



Planning Commission
Avondale Civic Center, 11465 West Civic Center Drive, Council Chambers
Thursday, April 18, 2019 at 6:00 P.M.

Agenda

1. CALL TO ORDER

2. ROLL CALL

3. OPENING STATEMENT

4. APPROVAL OF MINUTES

The Planning Commission will consider the approval of the March 21, 2019 Meeting Minutes. The Planning Commission will take appropriate action.

5. PUBLIC HEARING ITEMS

1. PL-18-0079 Cerro Vista Minor General Plan Amendment

The Planning Commission will hold a public hearing and consider a request by Shaine Alleman with Tiffany & Bosco P.A. on behalf of QUYP Development for a Minor General Plan Amendment on approximately 11.4 acres located east of the northeast corner of Fairway Drive and Van Buren Street. The Minor General Plan Amendment request is from Urban Residential (UR) to High Density Residential (HDR) land use.

Staff contact: Rick Williams

2. PL-18-0080 Cerro Vista Rezoning

The Planning Commission will hold a public hearing and consider a request by Shaine T. Alleman with Tiffany & Bosco P.A., on behalf of QUYP Development for Rezoning of approximately 11.4 acres located east of the northeast corner of Fairway Drive and Van Buren Street. The Rezoning request is from Agriculture (AG) and Community Commercial (C-2) to Planned Area Development (PAD).

Staff contact: Rick Williams

3. PL-18-0201 BioLife Plasma Center

The Planning Commission will hold a public hearing and consider a request by Mr. Paul E. Gilbert with Beus Gilbert PLLC for a Conditional Use Permit (CUP) to allow a plasma center in the C-2 (Community Commercial) and PAD (Planned Area Development) zoning districts. The subject property is located west of the southwest corner of Van Buren Street and Avondale Boulevard.

Staff contact: Ken Galica

(APPLICANT REQUESTS WITHDRAWAL OF THIS ITEM)

6. ACTION ITEMS

1. PL-18-0322 Alamar Phase 2 Preliminary Plat

The Planning Commission will consider a request by Frank Koo with Wood, Patel & Associates for approval of the Alamar Phase 2 Preliminary Plat. The plat includes approximately 122.4 acres located at the southwest corner of Broadway Road and the Alamar Parkway alignment, El Mirage Road. The proposed plat subdivides the land into 346 single-family residential lots, common open space, and landscape areas.

Staff contact: Rick Williams

2. PL-18-0323 Alamar Phase 3 Preliminary Plat

The Planning Commission will consider a request by Frank Koo with Wood, Patel & Associates for approval of the Alamar Phase 3 Preliminary Plat. The plat includes approximately 99.4 acres located north of Sunland Avenue and east of the Alamar Parkway Alignment, El Mirage Road. The proposed plat subdivides the land into 317 single-family residential lots, common open space, and landscape areas.

Staff contact: Rick Williams

7. DISCUSSION ITEMS

1. PL-19-0075 City Center Specific Plan Update

This is a work session item before Planning Commission to discuss application PL-19-0075, a request by the City's Planning Division to update the City Center Specific Plan. The update is to reflect evolving conditions impacting the implementation of the adopted Vision for the Avondale City Center. The intent of the update is to reflect the City's current level of expectation for a quality, unique, and pedestrian-friendly City Center that will create a place of significance in Avondale.

Staff contact: Jodie Novak

8. COMMISSION ANNOUNCEMENTS

9. PLANNING DIVISION REPORT

10. CALENDAR

May 16, 2019

11. ADJOURNMENT

Members will attend either in person or by telephone conference call.

Los miembros asistirán en persona o vía teleconferencia.

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

Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oído, o con necesidad de impresión grande o intérprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.

CITY COUNCIL CHAMBERS
11465 W CIVIC CENTER DRIVE
AVONDALE, AZ 85323

Thursday, March 21, 2019
6:00 P.M.

I. CALL TO ORDER

Chair Van Leuven called the Regular Meeting to order at approximately 6:05 p.m.

II. ROLL CALL

The following members and representatives were present:

COMMISSIONERS PRESENT

Rusty Van Leuven, Chair
Lisa Amos – Vice Chair
Maribel Guerrero, Alternate
Christopher Thompson, Commissioner
Denise Stanfield, Commissioner

COMMISSIONERS UNEXCUSED

David Iwanski, Commissioner
Lisa Osborne, Commissioner
Linda Warren, Commissioner

CITY STAFF PRESENT

Jodie Novak, Planning Manager
Rick Williams, Senior Planner
Byron Easton, Senior Planner

III. OPENING STATEMENT

Chair Van Leuven read the Opening Statement.

IV. APPROVAL OF MINUTES

Chair Van Leuven invited a motion to approve the minutes. Vice Chair Amos moved to accept the minutes from the February 21, 2019, regular meeting as presented. Commissioner Thompson seconded the motion.

ROLL CALL VOTE

Russell Van Leuven	Aye
Lisa Amos	Aye
Maribel Guerrero	Aye
Christopher Thompson	Aye
Denise Stanfield	Aye

The motion was approved 5 to 0.

V. PUBLIC HEARING ITEMS:

- a. **PL-18-0201 BioLife Plasma Center** – The Planning Commission will hold a public hearing and consider a request by Mr. Paul E. Gilbert with Beus Gilbert PLLC for a Conditional Use Permit (CUP) to allow a plasma center in the C-2 (Community Commercial) and PAD (Planned Area Development) Zoning Districts. The subject property is located west of the southwest corner of Van Buren Street and Avondale Boulevard. Staff contact: Ken Galica
(APPLICANT REQUESTS CONTINUANCE TO THE APRIL 18, 2019 PLANNING COMMISSION MEETING)

Chair Van Leuven opened the public hearing. Upon acknowledging no requests to speak, Chair Van Leuven closed the public hearing

Chair Van Leuven invited a motion to continue the hearing. Commissioner Stanfield moved to continue matter PL-18-0201 to the April 18, 2019, Planning Commission Meeting. Vice Chair Amos seconded the motion.

ROLL CALL VOTE

Russell Van Leuven	Aye
Lisa Amos	Aye
Maribel Guerrero	Aye
Christopher Thompson	Aye
Denise Stanfield	Aye

The motion was approved 5 to 0.

VI. COMMISSION ANNOUNCEMENTS

None.

VII. ADJOURNMENT

Chair Van Leuven invited a motion to adjourn the meeting. Commissioner Thompson moved to adjourn the meeting at 6:09 p.m. Commissioner Stanfield seconded the motion.

ROLL CALL VOTE

Russell Van Leuven	Aye
Lisa Amos	Aye
Maribel Guerrero	Aye
Christopher Thompson	Aye
Denise Stanfield	Aye

The motion was approved 5-0.

