF AVONDALE IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2017140597.  
EXCEPT THAT PORTION CONVEYED TO THE SALT RIVER PROJECT AGRICULTURAL AND IMPROVEMENT DISTRICT IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2019-257422.

## SCHEDULE "B" DOCUMENTS

- 1

ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET.
- 2

RESERVATIONS OR EXCEPTIONS IN PATENT OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
- 3

WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- 4

TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN PAYABLE, BUT NOT YET DUE FOR THE YEAR 2020.
- 5

SECOND HALF TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN PAYABLE, BUT NOT YET DUE FOR THE YEAR 2019.
- 6

ANY ACTION BY THE COUNTY ASSESSOR AND/OR TREASURER, ALTERING THE CURRENT OR PRIOR TAX ASSESSMENT, SUBSEQUENT TO THE DATE OF THE POLICY OF TITLE INSURANCE.
- 7

LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF ITS INCLUSION WITHIN ALGODON CENTER MASTER ASSOCIATION.
- 8

RIGHT OF WAY FOR ROAD AS SHOWN ON MAP RECORDED IN BOOK 22 OF ROAD MAPS, PAGE 84. (PLOTTED)
- 9

RIGHT OF WAY FOR ROAD AS SHOWN ON MAP RECORDED IN BOOK 24 OF ROAD MAPS, PAGE 33. (PLOTTED)
- 10

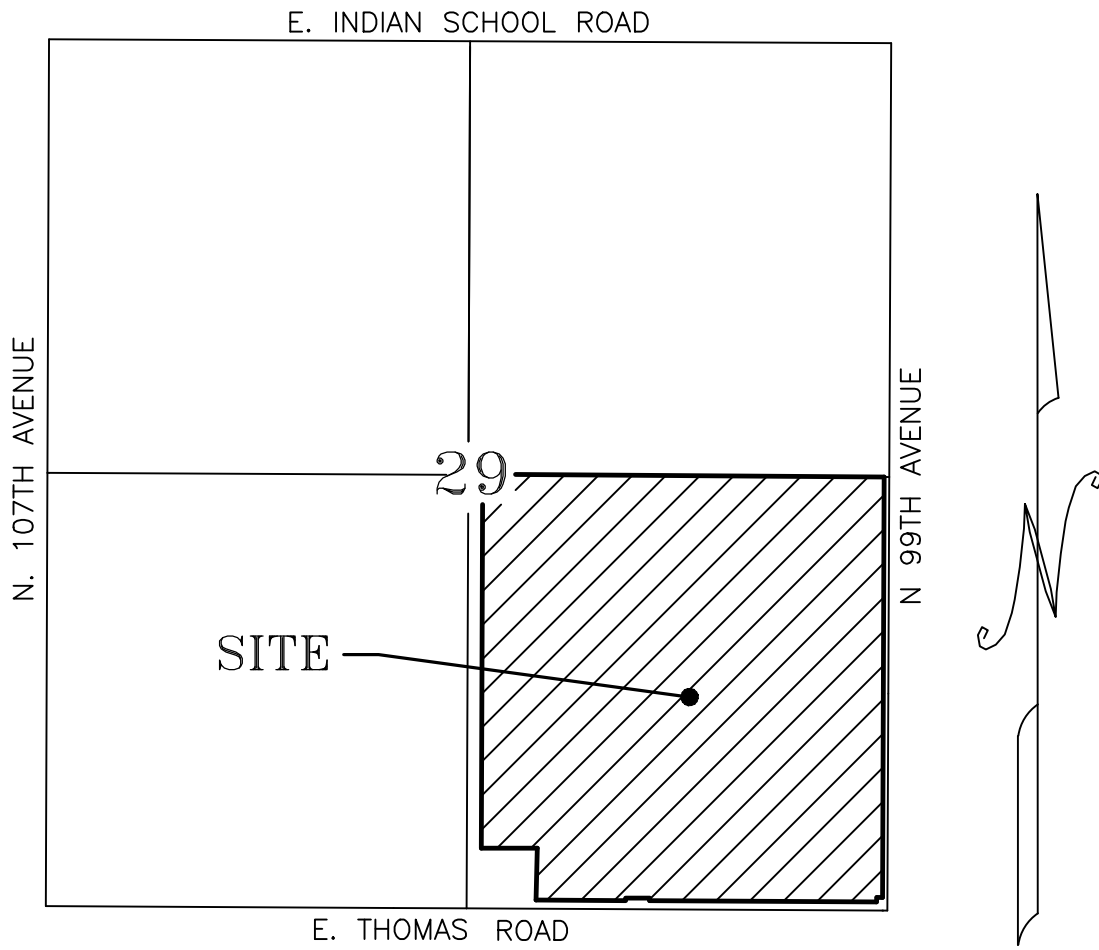
A RESOLUTION BY THE BOARD OF SUPERVISORS OF MARICOPA COUNTY, ARIZONA RECORDED IN DOCKET 11961, PAGE 411, PURPORTING TO ESTABLISH A COUNTY ROADWAY. (PLOTTED)
- 11

THE FACT THAT THE SUBJECT PROPERTY MAY BE SUBJECT TO INCREASED NOISE AND ACCIDENT POTENTIAL AS DISCLOSED BY MAP RECORDED IN DOCUMENT NO. 2002-107367, DISCLOSING THAT THE HEREIN DESCRIBED PROPERTY IS LOCATED WITHIN THE AIR SPACE AND FLIGHT PATTERN OF A PUBLIC AIRPORT. (AFFECTS PROPERTY, NOT PLOTTED)
- 12

RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, LIABILITIES AND OBLIGATIONS, INCLUDING BUT NOT LIMITED TO ANY RECITALS CREATING EASEMENTS OR PARTY WALLS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN CONTAINED IN INSTRUMENT RECORDED IN DOCUMENT NO. 2008-333296, AND THEREAFTER RE-RECORDED IN DOCUMENT NO. 2008-337948, AND THEREAFTER RE-RECORDED IN DOCUMENT NO. 2012-109660, AND THEREAFTER FIRST AMENDMENT TO SUPPLEMENTAL DECLARATION RECORDED IN DOCUMENT NO. 2015-402637, AND THEREAFTER SUPPLEMENTAL DECLARATION RECORDED IN DOCUMENT NO. 2016-063833. (AFFECTS PROPERTY, NOT PLOTTED)
- 13

MATTERS DISCLOSED BY SURVEY OF SAID LAND BY CLOUSE ENGINEERING, INC., JOB NO. 191203, DATED JANUARY 22, 2020
- 14

ANY RIGHTS OF THE PARTIES IN POSSESSION OF SAID LAND, BASED ON AN UNRECORDED AGREEMENT, CONTRACT OR LEASE, THAT MAY BE DISCLOSED BY INSPECTION AND INVESTIGATION.



SEC 29, T 2 N, R 1 E  
VICINITY MAP  
N.T.S.

## REFERENCE DOCUMENTS

RESULTS OF SURVEY  
BOOK 1028 OF MAPS, PAGE 23, M.C.R.  
PLAT FOR GLENARM FARMS  
BOOK 125 OF MAPS, PAGE 35, M.C.R.  
PLAT FOR G.D.A.C.S.  
BOOK 669 OF MAPS, PAGE 26, M.C.R.

## NOTES

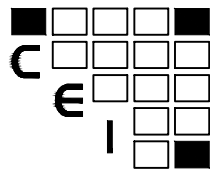
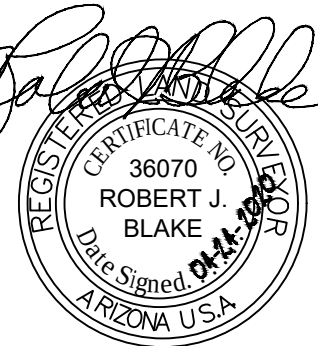
- 1) THIS SURVEY WAS PERFORMED BASED ON INFORMATION CONTAINED IN A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. A-113685, DATED FEBRUARY 14, 2020
- 2) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 29, T. 2 N., R. 1 E, ALSO BEING THE CENTER LINE OF 99TH AVENUE USING A BEARING OF N00°18'10"E PER THE FINAL PLAT OF "G.D.A.C.S." AS RECORDED IN BOOK 669 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA
- 3) TOTAL NET AREA OF THE PARCEL IS 6,469,267 SQ. FT. OR 148.5139 ACRES. GROSS AREA OF PARCEL IS 6,673,519 SQ. FT. OR 153.2029 ACRES.
- 4) PARCEL IS ZONED C-2 (COMMUNITY COMMERCIAL DISTRICT) SETBACK, HEIGHT AND BULK RESTRICTIONS ARE NOT CLEARLY DEFINED AND MAY APPLY.
- 5) ACCORDING TO FIRM FLOOD INSURANCE RATE MAP NO. 04013C2160L DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN ZONE A AND ZONE X. ZONE X IS DESCRIBED AS: "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD." ZONE A IS DESCRIBED AS: "NO BASE FLOOD ELEVATIONS DETERMINED."
- 6) THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING, CURRENT OR RECENT CONSTRUCTION, NOR ANY EVIDENCE SITE HAS OR IS BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 7) THERE ARE NO WETLANDS ON PROPERTY

## CERTIFICATION

TO: FULTON HOMES CORPORATION  
JACOB F. LONG, AS TRUSTEE OF THE ALGODON AG REVOCABLE LAND TRUST  
DATED DECEMBER 11, 2009  
PREMIER TITLE AGENCY AND ITS UNDERWRITER,  
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2016 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 9, 10, 11, 13, 16, 17, 18, 19 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 12, 2019.

ROBERT J. BLAKE  
REGISTERED SURVEYOR STATE OF ARIZONA  
REGISTRATION NO. 36070  
DATE OF MAP: DECEMBER 13, 2019  
UPDATED: FEBRUARY 26, 2020



**Clouse Engineering, Inc.**  
**ENGINEERS ■ SURVEYORS**  
5010 E. Shea Blvd Suite 110 Scottsdale, AZ. 85254  
Tel 602-395-9300 Fax 602-395-9310

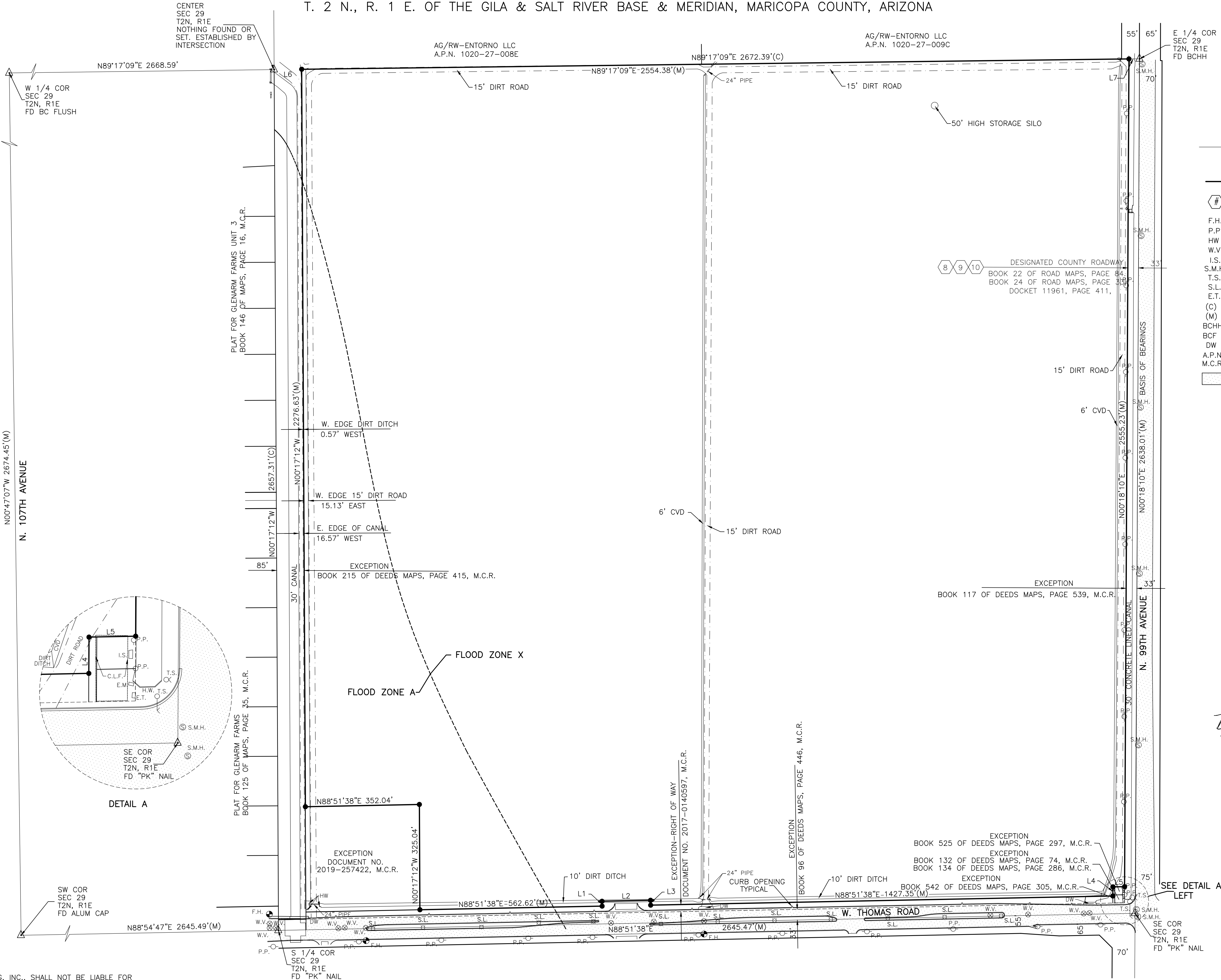
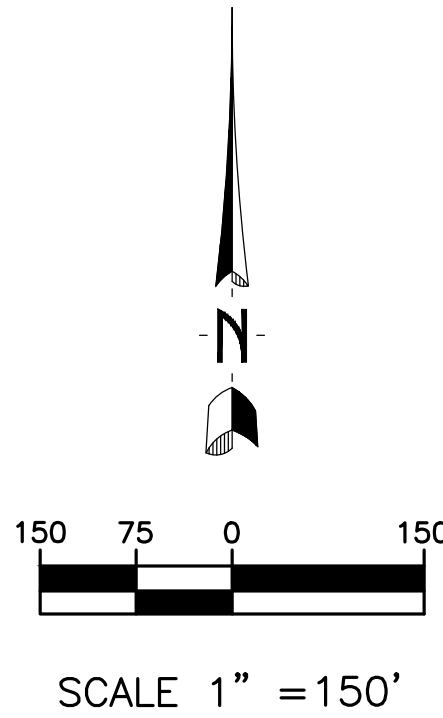
Job No.  
**191203**  
SH. 1  
OF 2



ALTA/NSPS LAND TITLE SURVEY

SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29,  
T. 2 N., R. 1 E. OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

| LINE TABLE |         |             |
|------------|---------|-------------|
| LINE #     | LENGTH  | BEARING     |
| L1         | 15.00'  | N01°08'22"W |
| L2         | 150.00' | N88°51'38"E |
| L3         | 15.00'  | N01°08'22"W |
| L4         | 28.01'  | N00°18'10"E |
| L5         | 36.01'  | N88°51'38"E |
| L6         | 85.00'  | N89°17'09"E |
| L7         | 33.01'  | N89°17'09"E |



- LEGEND
- INDICATES A CORNER OF SURVEY. SET A 1/2" BAR & CAP. R.L.S. # 36070
  - SCHEDULE "B" ITEM
  - F.H. FIRE HYDRANT
  - P.P. POWER POLE
  - HW HEADWALL
  - W.V. WATER VALVE
  - I.S. IRRIGATION STRUCTURE
  - S.M.H. SEWER MANHOLE
  - T.S. TRAFFIC SIGNAL
  - S.L. STREET LIGHT
  - E.T. ELECTRIC TRANSFORMER
  - (C) CALCULATED DATA
  - (M) MEASURED DATA
  - BCHH BRASS CAP IN HAND HOLE
  - BCF BRASS CAP FLUSH
  - DW DRIVEWAY
  - A.P.N. ASSESSORS' PARCEL NUMBER
  - M.C.R. MARICOPA COUNTY RECORDER
  - ASPHALT PAVEMENT

**Clouse Engineering, Inc.**  
**ENGINEERS - SURVEYORS**

5010 E. Shea Blvd Suite 110 Scottsdale, AZ 85254  
Tel 602-395-9300 Fax 602-395-9310

ALTA/NSPS LAND TITLE SURVEY  
NE COR 99TH AVENUE & THOMAS ROAD

Revised  
02/26/2020

Date  
01-22-2020  
As-Built

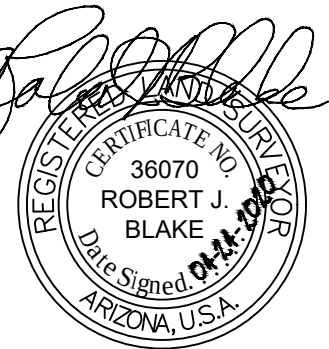
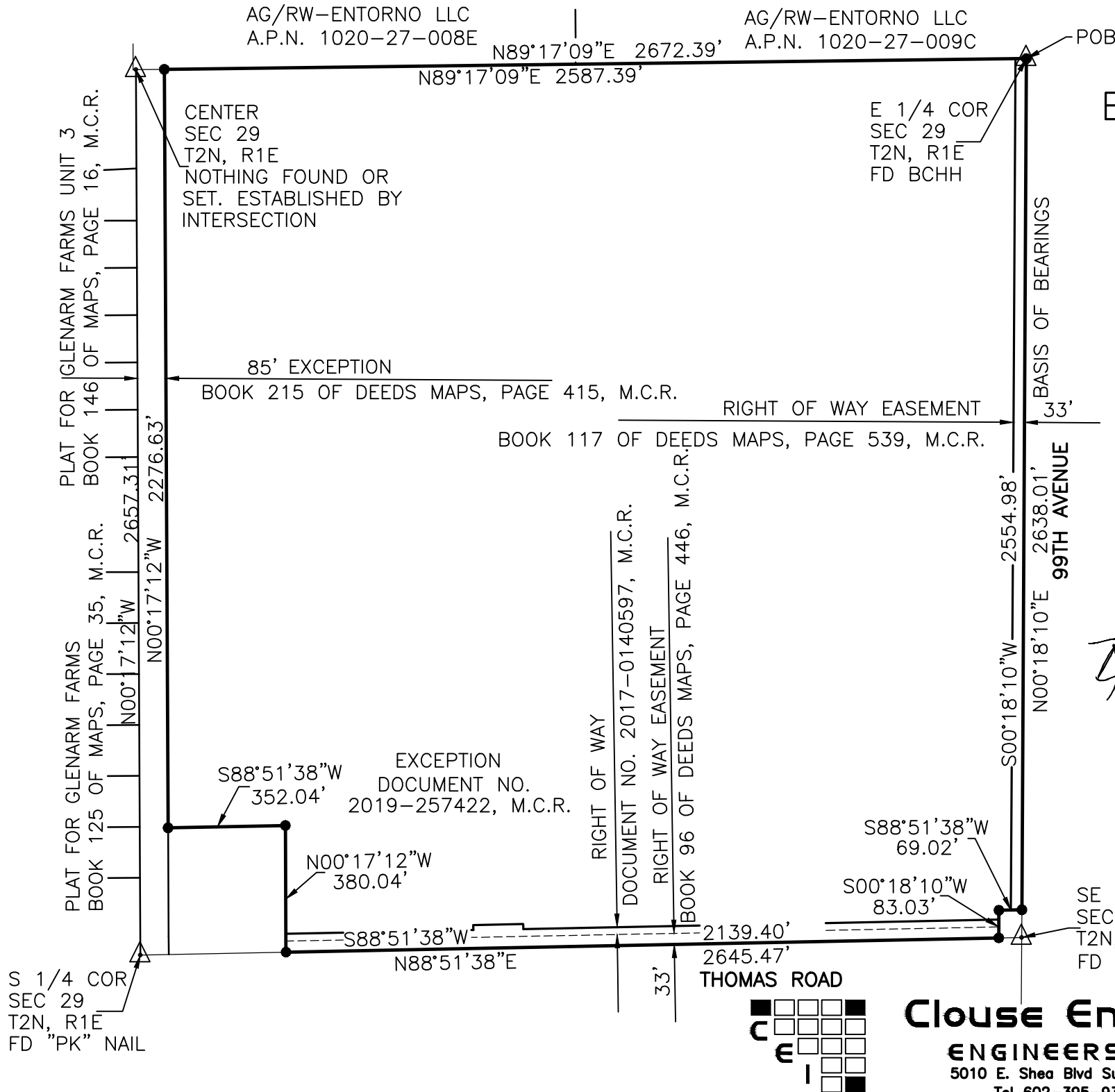
Job No.  
191203

AG/RW-ENTORNO LLC  
A.P.N. 1020-27-008E

AG/RW-ENTORNO LLC  
A.P.N. 1020-27-009C

POB

EXHIBIT \_\_\_\_\_



**Clouse Engineering, Inc.**  
**ENGINEERS ■ SURVEYORS**  
5010 E. Shea Blvd Suite 110 Scottsdale, AZ. 85254  
Tel 602-395-9300 Fax 602-395-9310

April 24, 2020  
Job No. 191203

**Legal Description  
for  
Fulton Homes Acclaim**

A parcel of land situated in a portion of the Southeast quarter (SE1/4) of Section Twenty-nine (29), Township Two (2) North, Range One (1) East of the Gila and Salt River Meridian, Maricopa County, Arizona, and being more particularly described as follows:

**Beginning** at the East quarter corner of said Section 29, being a found brass cap in hand hole from which a found “PK” nail marking the Southeast corner of said Section 29 bears South 00 degrees 18 minutes 10 seconds West a distance of 2638.01 feet;

Thence along the East line of said Southeast quarter of Section 29, South 00 degrees 18 minutes 10 seconds West a distance of 2254.98 feet;

Thence South 88 degrees 51 minutes 38 seconds West a distance of 69.02 feet;

Thence South 00 degrees 18 minutes 10 seconds West a distance of 83.03 feet to a point on the South line of said Southeast quarter of Section 29;

Thence along said South line, South 88 degrees 51 minutes 38 seconds West a distance of 2139.40 feet;

Thence North 00 degrees 17 minutes 12 seconds West a distance of 380.04 feet;

Legal Description  
Job No. 191203  
Fulton Homes Acclaim  
April 24, 2020  
Page 2 of 2

Thence South 88 degrees 51 minutes 38 seconds West a distance of 352.04 feet to a point on the Easterly line of that particular parcel as described in Book 215 of Deeds, Page 415, records of Maricopa County, Arizona;

Thence along said Easterly line, North 00 degrees 17 minutes 12 seconds West a distance of 2276.63 feet to a point on the North line of said Southeast quarter of Section 29;

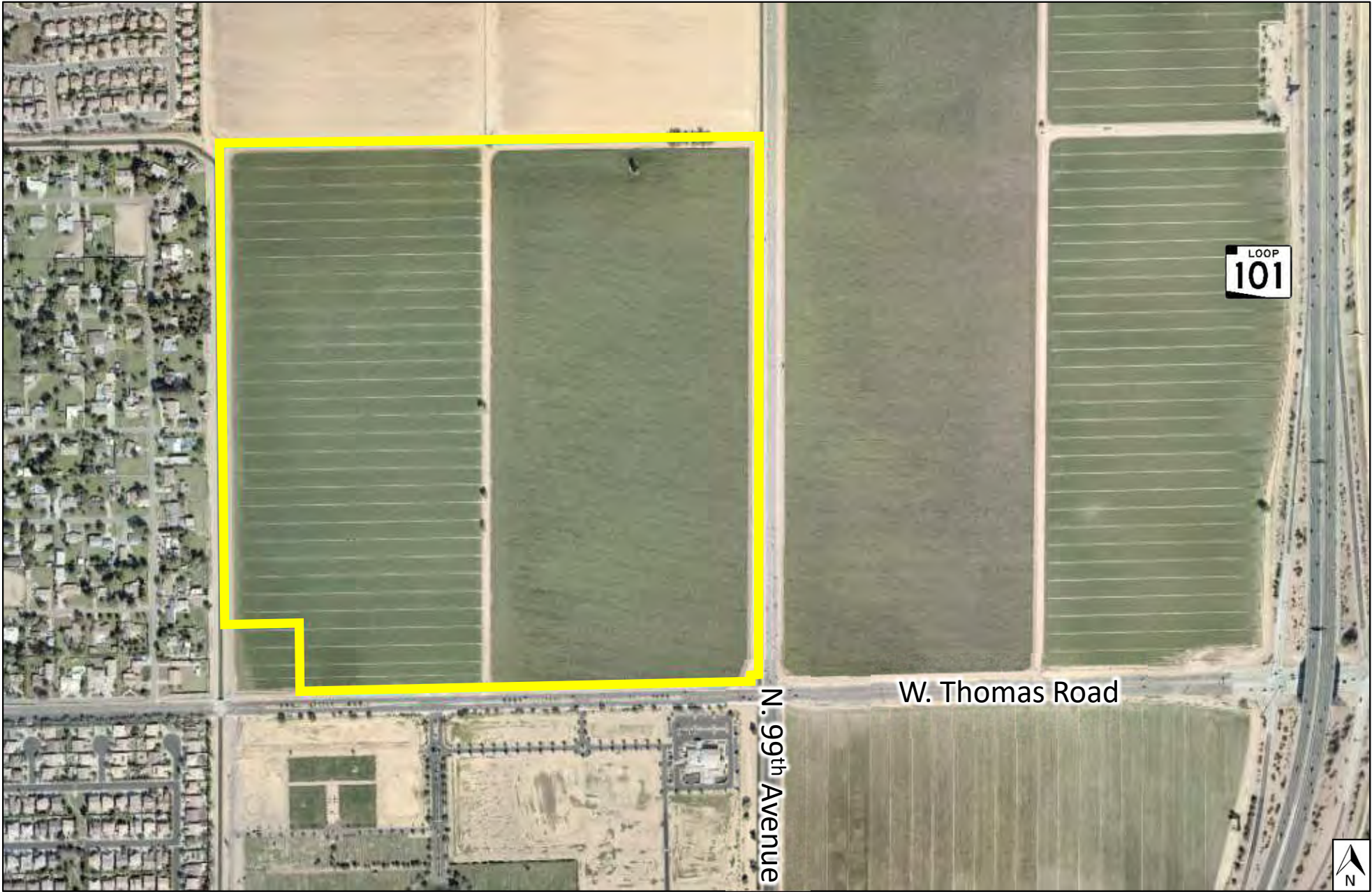
Thence along said North line, North 89 degrees 17 minutes 09 seconds East a distance of 2587.39 feet to the **Point of Beginning**.

Note: The parcel contains 6,673,519 square feet or 153.2029 acres, more or less.



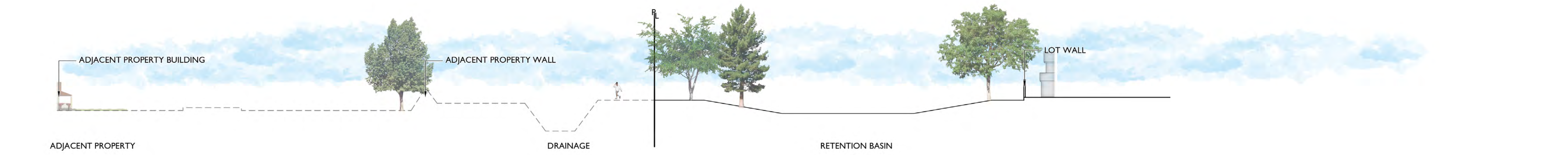


Aerial Photo of Subject Property



Subject Property





1 SECTION A-A  
Scale: 1" = 20'-0"



2 SECTION B-B  
Scale: 1" = 20'-0"



3 SECTION C-C  
Scale: 1" = 20'-0"

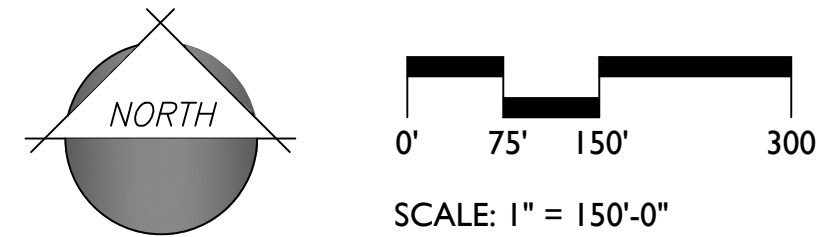




AMENITY LEGEND

- 1A MAIN PARK - SOUTH
  - AQUATIC CENTER
  - (2) BOCCIE BALL COURT
  - (2) CORN HOLE
  - (2) RAMADA (30' x 30')
  - SHADED TOT LOT
  - EVENT LAWN
  - MULTI-USE TURF AREA
- 1B MAIN PARK - NORTH
  - RAMADA (30' x 30')
  - RAMADA OVERLOOK (20')
  - (2) BOCCIE BALL COURTS
  - (2) CORN HOLE
  - FULL BASKETBALL
  - SAND VOLLEYBALL
  - PICKLEBALL
  - SHADED SEATING NODES
  - MULTI-USE TURF AREA
- 2 NEIGHBORHOOD PARK A
  - FULL BASKETBALL COURT
  - (2) RAMADA
  - TOT LOT
  - LARGE TURF SPORT FIELD
- 3 NEIGHBORHOOD PARK B
  - HALF BASKETBALL COURT
  - RAMADA
  - TOT LOT
  - MULTI-USE TURF AREA
- 4 NEIGHBORHOOD PARK C
  - RAMADA
  - TOT LOT
  - MULTI-USE TURF AREA

| PROJECT DATA |            |
|--------------|------------|
|              | LOTS       |
|              | 45' x 92'  |
|              | 50' x 120' |
|              | 60' x 125' |



PLANT LEGEND

| TREES | SCIENTIFIC NAME                    | COMMON NAME                | SIZE        |
|-------|------------------------------------|----------------------------|-------------|
|       | Acacia aneura                      | Mulga                      | 24" Box     |
|       | Acacia salicina                    | Willow Acacia              | 24" Box     |
|       | Caesalpinia cactalaco 'Smoothie'   | Thornless Cascalote        | 36" Box     |
|       | Chitalpa tashkentensis 'Pink Dawn' | Chitalpa **                | 24" Box     |
|       | Fraxinus velutina 'Fan West'       | Fan West Ash *             | 24" Box     |
|       | Phoenix dactylifera                | Date Palm                  | 20' Matched |
|       | Olea europaea 'Swan Hill'          | 'Swan Hill' Olive          | 36" Box     |
|       | Parkinsonia x 'Sonoran Emerald'    | Sonoran Emerald Palo Verde | 24" Box     |
|       | Pinus eldarica                     | Mondel Pine                | 24" Box     |
|       | Pistacia X 'Red Push'              | Red Push Pistache **       | 24" Box     |
|       | Prosopis hybrid 'Phoenix'          | Thornless Mesquite         | 24" Box     |
|       | Quercus virginiana                 | Live Oak **                | 24" Box     |
|       | Ulmus parvifolia                   | Chinese Evergreen Elm **   | 24" Box     |

| SHRUBS/ACCENTS |                                               | COMMON NAME              | SIZE  |
|----------------|-----------------------------------------------|--------------------------|-------|
|                | Agave americana                               | Century Plant            | 5 Gal |
|                | Agave geminiflora                             | Twin Flowered Agave      | 5 Gal |
|                | Aloe hybrid 'Blue Elf'                        | Blue Elf Aloe            | 5 Gal |
|                | Bougainvillea 'La Jolla'                      | 'La Jolla' Bougainvillea | 5 Gal |
|                | Caesalpinia pulcherrima                       | Red Bird of Paradise     | 5 Gal |
|                | Calliandra californica                        | Baja Fairy Duster        | 5 Gal |
|                | Calliandra eriophylla                         | Pink Fairy Duster        | 5 Gal |
|                | Callistemon viminalis 'Little John'           | Little John              | 5 Gal |
|                | Dalea greggii                                 | Trailing Indigo Bush     | 5 Gal |
|                | Dasylirion wheeleri                           | Desert Spoon             | 5 Gal |
|                | Encelia farinosa                              | Brittlebush              | 5 Gal |
|                | Eremophila glabra ssp. Carnosa 'Winter Blaze' | 'Winter Blaze' Emu Bush  | 5 Gal |
|                | Eremophila hygrophana 'Blue Bells'            | Blue Bells               | 5 Gal |
|                | Eremophila maculata 'Valentine'               | 'Valentine' Emu Bush     | 5 Gal |
|                | Euphorbia rigida                              | Gopher Plant             | 5 Gal |
|                | Gossypium harknessii                          | San Marcos Hibiscus      | 5 Gal |
|                | Hesperaloe funifera                           | Giant Hesperaloe         | 5 Gal |
|                | Hesperaloe parviflora 'Brakelights'           | Brakelights Red Yucca    | 5 Gal |
|                | Justicia spicigera                            | Mexican Honeysuckle      | 5 Gal |
|                | Lantana x 'Dallas Red'                        | Dallas Red Lantana       | 5 Gal |
|                | Leucophyllum langmaniae 'Rio Bravo'           | Rio Bravo Sage           | 5 Gal |
|                | Leucophyllum candidum 'Thunder Cloud'         | Thunder Cloud Sage       | 5 Gal |
|                | Leucophyllum zygophyllum 'Cimarron'           | Cimarron Sage            | 5 Gal |
|                | Muhlenbergia capillaris 'Regal Mist'          | 'Regal Mist' Muhly       | 5 Gal |
|                | Muhlenbergia lindheimeri 'Autumn Glow'        | 'Autumn Glow' Muhly      | 5 Gal |
|                | Muhlenbergia rigens                           | Deer Grass               | 5 Gal |
|                | Muhlenbergia rigida 'Nashville'               | Purple Muhly             | 5 Gal |
|                | Myrtus communis 'Compacta'                    | Dwarf Myrtle             | 5 Gal |
|                | Nerium oleander 'Petite Pink'                 | Dwarf Pink Oleander      | 5 Gal |
|                | Ruellia brittoniana                           | Purple Ruellia           | 5 Gal |
|                | Ruellia peninsularis                          | Desert Ruellia           | 5 Gal |
|                | Russelia equisetiformis                       | Coral Fountain           | 5 Gal |
|                | Senna artemisioides                           | Feathery Cassia          | 5 Gal |
|                | Simmondsia chinensis 'Vista'                  | Compact Jojoba           | 5 Gal |
|                | Senna nemophila                               | Desert Cassia            | 5 Gal |
|                | Tecoma x 'Sunrise'                            | Sunrise Esperanza        | 5 Gal |

| GROUNDCOVERS |                                            | COMMON NAME             | SIZE  |
|--------------|--------------------------------------------|-------------------------|-------|
|              | Convolvulus cneorum                        | Bush Morning Glory      | 1 Gal |
|              | Eremophila prostrata 'Outback Sunrise'     | 'Outback Sunrise'       | 1 Gal |
|              | Lantana montevidensis                      | Trailing Purple Lantana | 1 Gal |
|              | Lantana x 'New Gold'                       | New Gold Lantana        | 1 Gal |
|              | Rosmarinus officinalis 'Huntington Carpet' | Trailing Rosemary       | 1 Gal |
|              | Sphagneticola trilobata                    | Yellow Dot              | 1 Gal |

| TURF & INERT MATERIALS |                                                                                                    |                            |
|------------------------|----------------------------------------------------------------------------------------------------|----------------------------|
|                        | Cynodon dactylon 'Midiron'                                                                         | Midiron Hybrid Bermuda Sod |
|                        | 3/4" Screened Decomposed Granite<br>Desert Brown or Equal, 2" Depth Min.<br>(See Materials Legend) |                            |





# Landscape Maintenance Schedule

## PLANT LEGEND

| SYMBOL | SCIENTIFIC NAME                    | COMMON NAME                | SIZE               | EMITTER GPH               | MAINTENANCE NOTES                             |
|--------|------------------------------------|----------------------------|--------------------|---------------------------|-----------------------------------------------|
| TREES  |                                    |                            |                    |                           |                                               |
|        | Acacia aneura                      | Mulga                      | 24" Box            | See Tree Emitter Schedule | Trim Canopy to 70% of tree, Stake as required |
|        | Acacia salicina                    | Willow Acacia              | 24" Box            | See Tree Emitter Schedule | Trim Canopy to 70% of tree, Stake as required |
|        | Caesalpinia cacalaco 'Smoothie'    | Thornless Cascalote        | 36" Box            | See Tree Emitter Schedule | Trim Canopy to 70% of tree, Stake as required |
|        | Chitalpa tashkentensis 'Pink Dawn' | Chitalpa **                | 24" Box<br>36" Box | See Tree Emitter Schedule | Trim Canopy to 70% of tree, Stake as required |
|        | Fraxinus velutina 'Fan West'       | Fan West Ash *             | 24" Box<br>36" Box | See Tree Emitter Schedule | Trim Canopy to 70% of tree, Stake as required |
|        | Jacaranda mimosifolia              | Jacaranda                  | 36" Box            | See Tree Emitter Schedule | Trim Canopy to 70% of tree, Stake as required |
|        | Phoenix dactylifera                | Date Palm                  | 20' Matched        | See Palm Bubbler Schedule | Plant in compacted sand and backfill          |
|        | Olea europaea 'Swan Hill'          | 'Swan Hill' Olive          | 36" Box            | See Tree Emitter Schedule | Trim Canopy to 70% of tree, Stake as required |
|        | Parkinsonia x 'Sonoran Emerald'    | Sonoran Emerald Palo Verde | 24" Box<br>36" Box | See Tree Emitter Schedule | Trim Canopy to 70% of tree, Stake as required |
|        | Pinus eldarica                     | Mondel Pine                | 24" Box            | See Tree Emitter Schedule | Trim Canopy to 70% of tree, Stake as required |
|        | Pistacia X 'Red Push'              | Red Push Pistache **       | 24" Box<br>36" Box | See Tree Emitter Schedule | Trim Canopy to 70% of tree, Stake as required |
|        | Prosopis hybrid 'Phoenix'          | Thornless Mesquite         | 24" Box<br>36" Box | See Tree Emitter Schedule | Trim Canopy to 70% of tree, Stake as required |
|        | Quercus virginiana                 | Live Oak **                | 24" Box            | See Tree Emitter Schedule | Trim Canopy to 70% of tree, Stake as required |
|        | Ulmus parvifolia                   | Chinese Evergreen Elm **   | 24" Box<br>36" Box | See Tree Emitter Schedule | Trim Canopy to 50% of tree, Stake as required |

| SHRUBS/ACCENTS                                                                      | COMMON NAME                                   | SIZE                     | EMITTER GPH | MAINTENANCE NOTES |                                                     |
|-------------------------------------------------------------------------------------|-----------------------------------------------|--------------------------|-------------|-------------------|-----------------------------------------------------|
|    | Bougainvillea 'La Jolla'                      | 'La Jolla' Bougainvillea | 5 Gal       | 2.0 GPH Emitter   | Trim back to 12" March 1st                          |
|    | Caesalpinia pulcherrima                       | Red Bird of Paradise     | 5 Gal       | 1.0 GPH Emitter   | Trim shrub to 18" in Oct. Dormant in winter         |
|   | Callistemon viminalis 'Little John'           | Little John              | 5 Gal       | 1.0 GPH Emitter   | Trim branches to maintain natural shape             |
|  | Dalea capitata 'Sierra Gold'                  | Sierra Gold Dalea        | 1 Gal       | 1.0 GPH Emitter   | Prune individual branches to maintain natural shape |
|  | Eremophila glabra ssp. Carnosa 'Winter Blaze' | 'Winter Blaze' Emu Bush  | 5 Gal       | 1.0 GPH Emitter   | Trim shrub to 18" March 1st each year               |
|  | Eremophila hygrophana 'Blue Bells'            | Blue Bells               | 5 Gal       | 1.0 GPH Emitter   | Trim shrub to 18" March 1st each year               |
|  | Gossypium harknessii                          | San Marcos Hibiscus      | 5 Gal       | 1.0 GPH Emitter   | Prune individual branches to maintain natural shape |
|  | Hesperaloe funifera                           | Giant Hesperaloe         | 5 Gal       | 1.0 GPH Emitter   | Trim dead or dying flower stalks by June 1st        |
|  | Hesperaloe parviflora 'Brakelights'           | Brakelights Red Yucca    | 5 Gal       | 1.0 GPH Emitter   | Trim dead or dying flower stalks by June 1st        |
|  | Lantana x 'Dallas Red'                        | Dallas Red Lantana       | 5 Gal       | 1.0 GPH Emitter   | Trim back to 12" in diameter on March 1             |
|  | Leucophyllum langmaniae 'Rio Bravo'           | Rio Bravo Sage           | 5 Gal       | 1.0 GPH Emitter   | Trim back to 24" diameter on March 1st              |
|  | Leucophyllum candidum 'Thunder Cloud'         | Thunder Cloud Sage       | 5 Gal       | 1.0 GPH Emitter   | Trim back to 18" diameter on March 1st              |
|  | Muhlenbergia capillaris 'Regal Mist'          | 'Regal Mist' Muhly       | 5 Gal       | 2.0 GPH Emitter   | Trim grass to 6" height on Feb 15th each year       |
|  | Muhlenbergia lindheimeri 'Autumn Glow'        | 'Autumn Glow' Muhly      | 5 Gal       | 2.0 GPH Emitter   | Trim grass to 6" height on Feb 15th each year       |
|  | Muhlenbergia rigens                           | Deer Grass               | 5 Gal       | 2.0 GPH Emitter   | Trim grass to 6" height on Feb 15th each year       |
|  | Myrtus communis 'Compacta'                    | Dwarf Myrtle             | 5 Gal       | 2.0 GPH Emitter   | Prune individual branches to maintain natural shape |
|  | Ruellia brittoniana                           | Purple Ruellia           | 5 Gal       | 1.0 GPH Emitter   | Trim back to 12" in diameter on March 1 each year   |
|  | Ruellia peninsularis                          | Desert Ruellia           | 5 Gal       | 1.0 GPH Emitter   | Trim back to 18" in diameter on March 1 each year   |
|  | Russelia equisetiformis                       | Coral Fountain           | 5 Gal       | 1.0 GPH Emitter   | Trim back to 24" in diameter in March.              |
|  | Senna nemophila                               | Desert Cassia            | 5 Gal       | 1.0 GPH Emitter   | Trim to 8' April 1st                                |
|  | Tecoma x 'Sunrise'                            | Sunrise Esperanza        | 5 Gal       | 1.0 GPH Emitter   | Trim branches in March, and as needed               |

| GROUNDCOVERS                                                                        |                                            | COMMON NAME             | SIZE  |                 |                                                     |
|-------------------------------------------------------------------------------------|--------------------------------------------|-------------------------|-------|-----------------|-----------------------------------------------------|
|  | Convolvulus cneorum                        | Bush Morning Glory      | 1 Gal | 1.0 GPH Emitter | Do not trim unless necessary to keep off hardscape. |
|  | Lantana montevidensis                      | Trailing Purple Lantana | 1 Gal | 1.0 GPH Emitter | Trim ground cover to 6" diameter on March 1st       |
|  | Lantana x 'New Gold'                       | New Gold Lantana        | 1 Gal | 1.0 GPH Emitter | Trim ground cover to 6" diameter on March 1st       |
|  | Rosmarinus officinalis 'Huntington Carpet' | Trailing Rosemary       | 1 Gal | 1.0 GPH Emitter | Do not trim unless necessary to keep off hardscape. |
|  | Sphagneticola trilobata                    | Yellow Dot              | 1 Gal | 1.0 GPH Emitter | Trim off dead growth in March                       |

EREMOPHILA PRUNED TO KEEP NATURAL SHAPE



CAESALPINIA PULCHERRIMA PRUNED FOR WINTER



LEUCOPHYLLUM AFTER PRUNING TO REJUVENATE



HESPERALOE PRUNING- INCORRECT PRUNING CUT FLOWER STALKS ONLY: CORRECT PRUNING



## MONTHLY MAINTENANCE SCHEDULE

### JANUARY

- \* LAWN MAINTENANCE / PERENNIAL RYE GRASS. FERTILIZE ONCE WITH A PRODUCT THAT HAS 3-1-2 RATIO (EXAMPLE: 21-7-14)

### FEBRUARY

- \* LAWN MAINTENANCE / PERENNIAL RYE GRASS. FERTILIZE ONCE WITH A PRODUCT THAT HAS 3-1-2 RATIO (EXAMPLE: 21-7-14)
- \* TRIM ALL DEER GRASS AND MUHLYS TO 6" IN HEIGHT WITH GAS POWERED TRIMMER AND BRUSHCUTTER BLADE.

### MARCH

- \* LAWN MAINTENANCE / PERENNIAL RYE GRASS. FERTILIZE ONCE WITH A PRODUCT THAT HAS 3-1-2 RATIO (EXAMPLE: 21-7-14)
- \* TRIM ALL YELLOW AND PURPLE LANTANA TO 6" DIAM ON MARCH 1ST
- \* TRIM ALL FROST DAMAGE FROM YELLOW DOT
- \* TRIM BOUGANVILLEA TO 12" DIAMETER ON MARCH 1ST
- \* TRIM BRITISH RUELLIA TO 2' IN HEIGHT ON MARCH 1ST
- \* TRIM DESERT RUELLIA TO 18" IN HEIGHT ON MARCH 1ST
- \* TRIM SAGE (RIO BRAVO) BACK TO 24" IN HEIGHT ON MARCH 1ST
- \* TRIM SAGE (THUNDERCLOUD) TO 18" IN HEIGHT ON MARCH 1ST

### APRIL

- \* LAWN MAINTENANCE / PERENNIAL RYE GRASS. FERTILIZE ONCE WITH A PRODUCT THAT HAS 3-1-2 RATIO (EXAMPLE: 21-7-14)
- \* TRIM CASSIA TO 8" ON APRIL 1ST
- \* TRIM VALENTINE BUSH BACK TO 2' AFTER APRIL 1ST

### MAY

- \* LAWN MAINTENANCE / PERENNIAL RYE GRASS. FERTILIZE ONCE WITH A PRODUCT THAT HAS 3-1-2 RATIO (EXAMPLE: 21-7-14)
- \* CUT RYE LOW TO ALLOW FOR BERMUDA TO GROW

### JUNE

- \* LAWN MAINTENANCE /BERMUDA GRASS. FERTILIZE ONCE WITH A PRODUCT THAT HAS 3-1-2 RATIO (EXAMPLE: 21-7-14). MOW AT RECOMMENDED HEIGHT. REMOVE THATCH WHEN 1/2" THICK OR MORE.
- \* AERIFY AS NEEDED DURING THE FIRST 4 WEEKS OF SUMMER
- \* TRIM HESPERALOE FLOWER STALKS BACK TO THE BASE OF THE PLANT ON JUNE 1ST.

### JULY

- \* LAWN MAINTENANCE /BERMUDA GRASS. FERTILIZE ONCE WITH A PRODUCT THAT HAS 3-1-2 RATIO (EXAMPLE: 21-7-14). MOW AT RECOMMENDED HEIGHT TO ENHANCE STRESS TOLERANCE.

### AUGUST

- \* LAWN MAINTENANCE /BERMUDA GRASS. FERTILIZE ONCE WITH A PRODUCT THAT HAS 3-1-2 RATIO (EXAMPLE: 21-7-14). MOW AT RECOMMENDED HEIGHT TO ENHANCE STRESS TOLERANCE.

### SEPTEMBER

- \* LAWN MAINTENANCE /BERMUDA GRASS. FERTILIZE ONCE WITH A PRODUCT THAT HAS 3-1-2 RATIO (EXAMPLE: 21-7-14). MOW AT RECOMMENDED HEIGHT TO ENHANCE STRESS TOLERANCE.
- \* TURN OFF IRRIGATION ONE WEEK PRIOR TO SCALPING BERMUDA GRASS. MUST BE DONE NO EARLIER THAN SEPTEMBER 25TH.

### OCTOBER

- \* LAWN MAINTENANCE/PERENNIAL RYE GRASS
- \* REPAIR AND ADJUST SPRAY HEADS IF NEEDED
- \* PLANT PERENNIAL RYE GRASS AT THE RATE OF 15 POUNDS PER 1000 SQ FEET. DO NOT FERTILIZE UNTIL AFTER 1ST MOWING.

### NOVEMBER

- \* LAWN MAINTENANCE/PERENNIAL RYE GRASS
- \* WHEN RYE IS 2" START MOWING - KEEP LENGTH AT LEAST 1 1/2 INCHES. ONCE ESTABLISHED YOU CAN LOWER MOWER.
- \* TRIM RED BIRD OF PARADISE TO 6" HEIGHT ON NOV. 1ST

### DECEMBER

- \* LAWN MAINTENANCE / PERENNIAL RYE GRASS. FERTILIZE ONCE WITH A PRODUCT THAT HAS 3-1-2 RATIO (EXAMPLE: 21-7-14)
- \* SPRAY PRE-EMERGENT (SURFLAN)IN DECOMPOSED GRANITE PLANTING AREAS DURING THE MONTH OF DECEMBER FOR WEED CONTROL.

### NOTES:

- \* TREES WILL NEED TO BE TRIMMED AT LEAST ONCE IN THE SPRING. SOME TREE SPECIES WILL ALSO NEED TO BE TRIMMED IN THE SUMMER AND FALL MONTHS.
- \* PALM TREES WILL NEED TO MAINTAINED ON AN INDIVIDUAL BASIS.
- \* RAKE DECOMPOSED GRANITE AREAS AT LEAST ONCE A MONTH.

## BERMUDA GRASS - MONTHLY REQUIREMENTS

| MONTHLY IRRIGATION      | JANUARY | FEBRUARY | MARCH | APRIL | MAY  | JUNE | JULY | AUGUST | SEPTEMBER | OCTOBER | NOVEMBER | DECEMBER | ANNUAL TOTAL |
|-------------------------|---------|----------|-------|-------|------|------|------|--------|-----------|---------|----------|----------|--------------|
| HIGH TURF QUALITY       | 1.7"    | 2.4      | 4.0"  | 5.9"  | 7.3" | 7.4" | 7.7" | 7.3"   | 5.6"      | 4.2"    | 2.5"     | 1.6"     | 57.5"        |
| ACCEPTABLE TURF QUALITY | 1.4"    | 2.0"     | 3.4"  | 5.2"  | 6.3" | 6.4" | 6.7" | 6.4"   | 4.8"      | 3.6"    | 2.1"     | 1.4"     | 49.9"        |

\*NOTE:  
TURFGRASS CONSUMPTION  
USES VALUES FOR THE  
PHOENIX AREA WERE  
PROVIDED BY THE UNIVERSITY  
OF ARIZONA COOPERATIVE  
EXTENSION SERVICE

## LANDSCAPE MAINTENANCE INTENT

THIS PLANT PALETTE WAS THOUGHTFULLY SELECTED WITH THE NATURAL FORM OF THE PLANT AS THE BASIS OF DESIGN. EACH PLANT HAS CHARACTERISTICS THAT ARE IMPORTANT TO THE DESIGN. THESE RANGE FROM SIZE, SHAPE, TEXTURE, AND SEASONAL COLOR. THESE ARE ALL IMPORTANT ASPECTS OF THE DESIGN AND A PROGRAM WAS PUT IN TO PLACE TO MAKE SURE WE ARE ABLE TO SEE THE BEAUTY OF THE NATURAL FORM OF THE PLANT MATERIAL. PRUNING FLOWERING SHRUBS IS AN ESSENTIAL GARDENING TECHNIQUE USED TO KEEP FLOWERING SHRUBS COLORFUL, HEALTHY AND WELL SHAPED BUT THE NATURAL SHAPE CAN BE DESTROYED IF PLANTS ARE SHEARED REGULARLY. A SPECIALIZED PROGRAM OF MAINTENANCE NEEDS TO BE ESTABLISHED. TO MEET THIS OBJECTIVE, WE RECOMMEND TRIMMING INDIVIDUAL PLANTS BACK JUST ONCE A YEAR AT A SPECIFIED TIME. THIS WILL ALLOW EACH PLANT SPECIES TO RECOVER QUICKLY AND MAINTAIN THE NATURAL SHAPE AND FLOWERING CAPACITY THROUGHOUT THE REMAINDER OF THE YEAR. THIS WILL PREVENT SHRUBS FROM BECOMING WOODY AND IT WILL ALSO REDUCE THE ANNUAL MAINTENANCE COSTS.

PLEASE REFER TO THE PLANT SCHEDULE FOR THE MAINTENANCE REQUIREMENT OF EACH INDIVIDUAL PLANT.

## DRIP IRRIGATION WATERING SCHEDULE

| DAILY HIGH TEMP |         | WATERING HRS. | DAY INTERVAL     | EMITTER ALLOCATION |
|-----------------|---------|---------------|------------------|--------------------|
| 50-75           | DEGREES | 0.5 HOURS     | EVERY FOURTH DAY | SEE PLANT SCHEDULE |
| 75-95           | DEGREES | 1.0 HOURS     | EVERY THIRD DAY  | SEE PLANT SCHEDULE |
| 95-110          | DEGREES | 1.5 HOURS     | EVERY OTHER DAY  | SEE PLANT SCHEDULE |
| 110 +           | DEGREES | 2.0 HOURS     | EVERY OTHER DAY  | SEE PLANT SCHEDULE |

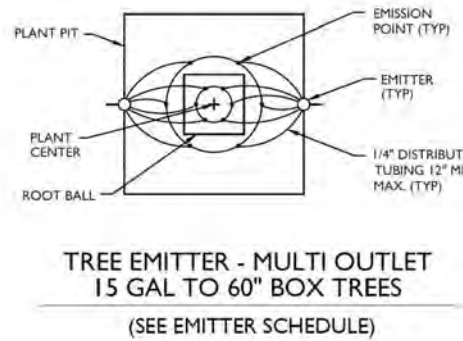
## TURF IRRIGATION WATERING SCHEDULE

ALL BERMUDA AND RYE GRASS SHOULD BE DEEP WATERED IN ORDER TO PROMOTE DEEP ROOT GROWTH. ONCE ESTABLISHED, LANDSCAPE MAINTENANCE CONTRACTOR SHALL WATER THE TURF AREAS NO MORE THAN ONCE EVERY THREE DAYS. THE AMOUNT OF WATER APPLIED TO THE TURF AREA SHALL BE DIRECTLY PROPORTIONAL TO THE IRRIGATION SYSTEM PRECIPITATION RATE AND THE AMOUNT OF WATER REQUIRED FOR BERMUDA OR RYE GRASS AT A SPECIFIC TIME OF YEAR (SEE SCHEDULE FOR BERMUDA GRASS BELOW LEFT).

FOR RYE GRASS WATERING REQUIREMENTS, PLEASE REFER TO THE PHOENIX WATER CONSERVATION OFFICE (602 256 3310) OR THE ARIZONA REPUBLIC'S WEATHER AGE. LAWN WATERING REQUIREMENTS ARE PUBLISHED DAILY

## TREE EMITTER (MULTI OUTLET) SCHEDULE

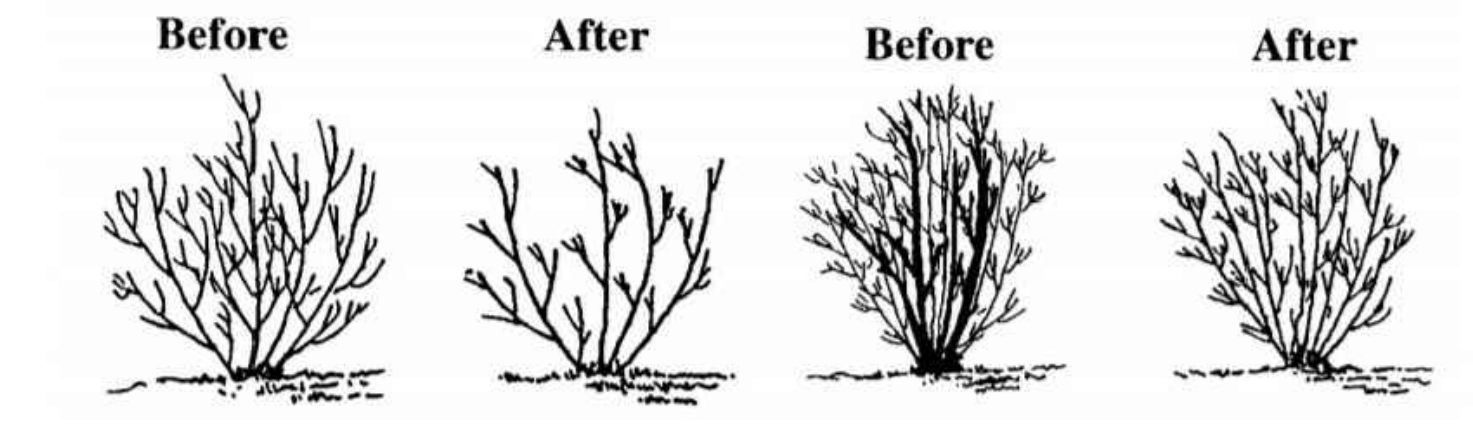
| TREES   | MODEL  | QTY PER TREE | TOTAL GPH |
|---------|--------|--------------|-----------|
| 15 GAL  | ML-210 | 2            | 10        |
| 24" BOX | ML-210 | 2            | 10        |
| 36" BOX | ML-210 | 2            | 12        |



## PALM BUBBLER SCHEDULE

| TREES    | MODEL        | QTY PER TREE | TOTAL GPM | TOTAL GPH |
|----------|--------------|--------------|-----------|-----------|
| 20' TALL | PROS-00 -PCN | 2            | 1         | 60        |

## SELECTIVE THINNING TO PRESERVE NATURAL SHAPE OF PLANT

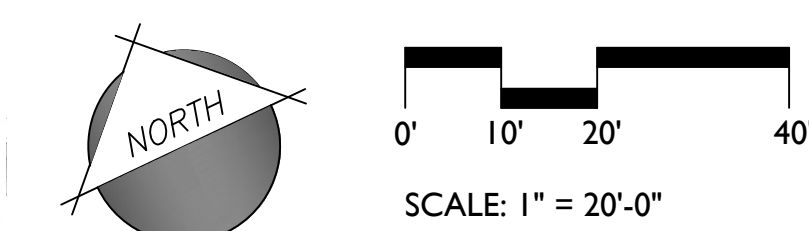






## KEYNOTES

- 1A SHADED POOL AREA WITH KID'S PLAY TOYS
- 1B LAP LANES
- 2 POOL BUILDING
- 3 POOL EQUIPMENT ENCLOSURE
- 4 POOL RAMADA
- 5 SHADED TOT LOT
- 6 30' x 30' RAMADA
- 7 BOCCIE BALL COURT
- 8 CORNHOLE
- 9 TRELLIS SHADE STRUCTURE WITH SEATING
- 10 GARDEN WALL
- 11 LANDSCAPE BENCH
- 12 BBQ GRILL
- 13 TRASH RECEPTACLE
- 14 BIKE RACK
- 15 TURF
- 16 PET WASTE STATION
- 17 PARKING
- 18 AQUATIC CENTER MONUMENT SIGN
- 19 EVENT LAWN



## PLANT LEGEND

| TREES | SCIENTIFIC NAME                    | COMMON NAME                | SIZE        |
|-------|------------------------------------|----------------------------|-------------|
|       | Acacia aneura                      | Mulga                      | 24" Box     |
|       | Acacia salicina                    | Willow Acacia              | 24" Box     |
|       | Caesalpinia cocalaco 'Smoothie'    | Thornless Cascalote        | 36" Box     |
|       | Chitalpa tashkentensis 'Pink Dawn' | Chitalpa **                | 24" Box     |
|       | Fraxinus velutina 'Fan West'       | Fan West Ash *             | 24" Box     |
|       | Phoenix dactylifera                | Date Palm                  | 20' Matched |
|       | Olea europaea 'Swan Hill'          | 'Swan Hill' Olive          | 36" Box     |
|       | Parkinsonia x 'Sonoran Emerald'    | Sonoran Emerald Palo Verde | 24" Box     |
|       | Pinus eldarica                     | Mondel Pine                | 24" Box     |
|       | Piscacia X 'Red Push'              | Red Push Pistache **       | 24" Box     |
|       | Prosopis hybrid 'Phoenix'          | Thornless Mesquite         | 24" Box     |
|       | Quercus virginiana                 | Live Oak **                | 24" Box     |
|       | Ulmus parvifolia                   | Chinese Evergreen Elm **   | 24" Box     |

| SHRUBS/ACCENTS | COMMON NAME              | SIZE  |
|----------------|--------------------------|-------|
|                | Century Plant            | 5 Gal |
|                | Twin Flowered Agave      | 5 Gal |
|                | Blue Elf Aloe            | 5 Gal |
|                | 'La Jolla' Bougainvillea | 5 Gal |
|                | Red Bird of Paradise     | 5 Gal |
|                | Baja Fairy Duster        | 5 Gal |
|                | Pink Fairy Duster        | 5 Gal |
|                | Little John              | 5 Gal |
|                | Trailing Indigo Bush     | 5 Gal |
|                | Desert Spoon             | 5 Gal |
|                | Brittlebush              | 5 Gal |
|                | 'Winter Blaze' Emu Bush  | 5 Gal |
|                | Blue Bells               | 5 Gal |
|                | 'Valentine' Emu Bush     | 5 Gal |
|                | Gopher Plant             | 5 Gal |
|                | San Marcos Hibiscus      | 5 Gal |
|                | Giant Hesperaloe         | 5 Gal |
|                | Brakeleights Red Yucca   | 5 Gal |
|                | Mexican Honeysuckle      | 5 Gal |
|                | Dallas Red Lantana       | 5 Gal |
|                | Rio Bravo Sage           | 5 Gal |
|                | Thunder Cloud Sage       | 5 Gal |
|                | Cimarron Sage            | 5 Gal |
|                | 'Regal Mist' Muhly       | 5 Gal |
|                | 'Autumn Glow' Muhly      | 5 Gal |
|                | Deer Grass               | 5 Gal |
|                | Purple Muhly             | 5 Gal |
|                | Dwarf Myrtle             | 5 Gal |
|                | Dwarf Pink Oleander      | 5 Gal |
|                | Purple Ruellia           | 5 Gal |
|                | Desert Ruellia           | 5 Gal |
|                | Coral Fountain           | 5 Gal |
|                | Feathery Cassia          | 5 Gal |
|                | Compact Jojoba           | 5 Gal |
|                | Desert Cassia            | 5 Gal |
|                | Sunrise Esperanza        | 5 Gal |

| GROUNDCOVERS | COMMON NAME             | SIZE  |
|--------------|-------------------------|-------|
|              | Bush Morning Glory      | 1 Gal |
|              | 'Outback Sunrise'       | 1 Gal |
|              | Trailing Purple Lantana | 1 Gal |
|              | New Gold Lantana        | 1 Gal |
|              | Trailing Rosemary       | 1 Gal |
|              | Yellow Dot              | 1 Gal |

| TURF & INERT MATERIALS |                                                                                                    |                            |
|------------------------|----------------------------------------------------------------------------------------------------|----------------------------|
|                        | Cynodon dactylon 'Midiron'                                                                         | Midiron Hybrid Bermuda Sod |
|                        | 3/4" Screened Decomposed Granite<br>Desert Brown or Equal, 2" Depth Min.<br>(See Materials Legend) |                            |





KEYNOTES

- 1

30' x 30' RAMADA
- 2

OVERLOOK PLAZA WITH RAMADA
- 3

OVERLOOK PLAZA STEPS INTO TURF
- 4

BASKETBALL COURT
- 5

SAND VOLLEYBALL COURT
- 6

PICKLEBALL COURT
- 7

BOCCIE BALL COURT
- 8

CORNHOLE
- 9

TRELLIS SHADE STRUCTURE WITH SEATING NODE
- 10

GARDEN WALL
- 11

LANDSCAPE BENCH
- 12

BBQ GRILL
- 13

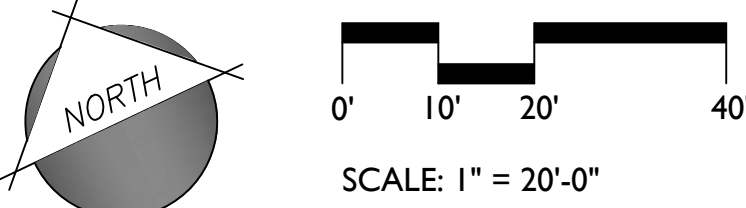
TRASH RECEPTACLE
- 14

BIKE RACK
- 15

TURF FIELDS
- 16

PET WASTE STATION
- 17

PARKING



PLANT LEGEND

| TREES | SCIENTIFIC NAME                    | COMMON NAME                | SIZE        |
|-------|------------------------------------|----------------------------|-------------|
|       | Acacia aneura                      | Mulga                      | 24" Box     |
|       | Acacia salicina                    | Willow Acacia              | 24" Box     |
|       | Caesalpinia cascalaco 'Smoothie'   | Thornless Cascalote        | 36" Box     |
|       | Chitalpa tashkentensis 'Pink Dawn' | Chitalpa **                | 24" Box     |
|       | Fraxinus velutina 'Fan West'       | Fan West Ash *             | 24" Box     |
|       | Phoenix dactylifera                | Date Palm                  | 20' Matched |
|       | Olea europaea 'Swan Hill'          | 'Swan Hill' Olive          | 36" Box     |
|       | Parkinsonia x 'Sonoran Emerald'    | Sonoran Emerald Palo Verde | 24" Box     |
|       | Pinus eldarica                     | Mondel Pine                | 24" Box     |
|       | Piscacia X 'Red Push'              | Red Push Pistache **       | 24" Box     |
|       | Prosopis hybrid 'Phoenix'          | Thornless Mesquite         | 24" Box     |
|       | Quercus virginiana                 | Live Oak **                | 24" Box     |
|       | Ulmus parvifolia                   | Chinese Evergreen Elm **   | 24" Box     |

| SHRUBS/ACCENTS                                                                        | COMMON NAME                                   | SIZE                     |       |
|---------------------------------------------------------------------------------------|-----------------------------------------------|--------------------------|-------|
|    | Agave americana                               | Century Plant            | 5 Gal |
|    | Agave geminiflora                             | Twin Flowered Agave      | 5 Gal |
|    | Aloe hybrid 'Blue Elf'                        | Blue Elf Aloe            | 5 Gal |
|    | Bougainvillea 'La Jolla'                      | 'La Jolla' Bougainvillea | 5 Gal |
|    | Caesalpinia pulcherrima                       | Red Bird of Paradise     | 5 Gal |
|    | Calliandra californica                        | Baja Fairy Duster        | 5 Gal |
|    | Calliandra eriophylla                         | Pink Fairy Duster        | 5 Gal |
|    | Callistemon viminalis 'Little John'           | Little John              | 5 Gal |
|    | Dalea greggii                                 | Trailing Indigo Bush     | 5 Gal |
|    | Dasylium wheeleri                             | Desert Spoon             | 5 Gal |
|    | Encelia farinosa                              | Brittlebush              | 5 Gal |
|    | Eremophila glabra ssp. Carnosa 'Winter Blaze' | 'Winter Blaze' Emu Bush  | 5 Gal |
|   | Eremophila hygrophana 'Blue Bells'            | Blue Bells               | 5 Gal |
|  | Eremophila maculata 'Valentine'               | 'Valentine' Emu Bush     | 5 Gal |
|  | Euphorbia rigida                              | Gopher Plant             | 5 Gal |
|  | Gossypium harknessii                          | San Marcos Hibiscus      | 5 Gal |
|  | Hesperaloe funifera                           | Giant Hesperaloe         | 5 Gal |
|  | Hesperaloe parviflora 'Brakelights'           | Brakelights Red Yucca    | 5 Gal |
|  | Justicia spicigera                            | Mexican Honeysuckle      | 5 Gal |
|  | Lantana x 'Dallas Red'                        | Dallas Red Lantana       | 5 Gal |
|  | Leucophyllum langmaniae 'Rio Bravo'           | Rio Bravo Sage           | 5 Gal |
|  | Leucophyllum candidum 'Thunder Cloud'         | Thunder Cloud Sage       | 5 Gal |
|  | Leucophyllum zygophyllum 'Cimarron'           | Cimarron Sage            | 5 Gal |
|  | Muhlenbergia capillaris 'Regal Mist'          | 'Regal Mist' Muhly       | 5 Gal |
|  | Muhlenbergia lindheimeri 'Autumn Glow'        | 'Autumn Glow' Muhly      | 5 Gal |
|  | Muhlenbergia rigens                           | Deer Grass               | 5 Gal |
|  | Muhlenbergia rigida 'Nashville'               | Purple Muhly             | 5 Gal |
|  | Myrtus communis 'Compacta'                    | Dwarf Myrtle             | 5 Gal |
|  | Nerium oleander 'Petite Pink'                 | Dwarf Pink Oleander      | 5 Gal |
|  | Ruellia brittoniana                           | Purple Ruellia           | 5 Gal |
|  | Ruellia peninsularis                          | Desert Ruellia           | 5 Gal |
|  | Russelia equisetiformis                       | Coral Fountain           | 5 Gal |
|  | Senna artemisioides                           | Feathery Cassia          | 5 Gal |
|  | Simmondsia chinensis 'Vista'                  | Compact Jojoba           | 5 Gal |
|  | Senna nemophila                               | Desert Cassia            | 5 Gal |
|  | Tecoma x 'Sunrise'                            | Sunrise Esperanza        | 5 Gal |

| GROUNDCOVERS                                                                          | COMMON NAME                                | SIZE                    |       |
|---------------------------------------------------------------------------------------|--------------------------------------------|-------------------------|-------|
|  | Convolvulus cneorum                        | Bush Morning Glory      | 1 Gal |
|  | Eremophila prostrata 'Outback Sunrise'     | 'Outback Sunrise'       | 1 Gal |
|  | Lantana montevidensis                      | Trailing Purple Lantana | 1 Gal |
|  | Lantana x 'New Gold'                       | New Gold Lantana        | 1 Gal |
|  | Rosmarinus officinalis 'Huntington Carpet' | Trailing Rosemary       | 1 Gal |
|  | Sphagneticola trilobata                    | Yellow Dot              | 1 Gal |

| TURF & INERT MATERIALS |                                                                                              |                            |
|------------------------|----------------------------------------------------------------------------------------------|----------------------------|
|                        | Cynodon dactylon 'Midiron'                                                                   | Midiron Hybrid Bermuda Sod |
|                        | 3/4" Screened Decomposed Granite Desert Brown or Equal, 2" Depth Min. (See Materials Legend) |                            |



