



Planning Commission Online Meeting Agenda Wednesday, May 19, 2021

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

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REGULAR MEETING

6:00 PM

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **OPENING STATEMENT**

4. **APPROVAL OF MINUTES**

April 21, 2021

5. **PUBLIC HEARING ITEMS**

a. **EXTRA SPACE STORAGE - CONDITIONAL USE PERMIT - APPLICATION PL-21-0003**

Planning Commission will hold a public hearing and consider a request by Paul Hedges (on behalf of Extra Space Storage), for approval of a Conditional Use Permit (CUP) to allow for the operation of one (1) mini-storage personal warehouse use. The 2.28-acre subject property is located at the southwest corner of Indian School Road and Osborn Road. Commission will take appropriate action.

Staff Contact: Brian Craig, Planning Manager

b. **CERRO VISTA - MINOR GENERAL PLAN AMENDMENT - APPLICATION PL-18-0079**

Planning Commission will hold a public hearing and consider a request by Virtua Avondale Eleven Owner, LLC, for a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Cerro Vista, a proposed high-density multi-family residential development with 249 units on 11.51 gross acres located approximately 500 feet east of the northeast corner of Fairway Drive and Van Buren Street. The request is to amend the General Plan Land Use Map from Urban Residential (30+ dwelling units per acre) to High Density Residential (12 to 30 dwelling units per acre). Planning Commission will consider a concurrent request to rezone the property from Agricultural (AG) and Community Commercial (C-2) to Multi-Family Residential (R-4). Commission will take appropriate action.

Staff Contact: Brian Craig, Planning Manager

c. CERRO VISTA - REZONING FROM AGRICULTURAL (AG) AND COMMUNITY COMMERCIAL (C-2) TO MULTI-FAMILY RESIDENTIAL (R-4) - APPLICATION PL-18-0080

Planning Commission will hold a public hearing and consider a request by Virtua Avondale Eleven Owner, LLC, to rezone 11.51 acres of land located approximately 500 feet east of the northeast corner of Fairway Drive and Van Buren Street from Agricultural (AG) and Community Commercial (C-2) to Multi-Family Residential (R-4). Commission will consider a concurrent request to amend the General Plan Land Use Map from Urban Residential (30+ dwelling units per acre) to High Density Residential (12 to 30 dwelling units per acre). These requests will allow for the development of the subject property with a 249-unit multi-family residential development at a density of approximately 23.94 dwelling units per acre. Commission will take appropriate action.

Staff Contact: Brian Craig, Planning Manager

6. ACTION ITEMS

a. VERDE TRAILS PARCEL 6 – PRELIMINARY PLAT – APPLICATION PL-20-0284

Planning Commission will consider a request by Mr. Paul Haas, HILGARTWILSON, LLC, for approval of a Preliminary Plat for Verde Trails Parcel 6, a proposed 110-unit, gated single-family residential subdivision located on approximately 14.45 gross acres at the northwest corner of 107th Avenue and the Wier Avenue alignment. The subject site is part of the 181-acre Verde Trails Unit I master planned community. Commission will take appropriate action.

Staff Contact: Ken Galica, Division Lead Planner

7. PLANNING DIVISION REPORT

8. CALENDAR

Next meeting June 16, 2021.

9. ADJOURNMENT

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

Wednesday, April 21, 2020
6:00 P.M.

Note from the Clerk: The March 17, 2021, Planning Commission meeting was canceled.

1. CALL TO ORDER

Vice Chair Thompson called the online meeting to order at 6:00 p.m.

2. ROLL CALL

The following members and representatives were present:

COMMISSIONERS PRESENT IN PERSON/PHONE/VIDEO

David Iwanski, Chair (Excused)
Christopher Thompson, Vice Chair
Alisha Meginnis, Commissioner
Lisa Osborne, Commissioner
Denise Stanfield, Commissioner (Absent)
Linda Warren, Commissioner (Absent)
Larry White, Commissioner
Blanca Uvari, Alternate Commissioner

CITY STAFF PRESENT

Mary Grace McNear, City Attorney
Brian Craig, Planning Manager
Cristabel Dykstra, Senior Management Analyst
Linda Mendenhall, Deputy City Clerk
Barbara Cason, Administrative Assistant

3. OPENING STATEMENT

Vice Chair Thompson read the Opening Statement.

4. APPROVAL OF MINUTES

a. February 17, 2021

Commissioner Osborne moved to approve the February 17, 2021, minutes as presented; Commissioner White seconded the motion.

Upon vote, the motion was carried 4 to 0.

Commissioner Thompson, Vice Chair	Aye
Commissioner Meginnis	Aye
Commissioner Osborne	Aye
Commissioner White	Aye

5. PUBLIC HEARING: DISCUSSION ITEMS

a. OPEN MEETINGS AND LAND USE LAW OVERVIEW TRAINING

Mary Grace McNear is Avondale's Deputy City Attorney. She began by announcing her team members; Nicholle Harris, City Attorney, Steve Kemp, Assistant City Attorney and a fourth city attorney will join the team soon.

Ms. McNear has been with the City for six months. Prior to that she worked in Scottsdale and Mesa for a total of 10 years and in-house at ASU for 2 years. Although city lawyers can do legal work in a variety of areas her specialty is Real Estate matters, planning and zoning, subdivisions, litigation involving real estate for board decisions. She also buys and sells real property for Cities, documents those deals and helps with the regulatory part of the process of planning and zoning.

Ms. McNear walked those in attendance through her PowerPoint presentation entitled, "Planning Commission – Board Jurisdiction, Board Member Responsibilities and AZ Open Meeting Law".

6. PLANNING DIVISION REPORT

Development and Engineering Services coordinates with the Clerk's office. Whenever a notice is sent of neighborhood meetings or an event, Staff ensures the Clerk's office is aware because they maintain the Cities website lists of possible quorum events for both Planning Commissions and City Council. Invites sent to Planning Commission, such as development neighborhood meetings, are also posted to the possible quorum list.

Mr. Craig reminded the Commission that as an appointed member of the City, they may be viewed as in a position of authority such that they should consider the public appearance and message of their words and actions.

Additional neighborhood meetings are coming in May and June. City Council will be on a summer break between the July 5th meeting and August 23rd meeting this year.

Brian Craig introduced new staff, Cristal Dykstra, Sr. Management Analyst and Barbara Cason, Administrative Assistant.

7. CALENDAR

The next meeting is May 19, 2021.

8. ADJOURNMENT

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

Upon vote, the motion was carried 4 to 0.

Commissioner Thompson, Vice Chair	Aye
Commissioner Meginnis	Aye
Commissioner Osborne	Aye
Commissioner White	Aye

Meeting adjourned at 6:57 p.m.

Planning Commission Chair Signature

Date



AGENDA ITEM REPORT

SUBJECT: Extra Space Storage - Conditional Use Permit - Application PL-21-0003

MEETING DATE: 5/19/2021

TO: Planning Commission

FROM: Brian Craig, Planning Manager

THROUGH: Brian Craig, Planning Manager

PURPOSE:

Planning Commission will hold a public hearing and consider a request by Paul Hedges (on behalf of Extra Space Storage), for approval of a Conditional Use Permit (CUP) to allow for the operation of one (1) mini-storage personal warehouse use. The 2.28-acre subject property is located at the southwest corner of Indian School Road and Osborn Road. Commission will take appropriate action.

BACKGROUND:

The 2.28-acre subject property (Exhibits A, B, & C) is located at the southwest corner of Indian School Road and Osborn Road. The site is located within the North Avondale Specific Plan area. It is mostly rectangular in shape, relatively flat, undeveloped, and features no unusual physical characteristics.

The property was annexed in June 1981 and rezoned to Planned Area Development (PAD), part of the Palm Valley Avondale PAD (Exhibit B), on September 6, 1994. The approved Palm Valley PAD was unclear as to the permitted uses and development standards to be used to regulate development of the property; as such, the third amendment to the Palm Valley Development Agreement clarified that the subject property was to be developed with C-2 (Community Commercial) uses and development standards. Mini-storage warehouses and personal storage use requires zoning approval of a Conditional Use Permit (CUP) in the C-2 district and, by extension, the Palm Valley PAD as it applies to the subject site.

The property is designated by the General Plan 2030 Land Use Map as Local Commercial (Exhibit C). This land use category is primarily intended to provide for daily needs of goods and services to the residents residing within the surrounding area. The types of uses allowed in this category specifically for local residents may include: grocery stores, gas stations, neighborhood/retail services, and office and medical uses serving consumers residing in adjacent residential areas, which promotes a walkable community. The Palm Valley PAD'S C-2 zoning of this property is consistent with the Local Commercial designation.

The existing uses and zoning of surrounding properties include:

NORTH OF INDIAN SCHOOL ROAD: Litchfield Park Subdivision No. 15-A, a developed single-family residential subdivision located with Litchfield Park, zoned Medium Density Residential (R1-8).

EAST OF OSBORN ROAD: Coldwater Station, a commercial condominium complex containing retail, restaurant, office, and service uses on approximately three (3) acres. The Coldwater Station site is zoned Palm Valley Planned Area Development (PAD) with allowances for C-1 (Neighborhood Commercial) uses.

SOUTH: Multiple land uses are occurring south of the subject property. From east to west, these include:

- The Litchfield Park branch of the United States Postal Service (USPS). The 1.20-acre USPS parcel is zoned Palm Valley PAD with allowances for C-2 (Community Commercial) uses, though federal facilities (such as post offices) are exempt from local zoning regulations.
- Litchfield Park Plaza, a 7-building garden-style office complex on approximately 4.0 acres. The office complex property is zoned Palm Valley PAD with allowances for C-2 (Community Commercial) uses.

WEST: Over seven (7) acres of vacant/undeveloped land zoned Palm Valley PAD with allowances for C-2 (Community Commercial) uses. The undeveloped land consists of multiple parcels owned by the same entity (Little Guy Investments LLC).

SUMMARY OF REQUEST:

The applicant is requesting approval of a Conditional Use Permit to allow for operation of a mini-storage facility in the Palm Valley PAD (Exhibit E).

The proposed development will involve the construction of a two-story, 109,720 square foot mini-storage personal warehouse building with 900 square feet of attached office on 2.28 acres at the southwest corner of Indian School Road and Osborn Road (Exhibit F). A new driveway allowing full access to the site is proposed at the southeast corner of the property, along Osborn Road. The parking area will consist of ten (10) parking spaces for both employee and customer parking and two separate covered loading areas to facilitate movement of goods to and from the building. Because the City does not have a parking standard for mini-storage uses, the applicant has provided a parking demand study showing, during peak hours, a maximum of 6.99 vehicles will be parked on the site at any one time by customers and employees. Mini-storage personal warehouse businesses are a low traffic generating land use and will generate less traffic compared to the existing surrounding commercial developments including a post office facility.

All storage units will be accessed solely from within the climate-controlled facility with no exterior access to any unit provided. The proposed architecture is contemporary with a combination of stucco and metal panel exterior materials in desert earth tone colors, green cornices and accent trim for contrast. The building design uses both horizontal and vertical elements as well as material variation to break up the wall planes, rooflines, and overall building massing (Exhibit G). Low emittance lighting will be used for security purposes and will comply with the City's photometric requirements.

The proposed office hours of operation will be: 9:30 A.M. to 6:00 P.M. (Monday through Friday) and 9:30 A.M. to 5:30 P.M. on Saturday, with the office closed on Sunday. The proposed storage access hours of operation will be from 6:00 A.M. to 10:00 P.M. Monday through Sunday.

Following approval of the Conditional Use Permit, administrative approval of a Site Plan and Design Review application will be required to further evaluate and refine the proposed site design (including landscape design) and building architecture. Additionally, City Council approval of a Re-Plat (Final Plat), adjusting the property's west lot line to reflect the proposed site plan, will be required.

PUBLIC PARTICIPATION:

A Neighborhood Meeting to discuss the proposal with neighboring property owners and other interested parties was held at 6:00 P.M. on Tuesday, April 20, 2021. Due to the ongoing Covid-19 pandemic, the meeting was held virtually via Zoom. All notices of the meeting, including mailings to owners within 1,000 feet of the site, public hearing notice signs on the property, and display ads in the Southwest Valley Arizona

Republic, were completed at least fifteen (15) days prior to the meeting as required. In addition to City staff and the applicant's team, Councilmember Pat Dennis, Planning Commission Vice Chair Chris Thompson, Planning Commissioner Larry White, and resident Michael DiMaria attended the virtual meeting (Exhibit H). Discussion was primarily related to the following topics:

- **Zoning allowances for mini-storage use on this site:** The applicant responded that the site allows for C-2 (Community Commercial) uses and within the C-2 district mini-storage facilities are allowed subject to City Council consideration and approval of a Conditional Use Permit.
- **The proposed contemporary architecture of the building is in an area that is more Spanish Colonial:** The applicant responded that the developer and designer coordinated with City Staff on how best to meet the City's Commercial and Industrial Design Manual and that the building was designed and oriented to screen the operational side of the project.
- **Traffic impacts of this use and traffic generated by the Post Office adjacent to this site:** The applicant noted that mini-storage uses are one of the lowest traffic generating commercial use types. Further the traffic report indicated no improvements to adjacent streets are necessary to serve this site.
- **Need for additional mini-storage in the area and competitive advantages of the proposed site:** The applicant responded that while there are other storage facilities in the general area, many are not climate controlled. Their market analysis showed that an internal, secure facility, such as is proposed, is viable, especially given its proximity to Indian School Road. The applicant indicated customers prefer to have storage facilities nearer their homes and that many of the other storage options in the area have low vacancy rates. The applicant indicated that due to the restriction of direct access to Indian School Road this site is less suitable for many other commercial uses that demand better access.

Two (2) comments related to the proposal have been posted on the City's aVOICE digital forum in support of the project with one comment stating that while they are supportive, large trucks should be prohibited.

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

ANALYSIS:

To grant a Conditional Use Permit, five (5) findings must be met as outlined in Zoning Ordinance Section 108.B. Each finding is presented below along with Staff's analysis.

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

The subject site is within the North Avondale Specific Plan area and is designated as Local Commercial by the General Plan. This land use category is intended to provide for daily needs of goods and services to the residents residing within the surrounding area. The types of uses allowed in this category specifically for local residents may include: grocery stores, gas stations, neighborhood/retail services, and office and medical uses serving consumers residing in adjacent residential areas, which promotes a walkable community. The proposed mini-storage use, a service use that meets a need of residents in the surrounding area, is consistent with the type of neighborhood-serving commercial uses desired in the Local Commercial designation.

Furthermore, Objective #1 of the North Avondale Specific Plan is to, "Facilitate the full buildout of North

Avondale". The subject property has remained undeveloped for over 25 years since being zoned for commercial use as part of the Palm Valley PAD. Approval of this request, paving the way towards development of the site, will further this objective of the North Avondale Specific Plan.

The building's architectural design includes, stucco, masonry, and earth tone color schemes complementary with the surrounding built environment.

This finding has been met.

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

The adjacent uses include commercial uses at the east and south, with a small shopping mall containing various personal services and restaurants to the east, and a shopping plaza with a combination of personal services and medical and professional office uses to the south. Vacant land zoned for commercial use lies to the west, with single-family residential at the north.

Mini-storage personal warehouse uses, especially fully-enclosed storage facilities, are amongst the least impactful commercial uses in regards to traffic, noise, crime, and other factors that may be detrimental to nearby residents and businesses. The planned hours of operation (public access between 6:00 AM and 10:00 PM) will help ensure all loading and unloading activity occurs at a reasonable hour, minimizing potential noise impacts on existing homes or businesses in the vicinity even further.

This finding has been met.

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

Following approval of a Re-Plat to relocate the site's west lot line, the proposed new development will meet or exceed all applicable City of Avondale development standards including setbacks, landscape area, parking, and screening. Additionally, access to the site and on-site circulation has been reviewed by the City Traffic Engineer and found to be of sound design.

This finding has been met.

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

The subject property will enjoy full access to and from Osborn Road, a Minor Collector, at the east end of the site. As presently built, Osborn Road is designed to accommodate the traffic anticipated from the proposed mini-storage facility, a very low traffic generating use relative to other commercial uses.

This finding has been met.

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

Four (4) conditions of approval are recommended, two (2) of which are standard for development of this type (see "Conditions of Approval" section, below).

Condition #1 is a standard stipulation ensuring the proposed use develops in accordance with the site plan,

building elevations, and project narrative provided to the City and attached as exhibits to this staff report.

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

Condition #3 is a stipulation that there will be no sale or rental of any goods or materials from the rented units.

Condition #4 is a stipulation that this facility will prohibit the storage of hazardous or flammable materials within the facility.

This finding has been met.

DISCUSSION:

Staff recommends approval of the request for the following reasons:

1. The proposed land use meets the five (5) required findings for a CUP in Section 108.B.
2. Approval of the proposal will result in a development compatible with Local Commercial General Plan designation, the Palm Valley PAD, existing development in the area, and complies with the City's Commercial and Industrial Design Manual adopted in August 2019.
3. The proposed land use will not be detrimental to persons residing or working in the area, on adjacent properties, or to the public welfare in general.

STRATEGIC PLAN:

OUTCOME AREA: Creative and Sustainable Community Development

- STRATEGY: Increase sustainability initiatives such as renewable clean energy or sustainable design and construction

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-21-0003, a request for approval of a Conditional Use Permit to allow for the operation of Extra Space Storage mini-storage personal warehouse use at the southwest corner of Indian School Road and Osborn Road, subject to the following four (4) conditions of approval:

CONDITIONS OF APPROVAL:

1. Development and use of the site shall conform to the Extra Space Storage Conditional Use Permit narrative and site plan date stamped February 22, 2021, and the building elevations date stamped May 4, 2021, attached to the staff report as Exhibits E, F, and G, respectively.
2. In accordance with Section 108 of the Zoning Ordinance, the Conditional Use Permit shall expire two (2) years from the date of approval if the use has not commenced.
3. The facility manager shall ensure that no unit is used as a point of sale for any goods, materials, or services.

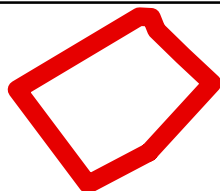
4. The storage of hazardous or flammable materials within the facility shall be prohibited.

PROPOSED MOTION:

I move that Planning Commission accept the findings and recommend **APPROVAL** of Application PL-21-0003, a request for approval of a Conditional Use Permit to allow for the operation of Extra Space Storage mini-storage facility at the southwest corner of Indian School Road and Osborn Road, subject to the four (4) conditions of approval as listed in the staff report.

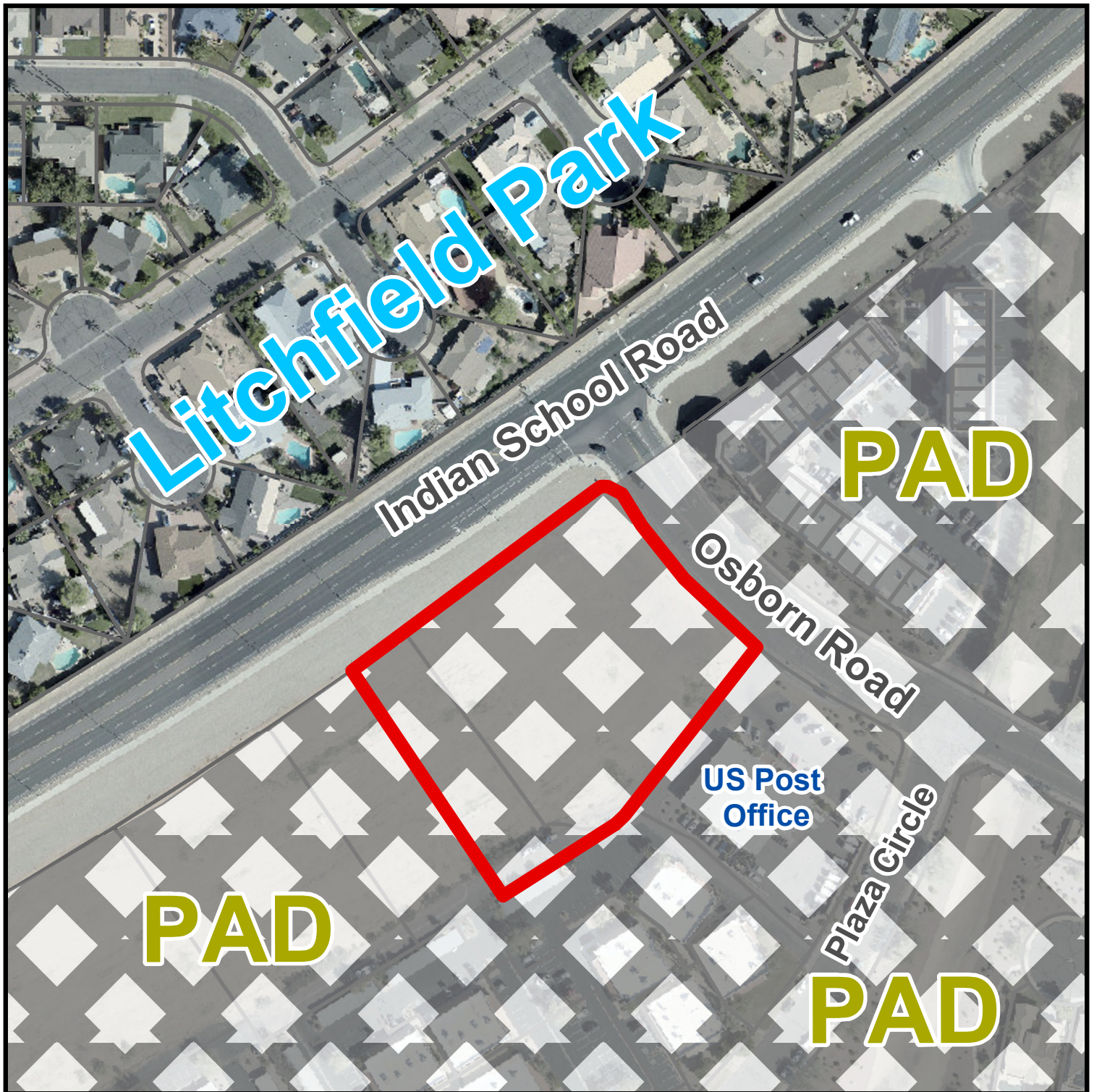


Aerial Photograph

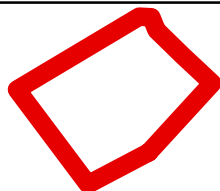


Project Location



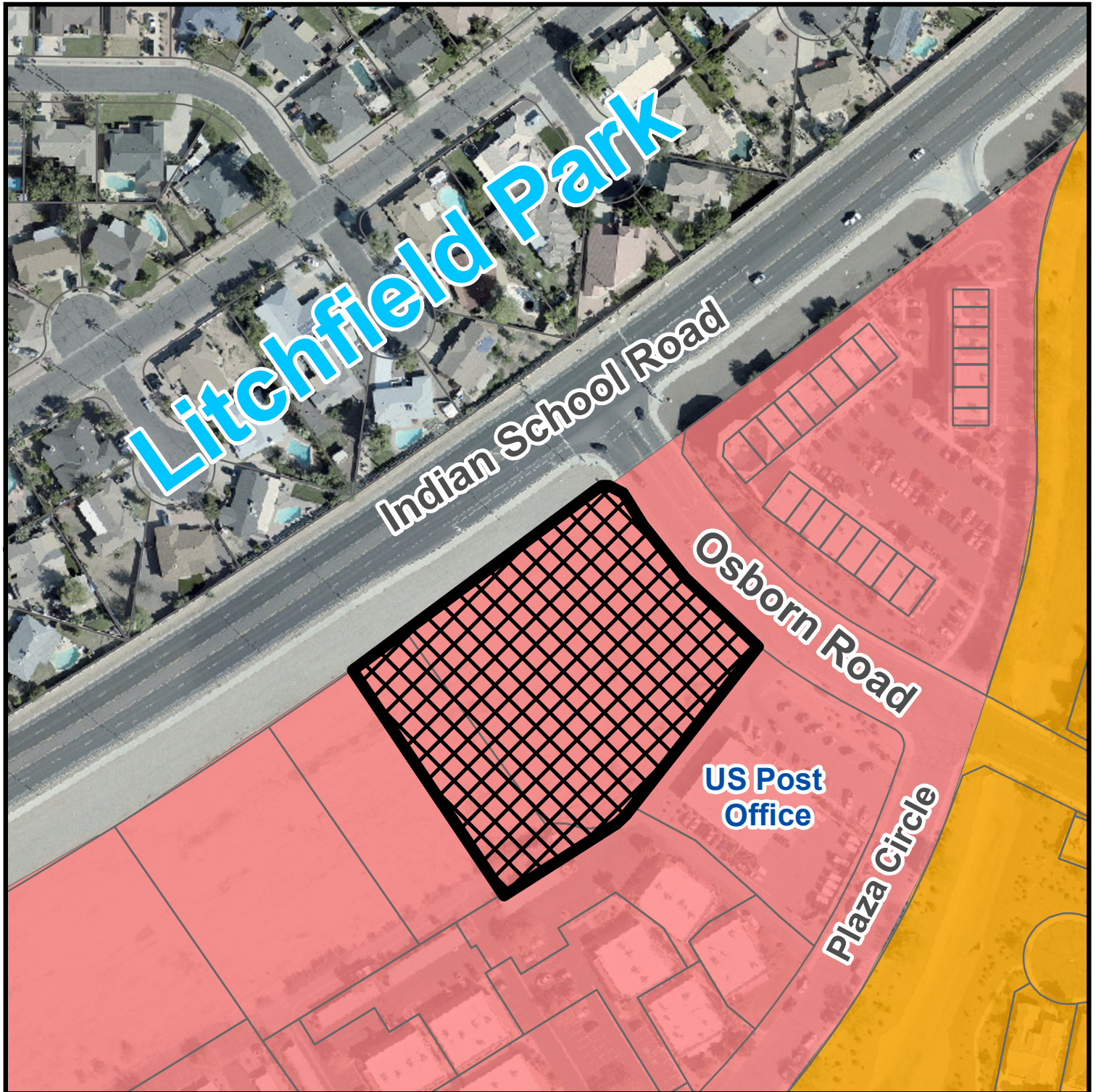


Zoning Vicinity Map



Project Location





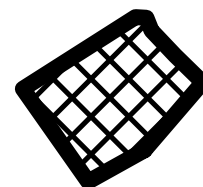
General Plan Land Use Map



Local Commercial



Medium Density Residential



Subject Property



*SUMMARY OF RELATED FACTS
APPLICATION PL-21-0003*

<i>THE PROPERTY</i>	
PROPERTY SIZE	Approximately 2.28 acres
LOCATION	Southwest corner Indian School Road and Osborn Road
PHYSICAL CHARACTERISTICS	The subject property is vacant, undeveloped and not in agricultural production.
GENERAL PLAN LAND USE DESIGNATION	Local Commercial. The Local Commercial designation provides for the daily needs of goods and services to residents within the surrounding area.
EXISTING ZONING	Palm Valley Avondale Planned Area Development (PAD)
ZONING HISTORY	The subject property was annexed in June 1981 and rezoned to Planned Area Development (PAD), part of the Palm Valley Avondale PAD, on September 6, 1994. The approved Palm Valley PAD was unclear as to the permitted uses and development standards to be used to regulate development of the property; as such, the third amendment to the Palm Valley Development Agreement clarified that the subject property was to be developed with C-2 (Community Commercial) uses and development standards.

<i>SURROUNDING ZONING AND LAND USE</i>	
NORTH OF INDIAN SCHOOL ROAD	Litchfield Park Subdivision No. 15-A, a developed single-family residential subdivision located with Litchfield Park, zoned Medium Density Residential (R1-8).
EAST OF OSBORN ROAD	Coldwater Station, a commercial condominium complex containing retail, restaurant, office, and service uses on approximately three (3) acres. The Coldwater Station site is zoned Palm Valley Planned Area Development (PAD) with allowances for C-1 (Neighborhood Commercial) uses.
SOUTH	Multiple land uses are occurring south of the subject property. From east to west, these include: • The Litchfield Park branch of the United States Postal Service (USPS). The 1.20-acre USPS parcel is zoned Palm Valley PAD with allowances for C-2 (Community Commercial) uses, though federal facilities (such as post offices) are exempt from local zoning regulations. • Litchfield Park Plaza, a 7-building garden-style office complex on approximately 4.0 acres. The office complex property is zoned Palm Valley PAD with allowances for C-2 (Community Commercial) uses.
WEST	Over seven (7) acres of vacant/undeveloped land zoned Palm Valley

	PAD with allowances for C-2 (Community Commercial) uses. The undeveloped land consists of multiple parcels owned by the same entity (Little Guy Investments LLC).
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<i>PUBLIC SCHOOLS</i>	
SCHOOL DISTRICT(S)	Litchfield Elementary School District (LESD) Agua Fria Union High School District
ELEMENTARY SCHOOL	Litchfield Elementary School, located at the southeast corner of Old Litchfield Road and Wigwam Boulevard in the City of Litchfield Park.
HIGH SCHOOL	Millennium High School, located at the northwest corner of Wigwam Boulevard and Park Avenue in the City of Litchfield Park.

<i>STREETS</i>	
Indian School Road	
Classification	Minor Arterial
Existing half street right-of-way	95 feet
Standard half street right-of-way	50 feet
Existing half street improvements	Two (2) travel lanes, eastbound to southbound right-turn lane approaching Osborn Road, half center turn lane, bike lane, curb, gutter, detached sidewalk, and streetlights
Standard half street improvements	Two (2) travel lanes, eastbound to southbound right-turn lane approaching Osborn Road, half center turn lane, bike lane, curb, gutter, detached sidewalk, streetlights, and landscaping
Osborn Road	
Classification	Minor Collector
Existing half-street ROW	40 feet
Standard half-street ROW	40 feet
Existing half-street improvements	One (1) through lane, bike lane, curb, gutter, attached sidewalk, and streetlights
Standard half-street improvements	One (1) through lane, half center turn lane, bike lane, curb, gutter, detached sidewalk, streetlights, and landscaping

<i>UTILITIES</i>
Liberty Utilities is the water and sewer provider for this parcel. Arizona Public Service (APS) provides electrical service to this area.

Exhibit E

Extra Space Storage CUP Narrative



February 18, 2021

Submitted Electronically February 22, 2021

City of Avondale
ATTN: Mr. Rick Caswell
Development & Engineering Service Dept
11465 W. Civic Center Drive, #110
Avondale, AZ. 85323

Subject: CUP Narrative for PL-20-0253_REVISION_1

Dear Mr. Caswell,

The proposed project is located at the Southwest corner of Indian School Road and Osborn Road in the City of Avondale. This request is for an approval of a Conditional Use application to allow a mini storage warehouse, currently named Extra Space Storage (subject to change), in the C-2 zoning. The project is consistent with the General Plan of the area. The project will serve as a buffer from the shopping center to the South and the single family residences to the North.

The hours of operation are assumed to be as follows:

Office

Monday through Friday	9:30am-6:00pm
Saturday	9:30am-5:30pm
Sunday	Closed

Storage Access Hours

Monday through Sunday 6:00am-10:00pm

The site is a proposed 2.28 acres with adequate area to ensure all development standards for the C-2 zoning are being met including landscaping, setbacks and building coverage. Two points of access are being proposed with the main entry/exit being located off of Osborn Road. A secondary Emergency Vehicle Access point is proposed off of the shared access to the South. Both of these points of entry are located away from the Indian School Road intersection by over 200 feet.

Traffic

The inherent low traffic generation of self storage will bode well for the area and present a much needed service to the surrounding area without the impacts on traffic or draw on emergency services. The volume of traffic (see Parking Demand Study included with this submittal) for the site is minimal and consists mostly of passenger vehicles and small, client-leased residential

moving vans (i.e. Uhaul). The omittance of noise, smoke, odor, dust, vibration and illumination is limited due to the circulation being blocked from the neighboring residential and Indian School Road.

The onsite circulation allows for the volume of traffic to be accommodated as well as access for emergency services vehicles with knox devices for gate operations. Security gates located at the entrances will require clientele to input their personal code to enter and exit the facility. These gates leave plenty of stacking room to ensure that there is no traffic back up onto Osborn. Currently, office hours are planned to be 8am to 6pm with access hours being the same.

Design

The building has been designed to screen all loading operations from the rights-of-way and surrounding residences. This includes the screening of security lighting needed in the areas of circulation as the building will mass will restrict spill over to the to the residences to the North. Low emittance lighting will be used for security purposes and accent lighting will be utilized at the office during off hours and will not spill over onto adjacent properties.

The faux units facing Indian School Road will have low wattage accent lighting that will be placed on a timer and set to turn off around 9 or 10pm.

The design team has utilized both horizontal and vertical building articulation as well as varying materials to add to the character of the structure. The use of high-end architectural materials will ensure the project is not only delivered looking good, but that it remains so throughout the life of the facility. The materials selected can withstand the elements while being environmentally conscious.

Low Impact Development

The site is proposing drought tolerant landscaping that will drastically reduce the need for irrigation that results in urban runoff.

Findings Subject pursuant to Sections 108.B and 305.D of the Zoning Ordinance

Section 108.B

1. The proposed use is consistent with the land use designation set forth in the General Plan and will further the objectives for development with a needed service in the area of an underserved market. The architecture will ensure that the character of the surrounding area is met.
2. The use will be compatible with adjacent land uses and will not be detrimental to persons either living or working in the surrounding area. Due to its low traffic and quiet nature, it will serve as a buffer to the neighboring residential to the North and the traffic of the commercial center to the South.
3. The site is adequate in size and shape to accommodate the use, its circulation and exceed the development standards for the C-2 zone.

4. The site has appropriate primary access from Osborn and allows the low-traffic for the use to access the site safely. The onsite gates provide adequate stacking and staging so as not to impact the ROW.
5. All conditions have been accounted for in the design of this facility. Our firm has designed thousands of facilities nationwide and are aware of the pitfalls to avoid and the required items to ensure a safe, successful development.

Section 305.D

1. *No storage doors have been proposed on the exterior of the building. All units will be internally loaded.*
2. *There will be no sale or rental of any goods or materials from the rented units. The office will have a small retail section for the purchase of locks and packing supplies. The operator will also offer insurance to its tenants.*
3. *This facility will prohibit the storage of hazardous or flammable materials.*
4. *The project will comply with setback standards.*
5. *The building currently wraps the North and West property lines. The Eastern property line does not propose a site wall at this time. The Southern property line will propose a 6' wall in compliance with this section.*

If you should have any additional questions or comments, please do not hesitate to ask. Thank you for your time and consideration.

Sincerely,



David Meinecke
Vice President



February 18, 2021

City of Avondale
Development & Engineering Services Department
ATTN: Rick Casswell
11465 West Civic Center Drive
Avondale, AZ 85323

Subject: Parking Demand Study

Dear Mr. Casswell,

Jordan Architects draws upon over 35 years of self storage, industry-specific knowledge with over 3,000 facilities designed nationwide. In our experience we have seen a variety of project types and an even greater variety of jurisdictional requirements. It is our intention with this letter to provide some additional insight to the use of self storage, its traffic generation and the parking needed.

This project consists of the construction of a new storage facility located at Indian School Road and Osborn Road in the Town of Avondale, Arizona. The project is a state-of-the-art, neighborhood-oriented facility comprised of a 900 square foot management office and 109,720 gross square feet (approximately 82,300 net rentable square feet) of self-storage located within one, two-story building. The following is an analysis of the traffic and subsequent parking needed to adequately serve the project.

Professional management personnel for the self storage facility will be on site during regular business hours. Office hours are tentatively scheduled from 9:30 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 5:30 p.m. Saturday and closed on Sundays. The security gate access for established self storage customers with current account status will be from 6:00 a.m. to 10:00 p.m., 7 days-a-week.

Project Details

Self Storage:	± 109,720 gross sq. ft.
Office:	± 900 gross sq. ft.
Total Gross Storage Building Area:	± 110,620 gross sq. ft. (±82,300 net rentable)

Traffic Statistics

Due to its inherent nature, low traffic frequency and unique clientele, self-storage parking needs are significantly less than traditional warehouse, storage and other manufacturing uses. Self storage as a land use generates the lowest level of traffic compared to commercial, retail, office or industrial projects. According to the ITE 10th Edition Trip Generation Manual, the use of “mini warehouse” would generate trips at a rate of 0.10 AM trips/TSF, 0.17 PM trips/TSF and 1.51 ADT/TSF.

Trip Generation Rate

“Mini Warehouse” trip generation rate is 1.51 trips/1000 square feet of net rentable area.

Self Storage: $82,300 / 1000 = 82.3 \times 1.51 = 124.27$ trips/24 hrs
Total trips **125** **trips/24 hrs**

Peak Hours

The peak AM hour for self storage is 0.10 of the total trips/24hours. In this case that is 8.23 trips per peak AM hour, while the peak PM hour is 0.17 or 13.99 trips per peak PM hour.

Distribution of Traffic and Onsite Parking

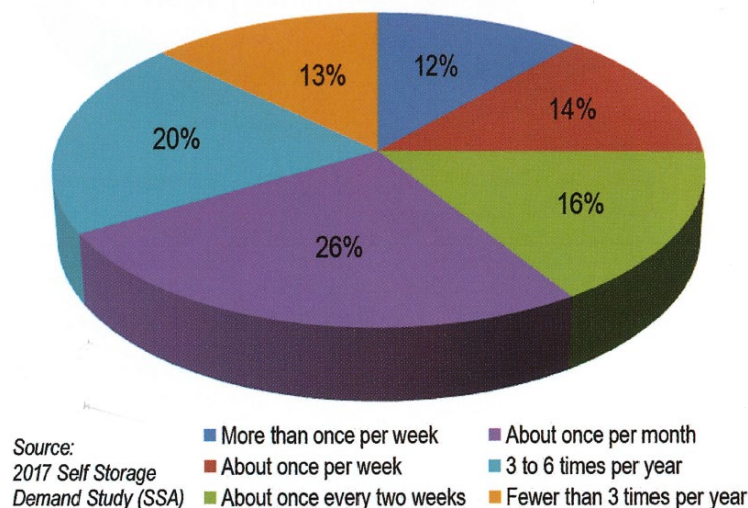
Since the peak AM and PM hours are expressed in “trips” which indicates an entry and an exit of a vehicle the actual combined onsite parking demand is half of the peak AM and PM trip rate, or in this case;

- **AM Peak hour 4.12 vehicles on site per hour.**
- **PM Peak hour 6.99 vehicles on site per hour.**

Given the above information, it would be reasonable to provide 7 parking spaces for the project to accommodate the peak PM hours' onsite traffic. The current site plan contains 10 spaces.

For self storage, it is also worth noting that approximately 74% of tenants access their unit less than **once a week** as indicated in the chart below (from the *2018 Self Storage Almanac*):

Chart 6.8 – Customer Visits to Unit



It is our opinion that the spaces provided are adequate for this project based upon the information above. If you should require additional documentation regarding the above findings, please do not hesitate to ask.

Thank you for your time and consideration.

David Meinecke | Jordan Architects, Inc.

Exhibit F

Extra Space Storage Site Plan

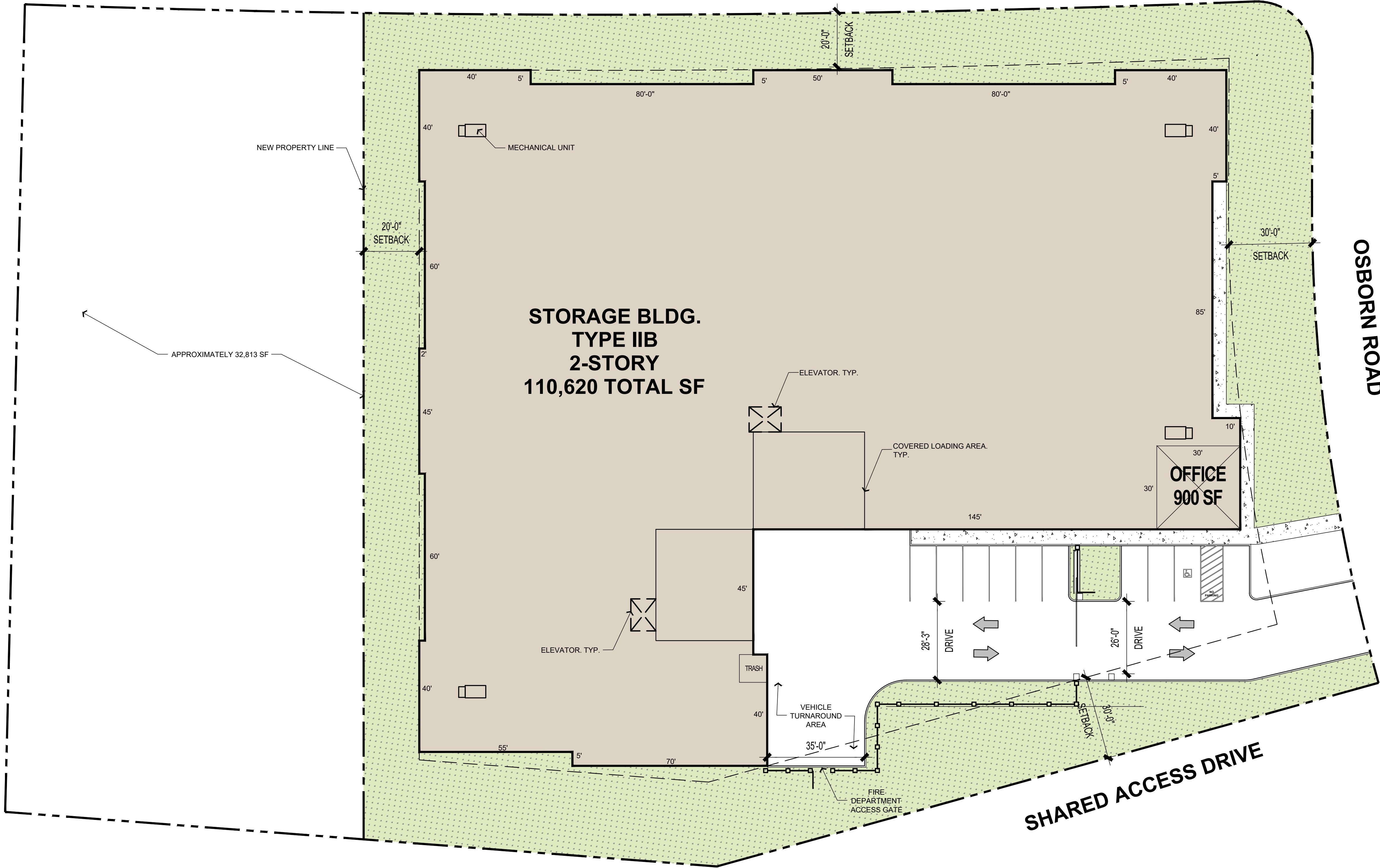
INDIAN SCHOOL ROAD

Submitted Electronically
February 22, 2021

SITE DATA		
LOT AREA	135,973	SQ. FT.
	3.12	ACRES
ADJUSTED LOT AREA	99,192	SQ. FT.
	2.28	ACRES
LANDSCAPED AREA	28,952	SQ. FT.
PARKING SPACES PROVIDED		
	STANDARDS	9
	ACCESSIBLE	1
	TOTAL	10

BUILDING AREA TABULATIONS (Square Feet)			
	SELF STORAGE	OFFICE	TOTAL
BUILDING A			
1ST FLOOR	53,010	900	53,910
2ND FLOOR	56,710		56,710
TOTAL AREA:	109,720		110,620
ESTIMATED NET RENTABLE @ 75%: 82,275 SQ. FT.			

BUILDING CONSTRUCTION TYPE: IIB
OCCUPANCY CLASSIFICATION: S-1. TOP STORAGE IN NOT GRATER THAN 8'
BUILDINGS ARE EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13.