With no further business, the meeting concluded at approximately 6:09 P.M.

FOR SPECIAL ACCOMMODATIONS

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

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Staff Signature

Date

Planning Commission Date: April 18, 2019

PREPARED BY: Rick Williams, Senior Planner (623) 333-4018
REVIEWED BY: Jodie Novak Planning Manager (623) 333-4015
RECOMMENDATION: **APPROVAL – SUBJECT TO CONDITIONS**

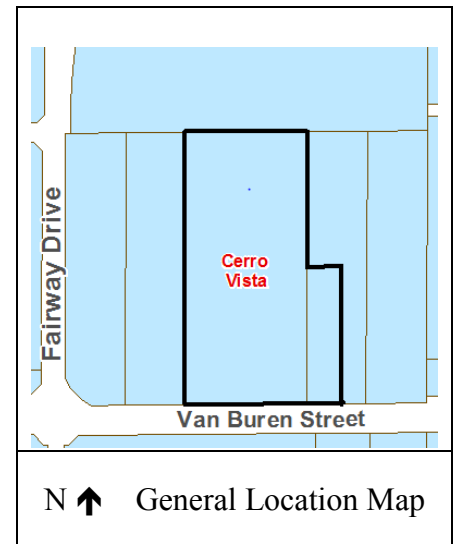
SUBJECT: Hold a public hearing for case PL-18-0079 Cerro Vista, a request to amend the General Plan 2030 Land Use Map for 11.4 acres of land from Urban Residential to High Density Residential

PARCEL SIZE: 11.4 acres

LOCATION: East of the northeast corner of Fairway Drive and Van Buren Street (Exhibits A, B, and C).

APPLICANT: Shaine T. Alleman, Tiffany & Bosco, P.A., 602-452-2712

OWNER: Virtua Avondale Eleven Owner, LLC 602-452-2712



BACKGROUND:

The 11.4-acre subject site was annexed into the City by Ordinance No. 238 on June 28, 1978 as part of a larger annexation. Historical records indicate the subject site was initially given an equivalent zoning of Agricultural (AG). The subject site is vacant and is currently used for farming purposes.

The property is currently designated by the General Plan 2030 Land Use Map as Urban Residential. The Urban Residential designation provides for residential land that will contain more than 30 dwelling units per acre.

Cerro Vista lies with the boundary of the Freeway Corridor Specific Plan (FCSP), amended September 14, 2015. The primary goal of the FCSP is to ensure new development is pedestrian/bicycle friendly, enhances the City's appearance from the freeway, provides a seamless transition between the City Center and the Freeway Corridor area, establishes specifications for planned improvements projects, and minimizes warehouse uses that compromise the aesthetic character of the area.

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

- **NORTH:** The planned Corporate Drive alignment. Vacant land zoned Agriculture (AG) and designated as Urban Residential and High Intensity Office on the General Plan Land Use Map.
- **WEST:** Vacant undeveloped land zoned Agricultural (AG) and designated as Urban Residential on the General Plan Land Use Map. The property is currently being farmed.
- **SOUTH:** Van Buren Street, then vacant undeveloped portion of the Coldwater Springs development, zoned PAD with an underlying zoning of C-2 and designated as High Density Residential on the General Plan Land Use Map. An application to rezone the property to PAD to accommodate townhomes is in review.
- **EAST:** Vacant undeveloped land and a mini-storage facility. Both parcels are owned by the River Crossing Storage, zoned C-2, and are designated as Urban Residential on the General Plan Land Use Map.

DETAILS OF REQUEST:

The applicant is requesting a minor amendment to the General Plan 2030 Land Use Map for 11.4 acres of land located east of the northeast corner of Fairway Drive and Van Buren Street from Urban Residential (UR) to High Density Residential (HDR) for a multi-family residential development. The HDR designation provides densities that range from 12-30 dwelling units per acre and allows for apartments, townhomes, condominiums, or patio homes.

Under separate application (PL-18-0080), the applicant has requested to rezone the subject property from Agriculture (AG) and Community Commercial (C-2) to Cerro Vista Planned Area Development (PAD) to allow for a high-density urban living residential development with a proposed density of 23.26 dwelling units per acre (du/ac).

PUBLIC PARTICIPATION:

The applicant conducted a neighborhood meeting to discuss the proposed applications on Thursday, July 12, 2018, 6:00 P.M, in the Sonoran Conference Room at Avondale City Hall. The meeting was advertised in the Southwest Valley Republic, a notification sign was erected on the subject property, and all property owners within a 1,000-foot radius of the subject site were notified by postcard of the meeting.

The neighborhood meeting was attended by two employees of the mini-storage facility located immediately east of Cerro Vista. The attendees had questions regarding the Cerro Vista development plan as well as questions regarding the vacant undeveloped land that the mini-storage facility owns. A full summary of the meeting is attached to this report as Exhibit F, Neighborhood Meeting Minutes.

Prior to the neighborhood meeting, the details of the request were posted on the City's website under the social media section known as "aVOICE". Through aVOICE, 35 individuals viewed the proposed development and one provided feedback on the social media site which was in support of the proposed development.

Postcards notifying nearby property owners of the Planning Commission meeting were mailed on April 1, 2019. Additionally, the sign was updated to include the time and date of the meeting on April 2, 2019. Lastly, a notice of the Planning Commission hearing was published in the Southwest Valley Republic on April 3, 2019. To date, Staff has received no additional correspondence with regards to these applications via phone, letter, or email.

ANALYSIS:

The Planning Commission must determine that the proposed minor General Plan Amendment meets four findings prior to recommending approval. Staff's analysis of each of the required findings is presented below:

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

The property's Urban Residential land use designation is a part of the transit-oriented development land uses intended for higher density residential of 30+ du/ac that supports business park, high intensity office, and City Center developments. The proposed multi-family residential development meets the intent of the Urban Residential land use; however, the density is slightly lower at 23.26 du/ac, thus requiring a minor General Plan amendment to a High Density Residential land use. The development is designed as an urban residential style development and provides higher density for the surrounding employment area meeting the vision of the General Plan.

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

Amending the General Plan to allow for High Density Residential, a reduction of 6.74 dwelling units per acre from Urban Residential, makes the subject site marketable and compatible with the surrounding employment area. Cerro Vista Development Standards will ensure that the development maintains an urban residential feel near the City Center.

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

- 1) At 11.4 acres, the re-designation of the property from Urban Residential to High Density Residential will not significantly alter acceptable land use patterns or adversely impact existing land uses.
- 2) The property is currently served by existing infrastructure and surrounded by properties receiving various levels of City services. Amending the land use map to High Density Residential will not require additional infrastructure improvements beyond typical High Density Residential improvements. Any infrastructure required to serve the proposed development will be constructed by the developer.
- 3) The change to a High Density Residential land use designation will result in a positive impact on the surrounding area and will not adversely impact surrounding land uses.