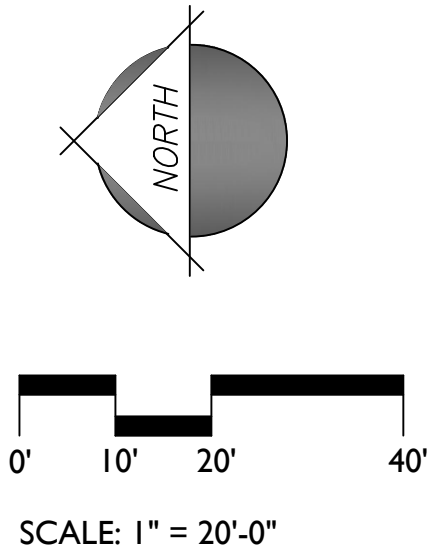


KEYNOTES

- 1 SHADED TOT LOT
- 2 RAMADA (30' x 30')
- 3 GARDEN WALL
- 4 LANDSCAPE BENCH
- 5 BBQ GRILL
- 6 TRASH RECEPTACLE
- 7 BIKE RACK
- 8 TURF
- 9 6' CONCRETE PATH
- 10 PET WASTE STATION
- 11 BASKETBALL COURT

PLANT LEGEND

| TREES                                                                             | SCIENTIFIC NAME                    | COMMON NAME                | SIZE        |
|-----------------------------------------------------------------------------------|------------------------------------|----------------------------|-------------|
|  | Acacia aneura                      | Mulga                      | 24" Box     |
|  | Acacia salicina                    | Willow Acacia              | 24" Box     |
|  | Caesalpinia cacalaco 'Smoothie'    | Thornless Cascalote        | 36" Box     |
|  | Chitalpa tashkentensis 'Pink Dawn' | Chitalpa **                | 24" Box     |
|  | Fraxinus velutina 'Fan West'       | Fan West Ash *             | 24" Box     |
|  | Phoenix dactylifera                | Date Palm                  | 20' Matched |
|  | Olea europaea 'Swan Hill'          | 'Swan Hill' Olive          | 36" Box     |
|  | Parkinsonia x 'Sonoran Emerald'    | Sonoran Emerald Palo Verde | 24" Box     |
|  | Pinus eldarica                     | Mondel Pine                | 24" Box     |
|  | Pistacia X 'Red Push'              | Red Push Pistache **       | 24" Box     |
|  | Prosopis hybrid 'Phoenix'          | Thornless Mesquite         | 24" Box     |
|  | Quercus virginiana                 | Live Oak **                | 24" Box     |
|  | Ulmus parvifolia                   | Chinese Evergreen Elm **   | 24" Box     |







KEYNOTES

- 1 SHADED TOT LOT
- 2 RAMADA (20' x 20')
- 3 GARDEN WALL
- 4 LANDSCAPE BENCH
- 5 BBQ GRILL
- 6 TRASH RECEPTACLE
- 7 BIKE RACK
- 8 TURF
- 9 PET WASTE STATION

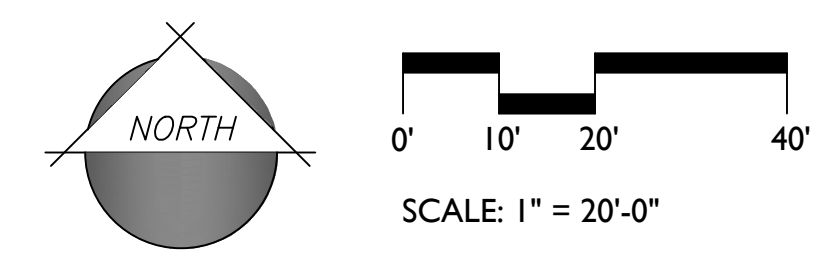
PLANT LEGEND

| TREES | SCIENTIFIC NAME                    | COMMON NAME                | SIZE        |
|-------|------------------------------------|----------------------------|-------------|
|       | Acacia aneura                      | Mulga                      | 24" Box     |
|       | Acacia salicina                    | Willow Acacia              | 24" Box     |
|       | Caesalpinia cocalaco 'Smoothie'    | Thornless Cascalote        | 36" Box     |
|       | Chitalpa tashkentensis 'Pink Dawn' | Chitalpa **                | 24" Box     |
|       | Fraxinus velutina 'Fan West'       | Fan West Ash *             | 24" Box     |
|       | Phoenix dactylifera                | Date Palm                  | 20' Matched |
|       | Olea europaea 'Swan Hill'          | 'Swan Hill' Olive          | 36" Box     |
|       | Parkinsonia x 'Sonoran Emerald'    | Sonoran Emerald Palo Verde | 24" Box     |
|       | Pinus eldarica                     | Mondel Pine                | 24" Box     |
|       | Piscacia X 'Red Push'              | Red Push Pistache **       | 24" Box     |
|       | Prosopis hybrid 'Phoenix'          | Thornless Mesquite         | 24" Box     |
|       | Quercus virginiana                 | Live Oak **                | 24" Box     |
|       | Ulmus parvifolia                   | Chinese Evergreen Elm **   | 24" Box     |

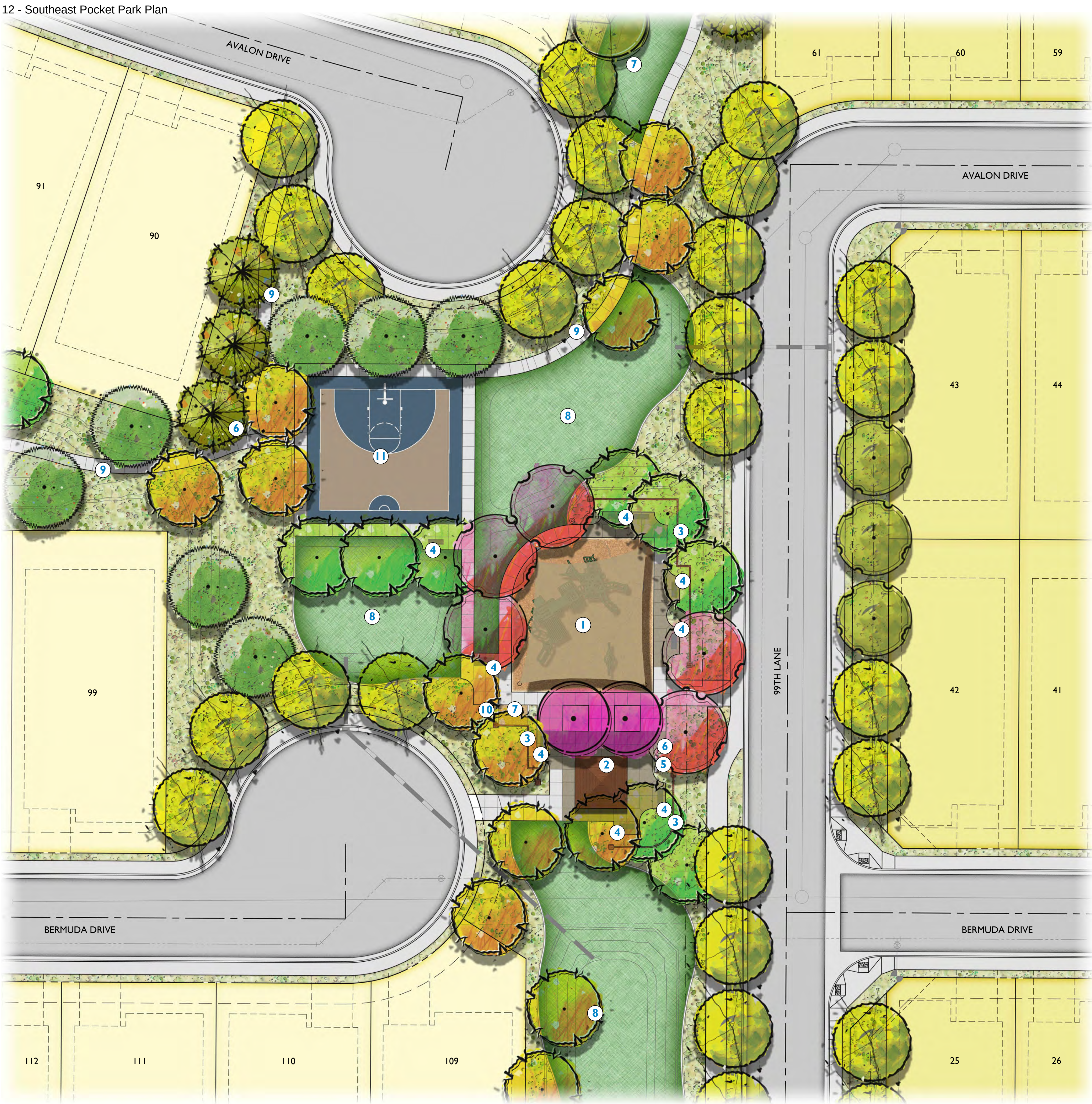
| SHRUBS/ACCENTS | COMMON NAME              | SIZE  |
|----------------|--------------------------|-------|
|                | Century Plant            | 5 Gal |
|                | Twin Flowered Agave      | 5 Gal |
|                | Blue Elf Aloe            | 5 Gal |
|                | 'La Jolla' Bougainvillea | 5 Gal |
|                | Red Bird of Paradise     | 5 Gal |
|                | Baja Fairy Duster        | 5 Gal |
|                | Pink Fairy Duster        | 5 Gal |
|                | Little John              | 5 Gal |
|                | Trailing Indigo Bush     | 5 Gal |
|                | Desert Spoon             | 5 Gal |
|                | Brittlebush              | 5 Gal |
|                | 'Winter Blaze' Emu Bush  | 5 Gal |
|                | Blue Bells               | 5 Gal |
|                | 'Valentine' Emu Bush     | 5 Gal |
|                | Gopher Plant             | 5 Gal |
|                | San Marcos Hibiscus      | 5 Gal |
|                | Giant Hesperaloe         | 5 Gal |
|                | Brakeights Red Yucca     | 5 Gal |
|                | Mexican Honeysuckle      | 5 Gal |
|                | Dallas Red Lantana       | 5 Gal |
|                | Rio Bravo Sage           | 5 Gal |
|                | Thunder Cloud Sage       | 5 Gal |
|                | Cimarron Sage            | 5 Gal |
|                | 'Regal Mist' Muhly       | 5 Gal |
|                | 'Autumn Glow' Muhly      | 5 Gal |
|                | Deer Grass               | 5 Gal |
|                | Purple Muhly             | 5 Gal |
|                | Dwarf Myrtle             | 5 Gal |
|                | Dwarf Pink Oleander      | 5 Gal |
|                | Purple Ruellia           | 5 Gal |
|                | Desert Ruellia           | 5 Gal |
|                | Coral Fountain           | 5 Gal |
|                | Feathery Cassia          | 5 Gal |
|                | Compact Jojoba           | 5 Gal |
|                | Desert Cassia            | 5 Gal |
|                | Sunrise Esperanza        | 5 Gal |

| GROUNDCOVERS | COMMON NAME             | SIZE  |
|--------------|-------------------------|-------|
|              | Bush Morning Glory      | 1 Gal |
|              | 'Outback Sunrise'       | 1 Gal |
|              | Trailing Purple Lantana | 1 Gal |
|              | New Gold Lantana        | 1 Gal |
|              | Trailing Rosemary       | 1 Gal |
|              | Yellow Dot              | 1 Gal |

| TURF & INERT MATERIALS | COMMON NAME                                                                                        | SIZE |
|------------------------|----------------------------------------------------------------------------------------------------|------|
|                        | Midiron Hybrid Bermuda                                                                             | Sod  |
|                        | 3/4" Screened Decomposed Granite<br>Desert Brown or Equal, 2" Depth Min.<br>(See Materials Legend) |      |







KEYNOTES

- 1 SHADED TOT LOT
- 2 RAMADA (20' x 20')
- 3 GARDEN WALL
- 4 LANDSCAPE BENCH
- 5 BBQ GRILL
- 6 TRASH RECEPTACLE
- 7 BIKE RACK
- 8 TURF
- 9 6' CONCRETE PATH
- 10 PET WASTE STATION
- 11 HALF BASKETBALL COURT

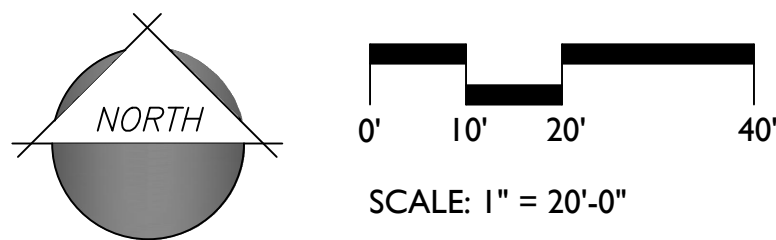
PLANT LEGEND

| TREES | SCIENTIFIC NAME             | COMMON NAME                | SIZE        |
|-------|-----------------------------|----------------------------|-------------|
|       | aneura                      | Mulga                      | 24" Box     |
|       | salicina                    | Willow Acacia              | 24" Box     |
|       | xinea cacalaco 'Smoothie'   | Thornless Cascalote        | 36" Box     |
|       | a tashkentensis 'Pink Dawn' | Chitalpa **                | 24" Box     |
|       | is velutina 'Fan West'      | Fan West Ash *             | 24" Box     |
|       | x dactylifera               | Date Palm                  | 20' Matched |
|       | jropaea 'Swan Hill'         | 'Swan Hill' Olive          | 36" Box     |
|       | onia x 'Sonoran Emerald'    | Sonoran Emerald Palo Verde | 24" Box     |
|       | Idarica                     | Mondel Pine                | 24" Box     |
|       | ia X 'Red Push'             | Red Push Pistache **       | 24" Box     |
|       | is hybrid 'Phoenix'         | Thornless Mesquite         | 24" Box     |
|       | is virginiana               | Live Oak **                | 24" Box     |
|       | parvifolia                  | Chinese Evergreen Elm **   | 24" Box     |

| SHRUBS/ACCENTS                                                                        | COMMON NAME                                   | SIZE                     |       |
|---------------------------------------------------------------------------------------|-----------------------------------------------|--------------------------|-------|
|    | Agave americana                               | Century Plant            | 5 Gal |
|    | Agave geminiflora                             | Twin Flowered Agave      | 5 Gal |
|    | Aloe hybrid 'Blue Elf'                        | Blue Elf Aloe            | 5 Gal |
|    | Bougainvillea 'La Jolla'                      | 'La Jolla' Bougainvillea | 5 Gal |
|    | Caesalpinia pulcherrima                       | Red Bird of Paradise     | 5 Gal |
|    | Calliandra californica                        | Baja Fairy Duster        | 5 Gal |
|    | Calliandra eriophylla                         | Pink Fairy Duster        | 5 Gal |
|    | Callistemon viminalis 'Little John'           | Little John              | 5 Gal |
|    | Dalea greggii                                 | Trailing Indigo Bush     | 5 Gal |
|    | Dasyliiron wheeleri                           | Desert Spoon             | 5 Gal |
|    | Encelia farinosa                              | Brittlebush              | 5 Gal |
|    | Eremophila glabra ssp. Carnosa 'Winter Blaze' | 'Winter Blaze' Emu Bush  | 5 Gal |
|    | Eremophila hygrophana 'Blue Bells'            | Blue Bells               | 5 Gal |
|   | Eremophila maculata 'Valentine'               | 'Valentine' Emu Bush     | 5 Gal |
|  | Euphorbia rigida                              | Gopher Plant             | 5 Gal |
|  | Gossypium harknessii                          | San Marcos Hibiscus      | 5 Gal |
|  | Hesperaloe funifera                           | Giant Hesperaloe         | 5 Gal |
|  | Hesperaloe parviflora 'Brakelights'           | Brakelights Red Yucca    | 5 Gal |
|  | Justicia spicigera                            | Mexican Honeysuckle      | 5 Gal |
|  | Lantana x 'Dallas Red'                        | Dallas Red Lantana       | 5 Gal |
|  | Leucophyllum langmaniae 'Rio Bravo'           | Rio Bravo Sage           | 5 Gal |
|  | Leucophyllum candidum 'Thunder Cloud'         | Thunder Cloud Sage       | 5 Gal |
|  | Leucophyllum zygophyllum 'Cimarron'           | Cimarron Sage            | 5 Gal |
|  | Muhlenbergia capillaris 'Regal Mist'          | 'Regal Mist' Muhly       | 5 Gal |
|  | Muhlenbergia lindheimeri 'Autumn Glow'        | 'Autumn Glow' Muhly      | 5 Gal |
|  | Muhlenbergia rigens                           | Deer Grass               | 5 Gal |
|  | Muhlenbergia rigida 'Nashville'               | Purple Muhly             | 5 Gal |
|  | Myrtus communis 'Compacta'                    | Dwarf Myrtle             | 5 Gal |
|  | Nerium oleander 'Petite Pink'                 | Dwarf Pink Oleander      | 5 Gal |
|  | Ruellia brittoniana                           | Purple Ruellia           | 5 Gal |
|  | Ruellia peninsularis                          | Desert Ruellia           | 5 Gal |
|  | Russelia equisetiformis                       | Coral Fountain           | 5 Gal |
|  | Senna artemisioides                           | Feathery Cassia          | 5 Gal |
|  | Simmondsia chinensis 'Vista'                  | Compact Jojoba           | 5 Gal |
|  | Senna nemophila                               | Desert Cassia            | 5 Gal |
|  | Tecoma x 'Sunrise'                            | Sunrise Esperanza        | 5 Gal |

| GROUNDCOVERS                                                                          |                                            | COMMON NAME             | SIZE  |
|---------------------------------------------------------------------------------------|--------------------------------------------|-------------------------|-------|
|  | Convolvulus cneorum                        | Bush Morning Glory      | 1 Gal |
|  | Eremophila prostrata 'Outback Sunrise'     | 'Outback Sunrise'       | 1 Gal |
|  | Lantana montevidensis                      | Trailing Purple Lantana | 1 Gal |
|  | Lantana x 'New Gold'                       | New Gold Lantana        | 1 Gal |
|  | Rosmarinus officinalis 'Huntington Carpet' | Trailing Rosemary       | 1 Gal |
|  | Sphagneticola trilobata                    | Yellow Dot              | 1 Gal |

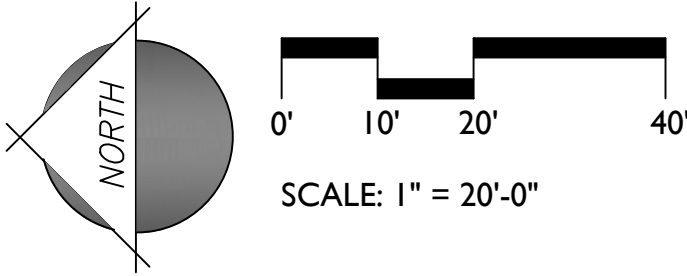
| TURF & INERT MATERIALS                                                                |                                                                                                    |                        |     |
|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|------------------------|-----|
|  | Cynodon dactylon 'Midiron'                                                                         | Midiron Hybrid Bermuda | Sod |
|  | 3/4" Screened Decomposed Granite<br>Desert Brown or Equal, 2" Depth Min.<br>(See Materials Legend) |                        |     |





KEYNOTES

- 1 SHADED TOT LOT
- 2 RAMADA (30' x 30')
- 3 GARDEN WALL
- 4 LANDSCAPE BENCH
- 5 BBQ GRILL
- 6 TRASH RECEPTACLE
- 7 BIKE RACK
- 8 TURF
- 9 6' CONCRETE PATH
- 10 PET WASTE STATION



PLANT LEGEND

| TREES | SCIENTIFIC NAME             | COMMON NAME                | SIZE        |
|-------|-----------------------------|----------------------------|-------------|
|       | aneura                      | Mulga                      | 24" Box     |
|       | salicina                    | Willow Acacia              | 24" Box     |
|       | xinea cascalaco 'Smoothie'  | Thornless Cascalote        | 36" Box     |
|       | a tashkentensis 'Pink Dawn' | Chitalpa **                | 24" Box     |
|       | is velutina 'Fan West'      | Fan West Ash *             | 24" Box     |
|       | x dactylifera               | Date Palm                  | 20' Matched |
|       | jropaea 'Swan Hill'         | 'Swan Hill' Olive          | 36" Box     |
|       | onia x 'Sonoran Emerald'    | Sonoran Emerald Palo Verde | 24" Box     |
|       | Idarica                     | Mondel Pine                | 24" Box     |
|       | a X 'Red Push'              | Red Push Pistache **       | 24" Box     |
|       | is hybrid 'Phoenix'         | Thornless Mesquite         | 24" Box     |
|       | is virginiana               | Live Oak **                | 24" Box     |
|       | parvifolia                  | Chinese Evergreen Elm **   | 24" Box     |

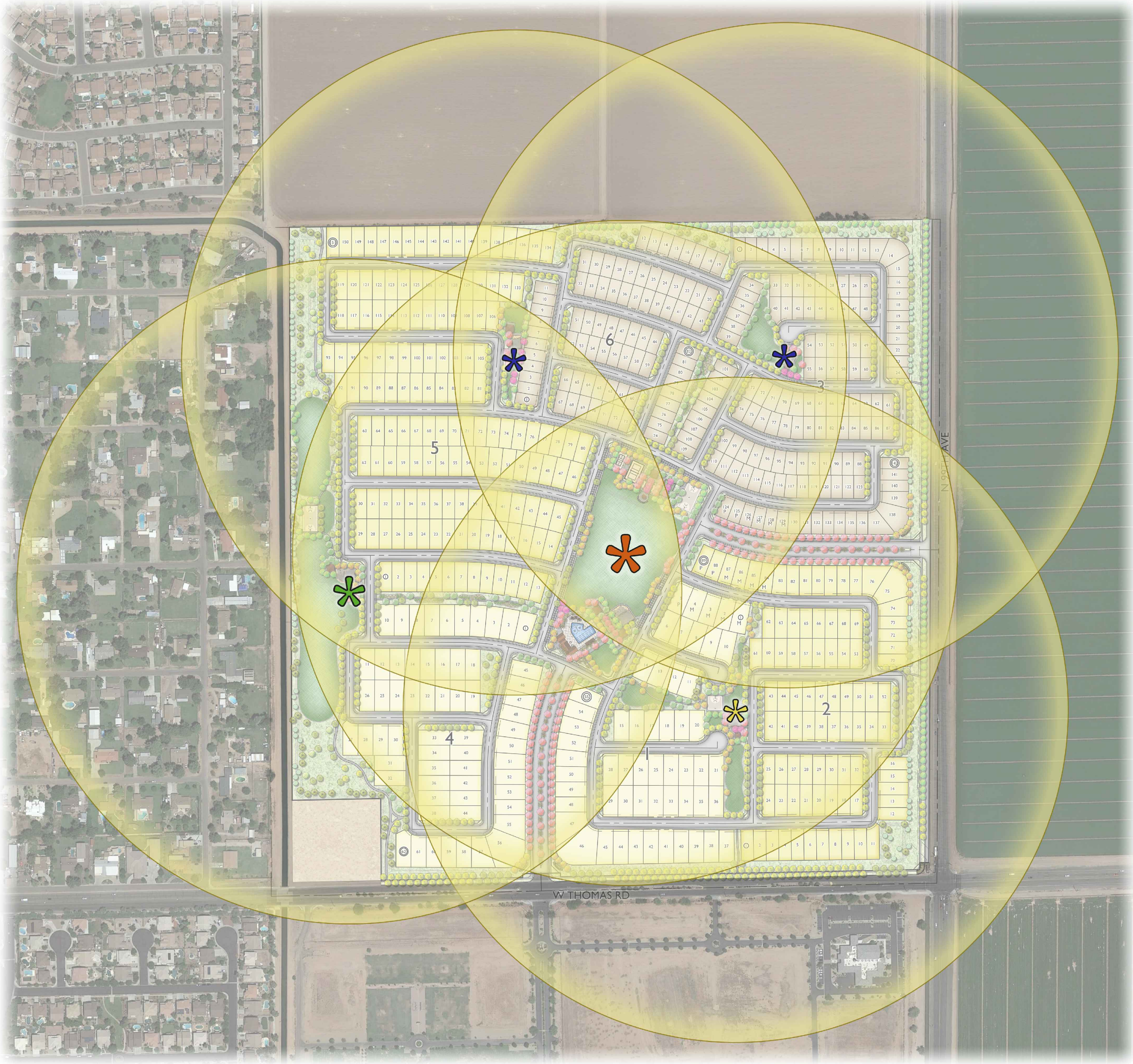
| SHRUBS/ACCENTS                                                                        | COMMON NAME                                   | SIZE                     |       |
|---------------------------------------------------------------------------------------|-----------------------------------------------|--------------------------|-------|
|    | Agave americana                               | Century Plant            | 5 Gal |
|    | Agave geminiflora                             | Twin Flowered Agave      | 5 Gal |
|    | Aloe hybrid 'Blue Elf'                        | Blue Elf Aloe            | 5 Gal |
|    | Bougainvillea 'La Jolla'                      | 'La Jolla' Bougainvillea | 5 Gal |
|    | Caesalpinia pulcherrima                       | Red Bird of Paradise     | 5 Gal |
|    | Calliandra californica                        | Baja Fairy Duster        | 5 Gal |
|    | Calliandra eriophylla                         | Pink Fairy Duster        | 5 Gal |
|    | Callistemon viminalis 'Little John'           | Little John              | 5 Gal |
|    | Dalea greggii                                 | Trailing Indigo Bush     | 5 Gal |
|    | Dasyliiron wheeleri                           | Desert Spoon             | 5 Gal |
|    | Encelia farinosa                              | Brittlebush              | 5 Gal |
|    | Eremophila glabra ssp. Carnosa 'Winter Blaze' | 'Winter Blaze' Emu Bush  | 5 Gal |
|    | Eremophila hygrophana 'Blue Bells'            | Blue Bells               | 5 Gal |
|   | Eremophila maculata 'Valentine'               | 'Valentine' Emu Bush     | 5 Gal |
|  | Euphorbia rigida                              | Gopher Plant             | 5 Gal |
|  | Gossypium harknessii                          | San Marcos Hibiscus      | 5 Gal |
|  | Hesperaloe funifera                           | Giant Hesperaloe         | 5 Gal |
|  | Hesperaloe parviflora 'Brakeights'            | Brakeights Red Yucca     | 5 Gal |
|  | Justicia spicigera                            | Mexican Honeysuckle      | 5 Gal |
|  | Lantana x 'Dallas Red'                        | Dallas Red Lantana       | 5 Gal |
|  | Leucophyllum langmaniae 'Rio Bravo'           | Rio Bravo Sage           | 5 Gal |
|  | Leucophyllum candidum 'Thunder Cloud'         | Thunder Cloud Sage       | 5 Gal |
|  | Leucophyllum zygophyllum 'Cimarron'           | Cimarron Sage            | 5 Gal |
|  | Muhlenbergia capillaris 'Regal Mist'          | 'Regal Mist' Muhly       | 5 Gal |
|  | Muhlenbergia lindheimeri 'Autumn Glow'        | 'Autumn Glow' Muhly      | 5 Gal |
|  | Muhlenbergia rigens                           | Deer Grass               | 5 Gal |
|  | Muhlenbergia rigida 'Nashville'               | Purple Muhly             | 5 Gal |
|  | Myrtus communis 'Compacta'                    | Dwarf Myrtle             | 5 Gal |
|  | Nerium oleander 'Petite Pink'                 | Dwarf Pink Oleander      | 5 Gal |
|  | Ruellia brittoniana                           | Purple Ruellia           | 5 Gal |
|  | Ruellia peninsularis                          | Desert Ruellia           | 5 Gal |
|  | Russelia equisetiformis                       | Coral Fountain           | 5 Gal |
|  | Senna artemisioides                           | Feathery Cassia          | 5 Gal |
|  | Simmondsia chinensis 'Vista'                  | Compact Jojoba           | 5 Gal |
|  | Senna nemophila                               | Desert Cassia            | 5 Gal |
|  | Tecoma x 'Sunrise'                            | Sunrise Esperanza        | 5 Gal |

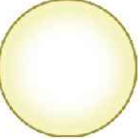
| GROUNDCOVERS                                                                          |                                            | COMMON NAME             | SIZE  |
|---------------------------------------------------------------------------------------|--------------------------------------------|-------------------------|-------|
|  | Convolvulus cneorum                        | Bush Morning Glory      | 1 Gal |
|  | Eremophila prostrata 'Outback Sunrise'     | 'Outback Sunrise'       | 1 Gal |
|  | Lantana montevidensis                      | Trailing Purple Lantana | 1 Gal |
|  | Lantana x 'New Gold'                       | New Gold Lantana        | 1 Gal |
|  | Rosmarinus officinalis 'Huntington Carpet' | Trailing Rosemary       | 1 Gal |
|  | Sphagneticola trilobata                    | Yellow Dot              | 1 Gal |

| TURF & INERT MATERIALS                                                                |                                                                                                    |                        |     |
|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|------------------------|-----|
|  | Cynodon dactylon 'Midiron'                                                                         | Midiron Hybrid Bermuda | Sod |
|  | 3/4" Screened Decomposed Granite<br>Desert Brown or Equal, 2" Depth Min.<br>(See Materials Legend) |                        |     |





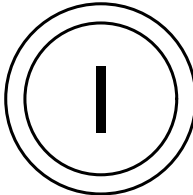
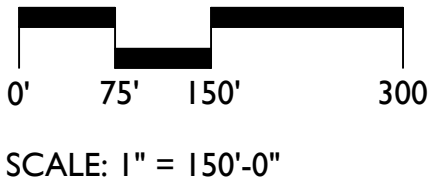
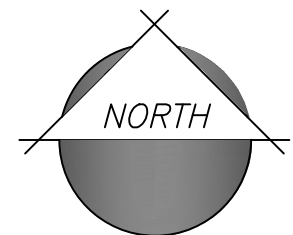
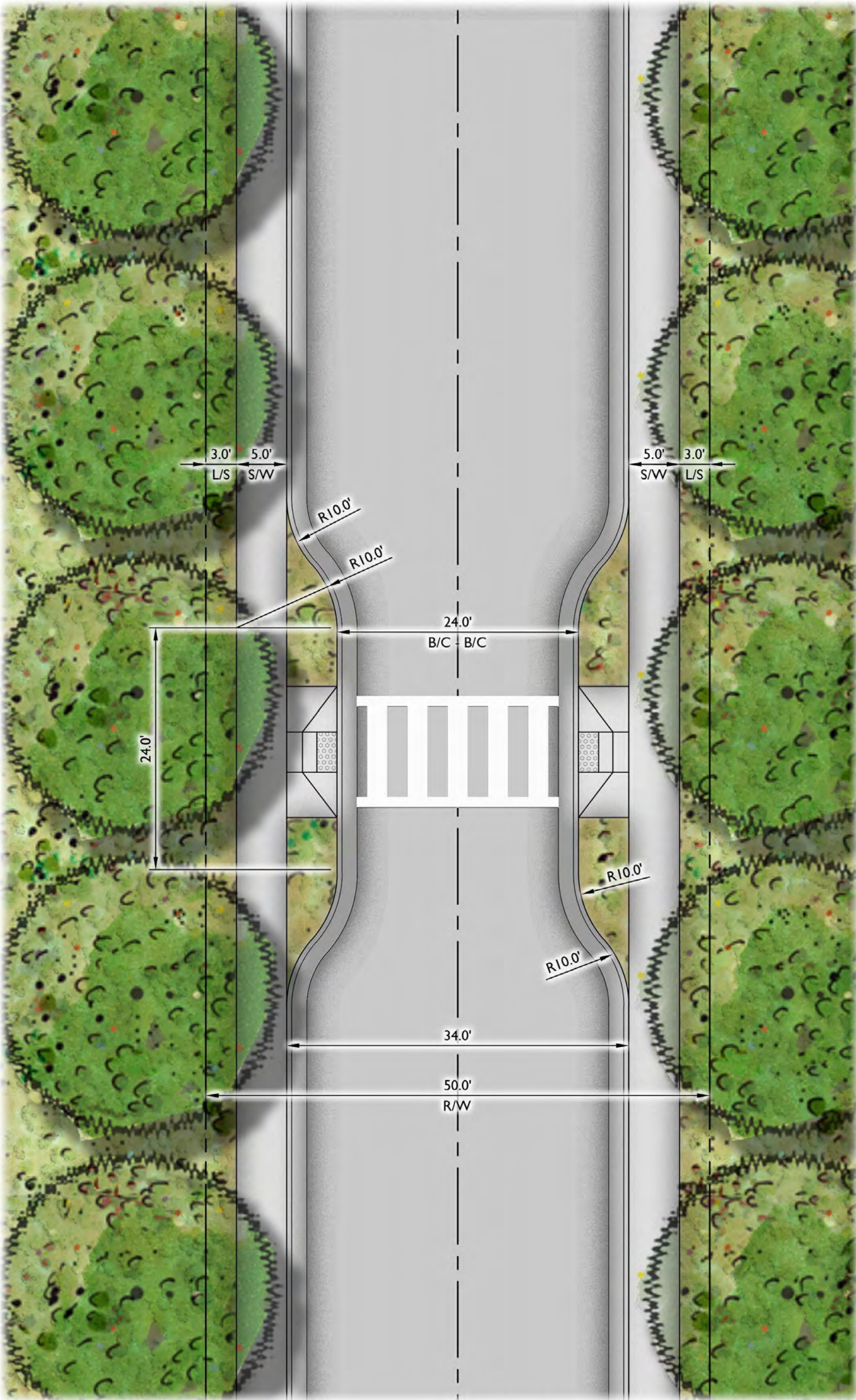


| LEGEND                                                                              |                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SYMBOL                                                                              | ITEM                                                                                                                                                                                                   |
|  | 0.25 MILE PARK RADIUS                                                                                                                                                                                  |
|  | MAIN PARK <ul style="list-style-type: none"><li>• AQUATIC CENTER</li><li>• (2) BOCCE BALL COURT</li><li>• (2) CORN HOLE</li><li>• (2) RAMADA</li><li>• TOT LOT</li><li>• MULTI-USE TURF AREA</li></ul> |
|  | NEIGHBORHOOD PARK A <ul style="list-style-type: none"><li>• BASKETBALL COURT</li><li>• (2) PICKLE BALL COURT</li><li>• RAMADA</li><li>• TOT LOT</li><li>• LARGE SPORT FIELD</li></ul>                  |
|  | NEIGHBORHOOD PARK B <ul style="list-style-type: none"><li>• 1/2 BASKETBALL COURT</li><li>• RAMADA</li><li>• TOT LOT</li><li>• MULTI-USE TURF AREA</li></ul>                                            |
|  | NEIGHBORHOOD PARK C <ul style="list-style-type: none"><li>• RAMADA</li><li>• TOT LOT</li><li>• MULTI-USE TURF AREA</li></ul>                                                                           |





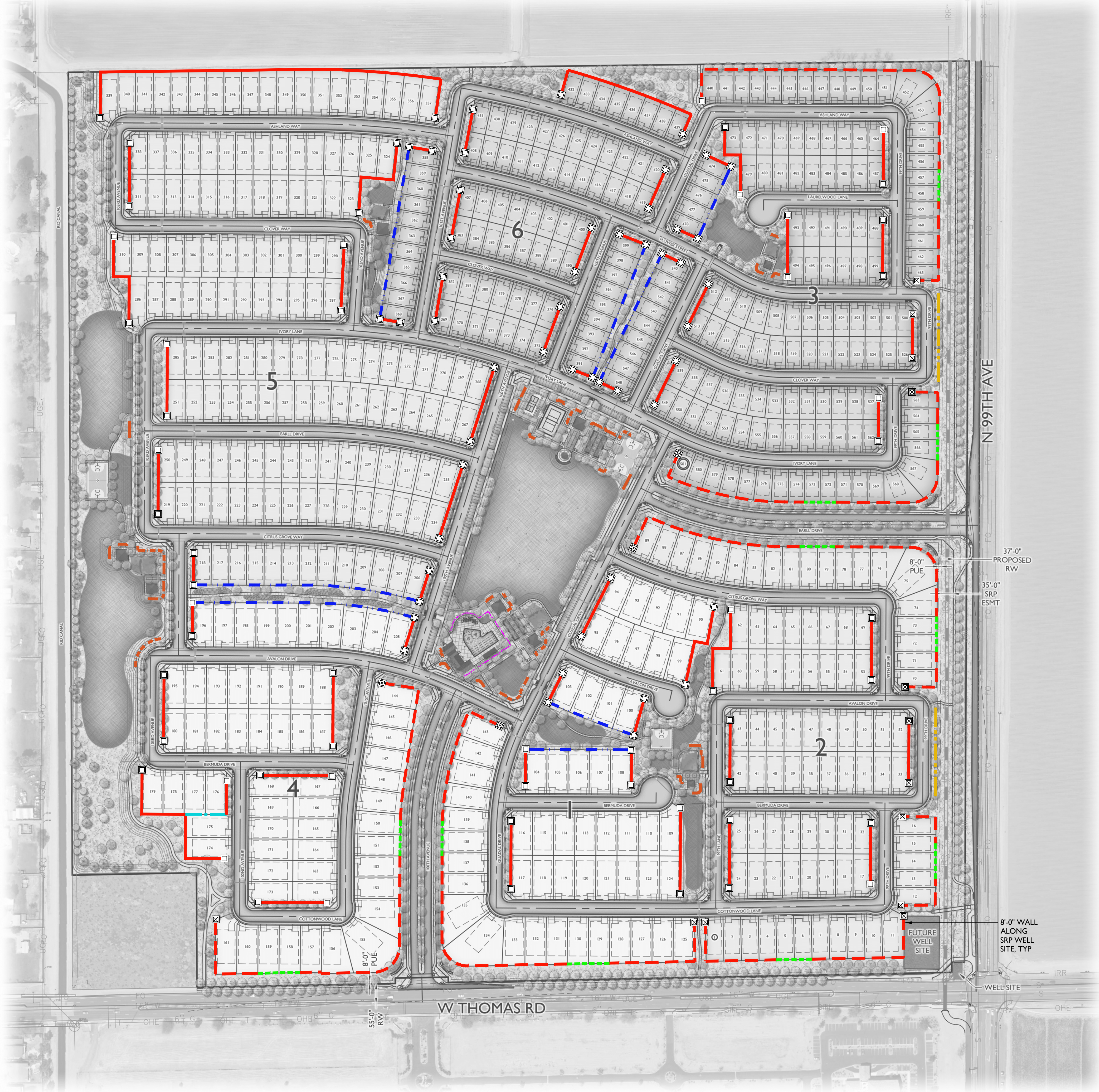
| LEGEND |                                                |
|--------|------------------------------------------------|
| SYMBOL | ITEM                                           |
|        | 6' SIDEWALK                                    |
|        | 5' CITY SIDEWALK                               |
|        | 8' CONCRETE SIDEWALK                           |
|        | 8' DETACHED SIDEWALK (UPGRADED CITY WALK)      |
|        | 6' DETACHED SIDEWALK (UPGRADED CITY WALK)      |
|        | 10' CONCRETE TRAIL IN 20' TRAIL EASEMENT       |
|        | PEDESTRIAN CROSSING CHOKER (SEE DETAILS BELOW) |



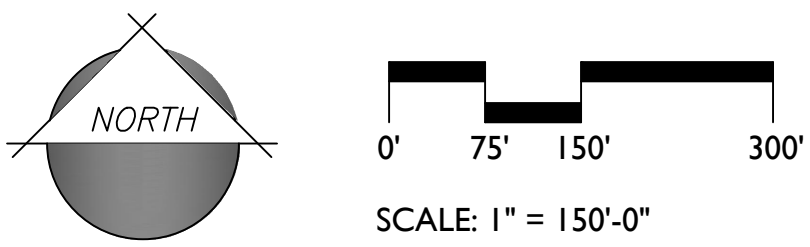
TRAFFIC CALMING PEDESTRIAN CROSSING CHOKER  
Scale: 1" = 10'-0"







| WALL LEGEND |                         |
|-------------|-------------------------|
| SYMBOL      | ITEM                    |
|             | FOUNDERS FINISH COLUMN  |
|             | THEME WALL COLUMN       |
|             | THEME WALL (6'-0" TALL) |
|             | THEME WALL (7'-4" TALL) |
|             | FOUNDERS FINISH PANEL   |
|             | PARTIAL VIEW WALL       |
|             | BUILDER WALL            |
|             | GARDEN WALL             |
|             | VIEW FENCE              |
|             | RAIL FENCE              |







**1** **THEME WALL**  
Scale: 1/2" = 1'-0"



**2** **PARTIAL VIEW WALL**  
Scale: 1/2" = 1'-0"



**3** **FOUNDERS FINISH ACCENT PANEL**  
Scale: 1/2" = 1'-0"



**SMOOTH CMU BLOCK**  
Color: Desert by Superlite OAE



**SPLIT FACE CMU BLOCK**  
Color: Desert by Superlite OAE



**METAL**  
Grey Beige RAL 1019 OAE

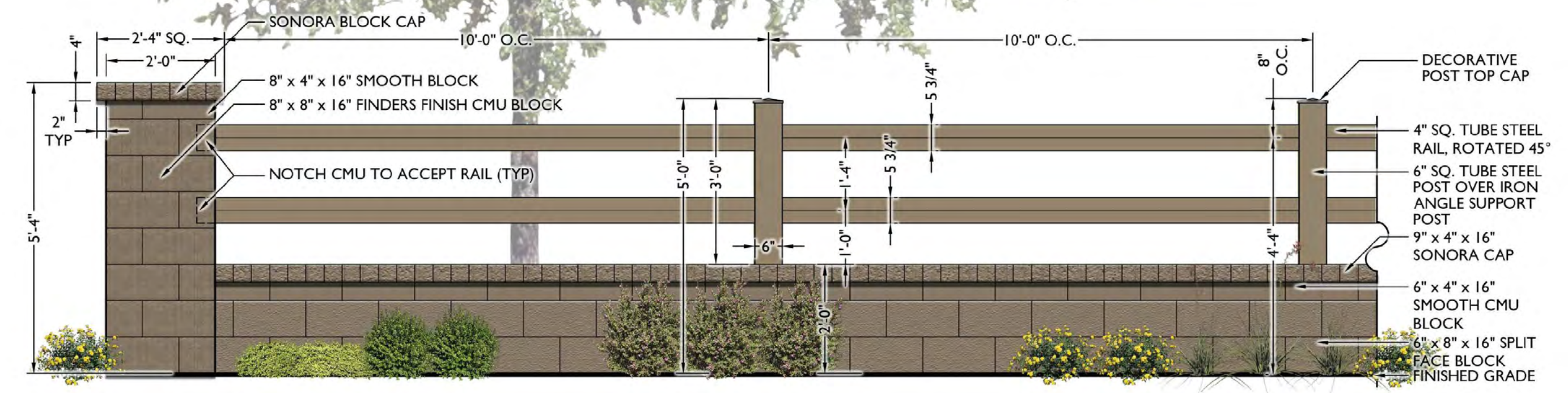


**SONORAN CMU CAP**  
Color: Desert by Superlite OAE

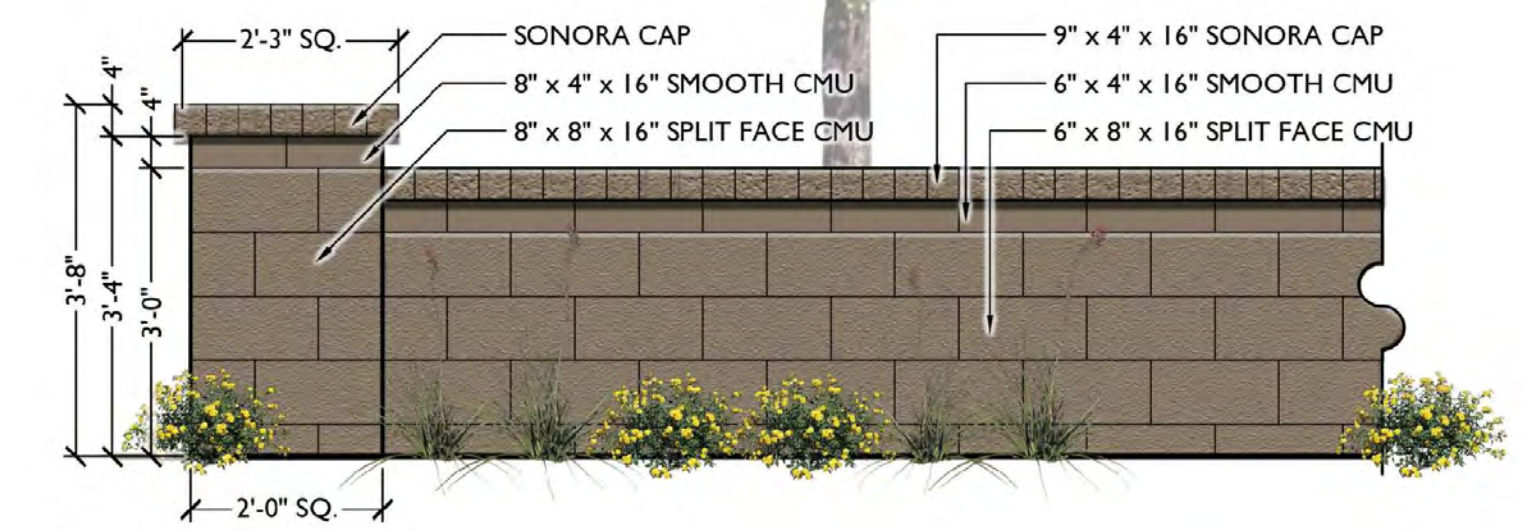


**FOUNDERS FINISH CMU BLOCK**  
Color: Desert Blend by Superlite OAE





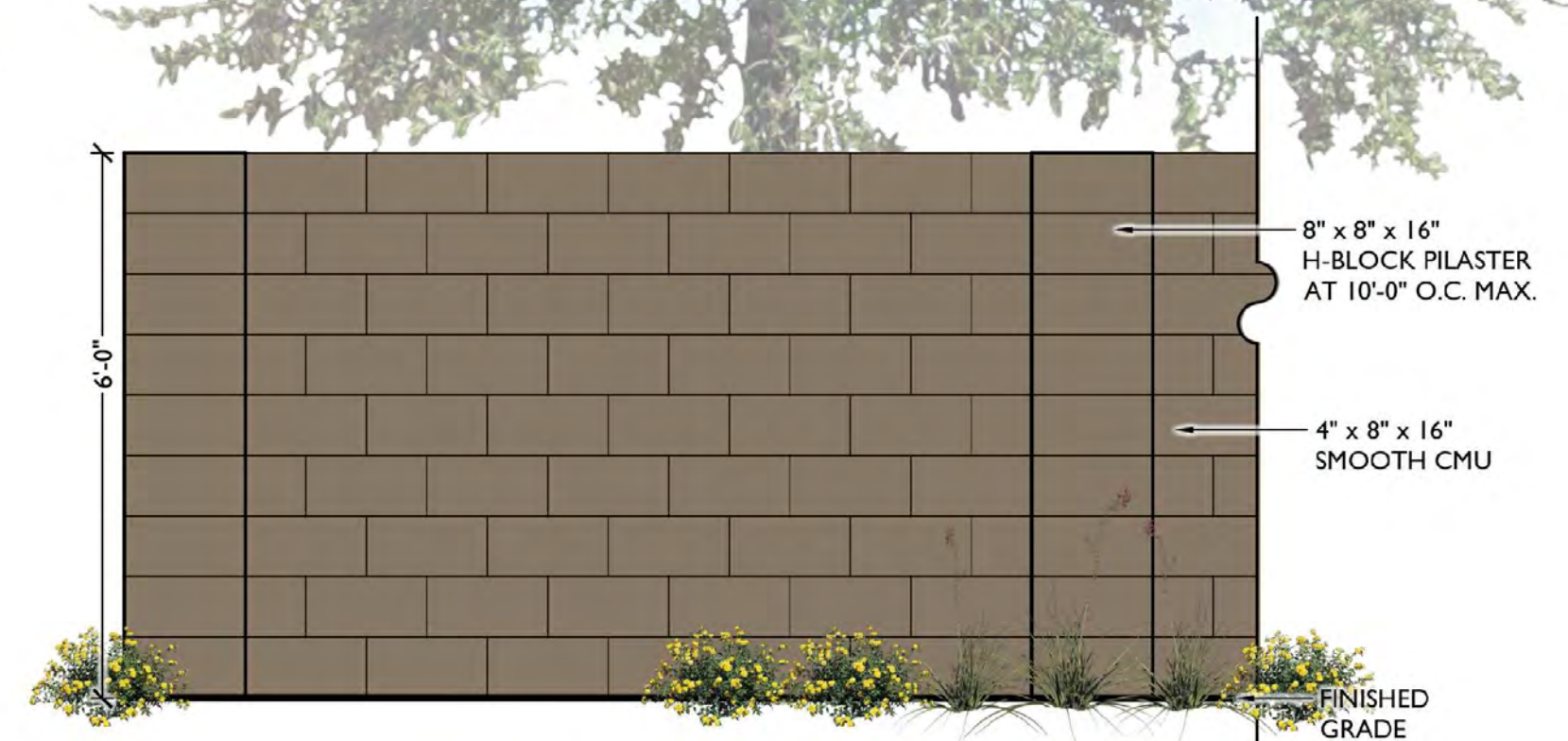
**1** RAIL FENCE  
Scale: 1/2" = 1'-0"



**2** GARDEN WALL  
Scale: 1/2" = 1'-0"



**3** FULL VIEW FENCE  
Scale: 1/2" = 1'-0"



**4** BUILDER WALL  
Scale: 1/2" = 1'-0"



SMOOTH CMU BLOCK  
Color: Desert by Superlite OAE



SPLIT FACE CMU BLOCK  
Color: Desert by Superlite OAE



METAL  
Grey Beige RAL 1019 OAE

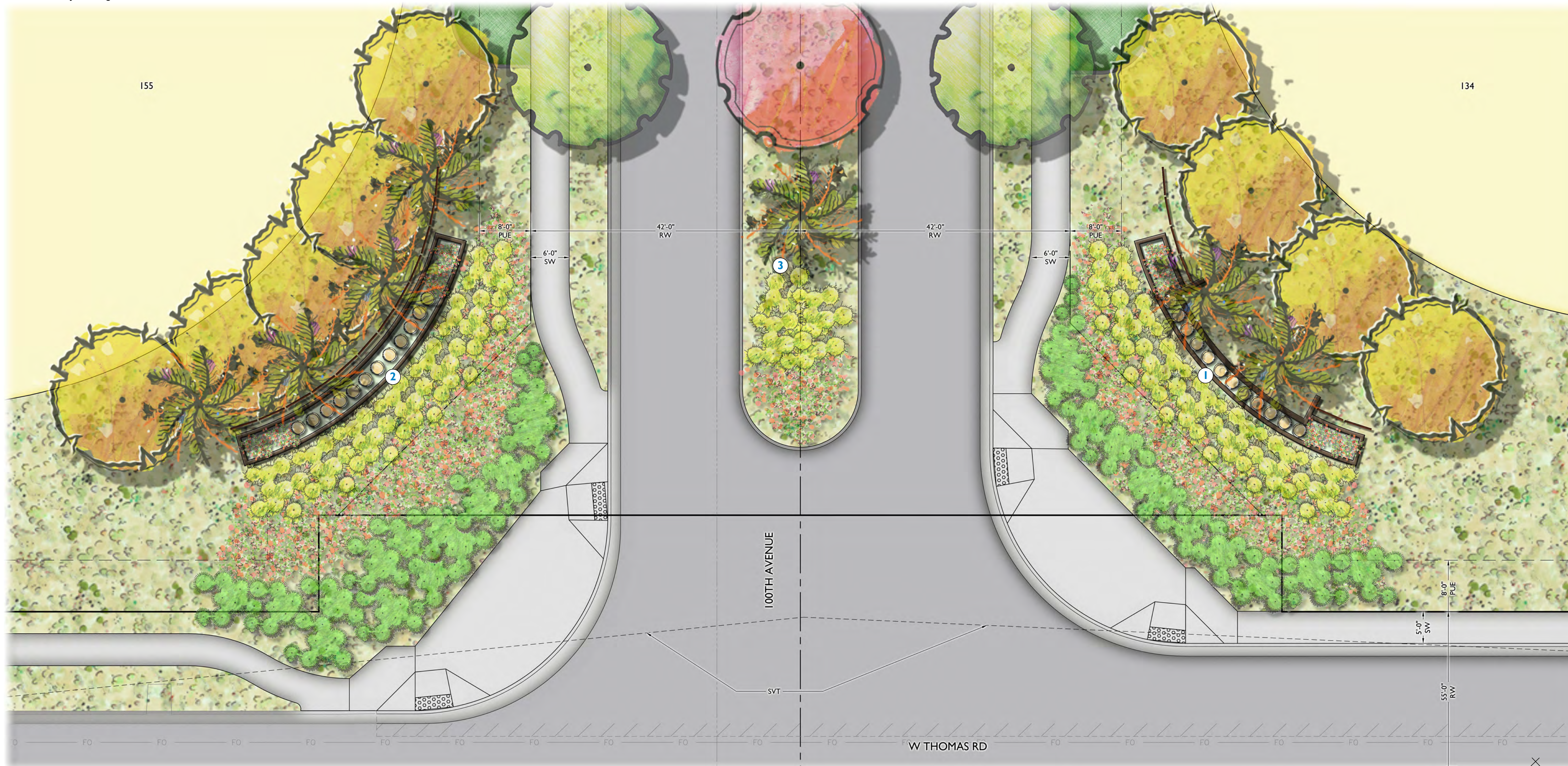


SONORAN CMU CAP  
Color: Desert by Superlite OAE



FOUNDERS FINISH CMU BLOCK  
Color: Desert by Superlite OAE

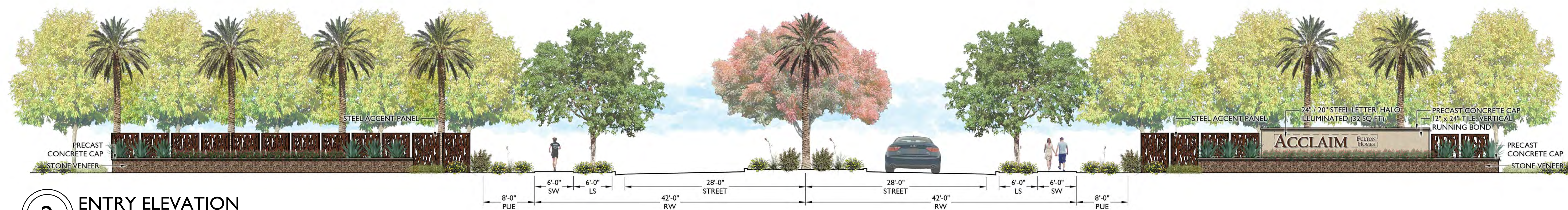




## KEYNOTES

- 1 ENTRY MONUMENT SIGN WALL
- 2 ENTRY MONUMENT
- 3 ENTRY MEDIAN

**1** THOMAS ROAD ENTRY ENLARGEMENT PLAN  
Scale: 1/8" = 1'-0"



**2** ENTRY ELEVATION  
Scale: 1/8" = 1'-0"

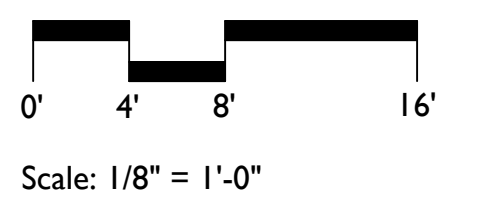
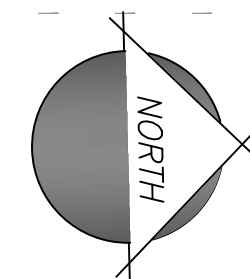




# KEYNOTES

- 1 ENTRY MONUMENT SIGN WALL
- 2 ENTRY MONUMENT
- 3 ENTRY MEDIAN

**99TH AVENUE ENTRY ENLARGEMENT PLAN**  
Scale: 1/8" = 1'-0"



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



**L-2.03**  
08.26.2020













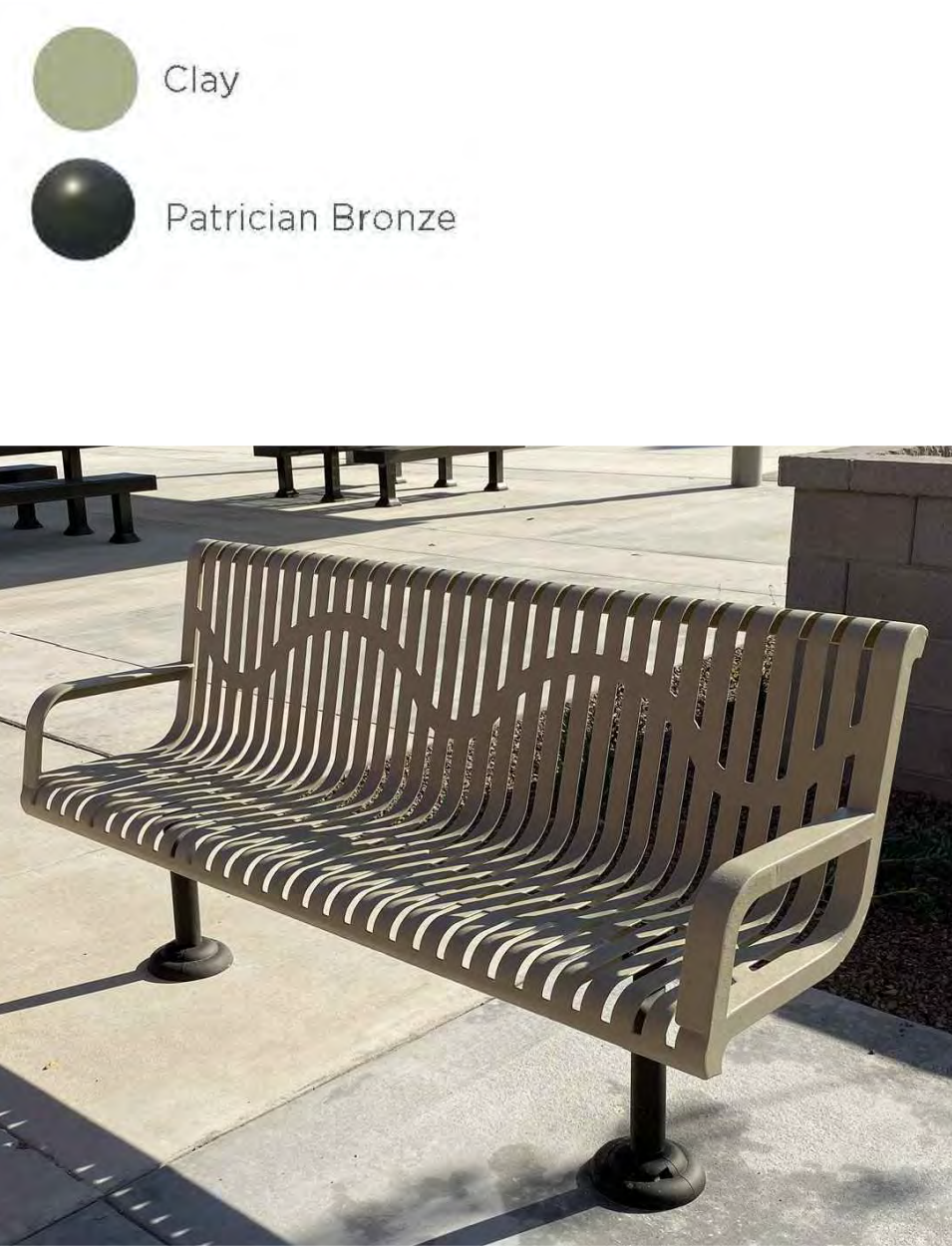
| LEGEND      |                    |              |
|-------------|--------------------|--------------|
| SYMBOL      | ITEM               |              |
| <div></div> | ACTIVE OPEN SPACE  | +/- 24.42 AC |
| <div></div> | PASSIVE OPEN SPACE | +/- 12.43 AC |



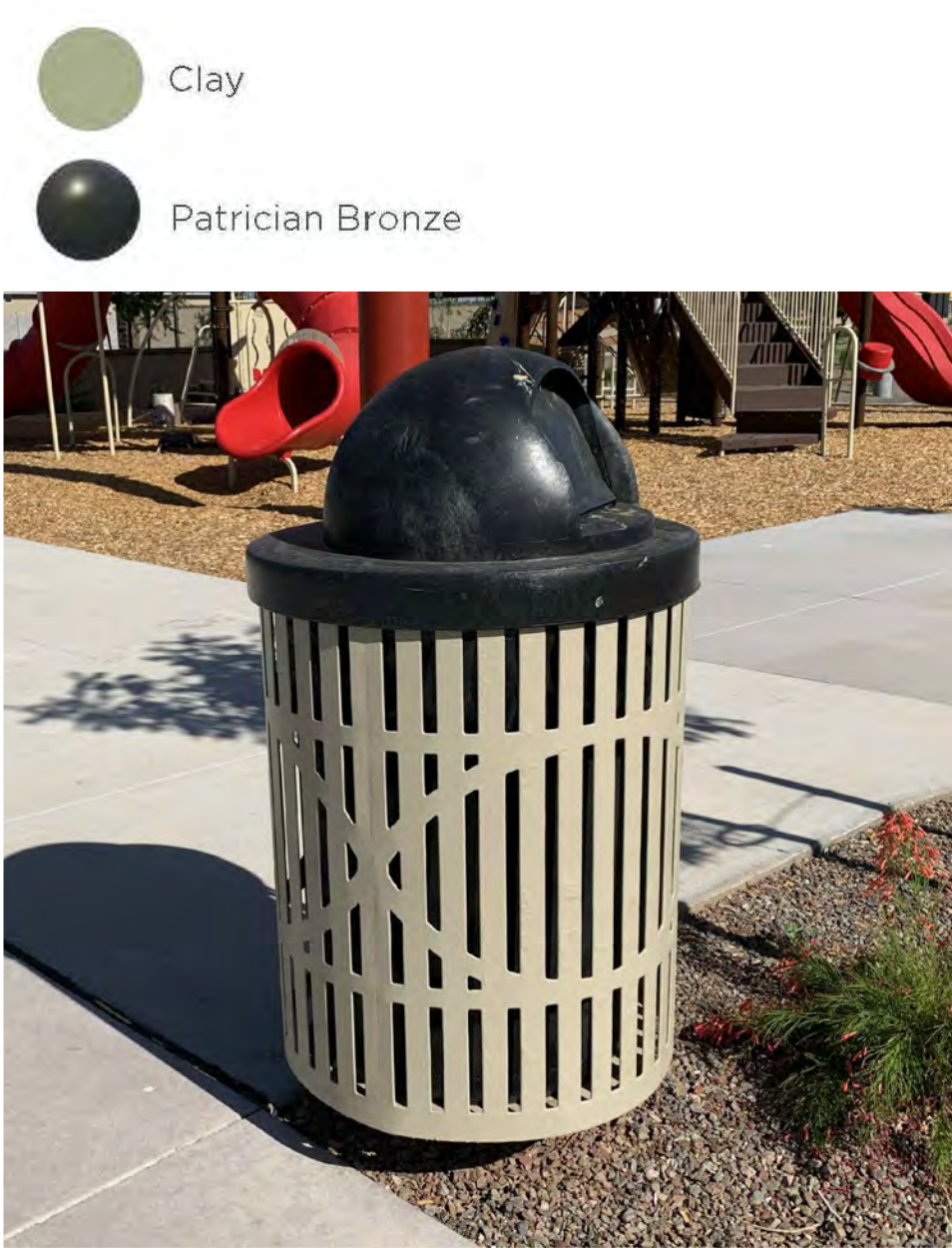
# MATERIALS & COLOR BOARD



PET STATION  
JJB204 BY Zero Waste USA  
Color Green OAE



LANDSCAPE BENCH  
By Webcoat, Model B6WBWINGLINES,  
Color: Seat: Clay; Frame: Patrician Bronze OAE



TRASH RECEPTACLE  
By Webcoat, Model TR32CLASSIC  
Color: Can Clay; Lid: Brown OAE



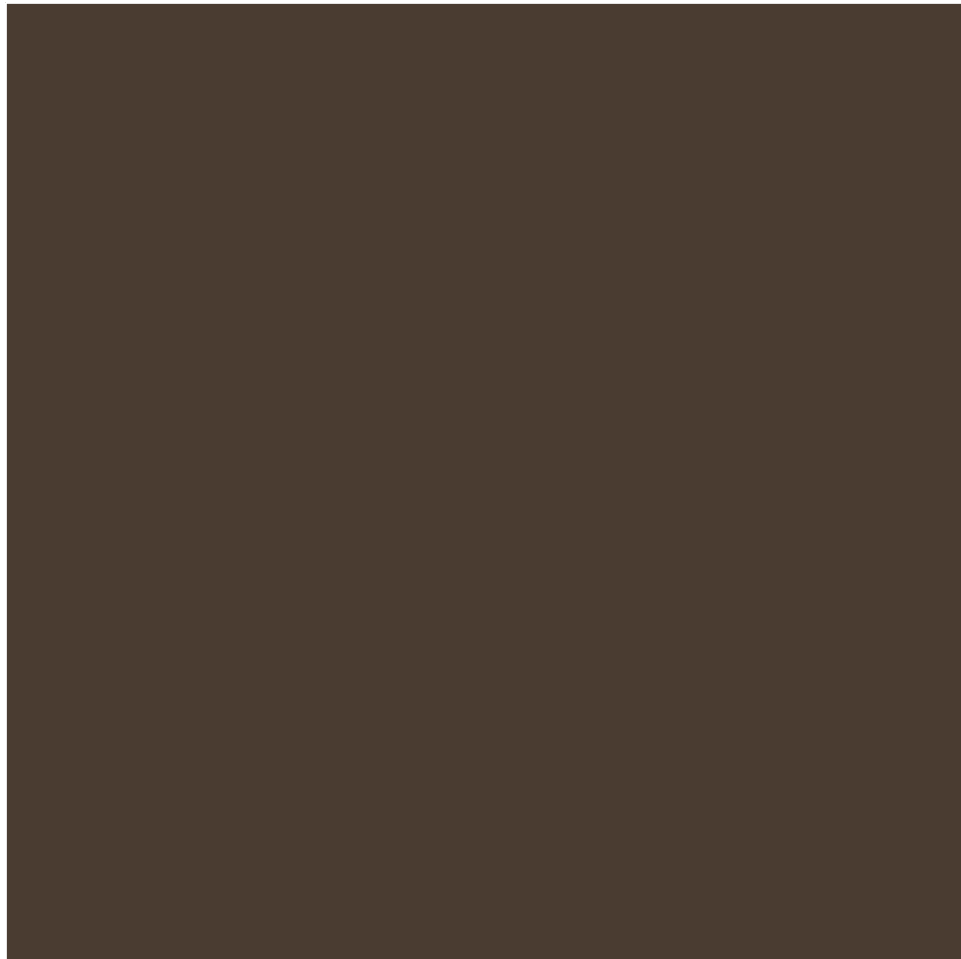
PICNIC TABLE  
By Wabash Valley, DS201T Surface Mount  
Color: Seat & Frame: Dark Bronze, OAE



