



Planning Commission
Online Meeting Agenda
Wednesday, October 21, 2020

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

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

REGULAR MEETING

6:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. OPENING STATEMENT

4. APPROVAL OF MINUTES

September 16, 2020.

5. PUBLIC HEARING ITEMS

a. ZONING ORDINANCE TEXT AMENDMENT – SECTION 1303.B MEDICAL MARIJUANA DISPENSARY HOURS OF OPERATION - APPLICATION PL-20-0167

Planning Commission will hold a public hearing and consider a request by Ms. Lauren Niehaus, Harvest Health & Recreation, Inc. for a text amendment to the Avondale Zoning Ordinance, Section 1303.B (Medical Marijuana Uses/Requirements), extending the permitted hours of operation of medical marijuana dispensaries from 8:00 P.M. to 10:00 P.M. The Commission will take appropriate action.

Staff Contact: Chris Sexton, Planner

6. ACTION ITEMS

a. VILLAGE AT THE BLVD – DEVELOPMENT PLAN – APPLICATION PL-20-0114

Planning Commission will consider a request by Ms. Shelby Duplessis, EMC Management, LLC, for approval of a Development Plan for Village at The BLVD, a proposed 187-unit, single-story multi-family residential community in The BLVD located on 15.92 net acres at the southwest corner of the alignments of Roosevelt Street and 111th Avenue. The proposed development provides for a density of 11.7 dwelling units per acre. Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Ken Galica, Division Lead Planner

7. PLANNING DIVISION REPORT

8. CALENDAR

Next meeting date is November 18, 2020.

9. ADJOURNMENT

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

Wednesday, September 16, 2020
6:00 P.M.

Note from the Clerk: The September 16, 2020 Planning Commission meeting was hosted online using the online Zoom Cloud Meeting platform. All participants attended by phone or video.

1. CALL TO ORDER

Vice Chair Warren called the Regular Meeting to order at 6:04 P.M.

2. ROLL CALL

The following members and representatives were present:

COMMISSIONERS PRESENT BY PHONE/VIDEO

Linda Warren, Vice Chair
Lisa Osborne, Commissioner
Denise Stanfield, Commissioner
Christopher Thompson, Commissioner
Larry White, Alternate Commissioner

COMMISSIONERS ABSENT (EXCUSED)

David Iwanski, Chair
Lisa Amos, Commissioner
Maribel Guerrero, Commissioner

CITY STAFF PRESENT

Nicholle Harris, City Attorney
Brian Craig, Planning Manager
Michelle Simerdla, Senior Planner
Stephanie Small, Senior Management Analyst

3. OPENING STATEMENT

Vice Chair Warren recognized that a quorum was present and read the Opening Statement.

4. APPROVAL OF MINUTES

a. July 15, 2020

Commissioner Osborne moved to approve the August 19, 2020 minutes as presented; Commissioner Thompson seconded the motion.

Upon vote, the motion was carried unanimously 4 to 0.

Linda Warren, Vice Chair	Aye
Commissioner Osborne	Aye
Commissioner Stanfield	Aye
Commissioner Thompson	Aye

5. PUBLIC HEARING ITEMS

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

Planning Commission held a public hearing and considered 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 took appropriate action and forwarded a recommendation to the City Council.

Staff Contact: Brian Craig, Planning Manager

Mr. Craig clarified that items 5(a) and 5(b) would be presented jointly, however there would be separate public hearings and motions. The site location is the northwest corner of 99th Avenue and Thomas Road. To the south is Holy Cross Cemetery and Mortuary. To the east is City of Phoenix jurisdiction land zoned for mixed use residential and commercial, but with no active plan. To the north is the planned Parkside single family home development. To the west is the large lot Glenarm Farms subdivision. The site is zoned C-2, Community Commercial. Glenarm Farms is zoned RR-18, Rural Residential. There is PAD residential to the north and to the southwest. Holy Cross Cemetery is zoned agricultural with a Special Use Overlay District. The current General Plan designation shows 115 acres of Mixed Use, intended to provide proportional residential and commercial uses. On the southeast corner of the site is 38.5 acres of Freeway Commercial, intended to offer a broad range of nonresidential uses, including concentrated retail, hospitality and related uses. The proposal is to redesignate the site as Medium Density Residential to allow for single family home development at 2.5 to 4.0 dwelling units per acre with a target density of 2.5 units per acre. The development proposal intends that the site be developed in two phases.

There are three (3) lot widths proposed for the site: 45 feet, 50 feet, and 60 feet. Each phase would include each of the three (3) widths. The site will include a 7.4-acre central park with amenities. One-quarter of the entire development is intended to be active and passive usable open space. Amenities include pools, shaded playground structures, ramadas, sport courts, and parks. The western boundary will have a 12.1-acre linear park with a sport court, trail, and turfed play area. Conceptual home designs and materials

were reviewed and shown to provide variety and interest. The site will have vehicular access to Thomas Road to the south and 99th Avenue to the east. There are three (3) pedestrian connections to the Parkside development and an intricate network of trails and widened sidewalks, connecting to regional trails. The developer is addressing safe passage of residents of Fulton Homes Acclaim to the central park. They will implement a pedestrian crossing choker, which reduces the crossing width for pedestrians and makes pedestrians more visible to traffic. The narrowed lanes provide a signal to drivers to slow down in the area.

Staff supports the General Plan Amendment. There is a low inventory of unplanned, undeveloped available Medium Density Residential land in Avondale. Close to 1,300 acres of Medium Density Residential is under development at Alamar on the south side of the community as well as recently approved Verde Trails and Del Rio Ranch III, all active and close to construction, leaving little land remaining for development of homes at this density. The City worked initially with the developer to include larger sized lots and they have done so, with 20 percent of the proposed lots being the wider, 60 foot lots. Economic analysis indicates a strong competitive disadvantage for this site to remain vacant and designated as commercial, as there are many more viable commercial spaces close to Loop 101 and along the McDowell Road corridor. Staff believes the residential site is compatible to the surrounding residential areas and provides adequate transition to existing estate sized lots to the west. The site is served with adequate water and sewer infrastructure.

In regard to the rezoning, once the General Plan Amendment is approved by City Council this development will be in conformance with the updated General Plan land use designation as well as the Freeway Corridor Specific Plan. Using the R1-5 zoning as the basis for all standards, the PAD is in conformance with the Zoning Ordinance and Subdivision Regulations except for a few minor exceptions to the R1-5 base zoning that the developer is asking for and staff supports. This primarily pertains to the 45-foot-wide lots. The lot size, depth and coverage required under straight zoning requires 100-foot depth lot. The developer is offering 92 feet of depth for the smallest lots. With the reduced depth of the lot, the minimum lot size must also conform. This means that rather than the 5,000 feet as called out in R1-5, the developer will have lots within a minimum area of 4,140 square feet. Additionally, a 55 percent building coverage is requested for the 45-foot-wide lots. Staff is supportive of this deviation, as the inclusion of the proposed starter-sized lots also allows the project to provide the larger, executive 60-foot lots. Reductions in the livable space front setback is another deviation requested in the PAD. Allowing non-garage portions of homes closer to streets creates interest and avoids a monolithic frontage of garages and living space. The livable space for 45 foot lots would have a setback of ten (10) feet. The 50 foot lots will be set back twelve (12) feet. The 60 foot lots will have a fifteen (15) foot setback, as required with the base zoning.

This is the only major General Plan Amendment being considered in Avondale this calendar year. The City followed State Statute with 60-day review notices to various agencies. There were certificates from the school districts as to adequate capacity. The neighborhood meeting had two (2) attendees. All required notifications were completed. There was one (1) comment on aVOICE encouraging the City Council to authorize the project. Staff recommends approval for both the Major General Plan Amendment and for the rezoning. For rezoning, there are seven (7) recommended conditions, as listed in the staff report.

Vice Chair Warren invited questions from the Commission.

Commissioner Thompson noted that the map showed no indications of entryways off of Thomas Road. If Thomas Road is opened up and it goes through, there will be increased traffic. He asked about plans to place entryways to the development from Thomas. Mr. Craig surmised that Commissioner Thompson may

be referring to Osborn Road, the alignment of which is at the north end of the project. Thomas Road is currently built to its full section and runs east/west beyond 99th Avenue. Commissioner Thompson clarified that Thomas Road goes east and west, but it does not go all the way through to Dysart Road, ending at the river. Mr. Craig said an exhaustive and thorough traffic report was provided to the traffic engineers, who felt that access is adequate, and that Thomas Road is built to the necessary width for the foreseeable future. Stephen Anderson, Gammage & Burnham, representing the applicant, stated that entries at both 99th Avenue and Thomas Road have acceleration and deceleration lanes in each direction. Traffic will have opportunity to move out of the flow of Thomas Road before turning into or out of the project.

Vice Chair Warren asked whether the trails included in the development will link with the current park plans for trails that will extend north to the City of Glendale and further south. Mr. Craig said the trails will link internally to the neighborhood to the north and there will be connections from within the development to the exterior trail and sidewalk system; however, the trails to be installed by this developer will not extend beyond the edges of the off-site improvements.

Vice Chair Warren opened the public hearing and invited members of the public to speak. There were no requests to speak. Vice Chair Warren closed the public hearing and invited additional comments or questions from staff or the Commission. There were no further questions. Vice Chair Warren invited a motion.

Commissioner Thompson moved that the Planning Commission recommend approval of Application PL-20-0043, Fulton Homes Acclaim Major General Plan Amendment. Commissioner Stanfield seconded the motion.

Upon vote, the motion was carried unanimously 4 to 0.

Linda Warren, Vice Chair	Aye
Commissioner Osborne	Aye
Commissioner Stanfield	Aye
Commissioner Thompson	Aye

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

Planning Commission held a public hearing and considered 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 took appropriate action and forwarded a recommendation to the City Council.

Staff Contact: Brian Craig, Planning Manager

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

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

Vice Chair Warren closed the public hearing and invited additional comments or questions from staff or the Commission. There were no further questions. Vice Chair Warren invited a motion.

Commissioner Thompson moved that the Planning Commission recommend approval of Application PL-20-0086, Fulton Homes Acclaim rezoning from C-2 to Planned Area Development (PAD) subject to seven (7) recommended conditions of approval as listed in the staff report; Commissioner Osborne seconded the motion.

Upon vote, the motion was carried unanimously 4 to 0.

Linda Warren, Vice Chair	Aye
Commissioner Osborne	Aye
Commissioner Stanfield	Aye
Commissioner Thompson	Aye

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

Planning Commission held a public hearing and considered 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 took appropriate action and forwarded a recommendation to the City Council.

Staff Contact: Brian Craig, Planning Manager

Mr. Craig stated that the rezoning is intended for the proposed development of two (2) hotels on the subject property. Interstate 10 crosses to the north of the parcel. To the west is Dysart Road. Eliseo C. Felix Jr. Way provides access to the site, terminating near the property's south boundary. To the east is the Agua Fria River. Currently the site is zoned Agricultural (AG). Adjacent to the south is General Industrial (A-1). There is also Community Commercial (C-2) property in the area. To the immediate south is a construction wholesale yard. The request is to take the 3.6 acres zoned Agricultural and convert it to CP, (Commerce Park) zoning. The site has been vacant since its annexation in 1964. A portion of the site is within the FEMA A-H flood zone, requiring the developer to mitigate possible flooding prior to development. A Conditional Letter of Map Revision will be required. A Minor Land Division will also be required in advance of development to dedicate rights-of-way and/or easements on the site.

The applicant is proposing to develop a Best Western hotel and a Microtel Moda hotel. Each is proposed to have 100 rooms and six (6) stories. Exterior pools are planned with a circular parking field and fire access road. The next step will be to go through an administrative Site Plan and Design Review process for each hotel. The conceptual site plan was reviewed. The color scheme will be required to be compatible with the district and desert landscaping. The rezoning is compatible with the General Plan Land Use of Business Park. The proposal also conforms to the Strategic Plan goal of encouraging hospitality uses and entertainment uses in Avondale. It is compatible with the Freeway Corridor Specific Plan for height and uses. Development with an approved design and site plan would be an improved use for the parcel. It is compatible with adjacent uses.

A neighborhood meeting was held on September 1st with one attendee. Discussions centered around site and room amenity offerings. The site will have exterior pools for each hotel, conference, business centers and exercise rooms. With six (6) stories, there will be good visibility to the I-10 Freeway. Logical traffic exits to access the hotel will be Dysart Road or the new Fairway Drive interchange. The proposal is to work through the required floodplain and site design issues through the end of this year and into 2021 with the Microtel Moda hotel to be opened as soon as possible in 2022. This will be followed shortly thereafter with development of the Best Western Inn and Executive Suites in the 2023-time frame. No comments were provided on aVOICE. There were no additional public comments. Staff recommends approval of the application subject to three (3) conditions.

Vice Chair Warren inquired as to the main access location. Mr. Craig said the access will be from the south via Eliseo C. Felix Jr. Way.

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

Vice Chair Warren closed the public hearing and invited additional comments or questions from staff or the Commission. There were no further questions. Vice Chair Warren invited a motion.

Commissioner Thompson moved that the Planning Commission recommend approval of Application PL-19-0248, Best Western Hotel rezone from Agricultural (AG) to Commercial Park (CP) 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 4 to 0.

Linda Warren, Vice Chair	Aye
Commissioner Osborne	Aye
Commissioner Stanfield	Aye
Commissioner Thompson	Aye

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

Planning Commission held a public hearing and considered 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 (MC85). 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 a 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 was considered separately. The Commission took appropriate action and forwarded a recommendation to the City Council.

Staff Contact: Michelle Simerdla, Senior Planner

Ms. Simerdla presented items 5(d) and 5(e) together, reviewing the site location and details. The parcel is currently mostly vacant with a parking lot for the convenience store to the west, also owned by the subject property owner. A patio is connected to the convenience store. The zoning is C-2. To the east is a

restaurant zoned C-2 and a tow yard. There is a residential subdivision zoned R1-6, Urban Residential and Multifamily Residential, R-3, and a mobile home park zoned Manufactured Home. To the north is an equipment storage facility in the City of Goodyear. To the west of Litchfield Road is the Goodyear Airport and Commerce Park. To the south is the Litchfield Mountain View residential subdivision zoned PAD. In looking at the General Plan Land Use Map, the designation is Local Commercial, providing for the daily needs of nearby residents. This allows for gas stations, grocery stores, neighborhood and retail services. Properties to the east and west are designated as Local Commercial. Further east is Industrial and to the south is Medium Density Residential. In terms of the background of the site, the parcel is 0.9 acres in size, and was annexed in 1958 and has been vacant since approximately 1979. It is located within Historic Avondale in the Main Street Business District. It was rezoned from R-3 to C-2 in 2009 and CUP is required for a gas station with or without a convenience store in the C-2 district.

The first request is for approval of a CUP for a gas station with a convenience store. The proposal is to construct a fuel canopy with ten fuel pumps and a 4,503 square foot convenience store with an indoor kitchen and pickup window. There will be a drive-through on the rear elevation for kitchen. Hours of operation are Monday through Friday 5:00 A.M. to 11:00 P.M., Saturday 6:00 A.M. to 11:00 P.M., Sunday 6:00 A.M. to 10:00 P.M. The fuel pumps will be open 24 hours a day, seven (7) days a week. The second request is to apply the HAIO. The HAIO District was created in 2013 to provide flexibility in development standards and to facilitate infill development. The HAIO does not change the underlying zoning or uses allowed in the zoning district, but instead creates a unique development plan for a property. The site plan was reviewed, which includes a full access driveway on Main Street. The developer is requesting a reduction in the landscape and parking setback from 30 feet to 17.5 feet. This means that there will be a 17.6-foot landscape setback area with trees and shrubs. The second request is to reduce the building setback from 50 feet to 20 feet. The third request is to reduce the landscape setback from 25 feet to 10 feet. There are landscape areas longer than ten (10) feet and the entire area behind the building will be landscaped with trees and shrubs, and the 30-foot easement will act as a buffer to the residential subdivision to the south. The elevation for the convenience store features metal screening, white and gray colors, and mid-century modern glazing. The rear elevation for the convenience store features a mid-century modern pattern, which is also extended on the side elevations. Part of the HAIO request is also to have a cover over the drive-through window, because there is not enough room for a fully integrated canopy with posts.

All required notifications were completed for the project. The neighborhood meeting was held via Zoom on July 30th with no members of the public in attendance. The one (1) comment on aVOICE encouraged approval of the project, which said, "if it helps the community, allow it." The project meets the findings for a CUP. A gas station is consistent with the Local Commercial General Plan Land Use designation and furthers objectives for development within the Main Street Business District and Historic Avondale. It is compatible with and not detrimental to surrounding uses. The proposed site plan meets the City requirements in terms of parking, setbacks and landscaping with the HAIO request. The site has access to Main Street and any potential adverse effects will be mitigated through conditions of approval. The plan is consistent with the goals of the HAIO District as well as goals in the General Plan 2030. Administrative relief was not an option to develop the site. Adequate buffers have been provided in terms of landscaping and the easement to the south. It is pedestrian-oriented with a sidewalk on Main Street and pavement markings will connect the site to the west. Staff recommends approval of the applications.

Vice Chair Warren asked whether the drive-through will be open for food orders only or for other items in the store, such as liquor. Ms. Simerdla said as far as she knows, the drive-through is only for the indoor kitchen.

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

Vice Chair Warren closed the public hearing and invited additional comments or questions from staff or the Commission. There were no further questions. Vice Chair Warren invited a motion.

Commissioner Thompson moved that the Planning Commission recommend approval of Application PL-18-0099, Historic Avondale Infill Overlay subject to one (1) recommended condition of approval as listed in the staff report; Commissioner Osborne seconded the motion.

Upon vote, the motion was carried unanimously 4 to 0.

Linda Warren, Vice Chair	Aye
Commissioner Osborne	Aye
Commissioner Stanfield	Aye
Commissioner Thompson	Aye

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

Planning Commission held a public hearing and considered 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 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 took appropriate action and forwarded a recommendation to City Council. Staff Contact: Michelle Simerdla, Senior Planner

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

Vice Chair Warren invited questions from the Commission. There were none. Vice Chair Warren opened the public hearing on this item. Staff received no requests to speak and there were no comments from the public.

Vice Chair Warren closed the public hearing and invited a motion.

Commissioner Thompson moved that the Planning Commission recommend approval of Application PL-19-0023, Conditional Use Permit, subject to the two (2) recommended condition of approval as listed in the staff report; Commissioner Osborne seconded the motion.

Upon vote, the motion was carried unanimously 4 to 0.

Linda Warren, Vice Chair	Aye
Commissioner Osborne	Aye
Commissioner Stanfield	Aye
Commissioner Thompson	Aye

6. PLANNING DIVISION REPORT

Mr. Craig thanked the Commissioners for their attendance. City Council is intending to utilize Zoom through the end of the year and the Commission will follow suit. There continues to be a high-volume development activity in the City.

7. CALENDAR

It was announced that the next meeting date is October 21, 2020.

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 4 to 0.

Linda Warren, Vice Chair	Aye
Commissioner Osborne	Aye
Commissioner Stanfield	Aye
Commissioner Thompson	Aye

Meeting adjourned at 7:15 p.m.



AGENDA ITEM REPORT

SUBJECT: Zoning Ordinance Text Amendment – Section 1303.B Medical Marijuana Dispensary Hours of Operation - Application PL-20-0167

MEETING DATE: 10/21/2020

TO: Planning Commission

FROM: Chris Sexton, Planner

THROUGH: Brian Craig, Planning Manager

PURPOSE:

Planning Commission will hold a public hearing and consider a request by Ms. Lauren Niehaus, Harvest Health & Recreation, Inc. for a text amendment to the Avondale Zoning Ordinance, Section 1303.B (Medical Marijuana Uses/Requirements), extending the permitted hours of operation of medical marijuana dispensaries from 8:00 P.M. to 10:00 P.M. The Commission will take appropriate action.

BACKGROUND:

The voters of the State of Arizona passed the Arizona Medical Marijuana Act (AMMA), Proposition 203 on November 2, 2010. The act legalized the use, sale and cultivation of marijuana for medical purposes, allowing for the establishment of medical marijuana dispensaries within the State of Arizona.

To comply with the state regulations, on February 22, 2011, the City of Avondale approved Resolution 2957-211 and Ordinance 1449-211, adopting Section 13, Medical Marijuana Uses Regulations of the Avondale Zoning Ordinance. The allowed hours of operation were limited to Monday through Friday, 9:00 A.M. – 6:00 P.M.

On May 5, 2014, City Council approved a Council-initiated Zoning Ordinance text amendment, Ordinance 1544-514, allowing dispensaries to operate on weekends between the hours of 9:00 A.M to 6:00 P.M., duplicating the allowed hours of operation for weekday operations.

A staff-initiated Zoning Ordinance text amendment for several sections, Ordinance 1703-919, was approved on September 12, 2019. As part of that multi-faceted amendment, hours of operation for dispensaries were extended two (2) hours, allowing establishments to remain open until 8:00 P.M. This aligned with typical dispensary business hours which are similar to retail establishments.

SUMMARY OF REQUEST:

Harvest House of Cannabis, formerly known as Golden Leaf Wellness, opened for business in February 2016. The dispensary is located in a converted residence at 3828 South Vermeersch Road in Avondale.

The applicant, Ms. Lauren Niehaus, Harvest Health & Recreation, Inc., on behalf of the Harvest House of

Cannabis dispensary, has submitted an application to amend Avondale Zoning Ordinance Section 1303.B to further expand permitted hours of operation of medical marijuana dispensaries (Exhibits A and B). If approved, dispensary establishments will be permitted to remain open until 10:00 P.M., two (2) hours later than currently permitted 8:00 P.M.

Text with a strike-through is proposed to be removed, and text that is underlined and bold is new proposed text, as follows:

Section 1303.B:

B. A medical marijuana dispensary shall have operating hours not earlier than 9:00 A.M. and not later than ~~8:00 P.M.~~ **10:00 P.M.**

The applicant's narrative indicates that the hours of operation extension is being requested to align with Arizona Administrative Code and to allow the Harvest House of Cannabis dispensary to better serve the medical marijuana patient community in Avondale.

PUBLIC PARTICIPATION:

All required notifications for Planning Commission and City Council public hearings have been completed. The meetings were advertised in the Wednesday, September 9, 2020, edition of the Southwest Valley Arizona Republic. Staff has not received any feedback on the proposal by phone or email.

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

DISCUSSION:

To date, the City of Avondale has taken a conservative approach regarding the hours of operation of medical marijuana dispensaries. The expanded hours will accommodate the diverse needs of patients, many of whom are service workers unable to visit the dispensary prior to 8:00 P.M.

The hours of operation allowed by other west valley cities are as follows:

- Glendale - 8:00 A.M. – 10:00 P.M.
- Goodyear - 8:00 P.M. – 7:00 P.M.
- Litchfield Park - 8:00 A.M. – 7:00 P.M.
- Peoria - 8:00 A.M. – 9:00 P.M.
- Phoenix - 8:00 A.M. – 10:00 P.M.
- Surprise - No restrictions
- Tolleson - 7:00 A.M. – 9:00 P.M.

The expanded hours for other municipalities in the west valley would not be something extraordinary or unprecedented. Extending the hours of operation would allow the dispensary to serve their patients on an equal basis. Avondale's current permitted hours are 9:00 A.M. - 8:00 P.M.

STRATEGIC PLAN:

INITIATIVE: Encourage & Support Creative Innovation in Development & Service Delivery

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

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-20-0167, Harvest of Avondale, a request to amend Zoning Ordinance Section 1303.B, extending the permissible hours of operation for medical marijuana dispensaries from 8:00 P.M. to 10:00 P.M.

PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-20-0167, Harvest of Avondale, a request to amend Zoning Ordinance Section 1303.B, extending the permissible hours of operation for medical marijuana dispensaries from 8:00 P.M. to 10:00 P.M.