EXTRA SPACE STORAGE
AVONDALE, AZ

SITE PLAN

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Exhibit G

Extra Space Storage Building Elevations
and Conceptual Renderings



EXTRA SPACE STORAGE

AVONDALE, AZ

RENDERING

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SCALE: N.T.S.
DATE: 05/04/2021

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EXTRA SPACE STORAGE

AVONDALE, AZ

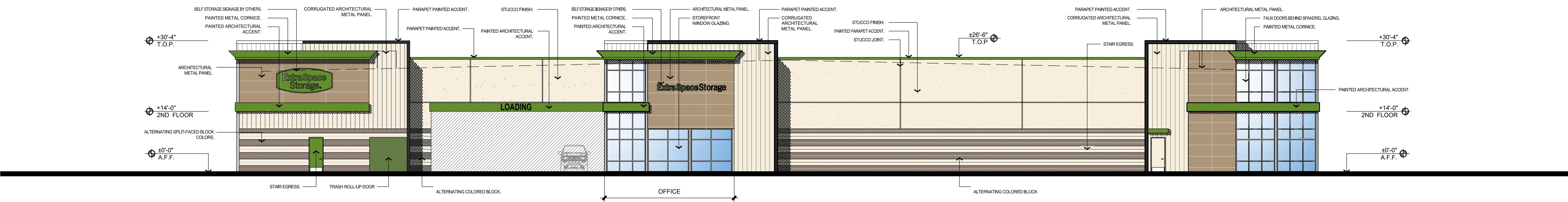
RENDERING

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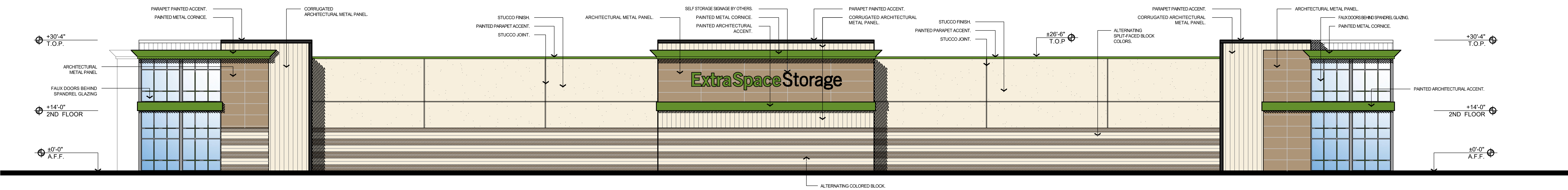
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SCALE: N.T.S.
DATE: 05/04/2021



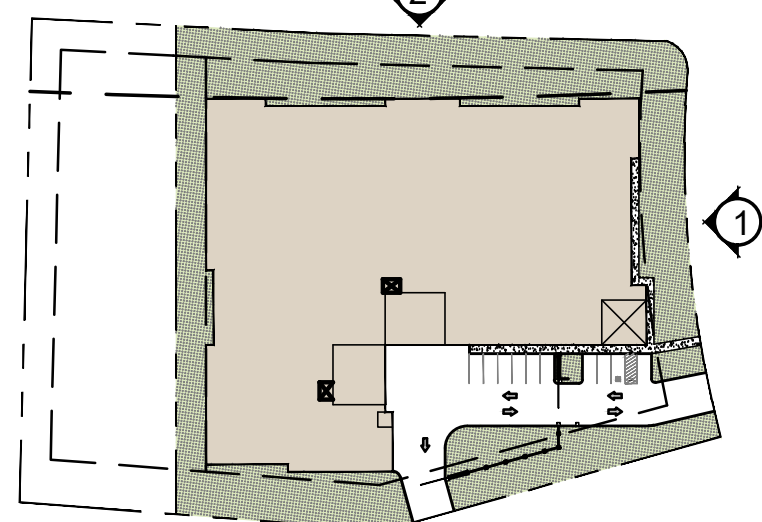
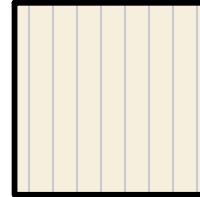
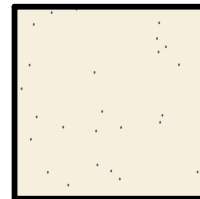
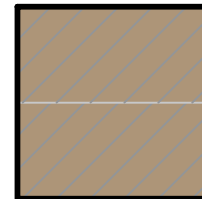
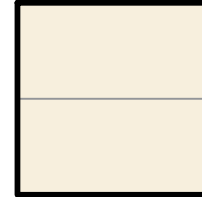
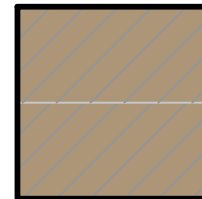
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EAST ELEVATION 1
3/32"=1'-0"



NORTH ELEVATION 2
3/32"=1'-0"

MATERIAL/COLOR LEGEND				KEYPLAN
	ACCENT BAND MANUFACTURER: SHERMAN WILLIAMS COLOR: TRICORN BLACK SW 6258 (OR APPROVED EQUAL)		CORNICE/ACCENT COLOR: EXTRA SPACE WASABI GREEN	
	ARCHITECTURAL METAL PANEL MANUFACTURER: SHERMAN WILLIAMS COLOR: CRAFTSMAN BROWN SW 2835 (OR APPROVED EQUAL)		CORRUGATED ARCHITECTURAL METAL PANEL MANUFACTURER: SHERWIN WILLIAMS COLOR: OLYMPUS WHITE/SW 6253 (OR APPROVED EQUAL)	
	STUCCO MANUFACTURER: SHERWIN WILLIAMS COLOR: OLYMPUS WHITE/SW 6253 (OR APPROVED EQUAL)		C.M.U. BLOCK FINISH: SPLIT-FACE MANUFACTURER: ORCO BLOCK CONGRUENT COLOR SCHEDULE: OLYMPUS WHITE (OR APPROVED EQUAL)	
	C.M.U. BLOCK FINISH: SPLIT-FACE MANUFACTURER: ORCO BLOCK CONGRUENT COLOR SCHEDULE: OLYMPUS WHITE (OR APPROVED EQUAL)		C.M.U. BLOCK FINISH: SPLIT-FACE MANUFACTURER: ORCO BLOCK CONGRUENT COLOR SCHEDULE: CRAFTSMAN BROWN (OR APPROVED EQUAL)	

EXTRA SPACE STORAGE
AVONDALE, AZ

PRELIMINARY ELEVATIONS

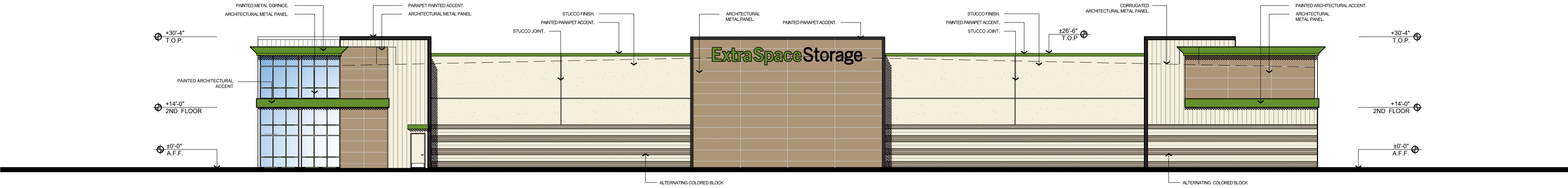
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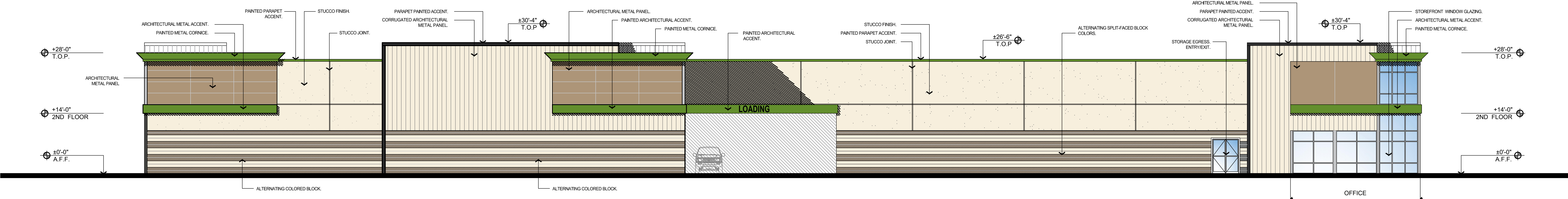


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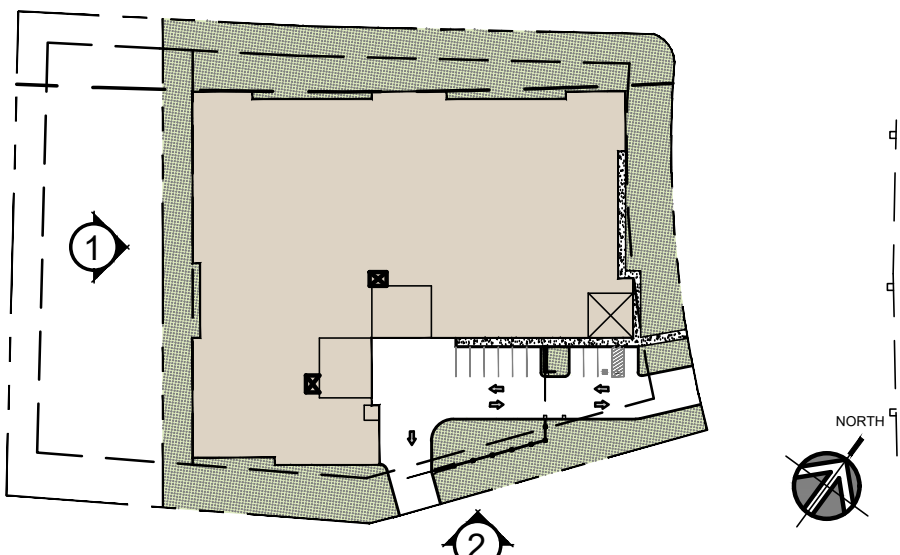
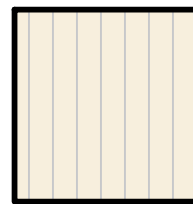
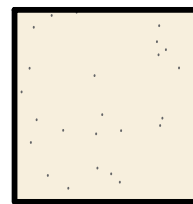
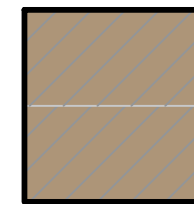
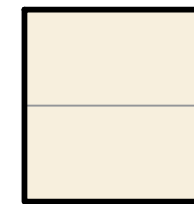
SHEET A5



WEST ELEVATION 1
3/32"=1'-0"



SOUTH ELEVATION 2
3/32"=1'-0"

MATERIAL/COLOR LEGEND				KEYPLAN
	ACCENT BAND MANUFACTURER: SHERMAN WILLIAMS COLOR: TRICORN BLACK SW 6258 (OR APPROVED EQUAL)		CORNICE/ACCENT COLOR: EXTRA SPACE WASABI GREEN	
	ARCHITECTURAL METAL PANEL MANUFACTURER: SHERMAN WILLIAMS COLOR: CRAFTSMAN BROWN SW 2835 (OR APPROVED EQUAL)		CORRUGATED ARCHITECTURAL METAL PANEL MANUFACTURER: SHERWIN WILLIAMS COLOR: OLYMPUS WHITE/SW 6253 (OR APPROVED EQUAL)	
	STUCCO MANUFACTURER: SHERWIN WILLIAMS COLOR: OLYMPUS WHITE/SW 6253 (OR APPROVED EQUAL)		C.M.U. BLOCK FINISH: SPLIT-FACE MANUFACTURER: ORCO BLOCK CONGRUENT COLOR SCHEDULE: OLYMPUS WHITE (OR APPROVED EQUAL)	
	C.M.U. BLOCK FINISH: SPLIT-FACE MANUFACTURER: ORCO BLOCK CONGRUENT COLOR SCHEDULE: CRAFTSMAN BROWN (OR APPROVED EQUAL)			

EXTRA SPACE STORAGE
AVONDALE, AZ

PRELIMINARY ELEVATIONS

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SHEET A6

Exhibit H

Neighborhood Meeting Summary
Extra Space Storage



April 21, 2021

Mr. Brian Craig
Planning Manager
Development & Engineering Services Dept.
Planning Division
City of Avondale
11465 W. Civic Center Drive
Avondale, AZ. 85323

Subject: Neighborhood Meeting Notes

Dear Mr. Craig,

Please see the below summary of the Neighborhood Meeting that took place on Tuesday, April 20th, 2021 at 6pm. Thank you for the help in facilitating this meeting.

Neighborhood Meeting
April 20, 2021 at 6pm via Zoom

Link to audio recording of Zoom meeting:

<https://www.dropbox.com/sh/f91x1fsg6rn09dq/AAD-PEIORP-mOvUImUpKeVjBa?dl=0>

Attendees

Paul Hedges (PH) – Owner/Applicant
Dawson Hedges (DH) – Owner/Applicant
David Meinecke (DM) – Architect
Brian Craig (BC) – Planning Manager
Patricia Dennis (PD) – Councilmember
Chris Thompson (CT) – Planning Commissioner Vice Chair
Larry White (LW) – Planning Commissioner
Michael DiMaria (MD) - Citizen

Michael DiMaria

- Questioned if zoning allows for this use. Both BC and DM state that the project is a conditionally permitted use to allow for discretionary input in the approval process.
 - o The site has drawn little commercial interest
- Concerned that the project's industrial/modern design is in conflict with the surrounding "Spanish Colonial Revival" theme. DM explains that the applicant and architect worked within the parameters of the design guidelines and with staff to develop the proposed theme.

- In general, MD would like to see the project blend more with its surroundings.

Patricia Dennis

- PD also would like to see the project blend better with its surroundings.
- PD asked BC to read what the acceptable uses are in the zone
- PD is concerned with the traffic line up for the adjacent post office
 - o DM reviews the traffic stats from the presentation and talks about the vehicle stacking that is allowed in front of the gate

Chris Thompson

- CT was involved in an accident at the corner of Indian School and Osborn
- Concerned about the traffic around the post office.
 - o DM reviews the traffic stats and contrasts it with other potential uses that would exasperate the traffic problems

Larry White

- LT mainly addressed the fact that there are other competitors in the market area and the market may not support another facility
 - o DM explains how storage works, its growing popularity amongst users from the public, businesses, and government
 - o Market area is elongated due to the fact it is located on a major thoroughfare enroute to the freeway.

Following the meeting, discussion about potentially changing the colors may help to soften the image of the building within the surrounding area.



AGENDA ITEM REPORT

SUBJECT: Cerro Vista - Minor General Plan Amendment - Application PL-18-0079

MEETING DATE: 5/19/2021

TO: Planning Commission

FROM: Brian Craig, Planning Manager

THROUGH: Brian Craig, Planning Manager

PURPOSE:

Planning Commission will hold a public hearing and consider a request by Virtua Avondale Eleven Owner, LLC, for a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Cerro Vista, a proposed high-density multi-family residential development with 249 units on 11.51 gross acres located approximately 500 feet east of the northeast corner of Fairway Drive and Van Buren Street. The request is to amend the General Plan Land Use Map from Urban Residential (30+ dwelling units per acre) to High Density Residential (12 to 30 dwelling units per acre). Planning Commission will consider a concurrent request to rezone the property from Agricultural (AG) and Community Commercial (C-2) to Multi-Family Residential (R-4). Commission will take appropriate action.

BACKGROUND:

The 11.51-acre subject site (Exhibits A, B, and C) was annexed into the City in June 1978 as part of a larger annexation. Records indicate the westernmost 10.27 acres of the subject site were initially given an equivalent zoning of Agricultural (AG) while the easternmost 1.24 acres were given an equivalent zoning of Community Commercial (C-2). The zoning on the site has not changed since annexation in 1978. The subject site is vacant and is currently used for farming purposes.

The property is presently designated by the General Plan 2030 Land Use Map as Urban Residential (UR). The UR designation accommodates residential development exceeding 30 units per acre, served by underground or structured parking. The applicant is requesting a Minor General Plan Amendment to change the Land Use designation of the property to High Density Residential (HDR), allowing the property to be developed at a lower density than currently allowed. The requested HDR designation allows for development of multi-family residential including patio homes, apartments, condominiums, and townhomes with a density of 12 to 30 dwelling units per acre with a target density of 12 units per acre. There is no structured or underground parking requirement in the HDR designation.

Cerro Vista lies within the boundaries of the Freeway Corridor Specific Plan (FCSP). The primary goal of the FCSP is to ensure new development is pedestrian/bicycle-friendly, enhances the City's appearance from the freeway, provides a seamless transition between The BLVD and the Freeway Corridor area, establishes specifications for planned improvements projects, and minimizes visible warehouse uses that compromise the aesthetic character of the area.

The existing uses and zoning of the surrounding properties are as follows:

NORTH: Approximately 25.46 acres of vacant and undeveloped property zoned Agricultural (AG) and in agricultural production. An application for a Minor General Plan Amendment and Rezoning of the property to accommodate light industrial development of the site has been submitted and is in review by the City.

EAST: An approximately 7.9-acre property zoned Community Commercial (C-2) and developed with River Crossing mini-storage/RV storage. Conditional Use Permit and Site Plan and Design Review applications permitting the expansion of the facility with additional indoor storage space on the currently undeveloped portion of the site was approved in 2020. Construction of the expansion has not yet started.

SOUTH OF VAN BUREN STREET: Multiple uses are occurring south of the site across Van Buren Street. From east to west, these include:

- Coldwater Springs Apartments, a 301-unit garden-style multi-family residential community on 16.47 acres zoned Coldwater Springs Planned Area Development (PAD). The Coldwater Springs PAD identifies the property for multi-family residential use.
- An approximate 12-acre parcel which is undeveloped and not presently in agricultural production. The undeveloped parcel is zoned Coldwater Springs Planned Area Development (PAD) which allows for development of the property in accordance with the Community Commercial (C-2) district.

WEST: A 4.59-acre property, zoned Agricultural (AG), developed with a single-family residence. The undeveloped portion of the property is in active agricultural production.

SUMMARY OF REQUEST:

The applicant is requesting a Minor General Plan Amendment (Exhibit E) to change the Land Use designation of the 11.51-acre subject property from Urban Residential (UR) to High Density Residential (HDR). As noted above, the property's existing UR designation requires development of the site with a minimum of 30 units per acre, served by structured or underground parking. The proposed amendment to HDR, a category that allows between 12 and 30 units per acre consisting of apartments, townhomes, and the like, will allow the property to be developed with Cerro Vista, a planned 249-unit multi-family residential apartment community with a density of 23.94 units per acre, a lower density than what is required under the existing UR designation.

This proposed GPA is the first step in the development process for the site. As indicated in the preceding section, a separate application to rezone the site from Agricultural (AG) and Commercial (C-2) to Multi-Family Residential (R-4) is being considered on the same schedule. The staff report for the rezoning application of this project includes additional details on the project's proposed design, including site planning, open space, and architecture.

PUBLIC PARTICIPATION:

A Neighborhood Meeting to discuss the proposal with neighboring property owners and other interested parties was held at 6:00 P.M. on Thursday, April 22, 2021. Due to the ongoing Covid-19 pandemic, the meeting was held virtually via Zoom. All notices of the meeting, including mailings to owners within 1,000 feet of the site, public hearing notice signs on the property, and display ads in the Southwest Valley Arizona Republic, were completed at least fifteen (15) days prior to the meeting as required. In addition to City Staff and the applicant's team, Vice Mayor Veronica Malone, Councilmember Pat Dennis, and Planning Commissioner Larry White attended the virtual meeting (Exhibit F). Discussion was primarily related to the following topics:

- ***How much of the project is currently zoned for Commercial:*** The applicant responded it is about 1-

acre of the overall project, the remainder is zoned Agricultural (AG).

- ***What is the current ratio of multi-family to single-family in Avondale:*** The applicant responded that the information is not currently available. Staff responded the information would be researched and prepared for future discussion at Planning Commission and City Council. The City's existing/planned/under construction multi-family residential is approximately 18.8% of total residential uses.
- ***Who will be the builder of this project:*** The applicant responded that they are both the developer and builder of the project and will likely contract with Morgan Construction to construct the project.
- ***What is the reasoning behind the buildings stepping down from 3-stories to 2-stories from Van Buren Street to the north:*** The applicant indicated the goal is an urban-feel fronting Van Buren Street to give brownstone look and feel at the street. It was also noted that commercial property is located across Van Buren Street to the south.
- ***Will there be garages and covered parking:*** The applicant responded garage and covered parking is being provided and will be in compliance with the Avondale requirements.
- ***When is Corporate Drive on the north side of this project being developed:*** Staff responded that Corporate Drive is a Minor Collector and will be partially constructed by the Fairway 10 project to the north (formerly called Avondale 50); Fairway 10 will be responsible for construct two (2) of the three (3) lanes planned. Cerro Vista will be responsible for half-street improvements adjacent to their site, which includes one (1) lane of paving and associated landscaping and other improvements from the project's eastern boundary to the site's western edge.
- ***Will there be a deceleration lane on Van Buren into the project:*** Staff responded that a deceleration turn lane is included in the traffic report and will be required.
- ***How can the City improve safety of trail users on the multi-use trail that fronts this project on Van Buren Street:*** Staff responded that signage for trail users and for vehicles entering and exiting the project site may be appropriate and can be evaluated.

Three (3) comments related to the proposal have been posted on the City's aVOICE digital forum. One comment was in favor of the project, the other two (2) comments were expressions of concern for the impact on the school capacity, traffic impacts, and availability of affordable housing in the area. The comments are listed below:

- "Build it"
- "I sure hope that the developer is paying enough impact taxes to build all the schools that will be needed for all these housing units!!! Everywhere I look in Avondale we are putting up multi-family units and huge apartment complexes that will have a detrimental effect on our school costs and traffic. Just make sure they are paying enough to cover the costs of the extra schools or classrooms that will be needed to support this growth!!"
- "There should be some units for lower income families. Units should be less than a \$1000 per month. Several families in Goodyear are trying to survive on minimum wage salaries and cannot afford a home in Goodyear. We also need to build units for homeless vets."

All required notification for the Planning Commission public hearing were completed at least fifteen (15) days prior to the meeting as required including mailings to owners within 1,000 feet of the site, public hearing notice

signs on the property, and display ads in the Southwest Valley Arizona Republic. No additional public comments beyond what is noted above have been received to date.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

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

LESD does not assign students to elementary schools based upon geographical location. As such, elementary age students living in Cerro Vista will have an opportunity to choose which school they will attend within the LESD system. Collier Elementary School, located internal to the Coldwater Springs community at 350 S. 118th Avenue, is the nearest LESD school to the project site. High school students will attend La Joya Community High School located at 11650 W. Whyman Avenue.

TUHSD has provided the City with a Certificate of Adequate School Facilities confirming that the district has adequate facilities to support enrollment generated by the proposed development, whereas LESD has indicated there is not adequate capacity, but the district and developer of Cerro Vista executed an impact agreement, dated March 12, 2019, that will provide the district with needed funds to offset the impact of the development (Exhibit G).

There is an existing public charter school east of this proposed development and another public charter school is planned southwest of this project.

ANALYSIS:

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

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

- The property's Urban Residential land use designation is a part of the transit-oriented development land uses intended for higher density residential of 30+ dwelling units per acre that supports business park, high intensity office, and The BLVD developments. The proposed multi-family residential development meets the intent of the Urban Residential land use; however, the density is lower at 23.94 du/ac, requiring a minor General Plan amendment to a High Density Residential land use. The development is designed as an urban residential style development and provides higher density for the surrounding employment area meeting the vision of the General Plan.

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

- Amending the General Plan to allow for High Density Residential, a reduction of 6.06 dwelling units per acre from the minimum required in Urban Residential, makes the subject site marketable and compatible with the surrounding employment area. The development standards of the R-4 (Multi-Family Residential) zoning district and design standards within the City's Multi-Family Design Manual will ensure that the development maintains an urban residential feel given the site's proximity to The BLVD.

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

adversely impacting the existing land use.

- At 11.51 acres, the re-designation of the property from Urban Residential to High Density Residential, both of which call for development of high-density residential uses, will not significantly alter acceptable land use patterns or adversely impact existing land uses.
- The property is currently served by existing infrastructure and surrounded by properties receiving various levels of City services. Amending the land use map to High Density Residential, lowering density of development, will reduce water and sewer demand from the property. Furthermore, any infrastructure improvements required to serve the proposed development will be constructed by the developer at their cost.
- The reduction of allowed density from Urban Residential to a High Density Residential land use designation will not adversely impact surrounding land uses.

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

The proposed amendment is consistent with several goals of the General Plan 2030 and the FCSP, such as:

General Plan

- Land Use Element, Goal 1, “Establish an Avondale identity based on a healthy lifestyle that promotes land uses which foster an economically sustainable and socially dynamic community”. Cerro Vista will provide a high density, quality community that will be compatible with and support the surrounding employment, commercial, and residential uses.
- Housing Element Goal #2, “Champion the development of housing types not currently available in the City to allow for a variety of socio-economic levels”. Cerro Vista proposes an urban living community that is unique to the City of Avondale. The project’s urban design concept will create a sense of place through site and building design, open space, and amenities. Cerro Vista residents are intended to be new professionals, small families, and empty nesters looking for a vibrant community to live in.
- Housing Element Goal #4, Policy’s A, B, C, and D “Require excellence and innovation in residential design and construction”. The Cerro Vista PAD incorporates a number of the City’s Design Review Manual standards to create a layout with ample open space and recreation areas containing amenities and trails throughout. Buildings are oriented on the perimeter to front public rights-of-way reducing views of surface parking and creating an urban feel. This building orientation allows the core of the site to be developed with a clubhouse and other amenities, while maintaining an urban residential streetscape along Van Buren Street and the future Corporate Drive alignment.
- Recreational Amenities Element, Goal 4 “Create shared use linkages throughout the community in order to support a healthy lifestyle”. With the development of the Van Buren Street Trail, Cerro Vista will provide the necessary access for shared connections to the City and other transit modes along Van Buren Street.

Freeway Corridor Specific Plan (FCSP)

- Growth Area Element, Goal #4 “Ensure new development in the Plan area is pedestrian/bicyclist friendly and contributes to a walkable community”. The Cerro Vista development ensures residents will have full access to pedestrian and bike paths for work, recreation, or access to services with the

development of the Van Buren Trail.

Conclusion:

Based on the information provided by the applicant, Staff recommends approval of the requested Minor General Plan Amendment.

DISCUSSION:

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

STRATEGIC PLAN:

STRATEGIC OUTCOME AREA: Creative and Sustainable Community Development

- STRATEGY: Increase sustainability initiatives such as renewable clean energy or sustainable design and construction.
- STRATEGY: Develop diverse housing options, to include housing that is affordable to workers and close to their jobs

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-18-0079 Cerro Vista, a request for a Minor Amendment to the General Plan 2030 Land Use Map Designation from Urban Residential (30+ dwelling units per acre) to High Density Residential (12 to 30 dwelling units per acre).

PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-18-0079 Cerro Vista, a request for a Minor Amendment to the General Plan 2030 Land Use Map Designation from Urban Residential (30+ dwelling units per acre) to High Density Residential (12 to 30 dwelling units per acre).

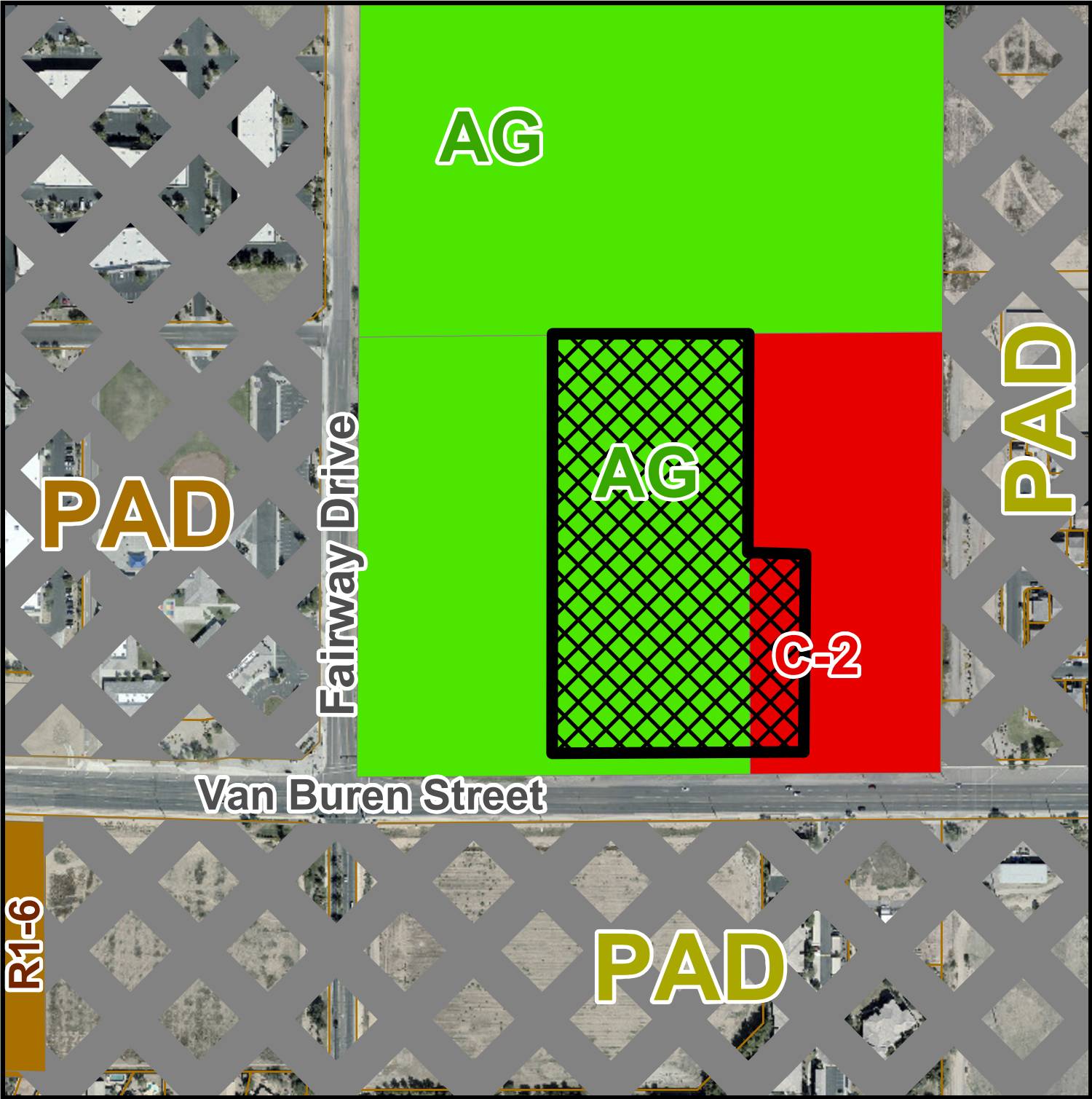


Aerial Photograph

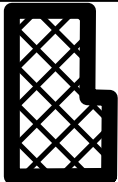


Project Location



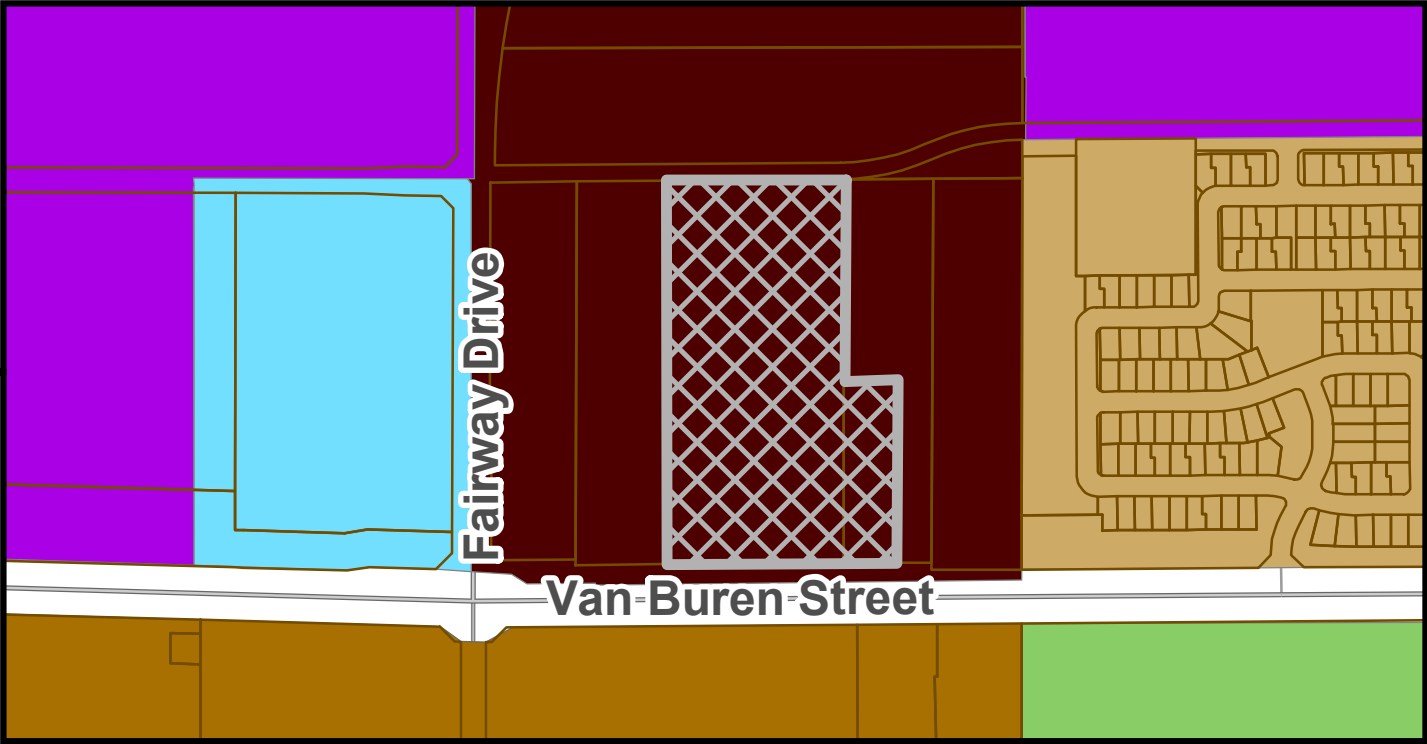


Zoning Vicinity Map

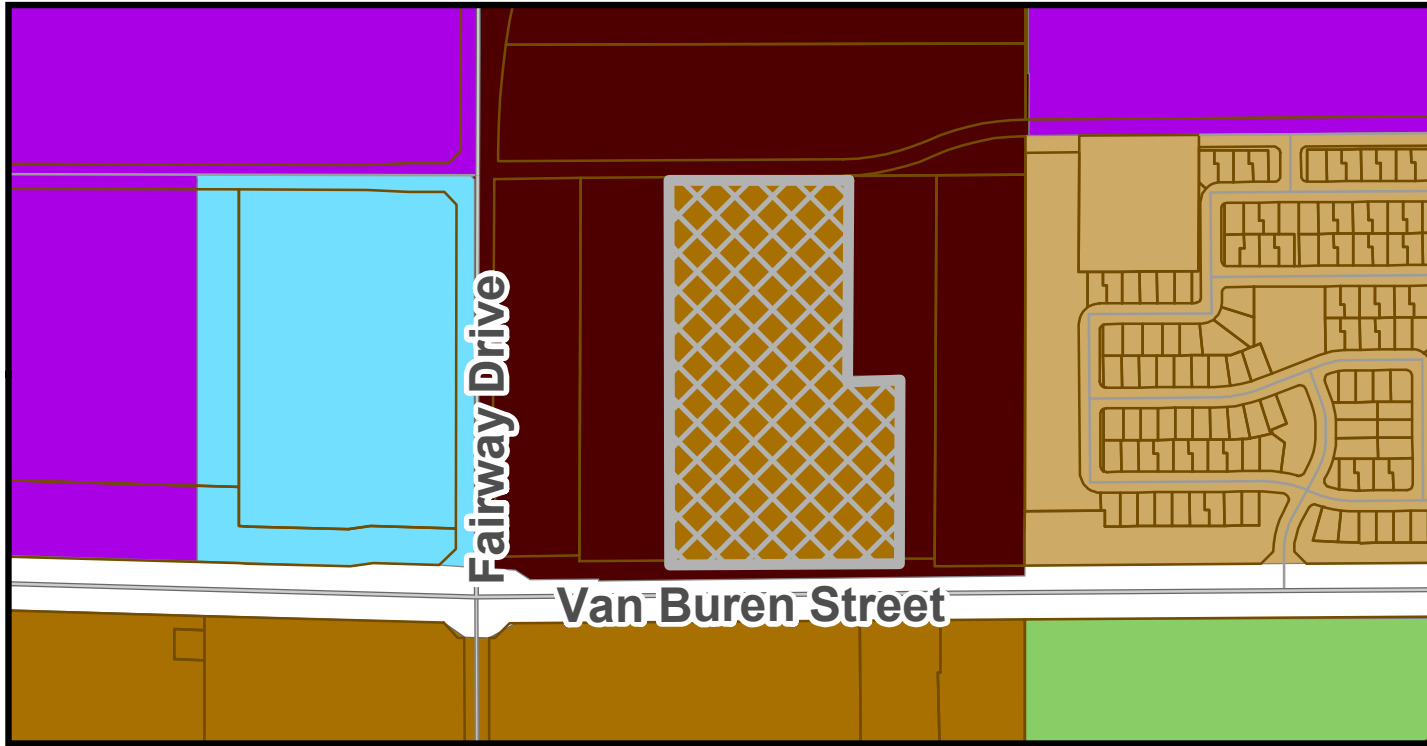


Project Location





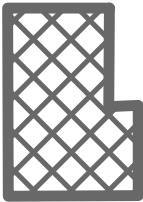
CURRENT LAND USE MAP



PROPOSED LAND USE MAP

General Plan Land Use Map

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



Subject Property

*SUMMARY OF RELATED FACTS
APPLICATIONS PL-18-0079 & PL-18-0080*

<i>THE PROPERTY</i>	
PROPERTY SIZE	Approximately 11.51 gross acres
LOCATION	Approximately 500 feet east of the northeast corner of Fairway Drive and Van Buren Street
PHYSICAL CHARACTERISTICS	The subject property is vacant, undeveloped and in agricultural production.
GENERAL PLAN LAND USE DESIGNATION	The property is presently designated by the General Plan 2030 Land Use Map as Urban Residential (UR). The UR designation accommodates residential development exceeding 30 units per acre, served by underground or structured parking. The applicant is requesting a Minor General Plan Amendment to change the Land Use designation of the property to High Density Residential (HDR), allowing the property to be developed at a lower density than currently supported. The requested HDR designation allows for development of multi-family residential including patio homes, apartments, condominiums, and townhomes with a density of 12 to 30 dwelling units per acre with a target density of 12 units per acre. There is no structured or underground parking requirement in the HDR designation.
EXISTING ZONING	The majority of the site, approximately 10.27 acres, is zoned Agricultural (AG). The easternmost 1.24 acres of the site is zoned Community Commercial (C-2).
ZONING HISTORY	The 11.51-acre subject site was annexed into the City by Ordinance No. 238 on June 28, 1978 as part of a larger annexation. Records indicate the westernmost 10.27 acres of the subject site were initially given an equivalent zoning of Agricultural (AG) while the easternmost 1.2 acres were given an equivalent zoning of Community Commercial (C-2). The zoning on the site has not changed since annexation in 1978.

<i>SURROUNDING ZONING AND LAND USE</i>	
NORTH	Approximately 25.46 acres of vacant and undeveloped property zoned Agricultural (AG) and in agricultural production. An application for a Minor General Plan Amendment and Rezoning of the property to accommodate light industrial development of the site has been submitted and is in review by the City.
EAST	An approximately 7.9-acre property zoned Community Commercial (C-2) and developed with River Crossing mini-storage/RV storage facility. Conditional Use Permit and Site Plan and Design Review applications permitting the expansion of the facility with additional indoor storage space on the currently undeveloped portion of the site was approved in 2020. Construction of the expansion has not yet started.
SOUTH OF VAN BUREN STREET	Multiple uses are occurring south of the site across Van Buren Street. From east to west, these include:

	• Coldwater Springs Apartments, a 301-unit garden-style multi-family residential community on 16.47 acres zoned Coldwater Springs Planned Area Development (PAD). The Coldwater Springs PAD identifies the property for multi-family residential use. • An approximate 12-acre parcel which is undeveloped and not presently in agricultural production. The undeveloped parcel is zoned Coldwater Springs Planned Area Development (PAD) which allows for development of the property in accordance with the Community Commercial (C-2) district.
WEST	A 4.59-acre property, zoned Agricultural (AG), developed with a single-family residence. The undeveloped portion of the property is in active agricultural production.

<i>PUBLIC SCHOOLS</i>	
SCHOOL DISTRICT(S)	Littleton Elementary School District (LESD) Tolleson Union High School District (TUHSD)
ELEMENTARY SCHOOL	Student's choice (No defined school). The closest LESD school to the subject property is Collier Elementary, located at the southwest corner of Coldwater Springs Boulevard and 118 th Avenue.
HIGH SCHOOL	La Joya Community High School, located at the southwest corner of Durango Street and Avondale Boulevard.

<i>STREETS</i>	
Van Buren Street	
Classification	Custom Minor Arterial
Existing half street right-of-way	85 feet
Standard half street right-of-way	Varies (50 feet to 85 feet)
Existing half street improvements	Two (2) travel lanes, half center turn lane, and the landscaped/lighted Van Buren Multi-Use Trail (in right-of-way).
Standard half street improvements	Two (2) travel lanes, half center turn lane, bike lane, curb, gutter, detached sidewalk, streetlights, landscaping, and accommodation of the Van Buren Multi-Use Trail (in easement or right-of-way).
Corporate Drive	
Classification	Minor Collector
Existing half-street right-of-way	None
Standard half-street right-of-way	40 feet
Existing half-street improvements	None
Standard half-street improvements	One through lane, half center turn lane, bike lane, detached sidewalk, curb, gutter, landscaping, and street lights.

<i>UTILITIES</i>
Future development of the site will access the City's water system via a connection to an existing 16-inch water line in Van Buren Street and a secondary connection to an 12-inch water being installed in Corporate Drive by the developer of Fairway 10 (formerly Avondale 50). Sewer service to the site will be accommodated by an existing 30-inch main line in Van Buren Street. Salt River Project (SRP) provides electrical service to this portion of the City.

Exhibit E

Cerro Vista Major GPA Narrative

CERRO VISTA

An Urban Living Experience



Minor General Plan Amendment Application Narrative Application Case #: PL-18-0079

City of Avondale

March 2019

August 2020

February 2021

March 2021

April 2021

Electronically submitted April 29, 2021

Table of Contents

I.	Project Profile	2
II.	Executive Summary	3
III.	Property Description	4
IV.	Infrastructure	5
V.	Project Description	7
VI.	Conformance with Avondale Plans	9
VII.	General Plan Findings Analysis	14
VIII.	Conclusion and Summary	16

Table of Exhibits

Exhibit A – Regional Aerial Context Exhibit
Exhibit B – Aerial Context Exhibit
Exhibit C – Existing Avondale General Plan Map
Exhibit D – Proposed Avondale General Plan Map
Exhibit E – Existing Avondale Zoning Map

I. PROJECT PROFILE

Project Name	Cerro Vista
Property Owner	Virtua Avondale Eleven Owner, LLC
Assessor Parcel Numbers	500-01-001W 500-01-001X
Project Location	12116 W. Van Buren Street, Avondale, AZ 85323 Generally located 500' east of N. Fairway Drive on the north side of W. Van Buren Street
Project Area	Amended Area (inclusive of ROW) 11.5 acres (Gross) Developable Area 10.4 acres (Net)
Current Zoning	Agricultural (AG) & Commercial (C-2)
Proposed Zoning	Multi-Family Residential-4 (R-4) (PL-18-0080)
General Plan Land Use	High Density Residential (12-30 du/ac, Target 12 du/ac)

Development Team



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II. EXECUTIVE SUMMARY

This proposed Minor General Plan Map Amendment includes approximately 11.51 gross acres to the center line, inclusive of the public right-of-way. The net area of the developable site is 10.4 acres located at 12116 W. Van Buren Street, Avondale, AZ 85323, generally located 500' east of N. Fairway Drive on the north side of W. Van Buren Street and identified by Maricopa County Assessors as parcel numbers 500-01-001W and 500-01-001X (the "Property"). The request is to amend the General Plan Map from Urban Residential (30+ du/ac) to High Density Residential (12-30 du/ac, Target Density 12 du/ac).

There is also a concurrent request to rezone the Property from Agricultural (AG) & Commercial (C-2) to Multi-Family Residential-4 (R-4) to allow the development of a high density urban living residential development with a proposed density of approximately 23.94 dwelling units per acre (249 units).

This amendment to the General Plan Map and the accompanying Cerro Vista rezoning will allow a luxury, high-density residential community that will bring an urban living experience in the Van Buren corridor. It is designed to be complementary to other high density developments along Van Buren and the employment areas adjacent to the north and east along the I-10 freeway. The addition of the major interchange at El Mirage Road and the Interstate 10 Freeway in the near future will also bring regional access within close proximity to the Property. It is anticipated that this development will be a catalyst for other urban, high energy uses that are planned in the area.

The development will provide one (1) to three (3) bedroom housing that will be oriented towards enhanced pedestrian amenity and open space experiences within the development. Additionally, complementary walk-up carriage units will be part of the development to provide a varied urban housing type to the urban loft apartments. With its modern design, Cerro Vista will provide loft apartments that create a unique urban experience not currently available within the City of Avondale, but demanded by millennials, professionals, and empty nesters throughout the Valley.

With its close proximity to Avondale's The BLVD, previously known as City Center, will be a mixed-use project to include Class A Office, Multifamily Residential, Public Space, Signature Retail, Dining and Entertainment. Cerro Vista will also complement this future vibrant area by providing supportive housing that will draw residents to the area. This is supported by the Avondale General Plan, which states that housing should *"Entice the development of condominiums, townhomes, and high-rise loft apartments by marketing The BLVD as an exciting urban enclave geared towards professionals."* (See Avondale General Plan, Implementation Strategies-Housing Element, pg. 150.)

At a City Council Work Session in November 2018, the City discussed the market shifts related to providing an urban living experience for the changing demographics in the City and region. Traditionally, Avondale is exporting 90% of its employment to surrounding municipalities. This development is in a prime location with adjacent employment uses

and the nearby BLVD development area, which will attract those who want to live, work, and play in the City of Avondale. Cerro Vista is poised to become a destination that Avondale citizens can call home.

The proposed site plan, land use and development standards, and architectural standards create the framework for a marketable parcel to future developers. The unique location of the Property provides the opportunity to develop a site located along the Van Buren corridor that is compatible with existing development, supports housing opportunities for The BLVD area, and synergizes with the adjacent employment areas.

III. PROPERTY DESCRIPTION

Site Description

The Cerro Vista property is approximately 10.4 acres located at 12116 W. Van Buren Street, Avondale, AZ 85323, generally located 500' east of N. Fairway Drive on the north side of W. Van Buren Street and identified by Maricopa County Assessors as parcel numbers 500-01-001W and 500-01-001X (the "Property") (See *EXHIBIT A–Regional Aerial Context Map*) The Property is currently vacant. The topography of the site is relatively flat.

As illustrated in *EXHIBIT B – Aerial Context Map*, the Property is comprised of two (2) parcels adjacent to the Van Buren Street corridor. A City regional trail also runs along the south end of the Property along Van Buren Street providing opportunities for the development to connect to this public amenity. The trail will be developed with the project, as required.

The Property currently contains an Avondale General Plan land use designation of Urban Residential (30+ du/ac) (See *EXHIBIT C – Existing Avondale General Plan Map and EXHIBIT D – Proposed Avondale General Plan Map*). The Property is currently zoned primarily with Agricultural (AG) zoning with approximately 1.4 acres having Commercial (C-2) zoning. The Property is currently vacant and has historically been used for agricultural purposes. (See *EXHIBIT E – Existing Avondale Zoning Map*)

The rezoning proposes 249 residential units with a density of approximately 23.94 dwelling units to the acre. This is consistent with the Avondale General Plan proposed designation of High Density Residential (12-30 du/ac) and is above the target density of 12 du/ac.

Property Owner

The Property is currently owned by Virtua Avondale Eleven Owner, LLC and it intends to plan and prepare the Property for future development. The Virtua group offers, manages, and develops the highest quality real estate investments across the country. This includes properties in Arizona, California, Nevada, Texas, Georgia, Connecticut, and Pennsylvania.

Additionally, the Virtua group members are very active in land development in the greater Phoenix area and its management has decades of development experience in Phoenix, particularly in the West Valley. The development team is primarily focused on adding meaningful value to the Property and bringing a variety of housing types to the City of Avondale.

Relationship to Surrounding Properties

The Property is surrounded by a mixture of developed and vacant land uses.

- NORTH:** Directly to the north of the Property there is a vacant agricultural property with AG zoning and General Plan land use designations of Urban Residential. Additionally, to the northeast there is approximately 145 acres of active employment uses between the I-10 freeway and Van Buren Street. There is also a major interchange planned for El Mirage Road and the Interstate 10 Freeway, which will provide additional regional access to the Property.
- SOUTH:** To the south of the Property across Van Buren Street is a mixture of vacant property, the Coldwater Springs Apartments, and the Coldwater Springs single-family development. These properties are zoned as PAD allowing medium density and high density residential.
- EAST:** Directly to the east of the Property are properties owned by River Crossing Storage. The property is being used for RV and boat storage uses. There is also an approximately 3 acre vacant parcel and we have received information that it will be used for the expansion of the storage uses in the future. These properties have Commercial (C-2) zoning and a General Plan land use designation of Urban Residential.
- WEST:** Directly to the west of the Property are properties being used for a mixture of agricultural and residential uses. These properties have AG zoning and a General Plan land use designation of Urban Residential.

IV. INFRASTRUCTURE

Road improvements, right-of-way, easements.

Surrounding Street Improvements

The Project will construct the adjacent half-street improvements for Van Buren Street, which the City classifies as a collector roadway. All existing power lines that are less than 69kv will be converted underground and the poles will be removed at Corporate Drive. Additional right-of-way and improvements may be required for turn and deceleration lanes.

Utilities

Water

The City is the water service provider for the Property. The proposed water for Cerro Vista will consist of taps into the 16" water main currently in Van Buren Street, which will consist of two (2) separate taps for a domestic water meter and a landscape water meter. A 16" in-line valve will be installed between the two (2) 8" fire line taps for safety purposes. This will accommodate fire flow and residential demand requirements as demonstrated within the Preliminary Master Water Report. All connections will follow the City of Avondale's supplement to MAG Specifications and Details, and American Water Works Association Standards. Since there is an existing water main fronting the property there is no need to construct a new waterline adjacent to the project.

Precise locations for connections and networks shall be determined at the Site Plan phase. All infrastructure related to water services will be completed as they relate to the specific phase that will be developed and will be explicitly determined during the Site Plan phase.

Sanitary Sewer

The City is the wastewater service provider for the Property. The proposed sewer for Cerro Vista will consist of approximately 1,648 LF of 8-inch sewer line and 7 manholes as shown within the Preliminary Master Sewer Report for the project. There will be a single connection within Van Buren Street into the 30-inch existing sewer main.

Since there is no existing sewer stub for the project from the existing 30-inch sewer main within Van Buren Street, a new manhole will be constructed within the proposed Van Buren Street right-of-way as part of this project. Since there is an existing sewer main fronting the property there is no need to construct a new sewer line adjacent to the project.

Precise locations for connections and networks shall be determined at the Site Plan phase. All infrastructure related to sewer services will be completed as they relate to the specific phase that will be developed and will be explicitly determined during the Site Plan phase.

Grading and Drainage

A Master Drainage Report is provided with the rezoning submittal. The on-site retention requirements shall be per City of Avondale standards and will meet 100-year retention for on-site and adjacent off-site flows. Historic flows may safely pass through or be routed around the site.

Cerro Vista proposes two (2) surface retention basins along the north boundary and two surface basins within open space areas within the property as shown on the Preliminary Master Drainage Report. The remainder of the onsite drainage will be directed to eight (8) feet diameter CMP pipe (approximately 915 LF) under parking stalls so as not to conflict with other onsite utilities. Seven (7) drywells will be required to drain the onsite retention volume within all surface retention basins and underground pipe within the required 36-hour drain time. The actual number of drywells are dependent upon further testing at time of construction.

It is proposed to provide three surface retention basins along the south boundary of the project to capture design flows within the adjacent proposed half-street improvements of Van Buren Street.

Schools

The Applicant has provided the City the executed copies of the Certificate of Adequate Schools Facilities from the Littleton Elementary School District #65 (*Collier Elementary School*) and the Tolleson Union High School District (*La Joya Community High School*).

Tolleson Union High School District has adequate school facilities, so no further action is required. However, Littleton Elementary School District #65 does not have adequate school facilities for the proposed project. Therefore, the current property owner has entered into a Donation Agreement with the Littleton Elementary School District #65 to help mitigate any potential impacts that the Cerro Vista development could have on the school district.

V. PROJECT DESCRIPTION

As noted above, there is a concurrent request to rezone the Property from Agricultural (AG) & Commercial (C-2) to Multi-Family Residential-4 (R-4) to allow the development of a high density urban living residential development with a proposed density of approximately 23.94 dwelling units per acre (249 units). Exhibits are contained in the Cerro Vista rezoning to further demonstrate the quality and configurations described herein.

This increase in density of the target density of 12 du/Ac can be supported by a multitude of factors that contribute to the unique urban living experience that will be provided by this development.

Cerro Vista is designed to be a high quality, luxury urban living development providing a vibrant community that provides on-site amenities and open space for both the modern professional and those interested in a “lock and leave” lifestyle. While adding to the existing housing in the area, Cerro Vista provides a unique housing development that caters to those looking for something different than the typical traditional housing offered in Avondale. The development will be arranged in building masses with a

prominent frontage presence on Van Buren Street and Corporate Drive (future) with enhanced entry features from Van Buren Street.

With Avondale's The BLVD being approximately ½ mile to the east, Cerro Vista will provide a great opportunity to create higher density housing that will provide further residents and synergy needed to bring the future retail and mixed-use to The BLVD area. While Cerro Vista is proposing a shift in the General Plan land use from Urban Residential to High Density Residential, the Applicant's intent is to still maintain the urban feel that is desired in this area and for the Property. By allowing the land use change to accommodate the 22.71 du/ac on the site, but still maintaining urban loft apartment housing, the developer will be allowed to provide greater open space opportunities on the site.

The current General Plan land use designation of Urban Residential allows 30+ du/acre. In a May 2018 City Council Work Session meeting, City staff presented that this area, including the Property, is envisioned to include the High Density Residential land use category near and along Van Buren Street. In further discussions with City staff, it was discussed that it would be appropriate to have high density residential that was in the mid-range of the 12-30 du/acre allowed under the High Density Residential land use designation. This would allow the Property to develop in a manner that would maintain some of the urbanity envisioned for this area and would be compatible with the intent of the General Plan and Freeway Corridor Specific Plan for development in this area. As such, the Applicant has provided development standards in the accompanying Cerro Vista rezoning that will further allow this vision to be realized.

As the Cerro Vista development demonstrates, the development will provide two (2) different types of high-density housing on the site. The residential buildings on the north and south of the Property are three (3) story and two (2) story buildings consisting of one (1) to three (3) bedroom urban loft apartments. These buildings will be arranged as groupings surrounded by landscaping and vegetation. Greater detail will be placed on those fronting onto Van Buren Street to create a massing frontage that interacts with the adjacent roadway. The other high-density housing will consist of two (2) story carriage units with one car garage parking underneath. These are arranged primarily along the western boundary, with some massing in the center, and on the east boundary of the Property. The rezoning proposes a total of 249 residential units with a density of 23.94 dwelling units to the acre. The Cerro Vista development will be developed in one (1) phase.