BIKE RACK  
By Webcoat, Model MSBR, In-Ground Mount  
Color: Bronze OAE



BBQ GRILL  
By Wabash Valley, Model GR105N  
Color: Black OAE



SMOOTH CMU BLOCK  
Color: SW9183 Dark Clove by Sherwin Williams  
OAE



SPLIT FACE CMU BLOCK  
Color: SW7039 Virtual Taupe by Sherwin Williams  
OAE



SONORAN CMU CAP  
Color: SW9183 Dark Clove by Sherwin Williams  
OAE



METAL  
Color: Grey Beige RAL1019 OAE



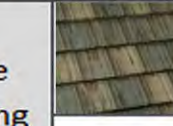
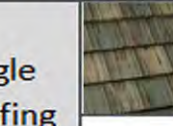
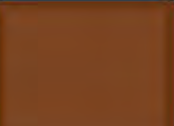
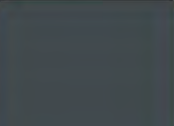
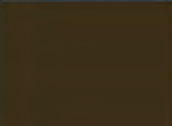
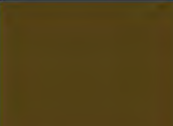
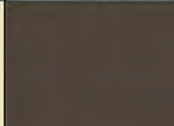
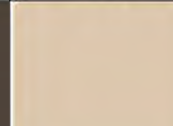
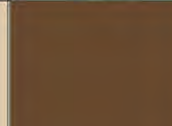
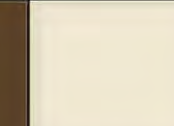
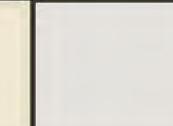
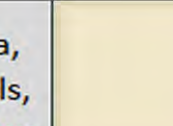
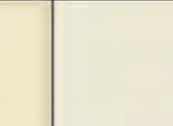
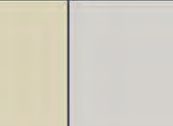
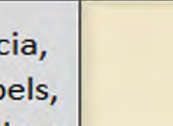
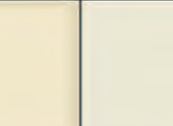
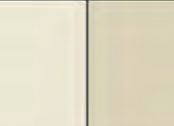
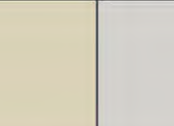
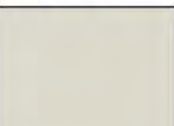
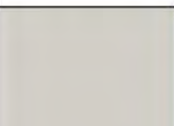
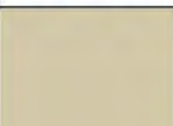
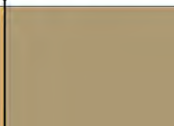
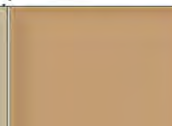
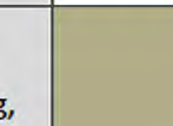
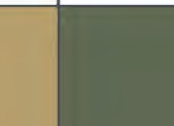
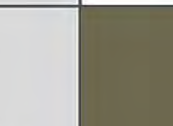
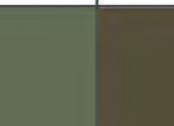
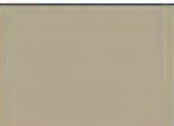
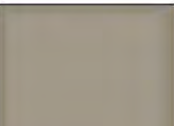
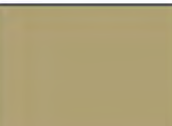
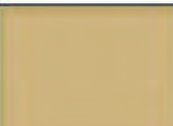
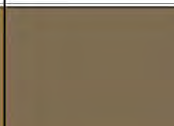
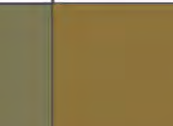
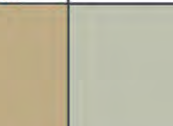
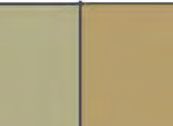
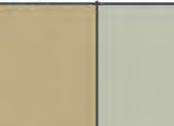
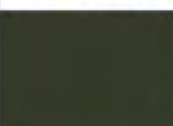
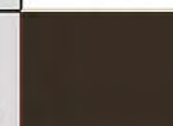
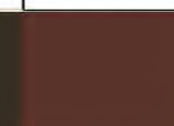
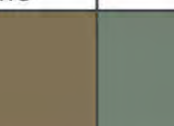
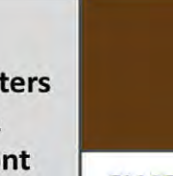
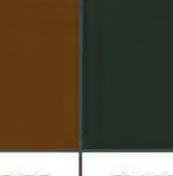
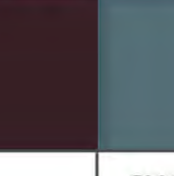
DECOMPOSED GRANITE  
Desert Brown: 3/4" Screened (Landscape Areas)  
and 1/4" Minus (Paths) OAE



PARASOLEIL PANEL  
Pattern: Quiet Wood, Color: Umbria OAE



# Fulton Homes Acclaim

|                                                 | A Elevations Spanish                                                                |                                                                                     |                                                                                     |                                                                                     |                                                | B Elevations Cottage                                                                |                                                                                      |                                                                                       |                                                                                       |                                    | C Elevations Farmhouse                                                                |                                                                                       |                                                                                       |                                                                                       |                                          | D Elevations Craftsman - One Story                                                    |                                                                                       |                                                                                       |                                                                                       |                                              | D Elevations Craftsman - Two Story                                                    |                                                                                       |                                                                                       |                                                                                       |
|-------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|----------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Scheme                                          | 1                                                                                   | 2                                                                                   | 3                                                                                   | 4                                                                                   | Scheme                                         | 5                                                                                   | 6                                                                                    | 7                                                                                     | 8                                                                                     | Scheme                             | 9                                                                                     | 10                                                                                    | 11                                                                                    | 12                                                                                    | Scheme                                   | 13                                                                                    | 14                                                                                    | 15                                                                                    | 16                                                                                    | Scheme                                       | 13                                                                                    | 14                                                                                    | 15                                                                                    | 16                                                                                    |
| Eagle Roofing                                   |    |    |    |    | Eagle Roofing                                  |    |    |    |    | Eagle Roofing                      |    |    |    |    | Eagle Roofing                            |    |    |    |    | Eagle Roofing                                |    |    |    |    |
|                                                 | 3520                                                                                | 3549                                                                                | 3520                                                                                | 3549                                                                                |                                                | 4520                                                                                | 4502                                                                                 | 4511                                                                                  | 4520                                                                                  |                                    | 5502                                                                                  | 5689                                                                                  | 5502                                                                                  | 5689                                                                                  |                                          | 5634                                                                                  | 5690                                                                                  | 5690                                                                                  | 5634                                                                                  |                                              | 5634                                                                                  | 5690                                                                                  | 5690                                                                                  | 5634                                                                                  |
| Fascia                                          |    |    |    |    | Fascia                                         |    |    |    |    | Fascia Popouts, Window Detail      |    |    |    |    | Fascia, Corbels, Window Detail & Popouts |    |    |    |    | Fascia, Corbels, Window Detail & Popouts     |    |    |    |    |
|                                                 | SW2837 Aurora Brown                                                                 | SW7675 Seal Skin                                                                    | SW9183 Dark Clove                                                                   | SW9115 Cowboy Boots                                                                 |                                                | SW6119 Antique White                                                                | SW7027 Well-Bred Brown                                                               | SW7036 Accessible Beige                                                               | SW6097 Sturdy Brown                                                                   |                                    | SW7055 Van Dyke Brown                                                                 | SW9091 Half Caff                                                                      | SW6885 Dover White                                                                    | SW7637 Oyster White                                                                   |                                          | SW6155 Rice Grain                                                                     | SW6119 Antique White                                                                  | SW7542 Natural                                                                        | SW9165 Gossamer Veil                                                                  |                                              | SW6155 Rice Grain                                                                     | SW6119 Antique White                                                                  | SW7542 Natural                                                                        | SW9165 Gossamer Veil                                                                  |
| Body, Service Doors & Vents                     |    |    |    |    | Body, Service Doors & Vents                    |    |    |    |    | Siding                             |    |    |    |    | Siding, Garage & Pillars                 |    |    |    |    | Siding                                       |    |    |    |    |
|                                                 | SW7567 Natural Tan                                                                  | SW7050 Useful Grey                                                                  | SW6134 Netsuke                                                                      | SW9101 Tres Naturale                                                                |                                                | SW6388 Golden Fleece                                                                | SW7534 Outerbanks                                                                    | SW7642 Pavestone                                                                      | SW7725 Yearling                                                                       |                                    | SW6152 Superior Bronze                                                                | SW9090 Caraibe                                                                        | SW9114 Fallen Leaves                                                                  | SW2851 Sage Green Light                                                               |                                          | SW7544 Fenland                                                                        | SW6122 Camelback                                                                      | SW2846 Roycroft Bronze Green                                                          | SW7033 Brainstorm Bronze                                                              |                                              | SW6061 Best Bronze                                                                    | SW9099 Saddle Up                                                                      | SW2846 Roycroft Bronze Green                                                          | SW7033 Brainstorm Bronze                                                              |
| Stucco Accents, Popouts, Window Detail & Garage |    |    |    |    | Stucco Accent, Popouts, Window Detail & Garage |    |    |    |    | Body, Garage Service Doors & Vents |    |    |    |    | Body, Service Doors & Vents              |    |    |    |    | Upper Body Garage & Pillars                  |    |    |    |    |
|                                                 | SW7549 Studio Taupe                                                                 | SW9172 Studio Clay                                                                  | SW9116 Serengeti Grass                                                              | SW9104 Woven Wicker                                                                 |                                                | SW6124 Cardboard                                                                    | SW7514 Foothills                                                                     | SW7025 Backdrop                                                                       | SW6096 Jute Brown                                                                     |                                    | SW7549 Studio Taupe                                                                   | SW9112 Song Thrush                                                                    | SW2813 Downing Straw                                                                  | SW7739 Herbal Wash                                                                    |                                          | SW6166 Eclipse                                                                        | SW6124 Cardboard                                                                      | SW2827 Colonial Revival Stone                                                         | SW2821 Downing Stone                                                                  |                                              | SW7544 Fenland                                                                        | SW6122 Camelback                                                                      | SW2827 Colonial Revival Stone                                                         | SW2821 Downing Stone                                                                  |
| Front Door                                      |  |  |  |  | Shutters & Front Door                          |  |  |  |  | Shutters & Front Door              |  |  |  |  | Shutters & Front Door                    |  |  |  |  | Lower Body, Belly Band Service Doors & Vents |  |  |  |  |
|                                                 | SW9179 Anchors Aweigh                                                               | SW7625 Mount Etna                                                                   | SW2802 Rookwood Red                                                                 | SW6174 Andiron                                                                      |                                                | SW7630 Raisin                                                                       | SW7523 Burnished Brandy                                                              | SW7674 Peppercorn                                                                     | SW6048 Terra Brun                                                                     |                                    | SW7048 Urbane Bronze                                                                  | SW9182 Rojo Maroon                                                                    | SW6258 Tricorn Black                                                                  | SW7630 Raisin                                                                         |                                          | SW6069 French Roast                                                                   | SW6994 Green black                                                                    | SW7630 Raisin                                                                         | SW7615 Sea Serpent                                                                    |                                              | SW6166 Eclipse                                                                        | SW6124 Cardboard                                                                      | SW7039 Virtual Taupe                                                                  | SW6200 Link Grey                                                                      |
| Mexican Tile                                    |  |  |  |  | Coronado Stone                                 |  |  |  |  | Coronado Stone                     |  |  |  |  | Coronado Stone                           |  |  |  |  | Shutters & Front Door                        |  |  |  |  |
|                                                 | Libro 4 x 4                                                                         | Malecon Bone 4 x 4                                                                  | *Pattern Arabesque 4 x 4                                                            | Alora 4 x 4                                                                         |                                                | Osage, Ancient Reef                                                                 | Valley Cobble, Desert Sunset                                                         | Canyon Cobble, Wind River                                                             | Appalachian Fieldstone, Dakota Brown                                                  |                                    | Special Used, Eagle Buff                                                              | Wire Cut, Old Chicago                                                                 | Wire Cut, Country                                                                     | Special Used, Aspen                                                                   |                                          | River Rock Desert Rust                                                                | River Rock Reno Blend                                                                 | River Rock Sienna Brown                                                               | River Rock Seaside                                                                    |                                              | SW6069 French Roast                                                                   | SW6994 Green black                                                                    | SW7630 Raisin                                                                         | SW7615 Sea Serpent                                                                    |
|                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                |                                                                                     |                                                                                      |                                                                                       |                                                                                       |                                    |                                                                                       |                                                                                       |                                                                                       |                                                                                       |                                          |                                                                                       |                                                                                       |                                                                                       |                                                                                       | Coronado Stone                               |  |  |  |  |
|                                                 |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                |                                                                                     |                                                                                      |                                                                                       |                                                                                       |                                    |                                                                                       |                                                                                       |                                                                                       |                                                                                       |                                          |                                                                                       |                                                                                       |                                                                                       |                                                                                       |                                              | River Rock Desert Rust                                                                | River Rock Reno Blend                                                                 | River Rock Sienna Brown                                                               | River Rock Seaside                                                                    |



# FOREST AT FULTON HOMES ACCLAIM

4/21/2020

**FULTON HOMES**  
*You're Proud To Own, We're Proud To Build!*



*Linderoth Associates, Inc.*  
8135 E. INDIAN BEND RD.  
SUITE #103  
SCOTTSDALE, AZ 85250  
P.480.941.0840 F.480.949.1041  
Architecture • Planning • Visualization





# FULTON HOMES

FOREST AT FULTON HOMES ACCLAIM  
4/21/2020

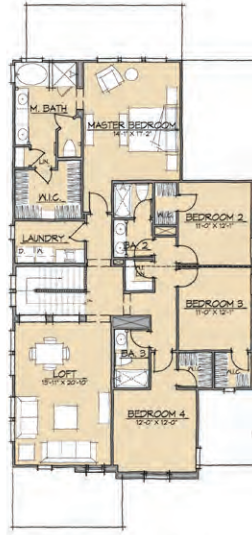
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PERSPECTIVE STREETSCAPE  
LINDEROTH ASSOCIATES, INC.

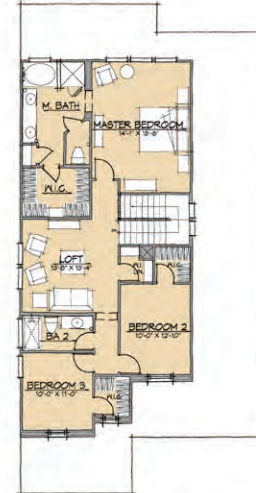




UPPER FLOOR



UPPER FLOOR



UPPER FLOOR



PLAN 1972  
1,972 SF

PLAN 2930  
2,930 SF

PLAN 1951  
1,951 SF

PLAN 3157  
3,157 SF

PLAN 1892  
1,892 SF

PLAN 2498  
2,498 SF

PLAN 1691  
1,691 SF

# FULTON HOMES

FOREST AT FULTON HOMES ACCLAIM  
4/21/2020

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50'X120' PLAN STREETSCAPE

LINDEROTH ASSOCIATES, INC.





**PLAN 1972**  
SPANISH - ELEVATION 'A'  
COLOR SCHEME 4

**PLAN 2930**  
CRAFTSMAN - ELEVATION 'D'  
COLOR SCHEME 15

**PLAN 1951**  
FARMHOUSE - ELEVATION 'C'  
COLOR SCHEME 11

**PLAN 3157**  
SPANISH- ELEVATION 'A'  
COLOR SCHEME 2

**PLAN 1892**  
COTTAGE - ELEVATION 'B'  
COLOR SCHEME 6

**PLAN 2498**  
FARMHOUSE - ELEVATION 'C'  
COLOR SCHEME 10

**PLAN 1691**  
CRAFTSMAN - ELEVATION 'D'  
COLOR SCHEME 13

**FRONT ELEVATION STREETSCAPE**



**PLAN 1972**  
SPANISH - ELEVATION 'A'  
COLOR SCHEME 4

**PLAN 2930**  
CRAFTSMAN - ELEVATION 'D'  
COLOR SCHEME 15

**PLAN 1951**  
FARMHOUSE - ELEVATION 'C'  
COLOR SCHEME 11

**PLAN 3157**  
SPANISH- ELEVATION 'A'  
COLOR SCHEME 2

**PLAN 1892**  
COTTAGE - ELEVATION 'B'  
COLOR SCHEME 6

**PLAN 2498**  
FARMHOUSE - ELEVATION 'C'  
COLOR SCHEME 10

**PLAN 1691**  
CRAFTSMAN - ELEVATION 'D'  
COLOR SCHEME 13

**REAR ELEVATION STREETSCAPE**



# GROVES AT FULTON HOMES ACCLAIM

4/21/2020

**FULTON HOMES**

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Architecture • Planning • Visualization





# FULTON HOMES

GROVES AT FULTON HOMES ACCLAIM

4/21/2020

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PERSPECTIVE STREETSCAPE

LINDEROTH ASSOCIATES, INC.





LOFT



LOFT



LOFT



LOFT



PLAN 3418  
3,418 SF

PLAN 2533  
2,533 SF

PLAN 3373  
3,373 SF

PLAN 2481  
2,481 SF

PLAN 3595  
2,595 SF

PLAN 2407  
2,407 SF

PLAN 3526  
3,526 SF

PLAN 2586  
2,586 SF

# FULTON HOMES

GROVES AT FULTON HOMES ACCLAIM

4/21/2020

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60'X125' PLAN STREETSCAPE

LINDEROTH ASSOCIATES, INC.





FRONT ELEVATION STREETSCAPE



REAR ELEVATION STREETSCAPE



# REDWOOD VALLEY AT FULTON HOMES ACCLAIM

4/21/2020

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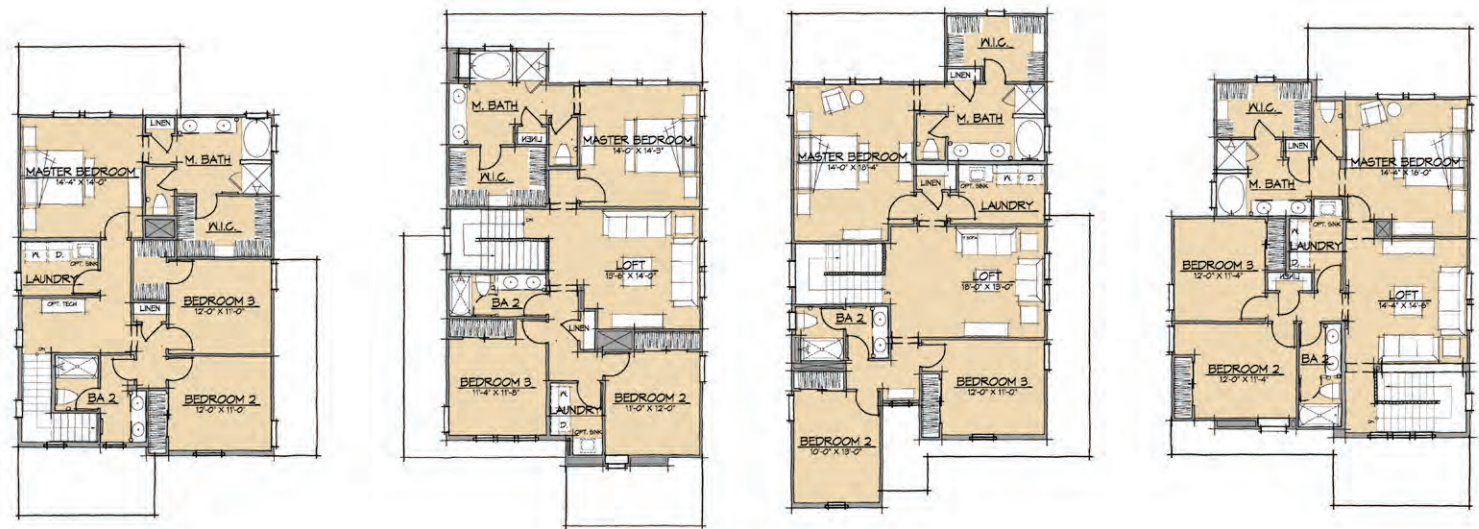
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4/21/2020

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PERSPECTIVE STREETSCAPE  
LINDEROTH ASSOCIATES, INC.





UPPER FLOOR

UPPER FLOOR

UPPER FLOOR

UPPER FLOOR



PLAN 1971  
1,971 SF

PLAN 2363  
2,363 SF

PLAN 2501  
2,501 SF

PLAN 2180  
2,180 SF

# FULTON HOMES

REDWOOD VALLEY AT FULTON HOMES ACCLAIM  
4/21/2020

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PLAN STREETScape  
LINDEROTH ASSOCIATES, INC.





**PLAN 1971**  
COTTAGE- ELEVATION 'B'  
COLOR SCHEME 5

**PLAN 2363**  
CRAFTSMAN- ELEVATION 'D'  
COLOR SCHEME 15

**PLAN 2501**  
SPANISH- ELEVATION 'A'  
COLOR SCHEME 4

**PLAN 2180**  
FARMHOUSE - ELEVATION 'C'  
COLOR SCHEME 10

**FRONT ELEVATION STREETSCAPE**



**PLAN 1971**  
COTTAGE- ELEVATION 'B'  
COLOR SCHEME 5

**PLAN 2363**  
CRAFTSMAN- ELEVATION 'D'  
COLOR SCHEME 15

**PLAN 2501**  
SPANISH- ELEVATION 'A'  
COLOR SCHEME 4

**PLAN 2180**  
FARMHOUSE - ELEVATION 'C'  
COLOR SCHEME 10

**REAR ELEVATION STREETSCAPE**



20-0146

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dhughes

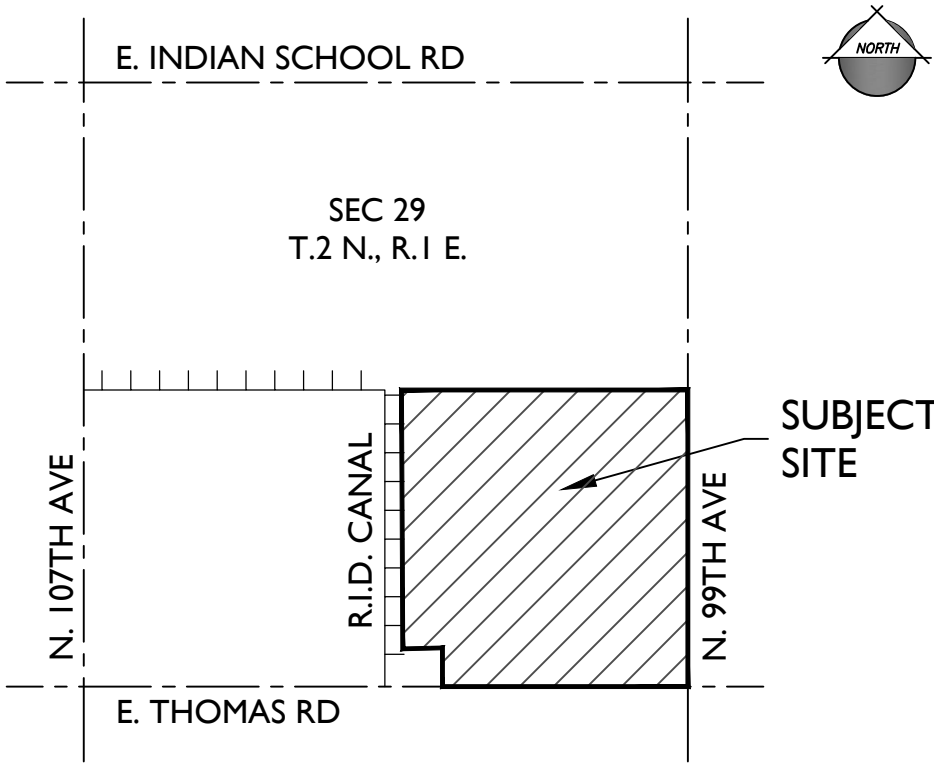


# CIRCULATION PLAN FOR FULTON HOMES ACCLAIM

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29,  
T.2 N., R.1 E. OF THE GILA AND SALT RIVER & MERIDIAN,  
MARICOPA COUNTY, ARIZONA.

## VICINITY MAP

N.T.S.

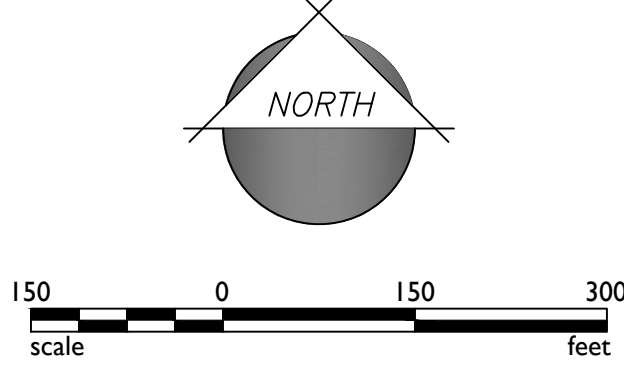


## PROJECT TEAM

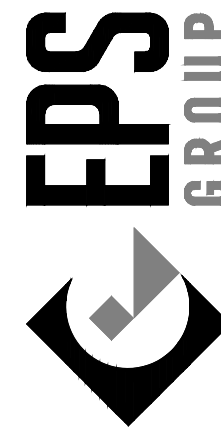
|                                                                                                                                                                  |                                                                                                                                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DEVELOPER<br>FULTON HOMES<br>9140 S. KYRENE RD., SUITE 202<br>TEMPE, AZ 85284<br>TEL: (480)-753-6789<br>CONTACT: NORM NICHOLLS<br>NNicholls@fultonhomes.com      | CIVIL ENGINEER<br>EPS GROUP, INC.<br>1130 N. ALMA SCHOOL RD., SUITE 120<br>MESA, AZ 85201<br>TEL: (480)-503-2250<br>CONTACT: BRIAN NICHOLLS, P.E.<br>Brian.Nicholls@epsgroupinc.com                                                        |
| ATTORNEY<br>GAMMAGE & BURNHAM PLC<br>2 N. CENTRAL AVE., 15TH FLOOR<br>PHOENIX, AZ 85004<br>TEL:(602)-256-4422<br>CONTACT: STEPHEN ANDERSON<br>SAnderson@gbaw.com | LAND PLANNER AND LANDSCAPE ARCHITECT<br>EPS GROUP, INC.<br>1130 N. ALMA SCHOOL RD., SUITE 120<br>MESA, AZ 85201<br>TEL: (480)-503-2250<br>CONTACT: JOSH HANNON & ALIZA SABIN<br>Josh.Hannon@epsgroupinc.com<br>Aliza.Sabin@epsgroupinc.com |

## CIRCULATION LEGEND

- ARTERIAL STREET (99TH AVENUE)
- ARTERIAL STREET (THOMAS ROAD WITH MEDIAN)
- ARTERIAL STREET (THOMAS ROAD WITH TURN LANE)
- COLLECTOR STREET (MODIFIED)
- COLLECTOR STREET (MODIFIED WITH TURN LANE)
- LOCAL STREET
- LOCAL STREET (WITH 8' DETACHED SIDEWALK)
- LOCAL STREET (WITH 8' DETACHED SIDEWALK AND PARKING)
- LOCAL STREET (WITH ADJACENT 10' TRAIL)
- LOCAL STREET WITH CHOKER (PEDESTRIAN CROSSING)



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T:480.503.2250 | F:480.503.2258  
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Fulton Homes Acclaim  
GILBERT, AZ  
Circulation Plan

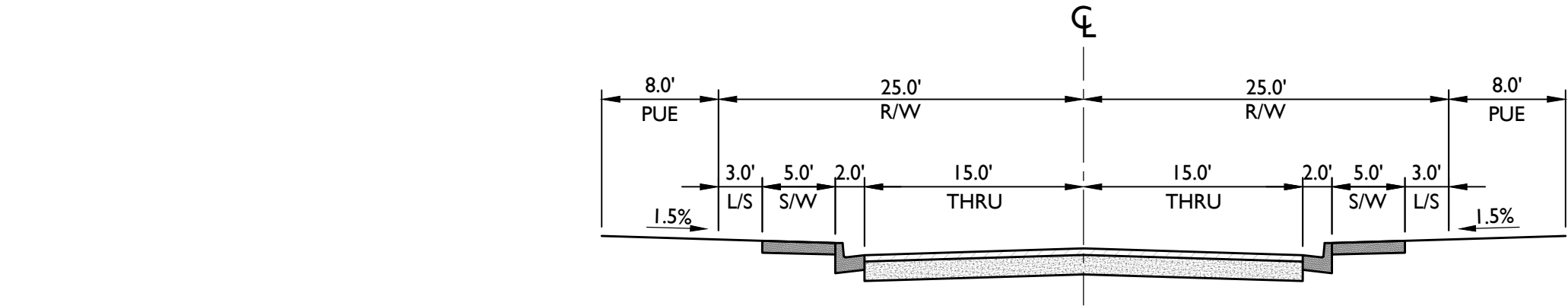
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| Project:                               |  |
| Revisions:                             |  |
| APRIL 27, 2020 - 1ST ZONING SUBMITTAL  |  |
| JULY 16, 2020 - 2ND ZONING SUBMITTAL   |  |
| AUGUST 27, 2020 - 3RD ZONING SUBMITTAL |  |

Call all requests for working days  
before and after the above dates.  
**ARIZONA**  
State of Arizona  
Maricopa County (002083-1100)

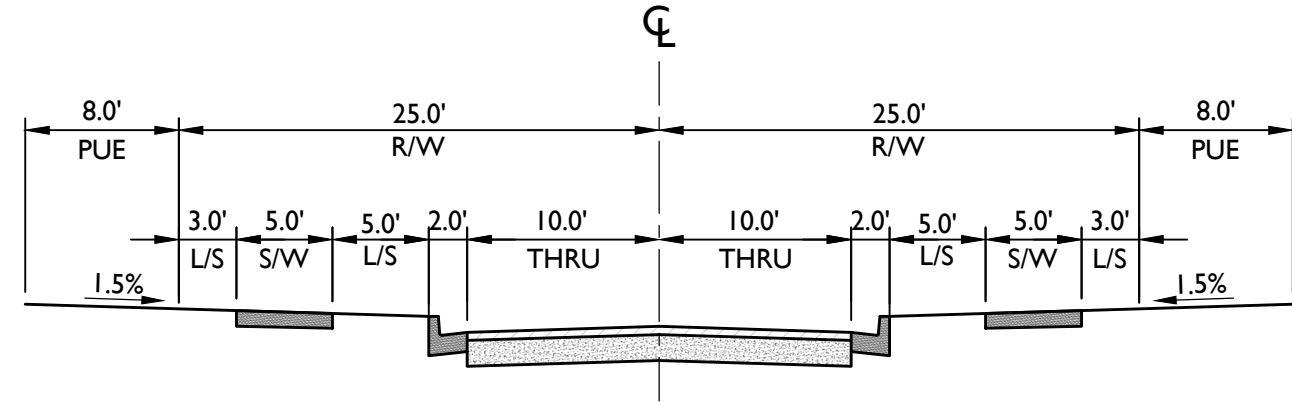
Designer: JH  
Drawn by: JAJ  
Preliminary  
Not For  
Construction  
Or  
Recording

Job No.  
**20-0146**  
CP01  
Sheet No.  
**1**  
of 2

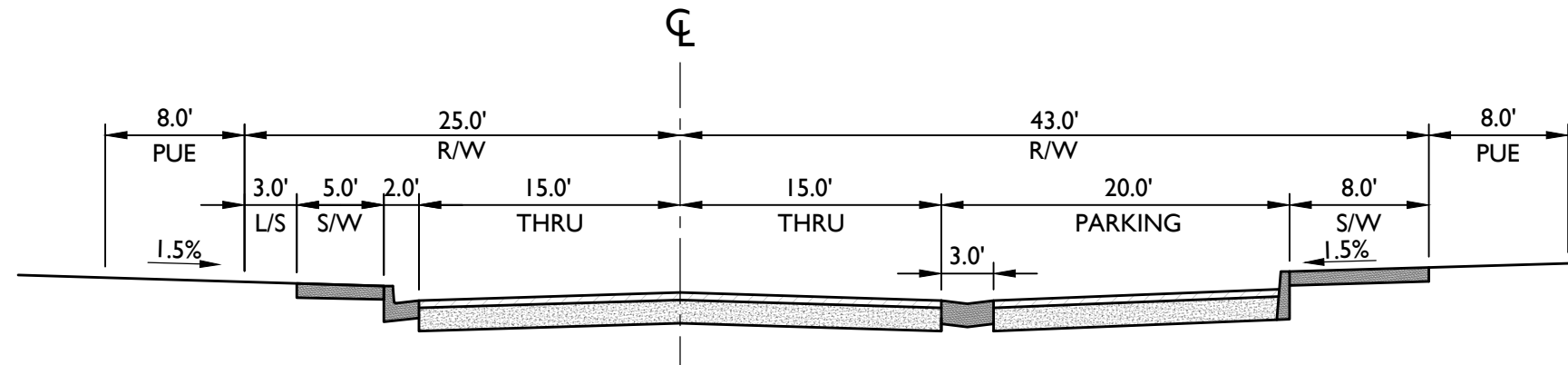




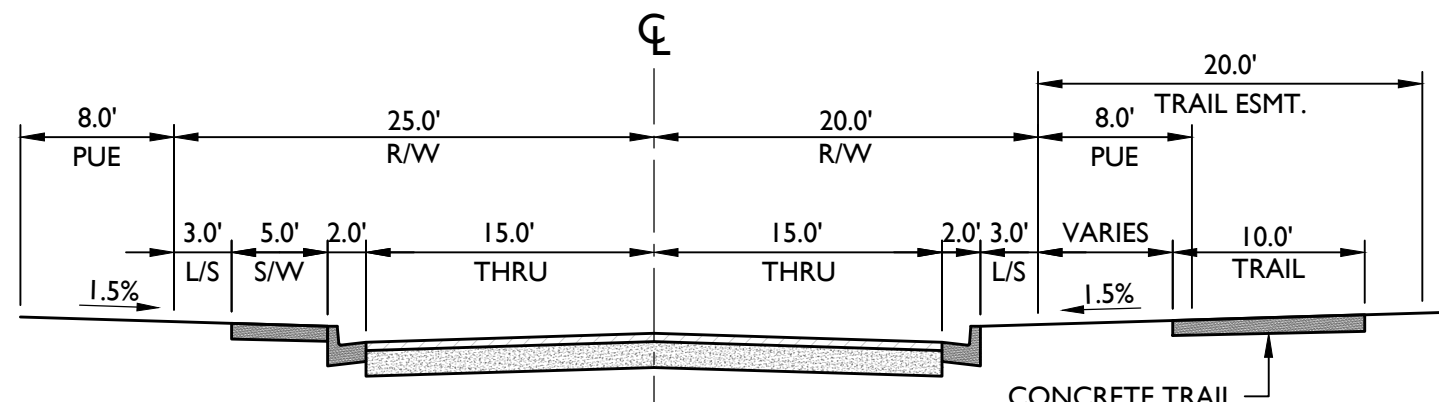
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N.T.S.



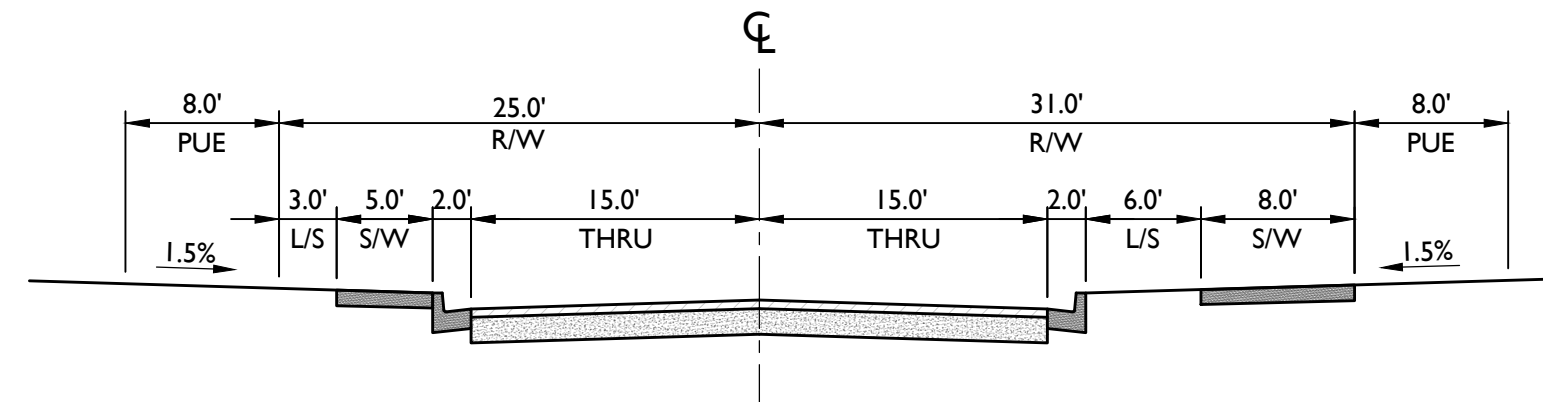
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N.T.S.



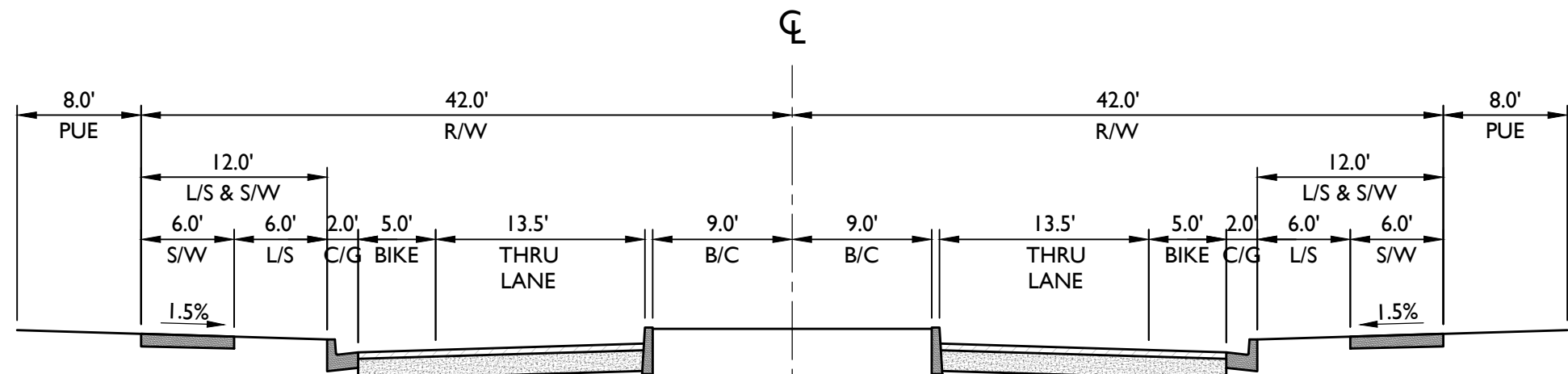
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N.T.S.



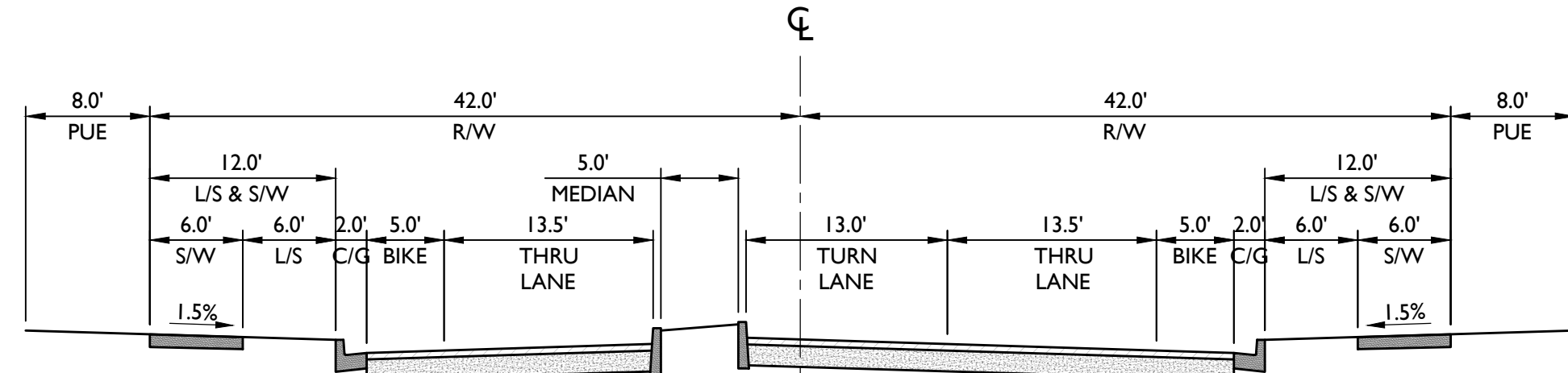
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N.T.S.



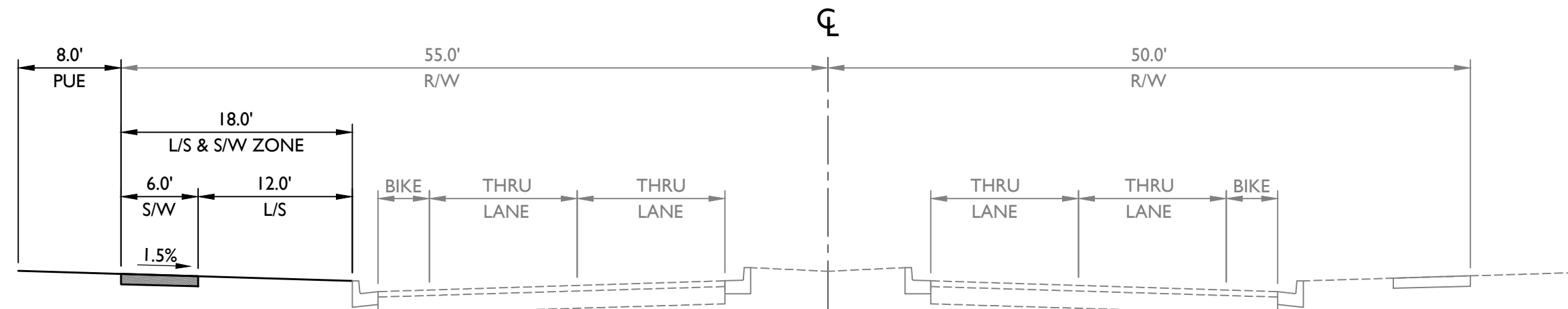
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N.T.S.



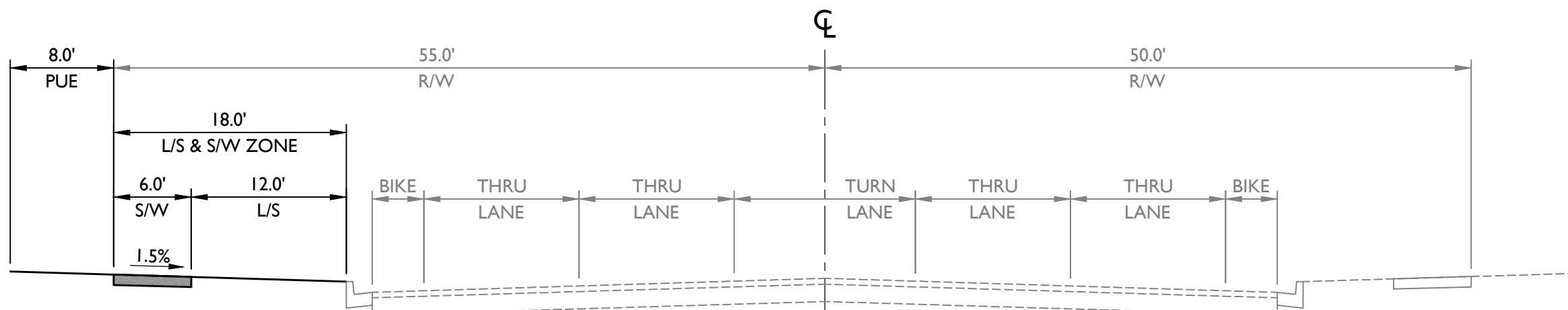
COLLECTOR (MODIFIED)  
N.T.S.



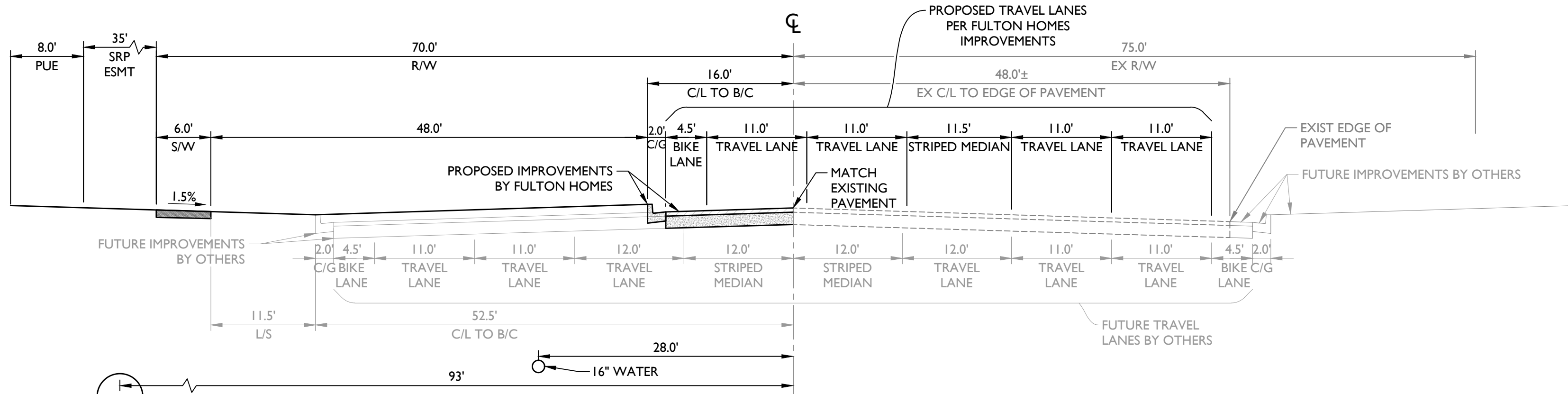
COLLECTOR (MODIFIED WITH TURN LANE)  
N.T.S.



ARTERIAL (THOMAS w/ MEDIAN)  
N.T.S.



ARTERIAL (THOMAS w/ TURN LANE)  
N.T.S.



ARTERIAL (99th AVE w/ STRIPED MEDIAN)  
N.T.S.

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**EPS**  
GROUP

Fulton Homes Acclaim  
GILBERT, AZ

Street Sections

Project:  
APRIL 27, 2020 - 1ST ZONING SUBMITTAL  
JULY 16, 2020 - 2ND ZONING SUBMITTAL  
AUGUST 27, 2020 - 3RD ZONING SUBMITTAL

Revisions:  

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |

Call all design team for all design changes before any design construction.  
**ARIZONA**  
State of Arizona  
In Maricopa County (902383-1100)

Designer: JH  
Drawn by: JAJ

Preliminary  
Not For  
Construction  
Or  
Recording

Job No.  
**20-0146**

CP02

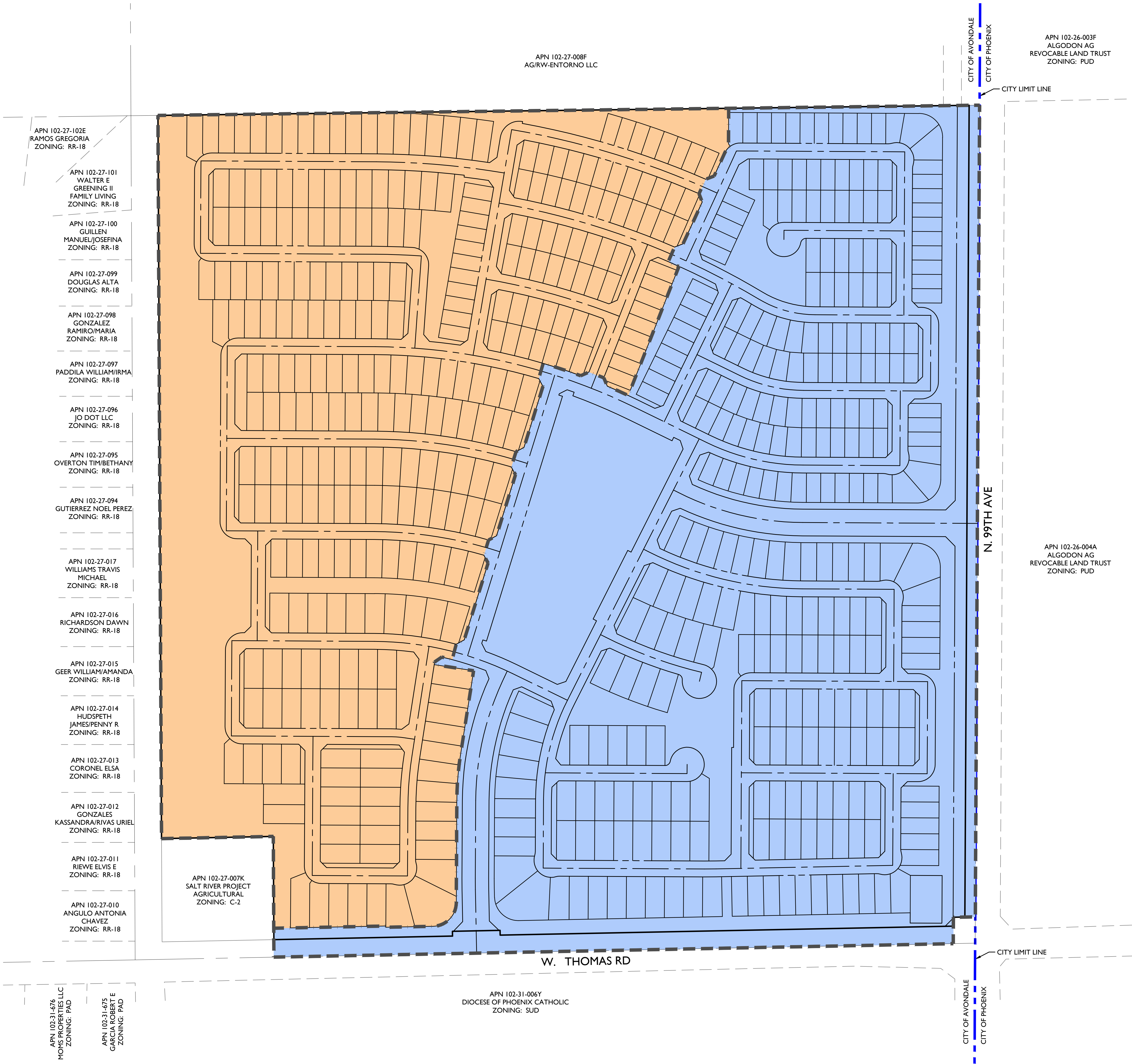
Sheet No.  
**2**  
of **2**



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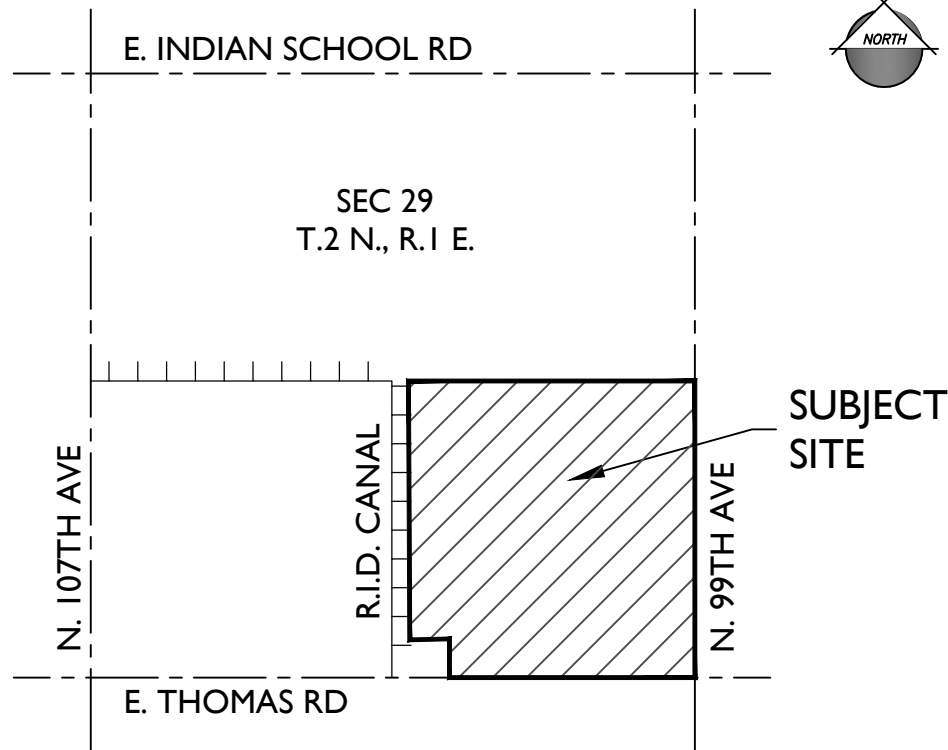


# PHASING PLAN FOR FULTON HOMES ACCLAIM

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29,  
T.2 N., R.1 E. OF THE GILA AND SALT RIVER & MERIDIAN,  
MARICOPA COUNTY, ARIZONA.

## VICINITY MAP

N.T.S.



## PROJECT TEAM

DEVELOPER  
FULTON HOMES  
9140 S. KYRENE RD., SUITE 202  
TEMPE, AZ 85284  
TEL: (480)-753-6789  
CONTACT: NORM NICHOLLS  
NNicholls@fultonhomes.com

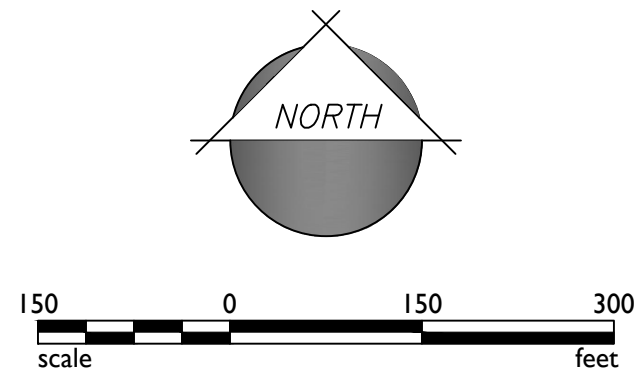
CIVIL ENGINEER  
EPS GROUP, INC.  
1130 N. ALMA SCHOOL RD., SUITE 120  
MESA, AZ 85201  
TEL: (480)-503-2250  
CONTACT: BRIAN NICHOLLS, P.E.  
Brian.Nicholls@epsgroupinc.com

ATTORNEY  
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TEL: (602)-256-4422  
CONTACT: STEPHEN ANDERSON  
SAnderson@gbaw.com

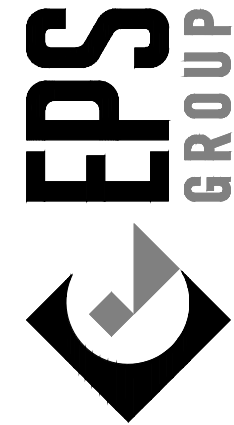
LAND PLANNER AND LANDSCAPE ARCHITECT  
EPS GROUP, INC.  
1130 N. ALMA SCHOOL RD., SUITE 120  
MESA, AZ 85201  
TEL: (480)-503-2250  
CONTACT: JOSH HANNON & ALIZA SABIN  
Josh.Hannon@epsgroupinc.com  
Aliza.Sabin@epsgroupinc.com

## PHASING LEGEND

|             |                              |     |
|-------------|------------------------------|-----|
| <div></div> | <b>PHASE 1 (83.70 ACRES)</b> |     |
| NO. OF LOTS |                              |     |
| 45' x 92'   |                              | 142 |
| 50' x 120'  |                              | 89  |
| 60' x 125'  |                              | 54  |
| TOTAL       |                              | 285 |
| <div></div> | <b>PHASE 2 (69.50 ACRES)</b> |     |
| NO. OF LOTS |                              |     |
| 45' x 92'   |                              | 82  |
| 50' x 120'  |                              | 152 |
| 60' x 125'  |                              | 62  |
| TOTAL       |                              | 296 |



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Fulton Homes Acclaim  
GILBERT, AZ

Phasing Plan

Project:

Revisions:

APRIL 27, 2020 - 1ST ZONING SUBMITTAL  
JULY 16, 2020 - 2ND ZONING SUBMITTAL  
AUGUST 27, 2020 - 3RD ZONING SUBMITTAL



Designer: JH  
Drawn by: JAJ

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Construction  
Or  
Recording

Job No.  
**20-0146**

**PP01**

Sheet No.  
**1 of 1**



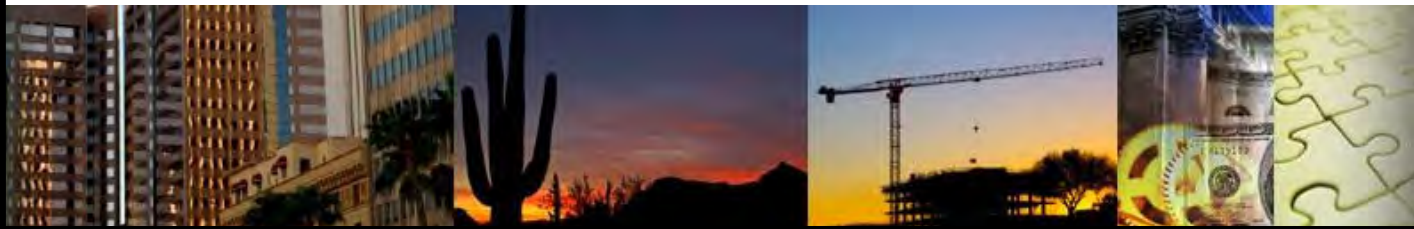
# Exhibit F

## Economic Analysis

Fulton Homes Acclaim



# NWC 99th Avenue & Thomas Economic Analysis Avondale, Arizona



Prepared for:

John F. Long Properties

and

Fulton Homes

March 2020

Prepared by:



Elliott D. Pollack & Company  
7505 East 6<sup>th</sup> Avenue, Suite 100  
Scottsdale, Arizona 85251



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| <b>2.0 Greater Phoenix Economy Overview</b>                     | <b>4</b>  |
| <b>3.0 Retail &amp; Office Market Overview</b>                  | <b>7</b>  |
| <b>4.0 Forecasts</b>                                            | <b>24</b> |
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## Executive Summary

### Purpose of Study

Elliott D. Pollack & Company was retained to conduct an economic analysis of a proposed 148.5-acre rezoning and General Plan amendment for agricultural property at the northwest corner of 99<sup>th</sup> Avenue and Thomas Road in Avondale, Arizona. The requested General Plan Amendment is for a change from mixed use and freeway commercial to residential and park uses. The scope of this engagement is to evaluate the various economic and real estate aspects of the proposed General Plan amendment.

### **Fulton Homes Acclaim - Proposed Site Plan**





## **Findings & Conclusions**

- Most commercial development in Avondale has occurred along the I-10 corridor with excellent freeway visibility. The I-10 corridor is also well represented by major retailers. Retail gap analysis suggests very little excess demand, insufficient to trigger new retail entrants. In addition, the retail marketplace has been significantly impacted by both e-commerce and the rise of supercenters and warehouse clubs. For the Greater Phoenix area, the Great Recession resulted in much slower population and employment growth and retailers have become much more cautious in planning for new stores. Some ten years after the end of the recession, retail development has not returned to prior construction levels. This trend may continue for the foreseeable future and will impact properties currently designated for commercial development.
- Office development in the market area has been modest and constitutes only 3.2% of the metro's office inventory. Only 169,400 square feet of office space in four developments have been built in the market area over the last 10 years. Slow growth in office development is likely to continue for the foreseeable future.
- The historical planning, zoning, and subsequent rezoning of neighboring projects such as Virtua99 to the south and Parkside Village immediately to the north of the subject site is consistent with the market realities that the 99<sup>th</sup> Avenue Corridor is mistakenly categorized as a "Freeway Corridor" in Avondale. The eastern edge of the subject property and neighboring parcels within Avondale are more than a half mile from the Loop 101 and thus do not benefit from freeway visibility. In each of the cases along 99<sup>th</sup> Avenue, the ultimate, market driven land uses are turning out to be much more suburban with a focus on residential products.
- In contrast, there are several hundred acres of vacant land with freeway frontage along just the Loop 101 corridor from McDowell Road to Camelback Road. In total, there are approximately 815 acres on the east and west side of the Loop 101 that have a competitive advantage over the subject site by having true freeway visibility and thus benefit from high freeway traffic volumes whereas the subject site does not.
- The proposed residential developments will help to support the retail assets within the City of Avondale. Despite the obvious surplus in most of the retail categories, each new additional resident will create demand for local serving retail, either by strengthening existing retail or inducing new development. Continued residential development in all forms within the market area will be critical to the eventual success of existing retail assets and additional commercial development. Local residents will be the main source





of retail demand and also provide a local workforce for future office development. Residential development must come first, eventually building to a critical mass of residents to attract additional retailers and employers.

- An important question related to the proposed General Plan amendment is its potential impact on the inventory of land available for employment uses. Avondale has approximately 3,140 acres of vacant land that is planned for commercial and employment uses. According to Maricopa Association of Governments, between 2020 and 2055, employment is expected to grow by another 22,200 jobs. Based on current employment density patterns, these 22,200 jobs can be accommodated on approximately 900 acres of land. This forecasted land demand compares favorably with the over 3,140 acres of available commercial and employment land within the City. This forecast is considered conservative and does not take into account:
  - Intensification of non-residential development in Avondale that will likely occur over the next 35+ years. The land inventory in Avondale will, therefore, accommodate more employees per acre than it has in the past.
  - Redevelopment of existing commercial and employment areas will occur in the future as buildings age and become obsolete for modern business purposes. This will result in more land being made available for development beyond the existing 3,140 acres of vacant property.

In our opinion, the rezoning of the subject site to residential uses will not affect the City's efforts to continue to attract businesses to the community. The City has a significant inventory of commercial and employment land that will provide for the long-term economic health of the community.

Overall, the proposed General Plan amendment for residential uses:

- Is more compatible for the site given its characteristics, neighboring developments, and location along 99<sup>th</sup> Avenue over a half mile away from the Loop 101 freeway. The site is at a considerable competitive disadvantage as a commercial property compared to over 800 acres of neighboring parcels with real freeway visibility.
- Will accommodate new resident growth which will support existing and planned commercial development.
- Will not harm the city's efforts to continue to attract high-wage businesses or commercial development to the community based on available land compared to expected job growth.





## 1.0 Introduction

### 1.1 Purpose of Study

Elliott D. Pollack & Company was retained to conduct an economic analysis of a proposed 148.5-acre rezoning and General Plan amendment for agricultural property at the northwest corner of 99<sup>th</sup> Avenue and Thomas Road in Avondale, Arizona. The requested General Plan Amendment is for a change from mixed use and freeway commercial to residential and park uses. The scope of this engagement is to evaluate the various economic and real estate aspects of the proposed General Plan amendment. Our analysis will include the following.

- A brief overview of the Greater Phoenix and Southwest Valley commercial/employment market in terms of historic absorption and construction activity and future forecasts from reliable sources such as the Maricopa Association of Governments (MAG) and the University of Arizona.
- An analysis of the vacant employment/commercial land inventory in Avondale and the forecasted demand for employment/industrial land over the next thirty-five years, focusing on the ability of Avondale to meet its employment goals if a portion of the land is converted to residential uses.
- A review of surrounding parcels in terms of development plans, land uses, and competitive position compared to the subject property.

The land that is subject to the proposed General Plan Amendment is shown on the following page with a proposed plan of development. In addition, the following table outlines the development plan, including various single family detached products, neighborhood parks, an aquatic center, and other community amenities.

| <b>Fulton Homes Acclaim<br/>Development Plan</b>      |              |
|-------------------------------------------------------|--------------|
| <b>Land Use</b>                                       | <b>Units</b> |
| Parks/Open Space                                      |              |
| Single Family (45ft Lots)                             | 224          |
| Single Family (50ft lots)                             | 240          |
| Single Family (60ft lots)                             | 117          |
| <b>TOTAL</b>                                          | <b>581</b>   |
| Source: John F Long; Novo Development; Anderson Baron |              |





### Fulton Homes Acclaim - Proposed Site Plan



#### 1.2 Limiting Conditions

This study prepared by Elliott D. Pollack and Company is subject to the following considerations and limiting conditions.

- The reported economic findings outlined in this report represent the considered judgment of Elliott D. Pollack and Company based on the assumptions, analyses, and methodologies described in the report.





- Except as specifically stated to the contrary, this study does not give consideration to the following matters to the extent they exist: (i) matters of a legal nature, including issues of legal title and compliance with federal, state and local laws and ordinances; and (ii) environmental and engineering issues, and the costs associated with their correction. The user of this study will be responsible for making his/her own determination about the impact, if any, of these matters.
- This study is intended to be read and used as a whole and not in parts.
- The analysis outlined in this study is based on currently available information and estimates and assumptions about long-term future trends. Such estimates and assumptions are subject to uncertainty and variation. Accordingly, we do not represent them as results that will be achieved. Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur; therefore, the actual results achieved may vary materially from the forecasted results. The assumptions disclosed in this analysis are those that are believed to be significant to the projections of future results.





