



Planning Commission Online Meeting Agenda Wednesday, July 21, 2021

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REGULAR MEETING

6:00 PM

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **OPENING STATEMENT**

4. **UNSCHEDULED PUBLIC APPEARANCES**

(Limit three minutes per person. Please state your name)

5. **APPROVAL OF MINUTES**

June 16, 2021

6. **PUBLIC HEARING ITEMS**

a. **VAN BUREN 101 - REZONE MAJOR AMENDMENT TO THE INTERSTATE COMMERCE CENTER PAD - PL-21-0080**

Planning Commission will hold a public hearing and consider a request by Adam Baugh, Withey Morris PLC, for a Major Amendment to the Interstate Commerce Center Planned Area Development (PAD). Approval of the proposed PAD Amendment will revise the PAD's permitted uses to allow warehouse and distribution uses as a primary use on Lot 11 of the Interstate Commerce Center, which is 5.50 net acres of vacant land located at the northeast corner of 101st Avenue and Van Buren Street. Permitted uses on other parcels within the Interstate Commerce Center PAD are not modified by the proposed Amendment. Commission will take appropriate action.

Staff Contact: Chris Sexton, Planner

b. ALP INDUSTRIAL PARK - REZONING FROM COMMUNITY COMMERCIAL (C-2) TO GENERAL INDUSTRIAL (A-1) - APPLICATION PL-21-0050

Planning Commission will hold a public hearing and consider a request by Jinia Sarker, Cawley Architects, to rezone 2.67 gross acres of land located approximately 430 feet south of the southwest corner of Eliseo C. Felix Jr. Way and Van Buren Street from Community Commercial (C-2) to General Industrial (A-1). Light industrial, office, and indoor autobody repair uses are proposed. Commission will take appropriate action.

Staff Contact: Michelle Simerdla, Senior Planner

7. COMMISSION ANNOUNCEMENTS

8. PLANNING DIVISION REPORT

9. CALENDAR

The next meeting is scheduled for August 18, 2021.

10. 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, June 16, 2021
6:00 pm**

Note from the Clerk: The June 16, 2021, Planning Commission meeting was hosted online using the online Zoom Cloud Meeting platform. Chair Iwanski attended in person and all other participants by video.

1. CALL TO ORDER

Chair Iwanski called the Regular 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
Christopher Thompson, Vice-Chair
Alisha Meginnis, Commissioner
Lisa Osborne, Commissioner
Denise Stanfield, Commissioner
Linda Warren, Commissioner
Larry White, Commissioner
Blanca Uvari, Alternate Commissioner

CITY STAFF PRESENT

Brian Craig, Planning Manager
Ken Galica, Lead Division Planner
Mary Grace McNear, City Attorney
Linda Mendenhall, Deputy City Clerk
Barbara Cason, Administrative Assistant

3. OPENING STATEMENT AND INSTRUCTIONS

Chair Iwanski read the Opening Statement.

4. APPROVAL OF MINUTES

a. May 19, 2021

Commissioner Osborne moved to approve the May 19, 2021 minutes as presented; Vice-Chair Thompson seconded the motion.

Upon vote, the motion was carried 7 to 0.

David Iwanski – Chair	Aye
Christopher Thompson – Vice Chair	Aye
Alisha Meginnis, Commissioner	Aye
Lisa Osborne, Commissioner	Aye
Denise Stanfield, Commissioner	Aye
Linda Warren, Commissioner	Aye
Larry White, Commissioner	Aye

5. PUBLIC HEARING ITEMS

a. Villages at River Grove – Minor General Plan Amendment – Application PL-20-0348

Mr. Ken Galica, Division Lead Planner, provided an overview of Application PL-20-0348, a proposal for Minor General Plan amendment, and Application PL-20-0349, a proposal for rezoning to Planned Area Development (PAD). The subject parcel is just under 10 net acres located at the southeast corner of Buckeye Rd (MC 85) and El Mirage Road. The parcel was rezoned to Coldwater Springs 3 PAD in 1998; the approved PAD allows development of the property in accordance with the City's Community Commercial (C-2) district users and development standards. Both requests are related to facilitating development of the property with a 180-unit townhome-style multifamily residential gated community called Villages at River Grove. The minor General Plan amendment will change the Land Use designation from Local Commercial to High Density Residential, which allows for 12-30 multifamily residences per acre. The rezoning application will change the zoning of the property from Coldwater Springs 3 PAD, which allows for commercial development of the site in accordance with C-2 allowances, to a new Villages at River Grove PAD which will allow for development of the site with the 180-unit multi-family project as illustrated throughout the PAD document. The site plan, proposed construction, and amenities were reviewed. Staff reviewed the two instances where alternative standards are proposed within the PAD; these include a reduction in required separation of two-story buildings from adjacent single-family residential lot lines from 75-feet to 70-feet and slight increases to allowable monument sign height (from 6-feet to 7-feet) and quantity (allowing for one additional monument sign near the corner of El Mirage Road and Buckeye Road). Staff believes the proposed project exhibits exceptional site design and architecture and that both the GPA and rezoning meet all required findings. Staff supports the proposed GPA and rezoning, as both requests are compatible with and complementary to existing uses in the area.

A Zoom-based neighborhood meeting was held on April 21, 2021, with six (6) attendees. Discussion topics pertained to rent prices, street improvements, parking, wall height, and traffic. Traffic was reviewed by the City Engineer and the proposed plan provides for sufficient vehicular and pedestrian access and circulation/design. All required notifications were completed for this meeting and all prior meetings.

Staff recommended approval of Application PL-20-0348.

Chair Iwanski invited Commissioner questions.

Commissioner Warren inquired if the townhomes will be for rent or sale. Mr. Galica advised they are rentals that will not be individually owned but could be platted and converted to individually-owned condominiums in the future.

Chair Iwanski inquired if there is bus service along Buckeye Road. Mr. Galica stated he does not believe there is, however, he would check on that. *(Staff confirmed following the meeting that there are no transit routes that run adjacent to the property on either Buckeye Road or El Mirage Road.)*

Commissioner White inquired if the garages would provide electrical outlets for EV charging. Mr. Galica advised that it is expected the project will provide accommodation for EV chargers and/or capability to install chargers both in garages and in exterior/guest parking areas.

As there were no additional public comments, Chair Iwanski closed the public hearing and invited a motion.

Vice-Chair Thompson moved to approve Application PL-20-0348; Commissioner White seconded the motion.

Upon vote, the motion carried seven (7) to zero (0).

David Iwanski – Chair	Aye
Christopher Thompson – Vice Chair	Aye
Alisha Meginnis, Commissioner	Aye
Lisa Osborne, Commissioner	Aye
Denise Stanfield, Commissioner	Aye
Linda Warren, Commissioner	Aye
Larry White, Commissioner	Aye

b. Villages at River Grove – Rezoning from Coldwater Springs 3 Planned Area Development (PAD) to Villages at River Grove Planned Area Development (PAD) – Application PL-20-0349

This item was presented with the prior item. Staff recommended approval of Application PL-20-0349 subject to two (2) conditions included in the staff report.

As there were no additional public comments, Chair Iwanski closed the public hearing and invited a motion.

Commissioner White moved to approve Application PL-20-0349 subject to two (2) conditions of approval; Commissioner Osborne seconded the motion.

Upon vote, the motion carried seven (7) to zero (0).

David Iwanski – Chair	Aye
Christopher Thompson – Vice Chair	Aye
Alisha Meginnis, Commissioner	Aye
Lisa Osborne, Commissioner	Aye
Denise Stanfield, Commissioner	Aye

Linda Warren, Commissioner
Larry White, Commissioner

Aye
Aye

c. Avondale Auto Mall – Major Planned Area Development (PAD) Amendment – Application PL-21-0047

Mr. Galica provided an overview of Application PL-21-0047, a proposal Major PAD Amendment and application PL-21-0049, for a Conditional Use Permit, related to a proposed used automotive dealership within the Avondale Automall.

The subject parcel is 9.11 acres located at the northeast corner of Roosevelt Street and 107th Avenue. The parcel was annexed in 1986, zoned Automall PAD in December of 1999, and amended by major amendment in April 2003 to allow for “new and used” automotive dealerships on the property; the City has interpreted the PAD language to allow only for dealerships that sell both new and used vehicles, not one or the other. In 2020, a PAD Amendment and Conditional Use Permit was approved for property directly east of the subject site for Echo Park Automotive, amending the Avondale Automall PAD to allow a used vehicle dealership subject to approval of a Conditional Use Permit, so long as the dealership met criteria for inventory size and annual consolidated revenue.

Staff described the proposed request to amend the Avondale Automall PAD to conditionally allow for an additional used automotive dealership subject to performance criteria requiring the dealership to have a minimum consolidated annual revenue of \$500 million and always maintain a minimum of 140 vehicles on display. The criteria are intended to ensure that only higher end used automotive dealerships would be able to operate on this property. The terms of the Amendment are identical to the Echo Park Automotive application approved in 2020. This amendment only applies to the 9.11-acre subject parcel.

Staff described the proposed Conditional Use Permit (CUP) request. AutoNation is an automotive retailer that specializes in selling nearly new and low mileage preowned vehicles and will be open seven-days a week from 8:30 A.M. to 9:00 P.M. The site plan for AutoNation was reviewed. The north portion of the subject parcel is a vacant dealership facility that was in operation from 2004 – 2017. Staff indicated that AutoNation will utilize the existing 6,500 square foot showroom on the property for the new dealership’s showroom while utilizing an existing 4,400 square foot service building for servicing, reconditioning, and detailing vehicles prior to them being displayed for sale. Existing paved areas surrounding the existing buildings would be utilized for display and storage of vehicle inventory, as well as for customer and employee parking. The south portion of the parcel is currently undeveloped and will be improved with pavement, landscaping, and fencing to be used to display and store additional inventory for AutoNation. Staff noted that the proposed CUP is consistent with the Freeway Corridor Specific Plan and General Plan. Additionally, Staff finds that the proposed use will be compatible with and not detrimental to surrounding uses by operating in much the same fashion as a new car dealership operates. The proposed site plan meets all City requirements and has appropriate access to City streets. Any adverse effects are mitigated through three conditions of approval listed in the staff report.

A Zoom-based neighborhood meeting was held on May 11, 2021, with two (2) attendees. Discussion topics pertained to future traffic signals, compliance with inventory age/ value restrictions, and impact on existing dealers. All required notifications were completed for this meeting and all prior meetings

Staff recommended approval of Application PL-21-0047 subject to three (3) conditions listed in the staff report.

Chair Iwanski welcomed Commissioner questions.

Vice-Chair Thompson inquired where the income, number of cars, and age of the car restrictions come from. Mr. Brian Craig, Planning Manager, advised that the City researched industry best practices and what sets apart the top five (5) to ten (10) national used automotive dealership brands, particularly in regard to sales volume, revenue, and quality. Mr. Paul Gilbert, representing the Applicant, advised the numbers were derived collaboratively with input provided from the City Manager with the goal of maintaining the highest quality for the Automall.

Commissioner Warren inquired if these are the same standards used for Echo Park Automotive. Mr. Craig stated these are identical standards in terms of PAD and CUP that were applied to Echo Park Automotive in 2020.

As there were no additional public comments, Chair Iwanski closed the public hearing and invited a motion.

Commissioner White moved to approve Application PL-20-0349 subject to three (3) conditions of approval as listed in the staff report; Commissioner Warren seconded the motion.

Upon vote, the motion carried six (6) to one (1).

David Iwanski – Chair	Aye
Christopher Thompson – Vice Chair	Nay
Alisha Meginnis, Commissioner	Aye
Lisa Osborne, Commissioner	Aye
Denise Stanfield, Commissioner	Aye
Linda Warren, Commissioner	Aye
Larry White, Commissioner	Aye

d. Auto Nation Used Automotive Dealership – Conditional Use Permit – Application PL21-0049

This item was presented with the prior item. Staff recommends approval of Application PL-21-0049 subject to three (3) conditions as listed in the staff report.

Chair Iwanski welcomed Commissioner questions.

As there were no additional public comments, Chair Iwanski closed the public hearing and invited a motion.

Commissioner White moved to approve Application PL-20-0349 subject to three (3) conditions of approval; Commissioner Osborne seconded the motion.

Upon vote, the motion carried six (6) to one (1).

David Iwanski – Chair	Aye
Christopher Thompson – Vice Chair	Nay
Alisha Meginnis, Commissioner	Aye
Lisa Osborne, Commissioner	Aye

Denise Stanfield, Commissioner	Aye
Linda Warren, Commissioner	Aye
Larry White, Commissioner	Aye

6. ACTION ITEMS

a. Roosevelt Park II Phase 4 – Preliminary Plat – Application PL-20-0353

Mr. Craig stated the application is for a 15.43 gross acre parcel upon which 56 single family residential lots are proposed, part of the Roosevelt Park II project. The property was annexed and zoned in 2001 as part of the Roosevelt Park PAD with amendments in 2005, 2018, and 2019. The General Plan Land Use designation is Medium High Density Residential, which accommodates single family homes with a density of four (4) to twelve (12) dwelling units per acre.

Mr. Craig reviewed the proposed Preliminary Plat and Open Space Plan. Phase 4 will be a gated community with private internal streets. Access to Phase 4 will be from the north as well as internally through Roosevelt Park II Phases 1, 2, and 3. Approximately 22 percent (2.68 acres) of the 15.43-acre site will be dedicated to the open space including .75 acres for a shaded and turfed play structure area. The walls, gates, landscaping, and open space theme is consistent with the first three phases. Staff recommended approval of the Preliminary Plat as it is consistent with the approved PAD, Zoning Ordinance, Avondale Subdivision regulations, and existing development on the site (landscaping, walls, and community areas). There is sufficient access to the development and Certificates of Adequate School Facilities have been provided by the applicable school districts. Four (4) conditions of approval are recommended as listed in the staff report.

Chair Iwanski invited Commissioner questions.

There being no questions, Chair Iwanski invited a motion.

Vice-Chair Thompson moved to recommend approval of Application PL-20-0353; Commissioner Osborne seconded the motion.

Upon vote, the motion carried seven (7) to zero (0).

David Iwanski – Chair	Aye
Christopher Thompson – Vice Chair	Aye
Alisha Meginnis, Commissioner	Aye
Lisa Osborne, Commissioner	Aye
Denise Stanfield, Commissioner	Aye
Linda Warren, Commissioner	Aye
Larry White, Commissioner	Aye

b. Dutch Bros. Development Plan – Application PL-20-176

Mr. Galica stated the proposal is for Development Plan approval for a Dutch Bros. drive-through coffee shop located on 1.08 acres at the southwest corner of Dale Earnhardt Drive and 114th Avenue in The BLVD. The site was annexed in 2009 and until last year was used for overflow parking for the American

Sports Center. The property was rezoned from City Center District (CCD) to The BLVD District (BLVDD) in March 2020 and is located within The BLVD Park Avenue District, intended to be the most vibrant and intense area of The BLVD. The BLVD District/Park Avenue District zoning allows for one (1) drive-through facility within The BLVD Park Avenue District, subject to review and approval of the Development Plan by Planning Commission and City Council.

The proposed Dutch Bros. includes one (1) vehicular access off 114th Avenue, a double lane drive-through that can queue up to 27 cars, pedestrian access/pickup window/covered patio, on-site parking for 25 vehicles, and restroom facilities. The site is designed to create a presence along 114th Avenue and Avondale Boulevard by locating accessory structures along those frontages. The proposed building and accessory structures will all be contemporary in design and color, with landscaping also contributing to the beauty of the site.

The proposed plan conforms to The BLVD Park Avenue General Plan Designation, The BLVD Specific Plan, and BLVDD zoning. The City's Traffic Engineer has reviewed a traffic impact analysis, working with the applicant's engineer to ensure that all concerns have been addressed, and believes the site is adequately served by the single access point from 114th Avenue with adequate queueing. The City understands that there is a level of concern related to these facilities based off of operation on other sites in the Valley, though this proposed site is significantly larger and features a great deal more queuing than older Dutch Bros. sites that have been known to overflow onto surrounding streets. Still, in the event that the business generates even more traffic than expected, a stipulation is provided requiring the developer to mitigate traffic impacts, including through the possible installation of an additional access to the site from Avondale Boulevard.

Chair Iwanski invited Commissioner questions.

Commissioner Osborne asked for more information related to the traffic study, based on experience of traffic congestion with Dutch Bros. facilities. Mr. Galica explained that traffic studies review a proposed use by evaluating comparable facilities within the Valley, studying peak hour trips and off-peak trips to come up with an idea on how many vehicles the site will need to accommodate at its busiest. This is the number used to determine appropriate queueing in the drive-through lane to ensure cars are not spilling into the parking lot or adjacent streets. The proposed 27-vehicle queue lane is expected to be more than sufficient to prevent spillage of vehicles on surrounding streets. Mr. Craig added that knowing the unique and successful brand, existing Dutch Bros. facilities in the Valley were used as comparables. Additionally, the stipulation previously mentioned was put in place to rectify any traffic impacts beyond what is anticipated.

Stephen Anderson on behalf of Dutch Bros. spoke of the review process of the traffic study that was submitted to staff for review, noting upon review by the staff, Dutch Bros. were asked to make extensive revisions to the site plan to reduce impacts on adjoining streets, which they did. Additionally, Dutch Bros. is willing to accept and abide by the recommended stipulations, as they have a strong desire to become good and successful corporate citizens in Avondale.

There being no further questions, Chair Iwanski invited a motion.

Commissioner Meginnis moved to recommend approval of Application PL-20-0176 subject to five (5) conditions listed in the staff report; Commissioner White seconded the motion.

Upon vote, the motion carried five (5) to two (2).

David Iwanski – Chair	Aye
Christopher Thompson – Vice Chair	Nay
Alisha Meginnis, Commissioner	Aye
Lisa Osborne, Commissioner	Nay
Denise Stanfield, Commissioner	Aye
Linda Warren, Commissioner	Aye
Larry White, Commissioner	Aye

7. PLANNING DIVISION REPORT

Mr. Craig spoke of the diversified and growing The BLVD Park Avenue District, as there are many residential and commercial/retail projects lined up for future meetings. The City is investing in amenities, including water features and lakes.

Zoom will be used for the July meeting, with plans to be in-person in August.

Chair Iwanski, based on the comments from this evening, suggested staff and the City Traffic Engineer stay diligent in reviewing the traffic impacts of projects.

8. CALENDAR:

The next meeting is scheduled for July 21, 2021, at 6:00 p.m.

9. ADJOURNMENT

There being no further business before the Commission, Chair Iwanski adjourned the meeting by voice vote.

Upon vote, the motion carried seven (7) to (0).

David Iwanski – Chair	Aye
Christopher Thompson – Vice Chair	Aye
Alisha Meginnis, Commissioner	Aye
Lisa Osborne, Commissioner	Aye
Denise Stanfield, Commissioner	Aye
Linda Warren, Commissioner	Aye
Larry White, Commissioner	Aye

Meeting adjourned at 7:38 p.m.

Chair Signature

Date



AGENDA ITEM REPORT

SUBJECT: Van Buren 101 - Rezone Major Amendment to the Interstate Commerce Center
PAD - PL-21-0080

MEETING DATE: 7/21/2021

TO: Planning Commission

FROM: Chris Sexton, Planner

THROUGH: Brian Craig, Planning Manager

PURPOSE:

Planning Commission will hold a public hearing and consider a request by Adam Baugh, Withey Morris PLC, for a Major Amendment to the Interstate Commerce Center Planned Area Development (PAD). Approval of the proposed PAD Amendment will revise the PAD's permitted uses to allow warehouse and distribution uses as a primary use on Lot 11 of the Interstate Commerce Center, which is 5.50 net acres of vacant land located at the northeast corner of 101st Avenue and Van Buren Street. Permitted uses on other parcels within the Interstate Commerce Center PAD are not modified by the proposed Amendment. Commission will take appropriate action.

BACKGROUND:

The 5.50 net acre subject property (Exhibits A and B) is located at the northeast corner of 101st Avenue and Van Buren Street. The site, which was annexed in April 1986, is square-shaped, relatively flat, vacant, and features no unusual physical characteristics.

The site was zoned Interstate Commerce Center PAD as part of an approximately 55-acre rezoning in March 1996. The PAD allows a narrowed list of permitted land uses that is a combination of C-2 (Community Commercial), CP (Commerce Park), and A-1 (General Industrial) uses.