The massing of the lots will be complemented by usable open spaces including community gathering areas and vegetated refuge areas. The open spaces are designed to cater to community gatherings and the promotion of interaction among neighbors. Most of the buildings on the site are arranged around open spaces where residents may gather, these courtyards will contain spacious and aesthetically pleasing environments

with various high-quality amenities.

A centrally located open space area will connect the Property from north to south centering on a main core of open space areas with amenities including a clubhouse, BBQ ramada and other shade ramadas, a pool/spa, fire pits, a dog park, and other open spaces areas as shown in the Cerro Vista rezoning. These amenity areas will be easily accessible to all residents with each of these areas being connected throughout the development with connective pathways. The clubhouse will be strategically located at the south end of the development and will provide an entry focal point at the end of the main entry drive aisle to create a sense of arrival for residents and visitors.

The overall character and quality that will be provided by this development is greatly justified by this enhanced feature focusing on community, connectivity, neighborhood interaction, walkability, design, and a healthy and livable community.

VI. CONFORMANCE WITH AVONDALE PLANS

The Property is designated as Urban Residential on the City's General Plan Map. The Property is also within the Freeway Corridor Specific Plan (*See EXHIBIT C – Existing Avondale General Plan Map*).

The Applicant is requesting to amend the map to the High Density Residential land use category that is intended to accommodate residential densities that range from 12 to 30 dwelling units per acre. This land use category states that units should include apartments, condominiums, or patio homes and should provide a level of intensity to promote a village environment with easy access to services, business and recreation.

The rezoning is consistent with this vision providing 23.94 dwelling units to the acre with connections to surrounding commercial and employment use. Cerro Vista is also consistent with a number of elements within the City's General Plan 2030 as follows.

The following is the review and analysis required by the City for a General Plan Amendment Application:

Minor General Plan Amendment Review and Analysis

1) Availability of current and future watersupplies

The City is the water service provider for the Property. The proposed water for Cerro Vista will consist of approximately 2,215 LF of 8-inch water line with all associated appurtenances to create an onsite loop as required by reviewing agencies. This will accommodate fire flow and residential demand requirements as demonstrated within the Preliminary Master Water Report. There will be two connections within Van Buren Street into the 16-inch existing water main to create an onsite looped water line for safety purposes. The two connections will follow the City of Avondale's supplement to MAG Specifications and Details, and American Water Works Association Standards. Since there

is an existing water main fronting the property there is no need to construct a new waterline adjacent to the project.

Cerro Vista provides additional water supply information that demonstrates that the surrounding water infrastructure is able to support the Project in average day, max day, peak day, and max day plus fire flow demand scenarios.

2) Impact on and potential support of the City's transportation system

Access to the site will be from Van Buren Street to the south. Since the proposal is to decrease the density from 30+ du/acre down to 23.94 du/Acre, there will be no increase in traffic congestion by changing the Land Use designation from Urban Residential to High Density.

The approval of a high density housing land use designation in this area would also be appropriate given that it is located along a major arterial, its proximity to employment areas and Avondale's The BLVD, and proximity to the future El Mirage Road and I-10 freeway interchange. This intensity of land use would support the vision of the General Plan to have convenient regional transportation access to new employment, services, and activity centers. (Avondale General Plan, page 105)

There is currently a bus route along Van Buren Street with a bus station on the southeast corner of Van Buren Street and Fairway Road.

The Applicant will also comply with the City's current engineering policies and standards and work to provide solutions that will enhance the City's transportation networks.

3) Impact on the natural environment, including, but not limited to, hillsides, riparian areas, and floodways

There are no hillsides, riparian areas, or floodways adjacent to the Property. The increase in dwelling units per acre will not have any effect on the surrounding natural environment. The concurrent rezoning is providing adequate open space on its conceptual site plan for trails connecting through the Property.

Additionally, the Applicant is working with the City of Avondale in providing property to establish a multi-use trail along Van Buren Street. Residential units have been designed to connect onto this multi-use trail to enhance the pedestrian-oriented design of the development. This trail will provide regional connectivity with connections throughout the City of Avondale and along the Agua Fria River. This regional trail promotes pedestrian and bicycle connectivity of the residents to the adjacent employment and recreational uses such as bicycling, jogging and walking that will enhance the quality of Cerro Vista. This trail will be acquired and maintained by City of Avondale.

4) Extent to which the proposal contributes to achieving the (i) job to population ratio, (ii) square foot per capita ratio, and (iii) multi-family housing ratio identified within this GP2030

The proposed General Plan Amendment will not have an overall negative impact on the total City's current job-to-population ratio of 0.20 as it is not taking away any employment related uses. The Cerro Vista project will provide employees for the surrounding employment areas.

The inclusion of any residential land use on this property will be in accordance with the City's goals and policies and will be aimed at furthering additional residential housing opportunities that do not exist in Avondale. It is anticipated that this Amendment will have no negative affects to the residential base compared to what is allowed on the Property today.

5) Impact on City services and facilities including, but not limited to, police, fire, water, and wastewater

The proposed General Plan Amendment will not have a negative impact on the City's services. The proposal reduces the density units per acre on the site and will not contribute to increasing services needed for the proposed Urban Residential land use on the Property. Additionally, the proposed amendment will not burden the City with regards to needing additional extensions of utility infrastructure since there are existing water lines and sewer lines available in Van Buren Street to service the Property. Both of these utility lines have adequate capacity for the proposed development. Adequate connections to serve the project will be built at the developer's cost. These exact locations and the size of the infrastructure for the property will be determined during the Site Plan phase.

6) Extent to which the goals of this GP2030 are accomplished

The proposed Cerro Vista Minor General Plan Amendment complements most, if not all, of the goals and policies of the 2030 General Plan. The following summary provides information from the proposed development that demonstrates that it meets important goals of the Avondale 2030 General Plan:

AVONDALE GENERAL PLAN 2030

Land Use Element, Goal 1: Establish an Avondale identity based on a healthy lifestyle that promotes land uses which foster an economically sustainable and socially dynamic community.

Land Use Element, Goal 3: Promote a strong balance of high quality residential, employment, recreation, and educational land.

These goals can be obtained by providing an alternative residential development to the typical homogenous single-family residential that exists in Avondale. Cerro Vista will provide a high density, quality community that will be compatible the existing surrounding employment, commercial, and residential uses and will also provide an added catalyst to creating urbanity adjacent to the Avondale's The BLVD. The type of residents and lifestyle that the Cerro Vista development will attract will be centered on

professionals, millennials, and those wanting to live an urban “lock and leave” lifestyle. Thus, it will provide a well-balanced land use encouraging social interaction and creating a larger sense of community amongst residents.

Housing Element, Goal 2: Champion the development of housing types not currently available in the City to allow for a variety of socio-economic levels.

Cerro Vista will be an urban living community that is unique within the City of Avondale. The luxury urban loft apartments will be designed in a way that creates a cohesive, connected community. Residents to the Cerro Vista can be in the range from new professionals, small families, and empty nesters and are looking for a vibrant community to live in Avondale. The Property design will create more of a sense of place within the area and will encourage more social and community interaction.

Housing Element, Goal 4: Require excellence and innovation in residential design and construction.

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

Policy C: Utilize the City’s Design Manuals to promote quality development and attractive residential communities, updating these documents when necessary to reflect changing preferences and styles.

Policy D: Encourage subdivision design that promotes non-vehicular access to trails and transit routes/centers as a component of a healthy lifestyle.

Policy E: Endorse the use of Crime Prevention through Environmental design (CPTED) principles when designing residential communities.

Cerro Vista incorporates these policies with Goal 4 by focusing on the City’s Design Manuals to create a layout with high-quality open space and recreation areas centrally located on the Property to provide easy access to all residents. Buildings are oriented to face each other, the internal private streets, and open space areas to “eyes” on the community and making it safer. Some of the residential units have also been designed to be connected to the future development of the public access trail along Van Buren Street. Thus, providing the great opportunity for connectivity to this trail, which will promote pedestrian and bicycle access to all surrounding areas of the City.

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

Recreational Amenities Element, Goal 4: Create shared use linkages throughout the community in order to support a healthy lifestyle.

These goals will be met with the development of the public access trail along Van Buren Street. Cerro Vista will provide the necessary access for shared connections to the City and other transit nodes along Van Buren. This will encourage the linking of City area and

promoting physical activity for the well-being of Avondale residents.

Recreational Amenities Element, Goal 1: Ensure every person has convenient access to safe public parks and affordable recreation opportunities.

Policy A: Continue to ensure that private development provides local, accessible neighborhood parks and tot lots under the management of a Home Owners Association.

Cerro Vista will meet this goal by providing high quality open space areas with a centrally located open space corridor that ensures residents have full access to the amenities that will encourage social and community interaction.

Bicycling Element, Goal 1: Develop a safe bicycle transportation system that provides connectivity throughout the City, including major public and private facilities, and to transit.

Bicycling Element, Goal 3: Increase recreational opportunities for bicyclists throughout Avondale.

Cerro Vista is within close proximity to employment, commercial, and the Avondale's The BLVD area. With the connective trails along Van Buren and the creation of this dense, urban core of housing, there will be a great opportunity for residents to utilize bicycles for access to the services and employment that they need access to. This will greatly add to Avondale's opportunities for bicycle/pathway networks in the surrounding areas.

Urban Design Element, Goal 5: Maximize housing opportunities in locations within a half-mile of transit, with good access to employment areas, neighborhood services, and public facilities in order to promote a healthy community both sustainably and economically.

Policy A. Distribute higher residential densities throughout our City in identified urban growth areas and facilitate the development of residences in mixed-use development within these growth areas.

Policy B. Develop residentially-designated and mixed use-designated lands adjacent to major transit facilities at high densities to reduce motor vehicle travel by encouraging the use of public transit.

Policy C. Within identified growth areas, develop residential projects at densities sufficient to support neighborhood retail in walkable, main street types of development.

Policy D. Facilitate the development of housing close to jobs to provide residents with the opportunity to live and work in the same community.

Policy E. Encourage consolidation of parcels to promote mixed-use and high density development at locations identified in the TOD Element and on the Land Use Map.

Cerro Vista meets this goal and all policies by providing a high density urban community that has strong pedestrian access to surrounding employment and commercial uses, and is readily accessible to the Avondale's The BLVD area within a ½ mile to the east. Additionally, a bus transit stop currently exists across the street from Cerro Vista on the southeast corner of Van Buren Street and Fairway Drive creating additional access to transit opportunities the residents. With the combination of these transit and pedestrian opportunities for the Property, Cerro Vista is well poised to create a dynamic, high density community within this growth area that will create vitality for future mixed-uses, retail, and employment uses that will come into the area.

THE AVONDALE FREEWAY CORRIDOR SPECIFIC PLAN

The Avondale Freeway Corridor Specific Plan covers the majority of land within a ½ mile each way of the freeway located within the Avondale city limits. The major focus of the visibility of the freeway with the City and steering uses that enhance that visibility and encouraging employment, commercial, and mixed uses. The Plan also focus on higher density residential districts that will support these uses.

Objective #3: The Freeway Corridor will be the southwest valley's premier job center.

GP Growth Area Element, Goal #1: "Create destination employment centers in targeted areas of the City that will help to improve balance between jobs and population."

With the creation of a high amount of jobs that this objective envisions, there will be a great need for populations that can fulfill those jobs. Cerro Vista provides a high density development that provides not only additional population near employment areas but will likely attract residents that will need all ranges of employment from the professional to the staff worker.

Objective #4: Ensure new development in the Plan area is pedestrian/bicyclist friendly and contributes to a walkable community.

The location of Cerro Vista creates a development that ensure residents have full access to opportunities to walk or bike to destinations for work, recreation, or access to services within the City. The development of the trail along Van Buren Street in front of the development will contribute to the Van Buren Street Drainage and Recreational Corridor that provides east/west connectivity for the Freeway Corridor. This allows pedestrians to travel from 99th Avenue to the Agua Fria River in a beautiful, spacious, and landscaped environment for full access throughout the City.

VII. GENERAL PLAN FINDINGS ANALYSIS

Per the Avondale General Plan 2030 Findings analysis provided on page 16 of the General Plan, the following information is provided.

As provided throughout the Cerro Vista General Plan Amendment narrative, the proposed development meets or exceeds all of the required findings of the Avondale General Plan as follows:

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

The General Plan notes that as of 2010, there was only 1.47% of land uses in Avondale developed for high density residential. It also notes that available acreage is at approximately 63 acres. This does not provide sufficient amount of acreage for the type of housing proposed for Cerro Vista.

Additionally, the current General Plan land use designation of Urban Residential allows 30+ du/acre, which City staff has noted is too dense for this area. In a May 2018 City Council Work Session meeting, City staff presented that this area, including the Property, is envisioned to include the High Density Residential land use category near and along Van Buren Street. In further discussions with City staff, it was discussed that it would be appropriate to have high density residential that was in the mid-range of the 12-30 du/acre allowed under the High Density Residential land use designation. This would allow the Property to develop in a manner that would maintain some of the urbanity envisioned for this area and would be compatible with the intent of the General Plan and Freeway Corridor Specific Plan for development in this area. As such, the Applicant has provided development standards in the accompanying Cerro Vista rezoning that will further allow this vision to be realized.

- *The amendment constitutes an overall improvement to the 2012 Plan and is not solely for the good or benefit of a particular landowner or owners.*

The General Plan notes that as of 2010, there was only 1.47% of land uses in Avondale. As stated above and in the narrative, there is a scarcity of the proposed housing for Cerro Vista in the immediate surrounding area. Market conditions and evolving visions for the Freeway Corridor areas have shown that the Urban Residential is not conducive for current development on the Property. The proposed minor general plan amendment will lower the density to something more marketable and the Cerro Vista standards will still promote a development that maintains an urban feel that is appropriate for the Van Buren corridor and the nearby The BLVD area.

- *The amendment will not adversely impact the community as a whole or a portion of the community by:*
 - *Significantly altering the acceptable land use patterns;*
 - *Requiring larger and more expensive public infrastructure improvements including, but not limited to, roads, water and wastewater, and public safety facilities than would otherwise be needed without the proposed*

change;

- *Adversely impacting the existing land uses; or*

The amendment will have no negative impacts on these findings points. With 10.4 acres of property, it is a perfect dose of the housing density in this area and will be compatible with the surrounding existing development and with future land uses that are envisioned for the area. The public infrastructure exists for this development and it will not be a significant burden on the existing systems that are in place. Lastly, the development is designed with landscaped buffering around the perimeter to provide adequate transitioning to the adjacent properties and to connect to the regional trail aspect that provides greater opportunities for an active lifestyle conducive to the housing development provided.

- *That the amendment is consistent with the overall intent of the 2012 Plan and other adopted plans, codes and ordinances.*

As demonstrated in the “Conformance to Avondale Plans” section, the Cerro Vista general plan amendment is consistent with the overall intent of all Avondale plans, codes, and ordinances. Additionally, the amendment consists of an improvement to the General Plan with the overall enhancements as outlined below:

- Providing usable open space in a central, accessible corridor that includes enhanced amenities that are not typically provided or required, including a clubhouse, BBQ ramada and other shade ramadas, a pool/spa, fire pits, and other open spaces areas as shown on the provided plans.
- Greater connectivity with the central amenity areas and all housing units being easily accessible to all residents throughout the development with connective pathways.
- Focusing all housing units on communal open spaces that are focused on providing an enhanced pedestrian and community experience.
- Enhanced vegetation at entries ways and strategically placed open space areas to provide a sense of arrival to the development.
- A unique housing product that focuses more on providing a holistic urban experience.

VIII. CONCLUSION AND SUMMARY

Cerro Vista is in a unique location adjacent to existing employment areas, the active Van Buren Street corridor, and the Avondale’s The BLVD area to the east. This location provides the perfect site for an urban multi-family community that will synergize with the surrounding area. The proposed general plan amendment allows for the creation and design of development standards that complement the surrounding employment,

commercial, and residential uses while providing a luxury, urban housing development not currently found in Avondale.

The concurrent rezoning and this General Plan Amendment is consistent with many of the policies of the City of Avondale's General Plan 2030 and the Freeway Corridor Specific Plan. The proposed plan intends to develop a vacant site that will provide a vibrant urban feel, reflecting the aspirations and character of Avondale's The BLVD as an up and coming metropolitan hub. Cerro Vista will draw residents such as professionals, millennials, and empty nesters, which will attract a variety of residents to the downtown area of Avondale.

The sense of place and strong design strategies will help Cerro Vista seamlessly integrate into the urban core of Avondale, while also setting itself apart in a distinctive way. The Avondale General states that the City should entice these types of developments, which are geared towards the exciting, urban enclave of the Avondale's The BLVD. Additionally, with the City's focus on the importance of high-quality amenities and interactive social spaces within developments, Cerro Vista provides the framework to realize that vision on the Property. We look forward to Cerro Vista being a unique multi-family development that bring a high quality urban experience to its residents.

Exhibit ‘A’



APN: 500-01-001C & -001L
Acres: 11.05 Acres

Exhibit A - Regional Aerial Context Exhibit
Cerro Vista – Van Buren St & Fairway Dr

Exhibit ‘B’

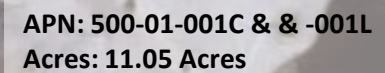


Exhibit B - Aerial Context Exhibit
Cerro Vista – Van Buren St & Fairway Dr

Exhibit ‘C’

GENERAL PLAN

Legend

- Planning Boundary
- Growth Area

Land Use

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

- Gateway Employment
- Employment Mixed Use
- Residential Mixed Use
- Neighborhood Commercial
- Townhouse Residential

City Center
Specific Plan
Area

TOD

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

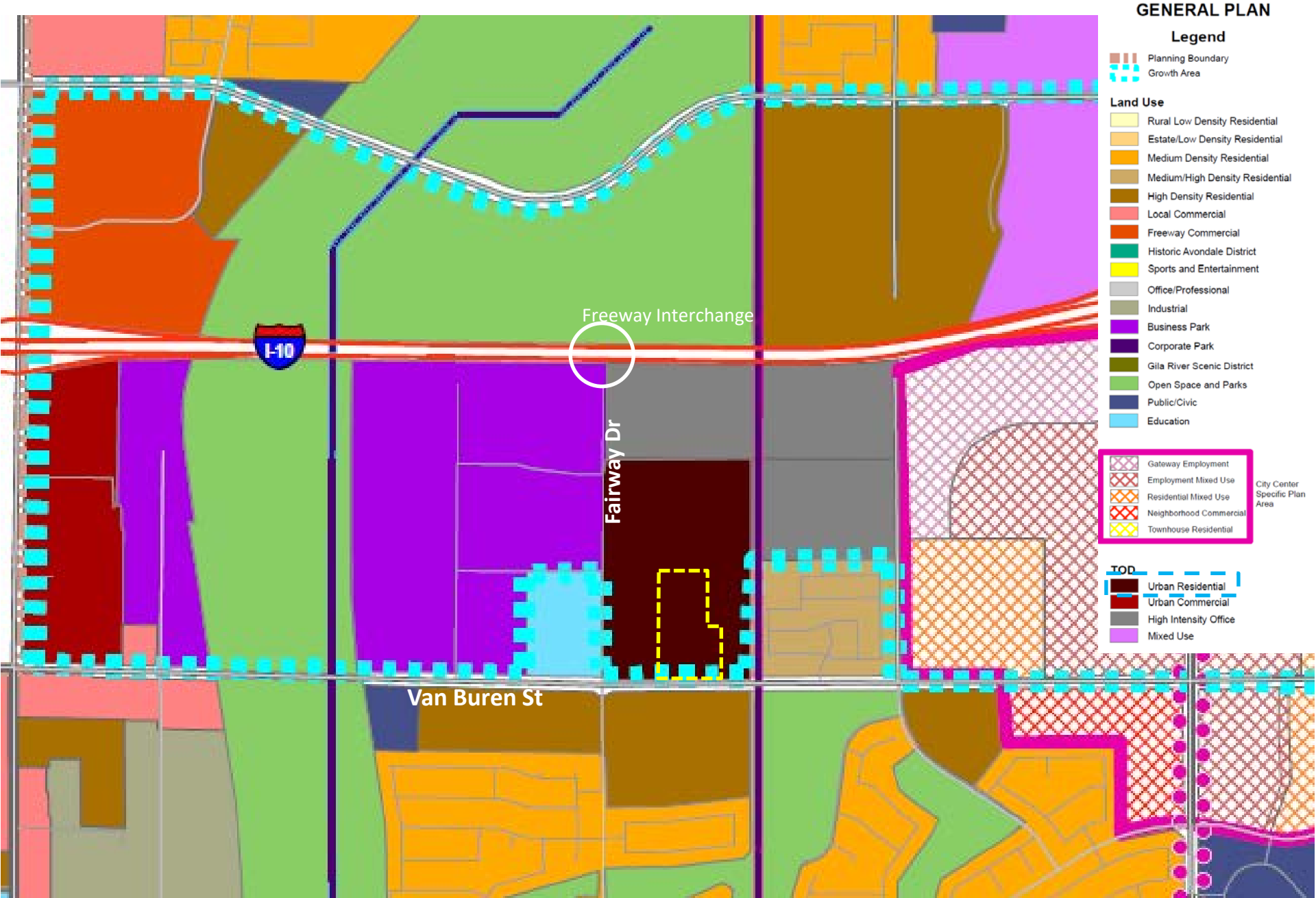


Exhibit C – Existing Avondale General Plan Map
Cerro Vista – Van Buren St & Fairway Dr

Exhibit ‘D’

GENERAL PLAN

Legend

- Planning Boundary
- Growth Area

Land Use

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

- Gateway Employment
- Employment Mixed Use
- Residential Mixed Use
- Neighborhood Commercial
- Townhouse Residential

City Center
Specific Plan
Area

TOD

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

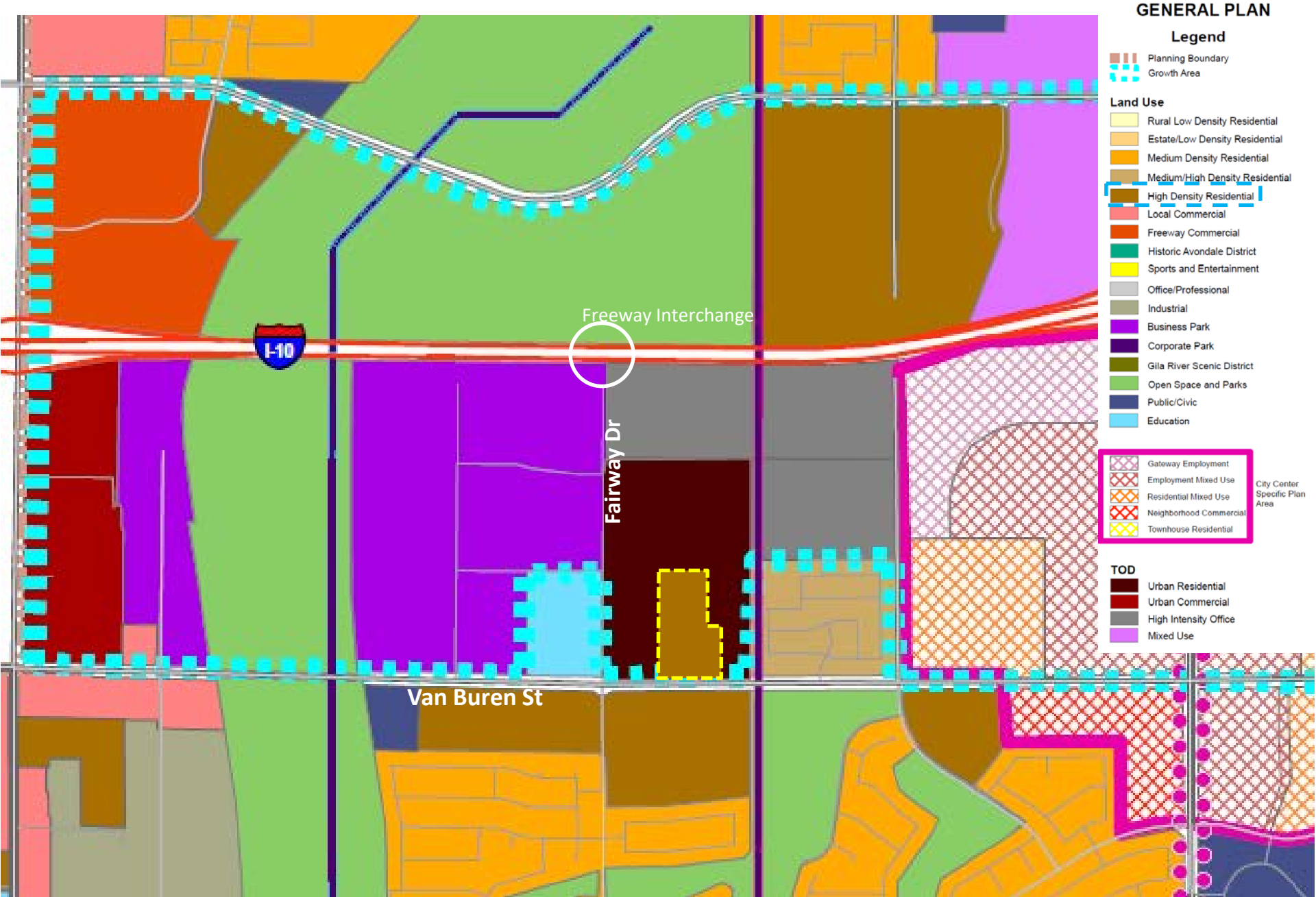


Exhibit D – Proposed Avondale General Plan Map
 Cerro Vista – Van Buren St & Fairway Dr

Exhibit ‘E’



Exhibit E – Existing Avondale Zoning Map
Cerro Vista – Van Buren St & Fairway Dr

Exhibit F

Neighborhood Meeting Summary
Cerro Vista

Summary of Neighborhood Meeting

Thursday, April 22, 2021

Cerro Vista Residential Community

Start: 6:00 PM (approx.); End: 7:00 PM (approx.)

Zoom Virtual Conference

Proposal: High-density, luxury residential community

Location: East of the northeast corner of Van Buren Road and Fairway Drive

Case #: Minor General Plan Amendment and Rezoning; PL-18-0079 and PL-18-0080

Results/Summary of Neighborhood Meeting:

A total of seven (7) people attended the neighborhood meeting, which included:

- the applicant (Jeremy Hall – Virtua)
- two (2) representatives of the applicant (Paul Gilbert, Felipe Zubia – Beus Gilbert McGroder)
- four (4) representatives of the City (Vice Mayor Malone-Council; Councilmember Dennis-Council; Commissioner White-Planning Commission; and Brian Craig-Planning Manager).

The meeting began with a brief, but comprehensive presentation by Mr. Gilbert. This presentation was followed by discussion with the participants. Below is a summary of the discussion/questions that were raised.

Questions:

1. How much commercial acreage is being converted to multi-family? Answer: Less than 1 acre, the remaining vacant commercial zoning/acreage has now been built out by the expanded storage to the east.
2. What the current ratio of multifamily is to single-family in Avondale? Answer: The applicant does not have this citywide info, but staff indicated they would research the issue and report back in time for Council meeting. It was also noted that the site is already zoning for multifamily
3. Who is the builder? Answer: the builder will be the Applicant, Virtua and the contractor to build will be Morgan Construction. It was noted by a participant that they were happy to hear that construction will start in the near future.
4. Why are the 3-story buildings located adjacent to Van Buren and 2-stories in back (north property line (Corporate Drive), why not reverse? Answer: It was noted that the property directly across the street from the proposed Cerro Vista is zoned Commercial and Multifamily. The multifamily to the south is developed and the commercial to the south has been acquired by a Charter School. Additionally, staff added that they are supporting the 3-stories along Van Buren to give an urban brownstone feel/look to the Van Buren corridor which is appropriate given the proximity of the BLVD District.
5. Are there garages and covered parking? Answer: yes, garages and covered parking are provided consistent with Avondale requirements.

6. What is the street on the north side that will be constructed? Answer: staff indicated that a minor collector, Corporate Drive, will be constructed by the Fairway 10 project. Cerro Vista will be responsible for their half-street (1 lane and improvements) along their frontage. Full buildout of Corporate Drive will be 3-lane, (one lane in each direction, plus a center lane).
7. Will there be a deceleration lane on Van Buren into the project? Answer: Staff answered yes, one is called out in the traffic report.
8. One participant suggested that city staff should examine ways to sign the multi-use path so that users of the multi-use path are alerted as they approach driveways that cross the path. Another participant agreed with the request.

Exhibit D

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CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

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

Project: Cerro Vista Project Manager: Jeremy Hall
Request: Minor GPA & PAD Rezone Acreage/Parcel Size: 11.40 Acres
Current Density Allowed: 30+ DU/AC Density Proposed: 23.26 DU/AC
Total number of residential units proposed: 255

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

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

Yes ☐ No ☒

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

The estimated need anticipated is 3.5 classrooms with an estimated impact of \$ 913,869 or \$ 3,500 per unit.

Is a school site within the proposed development needed?

Yes ☐ No ☒

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

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

If answered yes, please explain below:

Developer had entered into an impact agreement signed/dated 3-12-2019, which Littleton Elementary School District expects will remain in effect given there are no changes to the project parcel/density.

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

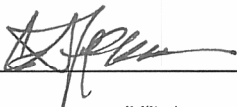
Date Reviewed: 1-26-2021

School District: Littleton Elementary School District #65

District Superintendent: Dr. Roger Freeman

Phone #: 623-478-5611

E-mail: freeman.roger@littetonaz.org

Signature: 

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

Development & Engineering Services Department

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

www.avondale.org/developmentservices



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

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

If answered yes, please explain below:

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

Date Reviewed: **January 25, 2021**

School District: **Tolleson Union High School District #214**

District Superintendent: **Nora Gutierrez**

Phone #: **623-478-4001**

E-mail: **nora.gutierrez@tuhsd.org**

Signature: Nora Gutierrez

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

Development & Engineering Services Department

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AGENDA ITEM REPORT

SUBJECT: Cerro Vista - Rezoning from Agricultural (AG) and Community Commercial (C-2) to Multi-Family Residential (R-4) - Application PL-18-0080

MEETING DATE: 5/19/2021

TO: Planning Commission

FROM: Brian Craig, Planning Manager

THROUGH: Brian Craig, Planning Manager

PURPOSE:

Planning Commission will hold a public hearing and consider a request by Virtua Avondale Eleven Owner, LLC, to rezone 11.51 acres of land located approximately 500 feet east of the northeast corner of Fairway Drive and Van Buren Street from Agricultural (AG) and Community Commercial (C-2) to Multi-Family Residential (R-4). Commission will consider a concurrent request to amend the General Plan Land Use Map from Urban Residential (30+ dwelling units per acre) to High Density Residential (12 to 30 dwelling units per acre). These requests will allow for the development of the subject property with a 249-unit multi-family residential development at a density of approximately 23.94 dwelling units per acre. Commission will take appropriate action.

BACKGROUND:

The 11.51-acre subject site (Exhibits A, B, and C) was annexed into the City in June 1978 as part of a larger annexation. Records indicate the westernmost 10.27 acres of the subject site were initially given an equivalent zoning of Agricultural (AG) while the easternmost 1.24 acres were given an equivalent zoning of Community Commercial (C-2). The zoning on the site has not changed since annexation in 1978. The subject site is vacant and is currently used for farming purposes.

The property is presently designated by the General Plan 2030 Land Use Map as Urban Residential (UR). The UR designation accommodates residential development exceeding 30 units per acre, served by underground or structured parking. In addition to the proposed rezoning, the applicant is concurrently requesting a Minor General Plan Amendment to change the Land Use designation of the property to High Density Residential (HDR), allowing the property to be developed at a lower density than currently allowed. The requested HDR designation allows for development of multi-family residential including patio homes, apartments, condominiums, and townhomes with a density of 12 to 30 dwelling units per acre with a target density of 12 units per acre. There is no structured or underground parking requirement in the HDR designation.

Cerro Vista lies within the boundaries of the Freeway Corridor Specific Plan (FCSP). The primary goal of the FCSP is to ensure new development is pedestrian/bicycle-friendly, enhances the City's appearance from the freeway, provides a seamless transition between The BLVD and the Freeway Corridor area, establishes

specifications for planned improvements projects, and minimizes visible warehouse uses that compromise the aesthetic character of the area.

The existing uses and zoning of the surrounding properties are as follows:

NORTH: Approximately 25.46 acres of vacant and undeveloped property zoned Agricultural (AG) and in agricultural production. An application for a Minor General Plan Amendment and Rezoning of the property to accommodate light industrial development of the site has been submitted and is in review by the City.

EAST: An approximately 7.9-acre property zoned Community Commercial (C-2) and developed with River Crossing mini-storage/RV storage. Conditional Use Permit and Site Plan and Design Review applications permitting the expansion of the facility with additional indoor storage space on the currently undeveloped portion of the site was approved in 2020. Construction of the expansion has not yet started.

SOUTH OF VAN BUREN STREET: Multiple uses are occurring south of the site across Van Buren Street. From east to west, these include:

- Coldwater Springs Apartments, a 301-unit garden-style multi-family residential community on 16.47 acres zoned Coldwater Springs Planned Area Development (PAD). The Coldwater Springs PAD identifies the property for multi-family residential use.
- An approximate 12-acre parcel which is undeveloped and not presently in agricultural production. The undeveloped parcel is zoned Coldwater Springs Planned Area Development (PAD) which allows for development of the property in accordance with the Community Commercial (C-2) district.

WEST: A 4.59-acre property, zoned Agricultural (AG), developed with a single-family residence. The undeveloped portion of the property is in active agricultural production.

SUMMARY OF REQUEST:

The applicant is requesting (Exhibit E) to rezone the 11.51-acre subject property from Agricultural (AG) and Commercial (C-2) to Multi-Family Residential (R-4). The requested R-4 zoning allows for development of apartments, townhomes, condominiums, and similar with a maximum density of 30 units per acre. Approval of the proposed rezoning to R-4 will facilitate development of the property with Cerro Vista, a proposed luxury, 249-unit, high-density residential community featuring two (2) to three (3) story buildings with a density of 23.94 dwelling units per acre (Exhibit F). The proposed development will provide pedestrian-oriented one (1) to three (3) bedroom apartment units with a range of open spaces and amenities designed to encourage resident use. With a modern design, Cerro Vista will create a unique, urban-styled residential experience not currently available within the City of Avondale (Exhibit G). The proposed Cerro Vista Rezoning Narrative provides additional detail on development standards, landscaping and design standards, and other requirements that will guide future development of the site.

Approval of the companion General Plan Amendment request (Application PL-18-0079), reducing the minimum density allowed on the subject property below 30 units per acre, is required for the City Council to consider approval of this proposed rezoning.

PUBLIC PARTICIPATION:

A Neighborhood Meeting to discuss the proposal with neighboring property owners and other interested parties was held at 6:00 P.M. on Thursday, April 22, 2021. Due to the ongoing Covid-19 pandemic, the meeting was held virtually via Zoom. All notices of the meeting, including mailings to owners within 1,000 feet of the site, public hearing notice signs on the property, and display ads in the Southwest Valley Arizona Republic, were completed at least fifteen (15) days prior to the meeting as required. In addition to City Staff and the applicant's team, Vice Mayor Veronica Malone, Councilmember Pat Dennis, and Planning

Commissioner Larry White attended the virtual meeting (Exhibit H). Discussion was primarily related to the following topics:

- ***How much of the project is currently zoned for Commercial:*** The applicant responded it is about 1-acre of the overall project, the remainder is zoned Agricultural (AG).
- ***What is the current ratio of multi-family to single-family in Avondale:*** The applicant responded that the information is not currently available. Staff responded the information would be researched and prepared for future discussion at Planning Commission and City Council. The City's existing/planned/under construction multi-family residential is approximately 18.8% of total residential uses.
- ***Who will be the builder of this project:*** The applicant responded that they are both the developer and builder of the project and will likely contract with Morgan Construction to construct the project.
- ***What is the reasoning behind the buildings stepping down from 3-stories to 2-stories from Van Buren Street to the north:*** The applicant indicated the goal is an urban-feel fronting Van Buren Street to give brownstone look and feel at the street. It was also noted that commercial property is located across Van Buren Street to the south.
- ***Will there be garages and covered parking:*** The applicant responded garage and covered parking is being provided and will be in compliance with the Avondale requirements.
- ***When is Corporate Drive on the north side of this project being developed:*** Staff responded that Corporate Drive is a Minor Collector and will be partially constructed by the Fairway 10 project to the north (formerly called Avondale 50); Fairway 10 will be responsible for construct two (2) of the three (3) lanes planned. Cerro Vista will be responsible for half-street improvements adjacent to their site, which includes one (1) lane of paving and associated landscaping and other improvements from the project's eastern boundary to the site's western edge.
- ***Will there be a deceleration lane on Van Buren into the project:*** Staff responded that a deceleration turn lane is included in the traffic report and will be required.
- ***How can the City improve safety of trail users on the multi-use trail that fronts this project on Van Buren Street:*** Staff responded that signage for trail users and for vehicles entering and exiting the project site may be appropriate and can be evaluated.

Three (3) comments related to the proposal have been posted on the City's aVOICE digital forum. One comment was in favor of the project, the other two (2) comments were expressions of concern for the impact on the school capacity, traffic impacts, and availability of affordable housing in the area. The comments are listed below:

- "Build it"
- "I sure hope that the developer is paying enough impact taxes to build all the schools that will be needed for all these housing units!!! Everywhere I look in Avondale we are putting up multi-family units and huge apartment complexes that will have a detrimental effect on our school costs and traffic. Just make sure they are paying enough to cover the costs of the extra schools or classrooms that will be needed to support this growth!!"
- "There should be some units for lower income families. Units should be less than a \$1000 per month."

Several families in Goodyear are trying to survive on minimum wage salaries and cannot afford a home in Goodyear. We also need to build units for homeless vets.”

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

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

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

LESD does not assign students to elementary schools based upon geographical location. As such, elementary age students living in Cerro Vista will have an opportunity to choose which school they will attend within the LESD system. Collier Elementary School, located internal to the Coldwater Springs community at 350 S. 118th Avenue, is the nearest LESD school to the project site. High school students will attend La Joya Community High School located at 11650 W. Whyman Avenue.

TUHSD has provided the City with a Certificate of Adequate School Facilities confirming that the district has adequate facilities to support enrollment generated by the proposed development, whereas LESD has indicated there is not adequate capacity, but the district and developer of Cerro Vista executed an impact agreement, dated March 12, 2019, that will provide the district with needed funds to offset the impact of the development (Exhibit I).

There is an existing public charter school west of this proposed development and another public charter school is planned southwest of this project.

ANALYSIS:

The proposed rezoning to Multi-Family Residential (R-4) will allow for development of a multi-family development project by-right. The subject property has remained vacant since being annexed into the City in 1978. Development of an urban form multi-family apartment project is appropriate in this location and provides a transition from nearby single-family residential to employment uses along I-10 and the commercial and entertainment uses planned in The BLVD. Future development of the subject property under the design and development standards of the R-4 zoning district, Multi-Family Residential Design Manual and Freeway Corridor Specific Plan (FCSP) will enhance the vitality and aesthetic quality of the Van Buren Street corridor while bringing vital new households needed to support future commercial, office, and institutional uses to the periphery of The BLVD area.

This site is served by regional transit, adjacent to bicycle and pedestrian trail amenities, and is near employment centers. In regard to impact on City streets, additional traffic generated by multi-family development of the site will be safely accommodated by Van Buren Street to the south and Corporate Drive to the north, with both streets (after Corporate Drive is completed) connecting residents to I-10 via Fairway Drive to the west and Avondale Boulevard to the east. Any necessary upgrades to City infrastructure (e.g. Water, Sewer) to serve future redevelopment of the subject property will be completed by the developer of Cerro Vista at the developer's cost. The City will not incur any infrastructure cost associated with future redevelopment of the subject property.

DISCUSSION:

1. The proposed rezoning to Multi-Family Residential (R-4) is in conformance with the concurrent Minor General Plan Amendment changing the designation of the property to High Density Residential.
2. The proposed rezoning is in conformance with the Freeway Corridor Specific Plan.

3. The proposed rezoning is compatible and complementary to adjacent land uses.
4. The recommended conditions of approval are reasonable to ensure conformance with the provisions of the Zoning Ordinance and all other applicable City codes, ordinances, and policies.

STRATEGIC PLAN:

STRATEGIC OUTCOME AREA: Creative and Sustainable Community Development

- STRATEGY: Increase sustainability initiatives such as renewable clean energy or sustainable design and construction.
- STRATEGY: Develop diverse housing options, to include housing that is affordable to workers and close to their jobs.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-18-0080 Cerro Vista, a request to rezone approximately 11.51 acres of land located approximately 500 feet east of the northeast corner of Fairway Drive and Van Buren Street from Agricultural (AG) and Community Commercial (C-2) to Multi-Family Residential (R-4), subject to the following five (5) conditions of approval:

1. Approval and recordation of a Final Plat, consolidating the parcels, dedicating 30 feet of right-of-way for Corporate Drive along the property's north property line, and dedicating an 8-foot-wide public utility easement (PUE) parallel to the Corporate Drive right-of-way, shall be required prior to issuance of any permits for the project. Abandonment of the existing 20-foot fire access easement in Corporate Drive must occur before the Final Plat can be recorded.
2. The developer shall construct the north half of Van Buren Street, the south half of Corporate Drive, and any other off-site improvements required adjacent to the project frontage (including fiber conduit installation in accordance with the City's Transportation Plan and development codes) in the first phase of development.
3. Development shall be completed in accordance with the City of Avondale General Engineering Requirements Manual and City of Avondale Supplement to the MAG Uniform Standard Specifications and Details.
4. Development shall adhere to all applicable provisions of the Avondale Zoning Ordinance and the City of Avondale Multi-Family Residential Design Manual.
5. Extinguishment of Groundwater Rights and pledging of those rights to the City's assured water supply account will be required prior to issuance of any permits for this project.

PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-18-0080 Cerro Vista, a request to rezone approximately 11.51 acres of land located approximately 500 feet east of the northeast corner of Fairway Drive and Van Buren Street from Agricultural (AG) and Community Commercial (C-2) to Multi-Family Residential (R-4), subject to the five (5) recommended conditions of approval as listed in the staff report.

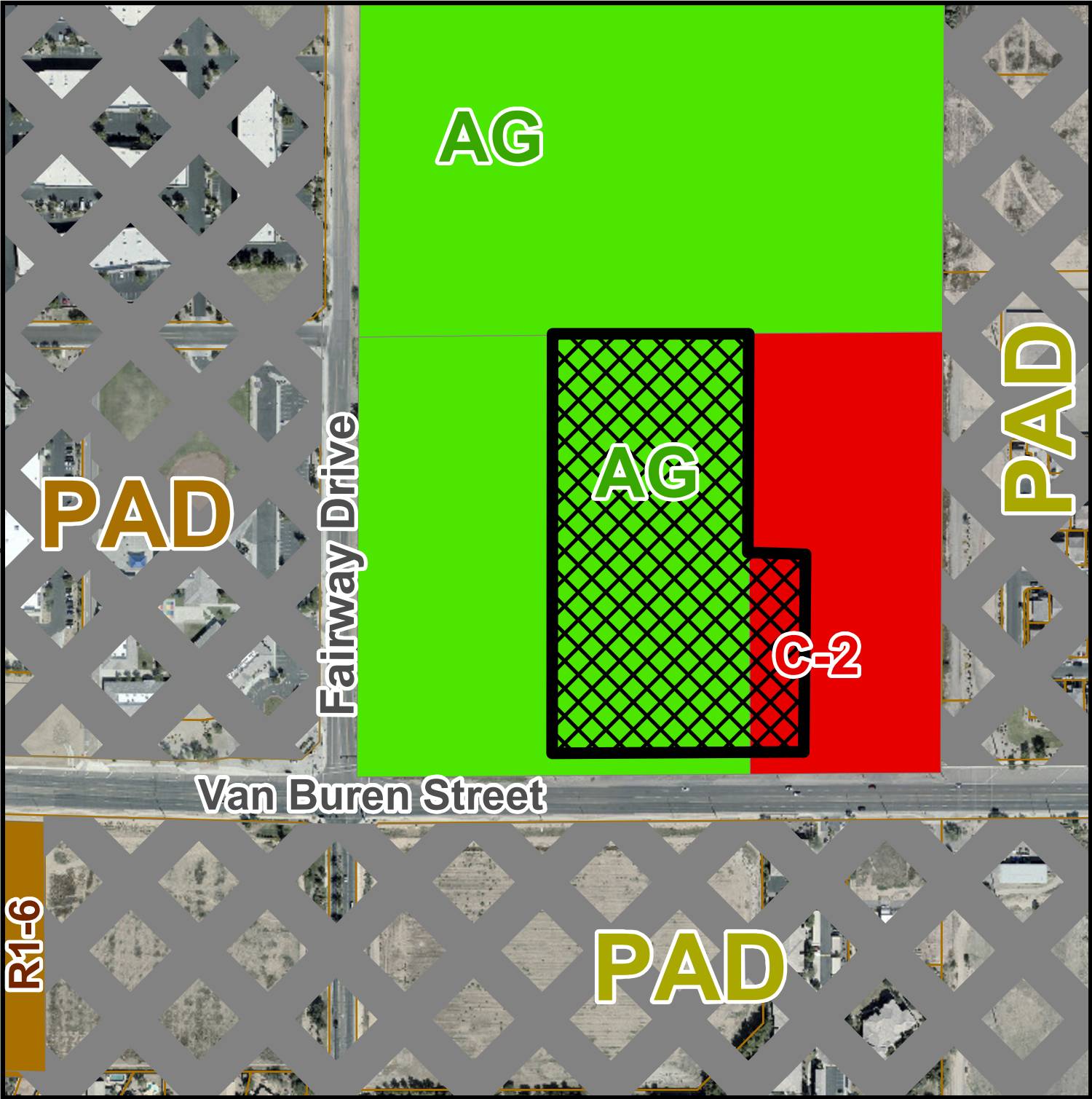


Aerial Photograph

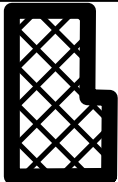


Project Location



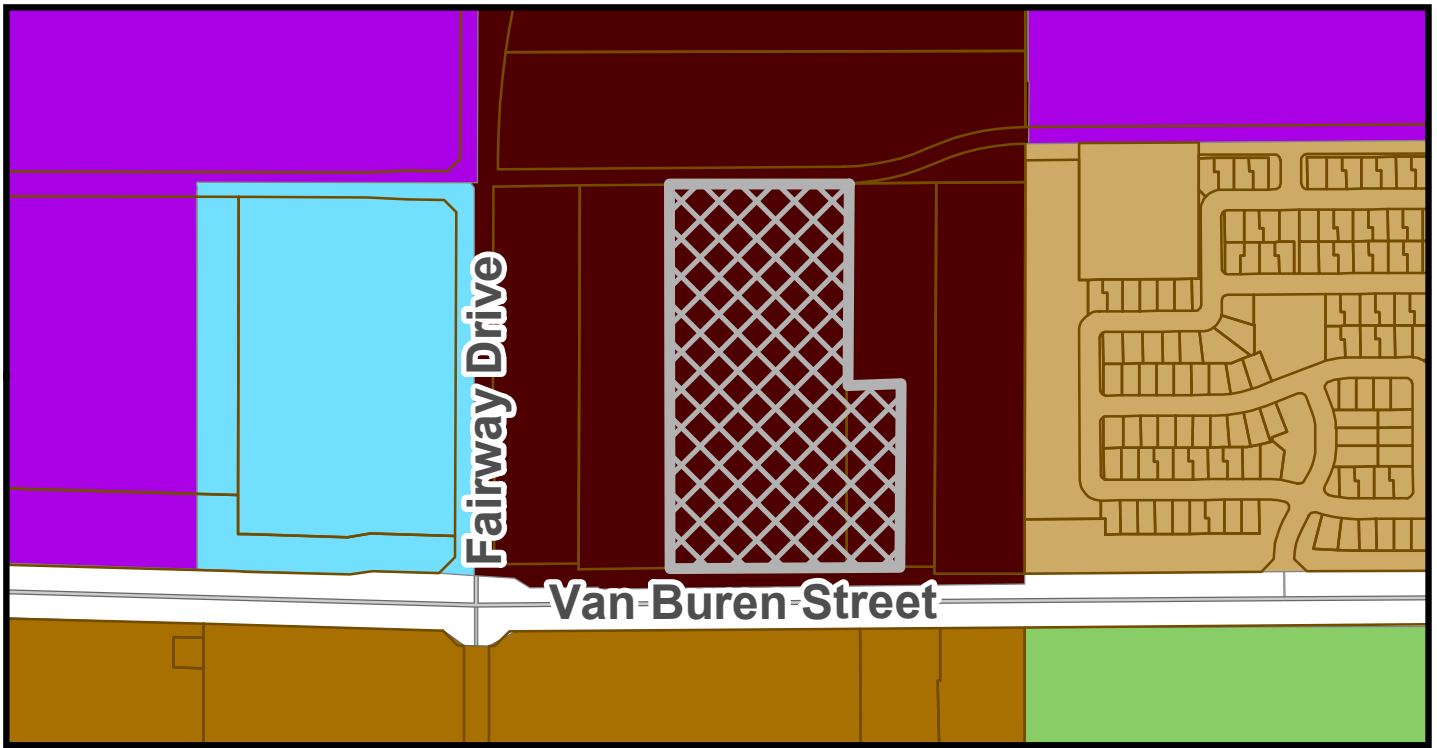


Zoning Vicinity Map

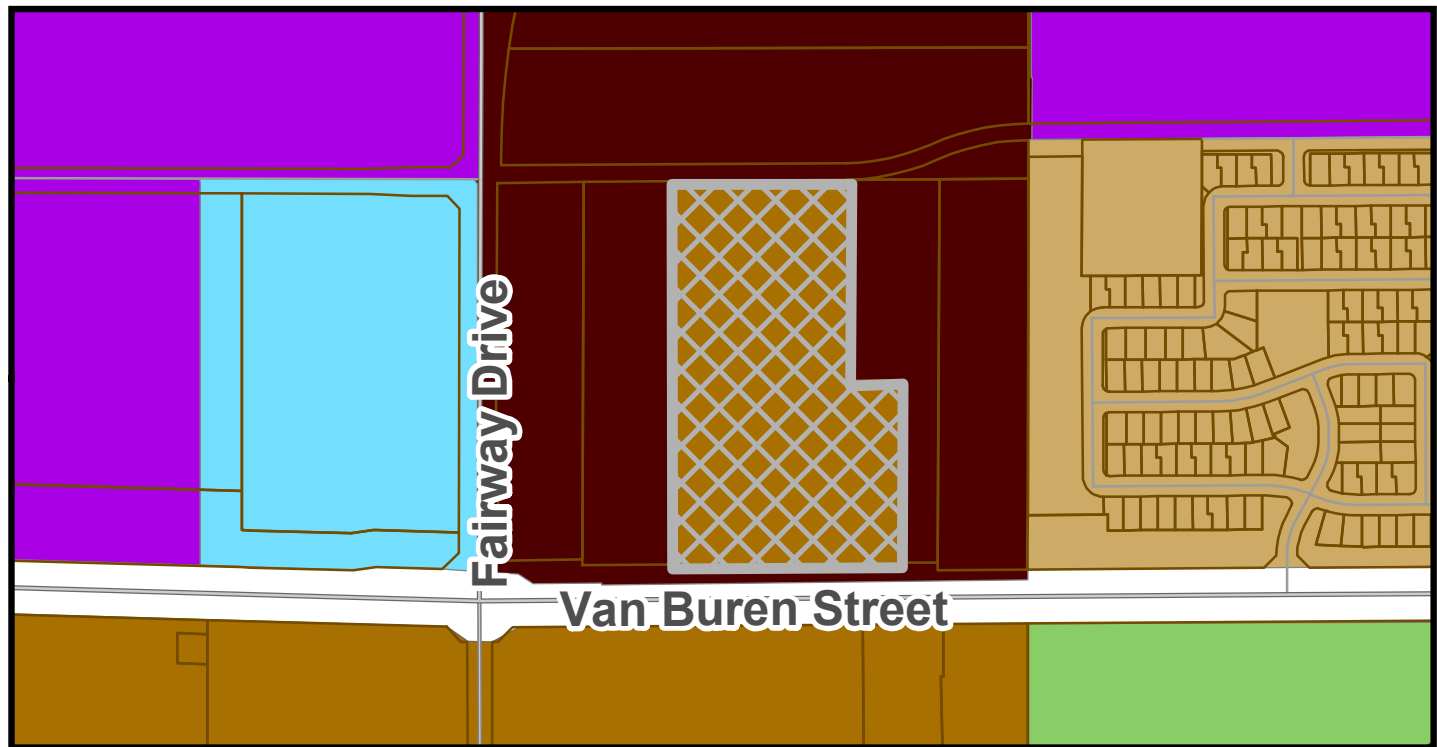


Project Location





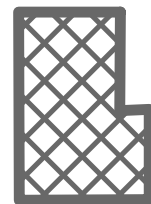
CURRENT LAND USE MAP



PROPOSED LAND USE MAP

General Plan Land Use Map

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



Subject Property

*SUMMARY OF RELATED FACTS
APPLICATIONS PL-18-0079 & PL-18-0080*

<i>THE PROPERTY</i>	
PROPERTY SIZE	Approximately 11.51 gross acres
LOCATION	Approximately 500 feet east of the northeast corner of Fairway Drive and Van Buren Street
PHYSICAL CHARACTERISTICS	The subject property is vacant, undeveloped and in agricultural production.
GENERAL PLAN LAND USE DESIGNATION	The property is presently designated by the General Plan 2030 Land Use Map as Urban Residential (UR). The UR designation accommodates residential development exceeding 30 units per acre, served by underground or structured parking. The applicant is requesting a Minor General Plan Amendment to change the Land Use designation of the property to High Density Residential (HDR), allowing the property to be developed at a lower density than currently supported. The requested HDR designation allows for development of multi-family residential including patio homes, apartments, condominiums, and townhomes with a density of 12 to 30 dwelling units per acre with a target density of 12 units per acre. There is no structured or underground parking requirement in the HDR designation.
EXISTING ZONING	The majority of the site, approximately 10.27 acres, is zoned Agricultural (AG). The easternmost 1.24 acres of the site is zoned Community Commercial (C-2).
ZONING HISTORY	The 11.51-acre subject site was annexed into the City by Ordinance No. 238 on June 28, 1978 as part of a larger annexation. Records indicate the westernmost 10.27 acres of the subject site were initially given an equivalent zoning of Agricultural (AG) while the easternmost 1.2 acres were given an equivalent zoning of Community Commercial (C-2). The zoning on the site has not changed since annexation in 1978.