## 2.0 Greater Phoenix Economy Overview

### 2.1 Employment

Greater Phoenix historically outperforms the nation as a whole in population and employment growth whether in times of expansion or recession. From 1991 to 2006, Greater Phoenix was one of the fastest growing metropolitan areas in the country in terms of employment, typically ranking no worse than fifth but often in first or second position. The recession of 2001 saw a small slowdown in job growth, but the region rebounded to higher rankings in subsequent years. However, the Great Recession which started in late 2007 and ended in mid-2009 had a severe effect on job growth. In both 2009 and 2010 it ranked among the worst of the largest metro areas in the country. Only Detroit ranked worse in 2009. The region's economy has since improved and in 2018 and 2019 Greater Phoenix returned to one of the leaders in job growth.

| Greater Phoenix Employment Growth Rank    |                      |                       |       |                      |                       |
|-------------------------------------------|----------------------|-----------------------|-------|----------------------|-----------------------|
| Metro Areas with more than 1 Million Jobs |                      |                       |       |                      |                       |
| Year                                      | Greater Phoenix Rank | Number of Metro Areas | Year  | Greater Phoenix Rank | Number of Metro Areas |
| 1991                                      | 6                    | 19                    | 2006  | 1                    | 26                    |
| 1992                                      | 4                    | 19                    | 2007  | 10                   | 28                    |
| 1993                                      | 2                    | 19                    | 2008  | 24                   | 28                    |
| 1994                                      | 1                    | 19                    | 2009  | 22                   | 23                    |
| 1995                                      | 1                    | 20                    | 2010  | 22                   | 22                    |
| 1996                                      | 1                    | 21                    | 2011  | 13                   | 24                    |
| 1997                                      | 2                    | 22                    | 2012  | 10                   | 27                    |
| 1998                                      | 1                    | 22                    | 2013  | 7                    | 28                    |
| 1999                                      | 2                    | 23                    | 2014  | 15                   | 30                    |
| 2000                                      | 6                    | 24                    | 2015  | 11                   | 31                    |
| 2001                                      | 6                    | 25                    | 2016  | 7                    | 33                    |
| 2002                                      | 5                    | 24                    | 2017  | 4                    | 33                    |
| 2003                                      | 3                    | 24                    | 2018  | 3                    | 35                    |
| 2004                                      | 2                    | 24                    | 2019* | 3                    | 36                    |
| 2005                                      | 1                    | 25                    |       |                      |                       |
| *Preliminary 2019 Data                    |                      |                       |       |                      |                       |
| Source: U.S. Bureau of Labor Statistics   |                      |                       |       |                      |                       |

While mobility across the U.S. has decreased since the Great Recession, Greater Phoenix has started to see significant levels of in-migration over the last few years and is now one of the leaders in population growth in the nation. According to the U.S. Census, in 2018 Greater Phoenix





was the second fastest growing metro area in terms of absolute population increase with over 96,000 new residents. Because of its overall size at more than 4.7 million persons, Greater Phoenix ranks fifth in percentage growth behind several smaller metro areas such as Austin and Las Vegas. Between 2010 and 2018, Greater Phoenix grew by 664,835 persons, ranking third in the country behind the Dallas and Houston metro areas.

| Fastest Growing Metro Areas 2017 & 2018<br>By Numeric Growth |                          |                         |                         |
|--------------------------------------------------------------|--------------------------|-------------------------|-------------------------|
| Rank                                                         | Metro Area               | Net Change<br>2016-2017 | Net Change<br>2017-2018 |
| 1                                                            | Dallas-Fort Worth        | 146,238                 | 131,767                 |
| 2                                                            | Phoenix                  | 88,772                  | 96,268                  |
| 3                                                            | Houston                  | 94,417                  | 91,689                  |
| 4                                                            | Atlanta                  | 89,013                  | 75,702                  |
| 5                                                            | Orlando                  | 56,498                  | 60,045                  |
| 6                                                            | Seattle                  | 64,386                  | 54,894                  |
| 7                                                            | Austin                   | 55,269                  | 53,086                  |
| 8                                                            | Riverside-San Bernardino | 57,017                  | 51,934                  |
| 9                                                            | Tampa-St. Petersburg     | 54,874                  | 51,438                  |
| 10                                                           | Washington D.C.          | 65,908                  | 49,949                  |
| Source: U.S. Census                                          |                          |                         |                         |

| Fastest Growing Metro Areas 2017 & 2018<br>By Percentage Growth |                      |                         |                       |
|-----------------------------------------------------------------|----------------------|-------------------------|-----------------------|
| Rank                                                            | Metro Area           | Net Change<br>2016-2017 | % Change<br>2017-2018 |
| 1                                                               | Austin               | 2.68%                   | 2.51%                 |
| 2                                                               | Orlando              | 2.30%                   | 2.39%                 |
| 3                                                               | Las Vegas            | 2.20%                   | 2.21%                 |
| 4                                                               | Raleigh              | 2.31%                   | 2.11%                 |
| 5                                                               | Phoenix              | 1.91%                   | 2.02%                 |
| 6                                                               | Jacksonville         | 1.93%                   | 1.98%                 |
| 7                                                               | Dallas-Fort Worth    | 2.02%                   | 1.78%                 |
| 8                                                               | San Antonio          | 1.97%                   | 1.77%                 |
| 9                                                               | Charlotte            | 2.01%                   | 1.76%                 |
| 10                                                              | Tampa-St. Petersburg | 1.81%                   | 1.66%                 |
| Source: U.S. Census                                             |                      |                         |                       |

Greater Phoenix is also a top 10 metro area in employment growth. In 2019, 61,800 jobs were created in Greater Phoenix. On a percentage basis, Greater Phoenix ended with a job increase of 2.93% for the year.

| Fastest Growing Employment Centers 2019<br>By Numeric Growth |               |                         |
|--------------------------------------------------------------|---------------|-------------------------|
| Rank                                                         | Metro Area    | Net Change<br>2018-2019 |
| 1                                                            | New York      | 116,300                 |
| 2                                                            | Dallas        | 113,800                 |
| 3                                                            | Houston       | 82,700                  |
| 4                                                            | Los Angeles   | 74,000                  |
| 5                                                            | Phoenix       | 61,800                  |
| 6                                                            | San Francisco | 61,800                  |
| 7                                                            | Atlanta       | 57,700                  |
| 8                                                            | Seattle       | 56,900                  |
| 9                                                            | Chicago       | 56,500                  |
| 10                                                           | Miami         | 54,200                  |
| Source: U.S. Bureau of Labor Statistics                      |               |                         |

| Fastest Growing Employment Centers 2019<br>By Percentage Growth |               |                       |
|-----------------------------------------------------------------|---------------|-----------------------|
| Rank                                                            | Metro Area    | % Change<br>2018-2019 |
| 1                                                               | Orlando       | 3.59%                 |
| 2                                                               | Dallas        | 3.09%                 |
| 3                                                               | Phoenix       | 2.93%                 |
| 4                                                               | Seattle       | 2.78%                 |
| 5                                                               | Houston       | 2.68%                 |
| 6                                                               | San Jose      | 2.64%                 |
| 7                                                               | San Francisco | 2.53%                 |
| 8                                                               | Charlotte     | 2.46%                 |
| 9                                                               | Las Vegas     | 2.41%                 |
| 10                                                              | Austin        | 2.40%                 |
| Source: U.S. Bureau of Labor Statistics                         |               |                       |

Greater Phoenix has fully recovered from the Great Recession. After losing 239,800 jobs in the recession, it has regained another 443,500 jobs (185% of jobs lost) since the bottom of the job market in September 2010. The outlook for job growth in Greater Phoenix is very positive over





the next ten years. It is notable that since 2009, 87% of all job growth in the State has occurred in Greater Phoenix.

## **2.2 Residential Development**

While Greater Phoenix is now experiencing strong growth, the overall recovery since the end of the recession has been slow. The region's residential homebuilding market has still not returned to levels of historical performance typically following a recession. In contrast, the multi-family market has been very strong, partly due to restrictions on the availability of credit for home loans, student debt burden, and households that can't purchase a home due to poor credit or foreclosure. During the recession, Greater Phoenix experienced a downturn that was more severe than in other metropolitan areas of the country, a result of overbuilding in both the single family and commercial real estate sectors. Real estate market downturns have occurred before in Greater Phoenix but not to this extent.





### 3.0 Retail & Office Market Overview

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#### 3.1 Retail

Market conditions existing today in the retail real estate sector have been severely affected by the growth of E-Commerce and the Great Recession. The latest business cycle exposed significant longer-term challenges for the brick-and-mortar retail market in Greater Phoenix and across the country. Future changes in shopping trends that will affect how the market performs over the long term. Following are some of those trends and challenges.

- **Domination:** The market has become dominated by big box retailers and power/community shopping centers. The Avondale retail market illustrates a similar trend. There are numerous power centers and anchored shopping centers along the length of the I-10 with nearly every retail segment and brand found within the retail centers.
- **Obsolescence:** Retailing is constantly changing resulting in some companies going out of business as others are entering the marketplace. Part of the problem for companies that are experiencing difficulties is the inability to anticipate trends in shopping patterns and the impact of alternative methods of purchasing goods and services. Currently, restaurants and value-oriented retail such as Walmart, Target, Ross, TJ Maxx, and others are the most viable in the market and actively expanding. The list of retailers and restaurants that are in bankruptcy or have been in bankruptcy is extensive and include:
  - Sears
  - Toys “R” Us
  - Sport Authority
  - Aeropostale
  - Beauty Brands
  - Shopko
  - Gymboree
  - Charlotte Russe
  - Payless Shoe Source
  - Diesel
  - Z Gallerie
  - Kona Grill
  - Perkins and Marie Callender’s
  - Barneys New York
  - Forever 21
  - Destination Maternity
  - Avenue
  - Pier One
  - Charming Charlie
  - FTD
  - David’s Bridal
  - Mattress Firm
  - Gump’s
  - Brookstone
  - Rockport
  - Nine West
  - Claire’s
  - Winn-Dixie
  - Bon-Ton
  - Rue21
  - BCBG Maxazria
  - Wet Seal
  - The Limited





The types of retailers that have experienced bankruptcies fall into a few categories. Bookstores long ago experienced significant declines in sales. More recently, clothing and accessory retailers, including shoe retailers, have experienced the most difficulties along with department stores and grocery chains. Department store sales have been declining for decades with the growth of low-cost supercenters and warehouse outlets. Grocery stores have come under attack from a wide range of retailers that have moved into the grocery business.

The traditional department store will continue to likely see declining sales. Macy's and Kohl's have reported sales slumps. JC Penney is most vulnerable to changing shopping trends and has been hit with declining foot traffic for the past decade. It has been able to stay in business but has closed 20% of stores in recent years including 140 in 2018. Same store sales declined by 9% for the year ending in the second quarter of 2019.

- **Greater Phoenix is Over-Retailed:** Because of the region's tremendous history of growth, virtually all national retail chains want to be here, resulting in more retail space than is demanded by the population. In the past, many national retail chains built stores in advance of growth to establish their market area. When growth slowed during the Great Recession, many planned stores were put on hold or abandoned.
- **Consolidation:** As retail market conditions change, consolidation of companies within the industry occurs. This trend has been particularly evident in the grocery store sector as chains try to compete with Walmart, Target and Costco. Local grocer Bashas' has been through bankruptcy and is likely still vulnerable.
- **Internet or E-Commerce Sales:** The long-term threat to brick and mortar retailing is E-Commerce. Within the last 15 years, the market has seen seismic shifts in the manner in which people purchase retail goods and services. Certain segments of the retail market have been particularly hard hit. A later section of this report will provide further information on the E-Commerce trend.

In summary, there are two major trends that have had a significant impact the retail market.

- E-Commerce and
- The rise of off-price retailers and low-price supercenters and warehouse outlets.

### Greater Phoenix Retail Market

The Greater Phoenix retail market vacancy rate declined for the sixth straight consecutive quarter to 7.95% at the end of the fourth quarter of 2019. However, even with the tightening of the

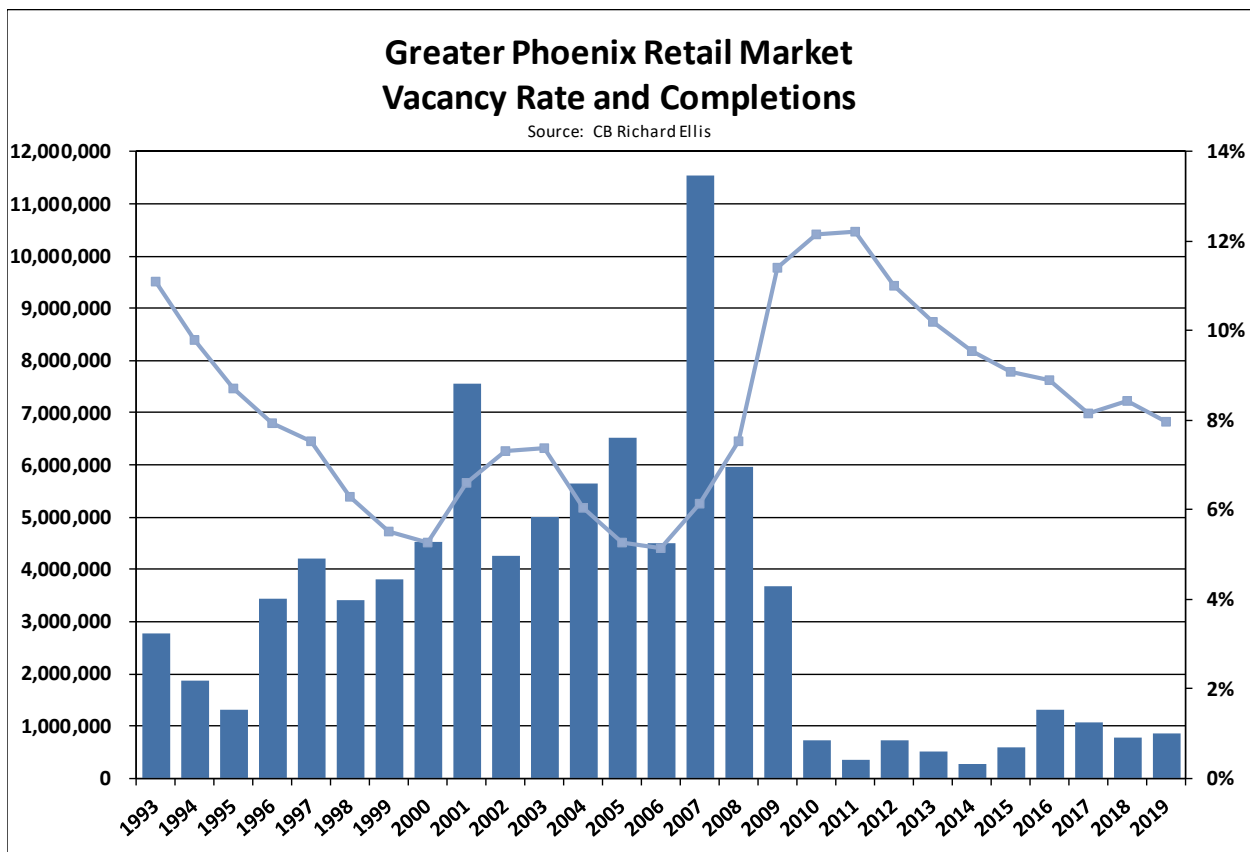




market, new construction activity is disciplined. Construction activity is dominated by grocery-anchored projects with Sprouts, Fry's and Whole Foods as primary tenants. Power center development has largely been absent from the market.

Much of the absorption of space in Greater Phoenix over the past few years has been due to fitness and entertainment users backfilling vacant big-box and grocery store space. Since 2016, fitness users have absorbed 35 big-box spaces totaling over 1.0 million square feet. Due to demand for affordable fitness concepts, users like EoS Fitness, Planet Fitness, and LA Fitness are adding to their existing footprints. Newcomers include Crunch Fitness and VASA Fitness.

Even with the population and employment growth of Greater Phoenix area over the past two years, the retail market has not responded with significant construction activity. Greater Phoenix is in the top three metro areas in the country in job and population growth. Delivered retail space still is well below historic levels. Once again, E-Commerce and the popularity of supercenters and warehouse outlets is limiting extensive development of new retail space. Since 2010, retail space delivered to the market has averaged 721,200 square feet annually or the equivalent of three to four neighborhood shopping centers each year. In 2019, 856,600 square feet of retail space was delivered and only 491,900 square feet is under construction currently.





## E-Commerce

The U.S. Census defines E-commerce as:

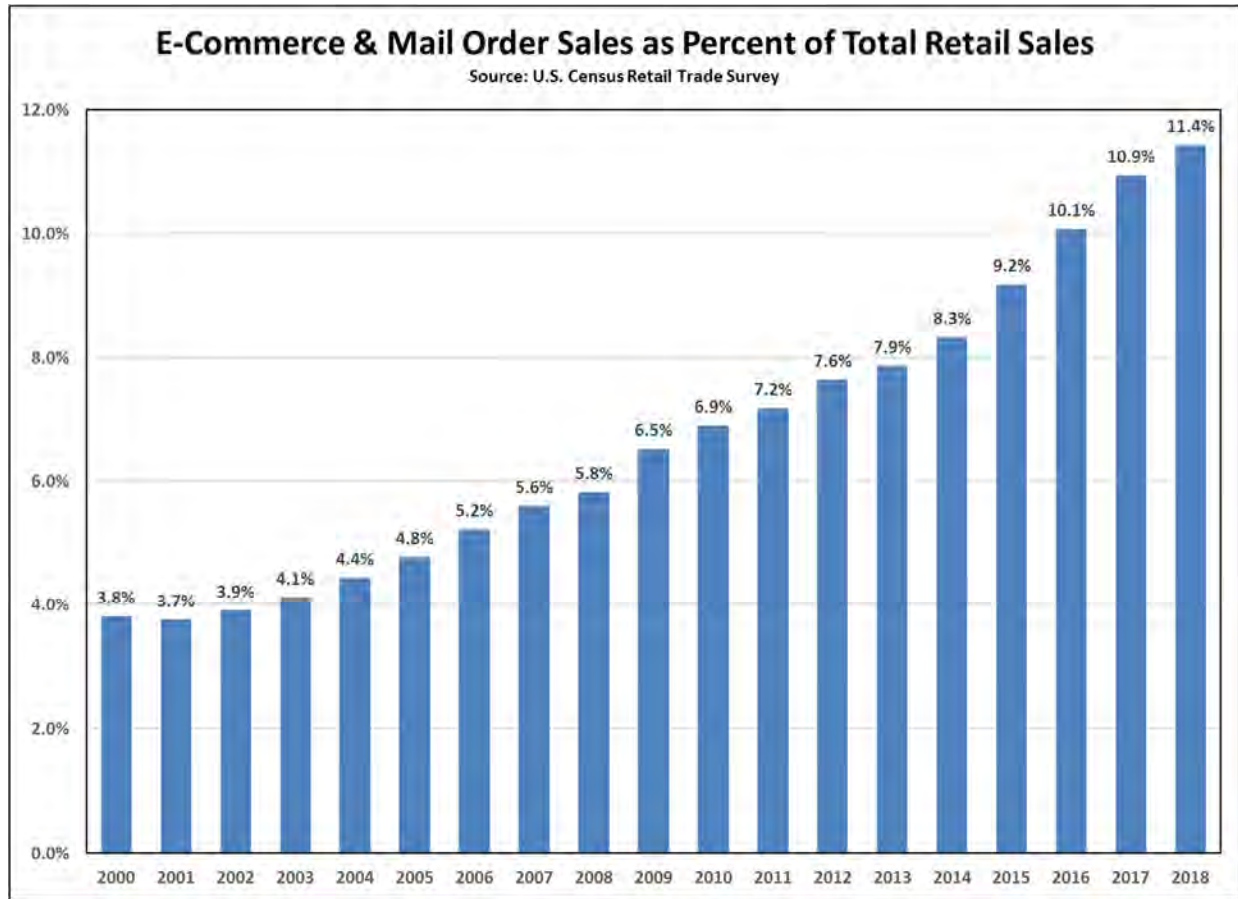
“sales of goods and services where the buyer places an order, or the price and terms of the sale are negotiated, over an Internet, mobile device, extranet, Electronic Data Interchange (EDI) network, electronic mail, or other comparable online system. Payment may or may not be made online”.

The above definition technically excludes mail order sales from catalogs or other mail-order businesses. It does not include such businesses as mail-order book clubs. However, most catalog and book club purchases today are made over the internet and should properly be categorized as E-Commerce. For this study, mail order sales will be included in E-Commerce sales data.

Over the past 18 years, E-Commerce sales have grown by more than five-fold to \$604 billion, accounting for 11.4% of all retail sales in 2018. In 2000, E-Commerce only accounted for 3.8% of retail sales.







While 2019 retail sales data is not fully available, preliminary data indicates that E-Commerce sales and warehouse clubs and supercenter sales experienced significant increases again. Year-to-date data for 2018 and 2019 through September shows an increase of 13.7% for E-Commerce. Department store sales are down nearly 11% in 2019. The following chart also demonstrates where E-Commerce is having the most impact on certain business types. While total retail sales are up 3.2% for 2019, furniture stores, electronics/appliance stores, clothing, and sporting goods/hobby/book stores (among others) all show declining sales. These are the primary sectors of the retail market that have been significantly impacted firstly by E-Commerce and secondly by the rise of supercenters and warehouse clubs.





| <b>Retail Sales by BusinessType (in Millions)</b><br><b>Year -To-Date September 2018 &amp; 2019</b> |                              |                              |                           |
|-----------------------------------------------------------------------------------------------------|------------------------------|------------------------------|---------------------------|
| <b>Business</b>                                                                                     | <b>Year-To-Date<br/>2018</b> | <b>Year-To-Date<br/>2019</b> | <b>Percent<br/>Change</b> |
| <b>Retail sales, total</b>                                                                          | <b>\$3,875,341</b>           | <b>\$4,000,671</b>           | <b>3.23%</b>              |
| Motor vehicle and parts dealers                                                                     | \$907,919                    | \$939,767                    | 3.51%                     |
| Furniture and home furnishings stores                                                               | \$85,431                     | \$85,394                     | -0.04%                    |
| Electronics and appliance stores                                                                    | \$71,008                     | \$68,098                     | -4.10%                    |
| Building mat. and garden equip. dealers                                                             | \$285,331                    | \$287,209                    | 0.66%                     |
| Food and beverage stores                                                                            | \$559,009                    | \$575,557                    | 2.96%                     |
| Health and personal care stores                                                                     | \$253,259                    | \$262,698                    | 3.73%                     |
| Gasoline stations                                                                                   | \$385,282                    | \$385,432                    | 0.04%                     |
| Clothing and clothing access. stores                                                                | \$188,399                    | \$187,757                    | -0.34%                    |
| Sporting goods, hobby, and book stores                                                              | \$57,378                     | \$55,210                     | -3.78%                    |
| General merchandise stores                                                                          | \$502,573                    | \$510,659                    | 1.61%                     |
| Department stores                                                                                   | \$32,038                     | \$28,550                     | -10.89%                   |
| Warehouse clubs and superstores                                                                     | \$345,906                    | \$356,003                    | 2.92%                     |
| Miscellaneous store retailers                                                                       | \$95,663                     | \$98,213                     | 2.67%                     |
| Electronic shopping and mail-order houses                                                           | \$422,549                    | \$480,242                    | 13.65%                    |
| <b>Source: U.S. Census Annual Retail Trade Survey</b>                                               |                              |                              |                           |

The following chart shows E-Commerce and mail order sales by merchandise line for 2017. The data clearly shows how E-Commerce has disrupted various business types led by book stores where 63% of all sales are made online. Clothing, furniture, sporting goods, and toys and hobby goods businesses have all been impacted by E-Commerce. Those businesses that have not been substantially impacted are few but include motor vehicles, groceries, and building materials/garden equipment.





| <b>Percent E-Commerce &amp; Mail Order Sales by Merchandise Line</b><br><b>In Millions of Dollars - 2017</b> |                    |                                    |                                            |
|--------------------------------------------------------------------------------------------------------------|--------------------|------------------------------------|--------------------------------------------|
| <b>Merchandise Line</b>                                                                                      | <b>Total Sales</b> | <b>E-Commerce &amp; Mail Order</b> | <b>Percent E-Commerce &amp; Mail Order</b> |
| Book stores                                                                                                  | \$28,371           | \$17,989                           | 63.4%                                      |
| Clothing and clothing acc. stores                                                                            | \$300,013          | \$75,459                           | 25.2%                                      |
| Health & personal care stores                                                                                | \$472,286          | \$139,067                          | 29.4%                                      |
| Electronics and appliances                                                                                   | \$149,815          | \$50,414                           | 33.7%                                      |
| Food, beer, and wine                                                                                         | \$741,285          | \$15,370                           | 2.1%                                       |
| Furniture and home furnishing                                                                                | \$166,743          | \$52,960                           | 31.8%                                      |
| Sporting goods                                                                                               | \$64,050           | \$18,857                           | 29.4%                                      |
| Jewelry                                                                                                      | \$40,299           | \$9,173                            | 22.8%                                      |
| Toys, hobby goods, and games                                                                                 | \$36,370           | \$18,418                           | 50.6%                                      |
| Source: U.S. Census Retail Trade Survey                                                                      |                    |                                    |                                            |

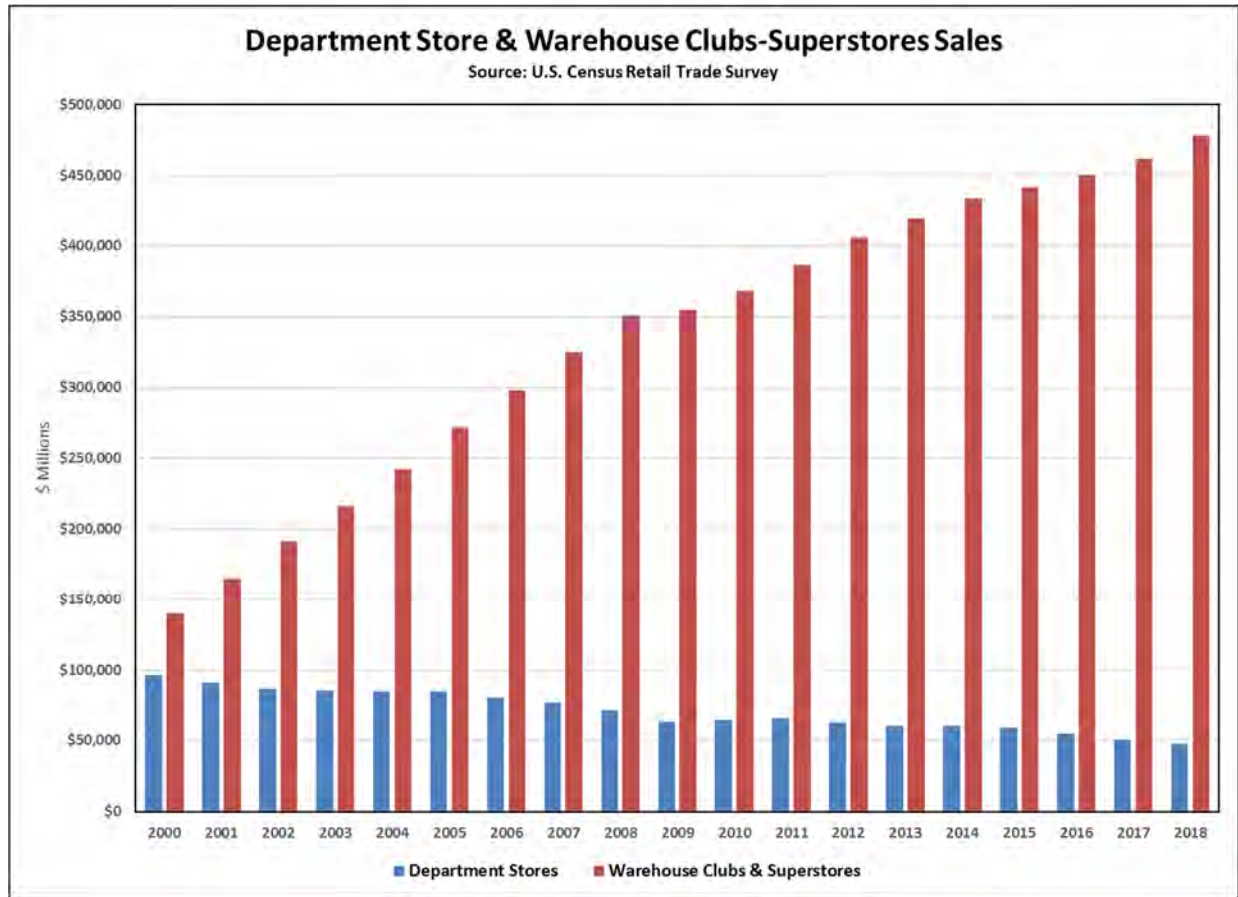
### Impact of Superstores and Warehouse Clubs

In addition to the impact of E-Commerce on brick-and-mortar outlets, the expansion of superstores, such as Target and Walmart, and warehouse clubs, such as Costco, has resulted in a shift of retail spending from traditional department stores and small retailers. Off-price and value-oriented retailing has become the driving force in the retail sector. The following chart illustrates the shift in spending.

In 2000, spending at traditional department stores in the U.S. totaled more than \$96 billion. Today, that spending has declined to less than \$48 billion, resulting in the closure of many national and regional department store chains and bankruptcies such as Sears. By comparison, spending at supercenters and warehouse clubs ballooned from \$140 billion in 2000 to \$478 billion in 2018. Power centers anchored by Walmart, Target, Home Depot, Lowes and similar big-box retailers have become the primary outlets for retail sales.







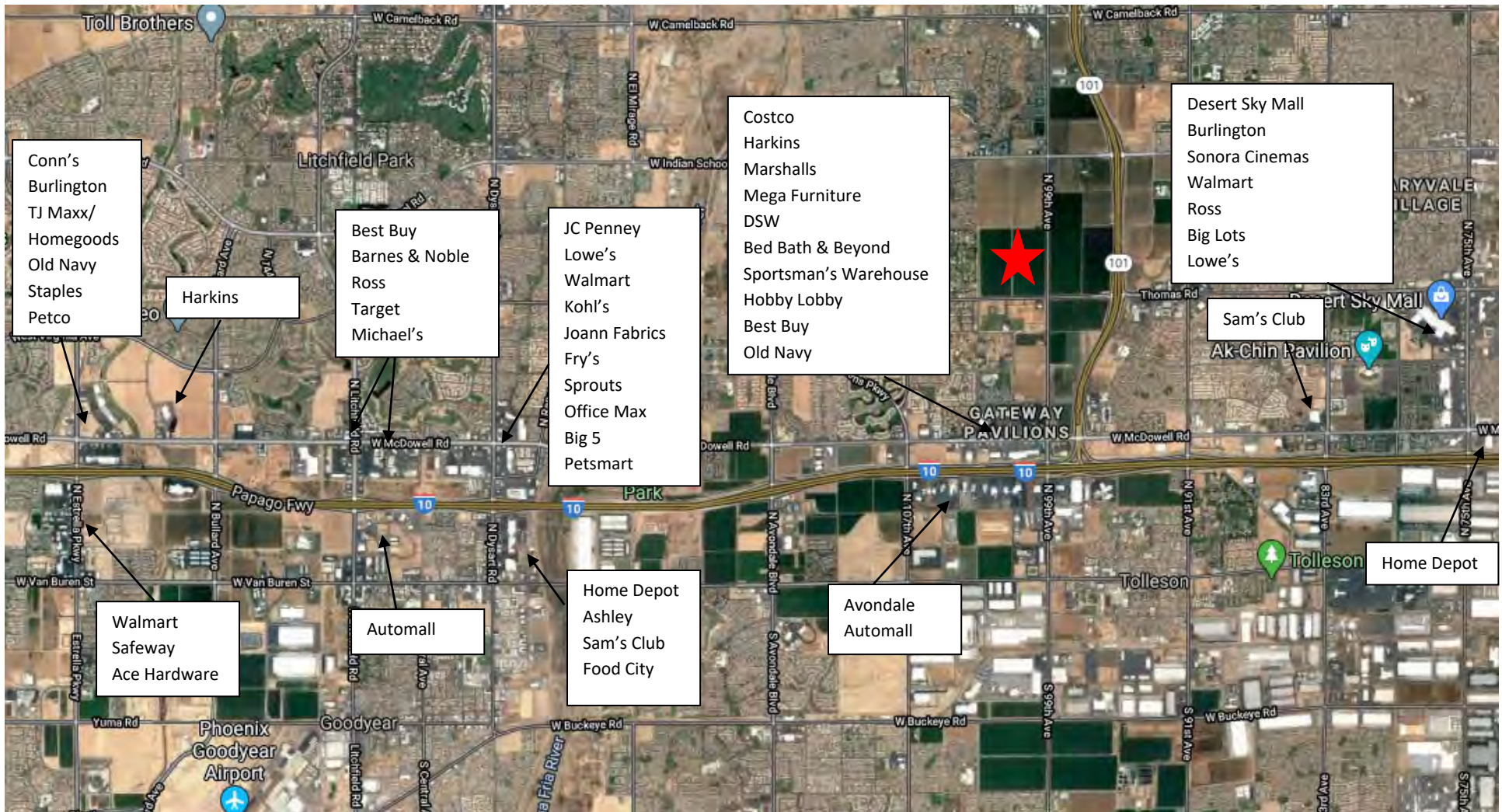
### 3.1.1 Southwest Valley Retail Market

The I-10 corridor between 75<sup>th</sup> Avenue and Estrella Parkway has a significant mix of retail development ranging from the Desert Sky regional mall to several power centers. The range of types of retail outlets and merchandisers is extensive and provides for the daily needs of residents. A number of grocery retailers are also located in the area. An aerial photo of the primary anchor tenants in relation to the subject site is provided on the following page.





## Major Retailers along I-10 Corridor



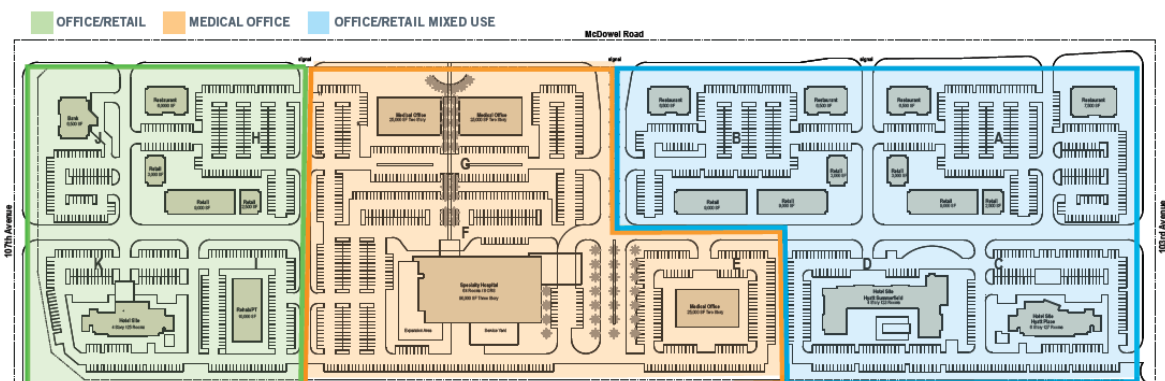


In the West/Southwest submarket, there is 1.2 million square feet of retail space planned in existing and future shopping centers.

| Retail Construction Phases<br>Under Construction & Planned   |                        |                |                       |                  |                        |
|--------------------------------------------------------------|------------------------|----------------|-----------------------|------------------|------------------------|
| Property Name<br>Address                                     | Total SF<br>Year Built | Existing       | Under<br>Construction | Planned          | Development<br>Type    |
| ALDI Laveen Center<br>SE Baseline Rd/59th Ave                | 52,900<br>2019         |                |                       | 52,900           | Neighborhood<br>Center |
| Canyon Trails Towne Center<br>NE Yuma Rd Cotton Ln           | 700,000<br>2008        | 389,271        |                       | 139,300          | Power Center           |
| EoS Fitness<br>NE Encanto Ave/75th Ave                       | 81,000<br>2018         | 35,000         |                       | 46,000           | Neighborhood<br>Center |
| Estrella Commons<br>SEC I-10/Estrella Pkwy                   | 190,400<br>2019        |                |                       | 190,400          | Neighborhood<br>Center |
| Laveen Park Place<br>SW Baseline Rd/59th Ave                 | 273,763<br>2018        |                |                       | 273,763          | Power Center           |
| Maya Cinemas<br>SW McDowell Rd/67th Ave                      | 83,076<br>2019         |                |                       | 83,076           | Neighborhood<br>Center |
| Park 10<br>SE McDowell Rd/107th Ave                          | 146,305<br>2016        | 69,665         |                       | 76,640           | Retail/Office          |
| Pebblecreek Village<br>SW McDowell Rd Pebble Creek Pkwy      | 176,420<br>2018        |                |                       | 176,420          | Neighborhood<br>Center |
| Sundance Marketplace<br>SE Yuma Rd Watson Rd                 | 64,151<br>2018         |                |                       | 64,151           | Community<br>Center    |
| Village Grove at Verrado<br>NW Indian Schl Rd Jackrabbit Trl | 173,557<br>2018        |                |                       | 140,270          | Neighborhood<br>Center |
| <b>Properties: 10</b>                                        | <b>1,941,572</b>       | <b>493,936</b> |                       | <b>1,242,920</b> |                        |
| Source: CBRE                                                 |                        |                |                       |                  |                        |

Some examples of planned centers are included below.

**Park 10**, a 43-acre mixed use project at the northeast corner of I-10 and 107<sup>th</sup> Avenue which is available for retail, medical and office uses. Nearly 70,000 square feet has been developed at the eastern edge of the property.





**Estrella Commons**, at the southeast corner of I-10 and Estrella Parkway. This is a mixed-use plan including two hotel sites, nearly 170,000 square feet of commercial space including a grocery store and theater, single family subdivisions totaling 430 homes, an apartment community and a 290-unit single family rental community.



### 3.1.2 Market Area Spending Potential

The U.S. Consumer Expenditure Survey is an important source of information that describes the spending habits of U.S. residents. The Survey has been conducted for decades and provides a consistent, long term history of spending trends.

Due to the extensive amount of retail along the I-10 within the market area, the current retail gap analysis shows very few gaps in the market today. Based on the data below, home furnishings, electronics, and appliance stores are only category that shows any short term potential, although the demand gap is too low in these spending categories to trigger new store entrants.





| Retail MarketPlace Profile<br>99th Ave & Thomas Market Area                                                                                                           |                    |                 |                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------------|------------------|
| 2019 Population                                                                                                                                                       | 223,152            |                 |                  |
| 2019 Households                                                                                                                                                       | 65,508             |                 |                  |
| 2019 Median Disposable Income                                                                                                                                         | \$46,757           |                 |                  |
| 2019 Per Capita Income                                                                                                                                                | \$20,248           |                 |                  |
|                                                                                                                                                                       | Demand             | Supply          |                  |
| 2017 Industry Summary                                                                                                                                                 | (Retail Potential) | (Retail Sales)  | Retail Gap       |
| Total Retail Trade and Food & Drink                                                                                                                                   | \$1,972,445,030    | \$3,440,890,690 | -\$1,468,445,660 |
| Total Retail Trade                                                                                                                                                    | \$1,777,886,445    | \$3,138,452,141 | -\$1,360,565,696 |
| Total Food & Drink                                                                                                                                                    | \$194,558,585      | \$302,438,549   | -\$107,879,964   |
|                                                                                                                                                                       | Demand             | Supply          |                  |
| 2017 Industry Summary                                                                                                                                                 | (Retail Potential) | (Retail Sales)  | Retail Gap       |
| Motor Vehicle & Parts Dealers                                                                                                                                         | \$383,304,752      | \$768,509,719   | -\$385,204,967   |
| Furniture & Home Furnishings Stores                                                                                                                                   | \$59,710,384       | \$51,882,260    | \$7,828,124      |
| Electronics & Appliance Stores                                                                                                                                        | \$60,326,170       | \$55,287,243    | \$5,038,927      |
| Bldg Materials, Garden Equip. &                                                                                                                                       | \$120,426,555      | \$131,381,240   | -\$10,954,685    |
| Food & Beverage Stores                                                                                                                                                | \$304,062,668      | \$391,418,195   | -\$87,355,527    |
| Health & Personal Care Stores                                                                                                                                         | \$108,312,293      | \$138,428,934   | -\$30,116,641    |
| Gasoline Stations                                                                                                                                                     | \$173,684,053      | \$453,944,326   | -\$280,260,273   |
| Clothing & Clothing Accessories                                                                                                                                       | \$83,744,010       | \$104,149,605   | -\$20,405,595    |
| Sporting Goods, Hobby, Book & Music                                                                                                                                   | \$50,396,901       | \$61,174,782    | -\$10,777,881    |
| General Merchandise Stores                                                                                                                                            | \$346,453,324      | \$917,319,127   | -\$570,865,803   |
| Miscellaneous Store Retailers                                                                                                                                         | \$69,720,293       | \$62,744,342    | \$6,975,951      |
| Food Services & Drinking Places                                                                                                                                       | \$194,558,585      | \$302,438,549   | -\$107,879,964   |
| Drinking Places - Alcoholic Beverages                                                                                                                                 | \$5,322,102        | \$6,154,942     | -\$832,840       |
| Restaurants/Other Eating Places                                                                                                                                       | \$186,782,831      | \$291,292,135   | -\$104,509,304   |
| Source: Esri and Infogroup. Esri 2019 Updated Demographics. Esri 2017 Retail MarketPlace.<br>Copyright 2019 Esri. Copyright 2017 Infogroup, Inc. All rights reserved. |                    |                 |                  |

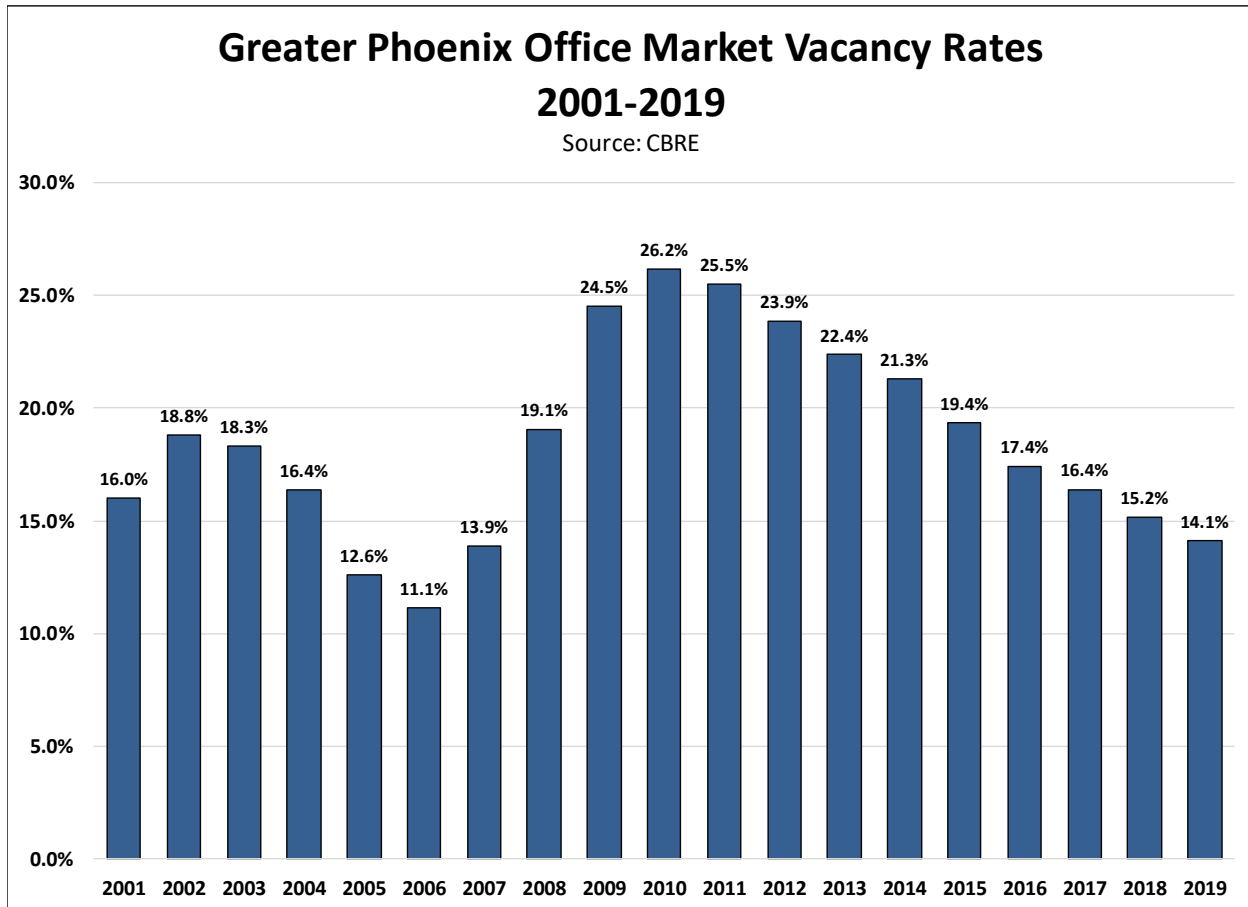
### 3.2 Office

The Greater Phoenix office market is comprised of 92.2 million square feet of multi-tenant building space according to CBRE, an increase of approximately 34.7 million square feet since 2001. The office market is particularly affected by economic cycles, more so than other real estate sectors. The vacancy rate for the office market has averaged 18.5% since 2001 and has





only dipped below 15% in four years: 2005 through 2007, just prior to the Great Recession and now in 2019. The year-end 2019 vacancy rate stands at 14.1%, down from 26.2% in 2010.



In addition to the multi-tenant office space described above, there is also another 13.5 million square feet of owner-occupied space that has a 3.9% vacancy rate. This space is occupied by companies that prefer to own their office building rather lease space. Office developers and investors typically focus on the multi-tenant sector.

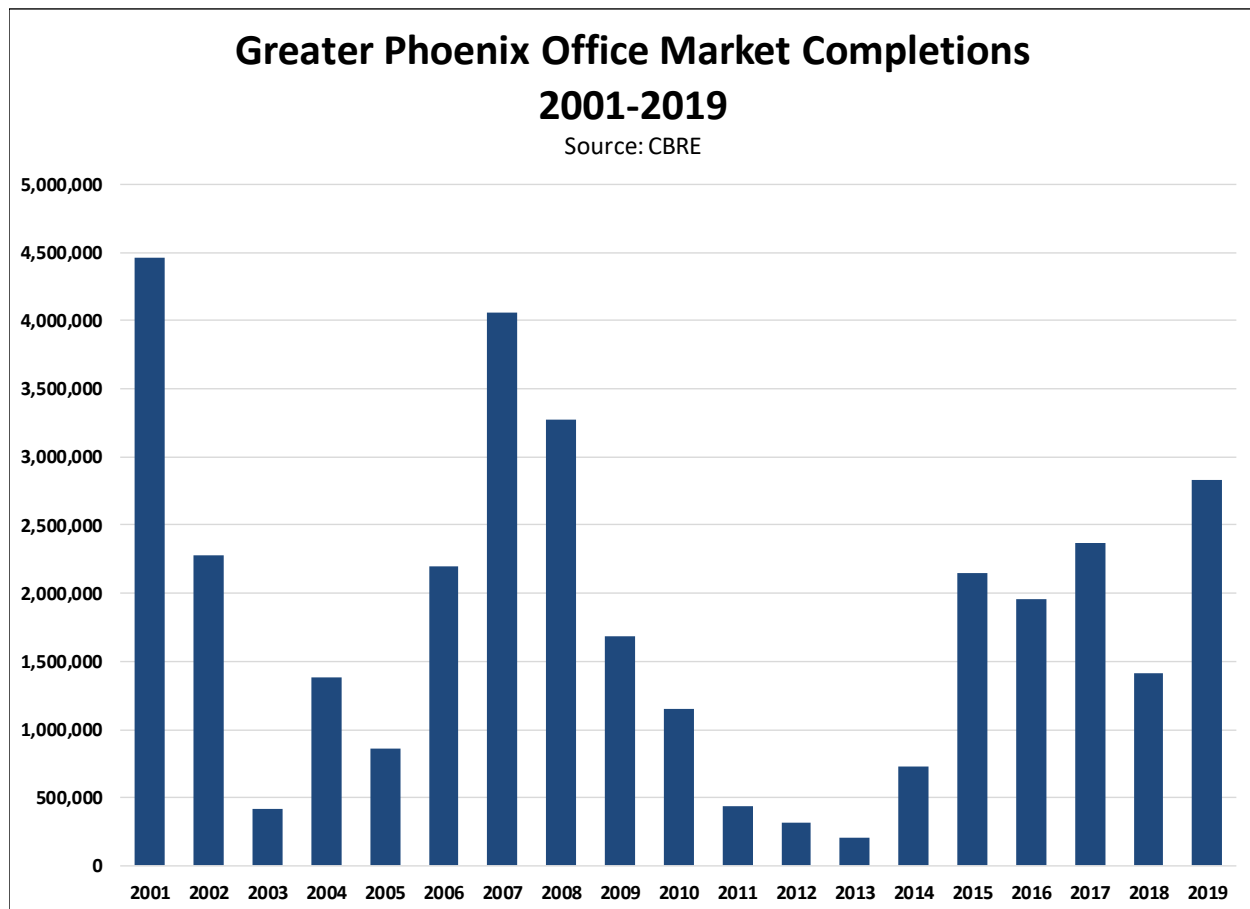
While the office market's vacancy rate of 14.1% at the end of 2019 appears high by conventional standards, it is a rate that most brokers see as a sign of a growing and healthy market. Strong employment growth has placed downward pressure on vacancies over the past few years which has resulted in rising rental rates. The financial and technology industries have been the primary drivers of demand. Leasing activity has been notable in Chandler, Gilbert, and south Tempe. The rise of co-working spaces is also driving the market with WeWork leasing 54,000 square feet in the Camelback Corridor. Average asking rent has increased by 1.7% over the last year to \$27.00 per square foot. The average rent for Class A office now stands at \$35.52 per square foot.





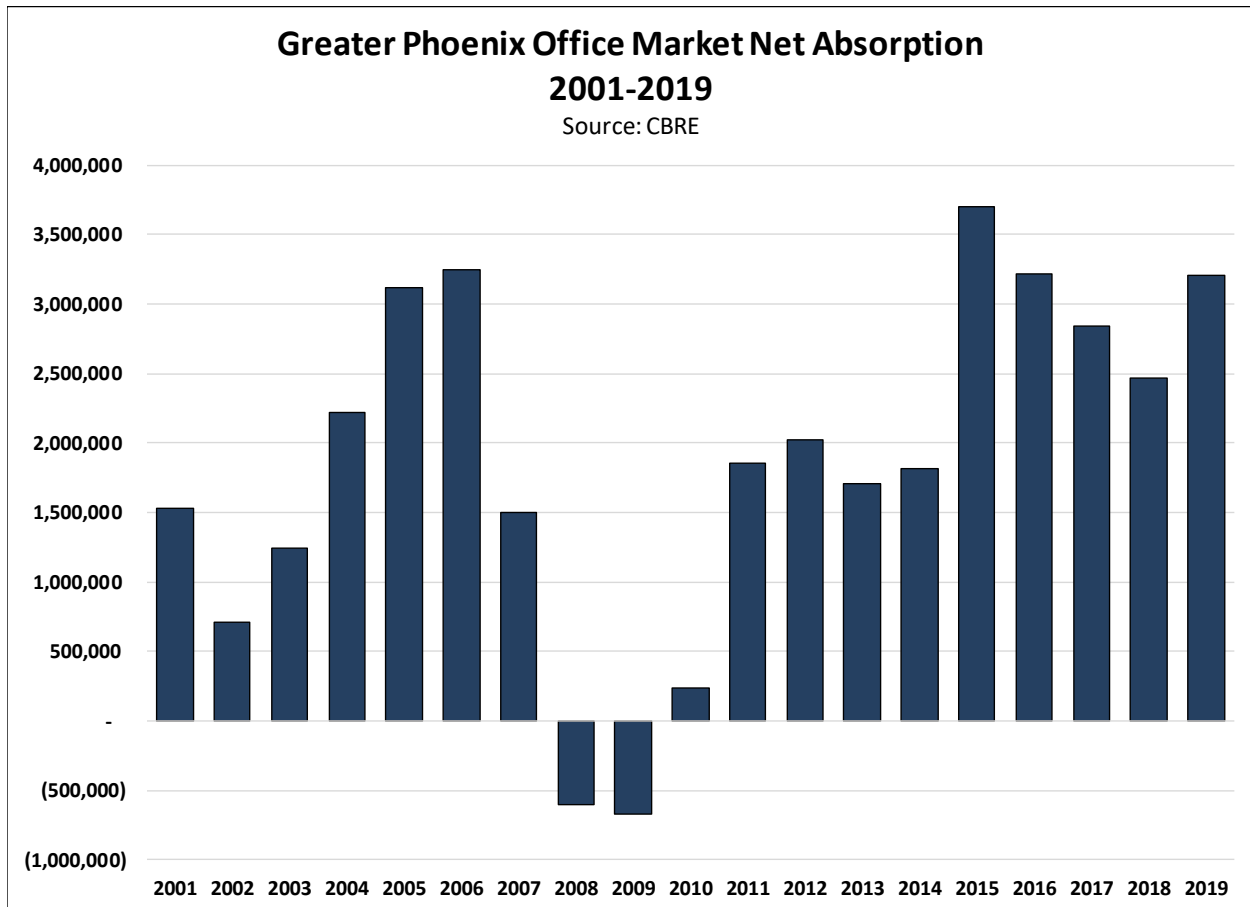
The office market is highly concentrated in locations that have freeway access, amenities, and proximity to labor. Approximately 80% of all office space is concentrated in three cities – Phoenix, Scottsdale, and Tempe. Class A office space is even more highly concentrated within these three cities with 91% of total Class A square footage. Freeway access and visibility along with proximity to a talented workforce are factors that are changing the way in which the office market is developing.

The Greater Phoenix office market is high cyclical and historically experiences significant levels of construction activity during economic expansions followed by very few completions after a recession. The following chart shows that between 2011 and 2014 following the Great Recession, very little construction activity occurred. As the local economy improved, construction started again in 2015. Between 2001 and 2019, 34.7 million square feet of office space was constructed or an average of 1.9 million square feet per year. An additional 2.0 million square feet was under construction at the end of 2019.





For the past 10 years, net absorption of office space in Greater Phoenix has outpaced completions. CBRE estimates that 61% of office space under construction is pre-leased which indicates optimism in the market. Tenants are searching for quality space in high-demand markets where employers can attract talent. While the vacancy rate stands at 15% across the Valley, most observers believe this is a favorable supply-demand balance. Employment growth forecasted for the Phoenix area should continue to drive the market.

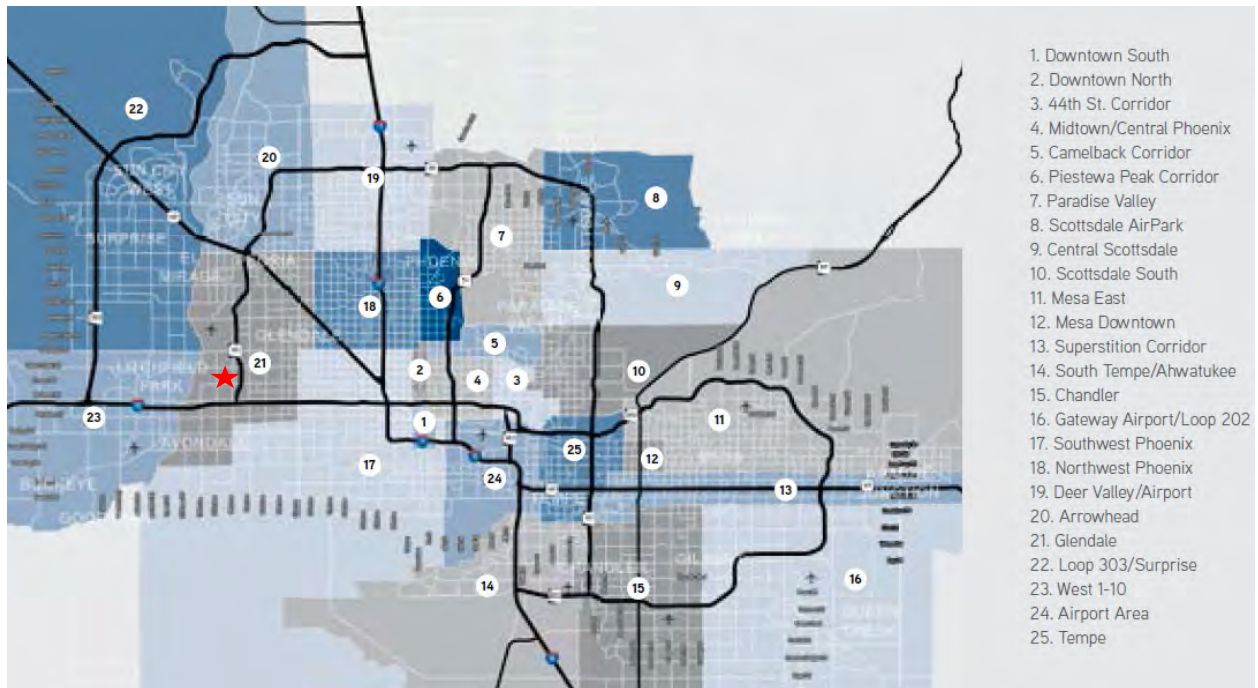


### Southwest Valley

The southwest valley office market is still relatively young compared to other regions of Greater Phoenix. The subject site is located in the “Glendale” submarket according to Colliers International and the market area extends into the “West I-10” submarket. Combined, these two submarkets only account for approximately 3.2% of total inventory. Additionally, the West I-10 market area (covering both sides of the I-10 west of Dysart Road) reports zero existing Class A office space.







Vacancy is relatively healthy in the area, ranging from 9.1% to 11.2%. Net absorption has also been positive over the last year. A combined 109,152 square feet of new Class B supply was delivered, which accounts for 3.5% of all office space delivered last year (15.8% of total Class B space). Additionally, there is 235,000 square feet under construction.

| Southwest Valley Office Market<br>2019 Q4 |           |                  |                |              |              |               |                |                |
|-------------------------------------------|-----------|------------------|----------------|--------------|--------------|---------------|----------------|----------------|
|                                           | Inventory |                  | Vacancy        |              |              |               | New            |                |
| Class                                     | Bldgs     | SF               | SF             | 2019 %       | 2018 %       | Absorption    | Supply         | Rate           |
| <b>Glendale</b>                           |           |                  |                |              |              |               |                |                |
| A                                         | 6         | 546,561          | 84,432         | 15.4%        | 11.0%        | (24,064)      | 195,000        | \$29.39        |
| B                                         | 40        | 1,992,159        | 191,428        | 9.6%         | 11.9%        | 101,674       | -              | \$22.97        |
| C                                         | 13        | 368,904          | 48,691         | 13.2%        | 14.4%        | 4,606         | -              | \$12.56        |
| <b>Total</b>                              | <b>59</b> | <b>2,907,624</b> | <b>324,551</b> | <b>11.2%</b> | <b>12.0%</b> | <b>82,216</b> | <b>195,000</b> | <b>\$23.67</b> |
| <b>West I-10</b>                          |           |                  |                |              |              |               |                |                |
| A                                         | 0         | -                | -              | 0.0%         | 0.0%         | 0             | -              | \$-            |
| B                                         | 53        | 1,913,858        | 191,074        | 10.0%        | 11.3%        | 63,027        | 40,000         | \$23.13        |
| C                                         | 13        | 230,364          | 4,105          | 1.8%         | 5.0%         | 7,309         | -              | \$16.20        |
| <b>Total</b>                              | <b>66</b> | <b>2,144,222</b> | <b>195,179</b> | <b>9.1%</b>  | <b>10.6%</b> | <b>70,336</b> | <b>40,000</b>  | <b>\$22.95</b> |
| Source: Colliers International            |           |                  |                |              |              |               |                |                |





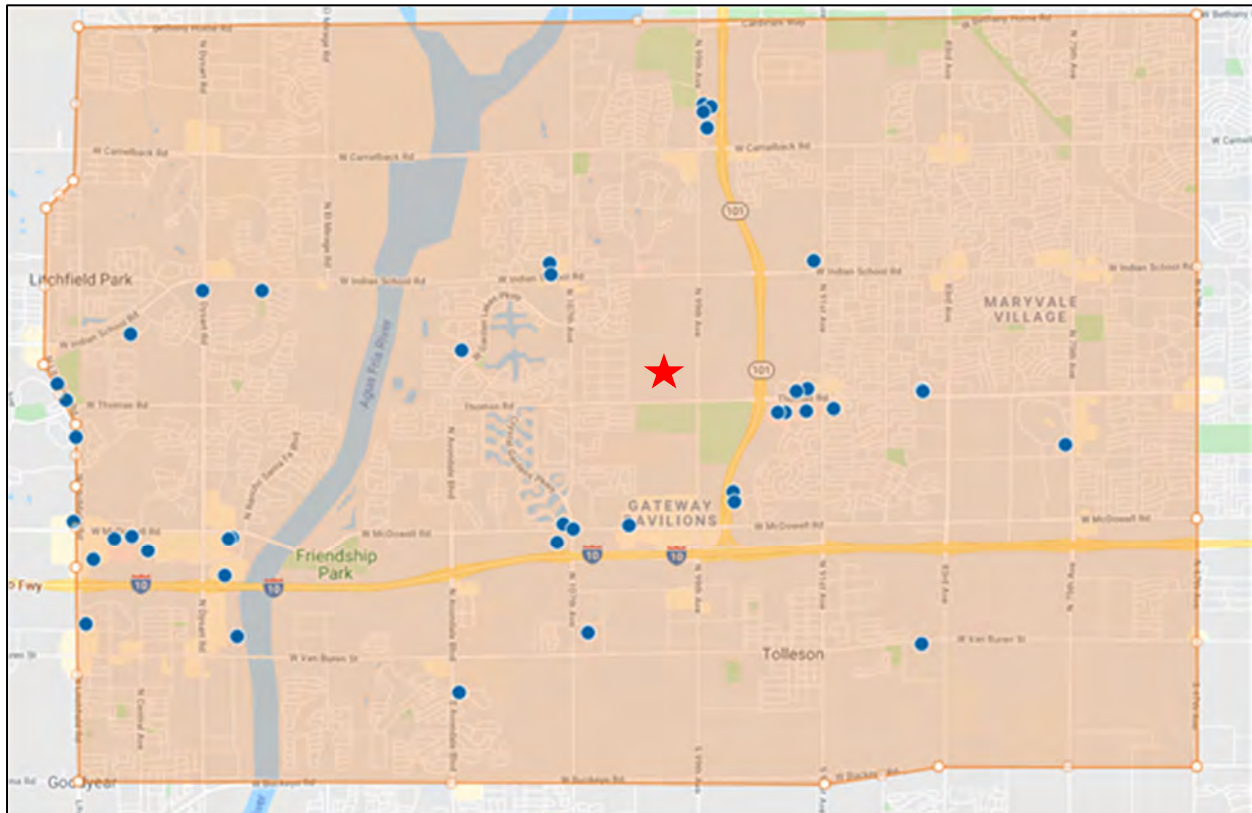
## 99<sup>th</sup> Avenue & Thomas Market Area

Real Capital Analytics reports that there is approximately just over 2.4 million square feet of office space in 45 properties within the 99<sup>th</sup> Avenue & Thomas office market area. Medical office accounts for roughly 55% of this inventory.

Approximately 169,400 square feet of office space has been built in the last 10 years on four properties and 100% of this new space is for medical office. The newest office building was completed in 2019 for medical office use. The last professional office space built in the market area was in 2008 (see Appendix A for property specific details).

The following map illustrates current office inventory nearby.

### 99<sup>th</sup> Avenue and Thomas Market Area Office Inventory

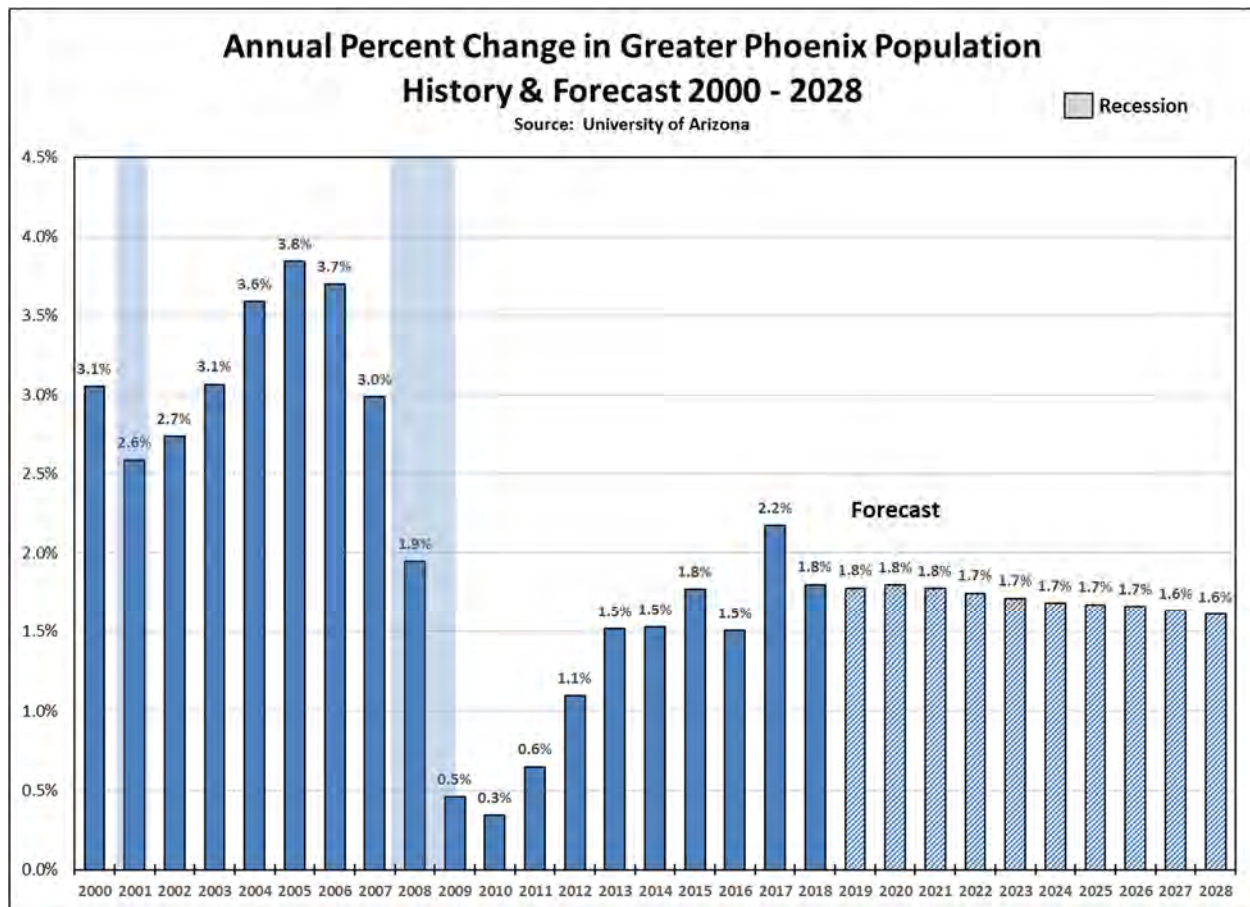




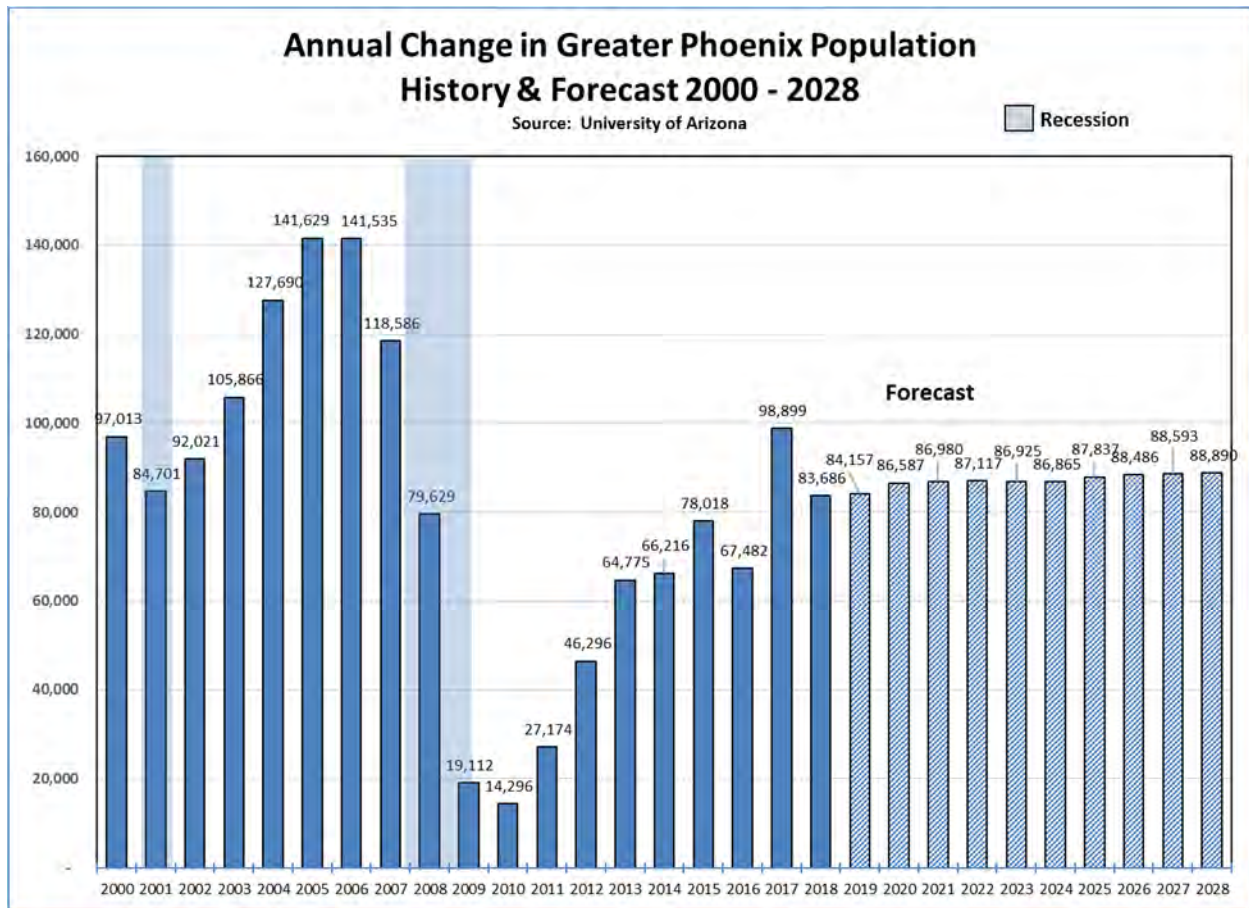
## 4.0 Forecasts

### 4.1 Greater Phoenix Population & Employment Forecasts

The most recent population forecast for Greater Phoenix is for a growth rate between 1.8% and 1.9% over the next ten years. This rate of growth will generate between 85,000 and 95,000 new residents annually in the Greater Phoenix area over the next ten years.