On October 5, 2020, the City Council approved a PAD amendment to allow warehouse and distribution uses as a primary use to be permitted on Lots 5 and 6 on 8.58 gross acres of land located at the northwest corner of 99th Avenue and Pierce Street.

The property is presently designated by the General Plan 2030 Land Use Map as Business Park (Exhibit C). The Business Park designation allows for large scale campus development that provides abundant employment opportunities and accommodates enclosed light manufacturing, corporate commerce, hotel multi-story offices, and limited warehouse and support services.

The existing uses and zoning of surrounding properties include:

NORTH: Cummins Sales and Service, a diesel engine sales and service facility, located within the Interstate

Commerce Center Planned Area Development (PAD).

EAST: A 3.34-acre property developed as a flex industrial building, located within the Interstate Commerce Center PAD.

SOUTH OF VAN BUREN STREET: Properties located within the City of Tolleson, including an enclosed industrial development west of 101st Avenue and vacant land zoned for commercial development east of 101st Avenue.

WEST OF 101ST AVENUE: A vacant parcel zoned Avondale Commerce Center PAD, allowing for enclosed light industrial uses on the subject sites. Plans for a light industrial development featuring two (2) buildings totaling 633,321 square feet have recently been approved for construction.

SUMMARY OF REQUEST:

The proposed Major Amendment (Exhibit E) will amend the PAD to allow warehouse and distribution uses as a primary use to be permitted on Lot 11, Interstate Commerce Center PAD, on 5.50 net acres of land located at the northeast corner of 101st Avenue and Van Buren Street, (Assessor Parcel: 102-54-053A). Permitted uses on other parcels within the Interstate Commerce Center PAD are not modified by the proposed Amendment.

Besides amending the PAD to allow warehouse uses, the amendment will establish development standards and design criteria specific to the project. The development of the site, as it proceeds through site planning and permit approvals, will be required to generally conform to these specifications and exhibits.

The proposed amended PAD includes development standards that are based on the City's General Industrial (A-1) zoning; however, there is a request for deviations on the front yard, rear yard, street side yard, and interior side yard setbacks as follows:

- Front yard setback: reduced from 25 feet to fifteen (15) feet
- Rear yard and interior side yard setbacks: reduced from fifteen (15) feet to five (5) feet average; an average yard setback may be utilized to encourage variation along a single continuous perimeter and to accommodate minor encroachments
- Street side yard setback: reduced from 25 feet to ten (10) feet

The purpose of these requests is to optimize the site layout given the small lot size for this type of development as well as to accommodate trailer storage at the rear of the property and to improve vehicular circulation for the development.

The Site Plan (Exhibit F) shows the proposed building is oriented east to west to allow the truck court area to be screened from Van Buren Street. Additional screening along 101st Avenue will be provided by screen walls and landscaping. Other than trucks maneuvering into loading docks, all activities on the site will be inside enclosed buildings.

Various techniques break up long wall planes and ensure the City's design expectations in the Freeway Corridor are met for the building elevations (Exhibit G). A contemporary aesthetic featuring a neutral color palette is proposed. Building entrance areas are emphasized through the provision of two-story glass elements coupled with projecting metal canopies to provide shade and shadow. Variation in parapet height, material and texture changes, color changes, reveals, horizontal and vertical elements are provided to break up long walls and enhance the appearance of the development. The building design is intended to replicate

an office building.

Vehicular access to the Van Buren 101 site is provided via a driveway at the western edge of the property on 101st Avenue. An additional access drive on 101st Avenue is also provided along the eastern side of the parcel.

Landscaping requirements for the project will be required to adhere to A-1 zoning district requirements as specified in Zoning Ordinance Section 12, Landscaping, Walls, and Fences. That section contains standards for minimum landscape area on-site, landscaped areas in parking lots, tree quantity and tree size requirements, and the like.

A Site Plan and Design Review application for the project will be reviewed administratively, following any approval of this Major PAD Amendment by City Council, to ensure conformance with the PAD Narrative and exhibits thereto.

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, June 24, 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 sign on the property, and display ads in the Southwest Valley Arizona Republic, were completed in at least fifteen (15) days prior to the meeting as required. In addition to City Staff and the applicant's team, two (2) people attended the virtual meeting (Exhibit H). Discussion was primarily related to the following topics:

- ***What are the number of users that could be accommodated in the building?*** The applicant advised that the proposed building provides for flexible suite options, it could be entirely leased by one (1) tenant or several smaller tenants.
- ***What type of use(s) will be in the building?*** The applicant responded that the type of users may include anything from fulfillment to company headquarters, as well as warehousing and distribution.
- ***What are the adjacent uses?*** The applicant provided a summary of the adjacent uses, which includes a truck service business to the north.

Two (2) comments pertaining to the proposal were posted on the City's aVOICE/Polco digital forum, as follows:

- "Having so many logistics (sic) warehouses does not enhance the city."
- "Do it. Rezone. Develop it."

All required notifications for Planning Commission and City Council public hearings have been completed. All property owners within 1,000 feet of the subject site were notified of the time, date, and location of the Planning Commission and City Council meetings via postcards, the meetings were advertised in the Southwest Valley Arizona Republic, and a public hearing notice sign identifying meeting dates, times, and locations was installed on the property. All notifications included Zoom meeting information and links as applicable. No additional public comments have been received to date.

ANALYSIS:

Conformance with the General Plan and Freeway Corridor Specific Plan

The Business Park classification encourages uses that provide employment opportunities in a large scale campus setting. The proposed warehouse and distribution use allows for commerce park and related employment generating uses as is required in the Business Park designation.

The proposed site is designed such that building elevations featuring truck bays, where the most intense activity will be occurring, are oriented towards the interior of the site so as not to be visible from surrounding properties or streets.

The building has an architecturally enhanced design that resembles a Class-A office rather than the typical light-industrial development.

Additionally, the proposed PAD furthers several goals of the General Plan, and advances multiple goals of the Freeway Corridor Specific Plan, most notably:

General Plan 2020 Economic Vitality Goal #1: “Grow and diversify Avondale’s economy and employment base through business retention, expansion, and development.” Development of warehouse and distribution on the property as proposed in the PAD will fill a real estate need for additional light-industrial space within the City and allow for continued attraction of new businesses to Avondale.”

The Freeway Corridor Specific Plan (FCSP) Objective #1: “Prioritize the City’s appearance from the I-10 and Loop 101 freeways, limiting heavy industrial uses and establishing strict design requirements where necessary.” The proposed building includes strong architecture, site design, and landscaping standards to ensure that the site aesthetically enhances the Freeway Corridor area as a whole. The portions of the building that will feature roll-up doors intended for loading and unloading of trucks will be obscured by the orientation of the buildings themselves along with a combination of landscaping and walls.”

Development Standards

The development standards contained within the proposed Interstate Commerce Center PAD are comparable to Zoning Ordinance requirements for development in the A-1 zoning district. The applicant is requesting deviations from the zoning requirements for front yard, interior side yard, street side yard, and rear yard setbacks to optimize the trailer storage and circulation within the rear trucking area, as described above.

The FCSP identifies a maximum height of four (4) stories for development on this property. The PAD proposes maximum building heights of 42 feet, significantly lower than the FCSP maximum, with architectural elements up to 47 feet.

Project Design

In addition to establishing standards for design, materials, and colors, the Van Buren 101 PAD contains building elevations for the proposed development. The renderings depict contemporary style buildings which incorporates a neutral color palette.

The proposed building incorporates multiple architectural techniques to break up long wall planes and make the highly visible buildings aesthetically appealing. Variation in parapet height, color changes, and reveals, are provided to break up long walls and enhance the appearance of the development. A significant amount of storefront glass at each corner entry highlights the material variation, with some of it reaching an elevation to allow possible two-story elevations. Clerestory windows are also provided for additional variation and to provide additional internal lighting to the building. The result of this combination of materials and techniques is a building that will appear more akin to a Class-A office complex than a typical light industrial development.

Landscaping on the site will adhere to Zoning Ordinance landscaping requirements. Adherence to these requirements will ensure that significant landscape areas, tree sizes, plant quantities, are provided throughout the site.

Streets, Utilities, and Other Infrastructure

Vehicular access to the site is provided via Van Buren Street and 101st Avenue.

The City has adequate water and sewer capacity to serve the proposed development.

The developer will be responsible for construction of all line extensions required to service the site.

DISCUSSION:

The proposed Major PAD amendment meets the following findings:

- The proposed Amendment is in conformance with the General Plan Land Use Map designation of Business Park.
- The proposed Amendment is in conformance with the Freeway Corridor Specific Plan.
- The proposed Amendment is in conformance with the Commercial and Industrial Design Manual.
- The Interstate Commerce Center (Van Buren 101) PAD will result in compatible land use relationships.
- Adequate public infrastructure to support the proposed development either presently exists or will be constructed by the developer.
- 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: Maintain and expand quality infrastructure and improve connectivity to City amenities.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-21-0080 Van Buren 101, a request for a Major Amendment to the Interstate Commerce Center Planned Area Development (PAD) to allow warehouse and distribution uses as a primary use on Lot 11, subject to the following six (6) conditions of approval:

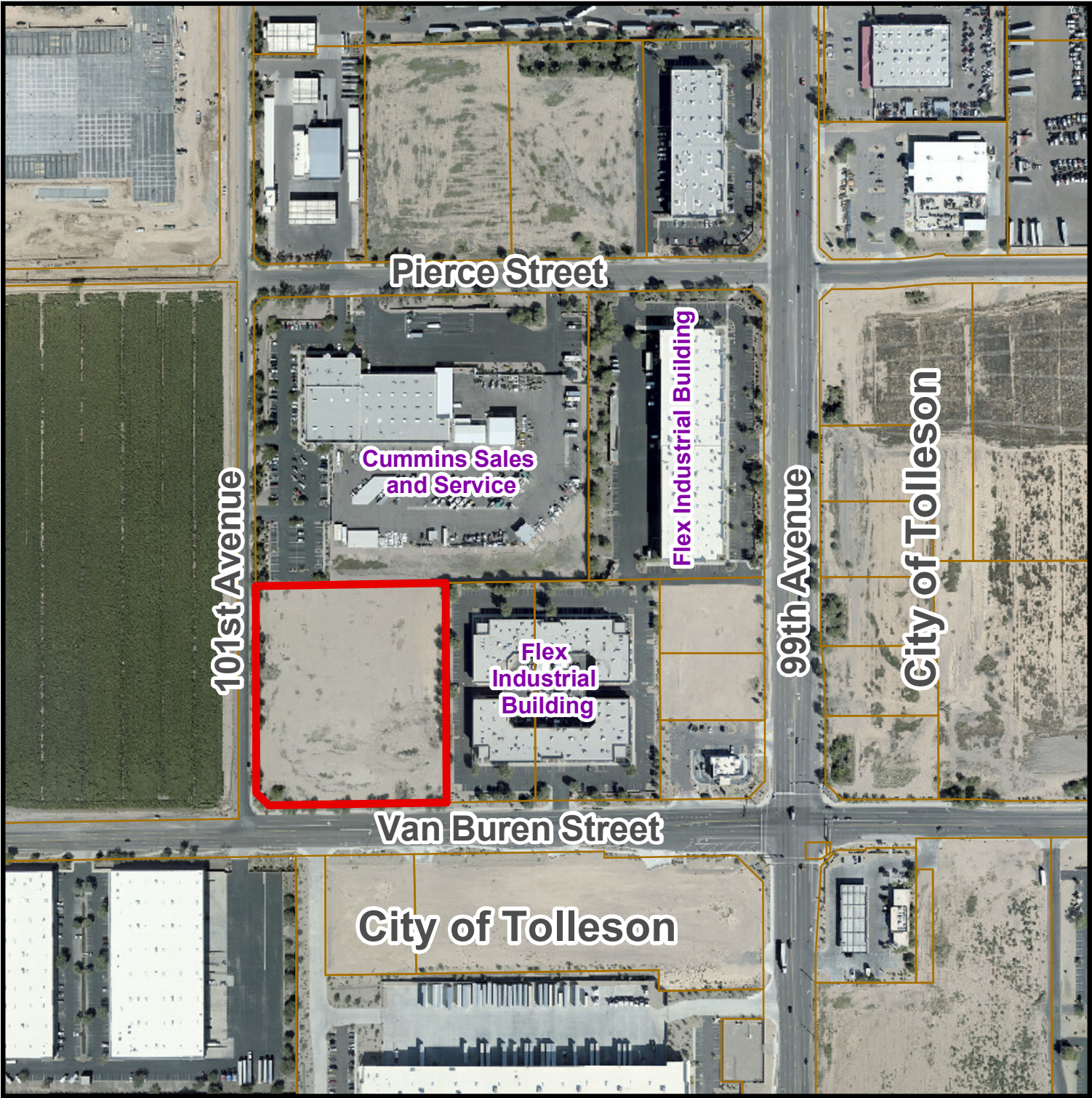
1. Development shall conform to the Van Buren 101 PAD Narrative date stamped May 27, 2021, Site Plan date stamped June 1, 2021, and the Building Elevations date stamped April 22, 2021, except as modified by these conditions.
2. The developer shall submit an application for approval of a Comprehensive Sign Package for all building mounted and freestanding monument signage, prior to issuance of any sign permits for the planned development.
3. The planned development is subject to the requirements of Zoning Ordinance Section 11, Required Public Art for New Planned Area Developments (PAD), Commercial, Office, Employment, and Municipal Construction.
4. Grandfathered groundwater rights for the property must be extinguished and pledged to the City of

Avondale's designated account (26-002003.0000) prior to issuance of any construction permits for any portion of the project.

5. All development shall be completed in accordance with the City of Avondale General Engineering Requirements Manual and the City of Avondale Supplement to MAG Uniform Specifications and Details unless a standards deviation has been approved.
6. The developer shall be responsible for fiber conduit installation within the City's public right-of-way in accordance with the City's Transportation Plan and development codes.

PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-21-0080 Van Buren 101, a request for a Major Amendment to the Interstate Commerce Center Planned Area Development (PAD) to allow warehouse and distribution uses on Lot 11, subject to six (6) recommended conditions of approval as listed in the staff report.



Aerial Photograph



 Project Location



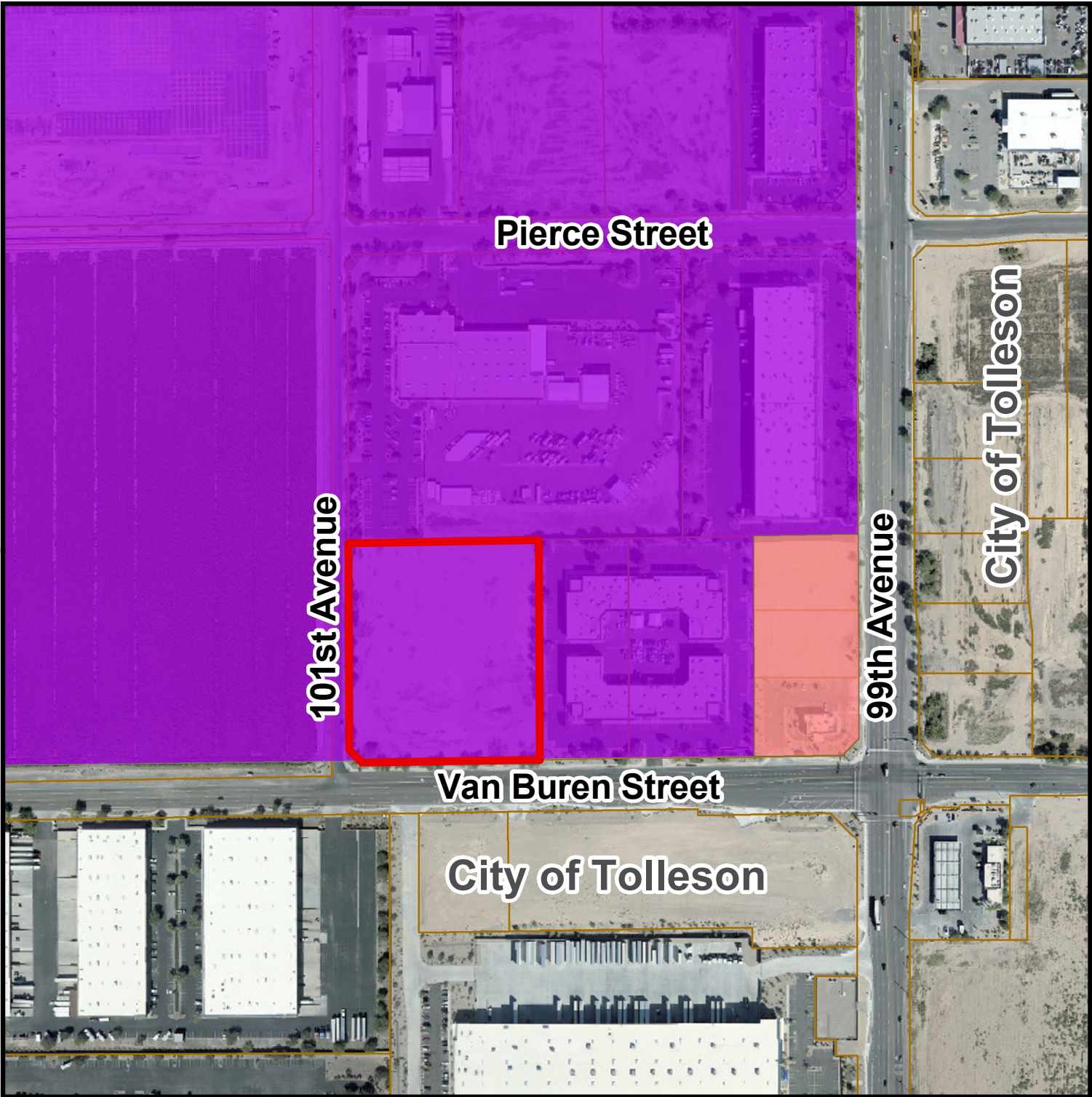


Zoning Vicinity Map



 Project Location





General Plan Land Use Map



Project Location



Local Commercial



Business Park



Exhibit D

Summary of Related Facts

SUMMARY OF RELATED FACTS

APPLICATION PL-21-0080

<i>THE PROPERTY</i>	
SIZE	6.73 gross acres; 5.50 net acres
LOCATION	Northeast corner of 101st Avenue and Van Buren Street.
PHYSICAL CHARACTERISTICS	The vacant site is square-shaped, relatively flat, and features no unusual physical characteristics.
EXISTING LAND USE	The parcel is currently vacant with no use.
EXISTING ZONING	The parcel is zoned Interstate Commerce Center Planned Area Development (PAD). The approved PAD allows for commerce park and light industrial uses on the subject site.
ZONING HISTORY	The site was annexed in April 1986 and rezoned from Agricultural (AG) to Interstate Commerce Center Planned Area Development (PAD) in March 1996.

<i>SURROUNDING ZONING AND LAND USE</i>	
NORTH	Cummins Sales and Service, a diesel engine sales and service facility, located within the Interstate Commerce Center Planned Area Development (PAD).
EAST	A 3.34-acre property developed as a flex industrial building, located within the Interstate Commerce Center PAD.
SOUTH OF VAN BUREN STREET	Properties located within the City of Tolleson, including an enclosed industrial development west of 101 st Avenue and vacant land zoned for commercial development east of 101 st Avenue
WEST OF 101 ST AVENUE	A vacant parcel zoned Avondale Commerce Park PAD, allowing for enclosed light industrial uses on the subject site. Plans for a light industrial development featuring two (2) buildings totaling 633,321 square feet have recently been approved for construction.

<i>GENERAL PLAN</i>	
The property is presently designated by the General Plan 2030 Land Use Map as Business Park. The Business Park designation accommodates development of large-scale employment campuses consisting of enclosed light manufacturing, corporate commerce, office and limited warehouse and support services designed with attractive streetscapes, appropriate screening, and pedestrian considerations. The Interstate Commerce PAD, which allows for commerce park and light industrial uses on the site, conforms to the Business Park designation.	