<i>SURROUNDING ZONING AND LAND USE</i>	
NORTH	Approximately 25.46 acres of vacant and undeveloped property zoned Agricultural (AG) and in agricultural production. An application for a Minor General Plan Amendment and Rezoning of the property to accommodate light industrial development of the site has been submitted and is in review by the City.
EAST	An approximately 7.9-acre property zoned Community Commercial (C-2) and developed with River Crossing mini-storage/RV storage facility. Conditional Use Permit and Site Plan and Design Review applications permitting the expansion of the facility with additional indoor storage space on the currently undeveloped portion of the site was approved in 2020. Construction of the expansion has not yet started.
SOUTH OF VAN BUREN STREET	Multiple uses are occurring south of the site across Van Buren Street. From east to west, these include:

	• Coldwater Springs Apartments, a 301-unit garden-style multi-family residential community on 16.47 acres zoned Coldwater Springs Planned Area Development (PAD). The Coldwater Springs PAD identifies the property for multi-family residential use. • An approximate 12-acre parcel which is undeveloped and not presently in agricultural production. The undeveloped parcel is zoned Coldwater Springs Planned Area Development (PAD) which allows for development of the property in accordance with the Community Commercial (C-2) district.
WEST	A 4.59-acre property, zoned Agricultural (AG), developed with a single-family residence. The undeveloped portion of the property is in active agricultural production.

<i>PUBLIC SCHOOLS</i>	
SCHOOL DISTRICT(S)	Littleton Elementary School District (LESD) Tolleson Union High School District (TUHSD)
ELEMENTARY SCHOOL	Student's choice (No defined school). The closest LESD school to the subject property is Collier Elementary, located at the southwest corner of Coldwater Springs Boulevard and 118 th Avenue.
HIGH SCHOOL	La Joya Community High School, located at the southwest corner of Durango Street and Avondale Boulevard.

<i>STREETS</i>	
Van Buren Street	
Classification	Custom Minor Arterial
Existing half street right-of-way	85 feet
Standard half street right-of-way	Varies (50 feet to 85 feet)
Existing half street improvements	Two (2) travel lanes, half center turn lane, and the landscaped/lighted Van Buren Multi-Use Trail (in right-of-way).
Standard half street improvements	Two (2) travel lanes, half center turn lane, bike lane, curb, gutter, detached sidewalk, streetlights, landscaping, and accommodation of the Van Buren Multi-Use Trail (in easement or right-of-way).
Corporate Drive	
Classification	Minor Collector
Existing half-street right-of-way	None
Standard half-street right-of-way	40 feet
Existing half-street improvements	None
Standard half-street improvements	One through lane, half center turn lane, bike lane, detached sidewalk, curb, gutter, landscaping, and street lights.

<i>UTILITIES</i>
Future development of the site will access the City's water system via a connection to an existing 16-inch water line in Van Buren Street and a secondary connection to an 12-inch water being installed in Corporate Drive by the developer of Fairway 10 (formerly Avondale 50). Sewer service to the site will be accommodated by an existing 30-inch main line in Van Buren Street. Salt River Project (SRP) provides electrical service to this portion of the City.

Exhibit E

Cerro Vista Rezone Narrative

CERRO VISTA

An Urban Living Experience



Multi-Family Residential-4 (R-4) Rezoning Application Narrative Application Case #: PL-18-0080

City of Avondale

March 2019

August 2020

February 2021

March 2021

April 2021

Electronically submitted April 29, 2021

Table of Contents

I.	Project Profile	2
II.	Executive Summary	3
III.	Property Description	4
IV.	Project Description	6
V.	Land Uses	9
VI.	Development Standards	9
VII.	Architectural Design Criteria	12
VIII.	Landscaping, Pedestrian Open Space and Amenities	15
IX.	Rezoning Review and Analysis	17
X.	Infrastructure	19
XI.	Ownership and Maintenance	20
XII.	Conformance with Avondale Plans	21
XIII.	Schools	25
XIV.	Conclusion and Summary	25

Table of Exhibits

Exhibit A –	Regional Aerial Context Map
Exhibit B –	Aerial Context Map
Exhibit C –	Existing Avondale General Plan Map
Exhibit D –	Existing Avondale Zoning Map
Exhibit E –	Proposed Avondale General Plan Map
Exhibit F –	Proposed Avondale Zoning Map
Exhibit G –	Preliminary Site Plan
Exhibit H –	Preliminary Landscape/Vegetation Plan
Exhibit I –	Preliminary Building Elevations
Exhibit J –	Conceptual Perspective Illustrations (1, 2, and 3)
Exhibit K –	Certificate of Adequate Schools Facilities

I. PROJECT PROFILE

Project Name	Cerro Vista
Property Owner	Virtua Avondale Eleven Owner, LLC
Assessor Parcel Numbers	500-01-001W 500-01-001X
Project Location	Generally located 500' east of N. Fairway Drive on the north side of W. Van Buren Street
Project Area	Rezoning Area (inclusive of ROW) 11.51 acres Developable Area 10.4 acres (Net)
Current Zoning	Agricultural (AG) & Commercial (C-2)
Proposed Zoning	Multi-Family Residential-4 (R-4)
General Plan Land Use	Proposed High Density Residential 12-30 du/ac Application Case #: PL-18-0079

Development Team



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II. EXECUTIVE SUMMARY

This proposed rezoning request is to rezone approximately 11.51 gross acres to the center line, inclusive of the public right-of-way. The net area of the developable site is approximately 10.4 acres generally located 500' east of N. Fairway Drive on the north side of W. Van Buren Street and identified by Maricopa County Assessors as parcel numbers 500-01-001W and 500-01-001X (the "Property"). (See *EXHIBIT A–Regional Aerial Context Map*) The request is to rezone from Agricultural (AG) & Commercial (C-2) **to** Multi-Family Residential-4 ("R-4") to allow the development of a unique high density urban living residential development with a proposed density of approximately 23.94 dwelling units per acre (249 total units).

A Minor General Plan Amendment is also being requested concurrently with this Application to amend the General Plan Map from Urban Residential (30+ du/ac) to High Density Residential (12-30 du/ac, Target Density 12 du/ac). (Application Case #: PL-18-0079)

The proposed Cerro Vista development will allow for a luxury, high density residential community that will bring an urban living experience along the Van Buren corridor of Avondale. It is designed to be complementary to other high density developments along Van Buren and the employment areas adjacent to the north and east along the I-10 freeway. The addition of the major interchange at El Mirage Road and the Interstate 10 Freeway in the near future will also bring regional access within close proximity to the Property. It is anticipated that this development will be a catalyst for other urban, high energy uses that are planned within the area.

The development will provide one (1) to three (3) bedroom units that will be oriented towards an enhanced pedestrian amenity with open space experiences located throughout the development. In addition, complementary "walk-up carriage units" will be part of the development to provide a varied urban housing experience to the urban loft apartments. With its modern design, Cerro Vista will provide loft apartments that create a unique urban experience not currently available within the City of Avondale, but sought-after by millennials, professionals, and empty nesters.

With its proximity to The BLVD, previously known as City Center will be a mixed use project to include Class A Office, Multifamily Residential, Public Space, Signature Retail, Dining and Entertainment. Cerro Vista will also complement this future vibrant area by providing supportive housing that will draw residents to the area. This is supported by the Avondale General Plan, which states that housing should *"Entice the development of condominiums, townhomes, and high-rise loft apartments by marketing The BLVD as an exciting urban enclave geared towards professionals."* (See Avondale General Plan, Implementation Strategies-Housing Element, pg. 150)

It is worth noting that at a City Council Work Session (November 2018), the Council discussed the market shifts related to providing an urban living experience for the changing demographics in the City and region. Traditionally, Avondale is exporting 90% of its employment to surrounding municipalities. This development is in a prime location with adjacent employment uses and nearby The BLVD development area, which will attract those who want to live, work, and play in the City of Avondale. Cerro Vista is poised to become a destination that Avondale citizens can call home.

The proposed site plan, land use and development standards, and architectural standards create the framework for a marketable parcel to future developers. The unique location of the Property provides the opportunity to develop a site located along the Van Buren corridor that is compatible with existing development, supports housing opportunities for The BLVD area, and synergizes with the adjacent employment areas.

III. PROPERTY DESCRIPTION

Site Description

The Cerro Vista property is approximately 10.4 acres generally located 500' east of N. Fairway Drive on the north side of W. Van Buren Street and identified by Maricopa County Assessors as parcel numbers 500-01-001W and 500-01-001X (See *EXHIBIT A–Regional Aerial Context Map*) The Property is currently vacant. The topography of the site is relatively flat.

As illustrated in *EXHIBIT B – Aerial Context Map*, the Property is comprised of two (2) parcels adjacent to the Van Buren Street corridor. A City regional trail also runs along the south end of the Property along Van Buren Street providing opportunities for the development to connect to this public amenity. The Applicant is working with the City to provide the adequate trail easement area for future development, as required.

The Property's current General Plan's land use designation is Urban Residential (30+ du/ac) (See *EXHIBIT C – Existing Avondale General Plan Map*) and is currently zoned primarily with Agricultural (AG) zoning and approximately 1.4 acres of Commercial (C-2) zoning. The Property has historically been used for agricultural purposes. (See *EXHIBIT D – Existing Avondale Zoning Map*)

The request proposes a maximum of 249 units with a density of approximately 23.94 dwelling units per acre. This is consistent with the Avondale General Plan proposed designation of High Density Residential (12-30 du/ac) and is above the target density of 12 du/ac (See *EXHIBIT E – Proposed Avondale General Plan Map and EXHIBIT F – Proposed Avondale Zoning Map*).

Property Owner

The Property is currently owned by Virtua Avondale Eleven Owner, LLC and they are wanting to plan and prepare the Property for the proposed future development. The Virtua group offers, manages, and develops the highest quality real estate investments

across the country. This includes properties in Arizona, California, Nevada, Texas, Georgia, Connecticut, and Pennsylvania. Additionally, the Virtua group members are very active in land development in the greater Phoenix area and its management has decades of development experience in Phoenix, particularly in the West Valley. The development team is focused on adding meaningful value to the Property and, more importantly, bringing a high-quality, new, and a variety of housing types to the City of Avondale.

Relationship to Surrounding Properties

The Property is surrounded by a mixture of developed and vacant land uses.

- NORTH:** Directly to the north of the Property there is a vacant agricultural property with AG zoning and General Plan land use designations of Urban Residential. Additionally, to the northeast there is approximately 145 acres of active employment uses between the I-10 freeway and Van Buren Street. There is also a major interchange planned for El Mirage Road and the Interstate 10 Freeway, which will provide additional regional access to the Property.
- SOUTH:** To the south of the Property across Van Buren Street is a mixture of vacant property that is zoned for C-2 uses, the Coldwater Springs Apartments, and the Coldwater Springs single-family development.
- EAST:** Directly to the east of the Property are properties owned by River Crossing Storage. The property is being used for RV and boat storage uses. There is also an approximately 3-acre vacant parcel. These properties have Commercial Office (C-O) zoning and a General Plan land use designation of Urban Residential.
- WEST:** Directly to the west of the Property are properties being used for a mixture of agricultural and residential uses. These properties have AG zoning and a General Plan land use designation of Urban Residential.

Existing Services

Water

The domestic, fire and irrigation water needs for development are anticipated to be provided via connections to the existing 16-inch water main in Van Buren Street and the provision of a created on-site water loop. The on-site water loop will be sized to provide for the connection to domestic, fire, and irrigation water. It is anticipated that the water system will be located within proposed access and roadway easements and easements provided for utility purposes. Precise locations for connections and networks shall be determined at the Site Plan phase. All infrastructure related to water services will be completed as approved during the Site Plan phase.

Sanitary Sewer

The sanitary sewer needs for development are anticipated to be provided via connections to an existing sanitary sewer main. There is a 30-inch sanitary sewer main in Van Buren Street. Precise locations for connections and networks shall be determined at the Site Plan phase. All infrastructure related to sewer services will be completed as approved during the Site Plan phase.

Transportation Access

Van Buren Street serves as the southern boundary of the rezoning request. This roadway is currently a four-lane arterial roadway with a two-way center turn lane with future build out to be six lanes. Half street improvements will be made by the developer on Van Buren Street as required.

Flood Zone Determination

The Property is classified as Zone X.

IV. PROJECT DESCRIPTION

Cerro Vista is designed to be a high quality, luxury urban living development providing a vibrant community that provides on-site amenities and open space for both the modern professional and those interested in a “lock and leave” lifestyle. While adding to the existing housing in the area, Cerro Vista provides a unique housing development that caters to those looking for something different than the typical traditional housing offered in Avondale. The development will be arranged in building masses with a prominent frontage presence on Van Buren Street and Corporate Drive (future) with enhanced entry features from Van Buren Street. (See *EXHIBIT G–Preliminary Site Plan*)

The current General Plan land use designation of Urban Residential allows for the development of 30+ du/acre. In a May 2018 City Council Work Session meeting, City staff presented that the Property and the surrounding area was envisioned by the City to include the High Density Residential land use category near Van Buren Street. In further discussions with City staff, it was determined that high density residential on the Property and the surrounding area would be appropriate. However, it was discussed that the emphasis of the high density residential should be on creating a unique urban experience and providing a place that attracted residents who could live, work, and plan in Avondale.

This high density residential use is compatible with the proposed land uses to the north and east, which include The BLVD located approximately ½ mile to the north and east of the Property. Cerro Vista will provide higher density housing that will bring the residents and synergy needed to attract and support future retail and mixed-use areas of The BLVD. Additionally, adjacent employment areas to the north and northwest provide opportunities for Cerro Vista residents to work in Avondale without having to seek employment out of the City.

While Cerro Vista is proposing to amend the General Plan land use from Urban Residential to High Density Residential, the Applicant's intent is to maintain the urban feel that is desired in this area.

By allowing the land use change to accommodate a lower density than 30+ du/ac on the Property, along with promoting a unique urban development, the developer will be able to create a high density development that is not found in Avondale. This will allow the Property to develop in a manner that maintains the urbanity envisioned for this area and that will be compatible with the intent of the General Plan and Freeway Corridor Specific Plan for this area.

Preliminary Site Plan Description

EXHIBIT G, the Preliminary Site Plan, shows two (2) different types of high-density housing types on the site. They are A) the urban loft apartments consisting of one (1) to three (3) bedroom urban lofts located within the larger buildings on the north and south ends of the Property and B) the two (2) story carriage unit buildings with garage parking underneath those buildings centrally located on the Property.

The urban loft apartments are designed and arranged so that the exposure of the outside of the buildings enhances and promotes a walkable atmosphere. Greater architectural variety will be placed on the outer portions of the buildings. These building masses will surround and frame the inner court areas of parking. This design is meant to shield most of the court parking areas away from the recreation and walkable areas of the Property, thus creating an enhanced pedestrian environment.

The urban loft apartments on the south end of the developments are three (3) story in height. Greater detail will be placed on those fronting onto Van Buren Street to create a massing frontage that interacts with the adjacent roadway. The *"Illustration 1"* found in *EXHIBIT J – Conceptual Perspective Illustrations* shows the frontage of these buildings to Van Buren Street with connective walkways and doorways to the trail easement that will exist here. The massing and architectural features shown in *EXHIBIT I – Preliminary Building Elevations* and *EXHIBIT J – Conceptual Perspective Illustrations* for the Van Buren Street buildings demonstrate the interactive and visual impact it will have. This will create an emphasis on walkability and connectivity to other parts of Avondale.

The urban loft apartments on the north end of the development will be two (2) story in height. These residential buildings will focus on creating massing and architectural diversity that interacts with the east, west, and south property boundaries, creating interactivity and enhanced aesthetics that are demonstrated in the *EXHIBIT I – Preliminary Building Elevations*. These buildings will be arranged in a way that the parking areas are found in the inner court created by the building arrangement, as shown on the Preliminary Site Plan. Besides the parking stalls found on the Preliminary Site Plan, approximately 50% of the first story length distance of the loft apartment buildings facing a parking area shall contain enclosed parking areas. This requirement will promote a more pedestrian, urban

feel to the Cerro Vista development by providing areas where cars will not be easily seen in the development.

The other high-density housing of the Cerro Vista development will consist of two (2) story carriage unit buildings with garage parking underneath those buildings. These carriage units will be arranged primarily in the center of the development around the central park amenity area and to the west and east of the central park area. The carriage units will be accessed by central staircases that access the upstairs units. The elevations of the carriage units can be found as *"Building Type 4"* in the *EXHIBIT I – Preliminary Building Elevations*. A demonstration of the carriage units can also be seen in *"Illustration 3"* found in *EXHIBIT J – Conceptual Perspective Illustrations* showing the carriage units surrounding the central park amenity area.

The Cerro Vista development proposes a maximum of 249 residential units with a density of 23.94 dwelling units per acre. The Cerro Vista development will be developed in one (1) phase.

The building massing of the lots will be complemented by a centrally located usable open space including community gathering areas and vegetated refuge areas. The central park area is designed to cater to community gatherings and the promotion of interaction among neighbors. The residential buildings frame open space area where residents will gather and will contain a spacious and aesthetically pleasing environment with various high-quality amenities.

A centrally located open space area will connect the Property from north to south centering on a main core of open space with amenities including a clubhouse, BBQ ramada and other shade ramadas, a pool/spa, fire pits, and other open spaces areas as shown on the provided plans. A dog park area will be located on the east portion of the development, as shown on the Preliminary Site Plan. These amenity areas will be easily accessible to all residents with each of these areas being connected throughout the development with connective pathways. The clubhouse will be strategically centrally located and will provide an entry focal point at the end of the main entry drive aisle to create a sense of arrival for residents and visitors. A demonstration of the central park area can be seen in *EXHIBIT H – Preliminary Landscape/Vegetation Plan* and in *"Illustration 3"* found in *EXHIBIT J*.

Two main access points are proposed for the Property. The main entrance is planned as an approximately 50-foot wide driveway with 10-foot center median. This full access driveway is projected to accommodate all ingress vehicles and half of all outbound trips. The driveway has an approximately 150-foot throat length prior to its first internal residential cross-drive and visitor parking area located near the clubhouse. The cross-drives are gated prior to entering the residential area east and west. A demonstration of the main entrance drive of off Van Buren Street can be seen in *"Illustration 2"* found in *EXHIBIT J*. The second Property access is an approximately 30-foot wide exit-only driveway

located at the north end of the Property. (The Transportation Impact Analysis provided by Lee Engineering, dated March 13, 2018 provides additional information regarding traffic circulation and traffic counts for the development)

V. LAND USES

Permitted Uses are those allowed in the R-4 Zoning District found in City of Avondale Zoning Ordinance.

VI. DEVELOPMENT STANDARDS

Since Cerro Vista is a unique development and the proposed development standards outlined in the table below would be unique to Cerro Vista.

R-4 DEVELOPMENT STANDARDS	
Development Standard	R-4 Development Standard*
Maximum units allowed	24 dwelling units per acre
Minimum Lot Width	50'
Minimum Lot Depth	100'
Maximum Height	45' ³
Maximum Building Coverage	50%
Minimum setbacks:	25' ⁴
Front Yard (Van Buren Street/South Property Line)	(Reduced to 8' per footnote 4)
Side Yard (East & West Property Lines)	15'
Rear Yard (Corporate Drive/North Property Line)	25' ⁴ (Reduced to 8' per footnote 4)

*1. Zero (0) feet for lots with common walls; fifteen (15) feet for lots with no common walls.

2. May be reduced to ten (10) feet in the case of single-family attached or detached units.

3. The maximum height of buildings in the R-4 Zoning District shall be allowed to exceed forty-five (45) feet in height if located on land identified by any of Avondale's specific area plans (e.g. Freeway Corridor Specific Plan, North Avondale Specific Plan) as appropriate for additional height. In those instances, the maximum building height shall not exceed the height specified by the particular specific area plan.

4. City of Avondale Zoning Ordinance – Section 2, Residential Districts. May be reduced to eight (8) feet for buildings with individual dwelling units that front onto a residential street and that provide direct access from residential units to the public sidewalk (e.g. townhomes or walk-up apartments). As it relates to this provision, direct access shall be defined as the shortest feasible paved connection to the public sidewalk from the entrance of a residential unit(s). Direct access shall not require pedestrians to navigate through internal sidewalks and exit through a centralized location in order to access the public right-of-way.

Description of Proposed Cerro Vista Development Standards

These proposed development standards will allow the unique urban development proposed in this rezoning request and are not out of conformance with typical development standards for this type of high density development.

The proposed minimum lot width (50') and depth (100') are identical to those found in the R-4 development standards. As proposed, Cerro Vista will be developed as an entire single lot that will be managed and maintained by a rental and property management company.

The proposed maximum height of forty-five feet (45') is identical to the height found in the R-4 development standards. The Property is located within the Freeway Corridor Specific Plan, which does allow for building heights to exceed forty-five feet (45') in height. However, Cerro Vista's highest buildings will be 3-story buildings and they do not anticipate exceeding the forty-five feet (45') in height, but the developer would like the flexibility should higher ceilings or if the market changes and the need for more height becomes necessary for additional floors/units in the future.

The proposed maximum building coverage of 50% is identical to the coverage found in the R-4 development standards.

Since Cerro Vista will be developed as an entire single lot, the proposed minimum setbacks shall be applicable to the respective boundary lines of the Property.

The front yard is the south boundary line (adjacent to Van Buren Street), which has the main entryway into Cerro Vista. The rear yard is the north boundary line, which will be adjacent to the future Corporate Drive. Both the front and rear yard setback shall be a minimum of eight feet (8'). These setbacks are supported by the Avondale Zoning Ordinance as the typical twenty-five feet (25') front yard setback for multi-family apartment uses may be reduced to eight feet (8') when buildings have dwelling units that front onto a street and provide direct access from residential units to a public sidewalk (e.g. walk-up apartments). Since the front and rear yards will be facing onto streets with pedestrian sidewalks, it is appropriate to reduce the front and rear yard setbacks to accommodate a more pedestrian oriented environment. These setbacks will promote walkability and urbanity by providing the unique design of buildings directly interacting with the adjacent pedestrian walkways and streets.

The side yards will be the Property boundary lines located on the east and west sides of the Property. These side yard setbacks shall be fifteen feet (15'), which is identical to the side yard setback requirements found in the R-4 development standards.

Street side setbacks that are typically found in the Avondale Zoning Ordinance are not applicable to Cerro Vista as these setbacks are addressed with the front and rear setback development standards.

Additional Development Standards and Requirements

The following requirements are supplemental to Avondale's Multi-Family Residential Design Manual. In the case of a conflict, the more stringent standard governs.

1. The builder of any multi-family development should refer to the design manuals for multi-family development adopted by City and shall serve as guidelines for site and architectural design.
2. Landscape
 - a. The landscaping within the development shall meet Section 1204 of the Avondale Zoning Ordinance.
 - b. The landscaping shall meet or exceed the guidelines for landscaping as set forth in Avondale's Multi-Family Residential Design Manual.
3. Lighting
 - a. Minimization of light pollution for the protection of nighttime views is an important component of the design theme for the project, as well as for the adjacent neighboring properties. In response, all exterior lighting for common open space areas, development entries and adjacent to the internal streets will comply with Section 707: Outdoor Lighting. A photometric plan will be provided at the time of final Site Plan approval.
4. Walls and Fences
 - a. All walls and fences shall meet Section 1207 of the Avondale Zoning Ordinance.
 - b. All walls and fences shall meet or exceed the guidelines for set forth in Avondale's Multi-Family Residential Design Manual.
5. Parking
 - a. Parking counts and design shall meet Section 8 of the Avondale Zoning Ordinance and be designed as set forth in Avondale's Multi-Family Residential Design Manual. Required parking is 446 (using 1:10 visitor ratio), or 462 using the 1:5 visitor ratio. Actual parking has increased from 447 to 466. With the lower unit count and added surface we now comply with the 1:5 ratio. We have gained 37 open spaces and lost 18 garage spaces. Overall parking ratio grew from 1.75/unit to 1.87/unit.

- b. Under Section 206.B.5.C of the Avondale Zoning Ordinance, it requires that garage parking shall be provided for a minimum of twenty percent (25%) of parking, excluding visitor parking, in apartment developments with one hundred (100) or more dwelling units. The Cerro Vista development proposes to increase the number of enclosed parking garage spaces. The intent is to increase the urbanity as well as the pedestrian feel of the Cerro Vista development. The specific locations of the enclosed parking garages will be determined during the Site Plan phase. Additionally, see vehicle parking table for number of spaces.

VEHICLE PARKING					
<u>Required:</u>	<u># Units</u>		<u>Spaces Required</u>		
1 Bedroom Units	65	x	1.5	=	98 P.S.
2 Bedroom Units	149	x	1.75	=	261 P.S.
3 Bedroom Units	35	x	2.0	=	70 P.S.
Guest	249	x	0.1	=	25 P.S.
Required Total:					454 P.S.
Required Garages: (Per Zoning Code)	429	x	0.25	=	108 G.S.
Provided:					
Open Spaces				=	250 P.S.
Tandem Spaces				=	96 P.S.
Garages				=	120 P.S.
Provided Total:			(1.87:1)		466 P.S.

6. Signage

- a. All development signage shall meet Section 9 of the Avondale Zoning Ordinance and be designed as set forth in Avondale's Multi-Family Residential Design Manual.

VII. ARCHITECTURAL DESIGN CRITERIA

The proposed architectural design of Cerro Vista consists of luxurious, urban loft apartments with various building types that are arranged as a group of various masses, two (2) to three (3) multi-story apartment building types, one clubhouse, and one garage carriage unit building type. The architectural theme is a modern, urban style of different sized layered volumes, materials, and strategically placed linear horizontal elements.

The building masses are organized as a series of elements that include patios and balconies; thereby adding a great deal of variety and visual interest to the elevations. Most of the buildings on the site are arranged around open spaces where residents may gather, these courtyards contain spacious and aesthetically pleasing environments with various high-quality amenities focused on social interaction. The distinctive architecture features

three stories with architectural elements at different elevations. The various elements of the development harmoniously blend a contemporary architectural style with color, form and texture. (See attached *EXHIBIT H-Preliminary Landscape/Vegetation Plan*, *EXHIBIT I - Preliminary Building Elevations*, and *EXHIBIT J - Conceptual Perspective Illustrations (1, 2, and 3)* demonstrating the architectural design criteria discussed herein.

Furthermore, Cerro Vista will be subject to provisions set forth in Avondale's Multi-Family Residential Design Manual for architecture and design.

The following information is provided as additional support for the design criteria required for the Cerro Vista development.

Architectural Character

The architectural character is a contemporary, urban style with different sized layered volumes, materials, and strategically placed linear horizontal elements. The architecture along Van Burren Street will be placed close to the right of way to give an urban city feel as the buildings will interact with the public pedestrian walkway with the use of large overhangs for shading and landscaping.

Style

The distinctive contemporary urban architecture features two (2) to three (3) stories with architectural elements at different elevations. The various elements of the development harmoniously blend a contemporary urban architectural style with color, form and texture. To help emphasize the urban feel horizontal bands are used to define vertical scale and with the use of materials and color. To help further define the urban feel, the use of oversized windows will be used at select locations of different buildings. Building along public right of ways will have larger more decorative windows while large windows within the site, not within view of the public ways, will have a lesser degree of decorativeness.

Required Features and Design Elements

The City of Avondale General Development Standards sets forth additional requirements for multifamily development to encourage creative and innovative design techniques, quality and merit. The proposed development will include the following as demonstrated in *EXHIBIT I - Preliminary Building Elevations*, which will be further developed during the Preliminary Site Plan Design Review:

- Variety of window styles and sizes with a mixture of the window locations for asymmetry
- Provide large roof overhangs at select locations
- Add metal features such as metal brackets at the roof overhangs
- Variety of parapet heights for more variation and asymmetry
- Create different railing configurations at the balconies to provide visual interest
- Combine the sidewalk level canopy into one continuous one in the middle of the building
- Vary the color locations on the elevations to help with asymmetry

- Add masonry elements to add to the variety of material
- Private exterior open space will be provided to most units that is at least 80 square feet
- Shading elements on the south and west sides of buildings by overhang and/or trees
- Shading for private exterior spaces will be provided through recessed patios and balconies, recessed windows, and the use of landscape
- This project will also be sensitive towards “green design” by use of, energy star appliances, programmable thermostats, and water efficient plumbing fixtures and landscaping

Building mass

There are five (5) proposed building types demonstrated on *Exhibit G-Preliminary Site Plan* and on *EXHIBIT I-Preliminary Building Elevations*, which are arranged as a group of various masses, two (2) to (3) story loft apartment building types, a carriage unit building type, and a Clubhouse. These buildings types are as follows:

- BUILDING TYPE 1 – This is the larger 3-story loft apartment building shown on the southeast portion of the Preliminary Site Plan.
- BUILDING TYPE 2 – This is the smaller 3-story loft apartment building shown on the southwest portion of the Preliminary Site Plan.
- BUILDING TYPE 3 – These are the 2-story loft apartment buildings shown on the north end portion of the Preliminary Site Plan.
- BUILDING TYPE 4 – This is the 2-story carriage unit building shown in the central portion of the Preliminary Site Plan.
- BUILDING TYPE CH – This is the 1-story Clubhouse located at the north end of the main entryway off of Van Buren Street.

The building masses are organized as a series of elements that include, patios, and balconies; thereby adding a great deal of variety and visual interest to the elevations. The massing will be offsetting in plan to create ins and outs of the elevation planes help creating shadows to emphasize each volume. The volumes will also consist of varying heights to help break up the roof line and help define each volume, along with the use of material and color.

Building materials

The project proposes a wide variety of materials to accentuate the architectural style and theme. Included in our palette of materials are:

- Stucco system of a light dash finish for a smooth appearance with various paint color options and a trim color.
- Decorative metal railings on the upper floor balconies and at stair locations.
- Deep overhangs at upper floor balconies for shade and architectural interest.

- Deep overhangs with metal finishes and decorative rod and turnbuckles will be provided for along the public pedestrian walkway for shading and public right of way visual interest.
- Architectural masonry will be used at the patio walls, and at select locations on select building elevations.

Color Palette

The proposed color palette will be a mixture of cool and warm colors. The cool colors consisting of different shades of grey, from medium dark grey for metal work and select stucco volumes to a lighter tint of grey as accent above select building materials and trims, such as window sills, in-between masonry at patio piers, and along parapet decorative caps. Warmer colors as beige or tan will be the primary color for the buildings. The masonry will be of a selected brick color to also act as secondary color to help accentuate the urban theme.

VIII. SITE DESIGN, LANDSCAPING, PEDESTRIAN OPEN SPACE AND AMENITIES

The physical design of Cerro Vista is intended to foster connections and relationships among neighbors, while respecting privacy. Buildings are massed together and oriented to face adjacent streets and open space areas creating a sense of place and security. A multi-use trail borders the Property along Van Buren Street. Internal pathways will connect to this public trail to enhance walkability and connectivity to the public.

The development will be gated with decorative walls surrounding the Property. A decorative primary entry sign will welcome residents coming from Van Buren Street. There will also be an exit only driveway gate on the north side of the Property at Corporate Drive. Pedestrian walkways link the residences to the open space retention areas and the high-quality amenity areas.

Pedestrian Focus

The Cerro Vista development will facilitate pedestrian circulation within the entire project. The layout of the building and residential units facilitates the integrated pedestrian pathways, which encourage residents to walk to open spaces, trails and on-site recreational amenities. The pedestrian paths will feature enhanced landscaping, differentiated paving and lighting to make these pedestrian areas pleasing and safe. The use of differentiated paving will also be used to increase safety by showing where pedestrian paths cross vehicular circulation.

The Applicant is working with the City of Avondale in providing property to establish a multi-use trail along Van Buren Street. Residential units have been designed to connect onto this multi-use trail to enhance the pedestrian-oriented design of the development. This trail will provide regional connectivity with connections throughout the City of Avondale and along the Agua Fria River. This regional trail promotes pedestrian and

bicycle connectivity of the residents to the adjacent employment and recreational uses such as bicycling, jogging and walking that will enhance the quality of Cerro Vista. This trail will be acquired and maintained by City of Avondale.

Landscaping and Open Space

The development will provide a minimum of 20% useable open space in accordance with Avondale's Multi-Family Residential Design Manual. While the development will meet this open space standard, the quality of those spaces will be very high with the inclusion of high quality amenities. The central area will consist of a clubhouse and pool/spa area, surrounded by fire places, shade ramadas, and BBQ. This centralized area will create a space for community gatherings and allow individuals and families place to socialize and recreate. There will also be a dog park area located across from the central park area to the east. These will be connected with a large open space corridor between these larger open space areas to create ample usable open space areas on the Property.

The open space areas will provide opportunities for landscaping, including shade trees, grass turf areas, and playground features. The purpose of the landscaped and open space area will be to complement and enhance the pedestrian scale of the development. Pedestrian pathways and small open spaces will provide linkage throughout the site as well as providing a sense of place for the residents. The landscaping throughout the development will be desert themed, while providing shade and comfort to pedestrians and users of open space and amenity areas.

Landscaping for Cerro Vista is proposed to go beyond providing the basic amenities by accompanying the programming with a strong sense of place and style. Cerro Vista's primary entrance is accessible from Van Buren Street. The City of Avondale Street Tree Master Plan calls for a strong pattern established with linear plantings of Indian Rosewood (*Dalbergia sissoo*) trees along Van Buren Street. This formal structure is echoed in the Cerro Vista landscape design with a focal entry planting and Fan Palms in the median to guide people into the site.

It is by creating a strong central axis with the repetition of linear tree plantings, using the same species as the Street Tree Master Plan, that one is visually and physically transported through the space. Focusing the plant materials in the dense axis of the site assists in wayfinding, and flow in the programming of the various nodes along and adjacent to the core. The consolidation of the primary amenities along the central corridor also leads to a vibrant 'urban landscape' feel, reflecting the aspirations and character of The BLVD as an up and coming metropolitan hub. The corridor acts like an artery that branches off to sustain life and activity for the site as a whole.

Located along the primary corridor are nodes of activity in the form of a pool and spa area, multiple ramadas, seating areas and grilling spaces. Use of turf throughout the corridor has an array of purposes by providing retention and creating an urban oasis effect from the cooling properties of transpiration. These strong design strategies help Cerro

Vista seamlessly integrate into the urban core of Avondale, while also setting itself apart in a distinct way. These landscape elements will play an integral role in the urban life and experience of the Cerro Vista community.

IX. REZONING REVIEW AND ANALYSIS

As stated previously, the purpose of the R-4 zoning district for Cerro Vista is to provide a high quality, luxury urban living development facilitating a vibrant community with an urban living experience in the Van Buren corridor.

With its modern design, Cerro Vista will provide loft apartments that create a unique urban experience not currently available within the City of Avondale, but is demanded by both millennials, professionals, and empty nesters throughout the Valley. The current development standards of the Avondale standards residential districts are designed for typical single-family residential that is ubiquitous to Avondale.

Cerro Vista is designed to provide on-site amenities and open space for both the modern professional and those interested in a “lock and leave” lifestyle. While adding to the existing housing in the area, Cerro Vista provides a unique housing development that caters to those looking for something different than the typical traditional housing offered in Avondale. The Cerro Vista development is unique to Avondale and the rezoning proposes development standards that will facilitate this unique community.

The rezoning to R-4 is further justified with the following supreme enhancements of the development:

- Providing enhanced amenities that are not typically provided or required, including a clubhouse, BBQ ramada and other shade ramadas, a pool/spa, fire pits, and other open spaces areas as shown on the provided plans.
- Greater connectivity with the central amenity areas and all housing units being easily accessible to all residents throughout the development with connective pathways.
- Focusing all housing units on communal open spaces that are focused on providing an enhanced pedestrian and community experience.
- Enhanced vegetation at entries ways and strategically placed open space areas to provide a sense of arrival to the development.
- A unique housing product that focuses more on providing a holistic urban experience.

The Cerro Vista development meets or exceeds the following findings, as follows:

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

As outlined in the “Conformance with Avondale Plans” Section of this narrative, the Cerro Vista development is in conformance with the intent of the General Plan and the Freeway Corridor Specific Plan (See Section XII herein).

2. *The proposed rezoning meets the zoning requirements of the Zoning Ordinance, Subdivision Regulations, Design Manuals and other applicable regulations and requirements.*

As stated, the Cerro Vista development meets all the requirements of the Avondale Zoning Ordinance, Subdivision Regulations, and Design Manuals.

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

As provided within the Cerro Vista development and accompanying engineering plans and reports, the development has adequate public infrastructure and services to serve the proposed development.

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

The Property has had a current General Plan land use designation of Urban Residential for a long period of time. This land use was designated for anticipation of the future development of the properties north of Van Buren Streets for a variety of uses such as employment, commercial, and other high density uses. Additionally, uses on the Property and to the north to the I-10 Freeway have been envisioned as being transitional uses that are compatible to The BLVD area to the east.

The proposed high density housing will be lower density than that 30+ du/acre allowed by the Urban Residential land use designation, but will still maintain an urban feel that will be compatible with the envisioned developments for the surrounding properties. Cerro Vista will be designed in a way that is complementary to the surrounding neighborhoods and is supported by current market conditions.

During a Work Session in May 2018 the City Council and City staff discussed the possibilities for this area, including the Property. In that meeting it was discussed that the Council would like to see greater flexibility for this area and would like to move high density residential areas away from the Freeway and more towards Van Buren Street. Additionally, in discussions with City staff, the Applicant has discussed the compatibility of the proposed housing with this area and the Applicant crafted the high-density residential product based on those discussions.

Additionally, during a November 2018 City Council Work Session, City staff and City Council recognized that there was only approximately 18% of land in Avondale being used for multi-family uses and that there was still a need for additional multi-family developments. However, the Council suggested that additional multi-family

developments should be of a quality that attract the types of renters that will live, work, and play in Avondale. It was further suggested that this could be accomplished with the right location in the City and providing urban, high-quality amenities that attract young professionals and seniors that wish to make Avondale home. When looking at Cerro Vista, the variety of building types, architectural styles, high-quality amenities and development standards provide that type of multi-family for Avondale. The location of this development is perfectly situated near Avondale's core and adjacent to current and future employment areas that will provide good paying jobs for those living at Cerro Vista.

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

As stated, the proposed development standards have been crafted to provide a unique housing development that will be of a character that will maintain the urban feel desired in this area. The active open space, amenities, connectivity, and community center enhance upon the traditional development standards of a typical apartment complex.

X. INFRASTRUCTURE

Road improvements, right-of-way, easements.

Surrounding Street Improvements

The Project will construct the adjacent half-street improvements for Van Buren Street, which the City classifies as a collector roadway. All existing power lines that are less than 69kv will be converted underground and the poles will be removed at Corporate Drive.

Additional right-of-way and improvements may be required for turn and deceleration lanes.

Utilities

Water

The City is the water service provider for the Property. The proposed water for Cerro Vista will consist of taps into the 16" water main currently in Van Buren Street, which will consist of two (2) separate taps for a domestic water meter and a landscape water meter. A 16" in-line valve will be installed between the two (2) 8" fire line taps for safety purposes. This will accommodate fire flow and residential demand requirements as demonstrated within the Preliminary Master Water Report. All connections will follow the City of Avondale's supplement to MAG Specifications and Details, and American Water Works Association Standards. Since there is an existing water main fronting the property there is no need to construct a new waterline adjacent to the project.

Precise locations for connections and networks shall be determined at the Site Plan phase. All infrastructure related to water services will be completed as they relate

to the specific phase that will be developed and will be explicitly determined during the Site Plan phase.

Sanitary Sewer

The City is the wastewater service provider for the Property. The proposed sewer for Cerro Vista will consist of approximately 1,648 LF of 8-inch sewer line and 7 manholes as shown within the Preliminary Master Sewer Report for the project. There will be a single connection within Van Buren Street into the 30-inch existing sewer main.

Since there is no existing sewer stub for the project from the existing 30-inch sewer main within Van Buren Street, a new manhole will be constructed within the proposed Van Buren Street right-of-way as part of this project. Since there is an existing sewer main fronting the property there is no need to construct a new sewer line adjacent to the project.

Precise locations for connections and networks shall be determined at the Site Plan phase. All infrastructure related to sewer services will be completed as they relate to the specific phase that will be developed and will be explicitly determined during the Site Plan phase.

Grading and Drainage

A Master Drainage Report is provided with this rezoning submittal. The on-site retention requirements shall be per City of Avondale standards and will meet 100-year storm event retention requirements for on-site and adjacent off-site flows. Historic flows may safely pass through or be routed around the site.

Cerro Vista proposes two (2) surface retention basins along the north boundary and two surface basins within open space areas within the property as shown on the Preliminary Master Drainage Report. The remainder of the onsite drainage will be directed to eight (8) feet diameter CMP pipe (approximately 915 LF) under parking stalls so as not to conflict with other onsite utilities. Seven (7) drywells will be required to drain the onsite retention volume within all surface retention basins and underground pipe within the required 36-hour drain time. The actual number of drywell are dependent upon further testing at time of construction.

It is proposed to provide three surface retention basins along the south boundary of the project to capture design flows within the adjacent proposed half-street improvements of Van Buren Street.

XI. OWNERSHIP AND MAINTENANCE

The future developer will construct common areas and facilities, which will include circulation and access roadways, utilities for the purposes of transmission and distribution, signage, common area and perimeter landscaping. Site common areas will ultimately be operated, owned and maintained by the owner of Cerro Vista development.

XII. CONFORMANCE WITH AVONDALE PLANS

The Property is designated as Urban Residential on the City's General Plan Map. The Property is also within the Freeway Corridor Specific Plan (*See EXHIBIT C – Existing Avondale General Plan Map*).

Under separate application (Application Case #: PL-18-0079), the Applicant is requesting to amend the map to the High Density Residential land use category that is intended to accommodate residential densities that range from 12 to 30 dwelling units per acre. This land use category states that units should include apartments, condominiums, or patio homes and should provide a level of intensity to promote a village environment with easy access to services, business and recreation.

The proposed rezoning to Multi-Family Residential-4 (R-4) will be consistent with this vision by providing 23.94 dwelling units per acre with connections to surrounding commercial and employment use. The proposed Cerro Vista development will also be consistent with several elements within the City's General Plan 2030 as follows.

AVONDALE GENERAL PLAN 2030

Land Use Element, Goal 1: Establish an Avondale identity based on a healthy lifestyle that promotes land uses which foster an economically sustainable and socially dynamic community.

Land Use Element, Goal 3: Promote a strong balance of high quality residential, employment, recreation, and educational land.

These goals can be obtained by providing an alternative residential development to the typical homogenous single-family residential that exists in Avondale. Cerro Vista will provide a high density, quality community that will be compatible the existing surrounding employment, commercial, and residential uses and will also provide an added catalyst to creating urbanity adjacent to The BLVD. The type of residents and lifestyle that the Cerro Vista development will attract will be centered on professionals, millennials, and those wanting to live an urban "lock and leave" lifestyle. Thus, it will provide a well-balanced land use encouraging social interaction and creating a larger sense of community amongst residents.

Housing Element, Goal 2: Champion the development of housing types not currently available in the City to allow for a variety of socio-economic levels.

Cerro Vista will be an urban living community that is unique within the City of Avondale. The luxury urban apartments will be designed in a way that creates a cohesive, connected community. Residents to the Cerro Vista can be in the range from new professionals, small families, and empty nesters and are looking for a vibrant community to live in Avondale. The Property design will create more of a sense of place within the area and will encourage more social and community interaction.

Housing Element, Goal 4: Require excellence and innovation in residential design and construction.

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

Policy C: Utilize the City's Design Manuals to promote quality development and attractive residential communities, updating these documents when necessary to reflect changing preferences and styles.

Policy D: Encourage subdivision design that promotes non-vehicular access to trails and transit routes/centers as a component of a healthy lifestyle.

Policy E: Endorse the use of Crime Prevention through Environmental design (CPTED) principles when designing residential communities.

Cerro Vista incorporates these policies with Goal 4 by focusing on the City's Design Manuals to create a layout with high-quality open space and recreation areas centrally located on the Property to provide easy access to all resident. Buildings are oriented to face each other, the internal private streets, and open space areas to "eyes" on the community and making it safer. Some of the residential unit have also been designed to be connected to the future development of the public access trail along Van Buren Street. Thus, providing the great opportunity for connectivity to this trail, which will promote pedestrian and bicycle access to all surrounding areas of the City.

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

Recreational Amenities Element, Goal 4: Create shared use linkages throughout the community in order to support a healthy lifestyle.

These goals will be met with the development of the public access trail along Van Buren Street, Cerro Vista will provide the necessary access for shared connections to the City and other transit nodes along Van Buren. This will encourage the linking of City area and promoting physical activity for the well-being of Avondale residents.