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

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

General Plan

Land Use Element, Goal 1, “Establish an Avondale identity based on a healthy lifestyle that promotes land uses which foster an economically sustainable and socially dynamic community”. Cerro Vista will provide a high density, quality community that will be compatible with and support the surrounding employment, commercial, and residential uses.

Housing Element Goal #2, “Champion the development of housing types not currently available in the City to allow for a variety of socio-economic levels”. Cerro Vista proposes an urban living community that is unique to the City of Avondale. The project’s urban design concept will create a sense of place through site and building design, open space, and amenities. Cerro Vista residents are intended to be new professionals, small families, and empty nesters looking for a vibrant community to live in.

Housing Element Goal #4, Policy’s A, B, C, and D “Require excellence and innovation in residential design and construction”. The Cerro Vista PAD incorporates a number of the City’s Design Review Manual policies to create a layout with ample open space and recreation areas containing amenities and trails throughout. Buildings are orientated on the perimeter to front public rights-of-way reducing views of surface parking and creating an urban feel. This building orientation allows the core of the site to be developed with a clubhouse and other amenities, while maintaining an urban residential streetscape along Van Buren Street and the future Corporate Drive alignment.

Recreational Amenities Element, Goal 4 “Create shared use linkages throughout the community in order to support a healthy lifestyle”. With the development of the Van Buren Street Trail, Cerro Vista will provide the necessary access for shared connections to the City and other transit modes along Van Buren Street.

Freeway Corridor Specific Plan (FCSP)

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

Strategic Plan Goals and Objectives:

INITIATIVE: Foster sustainable community development

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

INITIATIVE: Create and support diverse recreation & education opportunities

STRATEGIC GOAL: Establish relationships with potential partners for the development of trail and river corridors.

Conclusion:

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

Certificate of Adequate Schools:

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

School located internal to the Coldwater Springs community at 350 S. 118th Avenue. High school-aged students will attend La Joya Community High School located at 11650 W. Whyman Avenue.

Both LESD and TUHSD have provided the City with Certificates of Adequate School Facilities (Exhibit G) confirming that each district has adequate facilities to support enrollment generated by the proposed development and, also, that each district is working with the developer of Cerro Vista on a donation agreement that will provide the districts with additional funds to use at their discretion.

REASONS FOR APPROVAL:

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

REQUIRED ACTION:

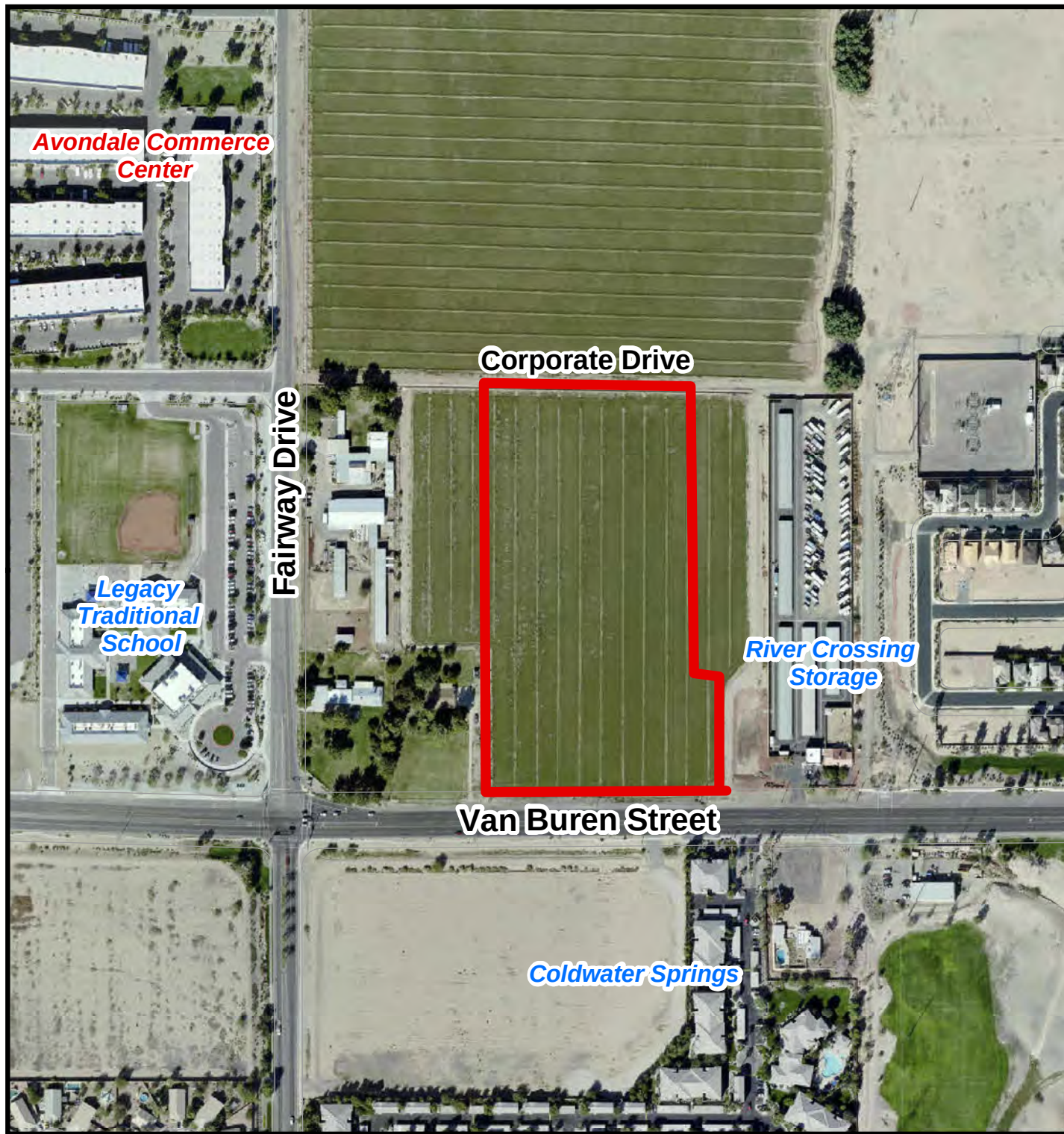
Conduct a **public hearing** and determine if this request is in the best long-term interest of the Freeway Corridor and consistent with the objectives of the General Plan 2030.

RECOMMENDED MOTION:

I move that Planning Commission accept the findings and recommend **APPROVAL** of application PL-18-0079 Cerro Vista, a request to amend the General Plan 2030 Land Use Map for approximately 11.4 acres of land from Urban Residential to High Density Residential.