<i>PUBLIC SCHOOLS</i>	
SCHOOL DISTRICT(S)	Tolleson Union High School District, Tolleson Elementary School District
ELEMENTARY SCHOOL	Porfirio H. Gonzales Elementary School, located east of the northeast corner of 95 th Avenue and Garfield Street in the City of Tolleson
HIGH SCHOOL	Tolleson Union High School, located at the southwest corner of Van Buren Street and 94 th Avenue in the City of Tolleson

<i>ADJACENT STREETS</i>	
101st Avenue	
Classification	Industrial Collector
Existing half-street right-of-way	40 feet
Standard half-street right-of-way	40 feet
Existing half-street improvements	One (1) through lane, detached sidewalk, curb, gutter, landscaping, and streetlights
Standard half-street improvements	One (1) through lane, detached sidewalk, curb, gutter, landscaping, and streetlights
Van Buren Street	
Classification	Minor Arterial
Existing half-street right-of-way	65 feet
Standard half-street right-of-way	65 feet
Existing half-street improvements	One (1) through lane, half center turn lane, temporary right-turn lane (will convert to an additional westbound lane when property to east is developed), bike lane, detached sidewalk, curb, gutter, landscaping, and streetlights
Standard half-street improvements	Two (2) through lanes, half center turn lane, bike lane, detached sidewalk, curb, gutter, landscaping, and streetlights

<i>UTILITIES</i>
The site will be provided water service from an existing 12-inch water line in Van Buren Street. Sewer service to the site will be accommodated by an existing 12-inch main line in Van Buren Street. Salt River Project (SRP) provides electrical service in this portion of the City.

Exhibit E

Proposed Van Buren 101 Planned Area Development Project Narrative

Van Buren 101

PAD Amendment

Submitted by:

Adam Baugh
2525 E. Arizona Biltmore Circle, A-212
Phoenix, Arizona 85016
602-230-0600,
adam@witheymorris.com



On behalf of:

WDP Partners, LLC



Brama Holdings, LLC

Case No. PL-21-0080

3rd Submittal: May 27, 2021
2nd Submittal: April 27, 2021
Initial Submittal: March 11, 2021

Van Buren 101

PAD Amendment Project Narrative

A. Request

On behalf of WPD Partners and Brama Holdings, this application is a request to amend the Interstate Commerce Center Planned Area Development (“PAD”) (Case Nos. Z-96-315-A and Z-04-08) to allow warehouse and distribution uses on Lot 11 of the Interstate Commerce Center PAD, and to establish development standards and design criteria specific to the project.

WDP Partners, in partnership with Brama Holdings, desires to develop a high-quality, institutional grade, light industrial building (the “Project”) that will permit warehousing/distribution uses. When the Interstate Commerce Center PAD ordinance was adopted in 1996, one of the stipulations prohibited “bulk warehousing and distribution” (See Ordinance No. 1065-04, Stipulation 5). That said, it is appropriate to revisit this stipulation given the age of the Interstate Commerce Park PAD, the existing long-term vacancy of the property, and the industrial land use patterns surrounding the site.

B. Project Location

The subject property is located at the northeast corner of 101st Avenue & Van Buren Street in Avondale (the “Property”). The Property is approximately 5.5 net acres in size and the use of the Property remains vacant land today (**See Exhibit A, Aerial Map**). The area surrounding the Property consists of an automotive repair facility to the north; a flex industrial building to the east; vacant land and industrial flex buildings to the south; and vacant agricultural land to the west.

C. General Plan and Zoning

The General Plan Land Use Map designates the Property as “Business Park” within the “Freeway Corridor/99th Avenue/City Center Growth Area.” The Property is also subject to the Freeway Corridor Specific Plan. The Property is part of the Interstate Commerce Center Planned Area Development and the existing zoning for the Property is PAD (Ordinance Section 601). **See Exhibit B, General Plan and Zoning Maps.**

D. Permitted Uses

All uses permitted in the Interstate Commerce Center PAD, as amended, except that warehouse and distribution as a primary use shall be permitted on Lot 11 of the Interstate Commerce Center subdivision.

E. Development Proposal

WDP Partners, in partnership with Brama Holdings, intends to develop an attractive, high quality, institutional-grade industrial building that will provide employment opportunities within the City of Avondale. Additionally, they seek to activate a long-time vacant parcel with a land use that will be complementary to the area and is consistent with the land use mix in the area.

The proposed Project consists of a +/- 95,580 square foot building, which will be approximately forty-seven (47) feet in height to the top of parapet in some locations to promote façade undulation; however, the average parapet height is forty-two feet (42') in height. The conceptual site plan identifies 92 parking spaces provided to the south (front) and west of the proposed building. Four (4) accessible parking spaces are provided. Parking is screened on Van Buren Street with a mix of hedge shrub landscaping and a CMU screen wall. Shrubs and landscaping are provided along 101st Avenue. In addition to the typical parking spaces provided, thirteen (13) trailer spaces are also proposed at the rear of the Property.

Vehicular access to the Property is proposed via Van Buren Street and 101st Avenue. Pedestrian access to the Property is also proposed via a five (5) foot wide sidewalk which connects from Van Buren Street. Finally, two (2) separate enclosed refuse collection areas are provided at the rear of the Property. **See Exhibit C, Conceptual Site Plan.**

F. Development Standards

Development of the Property shall conform to the standards set forth in the Commerce Park (CP) District of the Avondale Zoning Ordinance and the standards set forth in this PAD Amendment. If there is a conflict between the Zoning Ordinance and this PAD, the less restrictive standard shall apply.

	Commerce Park	PAD Amendment
Max. Height	35'	47'
Max. Building Coverage	50%	50%
Min. Yard Setbacks	Front: 25' Side: 15' Rear: 15' Street Side: 25'	Front: 15' Side: 5' Average* Rear: 5' Average* Street Side: 10'

*An average yard setback may be utilized to encourage variation along a single continuous perimeter and to accommodate minor encroachments.

Minor deviations for the front yard setback, rear yard setback, side yard setback and street side setback are requested (see table above). The purpose of these deviations is to optimize the site layout given the comparatively small size of the Property for this type of development, as well as to accommodate trailer storage at the rear of the Project and improve vehicular circulation for the Project. The rear trucking area is a key component to the development, which will allow the Project to compete

with other similar industrial developments in the west valley area. Without sufficient trailer storage in the rear, the Project will be at a distinct disadvantage with competitive projects.

The applicant also requests a deviation to increase building height to 47' to the top of parapet, which will accommodate architectural enhancements while also providing sufficient clear heights for storage and racking systems required by today's modern warehouse users.

Lighting

Parking lot and common drives will be lit via wall pack lighting from the building. Pole lighting will exist at the trailer storage area. No light shall trespass across property lines except as allowed by the Avondale Zoning Ordinance.

Decorative and custom color architectural lighting will be provided at each building entrance. General site light poles, building area lighting, and emergency ingress/egress lighting will be similar to adjacent developments.

Screening

The proposed building is oriented so that the trucking area, utilities and trash enclosures are located on the north side of the building, thereby screening them from view from Van Buren Street. A six-foot-tall CMU screen wall will be provided to the west of the truck well, which will screen the loading area from 101st Avenue. Backflow preventers will be screened by landscape. Mechanical equipment will be located on the roof and will be screened by a parapet wall.

Walls & Fences

A 3-foot decorative parking screen wall will be provided along Van Buren Street and will be built within the required landscape setback. The horizontal design of the wall allows it to integrate with the landscaping and it will have an undulating and repetitive design that enhances the structured landscape and streetscape appearance. The design, materials and colors for all walls visible from public view will be uniform in appearance. No parking screen wall is proposed along 101st Avenue given that no parking spaces front immediately onto the right-of-way. Additionally, there are area constraints that would preclude a screen wall along 101st Avenue, including a required public utility easement; however, quality landscaping will be provided to enhance the streetscape and appearance of the Project from 101st Avenue.

Parking Standards

On-site parking shall be provided in accordance with the Avondale Zoning Code. The parking required is 73 spaces and 92 are provided. The size of all parking spaces, driveways, islands in parking areas and other improvements in the parking areas must conform to the minimum established requirements of the City of Avondale Zoning

Ordinance, unless otherwise modified herein. Ratios below shall be minimums, with additional parking allowed if reasonably required by market conditions or specific user requirements:

PARKING REQUIRED: $95,580 \times 90\% = 86,022$ SF

Future Offices = $9,558 \text{ SF} / 250 = 39$ Spaces

Warehouse = 76,464 SF

$10,000 / 500 = 20$ Spaces

$66,464 / 5,000 = 14$ Spaces

Total Required = 73 spaces

Total Provided = 92 spaces

As part of the required parking for the Project, one (1) electric vehicle (EV) charging station will be provided and two (2) EV-Capable spaces will be provided, as shown on the conceptual site plan, which furthers the City's vision for EV parking within the City of Avondale.

Covered parking is not defined on the concept plan at this time because users are not yet identified. This is a speculative building and it is expected the entirety of the building will be industrial uses. However, any required office covered parking will be determined and provided per city code once an end-user is identified and tenant improvement plans are submitted. Parking spaces will be designed as 18' x 10' stalls, with 2' of permitted overhang in accordance with the Zoning Code.

G. Architectural Design

The architectural character of the building will have a high-tech contemporary appearance. This will be established using clean edges and forms, and architectural accents. The building's front elevation (facing Van Buren) will convey a high-quality office appearance while being architecturally tied into the overall building mass and composition. This is achieved by additional horizontal and vertical glass to indicate an office appearance; horizontal steel canopies to bring the scale down for pedestrians; and wall surfaces that pop in and out, as well as vertically.

The conceptual building elevations include distinct design elements, such as strong architectural forms, colors and accent shading features, variations in building height, and offsets in building fronts, which collectively provide for an enhanced visual interest and varied building massing, and create distinctive points of entry for users. A combination of concrete tilt up wall panels with a series of reveals and patterns will accent the building elevations. A significant amount of storefront glass at each corner entry highlights the material variation, with some of it reaching an elevation to allow possible two-story offices within the building. Clerestory windows are also provided for additional variation and to provide additional internal lighting to the building.

Multiple materials such as smooth concrete tilt up wall panels, a formliner for variation of reveals and patterns at the entry corner as accents, steel canopies to contrast the tilt panels and a variety of paint colors are incorporated into the building elevations to provide variation in texture. The building also utilizes design features such as architectural pop outs of the tilt panels along the face of the building and vertical variations in heights at those pop outs to provide greater variation in the height and mass of the walls on the front and side facades.

H. Site Design Criteria

The conceptual site plan orients the buildings to face Van Buren Street. Access to the Property will be provided from Van Buren Street and 101st Ave, in the locations shown on the site plan. These points of access and internal circulation provide good access to users, employees and customers. Generous landscaping and decorative screen walls provide additional buffering from Van Buren Street.

The building is oriented so that the office component of the building primarily faces Van Buren Street, and the industrial operations are hidden at the rear of the Property. Having the trucking operations on the north side of the building also minimizes its exposure to the sun.

I. Signage

The proposed building has extensive frontage on both Van Buren Street and 101st Avenue. The length of these combined frontages, together with the need to provide effective visibility and building identification for site visitors, warrants commensurate signage for a project of this scale. Therefore, a deviation from the Commerce Park zoning district signage requirements is requested herein. Specifically, signage for the Project shall comply with the sign standards for the Commerce Park zoning district, except that an additional 25 percent of sign area shall be permitted. Further, the maximum area for a wall sign shall be 200 square feet. Signage will be established via Comprehensive Sign Plan.

J. Landscaping, Pedestrian Open Space and Amenities

The Project landscaping will be consistent with the existing streetscape in the Interstate Commerce Center. This development will have a predominantly lush and Mediterranean design with an intensity and density to create a pleasant and comfortable working environment. The proposed landscaping on the Property mimics the same design present within this PAD area and will complement the existing landscaping in the area. The continuity of 5-foot arterial sidewalks, "soldier rows" of trees, and the massing of shrub material in the background will provide for a streetscape that is consistent with the existing Interstate Commerce Center PAD streetscape landscaping in color, texture and massing. The plant palette along the streetscape is limited to only a "handful" of plant varieties to provide continuity with the existing streetscape. Desert Museum Palo Verde, Live Oak, and Willow Acacia, will be the prominent tree. Shrub and

groundcover plantings. Landscaping will be provided on-site as required by the Zoning Ordinance; however, a minor deviation is requested to reduce the required landscaping along the north property line, for approximately the length of the truck trailer parking area, as shown on the enclosed landscape plan. This deviation is necessary to accommodate the truck trailer parking area on this small site and to reduce conflicts. Ultimately, there is an existing screen wall that runs along much of the northern property line which visually screens the truck trailer parking area and precludes visual access to the subject area. One (1) outdoor employee break area will be provided to provide refuge, as shown on the conceptual site plan.

The development includes low-impact design elements. Stormwater retention is stored onsite in underground systems and is disposed by state regulated drywell systems. These systems provide additional filtration of storm runoff and recharge water to the aquifer.

K. Grading and Drainage

Existing drainage on the site generally flows to the south and west. Run-off from the adjacent existing half-streets will be accepted on-site and will be routed through underground piping to underground retention. Any additional required storage capacity will be provided in underground tanks and disposal for onsite retention will be accomplished by drywells.

L. Summary

The PAD amendment is in full conformance with the General Plan and existing Interstate Commerce Park PAD. The proposed use will produce jobs, provide benefits to the City of Avondale, and will activate an undeveloped, long vacant parcel of land. The PAD Amendment sets forth exceptional site development and architectural design that will have a positive influence on the area. In summary, this light industrial use is consistent with the City's long-term vision for this area, compatible with the surrounding area, and is appropriate land use planning.

Exhibit A

Exhibit A – Aerial Map



Exhibit B

Exhibit B – General Plan Map Excerpt

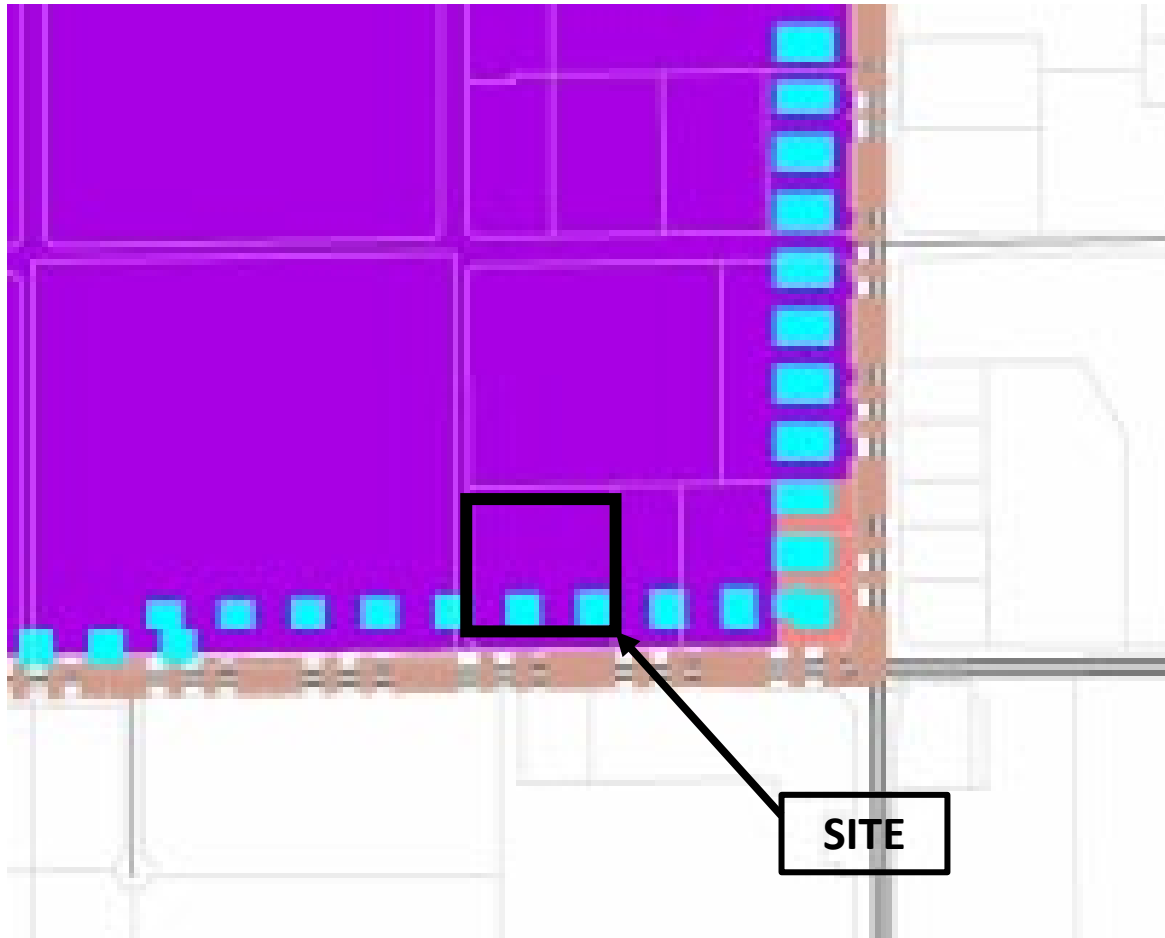


Exhibit B – Zoning Map

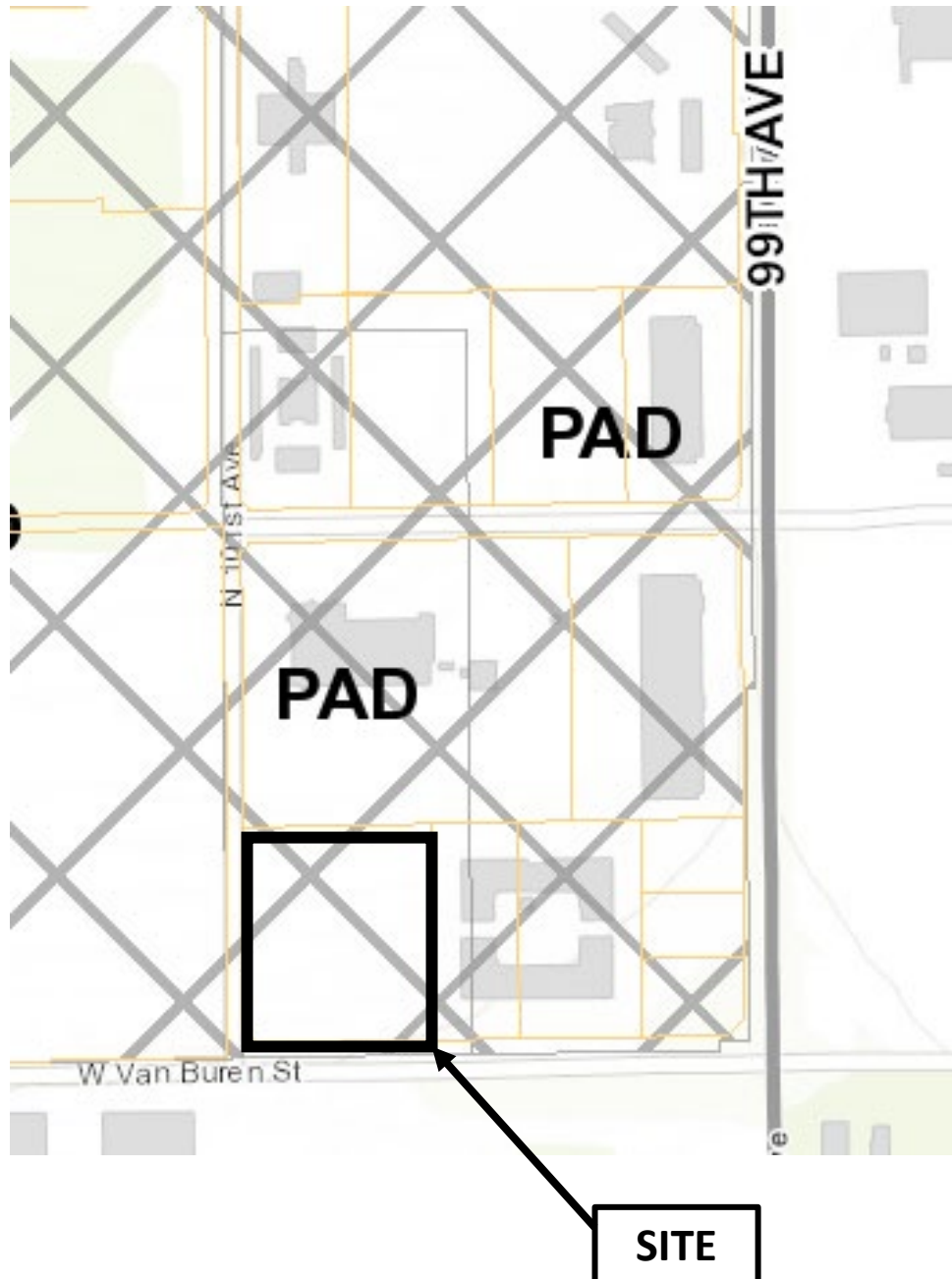
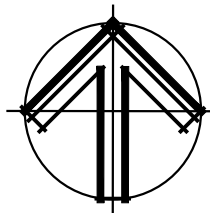