Exhibit A

Text Amendment Narrative

HARVEST

Project Narrative

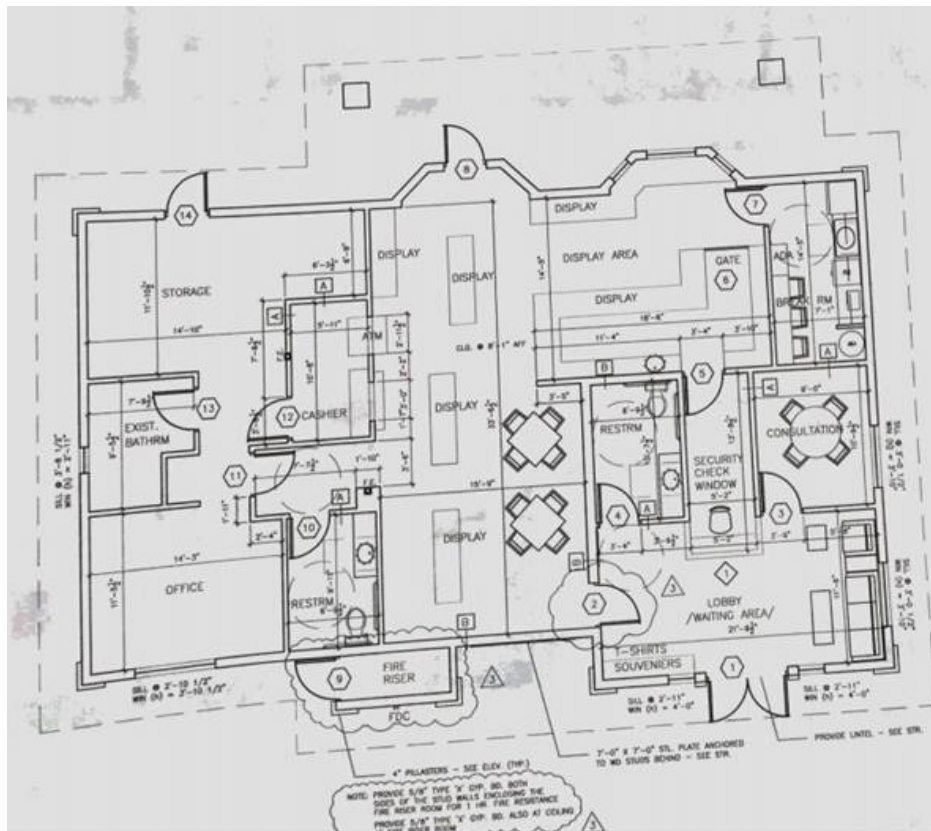
Harvest of Avondale
3828 S. Vermeersch Rd
Avondale, AZ 85323

Proposal Overview

Harvest of Avondale, a medical marijuana dispensary located at 3828 S. Vermeersch Rd, Avondale, AZ 85323, is seeking a text amendment to Avondale city code regarding the extension of our operating hours.

Harvest of Avondale is currently open from 9:00am – 8:00pm. We are seeking to extend our closing hour to 10:00pm to be in line with Arizona Administrative Code. Avondale residents who work later hours are forced to either rush to make the 8:00 pm deadline or travel to a neighboring jurisdiction, causing Avondale to lose out on tax revenue. Harvest believes that an extension of operating hours will help to better serve the medical marijuana patient community in Avondale.

Site Information





Pre-Application Number: PL-20-0096

Existing Parking: 14 spaces

Proposed land use: Medical Marijuana Dispensary

Improvements: Continued upkeep of grounds and existing facility

Surrounding area compatibility: Zoning A-1

Restrictions affecting development: N/A

Contact:

Lauren Niehaus

Government Relations Specialist

Harvest Health and Recreation, Inc.

LNiehaus@harvestinc.com

303.827.9039

Exhibit B

Abstract of Proposed Changes

- B. A medical marijuana dispensary shall have operating hours not earlier than 9:00 a.m. and not later than ~~8:00 p.m.~~10:00 p.m.
- C. A medical marijuana dispensary or medical marijuana cultivation location shall:
1. Be located in a permanent building and may not be located in a trailer, cargo container, mobile or modular unit, mobile home, recreational vehicle or other mobile vehicle.
 2. Not have drive-through service.
 3. Not emit dust, fumes, vapors or odors into the environment.
 4. Not provide off-site delivery of medical marijuana.
 5. Prohibit consumption of marijuana on the premises.
 6. Not have outdoor seating areas, but shall have adequate indoor seating to prevent outside loitering.
 7. Display a current City of Avondale business license and a State of Arizona tax identification number.
 8. Install lighting to illuminate the exterior and interior of the building and all entrances and exits to the facility. Exterior lighting shall be at least five (5) foot candles, measured at ground level, and shall remain on during all hours between sunset and sunrise each day. Twenty-four (24) hours each day, the medical marijuana dispensary or medical marijuana cultivation location shall illuminate the entire interior of the building, with particular emphasis on the locations of any counter, safe, storage area and any location where people are prone to congregate. The lighting must be of sufficient brightness to ensure that the interior is readily visible from the exterior of the building from a distance of one hundred (100) feet.
 9. Provide security guards at the main entrances and exits during all hours of operation. For the purposes of this Section, “security guard” shall mean licensed and duly bonded security personnel registered pursuant to ARIZ. REV. STAT. § 32-2601 *et seq.* Prior to opening for business, the medical marijuana dispensary or medical marijuana cultivation location shall provide all property owners within a five hundred (500) foot radius of the medical marijuana dispensary or medical marijuana cultivation location with written notification via first class U.S. Mail of the security company responsible for providing its security services.
 10. Have an exterior appearance compatible with commercial structures already constructed or under construction within the immediate neighborhood to insure against blight, deterioration, or substantial diminishment or impairment of property values in the vicinity.
 11. Allow unrestricted access by City code enforcement officers, police officers or other agents or employees of the City requesting admission for the purpose of determining compliance with these standards.



AGENDA ITEM REPORT

SUBJECT: Village at The BLVD – Development Plan – Application PL-20-0114

MEETING DATE: 10/21/2020

TO: Planning Commission

FROM: Ken Galica, Division Lead Planner

THROUGH: Brian Craig, Planning Manager

PURPOSE:

Planning Commission will consider a request by Ms. Shelby Duplessis, EMC Management, LLC, for approval of a Development Plan for Village at The BLVD, a proposed 187-unit, single-story multi-family residential community in The BLVD located on 15.92 net acres at the southwest corner of the alignments of Roosevelt Street and 111th Avenue. The proposed development provides for a density of 11.7 dwelling units per acre. Commission will take appropriate action and forward a recommendation to City Council.

BACKGROUND:

The 15.92 net acre subject property (Exhibits A and B), part of a larger 27.02 net acre parcel (Assessor Parcel Number 102-57-257), is located at the southwest corner of the alignments of Roosevelt Street and 111th Avenue in The BLVD. The property is undeveloped and currently in agricultural/farming production.

The property was annexed in April 2009 and rezoned from Rural Residential (RR-43) to Commerce Park (CP) in April 2010.

The property was included within the expanded eastern boundary of The BLVD Specific Plan (The BSP) and, following adoption of The BSP by the City Council in September 2019, the property was rezoned from CP to The BLVD District (BLVDD) in March 2020. The property is located within The BLVD's Residential District, which allows for highly amenitized high-density luxury housing, including apartments, townhomes, condominiums, and the like, designed in an outwardly focused urban form that interfaces with adjacent streets and sidewalks. The minimum required density within the Residential District is eighteen (18) dwelling units per acre, though product types under eighteen (18) units per acre may occur as part of a master residential development that, as a whole, meets the minimum density requirement.

The General Plan 2030 Land Use Map was amended in September 2019 to reflect the adopted The BLVD Specific Plan land use categories. The subject property is designated by the General Plan Land Use Map (Exhibit C) as "The BLVD Residential District", a category created to accommodate development of higher density housing in proximity to the Park Avenue District core of The BLVD. Development within the Residential District can include a broad range of options to include attached single-family, apartments, townhomes, and/or condominiums. Housing may take the form of both for-ownership and for-rent product to appeal to various lifestyle choices. The expectation for this area is to include highly-amenitized luxury living,

urban form residential that fits within an urban entertainment district. “Garden apartments” and other inwardly focused residential types more common in suburban settings are discouraged in favor of urban rowhomes, townhomes, or other residential types that are outwardly focused, more strongly interfacing with the street, and contributing to an overall sense of community within The BLVD at large. The target density is a minimum of eighteen (18) dwelling units per acre. Product types under eighteen (18) units per acre can occur as part of a larger mixed density/height residential development that meets the overall target density. As it relates to the subject property, The BSP specifies that, adjacent to the existing single-family homes south of the Residential District (Waterford Square), uses should provide a transition of density and scale.

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

Surrounding uses and zoning include:

North of Roosevelt Street: Undeveloped parcels totaling approximately 32.9 acres, currently in agricultural production, zoned Avondale Gateway Planned Area Development (PAD). The parcels are located within the “Business Park” portion of the Avondale Gateway PAD, which allows for development of office and enclosed light industrial uses.

East of 111th Avenue: An undeveloped 10.2-acre parcel, currently in agricultural production, zoned Avondale Gateway Center PAD. The parcel is located within the “Business Park” portion of the Avondale Gateway Center PAD, which allows for development of office and enclosed light industrial uses.

South: Waterford Square, a fully developed 217-lot single-family residential subdivision zoned PAD.

West: A 9.5-acre remnant parcel that will be created when the subject property is split from the existing 27.0-acre parent parcel. This land is currently in agricultural production. The property is zoned The BLVD District (BLVDD) with the eastern portion located within The BLVD Residential District and the western portion located within The BLVD Park Avenue District.

SUMMARY OF REQUEST:

All properties zoned BLVDD require Planning Commission review and City Council approval of a Development Plan prior to development. The purpose of the Development Plan application is to allow for evaluation of land use, density, building placement, architecture, landscaping, circulation, site lighting, signage, retention, and other aspects of design to ensure conformance with the approved BLVDD zoning, The BSP, and other applicable City policy documents.

Project applicant Shelby Duplessis, EMC Management, LLC, is requesting approval of a Development Plan application for Village at The BLVD, a proposed 187-unit single-story multi-family residential community located on approximately 15.92 net acres at the southwest corner of the alignments of Roosevelt Street and 111th Avenue located within The BLVD Residential District. The density of the proposed community is 11.7 dwelling units per acre.

The proposed Site Plan (Exhibit E) for Village at The BLVD provides for gated vehicular access into the site from separate entrances on Roosevelt Street and 111th Avenue. Though the Roosevelt Street entrance will feature the community’s clubhouse and leasing office and serve as the development’s “front door” for visitors and new residents, the 111th Avenue entrance will also provide residents and visitors full vehicular access to all units within the development.

A total of 175 buildings are proposed, including 22 detached three-bedroom homes, 105 detached two-bedroom homes, 30 duplex buildings containing two (2) side-by-side one-bedroom units (for a total of 60 one-bedroom units), sixteen (16) garage buildings (each containing four (4) single-car garages and four (4)

containing six (6) personal storage closets), a leasing office, and a community clubhouse. All proposed buildings will be single-story.

As required by The BLVD Specific Plan, the community is designed to be outwardly focused with priority placed on orienting fronts of buildings so that they interface with adjacent streets and sidewalks and contribute to the overall sense of community within The BLVD. To this point, all residences located along Roosevelt Street and several residences adjacent to 111th Avenue front onto the adjacent public street rather than being inwardly oriented, providing residents of those units with direct access to the public sidewalk from the front door of their unit. Interior to the development, homes are clustered on both sides of a private ring road, a design that allows for the provision of landscaped pedestrian corridors between units. These pedestrian corridors serve to connect all homes within the community to the project's central open space area, parking areas, adjacent sidewalks, and a planned multi-use trail corridor south of the property. For those units located on the interior of the project, pedestrian access to public sidewalks is provided through the provision of five (5) pedestrian gates along Roosevelt Street and four (4) additional pedestrian gates along 111th Avenue.

A total of 347 parking spaces are provided within the development, ten (10) spaces beyond the minimum parking required (337 spaces) for a multi-family development of this configuration. In addition to the sixteen (16) garage buildings containing 64 single-car garages mentioned above, at least 187 additional covered spaces will be provided, with all units to be assigned at least one (1) covered parking space. As required for development within The BLVD, parking is located interior to the project, with the residential buildings on the perimeter of the site serving to block views into parking areas from adjacent streets and properties. As a result, only the small parking area near the project's leasing office, adjacent to Roosevelt Street, will be visible from off-property. Decorative paving is provided at the primary entry into the site and at any location where the community's internal sidewalk network crosses parking lot drive aisles for aesthetic enhancement and to raise awareness of pedestrian activity. In addition to on-site parking, parallel parking will be permitted along the south curb of Roosevelt Street in accordance with the approved street sections within The BLVD Specific Plan. The south half of Roosevelt Street will be designed with increased width to safely accommodate a parking lane while not interfering with safe and efficient travel.

A total of 8.5 acres of open space (53.4 percent of the net site area) is provided, inclusive of the community's usable common open space (2.45 acres or 15.4 percent of the net site) and common landscape areas (2.48 acres). Additionally, all units will feature a private walled rear yard, accounting for 1.27 acres of private open space, approximately eight (8) percent of the project area. The usable common open space, which exceeds the fifteen (15) percent minimum required within The BLVD's Residential District, is comprised of a centralized 1.2-acre amenity area featuring a climate controlled community clubhouse with fitness center, resort style swimming pool, gaming area for cornhole and similar activities, covered grilling area, fire pit, yoga lawn with trellis, a shaded hammock lounging area, additional covered seating, and a dog park that will include a dog fountain and play equipment specifically designed for dogs. Large, unprogrammed turf areas are also provided for use by residents. Additional usable open space is provided along the southern boundary of the property. The Village at The BLVD site is separated from the Waterford Square neighborhood to the south by an undeveloped 40-foot wide strip of public right-of-way dedicated over fifteen (15) years ago to accommodate construction of Roosevelt Street on its original planned alignment immediately north of Waterford Square. With a subsequent update to the City's Transportation Plan modifying the Roosevelt Street alignment to its current approved location north of the Village at The BLVD site, the 40-foot right-of-way is no longer needed to accommodate a public street in this location. However, the City believes that the existing right-of-way, to be developed as a pedestrian-only trail corridor, will provide a beneficial pedestrian and bicyclist connection to the planned entertainment amenities at The BLVD Park Avenue District from existing and planned residential communities including Village at The BLVD, Waterford Square, and Roosevelt Park. The developer of this project will be responsible for constructing a ten (10) foot wide multi-use trail featuring seating nodes, landscaped shading, and pedestrian lighting within the existing right-of-way and adjoining 30-foot strip of private property, from the property's eastern edge to Park Avenue, west of the site. A trail easement will be dedicated by the developer of Village at The BLVD, allowing use of the entire 70-foot pedestrian corridor by

the public. Three (3) gated pedestrian connections from the community are provided to allow residents of Village at The BLVD direct access to the trail.

Landscaping is provided throughout the site for aesthetic enhancement and to provide ample shade in parking areas and along pedestrian pathways and nodes. The proposed Landscape, Hardscape, and Wall Plan (Exhibit F) meets all City landscape requirements and primarily uses plant material listed on the Arizona Department of Water Resources' low-water/drought-tolerant plant catalog. Street frontage plantings include a combination of Desert Museum Palo Verde, Mesquite, Mastic, Evergreen Elm, and Live Oak trees, with Date Palms provided at the site's primary entrance and within the pool area to assist in creating the desired resort-like appearance.

Architectural building elevations and color schemes are included as Exhibit G. Significant steps have been taken to ensure that the development incorporates high quality, diverse building architecture that furthers the aesthetic goals of The BLVD Specific Plan. As previously noted, the development will consist of three (3) residential building types: duplex buildings containing two (2) one-bedroom apartments sharing a center wall, detached single-unit two-bedroom buildings, and detached single-unit three-bedroom buildings. Each of the three (3) building types will be provided in three (3) distinct, contemporary elevation styles, with each elevation style incorporating different design elements, roof styles, and materials. Furthermore, detailing is different between all three (3) elevation styles, with each style building receiving unique exterior doors, window mullions, and coach lights to create even more diversity within the project. Lastly, three (3) distinct color and material schemes, each utilizing different stucco paint colors, different roof materials/colors and different stone or brick accent materials, are provided for each architectural style (nine (9) schemes in total), resulting in a total of 27 different building/elevation/color combinations used on the site.

The developer will be responsible for the construction of all water, sewer, and street infrastructure needed to serve the planned development, including construction of the south half of Roosevelt Street adjacent to the site and construction of the west half of 111th Avenue adjacent to the property. As previously discussed, the developer will also be responsible for constructing multi-use trail improvements along the property's southern edge extending into the existing right-of-way south of the site.

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

PUBLIC PARTICIPATION:

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

ANALYSIS:

General Plan, The BLVD Specific Plan, and BLVDD Zoning

- The density of the proposed development, 11.7 dwelling units per acre, is less than the eighteen (18) units per acre required in The BLVD Residential District. However, The BLVD Specific Plan (The BSP) and BLVDD zoning both specify that product types under eighteen (18) units per acre can occur as part of a larger mixed density/height residential development that meets the overall target density. Because the subject property is part of a larger parcel, there will be an opportunity to develop the remaining 9.5 acre portion of the parcel not included within Village at The BLVD with high density housing (with a minimum of 299 residential units) to ensure that the parcel, as a whole, develops at the minimum density of eighteen (18) units per acre or above.
- The BSP specifies that, adjacent to the existing single-family homes south of the Residential District (Waterford Square), uses should provide a transition of density and scale. The proposed development features only single-story buildings at a relatively low density compared to what could be built on the

property, providing for a compatible transition to the existing single-family homes.

- As required by The BSP, the site is designed with an outward focus by having units front onto Roosevelt Street and 111th Avenue, creating an urban edge to the proposed development.
- The proposed plan meets all development standards for the BLVDD zoning district, including, but not limited to, minimum and maximum setbacks, building height, parking standards, and landscaping/open space requirements.

Access, Circulation, and Parking

- The site will be adequately served by two (2) full accesses, the proposed primary entrance from Roosevelt Street and the proposed secondary entrance from 111th Avenue. The proposed site is compliant with emergency access requirements.
- The proposed configuration of the site allows for sufficient on-site circulation within the development. Ample turning radii are provided for emergency vehicles and delivery vehicles.
- The community will feature a trash compactor and “refuse valet” service, where employees will collect refuse from residents and transport it to the central compactor, eliminating the need for multiple refuse bin enclosures to be distributed throughout the community. The proposed trash compactor is accessible to garbage trucks from the community’s inner ring road.
- As required for development within The BLVD, multiple pedestrian connections from inside the community to adjacent public sidewalks along Roosevelt Street and 111th Avenue are provided. Additionally, direct front door access to the public sidewalk is provided from units adjacent to Roosevelt Street and from several units adjacent to 111th Avenue.
- Total parking, covered parking, and garage parking provided on the site all meet or exceed minimum City requirements. Additional on-street parallel parking will be permitted along the north curb of Roosevelt Street in accordance with the approved street sections within The BLVD Specific Plan; the street will be constructed wider than a typical collector roadway to allow parking in this location.
- The developer of Village at The BLVD will complete all adjacent off-site infrastructure improvements, including the south half of Roosevelt Street and the west half of 111th Avenue.

Open Space and Landscaping

- Project landscaping exceeds minimum requirements and will contribute to both the aesthetics and the walkability of the site.
- Open space and amenities within the community exceed minimum requirements and will offer future residents a variety of recreational options without leaving the property.
- The developer will construct a ten (10) foot wide multi-use trail featuring seating, landscaping, and lighting along the property’s southern edge within a 75-foot corridor (inclusive of 45 feet of existing right-of-way and a planned 30-foot public trail easement), connecting to existing improvements at Park Avenue. The planned trail corridor will enhance connectivity to existing and planned recreational amenities within The BLVD, not only by residents of Village at The BLVD, but also by residents of existing communities such as Waterford Square and Roosevelt Park.

- Decorative pedestrian-scale lighting is provided in usable open space areas and adjacent to walking paths internal to the site.

Architectural Design

- The proposed building designs feature timeless, contemporary architecture that incorporate high quality materials such as stucco, brick, stone, metal awnings, decorative coach lighting, and architecturally enhanced windows, furthering the City's design goals for The BLVD.
- The proposed residential floor plans (three (3) distinct building types), building elevations (three (3) distinct elevation styles per floor plan) and color/material schemes (three (3) unique schemes per elevation style) provide for a significant amount of variety within the development, resulting in 27 different building/elevation/scheme combinations. This variety will ensure that the community presents an attractive appearance internal to the complex, from surrounding streets such as Roosevelt Street and 111th Avenue, and also from the planned trail corridor along the property's south edge. Additionally, building types feature varied rooflines so that, even when viewed from the rear, buildings will not present a repeating appearance. The proposed variety will distinguish the community from other single-story multi-family developments in the region, which have been commonly built using a single architectural style and one (1) or two (2) homogeneous color and material schemes, resulting in a monotonous appearance.
- There will be no instances on the site where two (2) adjacent buildings will share the same building type, elevation style, and color scheme.
- The project has been designed so that most buildings along Roosevelt Street and 111th Avenue are oriented such that the most detailed, elaborate front elevation faces the adjacent street. An enhanced side elevation has been created to ensure a harmonious, aesthetically pleasing streetscape in the instances where buildings side up to the adjacent street.

DISCUSSION:

Staff recommends approval of this application for the following reasons:

- The proposed Village at The BLVD Development Plan, including the Site Plan, Landscape/Hardscape/Wall Plan, and Building Elevations, are in conformance with the property's The BLVD Residential District General Plan Designation, The BLVD Specific Plan, and BLVDD zoning.
- The proposed Village at The BLVD Development Plan, including the Site Plan, Landscape/Hardscape/Wall Plan, and Building Elevations, meet or exceed development standards and requirements contained within the City of Avondale Zoning Ordinance, The BLVD Specific Plan, and Multi-Family Residential Design Manual.
- The proposal achieves City objectives for outwardly-focused, pedestrian-centered development within The BLVD.
- Development of the proposed community and adjacent off-site infrastructure improvements (including Roosevelt Street, 111th Avenue, and a new pedestrian corridor south of the project) will greatly enhance both vehicular and pedestrian connectivity within The BLVD.

STRATEGIC PLAN:

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.

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

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

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

No public hearing is required. The Planning Commission will recommend **APPROVAL** of Application PL-20-0114 Village at The BLVD, a request for Development Plan approval for a proposed 187-unit multi-family residential community, subject to the following ten (10) conditions of approval:

1. Development of Village at The BLVD shall substantially conform to the following documents, except as modified by these conditions of approval:
 - a. Preliminary Site Plan electronically date stamped August 24, 2020.
 - b. Preliminary Landscape Plan, Preliminary Amenities Area Enlargements, Preliminary Wall Plan, Conceptual Hardscape Details, and Supplemental Site Details electronically date stamped August 24, 2020.
 - c. Building Elevations, Style & Color Distribution Plan, and Color/Material Schemes electronically date stamped August 24, 2020.
2. The Development Plan will expire two (2) years from approval unless a building permit has been issued for the project.
3. Approval of a Final Plat or Minor Land Division will be required prior to the City issuing any permit for construction of the proposed Village at The BLVD development. The Plat/MLD shall:
 - a. Create a new parcel for Village at The BLVD.
 - b. Dedicate rights-of-way, public utility easements, and other easements as needed.
4. The developer shall construct the south half-street of Roosevelt Street adjacent to the site to the standard contained within The BLVD Specific Plan and the west half-street of 111th Avenue adjacent to the site to the City's Minor Collector standard (Detail A1102). Half-street pavement width must be adequate to accommodate two-way vehicular traffic.
5. The developer shall construct a ten (10) foot multi-use trail featuring seating nodes, landscaped shading, and pedestrian lighting within the existing 40-foot right-of-way and adjoining 30-foot public trail easement (to be dedicated on Plat or MLD) along the south edge of the project from the property's eastern boundary to Park Avenue.
6. Powerlines less than 69 kV and/or irrigation canals on or adjacent to the property shall be converted to

underground transmission/conveyance in the first phase of development.

7. The developer shall be responsible for fiber conduit installation within the City's public right-of-way in accordance with the City's Transportation Plan and development codes.
8. All required off-site improvements shall be completed in the first phase of development prior to issuance of the first Certificate of Occupancy for the project.
9. 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.
10. All development shall be completed in accordance with the City of Avondale General Engineering Requirements Manual and City of Avondale Supplement to MAG Uniform Specifications and Details unless a standards deviation has been approved.

PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-20-0114 Village at The BLVD, a request for Development Plan approval for a proposed 187-unit multi-family residential community, subject to ten (10) recommended conditions of approval as listed in the staff report.