SUPPORTING DOCUMENTS ATTACHED:

Exhibit A – Aerial Vicinity Map
Exhibit B – Zoning Map
Exhibit C – Existing & Proposed General Plan Land Use Map
Exhibit D – Summary of Related Facts
Exhibit E – Cerro Vista General Plan Amendment Narrative
Exhibit F – Neighborhood Meeting Minutes
Exhibit G – Adequate Schools Facility Certificates

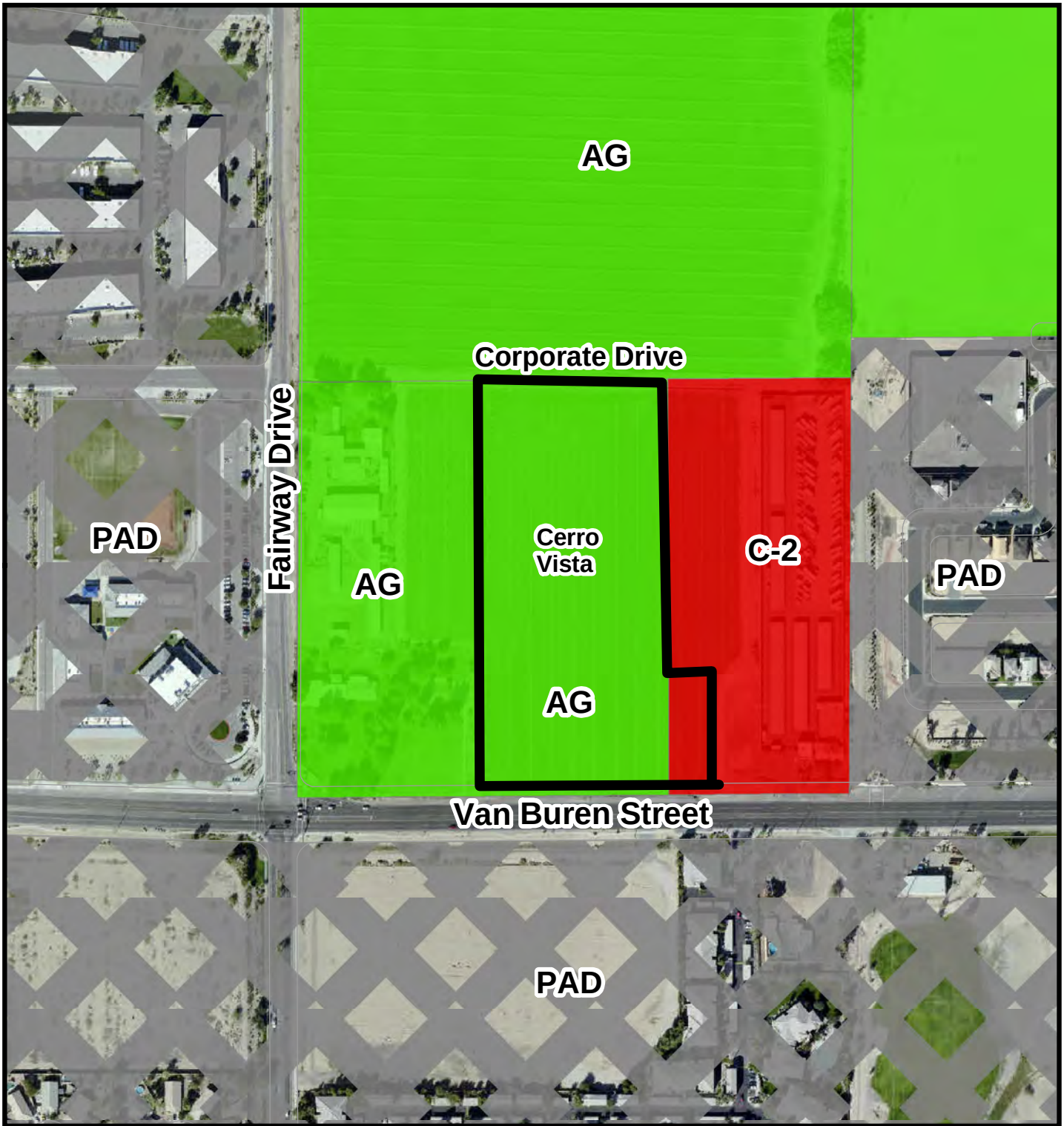


Aerial Vicinity Map

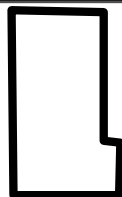


Subject Property



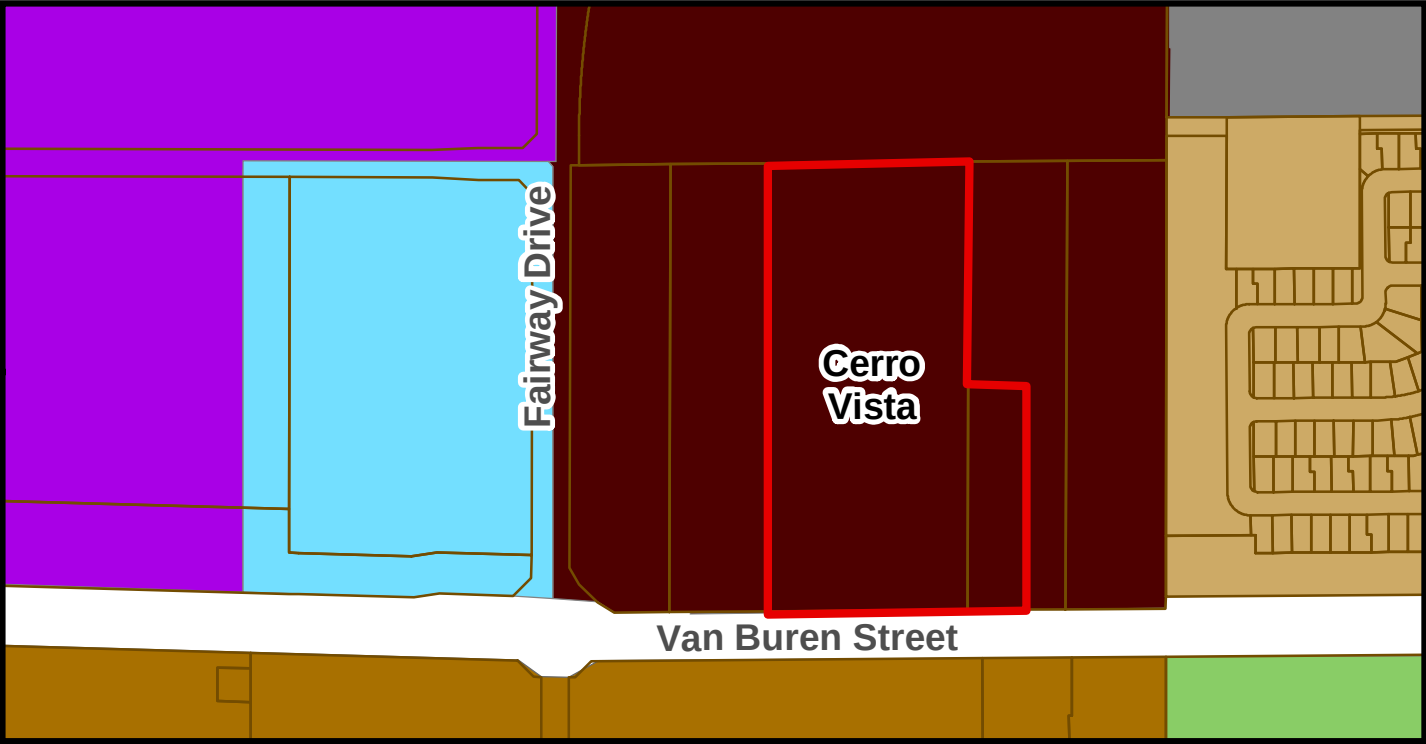


Zoning Map

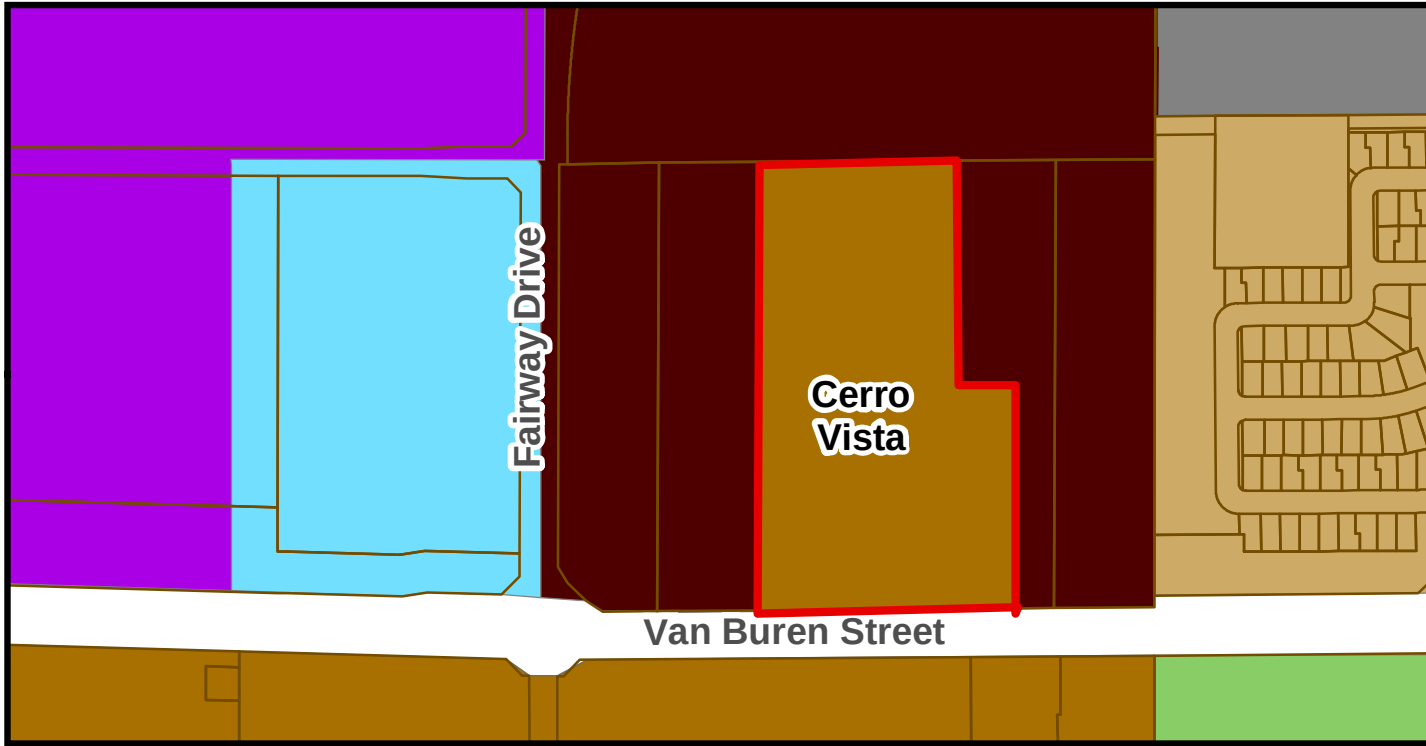


Subject Property





CURRENT LAND USE MAP



PROPOSED LAND USE MAP

General Plan Land Use Map

Medium Density Residential

Local Commercial

Mixed Use

Education

Open Space

High Density Residential

Medium/High Density Residential

Urban Residential





Subject Property

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

<i>THE PROPERTY</i>	
PARCEL SIZE	Approximately 11.4 acres
LOCATION	12116 W. Van Buren Street
PHYSICAL CHARACTERISTICS	Vacant undeveloped land
EXISTING LAND USE	Urban Residential
EXISTING ZONING	Agriculture (AG) and Community Commercial (C-2)
JURISDICTION	Annexed into the City of Avondale in 1978, Ordinance No. 238

<i>SURROUNDING ZONING AND LAND USE</i>	