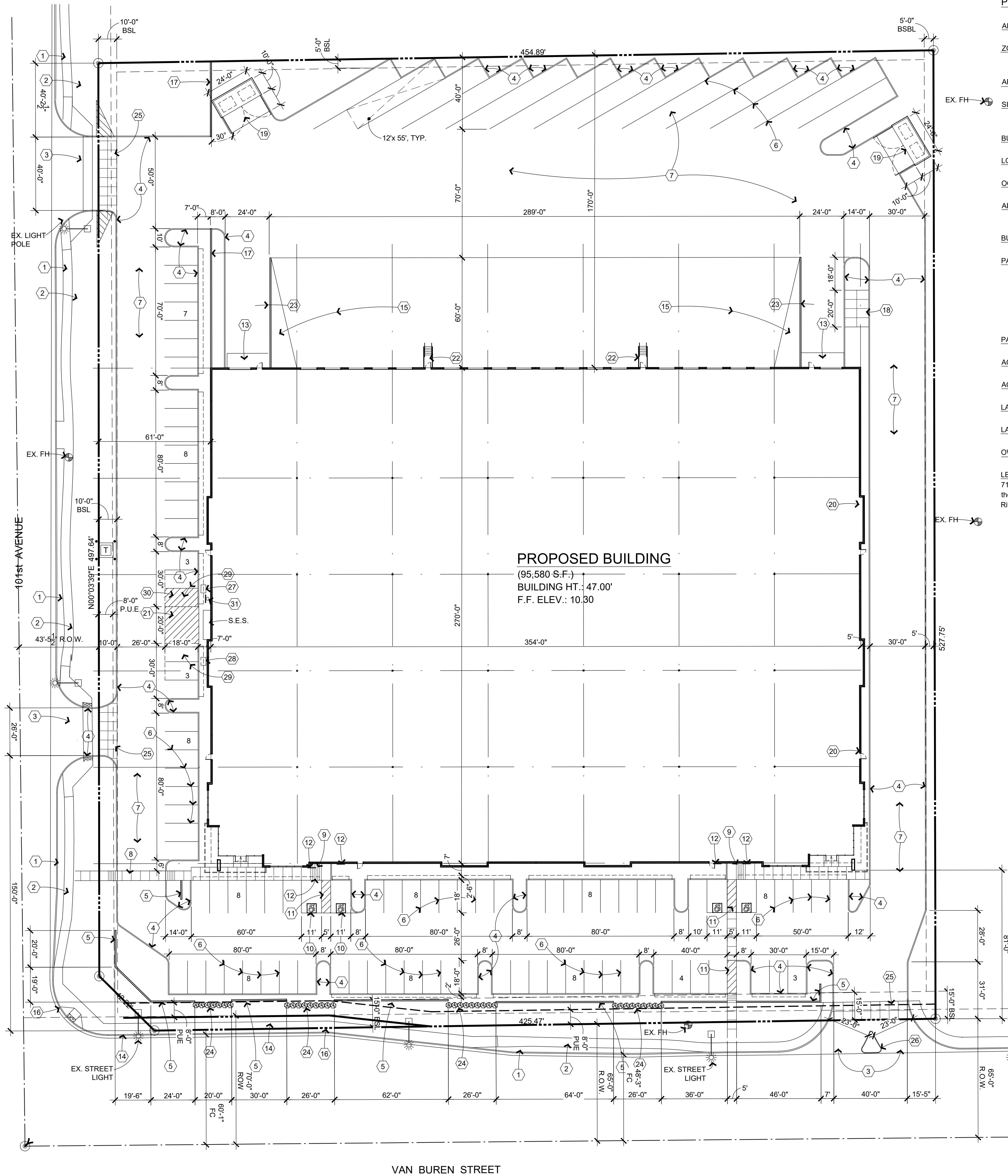
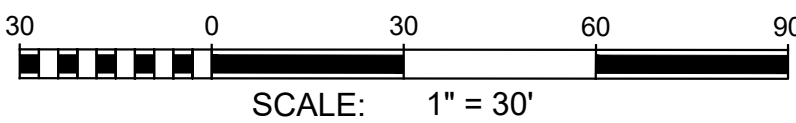
Exhibit C

- SITE PLAN KEYNOTES**
- Existing concrete vertical curb and gutter
 - Existing concrete sidewalk
 - New concrete curb cut per civil drawings
 - 4" concrete curbing per civil drawings
 - 3'-0" high, 8" cmu screen wall per details, Sheet SP-2
 - 4" wide white painted parking stripes
 - Asphalt pavement per civil drawings
 - 4" colored concrete (3500 psi) sidewalk with score joints at 5'-0" oc maximum flush with pavement
 - Ramp up 1:12 maximum. Provide scoring per 2010 ADA Standards
 - Accessible symbol painted on pavement per detail, Sheet SP-2
 - 4" wide yellow painted diagonal striping at 24" oc and at perimeter
 - Accessible signage per detail, Sheet SP-2
 - 6' x 5'-0" wide concrete apron (3500 psi) flush with finish floor and adjacent pavement
 - New concrete sidewalk per City of Avondale standard
 - Concrete truckwell per civil and structural drawings
 - New concrete vertical curb and gutter per civil drawings
 - 6'-0" high, 8" cmu screen wall per detail, Sheet SP-2
 - Employee break area
 - Double trash enclosure per detail, Sheet SP-2
 - 3 hour fire rated wall, joints, and openings
 - 4" wide painted white diagonal striping for power company access to SES
 - Steel stairs per details
 - 6" concrete curb (CIP)
 - Hedge shrubs per landscape plan
 - Scored colored concrete with score joints at 5'-0" oc each way
 - Raised concrete porkchop for right-in / right-out at this curb cut
 - Charging station
 - Future charging station. Provide Level 2 EV capable (equipped with conduit and paver supplies for future EV charging stations)
 - Future electric vehicle charging stations
 - 4" wide white painted diagonal striping at 32" oc and at perimeter
 - Provide signage: "Electric Vehicle Charging Station Parking Only"



SITE PLAN

SCALE: 1" = 30'-0"



PROJECT DATA

ADDRESS:
Existing zoning PAD
Proposed zoning amendment PAD

APN: 102-54-053A

SITE AREA:
Gross = 295,191 SF (6.78 Acres)
Net = 239,729 SF (5.5 Acres)

BUILDING AREA: 95,580 SF

LOT COVERAGE: 9558/239,729= 39.9%

OCCUPANCY: B/S1

ALLOWABLE AREA: Unlimited area with 60' yards except East side which is 40' and has a three hour fire rated wall

BUILDING HEIGHT: 47.00'

PARKING REQUIRED: 95,580/ 90%= 86,022
Future offices= 9,558 SF/250= 39 spaces
Warehouse= 76,464 SF
10,000/500= 20 spaces
66,464/5,000= 14 spaces
Total= 73 spaces

PARKING PROVIDED: 92 Spaces

ACCESSIBLE SPACES REQUIRED: 4 Spaces

ACCESSIBLE SPACES PROVIDED: 4 Spaces

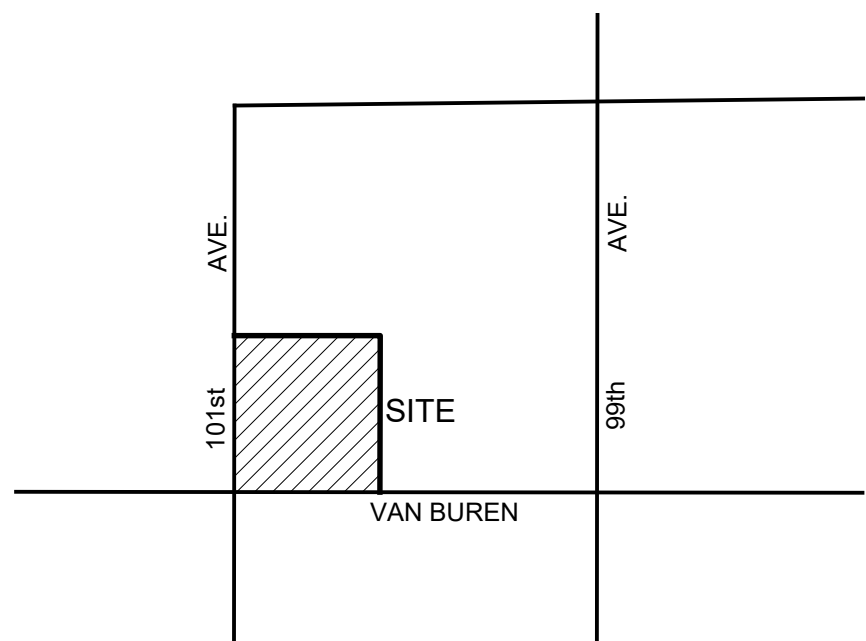
LANDSCAPE REQUIRED: 239,729 x 10 % = 23,973 SF

LANDSCAPE PROVIDED: 24,636 SF

OWNER: Milicevic Family Trust

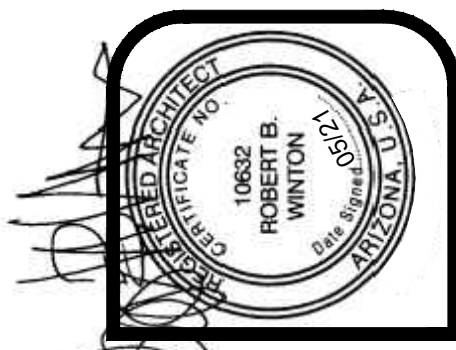
LEGAL DESCRIPTION: Lot 11 "Interstate Commerce Center" amended, as recorded in Book 714 of Maps, Page 49, of Maricopa County records, Arizona. Located within the East half of the Southeast Quarter of Section 5, Township 1 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona

NOTE: No walls, fences, structures, or trees are permitted within the P.U.E.



VICINITY MAP

SCALE: N.T.S.



winton architects, inc.
Phoenix, Az. 85014
1435 E. Rancho Drive
(602) 230-9778
wintonarch@gmail.com

**A NEW OFFICE / WAREHOUSE BUILDING FOR
101st AVENUE & VAN BUREN
AVONDALE, ARIZONA**

job no. 20140
drawn LB
approved RBW
date 5/18/21

revisions

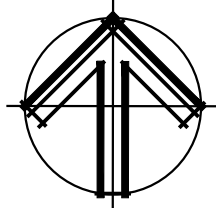
SP-1

Exhibit F

Proposed Site Plan

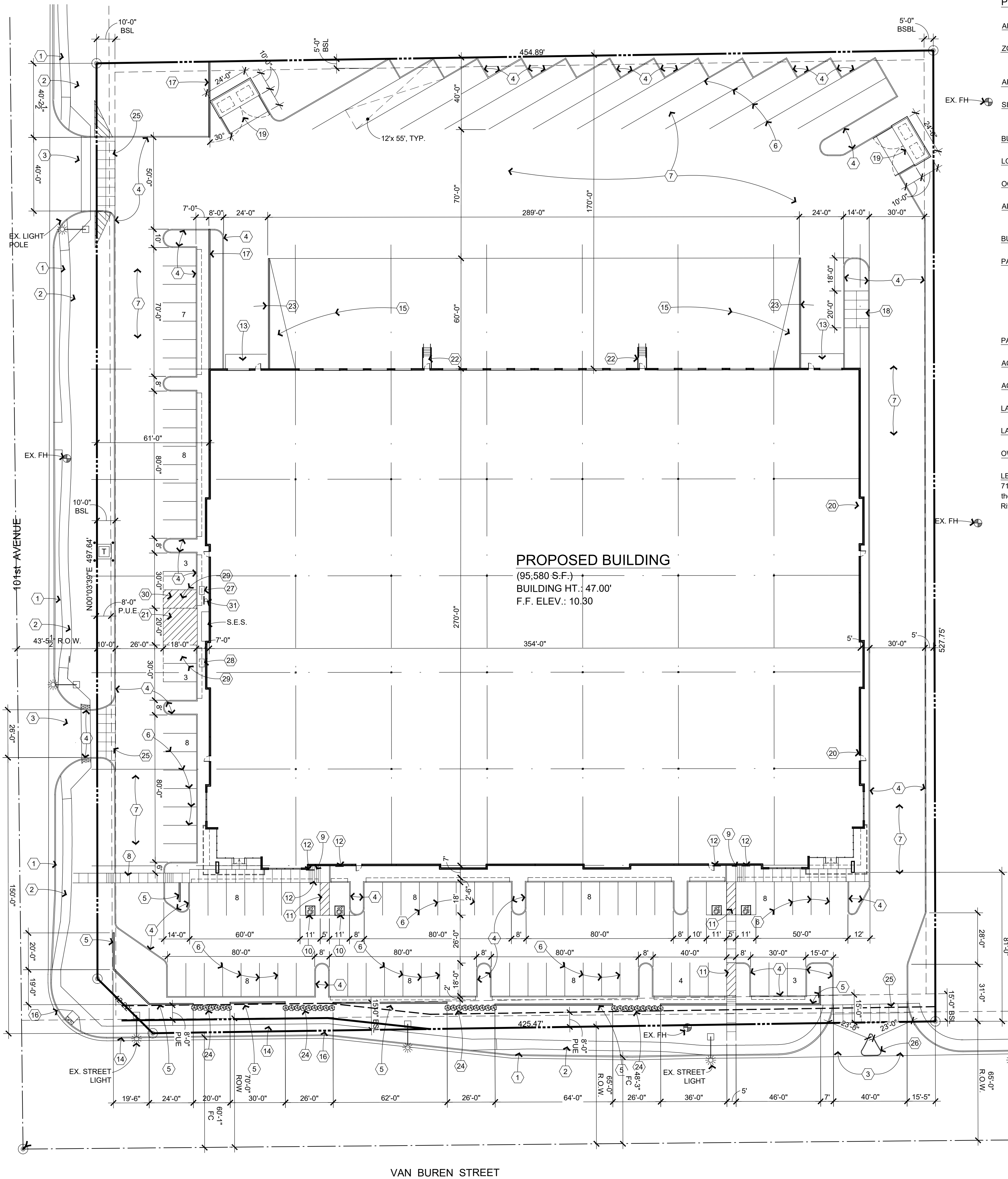
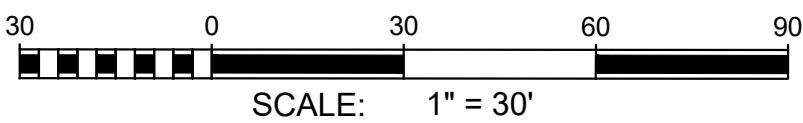
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SITE PLAN

SCALE: 1" = 30'-0"

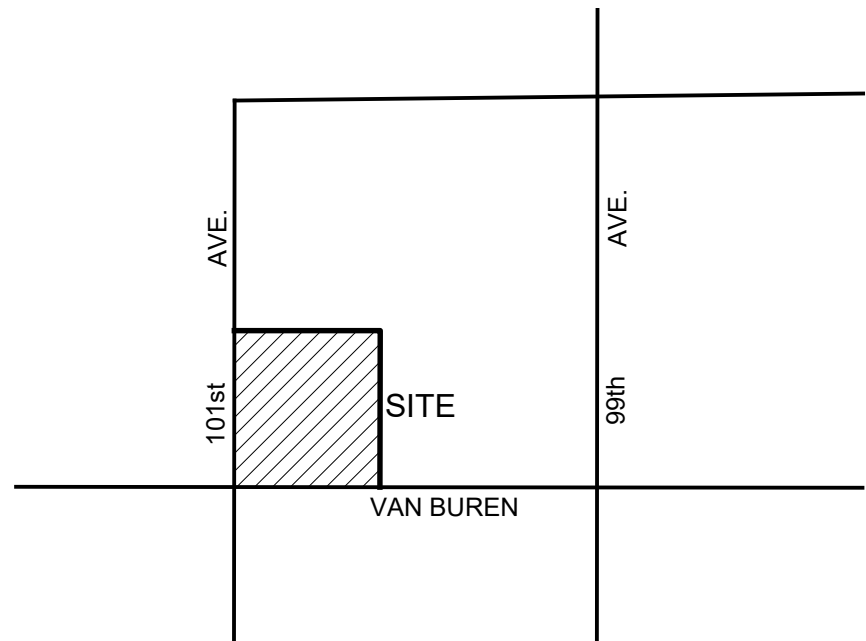


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OCCUPANCY:	B/S1
ALLOWABLE AREA:	Unlimited area with 60' yards except East side which is 40' and has a three hour fire rated wall
BUILDING HEIGHT:	47.00'
PARKING REQUIRED:	95,580/ 90%= 86,022 Future offices= 9,558 SF/250= 39 spaces Warehouse= 76,464 SF 10,000/500= 20 spaces 66,464/5,000= 14 spaces Total= 73 spaces
PARKING PROVIDED:	92 Spaces
ACCESSIBLE SPACES REQUIRED:	4 Spaces
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LANDSCAPE REQUIRED:	239,729 x 10 % = 23,973 SF
LANDSCAPE PROVIDED:	24,636 SF
OWNER:	Milicevic Family Trust

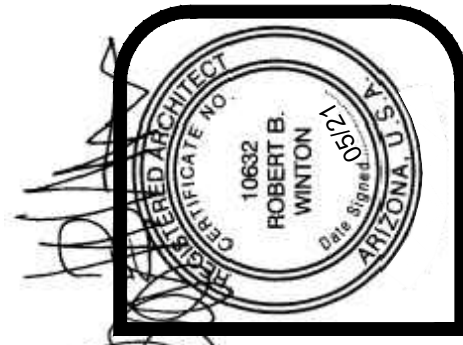
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NOTE: No walls, fences, structures, or trees are permitted within the P.U.E.



VICINITY MAP

SCALE: N.T.S.