Recreational Amenities Element, Goal 1: Ensure every person has convenient access to safe public parks and affordable recreation opportunities.

Policy A: Continue to ensure that private development provides local, accessible neighborhood parks and tot lots under the management of a Home Owners Association.

Cerro Vista will meet this goal by providing high quality open space areas with a centrally located open space corridor that ensures residents have full access to the amenities that will encourage social and community interaction.

Bicycling Element, Goal 1: Develop a safe bicycle transportation system that provides connectivity throughout the City, including major public and private facilities, and to transit.

Bicycling Element, Goal 3: Increase recreational opportunities for bicyclists throughout Avondale.

Cerro Vista is within close proximity to employment, commercial, and The BLVD area. With the connective trails along Van Buren and the creation of this dense, urban core of housing, there will be a great opportunity for residents to utilize bicycles for access to the services and employment that they need access to. This will greatly add to Avondale's opportunities for bicycle/pathway networks in the surrounding areas.

Urban Design Element, Goal 5: Maximize housing opportunities in locations within a half-mile of transit, with good access to employment areas, neighborhood services, and public facilities in order to promote a healthy community both sustainably and economically.

Policy A. Distribute higher residential densities throughout our City in identified urban growth areas and facilitate the development of residences in mixed-use development within these growth areas.

Policy B. Develop residentially-designated and mixed use-designated lands adjacent to major transit facilities at high densities to reduce motor vehicle travel by encouraging the use of public transit.

Policy C. Within identified growth areas, develop residential projects at densities sufficient to support neighborhood retail in walkable, main street types of development.

Policy D. Facilitate the development of housing close to jobs to provide residents with the opportunity to live and work in the same community.

Policy E. Encourage consolidation of parcels to promote mixed-use and high density development at locations identified in the TOD Element and on the Land Use Map.

Cerro Vista meets this goal and all policies by providing a high density urban community that has strong pedestrian access to surrounding employment and commercial uses, and is readily accessible to The BLVD area within a ½ mile to the east. Additionally, a bus transit stop currently exists across the street from Cerro Vista on the southeast corner of Van Buren Street and Fairway Drive creating additional access to transit opportunities the residents. With the combination of these transit and pedestrian opportunities for the Property, Cerro Vista is well poised to create a dynamic, high density community within this growth area that will create vitality for future mixed-uses, retail, and employment uses that will come into the area.

THE AVONDALE FREEWAY CORRIDOR SPECIFIC PLAN

The Avondale Freeway Corridor Specific Plan covers the majority of land within a ½ mile each way of the freeway located within the Avondale city limits. The major focus of the visibility of the freeway with the City and steering uses that enhance that visibility and

encouraging employment, commercial, and mixed uses. The Plan also focus on higher density residential districts that will support these uses.

Objective #3: The Freeway Corridor will be the southwest valley's premier job center.

GP Growth Area Element, Goal #1: "Create destination employment centers in targeted areas of the City that will help to improve balance between jobs and population."

With the creation of a high amount of jobs that this objective envisions, there will be a great need for populations that can fulfill those jobs. Cerro Vista provides a high density development that provides not only additional population near employment areas but will likely attract residents that will need all ranges of employment from the professional to the staff worker.

Objective #4: Ensure new development in the Plan area is pedestrian/bicyclist friendly and contributes to a walkable community.

The location of Cerro Vista creates a development that ensure residents have full access to opportunities to walk or bike to destinations for work, recreation, or access to services within the City. The development of the trail along Van Buren Street in front of the development will contribute to the Van Buren Street Drainage and Recreational Corridor that provides east/west connectivity for the Freeway Corridor. This allows pedestrians to travel from 99th Avenue to the Agua Fria River in a beautiful, spacious, and landscaped environment for full access throughout the City.

AVONDALE STRATEGIC FIVE-YEAR PLAN

The Avondale Strategic Five Year Plan was designed with the vision and guidance from the Avondale City Council, and crafted with input from engaged residents, local businesses and key personnel across the City's organization. The Plan represents a cohesive and intelligent approach to continuing the path to Avondale's vision to create a community that is both family friendly and economically robust. A City that is Aspiring, Achieving and Accelerating.

The Property is in a unique location which provides the opportunity to develop the proposed Cerro Vista project along the Van Buren corridor while being compatible with the existing developments in the area, supporting housing opportunities for The BLVD area, and creates/enhances the synergy with the adjacent employment areas. In addition, the increased level of employment opportunities that will come in the future to the north of the Property along Interstate-10 will ultimately help support employment opportunities for the Cerro Vista residents and vice versa. This adjacency will be a positive addition to ensuring that economic opportunities provided by these employment areas will stay with Avondale's residents. This will complement and support the economic vision of the Strategic Five Year Plan.

Additionally, the following goals of the Strategic Five Year Plan will be met with the proposed rezoning.

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

With its modern design, Cerro Vista will provide loft apartments that create a unique urban experience not currently available within the City of Avondale, but is demanded by both millennials, professionals, and empty nesters throughout the Valley. The current development standards of the Avondale standards residential districts are designed for typical single-family residential that is ubiquitous to Avondale.

Cerro Vista is designed to provide on-site amenities and open space for both the modern professional and those interested in a “lock and leave” lifestyle. While adding to the existing housing in the area, Cerro Vista provides a unique housing development that caters to those looking for something different than the typical traditional housing offered in Avondale. The Cerro Vista development is unique to Avondale and contributes to the diversity of housing that the Strategic Five Year Plan envisions.

Initiative #2, Strategic Goal, Action Item: Establish relationships with potential partners for the development of trail and river corridors.

The proposed Cerro Vista development provides for a multi-use trail along Van Buren Street, which promotes pedestrian and bicycle connectivity of the residents to the adjacent employment and other surrounding uses. The portion of the trail in the Cerro Vista right-of-way is part of the larger trails master plan for Avondale and contributes to this connectivity. This trail will be acquired from the Property owner by the City of Avondale and will be maintained by the City of Avondale.

XIII. SCHOOLS

The Applicant has provided the City the executed copies of the Certificate of Adequate Schools Facilities from the Littleton Elementary School District #65 (*Collier Elementary School*) and the Tolleson Union High School District (*La Joya Community High School*). See Exhibit K – Certificate of Adequate Schools Facilities.

Tolleson Union High School District has adequate school facilities, so no further action is required. However, Littleton Elementary School District #65 does not have adequate school facilities for the proposed project. Therefore, the current property owner has entered into a Donation Agreement with the Littleton Elementary School District #65 to help mitigate any potential impacts that the Cerro Vista development could have on the school district.

CONCLUSION AND SUMMARY

Cerro Vista is in a unique location adjacent to existing employment areas, the active Van Buren Street corridor, and The BLVD area to the east. This location provides the perfect

site for an urban multi-family community that will synergize with the surrounding area. The proposed rezoning to Multi-Family Residential-4 (R-4) creates a design and development standards that complement the surrounding employment, commercial, and residential uses while providing a luxury, urban housing development not currently found in Avondale.

The proposed rezoning is consistent with the policies of the City of Avondale's General Plan 2030 and the Freeway Corridor Specific Plan. The proposed plan intends to develop a vacant site that will provide a vibrant urban feel, reflecting the aspirations and character of The BLVD as an up and coming metropolitan hub. Cerro Vista will draw residents such as professionals, millennials, and empty nesters, which will attract a variety of residents to the downtown area of Avondale.

The sense of place and strong design strategies will help Cerro Vista seamlessly integrate into the urban core of Avondale, while also setting itself apart in a distinctive way. The Avondale General states that the City should entice these types of developments, which are geared towards the exciting, urban enclave of The BLVD. Additionally, with the City's focus on the importance of high-quality amenities and interactive social spaces within developments, Cerro Vista provides the framework to realize that vision on the Property.

The proposed Cerro Vista development establishes a level of quality, building design, and site design expectations for this multi-family residential development. The Cerro Vista development includes exhibits and imagery that represent the level of quality being proposed. We look forward to Cerro Vista being a unique multi-family development that bring a high quality urban experience to its residents.

Exhibit ‘A’



APN: 500-01-001W & -001X
Acres: 11.05 Acres

Exhibit A - Regional Aerial Context Exhibit
Cerro Vista – Van Buren St & Fairway Dr

Exhibit ‘B’

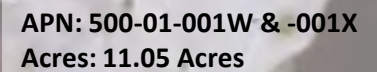


Exhibit B - Aerial Context Exhibit
Cerro Vista – Van Buren St & Fairway Dr

Exhibit ‘C’

GENERAL PLAN

Legend

- Planning Boundary
- Growth Area

Land Use

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

- Gateway Employment
- Employment Mixed Use
- Residential Mixed Use
- Neighborhood Commercial
- Townhouse Residential

City Center
Specific Plan
Area

TOD

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

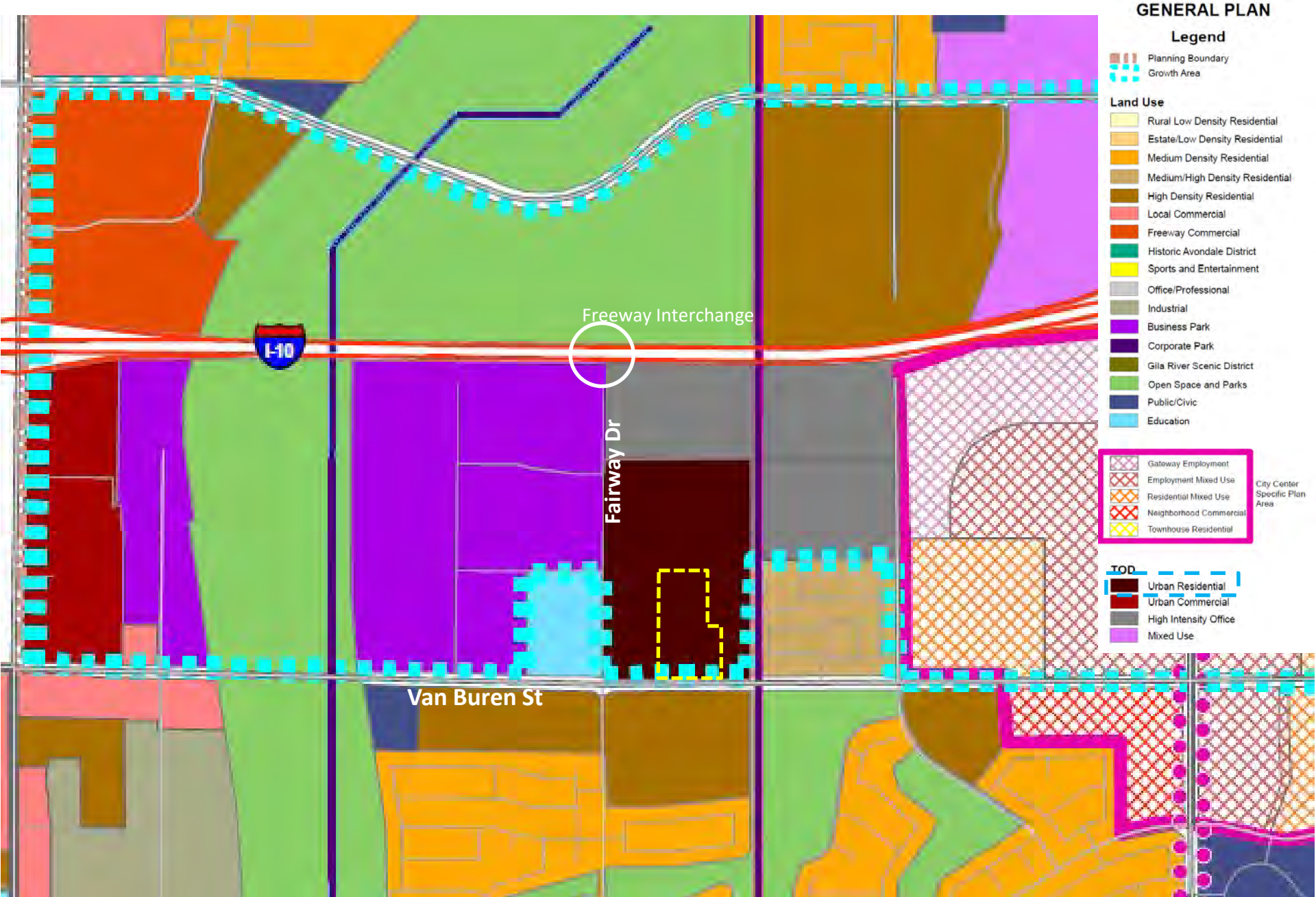


Exhibit C – Existing Avondale General Plan Map

Cerro Vista – Van Buren St & Fairway Dr

Exhibit ‘D’



Exhibit D – Existing Avondale Zoning Map
Cerro Vista – Van Buren St & Fairway Dr

Exhibit ‘E’

GENERAL PLAN

Legend

- Planning Boundary
- Growth Area

Land Use

- Rural Low Density Residential
- Estate/Low Density Residential
- Medium Density Residential
- Medium/High Density Residential
- High Density Residential
- Local Commercial
- Freeway Commercial
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City Center
Specific Plan
Area

TOD

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

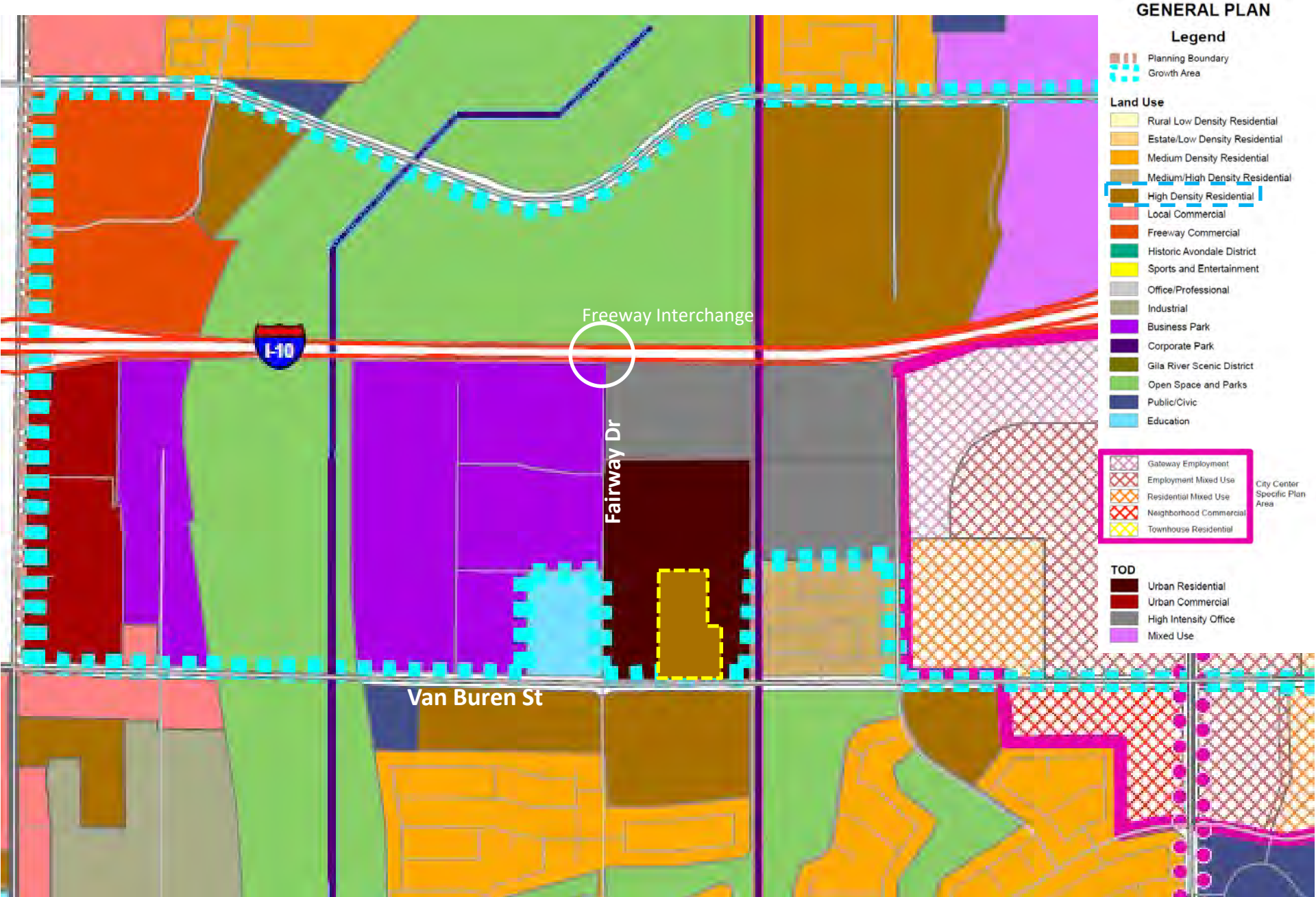


Exhibit E – Proposed Avondale General Plan Map

Cerro Vista – Van Buren St & Fairway Dr

Exhibit ‘F’



Exhibit F – Proposed Avondale Zoning Map
Cerro Vista – Van Buren St & Fairway Dr

Exhibit ‘G’

Electronically submitted April 29, 2021

PROJECT DATA

CLIENT: QUYP DEVELOPMENT SERVICES
17470 N PACESEITER WAY
SCOTTSDALE, AZ 85255
ATTN: JEREMY HALL
ARCHITECT: BMA ARCHITECTURE
2915 E BASELINE RD, SUITE 120
GILBERT, AZ 85234
ATTN: BRIAN M ANDERSEN, AIA

SITE DATA
ADDRESS: AVONDALE, AZ
APN NUMBER: 500-01-001W & 500-01-001X
SITE AREA: 11.51 acres Gross/10.4 acres Net

PROPOSED USE: MULTIFAMILY - APARTMENTS
GENERAL PLAN DESIGNATION: URBAN RESIDENTIAL
BUILDING HEIGHT
ALLOWED: 45'-0"
PROVIDED: 2 & 3 STORIES

DENSITY:
ALLOWED: 30 DU/ACRE
PROVIDED: 249 UNITS/10.4 acres = 23.94 D.U./ACRE
OPEN SPACE:
REQUIRED MIN: 20%
PROVIDED: 159,360 SF OPEN SPACE / 477,548 SF = 33.37%

BUILDING SET-BACK
FRONT: 8'
SIDE: 15'
REAR: 8'

UNIT MIX			
UNIT TYPE	# OF UNITS	# OF UNITS	
1 BEDROOM	109 UNITS	45 %	
2 BEDROOM	128 UNITS	50 %	
3 BEDROOM	12 UNITS	5 %	
TOTAL	249 UNITS	100 %	

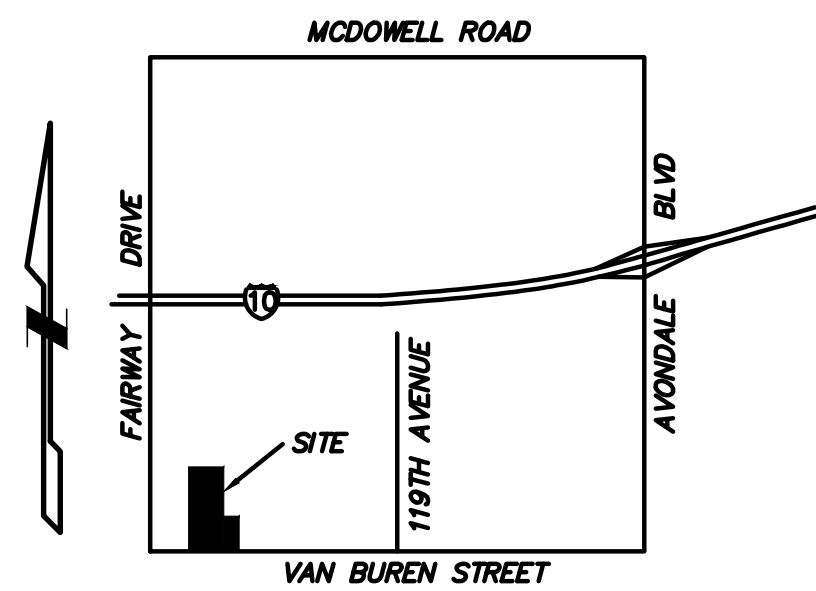
VEHICLE PARKING					
REQUIRED:	# UNITS		SPACES REQ'D		
1 BEDROOM UNITS	109	x	1.5	=	164 P.S.
2 BEDROOM UNITS	128	x	1.75	=	224 P.S.
3 BEDROOM UNITS	12	x	2.0	=	24 P.S.
GUEST	249	x	0.1	=	25 P.S.

REQUIRED TOTAL: 437 P.S.
REQUIRED GARAGES: (PER ZONING CODE) 412 x 0.25 = 103 G.S.

PROVIDED:
OPEN SPACES = 250 P.S.
TANDEM SPACES = 96 P.S.
GARAGES = 120 P.S.
PROVIDED TOTAL: (1.87:1) 466 P.S.

LEGEND:

- BUILDING NUMBER
1 2
BUILDING TYPE
INDICATES 3 STORY
INDICATES 2 STORY
INDICATES 1 STORY



VICINITY MAP

dwg name: PRELIMINARY
SITE PLAN

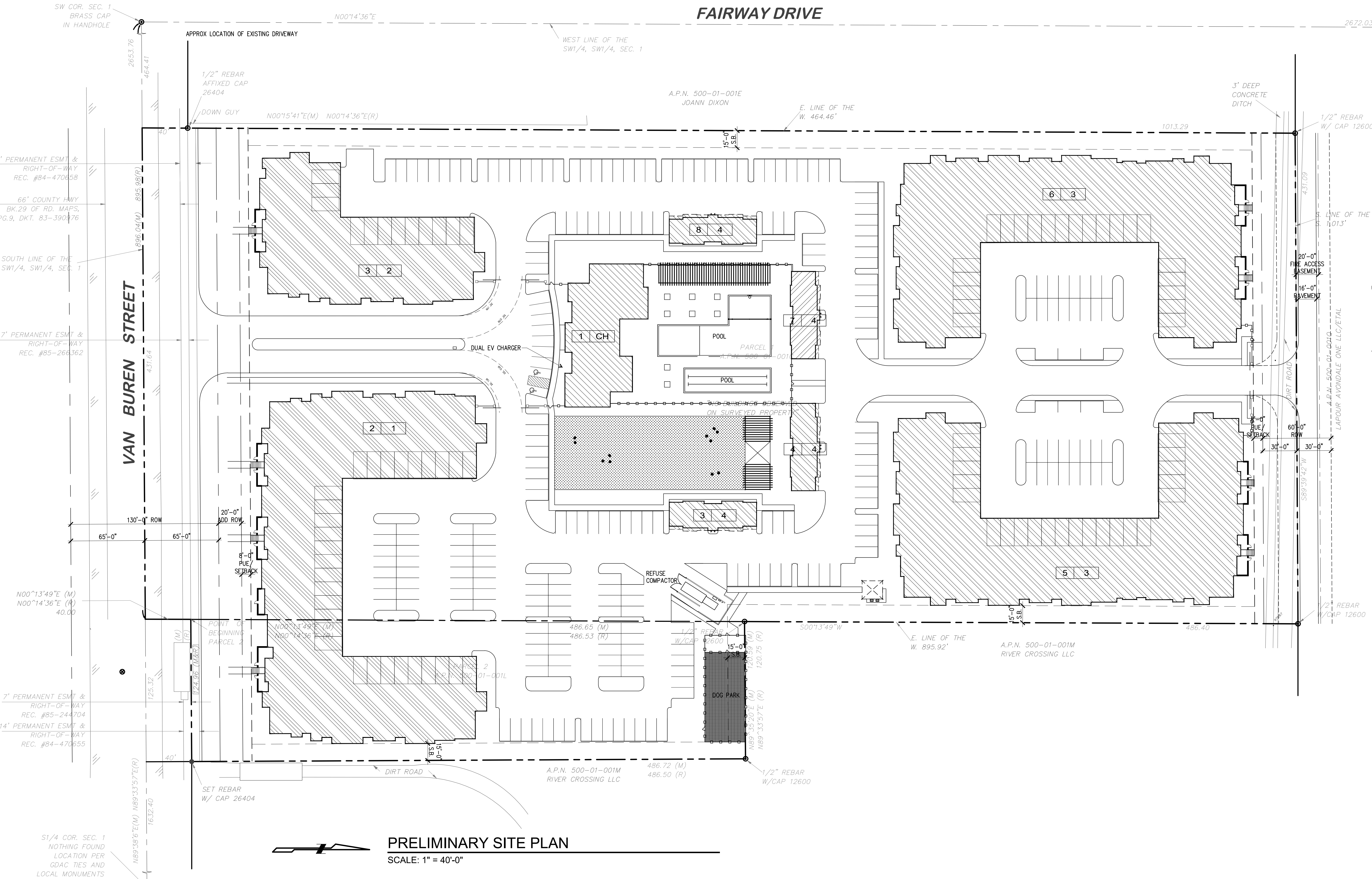
dwg no: PD1.00e

date: 2-8-2021

job no: 2017.32

log no:

FAIRWAY DRIVE



PRELIMINARY SITE PLAN

SCALE: 1" = 40'-0"

PROPOSED NEW MULTI-FAMILY DEVELOPMENT FOR:
QUYP DEVELOPMENT SERVICES
CERRO VISTA

AVONDALE, AZ



2915 East Baseline Road, Suite 120 - Gilbert, AZ 85234
p: 480.659.1524 | www.BMAarchitecture.com



Exhibit ‘H’



CERRO VISTA

15' 30'
plan scale 1:30
date: 10.15.18



andersonbaron
plan · design · achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986

Exhibit ‘I’

40'-0" AFF
T.O. PARAPET



FRONT ELEVATION

SCALE: 3/32 = 1'-0" (FACING VAN BURREN)



SIDE ELEVATION

SCALE: 3/32 = 1'-0"



REAR ELEVATION

SCALE: 3/32 = 1'-0"



FRONT ELEVATION
SCALE: 3/32 = 1'-0" (FACING VAN BURREN)



SIDE ELEVATION
SCALE: 3/32 = 1'-0"



REAR ELEVATION
SCALE: 3/32 = 1'-0"



SIDE ELEVATION

SCALE: 3/32" = 1'-0"



FRONT ELEVATION

SCALE: 3/32" = 1'-0" (CORPORATE DRIVE)



SIDE ELEVATION

SCALE: 3/32" = 1'-0"

26'-3" AFF
T.O. PARAPET



REAR ELEVATION

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



SIDE ELEVATION

SCALE: 3/32" = 1'-0"



FRONT ELEVATION

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



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

Exhibit ‘J’



BMA ARCHITECTURE





Exhibit ‘K’



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

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

Project: Cerro Vista Project Manager: Jeremy Hall
Request: Minor GPA & PAD Rezone Acreage/Parcel Size: 11.40 Acres
Current Density Allowed: 30+ DU/AC Density Proposed: 23.26 DU/AC
Total number of residential units proposed: 255

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

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

Yes ☐ No ☒

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

The estimated need anticipated is 3.5 classrooms with an estimated impact of \$ 913,869 or \$ 3,500 per unit.

Is a school site within the proposed development needed?

Yes ☐ No ☒

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

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

If answered yes, please explain below:

Developer had entered into an impact agreement signed/dated 3-12-2019, which Littleton Elementary School District expects will remain in effect given there are no changes to the project parcel/density.

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

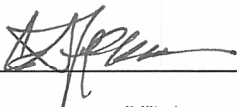
Date Reviewed: 1-26-2021

School District: Littleton Elementary School District #65

District Superintendent: Dr. Roger Freeman

Phone #: 623-478-5611

E-mail: freeman.roger@littetonaz.org

Signature: 

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

Development & Engineering Services Department

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

www.avondale.org/developmentservices



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

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

If answered yes, please explain below:

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

Date Reviewed: **January 25, 2021**

School District: **Tolleson Union High School District #214**

District Superintendent: **Nora Gutierrez**

Phone #: **623-478-4001**

E-mail: **nora.gutierrez@tuhsd.org**

Signature: Nora Gutierrez

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www.avondale.org/developmentservices

Exhibit C

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Electronically submitted April 29, 2021

PROJECT DATA

CLIENT: QUYP DEVELOPMENT SERVICES
17470 N PACESEITER WAY
SCOTTSDALE, AZ 85255
ATTN: JEREMY HALL
ARCHITECT: BMA ARCHITECTURE
2915 E BASELINE RD, SUITE 120
GILBERT, AZ 85234
ATTN: BRIAN M ANDERSEN, AIA

SITE DATA
ADDRESS: AVONDALE, AZ
APN NUMBER: 500-01-001W & 500-01-001X
SITE AREA: 11.51 acres Gross/10.4 acres Net

PROPOSED USE: MULTIFAMILY - APARTMENTS
GENERAL PLAN DESIGNATION: URBAN RESIDENTIAL
BUILDING HEIGHT
ALLOWED: 45'-0"
PROVIDED: 2 & 3 STORIES

DENSITY:
ALLOWED: 30 DU/ACRE
PROVIDED: 249 UNITS/10.4 acres = 23.94 D.U./ACRE
OPEN SPACE:
REQUIRED MIN: 20%
PROVIDED: 159,360 SF OPEN SPACE / 477,548 SF = 33.37%

BUILDING SET-BACK
FRONT: 8'
SIDE: 15'
REAR: 8'

UNIT MIX		
UNIT TYPE	# OF UNITS	% OF UNITS
1 BEDROOM	109 UNITS	45 %
2 BEDROOM	128 UNITS	50 %
3 BEDROOM	12 UNITS	5 %
TOTAL	249 UNITS	100 %

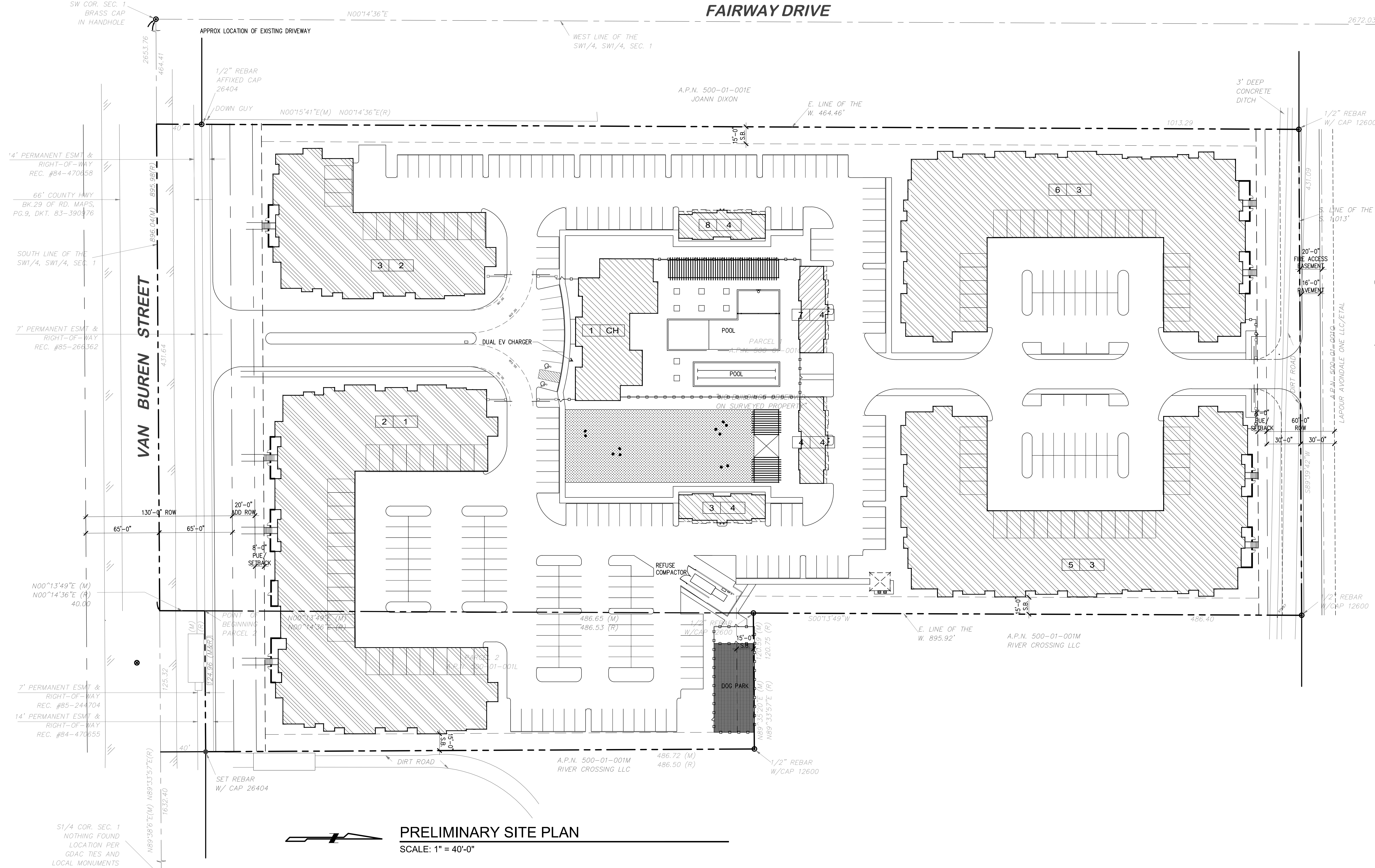
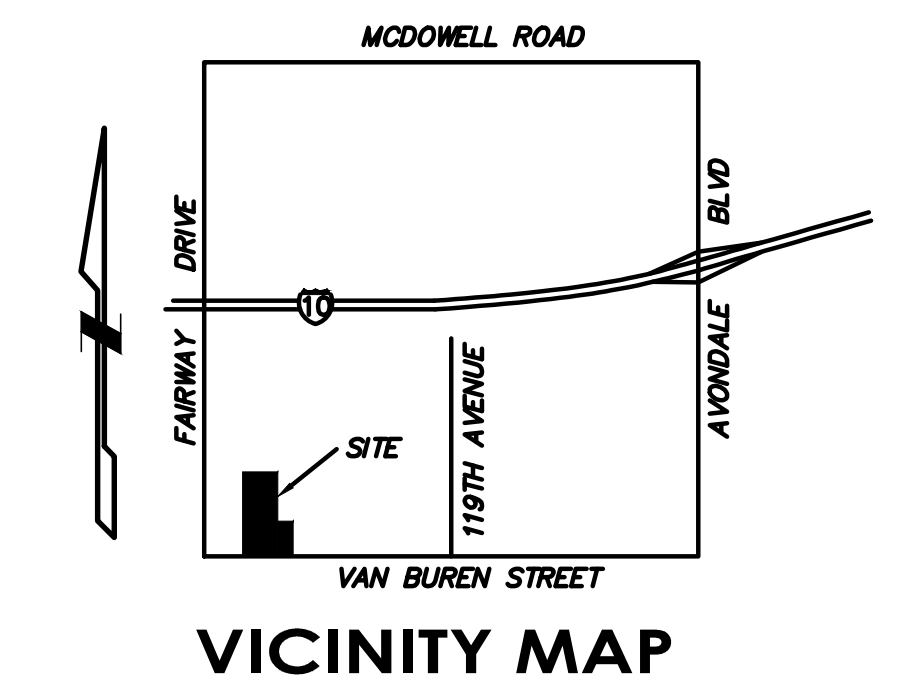
VEHICLE PARKING				
REQUIRED:	# UNITS		SPACES REQ'D	
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3 BEDROOM UNITS	12	x	2.0	= 24 P.S.
GUEST	249	x	0.1	= 25 P.S.

REQUIRED TOTAL: 437 P.S.
REQUIRED GARAGES: (PER ZONING CODE) 412 x 0.25 = 103 G.S.

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TANDEM SPACES = 96 P.S.
GARAGES = 120 P.S.
PROVIDED TOTAL: (1.87:1) 466 P.S.

LEGEND:

- BUILDING NUMBER
- BUILDING TYPE
- INDICATES 3 STORY
- INDICATES 2 STORY
- INDICATES 1 STORY



PROPOSED NEW MULTI-FAMILY DEVELOPMENT FOR:
QUYP DEVELOPMENT SERVICES
CERRO VISTA
AVONDALE, AZ

dwg name: PRELIMINARY
SITE PLAN
dwg no: PD1.00e
date: 2-8-2021
job no: 2017.32
log no:

Exhibit G

Cerro Vista Conceptual Renderings and
Building Elevations



Electronically submitted April 29, 2021



BMA ARCHITECTURE



BMA ARCHITECTURE

40'-0" AFF
T.O. PARAPET



FRONT ELEVATION

SCALE: 3/32 = 1'-0" (FACING VAN BURREN)



SIDE ELEVATION

SCALE: 3/32 = 1'-0"



REAR ELEVATION

SCALE: 3/32 = 1'-0"

Electronically submitted April 29, 2021



FRONT ELEVATION
SCALE: 3/32 = 1'-0" (FACING VAN BURREN)



SIDE ELEVATION
SCALE: 3/32 = 1'-0"



REAR ELEVATION
SCALE: 3/32 = 1'-0"



SIDE ELEVATION

SCALE: 3/32" = 1'-0"



FRONT ELEVATION

SCALE: 3/32" = 1'-0" (CORPORATE DRIVE)



SIDE ELEVATION

SCALE: 3/32" = 1'-0"

26'-3" AFF
T.O. PARAPET



REAR ELEVATION

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



SIDE ELEVATION

SCALE: 3/32" = 1'-0"



FRONT ELEVATION

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



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

Exhibit H

Neighborhood Meeting Summary
Cerro Vista

Summary of Neighborhood Meeting

Thursday, April 22, 2021

Cerro Vista Residential Community

Start: 6:00 PM (approx.); End: 7:00 PM (approx.)

Zoom Virtual Conference

Proposal: High-density, luxury residential community

Location: East of the northeast corner of Van Buren Road and Fairway Drive

Case #: Minor General Plan Amendment and Rezoning; PL-18-0079 and PL-18-0080

Results/Summary of Neighborhood Meeting:

A total of seven (7) people attended the neighborhood meeting, which included:

- the applicant (Jeremy Hall – Virtua)
- two (2) representatives of the applicant (Paul Gilbert, Felipe Zubia – Beus Gilbert McGroder)
- four (4) representatives of the City (Vice Mayor Malone-Council; Councilmember Dennis-Council; Commissioner White-Planning Commission; and Brian Craig-Planning Manager).

The meeting began with a brief, but comprehensive presentation by Mr. Gilbert. This presentation was followed by discussion with the participants. Below is a summary of the discussion/questions that were raised.

Questions:

1. How much commercial acreage is being converted to multi-family? Answer: Less than 1 acre, the remaining vacant commercial zoning/acreage has now been built out by the expanded storage to the east.
2. What the current ratio of multifamily is to single-family in Avondale? Answer: The applicant does not have this citywide info, but staff indicated they would research the issue and report back in time for Council meeting. It was also noted that the site is already zoning for multifamily
3. Who is the builder? Answer: the builder will be the Applicant, Virtua and the contractor to build will be Morgan Construction. It was noted by a participant that they were happy to hear that construction will start in the near future.
4. Why are the 3-story buildings located adjacent to Van Buren and 2-stories in back (north property line (Corporate Drive), why not reverse? Answer: It was noted that the property directly across the street from the proposed Cerro Vista is zoned Commercial and Multifamily. The multifamily to the south is developed and the commercial to the south has been acquired by a Charter School. Additionally, staff added that they are supporting the 3-stories along Van Buren to give an urban brownstone feel/look to the Van Buren corridor which is appropriate given the proximity of the BLVD District.
5. Are there garages and covered parking? Answer: yes, garages and covered parking are provided consistent with Avondale requirements.

6. What is the street on the north side that will be constructed? Answer: staff indicated that a minor collector, Corporate Drive, will be constructed by the Fairway 10 project. Cerro Vista will be responsible for their half-street (1 lane and improvements) along their frontage. Full buildout of Corporate Drive will be 3-lane, (one lane in each direction, plus a center lane).
7. Will there be a deceleration lane on Van Buren into the project? Answer: Staff answered yes, one is called out in the traffic report.
8. One participant suggested that city staff should examine ways to sign the multi-use path so that users of the multi-use path are alerted as they approach driveways that cross the path. Another participant agreed with the request.

Exhibit I

Certificates of Adequate School Facilities



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

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

Project: Cerro Vista Project Manager: Jeremy Hall
Request: Minor GPA & PAD Rezone Acreage/Parcel Size: 11.40 Acres
Current Density Allowed: 30+ DU/AC Density Proposed: 23.26 DU/AC
Total number of residential units proposed: 255

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

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

Yes ☐ No ☒

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

The estimated need anticipated is 3.5 classrooms with an estimated impact of \$ 913,869 or \$ 3,500 per unit.

Is a school site within the proposed development needed?

Yes ☐ No ☒

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

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

If answered yes, please explain below:

Developer had entered into an impact agreement signed/dated 3-12-2019, which Littleton Elementary School District expects will remain in effect given there are no changes to the project parcel/density.

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

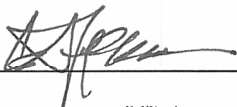
Date Reviewed: 1-26-2021

School District: Littleton Elementary School District #65

District Superintendent: Dr. Roger Freeman

Phone #: 623-478-5611

E-mail: freeman.roger@littetonaz.org

Signature: 

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

Development & Engineering Services Department

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www.avondale.org/developmentservices



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If answered yes, please explain below:

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Date Reviewed: **January 25, 2021**

School District: **Tolleson Union High School District #214**

District Superintendent: **Nora Gutierrez**

Phone #: **623-478-4001**

E-mail: **nora.gutierrez@tuhsd.org**

Signature: Nora Gutierrez

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Development & Engineering Services Department

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www.avondale.org/developmentservices



AGENDA ITEM REPORT

SUBJECT: Verde Trails Parcel 6 – Preliminary Plat – Application PL-20-0284

MEETING DATE: 5/19/2021

TO: Planning Commission

FROM: Ken Galica, Division Lead Planner

THROUGH: Brian Craig, Planning Manager

PURPOSE:

Planning Commission will consider a request by Mr. Paul Haas, HILGARTWILSON, LLC, for approval of a Preliminary Plat for Verde Trails Parcel 6, a proposed 110-unit, gated single-family residential subdivision located on approximately 14.45 gross acres at the northwest corner of 107th Avenue and the Wier Avenue alignment. The subject site is part of the 181-acre Verde Trails Unit I master planned community. Commission will take appropriate action.

BACKGROUND:

The 14.45 gross acre subject property, Parcel 6 of the 181-acre Verde Trails Unit I, is located at the northwest corner of 107th Avenue and the Wier Avenue alignment (Exhibits A and B).

The property was annexed and rezoned to Hillcrest Planned Area Development (PAD) in November 2007. A Major Amendment to the approved PAD, revisiting the project's development plan, modifying lot sizes, adjusting development standards, and renaming the planned community to Verde Trails, was approved by City Council in May 2018. The approved Verde Trails PAD, as amended, allows for development of Parcel 6 with minimum 2,200 square foot lots for single-family residential use arranged in a cluster fashion, where each home's garage access is provided via an auto-court shared by four (4) to six (6) homes.

A Master Final Plat for Verde Trails was approved by City Council in February 2019. The Master Final Plat created the overall development parcels within the Verde Trails Unit I community, including 14.45-acre Parcel 6, in conformance with the Verde Trails PAD. The Master Final Plat did not create individual residential lots on any parcel, including Parcel 6. As such, approval of this Preliminary Plat and a future Final Plat is required to subdivide Parcel 6 into individual residential lots, tracts to accommodate development of private streets (as the proposed development will be gated), and tracts to accommodate development of the project's open space.

A Pre-Annexation Development Agreement (PADA) was approved in November 2007 and has subsequently been amended six (6) times. The primary functions of the approved PADA are to spell out the developer's responsibility for reimbursing the City for the City's acquisition of the Rigby Water Company, and to assign responsibilities to the construction of off-site public infrastructure adjacent to the Verde Trails development.

The subject property is designated as High Density Residential (HDR) by the General Plan 2030 Land Use Map. The HDR designation allows for development of patio homes, apartments, condominiums, or townhomes with a density ranging between 12 and 30 dwelling units per acre. However, the property's valid Planned Area Development (PAD) zoning supersedes the General Plan land use designation applied to the site and, as such, Parcel 6 may develop at a lower density (7.98 units per acre) than required in the HDR designation.

The Verde Trails Parcel 6 property is surrounded by other portions of the master-planned Verde Trails development on all but its east side, as follows:

NORTH: Verde Trails Unit I Parcel 5, zoned Planned Area Development (PAD). The Verde Trails PAD allows for development of Parcel 5, which is positioned at the southwest corner of 107th Avenue and Broadway Road, with Community Commercial (C-2) uses. No plans have been submitted for development of Parcel 5 to date.

EAST OF 107th AVENUE: Avondale's eastern planning boundary terminates at 107th Avenue south of Van Buren Street. The property east of Parcel 6, east of 107th Avenue, is located within the City of Phoenix, zoned S-1 (Suburban District – Ranch or Farm Residence), and presently in agricultural/farming production.

SOUTH OF WIER AVENUE ALIGNMENT: Verde Trails Unit I Parcel 7, zoned Planned Area Development (PAD). The Verde Trails PAD and approved Verde Trails Unit I Parcel 7 Preliminary Plat allows for development of Parcel 7 with 70 single-family detached residences on lots with a minimum area of 5,175 square feet (45'x115'). Grading and underground utility installation is in progress on Parcel 7.

WEST: Verde Trails Unit I Parcel 4, zoned Planned Area Development (PAD). The Verde Trails PAD and approved Verde Trails Unit I Preliminary Plat allows for development of Parcel 4 with 115 single-family detached residences on lots with a minimum area of 5,175 square feet (45'x115'). Grading and underground utility installation is in progress on Parcel 4.

SUMMARY OF REQUEST:

On behalf of property owner Hillcrest Residential 1, LP, the applicant is requesting approval of a Preliminary Plat for Verde Trails Parcel 6 (Exhibit E). In conformance with the approved Verde Trails Planned Area Development, the proposed Preliminary Plat (Exhibit F) divides the 14.45 gross acre site into 110 alley-loaded single-family residential "cluster" lots featuring a minimum area of 2,475 square feet, minimum width of 40 feet, and minimum depth of 55 feet.

The proposed subdivision will be gated and feature private internal streets. Resident access to Parcel 6 will be provided via a single local street connection to Wier Avenue, a collector roadway paralleling the site's southern boundary which intersects with 107th Avenue immediately east of the site. An additional emergency-only access into the proposed subdivision is provided to 107th Avenue near the northeast corner of the site. Internal to the site, all homes will feature minimum two-car garages accessible via private auto-courts shared by clusters of four (4) to six (6) homes. In addition to each residence featuring garage parking, the private ring road encircling the site has been designed of sufficient width to safely accommodate guest and overflow parking for use by residents and visitors. The developer will be responsible for the construction of all water, sewer, and street infrastructure needed to serve the planned development. Both Wier Avenue and 107th Avenue adjacent to the site are in the initial stages of construction by the developer of Verde Trails.

Landscape, Open Space, Hardscape, Wall, and Lighting Plans are provided as part of the Preliminary Plat application (Exhibit G). Approximately 3.23 acres of open space, roughly 23 percent of the Parcel 6 site, will be developed with usable open space accessible by residents within the community. Proposed amenities are centralized within the planned development and include a large park with turf to accommodate open play, a clubhouse featuring an indoor gym, restrooms, and an on-site leasing/management office, a community pool,

picnic tables, and outdoor grilling stations. Lawn game equipment and “easy-up” portable shade canopies will be made available for resident checkout at the on-site management office. Sidewalks are provided throughout the community to easily connect all residences to the planned amenity area.

The overall planting design for Verde Trails is designed with a lush desert theme, utilizing a variety of low water use trees, shrubs and groundcovers to provide shade and visual interest. All plant materials used within public right-of-way shall conform to the Arizona Department of Water Resources (ADWR) low water use plant list. The landscape design focuses on enhanced desert plantings that provide ample shade, variation in color throughout the year and textural elements.

Walls and monumentation at Verde Trails Parcel 6 will be consistent with the walls and monumentation to be constructed in the remainder of the Verde Trails master planned community. Where the site abuts the future commercial parcel to the north and future back yards of single-family residences in Verde Trails Parcel 4 to the west, solid walls separating those uses will be provided. Along the property’s Wier Avenue and 107th Avenue frontages, view fencing featuring repeating masonry pilasters will be provided allowing for views into and out of the community. The community’s entry monument, located on the west side of the site entry drive, features similar materials to the walls while also incorporating a raised, weathered steel planter.

PUBLIC PARTICIPATION:

Preliminary Plats are not public hearing items; thus, no public notifications are required. However, as is the City’s policy, all property owners within 1,000 feet of the project boundaries were notified that the proposed development was in for City review. No residents have contacted Staff regarding the proposed Preliminary Plat.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

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

The LESD does not assign students to elementary schools based upon geographical location. As such, elementary age students living in Verde Trails Parcel 6 will have an opportunity to choose which school they will attend within the LESD system. The nearest district school is Quentin Elementary School, located within the Sanctuary neighborhood at the northwest corner of Lower Buckeye Road and 107th Avenue. A future new LESD school is planned at the southwest corner of Miami Avenue and 111th Avenue; upon construction of that new school, it will be the closest elementary school to Verde Trails Parcel 6.

High school students will attend La Joya Community High School located at the southwest corner of Avondale Boulevard and Durango Street.

Both LESD and TUHSD have provided signed Certificates of Adequate School Facilities (Exhibit H). LESD has indicated that the district does not currently have adequate capacity but is working with the developer to rectify that inadequacy through a donation agreement. TUHSD has indicated that the district does have adequate capacity for the estimated enrollment.