NORTH	The future Corporate Drive alignment then vacant land zoned Agriculture (AG) and designated as Urban Residential and High Intensity Office on the General Plan
EAST	Vacant undeveloped land and a mini-storage facility. Both parcels owned by the River Crossing Storage and zoned C-2
WEST	Vacant undeveloped land zoned Agricultural (AG) and designated as Urban Residential on the General Plan
SOUTH	Van Buren Street, then vacant undeveloped portion of the Coldwater Springs development, zoned PAD with an underlying zoning of C-2

<i>GENERAL PLAN</i>	
The subject property is Urban Residential. The Urban Residential designation provides for residential land that will contain more than 30 dwelling units per acre. These residences are both attached and stacked and may be part of a mixed-use development. Parking is provided underground or structured. This level of intensity should provide direct access to nearby open space, transit stops, and/or multi-modal amenities. Close proximity to employment, shopping, and entertainment will encourage interaction and create an urban environment	

<i>PUBLIC SCHOOLS</i>	
SCHOOL DISTRICT(S)	Littleton Elementary School District; Tolleson Union High School District
ELEMENTARY SCHOOL	Student's choice (No defined school). The closest district school is the Collier Elementary School, located at 350 S. 118 th Avenue
HIGH SCHOOL	La Joya Community High School