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**A NEW OFFICE / WAREHOUSE BUILDING FOR
101st AVENUE & VAN BUREN
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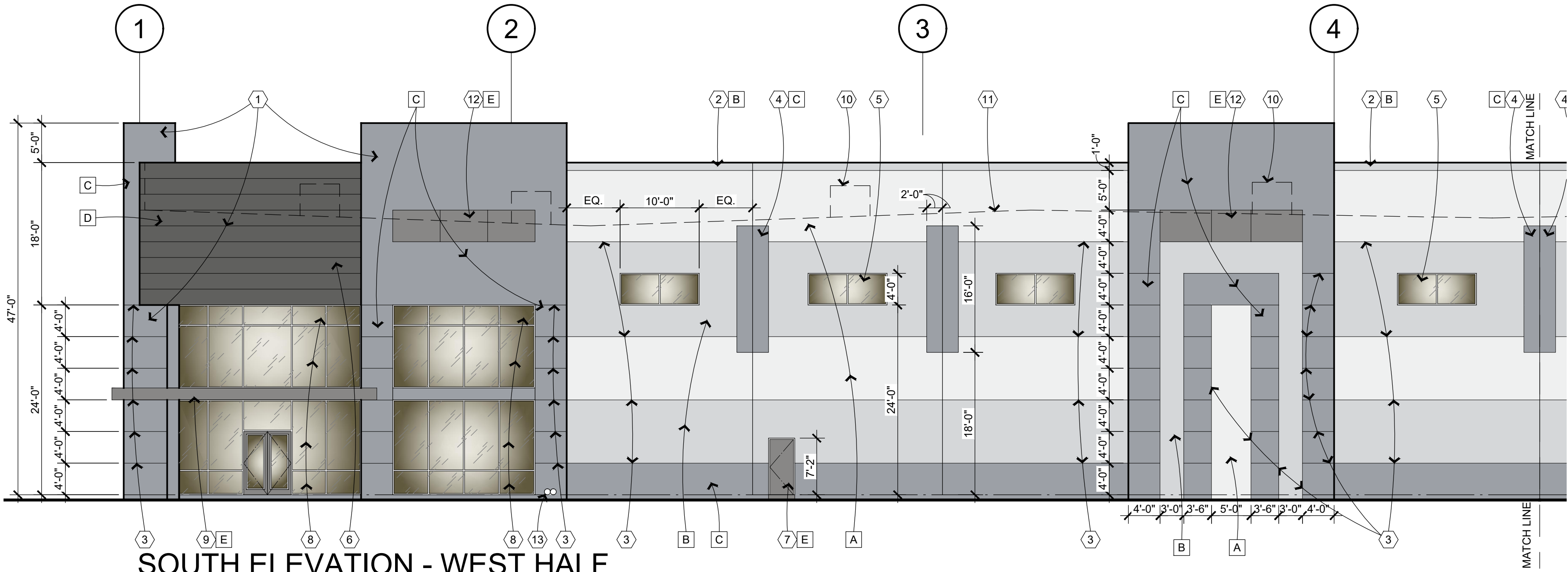
job no. 20140
drawn LB
approved RBW
date 5/18/21

revisions

SP-1

Exhibit G

Proposed Building Elevations



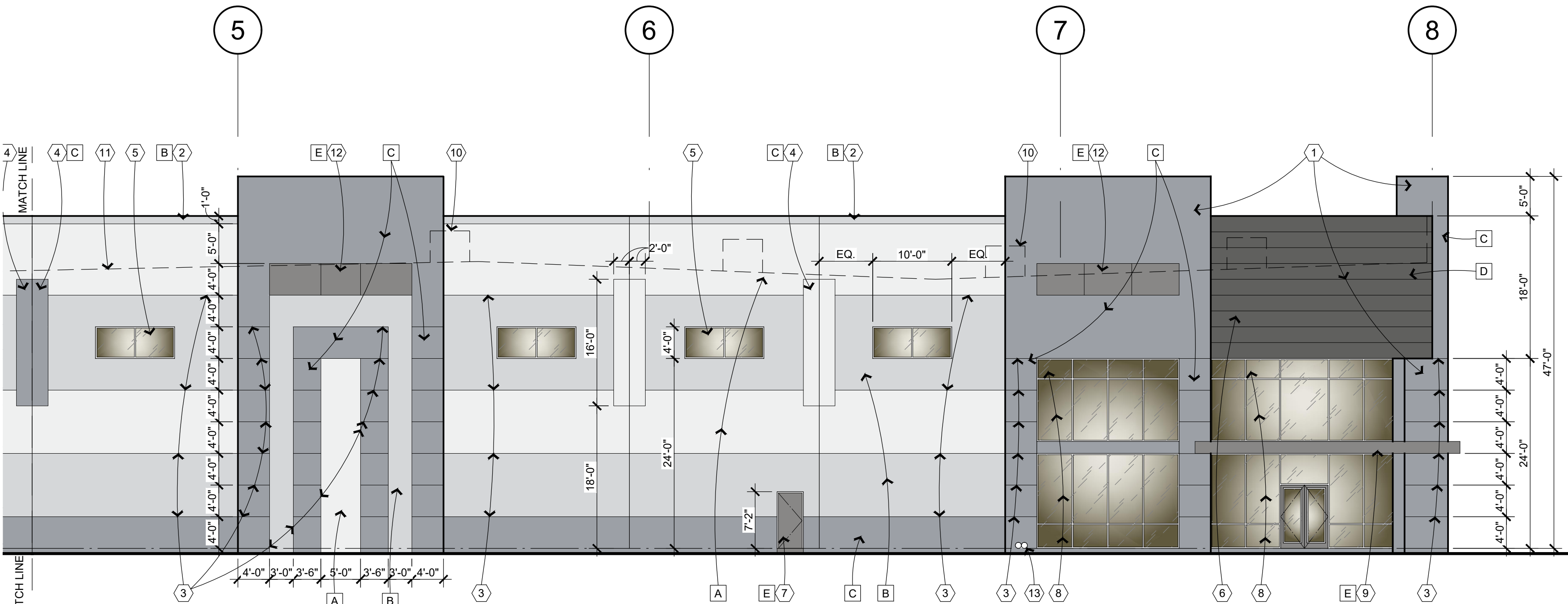
SOUTH ELEVATION - WEST HALF

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

- EXTERIOR PAINT COLORS
(Dunn Edwards paints or equal)
- A. Snowflake, DEW384
 - B. December Sky, DE6352
 - C. Gray Wolf, DE6354
 - D. Charcoal Smudge, DE6370
 - E. Looking Glass, DE6376

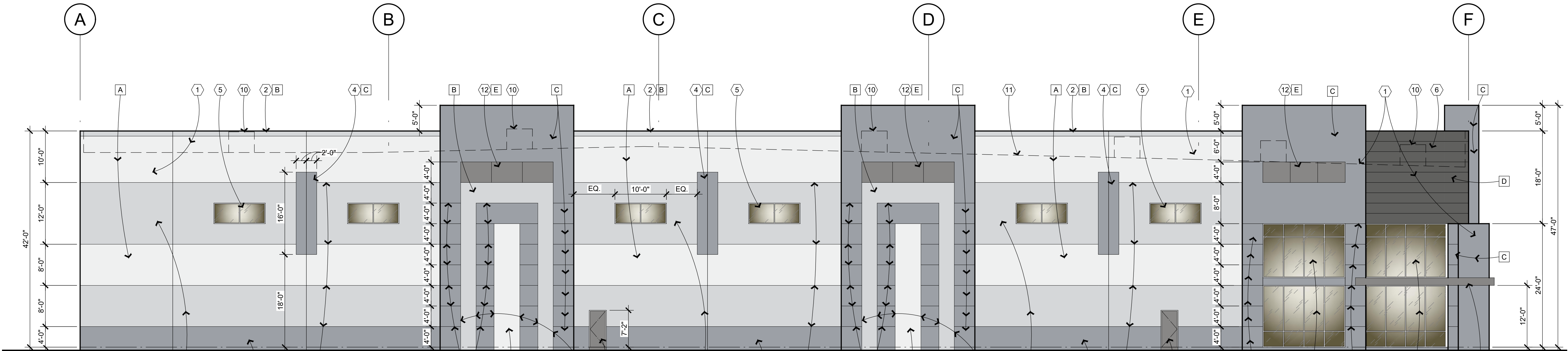
EXTERIOR ELEVATION KEYNOTES

- Concrete tilt up wall panels
- 1'-0" x 1/2" deep reveal
- 2" x 1/2" deep reveal
- 4' wide by 16'-0" long by 1/2" deep reveal
- Fixed 1" insulated glass in anodized aluminum frames
- 2" x 1/2" deep reveals at 2'-0" oc
- Hollow metal door and frame
- Fixed insulated glass in center glazed anodized aluminum frames
- Steel canopy per details
- Mechanical unit beyond building parapet
- Line of roof beyond the parapet wall
- 18'-0" x 4'-0" x 1/2" deep reveal and two equally spaced vertical vee joints
- Roof and overflow drain
- Steel vertical hi lift sectional overhead door
- Steel stairs, landing and handrails
- 1'-6" high individually mounted pan channel black anodized aluminum Helvetica medium address numbers



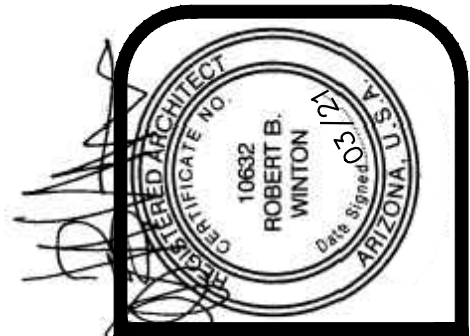
SOUTH ELEVATION - EAST HALF

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



WEST ELEVATION

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



winton architects, inc.
Phoenix, Az. 85014
1435 E. Rancho Drive
(602) 230-9778
wintonarch@gmail.com

**A NEW OFFICE / WAREHOUSE BUILDING FOR
101ST AVENUE & VAN BUREN
AVONDALE, ARIZONA**

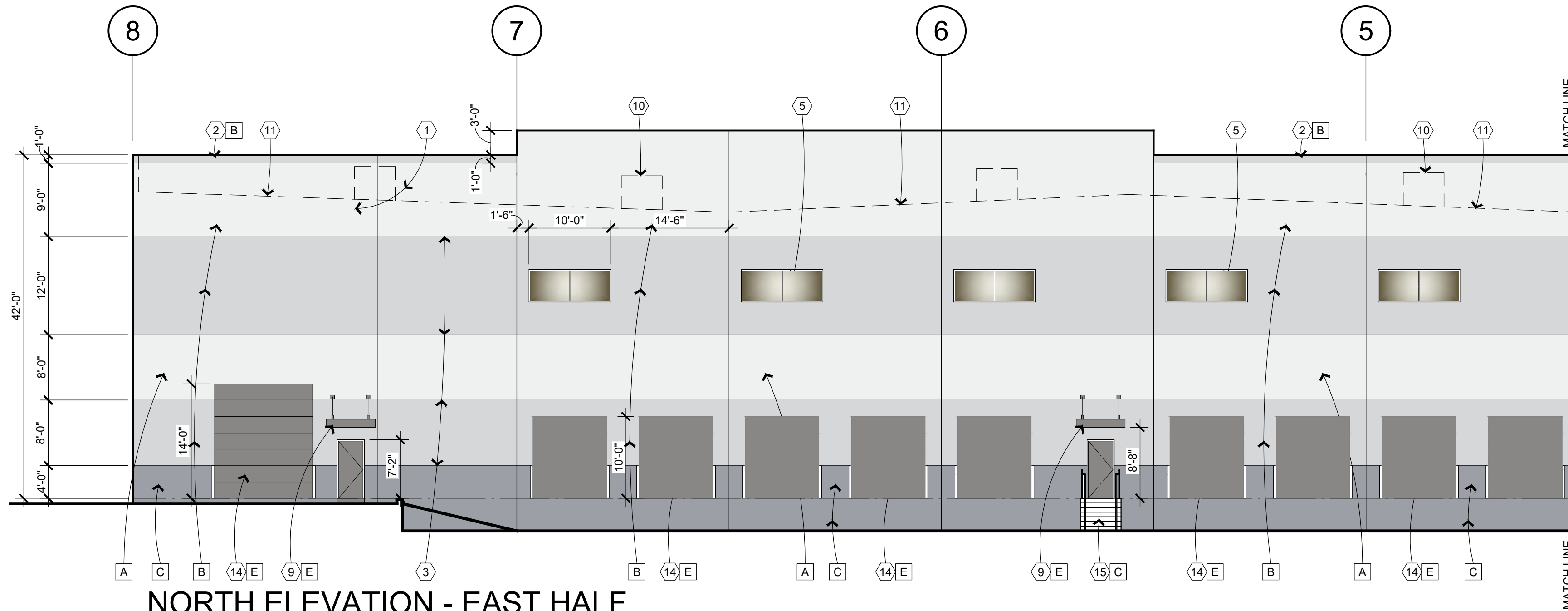
job no. 20140
drawn LB
approved RBW
date 4/14/21

revisions

A-2

EXTERIOR ELEVATION KEYNOTES

- Concrete tilt up wall panels
- 1'-0" x 1/2" deep reveal
- 2" x 1/2" deep reveal
- 4" wide by 16'-0" long by 1/2" deep reveal
- Fixed 1" insulated glass in anodized aluminum frames
- 2" x 1/2" deep reveals at 2'-0" oc
- Hollow metal door and frame
- Fixed insulated glass in center glazed anodized aluminum frames
- Steel canopy per details
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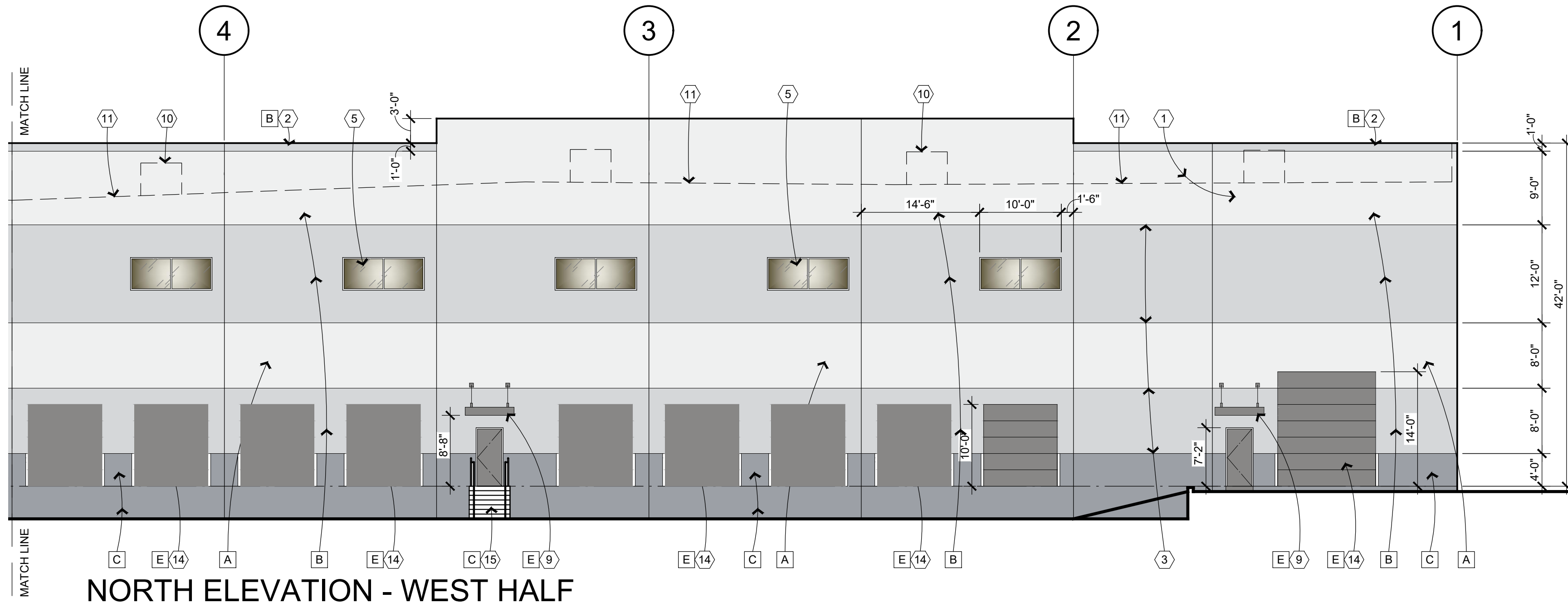
NORTH ELEVATION - EAST HALF

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

NOTE: Metal roof drain, downspouts, and roof access ladder need to be internalized

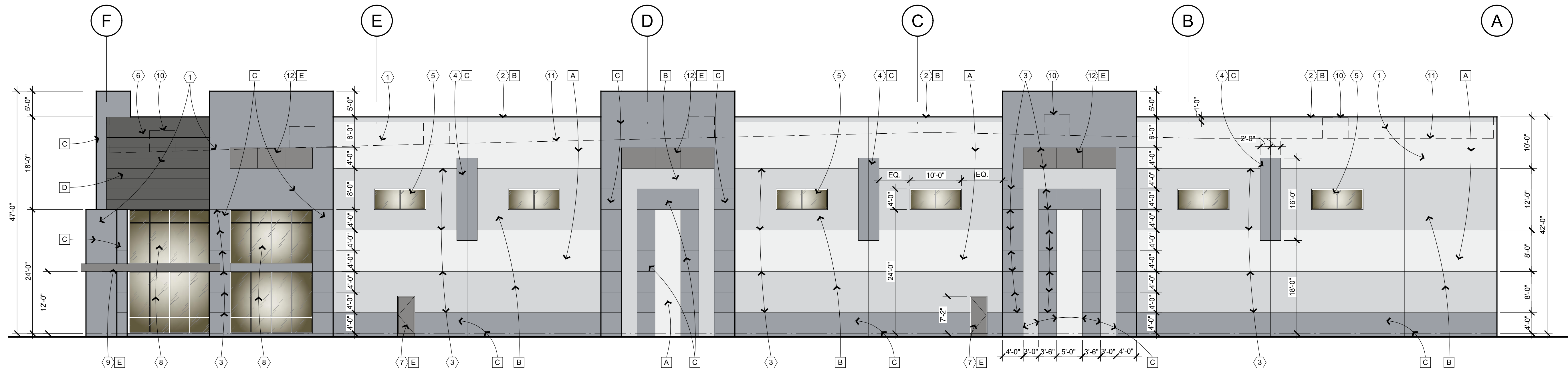
EXTERIOR PAINT COLORS
(Dunn Edwards paints or equal)

- A. Snowflake, DEW384
- B. December Sky, DE6352
- C. Gray Wolf, DE6354
- D. Charcoal Smudge, DE6370
- E. Looking Glass, DE6376



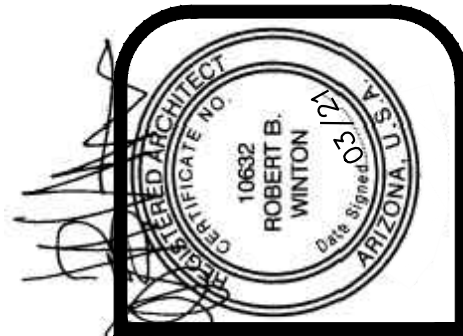
NORTH ELEVATION - WEST HALF

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



EAST ELEVATION

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



winton architects, inc.
Phoenix, Az. 85014
1435 E. Rancho Drive
(602) 230-9778
wintonarch@gmail.com

WA
A NEW OFFICE / WAREHOUSE BUILDING FOR
101ST AVENUE & VAN BUREN
AVONDALE, ARIZONA

job no. 20140
drawn LB
approved RBW
date 4/14/21

revisions

A-2.1

Exhibit H

Neighborhood Meeting Summary

Van Buren 101, 6:00 P.M. June 24, 2021

Van Buren 101
Neighborhood Meeting Summary
(Case No. PL21-0080)

Date Submitted: June 28, 2021

A. Date, Time, and Location of the Meeting

The required neighborhood meeting for Case No. PL-21-0080 was held on Thursday, June 24, 2021 at 6:00 PM. Due to the COVID-19 pandemic and city requirements for neighborhood meetings, the meeting was a virtual meeting that was hosted via the City's Zoom platform.

The neighborhood meeting notification was noticed in accordance with the City's Zoning Ordinance Requirements. The applicant completed the legal newspaper advertisement with a publishing in the June 9, 2021 edition of the Southwest Valley Republic newspaper. Additionally, the applicant posted a public notice sign by June 9, 2021 as well. The affidavits are enclosed at **Tab A**.

B. Number of Participants

The applicant, along with the project development team, and City of Avondale Planning representatives attended the virtual neighborhood meeting. Councilmember Dennis and Commissioner Meginnis also attended the meeting. There were no other members from the general public that attended the virtual neighborhood meeting.

C. Summary of Presentation, Questions and Applicant Responses

The applicant commenced the neighborhood meeting by providing an overview of the application request. The applicant provided a description of the surrounding area context, existing land use designations, and specifics regarding the proposed project. The applicant also shared the proposed elevations and site plan. The applicant then offered an opportunity for questions and comments. Below is a summary of questions asked and the applicant-provided responses:

1. What are the number of users that could be accommodated in the building?

The applicant advised that the proposed building provides for flexible suite options, or it could be entirely leased by one (1) tenant.

2. What type of use(s) will be in the building?

The development team responded that the types of users may be robust and include anything from fulfillment to company headquarters, as well as warehousing and distribution.

3. What are the adjacent uses?

The applicant provided a summary of the adjacent uses, which most directly includes a truck service use to the north.

D. Summary

The feedback received regarding the proposed project was generally positive and no concerns or issues were raised. The applicant will continue to be available to discuss the proposal with interested parties throughout the process.



AGENDA ITEM REPORT

SUBJECT: ALP Industrial Park - Rezoning from Community Commercial (C-2) to General Industrial (A-1) - Application PL-21-0050

MEETING DATE: 7/21/2021

TO: Planning Commission

FROM: Michelle Simerdla, Senior Planner

THROUGH: Brian Craig, Planning Manager

PURPOSE:

Planning Commission will hold a public hearing and consider a request by Jinia Sarker, Cawley Architects, to rezone 2.67 gross acres of land located approximately 430 feet south of the southwest corner of Eliseo C. Felix Jr. Way and Van Buren Street from Community Commercial (C-2) to General Industrial (A-1). Light industrial, office, and indoor autobody repair uses are proposed. Commission will take appropriate action.

BACKGROUND:

The subject property (Exhibits A and B) is located approximately 430 feet south of the southwest corner of Eliseo C. Felix Jr. Way and Van Buren Street. The property was annexed into the City's corporate limits on April 20, 1960 and rezoned to Community Commercial (C-2) upon annexation. The rectangularly shaped site includes approximately 2.67 gross acres of vacant, undeveloped property upon which a light industrial development is proposed.