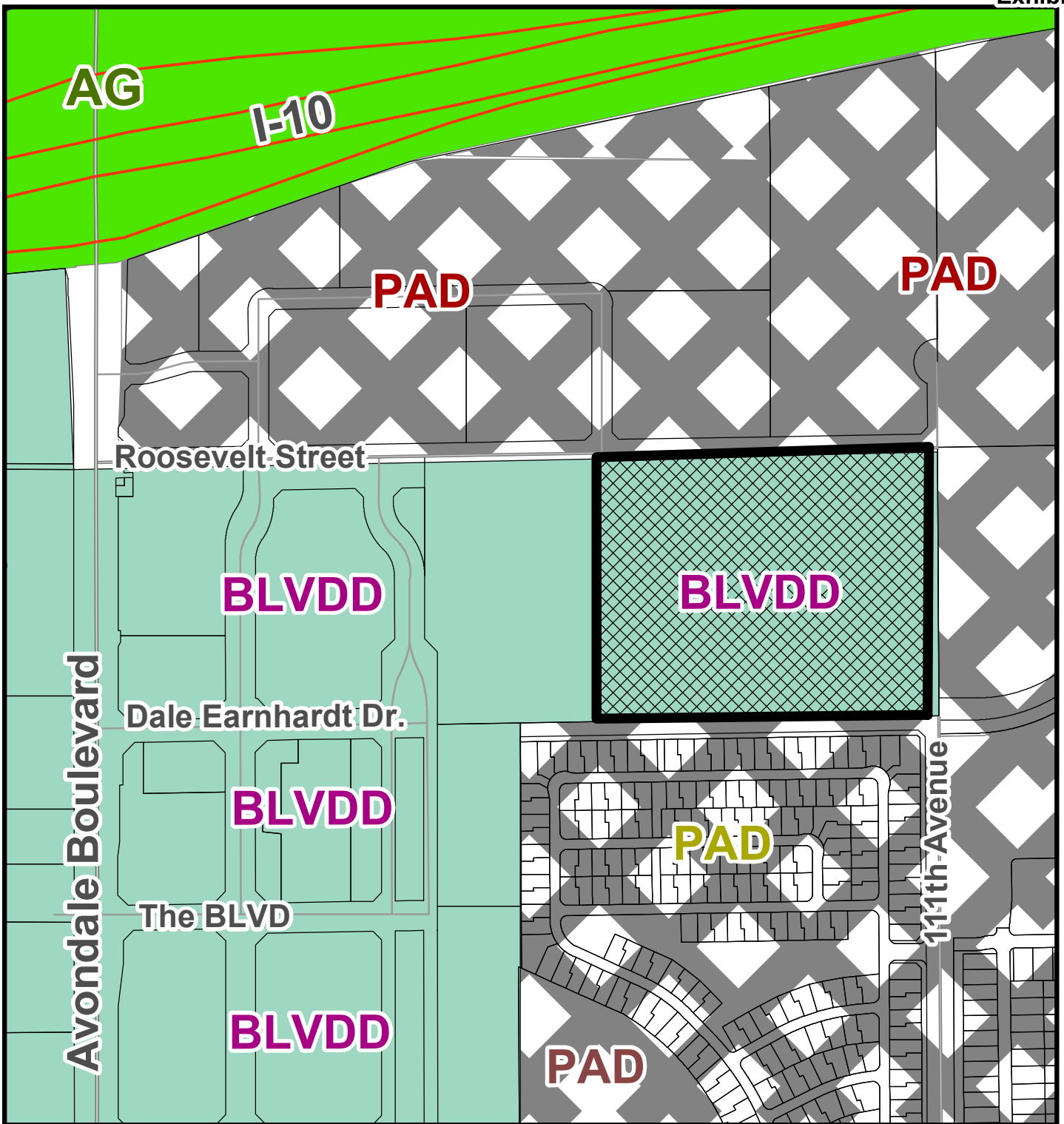


Aerial Photograph

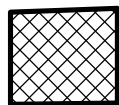


Subject Property



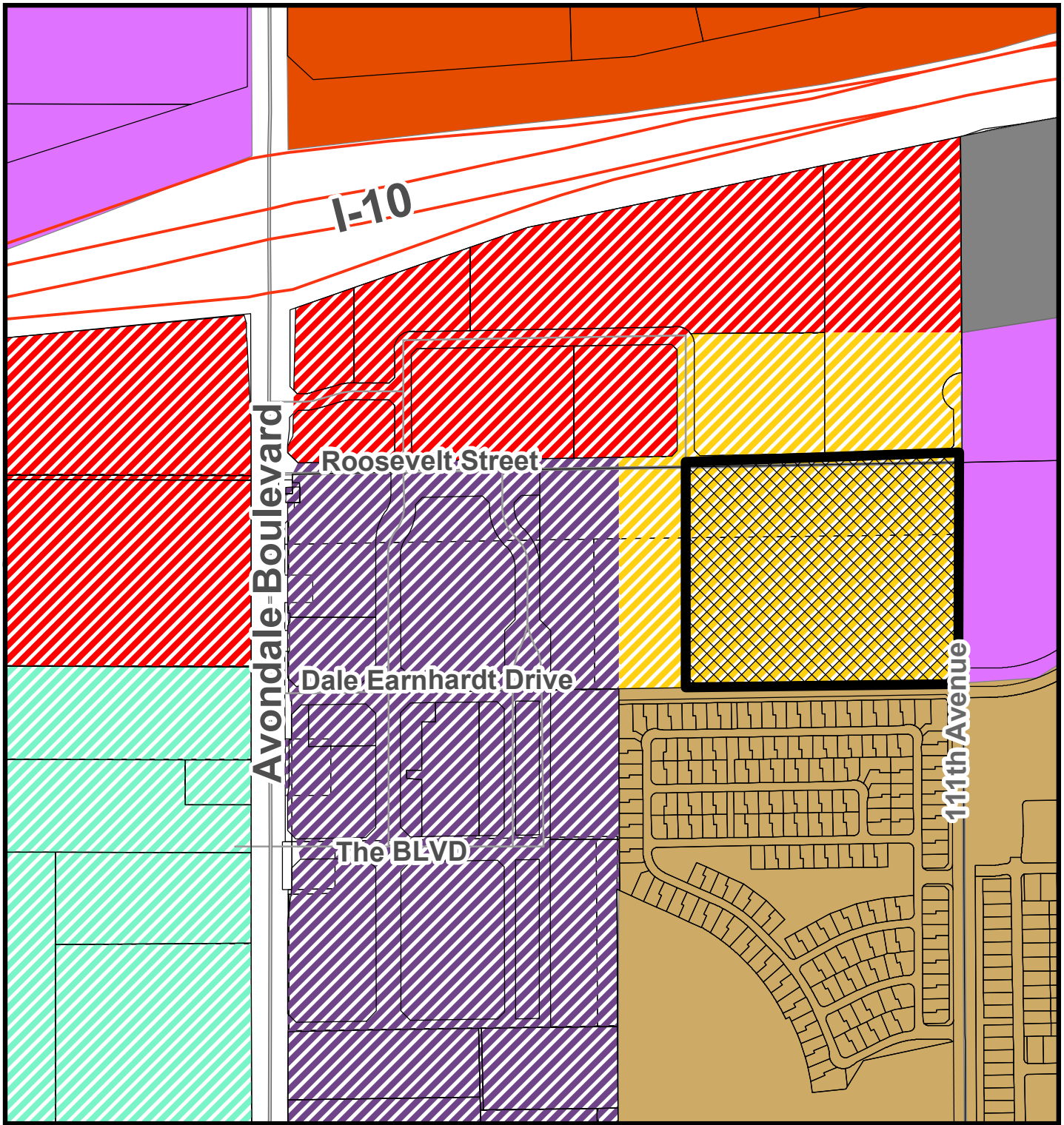


Zoning Vicinity Map



Subject Property



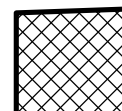


General Plan Land Use Map



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

Subject Property



SUMMARY OF RELATED FACTS
APPLICATION PL-20-0114 VILLAGE AT THE BLVD

THE PROPERTY	
PARCEL SIZE	Approximately 17.50 gross acres; 15.92 net acres
LOCATION	Southwest corner of Roosevelt Street (alignment) and 111 th Avenue (alignment)
EXISTING LAND USE	The subject property is undeveloped and currently in agricultural/farming production.
EXISTING ZONING	The BLVD District Residential District (BLVDD-Residential)
ZONING HISTORY	The property was annexed in April 2009 and rezoned from Rural Residential (RR-43) to Commerce Park (CP) in April 2010. Following adoption of The BLVD Specific Plan in September 2019, the property was rezoned from CP to The BLVD District (BLVDD) in March 2020. The property is located within The BLVD's Residential District, which allows for highly amenitized high-density luxury housing, including apartments, townhomes, condominiums, and the like, designed in an outwardly focused urban form that interfaces with adjacent streets and sidewalks. The minimum required density within the Residential District is eighteen (18) dwelling units per acre, though product types under the minimum density may occur as part of a master residential development that, as a whole, meets the minimum density requirement.

SURROUNDING ZONING AND LAND USE	
NORTH OF ROOSEVELT STREET	Undeveloped parcels totaling approximately 32.9 acres, currently in agricultural production, zoned Avondale Gateway Planned Area Development (PAD). The parcels are located within the "Business Park" portion of the Avondale Gateway PAD, which allows for development of office and enclosed light industrial uses.
EAST OF 111 TH AVENUE	An undeveloped 10.2-acre parcel, currently in agricultural production, zoned Avondale Gateway Center PAD. The parcel is located within the "Business Park" portion of the Avondale Gateway Center PAD, which allows for development of office and enclosed light industrial uses.
SOUTH	Waterford Square, a fully developed 217-lot single-family residential subdivision zoned PAD.
WEST	A 9.5-acre remnant parcel that will be created when the subject property is split from the current 27.0-acre parent parcel. This land is currently in agricultural production. The property is zoned The BLVD District (BLVDD) with the eastern portion located within The BLVD Residential District and the western portion located within The BLVD Park Avenue District.

GENERAL PLAN
The General Plan 2030 Land Use Map was amended in September 2019 to reflect the adopted The BLVD Specific Plan land use categories. The subject property is designated The BLVD Residential District , a category created to accommodate development of higher density housing in proximity to the Park Avenue District core. Development within the Residential District can include a broad range of options to include attached single-family, apartments, townhomes, and/or condominiums. Housing may take the form of both for-ownership and for-rent product to

appeal to various lifestyle choices. The expectation for this area is to include highly-amenitized luxury living, urban form residential that fits within an urban, entertainment district. “Garden apartments” and other inwardly focused residential types more common in suburban settings should be discouraged in favor of urban rowhomes, townhomes, or other residential types that are outwardly focused, more strongly interfaced with the street, and contribute to an overall sense of community within the BLVD at large. The target density should be a minimum of eighteen (18) du/ac. Product types under eighteen (18) du/ac can occur as part of a larger mixed density/height residential development that meets the overall target density. Adjacent to the existing homes south of the Residential District, the residential uses should provide a transition of density and scale. Small lot single-family residential attached homes may be appropriate as a transitional density in the Residential District.

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

<i>STREETS</i>	
Roosevelt Street	
Classification	Modified Minor Collector
Existing half-street ROW	None
Standard half-street ROW	45 feet
Existing half-street improvements	None
Standard half-street improvements	One (1) travel lane, half (½) center turn lane, bike lane, parking lane, curb and gutter, detached sidewalk, street lights and landscaping.
111th Avenue	
Classification	Minor Collector
Existing half-street ROW	None
Standard half-street ROW	40 feet
Existing half-street improvements	None
Standard half-street improvements	One (1) travel lane, half (½) center turn lane, bike lane, curb and gutter, detached sidewalk, street lights and landscaping.

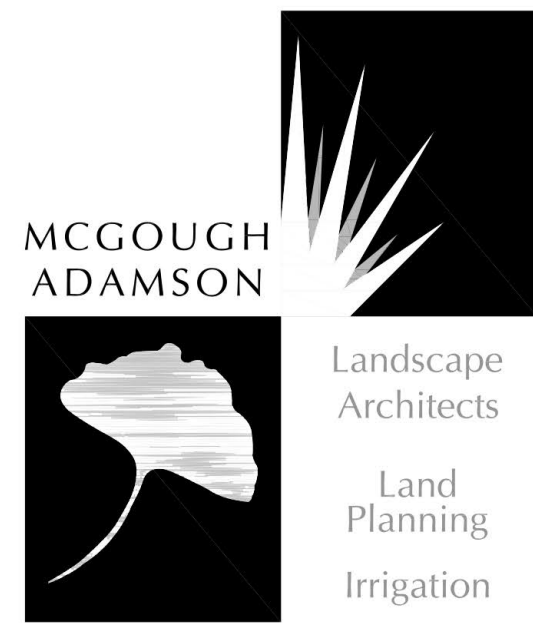
<i>UTILITIES</i>
Water service to the property will be provided by tying into an existing 12-inch line in 111th Avenue that currently terminates south of the subject property. Sewer service will be accommodated to the property by tying into existing 8-inch lines in 111th Avenue and Roosevelt Street. SRP provides electrical service in this portion of Avondale.

Exhibit E

Proposed Site Plan

Village at The BLVD

Submitted
August 24,
2020



VILLAGE AT THE BLVD
PRELIMINARY SITE PLAN
EAST OF THE SEC OF AVONDALE BLVD. & ROOSEVELT STREET - AVONDALE, AZ
AUGUST 19, 2020

DETACHED SINGLE LEVEL MULTI-FAMILY - SUMMARY

SITE AREA: ≈ 15.926 ACRES (NET) ≈ 17.50 ACRES (GROSS)	LEGEND
CURRENT ZONING: BLVDD-RESIDENTIAL DISTRICT	1 BEDROOM UNIT
UNITS: 187 (11.74 DU/ACRE - NET)	2 BEDROOM UNIT
- 1 BEDROOM UNITS: 60 (32%) - 2 BEDROOM UNITS: 105 (56%) - 3 BEDROOM UNITS: 22 (12%)	3 BEDROOM UNIT
PARKING SPACES REQUIRED: 337 - 1.5 PER 1BR = 90 - 1.75 PER 2BR = 184 - 2.0 PER 3BR = 44 - 1 / 10 GUEST = 19	GARAGE TYPE 1
PARKING SPACE PROVIDED: 347 - 64 GARAGE UNITS (48 STORAGE) - 283 SURFACE PARKING SPACES (MIN. 187 COVERED SPACES, LOCATIONS TO BE DETERMINED) - PARKING SPACES 9.5' X 19.5' MIN. (0.5' OVERHANG)	GARAGE TYPE 2
ON-SITE LOT COVERAGE: - TOTAL BUILDING COVERAGE: 190,771 SF (27.5% NET) - 1BR: 681 SF X 60 = 40,860 SF - 2BR: 1,015 SF X 113 = 114,695 SF - 3BR: 1,297 SF X 14 = 18,158 SF - GARAGES: 13,522 SF TOTAL - ACCESSORY BUILDINGS: 3,535 SF - TOTAL VEHICULAR PAVING: 132,551 SF (19.1% NET) (INCLUDES DRIVE ISLES AND PARKING AREA) - TOTAL OPEN SPACE: 370,414 SF (53.4% NET) - USABLE OPEN SPACE: 106,915 SQ.FT. = 15.4% - COMMON LANDSCAPE AREA: 208,000 SF (30.0%) - PRIVATE REAR YARD AREA: 55,499 SF (8%)	
OFF-SITE LANDSCAPE AREA: 7,798 SF	

- SITE PLAN NOTES:
- ALL UTILITY LINES LESS THAN 69 KV SHALL BE UNDERGROUNDED WITH THE FIRST PHASE OF DEVELOPMENT.
 - ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.
 - PLANTS LOCATED WITHIN THE REQUIRED AASHTO SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIALS SHALL BE MAINTAINED TO BE LOWER THAN 2' (SHRUBS) OR TALLER THAN 7' (BOTTOM OF TREE CANOPY).
 - FUTURE DEVELOPMENT PADS WITHIN MASTER PLANNED DEVELOPMENTS SHALL BE COVERED WITH A MINIMUM OF 2" THICK DECOMPOSED GRANITE FOR DUST CONTROL AT THE TIME OF DEVELOPMENT.
 - ALL DEVELOPMENTS SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPROVED SITE PLAN AND LANDSCAPE PLAN. ANY CHANGES THERETO SHALL REQUIRE APPROVAL OF THE CITY OF AVONDALE.
 - THIS PROJECT IS SUBJECT TO THE CURRENT AVONDALE GENERAL ENGINEERING REQUIREMENTS (AND MAG SUPPLEMENTAL REGULATIONS), COMMERCIAL /INDUSTRIAL/MULTI-FAMILY DESIGN MANUAL, ZONING ORDINANCE, GENERAL PLAN, AVONDALE STREET MASTER PLAN, AND ANY APPLICABLE SPECIFIC PLANS.

KEY NOTES:

- | | |
|--|--|
| 01 EXISTING FIRE HYDRANT | 19 YOGA AREA WITH TRELLIS (8' EAVE HT.) |
| 02 EXISTING STREET LIGHT | 20 COVERED SEATING AREA (8' FABRIC SAIL EAVE HT.) |
| 03 EXISTING ELECTRICAL TRANSFORMER | 21 HAMMOCK LOUNGING AREA (4'-6" POST HT.) |
| 04 EXISTING IRRIGATION DITCH TO BE RELOCATED | 22 BBQ TOP (34" HT.) / DINING AREA / FIRE PIT (18" HT.) (8' EAVE HT. ON TRELLIS COVERING BBQ TOP). |
| 05 PROPOSED CONCRETE SIDEWALK | 23 BIKE RACK LOCATION |
| 06 PROPOSED ENHANCED PAVING | 24 COMMUNITY MAILBOX / PARCEL BOX PLAZA |
| 07 PROPOSED 10' MULTI-USE TRAIL | 25 HVAC UNITS |
| 08 PROPOSED TRASH COMPACTOR (8' HT. ENCLOSURE WALL, 13'-4" HT. STEEL ROOF) | 26 ELECTRICAL METER PACK |
| 09 FABRIC SAIL COVERED CAR WASH (8' EAVE HT.) | 27 ELECTRICAL TRANSFORMERS |
| 10 STEEL, COVERED PARKING (8'-2" EAVE HT.) | 28 PARKING LOT LIGHT POLE (15' HT.) |
| 11 PROPOSED FIRE HYDRANT | 29 PROPOSED SRP IRRIGATION PIPE |
| 12 PROPOSED OPEN SPACE | 30 PROPOSED ELECTRICAL CAR CHARGING STATIONS |
| 13 PROPOSED DOG PARK FOUNTAIN (36" HT.) | 31 PROPOSED SIGN MONUMENT (6' HT.) |
| 14 PROPOSED POOL AREA | 32 PEDESTRIAN GATE (6' HT.) |
| 15 SRP IRRIGATION STRUCTURE TO BE RELOCATED OUTSIDE OF THE FUTURE R.O.W. | 33 MASONRY ENCLOSURE WALL (6' HT.) |
| 16 VEHICULAR ACCESS GATES (6' HT.) | 34 OPEN SPACE BOLLARD LIGHT (3'-6" HT.) |
| 17 VEHICULAR GATE CALLBOX (4'-6" HT.) | 35 6' PEDESTRIAN BENCH (19" SEAT HT.) |
| 18 GAMING AMENITY AREA | |

VICINITY MAP

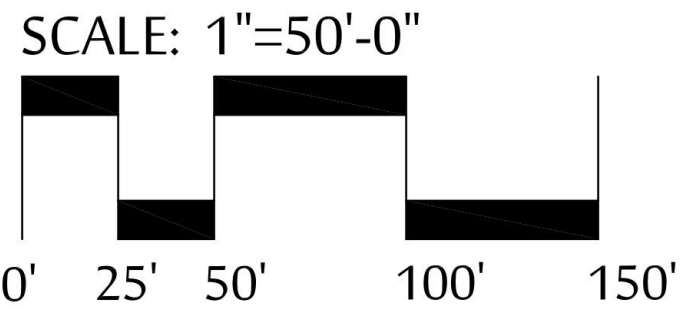
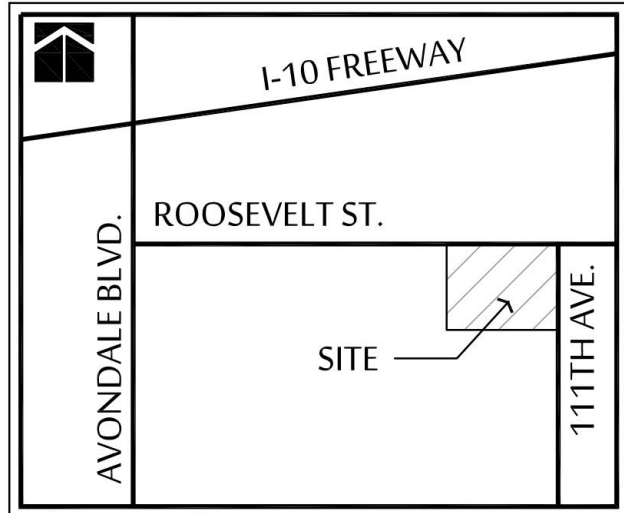


Exhibit F

Proposed Landscape/Hardscape/Wall Plans

Village at The BLVD

Submitted
August 24,
2020



VILLAGE AT THE BLVD
PRELIMINARY LANDSCAPE PLAN
EAST OF THE SEC OF AVONDALE BLVD. & ROOSEVELT STREET - AVONDALE, AZ
AUGUST 19, 2020



PLANT LEGEND

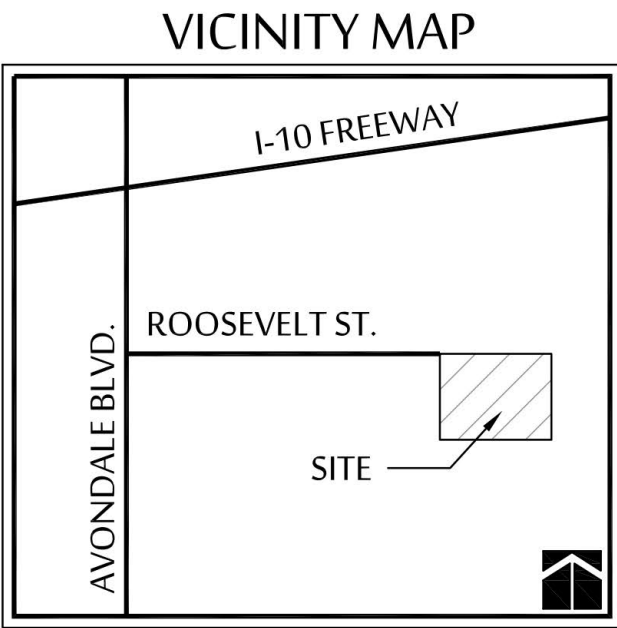
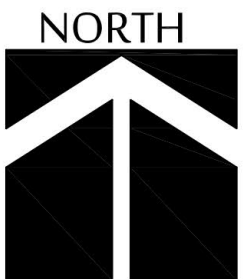
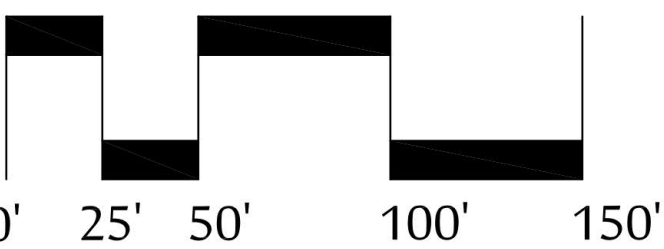
SYMBOL	BOTANICAL NAME - COMMON NAME	QTY.	SIZE	COMMENTS
TREES				
	PARKINSONIA HYBRID - DESERT MUSEUM	70	24" BOX	6.5'H X 3.5"W 1" CAL. MIN.
	PROSOPIS HYBRID - 'PHOENIX' MESQUITE	79	24" BOX	6'H X 6.5"W 1.25" CAL. MIN.
	QUERCUS VIRGINIANA - LIVE OAK	156	24" BOX	8'H X 3.5"W 1" CAL. MIN.
	PISTACIA LENTISCUS - MASTIC TREE	194	24" BOX	8'H X 3"W 1" CAL. MIN.
	ULMUS PARVIFOLIA - EVERGREEN ELM	71	24" BOX	8'H X 3.5"W 1" CAL. MIN.
	PHOENIX DACTYLIFERA - DATE PALM	19	16" BROWN TRUNK HT.	DIAMOND CUT
SHRUBS				
	BOUGAINVILLEA HYBRID - BUSH BOUG. 'FLAME'	258	5 GAL.	CAN FULL
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE	133	5 GAL.	CAN FULL
	JUSTICIA SPECIGERA - MEXICAN HONEY SUCKLE	139	5 GAL.	CAN FULL
	MUHLENBERGIA CAPILLARIS - REGAL MIST	132	5 GAL.	CAN FULL
	EREMOPHILA HYGROPHANA - BLUE BELLS	376	5 GAL.	CAN FULL
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'	317	5 GAL.	CAN FULL
	RUELLIA PENINSULARIS - BAJA RUELLIA	227	5 GAL.	CAN FULL
	TECOMA STANS HYBRID - 'LYDIA'	209	5 GAL.	CAN FULL
	EREMOPHILA GLABRA SSP. CARNOSA - WINTER BLAZE	121	5 GAL.	CAN FULL
ACCENTS				
	AGAVE WEBERI - WEBER'S AGAVE	163	5 GAL.	CAN FULL
	ALOE HYBRID - 'TOPAZ' ALOE	176	5 GAL.	CAN FULL
	DASYLIRION ACROTRICHE - GREEN SPOON	132	5 GAL.	CAN FULL
	HESPERALOE PARVIFLORA (RED/YELLOW MIX)	307	5 GAL.	CAN FULL
	EUPHORBIA ANTISYPHILITICA - CANDELLILLA	149	5 GAL.	CAN FULL
	YUCCA RUPICOLA - TWISTED LEAF YUCCA	216	5 GAL.	CAN FULL
	BOULEOUA GRACILIS - 'BLONDE AMBITION'	486	5 GAL.	CAN FULL
GROUND COVERS				
	ACACIA REDOLENS - 'DESERT CARPET'	54	3 GAL.	CAN FULL
	RUELLIA BRITTONIANA 'KATIE' - 'KATIE' RUELLIA	288	3 GAL.	CAN FULL
	LANTANA HYBRID - 'NEW GOLD'	512	3 GAL.	CAN FULL
	HYMENOXYSS ACAULIS - 'ANGELITA DAISY'	277	3 GAL.	CAN FULL
	DECOMPOSED GRANITE - 3/4" SCREENED COLORTO BE 'MOUNTAIN VISTA BROWN' BY KILAUEA. D.G. TO BE INSTALLED AT 2" DEPTH MIN. IN ALL LS. AREAS	277,356 SQ.FT. (QUANTITY INCLUDES PRIVATE BACKYARDS)		
	MID-IRON BERMUDA TURF	21,618 SQ.FT.		