<i>STREETS</i>	
Van Buren Street	
Classification	Major Arterial
Existing half street ROW	None
Standard half street ROW	65 feet
Existing half street improvements	2 travel lanes
Standard half street improvements	3 travel lanes, curb and gutter, sidewalks, street lights and landscaping
Corporate Drive	
Classification	Minor Collector
Existing full street ROW	40 feet
Standard full street ROW	80 feet
Existing half street improvements	None
Standard half street improvements	1 travel lane in each direction, ½ center turn lane, bike lane, curb and gutter, detached sidewalks, street lights and landscaping

<i>UTILITIES</i>
There currently is a 16" water line existing in Van Buren Street
There currently is a 30" sewer main existing in Van Buren Street

CERRO VISTA

An Urban Living Experience



Minor General Plan Amendment Application Narrative

City of Avondale
March 2019

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Table of Exhibits

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

I. PROJECT PROFILE

Project Name	Cerro Vista
Property Owner	Virtua Avondale Eleven Owner, LLC
Assessor Parcel Numbers	500-01-001C 500-01-001L
Project Location	12116 W. Van Buren Street, Avondale, AZ 85018 Generally located 500' east of N. Fairway Drive on the north side of W. Van Buren Street
Project Area	11.404 acres (Gross) / 10.963 (Net)
Current Zoning	Agricultural (AG) & Commercial (C-2)
Proposed Zoning	Planned Area Development (PAD)
General Plan Land Use	High Density Residential (12-30 du/ac, Target 12 du/ac)

Development Team



Project Management
Quyp Development Services, LLC
Nick Montague
7600 N. 15th Street, Suite 150-19
Phoenix, Arizona 85020



Legal Counsel
Tiffany & Bosco, P.A.
Shaine T. Alleman
Seventh Floor, Camelback Esplanade II
2525 East Camelback Road
Phoenix, Arizona 85016



Architectural
BMA Architecture, LLC
Brian M. Andersen
207 N. Gilbert Road, Suite 001
Gilbert, Arizona 85234



Engineering
Matrix Design Group
Daniel Gonzalez
2020 N. Central Avenue
Phoenix, Arizona 85004

II. EXECUTIVE SUMMARY

This proposed Minor General Plan Map Amendment is for the approximately 11.404 acres located at 12116 W. Van Buren Street, Avondale, AZ 85018, generally located 500' east of N. Fairway Drive on the north side of W. Van Buren Street and identified by Maricopa County Assessors as parcel numbers 500-01-001C and 500-01-001L (the "Property"). The request is to amend the General Plan Map from Urban Residential (30+ du/ac) to High Density Residential (12-30 du/ac, Target Density 12 du/ac).

There is also a concurrent request to rezone the Property from Agricultural (AG) & Commercial (C-2) to Planned Area Development (PAD) to allow the development of a high density urban living residential development with a proposed density of approximately 23.26 dwelling units per acre (255 units).

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

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

With its close proximity to Avondale City Center, Cerro Vista will also complement this future vibrant area by providing supportive housing that will draw residents to the area. This is supported by the Avondale General Plan, which states that housing should "*(e)ntice the development of condominiums, townhomes, and high-rise loft apartments by marketing City Center as an exciting urban enclave geared towards professionals.*" (See Avondale General Plan, Implementation Strategies-Housing Element, pg. 150)

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

who want to live, work, and play in the City of Avondale. Cerro Vista is poised to become a destination that Avondale citizens can call home.

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

III. PROPERTY DESCRIPTION

Site Description

The Cerro Vista property is approximately 11.404 acres located at 12116 W. Van Buren Street, Avondale, AZ 85018, generally located 500' east of N. Fairway Drive on the north side of W. Van Buren Street and identified by Maricopa County Assessors as parcel numbers 500-01-001C and 500-01-001L (1.41 Ac) (the "Property") (See *EXHIBIT A–Regional Aerial Context Map*) The Property is currently vacant. The topography of the site is relatively flat.

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

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

The PAD proposes 255 residential units with a density of approximately 23.26 dwelling units to the acre. This is consistent with the Avondale General Plan proposed designation of High Density Residential (12-30 du/ac) and is above the target density of 12 du/ac.

Property Owner

The Property is currently owned by Virtua Avondale Eleven Owner, LLC and it intends to plan and prepare the Property for future development. The Virtua group offers, manages, and develops the highest quality real estate investments across the country. This includes properties in Arizona, California, Nevada, Texas, Georgia, Connecticut, and Pennsylvania. Additionally, the Virtua group members are very active in land development in the greater Phoenix area and its management has decades of development experience in Phoenix,

particularly in the West Valley. The development team is primarily focused on adding meaningful value to the Property and bringing a variety of housing types to the City of Avondale.

Relationship to Surrounding Properties

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

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

IV. INFRASTRUCTURE

Road improvements, right-of-way, easements.

Surrounding Street Improvements

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

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

Utilities

Water

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

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

Sanitary Sewer

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

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

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

Grading and Drainage

A Master Drainage Report is provided with this PAD submittal. The on-site retention requirements shall be per City of Avondale standards and will meet 100-year retention for

on-site and adjacent off-site flows. Historic flows may safely pass through or be routed around the site.

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

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

Schools

The Applicant has been working with representatives from the Littleton Elementary School District #65 (*Collier Elementary School*) on a Donation Agreement. Upon receipt of the Adequate Schools Facilities letter from the Littleton Elementary School District #65, the Applicant will promptly deliver to the City, as required prior to PAD approval. The Tolleson Union High School District (*La Joya Community High School*) has provided an Adequate Schools Facilities letter, which has been delivered to the City, as required.

V. PROJECT DESCRIPTION

As noted above, there is a concurrent request to rezone the Property from Agricultural (AG) & Commercial (C-2) to Cerro Vista Planned Area Development (PAD) to allow the development of a high density urban living residential development with a proposed density of approximately 23.26 dwelling units per acre (255 units). Exhibits are contained in the Cerro Vista PAD to further demonstrate the quality and configurations described herein.

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

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

in Avondale. The development will be arranged in building masses with a prominent frontage presence on Van Buren Street and Corporate Drive (future) with enhanced entry features from Van Buren Street.

With Avondale City Center being approximately ½ mile to the east, Cerro Vista will provide a great opportunity to create higher density housing that will provide further residents and synergy needed to bring the future retail and mixed-use to the City Center area. While Cerro Vista is proposing a shift in the General Plan land use from Urban Residential to High Density Residential, the Applicant's intent is to still maintain the urban feel that is desired in this area and for the Property. By allowing the land use change to accommodate the 23.26 du/ac on the site, but still maintaining urban loft apartment housing, the developer will be allowed to provide greater open space opportunities on the site.