The property is designated by the General Plan 2030 Land Use Map (Exhibit C) as Industrial, which is a land use designation intended to provide employment opportunities for heavy manufacturing within enclosed or partially enclosed structures. This category is typically characterized by uses that may need special consideration and may include refining, assembly, fabrication of products, demolition, solar, or wholesaling. The areas designated for industrial uses have adequate transportation and activity access with an emphasis on minimal conflict with existing adjacent land uses.

The site has direct frontage on Eliseo C. Felix Jr. Way, and three (3) driveway entrances are proposed. Water and sewer service to the subject site will be provided via existing lines located in the Eliseo C. Felix Jr. Way.

The existing uses and zoning of surrounding properties include:

NORTH: C-2 zoned property developed with a shopping center. There is also a vacant C-2 zoned property on the corner of Eliseo C. Felix Jr. Way and Van Buren Street.

EAST: C-2 zoned property developed with a shopping center and Storage Solutions, a mini-storage facility, both zoned C-2.

SOUTH: A-1 (General Industrial) zoned property developed with CARSTAR, an auto-body repair business.

WEST: R-4 (Multi-Family Residential) zoned property, developed with Newport Apartments, a 204-unit multi-family residential development.

SUMMARY OF REQUEST:

The applicant is requesting to rezone the subject property from Community Commercial (C-2) to General Industrial (A-1) (Exhibit E). The rezoning request applies to 2.67 gross acres inclusive of the 2.43 net-acre subject property and the half-width of the adjacent Eliseo C. Felix Jr. Way right-of-way. Light industrial uses such as warehousing, wholesaling, and assembly are proposed, as well as ancillary office space and an indoor auto-body repair use.

The applicant is proposing to develop the property with two (2) light industrial buildings, both around 33 feet in height. A total of eleven (11) new suites are proposed. Development of the property is expected to occur in a single phase. The proposed architecture of the buildings meets the City's Commercial and Industrial design guidelines, featuring a contemporary design with a mix of materials and colors, including articulated facades and steel canopies (Exhibit G). The developer will be required to obtain Site Plan and Design Review approval prior to applying for building and civil permits to construct.

A 25-foot landscape buffer planted with trees and landscaping will act as a visual and sound buffer and help mitigate any potential impacts to the multi-family residential property to the west. Additionally, the building meets required setbacks and will be setback 75 feet from the west property line, with the loading docks facing north and south. Parking is provided in between the buildings and on the perimeter of the site, outside of landscape setback areas.

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 June 3, 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 in at least fifteen (15) days prior to the meeting as required. In addition to City Staff and the applicant's team, three (3) people attended the virtual meeting (Exhibit H). Discussion was primarily related to the following topics and questions:

- ***The auto-body repair use would create competition with the existing auto-body repair businesses. The owner had another auto-body business in the area that failed. How would the City benefit from the addition of an auto-body repair business, as there are several others in Avondale?*** The applicant responded that the owner is considering opening the auto-body business he previously owned and sold a few years ago. Staff indicated that if approved, all A-1 uses would be permitted on-site, which does include auto-body repair.
- ***Does this development require a Conditional Use Permit? Where would the auto-body repair use occur on-site?*** Staff indicated that a Conditional Use Permit is not required for the proposed uses and that auto-body repair can only occur indoors, per the Avondale Zoning Ordinance.
- ***What buffer is in place adjacent to the multi-family site to the west?***
The building has been setback 75 feet from the west property line that abuts a multi-family residential development. A 25-foot landscape buffer with a row of trees is being proposed as a noise barrier and to allow for visibility control, and the loading docks are not facing west.

No comments pertaining to the proposal was posted on the City's aVOICE digital forum, and no additional

public comments have been received to date.

All required notifications for the Planning Commission and City Council public hearings were completed. All property owners within 1,000 feet of the subject site were notified of the time, date, and location of the Planning Commission and City Council meetings via postcards, the meetings were advertised in the Southwest Valley Arizona Republic, and a public hearing notice sign identifying meeting dates, times, and locations were installed on the property. All notifications included Zoom meeting information and links.

ANALYSIS:

The proposed rezoning to General Industrial (A-1) will allow for the proposed light industrial, office, and indoor auto-body repair uses by-right. The subject property has remained vacant since its annexation into the City in 1960, which indicates that the light industrial uses may be more viable than commercial uses. The development will complement the surrounding area since the majority of the Eliseo C. Felix Jr. Way corridor is industrial in nature. Measures have been taken to mitigate any potential impacts to surrounding properties. Further, the A-1 uses will be compatible with the General Plan 2030 Land Use Designation of Industrial and supports Avondale's economic vitality goals of enhancing regional economic development.

DISCUSSION:

- The proposed rezoning to A-1 (General Industrial) is in direct conformance with the proposed General Plan Land Use Map designation of Industrial.
- The proposed rezoning will result in compatible land use relationships.
- Adequate public infrastructure to support the proposed development either presently exists or will be constructed by the developer.
- 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: Maintain and expand quality infrastructure and improve connectivity to City amenities.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-21-0050 ALP Industrial Park, a request to rezone approximately 2.67 gross acres from Community Commercial (C-2) to General Industrial (A-1), subject to the following two (2) conditions of approval:

1. Development shall conform to the General Industrial (A-1) district standards and the Commercial and Industrial Design Manual.
2. All off-site improvements shall be completed by the developer prior to issuance of the first Certificate of Occupancy.

PROPOSED MOTION:

I move that Planning Commission accept the findings and recommend **APPROVAL** of Application PL-21-0050

ALP Industrial Park, a request to rezone approximately 2.67 gross-acres from C-2 (Community Commercial) to General Industrial (A-1), subject to two (2) conditions of approval as listed in the staff report.

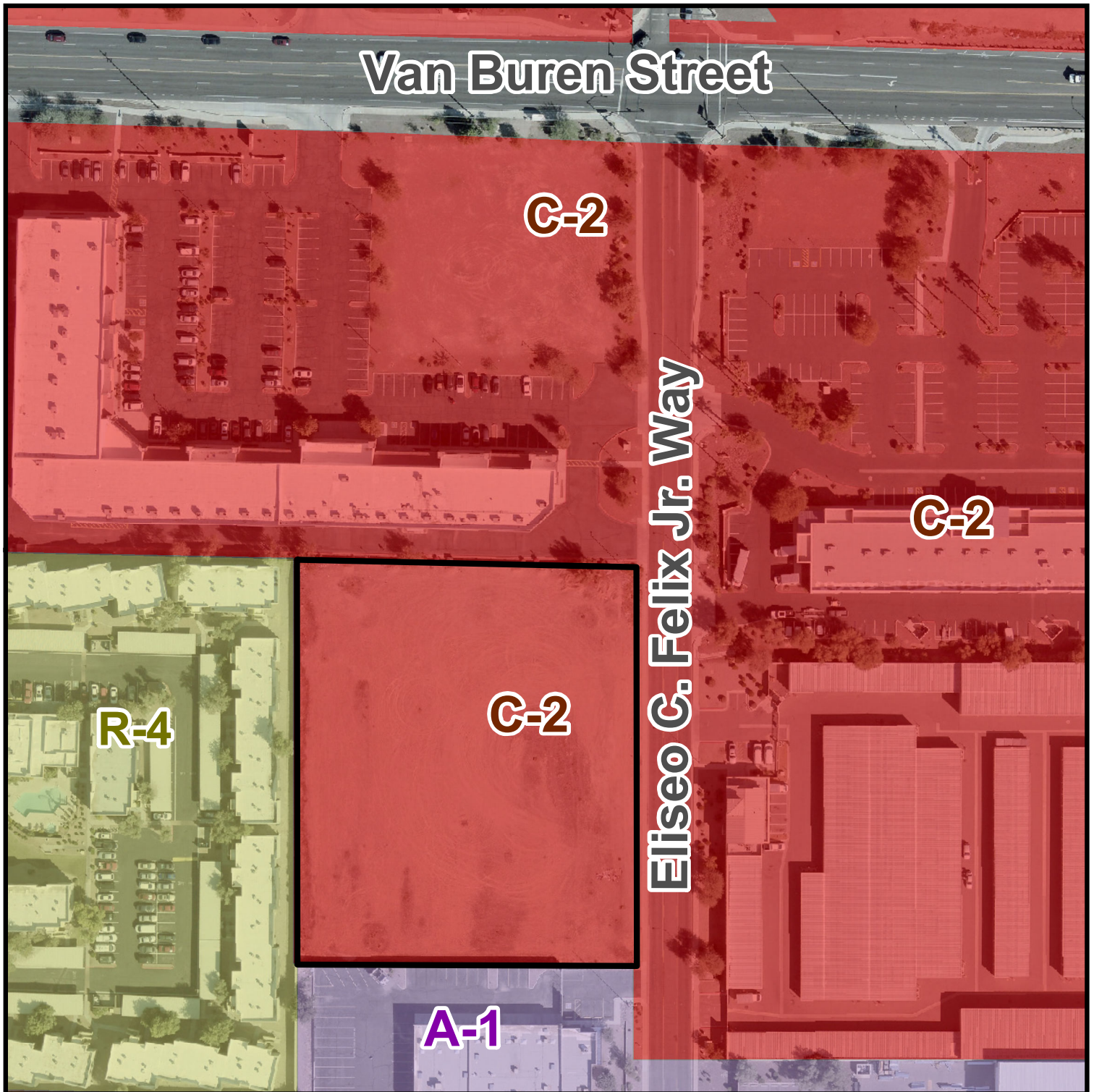


Aerial Photograph



 Project Location



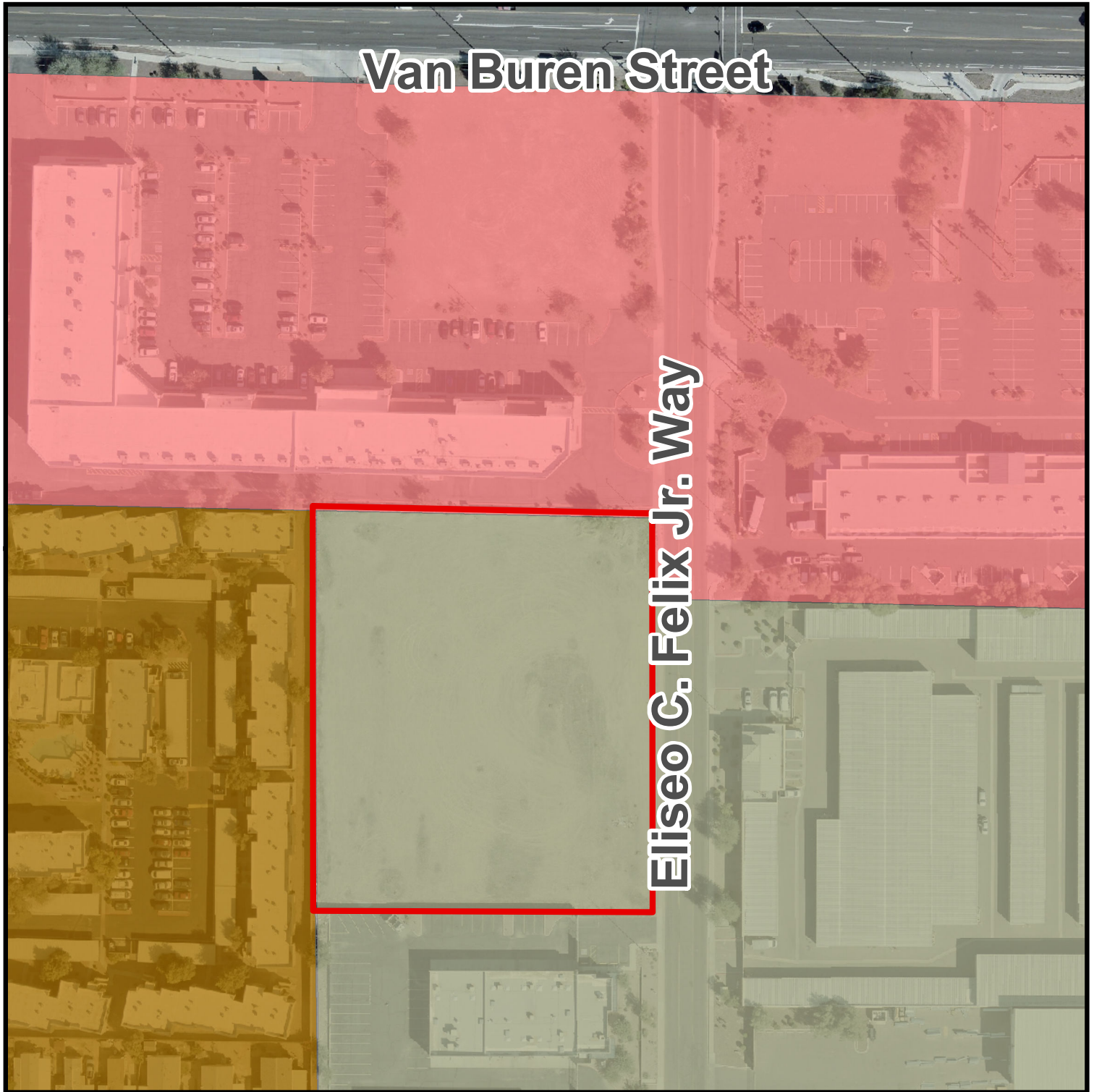


Zoning Vicinity Map



 Project Location





General Plan Land Use Map



-  Local Commercial
-  High Density Residential
-  Industrial



Project
Location



*SUMMARY OF RELATED FACTS
APPLICATION PL-21-0050*

<i>THE PROPERTY</i>	
PROPERTY SIZE	Approximately 2.67 gross acres
LOCATION	Approximately 430 feet south of the southwest corner of Eliseo C. Felix Jr. Way and Van Buren Street
PHYSICAL CHARACTERISTICS	The rectangular subject property is vacant and undeveloped.
GENERAL PLAN LAND USE DESIGNATION	Industrial, which is a land use designation intended to provide employment opportunities for heavy manufacturing within enclosed or partially enclosed structures. This category is typically characterized by uses that may need special consideration and may include refining, assembly, fabrication of products, demolition, solar, or wholesaling. The areas designated for industrial uses have adequate transportation and activity access with an emphasis on minimal conflict with existing adjacent land uses.
EXISTING ZONING	C-2 (Community Commercial)
ZONING HISTORY	The subject property was annexed in April 1960 and zoned C-2 upon annexation.

<i>SURROUNDING ZONING AND LAND USE</i>	
NORTH OF	C-2 zoned property developed with a shopping center. There is also a vacant C-2 zoned property on the hard corner of Eliseo C. Felix Jr. Way and Van Buren Street.
EAST	C-2 zoned property developed with a shopping center and Storage Solutions, a mini-storage facility, both zoned C-2.
SOUTH	A-1 zoned property developed with Carstar, an auto-body repair business.
WEST	R-4 (Multi-Family Residential) zoned property, developed with Newport Apartments, a 204-unit multi-family development.

<i>PUBLIC SCHOOLS</i>	
SCHOOL DISTRICT(S)	Agua Fria Union High School, Avondale Elementary
ELEMENTARY SCHOOL	Michael Anderson Elementary
HIGH SCHOOL	Agua Fria High School

<i>STREETS</i>	
Eliseo C. Felix Jr. Way	
Classification	Industrial Collector
Existing half street right-of-way	30 feet
Standard half street right-of-way	30 feet
Existing half street improvements	Two (2) travel lanes, half center turn lane, curb, gutter, and attached sidewalk

Standard half street improvements	Two (2) travel lanes, half center turn lane, curb, gutter, attached sidewalk, streetlights, and landscaping
-----------------------------------	---

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

Exhibit E

ALP Industrial Park Narrative

To: Planning and Development Services,
City of Avondale, Arizona

From: Jinia Sarkar, Sr. Project Manager

Subject: A.L.P. Industrial Park – Rezoning
request for C-2 to A-1

Date: July 07, 2021

NARRATIVE

A.L.P. Industrial Park

Lot size: 2.43 Acres, 106,026 S.F.

APN: 500-25-013B

New Construction of two buildings (total area: 32,270 S.F.)

Building A: 17,580 S.F., including a mezzanine for each suite

Building B: 14,690 S.F.; expand to 18,350 S.F. with a mezzanine for each suite

Purpose of Request:

Purpose of this request is to rezone a vacant site of 2.43 acres from currently zoned C-2 (Community Commercial) to proposed A-1 (General Industrial) zoning. Proposed A-1 zoning will allow for light industrial uses which includes indoor automotive body and paint facilities. The proposed development anticipates an indoor automotive body and paint shop to be in Building A. Primary business and uses within the balance of the proposed development will be light industrial uses with a minor amount of ancillary office space.

Existing land uses and developments along N. Eliseo C. Felix Jr. Way are primarily light industrial uses. There are also two other automotive repair businesses just south of the property. For the proposed development as well, light industrial uses are anticipated and will be more viable than commercial use.

Current C-2 zoning is favorable for commercial uses and does not allow for an indoor automotive body and paint shop or light industrial uses. These uses are permissible in A-1 zoning. Rezoning to A-1 will thus allow for light industrial uses such as warehousing, wholesaling, and assembly. There is also a building height restriction of 30 feet under C-2 zoning, and that does not allow for high clearance warehouse spaces. With 45 feet maximum building height under A-1 zoning, need for taller warehouse spaces for light industrial use can be achieved. Rezoning of this property will expand the allowable uses to support the active business environment existing within this corridor in Avondale.

Parcels to the south the property, along both sides of N. Eliseo C. Felix Jr. Way, are zoned A-1, and with the new A-1 zoning of the property, the development will be consistent with other parcels along that corridor.

Description of Proposal:

This project consists of two new light industrial buildings. Building A (17,580 s.f.) will provide an anticipated four suites with mezzanine, one of which will most likely include an automotive body and paint shop. Building 'A' will have an overall building height of 33'-4" with a clear height estimated at 24' A.F.F. Building 'B' (14,690 s.f.) is a shorter version of Building 'A' with an overall height of 27'-4". However, Building 'B' may extend up to 33'-4", if the leasing market warrants the inclusion of mezzanine space, similar to Building 'A' configuration. Building 'B' consists of six suites to be leased to tenants requiring minor office space, storage/warehouse needs or light industrial uses. The multi-tenant buildings with a total of 11 new suites, create flexible and adaptable spaces for a variety of future light-industrial businesses.

Location and Accessibility:

Proposed site is located approximately 430 feet south of southwest corner of N. Eliseo C. Felix Jr. Way and W. Van Buren St.

The site is surrounded by employment generating uses, i.e. Commercial (C-2) and Light Industrial (A-1) zonings. Proposed development of two light industrial buildings catering to minor office space, storage/warehouse needs, light industrial uses will be a suitable and valuable addition to the employment generating corridor.

This project also is consistent with the economic growth of the surrounding area. With proposed and existing nearby commercial and business developments along Van Buren St, proposed development shall further enhance City of Avondale's goals of regional economic development, supporting local entrepreneurship, strengthen western region as an economic district, which all are a part of the vision to bring about an element of Economic Vitality under City of Avondale's General Plan 2030.



Proposed Uses:

Primary business and uses within the proposed development will be light industrial uses with a minor amount of ancillary office space. There is a possibility that one of the uses will be that of an indoor automotive body and paint shop. This will be complimentary to other auto repair businesses to the south of the property. These uses are not supported by commercial land-use and are only permitted under industrial land-use.

Under 'City of Avondale General Plan 2030', industrial land-use category is intended to provide employment opportunities for heavy manufacturing within enclosed or partially enclosed structures. This category also allows for other businesses such as refining, assembly, fabrication of products, demolition, solar or wholesaling.

Proposed development anticipates such businesses, that fall under industrial land-use category, for its future tenants. Hence, a change in zoning from C-2 to A-1 is being requested for.

Land Use and Zoning Patterns:

The site currently is a vacant plot and is surrounded by the following land uses and zoning:

North: C-2 (Community Commercial District)

East: C-2 (Community Commercial District)

South: A-1 (General Industrial)

West: R-4 (Multi-family Residential)



Land uses along N. Eliseo C. Felix Jr. Way are primarily general industrial uses. Current C-2 zoning of the site does not allow for industrial uses. Proposed change of zoning from C-2 to A-1 zoning of the site will be in coherence with the surrounding and shall further reinforce N. Eliseo C. Felix Jr. Way as an 'Industrial' corridor. The new development will complement and contribute to the already existing industrial uses in the immediate vicinity.

Proposed development is also cognizant of the adjacent multi-family residential development to the west of the property. Building has been setback by 75 feet from the west property line and no overhead doors are located along the west elevation of the building to avoid potential noises. The west façade of the building has been designed aesthetically for a pleasing visual appearance. A landscape buffer of 25 feet with trees and landscaping will also act as a visual and noise barrier between the two properties and will provide the residents a softer and pleasing view.