LANDSCAPE AREA IN THE R.O.W. = 7,798 SF

NOTES:

1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADWR LOW WATER USE PLANT LIST AND APPROVED BY THE CITY.
2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.
3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR H.O.A. REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.
4. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED EASEMENTS.

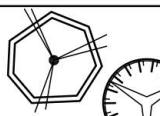
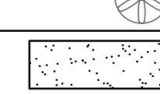
SCALE: 1"=50'-0"



- CITY OF AVONDALE GENERAL LANDSCAPE NOTES:
1. ALL SINGLE-TRUNK TREES REQUIRED ON SITE SHALL BE TWO (2) INCH CALIPER AVERAGE SIZE. TREE CALIPERS FOR SINGLE-TRUNK TREES SHALL BE MEASURED AT TWELVE (12) INCHES ABOVE THE GROUND. ALL MULTI-TRUNK TREES SHALL BE ONE AND ONE-HALF (1.5) INCH CALIPER MINIMUM. TREE CALIPER FOR MULTI-TRUNK TREES SHALL BE MEASURED TWELVE (12) INCHES ABOVE THE FIRST FORK OR TWELVE (12) INCHES ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL. MULTI-TRUNK TREES SHALL HAVE NO MORE THAN THREE (3) TRUNKS.
 2. TREE CALIPER AND HEIGHT SHALL GOVERN ANY OTHER PLANTING SIZE IN FORMATION PROVIDED ON THE DRAWINGS. TREES SPECIFIED BY CONTAINER SIZES ONLY SHALL NOT BE ACCEPTED.
 3. THE PROPERTY OWNER AND/OR LESSEE SHALL BE RESPONSIBLE TO INSTALL/MAINTAIN ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY. ALL LANDSCAPING SHALL BE MAINTAINED AS APPROVED ON THE LANDSCAPE MAINTENANCE SCHEDULE (SEE ATTACHED).
 4. A 3-FOOT CLEAR SPACE IS REQUIRED AROUND ALL FIRE SUPPRESSION EQUIPMENT. NO PLANTS MAY BE INSTALLED THAT WILL ENCR OACH UPON THIS CLEAR SPACE WHEN MATURE.
 5. PLANTINGS WITHIN ANY SIGHT VISIBILITY EASEMENT SHALL BE MAINTAINED SO THAT NO LIMBS HANG LOWER THAN SEVEN (7) FEET AND SHRUBS OR OTHER PLANTS PLANTED WITHIN ANY SIGHT VISIBILITY EASEMENT SHALL BE NO TALLER THAN TWO (2) FEET AT FULL GROWTH.
 6. THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY AND ACCEPTS NO LIABILITY FOR ERRORS OR OMISSIONS.
 7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AVONDALE SUPPLEMENT TO MAG SPECIFICATIONS & STANDARD DETAILS CURRENTLY ON FILE AND AVAILABLE AT THE CITY OF AVONDALE ENGINEERING DEPARTMENT.

- IRRIGATION SYSTEM DESCRIPTION:
1. THE SITE WILL UTILIZE A SINGLE 1.5" LANDSCAPE IRRIGATION METER AND BACKFLOW PREVENTION DEVICE.
 2. A SMART CONTROLLER WILL BE UTILIZED THAT HAS WEATHER SENSING CAPABILITIES THROUGH HISTORICAL Et DATA, LOCAL WEATHER STATIONS AND/OR RAIN-FREEZE SENSORS.
 3. ALL PLANT MATERIAL TO BE WATERED VIA DRIP IRRIGATION. ALL TURF AREAS TO UTILIZE SPRAYS/ROTORS.
 4. ALL IRRIGATION ZONES TO BE OPERATED ON SEPARATE VALVES; TREE VALVES, SHRUB/ACCENT/GROUND COVER VALVES, PALM TREE VALVES AND TURF VALVES. SEE EMITTER APPLICATION IN MAINTENANCE SCHEDULE BELOW.
 5. ALL EMITTERS ARE TO BE PRESSURE COMPENSATING FOR UNIFORM DISTRIBUTION.
 6. THE IRRIGATION SYSTEM WILL HAVE A VARIETY OF LEAK PREVENTION AND DETECTION DEVICES INCLUDING FLOW MONITORING, CHECK VALVES AND SPRAY HEAD/NOZZLE DAMAGE INDICATORS.
 7. QUICK COUPLERS TO BE LOCATED AROUND THE POOL AREA (TO MEET CODE) AND ALL OTHER AMENITIES AREAS FOR MAINTENANCE USE ONLY.
 8. ALL LATERAL LINE ZONES TO HAVE FLUSH CAPS ON EACH END TO FLUSH THE LINES YEARLY.
 9. ALL MAINLINES AND TURF LATERALS TO BE SCHEDULE 40 PVC. ALL DRIP IRRIGATION LATERALS TO BE CLASS 200 MIN.
 10. THE IRRIGATION SYSTEM WILL FOLLOW BEST DESIGN PRACTICES TO HELP MAINTAIN A QUALITY AND EFFICIENT IRRIGATION SYSTEM. THIS INCLUDES PRESSURE REGULATION AND FLOW CONTROL THROUGHOUT EVERY COMPONENT OF THE SYSTEM, AND DESIGNING THE SYSTEM TO OPERATE AT APPROXIMATELY 75% MAX. OF THE SYSTEM CAPACITY.

PLANT MAINTENANCE SCHEDULE

SYMBOL	BOTANICAL NAME - COMMON NAME	EMITTER	MAINTENANCE
TREES			
	PARKINSONIA HYBRID - DESERT MUSEUM	ALL TREES TO RECEIVE (2) 36" DEPTH TREE TUBES W/ (6) 1 GPH EMITTER PORTS IN EACH TUBE. ALL PALMS TO RECEIVE (2) 36" DEPTH TREE TUBES W/ (1) .5 GPM BUBBLER IN EACH TUBE.	ALL TREES TO BE PRUNED CLEAR OF ALL CITY SIGHT LINES AND CLEAR OF ALL PEDESTRIAN WALKWAYS AND DRIVE ISLES. PRUNE TO PROMOTE NEAT, UPWARD GROWTH. PALMS TO HAVE DIAMOND CUT TRUNK AND 'V' SHAPED, UPWARD FRONDS.
	PROSOPIS HYBRID - 'PHOENIX' MESQUITE		
	QUERCUS VIRGINIANA - LIVE OAK		
	PISTACIA LENTISCUS - MASTIC TREE		
	ULMUS PARVIFOLIA - EVERGREEN ELM		
	PHOENIX DACTYLIFERA - DATE PALM		
SHRUBS			
	BOUGAINVILLEA HYBRID - BUSH BOUG. 'FLAME'	ALL SHRUBS TO RECEIVE (1) 2 GPH PORT FROM A (6) OUTLET PRESSURE COMPENSATING EMITTER, LOCATED ON THE UPHILL SIDE OF EACH PLANT. WHEN LOCATED NEXT TO A BUILDING, EMITTERS TO BE PLACED ON THE OPPOSITE SIDE OF THE PLANT AS THE BUILDING.	REGULAR PRUNING: ALL SHRUBS TO BE PRUNED CLEAR OF ALL CITY SIGHT LINES, ALL PEDESTRIAN WALKWAYS AND ALL DRIVE ISLES. YEARLY PRUNING: TO OCCUR AFTER THE LAST FREEZE (TYPICALLY AROUND FEBRUARY 14) WHERE SHRUBS SHOULD BE CUT BACK TO A 12" HT. (OMIT RED BIRD OF PARADISE AND JUST SHAPE AS NEEDED).
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE		
	JUSTICIA SPECIGERA - MEXICAN HONEY SUCKLE		
	MUHLENBERGIA CAPILLARIS - REGAL MIST		
	EREMOPHILA HYGROPHANA - BLUE BELLS		
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'		
	RUELLIA PENINSULARIS - BAJA RUELLIA		
	TECOMA STANS HYBRID - 'LYDIA'		
	EREMOPHILA GLABRA SSP. CARNOSA - WINTER BLAZE		
ACCENTS			
	AGAVE WEBERI - WEBER'S AGAVE	ALL ACCENTS TO RECEIVE (1) 1 GPH PORT FROM A (6) OUTLET PRESSURE COMPENSATING EMITTER, LOCATED ON THE UPHILL SIDE OF EACH PLANT. WHEN LOCATED NEXT TO A BUILDING, EMITTERS TO BE PLACED ON THE OPPOSITE SIDE OF THE PLANT AS THE BLD.	REGULAR PRUNING: ALL LOWER/OUTER FRONDS, LEAVES OR STALKS TO BE PRUNED CLEAR OF ALL CITY SIGHT LINES, ALL PEDESTRIAN WALKWAYS AND ALL DRIVE ISLES. YEARLY PRUNING: CUT OR REMOVE ALL OLDER LEAVES/FRONDS THAT ARE NO LONGER AT A 45° UPWARD ANGLE.
	ALOE HYBRID - 'TOPAZ' ALOE		
	DASYLIRION ACROTRICHE - GREEN SPOON		
	HESPERALOE PARVIFLORA (RED/YELLOW MIX)		
	EUPHORBIA ANTISYPHILITICA - CANDELILLA		
	YUCCA RUPICOLA - TWISTED LEAF YUCCA		
	BOUTELOUA GRACILIS - 'BLONDE AMBITION'		
GROUND COVERS			
	ACACIA REDOLENS - 'DESERT CARPET'	SAME AS SHRUB EMITTERS. SEE ABOVE.	SAME AS SHRUB MAINTENANCE. SEE ABOVE. (GROUND COVER CUT BACK HEIGHT SHOULD BE 6"-8" INSTEAD OF 12").
	RUELLIA BRITTONIANA 'KATIE' - 'KATIE' RUELLIA		
	LANTANA HYBRID - 'NEW GOLD'		
	HYMENOXYS ACAULIS - 'ANGELITA DAISY'		
	MID-IRON BERMUDA TURF	SPRAYS/ROTORS	MOW BI-MONTHLY

NOTE: ALL IRRIGATION ZONE RUNTIMES AND ADJUSTMENTS TO BE MADE VIA THE SMART CONTROLLER, SENSORS AND CURRENT WEATHER SENSING DATA (WITH THE EXCEPTION OF MANUALLY TIMED GROW-IN PERIODS).



YOGA / MULTI-PURPOSE SPACE



DOG PARK FOUNTAIN



DOG PARK PLAY EQUIPMENT



FABRIC SHADE SAIL



GAMING AREA

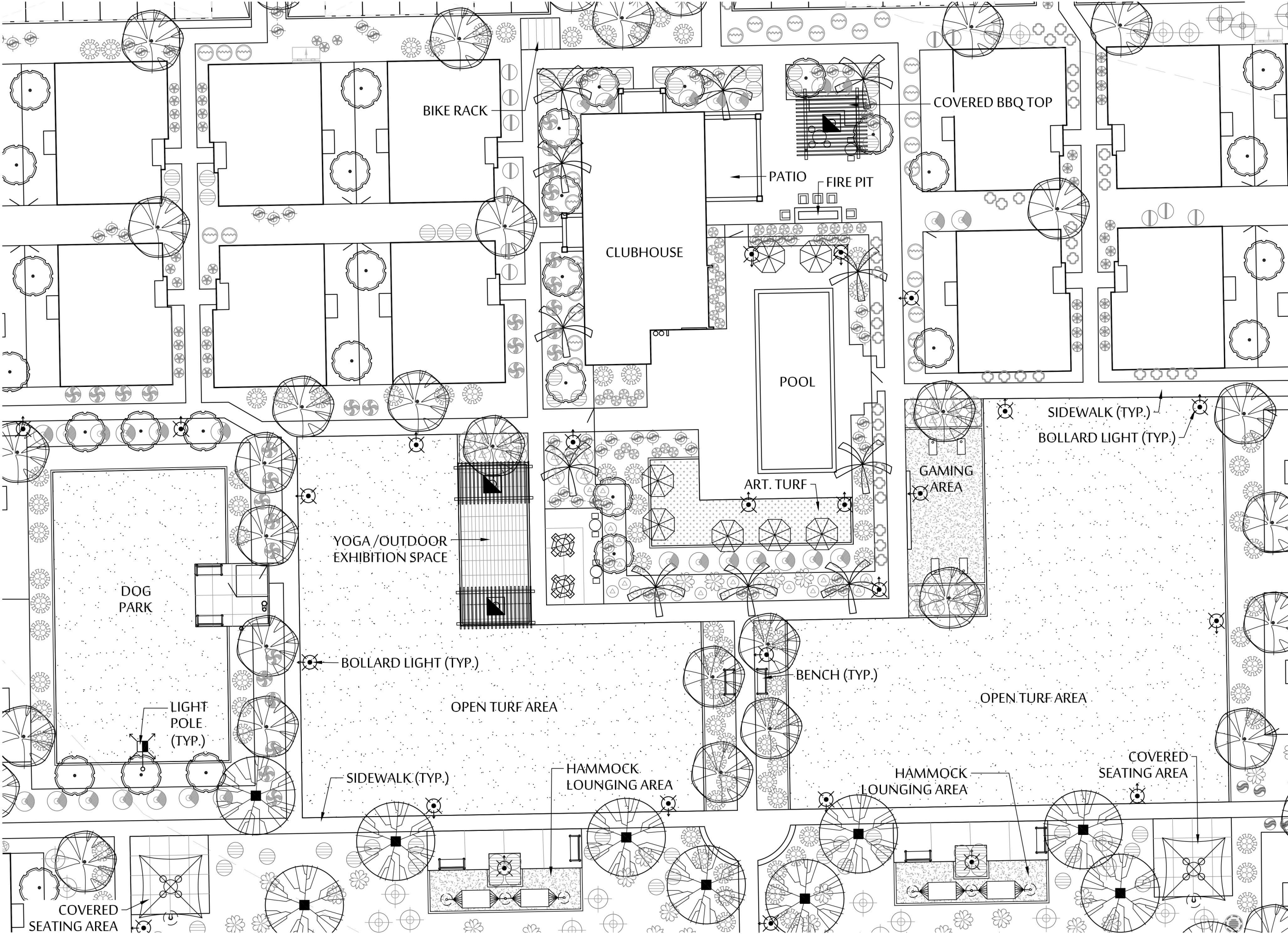


ALUMAWOOD SHADE STRUCTURE

- SITE FURNISHINGS: ANOVA COLORS BROWN, TEAL & LEAF
- ALUMA-WOOD TRELLIS: BROWN
- BAG TOSS GAMING BOARDS: LANDSCAPE STRUCTURES COLORS TEAL & CHARCOAL
- FABRIC SHADE SAILS: POST TO BE BROWN. FABRIC TO BE BEIGE & TEAL
- YOGA SPACE: MULTI-PURPOSE SPACE FOR OUTDOOR YOGA, FITNESS OR GENERAL GATHERING. SURFACE TO BE COMPOSITE WOOD DECK MATERIAL, THAT IS INSTALLED AT GRADE WITH A SHADE TRELLIS ON EACH SIDE. THE SPACE WILL BE SURROUNDED BY PLANT MATERIAL. YOGA COMPONENTS WILL BE BROUGHT BY USERS OR STORED IN THE CLUBHOUSE.
- STAMPED CONCRETE: PATTERN - BRICK HERRINGBONE W/ 6" SMOOTH BORDER. COLOR: SMOKEY BEIGE FIELD WITH A BUFF TAN BORDER (OR EQUAL)
- DOG PARK AMENITIES: GREEN FOUNTAIN AND WASTE RECEPTACLES. BROWN PET AGILITY OBSTACLES.

AMENITIES COLORS AND MATERIALS

Avondale Aspirin. Achieving. Accelerating.		
PLANTING DATA SHEET (Table must be present on plans; use relevant requirements)		
REQUIRED LANDSCAPE IMPROVEMENTS BY ZONING DISTRICT	REQUIRED	PROVIDED
A. Single Family Residential (AG, RR-43, RR-18, R1-35, R1-15, R1-6, R1-6, R1-5)	N/A Trees	N/A Trees
B. Multiple Family Residential (R-2, R-3, R-4, MH)	280 Trees	326 Trees
C. City Center	N/A Trees	N/A Trees
REQUIRED LANDSCAPE AREAS	REQUIRED	PROVIDED
D. CP within Employment	N/A sq. ft.	N/A sq. ft.
E. A-1 within Employment	N/A sq. ft.	N/A sq. ft.
F. All Development within Multiple Family	139K sq. ft.	208K sq. ft.
G. All Development within All Other Zoning Districts not listed above	N/A sq. ft.	N/A sq. ft.
H.(1) Landscape Setback/ Trees	81 Trees	81 Trees
H.(2) Landscape Setback/Shrubs	810 Shrubs	1059 Shrubs
H.(3) Landscape Setback/Groundcover	15.8K sq. ft.	15.8K sq. ft.
I. Land Use Buffers	62 Trees	62 Trees
J. Parking Lots/Trees	55 Trees	55 Trees
K. Building Frontage	N/A sq. ft.	N/A sq. ft.
L. Cactus/Succulents	50 %	50 %
M.(1) Right of way Landscaping/Trees	65 Trees	65 Trees
M.(2) Right of way Landscaping/Shrubs	650 Shrubs	650 Shrubs
N. Special Planting Requirements (PAD, Zoning, etc.)	N/A	N/A
TOTALS	REQUIRED	PROVIDED
Total Trees (Lines A-N)	543 Trees	589 Trees
Total Shrubs (Lines A-N)	1460 Shrubs	1709 Shrubs
Total Groundcover (Lines A-N)	15.8K sq. ft.	15.8K sq. ft.
Total Groundcover, inorganic (3/4" screened decomposed granite)	277K sq. ft.	277K sq. ft.
Total Right-of-way Landscape Area	N/A sq. ft.	7,798 sq. ft.
Total Parking Lot Landscaping Area	5,500 sq. ft.	5,500 sq. ft.
Total Useable Open Space (PAD only)	N/A sq. ft.	N/A sq. ft.
Total Useable Open Space (PAD only)	N/A %	N/A %
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.avondale.org/development-services		
Page 9 of 22		
Revised 07.25.2018		



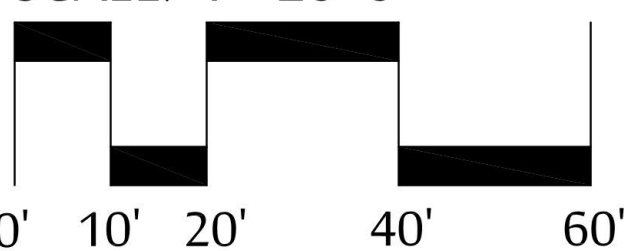
VILLAGE AT THE BLVD

PRELIMINARY AMENITIES AREA ENLARGEMENTS AND LS DATA

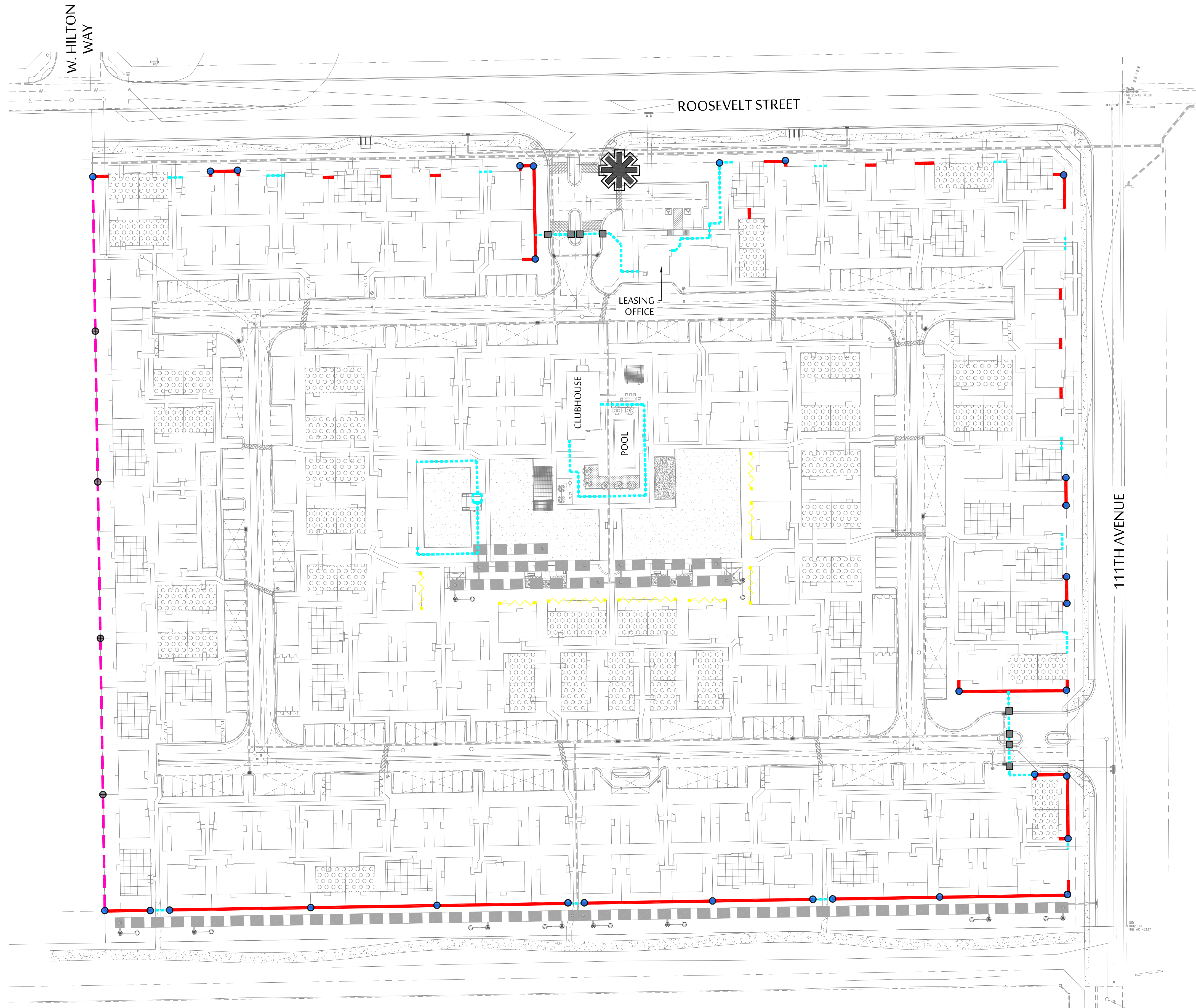
EAST OF THE SEC OF AVONDALE BLVD. & ROOSEVELT STREET - AVONDALE, AZ

AUGUST 19, 2020

SCALE: 1"=20'-0"



NOTE: CHARACTER IMAGES ABOVE ARE INTENDED TO CONVEY THE GENERAL IDEA, THEME, AND FORM OF THE OPEN SPACE AMENITIES. FINAL COLORS, MATERIALS AND FINISHES MAY VARY BASED ON FINAL DESIGNS, BUT WILL BE CONSISTENT WITH THE ARCHITECTURAL THEME OF THE COMMUNITY.