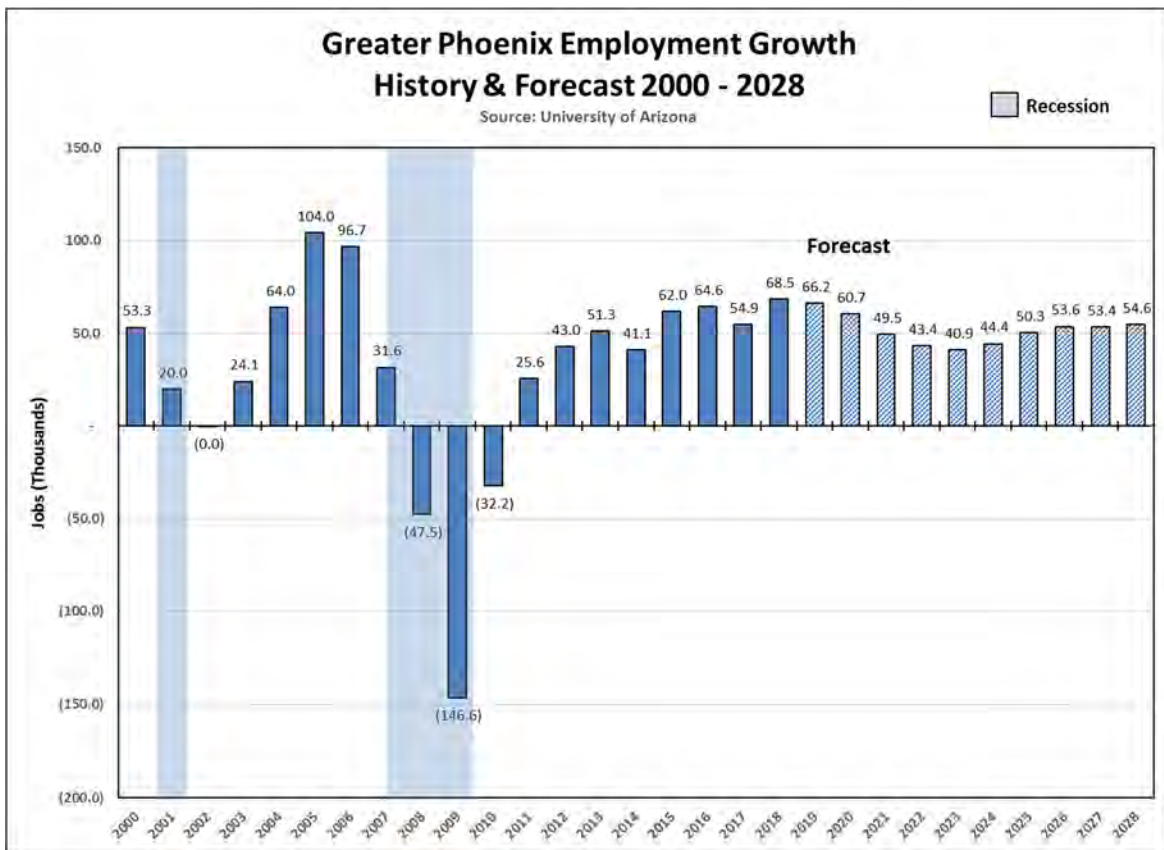
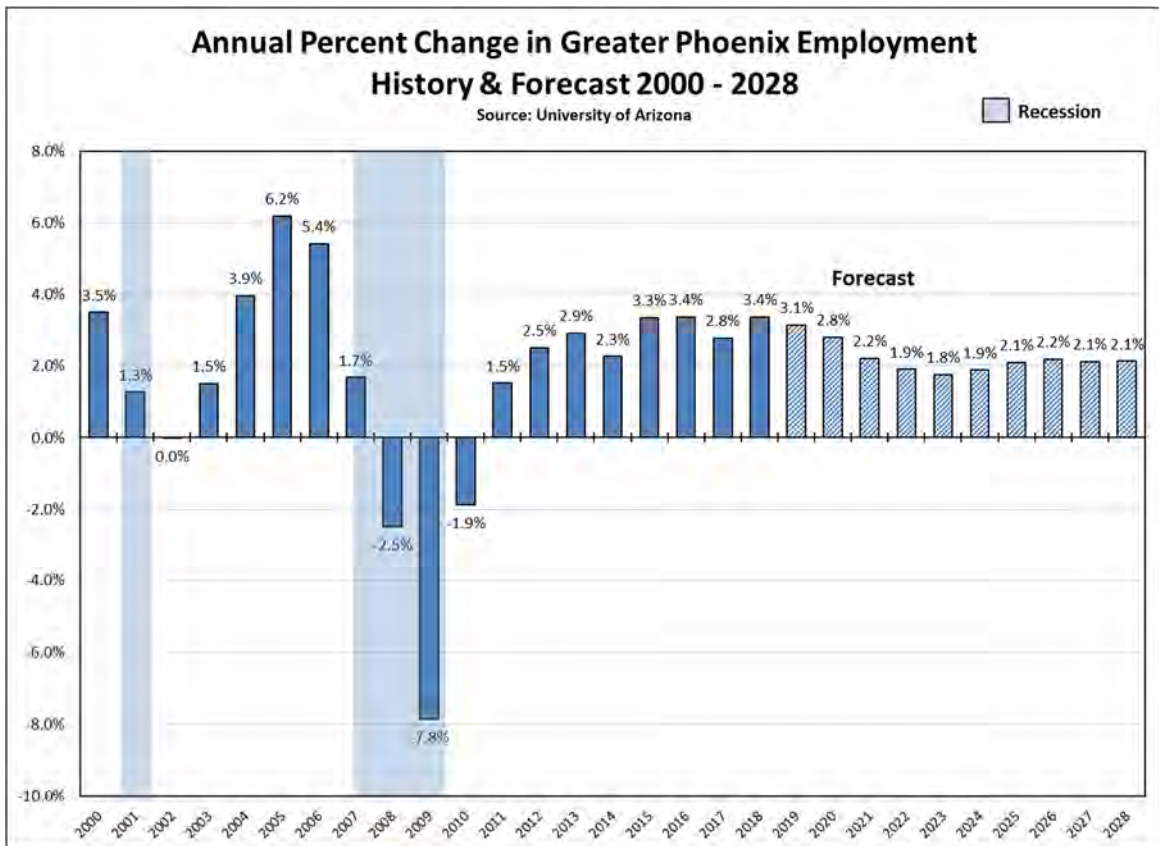




While the Greater Phoenix economy has had its difficulties, job growth is finally stabilizing and is forecasted by the University of Arizona to grow at an average of 55,000 jobs each year over the next five years. Healthy job growth could stimulate additional population growth and the region could possibly see population growth rates increase above 2.0%.





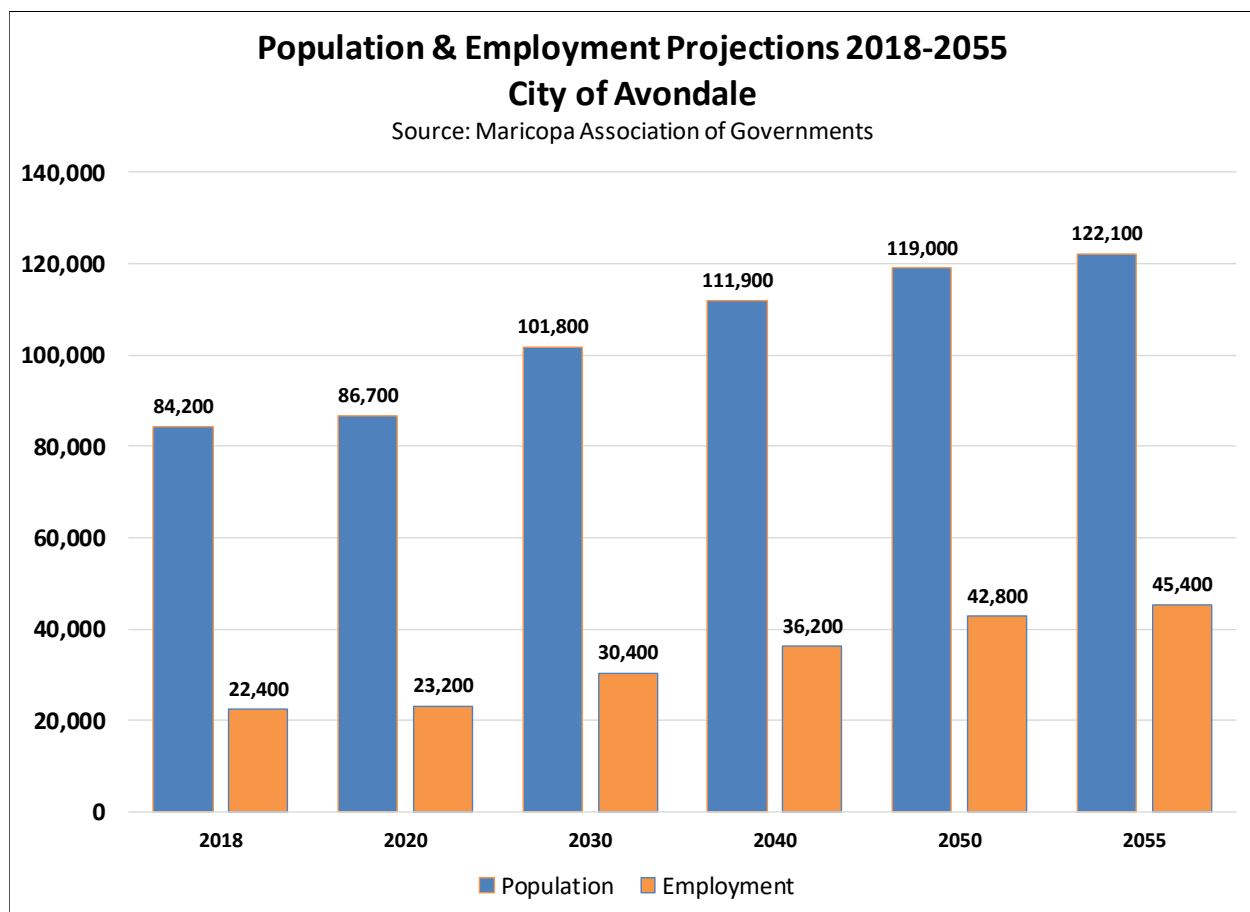




## 4.2 City of Avondale Forecast

The 2019 MAG population and employment forecast suggests that Avondale will have a healthy growth rate over the next 10 years and then slow over the following 20+ years. From a residential standpoint, Avondale is expected to add 15,100 residents over the next ten years followed by an additional 10,100 residents from 2030-2040. In total, Avondale is still expected to grow by 35,400 persons through 2055 which equates to an estimated 10,700 to 11,000 housing units to be built.

Avondale's employment base is forecasted to nearly double (96% increase) between 2020 and 2055. Employment in the city is expected to increase by 22,200 jobs, capturing 1.8% of all employment growth in Maricopa County.



As a suburban city, Avondale has a relatively low jobs-to-population ratio. The County ratio is estimated at 0.49 which is just under one job for every two people while Avondale is currently at 0.27 jobs per person. This is similar to other Valley municipalities such as Queen Creek, Peoria, and Litchfield Park. With the expected growth of jobs, Avondale's ratio is expected to increase





over time and reach 0.37 jobs per resident by 2055. This would be comparable to the Town of Gilbert or City of Glendale today.

Avondale has an estimated 3,141 acres of vacant land that is planned for employment uses. The primary question related to this employment land inventory is whether it is large enough to support the future employment growth of the community.

| <b>Current Versus Future Land Use Inventory<br/>City of Avondale</b>               |                      |                   |                    |                 |                |
|------------------------------------------------------------------------------------|----------------------|-------------------|--------------------|-----------------|----------------|
| <b>Land Use Sector</b>                                                             | <b>Existing Area</b> | <b>Existing %</b> | <b>Future Area</b> | <b>Future %</b> | <b>Change</b>  |
| Single Family                                                                      | 6,016                | 10.00%            | 19,918             | 33.10%          | <b>13,902</b>  |
| Multi Family                                                                       | 302                  | 0.50%             | 549                | 0.90%           | <b>247</b>     |
| Commercial                                                                         | 753                  | 1.30%             | 1,877              | 3.10%           | <b>1,123</b>   |
| Industrial                                                                         | 315                  | 0.50%             | 576                | 0%              | <b>260</b>     |
| Office                                                                             | 43                   | 0.10%             | 205                | 0.30%           | <b>162</b>     |
| Other Employment                                                                   | 2,615                | 4.30%             | 3,273              | 5.40%           | <b>657</b>     |
| Mixed Use                                                                          | 0                    | 0%                | 938                | 1.60%           | <b>938</b>     |
| Transportation                                                                     | 1,025                | 1.70%             | 1,043              | 1.70%           | <b>19</b>      |
| Open Space                                                                         | 31,556               | 52.40%            | 31,834             | 52.90%          | <b>278</b>     |
| Agriculture                                                                        | 4,299                | 7.10%             | 0                  | 0%              | <b>-4,299</b>  |
| Vacant                                                                             | 13,288               | 22.10%            | 0                  | 0%              | <b>-13,288</b> |
| <b>Total Acres</b>                                                                 | <b>60,212</b>        |                   | <b>60,212</b>      |                 |                |
| <b>Total Employment Land Available</b>                                             |                      |                   |                    |                 | <b>3,141</b>   |
| Source: Maricopa Association of Governments 2017, by Municipal Planning Area (MPA) |                      |                   |                    |                 |                |

In order to determine the potential future mix of employment uses in Avondale and demand for employment land, we consulted the Arizona COG/MPO Employer Database that is available from MAG. The database is a summary of all jobs by cluster or industry for employers with more than five employees. The following table summarizes the number of jobs in Avondale at nearly 110,000. The MAG forecast cited earlier in this memo estimated total jobs at 132,419 in the city in 2015. The difference between the two numbers is businesses with fewer than five employees.





| <b>Avondale Employment Cluster Summary</b>                                                    |                       |                |
|-----------------------------------------------------------------------------------------------|-----------------------|----------------|
| <b>Cluster</b>                                                                                | <b># of Employees</b> | <b>% Total</b> |
| Business Services                                                                             | 540                   | 3.4%           |
| Construction                                                                                  | 490                   | 3.1%           |
| Consumer Goods Manufacturing                                                                  | 20                    | 0.1%           |
| Consumer Services                                                                             | 3,100                 | 19.8%          |
| Education                                                                                     | 2,670                 | 17.0%          |
| Finance, Insurance, & Real Estate (FIRE)                                                      | 630                   | 4.0%           |
| Government, Social, & Advocacy Services                                                       | 1,320                 | 8.4%           |
| Health Care                                                                                   | 1,350                 | 8.6%           |
| High Tech Manufacturing & Development                                                         | 5                     | 0.0%           |
| Hospitality, Tourism, & Recreation                                                            | 330                   | 2.1%           |
| Media, Publishing, & Entertainment                                                            | 110                   | 0.7%           |
| Metal Inputs & Transportation-Related Manufacturing                                           | 8                     | 0.1%           |
| Non-Metallic Manufacturing                                                                    | 80                    | 0.5%           |
| Resource-Dependent Activities                                                                 | 140                   | 0.9%           |
| Retail                                                                                        | 4,190                 | 26.7%          |
| Telecommunications                                                                            | 220                   | 1.4%           |
| Transportation & Distribution                                                                 | 470                   | 3.0%           |
| <b>Total Employment</b>                                                                       | <b>15,673</b>         |                |
| Source: MAG 2017 / 2018 Arizona COG/MPO Employer Database, employers with 5 or more employees |                       |                |

The following table further summarizes those clusters into five categories that will dictate land use. While no one knows what the future will look like for job growth and employment given technology and innovation, the following forecast assumes that the forecasted job growth through 2055 will resemble the mix of employment in more established West Valley cities such as Glendale and Peoria. For instance, retail will comprise 16% of the future employment growth or 3,600 jobs. Combined, office user industries such as business services, finance, real estate, and media will account for 4,500 new jobs or 15.8% of total employment.





| <b>Avondale Future Employment by Cluster</b> |                   |                   |                   |                   |              |
|----------------------------------------------|-------------------|-------------------|-------------------|-------------------|--------------|
| <b>Cluster</b>                               | <b>Current</b>    | <b>%</b>          | <b>Employment</b> | <b>TOTAL</b>      | <b>%</b>     |
|                                              | <b>Employment</b> | <b>Employment</b> | <b>Growth</b>     | <b>Employment</b> | <b>Total</b> |
|                                              | <b>Mix</b>        | <b>Total</b>      |                   |                   |              |
| Business Services, FIRE, Telecom, Media      | 1,500             | 9.6%              | 4,500             | 6,000             | 15.8%        |
| Retail, Consumer Services                    | 7,290             | 46.5%             | 3,600             | 10,890            | 28.8%        |
| Hospitality                                  | 330               | 2.1%              | 700               | 1,030             | 2.7%         |
| Transportation & Distribution                | 470               | 3.0%              | 3,000             | 3,470             | 9.2%         |
| Government, Education, Healthcare            | 5,340             | 34.1%             | 7,600             | 12,940            | 34.2%        |
| Manufacturing, Construction                  | 743               | 4.7%              | 2,800             | 3,543             | 9.4%         |
| <b>Total Employment</b>                      | <b>15,673</b>     |                   | <b>22,200</b>     | <b>37,873</b>     |              |

Source: MAG 2017 / 2018 Arizona COG/MPO Employer Database, employers with 5 or more employees

The remainder of this analysis will focus on land uses that will fall within the “Employment” land use category. Those clusters include Business Services, Telecom, Media and Entertainment (which will largely occupy office buildings); Transportation & Distribution; and Manufacturing. These latter two clusters will occupy conventional industrial buildings.

In order to determine the demand for land in Avondale through 2055 based on the above employment forecast of 22,200 new jobs, the Arizona COG/Employer Database was used. This database has an inventory of major employers and estimated employment levels for each company.

Employee density ranges from less than ten employees per acre for Transportation uses to well over 100 employees per acre for certain Business Services operations. Particularly for business services, employee density can be affected by the type of office complex and tenant. Buildings with high FARs and structured parking will have many more employees per acre than traditional office buildings with surface parking areas. Likewise, operations centers and call centers have high ratios of persons per acre.

In summary, average employment density is as follows:

- The Manufacturing cluster has an average density of 31.5 employees per acre.
- Business Services, etc. has an average density of 83.3 employees per acre.
- Transportation has an average density of 13.0 employees per acre.
- Retail has an average density of 16.0 employees per acre.
- Hotels have an average density of 9.0 employees per acre.

The density conclusions for the Transportation cluster are significantly impacted by the Amazon fulfillment centers in Phoenix. Without Amazon, the density of a traditional warehouse and





distribution complexes would be 6.6 employees per acre. Thus, an adjustment was made to the following forecast for the Transportation & Distribution category by eliminating the “Amazon effect”. The adjusted employment density for this category was reduced to 6.6.

Based on the above analysis, a demand forecast for Employment and Commercial land was prepared for Avondale for the timeframe from 2020 to 2055. In our opinion, the forecast is aggressive as it does not reflect the trend towards higher density development that will likely occur in the future in Avondale.

The forecast concludes that the demand for employment land in Avondale will total approximately 900 acres through 2055.

| <b>Forecasted Commercial and Employment Land Demand 2020 - 2055</b>                                      |                      |                 |                        |                                |                                |
|----------------------------------------------------------------------------------------------------------|----------------------|-----------------|------------------------|--------------------------------|--------------------------------|
| <b>City of Avondale</b>                                                                                  |                      |                 |                        |                                |                                |
| <b>Cluster</b>                                                                                           | <b>Land Use</b>      | <b>New Jobs</b> | <b>% of Total Jobs</b> | <b>Adjusted Job Density/Ac</b> | <b>Forecasted Demand Acres</b> |
| Business Services, Telecom, Media                                                                        | Office               | 4,500           |                        | 83.3                           | 54                             |
| Transportation & Distribution                                                                            | Industrial/Warehouse | 3,000           | 9.2%                   | 6.6                            | 455                            |
| Retail, Consumer Services                                                                                | Commercial           | 3,600           | 28.8%                  | 16.0                           | 225                            |
| Hotel                                                                                                    | Commercial           | 700             | 2.7%                   | 9.0                            | 77                             |
| Manufacturing                                                                                            | Employment           | 2,800           | 9.4%                   | 31.5                           | 89                             |
| <b>Total</b>                                                                                             |                      | <b>14,600</b>   | <b>50.0%</b>           |                                | <b>900</b>                     |
| Sources: Arizona COG/MPO Employer Database, employers with 5 or more employees; Maricopa County Assessor |                      |                 |                        |                                |                                |

The forecasted Employment land demand of 900 acres compares favorably with the 3,141 acres of available land within the City. As noted previously, this is a conservative forecast that does not take into account:

- The likely intensification of non-residential development in Avondale over the next 35 years.
- The fact that redevelopment of existing industrial, commercial, and employment areas around the city will occur due to building obsolescence and age, freeing up more land for development in the future.

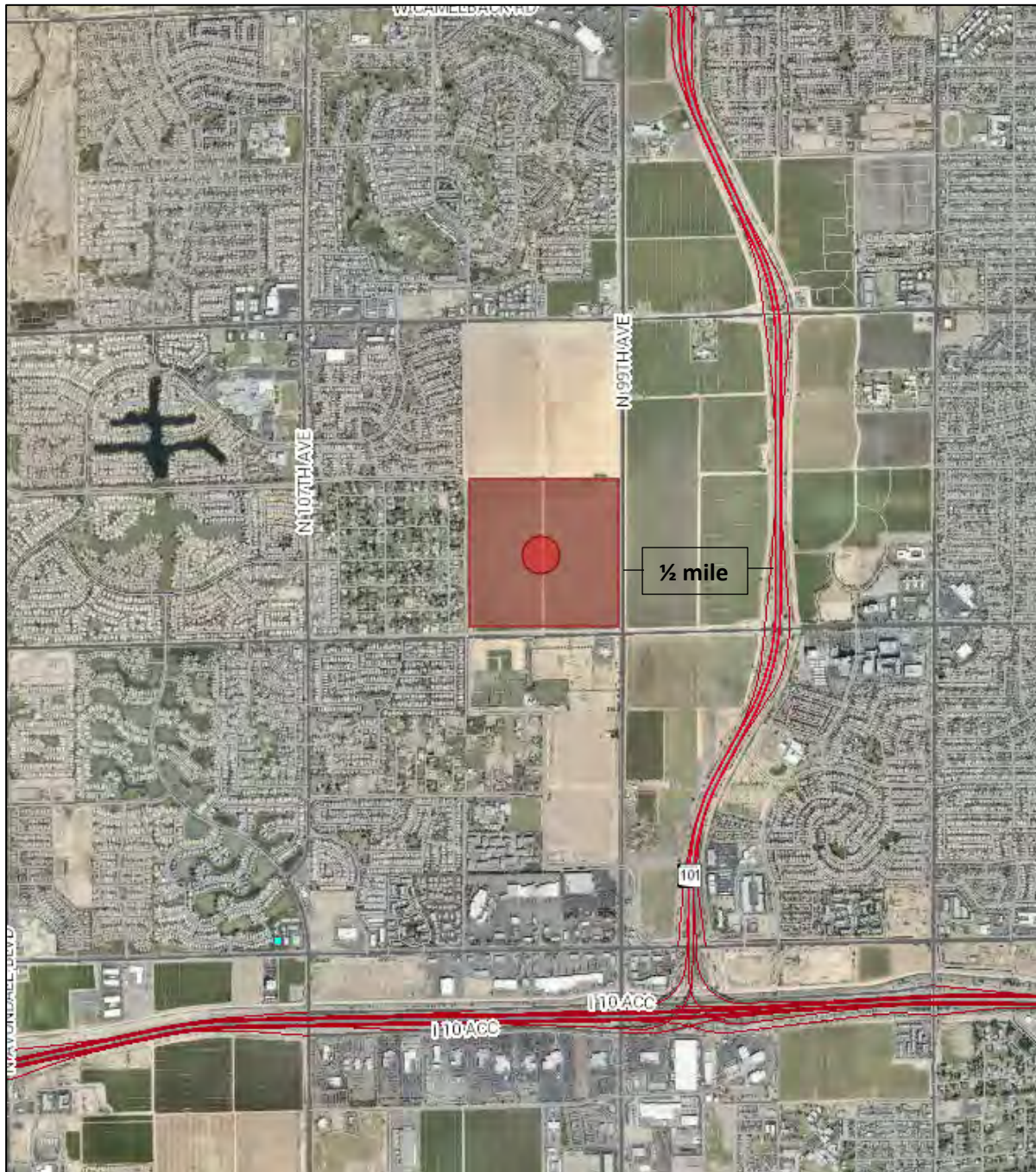
In our opinion, the rezoning of the subject site to residential uses will not affect the City’s efforts to continue to attract new commercial and employment to the community. The City has a significant inventory of commercial and employment land that will provide for the long-term economic health of the community.





## 5.0 Analysis of 99th Avenue Land Use Patterns

The subject site is located along 99<sup>th</sup> Avenue north of Thomas Road, which is part of the eastern boundary for the City of Avondale. This area has a strong agricultural presence. The property is located a half mile west of the Loop 101 freeway. To the west are single family, large lot houses. To the north is a large vacant property that will be described in a subsequent section. To the south is a funeral home and cemetery. To the east are additional agricultural fields that are owned by the subject site's owners and planned for a mix of uses.





The City of Avondale's General Plan designates 75% of the property as mixed use and 25% as Freeway Commercial/Urban Commercial. In addition, the zoning designates the entire property C-2 commercial.

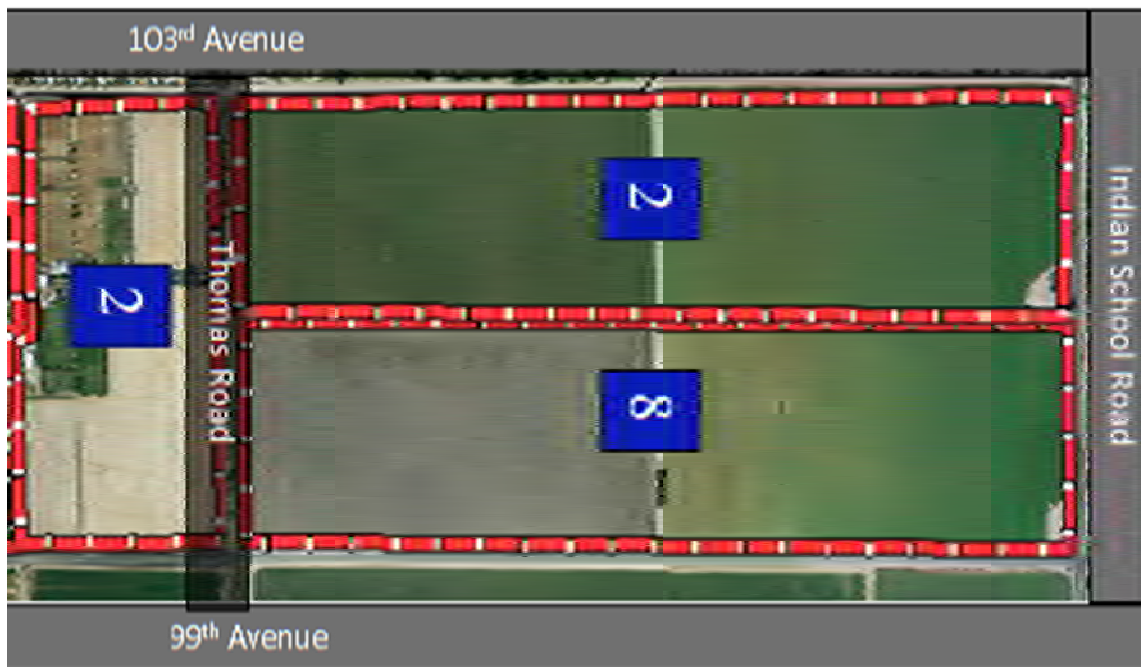
Freeway Commercial is described in the Avondale General Plan as such:

*"Freeway commercial development patterns will provide concentrated retail, hospitality, and related activity along these corridors. This category allows for a broad range of nonresidential uses and development flexibility by promoting community-wide and regional retail, medical, office, higher educational complexes, hospitality, sports and family entertainment, commercial complexes, and service destinations to a larger trade area. It offers amenities such as attractive streetscapes, pedestrian activity connections, and efficient circulation."*

Urban Commercial is described in the Avondale General Plan as such:

*"Land-use category to accommodate compact commercial centers consisting of retail, restaurant, office, hotel, farmers market, community garden, and personal services. Residential units may be built on upper floors within this designation if commercial uses are built on the ground floor as part of the same development project. The desired form of development is 4+ story buildings served by structured parking."*

In addition to the General Plan, the subject site is identified as part of the city's Freeway Corridor Specific Plan. This plan identifies the eastern half of the subject site as suitable for up to eight-story commercial buildings.





## 5.1 Neighboring Properties

To the south, a 60-acre property now known as Virtua99 was first approved as the La Entrada Village PAD in 2007. The plan included 560 multifamily units, 40,000 square feet of retail, and 588,000 square feet of office space.

In 2009, the PAD was updated and revised as Avondale LIVE – a mixed use district that would include a movie and production studio district, commercial retail, and high density multifamily.

With no implementation of the PAD in nearly a decade, Virtua99 was approved as a mixed-use district. Original documents split the project between 64% residential and 36% commercial.





In the most recent iteration, however, the project is planned for residential uses on 81% of the property, split between single family, townhomes, and multifamily. The commercial plan is for a hotel site (3 acres) and small areas for retail (2.7 acres), restaurants (1.4 acres) and medical office (3.8 acres), all of which are much more locally focused and more appropriate for its location.



Similarly, the parcel north of the subject site was once the Entorno PAD in 2007. Entorno was envisioned as a mixed-use community espousing the live, work and play model. The overall land use plan was comprised of 160 acres with a mix of retail, higher density residential, office, hospitality and office flex.







*Figure 2 - Conceptual Project Layout*

In 2014, Entorno was rezoned to Parkside Village. Parkside Village is a mixed use community with a higher focus on residential development than the earlier plan. In 2014, the plan called for 73% residential uses and the remaining commercial uses, though the majority of the commercial use was labeled mixed use which can contain residential elements.





## Indian School



Most recently, in 2019 Parkside Village was updated to include more residential development. Single family units increased from 412 units to 662 units and the multi-family designation was removed. Additionally, the mixed use region decreased in size from 33 acres to 21 acres and indicates plans for 300 loft units to be built within that area, which could absorb approximately 60% of the mixed use site for residential uses.





## Indian School



### 5.2 Competitive Positioning

The eastern edge of the subject property and neighboring parcels within Avondale are more than a half mile from the Loop 101 and thus do not benefit from freeway visibility. In contrast, there are several hundred acres of vacant land with freeway frontage along just the Loop 101 corridor from McDowell Road to Camelback Road. In total, there are approximately 815 acres on the east and west side of the Loop 101 that have a competitive advantage over the subject site by having true freeway visibility and thus benefit from high freeway traffic volumes whereas the subject site does not.





## Vacant Commercial/Mixed Use Land along Loop 101 Freeway





## 6.0 Findings & Conclusions

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The following are major findings and conclusions with respect the current land use designations and zoning of the subject site compared to the proposed change to residential uses.

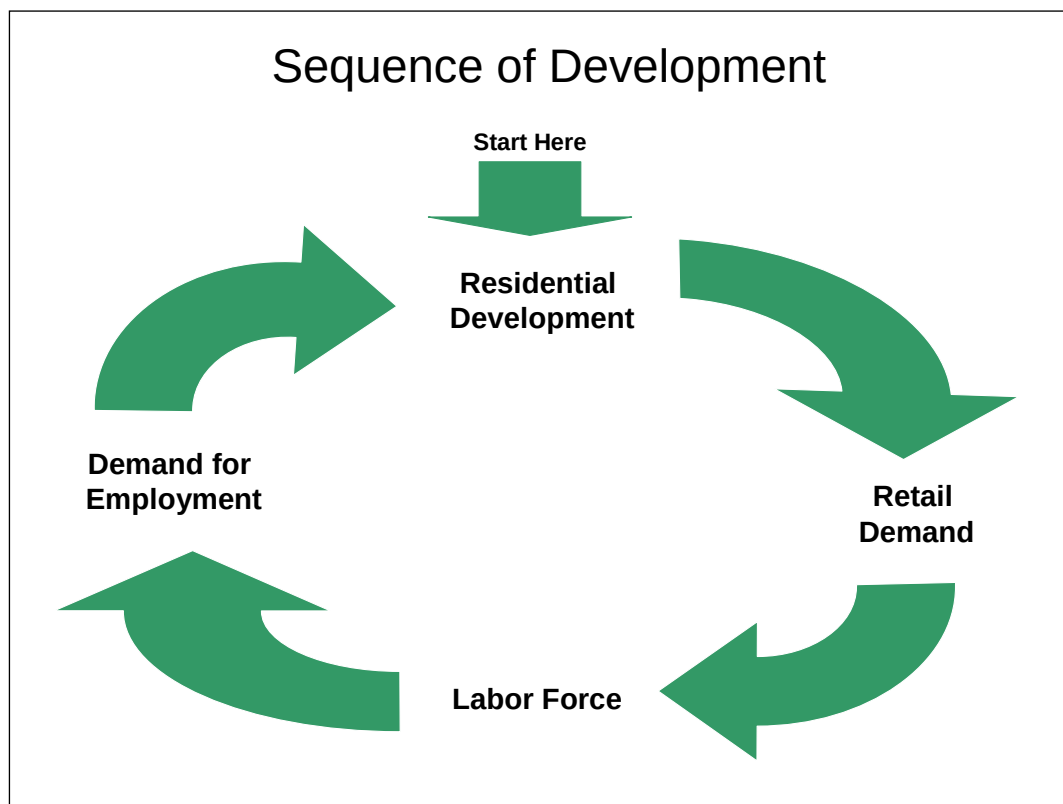
- Historical planning, zoning, and subsequent rezoning of neighboring projects such as Virtua99 to the south and Parkside Village immediately north of the subject site is consistent with market realities that the 99<sup>th</sup> Avenue Corridor is mistakenly categorized as a “Freeway Corridor” in Avondale. The eastern edge of the subject property and neighboring parcels within Avondale are more than a half mile from the Loop 101 and thus do not benefit from freeway visibility.
  - In each of the cases along 99<sup>th</sup> Avenue, the ultimate, market driven land uses are turning out to be much more suburban with a focus on residential products.
  - In contrast, there are several hundred acres of vacant land with freeway frontage along just the Loop 101 corridor from McDowell Road to Camelback Road. In total, there are approximately 815 acres on the east and west side of the Loop 101 that have a competitive advantage over the subject site by having true freeway visibility and thus benefit from high freeway traffic volumes whereas the subject site does not.
- The retail marketplace has been significantly impacted by both e-commerce and the rise of supercenters and warehouse clubs. For the Greater Phoenix area, the Great Recession resulted in much slower population and employment growth and retailers have become much more cautious planning for new stores. Some ten years after the end of the recession, retail development has not returned to prior construction levels. This trend may continue for the foreseeable future and will impact properties currently designated for commercial development.
  - The I-10 corridor is also well represented by major retailers. While there may be some voids in the market, they are few. Retail gap analysis suggests very little excess demand and where excess demand exists, it is insufficient to trigger new retail entrants.
- The office market is still relatively young compared to other regions of Greater Phoenix. The submarkets surrounding the subject site only account for approximately 3.2% of total inventory. Only 169,400 square feet of office space has been built (four developments) in





the market area over the last 10 years. Slow growth in office development is likely to continue for the foreseeable future.

- The proposed residential developments will help to support the retail assets within the City of Avondale. Despite the obvious surplus in most of the retail categories, each new additional resident will create demand for additional local serving retail. Continued residential development in all forms within the market area will be critical to the eventual success of existing retail assets and additional commercial development. As the following graphic helps to illustrate, local residents will be the main source of retail demand and also provide a local workforce for office development. This residential development must come first, eventually building to a critical mass of residents to attract additional retailers.



- The latest forecast for employment growth in Avondale concludes that the demand for additional commercial and employment land in Avondale will total approximately 900 acres through 2055. This compares favorably with the 3,141 acres of available commercial and employment land within the City. As noted previously, this is a conservative forecast that does not take into account:
  - The likely intensification of non-residential development in Avondale over the next 35 years.





- o The fact that redevelopment of existing industrial, commercial, and employment areas around the city will occur due to building obsolescence and age, freeing up more land for development in the future.

In our opinion, the rezoning of the subject site to residential uses will not affect the City of Avondale's efforts to continue to attract new commercial and employment to the community. The City has a significant inventory of commercial and employment land that will provide for the long-term economic health of the community. The site is also at a considerable competitive disadvantage as a commercial property compared to neighboring parcels with real freeway visibility. Finally, as a residential project, new residents will support existing and planned commercial development.





# Exhibit G

## Certificates of Adequate School Facilities

Fulton Homes Acclaim

- a) Pendergast Elementary School District
- b) Tolleson Union High School District





## CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

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

Project: Sierra Avondale Project Manager: Stephen W. Anderson  
Request: GPA and Rezone Acreage/Parcel Size: 149.69 net acres  
Current Density Allowed: N/A Density Proposed: Up to 14 du/acre  
Total number of residential units proposed: 676 dwelling units

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

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

Yes ☒ No ☐

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

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**Is a school site within the proposed development needed?**

Yes ☐ No ☒

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

\_\_\_\_\_

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

**If answered yes, please explain below:**

---

---

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

Date Reviewed: 1/14/2020

School District: Pindergeist Elem School District

District Superintendent: Dr. Lily Motos-DeBlieux

Phone #: 623 772-2800

E-mail: jfimbres@psdaz.org

Signature: 

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

### Development & Engineering Services Department

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

[www.avondaleaz.gov/development/services](http://www.avondaleaz.gov/development/services)





## CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

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

Project: Sierra Avondale Project Manager: Stephen W. Anderson  
Request: GPA and Rezone Acreage/Parcel Size: 149.69 net acres  
Current Density Allowed: N/A Density Proposed: Up to 14 du/acre  
Total number of residential units proposed: 676 dwelling units

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

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

Yes ☒ No ☐

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

---

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Is a school site within the proposed development needed?

Yes ☐ No ☒

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

\_\_\_\_\_

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

*If answered yes, please explain below:*

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

Date Reviewed: January 17, 2020

School District: Tolleson Union High School District #214

District Superintendent: Nora Gutierrez

Phone #: 623-478-4000

E-mail: nora.gutierrez@tuhsd.org

Signature: \_\_\_\_\_

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

**Development & Engineering Services Department**

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



# Exhibit H

## Neighborhood Meeting Summary

Fulton Homes Acclaim

6:00 P.M. July 30, 2020



# **Neighborhood Meeting Summary**

**Fulton Homes Acclaim**

**Major General Plan Amendment (Case PL-20-0043) and  
Rezoning (Case PL-20-0086)**

**NWC of 99th Avenue and Thomas Road**

**Submitted: August 3, 2020**



## **Neighborhood Meeting**

On July 30, 2020, representatives for Fulton Homes and Gammage & Burnham PLC attended a virtual neighborhood meeting hosted by the City of Avondale for the Fulton Homes Acclaim Major General Plan Amendment (Case PL-20-0043) and Rezoning (Case PL-20-0086). The meeting was held via Zoom per the COVID-19 pandemic:

<https://avondaleaz.zoom.us/j/6059027693>

Meeting ID: 605 902 7693

One tap mobile

+13462487799,,6059027693# US (Houston)

+16699009128,,6059027693# US (San Jose)

Vice-Mayor Pat Dennis and Planning Commission Chairman Dave Iwanski were in attendance. No neighbors attended. Additional attendees were Brian Craig of the City of Avondale, Stephen Anderson and Cheryl Griemsmann of Gammage & Burnham, Brian Nicholls of EPS Group, and Norm Nicholls of Fulton Homes.

Stephen Anderson gave a presentation about the project, including an overview of the open space, amenities and anticipated project schedule.

Brian Craig reported that the City of Phoenix is also involved in discussions regarding 99<sup>th</sup> Avenue, and that the applicant had provided an Economic Development report to the City regarding the General Plan Amendment.

Following the applicant's presentation and staff's remarks, Vice-Mayor Dennis had several questions.

**Issue:** How will the Fulton Homes project coordinate with the Parkside project to the north regarding both the tiling of the SARP Canal pedestrian connectivity?

**Response:** With respect to tiling the SRP Canal, Brian Nicholls reported that it has been coordinating with Taylor Morrison, the developer of Parkside, with the goal of having a single tiling effort, which would be more efficient. However, whether Parkside is ready to proceed or not, Fulton Homes will proceed with the tiling of its portion of the canal as soon as SRP and the BOR have issued the necessary approvals.

With respect to pedestrian connectivity, Fulton has three pedestrian trails exiting the north end of the Acclaim community. Fulton will work appropriately with City staff and Parkside to make sure that pedestrian connections do occur.

**Question:** What are the traffic counts on Thomas Road? Will left turns be an issue?



**Response:** Stephen Anderson affirmed that the traffic report indicates that traffic signals will not be warranted for the left turn movements exiting Acclaim onto the adjacent arterials. However, Mr. Anderson did not have those counts available at the time of the meeting, and indicated he would follow-up to communicate that information to the Vice-Mayor.

**Issue:** Will sports courts be lit at night?

**Response:** Norm Nicholls stated that all sport courts will be hardwired to provide lighting at night. Residents who wish to use the sport courts at night will be able to manually turn on the lights in 30-minute increments. Unlike continuous nighttime lighting that is available regardless of whether or not the courts are being used, this convenient access to on demand lighting conserves the energy use to only when it is needed. This limits the amount of nighttime lighting experienced by the homes closest to the sport courts. The hardwired lighting can easily be converted to solar sourced lighting if needed in the future.

**Issue:** What will the walls of the future SRP well site look like?

**Response:** Norm Nicholls said the Applicant will include language in the land donation agreement requiring that the wellsite wall match that of the Project's perimeter wall. This will ensure a continuous and aesthetically pleasing wall.

Chairman Iwanski thanked the Applicant for investing in Avondale, and for acknowledging staff for their contributions to the Project.

The meeting ended at 7:00 p.m.

This summary has been prepared, reviewed and approved by Gammage & Burnham.

A handwritten signature in blue ink, appearing to be 'S. Anderson', written over a horizontal line.

Stephen Anderson





## AGENDA ITEM REPORT

---

**SUBJECT:** Best Western Hotel - Rezoning from Agricultural (AG) to Commerce Park (CP) - Application PL-19-0248

**MEETING DATE:** 9/16/2020

---

**TO:** Planning Commission

**FROM:** Brian Craig, Planning Manager

**THROUGH:** Brian Craig, Planning Manager

**PURPOSE:**

Planning Commission will hold a public hearing and consider a request by Mr. Ranjit Singh, IB Hospitality, LLC, to rezone approximately 3.6 acres of property located east of the north terminus of Eliseo C. Felix Jr. Way, south of Interstate 10 from Agricultural (AG) to Commerce Park (CP) to allow for the development of two (2) hotels on the subject property. The Commission will take appropriate action and forward a recommendation to the City Council.

**BACKGROUND:**

The 3.6-acre subject property (Exhibits A and B) is located east of the north terminus of Eliseo C. Felix Jr. Way, south of Interstate 10. The property has been zoned Agricultural (AG) since its annexation into the City in December 1964. Agricultural zoning allows for agricultural crop production, ranching and related uses, but, as in this case, AG is also intended as a holding district until the land is suitable for rezoning and development. No agricultural production has occurred on this site and until approximately 1985, portions of the site were located within the Agua Fria River channel.

The site is a narrow, long property that slopes west to east with an average of ten (10) feet of elevation change. A borrow (excavation) pit covers approximately one-quarter of the site where fill material was removed to raise the elevation of an adjacent property. The site lies within a Federal Emergency Management Agency (FEMA) designated 'AH' flood zone, which requires the developer to obtain a Conditional Letter Of Map Revision (CLOMR) from FEMA prior to grading and construction on the site.

The City processed a request to abandon a portion of the Eliseo C. Felix Jr. Way right-of-way adjacent to this property in May 2020; the Eliseo C. Felix Jr. Way right-of-way now terminates approximately 175 feet north of the subject property's southern property line, just north of the access road that connects to Coldwater Plaza. The abandoned right-of-way, which was formally designated an Easement for Highway Purposes, was incorporated into the subject property and will be formally recognized by the City through a future Minor Land Division that will adjoin the new area and dedicate necessary easements for future development.

The subject property is located within the boundary of the Freeway Corridor Specific Plan Area and is designated as Business Park on the General Plan 2030 Land Use Map (Exhibit C). The Business Park



designation is intended to allow for large scale campus development that provides abundant employment opportunities including, but not limited to, uses such as light manufacturing, corporate commerce, hotels, multi-story offices, and limited warehouse and support services.

Surrounding uses and zoning include:

- **North:** Agricultural zoned property owned by Arizona Department of Transportation (ADOT), including a service yard, material storage, and the Interstate 10 corridor, which is approximately 850 feet north of the subject property.
- **East:** The Agua Fria River channel, which is approximately 1,500 feet across adjacent to the subject property.
- **South:** General Industrial (A-1) zoned property occupied by a construction supply wholesaler.
- **West:** Community Commercial (C-2) and AG zoned property owned by ADOT, which is part of the service yard and material storage complex adjacent to the subject property on the north.

#### **SUMMARY OF REQUEST:**

The applicant, Mr. Ranjit Singh, IB Hospitality, LLC, is requesting to rezone the 3.6-acre subject property from Agricultural (AG) to Commerce Park (CP) to allow for the development of two (2) hotels on the site (Exhibits E and F). The applicant is proposing to develop a Microtel Moda and a Best Western Inn and Executive Suites with associated parking; a future lot split may be requested to place each hotel on separate lots. Each hotel is intended be six (6) stories tall as allowed by the Freeway Corridor Specific Plan and have 100 rooms with conference centers and meeting spaces. No restaurant or bar is intended on-site, but a partnership with a nearby reception hall is planned. The Microtel Moda is intended to be constructed first with a proposed opening date sometime in 2022 with the Best Western to begin construction in late 2022 or early 2023. The hotels are designed to be contemporary and modern in design with clean lines and a mix of glass, stucco, concrete, block, and steel (Exhibit G). In addition to seeking approval of a CLOMR, the developer will be required to obtain Site Plan and Design Review approval prior to obtaining building and civil permits to construct.

#### **PUBLIC PARTICIPATION:**

The applicant conducted the required neighborhood meeting to discuss the proposed rezoning at 6:00 P.M. on Tuesday, September 1, 2020. Due to the ongoing Covid-19 pandemic, the meeting was held via Zoom teleconferencing. All notices of the meeting, including mailings to owners within 1,000 feet of the site, public hearing notice signs on the property, and display ads in the Southwest Valley Arizona Republic were completed at least fifteen (15) days prior to the meeting as required. A summary of the neighborhood meeting is included with this staff report as Exhibit H. In addition to City Staff and the applicant's team, Vice Mayor Pat Dennis attended the virtual meeting. Discussion was primarily related to the following topics:

- **What is the difference between this Best Western Inn and Executive Suites that sets it above the basic version and what upscale amenities are included?** The applicant indicated that the proposed Best Western Inn and Executive Suites will allow extended stays and have upgraded amenities in the suite. It is a new concept for Best Western and will be the first in Arizona. It offers more amenities than a standard budget hotel such as a business center, exercise area, outdoor gathering spaces, meeting space, and a modern design.
- **Do these proposed hotels have restaurants?** The applicant responded that no restaurants or bars will be included in the property, but they plan to partner with a nearby reception center and there are lots of restaurants in the area.



- **Do the rooms have cooking facilities?** The applicant indicated that the suites will have electronic cooking via hot plates and microwaves, along with a fridge and table with limited place settings.
- **How is the property accessed?** The applicant and staff responded that access to the proposed hotels will be via Eliseo C. Felix Jr. Way from Van Buren Road. Major Interstate 10 exits serving this area are Dysart Road and Fairway Drive.
- **How will the hotels attract customers to the property?** The applicant indicated this location has great visibility from Interstate 10, especially considering the height is planned at six (6) stories as allowed by the Freeway Corridor Specific Plan. Additionally, the applicant stated that online marketing is equally important as physical visibility. The added amenities, such as BBQ grills, outdoor fire pits, pools and more will be marketed online, which attracts families.
- **How will the hotels blend with the existing commercial and industrial properties in the area?** The applicant indicated their willingness to work with City staff on an acceptable design and they will be proposing contemporary designs. The applicant added that perhaps nearby properties will be improved or spurred towards improvement by the development of this site.
- **What is the intended timeline for development after approval?** The applicant responded that this is their sole development project at this time and the goal is to work on the design and entitlements this year and complete construction on the first hotel, Microtel, in 2022. The applicant added that the Best Western Inn and Executive Suites would follow the development of the Microtel site with a planned opening in 2023.

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

All required notifications for the Planning Commission and City Council public hearings, including mailings to owners within 1,000 feet of the site, public hearing notice signs on the property, and display ads in the Southwest Valley Arizona Republic were completed at least fifteen (15) days prior to the meeting as required. No additional public comments beyond what is noted above have been received to date.

#### **ANALYSIS:**

The proposed rezoning to Commerce Park (CP) will allow for hotel development by-right. The subject property has remained vacant since being annexed into the City in 1964. Due to the high visibility from Interstate 10, but limited access only from a dead-end local street, a hotel use is appropriate. Further, the hotel use is compatible with the Freeway Corridor Specific Plan and General Plan 2030 Land Use designation of Business Park.

#### **Conclusion:**

Staff recommends approval of the requested rezone to Commerce Park (CP) for the subject property.

#### **DISCUSSION:**

- The proposed rezoning to Commerce Park (CP) is in conformance with the General Plan 2030.
- The proposed rezoning is in conformance with the Freeway Corridor Specific Plan.
- The proposed rezoning is compatible with and complementary to the adjacent land uses.
- The recommended conditions of approval are reasonable to ensure conformance with the provisions of the Zoning Ordinance and all other applicable City codes, ordinances, and policies.



**STRATEGIC PLAN:**

INITIATIVE: Create and support diverse recreation and education opportunities

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

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

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

**BUDGET IMPACT:**

No budget impacts.

**RECOMMENDATION:**

Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-19-0248 Best Western Hotel, a request to rezone approximately 3.6 acres of property located east of the north terminus of Eliseo C. Felix Jr. Way, south of Interstate 10 from Agricultural (AG) to Commerce Park (CP), subject to the following three (3) conditions of approval:

1. New development on the site shall conform to the Commerce Park (CP) district standards and Freeway Corridor Specific Plan.
2. The developer shall construct the east half of Eliseo C. Felix Jr. Way to the City's Minor Collector standard (Detail A1002) from the property's south edge to the point of existing improvements on the west half of the street in the first phase of development.
3. A water and sewer easement shall be dedicated to the City for its water and sewer mains from the north property line to the west driveway entrance.

**PROPOSED MOTION:**

I move that Planning Commission accept the findings and recommend **APPROVAL** of Application PL-19-0248 Best Western Hotel, a request to rezone approximately 3.6 acres of property located east of the north terminus of Eliseo C. Felix Jr. Way, south of Interstate 10 from Agricultural (AG) to Commerce Park (CP), subject to the following three (3) conditions of approval as listed in the staff report.





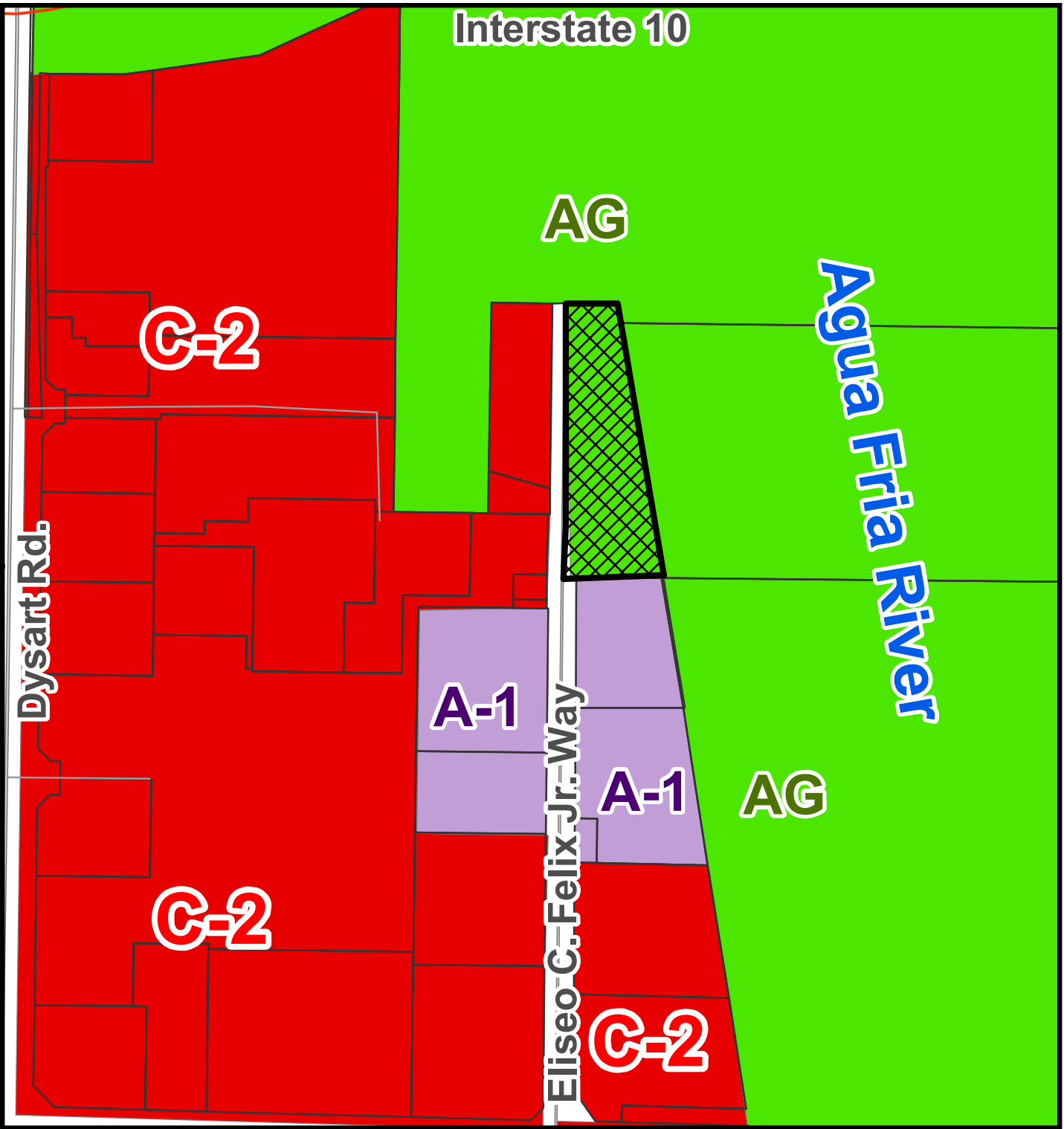
# Aerial Photograph



Project Location







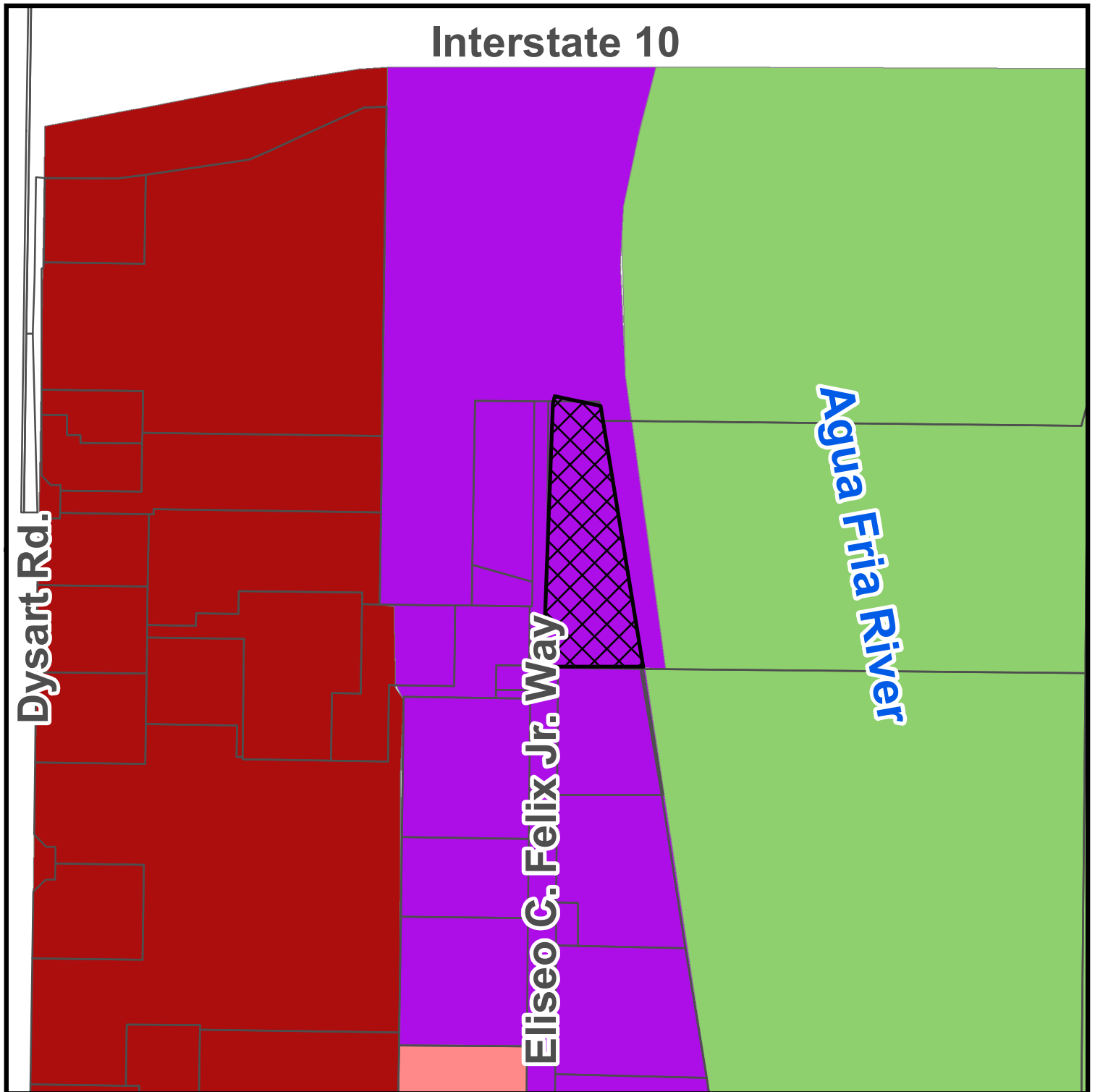
# Zoning Vicinity Map



Subject Property





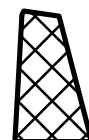


# General Plan Land Use Map

## General Plan 2030 Land Use



- Local Commercial
- Urban Commercial
- Business Park
- Open Space and Parks



**Subject Property**





## SUMMARY OF RELATED FACTS

## APPLICATION PL-19-0248

| THE PROPERTY             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PARCEL SIZE              | Approximately 3.6 gross acres                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| LOCATION                 | East of the north terminus of Eliseo C. Felix Jr. Way, south of Interstate 10 Freeway.                                                                                                                                                                                                                                                                                                                                                                                        |
| PHYSICAL CHARACTERISTICS | The site is narrow, long and sloping west to east with a ten (10) foot elevation change. A borrow pit covers approximately one-quarter of the site where fill material was removed to raise the elevation of an adjacent property. The site lies within a Federal Emergency Management Agency (FEMA) designated 'AH' flood zone, which requires the developer to obtain a Conditional Letter Of Map Revision (CLOMR) from FEMA prior to grading and construction on the site. |
| EXISTING LAND USE        | The entire site is currently vacant with no active agricultural or other uses.                                                                                                                                                                                                                                                                                                                                                                                                |
| EXISTING ZONING          | The entirety of the site is currently zoned Agricultural (AG) which allows for agricultural crop production, ranching and related uses. AG is also intended as a holding district until the land is suitable for rezoning and development.                                                                                                                                                                                                                                    |
| ZONING HISTORY           | The site was annexed as part of a larger annexation in December 1964 and was assigned Agricultural (AG) zoning with that annexation. The zoning has remained AG since annexation.                                                                                                                                                                                                                                                                                             |

| SURROUNDING ZONING AND LAND USE |                                                                                                                                                                                                                        |
|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NORTH                           | Agricultural zoned property owned by Arizona Department of Transportation (ADOT), including a service yard, material storage and the Interstate 10 corridor, which is approximately 850 north of the subject property. |
| EAST                            | The Aqua Fria River channel, which is approximately 1,500 feet across adjacent to the subject property.                                                                                                                |
| SOUTH                           | General Industrial (A-1) zoned property occupied by a construction supply wholesaler.                                                                                                                                  |
| WEST                            | Community Commercial (C-2) and AG zoned property owned by ADOT, which is part of the service yard and material storage complex adjacent to the subject property on the north as well.                                  |

| GENERAL PLAN                                                                                           |  |
|--------------------------------------------------------------------------------------------------------|--|
| The General Plan 2030 Land Use designation over the entirety of the subject property is Business Park. |  |

| PUBLIC SCHOOLS     |                                                                       |
|--------------------|-----------------------------------------------------------------------|
| SCHOOL DISTRICT(S) | Avondale Elementary School District<br>Agua Fria High School District |



|                    |                                                  |
|--------------------|--------------------------------------------------|
| ELEMENTARY SCHOOLS | Lattie Coor (K-4) & Avondale Middle School (5-8) |
| HIGH SCHOOL        | Agua Fria High School                            |

| <i>ADJACENT STREETS</i>           |                                                                                  |
|-----------------------------------|----------------------------------------------------------------------------------|
| <b>Eliseo C. Felix Jr. Way</b>    |                                                                                  |
| Classification                    | Industrial Collector                                                             |
| Existing half-street ROW          | 33 feet                                                                          |
| Standard half-street ROW          | 33 feet                                                                          |
| Existing half-street improvements | None                                                                             |
| Standard half-street improvements | One (1) travel lane, curb, gutter, sidewalk, and street lights where appropriate |

| <i>UTILITIES</i>                                                                                                                                                                                                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Future development on the site will access existing 16-inch water line in Eliseo C. Felix Way. Sewer service to the site will be accommodated by an existing 24-inch main line in Eliseo C. Felix Way.</p> <p>Arizona Public Service (APS) provides electrical service in this portion of the City.</p> |



# Exhibit E

## Rezoning Narrative



July 15, 2020

**PROJECT NARRATIVE – REZONING APPLICATION**

Case PL-19-0248  
1515 N Eliseo C Felix Jr Way  
APN 500-02-102  
Avondale, AZ 85323

Planning Division  
City of Avondale  
11365 W. Civic Center Drive, Suite #110  
Avondale, AZ 85323

Mr. Brian Craig  
Planning Manager

Dear Mr. Craig,

**PROPERTY BACKGROUND**

The subject property was purchased by Mr. Ranjit Singh, IB Hospitality, LLC., now its current owner, with the intent to construct two flagship hotel brands in the City of Avondale. Mr. Singh has selected Best Western Plus and Executive Inn and Microtel Moda to be constructed at the north terminus of Eliseo Felix Jr. Parkway off Van Buren Road, in Avondale, Arizona.

The site is currently vacant and abuts Arizona Department of Transportation (ADOT) industrial property to the west, ADOT property and freeway right-of-way to the north, the Agua Fria River to the east and a commercial/industrial building to the south.

Our intent with this application is to submit a concurrent request for final plat and incorporate the new vacated easement from ADOT.

**CONFORMANCE WITH THE GENERAL PLAN**

The subject site lies within the Avondale General Plan (Exhibit A attached) under the current land use designation of Business Park. This Designation runs from the I-10 Freeway to the north and to Van Buren St. on the south.



The site is currently zoned Agricultural (AG) but lies within the Land Use Designation Business Park. Surrounding properties are also designated Business Park (General Land Use Designation) and Flood Area in the Land Use Plan.

Mr. Singh is respectfully requesting to rezone the property from Agricultural (AG) to the Commerce Park (CP) designation. When completed, the site design will comply with the CP District Standards and the Commercial and Industrial Design Manual. See attached Schematic Site Plan in Exhibit B.

### **CONFORMANCE WITH THE FREEWAY CORRIDOR SPECIFIC PLAN**

The subject site is within a quarter mile of south of the I-10 Freeway. Therefore, it lies within the Plan's boundaries. Site orientation, visibility and signage will meet the requirements of the Freeway Corridor Specific Plan. We expect that the final design will enhance the visual transition between the City and Freeway Corridor, enhance the gateway into Avondale and will contribute to the plan for a walkable community.

### **CONFORMANCE WITH THE COMMERCIAL AND INDUSTRIAL DESIGN MANUAL**

We will ensure that the site and buildings meet the requirements of the City of Avondale's Commercial and Industrial Design Manual.

The building architecture will provide diverse and attractive building features, notwithstanding the functional and conscious design of the site. The proposed building architecture will offer the City some of the suggested design elements including a diversity of contextualism for mass, scale, and materials. Our site layout will promote a walkable, safe, pedestrian-friendly, pathway to adjoining commercial centers, office and business park developments restaurants and open spaces. Exhibit C attached shows proposed building elevations and possible color schemes.

### **CONFORMANCE WITH THE CITY DEVELOPMENT STANDARDS**

When the design is complete, the site and buildings will meet the Development Criteria as outlined in the Commercial and Industrial Design Manual and compatibility as outlined above.

### **COMPATABILITY WITH ADJACENT LAND USES**

The site is currently vacant and abuts Arizona Department of Transportation (ADOT) industrial property to the west, ADOT property and freeway right-of-way to the north, the



Agua Fria River to the east and a commercial/industrial building to the south. See Exhibit D attached for reference.

All adjoining parcels lie within the Business Park Land Uses Designation. The businesses surrounding the property consists of big box retail and supporting retail tenants, restaurants and offices. These uses are compatible and allowed within the Business Park Land Uses Designation.

## **ADEQUATE ACCESS AND CIRCULATION**

The subject property will be accessed from N. Eliseo Felix Jr. Parkway positioned along the west boundary. Interior traffic flow and adequate on-site parking will be provided in and around the proposed building to meet City standards for on-site parking.

A traffic study was performed by Greenlight Traffic Engineering LLC (see attached Exhibit E) to determine the impact of the project on the adjacent roadway network. The results of that study show that the project is expected to generate 108 AM peak hour trips, 122 PM peak hour trips and 1672 daily trips. The engineers concluded that would have a minimal impact on the surrounding roadway infrastructure and work not create any significant quest at either of the two proposed driveways.

Traffic will enter the site via one of two proposed driveways accessed from N. Eliseo Felix Jr. Parkway. Interior traffic flow is provided by drive lanes around the perimeter of the site as well as between the two hotels. This allows for access on all sides of the proposed buildings.

In terms of on-site parking, we have added a landscape island for every eight stalls. In two instances, where it made sense to increase the end landscaping space instead of a narrow island, we placed a larger space at the end of nine full-size spaces. Please note that this is just a schematic plan, showing our intent. It is anticipated that the exact parking stall arrangement and count may be modified at the direction of the City as this site design is fully realized. The final plan submittal will comply with Avondale City Design Standards, and as approved by staff.

We did not indicate handicap accessible or van accessible stalls on this preliminary site plan. This will be designed and shown on the final plans in accordance with Americans with Disabilities Act (ADA). Due to the site configuration and inherent constraints, we are not including semi-truck and trailer parking on site.

The current plan indicates there will be 205 spaces, plus staff five extras with the current building and floor plan proposal. It was our understanding that the City is supportive of the proposed parking ratio. The current plan still uses full-size stalls. We have not included any



compact stalls. We also understand that staff may support the inclusion of 9-foot wide, full-size stalls in lieu of the 9-foot 5-inch stalls required by zoning code.

Our site layout will promote a walkable, safe, pedestrian-friendly, pathway to adjoining commercial centers, office and business park developments restaurants and open spaces. These paths will include ADA accessible access. The exact location of the pedestrian access will be determined during the site plan submittal.

## **SITE CHALLENGES**

The existing site has several development challenges. The site is narrow, long and steep, with an unusual elevation change of ten feet from west to east, across the narrow dimension. There is what appears to have once been a large borrow pit covering approximately one-quarter of the site, where soil for the adjoining project was taken. A portion of the site lies within an “AH” designated flood zone. This will require careful siting and positioning of the buildings to address elevation and water retention conditions to satisfy Federal Emergency Management Agency (FEMA) requirements.

The owner’s challenge is to find a use for the property consistent with Avondale’s overall development and growth goals. The conclusion is that the two proposed hotels makes the best use of the land. As a result, both the Best Western Hotel and Microtel Hotel will contain six stories to accommodate the economically desirable number of rooms within this narrow footprint. The allowable height is regulated by the Freeway Corridor Specific Plan and the allowed height is 6 stories.