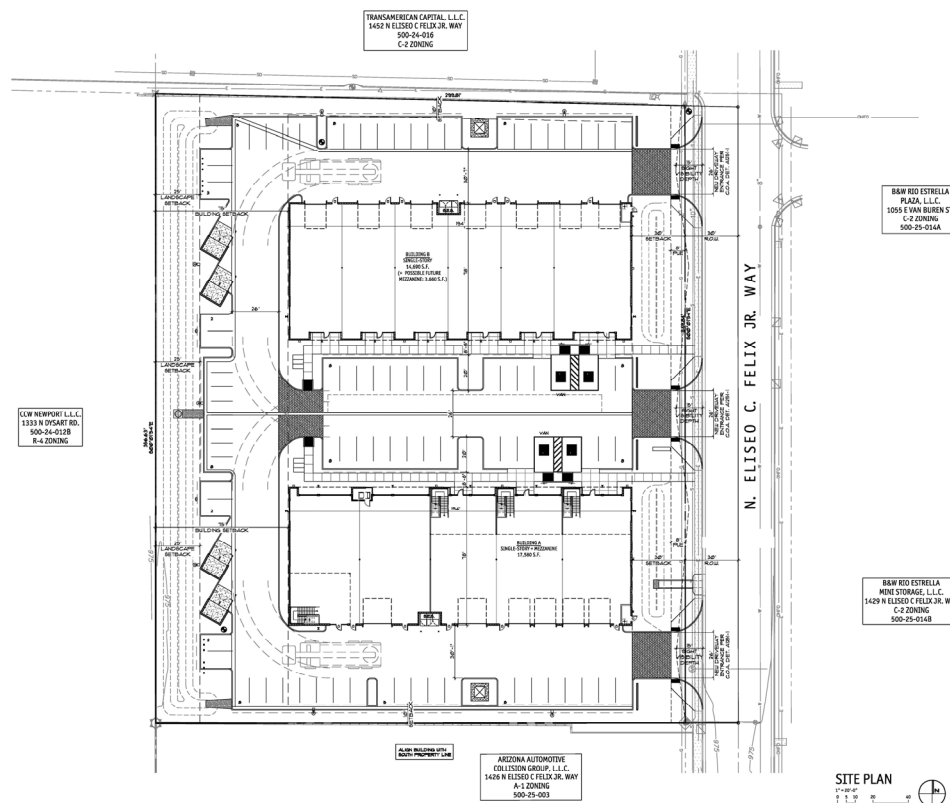
Site Physical Characteristics:

The site is located on a flat land. As per grade levels indicated in topographic survey, the site has negligible slope. This is advantageous for the site to be developed for light industrial use.

Floodplain:

According to the Federal Emergency Management Agency Flood Insurance Rate Map Panel Number 04013C2155M, dated September 18th, 2020 the parcel is located in Zone X area, which is defined as areas of 0.2% annual chance flood; area 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. Refer to Appendix B for FEMA FIRM Map.

Circulation System and Parking:



Entry to the proposed development will be from N. Eliseo C. Felix Jr. Way with three new driveway entrances and utilizing four drive lanes with parking along each. Driveway entrances provide access to each building. Parking along periphery of the site supports employee parking needs and access to the rear of each building. Primary entry drive in the center of the development establishes a grand avenue with parking for customers and pedestrian access to the suites. This grand avenue is visually strong and dynamic to provide orientation to customers and enhance the development. Architecture of the buildings will provide direction to each suite via the recessed storefront and metal frame canopy. Secondary entries off Eliseo C. Felix Jr. Way service the rear of both buildings.

Proposed development is accessible only from N. Eliseo C. Felix Jr. and no cross-access or shared driveways are proposed between adjacent properties.

Parking analysis:

Parking	Required	Provided
Parking spaces (Regular)		79
Parking Spaces (Compact)		8
ADA Parking Spaces		4
Total	74	91

Traffic Analysis:

Based on the Traffic Impact Analysis Procedures, a Traffic Impact Statement is required rather than Traffic Impact Analysis, because the site is projected to generate less than 100 trips in the peak hour. Traffic Impact Statement was conducted to determine and mitigate traffic impacts related to the proposed development.

The site is located on the west side of Eliseo Felix Jr Way, south of Van Buren street in Avondale. The project is planned to have three access driveways located on Eliseo Felix Jr. Way.

Eliseo Felix Jr. Way. Is classified as a collector street and the speed limit adjacent to the development is 25 miles per hour.

Estimates of the traffic volume generated by the proposed development were determined from transportation planning data taken from Institute of Transportation Engineers (ITE) 'Trip Generation Manual, 10th Edition, 2017'. Based on this estimate, traffic impact was concluded as follows:

"Due to the low forecasted peak hour volumes at the subjected site, site generated traffic by the proposed development is not anticipated to cause detrimental impacts to the surrounding roadway network."

'Traffic Impact Statement' report is included with Rezoning application.

Proposed Design:

This project consists of two new light industrial buildings oriented along a central drive to present a grand avenue with parking and wide plaza-like sidewalks. Entrances to all suites face inwards towards this central "grand" drive and are highlighted by design elements and features to provide scale and variation in materials and colors.

The main construction material for the building will be CMU articulated with various coursing enhancements and color. Additionally, the design provides unique features such as steel canopies to articulate the façade, expressing contemporary architectural details and refinement. The façade of the buildings is undulating with minor masses projecting from the primary building envelope. The projecting masses engage the steel canopies to create a layered and graceful building design.

The scale, proportions, and effective use of glazing and shading devices along with building materials allow this building to adequately meet the design qualifications for the proposed A-1 zoning and provide a well-defined and articulated building appropriate for Avondale, Arizona. The property does not have any other stipulated set of design guidelines and the design and materials are in concert with light industrial uses and building types.

Overall design of the proposed development has evolved with the consciousness of having low development impact to the surrounding area by being in coherence with the scale of buildings around, use of natural materials as the primary construction material, abundant landscaping, and an appealing building design. Driveway between the two buildings creates a central tree lined vista that brings about a soft element within the industrial buildings.

Water Analysis:

Per available utility maps and as-built records, there is an existing 8-inch public water main located within the Eliseo Felix Jr. Way, east of the project. There are no existing domestic water or fire services stubbed into the project. There are existing fire hydrants adjacent to the project on the west side of Eliseo Felix Jr. Way, one hydrant north of the project and the other hydrant to the south.

The project is designed to have a water supply fixture unit count of 192.0 (96.0 GPM per building). The project is designed to have 100 linear feet of 2-inch distribution pipe. Per the International Plumbing Code Table E201.1, based on the provided pressure of over 60 PSI, a run on 2-inch distribution pipe, approximately 100 LF, with a 2-inch meter has the capacity to carry approximately 368 WSFU. Thus, the expected maximum demand of 192 WSFU is acceptable.

Building A will be approximately 17,500 square feet and Building B will be approximately 14,500 square feet and will be type V-B construction. Per the International Fire Code, Table B105.1, the building requires minimum fire flow of 3,250 GPM for a 3-hour duration. A recent fire flow test was conducted on December 29th, 2020 and the minimum GPM available at 20PSI is 3,922 GPM. When considering a 10% safety factor, the minimum GPM available at 20 PSI is 3,612 GPM, exceeding the minimum fire flow test requirements for the new building size and construction type.

Sewer Analysis:

Per available utility maps and as-built records, there is an existing 10" public sewer main located within the Eliseo Felix Jr Way, east of the project. There are no existing sewer services stubbed into the project.

Drainage Analysis:

According to a recent topographic survey and field investigations, the project is not impacted by offsite runoff with Eliseo Felix Jr Way. The new building finished floor elevations have been set at a minimum of 12-inch above the calculated flow within the adjacent right-of-way.

Runoff generated by Eliseo Felix Jr. Way flows within the right-of-way and is intercepted by an existing sidewalk scupper north and south of the project area with the intent of capturing and ultimately retaining the 100-yr, 2-hour design storm volume from the adjacent half street. No sidewalk scuppers or catch basins exist along Eliseo Felix Jr. Way project frontage. This will be changed in the developed condition.

Please see documents included with the Rezoning package for proposed project design and detailed analysis.

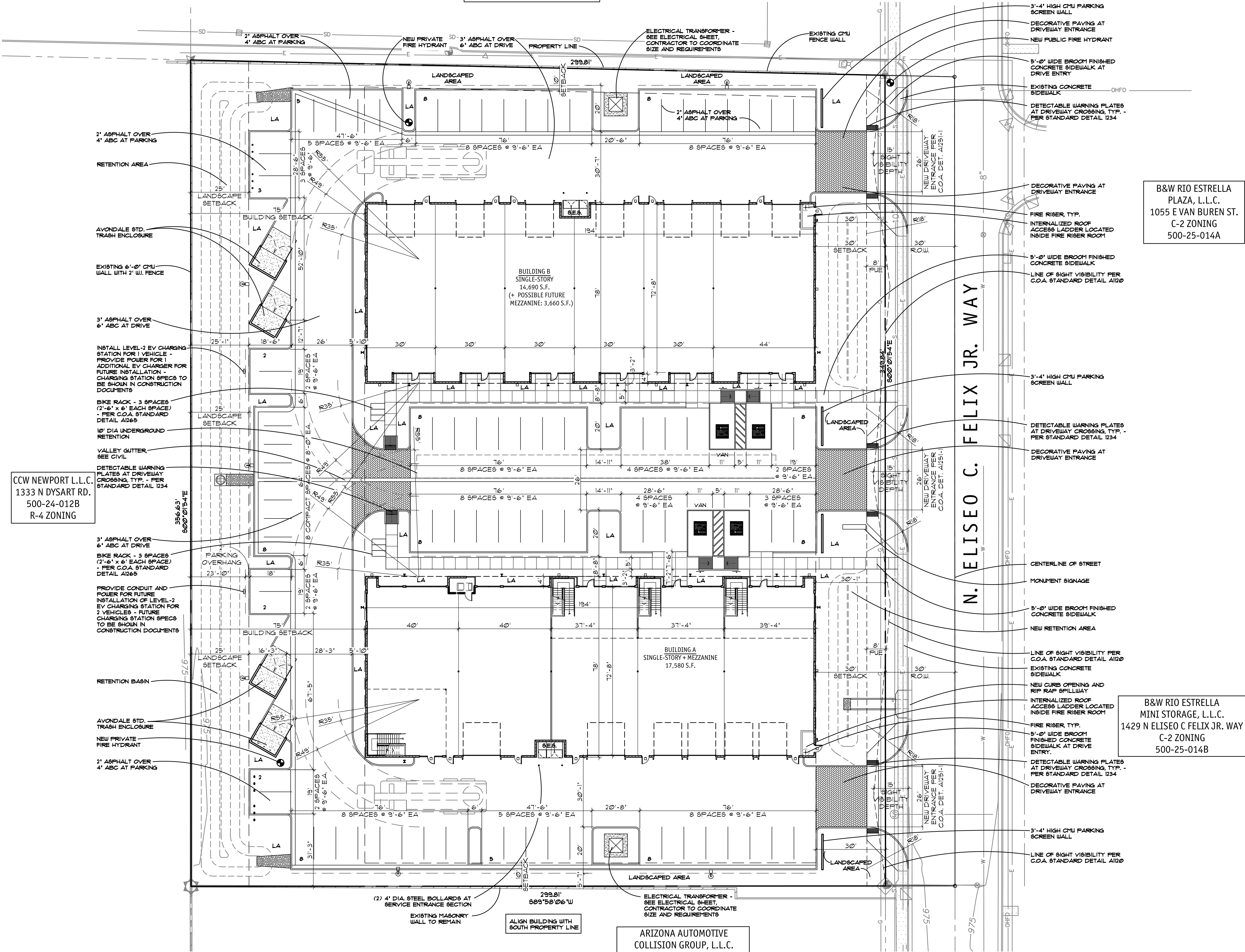
The applicant and team are committed to bringing in another valued project to City of Avondale and are excited to be a part of the development of the area.

Sincerely,
Jinia Sarkar
Sr. Project Manager

Exhibit F

Conceptual Site Plan

TRANSAMERICAN CAPITAL, L.L.C.
1452 N ELISEO C FELIX JR. WAY
500-24-016
C-2 ZONING



CCW NEWPORT L.L.C.
1333 N DYSART RD.
500-24-012B
R-4 ZONING

B&W RIO ESTRELLA
PLAZA, L.L.C.
1055 E VAN BUREN ST.
C-2 ZONING
500-25-014A

B&W RIO ESTRELLA
MINI STORAGE, L.L.C.
1429 N ELISEO C FELIX JR. WAY
C-2 ZONING
500-25-014B

ARIZONA AUTOMOTIVE
COLLISION GROUP, L.L.C.
1426 N ELISEO C FELIX JR. WAY
A-1 ZONING
500-25-003

SITE DATA

PROJECT:	ARIZONA LAND PARCEL SPEC.	
ADDRESS:	NORTH ELISEO C FELIX JR. WAY AVONDALE, ARIZONA	
DEVELOPER:	ARIZONA LAND PARCEL 500-25-01313, LLC 3131 S. STANDARD AVE. SANTA ANA, CA, 92705	
SCOPE:	COMMERCIAL BUILDING COMPLEX (TWO BUILDINGS)	
LEGAL DESCRIPTION:	SEE CIVIL	
ASSESSOR PARCEL NO.:	500-25-013B	
ZONING:	CURRENT: C-2 (APPLIED FOR A-1)	
SITE AREA:		
NET:	105,851 S.F.	2.43 ACRES
GROSS:	116,336 S.F.	2.67 ACRES
BUILDING AREA:		
BUILDING 'A':	17,580 S.F.	
BUILDING 'B':	14,690 S.F.	
TOTAL (GROSS):	32,270 S.F.	
STORIES:	SINGLE STORY	
LOT COVERAGE:	27.7 %	
LANDSCAPE AREA:	27.7 %	
LANDSCAPE COVERAGE:	27 %	
OCCUPANCY:	B / S-1	
CONSTRUCTION TYPE:	V-B w/ A.F.E.S.	
ALLOWABLE AREA:	36,000 S.F. (SINGLE STORY)	
CLEAR HEIGHT:	BLDG. 'A' = 24'-0", BLDG 'B' = 18'-0"	
STRUCTURAL DEPTH:	3'-4" A.F.F.	
SLOPE DEPTH:	1/4" PER 1'-0" MIN.	
SCREENING HEIGHT:	50' MAX.	
BUILDING HEIGHT::	BLDG. 'A': 32'-0" BLDG. 'B': 26'-0"	

PARKING CALCULATIONS

BUILDING 'A' AREA CALCULATIONS			
OCCUPANCY	1ST FLOOR	MEZZANINE	TOTALS
OFFICE	2,220	2,990	5,210
WAREHOUSE	6,425		6,425
AUTO REPAIR	5,945		5,945
TOTAL:	14,590	2,990	17,580

BUILDING 'B' AREA CALCULATIONS			
OCCUPANCY	1ST FLOOR	MEZZANINE *	TOTALS
OFFICE	2,270	3,660 *	5,930 **
WAREHOUSE	12,420		12,420
TOTAL:	14,690	3,660 *	18,350 **

* POSSIBLE FUTURE MEZZANINE
** WITH POSSIBLE FUTURE MEZZANINE

REQUIRED PARKING CALCULATIONS			
OCCUPANCY	S.F. ***	FACTOR	TOTAL
OFFICE	10,026	250	41
WAREHOUSE	16,961	500	22
AUTO REPAIR	5,350	500	11
TOTAL:			74

*** 90% OF GROSS FLOOR AREA FOR PARKING

PARKING PROVIDED		
TOTAL REGULAR SPACES		73
TOTAL COMPACT SPACES		8
TOTAL ACCESSIBLE SPACES		4
TOTAL COVERED SPACES		-
TOTAL SPACES ON SITE		91

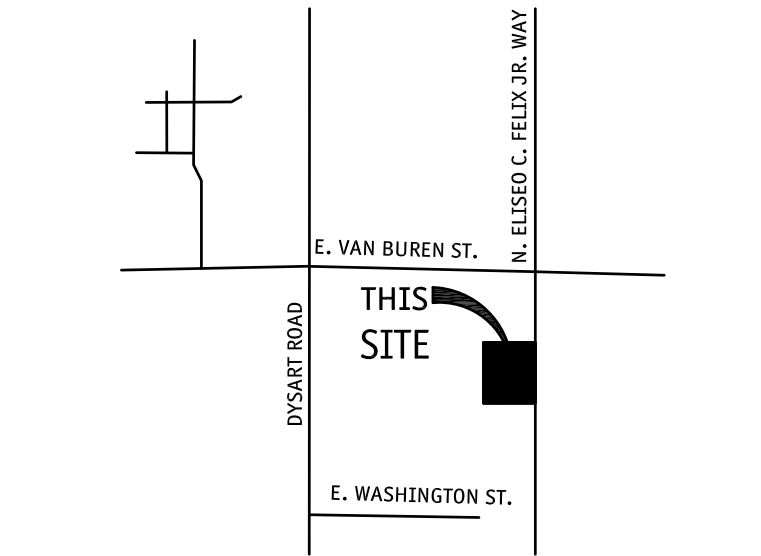
201.6 S.F./ CAR OR 4.9 / 1,000 S.F.

BICYCLE PARKING CALCULATIONS		
RATIO	REQUIRED	PROVIDED
-	-	6

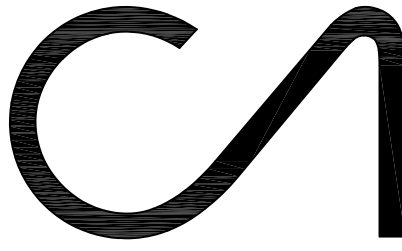
LEGEND

- PROPERTY LINE
- EASEMENT / SETBACK LINE
- CAR OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
- 6' CURB
- SITE WALL
- SALT FINISH CONCRETE SIDEWALK
- PAINT STRIPING ON PAVEMENT
- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- ACCESSIBLE ROUT / PATH OF TRAVEL
- FIRE RISER

VICINITY MAP N.T.S.