WALL PLAN LEGEND

	6' HT. PROJECT THEME WALL
	6' HT. FULL VIEW FENCE
	6' HT. PARTIAL VIEW FENCE
	6' HT. BUILDER WALL (4" FENCE BLOCK) PAINTED TO MATCH THEME WALL. ALL REAR YARD WALLS TO BE BUILDER WALL UNLESS OTHERWISE NOTED.
	PROJECT THEME COLUMNS
	SECONDARY THEME COLUMNS
	ENHANCED/ENTRANCE THEME MONUMENTS
	PRIMARY ENTRANCE/SIGN MONUMENT



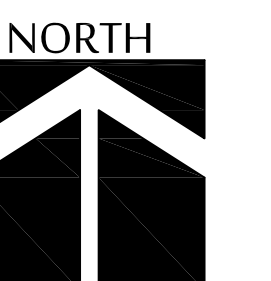
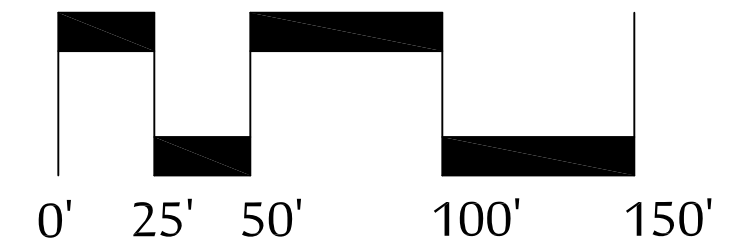
VILLAGE AT THE BLVD

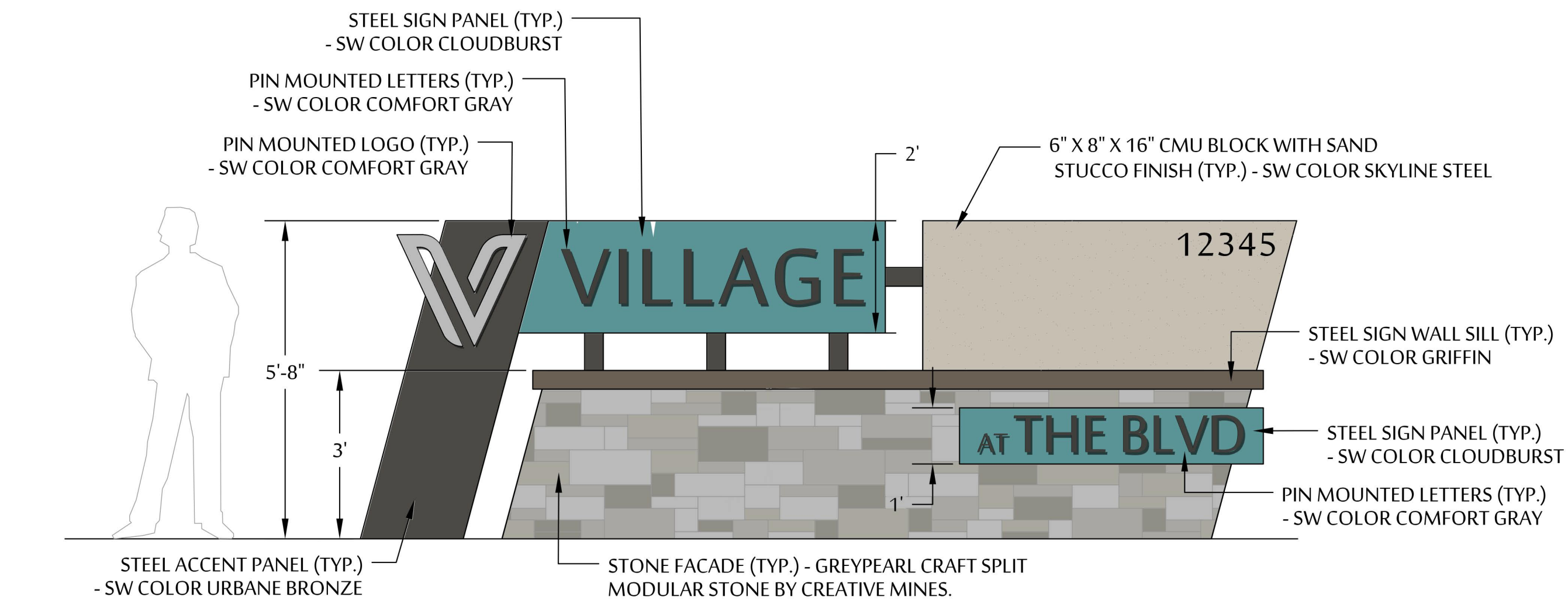
PRELIMINARY WALL PLAN

EAST OF THE SEC OF AVONDALE BLVD. & ROOSEVELT STREET - AVONDALE, AZ

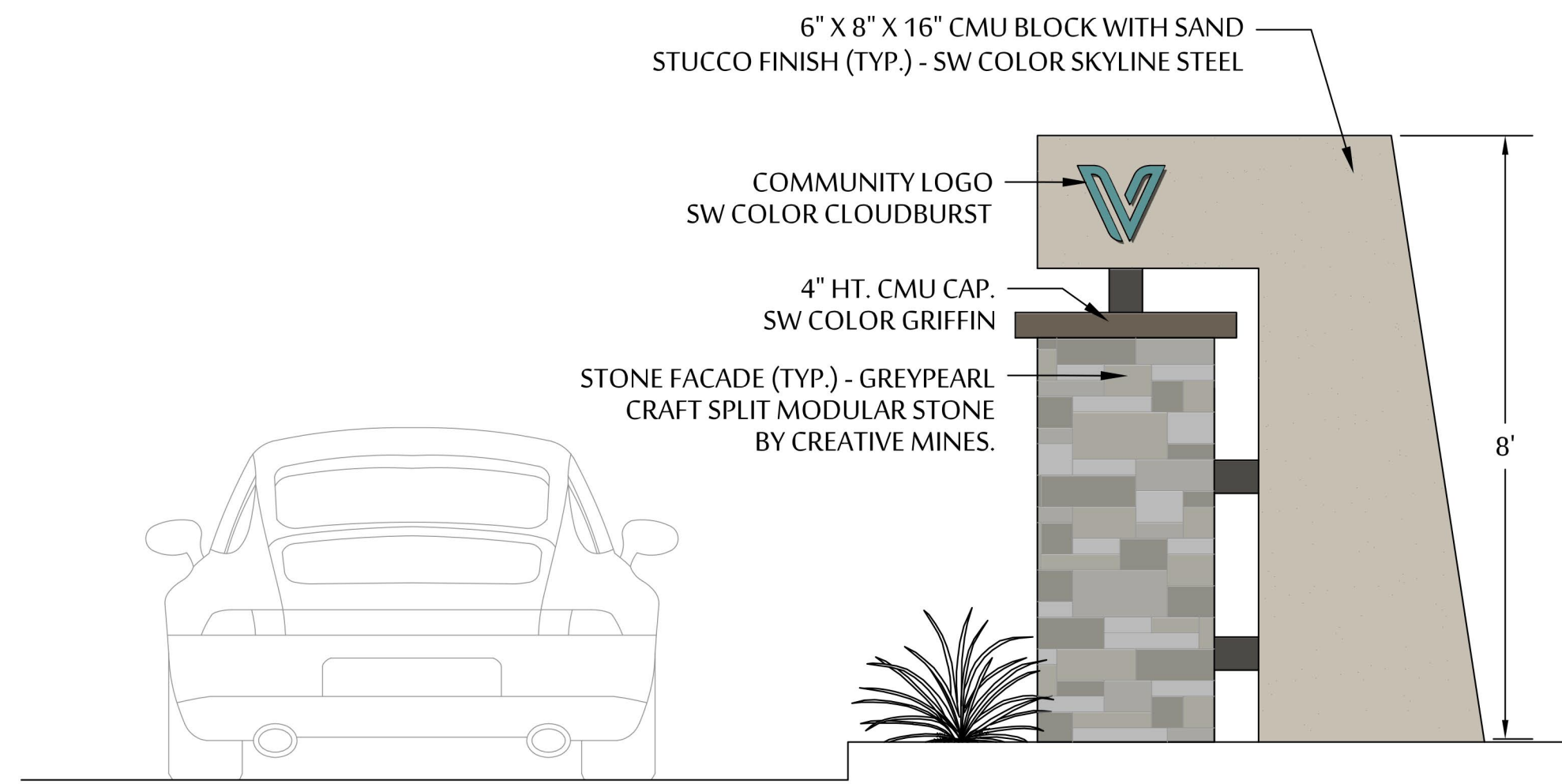
AUGUST 19, 2020

SCALE: 1"=50'-0"

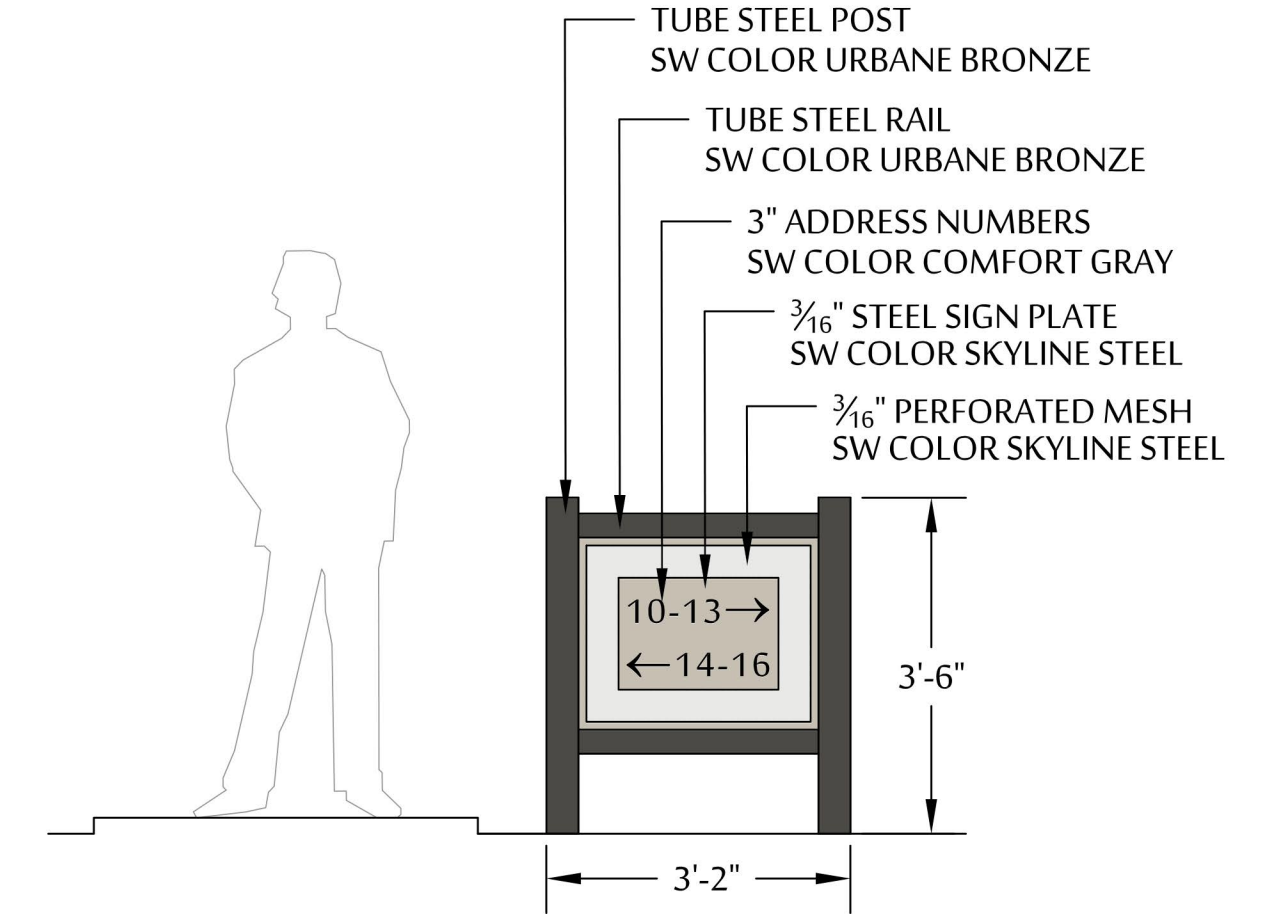




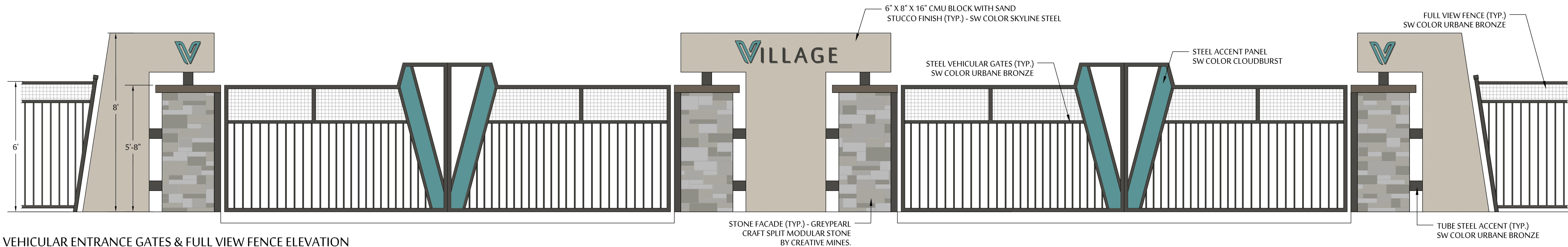
SIGN MONUMENT ELEVATION



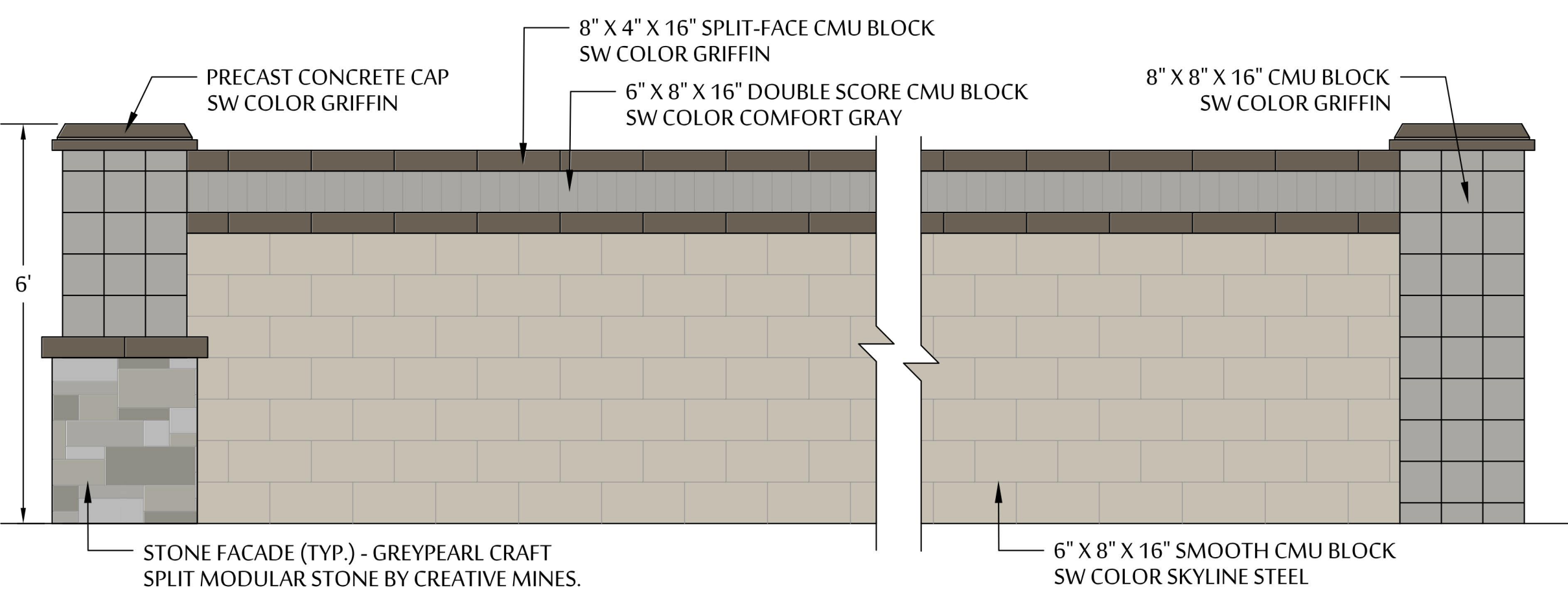
ENHANCED ENTRANCE FEATURE



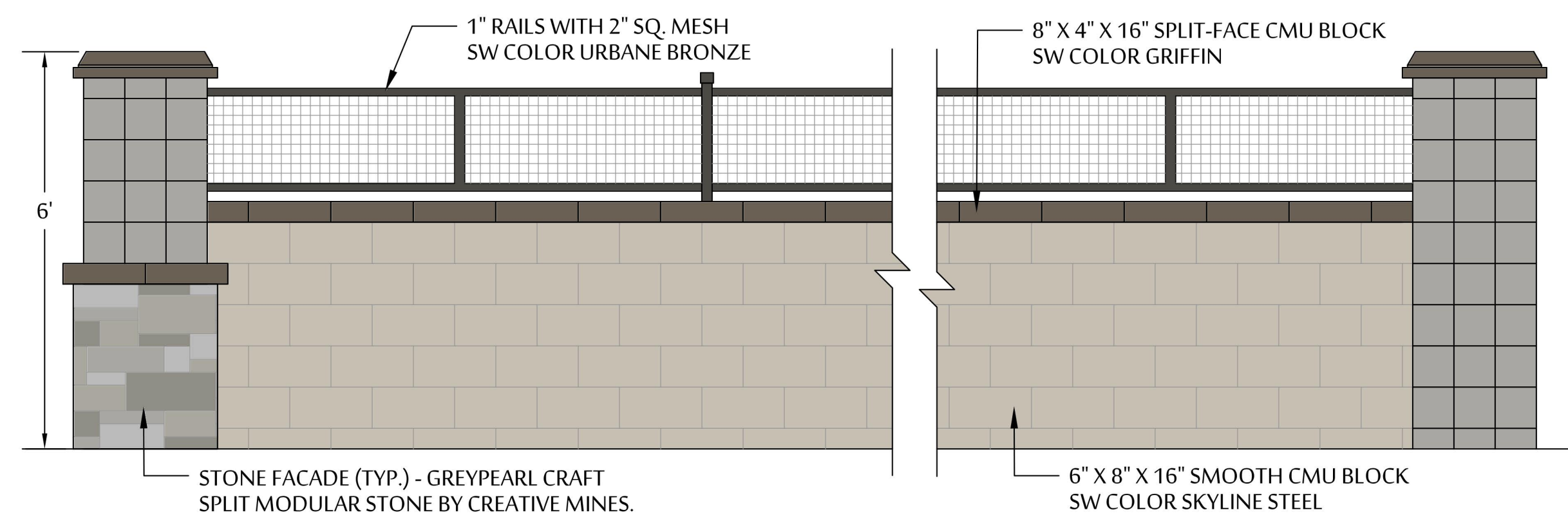
INTERIOR DIRECTIONAL SIGNS



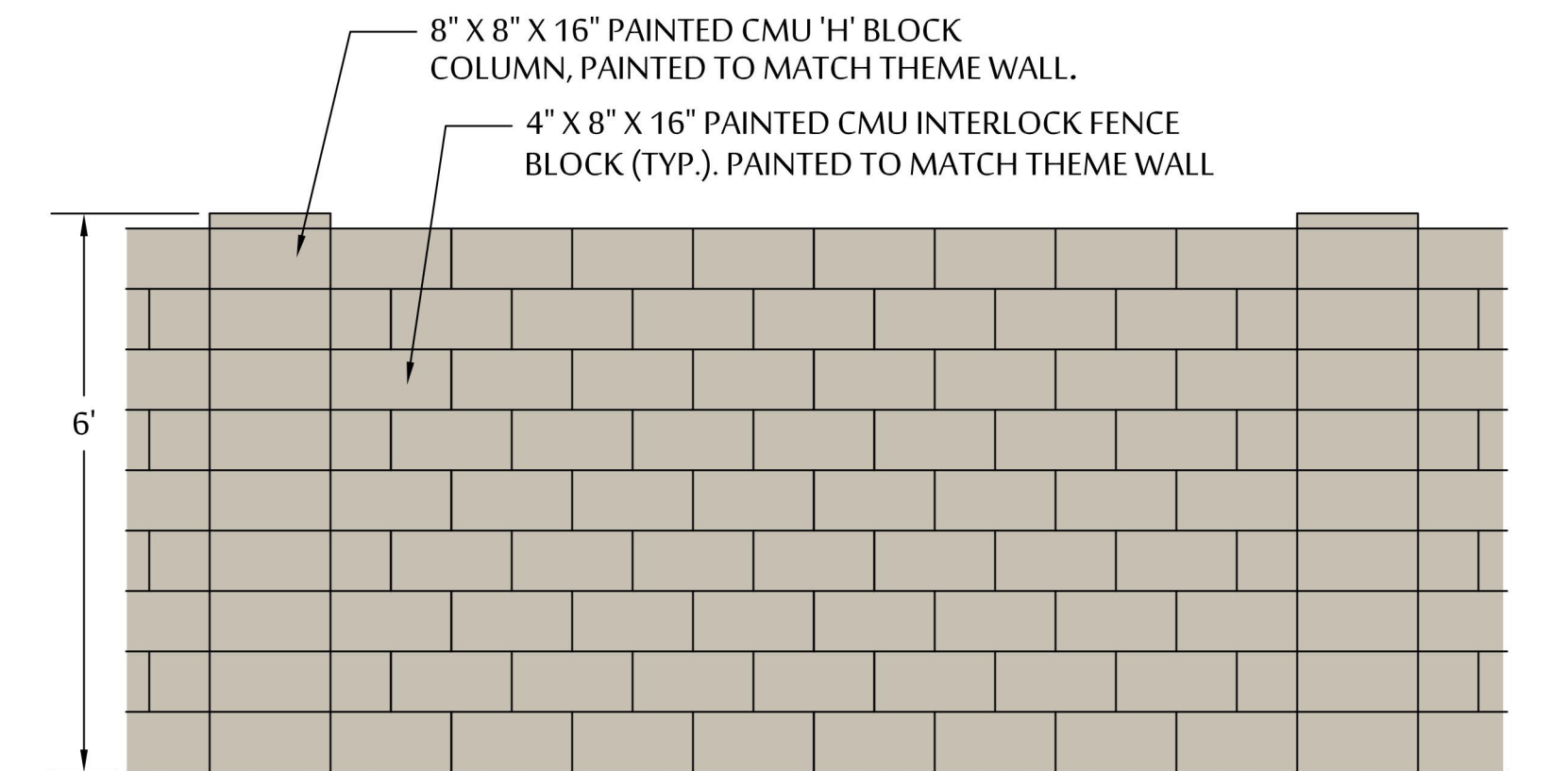
VEHICULAR ENTRANCE GATES & FULL VIEW FENCE ELEVATION