ANALYSIS:

The proposed Verde Trails Parcel 6 Preliminary Plat and Landscape, Open Space, Hardscape, Wall and Lighting Plans are in conformance with the Verde Trails PAD, as amended, as well as the City’s Subdivision Ordinance, Zoning Ordinance, and Single-Family Residential Design Manual. The proposed 110-lot gated single-family residential cluster home subdivision adheres to the requirements of the approved PAD and will result in development of a community consistent with the desired character for development in this area of the City. Though smaller than conventional lots, the proposed lot sizes in Parcel 6 are consistent with a “cluster home” community, where smaller lot sizes are intentionally designed to minimize the size of private yards, reducing maintenance and fostering an active social scene by encouraging resident use of the community’s

common, shared amenities.

Open space and amenities within Parcel 6 exceed minimum requirements and will offer residents a range of recreational options in proximity to their homes. Design elements, such as monument signs and walls, are consistent with the approved PAD and will continue theming from the remainder of the Verde Trails development.

Floor plans and elevations for single-family house products in the development will require City administrative approval. As with all new residential development, the City will expect any proposed housing product to meet all requirements of the City's Single-Family Residential Design Manual create visually interesting streetscapes.

DISCUSSION:

Staff recommends approval of this application for the following reasons:

- The proposed Verde Trails Parcel 6 Preliminary Plat, including the Landscape, Open Space, Hardscape, Wall, and Lighting Plans, are in conformance with the approved Verde Trails PAD, as amended.
- The proposed Verde Trails Parcel 6 Preliminary Plat, including the Landscape, Open Space, Hardscape, Wall, and Lighting Plans, meet or exceed requirements within the City of Avondale Zoning Ordinance, Subdivision Regulations, and Single-Family Residential Design Manual.
- Through provision of a clubhouse, indoor fitness center, community pool and a range of other amenities, the proposal achieves City objectives related to provision of open space, trails, and parks.

STRATEGIC PLAN:

STRATEGIC OUTCOME: Creative and sustainable community development

- STRATEGY: Develop diverse housing options, to include housing that is affordable to workers and close to their jobs.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

No public hearing is required. Planning Commission will recommend **APPROVAL** of Application PL-20-0284 Verde Trails Parcel 6, a request for Preliminary Plat approval for the proposed 110-lot Verde Trails Parcel 6 subdivision, subject to the following four (4) conditions of approval:

1. Development of Verde Trails Parcel 6 shall conform to the following documents, except as modified by these conditions of approval:

- a. Preliminary Plat Narrative, electronically date stamped January 27, 2021
- b. Preliminary Plat, electronically date stamped March 11, 2021
- c. Landscape, Wall, and Open Space Plan, electronically date stamped February 24, 2021

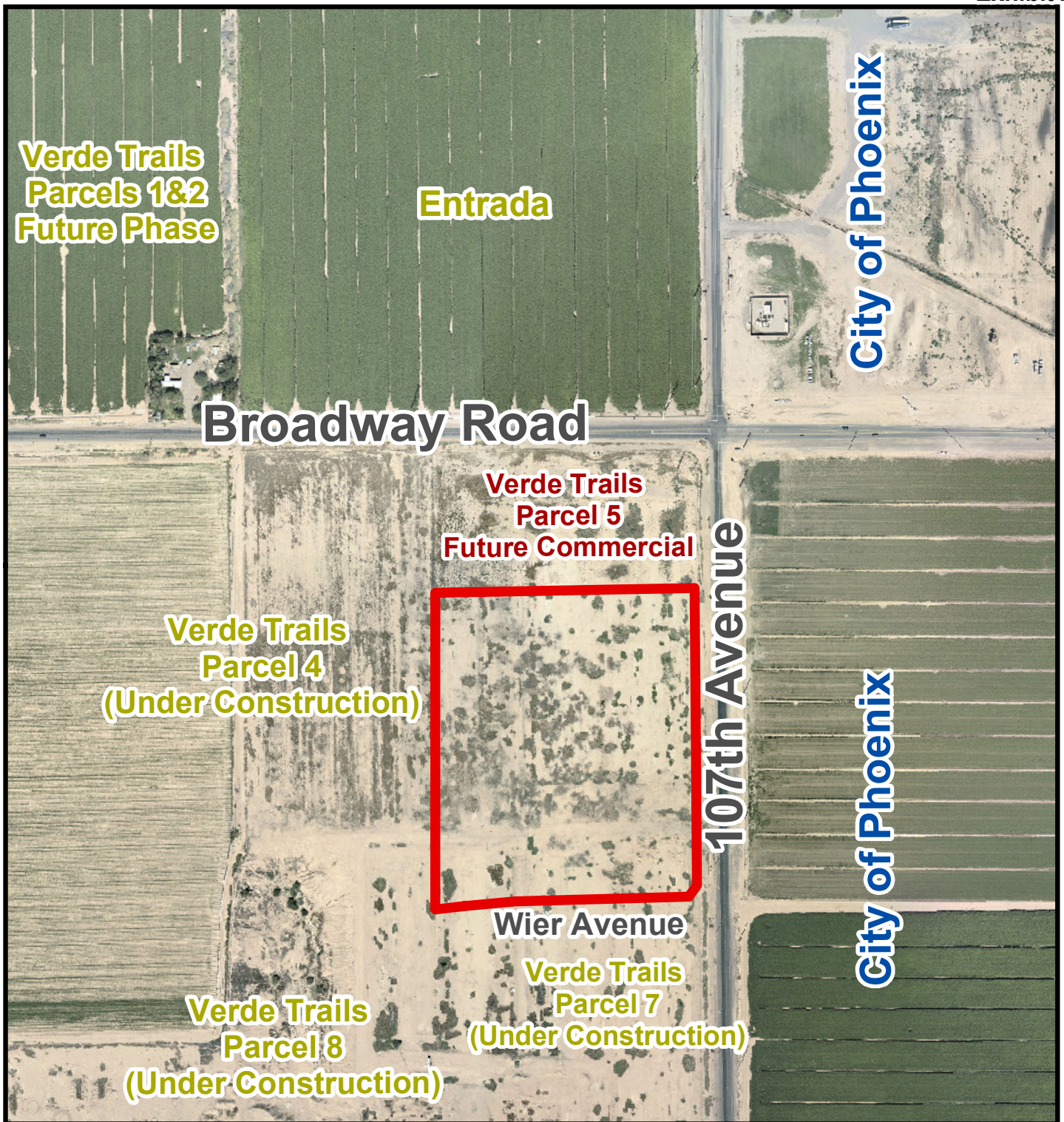
2. In accordance with the City of Avondale Subdivision Regulations, approval of the Preliminary Plat shall expire in two (2) years from the date of approval unless a Final Plat has been approved and recorded.

3. Development shall be completed in accordance with the City of Avondale General Engineering Requirements (GER) Manual and the City of Avondale Supplement to the MAG Uniform Standard Specifications and Details.

4. Development shall occur in accordance with the approved PAD and Pre-Annexation Development Agreement, including any amendments thereto. Off-site improvements must be completed by the developer as stipulated with those approvals.

PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-20-0284 Verde Trails Parcel 6, a request for Preliminary Plat approval for the proposed 110-lot Verde Trails Parcel 6 subdivision, subject to four (4) recommended conditions of approval as listed in the staff report.

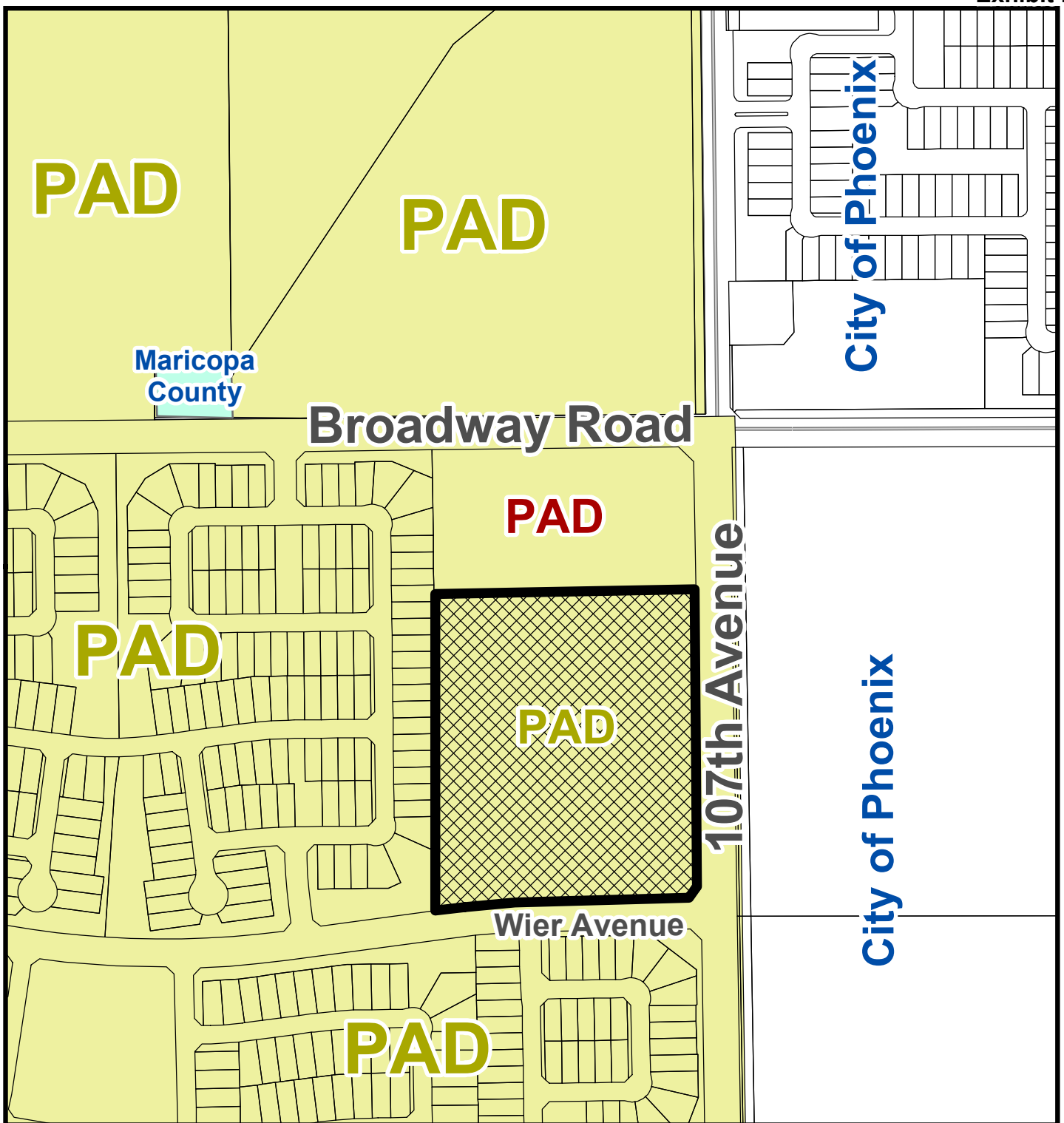


Aerial Photograph



Subject Property



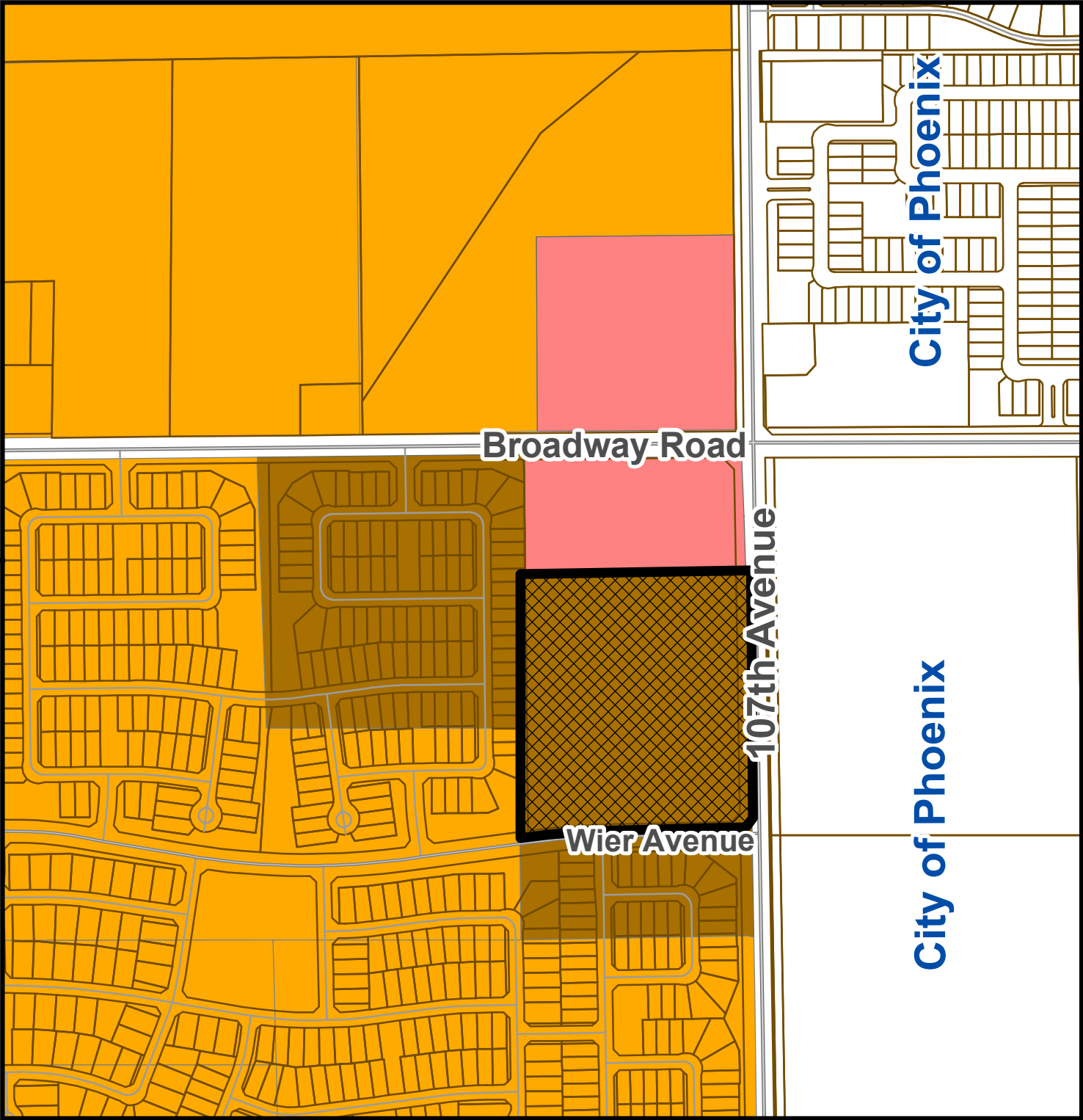


Zoning Vicinity Map



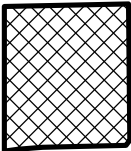
Subject Property





General Plan Land Use Map

-  Medium Density Residential
-  High Density Residential
-  Local Commercial



Subject Property

*SUMMARY OF RELATED FACTS
APPLICATION PL-20-0284*

<i>THE PROPERTY</i>	
PARCEL SIZE	Approximately 14.45 gross acres; 13.78 net acres
LOCATION	Northwest corner of 107 th Avenue and the Wier Avenue alignment
EXISTING LAND USE	Agricultural
EXISTING ZONING	Verde Trails Planned Area Development (PAD)
ZONING HISTORY	The property was annexed and rezoned to the Hillcrest Planned Area Development (PAD) in November 2007. A Major Amendment to the PAD, revisiting the project's development plan, modifying lot sizes, adjusting development standards, and renaming the planned community to Verde Trails was approved by City Council in May 2018. The approved Verde Trails PAD, as amended, allows for development of Parcel 6 with minimum 2,200 square foot lots for single-family residential use arranged in a cluster fashion, with each home's garage access provided via a shared alleyway that connects to a circular private street system. The private street system internal to Parcel 6 then connects to Wier Avenue along the property's south boundary. A Master Final Plat for Verde Trails was approved by City Council in February 2019. The Master Final Plat created the overall development parcels within the community, including Parcel 6, in conformance with the approved Verde Trails PAD, as amended. A future Final Plat for Parcel 6, creating individual residential lots, private street tracts, and open space tracts within Parcel 6, will be required prior to development on the property.
DEVELOPMENT AGREEMENT	A Pre-Annexation Development Agreement (PADA) was approved in November 2007 and has subsequently been amended six (6) times. The primary functions of the PADA are to spell out the developer's responsibility for reimbursing the City for the City's acquisition of the Rigby Water Company and assign responsibilities to the construction of off-site public infrastructure adjacent to the Verde Trails development.

<i>SURROUNDING ZONING AND LAND USE</i>	
NORTH	Verde Trails Unit I Parcel 5, zoned Planned Area Development (PAD). The Verde Trails PAD allows for development of Parcel 5, which is positioned at the southwest corner of 107 th Avenue and Broadway Road, with Community Commercial (C-2) uses. No plans have been submitted for development of Parcel 5 to date.
EAST OF 107 TH AVENUE	Avondale's eastern planning boundary terminates at 107 th Avenue south of Van Buren Street. The property east of Parcel 6, east of 107 th Avenue, is located within the City of Phoenix, zoned S-1 (Suburban District – Ranch or Farm Residence), and presently in agricultural/farming production.
SOUTH OF	Verde Trails Unit I Parcel 7, zoned Planned Area Development (PAD). The

WIER AVENUE ALIGNMENT	Verde Trails PAD and approved Verde Trails Unit I Parcel 7 Preliminary Plat allows for development of Parcel 7 with 70 single-family detached residences on lots with a minimum area of 5,175 square feet (45'x115'). Grading and underground utility installation is in progress on Parcel 7.
WEST	Verde Trails Unit I Parcel 4, zoned Planned Area Development (PAD). The Verde Trails PAD and approved Verde Trails Unit I Preliminary Plat allows for development of Parcel 4 with 115 single-family detached residences on lots with a minimum area of 5,175 square feet (45'x115'). Grading and underground utility installation is in progress on Parcel 4.

GENERAL PLAN

Parcel 6 features the High Density Residential (HDR) General Plan 2030 Land Use designation. The HDR designation allows for development of patio homes, apartments, condominiums, or townhomes with a density ranging between 12 and 30 dwelling units per acre. ***The property's valid Planned Area Development (PAD) zoning supersedes the General Plan designation applied to the site. As such, Parcel 6 may develop at a lower density (7.98 units per acre) as proposed in the Parcel 6 Preliminary Plat.***

PUBLIC SCHOOLS

SCHOOL DISTRICT(S)	Littleton Elementary School District (LESD); Tolleson Union High School District (TUHSD)
ELEMENTARY SCHOOL	Student's choice (No defined school). The closest district school is Quentin Elementary School, located within the Sanctuary neighborhood at the northwest corner of Lower Buckeye Road and 107 th Avenue. A future new LESD school is planned at the southwest corner of Miami Avenue and 111th Avenue; upon construction of that new school, it will become the closest elementary school to the subject site.
HIGH SCHOOL	La Joya Community High School, located at the southwest corner of Avondale Boulevard and Durango Street.

STREETS

107th Avenue

Classification	Arterial (Maricopa County)
Existing half-street right-of-way	33 feet
Standard half-street right-of-way	65 feet
Existing half-street improvements	One (1) travel lane
Standard half-street improvements	Two (2) travel lanes, half center turn lane, bike lane, curb and gutter, detached sidewalk, streetlights and landscaping

Wier Avenue

Classification	Minor Collector
Existing half-street right-of-way	40 feet
Standard half-street right-of-way	40 feet
Existing half-street improvements	None

Standard half-street improvements	One (1) travel lane, half center turn lane, bike lane, curb and gutter, detached sidewalk, streetlights and landscaping
-----------------------------------	---

<i>UTILITIES</i>

Water service to Parcel 6 will be provided via an 8-inch water line in Weir Avenue currently being constructed by the developer of Verde Trails.

Sewer service to Parcel 6 will be provided via an 8-inch sewer line in Weir Avenue currently being constructed by the developer of Verde Trails.

Salt River Project (SRP) provides electricity in this portion of Avondale.

Exhibit E

Preliminary Plat Narrative

Verde Trails Parcel 6

Received
Electronically
January 27, 2021

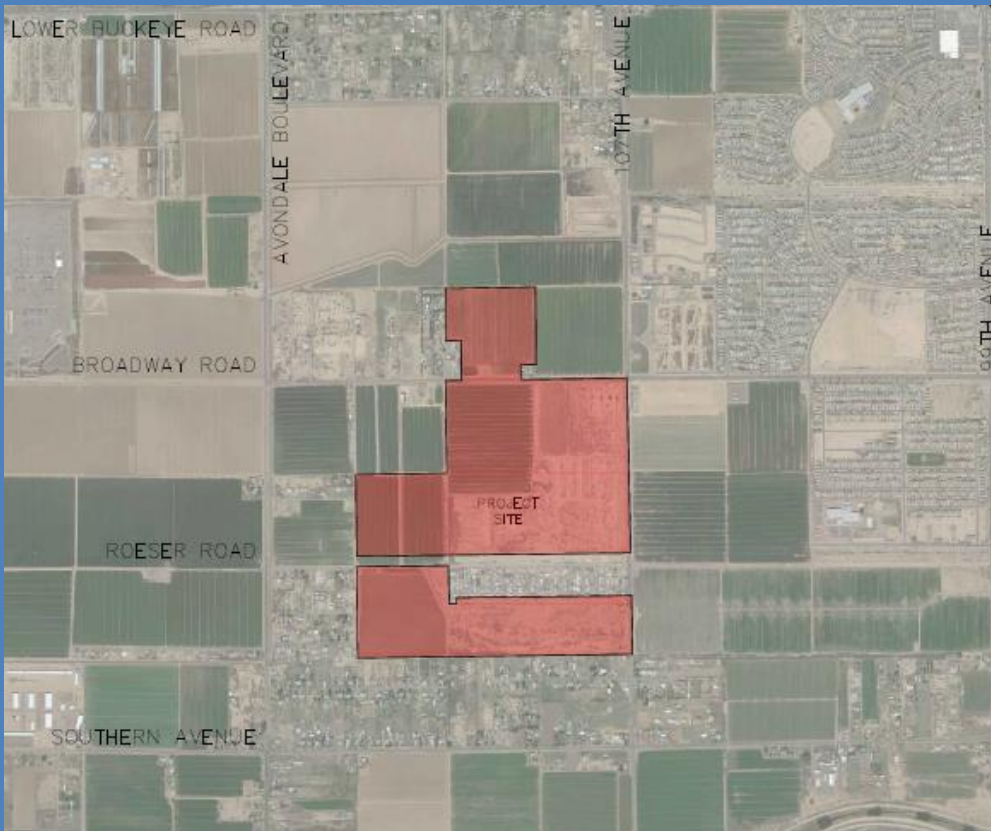


VERDE TRAILS UNIT I PARCEL 6

107th Avenue and Broadway Road
Avondale, Arizona

PRELIMINARY PLAT NARRATIVE

Case # PL-20-0284



January 2021

Prepared For:
Hillcrest Residential 1, LP
17700 Pacesetter Way,
Suite 100
Scottsdale, AZ 85255

Prepared by:
HILGARTWILSON
2141 E. Highland Ave.
Suite 250
Phoenix, AZ 85016
Phone: (602) 490-0535

HW Project No. 1377.04

VERDE TRAILS UNIT I – PARCEL 6

Preliminary Plat Narrative

Table of Contents

1.0 INTRODUCTION1

2.0 PRELIMINARY PLAT SUMMARY.....1

2.1 PROPOSED LAND USES1

2.2 AMENITIES1

3.0 PROJECT BACKGROUND2

3.1 SURROUNDING LAND USES.....2

3.2 ROADWAY SYSTEM.....2

3.3 WATER SYSTEM3

3.4 WASTEWATER SYSTEM3

Appendices

Appendix A – Figures

Figures

- Figure 1 – Vicinity Map
- Figure 2 – Proposed Land Use Plan
- Figure 3 – Water System Improvements
- Figure 4 – Wastewater System Improvement

1.0 INTRODUCTION

Verde Trails is a 310-acre Master Planned Community. The name, Verde Trails, pays homage to the site's proximity to the Agua Fria River, Salt River and Gila River, as well as the Tres Rios Wetlands. Verde Trails Unit I is a 220-acre part of the overall Community that is comprised of a variety of land uses. The Project is located at 107th Avenue and Broadway Road. A preliminary plat for this project was approved in August 2018 (PP-07-3).

Parcel 6 (Project) was included in the Verde Trails Unit 1 preliminary plat and is within the residential District 2200 with a required minimum lot size of 40'x55'. The lot sizes included in the Project exceed the minimum width with 110 lots at 45'x55'.

2.0 PRELIMINARY PLAT SUMMARY

2.1 PROPOSED LAND USES

The Project is a residential subdivision comprised of 110 lots over 13.8-acres. The neighborhood residential district incorporate various product types and market segments, providing a variety of home options with varying architectural styles throughout Verde Trails. The Project is comprised of 45'x55' lots.

2.2 AMENITIES

The Project open space totals approximately 23% and as a result is compliant with the PAD requirements. This open space program incorporates an amenity package that provides both passive and active recreation opportunities for all age groups within the Project in a central location that is easily accessible by a network of on-street and off-street sidewalks. The amenities include a swimming pool, fitness facility, and BBQ area with tables and benches. There is a large open play turf area in the center of the Project, flanked with benches for seating that will provide a location for community gathering and lawn games such as, but not limited to, croquet, bocce, corn hole, frisbee, and soccer. Lawn game equipment and easy-up shade canopies will be made available for checkout at the management office and will be maintained and replaced by the management group as necessary. In addition to the open space amenities unique to Parcel 6, the Project is within a short walk to the Verde Trails Community Park located in Parcel 9, adjacent to Wier Avenue.

The walls and monumentation at Verde Trails are designed to convey the contemporary desert theme throughout the community by consistent use of materials and simple detailing. Theme walls are provided along the north boundary and the southwest corner of the Project adjacent to the open space in Parcel 4. Integral color masonry with a ground face block and split faced masonry block combination accent band along the top will be used on the theme walls. The accent band along the theme wall represents the linear open space and trail system that runs through the entire length of the Verde Trails community. Piers will be constructed of the ground face block to match the accent band and have a decorative four inch (4") precast concrete cap. Full view fences will be provided along Wier Avenue and 107th Avenue and will consist of a combination of metal fencing and piers spaced at a maximum 150-feet apart and at the end of wall runs. The piers will incorporate decorative caps. The view fencing will meet all applicable pool codes. In conditions when a wall lies on the perimeter of the

Verde Trails property directly adjacent to another parcel, a six-foot (6') property wall constructed of integral color masonry will be provided.

The entry monument for Parcel 6 is located at the intersection of 107th Lane and Wier Avenue on the west side of the entry road into the community. The monument is of similar materials as the walls and incorporates a raised weathered steel planter with plantings. At the terminus of the entry road (107th Lane) is the clubhouse/office building, flanked by the vehicular and pedestrian gates into the community. Guest parking is accessible outside the gates at the main entry.

The overall planting design for Verde Trails is designed to enhance the lush desert theme, utilizing a variety of low water use trees, shrubs and groundcovers to provide shade and visual interest. All plant materials used within public right-of-way shall conform to the Arizona Department of Water Resources (ADWR) low water use plant list. All plant material will be low maintenance and irrigated by an automatic irrigation system. The landscape design focuses on enhanced desert plantings that provide ample shade, variation in color throughout the year and textural elements.

3.0 PROJECT BACKGROUND

3.1 SURROUNDING LAND USES

The adjacent land to the east is located in the City of Phoenix and consists of agricultural land zoned S-1. The land to the north, south, and west of Parcel 6 is situated in the Verde Trails Unit I project. Parcel 4 to the west is District 5175, Parcel 5 to the north is commercial, and Parcel 7 to the south is District 5175.

There are several master planned communities in the immediate vicinity in various stages of planning and development. To the north and west, these communities include Entrada, Shadow Ridge, and Alamar, which is located due west of the Project on the west side of Avondale Boulevard. Fleming Farms is a 67-acre planned community located due north of the Project, just south of Lower Buckeye Road. To the northeast, planned communities in the City of Phoenix include Sunset Farms and Country Place.

3.2 ROADWAY SYSTEM

The traffic circulation pattern within the Project is easily accessed from Wier Avenue off of 107th Avenue with an emergency access road off of 107th Avenue. The onsite private street section shall be within a 50-foot tract with 5-foot sidewalks along both sides of the street.

The collector street, Wier Avenue, will be fully improved with an earlier phase to provide service to Parcel 6. 107th Avenue half-street improvements will be constructed with an earlier phase. MCDOT will be responsible for the maintenance of 107th Avenue, so 65-feet of right of way has been dedicated to the County. The MCDOT street section includes 15-feet of width for landscaping. Because of this, the City will only require a minimum 15-foot wide landscape tract along 107th Avenue.

3.3 WATER SYSTEM

The Project will have a looped water system consisting of internal 8-inch waterlines, a 12-inch waterline in Wier Avenue, and a 16-inch waterline in 107th Avenue. The line sizes are confirmed by the approved Master Water Report as well as the Preliminary Water Report for Parcel 6 for the internal water system. See Figure 3 for the proposed water distribution system.

The Project waterline sizes have been modeled in the approved Master Water Report to match the Avondale Master Water Report.

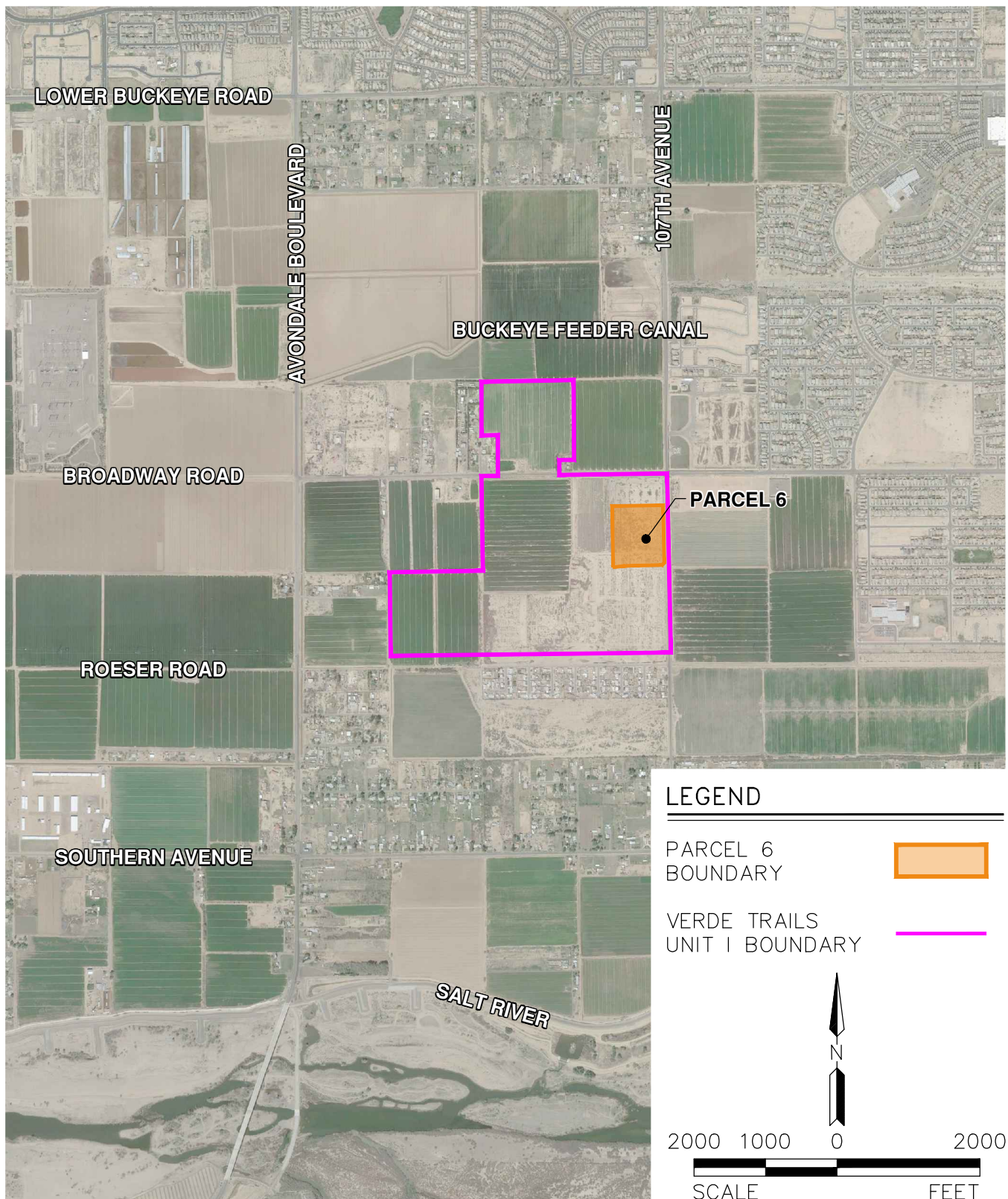
3.4 WASTEWATER SYSTEM

Parcel 6 will have an internal network of 8-inch sewer lines that will connect to a proposed 8-inch sewer in Parcel 7. The line sizes are confirmed by the approved Master Wastewater Report as well as the Preliminary Wastewater Report specific to Parcel 6. See Figure 4 for the proposed wastewater collection system.

The Project sewer sizes have been modeled in the approved Master Wastewater Report to match the Avondale Master Wastewater Report.

APPENDIX A

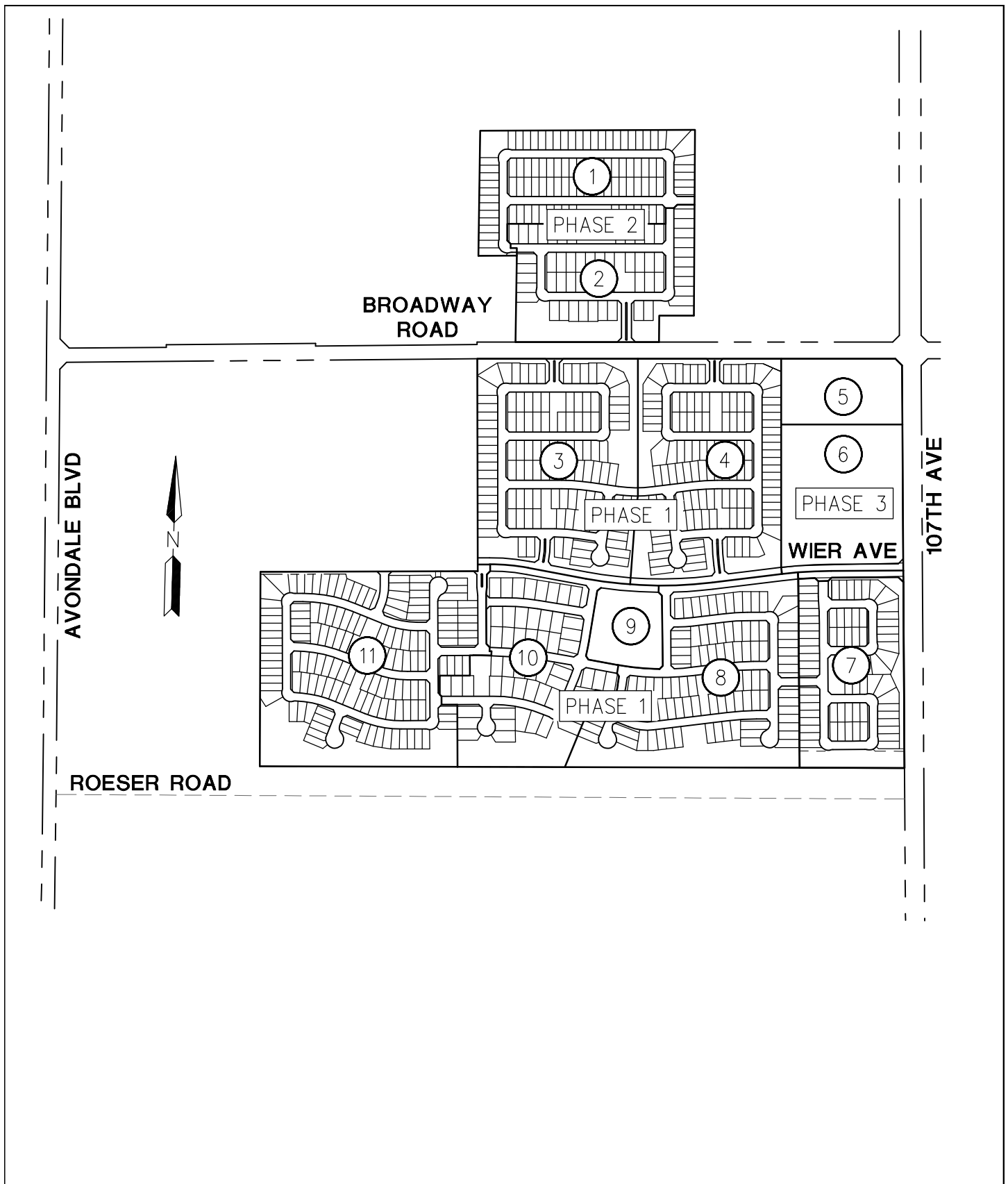
FIGURES



PROJ.NO.:	1377
DATE:	SEP 2020
SCALE:	1" = 2,000'
DRAWN BY:	SL
CHECKED BY:	AT

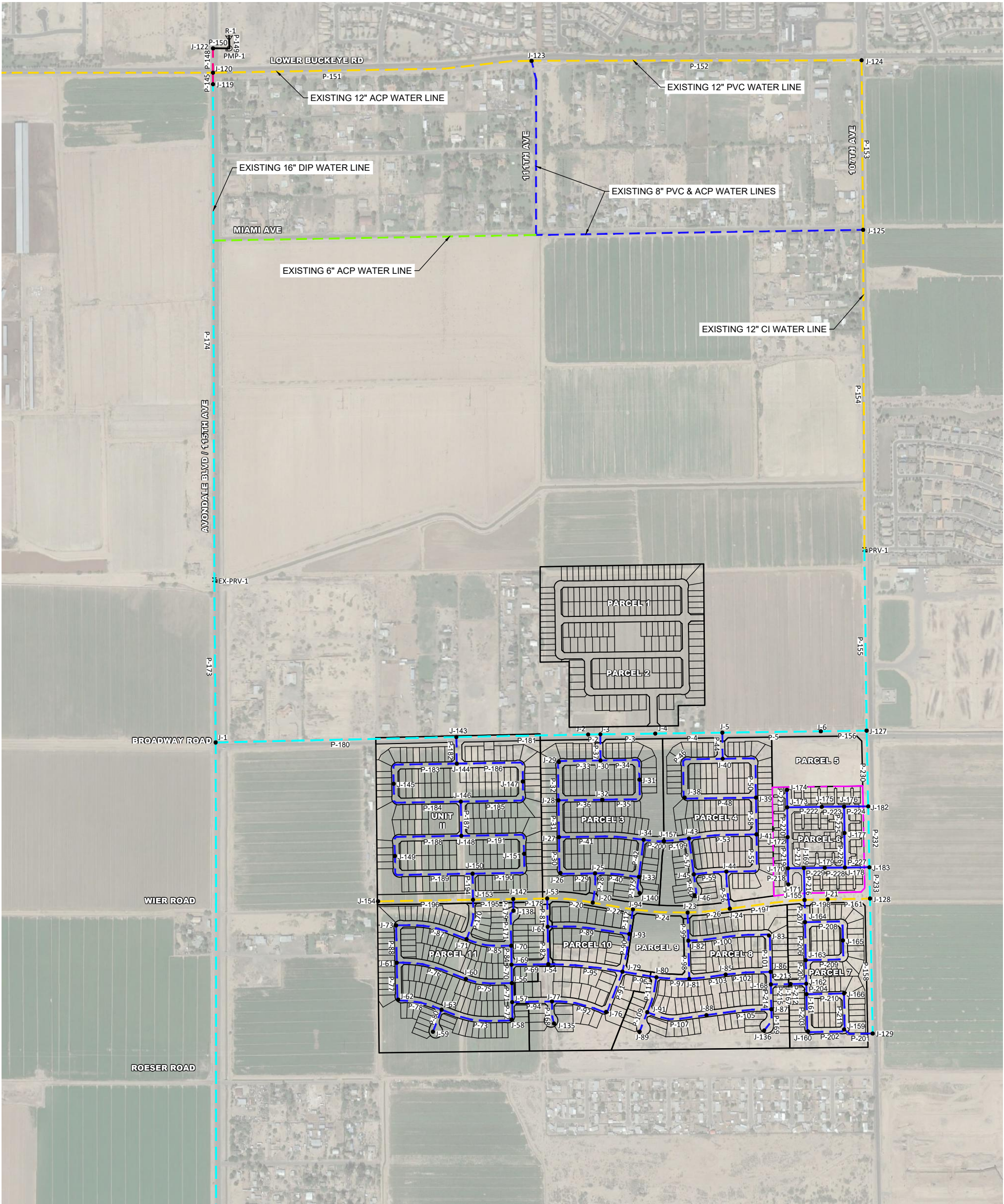
VERDE TRAILS – PARCEL 6
BROADWAY ROAD & 107TH AVENUE
CITY OF AVONDALE, ARIZONA
FIG 1: VICINITY MAP

HILGARTWILSON
 2141 E. HIGHLAND AVE., STE. 250
 PHOENIX, AZ 85016
 P: 602.490.0535 / F: 602.368.2436



PROJ.NO.: 1377	VERDE TRAILS BROADWAY RD & 107TH AVE AVONDALE, ARIZONA PROPOSED LAND USE PLAN - FIGURE 2	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: AUG 2018		
SCALE: 1"=800'		
DRAWN BY: DF		
CHECKED BY: PH		

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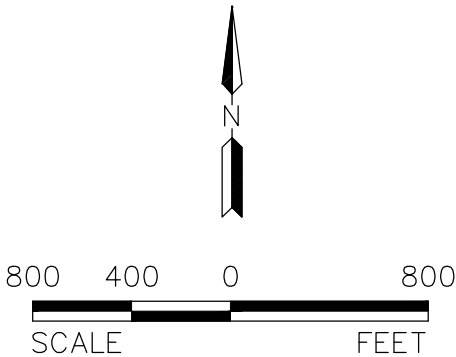


LEGEND

- PROJECT BOUNDARY
- PROPOSED WATER LINE
- EXISTING WATER LINE
- JUNCTION
- RESERVOIR
- PUMP
- PRESSURE REDUCING VALVE

PIPE DIAMETER LEGEND

- 6.0 INCHES
- 8.0 INCHES
- 12.0 INCHES
- 16.0 INCHES
- 24.0 INCHES

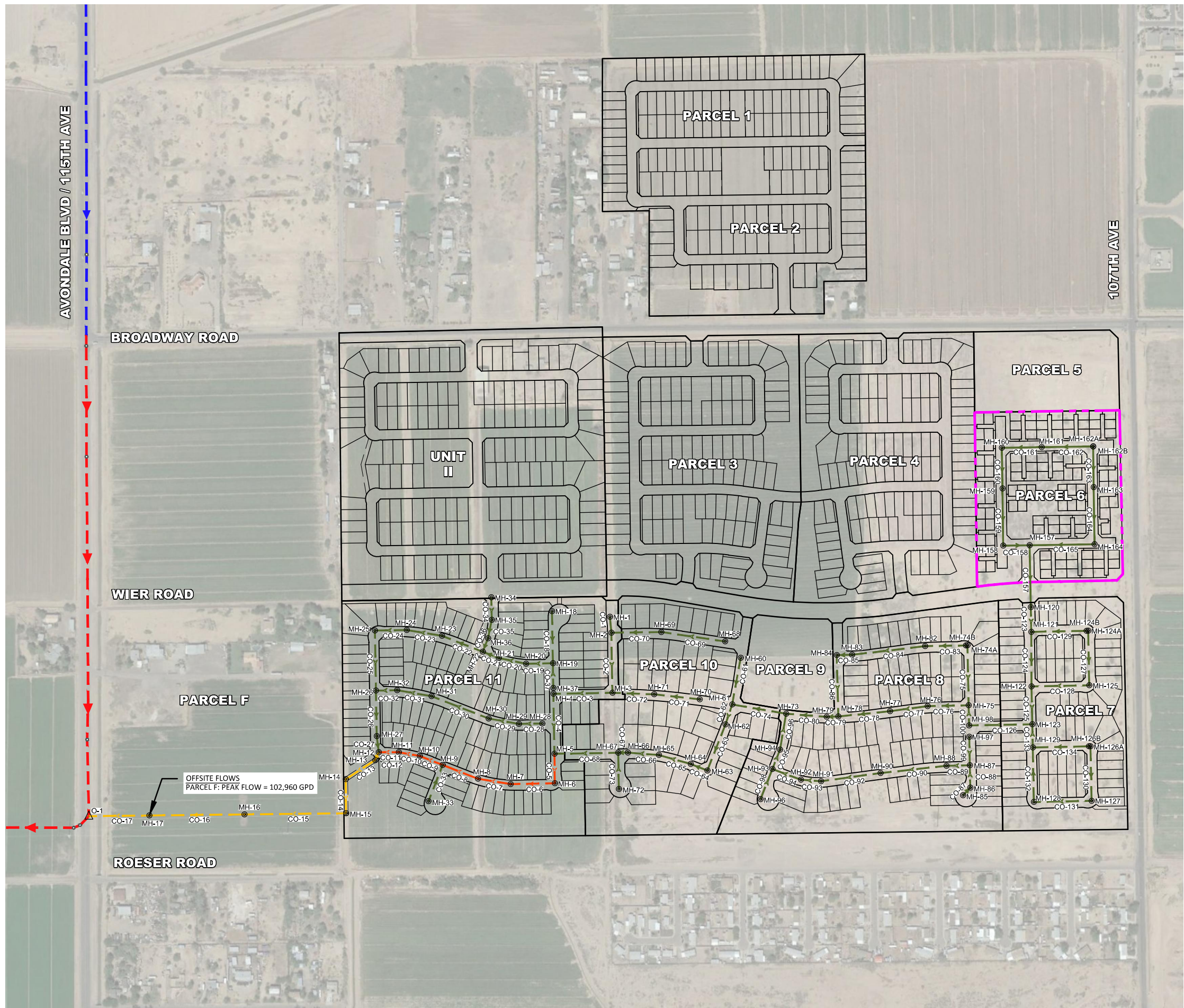


PROJ. NO.:	1377
DATE:	SEPTEMBER 2020
SCALE:	1" = 800'
DRAWN BY:	AP
CHECKED BY:	MI

VERDE TRAILS – PARCEL 6
BROADWAY ROAD & 107TH AVENUE
AVONDALE, ARIZONA
FIG 2: WATER SYSTEM IMPROVEMENTS



HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436



LEGEND

- PROJECT BOUNDARY
- PROPOSED GRAVITY MAIN
- EXISTING GRAVITY MAIN
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER OUTFALL

COLOR CODING LEGEND
CONDUIT: DIAMETER (IN)

- <= 8.0
- <= 10.0
- <= 12.0
- <= 15.0
- <= 30.0
- <= 36.0

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

VERDE TRAILS – PARCEL 6
WIER ROAD & 107TH AVENUE
AVONDALE, ARIZONA

FIG 2: WASTEWATER SYSTEM IMPROVEMENTS

PROJ. NO.: 1377
DATE: SEP 2020
SCALE: 1"=500'
DRAWN BY: AP
CHECKED BY: MI

Exhibit F

Preliminary Plat

Verde Trails Parcel 6

Received
Electronically March
11, 2021

LEGAL DESCRIPTION

LOT 6 OF THE MASTER PLAT FOR VERDE TRAILS UNIT 1, PHASE 1 AS FILED IN BOOK 1452, PAGE 15, RECORDS OF MARICOPA COUNTY, ARIZONA. SAID LOT 6 BEING LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN HAND HOLE ACCEPTED AS THE NORTHEAST CORNER OF SAID SECTION 30 FROM WHICH A FOUND BRASS CAP FLUSH ACCEPTED AS THE EAST QUARTER CORNER OF SAID SECTION 30 THEREOF BEARS SOUTH 01°08'51" EAST, 2655.67 FEET;

THENCE SOUTH 01°08'51" EAST, 445.01 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30 TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 01°08'51" EAST, 835.02 FEET;

THENCE LEAVING SAID EAST LINE, SOUTH 88°51'09" WEST, 483.32 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2640.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°30'42", AN ARC LENGTH OF 300.04 FEET TO A NON-TANGENT LINE;

THENCE NORTH 00°47'21" WEST, 856.92 FEET;

THENCE NORTH 89°12'39" EAST, 777.38 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 654,899 SQ. FT. (15.034 ACRES) MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY OF RECORD OR OTHERWISE.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY SUBDIVISION REGULATION OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY LAND DIVISION RESTRICTIONS.

NOTE: THIS SUBDIVISION IS SUBJECT TO A MAINTENANCE IMPROVEMENT DISTRICT.