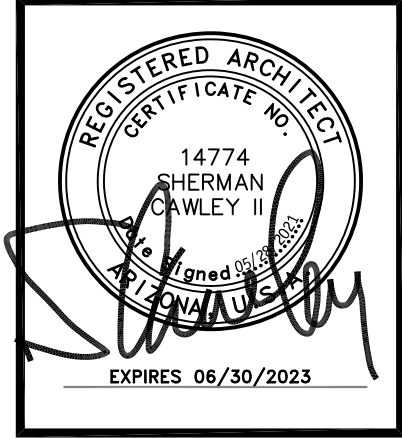
SITE PLAN



CAWLEY
ARCHITECTS

730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060

CawleyArchitects.com



ARIZONA
LAND PARCEL

N ELISEO C FELIX
JR WAY
AVONDALE
ARIZONA

DATE

PRE-APP SUBMITTAL
10-19-2020

REZONING SUBMITTAL
02-10-2021

DR SUBMITTAL
02-19-2021

REZONING 2ND
SUBMITTAL
04-16-2021

DR 2ND SUBMITTAL
04-23-2021

REZONING 3RD
SUBMITTAL
05-27-2021

DR 3RD SUBMITTAL
05-27-2021

NOTICE OF ALTERNATE BILLING CYCLE:

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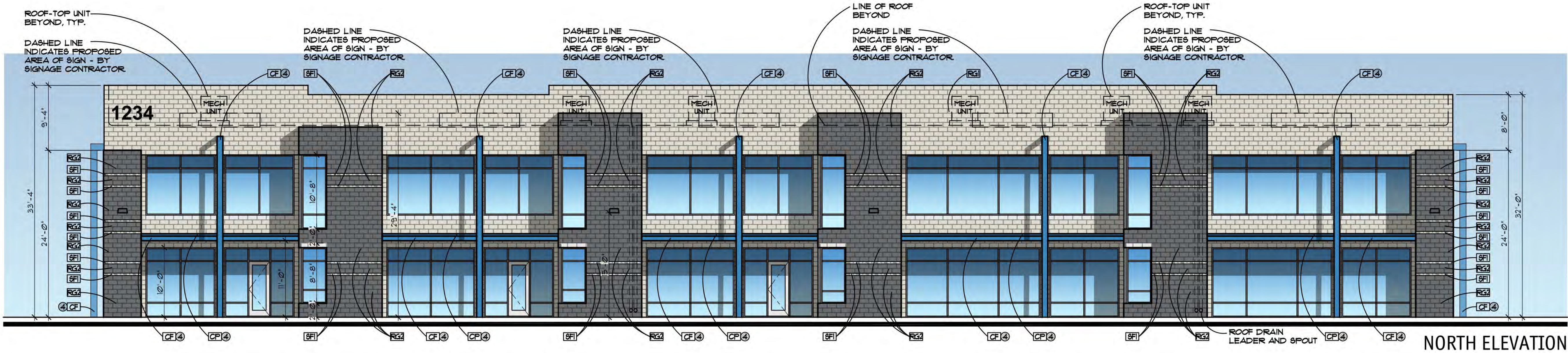
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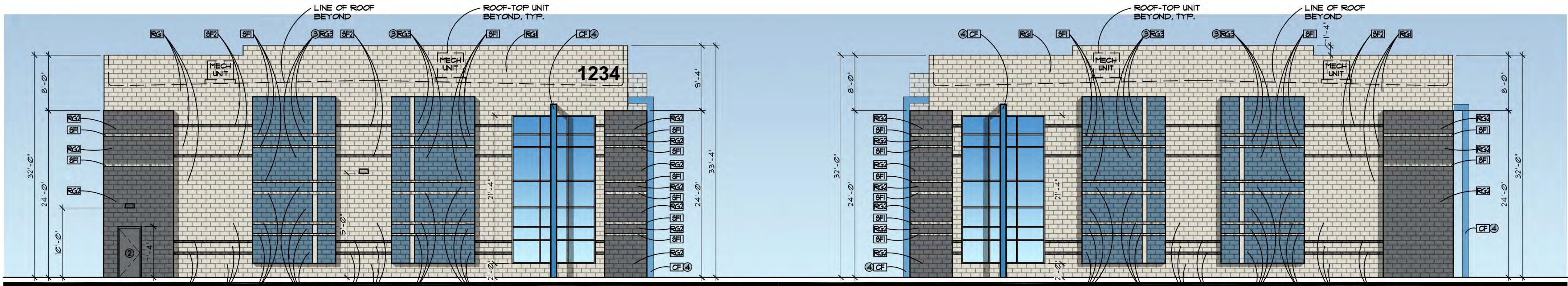
A1.1

Exhibit G

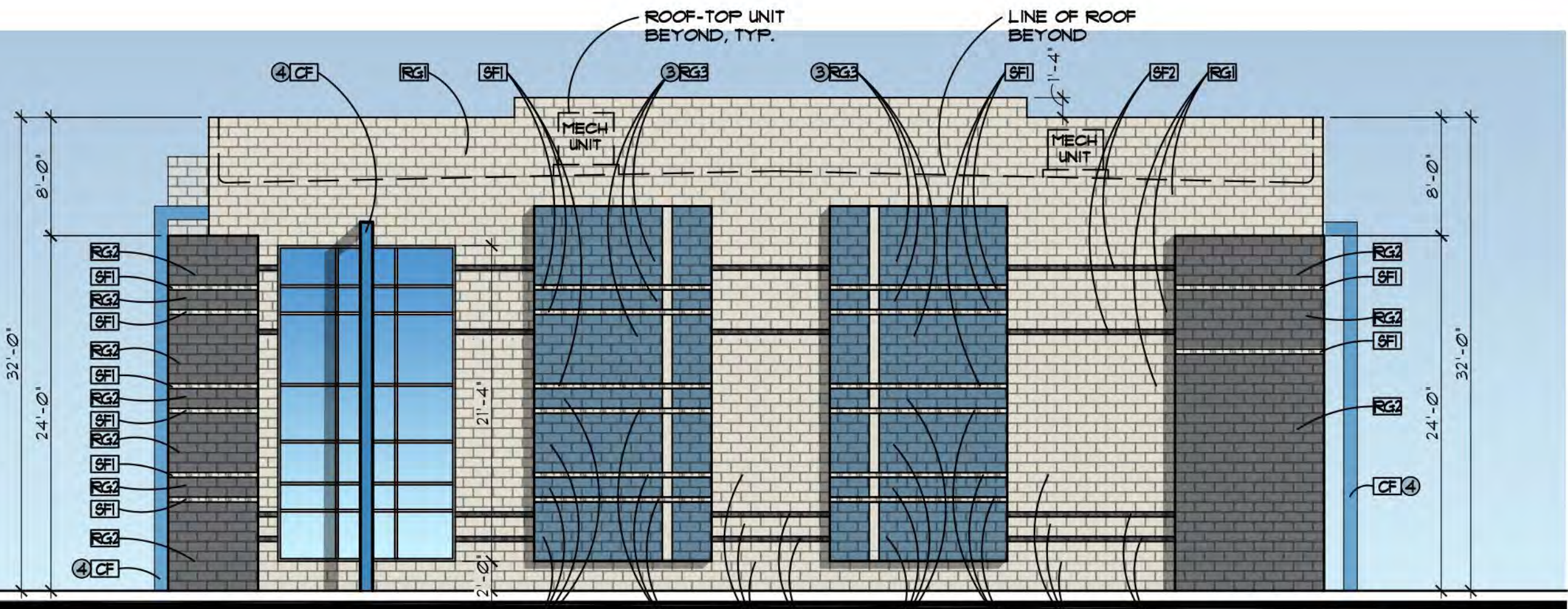
Conceptual Building Elevations



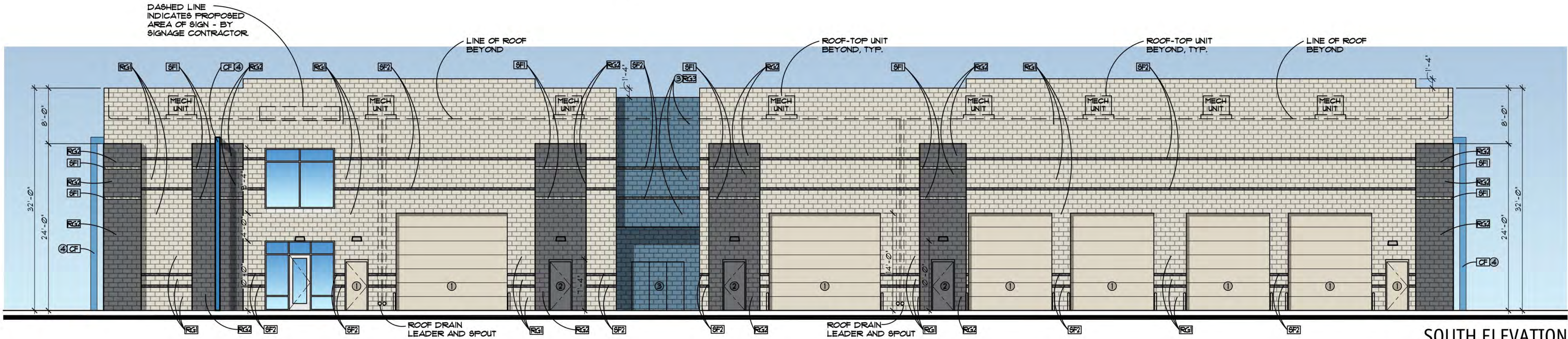
NORTH ELEVATION



STREET / EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

GENERAL NOTES

1. SEE STRUCTURAL FOR LINTEL INFORMATION.
2. SEE DOOR SCHEDULE FOR DOOR HEIGHTS.
3. SEE STRUCTURAL FOR CONTROL JOINTS.

MATERIAL SAMPLE APPROVAL

1. PRIOR TO ORDERING, G.C. TO PROVIDE INDIVIDUAL SAMPLES OF ALL BUILDING COLORS AND MATERIALS FOR REVIEW AND APPROVAL BY THE ARCHITECT AND OWNER (i.e. PAINTED CMU, ETC.)
2. ALL INDIVIDUAL SAMPLES TO BE PRESENTED AT ONE TIME, ONSITE IN SIZES OF NO LESS THAN 12" X 12".

MATERIAL KEY

MATERIAL	DESCRIPTION
R24	INTEGRAL COLOR SMOOTH FACE REGULAR STRUCK 8 X 8 X 16 CMU - SUPERLITE 'NU BONE'
R24	INTEGRAL COLOR SMOOTH FACE REGULAR STRUCK 8 X 8 X 16 CMU - SUPERLITE 'FLUM'
R24	PAINTED SMOOTH FACE REGULAR STRUCK 8 X 8 X 16 CMU - SUPERLITE
SF1	INTEGRAL COLOR SPLIT FACED 8 X 4 X 16 CMU - SUPERLITE 'NU BONE'
SF2	INTEGRAL COLOR SPLIT FACED 8 X 4 X 16 CMU - SUPERLITE 'FLUM'
CF	CANOPY FRAME - 8" STEEL CHANNEL, PAINTED
CP	CANOPY DECK - B DECK, NO PERFORATION

STOREFRONT / GLAZING KEY

MATERIAL	COLOR
FRAMES	CLEAR ANODIZED ALUMINUM
GLAZING	1" INSULATED GRAY REFLECTIVE

1. 'S' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS.
2. SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS.

COLOR KEY

KEY	MANUF. - DUNN EDWARDS COLOR NAME
①	'EXCLUSIVE IVORY' DE6191
②	'CHARCOAL SMUDGE' DE6310
③	'SEAL PUP' DE5861
④	'WALKER LAKE' DE5858

MATERIAL	KEY
BOLLARDS	①
SES	①
TRANSFORMER	①

1. SEALANTS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
2. PAINTER TO PROVIDE TWO COATS SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.
3. G.C. IS RESPONSIBLE FOR SUBMITTING ALL PRE-MANUFACTURED MATERIALS AND COLORS TO ARCHITECT FOR REVIEW AND APPROVAL.
4. G.C. TO OBTAIN APPROVAL FROM UTILITY COMPANY BEFORE PAINTING TRANSFORMER.



PRE-APP SUBMITTAL 10-19-2020
REZONING SUBMITTAL 02-10-2021
DR SUBMITTAL 02-19-2021
REZONING 2ND SUBMITTAL 04-16-2021
DR 2ND SUBMITTAL 04-23-2021

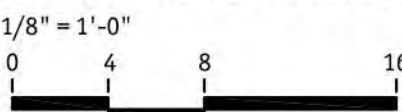
NOTICE OF ALTERNATE BILLING CYCLE:

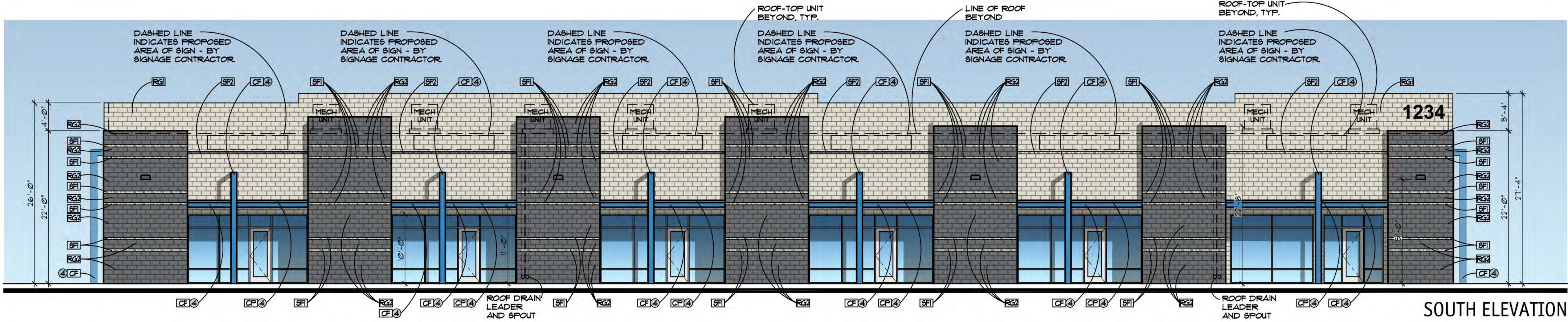
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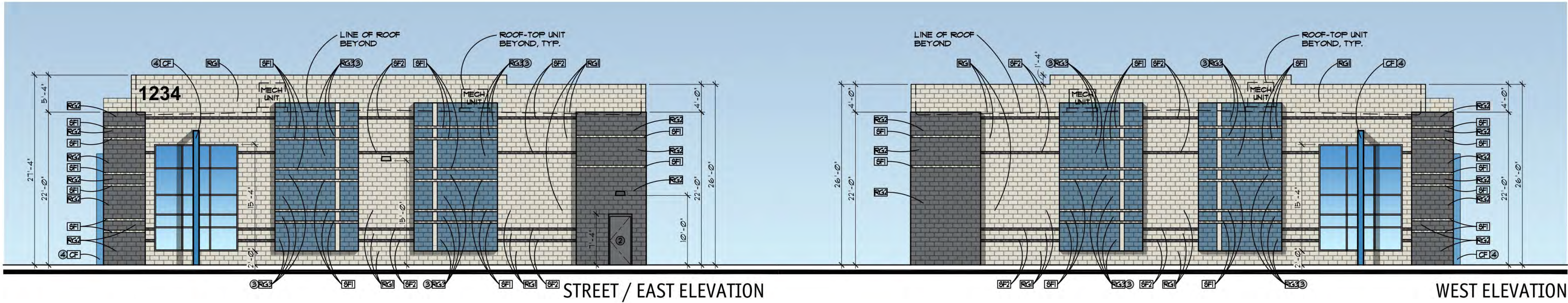
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BUILDING A
EXTERIOR ELEVATIONS



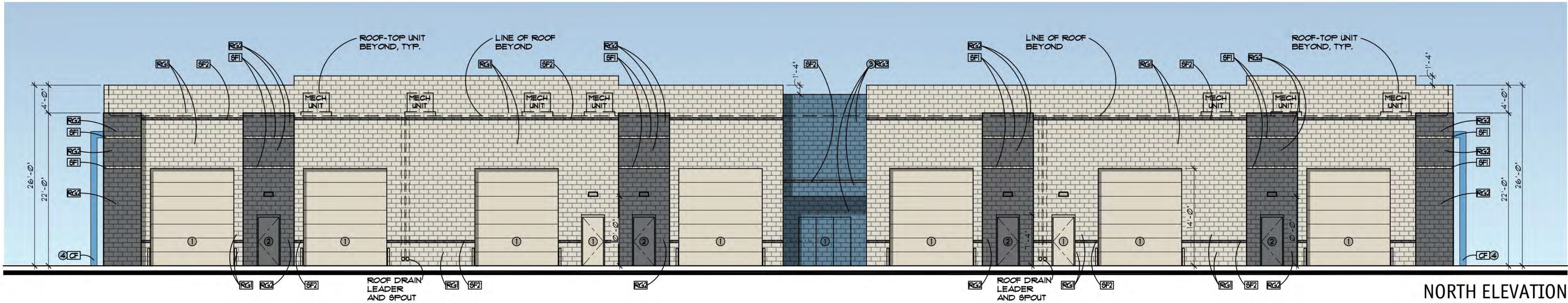


SOUTH ELEVATION



STREET / EAST ELEVATION

WEST ELEVATION



NORTH ELEVATION

GENERAL NOTES

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2. SEE DOOR SCHEDULE FOR DOOR HEIGHTS.
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MATERIAL SAMPLE APPROVAL

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MATERIAL KEY

MATERIAL	DESCRIPTION
RG1	INTEGRAL COLOR SMOOTH FACE REGULAR STRUCK 8 X 8 X 16 CMU - SUPERLITE 'NU BONE'
RG2	INTEGRAL COLOR SMOOTH FACE REGULAR STRUCK 8 X 8 X 16 CMU - SUPERLITE 'FLUM'
RG3	PAINTED SMOOTH FACE REGULAR STRUCK 8 X 8 X 16 CMU - SUPERLITE
SF1	INTEGRAL COLOR SPLIT FACED 8 X 4 X 16 CMU - SUPERLITE 'NU BONE'
SF2	INTEGRAL COLOR SPLIT FACED 8 X 4 X 16 CMU - SUPERLITE 'FLUM'
CF	CANOPY FRAME = 8" STEEL CHANNEL, PAINTED
CF4	CANOPY DECK = B DECK, NO PERFORATION

STOREFRONT / GLAZING KEY

MATERIAL	COLOR
FRAMES	CLEAR ANODIZED ALUMINUM
GLAZING	1" INSULATED GRAY REFLECTIVE

1. '8' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS.
2. SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS.

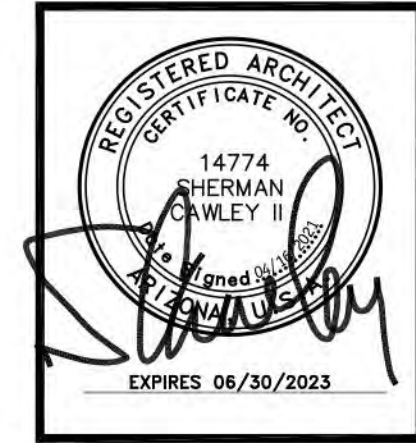
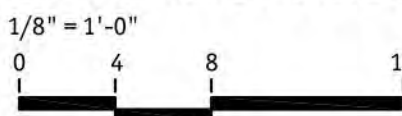
COLOR KEY

KEY	MANUF. - DUNN EDWARDS COLOR NAME
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MATERIAL	KEY
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SES	①
TRANSFORMER	①

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BUILDING B
EXTERIOR ELEVATIONS



ARIZONA
LAND PARCEL

N ELISEO C FELIX
JR WAY
AVONDALE
ARIZONA

DATE
PRE-APP SUBMITTAL 10-19-2020
REZONING SUBMITTAL 02-10-2021
DR SUBMITTAL 02-19-2021
REZONING 2ND SUBMITTAL 04-16-2021
DR 2ND SUBMITTAL 04-23-2021

NOTICE OF ALTERNATE BILLING
CYCLE:

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Exhibit H

Neighborhood Meeting Summary

Project Name: Arizona Land Parcel (PL-21-0050)

Date: June 3, 2021

Location: Via Zoom Teleconference

Attendees: Michelle Simerdla, Planner, City of Avondale
Brian Craig, Planning Manager, City of Avondale
Vice Mayor Veronica Malone, City of Avondale
Councilwoman Patricia Dennis, City of Avondale
David Fulk, Architect, Cawley Architects
Jinia Sarkar, Sr. Project Manager, Cawley Architects
Troy Buck, Business Owner in Avondale

NEIGHBORHOOD MEETING NOTES

The meeting started on schedule at 6:00pm. Attendees introduced themselves.

As an introduction to the meeting, David Fulk from Cawley Architects presented design concept and parameters of the proposed project.

Questions were asked by two attendees:

Attendee: Troy Buck, Business Owner in Avondale

Concern: Attendee's concern was competition with existing auto-body repair businesses on the street and if the City would benefit from the addition of a new auto-body shop when there are several others in Avondale..

Response by Architect: Owner owns auto-body business in California and wants to bring in his business from California.

Concern: Attendee's concern was that the owner previously had another auto-body business in the area that did not succeed and if it would be viable to bring in the same business again if this has failed before.

Response by Architect: Owner is considering operating his auto-body business that he owned previously in the area, which he had sold to another business owner a few years back. He is considering to reintroduce an auto-body business in the new proposed development.

Attendee: Councilwoman Patricia Dennis, City of Avondale

Concern: Councilwoman asked the question regarding requirement of a Conditional Use-Permit for proposed use in the Zoning.

Response by Planner: Conditional Use-Permit is not required for auto-repair business in Zoning A-1, that is being requested for.

Concern: Councilwoman asked the question regarding auto-body not limiting their services to the indoors and moving outside in the parking area.

Response by Planners: All activities of auto-body shop to remain indoors and license will be revoked if activities are moved outside illegally.

Concern: Councilwoman wanted to know what kind of separation was being provided for noise and visual control from the adjacent multi-family residential property.

Response by Architects: Building has been set back 75 feet from the west property line that abuts the multi-family residential property. A 25 foot landscape buffer with row of trees is being proposed as a noise barrier and for visibility control. In addition to these, no overhead doors face the residential property and that also helps in noise control.

Question by Architect: Architect asked citizen Troy Buck what business he owned.

Response by citizen: Citizen Troy Buck mentioned that he owned an auto-body business two parcels south of the proposed development.

Vice Mayor, Veronica Malone signed in to hear questions and concerns that were being raised. She had no comments and signed off at 6:20pm.

There were no other concerns raised and the meeting was concluded at 7:00pm.