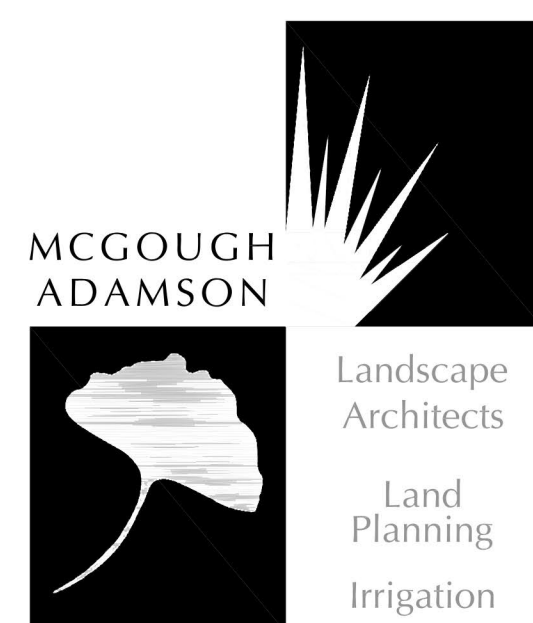
PRIMARY THEME WALL, THEME COLUMNS & SECONDARY THEME COLUMNS



PARTIAL VIEW FENCE ELEVATION



REAR YARD ENCLOSURE WALLS

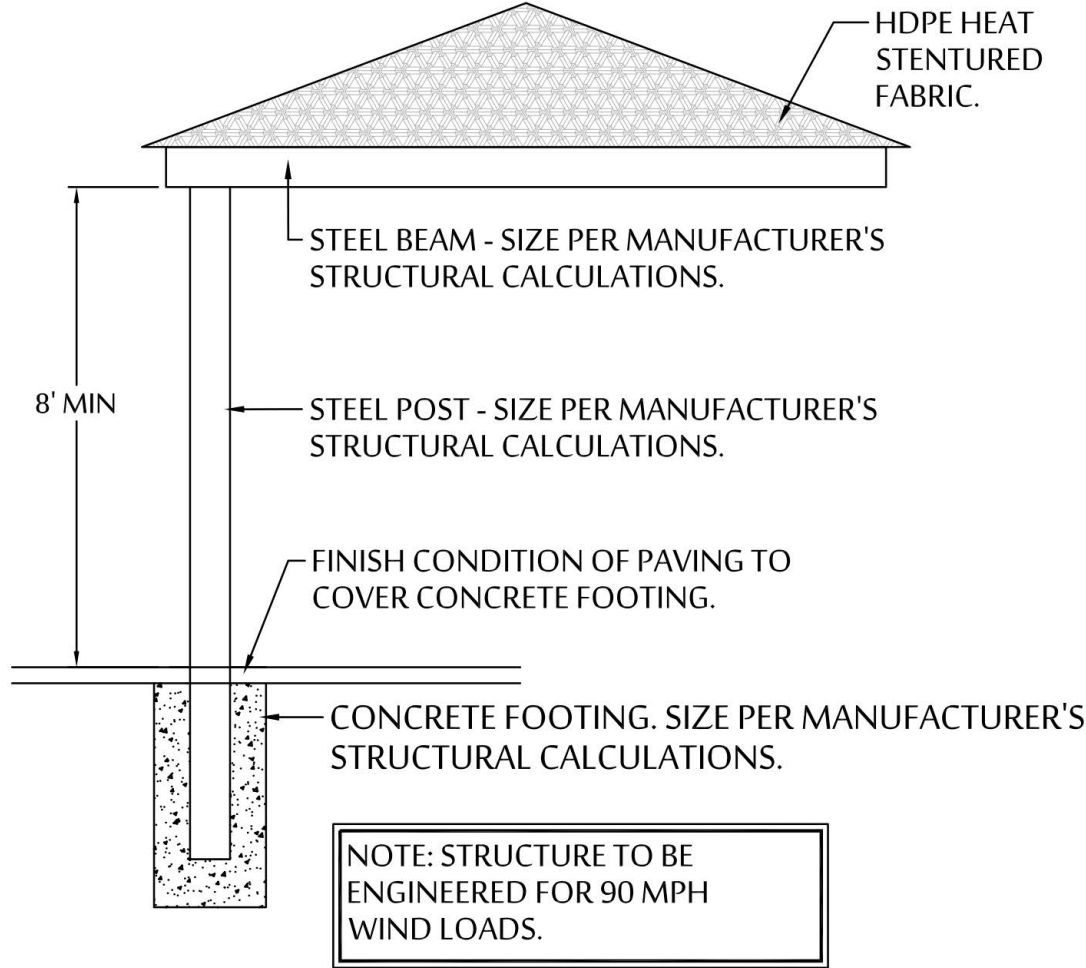
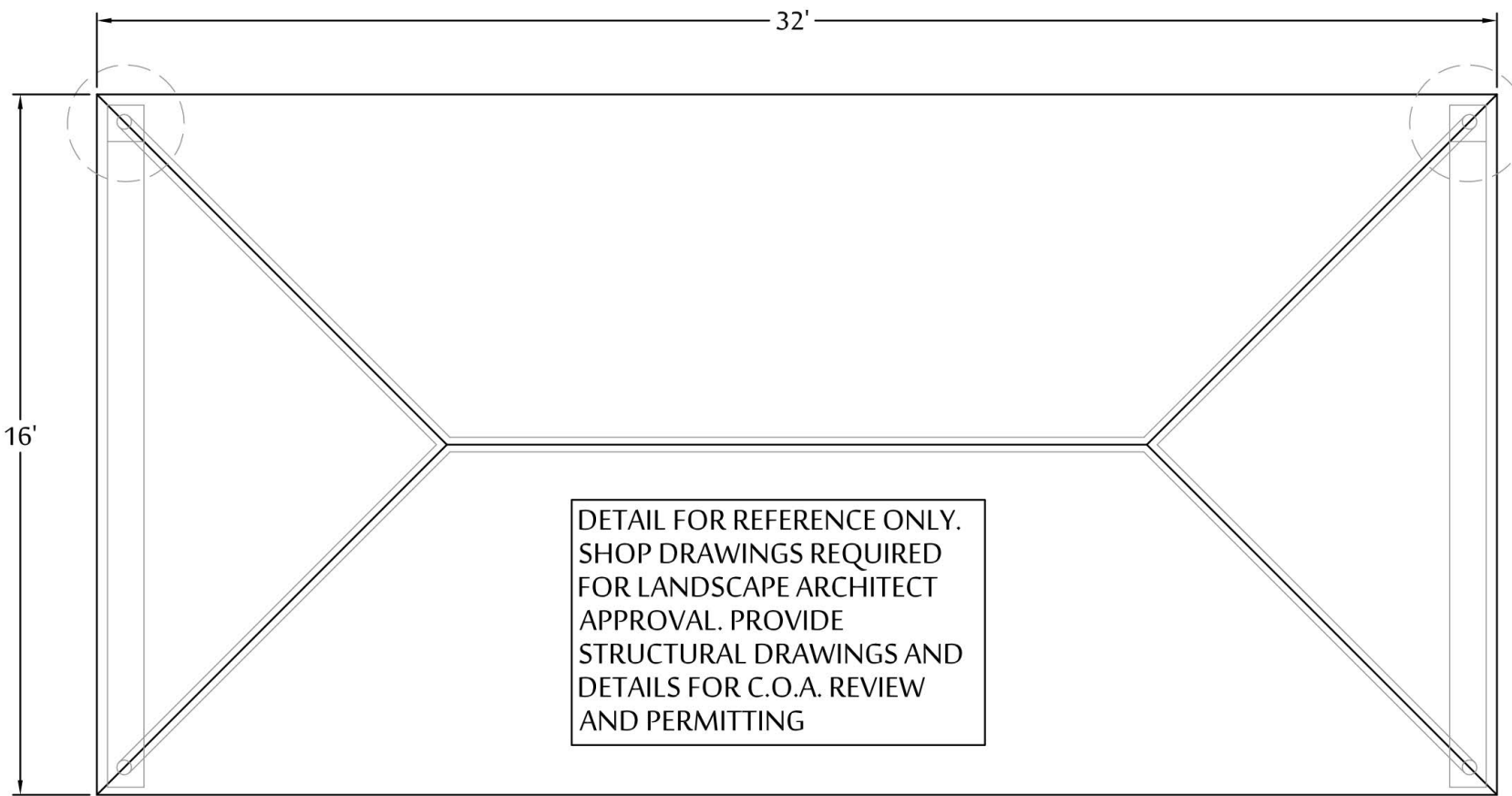
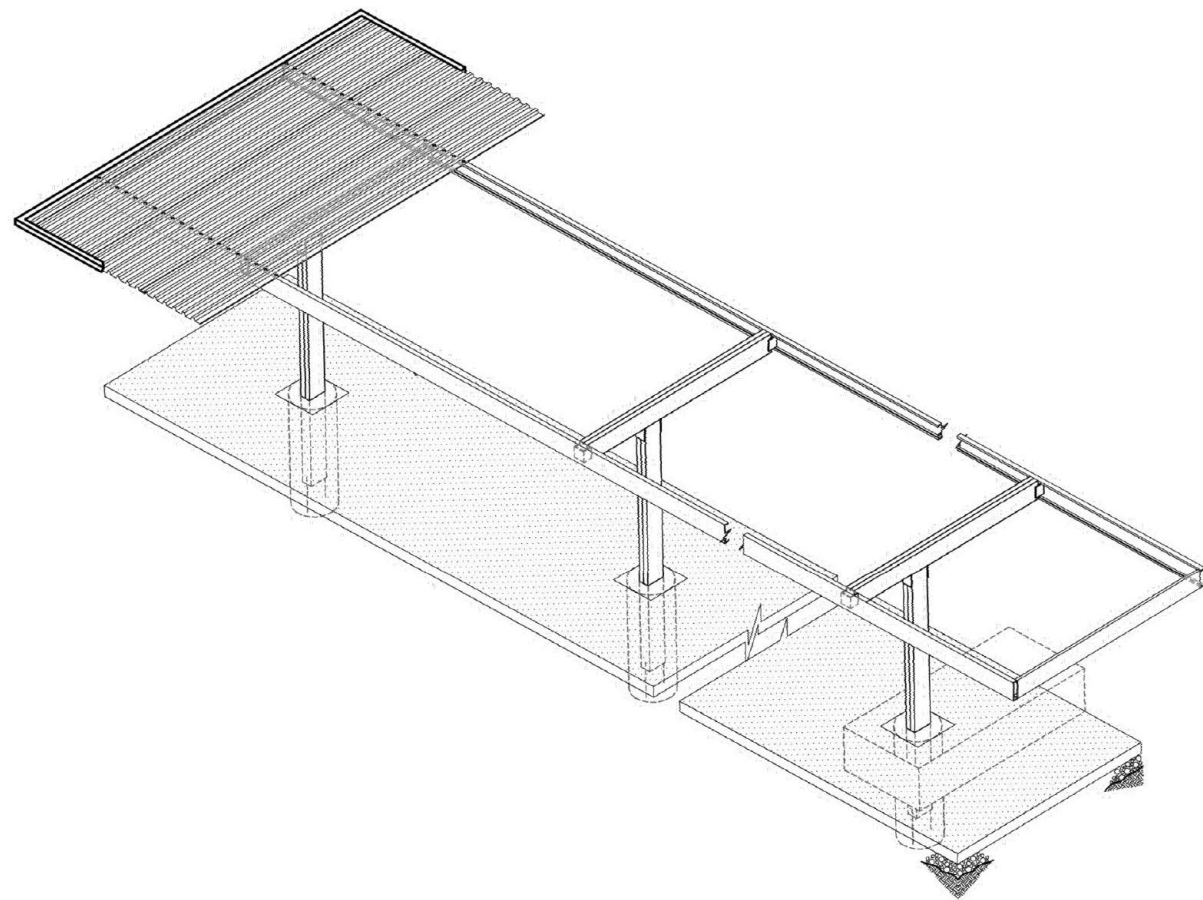
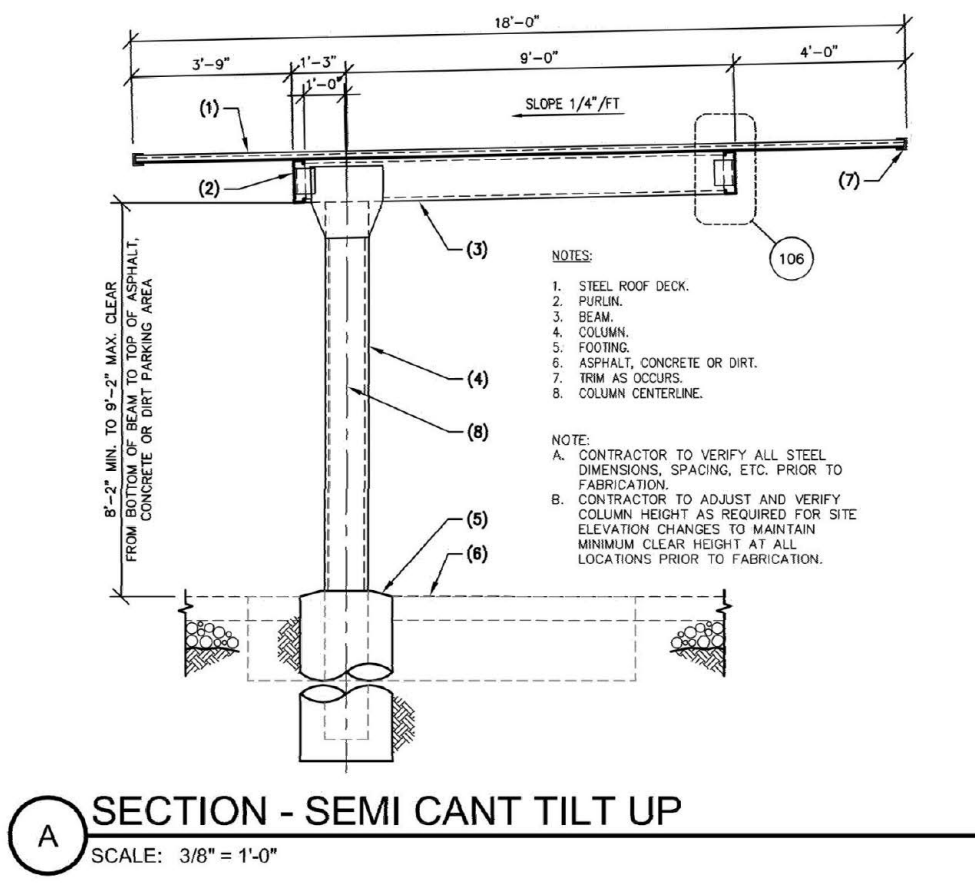


VILLAGE AT THE BLVD CONCEPTUAL HARDSCAPE DETAILS

EAST OF THE SEC OF AVONDALE BLVD. & ROOSEVELT STREET - AVONDALE, AZ

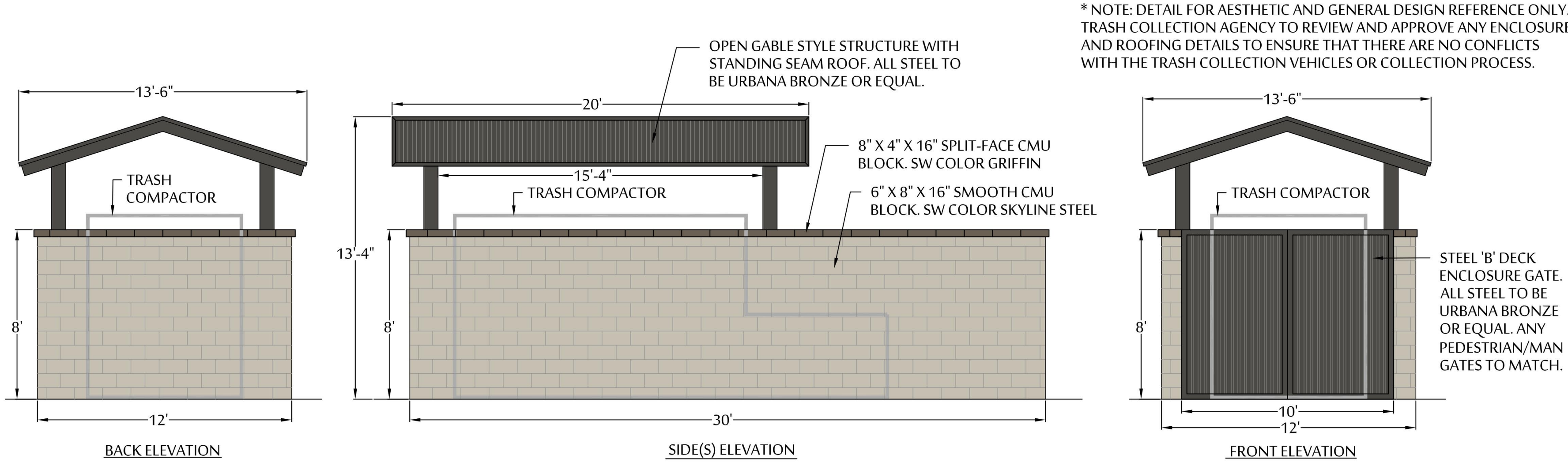
AUGUST 17, 2020

COLORS AND MATERIALS NOTE:
ALL FINAL COLORS AND MATERIALS WILL BE COORDINATED WITH THE OVERALL ARCHITECTURAL THEME OF THE COMMUNITY TO PROVIDE AN AESTHETICALLY CONSISTENT PALETTE ACROSS THE ENTIRE PROJECT.



COVERED PARKING CANOPY

CAR WASH SHADE STRUCTURE



TRASH COMPACTOR ENCLOSURE AND ROOF

STAMPED ASPHALT

TYPICAL BIKE RACK



AMENITIES COLOR PALETTE & MATERIALS:

- SITE FURNISHINGS (BIKE RACKS, BENCHES & TABLES) : ANOVA FURNISHINGS COLORS BROWN, TEAL & LEAF
- COVERED PARKING STRUCTURES: URBANA BRONZE (OR EQUAL)
- FABRIC SHADE SAILS: POST TO BE URBANA BRONZE. FABRIC TO BE BEIGE.
- STAMPED ASPHALT: PATTERN - BRICK HERRINGBONE W/ 6" SMOOTH BORDER. COLOR: SMOKEY BEIGE FIELD WITH A BUFF TAN BORDER (OR EQUAL)
- DOG PARK AMENITIES: GREEN FOUNTAIN AND WASTE RECEPTACLES. BROWN PET AGILITY OBSTACLES.

NOTE: CHARACTER IMAGES ABOVE ARE INTENDED TO CONVEY THE GENERAL IDEA, THEME, AND FORM OF THE OPEN SPACE AMENITIES. FINAL COLORS, MATERIALS AND FINISHES MAY VARY BASED ON FINAL DESIGNS, BUT WILL BE CONSISTENT WITH THE ARCHITECTURAL THEME OF THE COMMUNITY.



VILLAGE AT THE BLVD
SUPPLEMENTAL SITE DETAILS

EAST OF THE SEC OF AVONDALE BLVD. & ROOSEVELT STREET - AVONDALE, AZ
AUGUST 17, 2020

COLORS AND MATERIALS NOTE:
ALL FINAL COLORS AND MATERIALS WILL BE COORDINATED WITH THE OVERALL ARCHITECTURAL THEME OF THE COMMUNITY TO PROVIDE AN AESTHETICALLY CONSISTENT PALETTE ACROSS THE ENTIRE PROJECT.

Exhibit G

Proposed Building Elevations and Color/Material Schemes

Village at The BLVD

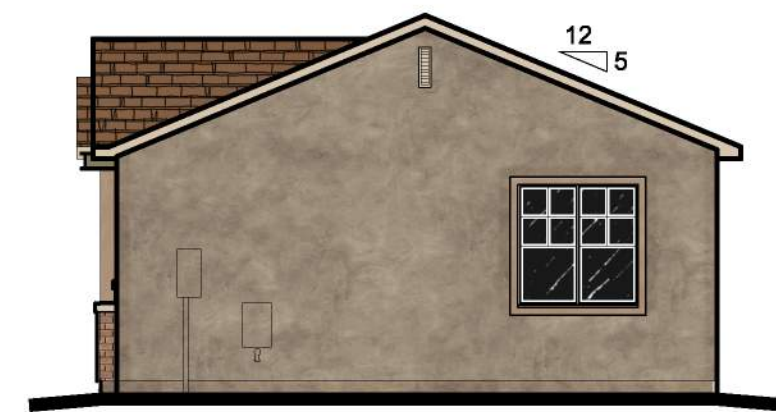
COLOR SCHEMES

Submitted
August 24,
2020



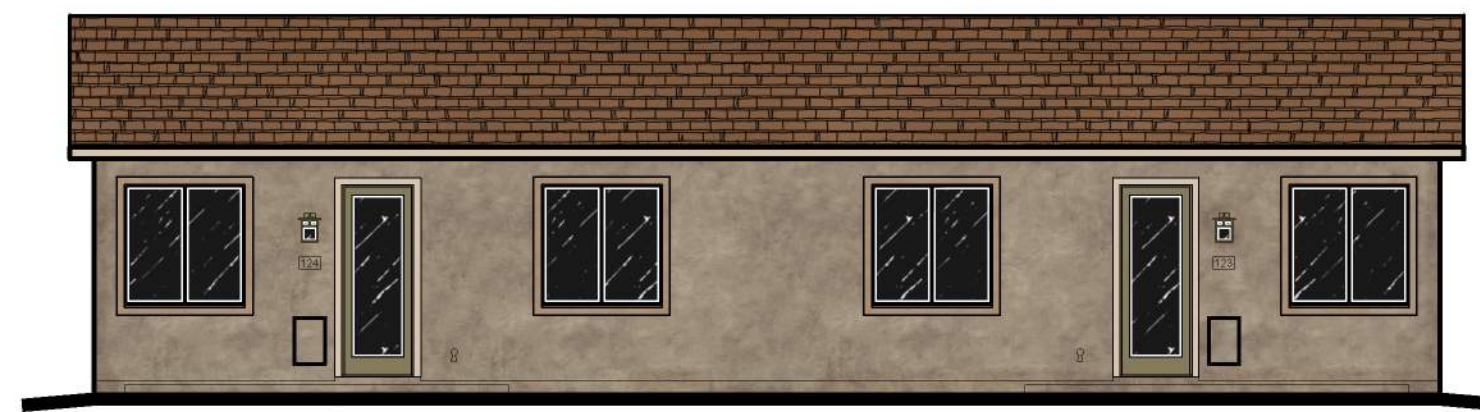
8-11-2020





Right Elevation

Elevation A 1/8" = 1'-0"



Rear Elevation

Elevation A 1/8" = 1'-0"



Left Elevation

Elevation A 1/8" = 1'-0"



Front Elevation

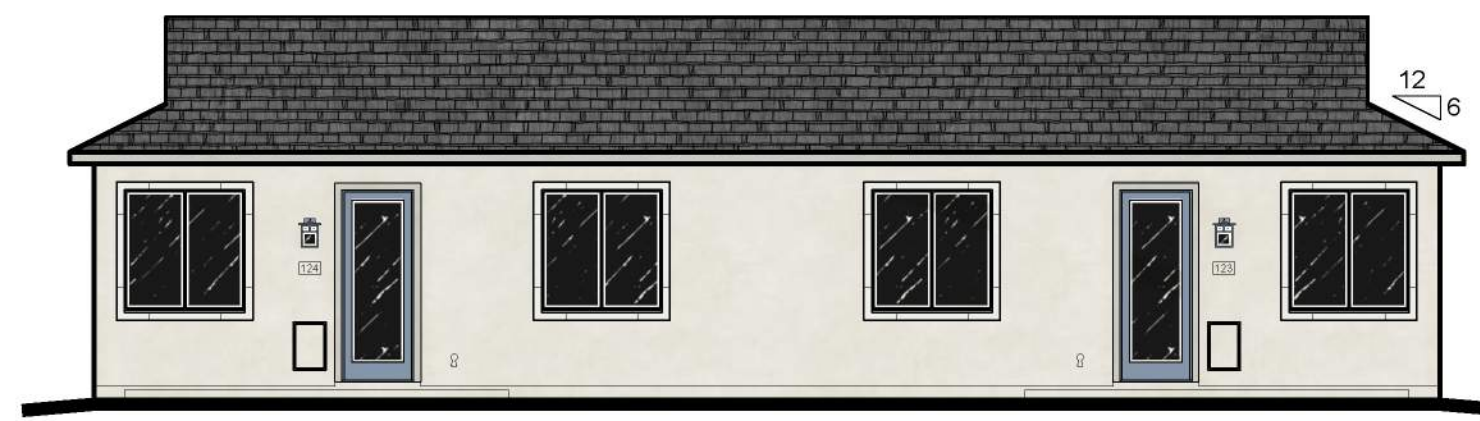
Elevation A 1/4" = 1'-0"

1 - Bedroom | Village at the BLVD | Avondale, Arizona

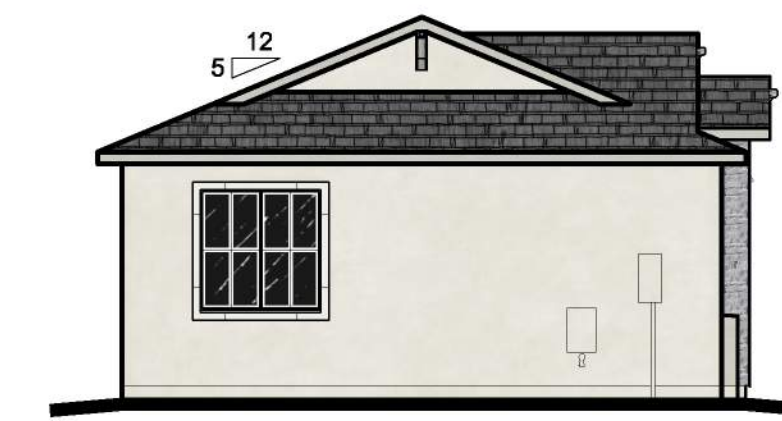
8-14-2020



Right Elevation
Elevation B 1/8" = 1'-0"