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

As the Cerro Vista PAD demonstrates, the development will provide two (2) different types of high-density housing on the site. The residential buildings on the north and south of the Property are three (3) story and two (2) story buildings consisting of one (1) to three (3) bedroom urban loft apartments. These buildings will be arranged as groupings surrounded by landscaping and vegetation. Greater detail will be placed on those fronting onto Van Buren Street to create a massing frontage that interacts with the adjacent roadway. The other high-density housing will consist of two (2) story carriage units with one car garage parking underneath. These are arranged primarily along the western boundary, with some massing in the center, and on the east boundary of the Property. The PAD proposes a total of 255 residential units with a density of 23.26 dwelling units to the acre. The Cerro Vista development will be developed in one (1) phase.

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

gather, these courtyards will contain spacious and aesthetically pleasing environments with various high-quality amenities.

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

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

VI. CONFORMANCE WITH AVONDALE PLANS

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

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

The proposed PAD is consistent with this vision providing 23.26 dwelling units to the acre with connections to surrounding commercial and employment use. The Cerro Vista PAD is also consistent with a number of elements within the City's General Plan 2030 as follows.

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

Minor General Plan Amendment Review and Analysis

1) Availability of current and future water supplies

The City is the water service provider for the Property. The proposed water for Cerro Vista will consist of approximately 2,215 LF of 8-inch water line with all associated appurtenances to create an onsite loop as required by reviewing agencies. This will accommodate fire flow and residential demand requirements as demonstrated within the Preliminary Master Water Report. There will be two connections within Van Buren Street

into the 16-inch existing water main to create an onsite looped water line for safety purposes. The two connections will follow the City of Avondale's supplement to MAG Specifications and Details, and American Water Works Association Standards. Since there is an existing water main fronting the property there is no need to construct a new waterline adjacent to the project.

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

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

Access to the site will be from Van Buren Street to the south. Since the proposal is to decrease the density from 30+ du/acre down to 23.26 du/Acre, there will be no increase in traffic congestion by changing the Land Use designation from Urban Residential to High Density.

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

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

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

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

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

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

uses such as bicycling, jogging and walking that will enhance the quality of Cerro Vista. This trail will be acquired and maintained by City of Avondale.

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

The proposed General Plan Amendment will not have an overall negative impact on the total City's current job-to-population ratio of .20 as it is not taking away any employment related uses. The Cerro Vista project will provide employees for the surrounding employment areas.

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

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

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

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

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

AVONDALE GENERAL PLAN 2030

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

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

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

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

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

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

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

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

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

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

Cerro Vista PAD incorporates these policies with Goal 4 by focusing on the City’s Design Manuals to create a layout with high-quality open space and recreation areas centrally

located on the Property to provide easy access to all resident. Buildings are oriented to face each other, the internal private streets, and open space areas to “eyes” on the community and making it safer. Some of the residential unit have also been designed to be connected to the future development of the public access trail along Van Buren Street. Thus, providing the great opportunity for connectivity to this trail, which will promote pedestrian and bicycle access to all surrounding areas of the City.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THE AVONDALE FREEWAY CORRIDOR SPECIFIC PLAN

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

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

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

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

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

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

VII. GENERAL PLAN FINDINGS ANALYSIS

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

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

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

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

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

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

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

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

The amendment will have no negative impacts on these findings points. With 11 acres of property, it is a perfect dose of the housing density in this area and will be compatible with the surrounding existing development and with future land uses that are envisioned for the area. The public infrastructure exists for this development and it will not be a significant burden on the existing systems that are in place. Lastly, the development is designed with landscaped buffering around the perimeter to provide adequate transitioning to the adjacent properties and to connect to the regional trail aspect that provides greater opportunities for an active lifestyle conducive to the housing development provided.

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

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

- o Providing usable open space in a central, accessible corridor that includes enhanced amenities that are not typically provided or required, including a

- clubhouse, BBQ ramada and other shade ramadas, a pool/spa, fire pits, and other open spaces areas as shown on the provided plans.
- o Greater connectivity with the central amenity areas and all housing units being easily accessible to all residents throughout the development with connective pathways.
- o Focusing all housing units on communal open spaces that are focused on providing an enhanced pedestrian and community experience.
- o Enhanced vegetation at entries ways and strategically placed open space areas to provide a sense of arrival to the development.
- o A unique housing product that focuses more on providing a holistic urban experience.

VIII. CONCLUSION AND SUMMARY

Cerro Vista is in a unique location adjacent to existing employment areas, the active Van Buren Street corridor, and the Avondale City Center area to the east. This location provides the perfect site for an urban multi-family community that will synergize with the surrounding area. The proposed general plan amendment allows for the creation and design of development standards that complement the surrounding employment, commercial, and residential uses while providing a luxury, urban housing development not currently found in Avondale.