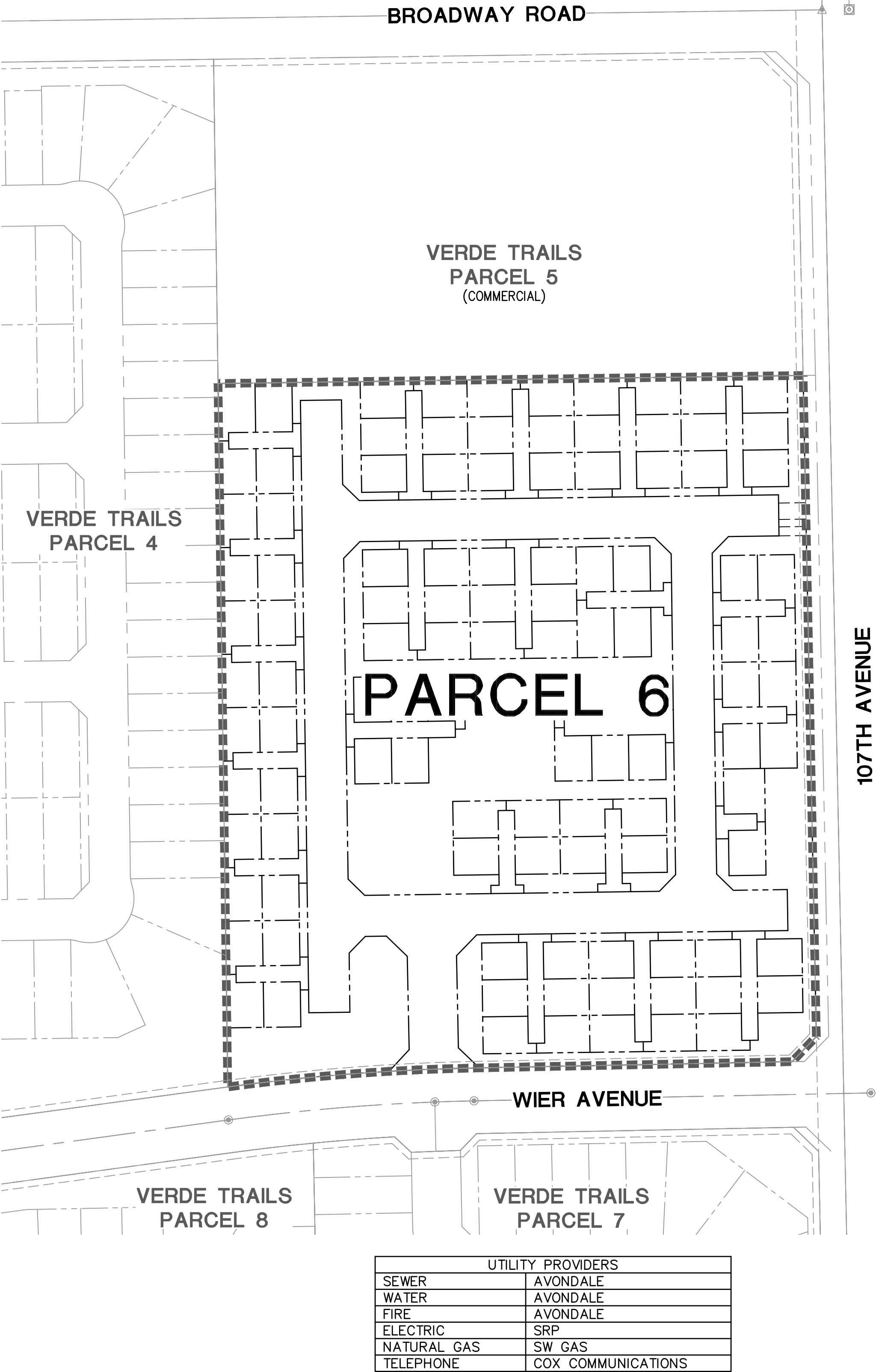
NOTES:

- A HOMEOWNER ASSOCIATION WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL PRIVATE STREETS, ALL COMMON AREAS NOTED AS "TRACTS" OR "EASEMENTS". INCLUDING, LANDSCAPED AREAS AND DRAINAGE FACILITIES.
- WATER & SEWER FACILITIES (WSF):**
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY FOR SEWER AND WATER PIPES AND OTHER RELATED FACILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT OF PIPES AND OTHER RELATED FACILITIES.
- EMERGENCY AND SERVICE ACCESS (ESA):**
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY, FOR ACCESS FOR EMERGENCY, PUBLIC SAFETY, REFUSE COLLECTION, UTILITY, AND OTHER SERVICE PERSONNEL AND VEHICLES AND FOR THE RIGHT TO CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR AND REPLACE IMPROVEMENTS RELATED TO ACCESS AS CITY DEEMS NECESSARY FOR ACCESS PURPOSES.

NOTE: THE REQUIRED 30' LANDSCAPE BUFFER IS PERMITTED TO BE REDUCED TO A MINIMUM OF 15' ADJACENT TO THE COUNTY DEDICATED MINOR ARTERIAL RIGHT-OF-WAY FOR 107TH AVENUE. THE OVERALL LANDSCAPE AREA PROVIDED FROM BACK OF CURB TO PROPERTY WALL MUST BE A MINIMUM OF 43'. THIS IS THE EQUIVALENT TO A 30' LANDSCAPE BUFFER ADJACENT TO A CITY DEDICATED MINOR ARTERIAL ROADWAY.

PRELIMINARY PLAT FOR
VERDE TRAILS PARCEL 6
A REPLAT OF VERDE TRAILS UNIT 1, PHASE 1, LOT 6
AS RECORDED IN BOOK 1452, PAGE 15, MARICOPA COUNTY
AVONDALE, ARIZONA

A PORTION OF THE NORTHEAST QUARTER OF SECTION 30,
TOWNSHIP 1 NORTH, RANGE 1 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



ENGINEER

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE 250
PHOENIX, AZ 85016
PHONE: 602.490.0535
FAX: 602.368.2436
CONTACT: PAUL HAAS, PE
EMAIL: PHAAS@HILGARTWILSON.COM

OWNER/DEVELOPER

HILLCREST RESIDENTIAL 1, LP
17700 PACESETTER WAY, SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 348-1118
FAX: (480) 348-8976
CONTACT: TIM BRISLIN

BASIS OF BEARING

BASIS OF BEARING IS N00°08'28"W ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

BENCHMARK

CITY OF AVONDALE BENCHMARK: "BWAY 107 2006"
3" NGS BRASS CAP SET FLUSH
85'+/- EAST OF 107TH AVE
315'+/- NORTH OF BROADWAY ROAD
ELEV.= 973.93(NAVD88 DATUM)

PROJECT DESCRIPTION

CURRENT ZONING AS A PLANNED AREA DEVELOPMENT OVERLAY, WITH A SINGLE FAMILY RESIDENTIAL PRELIMINARY PLAT IN THE PAD ZONING DISTRICT

FLOODPLAIN DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C2170M, PANEL NUMBER 2170 OF 4425, EFFECTIVE DATE NOVEMBER 4, 2015.

SHEET INDEX

CV01 COVER SHEET
DT01 DETAILS & TABLES
PP01 PRELIMINARY PLAT

VERDE TRAILS SUMMARY TABLE							
PARCEL NUMBER	AREA NET (AC)	NUMBER OF UNITS	MIN LOT AREA (SF)	MIN LOT WIDTH (FT)	MIN LOT DEPTH (FT)	REMARKS	DISTRICT
6	13.78	110	2200	40'	55'	SINGLE-FAMILY	2200

LAND USE TABLE

EXISTING ZONING	PAD
TOTAL GROSS AREA	14.45 AC
TOTAL NET AREA	13.78 AC
TOTAL NUMBER OF LOTS	110 LOTS
NET DENSITY	7.98 DU/AC
TOTAL OPEN SPACE TRACT AREA	3.25 AC
NET OPEN SPACE PERCENTAGE	23.6 %
MINIMUM LOT AREA	2475 SF
MAXIMUM LOT AREA	2856 SF



VICINITY MAP
NOT TO SCALE

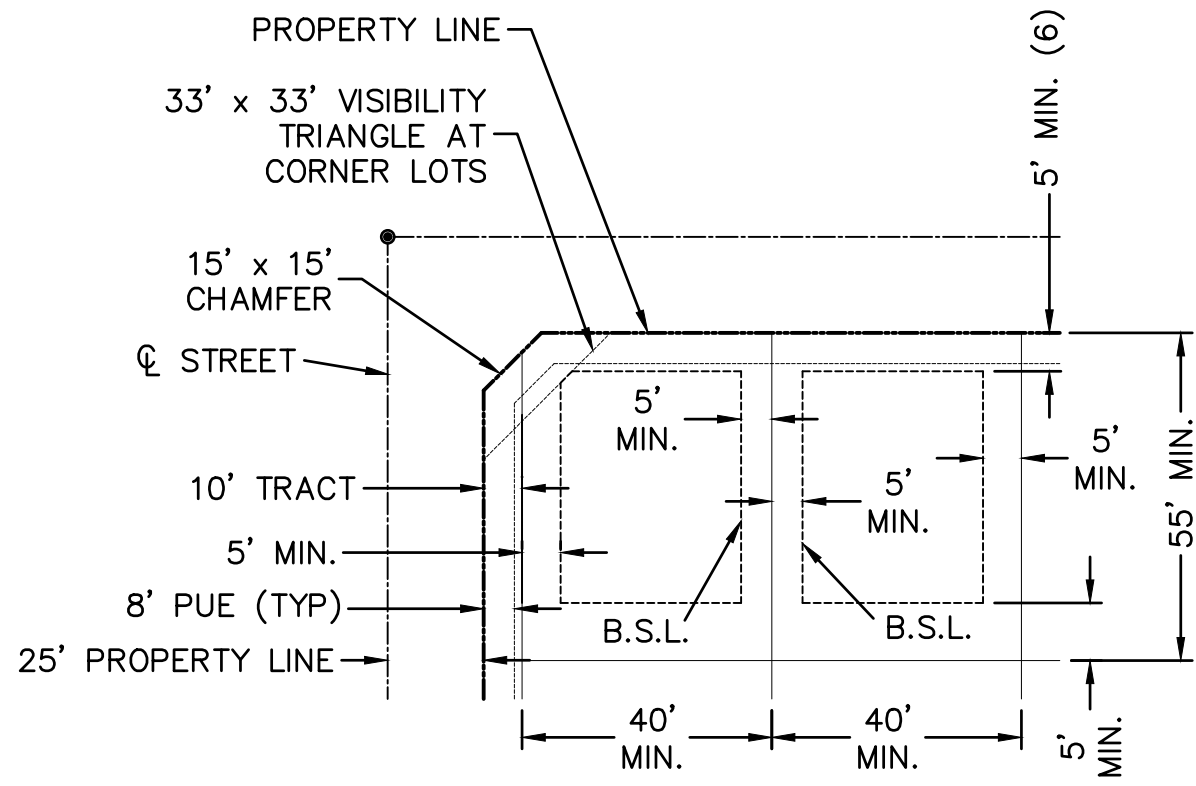


VERDE TRAILS PARCEL 6

BROADWAY ROAD & 107TH AVENUE
AVONDALE, ARIZONA

PRELIMINARY PLAT - COVER SHEET

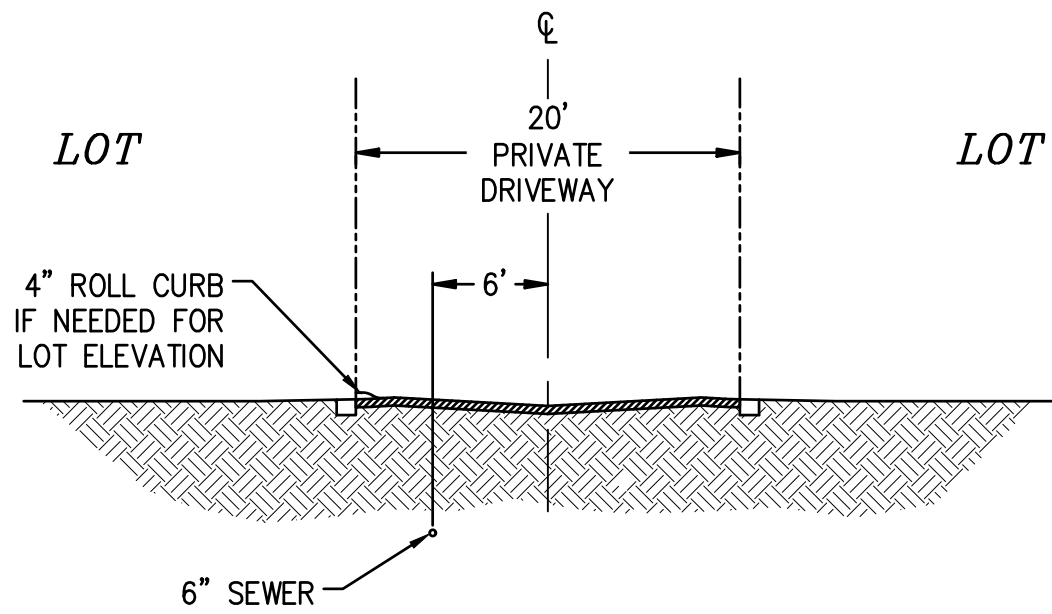
HILGARTWILSON	PROJ NO.: 1377	DATE: MAR 2021	SCALE: 1" = 100'	DRAWN: OA	DESIGNED: DR	APPROVED: PH
DWG. NO.						
CV01						
SHT. 1 OF 3						



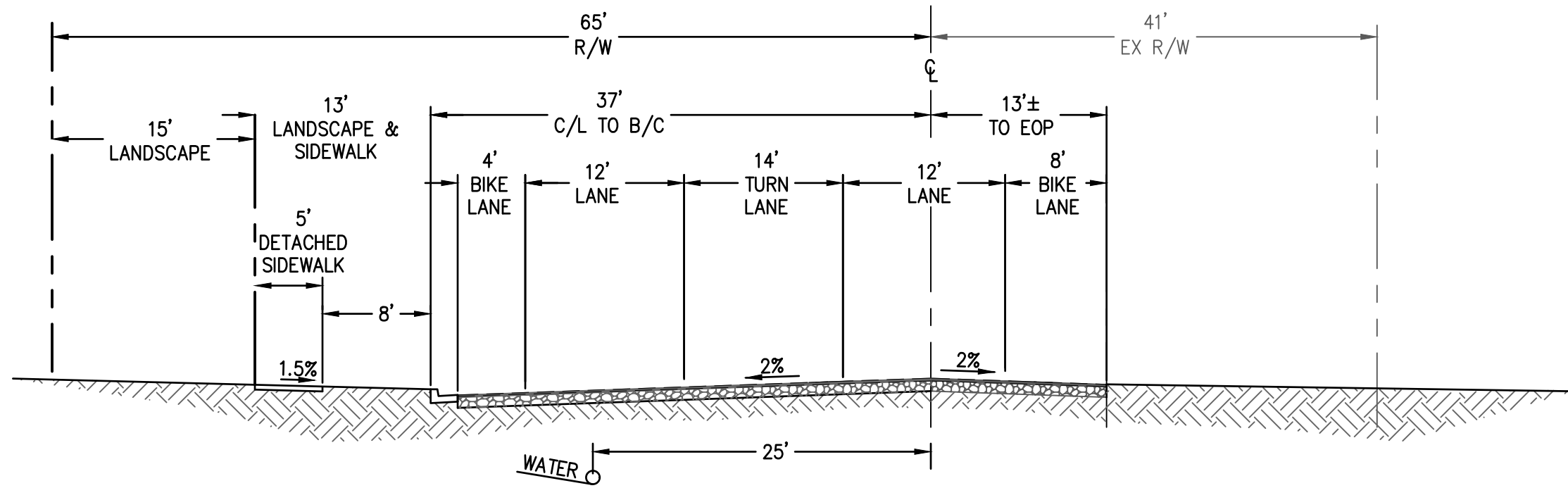
TYPICAL LOT SETBACKS 2200 DISTRICT
PRIVATE STREET
SCALE = N.T.S.

NOTES:

- (1) A MINIMUM 5' SIDE SETBACK WILL BE REQUIRED FOR ALL DETACHED PRODUCT. IN ALL CONDITIONS WITH A 5'/5' SIDE SETBACK, THE AIR CONDITIONING UNIT WILL BE REQUIRED TO BE PLACED IN THE REAR YARD AND/OR LOCATED ON THE SIDE YARD OPPOSITE THE ACCESS GATE. FOR ATTACHED PRODUCT, A 0' TO PROPERTY LINE WILL BE ALLOWED AND THE AIR CONDITIONING UNIT WILL BE REQUIRED TO BE PLACED IN THE REAR YARD. MINIMUM SEPARATION BETWEEN BUILDINGS ON ADJACENT LOTS TO BE PER FIRE CODE.
- (2) FIREPLACES, BAY WINDOWS AND OTHER BUILDING POP-OUTS WILL ENCROACH INTO FRONT, SIDE AND REAR SETBACKS A MAXIMUM OF 3'.
- (3) NOT REQUIRED WHEN ADJACENT TO A 10' LANDSCAPE TRACT.
- (4) MINIMUM FRONT YARD SETBACK MAY BE REDUCED BY FIVE (5) FEET WHEN PROVIDING A SIDE-ENTRY GARAGE.
- (5) MINIMUM 10' SEPARATION BETWEEN BUILDINGS ON ADJACENT LOTS.
- (6) A MINIMUM 5' FRONT SETBACK MEASURED FROM PRIVATE ACCESS WAY TO LIVABLE, FACE OF GARAGE OR SIDE ENTRY GARAGE.
- (7) THE MINIMUM LOT DEPTHS AND WIDTHS ON THE DETAILS ARE TYPICAL. THE MINIMUM DEPTHS AND WIDTHS ON SOME LOTS MAY BE LESS THAN TYPICAL, BUT THE MINIMUM AREA WILL BE MET.



PRIVATE DRIVEWAY
SCALE: N.T.S.

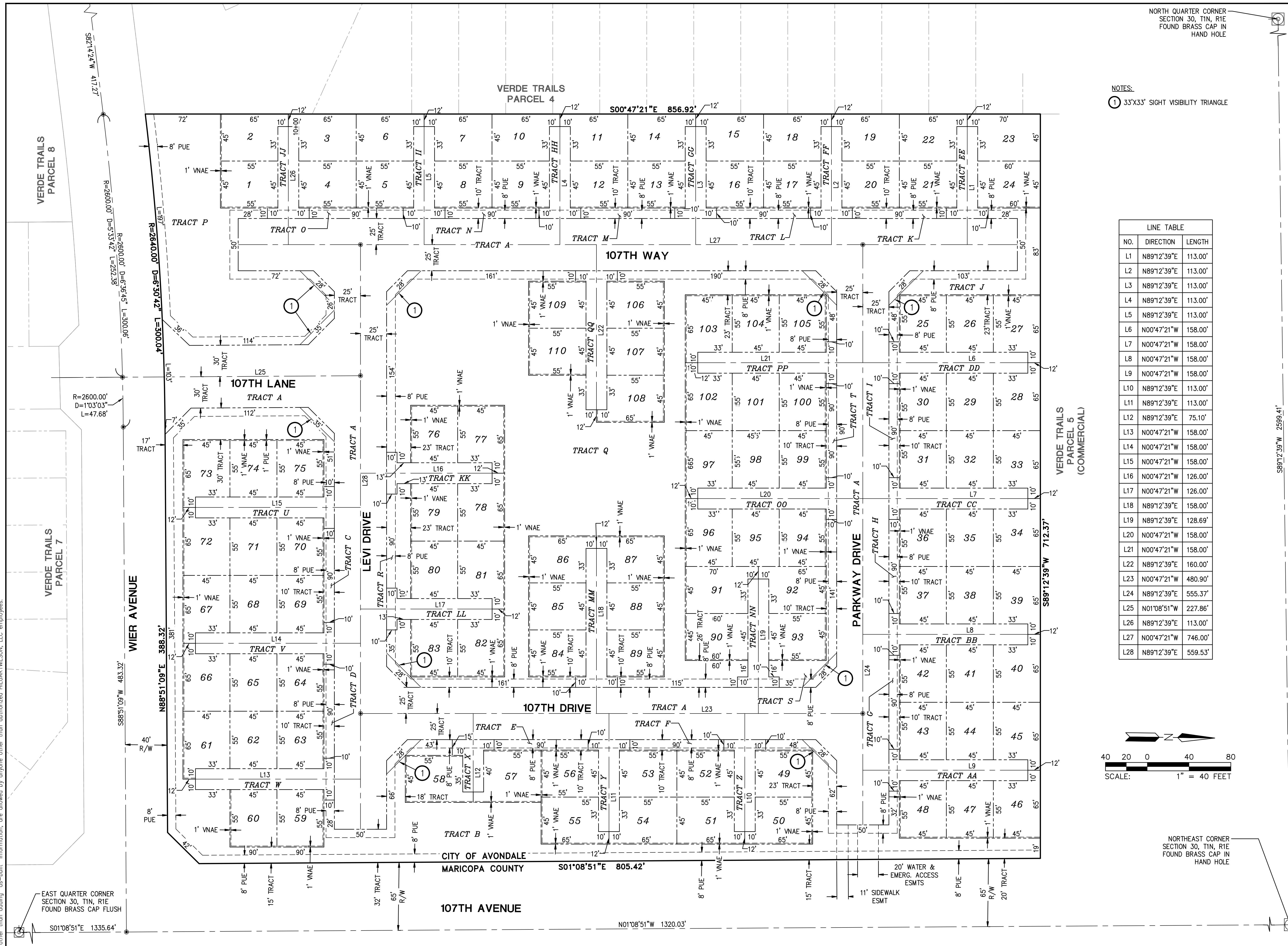


MINOR ARTERIAL
107TH AVENUE
(LOOKING NORTH)
SCALE: N.T.S.

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
1	2475	0.057	21	2475	0.057	41	2475	0.057	61	2595	0.060	81	2595	0.060	101	2475	0.057
2	2595	0.060	22	2595	0.060	42	2475	0.057	62	2475	0.057	82	2595	0.060	102	2595	0.060
3	2595	0.060	23	2820	0.065	43	2475	0.057	63	2475	0.057	83	2475	0.057	103	2595	0.060
4	2475	0.057	24	2700	0.062	44	2475	0.057	64	2475	0.057	84	2475	0.057	104	2475	0.057
5	2475	0.057	25	2475	0.057	45	2595	0.060	65	2475	0.057	85	2475	0.057	105	2475	0.057
6	2595	0.060	26	2475	0.057	46	2595	0.060	66	2595	0.060	86	2595	0.060	106	2475	0.057
7	2595	0.060	27	2595	0.060	47	2475	0.057	67	2595	0.060	87	2595	0.060	107	2475	0.057
8	2475	0.057	28	2595	0.060	48	2475	0.057	68	2475	0.057	88	2475	0.057	108	2595	0.060
9	2475	0.057	29	2475	0.057	49	2475	0.057	69	2475	0.057	89	2475	0.057	109	2475	0.057
10	2595	0.060	30	2475	0.057	50	2595	0.060	70	2475	0.057	90	2700	0.062	110	2475	0.057
11	2595	0.060	31	2475	0.057	51	2595	0.060	71	2475	0.057	91	2820	0.065			
12	2475	0.057	32	2475	0.057	52	2475	0.057	72	2595	0.060	92	2595	0.060			
13	2475	0.057	33	2595	0.060	53	2475	0.057	73	2595	0.060	93	2475	0.057			
14	2595	0.060	34	2595	0.060	54	2595	0.060	74	2475	0.057	94	2475	0.057			
15	2595	0.060	35	2475	0.057	55	2595	0.060	75	2475	0.057	95	2475	0.057			
16	2475	0.057	36	2475	0.057	56	2475	0.057	76	2475	0.057	96	2595	0.060			
17	2475	0.057	37	2475	0.057	57	2856	0.066	77	2595	0.060	97	2595	0.060			
18	2595	0.060	38	2475	0.057	58	2575	0.059	78	2595	0.060	98	2475	0.057			
19	2595	0.060	39	2595	0.060	59	2475	0.057	79	2475	0.057	99	2475	0.057			
20	2475	0.057	40	2595	0.060	60	2475	0.057	80	2475	0.057	100	2475	0.057			

LEGEND

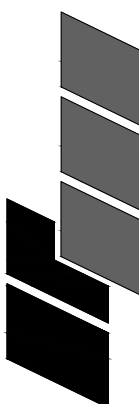
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LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N89°12'39"E	113.00'
L2	N89°12'39"E	113.00'
L3	N89°12'39"E	113.00'
L4	N89°12'39"E	113.00'
L5	N89°12'39"E	113.00'
L6	N00°47'21"W	158.00'
L7	N00°47'21"W	158.00'
L8	N00°47'21"W	158.00'
L9	N00°47'21"W	158.00'
L10	N89°12'39"E	113.00'
L11	N89°12'39"E	113.00'
L12	N89°12'39"E	75.10'
L13	N00°47'21"W	158.00'
L14	N00°47'21"W	158.00'
L15	N00°47'21"W	158.00'
L16	N00°47'21"W	126.00'
L17	N00°47'21"W	126.00'
L18	N89°12'39"E	158.00'
L19	N89°12'39"E	128.69'
L20	N00°47'21"W	158.00'
L21	N00°47'21"W	158.00'
L22	N89°12'39"E	160.00'
L23	N00°47'21"W	480.90'
L24	N89°12'39"E	555.37'
L25	N01°08'51"W	227.86'
L26	N89°12'39"E	113.00'
L27	N00°47'21"W	746.00'
L28	N89°12'39"E	559.53'

NORTHEAST CORNER
SECTION 30, T1N, R1E
FOUND BRASS CAP IN
HAND HOLE

REV.



HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016 | www.hilgartwilson.com



VERDE TRAILS PARCEL 6

BROADWAY ROAD & 107TH AVENUE
AVONDALE, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON

PROJ NO.:	1377
-----------	------

DATE: MAR 2021

DRAWN: OA

APPROVED: PH

DWG. NO.

PP01

SHT. 3 OF 3

Exhibit G

Landscape, Open Space, Hardscape, Wall and Lighting Plans

Verde Trails Parcel 6

LANDSCAPE GENERAL NOTES

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

NOTE: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AVONDALE SUPPLEMENT TO MAG SPECIFICATIONS.

LANDSCAPE THEME STATEMENT AND
GENERAL DESCRIPTION OF OPEN SPACES

THE CONCEPTUAL LANDSCAPE PLAN FOR VERDE TRAILS PARCEL 6 CONTINUES THE OVERALL VISION SET FORTH FOR THE VERDE TRAILS COMMUNITY. ALTHOUGH PARCEL 6 WILL BE GATED, THE DESIGN INTENT IS TO CREATE A LANDSCAPE THAT IS HARMONIOUS WITH THE REST OF VERDE TRAILS. THE FULL VIEW FENCE PROVIDED ALONG THE EASTERN AND SOUTHERN EDGES OF THE PARCEL AID IN THIS SYNERGY AND COHESIVE APPEARANCE. ENHANCED OPEN SPACE, PEDESTRIAN CONNECTIVITY AND BOTH ACTIVE AND PASSIVE OPEN SPACE AMENITIES WILL BE PROVIDED WITH THIS PARCEL.

THE OVERALL PLANTING DESIGN FOR VERDE TRAILS IS DESIGNED TO ENHANCE THE LUSH DESERT THEME, UTILIZING A VARIETY OF LOW WATER USE TREES, SHRUBS AND GROUNDCOVERS TO PROVIDE SHADE AND VISUAL INTEREST. ALL PLANT MATERIALS USED WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) LOW WATER USE PLANT LIST. STREET TREES WILL INCLUDE DESERT WILLOW AND MESQUITE AS REQUIRED BY THE CITY OF AVONDALE'S STREET TREE MASTER PLAN. ALL PROPOSED PLANT MATERIAL WILL BE LOW MAINTENANCE AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM. TURF IS PROVIDED, WHERE APPROPRIATE, FOR ACTIVE RECREATION AND RETENTION PURPOSES.

NOTE: THE REQUIRED 30' LANDSCAPE BUFFER IS PERMITTED TO BE REDUCED TO A MINIMUM OF 15' ADJACENT TO THE COUNTY DEDICATED MINOR ARTERIAL RIGHT-OF-WAY FOR 107TH AVENUE. THE OVERALL LANDSCAPE AREA PROVIDED FROM BACK OF CURB TO PROPERTY WALL MUST BE A MINIMUM OF 43'. THIS IS THE EQUIVALENT TO A 30' LANDSCAPE BUFFER ADJACENT TO A CITY DEDICATED MINOR ARTERIAL ROADWAY.

OPEN SPACE CALCULATIONS

A.) TOTAL OPEN SPACE, NOT INCLUDING RIGHT-OF-WAY:	3.23 ACRES	23% OF NET SITE AREA
B.) TOTAL OPEN SPACE LOCATED OUTSIDE OF RETENTION BASINS, NOT INCLUDING RIGHT-OF-WAY:	2.90 ACRES	21% OF NET SITE AREA
C.) TOTAL OF USABLE OPEN SPACE, NOT INCLUDING RIGHT-OF-WAY:	2.87 ACRES	21% OF NET SITE AREA

VERDE TRAILS PARCEL 6

CITY OF AVONDALE, AZ

PROJECT TEAM:

DEVELOPER | HILLCREST RESIDENTIAL 4, LP

17700 NORTH PACESETTER WAY, SUITE 100
SCOTTSDALE, AZ 85255
PH: 480.348.1118
CONTACT: TIM BRISLIN
EMAIL: tbrislin@harvardinvestments.com

CIVIL ENGINEER | HILGART WILSON, LLC

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EMAIL: phaas@hilgartwilson.com

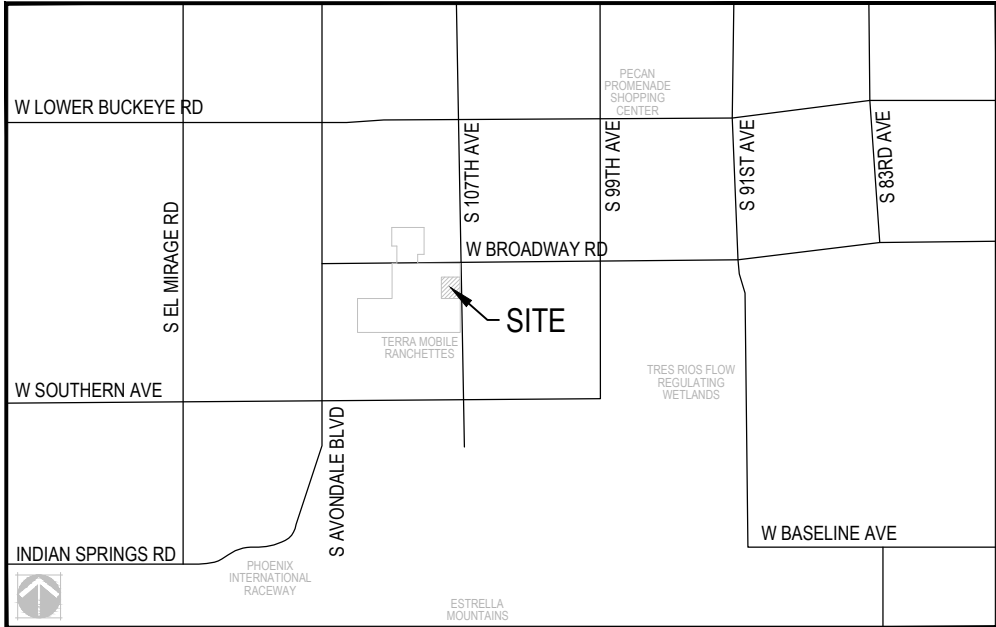
LANDSCAPE ARCHITECT | NORRIS DESIGN

901 EAST MADISON STREET
PHOENIX, AZ 85034
PH: 602.254.9600
CONTACT: MARY ESTES
EMAIL: mestes@norris-design.com

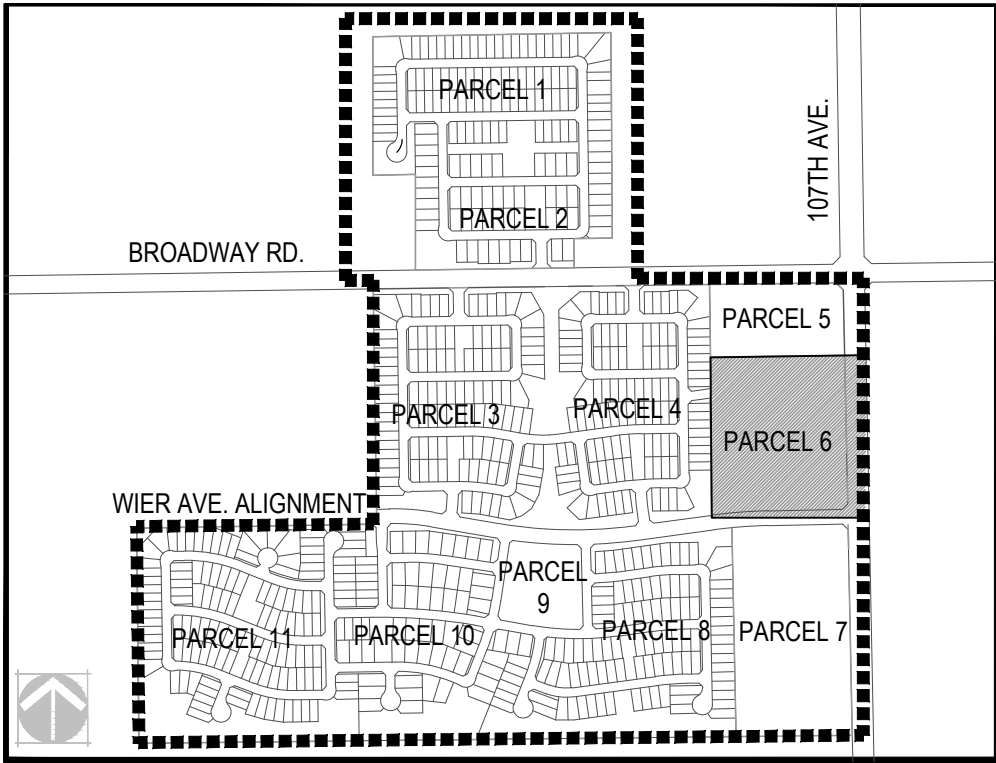
SHEET INDEX

SHEET #	DESCRIPTION	(01/15/2020) ISSUED FOR: PRELIMINARY PLAT APPLICATION	(01/26/2021) ISSUED FOR: PRELIMINARY PLAT RESUBMITTAL
LA-100	LANDSCAPE COVER	X	X
LA-101	LANDSCAPE PLAN	X	X
LA-102	WALL PLAN	X	X
LA-103	GATE & MONUMENT DETAILS	X	X
LA-201	HARDSCAPE DETAILS	X	X
LA-301	CONCEPTUAL FINISHES & COLORS	X	X
LA-401	LANDSCAPE MAINTENANCE SCHEDULE	X	X

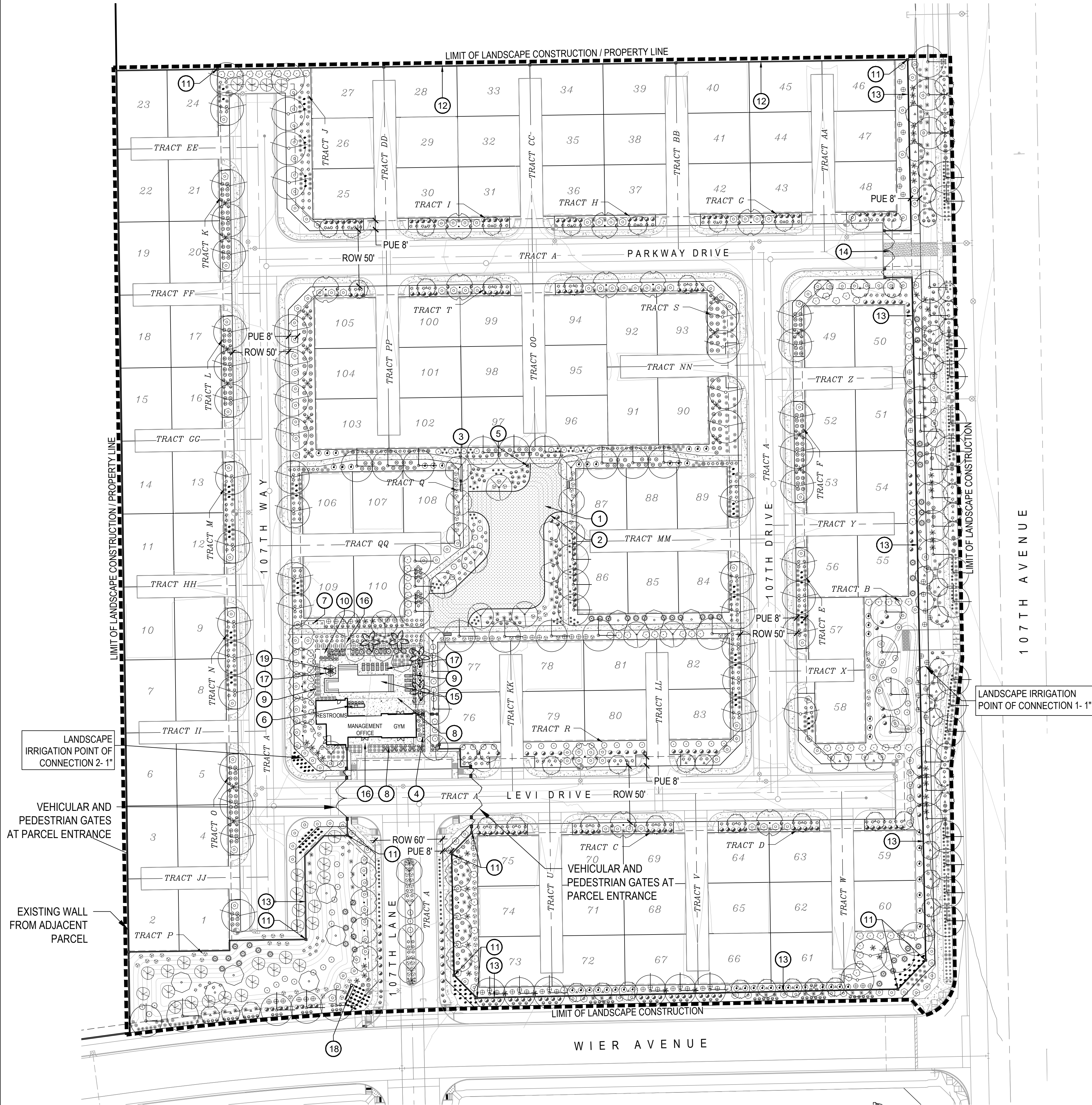
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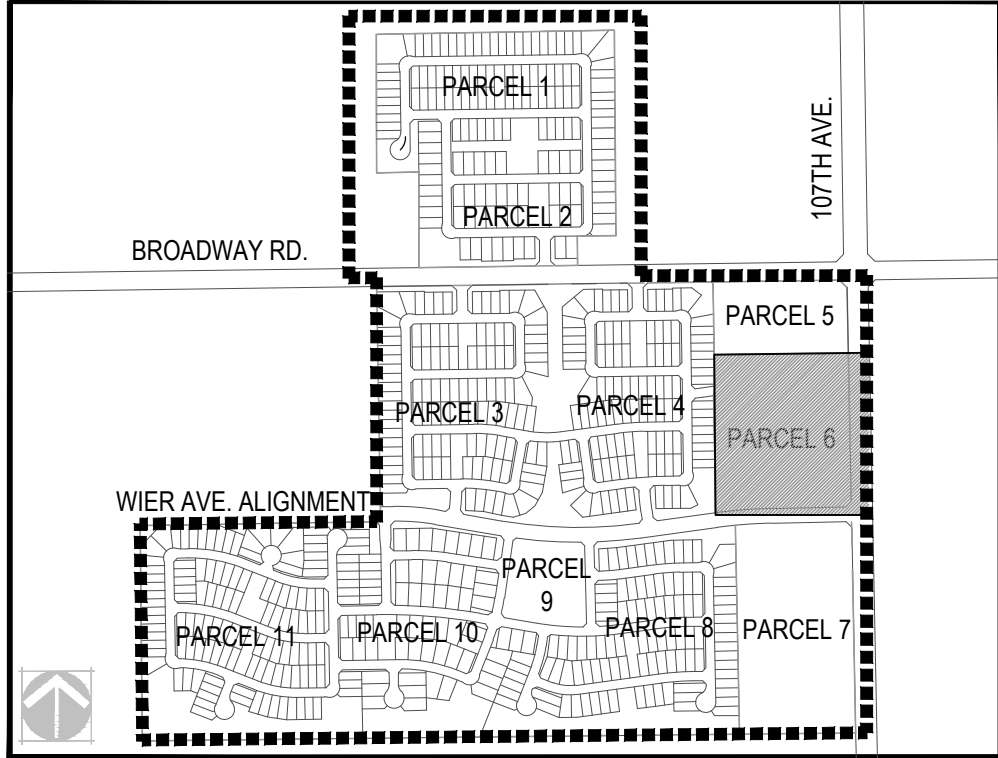
KEY MAP



CONCEPTUAL LANDSCAPE PLAN



KEY MAP



KEYNOTES

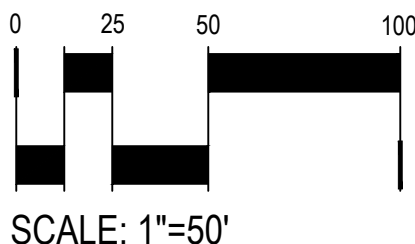
- 1 NATURAL TURF - SEE PLANT LEGEND
- 2 CONCRETE EDGER
- 3 BENCH - SEE DETAIL 1/LA-201
- 4 MAILBOXES
- 5 PET WASTE STATION - SEE DETAIL 3/LA-201
- 6 OUTDOOR GRILL AREA WITH SEATING
- 7 BIKE RACK - SEE DETAIL 4/LA-201
- 8 ARCHITECTURAL CANOPY
- 9 POOL FENCE
- 10 POOL EQUIPMENT
- 11 ACCENT PIER, TYP. - SEE WALL PLAN ON LA-102
- 12 COMMUNITY THEME WALL - SEE DETAIL 2/LA-102
- 13 COMMUNITY FULL VIEW FENCE - SEE DETAIL 1/LA-102
- 14 EMERGENCY VEHICULAR AND PEDESTRIAN ACCESS GATE- SEE DETAIL 3/LA-103
- 15 COMMUNITY POOL
- 16 ENTRANCE TO MANAGEMENT / GYM / RESTROOMS / POOL
- 17 POOLSIDE FURNISHINGS BY OTHERS
- 18 ENTRY MONUMENT - SEE DETAIL 5/LA-103
- 19 PICNIC TABLE - SEE DETAIL 5/LA-201

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	CALIPER	QTY.
TREES				
	Caesalpinia cacalaco 'Smoothie' Thornless Cascalote	24" Box	2" MIN	14
	Cercidium x 'Desert Museum' Desert Museum Palo Verde	24" Box	2" MIN	22
	Chilopsis linearis Desert Willow	24" Box	2" MIN	80
	Olea europaea 'Wilsoni' Fruitless Olive	24" Box	2" MIN	23
	Prosopis spp. Thornless Mesquite Species	24" Box	2" MIN	67
	Phoenix dactylifera Male Date Palm	15' TRUNK HEIGHT		4
	Ulmus parvifolia Chinese Elm	24" Box	2" MIN	52
TREES TOTAL:				262
SHRUBS				
	Bougainvillea 'La Jolla' 'La Jolla' Bougainvillea	5 GAL.		108
	Caesalpinia pulcherrima Red Bird of Paradise	5 GAL.		71
	Calliandra eriophylla Fairy Duster	5 GAL.		210
	Dodonea viscosa Hopseed Bush	5 GAL.		77
	Eremophila maculata 'Valentine' Valentine Emu Bush	5 GAL.		33
	Lantana x 'New Gold' 'New Gold' Lantana	1 GAL.		311
	Ruellia brittoniana Britton's Wild Petunia	5 GAL.		236
	Ruellia brittoniana 'Katie' Dwarf Ruellia	1 GAL.		154
	Tecoma alata Orange Jubilee	5 GAL.		60
	Tecoma stans x Yellow Bells Yellow Bells	5 GAL.		98
SHRUBS TOTAL:				1,358
ACCENTS				
	Agave americana var. Marginata Variegated Century Plant	5 GAL.		70
	Dasylirion quadrangulatum Toothless Desert Spoon	5 GAL.		119
	Echinocactus grusonii Golden Barrel Cactus	5 GAL.		148
	Hesperaloe funifera Giant Hesperaloe	5 GAL.		54
	Hesperaloe parviflora Red Yucca	5 GAL.		457
	Muhlenbergia capillaris 'Regal Mist' Regal Mist Muhly	5 GAL.		160
	Muhlenbergia lindheimeri 'Autumn Glow' Lindheimer's Muhly	5 GAL.		140
ACCENTS TOTAL:				1,148
GROUNDCOVERS				
	Acacia redolens Trailing Acacia	1 GAL.		32
	Eremophila glabra 'Mingenew Gold' 'Mingenew Gold' Trailing Emu	1 GAL.		218
	Lantana montevidensis Trailing Lantana	1 GAL.		247
GROUNDCOVERS TOTAL:				497
NATURAL TURF				
	Hybrid Bermuda			8,415 Ft ²
	Midiron Sod			

PAVING SCHEDULE

	PEDESTRIAN CONCRETE PER MAG 230 COLOR: STANDARD GREY FINISH: SMOOTH QTY: 33,890 SF
	DECOMPOSED GRANITE COLOR: EXPRESS BROWN QTY: 125,430 SF SIZE: 3/4" SCREENED, 2" MIN DEPTH LOCATED IN ALL LANDSCAPE AREAS



VERDE TRAILS PARCEL 6
AVONDALE, ARIZONA

OWNER:
HILLCREST RESIDENTIAL 4, LP
CONTACT: TIM BRISLIN
17700 N. PACESETTER WAY
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SCOTTSDALE, AZ 85255
T 480.348.1118

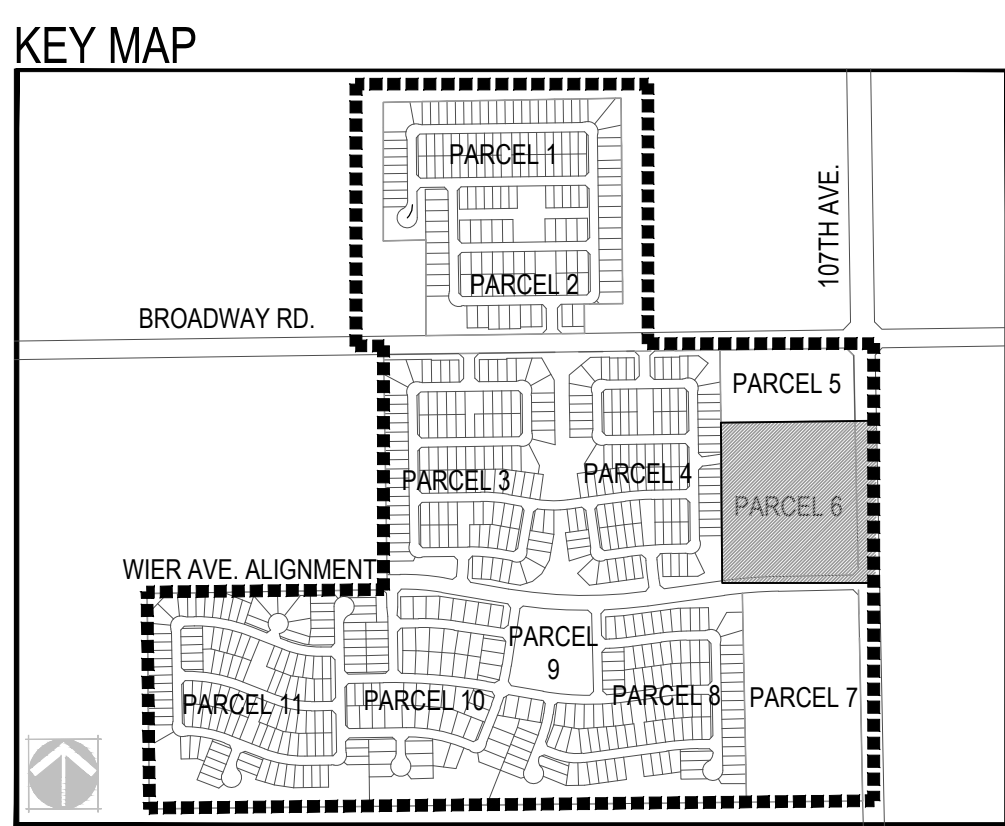
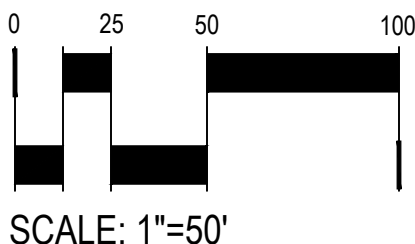
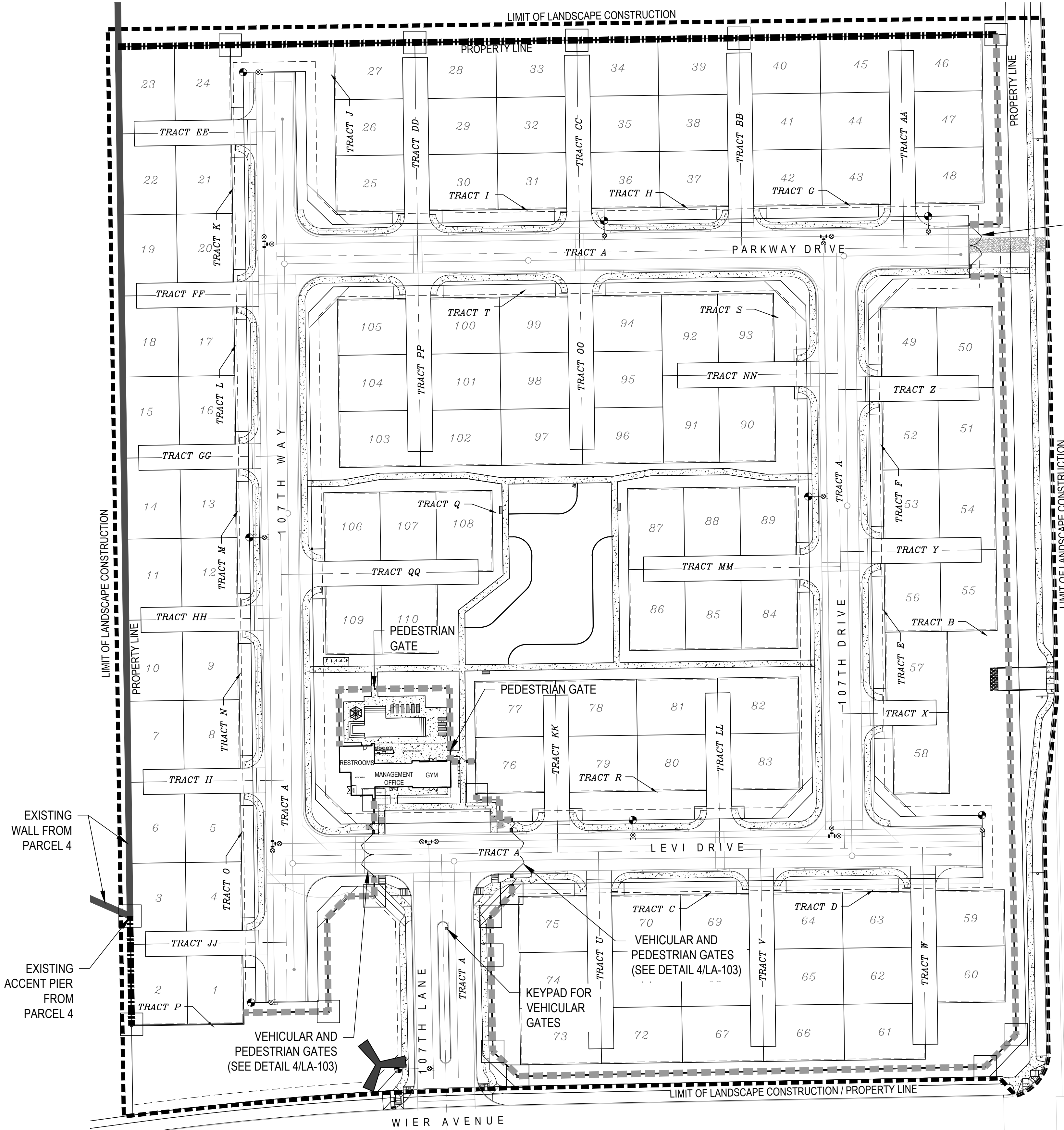