Rear Elevation
Elevation B 1/8" = 1'-0"



Left Elevation
Elevation B 1/8" = 1'-0"



Front Elevation
Elevation B 1/4" = 1'-0"

1 - Bedroom | Village at the BLVD | Avondale, Arizona

8-14-2020



Right Elevation

Elevation C 1/8" = 1'-0"



Rear Elevation

Elevation C 1/8" = 1'-0"



Left Elevation

Elevation C 1/8" = 1'-0"

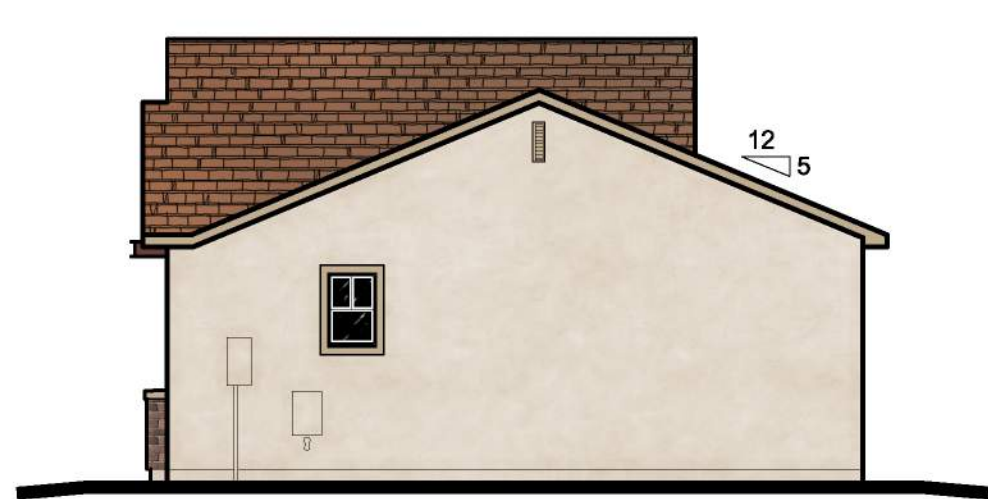


Front Elevation

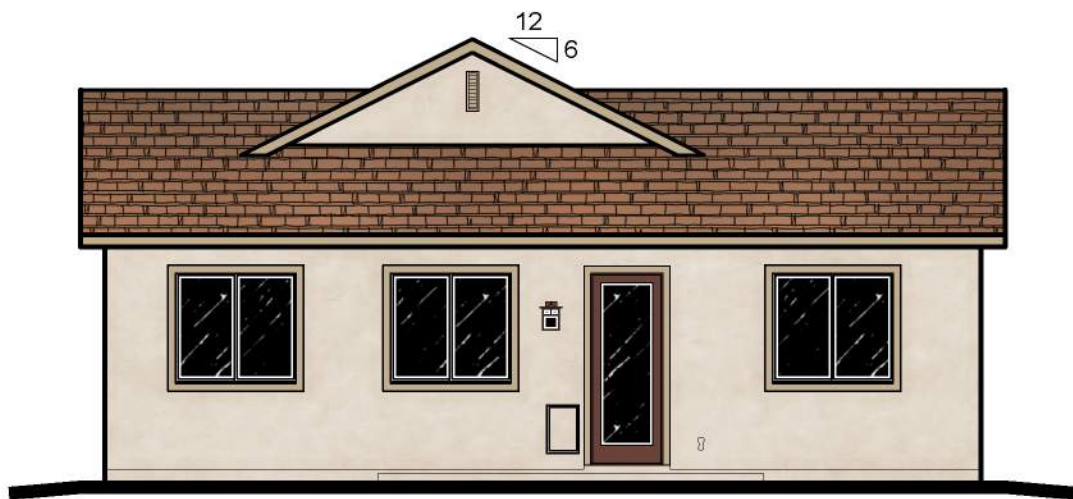
Elevation C 1/4" = 1'-0"

1 - Bedroom | Village at the BLVD | Avondale, Arizona

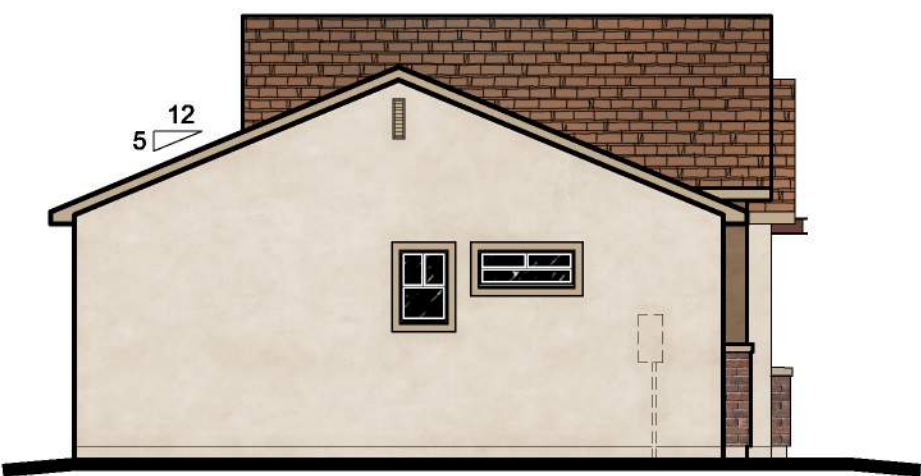
8-14-2020



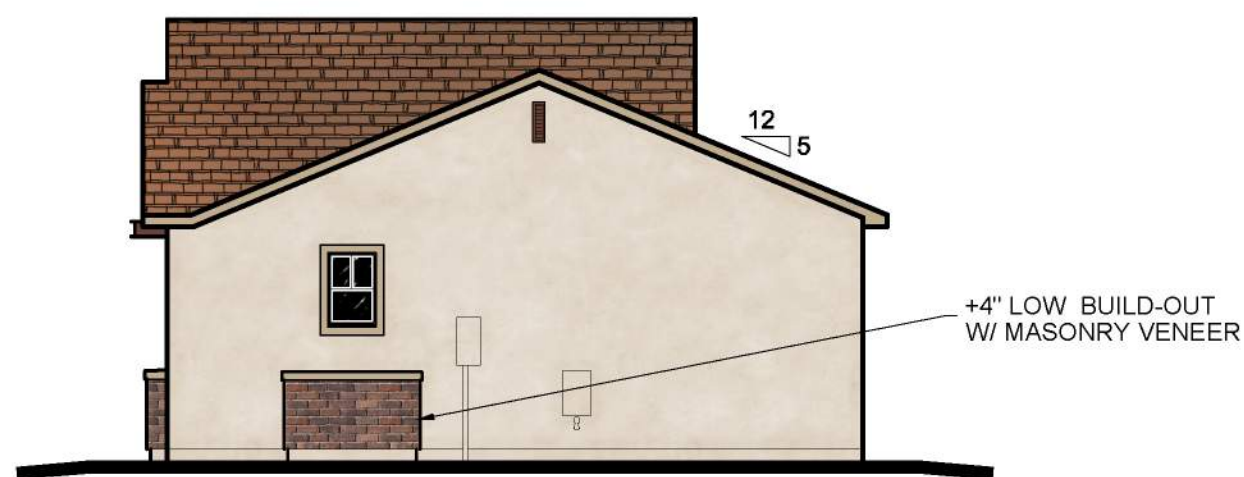
Right Elevation
Elevation A
1/8" = 1'-0"



Rear Elevation
Elevation A
1/8" = 1'-0"



Left Elevation
Elevation A
1/8" = 1'-0"



Enhanced Right Elevation
Elevation A
At Roosevelt St and 111th Ave Only
1/8" = 1'-0"



Enhanced Left Elevation
Elevation A
At Roosevelt St and 111th Ave Only
1/8" = 1'-0"



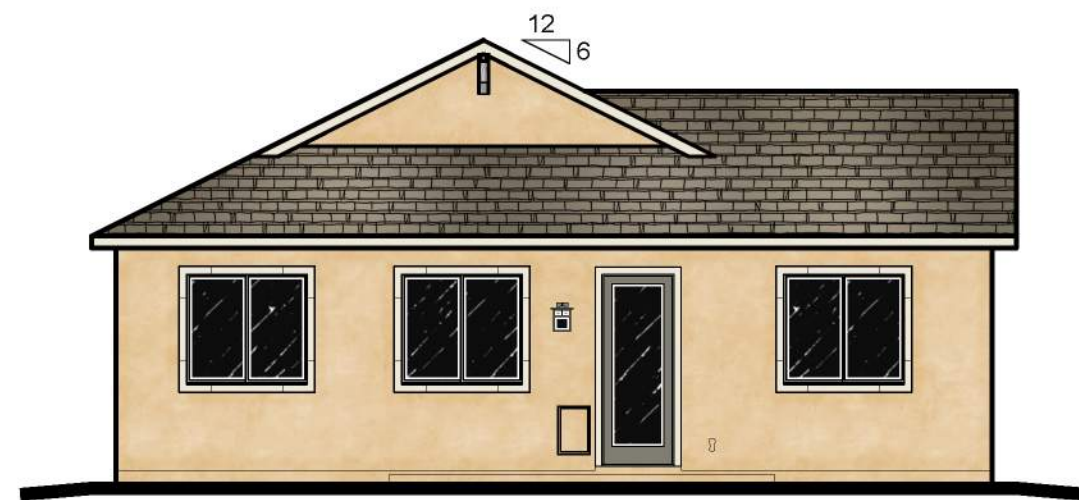
Front Elevation
Elevation A
1/4" = 1'-0"

2 - Bedroom | Village at the BLVD | Avondale, Arizona

8-14-2020



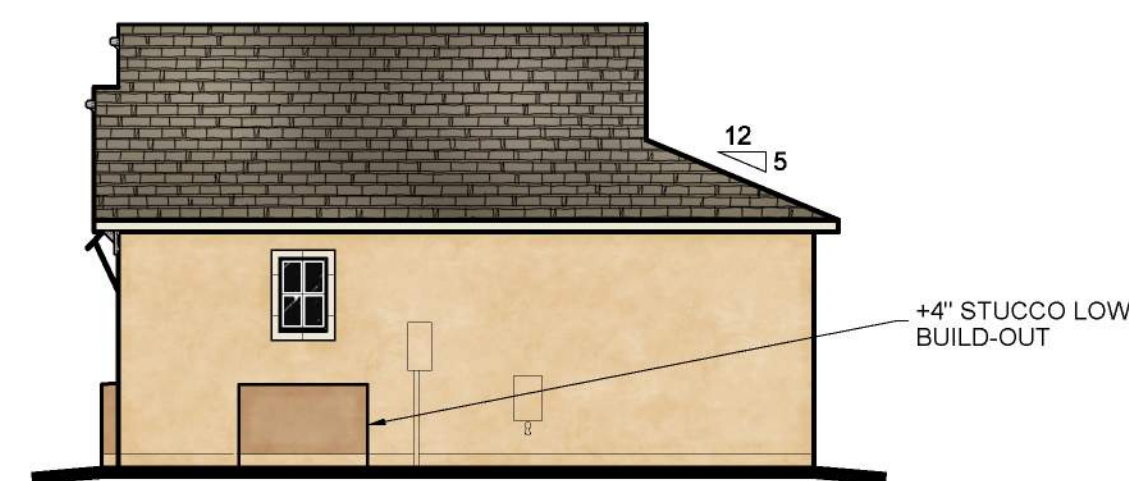
Right Elevation
Elevation B 1/8" = 1'-0"



Rear Elevation
Elevation B 1/8" = 1'-0"



Left Elevation
Elevation B 1/8" = 1'-0"



Enhanced Right Elevation
Elevation B At Roosevelt St and 111th Ave Only 1/8" = 1'-0"



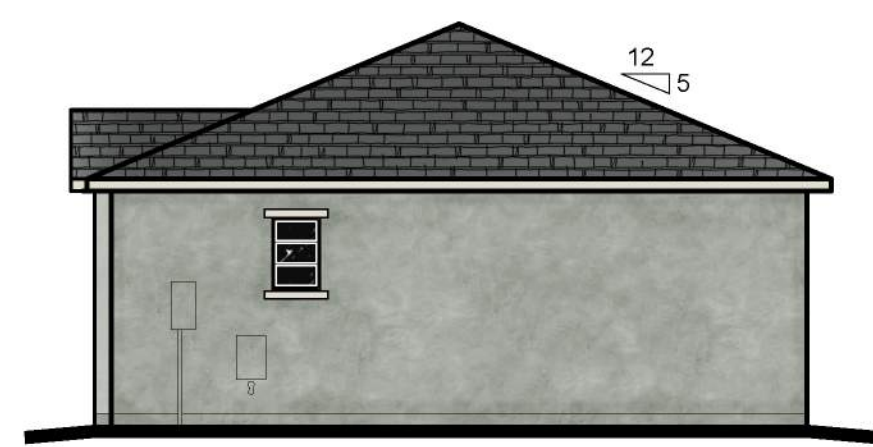
Enhanced Left Elevation
Elevation B At Roosevelt St and 111th Ave Only 1/8" = 1'-0"



Front Elevation
Elevation B 1/4" = 1'-0"

2 - Bedroom | Village at the BLVD | Avondale, Arizona

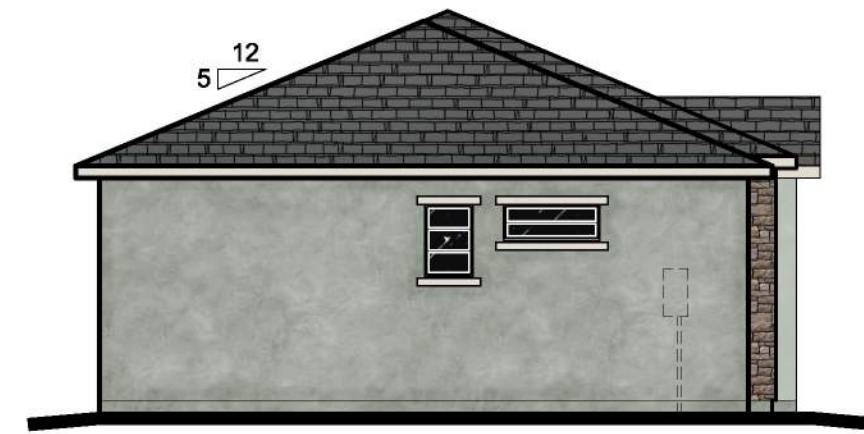
8-14-2020



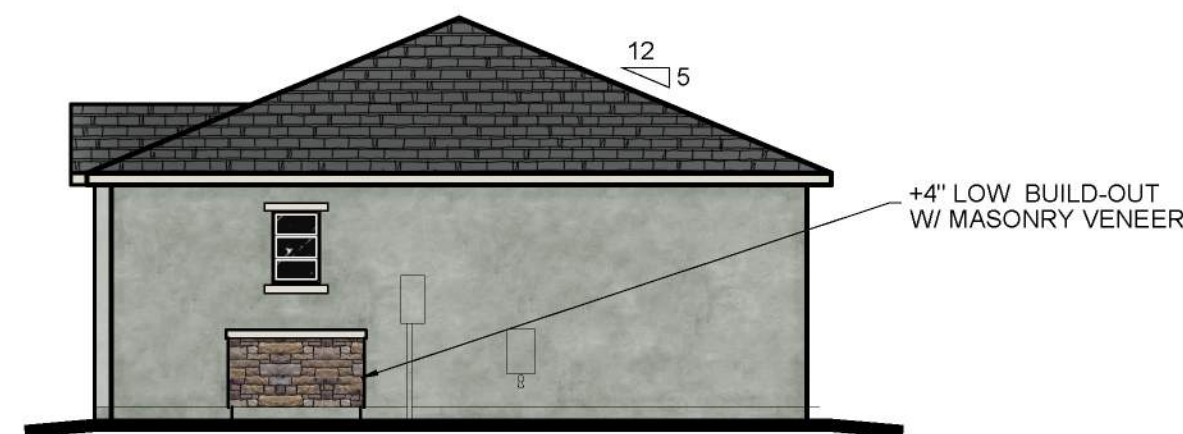
Right Elevation
Elevation C 1/8" = 1'-0"



Rear Elevation
Elevation C 1/8" = 1'-0"



Left Elevation
Elevation C 1/8" = 1'-0"



Enhanced Right Elevation
Elevation C 1/8" = 1'-0"
At Roosevelt St and 111th Ave Only



Enhanced Left Elevation
Elevation C 1/8" = 1'-0"
At Roosevelt St and 111th Ave Only



Front Elevation
Elevation C 1/4" = 1'-0"

2 - Bedroom | Village at the BLVD | Avondale, Arizona

8-14-2020



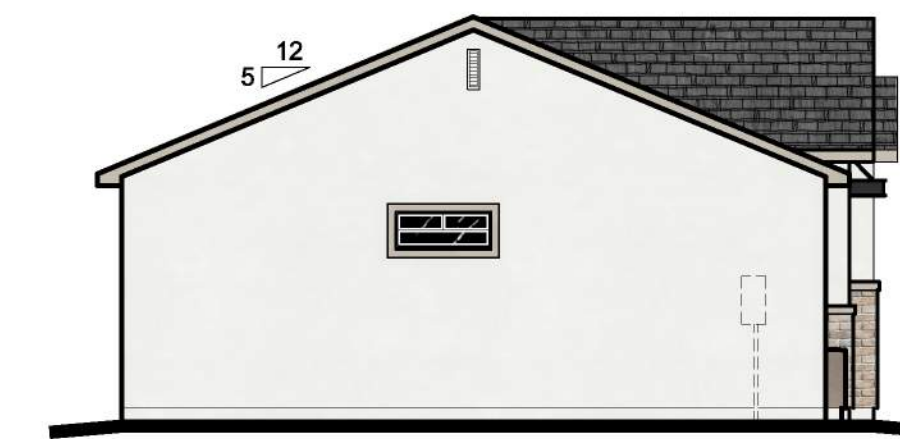
Right Elevation

Elevation A 1/8" = 1'-0"



Rear Elevation

Elevation A 1/8" = 1'-0"



Left Elevation

Elevation A 1/8" = 1'-0"



Front Elevation

Elevation A 1/4" = 1'-0"

3 - Bedroom | Village at the BLVD | Avondale, Arizona

8-14-2020



Right Elevation

Elevation B 1/8" = 1'-0"



Rear Elevation

Elevation B 1/8" = 1'-0"



Left Elevation

Elevation B 1/8" = 1'-0"



Front Elevation

Elevation B 1/4" = 1'-0"

3 - Bedroom | Village at the BLVD | Avondale, Arizona

8-14-2020



6617 N Scottsdale Rd #101, Scottsdale, AZ 85250
(480) 951-2207

FELTENGROUP
ARCHITECTURE | ENGINEERING | FORENSICS

PHONE: 602.867.2500 WWW.FELTENGROUP.COM

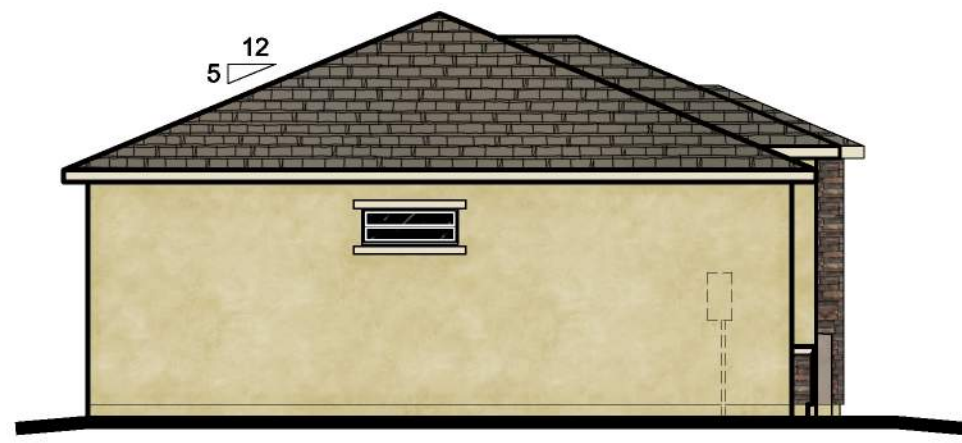
www.feltengroup.com copyright 2020



Right Elevation
Elevation C 1/8" = 1'-0"



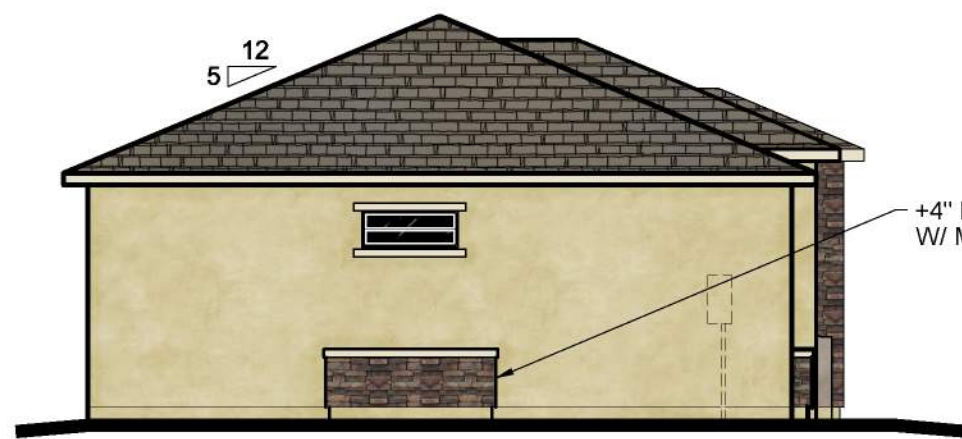
Rear Elevation
Elevation C 1/8" = 1'-0"



Left Elevation
Elevation C 1/8" = 1'-0"



Enhanced Right Elevation
Elevation C At Roosevelt St and 111th Ave Only 1/8" = 1'-0"



Enhanced Left Elevation
Elevation C At Roosevelt St and 111th Ave Only 1/8" = 1'-0"



Front Elevation
Elevation C 1/4" = 1'-0"



West Elevation

1/8" = 1'-0"



South Elevation

1/8" = 1'-0"



East Elevation

1/8" = 1'-0"



North Elevation

1/4" = 1'-0"

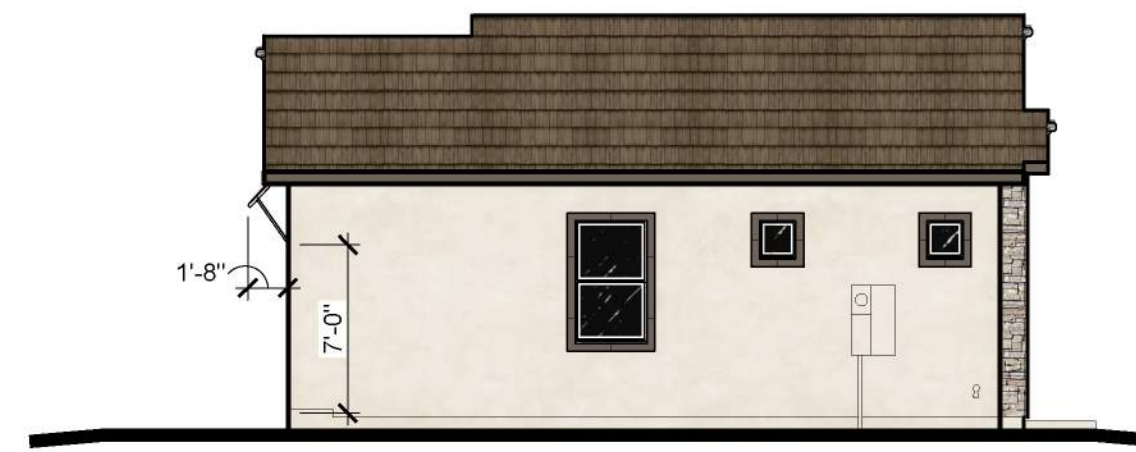
Community Center | Village at the BLVD | Avondale, Arizona