Noise from the freeway is also problematic, as noise is the leading complaint among hotel guests in the U.S. The intent is to utilize insulated concrete forms (ICF) throughout the building, resulting in an exceptionally quiet experience for the guest, another attraction for repeat customers. Another benefit of the concrete structure is that it is fire-resistant and far safer for the public and firefighters than the typical light-frame hotels. The building will also have fire sprinklers throughout.

Exterior finishes will include integrally colored plaster, metal panels, glass and painted stucco as used on the conceptual elevations. The conceptual elevations depict an example of possible color schemes.

Site lighting will be pole-mounted LED luminaires in the parking areas, building mounted up-lights and sconces on the building and grade-mounted landscape lighting the walks and landscaped areas. Our site lighting plan with photometrics has not yet been developed but we will provide poles and luminaires designed to meet Avondale standards and coordinate placement with staff during the final planning phase.



ADOT has granted a use permit for a forty (40) foot strip of land along the eastern boundary of the subject site to Mr. Singh and IB Hospitality for conditional use including but not limited to additional paved drive, parking, landscaping and pedestrian flow as needed. In exchange, IB Hospitality will provide access to the levee access road and maintain this parcel.

The 30-foot easement that has been provided by ADOT is now shown and dimensioned along the north segment of Eliseo Felix Jr. Drive. We have also delineated the location of the sidewalk per staff request. The accessible route to both buildings i.e. curbs, ramps, path of travel, etc. will be shown on the final plan.

Site signage will comply with City regulations. The signage submittal will be deferred pending further evaluation of the hotel brand requirements and City signage regulations. The intent is to provide building-mounted signs on the upper part of the building facing the freeway and the major access road. There will also be one monument sign at the main entrance drive.

The site design and plant selection will comply with the City's required landscaping, screening and wall stipulations. The intent is to plant native trees in dense clusters throughout the site, with Palo Verde "Desert Museum" the primary species. Other low water use desert plants will complete the planting plan. Plants shall be planted more densely than they grow in the natural desert and shall be regularly trimmed and maintained to create an idealized desert landscape. We also intend to restore the natural desert plants on the neighboring berm with the owner's permission. These plants on the adjoining property will be watered using a temporary system until they are established. We have added the landscaping area calculations on the site plan as requested

## **INTENT TO SEEK CLOMR**

Part of the subject site lies within a FEMA Flood Zone designation "AH". As a result, the proposed development plan will affect the hydrologic characteristics of the flooding source and thus the result in modification of the existing regulatory, floodplain and base elevations. This process will require a Conditional Letter of Map Revision (CLOMR). Ownership, civil engineer and their construction management team have been working closely with ADOT and Flood Control District of Maricopa County. The requisite exhibits and necessary documents will be prepared by Ware Malcomb to be submitted to the City and ADOT for final approval.

## **BENEFITS**

These two midscale luxury hotels will attract visitors to Avondale and helps to create further growth. The Best Western Plus and Executive Inn will feature at least two meeting rooms, a





much-needed amenity not offered by most hotels in this submarket. Both hotels will each feature a swimming pool, gym and business center. As a Best Western Plus and Executive Inn, the overall finish level is considered above average, with higher than average ceilings throughout. It will be the first of this type of Best Western in Arizona. The Microtel Moda is a new prototype for Microtel as well, providing a higher end finish compared to their standard brand. This project would be the first in Arizona as well.

Hotel Operations will provide 30 full time and 40 part time employees, and with expected occupancies during peak months, will bring a substantial amount of tax revenues to the City of Avondale. During their stay at the hotels, visitors will have the opportunity to enjoy what the City of Avondale offers, visit local shops and restaurants, all contributing to further growth while generating interest for future investment in the area.

Respectfully Submitted,  
Contracting Services Group, LLC

A handwritten signature in black ink, appearing to read 'Jason Hale', with a stylized flourish at the end.

Jason Hale, PE, SE  
President

ATTACHMENTS: Exhibits A through E



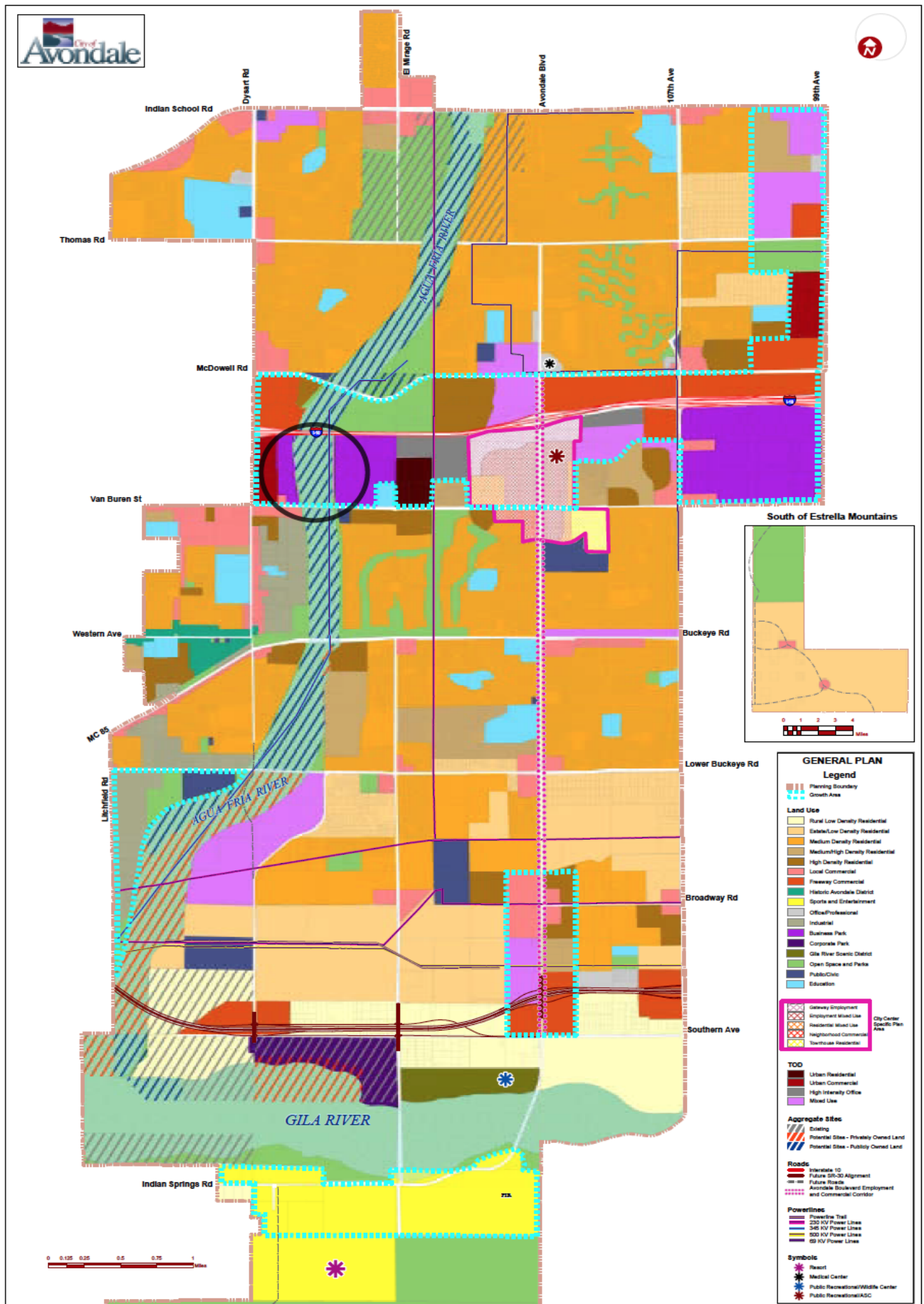


## **EXHIBIT A**

### GENERAL PLAN



# LAND USE







## **EXHIBIT B**

### SCHEMATIC SITE PLAN



**NOT FOR CONSTRUCTION**

1. All construction within the Flood Control District (District) rights-of-way jurisdiction shall conform to the latest District Standards and Specifications as published on the District's web site.
2. Contractor must obtain necessary District Permit prior to commencement of construction within District right-of-way and maintain a copy of the permit on the project site at all times.
3. Notify the District's Permits Inspector at 602-525-7913 or if working at a District Dam call 602-506-4722 at least 48 hours prior to any work being performed in the District's rights-Of-way.
4. Contractor performing excavation operations is responsible for locating and protecting all underground utilities.
5. Any damage to the District's structures, equipment, materials, vegetation, and/or property shall be replaced and/or repaired in-kind to the satisfaction of the District.
6. In the event the terms and conditions of the District's permit are not consistent with the District-approved plans, the District's permit will have priority.
7. In order to close the District's permit and release bonds, the work on the project site will have to be complete as determined by the District's inspector, certified as-built plans, along with required quality assurance tests will have to be provided and accepted by the District, and all easements required by the project recorded.

1. THIS IS A SCHEMATIC SITE PLAN. FINAL LOCATION, ORIENTATION AND FOOTPRINT OF THE BUILDINGS AND OTHER COMPONENTS MAY CHANGE.
2. TRASH ENCLOSURES, SIDEWALKS, ADA RAMPS AND ACCESSIBLE ROUTE NOT SHOWN IN THIS SCHEMATIC SITE PLAN.
3. ALL FIRE LANES SHALL MEET CITY OF AVONDALE REQUIREMENTS FOR WIDTH AND RADII..

|                                                   |                     |
|---------------------------------------------------|---------------------|
| SITE AREA, EXCLUDING LEVEE ACCESS ROAD:           | 146,053 SF          |
| LESS BUILDING FOOTPRINT, DRIVES, PARKING & CURBS: | <u>(103,030 SF)</u> |
| REMAINING AREA, B.O.C.-B.O.C., FENCE-TO-FENCE:    | 43,023 SF           |
| LESS PATH AND SIDEWALK ALLOWANCE:                 | <u>(3,000 SF)</u>   |
| =LANDSCAPED AREA:                                 | <b>40,023 SF</b>    |

LOCKING KEYPAD

6'-0"

8" CMU WALL

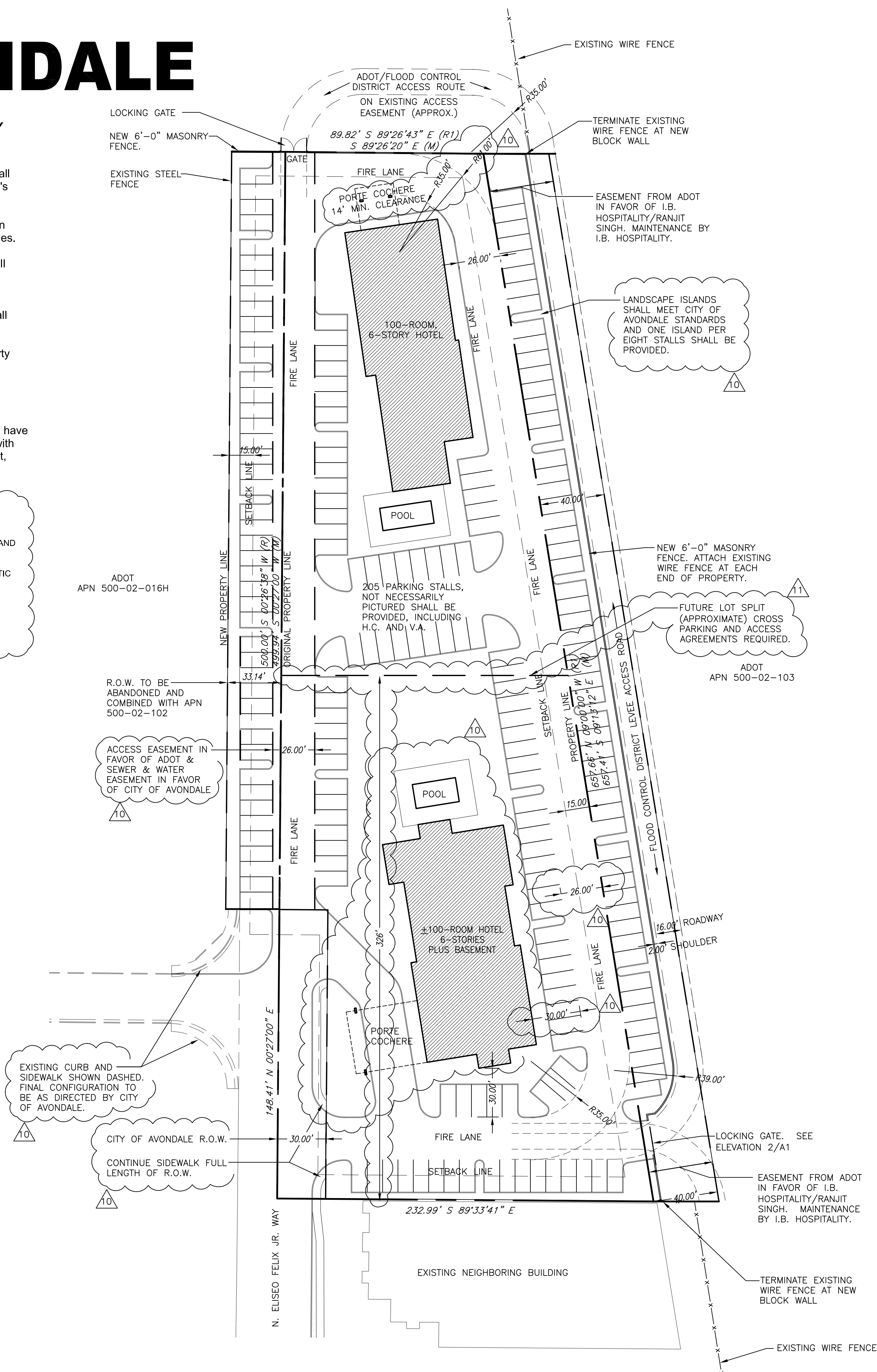
20'-0"

ROLLING STEEL GATE

8" CMU WALL

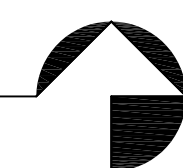
GRADE

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



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

|   |     |     |
|---|-----|-----|
| 0 | 20' | 40' |
|---|-----|-----|



| #  | REVISIONS                               | DATE     |
|----|-----------------------------------------|----------|
| 1  | PRELIMINARY CLIENT REVIEW               | 09/22/19 |
| 2  | ADDED COUNTRY INN AND SUITES            | 09/26/19 |
| 3  | CHANGED TO 1 PARCEL & 1 HOTEL           | 10/08/19 |
| 4  | REZONING APPLICATION                    | 10/24/19 |
| 5  | MOVED BLDG. TO MEET CITY REQ.           | 11/07/19 |
| 6  | ADDED 2ND HOTEL                         | 12/10/19 |
| 7  | FLOOD CONTROL DISTRICT COMMENTS         | 01/12/20 |
| 8  | ADDED FLOOD CONTROL DISTRICT NOTES      | 01/18/20 |
| 9  | ADDED GATE ELEVATION, TREES, FENCE TERM | 02/18/20 |
| 10 | 02.27.20 AVONDALE MEETING CHANGES       | 03/02/20 |
| 11 | PRELIMINARY LOT SPLIT                   | 03/28/20 |

## SCHEMATIC SITE PLANS & PROJECT INFORMATION

09/18/19

SCALE: 1" = 40'-0"

# BEST WESTERN HOTEL

N. ELISEO FELIX JR. WAY  
AVONDALE, ARIZONA 85323

# A1





## **EXHIBIT C**

### **BUILDING ELEVATIONS**

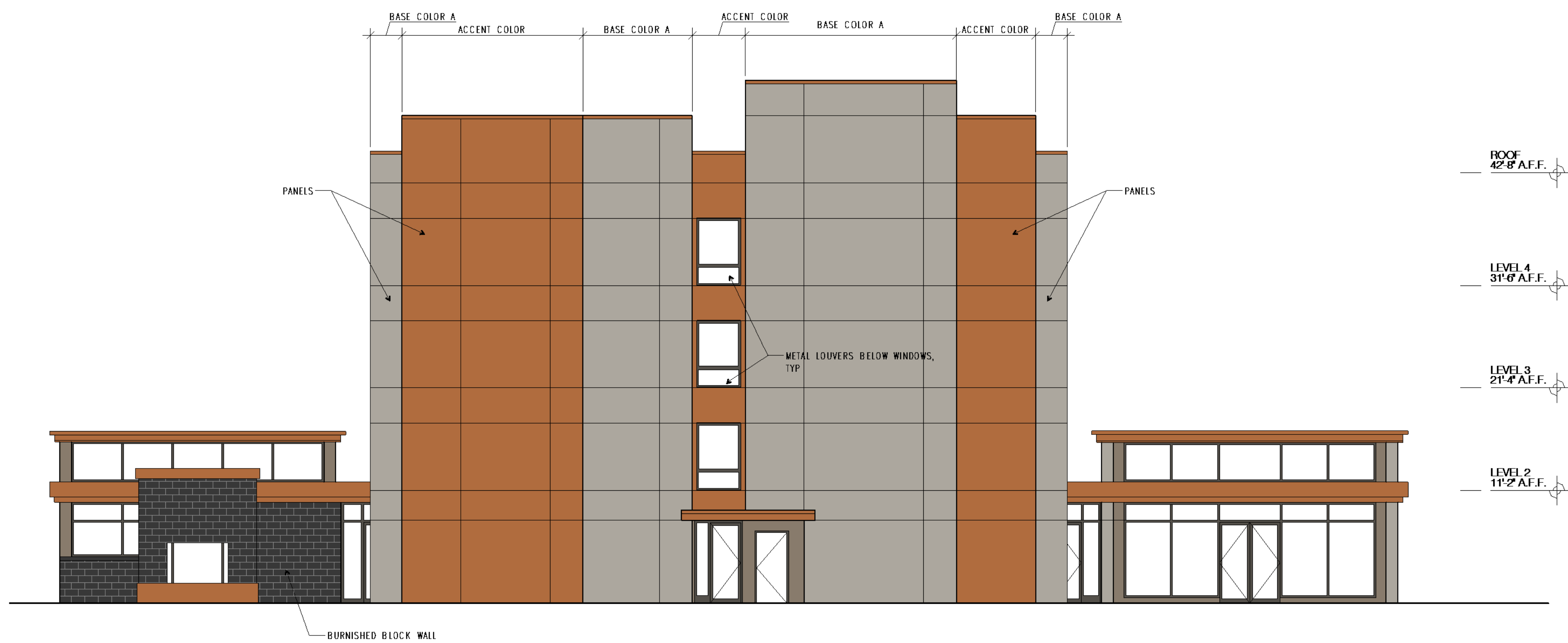








2 WEST ELEVATION  
1/8"=1'-0"



1 SOUTH ELEVATION  
1/8"=1'-0"

### EXTERIOR CLADDING LEGEND:

BASE COLOR A - SHERWIN WILLIAMS SW7017 DORIAN GRAY  
BASE COLOR B - SHERWIN WILLIAMS SW7032 WARM STONE  
ACCENT COLOR - OPTION 1: SHERWIN WILLIAMS SW6363 GINGERY  
OPTION 2: SHERWIN WILLIAMS SW6425 RELENTLESS OLIVE  
BURNISHED MASONRY BLOCK - CAPITOL CONCRETE - PEPPER  
METAL, FLASHING AND TRIM - CLEAR ANODIZED FINISH

**RESPONSIBILITIES:**  
YOU EXPRESSLY UNDERSTAND AND AGREE THAT: YOUR USE OF AND RELIANCE UPON ANY AND ALL PLANS, SPECIFICATIONS AND/OR RELATED CONTENT (COLLECTIVELY, "PLANS") PROVIDED BY BEST WESTERN INTERNATIONAL, INC. ("BWI") IS AT YOUR SOLE RISK AND IS MADE AVAILABLE ON AN "AS IS" AND "AS AVAILABLE" BASIS. BWI MAKES NO EXPRESS OR IMPLIED REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH REGARD TO THE APPROPRIATENESS, ACCURACY, SUFFICIENCY, CORRECTNESS, VERACITY, VALUE, COMPLETENESS, OR TIMELINESS OF THE BWI PLANS, INCLUDING WITHOUT LIMITATION COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, FEDERAL, STATE OR LOCAL LAWS, RULES, REGULATIONS OR CODE, OR ADEQUACY FOR ANY SPECIFIC OR INTENDED PURPOSE. BWI EXPRESSLY DISCLAIMS ALL WARRANTIES OF ANY KIND, WHETHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE AND NON-INFRINGEMENT.

IN NO EVENT SHALL BWI BE LIABLE FOR ANY DIRECT, INDIRECT, PUNITIVE, INCIDENTAL, SPECIAL, CONSEQUENTIAL DAMAGES OR ANY DAMAGES WHATSOEVER INCLUDING, WITHOUT LIMITATION, DAMAGES FOR LOSS OF USE, DATA OR PROFITS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE USE OR PERFORMANCE OF ANY BWI PROVIDED PLANS OR OTHERWISE ARISING OUT OF THE USE OF THE BWI PLANS, IN WHOLE OR IN PART, WHETHER BASED ON CONTRACT, TORT, NEGLIGENCE, STRICT LIABILITY OR OTHERWISE, EVEN IF BWI HAS BEEN ADVISED OF THE POSSIBILITY OF DAMAGES. ALL USE OF THE PLANS IS DONE AT YOUR OWN DISCRETION AND RISK AND YOU WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE THAT RESULTS THEREFROM.

IF YOU ARE DISSATISFIED WITH ANY PORTION OF THE BWI PLANS OR WITH ANY OF THESE TERMS OF USE, YOUR SOLE AND EXCLUSIVE REMEDY IS TO DISCONTINUE USING SUCH PLANS AND SPECIFICATIONS. YOU ARE SOLELY RESPONSIBLE FOR DETERMINING THE ADEQUACY AND SUITABILITY OF ANY PLANS FOR YOUR PARTICULAR NEEDS. YOU ARE HEREBY ENCOURAGED BY BWI TO CONSULT WITH THE APPROPRIATE PROFESSIONAL ADVISORS TO DETERMINE THE ADEQUACY, SUITABILITY AND COMPLIANCE WITH APPLICABLE LAWS FOR ANY SUCH PLANS.

**NOT FOR  
CONSTRUCTION**

| NO. | DATE | ISSUE |
|-----|------|-------|
|     |      |       |
|     |      |       |
|     |      |       |
|     |      |       |
|     |      |       |

PROJECT NAME:  
**BEST WESTERN  
DUAL  
PROTOTYPE**

PROJECT NUMBER:  
**PR-###**

DATE: **07-01-18**

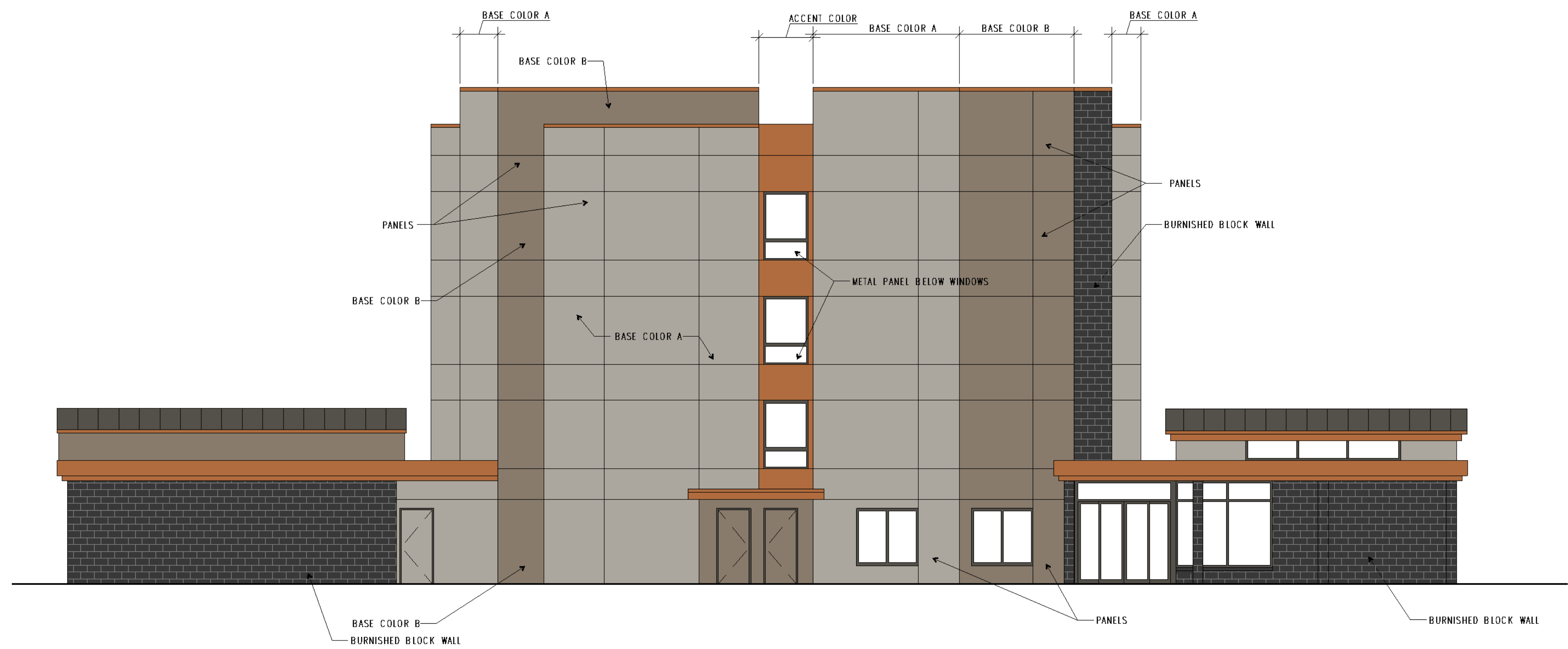
SHEET DESCRIPTION:  
**SOUTH AND EAST ELEVATIONS**

SCALE:  
SHEET NUMBER:





2 EAST ELEVATION  
1/8"=1'-0"



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

EXTERIOR CLADDING LEGEND:

- BASE COLOR A - SHERWIN WILLIAMS SW7017 DORIAN GRAY
- BASE COLOR B - SHERWIN WILLIAMS SW7032 WARM STONE
- ACCENT COLOR - OPTION 1: SHERWIN WILLIAMS SW6363 GINGERY  
OPTION 2: SHERWIN WILLIAMS SW6425 RELENTLESS OLIVE
- BURNISHED MASONRY BLOCK - CAPITOL CONCRETE - PEPPER
- METAL, FLASHING AND TRIM - CLEAR ANODIZED FINISH

**RESPONSIBILITIES:**  
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NOT FOR  
CONSTRUCTION

| NO. | DATE | ISSUE |
|-----|------|-------|
|     |      |       |
|     |      |       |
|     |      |       |
|     |      |       |
|     |      |       |

PROJECT NAME:  
**BEST WESTERN  
DUAL  
PROTOTYPE**

PROJECT NUMBER:  
**PR-###**

DATE: **07-01-18**

SHEET DESCRIPTION:  
**NORTH AND WEST ELEVATIONS**

SCALE:  
SHEET NUMBER:  
**A3.02**





## **EXHIBIT D**

### MAP OF ADJACENT PARCELS



## MAP OF ADJACENT PARCELS







## **EXHIBIT E**

### TRAFFIC STUDY



February 19, 2020

Mr. Matthew Kuehn  
Civil Engineering Manager  
Ware Malcomb  
2777 E Camelback Road, Suite 325  
Phoenix, AZ 85016

Re: Traffic Impact Statement  
Best Western Hotel  
Avondale, AZ



**EXPIRES 9/30/2020**

Greenlight Traffic Engineering, LLC is pleased to submit this Traffic Impact Statement (TIS) that was prepared for the proposed development of the Best Western Hotel in Avondale, Arizona (Project). The Project will include the development of a 100-room hotel building with a second 100-room hotel building to be developed within the same parcel in the future, as shown in the site plan (Attachment A). The Project is located on the east side of Eliseo C. Felix Jr Way, approximately 1,500 feet north of Van Buren Street within the City of Avondale, Arizona.

## 1 INTRODUCTION

The Project has frontage along Eliseo C. Felix Jr Way, which is owned and maintained by the City of Avondale (City). This TIS has been completed to satisfy the City's planning-level technical report requirements.

This TIS has been prepared in accordance with the City's Traffic Impact Analysis Procedures (July 2008) for approval by the City's Development & Engineering Services Department.

The purpose of this study was to document existing conditions and the proposed project site plan, as well as calculate anticipated site-generated trips associated with the Project construction.

The Project consists of 200 total rooms of Institute of Transportation Engineers (ITE) Land Use 310 "Hotel" which is divided across two hotel buildings. One building containing 100 rooms will be constructed first, and the second building containing 100 rooms will be constructed at a future date within the same parcel. Analysis of trips generated by both buildings has been included in this TIS. Based on calculations using rates in the ITE Trip Generation Manual, 10th Edition, the Project is forecast to generate approximately 118 AM peak hour trips, 122 PM peak hour trips and 1,672 daily trips.



## 2 PROJECT BACKGROUND

The Project site is located approximately 1,500 feet north of Van Buren Street on the east side of Eliseo C. Felix Jr Way in Avondale, Arizona, as shown in the figure below.



The Project site is currently an open lot consisting of dirt, rock and vegetation with debris/trash scattered throughout. There is no apparent existing infrastructure within the lot. The project site is bounded by Eliseo C. Felix Jr Way to the west, the Agua Fria River to the east, a construction supply business to the south, and the I-10 freeway to the north.

## 3 EXISTING ROADWAY CONDITIONS

### 3.1 Roadways

**Eliseo C. Felix Jr Way** is a 2-lane, north-south roadway with no pavement markings. The road is paved near the south end of the Project site and gravel along the Project's frontage. The posted speed limit on Eliseo C. Felix Jr Way is 25 miles per hour (mph) near the Project site. The City of Avondale Transportation Plan Update (November 2012) classifies Eliseo C. Felix Jr Way as a local road.



---

## 4 PROPOSED SITE CONDITIONS

### 4.1 Site Access, Circulation and Parking

The Project consists of two hotel buildings. The southern hotel will be constructed first. The northern building will be constructed at a future date that is yet to be determined. Two driveways will provide access to the project site from Eliseo C. Felix Jr Way, one south of 9<sup>th</sup> Street and one north of 9<sup>th</sup> Street.

There are no turning movement restrictions shown at either of the two driveways on the site plan. There are no expected sight distance concerns at either of the proposed site driveways.

Parking is available on all sides surrounding both proposed hotel buildings.

## 5 TRIP GENERATION

The Project will consist of 200 rooms of Hotel. Based on calculations using rates in the ITE Trip Generation Manual, 10<sup>th</sup> Edition, the Project is forecast to generate approximately 108 AM peak hour trips, 122 PM peak hour trips, 1,672 daily trips. The table below summarizes the net trips expected to be generated by the Project.

| Land Use Code | Units | Size | AM Rate | PM Rate | ADT Rate | AM         | PM         | ADT         |
|---------------|-------|------|---------|---------|----------|------------|------------|-------------|
| 310 "Hotel"   | Rooms | 200  | 0.54    | 0.61    | 8.36     | 108        | 122        | 1672        |
| <b>Total</b>  |       |      |         |         |          | <b>108</b> | <b>122</b> | <b>1672</b> |

## 6 CONCLUSIONS

The following conclusions are made based on the findings of the Project TIS:

1. The Project is expected to generate approximately 108 AM peak hour trips, 122 PM peak hour trips and 1672 daily trips.
2. The Project is not expected to have a significant impact to the surrounding roadway infrastructure.
3. The number of Project-generated trips are not expected to create any significant queues at either of the two Project driveways.
4. There are no sight distance concerns along Eliseo C. Felix Jr Way.

## 7 RECOMMENDATIONS

In summary, the proposed Project is expected to have minimal impacts on the adjacent roadway network. The following recommendations were developed based on the findings of the Project TIS:

1. Design and construction of the proposed Project improvements should conform to City of Avondale design standards, as applicable.

Sincerely,

Greenlight Traffic Engineering, LLC



Scott Kelley, PE, PTOE

Principal/Project Manager

[scottk@greenlightte.com](mailto:scottk@greenlightte.com)

(602) 499-1339

Attachments:

A – Best Western Hotel Site Plan



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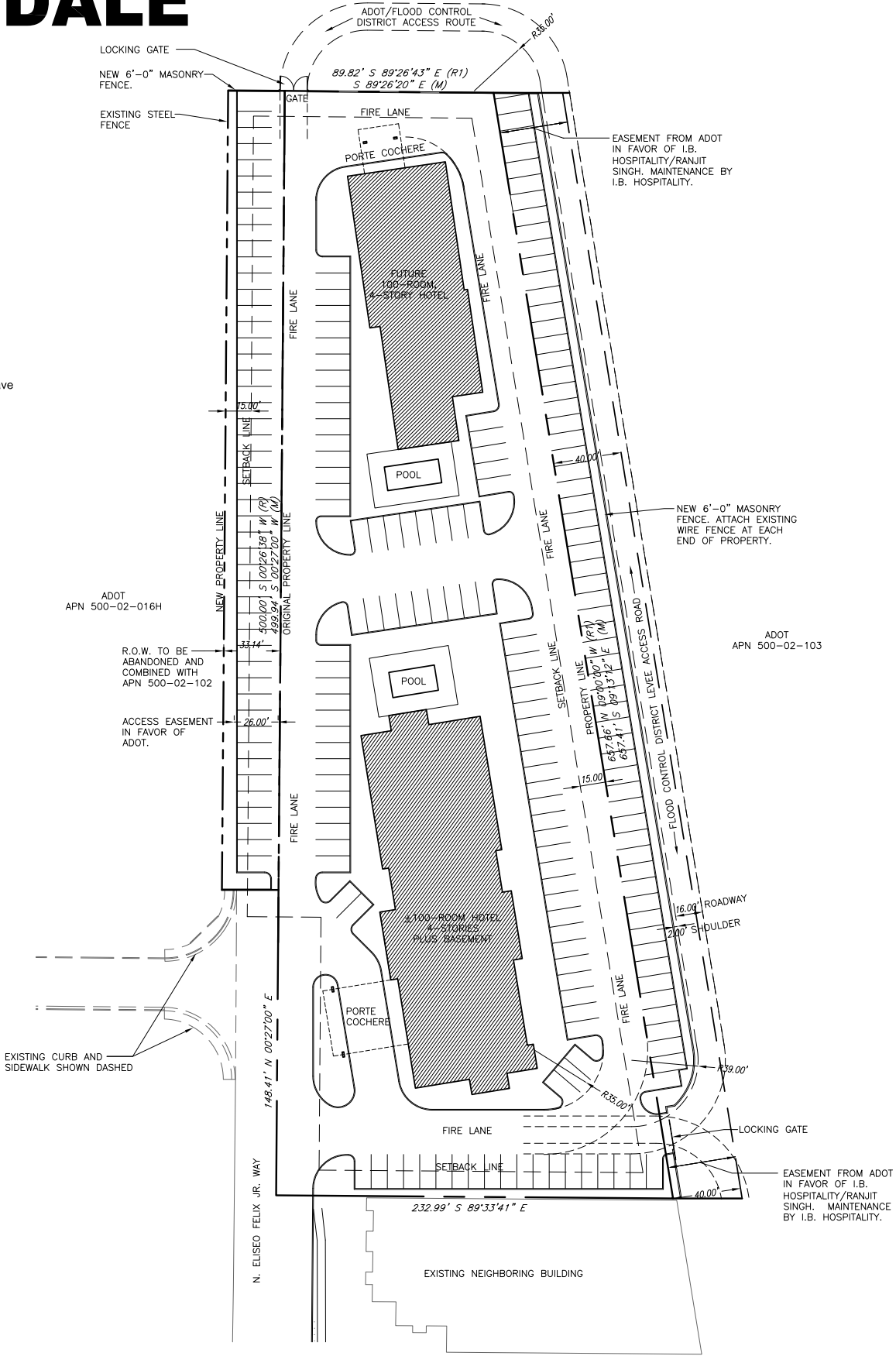
# ATTACHMENT A



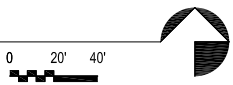
BEST WESTERN HOTEL - AVONDALE

THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY  
GENERAL NOTES

- 1. All construction within the Flood Control District (District) rights-of-way jurisdiction shall conform to the latest Distract Standards and Specifications as published on the Distract's web site.
- 2. Contractor must obtain necessary District Permit prior to commencement of construction within District right-of-way and maintain a copy of the permit on the project site at all times.
- 3. Notify the District's Permits Inspector at 602-525-7913 or if working at a District Dam call 602-506-4722 at least 48 hours prior to any work being performed in the District's rights-Of-way.
- 4. Contractor performing excavation operations is responsible for locating and protecting all underground utilities.
- 5. Any damage to the District's structures, equipment, materials, vegetation, and/or property shall be replaced and/or repaired in-kind to the satisfaction of the District.
- 6. In the event the terms and conditions of the District's permit are not consistent with the District-approved plans, the District's permit will have priority.
- 7. In order to close the District's permit and release bonds, the work on the project site will have to be complete as determined by the District's inspector, certified as-built plans, along with required quality assurance tests will have to be provided and accepted by the District, and all easements required by the project recorded.



1 PROPOSED SCHEMATIC SITE PLAN



KEVIN ULIASI  
ARCHITECT  
6726 NORTH 20TH STREET  
PHOENIX, ARIZONA 85016  
(602) 410-4007 KUARCHITECTS@COX.NET

|   |                                    |          |
|---|------------------------------------|----------|
| 8 | ADDED FLOOD CONTROL DISTRICT NOTES | 01/18/20 |
| 7 | FLOOD CONTROL DISTRICT COMMENTS    | 01/12/20 |
| 6 | ADDED 2ND HOTEL                    | 12/10/19 |
| 5 | MOVED BLDG. TO MEET CITY REQ.      | 11/07/19 |
| 4 | REZONING APPLICATION               | 10/24/19 |
| 3 | CHANGED TO 1 PARCEL & 1 HOTEL      | 10/08/19 |
| 2 | ADDED COUNTRY INN AND SUITES       | 09/26/19 |
| 1 | PRELIMINARY CLIENT REVIEW          | 09/22/19 |
| # | REVISIONS                          | DATE     |

SCHEMATIC SITE PLANS &  
PROJECT INFORMATION

BEST WESTERN HOTEL  
N. ELISEO FELIX JR. WAY  
AVONDALE, ARIZONA 85323



# Exhibit F

## Conceptual Site Plan







# Exhibit G

## Conceptual Elevations





BASE COLOR A - SHERWIN WILLIAMS SW017 DORIAN GRAY  
BASE COLOR B - SHERWIN WILLIAMS SW032 WARM STONE  
ACCENT COLOR - OPTION 1: SHERWIN WILLIAMS SW633 GINGER  
OPTION 2: SHERWIN WILLIAMS SW642S REINLESS OVE  
BURNISHED MASONRY BLOCK - CAIFOLD CONCRETE - PEPPER  
METAL FLASHING AND TRIM - CLEAR ANODIZED FINISH

NOT FOR  
CONSTRUCTION

| NO | DATE | SCORE |
|----|------|-------|
|    |      |       |
|    |      |       |
|    |      |       |
|    |      |       |
|    |      |       |

PROJECT NAME:  
BEST WESTERN  
DUAL  
PROTOTYPE

PR-###

TABLE 1. DESCRIPTION  
TOOTH AND GATE ELASTICITY

A3.01



FOR EXPRESSLY UNDERSTANDING AND  
HOLDING THAT YOUR USE OF AND  
RELUCANCE UPON ANY AND ALL PLANS  
SPECIFICALLY ANALYZED RELATED  
CONTRACT (COLLECTIVELY, "PLANS")  
PRODUCED BY BOSTON MEDICAL  
CENTERS, INC., IS AS FOLLOWS:  
YOU HOLD YOURSELF OUT TO BE  
AVAILABLE ON AN "AS IS" BASIS AND THE  
AVAILABLE BASIS. ONE MUST NOT  
EXERCISE OR IMPLIED  
REPRESENTATIONS, WARRANTIES, OR  
AGREEMENTS WITH REGARD TO THE  
APPROPRIATENESS, ACCURACY,  
SUFFICIENCY, COMPLETENESS,  
TIMELINESS, VALUE, COMPLETION,  
OR TIMELINESS OF THE PLANS, OR  
IN CONNECTION WITH THE PLANS,  
INCLUDING WITHOUT LIMITATION,  
ANY AGREEMENT WITH THE PLANS  
WITH DISABILITIES ACT, FEDERAL,  
STATE OR LOCAL LAWS, RULES,  
REGULATIONS OR CODES, OR  
AGREEMENT FOR ANY SPECIFIC OR  
IMPROVED PURPOSES. ONE MUST NOT  
USE THE PLANS FOR ANY PURPOSES  
OTHER THAN THE PURPOSES OF THE  
PLANS, WHETHER EXPRESS OR  
IMPLIED, INCLUDING, BUT NOT  
LIMITED TO THE PLANS.  
WARRANTIES OF MERCHANTABILITY  
AND FITNESS FOR PARTICULAR PURPOSES  
AND NON-INFRINGEMENT

IN NO EVENT SHALL ONE BE LIABLE FOR ANY DIRECT, INDIRECT, PUNITIVE, INCIDENTAL, SPECIAL, CONSEQUENTIAL DAMAGES OR ANY DAMAGES WHATSOEVER INCLUDING, WITHOUT LIMITATION, DAMAGES FOR LOSS OF DATA OR PROFITS, ACTUATION OF LOSS OF OR ANY BAY CONNECTED WITH THE USE OR PERFORMANCE OF ANY BAY PROVIDED PLANS OR OTHERWISE ARISING OUT OF THE USE OF THE BAY PLANS, IN WHOLE OR IN PART, WHETHER BASED ON CONTRACT, TORT, NEGLIGENCE, STRICT LIABILITY OR OTHERWISE, EVEN IF THE BAY HAS ADVISED OF THE POSSIBILITY OF SUCH DAMAGE. THE USE OF THE PLANS IS KEPT AT YOUR OWN RISK AND YOU AND YOUR USER WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE THAT RESULTS THEREFROM.

IF YOU ARE DISSATISFIED WITH ANY PORTION OF THE BND PLANS OR WITH ANY OF THESE TERMS OF USE, YOU SOLELY AND EXCLUSIVELY REMAIN TO BE DISCONTENTED USING SUCH PLANS AND SPECIFICATIONS. YOU ARE SOLELY RESPONSIBLE FOR DETERMINING THE ADVERTISING AND SUSTAINABILITY OF ANY PLANS FOR YOUR PARTICULAR NEEDS. YOU ARE HEREBY ENCOURAGED BY BND TO CONSULT WITH THE APPROPRIATE PROFESSIONAL ADVISORS TO DETERMINE THE ADVERTISING, SUSTAINABILITY AND COMPLIANCE WITH APPLICABLE LAWS FOR ANY SUCH PLANS.



BASE COLOR A - SHERWIN WILLIAMS SW017 DORIAN GRAY  
BASE COLOR B - SHERWIN WILLIAMS SW032 WARM STONE  
ACCENT COLOR - OPTION 1: SHERWIN WILLIAMS SW635 GINGERY  
OPTION 2: SHERWIN WILLIAMS SW642S RELENTLESS OLIVE  
BURNISHED MASONRY BLOCK - CARPUL CONCRETE - PEPPER  
METAL FLASHING AND TRIM - CLEAR ANODIZED FINISH

NOT FOR  
CONSTRUCTION

[illegible]

PROJECT NAME: BEST WESTERN DUAL PROTOTYPE

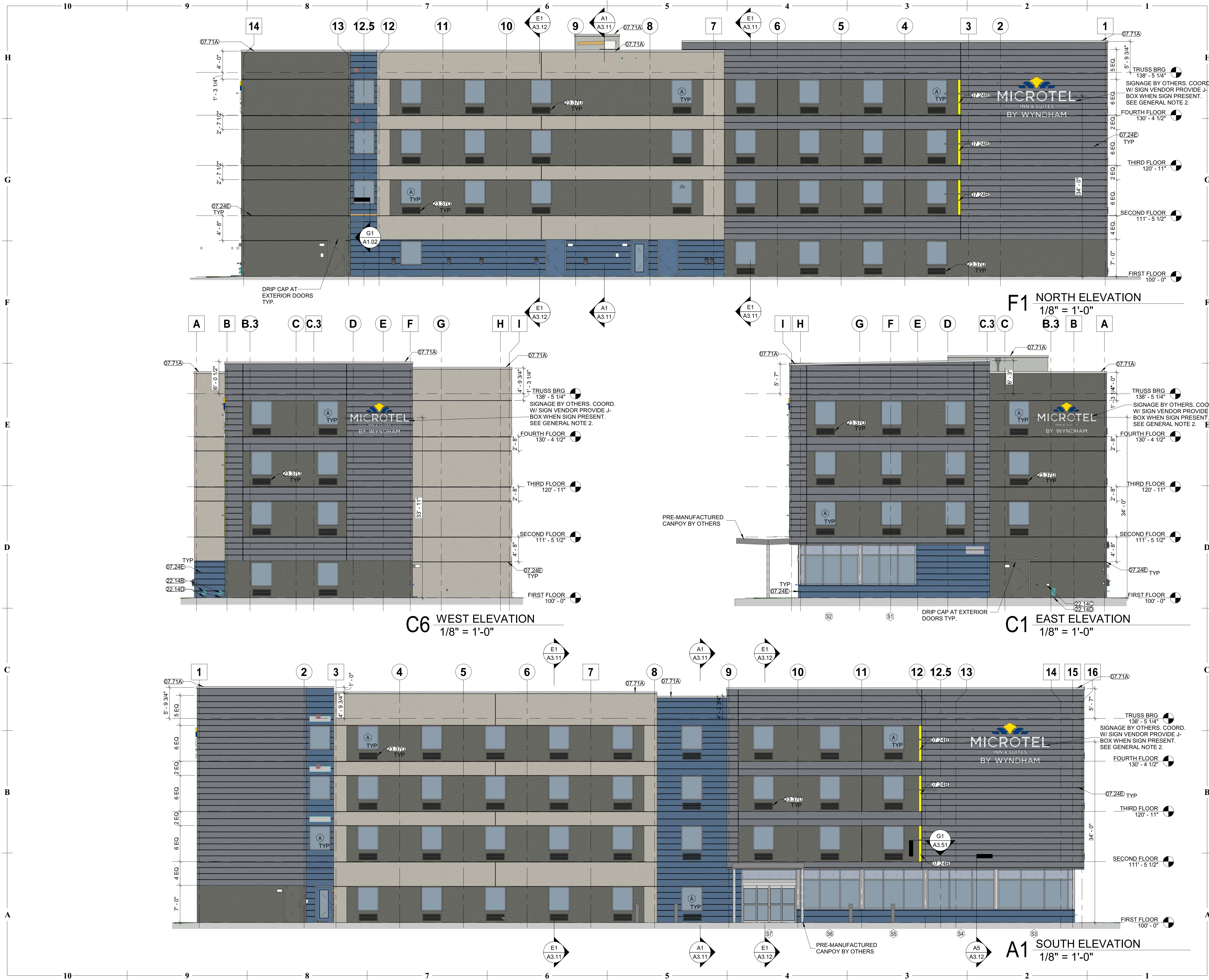
PR-###

TABLE 1. DESCRIPTION  
NORTH AND NITE ELEVATIONS

SCALE:

A3.02





- GENERAL NOTES - EXTERIOR ELEVATIONS:**
- RE: SHEET G0.01 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
  - CONTRACTOR TO VERIFY LOCATION OF SIGN WITH OWNER AND PROVIDE BLOCKING AND ELECTRICAL AS REQUIRED.
  - DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FC), AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
  - RE: THE WINDOW TYPES SHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.
  - PTAC GRILLES TO BE EXTRUDED ALUMINUM ARCHITECTURAL STYLE. POWDER COATED FACTORY FINISH TO MATCH ADJACENT BUILDING COLOR.
  - EXTERIOR DOORS TO MATCH ADJACENT FINISH COLOR.
  - INSTALL EXPANSION JOINTS AT INTERIOR CORNERS AND FLOOR LINES.
  - CONTRACTOR TO PROVIDE SAMPLE OF EXTERIOR WALL FINISH AND COLOR TO ARCHITECT AND WYNDHAM FOR APPROVAL PRIOR TO FINISHING.

| MATERIAL KEYNOTES |                                                           |
|-------------------|-----------------------------------------------------------|
| 07.24B            | EIFS FINISH/ ACRYLIC FINISH OVER TAPED & SEALED SHEATHING |
| 07.24E            | EIFS REVEAL                                               |
| 07.71A            | PREFINISHED METAL COPING & CONT. CLEAT                    |
| 22.14B            | OVERFLOW ROOF DRAIN                                       |
| 22.14C            | LAMBS TONGUE                                              |
| 22.14D            | SPLASH BLOCK                                              |
| 23.37D            | GRILLE FOR PTAC UNIT. RE: MECHANICAL                      |

| EXTERIOR ELEVATION MATERIALS |                                                         |
|------------------------------|---------------------------------------------------------|
|                              | EIFS - DRYVIT #131 - GULL GRAY SANDPEBBLE FINE TEXTURE  |
|                              | EIFS - DRYVIT #577 - BLUEBELL SANDPEBBLE FINE TEXTURE   |
|                              | EIFS - DRYVIT #632A GRAY STEELE SANDPEBBLE FINE TEXTURE |
|                              | EIFS - DRYVIT #636 STEEL BLUE FINESSE TEXTURE           |

BY REMOVING THIS STATEMENT, THE ARCHITECT OF RECORD ACKNOWLEDGES THAT THEY HAVE REVIEWED ALL PROTOTYPE CONSTRUCTION DOCUMENTS AND HAS REVISED PROTOTYPE CONSTRUCTION DOCUMENTS TO MEET ALL SITE SPECIFIC CODES, REGULATIONS AND CONDITIONS. ALL REVISIONS TO THIS PROTOTYPE SHALL BE SUBMITTED TO WYNDHAM WORLDWIDE FOR APPROVAL.



# MICROTEL INN AND SUITES

ADDRESS, CITY, STATE  
ZIP

"MODA" PROTOTYPE DESIGN DRAWINGS

REVISION DATES:

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|  |  |
|  |  |

PROFESSIONAL SEAL

**A2.11**

ISSUE DATE: 30 AUGUST 2019  
PROJECT NUMBER: VERSION 1.0

## EXTERIOR ELEVATIONS



# Exhibit H

## Neighborhood Meeting Summary



**Neighborhood Meeting Results Report**  
**REZONING APPLICATION – BEST WESTERN**  
**CASE NUMBER: PL-19-0248**  
**1515 N Eliseo C Felix Jr Way**  
**(APN: 500-02-102)**

Date: September 2, 2020

The Neighborhood Meeting was held on September 1, 2020, at 6 p.m. Due to concerns for public safety resulting from the COVID-19 pandemic, it was a virtual meeting. The instructions to attend were in the Notice Letter that was sent out to all property owners within 1,000 feet of the subject property at least fifteen (15) days prior to the meeting, published in Southwest Valley Republic on August 26, 2020 and on the on-site posting.

**Meeting Summary:**

The meeting started at 6 p.m. and ended at 7 p.m. The people who attended the meeting are listed below.

**Meeting Attendees:**

Property Owner/Applicant Representatives:

- Jason Hale, PE, SE – Contracting Services Group, LLC
- Patrick Hurley – Contracting Services Group, LLC
- Ranjit Singh – Project Owner / Developer

City of Avondale Representatives:

- Brian Craig – City of Avondale, Planning Manager

Public Participants:

- Patricia Dennis – City of Avondale, Vice Mayor

**Overview:**

Jason Hale provided an overview presentation of the proposed project and rezoning request. Plans showing the location, site plan and renderings of the two proposed hotels were presented along with floor plans of the hotels. Mr. Hale discussed the rezoning and the property's connections with regional surroundings, access, area activities available, trails and outdoor activities.

**Discussion:**

1. Vice Mayor – What is the difference between this Best Western Inn and Executive Suites that sets it above the basic version?
  - a. Mr. Singh – Mostly the length of stays allowed; size of property; amenities in the suites and the hotel in general
2. Vice Mayor – What is “upscale budget”; what makes it “upscale”?
  - a. Mr. Singh - The product is the only new budget facility to be built in this area in years. It is a new concept for Best Western and the first in AZ. It offers more amenities, such as business

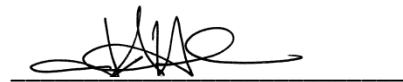


- center, exercise area, outdoor gathering space, meeting space, and new modern design, than standard budget hotels.
3. Vice Mayor – When you bring this forward bring examples of what puts these hotels in the upscale category; share what features will be offered.
    - a. Mr. Singh – We will try to bring representatives of the hotel chain to the meeting.
  4. Vice Mayor - Does this product have restaurants?
    - a. Mr. Singh – No but will partner with nearby reception center and there are lots of restaurants in the area,
  5. Vice Mayor – Are there cooking facilities in the rooms?
    - a. Mr. Singh – Yes, in the suites., electronic cooking is offered with a microwave, along with a fridge and table with limited place settings.
  6. Vice Mayor – Where is the access to the site?
    - a. Mr. Hale & Mr. Craig – access is via Eliseo C. Felix Jr. Way from Van Buren. Major Exits serving this area from I-10 are Dysart and Fairway
  7. Vice Mayor – How will you attract people to the property?
    - a. Mr. Singh – Great visibility from I-10, 6 stories allowed (Freeway Corridor Specific Plan). Marketing online is equally important as visibility. The added amenities, such as BBQ, outdoor fire pit, pools and more will be marketed online along with the customer satisfaction feedback. The amenities will be great for families.
  8. Vice Mayor – How do you blend the project nicely with the existing properties, especially the back of the commercial and industrial in the area?
    - a. Mr. Singh – Will work with the City to make sure they are happy with the designs and architecture of the buildings.
    - b. Mr. Hale – Perhaps nearby properties will be improved or spurred towards improvement by the development of this site.
  9. Vice Mayor – What is your timeline for development after approval?
    - a. Mr. Singh – I am working only on this project currently. Lenders are on board. There is enough time to work on the design now. Next year, if the Covid issue is resolved we will build the project. Open the Microtel (first of 2 hotels on the site) in 2022 then begin to develop the Best western.
  10. Vice Mayor – Hopefully this will encourage redevelopment of other projects in the area. It is nice to be so close to many restaurants in the area.

Mr. Hale closed with a brief overview of the economic benefits expected from this development.

The Vice Mayor left the meeting. Other participants waited to see if anyone from the public signed in.

Mr. Craig adjourned the meeting at 7 PM.

A handwritten signature in black ink, appearing to read 'J. Hale', is written over a horizontal line.

Jason Hale, PE, SE - Contracting Services Group, LLC





## AGENDA ITEM REPORT

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**SUBJECT:** Kazi's – Request for Conditional Use Permit – Application PL-19-0023

**MEETING DATE:** 9/16/2020

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**TO:** Planning Commission

**FROM:** Michelle Simerdla, Senior Planner

**THROUGH:** Brian Craig, Planning Manager

**PURPOSE:**

Planning Commission will hold a public hearing and consider a request by Quoc Truong, Architectural Resource Team, on behalf of property owner, Hamid Kazi, for approval of a Conditional Use Permit (CUP) to allow a gas station in the C-2 (Community Commercial) zoning district. The use is proposed on a 0.9 net acre site, located approximately 125 feet east of the southeast corner of Litchfield Road and Main Street (MC85). The subject property is zoned C-2; City Council approval of a CUP is required for a gas station in the C-2 zoning district since it is a conditionally permitted use within this zoning district. There is a concurrent request to apply the Historic Avondale Infill Overlay (HAIO) to allow for modified development standards on the site. The Commission will take appropriate action and forward a recommendation to City Council. This CUP requires approval prior to the approval of the HAIO request which is on the same agenda.

**BACKGROUND:**

The 0.9 net acre subject property (Exhibits A, B, & C) is located approximately 125 feet east of the southeast corner of Litchfield Road and Main Street (MC85). The site was annexed in the city limits in 1958. Records indicate that the property was rezoned from R-3 (Multi-Family Residential) to Community Commercial (C-2) in 2009.

The site is partially paved and currently includes parking spaces for the adjacent convenience store and a covered patio connected to the convenience store. Prior to 1979, the use of the property was residential, but has since been vacant. The property was used intermittently for the storage of semi-trucks and other vehicles from 1995-2005.

The subject property is located within Historic Avondale and is designated as Local Commercial on the General Plan 2030 Land Use Map (Exhibit C). The designation is a land use category intended for providing daily needs of goods and services to residents within the surrounding area. Uses allowed in this category include grocery stores, gas stations, neighborhood/retail services, and office and medical uses serving consumers residing in adjacent residential areas, which promotes a walkable community.

Surrounding uses and zoning include:

**North:** An equipment rental business with an exterior storage component (T&B Equipment Rental Company,



Inc) located within the City of Goodyear.

**East:** Raul and Theresa's, a restaurant zoned C-2 that has been operating at this location for approximately 50 years.

**South:** Litchfield Mountain View, a 147-lot medium density single-family residential platted subdivision zoned Planned Area Development (PAD).

**West:** Quik Food Mart, a convenience store with a commercial kitchen zoned C-2. The Goodyear Airport is located west of Litchfield Road in the City of Goodyear.

#### **SUMMARY OF REQUEST:**

The applicant, Quoc Truong, is requesting approval of a Conditional Use Permit (CUP) to allow a gas station, which will also have a convenience store, on the subject site (Exhibit E). The property is zoned C-2 and approval of a CUP is required for gas stations with or without convenience stores in the C-2 zoning district.

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

The proposed gas station will consist of a 143.5 square foot canopy, ten (10) fuel pumps, and underground fuel storage. A convenience store is proposed with an indoor kitchen and food pick-up counter, as well as a drive-through for the restaurant to the rear of the building. No indoor seating is proposed. The proposal is to have customers order ahead of time by a mobile app or at the menu board with a speaker box and pick-up at the drive-through window. The speaker box meets the minimum 70-foot setback requirement from a residential property line. The hours of operation will be Monday-Friday, 5:00 A.M.–11:00 P.M.; Saturday, 6:00 A.M. – 11:00 P.M.; and Sunday, 6:00 A.M. – 10:00 P.M. The gas station fuel pumps will be available 24 hours a day, 7 days a week.

The canopy design includes a tri-level canopy which will mimic the roofline of the convenience store and feature materials from the convenience store building. The varied roofline design reduces the canopy's massing and provides visual interest.

A separate application for a Site Plan and Design Review has been submitted to the City in which staff will review the project's design in further detail. The application is consistent with the site plan (Exhibit F), landscape plan (Exhibit H), and building elevations (Exhibit G) provided as part of the CUP application. The Site Plan and Design Review application cannot be approved until after City Council approval of the CUP request; approval of the Site Plan and Design Review application will be administrative.

#### **PUBLIC PARTICIPATION:**

The applicant conducted the required neighborhood meeting to discuss the proposed gas station with convenience store on July 30, 2020 at 7:00 P.M. (Exhibit I). Due to the ongoing Covid-19 pandemic, the meeting was held via Zoom teleconferencing. All notices of the meeting, including mailings to owners within 1,000 feet of the site, public hearing notice signs on the property, and display ads in the Southwest Valley Arizona Republic, were completed at least fifteen (15) days prior to the meeting as required. The virtual meeting was attended by the applicant, the design team, the property owner, City Staff, and Vice Mayor Pat Dennis. No members of the public joined the meeting. Some general questions about the project and a suggestion to add architectural interest to the rear building elevation and fuel canopy was mentioned. The applicant subsequently revised the building elevations and fuel canopy to address these comments (Exhibit



G).

One comment related to the proposal has been posted on the City's aVOICE/Polco digital forum: "If it helps the community, allow it."

All required notifications for the Planning Commission and City Council public hearings, including mailings to owners within 1,000 feet of the site, public hearing notice signs on the property, and display ads in the Southwest Valley Arizona Republic were completed at least fifteen (15) days prior to the meeting as required. No additional public comments beyond what is noted above have been received to date.

#### **ANALYSIS:**

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

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

Regarding finding 1(a), the subject property is designated by the General Plan 2030 as Local Commercial. This designation allows primarily for providing daily needs of goods and services to the residents within the surrounding area. The uses allowed in this category include: grocery stores, gas stations, neighborhood/retail services, and office and medical uses serving consumers residing in adjacent areas, which promotes a walkable community, preferably on an arterial street. The proposed gas station will provide a service for customers in the area and travelers on MC85/Main Street. Finding 1(a) has been met.

Regarding finding 1(b), the site is within the Main Street Business District in Historic Avondale. According to the Historic Avondale Design and Development Guidelines, mid-20th century elements that create an awareness of the prominent role Main Street played in automobile travel in the 1940s through 1970s should be incorporated. The convenience store building will utilize mid-20th century elements. Finding 1(b) has been met.

Lastly, as to finding 1(c), the gas station's building design is complementary to the convenience store and the surrounding area, and the design meets the requirements of the City's Zoning Ordinance, the Historic Avondale Design and Development Guidelines, and the Commercial and Industrial Design Manual. Finding 1(c) has been met.

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

The intensity of the use and traffic generation proposed are consistent and compatible with the existing commercial and industrial uses occurring along Main Street. Finding 2 (a & b) has been met.

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

The site is of adequate size and shape to meet all City requirements with the accompanied Historic Avondale Infill Overlay (HAIO) request. With approval of the HAIO development plan, the proposed site plan, landscape plan, and building elevations meets or exceeds all applicable requirements of the



Avondale Zoning Ordinance, General Engineering Requirements Manual, and Commercial and Industrial Design Manual including requirements for parking, landscaping, setbacks, outdoor lighting, and architectural design. Development standards subject to modification through the overlay request include, but are not limited to, a reduced parking and landscape setback adjacent to Main Street, a reduced setback from a residential use, and a reduced landscape setback to a residential use. On-site circulation has been reviewed by City Staff, finding that the proposal meets criteria for safe and efficient design. Finding 3 has been met.

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

The project has two (2) access points; a full access driveway off of Main Street and another full access driveway on the adjacent site off of Main Street. The driveway on the adjacent site to the west along Litchfield Road will be closed.

City Staff has reviewed a traffic study finding the site is adequate to support the quantity of traffic generated. Finding 4 has been met.

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

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

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

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

**DISCUSSION:**

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

**STRATEGIC PLAN:**

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

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



**BUDGET IMPACT:**

No budget impacts.

**RECOMMENDATION:**

Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-19-0023 Kazi's, a request for approval of a Conditional Use Permit to allow a gas station on a 0.9 net acre property located approximately 125 feet east of the southeast corner of Litchfield Road and Main Street (MC85), subject to the following two (2) conditions of approval:

1. Development on the site shall conform to the Kazi's CUP Narrative submitted on September 3, 2020, the Site Plan and Building Elevations submitted on September 2, 2020, and Landscape Plan submitted on September 1, 2020.
2. In accordance with Section 108.D of the Zoning Ordinance, the Conditional Use Permit shall expire two (2) years from the date of approval if the use has not commenced.

**PROPOSED MOTION:**

I move that Planning Commission accept the findings and recommend **APPROVAL** of Application PL-19-0023 Kazi's, a request for approval of a Conditional Use Permit to allow a gas station use, subject to two (2) conditions of approval as listed in the staff report.





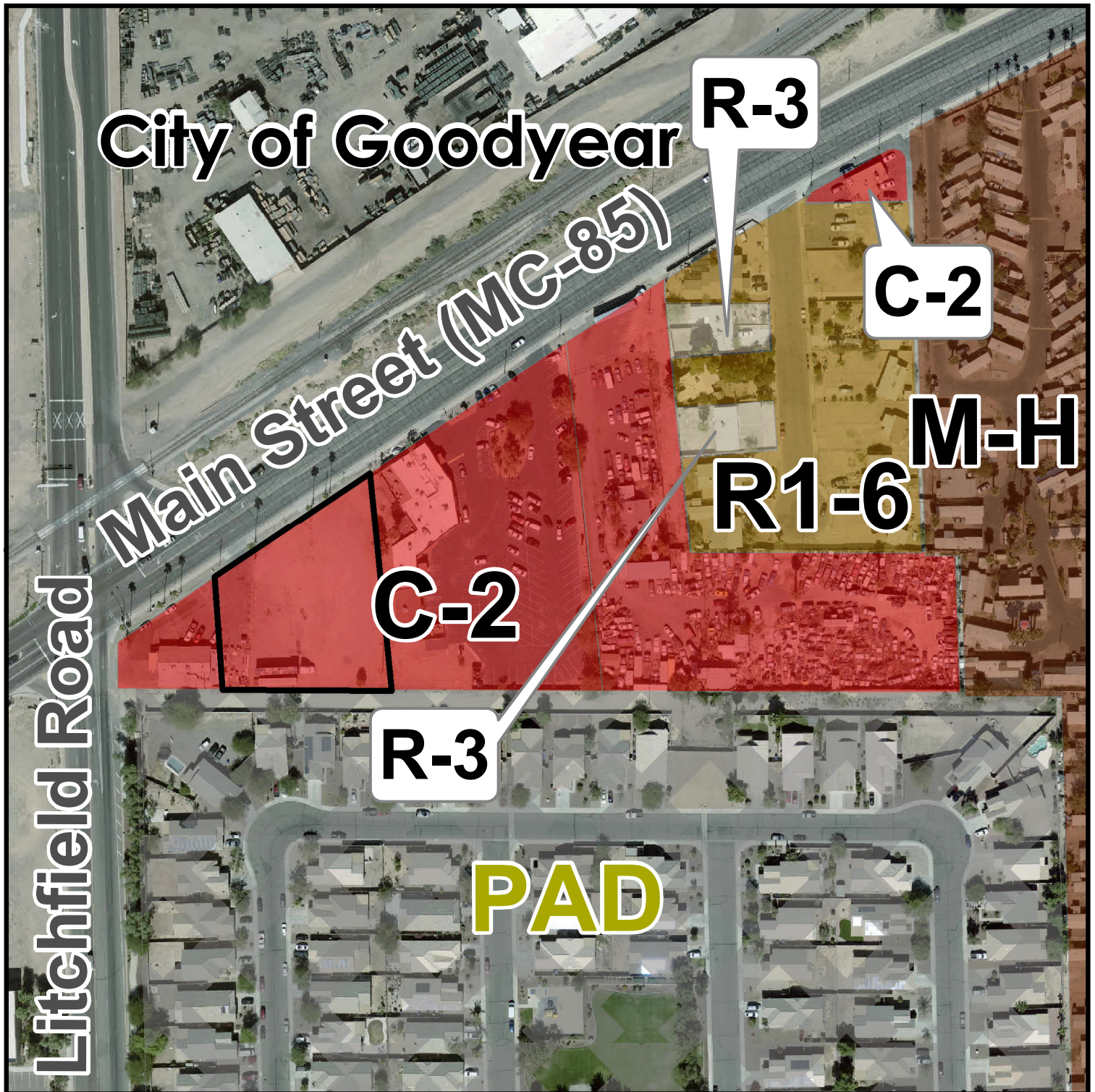
## Aerial Photograph



 Project Location







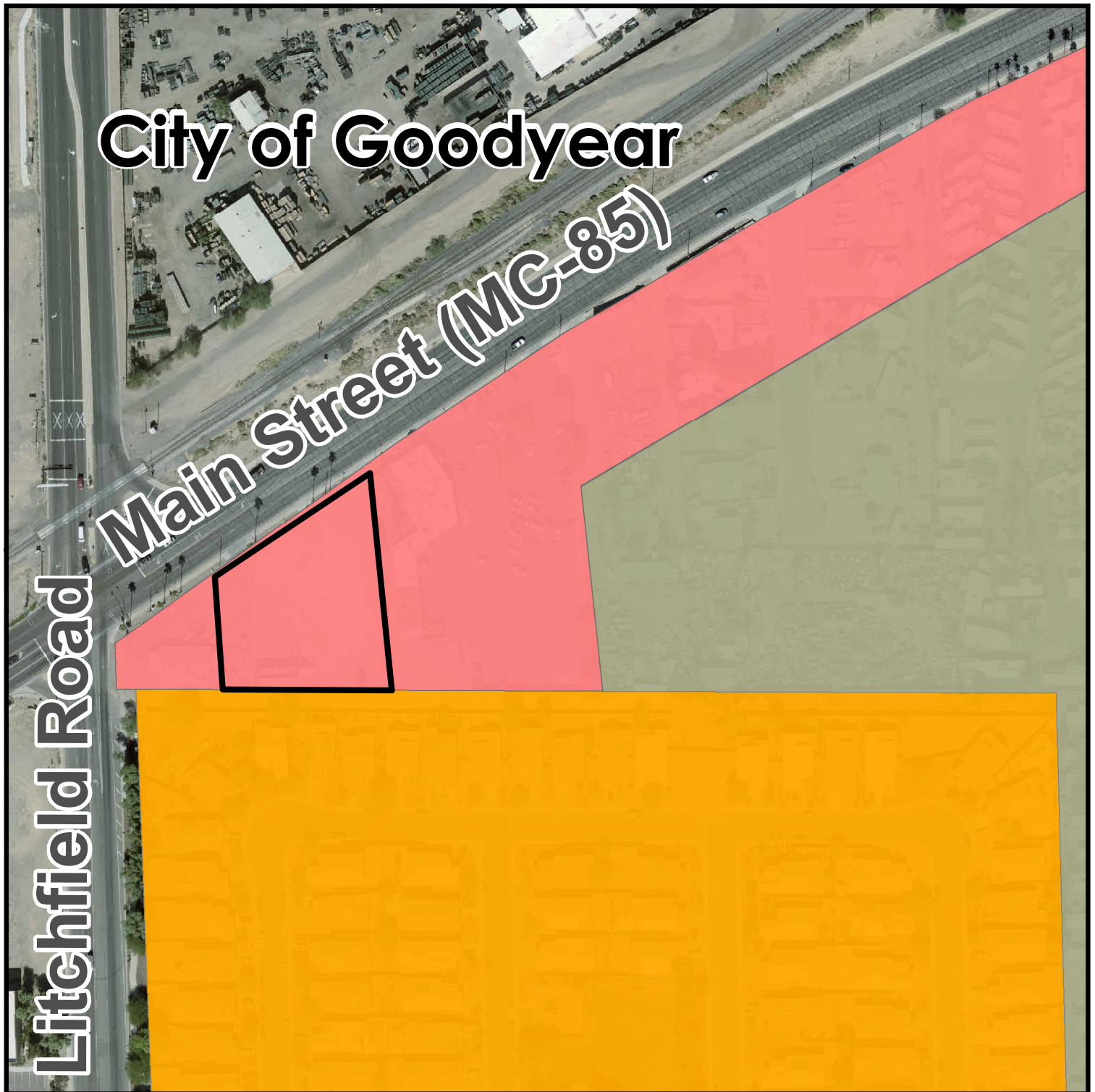
## Zoning Vicinity Map



 Project Location







# General Plan Land Use Map



Industrial



Local Commercial



Medium Density Residential



Project Location





*SUMMARY OF RELATED FACTS  
APPLICATION PL-19-0023*

| <i>THE PROPERTY</i>               |                                                                                                              |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------|
| PROPERTY SIZE                     | 0.9 net acres                                                                                                |
| LOCATION                          | Approximately 125 feet east of the southeast corner of Litchfield Road and Main Street (MC-85)               |
| PHYSICAL CHARACTERISTICS          | Relatively flat and mostly vacant developed with a covered patio connected to the adjacent convenience store |
| GENERAL PLAN LAND USE DESIGNATION | Local Commercial                                                                                             |
| EXISTING ZONING                   | Community Commercial (C-2)                                                                                   |
| ZONING HISTORY                    | Rezoned from R-3 (Multi-Family Residential) to C-2 in 2009                                                   |

| <i>SURROUNDING ZONING AND LAND USE</i> |                                                                                                                                                           |
|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| NORTH                                  | An equipment rental business with an exterior storage component (T&B Equipment Rental Company, Inc) located within the City of Goodyear.                  |
| EAST                                   | Raul and Theresa's, a restaurant zoned C-2 that has been operating at this location for around 50 years.                                                  |
| SOUTH                                  | Litchfield Mountain View, a 147-lot medium density single-family residential platted subdivision zoned Planned Area Development (PAD).                    |
| WEST                                   | Quik Food Mart, a convenience store with a commercial kitchen zoned C-2. The Goodyear Airport is located west of Litchfield Road in the City of Goodyear. |

| <i>PUBLIC SCHOOLS</i> |                                                                           |
|-----------------------|---------------------------------------------------------------------------|
| SCHOOL DISTRICT(S)    | Avondale Elementary School District, Agua Fria Union High School District |
| ELEMENTARY SCHOOL     | Michael Anderson Elementary School                                        |
| HIGH SCHOOL           | Desert Edge High School                                                   |

| <i>STREETS</i>             |                |
|----------------------------|----------------|
| <b>Main Street (MC-85)</b> |                |
| Classification             | Minor Arterial |
| Existing half-street ROW   | 50 feet        |
| Standard half-street ROW   | 50 feet        |



|                                   |                                                                           |
|-----------------------------------|---------------------------------------------------------------------------|
| Existing half-street improvements | Sidewalk, street lights, curb, gutter, two travel lanes, half a turn lane |
| Standard half-street improvements | Sidewalk, street lights, curb, gutter, two travel lanes, half a turn lane |

#### *UTILITIES*

APS provides electrical service in this portion of the City.