DATE:
10/15/2020
PRELIMINARY PLAT
SUBMITTAL
01/26/2021
PRELIMINARY PLAT
RESUBMITTAL

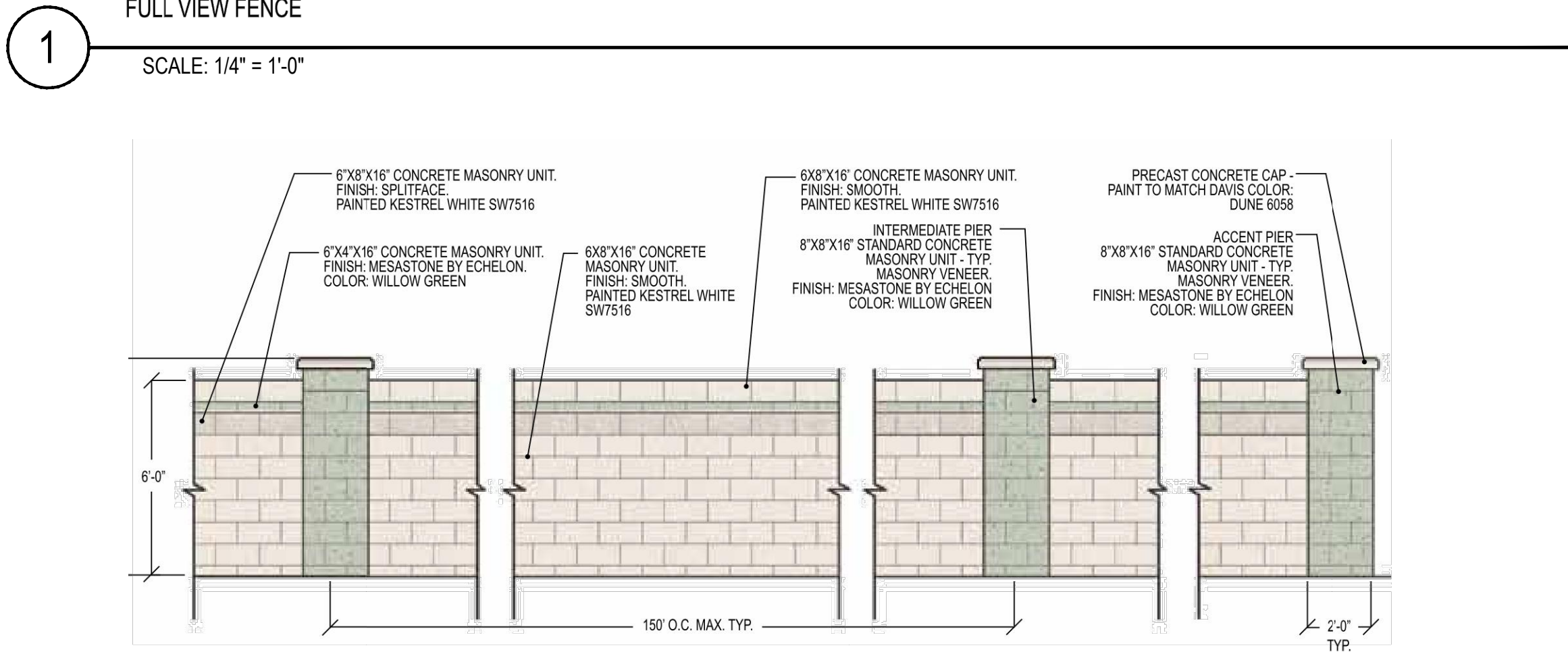
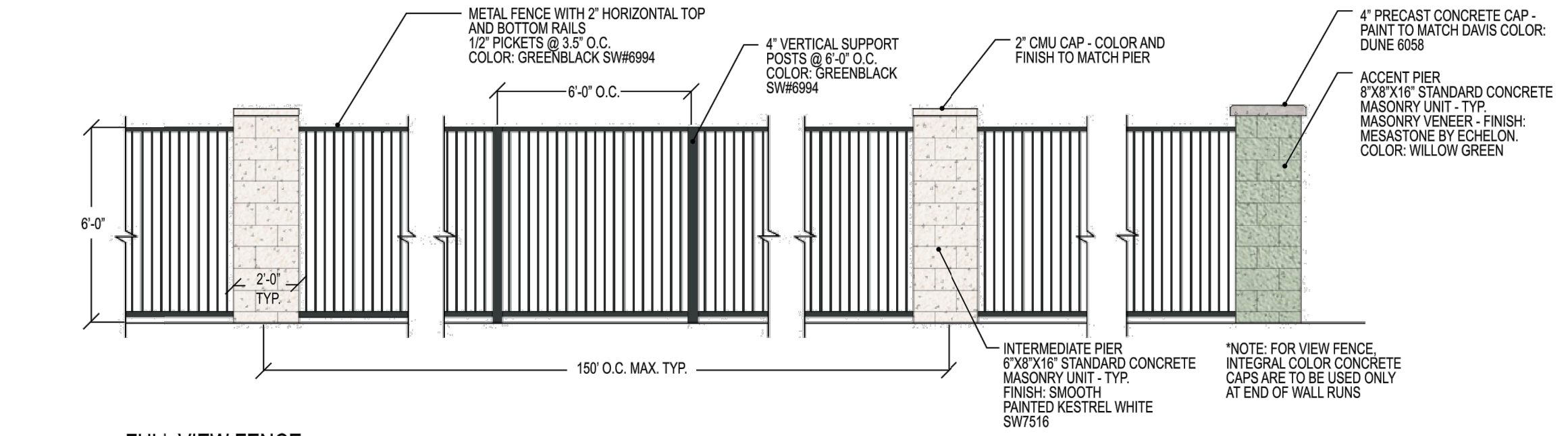
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LANDSCAPE
PLAN

CHECKED BY: JM
DRAWN BY: CR/GM

WALL PLAN

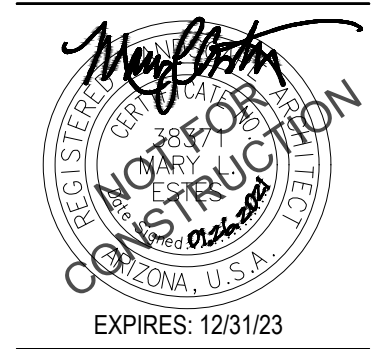


LEGEND		
	FULL VIEW FENCE SEE DETAIL 1, THIS SHEET	QTY: 1,840.61 LF
	THEME WALL SEE DETAIL 2, THIS SHEET	QTY: 816.71 LF
	EXISTING WALL	
	ACCENT PIER SEE DETAIL 1, THIS SHEET	QTY: 15
	MINOR ENTRY MONUMENT SEE DETAIL 5	QTY: 1



VERDE TRAILS PARCEL 6
AVONDALE, ARIZONA

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HILLCREST RESIDENTIAL 4, LP
CONTACT: TIM BRISLIN
17700 N. PACESETTER WAY
SUITE 100
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T 480.348.1118

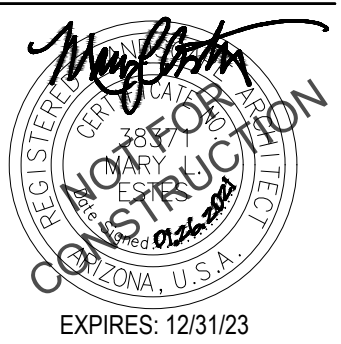


DATE:
10/15/2020
PRELIMINARY PLAT
SUBMITTAL
01/26/2021
PRELIMINARY PLAT
RESUBMITTAL

SHEET TITLE:
WALL
PLAN

VERDE TRAILS PARCEL 6
AVONDALE, ARIZONA

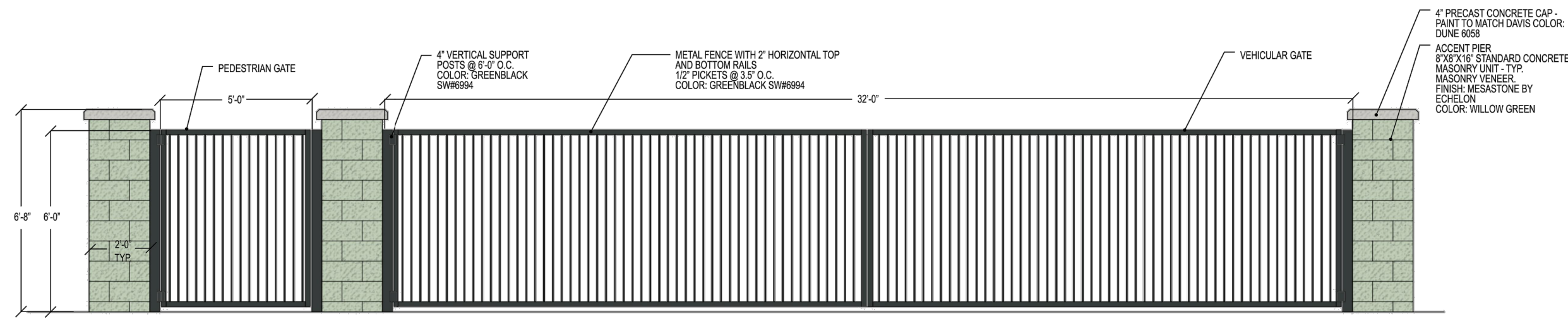
OWNER:
HILLCREST RESIDENTIAL 4, LP
CONTACT: TIM BRISLIN
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
T 480.348.1118



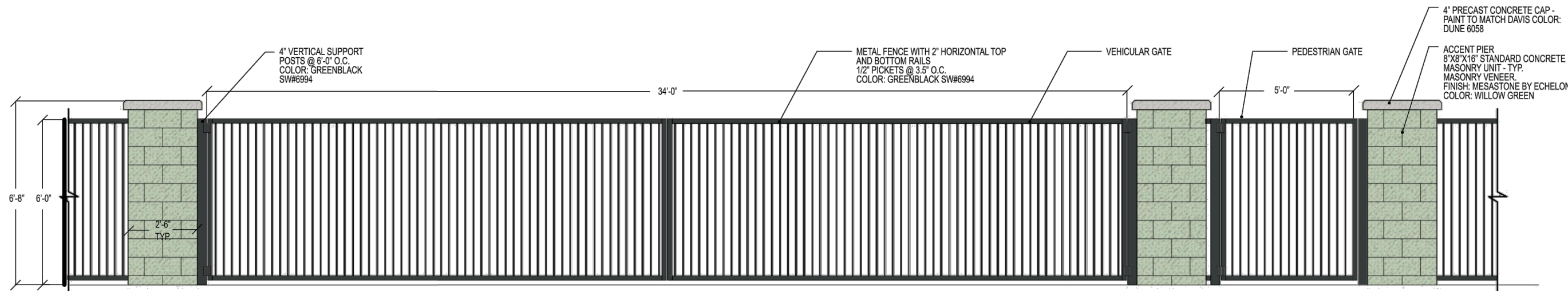
DATE:
10/15/2020
PRELIMINARY PLAT
SUBMITTAL
01/26/2021
PRELIMINARY PLAT
RESUBMITTAL

SHEET TITLE:
GATE & MONUMENT
DETAILS

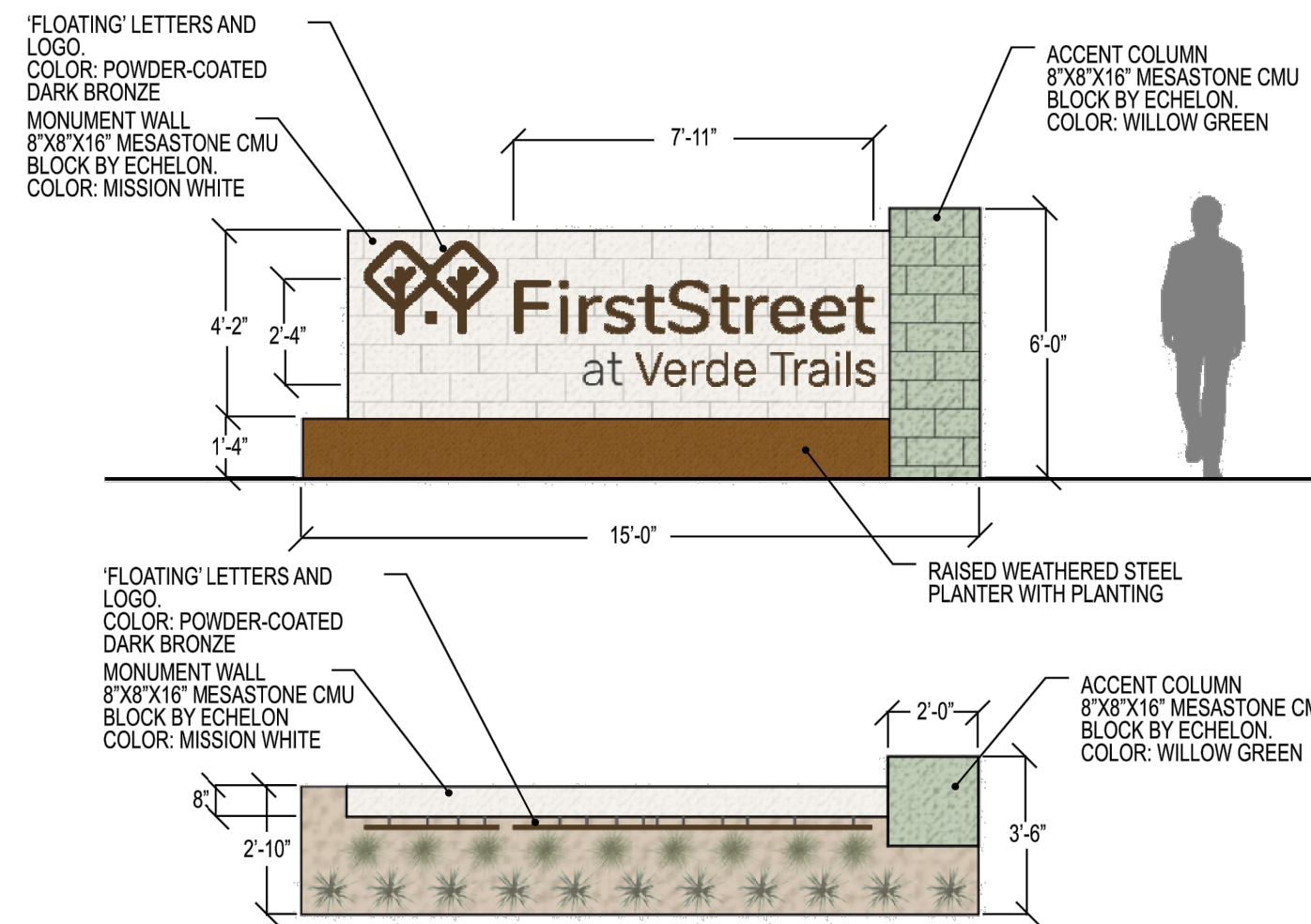
LA-103



3 FIRE ACCESS VEHICULAR GATE
SCALE: 1/4" = 1'-0"



4 ENTRY GATES
SCALE: 1/4" = 1'-0"



5 MINOR ENTRY MONUMENT
SCALE: 1/4" = 1'-0"



MANUFACTURED BY: WABASH VALLEY
MODEL: WI1112C - FAUX WOOD
COLOR: WHEAT (BENCH), HUNTER (FRAMEWORK) - SEE MATERIALS BOARD
QUANTITY: 3



MANUFACTURED BY: WABASH VALLEY
MODEL: GREEN VALLEY - 32 GALLON RECYCLE SLAT RECEPTACLE W/ LINER - GV300G
COLOR: CEDAR (RECYCLED PLASTIC), HUNTER (FRAME) - SEE MATERIALS BOARD
QUANTITY: 1



MANUFACTURED BY: DOGIPOT
MODEL: #1003-L
COLOR: GREEN
QUANTITY: 1

1 BENCH

NTS

2 TRASH RECEPTACLE

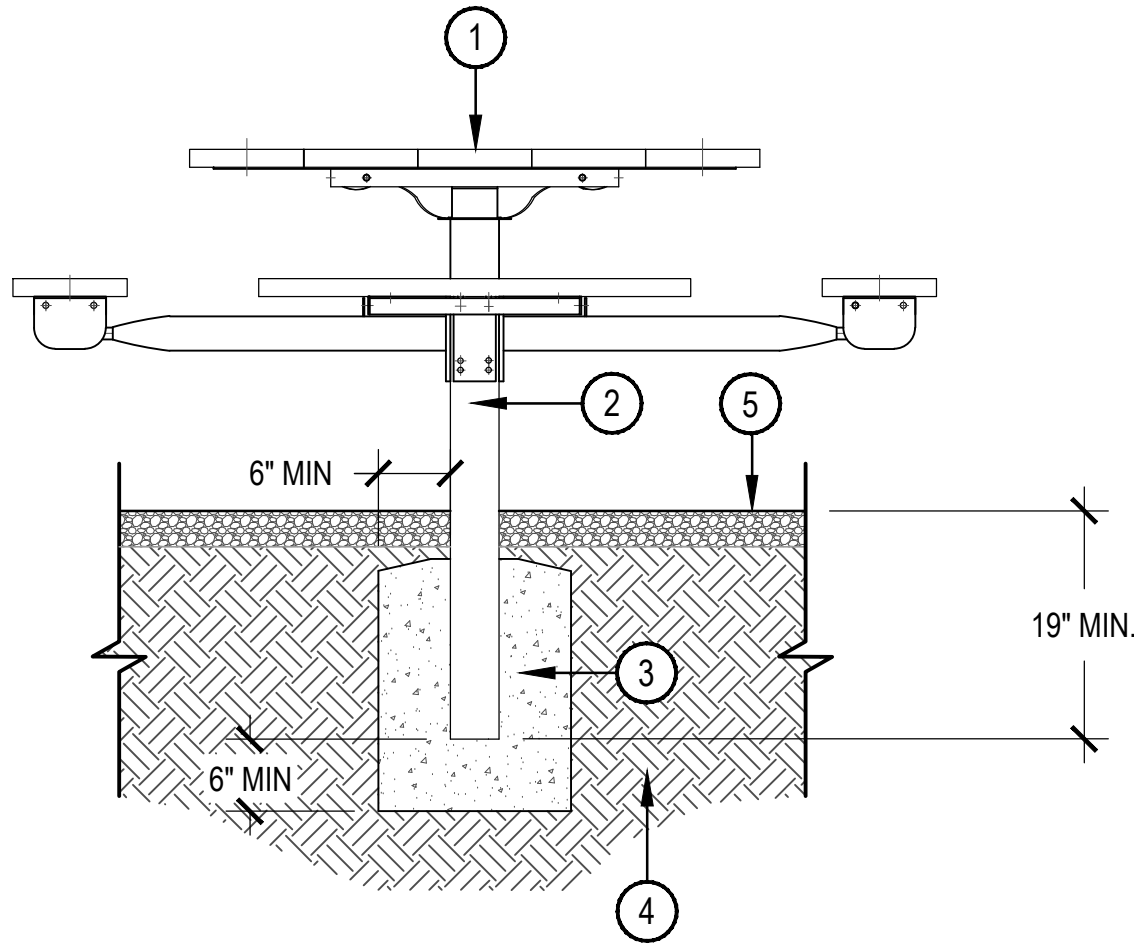
NTS

3 PET STATION

NTS



MANUFACTURED BY: WABASH VALLEY
MODEL: SERPENTINE BIKE LOOP - BRK538
COLOR: GREEN - SEE MATERIALS SCHEDULE



- 1 PICNIC TABLE MANUFACTURED BY WABASH VALLEY. MODEL: GV229G - IN-GROUND. COLOR: CEDAR (RECYCLED PLASTIC), GREEN (FRAME).
- 2 STEEL POST PER MANUFACTURER'S RECOMMENDATION
- 3 CONCRETE FOOTING PER MANUFACTURER'S RECOMMENDATION
- 4 COMPACTED SUBGRADE PER GEOTECH REPORT
- 5 FINISH GRADE

4 BIKE RACK

NTS

5 PICNIC TABLE 3 OR 4 PERSON

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

VERDE TRAILS PARCEL 6

AVONDALE, ARIZONA

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HILLCREST RESIDENTIAL 4, LP
CONTACT: TIM BRISLIN
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
T 480.348.1118



DATE:
10/15/2020
PRELIMINARY PLAT
SUBMITTAL
01/26/2021
PRELIMINARY PLAT
RESUBMITTAL

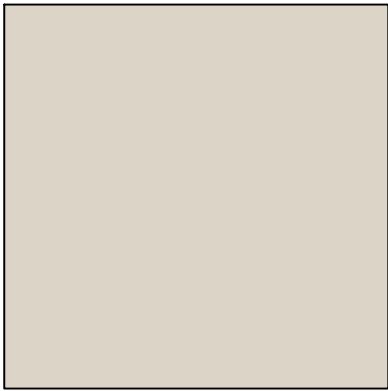
SHEET TITLE:
CONCEPTUAL
FINISHES
& COLORS



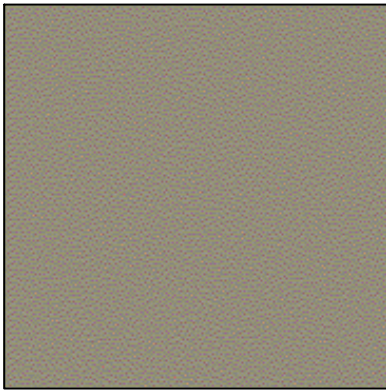
WILLOW GREEN



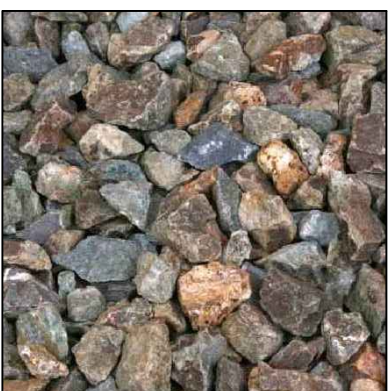
MISSION WHITE



KESTREL WHITE



OUTBACK
DAVIS COLOR: #677



3/4" SCREENED EXPRESS BROWN

1

CMU BLOCK

2

PRECAST CONCRETE CAP

3

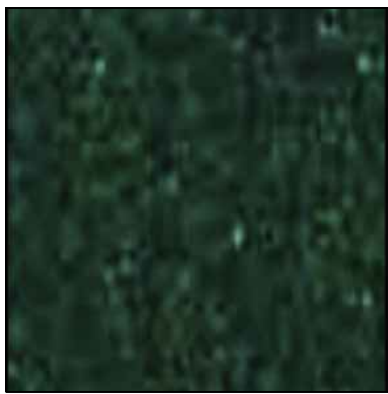
DECOMPOSED GRANITE



HUNTER



WHEAT



HUNTER



CEDAR

4

BENCH

5

TRASH RECEPTACLE

CHECKED BY: JM
DRAWN BY: CR/GM

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE/ CAL.	EMITTER ALLOCATION	MAINTENANCE NOTES
TREES					
	Cercidium x 'Desert Museum'	Desert Museum Palo Verde	24" Box 2" CAL. MIN.	SEE EMITTER SCHEDULE.	STAKE AS REQUIRED. TRIM CANOPY TO 30% HEIGHT OF TREE.
	Caesalpinia cacalaco 'Smoothie'	Thornless Cascalote	24" Box 2" CAL. MIN.	SEE EMITTER SCHEDULE.	STAKE AS REQUIRED. TRIM CANOPY TO 30% HEIGHT OF TREE.
	Chilopsis linearis	Desert Willow	24" Box 2" CAL. MIN.	SEE EMITTER SCHEDULE.	STAKE AS REQUIRED. TRIM CANOPY TO 30% HEIGHT OF TREE.
	Olea europaea 'Wilsonii'	Fruitless Olive	24" Box 2" CAL. MIN.	SEE EMITTER SCHEDULE.	STAKE AS REQUIRED. TRIM CANOPY TO 30% HEIGHT OF TREE.
	Prosopis spp.	Thornless Mesquite Species	24" Box 2" CAL. MIN.	SEE EMITTER SCHEDULE.	STAKE AS REQUIRED. TRIM CANOPY TO 30% HEIGHT OF TREE.
	Ulmus parvifolia	Chinese Elm	24" Box 2" CAL. MIN.	SEE EMITTER SCHEDULE.	STAKE AS REQUIRED. TRIM CANOPY TO 30% HEIGHT OF TREE.
SHRUBS					
	Bougainvillea 'La Jolla'	'La Jolla' Bougainvillea	5 GAL.	1.0 GPH EMITTER	PRUNE TO SHAPE AND CONTROL SPREAD
	Caesalpinia pulcherrima	Red Bird of Paradise	5 GAL.	1.0 GPH EMITTER	PRUNE SEVERELY DURING WINTER TO CONTROL HEIGHT AND SPREAD
	Calliandra eriophylla	Fairy Duster	5 GAL.	1.0 GPH EMITTER	DO NOT SHEAR. INFREQUENTLY PRUNE TO SHAPE IF NECESSARY.
	Dodonea viscosa	Hopseed Bush	5 GAL.	1.0 GPH EMITTER	DO NOT SHEAR. PRUNE TO SHAPE IF NECESSARY.
	Eremophila maculata 'Valentine'	Valentine Emu Bush	5 GAL.	1.0 GPH EMITTER	SHEAR LIGHTLY IN SUMMER OR WINTER IF NECESSARY. CONTROL GROWTH BY REGULATING IRRIGATION RATE.
	Lantana x 'New Gold'	Gold Lantana	1 GAL.	1.0 GPH EMITTER	PRUNE HARD EARLY SPRING AFTER FROST TO REJUVENATE.
	Ruellia brittoniana	Britton's Wild Petunia	5 GAL.	1.0 GPH EMITTER	PRUNE TO SHAPE WHEN NECESSARY, ANY TIME OF THE YEAR.
	Ruellia brittoniana 'Katie'	Dwarf Ruellia	1 GAL.	1.0 GPH EMITTER	PRUNE HARD EARLY SPRING AFTER FROST TO REJUVENATE.
	Tecoma alata	Orange Jubilee	5 GAL.	1.0 GPH EMITTER	PRUNE HARD IN WINTER TO CONTROL HEIGHT AND TO REINFORCE UPRIGHT CHARACTER.
	Tecoma stans x Yellow Bells	Yellow Bells	5 GAL.	1.0 GPH EMITTER	PRUNE HARD IN WINTER TO CONTROL HEIGHT AND TO REINFORCE UPRIGHT CHARACTER.
ACCENTS					
	Agave americana var. Marginata*	Variegated Century Plant	5 GAL.	0.5 GPH EMITTER	REMOVE OFFSHOOTS WHEN NECESSARY.
	Dasylirion quadrangulatum	Toothless Desert Spoon	5 GAL.	0.5 GPH EMITTER	REMOVE OLDER AND DEAD/DYING LEAVES.
	Echinocactus grusonii	Golden Barrel Cactus	5 GAL.	0.5 GPH EMITTER	NO MAINTENANCE REQUIRED.
	Hesperaloe funifera	Giant Hesperaloe	5 GAL.	0.5 GPH EMITTER	DO NOT SHEAR. REMOVE OLD FLOWER STALKS IN JUNE.
	Hesperaloe parviflora	Red Yucca	5 GAL.	0.5 GPH EMITTER	DO NOT SHEAR. REMOVE OLD FLOWER STALKS IN SUMMER.
	Muhlenbergia capillaris 'Regal Mist'	Regal Mist Muhly	5 GAL.	2.0 GPH EMITTER	SHEAR TO GROUND IN WINTER AND REMOVE THATCH.
	Muhlenbergia lindheimeri 'Autumn Glow'	Lindheimer's Muhly	5 GAL.	2.0 GPH EMITTER	SHEAR TO GROUND IN LATE WINTER OR EARLY SPRING AND REMOVE THATCH.
GROUNDCOVERS					
	Acacia redolens	Trailing Acacia	1 GAL.	1.0 GPH EMITTER	NO PRUNING NECESSARY.
	Eremophila glabra 'Mingenew Gold'	Gold Emu Bush	1 GAL.	1.0 GPH EMITTER	SHEAR LIGHTLY AFTER FLOWERING IN EARLY MAY IF NECESSARY. CONTROL GROWTH BY REGULATING IRRIGATION SCHEDULE.
	Lantana montevidensis	Trailing Lantana	1 GAL.	1.0 GPH EMITTER	PRUNE HARD EARLY SPRING AFTER FROST TO REJUVENATE.
NATURAL TURF					
	Midiron Sod				SEE MONTHLY MAINTENANCE SCHEDULE.

DRIP IRRIGATION SCHEDULE FOR ESTABLISHED PLANTS

		SEASONAL FREQUENCY - DAYS BETWEEN WATERINGS:				WATER TO GIVEN DEPTH:
		SPRING MAR - MAY	SUMMER MAY - OCT	FALL OCT - DEC	WINTER DEC - MAR	
TREES	DESERT ADAPTED	14 - 30 Days	7 - 21 Days	14 - 30 Days	30 - 60 Days	24" - 36"
	HIGH WATER USE	7 - 12 Days	7 - 10 Days	7 - 12 Days	14 - 30 Days	24" - 36"
SHRUBS	DESERT ADAPTED	14 - 30 Days	7 - 21 Days	14 - 30 Days	30 - 45 Days	18" - 24"
	HIGH WATER USE	7 - 10 Days	5 - 7 Days	7 - 10 Days	10 - 14 Days	18" - 24"
GROUNDCOVERS	DESERT ADAPTED	14 - 30 Days	7 - 21 Days	14 - 30 Days	21 - 45 Days	8" - 12"
	HIGH WATER USE	7 - 10 Days	2 - 5 Days	7 - 10 Days	10 - 14 Days	8" - 12"
CACTI & SUCCULENTS		21 - 45 Days	14 - 30 Days	21 - 45 Days	If Needed	8" - 12"

NOTE:
ALL PLANT AND TURF IRRIGATION INFORMATION WAS TAKEN FROM WATERUSEITWISELY.COM

TURF IRRIGATION SCHEDULE

SEASONAL FREQUENCY - DAYS BETWEEN WATERINGS					
	SPRING MAR-MAY	SUMMER MAY-OCT	FALL OCT-DEC	WINTER DEC-MAR	WATER TO GIVEN DEPTH:
WARM SEASON GRASS - BERMUDA	4 - 14 Days	3 - 6 Days	6 - 21 Days	15 - 30 Days	6" - 10"
COOL SEASON GRASS - RYE	3 - 7 Days	None	3 - 10 Days	7 - 14 Days	6" - 10"

LANDSCAPE MAINTENANCE INTENT

THE PLANT PALETTE FOR VERDE TRAILS WAS SELECTED FOR THE NATURAL CHARACTERISTICS OF EACH SPECIES. THE SIZE, TEXTURE, SEASONAL COLOR, AND SHAPE OF EACH PLANT ARE ALL INTEGRAL ELEMENTS TO THE LANDSCAPE DESIGN. TO ENSURE THAT THE INTEGRITY OF THE DESIGN IS MAINTAINED AND NATURAL CHARACTERISTICS OF THE PLANTS ARE PRESERVED, THE PROVIDED LANDSCAPE MAINTENANCE PROGRAM MUST BE IMPLEMENTED. IT IS RECOMMENDED THAT WHEN PRUNING OR TRIMMING INDIVIDUAL PLANTS, TO DO SO ONLY ONCE A YEAR AND AT THE SAME TIME ANNUALLY. EACH PLANT SHOULD BE PRUNED OR TRIMMED TO MAINTAIN ITS NATURAL FORM AND SHAPE WHICH WILL ENSURE SUFFICIENT FLOWERING DURING EACH SPECIES' FLOWERING SEASON, WHILE PROVIDING ENOUGH TIME BETWEEN PRUNING FOR THE PLANT TO REJUVENATE AND FLOURISH. BY IMPLEMENTING THIS LANDSCAPE MAINTENANCE PROGRAM, ANNUAL MAINTENANCE COSTS ON ALL SHRUBS AND GROUNDCOVERS SHOULD BE REDUCED WHILE BALANCING THE MAINTENANCE REQUIREMENTS FOR EACH MONTH. PLEASE REFER TO THE PLANT SCHEDULE FOR THE MAINTENANCE REQUIREMENTS OF EACH INDIVIDUAL PLANT.

MONTHLY MAINTENANCE SCHEDULE

JANUARY
LAWN MAINTENANCE: PERENNIAL RYE GRASS - FERTILIZE ONCE WITH A 3-1-2 RATIO.
FEBRUARY
LAWN MAINTENANCE: PERENNIAL RYE GRASS - FERTILIZE ONCE WITH A 3-1-2 RATIO / PRE-EMERGENT TO CONTROL WEEDS IN SPRING/EARLY SUMMER. APPLY ONCE FEB 25 - MARCH 5. PRUNE BOUGAINVILLEA, FAIRY DUSTER, HOPSEED BUSH, CREOSOTE, RIO BRAVO SAGE, BRITTON'S WILD PETUNIA, BAJA RUELLIA, AND JOJOBA IF NECESSARY. SHEAR REGAL MIST MUHLY, LINDHEIMER'S MUHLY, AND DEER GRASS MID FEBRUARY.
MARCH
LAWN MAINTENANCE: PERENNIAL RYE GRASS - FERTILIZE ONCE WITH A 3-1-2 RATIO. PRUNE LANTANA TO 6" DIAMETER EARLY MARCH.
APRIL
LAWN MAINTENANCE: PERENNIAL RYE GRASS - FERTILIZE ONCE WITH A 3-1-2 RATIO. MOW GRASS AT $\frac{3}{4}$ " OR LESS TO ENCOURAGE TRANSITION FROM RYE TO SPRING BERMUDA GRASS.
MAY
LAWN MAINTENANCE: PERENNIAL RYE GRASS - FERTILIZE ONCE WITH A 3-1-2 RATIO. MOW GRASS TO $\frac{1}{2}$ " OR LESS WITH A REEL LAWN MOWER UNTIL OVERSEED DIES.
JUNE
LAWN MAINTENANCE: BERMUDA GRASS - FERTILIZE ONCE WITH A 3-1-2 RATIO. MOW WHEN NEEDED. REMOVE THATCH WHEN ABOVE $\frac{1}{2}$ ". AERIFY IF NECESSARY FOR FOUR WEEKS. REMOVE SPENT FLOWER STALKS ON RED YUCCA AND GIANT HESPERALOE TO BASE OF PLANT; DO NOT PRUNE/SHEAR FOLIAGE.
JULY
LAWN MAINTENANCE: BERMUDA GRASS - FERTILIZE ONCE WITH A 3-1-2 RATIO. MOW AS NECESSARY.
AUGUST
LAWN MAINTENANCE: BERMUDA GRASS - FERTILIZE ONCE WITH A 3-1-2 RATIO. MOW AS NECESSARY AT MAXIMUM RECOMMENDED HEIGHT TO REDUCE STRESS DURING SUMMER MONTHS.
SEPTEMBER
LAWN MAINTENANCE: BERMUDA GRASS - DO NOT FERTILIZE. MOW TO MAXIMUM RECOMMENDED HEIGHT TO REDUCE STRESS DURING SUMMER MONTHS. TURN OFF IRRIGATION TO TURF ONE WEEK PRIOR TO SCALPING.
OCTOBER
LAWN MAINTENANCE: REINTRODUCTION OF PERENNIAL RYE GRASS - DURING THE FIRST WEEK OF OCTOBER DETHATCH AND SCALP BERMUDA GRASS. REPAIR AND ADJUST ROTOR HEADS IF NECESSARY. PLANT PERENNIAL RYE GRASS. USE RATE OF 15 POUNDS TO 1,000 SQUARE FEET FOR QUANTITY OF SEED. ONLY FERTILIZE AFTER FIRST MOWING.
NOVEMBER
LAWN MAINTENANCE: PERENNIAL RYE GRASS - WHEN OVERSEEDDED RYE GRASS IS MINIMUM OF 2", MOW THE RYE GRASS NO LESS THAN 1.5". LOWER MOWER HEIGHT ONCE GRASS IS ESTABLISHED, OR WHEN EACH PLANT HAS AT LEAST 3 BLADES.
DECEMBER
LAWN MAINTENANCE: PERENNIAL RYE GRASS - FERTILIZE ONCE WITH A 3-1-2 RATIO. APPLY PRE-EMERGENT (SURFLAN) IN ALL DECOMPOSED GRANITE PLANTING AREAS FOR WEED CONTROL.

NOTES:
TRIM ALL TREES ONCE DURING THE SPRING MONTHS TO THIN CANOPY AND SHAPE. SOME SPECIES MAY REQUIRE ADDITIONAL PRUNING DURING SUMMER AND FALL MONTHS IF OVERGROWN. MAINTAIN ACCENT PLANTS ON AN INDIVIDUAL BASIS, AS REQUIRED. RAKE AND RE-DISPERSE DECOMPOSED GRANITE AREAS AT LEAST ONCE A MONTH. DO NOT SHEAR OR REMOVE HEALTHY LEAVES OF ACCENT PLANTS.

NORRIS DESIGN

Planning | Landscape Architecture | Branding

901 East Madison Street
Phoenix, Arizona 85034
P 602.254.9600
www.norris-design.com

VERDE TRAILS PARCEL 6
AVONDALE, ARIZONA

OWNER:
HILLCREST RESIDENTIAL 4, LP
CONTACT: TIM BRISLIN
17700 N. PACESETTER WAY
SUITE 100
SCOTTSDALE, AZ 85255
T 480.348.1118

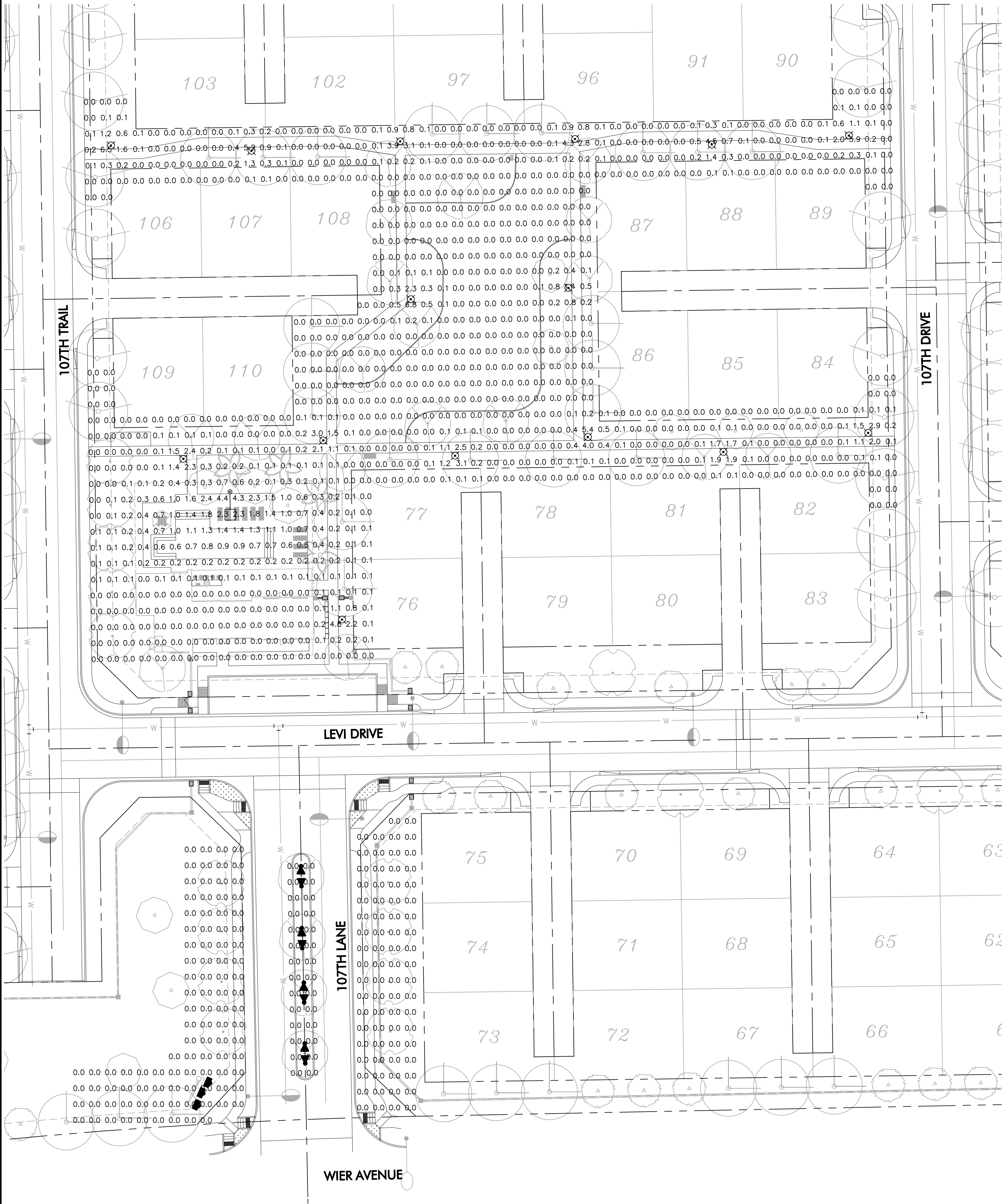


DATE:
10/15/2020
PRELIMINARY PLAT
SUBMITTAL
01/26/2021
PRELIMINARY PLAT
RESUBMITTAL

SHEET TITLE:
LANDSCAPE
MAINTENANCE
SCHEDULE

THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF WRIGHT ENGINEERING CORPORATION AND MAY NOT BE REPRODUCED OR MODIFIED FOR ANY USE WITHOUT THE EXPRESS WRITTEN PERMISSION OF WRIGHT ENGINEERING CORPORATION.

VERDE TRAILS UNIT 1
PARCEL 6 - PHOTOMETRIC PLAN
AVONDALE, ARIZONA



CALCULATIONS

Pathway Lighting
916 points at z=0, sp 8ft by 8ft
HORIZONTAL FOOTCANDLES
Average 0.2
Maximum 6.8
Minimum 0.0
Avg:Min N/A
Max:Min N/A
Coef Var 3.11
UniGrad N/A

Entrance Lighting
201 points
HORIZONTAL FOOTCANDLES
Average 0.0
Maximum 0.0
Minimum 0.0
Avg:Min N/A
Max:Min N/A
Coef Var 0.00

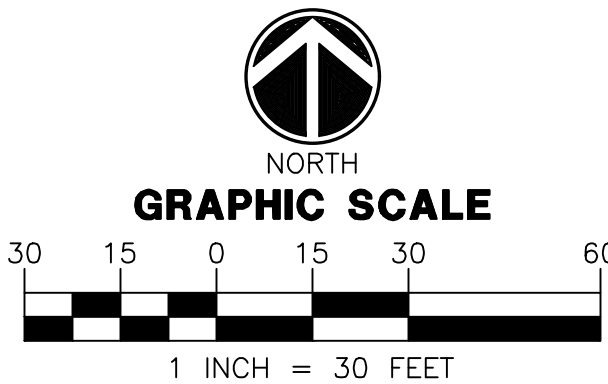
PHOTOMETRIC LEGEND

- COOPER LIGHTING SOLUTIONS — STREETWORKS
GAN-SA1B-730-U-SL3
candela file 'GAN-SA1A-730-U-SL3.ies'
16 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 1.000, watts per luminaire = 34
mounting height= 15 ft
number locations= 2, number luminaires= 2
kw all locations= 0.1
- Visionaire Lighting LLC luminaire
candela file 'EDS-1A_COG_20LC_3_3K.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 1.000, watts per luminaire = 20
mounting height= 3 ft
number locations= 16, number luminaires= 16
kw all locations= 0.3
- Monument Uplight
candela file '3106-X-13-W-WF.IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 1.000, watts per luminaire = 10
number locations= 3, number luminaires= 3
kw all locations= 0.0
- Tree Uplight
candela file '3106-X-9.5-W-WF.IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 1.000, watts per luminaire = 8
number locations= 8, number luminaires= 8
kw all locations= 0.1

LIGHT FIXTURE SCHEDULE

SYMBOL	ID	MANUFACTURER	CATALOG #	VOLTS	LAMP(S)	LUMENS	CCT	MOUNTING	QTY	CUT SHEET
	A	VISTA PROFESSIONAL ALT: HOLM	GAN-SA1A-730-U-SL3-BZ	120-277	34W LED	4,879	3000K	15'	1	AREA LIGHT SHEET PH3
	B	VISIONAIRE LIGHTING ALT: PACIFIC	EDS-1A-COG-20LC-3-3K-UNV-AB-BZ-MD	120-277	20W LED	804	3000K	3'	15	BOLLARD LIGHT SHEET PH3
	C	VISTA PROFESSIONAL ALT: HOLM	GR-3106-DZ-13-W-WF	12	13W LED	686	3000K	GROUND	3	MONUMENT UPLIGHT SHEET PH3
	D	VISTA PROFESSIONAL ALT: HOLM	GR-3106-DZ-9.5-W-WF	12	10W LED	487	3000K	GROUND	8	TREE UPLIGHT SHEET PH3

- NOTES:
1. CONTRACTOR SHALL VERIFY ALL QUANTITIES.
2. SHOP DRAWINGS FOR EQUAL ALTERNATE FIXTURES SHALL BE SUBMITTED TO ENGINEER FOR REVIEW AND APPROVAL.



Call at least two full working days
before you begin excavation.
ARIZONA811
Arizona Blue Stake, Inc.
Dial 811 or 1-800-STAKE-IT (782-5348)

WRIGHT ENGINEERING
PROJECT NO:
20096
DESIGN BY: TDN
DRAWN BY: TDN
CHECKED BY: AMB

WRIGHT
engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

PROJECT: TITLE:

AVONDALE, ARIZONA
VERDE TRAILS UNIT 1
PARCEL 6 - PHOTOMETRIC PLAN
SITE PHOTOMETRICS

NO. DATE SUBMITTALS/REVISIONS (DESCRIPTIONS)

1 FEB 2021 1ST SUBMITTAL

Professional Engineer
46691
ADAM M. BOWERS
Date Recd: 02-16-21
Expire: 9-30-22

DRAWING NO:
PH1
OF 2

H:\2020\20096-Verde Trails Parcel 6\Photometrics\20096-SE-P6-Ph.dwg

Exhibit H

Certificates of Adequate School Facilities

Littleton Elementary School District

Tolleson Union High School District



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

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

Project: Hillcrest Assigned Planner: Ken Galica
Request: PAD Amendment Acreage/Parcel Size: Approx. 307 acres
Zoning: Existing PAD Proposed (if applicable): PAD
Density Allowed: _____ Density Proposed (if applicable): _____

Please review the attached application and check the appropriate box below. It is the applicant's responsibility to ensure that this form is completed and returned to the Development & Engineering Services Department prior to the scheduling of any public hearings or approval of site plan. Upon a complete review of the application, the request may be presented to the Planning Commission and/or City Council at a public hearing.

The District has adequate capacity to accommodate the estimated enrollment from the proposed development

Yes



If there is inadequate capacity, the District is currently working with the applicant/developer to provide or help provide adequate school facilities



No

Date Reviewed: 9/14/17
School District: Littleton 280
Authorized District Representative Name/Title: Roger Freeman, Supt.
Phone #: 623 478 5611
E-mail: freemanr@littleton280.org
Signature: [Signature]



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

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The District has adequate capacity to accommodate the estimated enrollment from the proposed development

☒ Yes

No

If there is inadequate capacity, the District is currently working with the applicant/developer to provide or help provide adequate school facilities

☒ Yes

No

Date Reviewed: 12/11/17
School District: TOLLESON UNION
Authorized District Representative Name/Title: JEREMY CALLES, CFO
Phone #: 623-479-4003
E-mail: JEREMY.CALLES@TUSD.ORG
Signature: [Signature]