8-13-2020



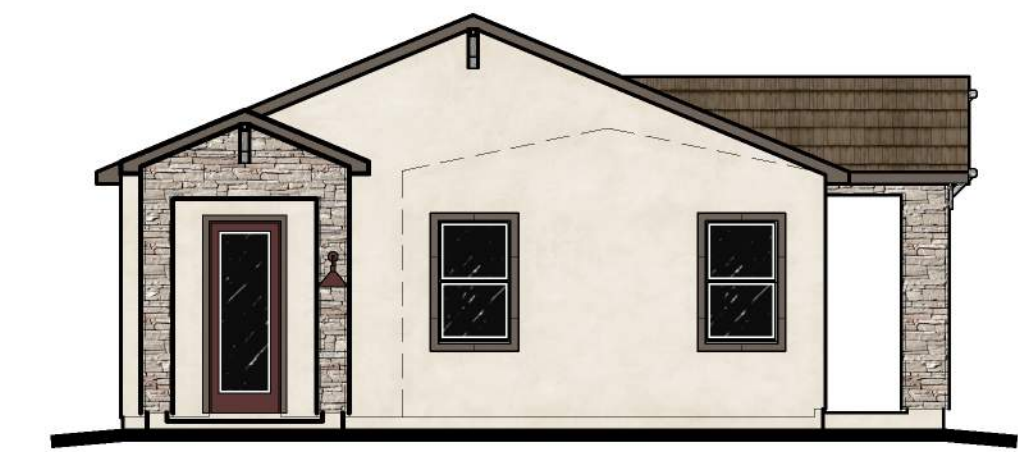
West Elevation

1/8" = 1'-0"



South Elevation

1/8" = 1'-0"



East Elevation

1/8" = 1'-0"

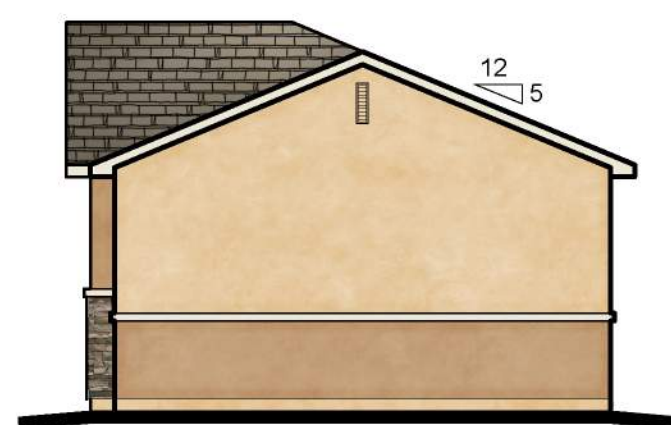


North Elevation

1/4" = 1'-0"

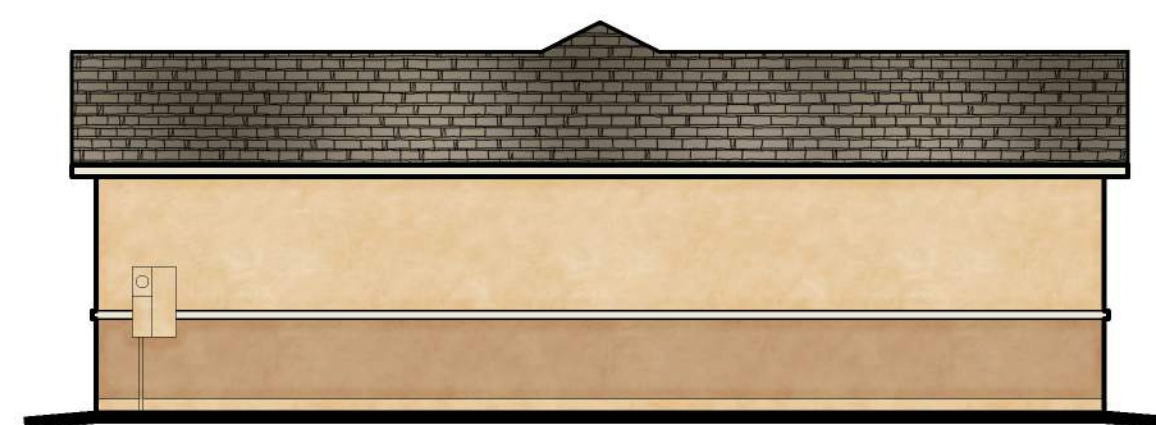
Leasing Office | Village at the BLVD | Avondale, Arizona

8-13-2020



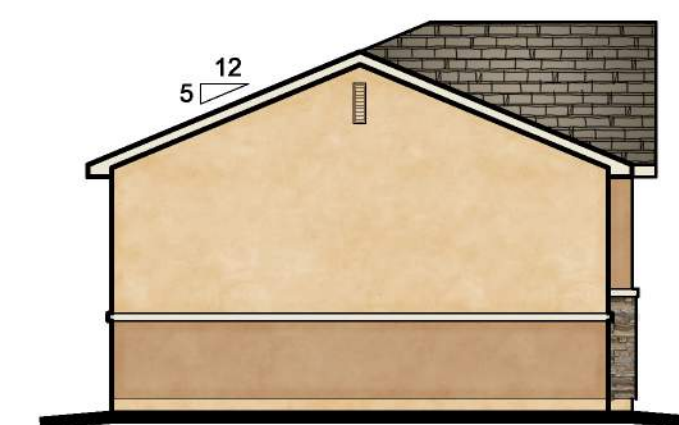
Right Elevation

1/8" = 1'-0"



Rear Elevation

1/8" = 1'-0"



Left Elevation

1/8" = 1'-0"

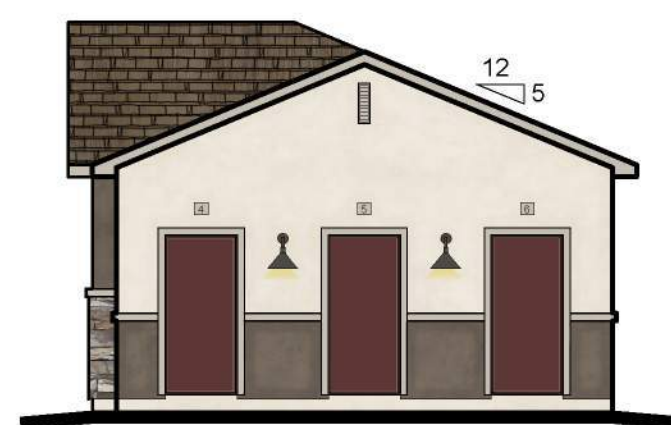


Front Elevation

1/4" = 1'-0"

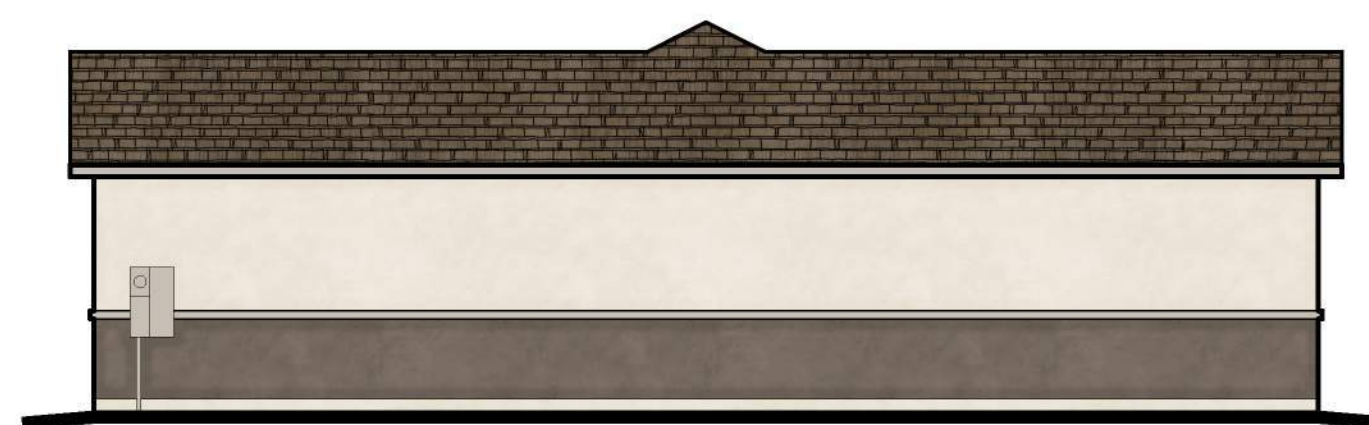
Garage | Village at the BLVD | Avondale, Arizona

8-13-2020



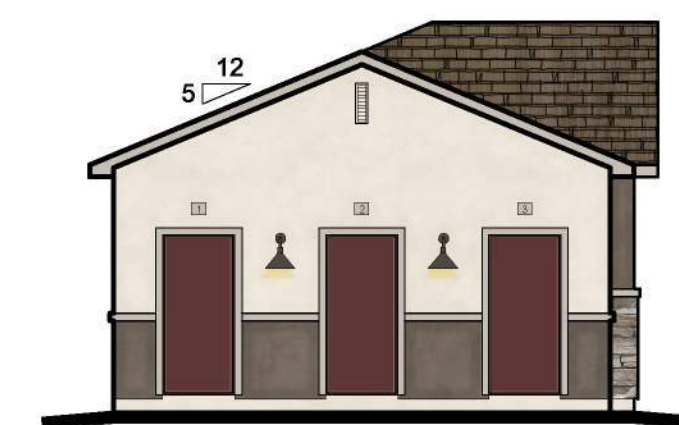
Right Elevation

1/8" = 1'-0"



Rear Elevation

1/8" = 1'-0"



Left Elevation

1/8" = 1'-0"



Front Elevation

1/4" = 1'-0"

- DECORATIVE SURFACE GABLE END VENT
- SAND FINISH STUCCO POP-OUT
- CONCRETE ROOF TILE
- SAND FINISH STUCCO FASCIA & SOFFIT
- SAND FINISH STUCCO POP-OUT
- MASONRY VENEER
- LACE FINISH STUCCO

OVERALL HEIGHT
16'-0"
T.O. PLATE
9'-1"
T.O. CURB

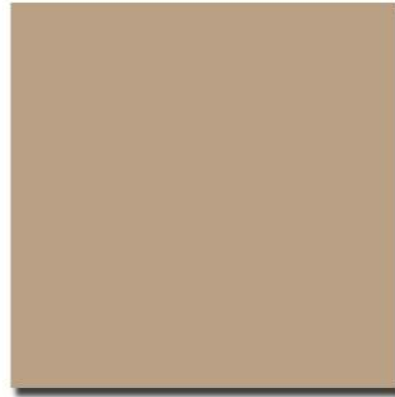
Garage with Storage | Village at the BLVD | Avondale, Arizona

8-13-2020

Color Scheme 1- Elevation C



Main Body - Tatami Tan
(SW 6116)
Mfg: Sherwin Williams



Accent Body - Latte
(SW 6108)
Mfg: Sherwin Williams



Front & Garage Door & Metal
Distance (SW 6243)
Mfg: Sherwin Williams



Trim & Fascia - Kilim Beige
(SW 6106)
Mfg: Sherwin Williams



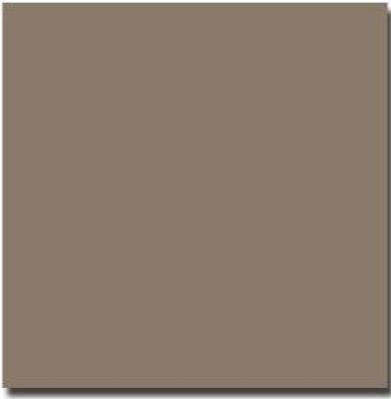
Roof
Mfg: Eagle Roofing
Golden Eagle
187 Brown Gray Range



Stone
Mfg: Eldorado Stone
Mountainledge - Durango

Village at the BLVD

Color Scheme 2- Elevation A



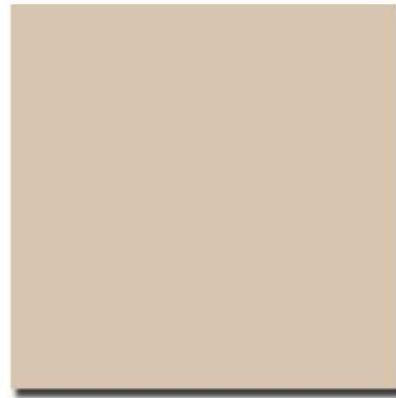
Main Body - Virtual Taupe
(SW 7039)
Mfg: Sherwin Williams



Accent Body - Dormer Brown
(SW 7521)
Mfg: Sherwin Williams



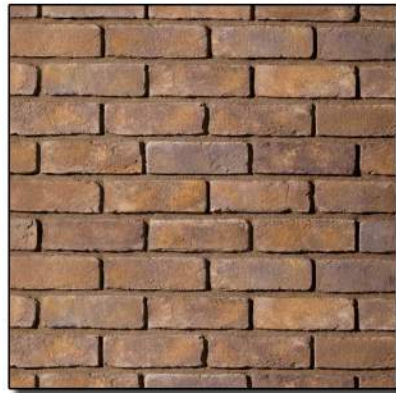
Front & Garage Door & Metal
Olive Grove
(SW 7734)
Mfg: Sherwin Williams



Trim & Fascia - Kilim Beige
(SW 6106)
Mfg: Sherwin Williams



Roof
Mfg: Eagle Roofing
Ponderosa
5520 Weathered Terracotta Flashed



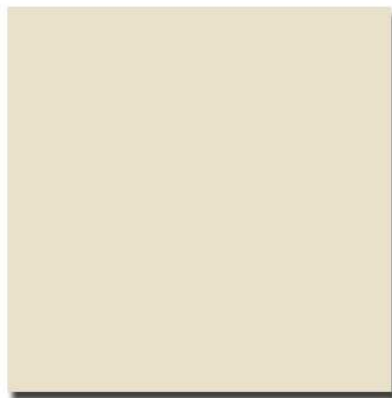
Brick
Mfg: Eldorado Stone
TundraBrick - Riverbed

Village at the BLVD

Color Scheme 3- Elevation C



Main Body - Hearts of Palm
(SW 6415)
Mfg: Sherwin Williams



Accent Body - Restoration Ivory
(SW 6413)
Mfg: Sherwin Williams



Front & Garage Door & Metal
Cocoon (SW 6173)
Mfg: Sherwin Williams



Trim & Fascia - Herbal Wash
(SW 7739)
Mfg: Sherwin Williams



Roof
Mfg: Eagle Roofing
Bel Air
4634 Kings Canyon Blend



Stone
Mfg: Eldorado Stone
Mountain Ledge - Mesa Verde

Village at the BLVD

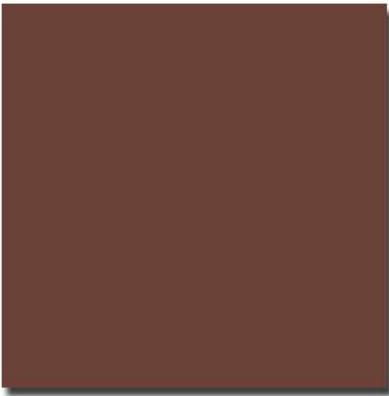
Color Scheme 4- Elevation A



Main Body - Natural Linen
(SW 9109)
Mfg: Sherwin Williams



Accent Body - Tea Chest
(SW 6103)
Mfg: Sherwin Williams



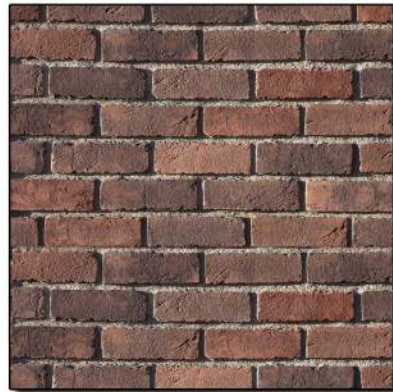
Front & Garage Door & Metal
Aurora Brown
(SW 2837)
Mfg: Sherwin Williams



Trim & Fascia - Favorite Tan
(SW 6157)
Mfg: Sherwin Williams



Roof
Mfg: Eagle Roofing
Golden Eagle
145 Sunrise Blend



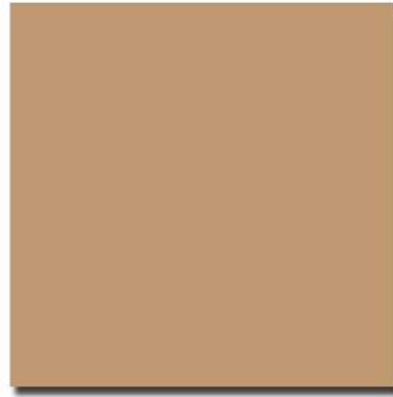
Brick
Mfg: Eldorado Stone
TundraBrick - Hartford

Village at the BLVD

Color Scheme 5- Elevation B



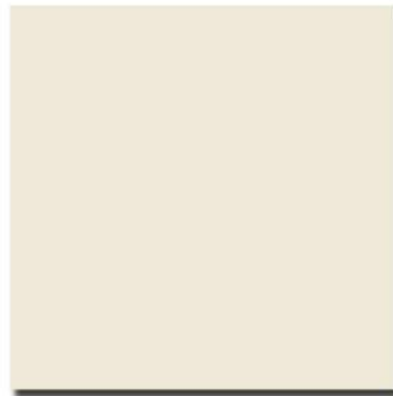
Main Body - Birdseye Maple
(SW 2834)
Mfg: Sherwin Williams



Accent Body - Lanyard
(SW 7680)
Mfg: Sherwin Williams



Front & Garage Door & Metal
Link Gray (SW 6200)
Mfg: Sherwin Williams



Trim & Fascia - Restful White
(SW 7563)
Mfg: Sherwin Williams



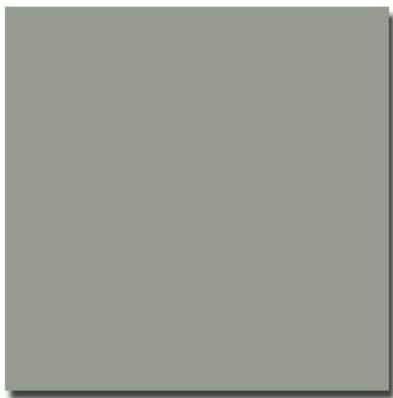
Roof
Mfg: Eagle Roofing
Double Eagle Ponderosa
987 Brown Gray Range



Stone
Mfg: Eldorado Stones
Stacked Stone - Castaway

Village at the BLVD

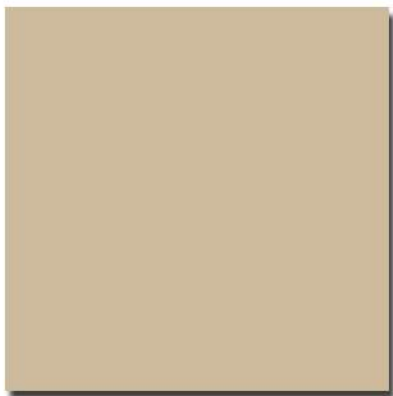
Color Scheme 6- Elevation C



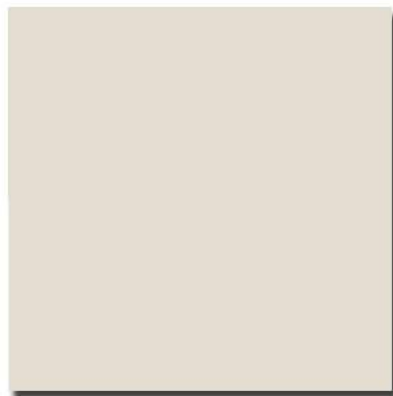
Main Body - Acacia Haze
(SW 9132)
Mfg: Sherwin Williams



Accent Body - Comfort Gray
(SW 6205)
Mfg: Sherwin Williams



Front & Garage Door & Metal
Tumblin' Tumbleweed
(SW 9120)
Mfg: Sherwin Williams



Trim & Fascia - Oyster White
(SW 7637)
Mfg: Sherwin Williams



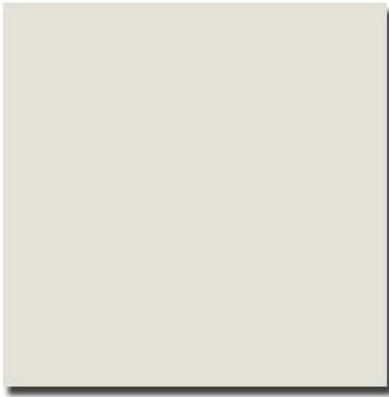
Roof
Mfg: Eagle Roofing
Bel Air
4595 Dark Charcoal



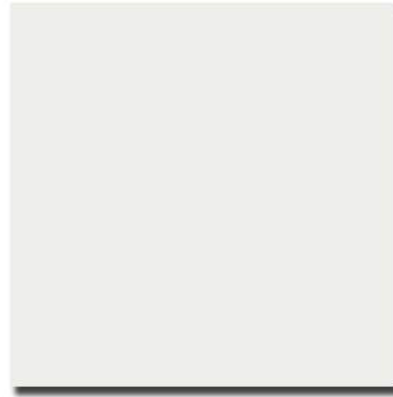
Stone
Mfg: Eldorado Stone
Limestone - York

Village at the BLVD

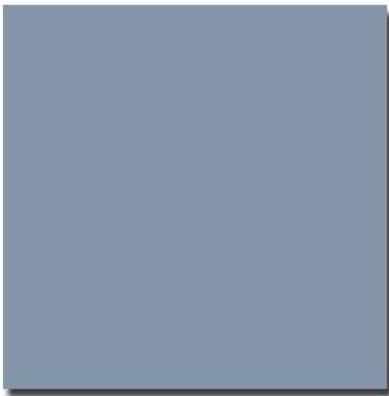
Color Scheme 7- Elevation B



Main Body - Gray Mist
(SW 9625)
Mfg: Sherwin Williams



Accent Body - Extra White
(SW 7006)
Mfg: Sherwin Williams



Front & Garage Door & Metal
Dried Lavender
(SW 9072)
Mfg: Sherwin Williams



Trim & Fascia - Constellation
(SW 9629)
Mfg: Sherwin Williams



Roof
Mfg: Eagle Roofing
Ponderosa
303 Sierra Madre



Stone
Mfg: Eldorado Stone
Cut Course Stone - Cannondale

Village at the BLVD

Color Scheme 8- Elevation A



Main Body - Extra White
(SW 7006)
Mfg: Sherwin Williams



Accent Body - Hammered Silver
(SW 2840)
Mfg: Sherwin Williams



Front & Garage Door & Metal
Tricorn Black
(SW 6258)
Mfg: Sherwin Williams



Trim & Fascia - Skyline Steel
(SW 1015)
Mfg: Sherwin Williams



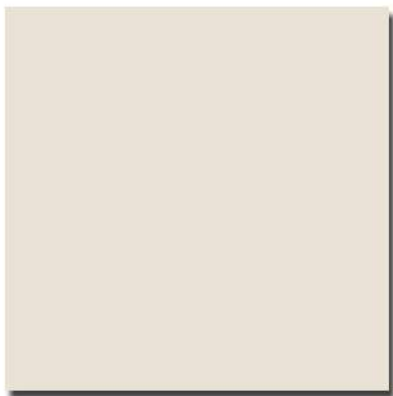
Roof
Mfg: Eagle Roofing
Ponderosa
303 Sierra Madre



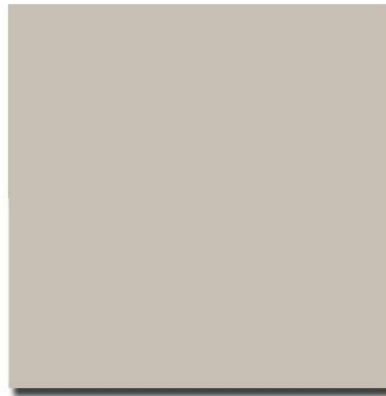
Stone
Mfg: Eldorado Stone
TundraBrick - Latigo

Village at the BLVD

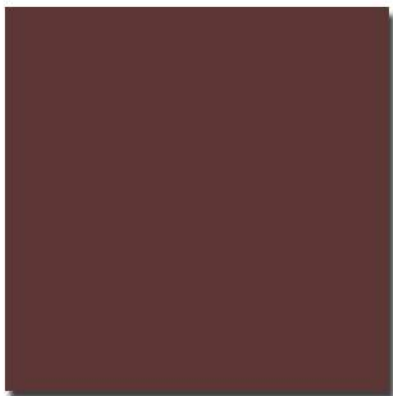
Color Scheme 9- Elevation B



Main Body - Panda White
(SW 6147)
Mfg: Sherwin Williams



Accent Body -Skyline Steel
(SW 1015)
Mfg: Sherwin Williams



Front & Garage Door & Metal
Sommelier
(SW 7595)
Mfg: Sherwin Williams



Trim & Fascia - Griffin
(SW 7026)
Mfg: Sherwin Williams



Roof
Mfg: Eagle Roofing
Double Eagle Ponderosa
901 Oakwood



Stone
Mfg: Eldorado Stone
Stacked Stone - Nantucket

Village at the BLVD