There is a 6-inch water line and an 8-inch sewer line in Main Street (MC-85).



# Exhibit E

Kazi's CUP Narrative



**Kazi's                    533 W. Main Street  
Avondale, AZ 85323**

**Application PL-19-0023  
Conditional Use Permit – Project Narrative**

---



**1. Explain how the request meets the following findings:**

- 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.**

This project is consistent with the goals and designation in the General Plan which is local commercial—a land use category that is used primarily for the providing daily needs of goods and services to the residents residing within the surrounding area. The type of uses allowed in this category specifically for local residents may include grocery stores, gas stations, neighborhood/retail services and office and medical uses serving consumers residing in adjacent residential areas, which promotes a walkable community. To be consistent with the desired character of the surrounding area, our building has incorporated elements of mid-century modern architecture such a bold roof line, alternating mullions along the storefront and prominent illuminated signage affixed to the metal screen

- 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.**

Situated along main street in between two existing commercial properties, a gas station and convenience store would fit right in with this context to provide refueling and retail services to the surrounding communities. In doing so, our program will not be detrimental to nearby residents, properties and neighborhood. The design of the public would enhance the beauty of Main St. and thereby the public welfare in general.

Principals:

Doug McCord, AIA, LFA, LEEDap

Dev Pawar, AIA, EDAC, LFA, LEEDap

Erica Quintana

Architectural Resource Team, Inc.

1055 E Indian School Rd.

Phoenix, AZ 85014

V | 602.307.5399



- 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.

Our parcel being adjacent to a residentially zoned vehicular non-access easement with its major setbacks in conjunction with our relatively small area, presents some challenges to the development of a convenience store and gas station. Therefore, as part of our HAIO Rezone, we are requesting some deviations to the required setbacks to accommodate the demands of developing a convenience store w/ drive-thru and gas station. Please refer to this list of deviations below:

| Development Standards                               | C2     | HAIO   |
|-----------------------------------------------------|--------|--------|
| min. lot width                                      | n/a    | n/a    |
| min. site depth                                     | n/a    | n/a    |
| max. lot coverage                                   | n/a    | n/a    |
| max. building height                                | 30'-0" | 30'-0" |
| Front Setback                                       | 20'-0" | 20'-0" |
| Street Setback                                      | 20'-0" | 20'-0" |
| Rear Setback                                        | 20'-0" | 20'-0" |
| Side Setback                                        | 15'-0" | 15'-0" |
| Parking Setback                                     | 30'-0" | 17'-6" |
| Landscape Setback                                   | 30'-0" | 17'-6" |
| Interior Setback                                    | n/a    | n/a    |
| Building Setback from a Residential District or Use | 50'-0" | 20'-0" |



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|                                                    |        |        |
|----------------------------------------------------|--------|--------|
| Parking Setback from Residential District or Use   | 25'-0" | 25'-0" |
| Landscape Setback from Residential District or Use | 25'-0" | 10'-0" |
| Max Accessory Structure Height                     | 15'-0" | 15'-0" |

- 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.**

Lot 500-49-025 and 500-49-024 will NOT be combined and as such, we will be closing the drive-way in Litchfield Rd as requested by the city. It will still have access via Main Street through two drive-ways. Per the traffic impact analysis, we conclude that Under full occupancy and based on ITE Trip Generation average rates, the development is anticipated to generate a total of 3,012 trips in a typical weekday. In the morning peak, a total of 341 trips will visit the development (171-inbound/170-outbound), and a total of 279 trips (140-inbound/139-outbound) will take place at the afternoon peak. Among these, 206 trips (103-inbound/103-outbound) are pass-by trips in the morning and 164 trips (82-inbound/82-outbound) in the afternoon peak hours. Therefore, the site is expected to generate 135 new trips (68-inbound/67-outbound) in the morning and 115 new trips (58-inbound/57-outbound) in the afternoon peak hours. Most of this volume of vehicular traffic will come from Main Street into the property.

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

Our development has mitigated potential adverse effects by incorporating shrubs and trees in the landscape buffer at the rear of the property to reduce the level of noise that reaches the residential properties to the south. Furthermore, we have developed a cross-access agreement between Lot 500-49-025 and Lot 500-49-024 to better facilitate vehicular circulation and parking within the two properties. Lastly, as most of the building development and gas canopy faces north, we have planted trees along the north front of the property, adjacent to main street which would provide shade to customers during the afternoon hours.

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1055 E Indian School Rd.

Phoenix, AZ 85014

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## 2. Site and Building Design

Located within the Historic Avondale Infill Overlay, the design of the 143.5'-0" wide x 24'-0" long x 20'-0" high gas canopy (with 10 fuel pumps) and the 4,403 sf convenience store will emphasize the site's proximity through the Avondale's main thoroughfare by incorporating mid-century modern design elements such as a bold roof line, alternating mullions on the storefront to give a patterned look and prominent signage affixed to the metal screen that are emblematic of the gas station convenience stores that sprung up across western America during the mid-century. We believe the design of the building will create an attractive place for people to refill their tanks and purchase whatever they may need through our convenience store.

## 3. Address ingress and egress to the property and proximity to driveways and street intersections in the vicinity of the subject property

The closing of the 31.3' driveway on Litchfield Rd, as requested by the city means that ingress/egress from the both properties on lot 500-49-025 and 500-49-024 shall be from only Main Street. Customers will NOT be able to enter the site at all from Litchfield Rd. A total of two ingress points and two egress points shall provided via two full-access driveways on Main Street.

## 4. internal vehicular circulation including emergency vehicles and delivery vehicles

Site plan has been design to accommodate multiple forms of vehicular circulation including emergency vehicles. Either a large van or large truck shall be used as our delivery vehicle instead of a semi, which precludes the need for a dedicated loading area. A parking space will suffice for a loading area and all deliveries, loading and unloading activities shall be conducted during off-peak hours so as to no interfere with customer traffic.

## 5. pedestrian and alternative vehicle considerations for the proposed use

Pedestrian walkways will be properly marked on the site and 1 electrical vehicle charging station shall be provided.

## 6. volume and character of traffic

Per the traffic impact analysis, we conclude that Under full occupancy and based on ITE Trip Generation average rates, the development is anticipated to generate a total of 3,012 trips in a typical weekday. In the morning peak, a total of 341 trips will visit the development (171-inbound/170-outbound), and a total of 279 trips (140-inbound/139-outbound) will take place at the afternoon peak. Among these, 206 trips (103-inbound/103-outbound) are



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**Just.**



pass-by trips in the morning and 164 trips (82-inbound/82-outbound) in the afternoon peak hours. Therefore, the site is expected to generate 135 new trips (68-inbound/67-outbound) in the morning and 115 new trips (58-inbound/57-outbound) in the afternoon peak hours. Most of this volume of vehicular traffic will come from Main Street into the property.

## **7. off-street parking and loading**

There will be off-street parking and off-street loading on the site. There will be a cross-access agreement between Lot 500-49-025 and Lot 500-49-024 that will allow for better vehicular circulation and parking between the two properties. A total of 20 parking spaces will be provide on Lot 500-49-024.

## **8. Impact on public services, including utilities, schools and recreation**

The singular drive-way on Litchfield Rd will be removed as required by the city of Avondale. Other than this, there will be no major impact on the public services, utilities, schools and recreation as this site exists along a major thoroughfare lined with other commercial properties.

## **9. Screening and buffering of uses.**

There is currently an existing chain link that were proposing to be replaced with a 6' height CMU wall that will run along both the rear property line (252.33') and the east property line (425.67') in their entirety. A third CMU screening wall at 3.5' height shall be constructed in front of the property.

## **10. Proposed outdoor activities or storage.**

There will no outdoor storage of any kind on the site. A outdoor seating patio (400 sf) attached to the existing building (also owned by Hamid Kazi) on lot 500-49-025 overhangs onto lot 500-49-024, which we will be keeping.

## **11. Hours of operation**

The convenience store shall be open Mon-Fri, 5am–11pm; Sat, 6am – 11pm and Sunday, 6am – 10pm. The gas station fuel pumps will be available 24/7.

## **12. Exterior lighting with reference to adjacent properties**

The front of the building will be mostly storefront glass to allow a window into the inner workings of the convenience store. At night, interior light would spill out through the storefront windows and illuminate the exterior. There will be recessed can lights beneath the roof canopy just outside the storefront to illuminate the entrances. Along the curved CMU veneer wall, there will be wall



Principals:

Doug McCord, AIA, LFA, LEEDap

Dev Pawar, AIA, EDAC, LFA, LEEDap

Erica Quintana

Architectural Resource Team, Inc.

1055 E Indian School Rd.

Phoenix, AZ 85014

V | 602.307.5399

**Just.**



lights to illuminate the drive-thru lane but not interfere with the residential properties to the south. A landscaped area in conjunction with a 30' wide vehicular non-access easement would act as an adequate distance buffer for the residential properties. Within the parking lot, there will be a total of 7 light poles altogether achieving a uniformity ratio not greater than 5 to 1 average-to-minimums.

**13. Noise, smoke, odor, dust, vibration or illumination created by the proposed use.**

Our gas station and convenience store is contextually appropriate for a site that is adjacent to Main Street. Any noise generated through vehicular circulation would not exceed normal acoustic levels generated by the Litchfield and Main Street intersection and a landscaped area at the rear of the property in conjunction with a 30' wide vehicular non-access easement would insulate the residences to the south from any adverse effects such as noise, smoke, odor, dust, vibration and/or illumination created by our proposed use.



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# Exhibit F

Site Plan



FLOOD INSURANCE RATE MAP (FIRM)

| FEMA BLOCK  |                                                  |        |                              |           |                                                 |
|-------------|--------------------------------------------------|--------|------------------------------|-----------|-------------------------------------------------|
| COMMUNITY # | PANEL #<br>PANEL DATE                            | SUFFIX | DATE OF FIRM<br>(INDEX DATE) | FIRM ZONE | BASE FLOOD ELEVATION<br>(IN AO ZONE, USE DEPTH) |
| 04013       | 2165 (4013)<br>MAP # 04013C2165M<br>NOV 04, 2015 | L      | 11-04-15                     | X         | N/A                                             |

SITE PLAN NOTES

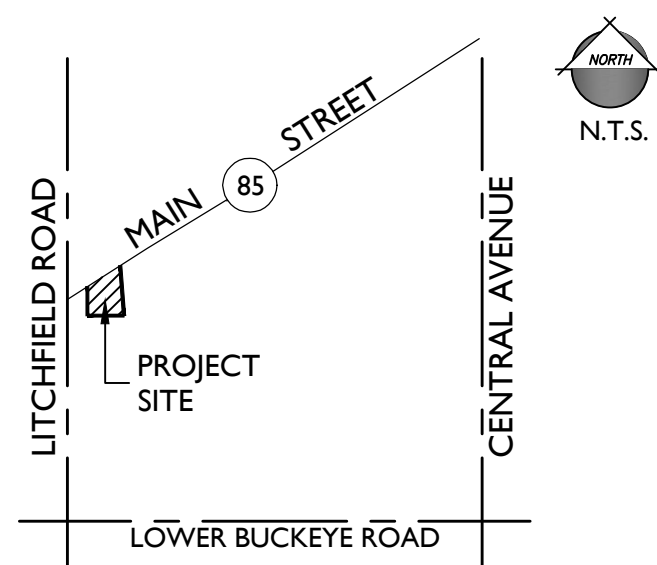
- A. ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.
- B. PLANTS LOCATED WITHIN REQUIRED AASHTO SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIALS SHALL BE MAINTAINED TO BE LOWER THAN 2' (SHRUBS) OR TALLER THAN 7' (BOTTOM OF TREE CANOPY).
- C. FUTURE DEVELOPMENT PADS WITHIN MASTER PLANNED DEVELOPMENTS SHALL BE COVERED WITH A MINIMUM OF 2" THICK DECOMPOSED GRANITE FOR DUST CONTROL AT TIME OF DEVELOPMENT.
- D. 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.
- E. THIS PROJECT IS SUBJECT TO THE CURRENT AVONDALE GENERAL ENGINEERING REQUIREMENTS (AND HAZ SUPPLEMENTAL REGULATIONS), COMMERCIAL/INDUSTRIAL/MULTI-FAMILY DESIGN MANUAL, ZONING ORDINANCE, GENERAL PLAN, AVONDALE STREET TREE MASTER PLAN, AND ANY APPLICABLE SPECIFIC PLANS.

SITE PLAN

FOR  
KAZI'S

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF PHOENIX, MARICOPA COUNTY, ARIZONA.

VICINITY MAP



PROJECT TEAM

ARCHITECT  
ARCHITECTURAL RESOURCE TEAM  
1055 E INDIAN SCHOOL ROAD  
PHOENIX, AZ 85014  
TEL: (602) 307-5399  
CONTACT: DEV PAWAR  
dpawar@art-team.com

CONSULTANT:  
EPS GROUP, INC.  
1130 N. ALMA SCHOOL RD, SUITE 120  
MESA, AZ 85201  
TEL: (480)-503-2250  
CONTACT: NATALIE GRIFFIN  
natalie.griffin@epsgruoinc.com

PROPERTY OWNER  
K COMMERCE CENTER LLC  
2652 N 143RD DR  
GOODYEAR, AZ 85395

PROJECT INFORMATION

APN: 500-49-024

OVERALL AREA: ± 0.91 AC (39,681 SF)

CURRENT LAND USE: COMMERCIAL  
EXISTING ZONING: C-2  
PROPOSED ZONING: C-2 & HAIO

BUILDING FLOOR AREA: ± 4,403 SF  
LOT COVERAGE: 11% (4,403 SF / 39,681 SF)  
LOT FAR: 0.11

BUILDING HEIGHT: 20' (1 STORY)

DEVELOPMENT STANDARDS

|                           | C-2  | HAIO |
|---------------------------|------|------|
| MINIMUM LOT WIDTH:        | NONE | NONE |
| MINIMUM SITE DEPTH:       | NONE | NONE |
| MAXIMUM LOT COVERAGE:     | NONE | NONE |
| MAXIMUM BUILDING HEIGHT:  | 30'  | 30'  |
| MAXIMUM ACCESSORY HEIGHT: | 15'  | 15'  |

**BUILDING SETBACKS**

|                   |     |     |
|-------------------|-----|-----|
| FRONT:            | 20' | 20' |
| STREET:           | 20' | 20' |
| REAR:             | 20' | 20' |
| SIDE:             | 15' | 15' |
| FROM RESIDENTIAL: | 50' | 20' |

**PARKING SETBACKS**

|                   |      |       |
|-------------------|------|-------|
| STREET:           | 30'  | 17.6' |
| INTERIOR:         | NONE | NONE  |
| FROM RESIDENTIAL: | 25'  | 25'   |

**LANDSCAPE SETBACKS**

|                   |     |     |
|-------------------|-----|-----|
| FROM RESIDENTIAL: | 25' | 10' |
|-------------------|-----|-----|

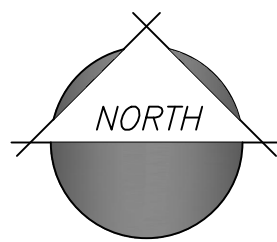
PARKING CALCULATIONS

|               |          |                  |                 |           |
|---------------|----------|------------------|-----------------|-----------|
| GAS STATION   | 4,153 SF | 90% = 3,737.7 SF | 1 SPACE/300 SF: | 13 SPACES |
| RESTAURANT    | 250 SF   | 90% = 225 SF     | 1 SPACE/50 SF:  | 5 SPACES  |
| BUILDING AREA | 4,403 SF |                  | TOTAL REQUIRED: | 18 SPACES |
|               |          |                  | TOTAL PROVIDED: | 20 SPACES |

ADA  
REQUIRED: 1 SPACE  
PROVIDED: 1 SPACES

LEGEND

— PROPERTY BOUNDARY  
— STREET CENTERLINE  
— STREET RIGHT-OF-WAY  
— PUE  
— OVERHEAD ELECTRIC LINE



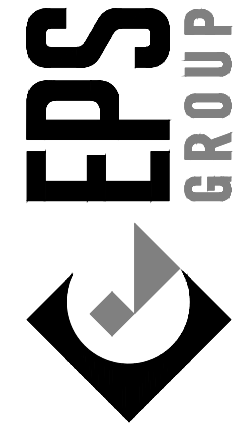
20 0 20 40  
scale feet

19-1085

Sep 01, 2020 11:25am Q:\Projects\2019\19-1085\Planning\Drawings\Zoning\19-1085 - Site Plan.dwg

ngiffin

2045 S. Vineyard Ave, Suite 1  
Mesa, AZ 85210  
T:480.503.2250 | F:480.503.22  
www.epsgruoinc.com



KAZI'S  
533 W MAIN STREET  
AVONDALE, AZ 85323

SITE PLAN

Project:

Revisions:

|                                 |  |
|---------------------------------|--|
| MAY 11, 2020 - 2ND SUBMITTAL    |  |
| JUNE 29, 2020 - 3RD SUBMITTAL   |  |
| AUGUST 17, 2020 - 4TH SUBMITTAL |  |



Designer: EPS  
Drawn by: EPS

Preliminary  
Not For  
Construction  
Or  
Recording

Job No.  
19-1085

SP01

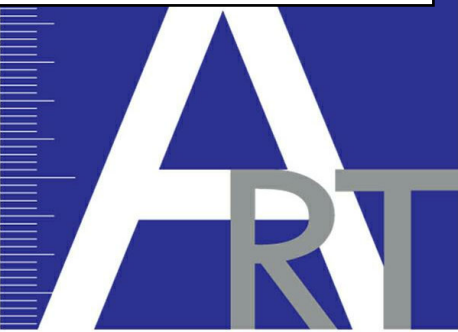
Sheet No.  
1  
of 01



# Exhibit G

## Building Elevations





ARCHITECTURAL  
RESOURCE  
TEAM

1055 e indian school rd  
phoenix, az 85014  
602-307-5399 | v

www.art-team.com

| Material Schedule |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| 1                 | Burnished CMU Brick Veneer, Manufacturer: AMSTONE, Color: 754 Glacial White |
| 2                 | Burnished CMU Brick Veneer, Manufacturer: AMSTONE, Color: 759 Ice White     |
| 3                 | Aluminum Metal Paneling, Manufacturer: PAC-CLAD Petersen, Color: Cityscape  |

Hamid Kazi  
Kazi's

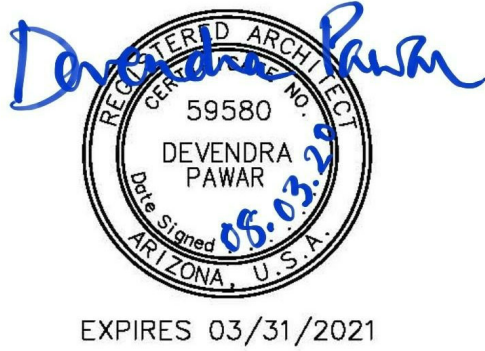
533 W Main St. Avondale, AZ 85323

Project Status

| Revision Schedule |      |             |
|-------------------|------|-------------|
| No.               | Date | Description |

|            |                 |            |
|------------|-----------------|------------|
| XXXXX      | ART PROJECT NO. | DATE       |
| Issue Date | Author          | DRAWN BY   |
| Checker    |                 | CHECKED BY |

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PRELIMINARY  
NOT FOR  
CONSTRUCTION

Elevations - Building -  
Color

DRAWING No.

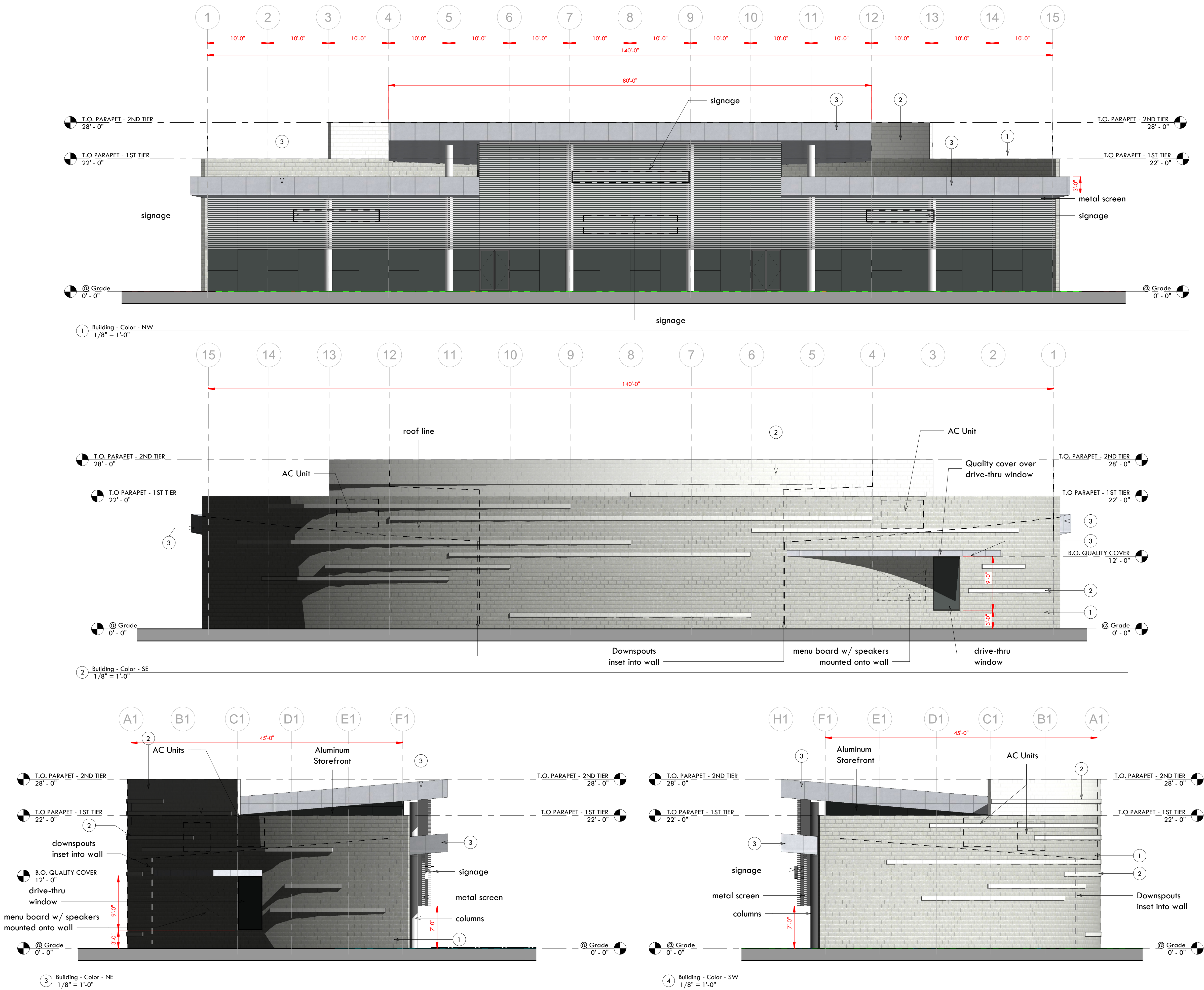
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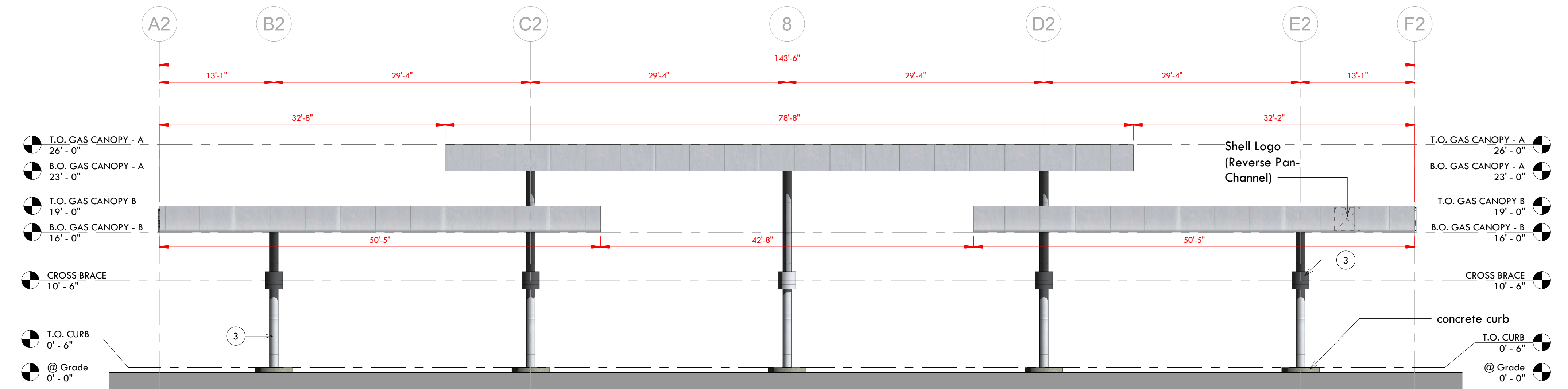
PLEASE RECYCLE

IF THIS IS NOT 24"x36", IT IS A REDUCED PRINT - SCALE ACCORDINGLY

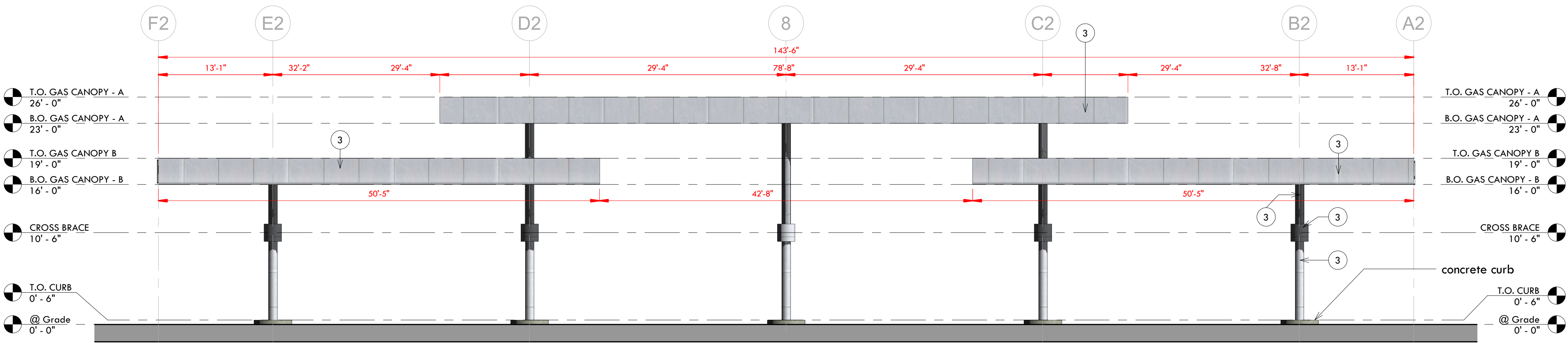
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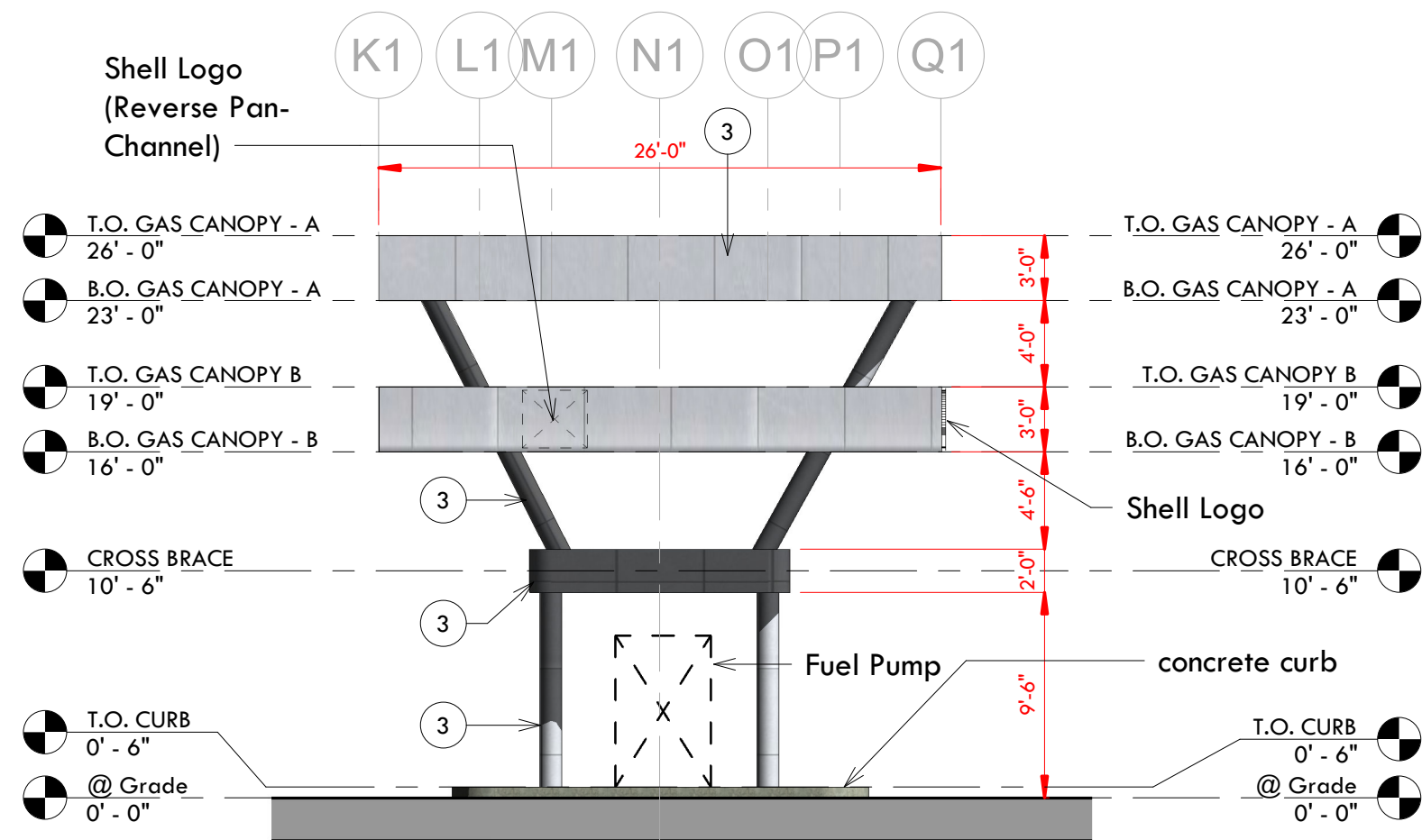




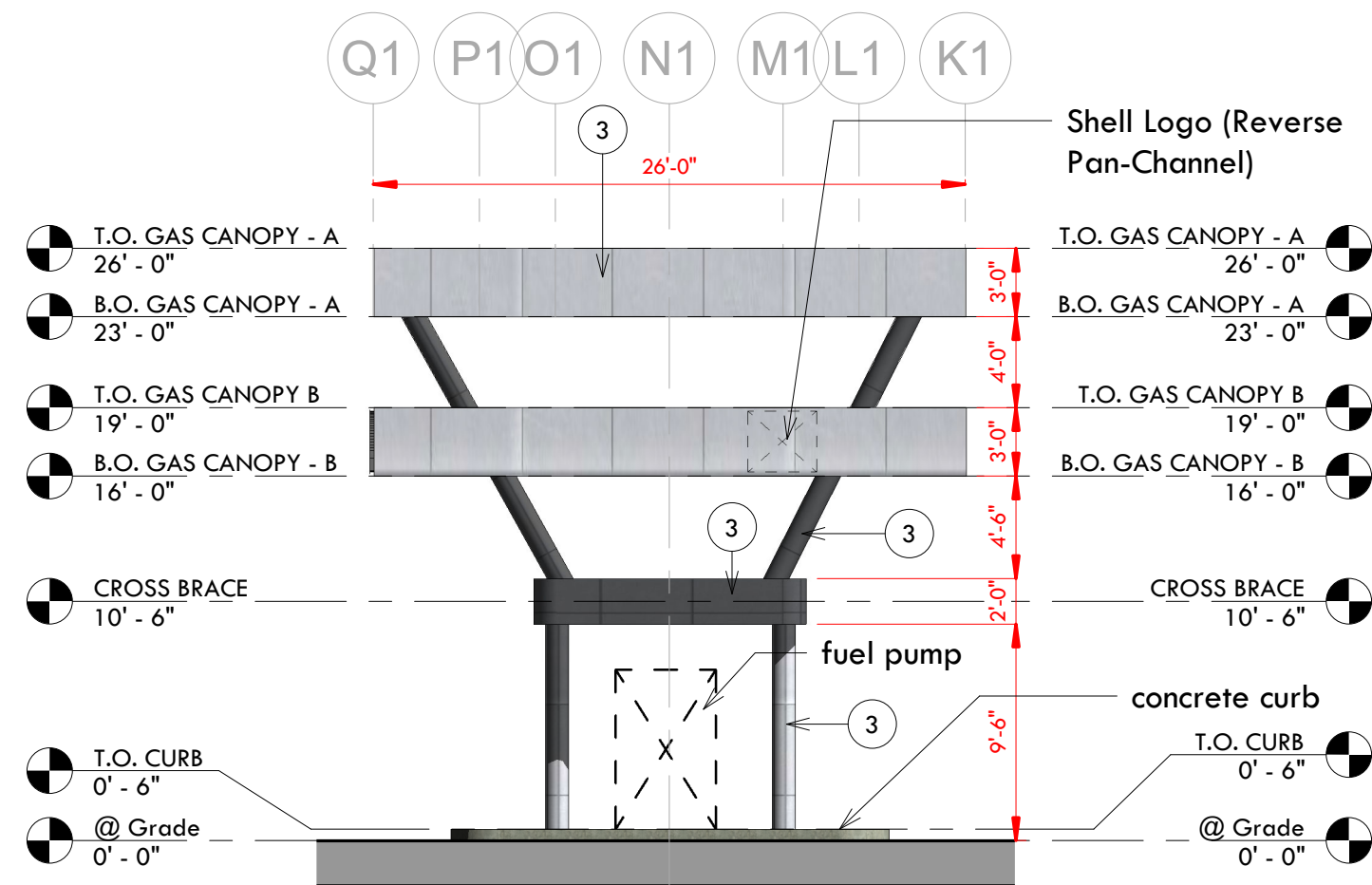
1 Canopy - Color - NW  
1/8" = 1'-0"



3 Canopy - Color - SE  
1/8" = 1'-0"



2 Canopy - Color - NE  
1/8" = 1'-0"

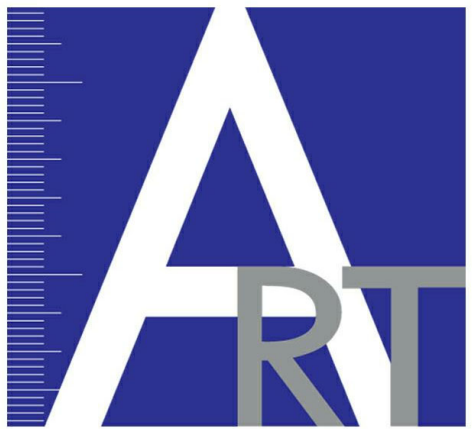


4 Canopy - Color - SW  
1/8" = 1'-0"

| Material Schedule |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| 1                 | Burnished CMU Brick Veneer, Manufacturer: AMSTONE, Color: 754 Glacial White |
| 2                 | Burnished CMU Brick Veneer, Manufacturer: AMSTONE, Color: 759 Ice White     |
| 3                 | Aluminum Metal Paneling, Manufacturer: PAC-CLAD Petersen, Color: Cityscape  |



EXPIRES 03/31/2021



ARCHITECTURAL  
RESOURCE  
TEAM

1055 e indian school rd  
phoenix, az 85014  
602-307-5399 | v

www.art-team.com

Hamid Kazi  
Kazi's

533 W Main St. Avondale, AZ 85323

Project Status

| Revision Schedule |      |             |
|-------------------|------|-------------|
| No.               | Date | Description |

|                 |  |       |
|-----------------|--|-------|
| ART PROJECT NO. |  | XXXXX |
| DATE            |  |       |
| Issue Date      |  |       |
| Author          |  |       |
| Checker         |  |       |

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PRELIMINARY  
NOT FOR  
CONSTRUCTION

DRAWING TITLE  
Elevations - Canopy -  
Color

DRAWING No.

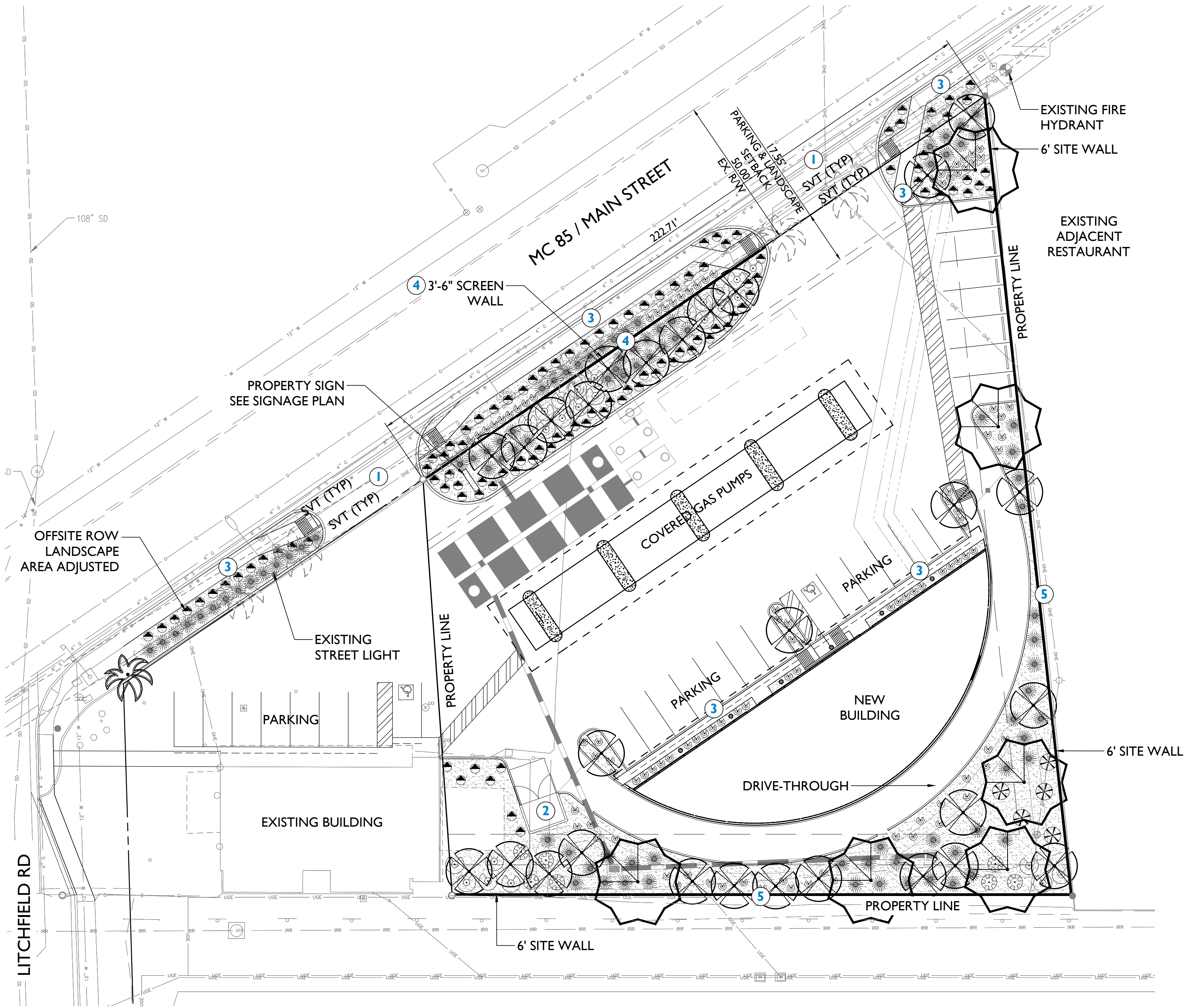
A3.13



# Exhibit H

Landscape Plan





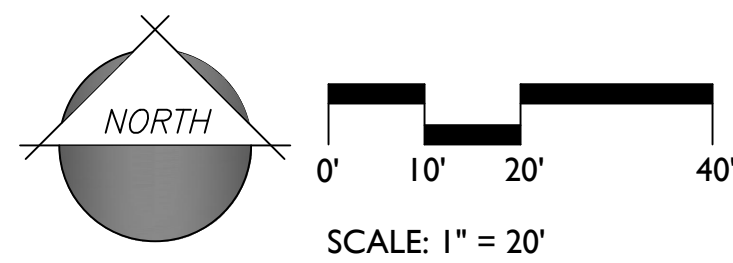
APPROVED BY:

Engineering Division \_\_\_\_\_ Date \_\_\_\_\_

The City approves these plans for concept only and accepts no liability for errors or emissions.

Estimated SF of landscape in the right-of-way 1,529 SF

Note: All construction shall be in accordance with the most recent edition of the City of Avondale's supplement to M.A.G. specifications and Standard Details currently on file and available at the City of Avondale's Engineering Department or online at the City of Avondale's website.



### KEYNOTES

- 1 ENTRY DRIVE
- 2 TRASH ENCLOSURE
- 3 CONCRETE SIDEWALK (SEE CIVIL PLANS)
- 4 3'-6" SCREEN WALL
- 5 6' CMU PERIMETER WALL

### PLANT LEGEND

| SYMBOL | SCIENTIFIC NAME | COMMON NAME | SIZE | QTY |
|--------|-----------------|-------------|------|-----|
|--------|-----------------|-------------|------|-----|

|       |                             |                    |         |    |
|-------|-----------------------------|--------------------|---------|----|
| TREES |                             |                    |         |    |
|       | Acacia aneura               | Mulga              | 24" Box | 28 |
|       | Prosopis x 'Phoenix'        | Thornless Mesquite | 24" Box | 6  |
|       | Existing Palm To Remain     |                    |         |    |
|       | Existing Palm To Be Removed |                    |         |    |

|                |                                        |                       |       |     |
|----------------|----------------------------------------|-----------------------|-------|-----|
| SHRUBS/ACCENTS |                                        | COMMON NAME           | SIZE  | QTY |
|                | Hesperaloe funifera                    | Giant Hesperaloe      | 5 Gal | 25  |
|                | Hesperaloe parviflora 'Brakelights'    | Brakelights Red Yucca | 5 Gal | 104 |
|                | Leucophyllum langmaniae 'Rio Bravo'    | Rio Bravo Sage        | 5 Gal | 7   |
|                | Muhlenbergia lindheimeri 'Autumn Glow' | 'Autumn Glow' Muhly   | 5 Gal | 91  |
|                | Tecoma x 'Orange Jubilee'              | Orange Jubilee        | 5 Gal | 5   |

|              |                       |                         |       |     |
|--------------|-----------------------|-------------------------|-------|-----|
| GROUNDCOVERS |                       | COMMON NAME             | SIZE  | QTY |
|              | Lantana montevidensis | Trailing Purple Lantana | 1 Gal | 108 |

|           |                    |                      |  |             |
|-----------|--------------------|----------------------|--|-------------|
| MATERIALS |                    |                      |  | QTY         |
|           | Decomposed Granite | 3/4" Size - 2" Depth |  | 10,905 S.F. |

### AVONDALE PLANT DATA

| MAIN STREET RIGHT-OF WAY (222.71 L.F.)                | REQUIRED | PROVIDED |
|-------------------------------------------------------|----------|----------|
| 1 TREE PER 25 L.F. OF STREET FRONTAGE                 | 9        | 0 *      |
| 10 SHRUBS PER 25 L.F. OF STREET FRONTAGE              | 90       | 90       |
| * NO TREES ALLOWED IN ROW DUE TO OVERHEAD POWER LINES |          |          |

| MAIN STREET LANDSCAPE SETBACK (222.71 L.F.) | REQUIRED | PROVIDED |
|---------------------------------------------|----------|----------|
| 1 TREE PER 20 L.F. OF STREET FRONTAGE       | 12       | 12       |
| 10 SHRUBS PER 20 L.F. OF STREET FRONTAGE    | 112      | 112      |

| PARKING (3 ISLANDS)         | REQUIRED | PROVIDED |
|-----------------------------|----------|----------|
| 1 TREE PER PARKING ISLAND   | 3        | 3        |
| 5 SHRUBS PER PARKING ISLAND | 15       | 15       |

| PARKING (3 ISLANDS)         | REQUIRED | PROVIDED |
|-----------------------------|----------|----------|
| 1 TREE PER PARKING ISLAND   | 3        | 3        |
| 5 SHRUBS PER PARKING ISLAND | 15       | 15       |

| REAR LANDSCAPE BUFFER | REQUIRED | PROVIDED |
|-----------------------|----------|----------|
| TREES                 | 14       | 14       |
| SHRUBS                | 40       | 40       |

### LANDSCAPE DATA

|                             |             |
|-----------------------------|-------------|
| TOTAL NET AREA              | 39,639 S.F. |
| RIGHT-OF-WAY LANDSCAPE AREA | 2,094 S.F.  |
| PARKING LOT LANDSCAPE AREA  | 175 S.F.    |
| TOTAL LANDSCAPE AREA        | 10,905 S.F. |
| TOTAL LANDSCAPE COVERAGE    | 26%         |

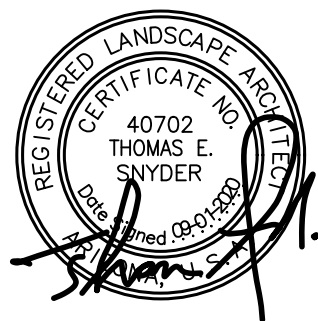
NOTE:  
ZONING DISTRICT C-2 AND HAIO (PROPOSED).

### IRRIGATION DESCRIPTION

All plant material will be irrigated by an automatic irrigation system. The controller is WiFi based for programming with a smart device. The trees and shrubs are on separate drip valves.

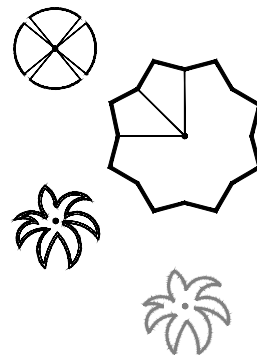
SVT Note:  
Plantings within the sight visibility triangle line shall be maintained so that no limbs hang lower than seven (7) feet and shrubs or other plants planted within the sight visibility triangle line shall be no taller than two (2) feet at full growth.

Irrigation service line from the point of connection at the City's system, through the meter and PUE to the private backflow prevention device shall be Type "K" soft copper tubing per Avondale Supplement to M.A.G.. Any small diameter valves shall be brass body. Backflow devices shall be constructed using all copper ppe and brass fittings. All PVC sleeves within the City's right-of-way shall be SCH 80.





PLANT LEGEND

| SYMBOL                                                                            | SCIENTIFIC NAME                        | COMMON NAME             | SIZE    | EMITTER    | MAINTENANCE                                                                                                                 |
|-----------------------------------------------------------------------------------|----------------------------------------|-------------------------|---------|------------|-----------------------------------------------------------------------------------------------------------------------------|
| TREES                                                                             |                                        |                         |         | ALLOCATION | NOTE                                                                                                                        |
|  | Acacia aneura                          | Mulga                   | 24" Box | (2) 6 GPH  | Stake as required. Trim canopy to 7" clearance. Thin out and shape tree to prevent wind and storm damage.                   |
|                                                                                   | Prosopis x 'Phoenix'                   | Thornless Mesquite      | 24" Box | (2) 6 GPH  | Multi-trunk tree, stake as required. Trim canopy to 7" clearance. Thin out and shape tree to prevent wind and storm damage. |
|                                                                                   | Existing Palm To Remain                |                         |         | -          | Leave existing irrigation system.                                                                                           |
|  | Existing Palm To Be Removed            |                         |         |            | N/A                                                                                                                         |
| SHRUBS/ACCENTS                                                                    |                                        | COMMON NAME             | SIZE    |            |                                                                                                                             |
|  | Hesperaloe funifera                    | Giant Hesperaloe        | 5 Gal   | (1) 1 GPH  | Trim dead or dying foliage and remove dead flower stalks as needed through out the year.                                    |
|  | Hesperaloe parviflora 'Brakelights'    | Brakelights Red Yucca   | 5 Gal   | (1) 1 GPH  | Trim dead or dying foliage and remove dead flower stalks as needed through out the year.                                    |
|  | Leucophyllum langmaniae 'Rio Bravo'    | Rio Bravo Sage          | 5 Gal   | (1) 1 GPH  | No pruning needed if planted in appropriate space. Selective pruning in early spring.                                       |
|  | Muhlenbergia lindheimeri 'Autumn Glow' | 'Autumn Glow' Muhly     | 5 Gal   | (1) 1 GPH  | Trim grass to 6" height in late winter/ early spring.                                                                       |
|  | Tecoma x 'Orange Jubilee'              | Orange Jubilee          | 5 Gal   | (1) 1 GPH  | Prune dead wood in early spring, otherwise light selective thinning as needed.                                              |
| GROUNDCOVERS                                                                      |                                        | COMMON NAME             | SIZE    |            |                                                                                                                             |
|  | Lantana montevidensis                  | Trailing Purple Lantana | 1 Gal   | (1) 1 GPH  | Cut to ground after frost danger has passed. Prune anytime to control growth, if necessary.                                 |

- GENERAL NOTES:
- Use multi-port emitter on the shrubs when groupings allow. Limit distribution tubing length to 5'.
  - Prune shrubs immediately adjacent to pedestrian area to 3' in height.
  - Do not prune or clip shrubs into balled or boxed forms.

MONTHLY MAINTENANCE SCHEDULE

JANUARY

- Prune deciduous trees (Winter deciduous Thornless Mesquite).

FEBRUARY

- Trim 'Autumn Glow' Muhly to 6" in height

MARCH

- Prune dead wood or frost damage from Orange Jubilee
- Cut Purple Lantana to 6" in height

APRIL

- None.

MAY

- None.

JUNE

- Prune native trees: Thornless Mesquite.

JULY

- None.

AUGUST

- 

SEPTEMBER

- None.

OCTOBER

- None.

NOVEMBER

- None.

DECEMBER

- None.

- GENERAL NOTES:
- Only prune flowering shrub after blooming period.
  - Rake decomposed granite areas when needed.

DRIP IRRIGATION WATERING SCHEDULE

The following is a general irrigation guidelines 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 et and microclimate.

SUMMER MAY 1ST TO OCTOBER 31ST.

SHRUBS

Water every 2 days for 1.5 hours

TREES

Water every 3 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

LANDSCAPE MAINTENANCE INTENT

The plant palette for this project are desert adapted plant species that will only require minimum amount of maintenance for healthy growth and size control. Avoid shearing, as shearing repetitively destroys the natural growth habit, stresses the plant and decrease flower production.

Plants proposed for high pedestrian traffic areas at the sidewalk, parking lot and courtyard are to be maintained properly to avoid over-growth that obstruct visibility or pedestrian circulation. Plants proposed for retention basins and perimeter areas are to act as natural screens. Full growth to the plant's natural form and size is encouraged.

SVT Note:  
Plantings within the sight visibility triangle line shall be maintained so that no limbs hang lower than seven (7) feet and shrubs or other plants planted within the sight visibility triangle line shall be no taller than two (2) feet at full growth.

Irrigation service line from the point of connection at the City's system, through the meter and PUE to the private backflow prevention device shall be Type "K" soft copper tubing per Avondale Supplement to M.A.G.. Any small diameter valves shall be brass body. Backflow devices shall be constructed using all copper ppe and brass fittings. All PVC sleeves within the City's right-of-way shall be SCH 80.





# AVONDALE PLANT DATA

## MAIN STREET RIGHT-OF WAY (222.71 L.F.)

|                                          | REQUIRED | PROVIDED |
|------------------------------------------|----------|----------|
| 1 TREE PER 25 L.F. OF STREET FRONTAGE    | 9        | 0 *      |
| 10 SHRUBS PER 25 L.F. OF STREET FRONTAGE | 90       | 90       |

\* NO TREES ALLOWED IN ROW DUE TO OVERHEAD POWER LINES

## MAIN STREET LANDSCAPE SETBACK (222.71 L.F.)

|                                          | REQUIRED | PROVIDED |
|------------------------------------------|----------|----------|
| 1 TREE PER 20 L.F. OF STREET FRONTAGE    | 12       | 12       |
| 10 SHRUBS PER 20 L.F. OF STREET FRONTAGE | 112      | 112      |

## PARKING (3 ISLANDS)

|                             | REQUIRED | PROVIDED |
|-----------------------------|----------|----------|
| 1 TREE PER PARKING ISLAND   | 3        | 3        |
| 5 SHRUBS PER PARKING ISLAND | 15       | 15       |

## PARKING (3 ISLANDS)

|                             | REQUIRED | PROVIDED |
|-----------------------------|----------|----------|
| 1 TREE PER PARKING ISLAND   | 3        | 3        |
| 5 SHRUBS PER PARKING ISLAND | 15       | 15       |

## REAR LANDSCAPE BUFFER

|        | REQUIRED | PROVIDED |
|--------|----------|----------|
| TREES  | 14       | 14       |
| SHRUBS | 40       | 40       |

# LANDSCAPE DATA

|                             |            |
|-----------------------------|------------|
| TOTAL NET AREA              | 39,639 S.F |
| RIGHT-OF-WAY LANDSCAPE AREA | 2,094 S.F  |
| PARKING LOT LANDSCAPE AREA  | 175 S.F    |
| TOTAL LANDSCAPE AREA        | 10,905 S.F |
| TOTAL LANDSCAPE COVERAGE    | 26%        |

NOTE:

ZONING DISTRICT C-2 AND HAIO (PROPOSED).



# Exhibit I

## Neighborhood Meeting Summary



Michelle Simerdla, Plan Reviewer  
City of Avondale  
Development and Engineering Services  
11465 W Civic Center Dr.  
Avondale, AZ 85323

RE: Kazi's Gas Station & Convenience Store  
[PL-18-0099/PL-19-0023] HAIO Rezone & C2 Rezone Applications  
533 W Main St. Avondale, AZ 85323  
July 30<sup>th</sup> Neighborhood Meeting

Dear Ms. Simerdla,

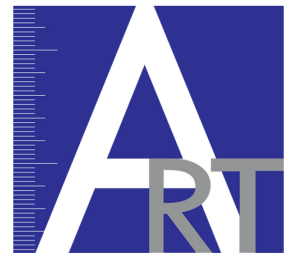
I am writing this letter to inform you that our firm held a virtual neighborhood meeting for the HAIO Rezone Application [PL-18-0099] on July 30<sup>th</sup>, 2020 at 7pm. The purpose of the meeting was for Architectural Resource Team to answer any questions that neighbors had regarding the developing of the Kazi's Gas Station and Convenience Store at the address referenced above.

Our firm did a short presentation on the development, describing major features and operations of the development to City of Avondale officials. The person in attendance outside of the city officials and the design team was the Vice Mayor of Avondale who recommended that we make some visual improvements to the CMU wall and the gas canopy.

If you have any more questions regarding this event, please feel free to reach out to me at [qtruong@art-team.com](mailto:qtruong@art-team.com) or 480-463-0549.

Sincerely,

Quoc Truong  
Architectural Designer  
Architectural Resource Team



ARCHITECTURAL  
RESOURCE  
TEAM

Principals:

Doug McCord, AIA, LFA, LEEDap

Dev Pawar, AIA, EDAC, LFA, LEEDap

Erica Quintana, LFA

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## AGENDA ITEM REPORT

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**SUBJECT:** Kazi's – Request for Historic Avondale Infill Overlay (HAIO) - Application PL-18-0099

**MEETING DATE:** 9/16/2020

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**TO:** Planning Commission

**FROM:** Michelle Simerdla, Senior Planner

**THROUGH:** Brian Craig, Planning Manager

**PURPOSE:**

Planning Commission will hold a public hearing and consider a request by Quoc Truong, Architectural Resource Team, on behalf of property owner, Hamid Kazi, to apply the Historic Avondale Infill Overlay (HAIO) to approximately 0.9 net acres of property located approximately 125 feet east of the southeast corner of Litchfield Road and Main Street (MC 85). The subject property is zoned Community Commercial (C-2). Approval of the request will modify development standards on the subject site, allowing for development of a new gas station with convenience store, Kazi's, on the property. Development standards subject to modification through this request include, but are not limited to, a reduced parking and landscape setback adjacent to Main Street, a reduced building setback to a residential use, and a reduced landscape setback to a residential use. An application for a Conditional Use Permit (CUP) to allow for a gas station and convenience store in the C-2 zoning district for this property will be considered separately. The Commission will take appropriate action and forward a recommendation to City Council.

**BACKGROUND:**

The 0.9 net acre subject property (Exhibits A, B, & C) is located approximately 125 feet east of the southeast corner of Litchfield Road and Main Street (MC85). The site was annexed into the city limits in 1958. Records indicate that the property was rezoned from Multi-Family Residential (R-3) to Community Commercial (C-2) in 2009. Currently, the site is partially paved and includes parking spaces for the adjacent convenience store as well as a covered patio connected to the convenience store. In the 1960s and 1970s the site was used intermittently for residential uses; however, the subject property has been vacant since 1979. Aerial photographs show the property has been used for the storage of semi-trucks and other vehicles from 1995-2005.

The subject property is located within Historic Avondale and is designated as Local Commercial on the General Plan 2030 Land Use Map (Exhibit C). The designation is a land use category intended for providing daily needs of goods and services to residents within the surrounding area. Uses allowed in this category include grocery stores, gas stations, neighborhood/retail services, and office and medical uses serving consumers residing in adjacent residential areas, which promotes a walkable community.

Surrounding uses and zoning include:



**North:** An equipment rental business with an exterior storage component (T&B Equipment Rental Company, Inc) located within the City of Goodyear.

**East:** Raul and Theresa's, a restaurant, zoned C-2 that has been operating at this location for around 50 years.

**South:** Litchfield Mountain View, a 147-lot medium density single-family residential platted subdivision zoned Planned Area Development (PAD).

**West:** Quik Food Mart, a convenience store with a commercial kitchen zoned C-2. The Goodyear Airport is located west of Litchfield Road in the City of Goodyear.

## **DISCUSSION:**

The applicant is requesting to apply the Historic Avondale Infill Overlay (HAIO) to the 0.9 net acre subject property to facilitate construction of a gas station with a convenience store on the site. HAIO was created in 2013 as an overlay zone intended to be applied to property on top of a parcel's underlying base zoning, with the objective of promoting and facilitating development or redevelopment of vacant, underutilized, or abandoned properties within the Historic Avondale revitalization area. To this objective, the HAIO overlay can be applied to any property within the designated boundaries of Historic Avondale, providing a means for property owners and developers to reduce development standards such as setbacks, landscaping requirements, and similar requirements from the underlying zoning requirements.

The proposed 4,503 square foot convenience store incorporates mid-century elements and a unique half-circle shape. The interior will feature an indoor kitchen and food pick-up counter with a drive-through window located to the rear of the building. One (1) menu order board with a speaker box is proposed adjacent to the drive-through lane, which meets the minimum 70-foot separation requirement between a speaker box and adjacent residential property line. Adequate vehicle queuing length is provided within the drive-through lane. The proposed gas station includes ten (10) fuel pumps underneath a fuel canopy designed to complement the convenience store building.

The subject property's underlying C-2 zoning will still govern the use of the property as well as any development standards not specifically modified by this HAIO request and discussed below.

The following modifications are requested from the minimum C-2 zoning development standards:

### **Parking and Landscape Setback**

A 30-foot parking and landscape setback is required in the C-2 zoning district; the applicant has requested to modify this requirement to a 17.5-foot setback to accommodate additional parking spaces on the site as well as provide enough space for adequate circulation on the site. Landscaping, including shrubs, will be provided within the 17.5-foot setback adjacent to the detached sidewalk (Exhibits F & H). While there are existing palm trees along the frontage, overhead power lines limit the planting of additional trees in the landscape setback area. Overall, this site will provide more landscaping than what currently exists on most nearby properties in the Main Street corridor.

### **Building Setback from a Residential District or Use**

A 50-foot building setback from a residential zoning district or use is required in the C-2 district; the applicant has requested to reduce the required building setback from adjacent residential districts to 20 feet (Exhibit F). The subject property abuts a 30-foot easement corridor to the rear. However, because the easement corridor is zoned as residential, code requires the building setback be measured from the easement line, not the existing single-family residential lot lines further away. The applicant's proposal to reduce the setback to 20 feet provides for a minimum 50-foot separation from the proposed building to the rear property lines of



residential lots, with a six (6) foot CMU wall provided for screening/buffering, meeting the intent of the code.

### **Landscape Setback from a Residential District or Use**

A 25-foot landscape setback from a residential district or use is required in the C-2 district; the applicant's request provides for a 10-foot landscape buffer (Exhibit H) to include trees and shrubs adjacent to the proposed drive-through lane. The intent of the landscape setback requirement is to provide buffering for commercial development that directly abuts residences. As previously noted, the property abuts a 30-foot wide easement corridor and does not back up to residential lots.

### **Drive-through Canopy**

A fully-integrated canopy over a drive-through is required as a condition of approval of a drive-through in the C-2 zoning district. Historically, the City has interpreted this provision to mean that the canopy must cover the entire width of the drive-through lane, to be supported by columns opposite the drive-through window. The applicant's proposal includes a cover over the drive-through lane (Exhibit G); however, there is not sufficient room on the site to include a fully-integrated canopy with posts. The location of the drive-through window, at the rear of the property, with limited visibility from surrounding streets, reduces the importance of needing a fully extended canopy cover.

### **PUBLIC PARTICIPATION:**

The applicant conducted the required neighborhood meeting to discuss the proposed gas station with convenience store on July 30, 2020 at 7:00 P.M. (Exhibit I). Due to the ongoing Covid-19 pandemic, the meeting was held via Zoom teleconferencing. All notices of the meeting, including mailings to owners within 1,000 feet of the site, public hearing notice signs on the property, and display ads in the Southwest Valley Arizona Republic, were completed at least fifteen (15) days prior to the meeting as required. The virtual meeting was attended by the applicant, the design team, the property owner, City Staff, and Vice Mayor Pat Dennis. No members of the public joined the meeting. Some general questions about the project and a suggestion to add architectural interest to the rear building elevation and fuel canopy was mentioned. The applicant subsequently revised the building and canopy design to address these comments (Exhibit G).

One comment related to the proposal has been posted on the City's aVOICE/Polco digital forum: "If it helps the community, allow it."

All required notifications for the Planning Commission and City Council public hearings, including mailings to owners within 1,000 feet of the site, public hearing notice signs on the property, and display ads in the Southwest Valley Arizona Republic were completed at least fifteen (15) days prior to the meeting as required. No additional public comments beyond what is noted above have been received to date.

### **ANALYSIS:**

The subject property is within the boundaries of the Historic Avondale Overlay District (HAIO), which was established in 2013 as a method to address potentially incompatible underlying zoning development requirements in order to promote and facilitate development in the Historic Avondale area. Site specific development standards and performance requirements are established at the time of the overlay zoning. It is the intent of this district to:

- Accommodate growth by encouraging and facilitating new development on vacant and underutilized land in areas that already have infrastructure, utilities, and public facilities.
- Encourage the use of innovative approaches to development that utilize sustainable development practices and incorporate environmental performance standards.
- Provide flexibility in development standards to facilitate infill development and redevelopment.



- Encourage pedestrian-oriented design and development consistent with the historic character.
- Promote a positive artistic environment within the district.

The Kazi's site, being less than an acre in size and having adjacency to residentially-zoned (but not residentially-used) property, is not large enough to meet all C-2 development standards. Even though some development standards will be reduced with this request, the purpose and intent of the requirements are met by the proposal, and the proposed expansion will still represent a significant improvement to the area. Overall, the aesthetics of the site and surrounding area will be enhanced by the construction of the project and increased landscaping on the Main Street corridor.

Section 504.F of the City's Zoning Ordinance states that any application requesting a rezone to the HAIO District must meet three (3) specific findings, as follows:

1. The project will further the objectives of the General Plan and not adversely affect the historic character of the community.

**Land Use Element, Goal 2, Policy C** – *“Preserve and enhance the vitality of existing neighborhoods in and around the Historic Avondale area by continuing to promote the rehabilitation of mature housing and the development of infill lots.”*

The subject property is an infill lot that has been vacant for more than 40 years, and development of the site with attractive buildings and enhanced landscaping will improve the surrounding area.

**Land Use Element, Goal 3, Policy C** – *“Ensure adequate transitions and/or buffers are provided when adjacent land uses vary in character and intensity.”*

A 30-foot easement corridor related to the Litchfield Mountain View residential subdivision abuts the subject property to the south that serves as a natural buffer between the residential lots and development on the subject property. Additionally, landscaping including trees and shrubs and a six (6) foot masonry wall will be provided, further buffering the proposed drive-through from existing residences.

2. Sufficient proof has been provided that other tools available in the Zoning Ordinance, such as Administrative Relief, will not work to address the site-specific need of the project.

Strict application of C-2 development standards would not allow for development of this project. Reductions in various setbacks including the landscape setback, parking setback, and building setback from a residential property line or use are needed to allow the project to move forward. While the City can offer Administrative Relief, allowing Staff to approve a reduction of any development standard by up to 30 percent in a revitalization area, this process is not an option since all the proposed reductions exceed the standards by more than 30 percent. Application of the overlay to the site is the only way to allow for the development of the site as proposed. The spirit and intent of all zoning provisions being modified are furthered by this request.

3. The project provides a historic design that creates a pedestrian-oriented environment.

As recommended by the Historic Avondale Design and Development Guidelines, (HADDG), the applicant has provided a conceptual building design that illustrates the intent of Kazi's to provide an attractive building that incorporates mid-century modern elements, such as a patterned glazing design on the front elevation and a pattern on the rear/side elevation. The tri-level gas canopy features an upgraded design compared to a traditional gas canopy by breaking up the canopy's massing.



Regarding the desire for a pedestrian-oriented environment, a sidewalk exists along Main Street and there will be a pavement marking for pedestrians who want to walk over to the convenience store to the west.

**STRATEGIC PLAN:**

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

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

**BUDGET IMPACT:**

No budget impacts.

**RECOMMENDATION:**

Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-18-0099 Kazi's, a request to apply the Historic Avondale Infill Overlay (HAIO) to approximately 0.9 acres of property located 125 feet east of the southeast corner of Litchfield Road and Main Street (MC85), subject to the following one (1) condition of approval:

1. Development of the parcel shall conform to the Kazi's HAIO Narrative submitted on September 3, 2020, Site Plan submitted on September 2, 2020, Landscape Plan submitted on September 1, 2020, and Building Elevations submitted on September 2, 2020.

**PROPOSED MOTION:**

I move that Planning Commission accept the findings and recommend **APPROVAL** of Application 18-0099 Kazi's, a request to apply the Historic Avondale Infill Overlay (HAIO), subject to the one (1) condition of approval as listed in the staff report.





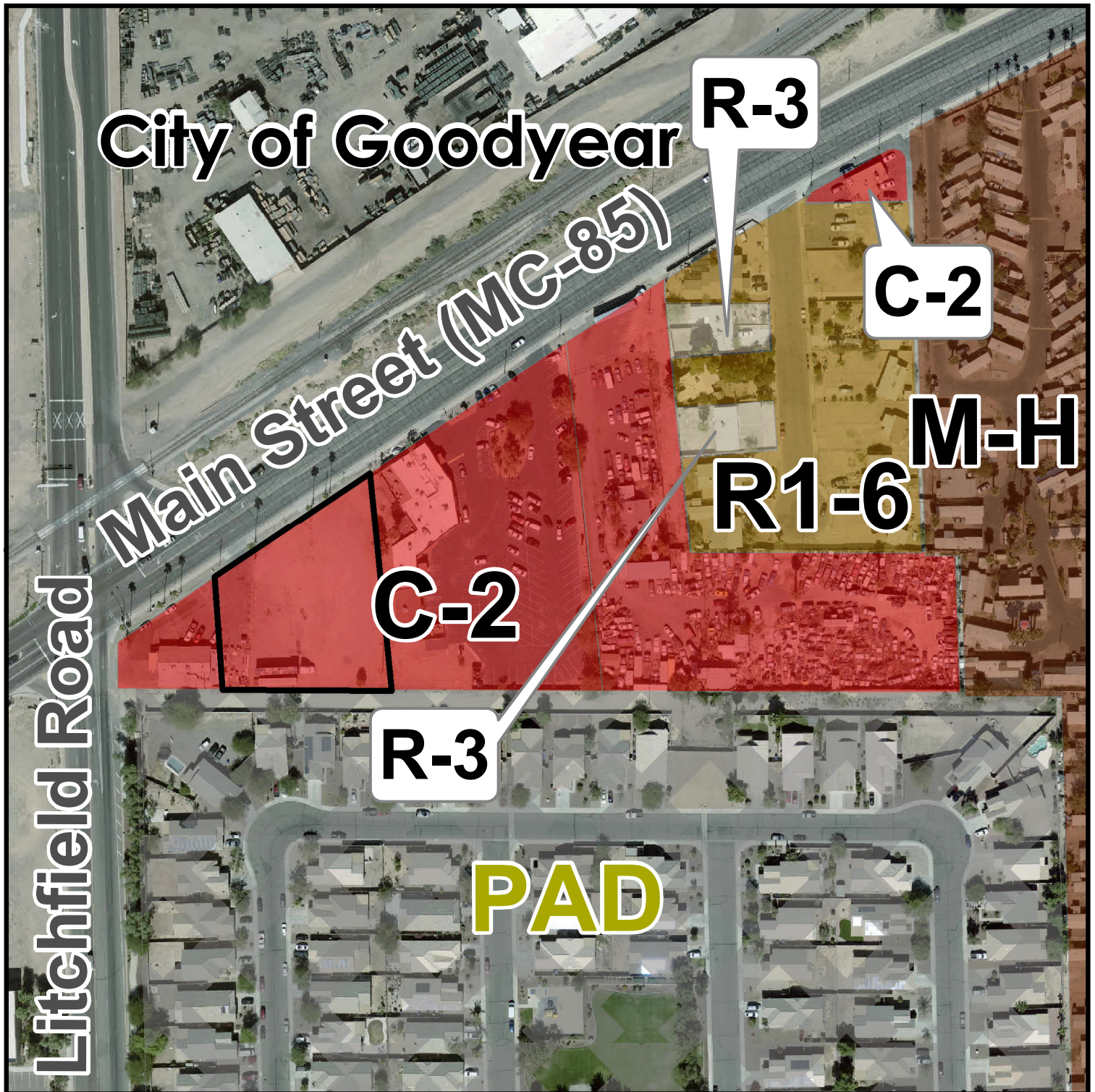
## Aerial Photograph



 Project Location







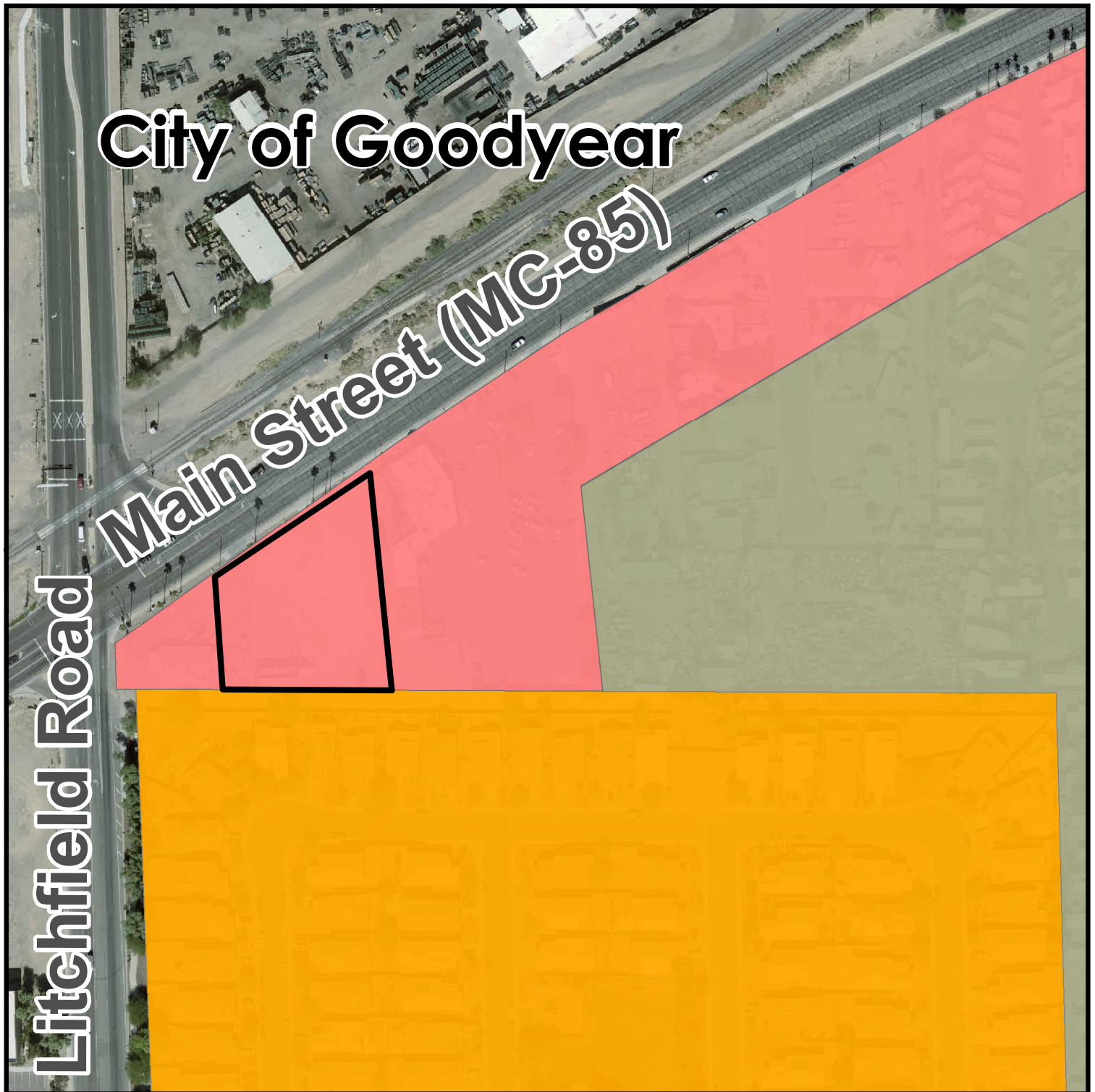
## Zoning Vicinity Map



☐ Project Location







# General Plan Land Use Map



Industrial

Local Commercial

Medium Density Residential



Project Location





*SUMMARY OF RELATED FACTS  
APPLICATION PL-18-0099*

| <i>THE PROPERTY</i>               |                                                                                                              |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------|
| PROPERTY SIZE                     | 0.9 net acres                                                                                                |
| LOCATION                          | Approximately 125 feet east of the southeast corner of Litchfield Road and Main Street (MC-85)               |
| PHYSICAL CHARACTERISTICS          | Relatively flat and mostly vacant developed with a covered patio connected to the adjacent convenience store |
| GENERAL PLAN LAND USE DESIGNATION | Local Commercial                                                                                             |
| EXISTING ZONING                   | Community Commercial (C-2)                                                                                   |
| ZONING HISTORY                    | Rezoned from R-3 (Multi-Family Residential) to C-2 in 2009                                                   |

| <i>SURROUNDING ZONING AND LAND USE</i> |                                                                                                                                                           |
|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| NORTH                                  | An equipment rental business with an exterior storage component (T&B Equipment Rental Company, Inc) located within the City of Goodyear.                  |
| EAST                                   | Raul and Theresa's, a restaurant zoned C-2 that has been operating at this location for around 50 years.                                                  |
| SOUTH                                  | Litchfield Mountain View, a 147-lot medium density single-family residential platted subdivision zoned Planned Area Development (PAD).                    |
| WEST                                   | Quik Food Mart, a convenience store with a commercial kitchen zoned C-2. The Goodyear Airport is located west of Litchfield Road in the City of Goodyear. |

| <i>PUBLIC SCHOOLS</i> |                                                                           |
|-----------------------|---------------------------------------------------------------------------|
| SCHOOL DISTRICT(S)    | Avondale Elementary School District, Agua Fria Union High School District |
| ELEMENTARY SCHOOL     | Michael Anderson Elementary School                                        |
| HIGH SCHOOL           | Desert Edge High School                                                   |

| <i>STREETS</i>             |                |
|----------------------------|----------------|
| <b>Main Street (MC-85)</b> |                |
| Classification             | Minor Arterial |
| Existing half-street ROW   | 50 feet        |
| Standard half-street ROW   | 50 feet        |



|                                   |                                                                           |
|-----------------------------------|---------------------------------------------------------------------------|
| Existing half-street improvements | Sidewalk, street lights, curb, gutter, two travel lanes, half a turn lane |
| Standard half-street improvements | Sidewalk, street lights, curb, gutter, two travel lanes, half a turn lane |

#### *UTILITIES*

APS provides electrical service in this portion of the City.

There is a 6-inch water line and an 8-inch sewer line in Main Street (MC-85).

# Exhibit E

Kazi's HAIO Narrative



Kazi's                      533 W. Main Street  
Avondale, AZ 85323

Application PL-18-0099  
HAIO Rezone – Project Narrative

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**1. Explain how the request meets the following findings:**

- 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.**

This project is consistent with the goals and designation in the General Plan which is local commercial—a land use category that is used primarily for the providing daily needs of goods and services to the residents residing within the surrounding area. The type of uses allowed in this category specifically for local residents may include grocery stores, gas stations, neighborhood/retail services and office and medical uses serving consumers residing in adjacent residential areas, which promotes a walkable community. To be consistent with the desired character of the surrounding area, our building has incorporated elements of mid-century modern architecture such a bold roof line, alternating mullions along the storefront and prominent illuminated signage affixed to the metal screen

- 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.**

Situated along main street in between two existing commercial properties, a gas station and convenience store would fit right in with this context to provide refueling and retail services to the surrounding communities. In doing so, our program will not be detrimental to nearby residents, properties and neighborhood. The design of the public would enhance the beauty of Main St. and thereby the public welfare in general.

Principals:

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Dev Pawar, AIA, EDAC, LFA, LEEDap

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- 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.**

Our parcel being adjacent to a residentially zoned vehicular non-access easement with its major setbacks in conjunction with our relatively small area, presents some challenges to the development of a convenience store and gas station. Therefore, as part of our HAIO Rezone, we are requesting some deviations to the required setbacks to accommodate the demands of developing a convenience store w/ drive-thru and gas station. Please refer to this list of deviations on the last page of this project narrative.

Additionally we are requesting an exemption from implementing a drive-thru canopy as there would be no room in the area due to the 20' building setback from the residential area.

- 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.**

Lot 500-49-025 and 500-49-024 will NOT be combined and as such, we will be closing the drive-way in Litchfield Rd as requested by the city. It will still have access via Main Street through two drive-ways. Per the traffic impact analysis, we conclude that Under full occupancy and based on ITE Trip Generation average rates, the development is anticipated to generate a total of 3,012 trips in a typical weekday. In the morning peak, a total of 341 trips will visit the development (171-inbound/170-outbound), and a total of 279 trips (140-inbound/139-outbound) will take place at the afternoon peak. Among these, 206 trips (103-inbound/103-outbound) are pass-by trips in the morning and 164 trips (82-inbound/82-outbound) in the afternoon peak hours. Therefore, the site is expected to generate 135 new trips (68-inbound/67-outbound) in the morning and 115 new trips (58-inbound/57-outbound) in the afternoon peak hours. Most of this volume of vehicular traffic will come from Main Street into the property.

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

Our development has mitigated potential adverse effects by incorporating shrubs and trees in the landscape buffer at the rear of



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the property to reduce the level of noise that reaches the residential properties to the south. Furthermore, we have developed a cross-access agreement between Lot 500-49-025 and Lot 500-49-024 to better facilitate vehicular circulation and parking within the two properties. Lastly, as most of the building development and gas canopy faces west, we have planted trees along the western front of the property, adjacent to main street which would provide shade to customers during the afternoon hours.

## **2. Site and Building Design**

Located within the Historic Avondale Infill Overlay, the design of the 143.5'-0" wide x 24'-0" long x 20'-0" high gas canopy (with 10 fuel pumps) and the 4,403 sf convenience store will emphasize the site's proximity through the Avondale's main thoroughfare by incorporating mid-century modern design elements such as a bold roof line and neon signage in an emblem of the gas station convenience stores that sprung up across western America during the mid-century. We believe the design of the building will create an attractive place for people to refill their tanks and purchase whatever they may need through our convenience store.

## **3. Address ingress and egress to the property and proximity to driveways and street intersections in the vicinity of the subject property**

The closing of the 31.3' driveway on Litchfield Rd, as requested by the city means that ingress/egress from the both properties on lot 500-49-025 and 500-49-024 shall be from only Main Street. Customers will NOT be able to enter the site at all from Litchfield Rd. A total of 2 ingress points and 2 egress points shall provided which includes 2 full access driveways on Main Street.

## **4. Internal vehicular circulation including emergency vehicles and delivery vehicles**

Site plan has been design to accommodate multiple forms of vehicular circulation including emergency vehicles. Either a large van or large truck shall be used as our delivery vehicle instead of a semi, which precludes the need for a dedicated loading area. A parking space will suffice for a loading area and all deliveries, loading and unloading activities shall be conducted during off-peak hours to avoid interfering with customer traffic.

## **5. Pedestrian and alternative vehicle considerations for the proposed use**

Pedestrian walkways will be properly marked on the site and 1 electrical vehicle charging station shall be provided.



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## 6. volume and character of traffic

Per the traffic impact analysis, we conclude that Under full occupancy and based on ITE Trip Generation average rates, the development is anticipated to generate a total of 3,012 trips in a typical weekday. In the morning peak, a total of 341 trips will visit the development (171-inbound/170-outbound), and a total of 279 trips (140-inbound/139-outbound) will take place at the afternoon peak. Among these, 206 trips (103-inbound/103-outbound) are pass-by trips in the morning and 164 trips (82-inbound/82-outbound) in the afternoon peak hours. Therefore, the site is expected to generate 135 new trips (68-inbound/67-outbound) in the morning and 115 new trips (58-inbound/57-outbound) in the afternoon peak hours. Most of this volume of vehicular traffic will come from Main Street into the property.

## 7. off-street parking and loading

There will be off-street parking and off-street loading on the site. There will be a cross-access agreement between Lot 500-49-025 and Lot 500-49-024 that will allow for better vehicular circulation and parking between the two properties.

## 8. Impact on public services, including utilities, schools and recreation

The singular drive-way on Litchfield Rd will be removed as required by the city of Avondale for combining our lots. Other than this, there will be no major impact on the public services, utilities, schools and recreation as this site exists along a major thoroughfare lined with other commercial properties.

## 9. Screening and buffering of uses.

There is currently an existing chain link that were proposing to be replaced with a 6' height CMU wall that will run along both the rear property line (252.33') and the east property line (425.67') in their entirety. A third CMU screening wall 3.5' in height shall be constructed in front of the property.

## 10. Proposed outdoor activities or storage.

There will no outdoor storage of any kind on the site. A outdoor seating patio (400 sf) attached to the existing building (also owned by Hamid Kazi) on lot 500-49-025 overhangs onto lot 500-49-024, which we will be keeping.

## 11. Hours of operation



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The convenience store shall be open Mon-Friday, 5am – 11pm; Saturday, 6am – 11pm and Sunday, 6am – 10pm. The gas station fuel pumps will be available 24/7.

## **12. Exterior lighting with reference to adjacent properties**

The front of the building will be mostly storefront glass to allow a window into the inner workings of the convenience store. At night, interior light would spill out through the storefront windows and illuminate the exterior. There will be recessed can lights beneath the roof canopy just outside the storefront to illuminate the entrances. Along the curved CMU veneer wall, there will be wall lights to illuminate the drive-thru lane but not interfere with the residential properties to the south. A landscaped area in conjunction with a 30' wide alley would act as an adequate distance buffer for the residential properties. Within the parking lot, there will be a total of 7 light poles altogether achieving a uniformity ratio not greater than 5 to 1 average-to-minimums.

## **13. Noise, smoke, odor, dust, vibration or illumination created by the proposed use.**

Our gas station and convenience store is contextually appropriate for a site that is adjacent to Main Street. Any noise generated through vehicular circulation would not exceed normal acoustic levels generated by the Litchfield and Main Street intersection and a landscaped area at the rear of the property in conjunction with a 30' alley would insulate the residences to the south from any adverse effects such as noise, smoke, odor, dust, vibration and/or illumination created by our proposed use.

*Information requested from the HAIO Rezone 3<sup>rd</sup> Review Comments...*

### **1. Overall description of the project, including the project theme and intended historic character of the development.**

This project will include the construction of both a gas station with fuel pumps operating 24/7 as well as a convenience store with a drive-thru lane. There will no customer seating provided as all food will be takeaway and ordered through an app or at menu board and picked up at the drive thru window at the south-eastern end of the building.

Located within the Historic Avondale Infill Overlay, the design of the gas canopy and the convenience store will emphasize the site's proximity through the Avondale's main thoroughfare by incorporating mid-century modern design elements such as a bold roof line; alternating mullions on the storefront; prominent neon



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signage affixed to the metal screen and a repetition of columns along the building front, that are both emblematic of design elements used in gas station convenience stores that sprung up across western America during the mid-century. We believe the design of the building will create an attractive place for people to refill their tanks and purchase whatever they may need through our convenience store.



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**2. A description of the existing conditions of the proposed area to include landscaping, parking structures and uses.**

Parcel 500-49-024 is currently, a relatively flat and barren vacant lot encompassed by a chain link fence. Currently, there is no landscaping nor parking structures on the site. This lot is currently zoned C-2 and we are in the process of rezoning it to also apply a Historic Avondale Infill Overlay.

**3. Justification for the need of the HAIO Zoning District.**

The rear end of our property is adjacent to a residentially zone lot which imposes upon our development drastic setbacks that would not allow for any viable to be built there. In order to circumvent this issue, the magnitude that we are required to deviate from the standard is only allowed under a HAIO rezone.

**4. A list of proposed development standards including but not limited to, building setbacks, building heights, open space, screening, parking and a comparison to the standards in the underlying zoning district.**

See development standards table below on Pages 7 & 8.

**5. General design guidelines for buildings, structures, landscaping and parking that promote the historic character of the area.**

The design of the building has been ensured to fit contextually within the site and enhance the historic character area by incorporating mid-century modern motifs such as a bold roof line; alternating mullions on the storefront glass; prominent signage affixed to the metal screen and repetition of columns across its storefront

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## **6. Architectural Elevations that resemble the historic character.**

See elevations provided as part of resubmittal. By incorporating mid-century modern design elements such as a bold roof line; alternating mullions on the storefront; prominent signage affixed to the metal screen and a repetition of columns along the building front, that are both emblematic of design elements used in gas station convenience stores that sprung up across western America during the mid-century.

### *Required Findings for the HAIO district...*

#### **1. The project will further the objectives of the General Plan and not adversely affect the historic character of the community.**

This project is consistent with the goals and designation in the General Plan which is local commercial—a land use category that is used primarily for the providing daily needs of goods and services to the residents residing within the surrounding area. The design of the building would incorporate elements of mid-century modern aesthetics such as a bold roof line; alternating mullions on the storefront; prominent signage affixed to the metal screen and a repetition of columns along the building front—all of which would preserve the historic character of the community.

#### **2. Sufficient proof has been provided that other tools available in the Zoning Ordinance, such as administrative relief, will not work to address the site-specific needs of the project.**

Our project is requesting standard deviations above the 30% that is allowed for in administrative relief methods such as a variance. A HAIO rezone would allow for deviations above 30% so that is why we are apply for the HAIO Rezone.

#### **3. The project provides a historic design that creates a pedestrian-oriented environment.**

Our development has been ensure to provide a pedestrian friendly environment, with proper signage that will protect pedestrians from vehicular traffic coming in and out of the drive-thru as well as compliance with all ADA widths.

Architectural Resource Team, Inc.

1055 E Indian School Rd.

Phoenix, AZ 85014

V | 602.307.5399



# ARCHITECTURAL RESOURCE TEAM

Principals:

Doug McCord, AIA, LFA, LEEDap

Dev Pawar, AIA, EDAC, LFA, LEEDap

Erica Quintana

| Development Standards                               | C2     | HAIO   |
|-----------------------------------------------------|--------|--------|
| min. lot width                                      | n/a    | n/a    |
| min. site depth                                     | n/a    | n/a    |
| max. lot coverage                                   | n/a    | n/a    |
| max. building height                                | 30'-0" | 30'-0" |
| Front Setback                                       | 20'-0" | 20'-0" |
| Street Setback                                      | 20'-0" | 20'-0" |
| Rear Setback                                        | 20'-0" | 20'-0" |
| Side Setback                                        | 15'-0" | 15'-0" |
| Parking Setback                                     | 30'-0" | 17'-6" |
| Landscape Setback                                   | 30'-0" | 17'-6" |
| Interior Setback                                    | n/a    | n/a    |
| Building Setback from a Residential District or Use | 50'-0" | 20'-0" |
| Parking Setback from Residential District or Use    | 25'-0" | 25'-0" |
| Landscape Setback from Residential District or Use  | 25'-0" | 10'-0" |
| Max Accessory Structure Height                      | 15'-0" | 15'-0" |

Architectural Resource Team, Inc.

1055 E Indian School Rd.

Phoenix, AZ 85014

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# Exhibit F

Site Plan

FLOOD INSURANCE RATE MAP (FIRM)

| FEMA BLOCK  |                                                  |        |                              |           |                                                 |
|-------------|--------------------------------------------------|--------|------------------------------|-----------|-------------------------------------------------|
| COMMUNITY # | PANEL #<br>PANEL DATE                            | SUFFIX | DATE OF FIRM<br>(INDEX DATE) | FIRM ZONE | BASE FLOOD ELEVATION<br>(IN AO ZONE, USE DEPTH) |
| 04013       | 2165 (4013)<br>MAP # 04013C2165M<br>NOV 04, 2015 | L      | 11-04-15                     | X         | N/A                                             |

SITE PLAN NOTES

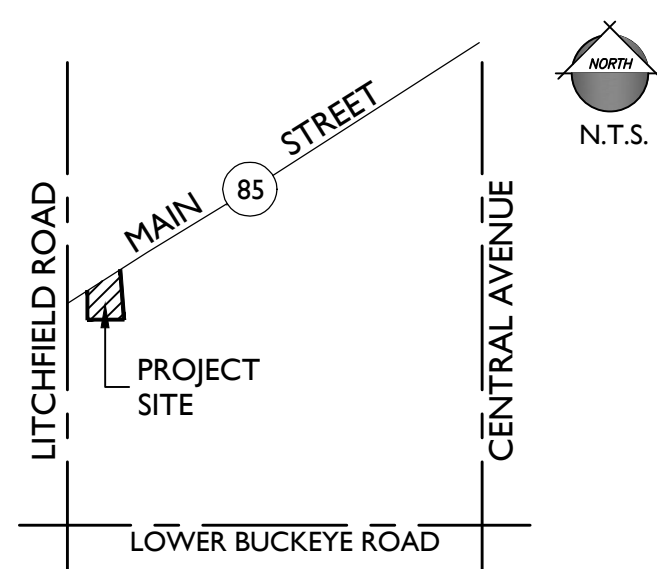
- A. ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.
- B. PLANTS LOCATED WITHIN REQUIRED AASHTO SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIALS SHALL BE MAINTAINED TO BE LOWER THAN 2' (SHRUBS) OR TALLER THAN 7' (BOTTOM OF TREE CANOPY).
- C. FUTURE DEVELOPMENT PADS WITHIN MASTER PLANNED DEVELOPMENTS SHALL BE COVERED WITH A MINIMUM OF 2" THICK DECOMPOSED GRANITE FOR DUST CONTROL AT TIME OF DEVELOPMENT.
- D. 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.
- E. THIS PROJECT IS SUBJECT TO THE CURRENT AVONDALE GENERAL ENGINEERING REQUIREMENTS (AND HAZ SUPPLEMENTAL REGULATIONS), COMMERCIAL/INDUSTRIAL/MULTI-FAMILY DESIGN MANUAL, ZONING ORDINANCE, GENERAL PLAN, AVONDALE STREET TREE MASTER PLAN, AND ANY APPLICABLE SPECIFIC PLANS.

SITE PLAN

FOR  
KAZI'S

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF PHOENIX, MARICOPA COUNTY, ARIZONA.

VICINITY MAP



PROJECT TEAM

ARCHITECT  
ARCHITECTURAL RESOURCE TEAM  
1055 E INDIAN SCHOOL ROAD  
PHOENIX, AZ 85014  
TEL: (602) 307-5399  
CONTACT: DEV PAWAR  
dpawar@art-team.com

CONSULTANT:  
EPS GROUP, INC.  
1130 N. ALMA SCHOOL RD, SUITE 120  
MESA, AZ 85201  
TEL: (480)-503-2250  
CONTACT: NATALIE GRIFFIN  
natalie.griffin@epsgruoinc.com

PROPERTY OWNER  
K COMMERCE CENTER LLC  
2652 N 143RD DR  
GOODYEAR, AZ 85395

PROJECT INFORMATION

APN: 500-49-024

OVERALL AREA: ± 0.91 AC (39,681 SF)

CURRENT LAND USE: COMMERCIAL  
EXISTING ZONING: C-2  
PROPOSED ZONING: C-2 & HAIO

BUILDING FLOOR AREA: ± 4,403 SF  
LOT COVERAGE: 11% (4,403 SF / 39,681 SF)  
LOT FAR: 0.11

BUILDING HEIGHT: 20' (1 STORY)

DEVELOPMENT STANDARDS

|                           | C-2  | HAIO |
|---------------------------|------|------|
| MINIMUM LOT WIDTH:        | NONE | NONE |
| MINIMUM SITE DEPTH:       | NONE | NONE |
| MAXIMUM LOT COVERAGE:     | NONE | NONE |
| MAXIMUM BUILDING HEIGHT:  | 30'  | 30'  |
| MAXIMUM ACCESSORY HEIGHT: | 15'  | 15'  |

**BUILDING SETBACKS**

|                   |     |     |
|-------------------|-----|-----|
| FRONT:            | 20' | 20' |
| STREET:           | 20' | 20' |
| REAR:             | 20' | 20' |
| SIDE:             | 15' | 15' |
| FROM RESIDENTIAL: | 50' | 20' |

**PARKING SETBACKS**

|                   |      |       |
|-------------------|------|-------|
| STREET:           | 30'  | 17.6' |
| INTERIOR:         | NONE | NONE  |
| FROM RESIDENTIAL: | 25'  | 25'   |

**LANDSCAPE SETBACKS**

|                   |     |     |
|-------------------|-----|-----|
| FROM RESIDENTIAL: | 25' | 10' |
|-------------------|-----|-----|

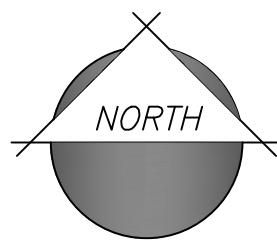
PARKING CALCULATIONS

|               |          |                  |                 |           |
|---------------|----------|------------------|-----------------|-----------|
| GAS STATION   | 4,153 SF | 90% = 3,737.7 SF | 1 SPACE/300 SF: | 13 SPACES |
| RESTAURANT    | 250 SF   | 90% = 225 SF     | 1 SPACE/50 SF:  | 5 SPACES  |
| BUILDING AREA | 4,403 SF |                  | TOTAL REQUIRED: | 18 SPACES |
|               |          |                  | TOTAL PROVIDED: | 20 SPACES |

ADA  
REQUIRED: 1 SPACE  
PROVIDED: 1 SPACES

LEGEND

— PROPERTY BOUNDARY  
— STREET CENTERLINE  
— STREET RIGHT-OF-WAY  
— PUE  
— OVERHEAD ELECTRIC LINE



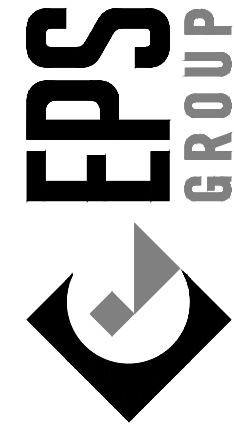
20 0 20 40  
scale feet

19-1085

Sep 01, 2020 11:25am Q:\Projects\2019\19-1085\Planning\Drawings\Zoning\19-1085 - Site Plan.dwg

ngiffin

2045 S. Vineyard Ave, Suite 1  
Mesa, AZ 85210  
T:480.503.2250 | F:480.503.22  
www.epsgruoinc.com



KAZI'S  
533 W MAIN STREET  
AVONDALE, AZ 85323

SITE PLAN

Project:

Revisions:

MAY 11, 2020 - 2ND SUBMITTAL  
JUNE 29, 2020 - 3RD SUBMITTAL  
AUGUST 17, 2020 - 4TH SUBMITTAL



Designer: EPS  
Drawn by: EPS

Preliminary  
Not For  
Construction  
Or  
Recording

Job No.  
19-1085

SP01

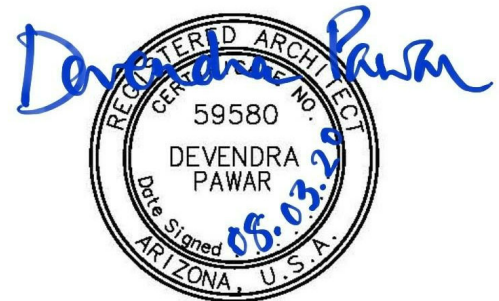
Sheet No.  
1  
of 01



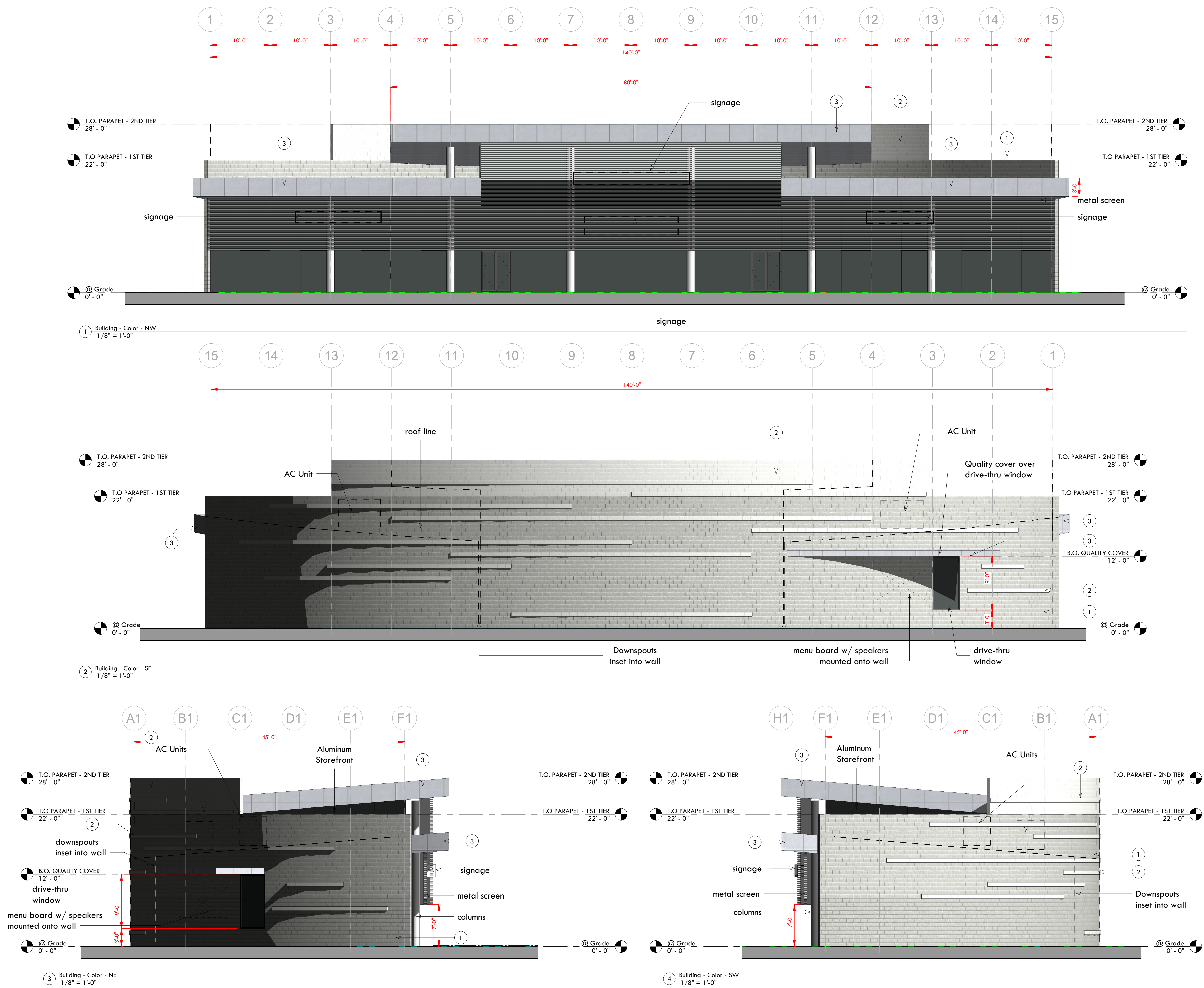
# Exhibit G

## Building Elevations

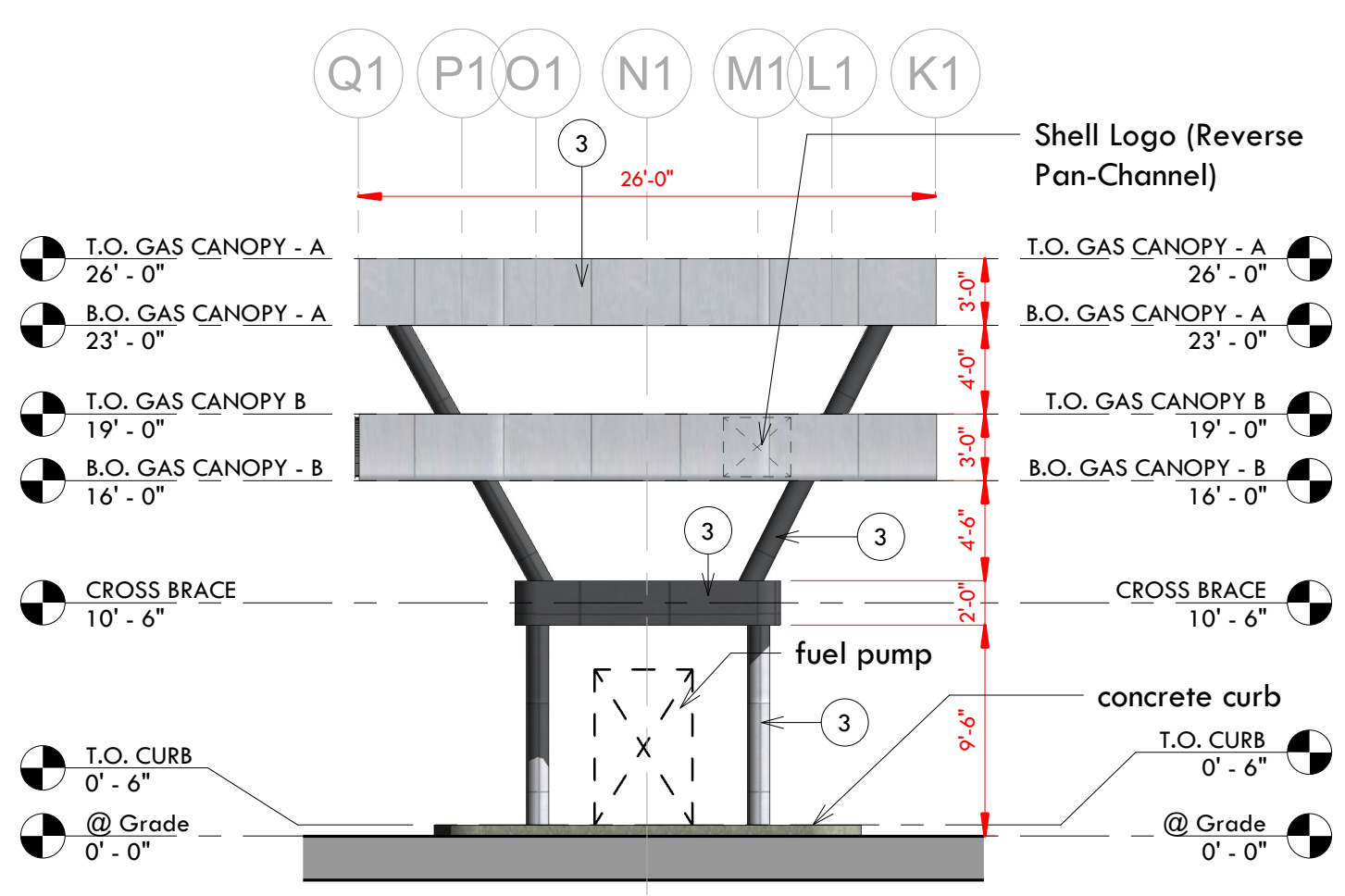
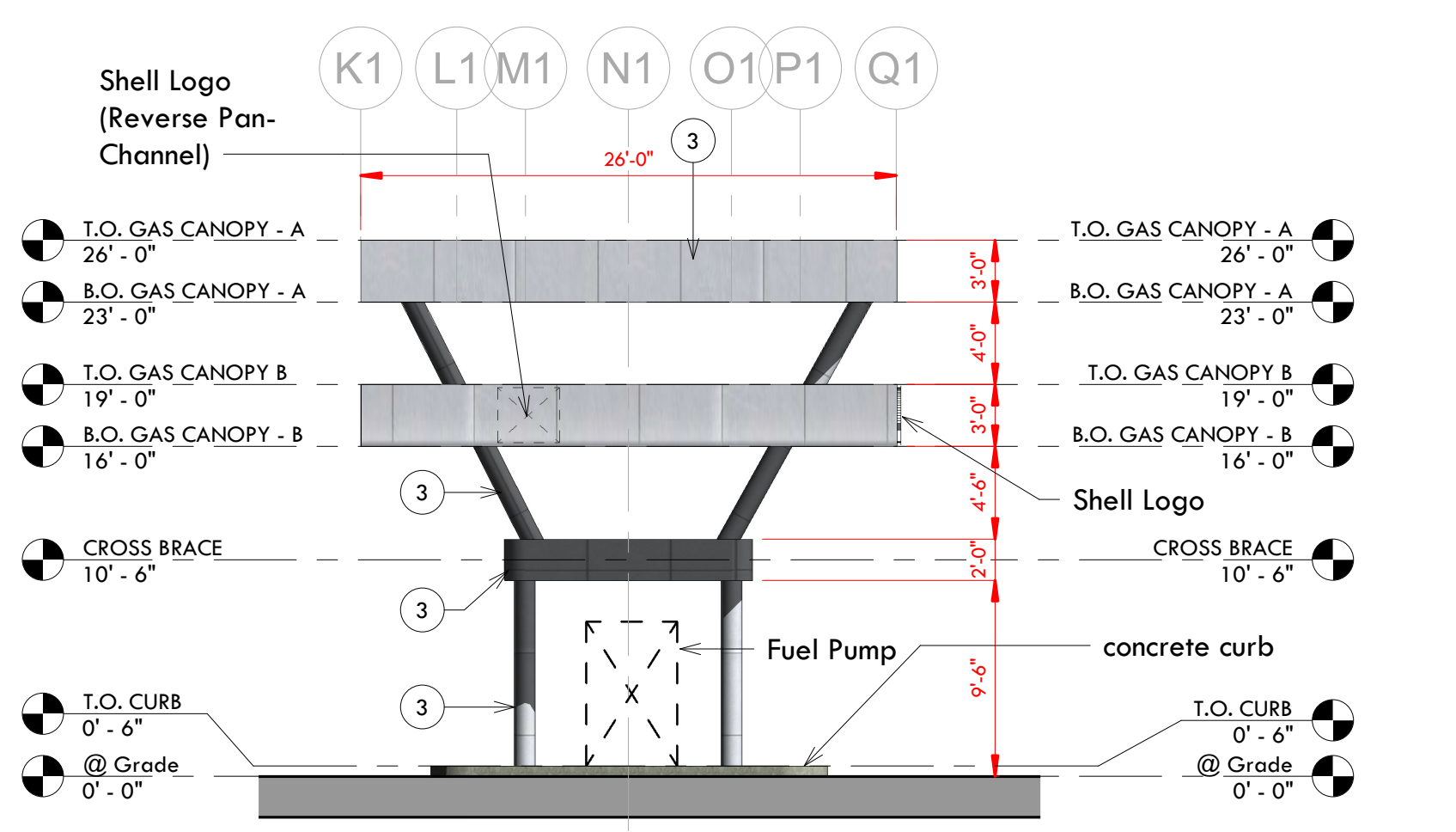
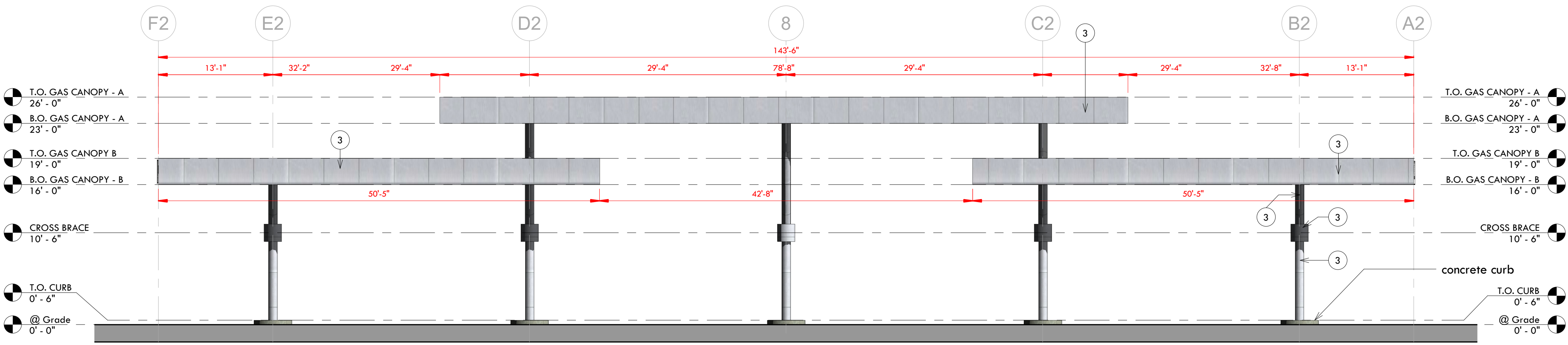
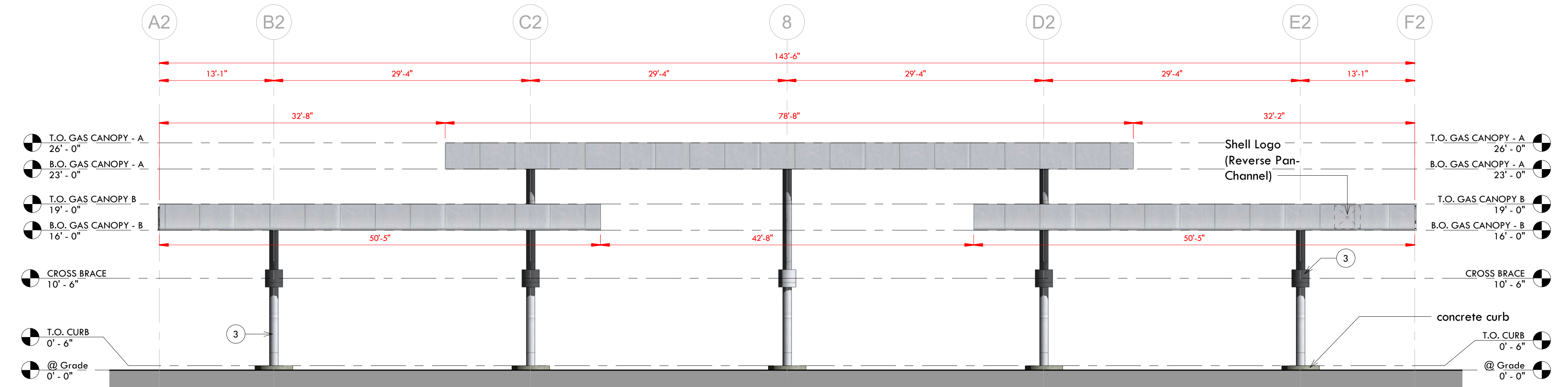




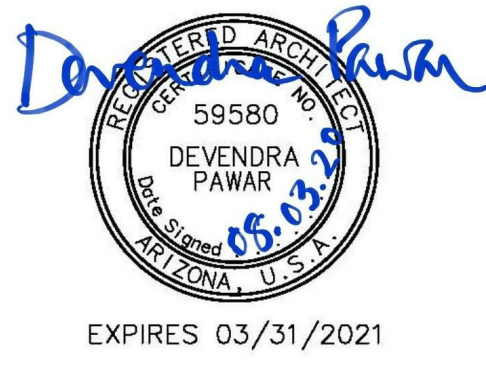
EXPIRES 03/31/2021







| Material Schedule |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| 1                 | Burnished CMU Brick Veneer, Manufacturer: AMSTONE, Color: 754 Glacial White |
| 2                 | Burnished CMU Brick Veneer, Manufacturer: AMSTONE, Color: 759 Ice White     |
| 3                 | Aluminum Metal Paneling, Manufacturer: PAC-CLAD Petersen, Color: Cityscape  |



**ART**  
ARCHITECTURAL  
RESOURCE  
TEAM

1055 e indian school rd  
phoenix, az 85014  
602-307-5399 | v

www.art-team.com

Hamid Kazi  
Kazi's  
533 W Main St. Avondale, AZ 85323

Project Status

| Revision Schedule |      |             |
|-------------------|------|-------------|
| No.               | Date | Description |

|                 |  |       |
|-----------------|--|-------|
| ART PROJECT NO. |  | XXXXX |
| DATE            |  |       |
| Issue Date      |  |       |
| Author          |  |       |
| Checker         |  |       |

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PRELIMINARY  
NOT FOR  
CONSTRUCTION

DRAWING TITLE  
Elevations - Canopy - Color

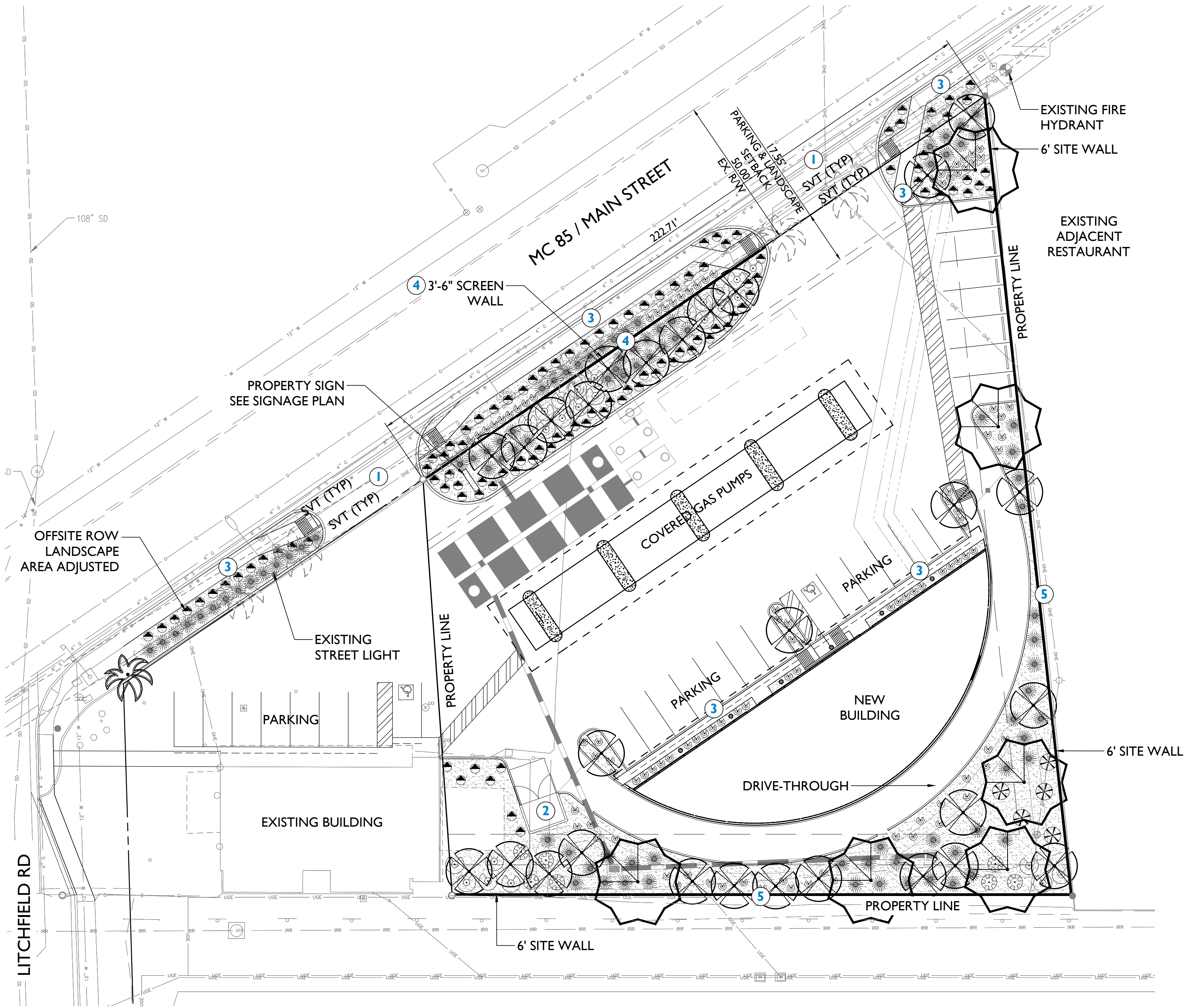
DRAWING No.

A3.13

# Exhibit H

Landscape Plan





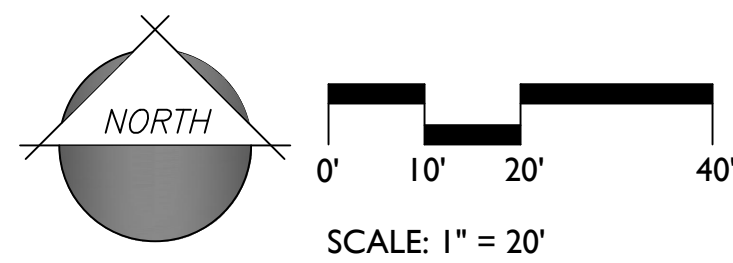
APPROVED BY:

Engineering Division \_\_\_\_\_ Date \_\_\_\_\_

The City approves these plans for concept only and accepts no liability for errors or emissions.

Estimated SF of landscape in the right-of-way 1,529 SF

Note: All construction shall be in accordance with the most recent edition of the City of Avondale's supplement to M.A.G. specifications and Standard Details currently on file and available at the City of Avondale's Engineering Department or online at the City of Avondale's website.



### KEYNOTES

- 1 ENTRY DRIVE
- 2 TRASH ENCLOSURE
- 3 CONCRETE SIDEWALK (SEE CIVIL PLANS)
- 4 3'-6" SCREEN WALL
- 5 6' CMU PERIMETER WALL

### PLANT LEGEND

| SYMBOL | SCIENTIFIC NAME | COMMON NAME | SIZE | QTY |
|--------|-----------------|-------------|------|-----|
|--------|-----------------|-------------|------|-----|

|       |                             |                    |         |    |
|-------|-----------------------------|--------------------|---------|----|
| TREES |                             |                    |         |    |
|       | Acacia aneura               | Mulga              | 24" Box | 28 |
|       | Prosopis x 'Phoenix'        | Thornless Mesquite | 24" Box | 6  |
|       | Existing Palm To Remain     |                    |         |    |
|       | Existing Palm To Be Removed |                    |         |    |

|                |                                        |                       |       |     |
|----------------|----------------------------------------|-----------------------|-------|-----|
| SHRUBS/ACCENTS |                                        |                       |       |     |
|                | Hesperaloe funifera                    | Giant Hesperaloe      | 5 Gal | 25  |
|                | Hesperaloe parviflora 'Brakelights'    | Brakelights Red Yucca | 5 Gal | 104 |
|                | Leucophyllum langmaniae 'Rio Bravo'    | Rio Bravo Sage        | 5 Gal | 7   |
|                | Muhlenbergia lindheimeri 'Autumn Glow' | 'Autumn Glow' Muhly   | 5 Gal | 91  |
|                | Tecoma x 'Orange Jubilee'              | Orange Jubilee        | 5 Gal | 5   |

|              |                       |                         |       |     |
|--------------|-----------------------|-------------------------|-------|-----|
| GROUNDCOVERS |                       |                         |       |     |
|              | Lantana montevidensis | Trailing Purple Lantana | 1 Gal | 108 |

|           |                    |                      |             |     |
|-----------|--------------------|----------------------|-------------|-----|
| MATERIALS |                    |                      |             | QTY |
|           | Decomposed Granite | 3/4" Size - 2" Depth | 10,905 S.F. |     |

### AVONDALE PLANT DATA

| MAIN STREET RIGHT-OF WAY (222.71 L.F.)                | REQUIRED | PROVIDED |
|-------------------------------------------------------|----------|----------|
| 1 TREE PER 25 L.F. OF STREET FRONTAGE                 | 9        | 0 *      |
| 10 SHRUBS PER 25 L.F. OF STREET FRONTAGE              | 90       | 90       |
| * NO TREES ALLOWED IN ROW DUE TO OVERHEAD POWER LINES |          |          |

| MAIN STREET LANDSCAPE SETBACK (222.71 L.F.) | REQUIRED | PROVIDED |
|---------------------------------------------|----------|----------|
| 1 TREE PER 20 L.F. OF STREET FRONTAGE       | 12       | 12       |
| 10 SHRUBS PER 20 L.F. OF STREET FRONTAGE    | 112      | 112      |

| PARKING (3 ISLANDS)         | REQUIRED | PROVIDED |
|-----------------------------|----------|----------|
| 1 TREE PER PARKING ISLAND   | 3        | 3        |
| 5 SHRUBS PER PARKING ISLAND | 15       | 15       |

| PARKING (3 ISLANDS)         | REQUIRED | PROVIDED |
|-----------------------------|----------|----------|
| 1 TREE PER PARKING ISLAND   | 3        | 3        |
| 5 SHRUBS PER PARKING ISLAND | 15       | 15       |

| REAR LANDSCAPE BUFFER | REQUIRED | PROVIDED |
|-----------------------|----------|----------|
| TREES                 | 14       | 14       |
| SHRUBS                | 40       | 40       |

### LANDSCAPE DATA

|                             |             |
|-----------------------------|-------------|
| TOTAL NET AREA              | 39,639 S.F. |
| RIGHT-OF-WAY LANDSCAPE AREA | 2,094 S.F.  |
| PARKING LOT LANDSCAPE AREA  | 175 S.F.    |
| TOTAL LANDSCAPE AREA        | 10,905 S.F. |
| TOTAL LANDSCAPE COVERAGE    | 26%         |

NOTE:  
ZONING DISTRICT C-2 AND HAIO (PROPOSED).

### IRRIGATION DESCRIPTION

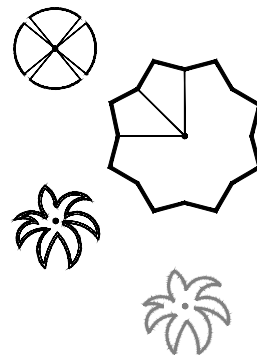
All plant material will be irrigated by an automatic irrigation system. The controller is WiFi based for programming with a smart device. The trees and shrubs are on separate drip valves.

SVT Note:  
Plantings within the sight visibility triangle line shall be maintained so that no limbs hang lower than seven (7) feet and shrubs or other plants planted within the sight visibility triangle line shall be no taller than two (2) feet at full growth.

Irrigation service line from the point of connection at the City's system, through the meter and PUE to the private backflow prevention device shall be Type "K" soft copper tubing per Avondale Supplement to M.A.G.. Any small diameter valves shall be brass body. Backflow devices shall be constructed using all copper ppe and brass fittings. All PVC sleeves within the City's right-of-way shall be SCH 80.



PLANT LEGEND

| SYMBOL                                                                            | SCIENTIFIC NAME                        | COMMON NAME             | SIZE    | EMITTER    | MAINTENANCE                                                                                                                 |
|-----------------------------------------------------------------------------------|----------------------------------------|-------------------------|---------|------------|-----------------------------------------------------------------------------------------------------------------------------|
| TREES                                                                             |                                        |                         |         | ALLOCATION | NOTE                                                                                                                        |
|  | Acacia aneura                          | Mulga                   | 24" Box | (2) 6 GPH  | Stake as required. Trim canopy to 7" clearance. Thin out and shape tree to prevent wind and storm damage.                   |
|                                                                                   | Prosopis x 'Phoenix'                   | Thornless Mesquite      | 24" Box | (2) 6 GPH  | Multi-trunk tree, stake as required. Trim canopy to 7" clearance. Thin out and shape tree to prevent wind and storm damage. |
|                                                                                   | Existing Palm To Remain                |                         |         | -          | Leave existing irrigation system.                                                                                           |
|  | Existing Palm To Be Removed            |                         |         |            | N/A                                                                                                                         |
| SHRUBS/ACCENTS                                                                    |                                        | COMMON NAME             | SIZE    |            |                                                                                                                             |
|  | Hesperaloe funifera                    | Giant Hesperaloe        | 5 Gal   | (1) 1 GPH  | Trim dead or dying foliage and remove dead flower stalks as needed through out the year.                                    |
|  | Hesperaloe parviflora 'Brakelights'    | Brakelights Red Yucca   | 5 Gal   | (1) 1 GPH  | Trim dead or dying foliage and remove dead flower stalks as needed through out the year.                                    |
|  | Leucophyllum langmaniae 'Rio Bravo'    | Rio Bravo Sage          | 5 Gal   | (1) 1 GPH  | No pruning needed if planted in appropriate space. Selective pruning in early spring.                                       |
|  | Muhlenbergia lindheimeri 'Autumn Glow' | 'Autumn Glow' Muhly     | 5 Gal   | (1) 1 GPH  | Trim grass to 6" height in late winter/ early spring.                                                                       |
|  | Tecoma x 'Orange Jubilee'              | Orange Jubilee          | 5 Gal   | (1) 1 GPH  | Prune dead wood in early spring, otherwise light selective thinning as needed.                                              |
| GROUNDCOVERS                                                                      |                                        | COMMON NAME             | SIZE    |            |                                                                                                                             |
|  | Lantana montevidensis                  | Trailing Purple Lantana | 1 Gal   | (1) 1 GPH  | Cut to ground after frost danger has passed. Prune anytime to control growth, if necessary.                                 |

- GENERAL NOTES:
- Use multi-port emitter on the shrubs when groupings allow. Limit distribution tubing length to 5'.
  - Prune shrubs immediately adjacent to pedestrian area to 3' in height.
  - Do not prune or clip shrubs into balled or boxed forms.

MONTHLY MAINTENANCE SCHEDULE

JANUARY

- Prune deciduous trees (Winter deciduous Thornless Mesquite).

FEBRUARY

- Trim 'Autumn Glow' Muhly to 6" in height

MARCH

- Prune dead wood or frost damage from Orange Jubilee
- Cut Purple Lantana to 6" in height

APRIL

- None.

MAY

- None.

JUNE

- Prune native trees: Thornless Mesquite.

JULY

- None.

AUGUST

- 

SEPTEMBER

- None.

OCTOBER

- None.

NOVEMBER

- None.

DECEMBER

- None.

- GENERAL NOTES:
- Only prune flowering shrub after blooming period.
  - Rake decomposed granite areas when needed.

DRIP IRRIGATION WATERING SCHEDULE

The following is a general irrigation guidelines 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 et and microclimate.

SUMMER MAY 1ST TO OCTOBER 31ST.

SHRUBS

Water every 2 days for 1.5 hours

TREES

Water every 3 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

LANDSCAPE MAINTENANCE INTENT

The plant palette for this project are desert adapted plant species that will only require minimum amount of maintenance for healthy growth and size control. Avoid shearing, as shearing repetitively destroys the natural growth habit, stresses the plant and decrease flower production.

Plants proposed for high pedestrian traffic areas at the sidewalk, parking lot and courtyard are to be maintained properly to avoid over-growth that obstruct visibility or pedestrian circulation. Plants proposed for retention basins and perimeter areas are to act as natural screens. Full growth to the plant's natural form and size is encouraged.

SVT Note:  
Plantings within the sight visibility triangle line shall be maintained so that no limbs hang lower than seven (7) feet and shrubs or other plants planted within the sight visibility triangle line shall be no taller than two (2) feet at full growth.

Irrigation service line from the point of connection at the City's system, through the meter and PUE to the private backflow prevention device shall be Type "K" soft copper tubing per Avondale Supplement to M.A.G.. Any small diameter valves shall be brass body. Backflow devices shall be constructed using all copper ppe and brass fittings. All PVC sleeves within the City's right-of-way shall be SCH 80.





# AVONDALE PLANT DATA

## MAIN STREET RIGHT-OF WAY (222.71 L.F.)

|                                          | REQUIRED | PROVIDED |
|------------------------------------------|----------|----------|
| 1 TREE PER 25 L.F. OF STREET FRONTAGE    | 9        | 0 *      |
| 10 SHRUBS PER 25 L.F. OF STREET FRONTAGE | 90       | 90       |

\* NO TREES ALLOWED IN ROW DUE TO OVERHEAD POWER LINES

## MAIN STREET LANDSCAPE SETBACK (222.71 L.F.)

|                                          | REQUIRED | PROVIDED |
|------------------------------------------|----------|----------|
| 1 TREE PER 20 L.F. OF STREET FRONTAGE    | 12       | 12       |
| 10 SHRUBS PER 20 L.F. OF STREET FRONTAGE | 112      | 112      |

## PARKING (3 ISLANDS)

|                             | REQUIRED | PROVIDED |
|-----------------------------|----------|----------|
| 1 TREE PER PARKING ISLAND   | 3        | 3        |
| 5 SHRUBS PER PARKING ISLAND | 15       | 15       |

## PARKING (3 ISLANDS)

|                             | REQUIRED | PROVIDED |
|-----------------------------|----------|----------|
| 1 TREE PER PARKING ISLAND   | 3        | 3        |
| 5 SHRUBS PER PARKING ISLAND | 15       | 15       |

## REAR LANDSCAPE BUFFER

|        | REQUIRED | PROVIDED |
|--------|----------|----------|
| TREES  | 14       | 14       |
| SHRUBS | 40       | 40       |

# LANDSCAPE DATA

|                             |            |
|-----------------------------|------------|
| TOTAL NET AREA              | 39,639 S.F |
| RIGHT-OF-WAY LANDSCAPE AREA | 2,094 S.F  |
| PARKING LOT LANDSCAPE AREA  | 175 S.F    |
| TOTAL LANDSCAPE AREA        | 10,905 S.F |
| TOTAL LANDSCAPE COVERAGE    | 26%        |

NOTE:

ZONING DISTRICT C-2 AND HAIO (PROPOSED).

# Exhibit I

## Neighborhood Meeting Summary



Michelle Simerdla, Plan Reviewer  
City of Avondale  
Development and Engineering Services  
11465 W Civic Center Dr.  
Avondale, AZ 85323

RE: Kazi's Gas Station & Convenience Store  
[PL-18-0099/PL-19-0023] HAIO Rezone & C2 Rezone Applications  
533 W Main St. Avondale, AZ 85323  
July 30<sup>th</sup> Neighborhood Meeting

Dear Ms. Simerdla,

I am writing this letter to inform you that our firm held a virtual neighborhood meeting for the HAIO Rezone Application [PL-18-0099] on July 30<sup>th</sup>, 2020 at 7pm. The purpose of the meeting was for Architectural Resource Team to answer any questions that neighbors had regarding the developing of the Kazi's Gas Station and Convenience Store at the address referenced above.

Our firm did a short presentation on the development, describing major features and operations of the development to City of Avondale officials. The person in attendance outside of the city officials and the design team was the Vice Mayor of Avondale who recommended that we make some visual improvements to the CMU wall and the gas canopy.

If you have any more questions regarding this event, please feel free to reach out to me at [qtruong@art-team.com](mailto:qtruong@art-team.com) or 480-463-0549.

Sincerely,

Quoc Truong  
Architectural Designer  
Architectural Resource Team



ARCHITECTURAL  
RESOURCE  
TEAM

Principals:

Doug McCord, AIA, LFA, LEEDap

Dev Pawar, AIA, EDAC, LFA, LEEDap

Erica Quintana, LFA

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