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

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



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

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



Legend

- Planning Boundary
- Growth Area

Land Use

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

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

City Center
Specific Plan
Area

TOD

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

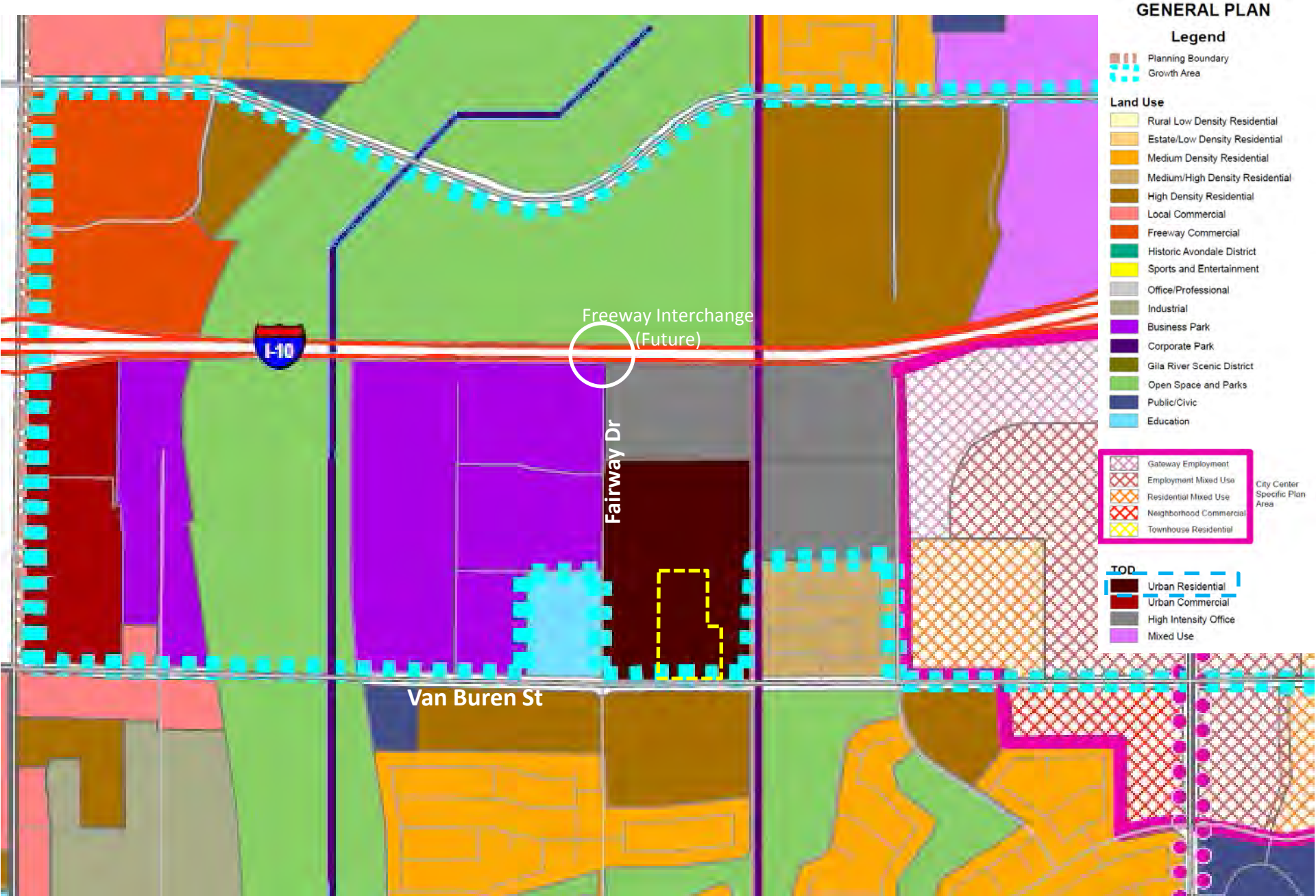


Exhibit C – Existing Avondale General Plan Map

Cerro Vista – Van Buren St & Fairway Dr



**TIFFANY
& BOSCO**
P.A.

Legend

- Planning Boundary
- Growth Area

Land Use

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

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

City Center
Specific Plan
Area

TOD

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

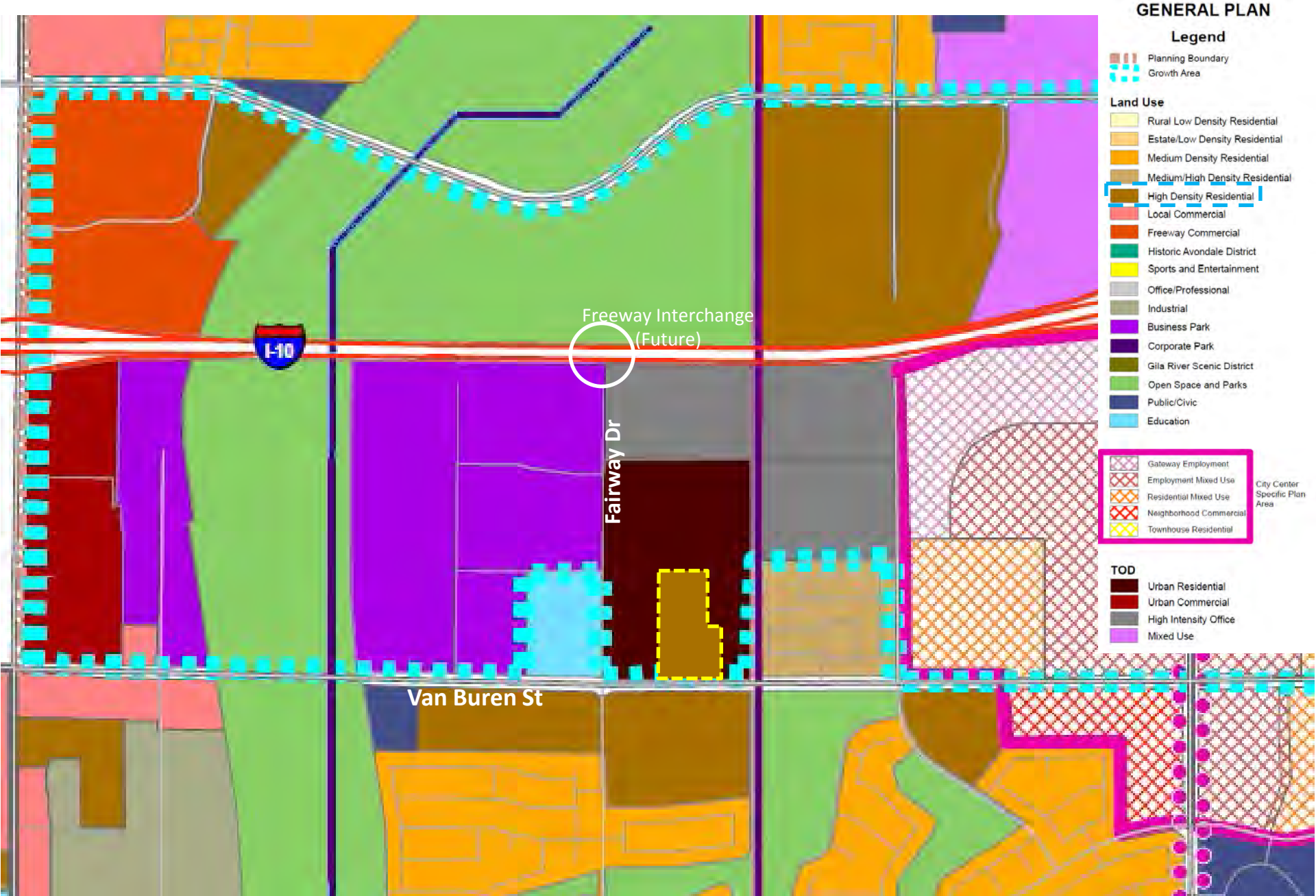


Exhibit D – Proposed Avondale General Plan Map
 Cerro Vista – Van Buren St & Fairway Dr



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

Exhibit F

Cerro Vista
Minor General Plan Amendment
&
Rezone

Neighborhood Meeting Minutes

July 12, 2018



**TIFFANY
& BOSCO**
P.A.

July 16, 2018

Byron Easton, Senior Planner
City of Avondale
Development and Engineering Services
11465 W Civic Center Dr
Avondale, AZ 85323

RE: PL-18-0079 & PL-18-0080; July 12, 2018 Neighborhood Meeting

Dear Mr. Easton:

The purpose of this letter is to inform you that our firm held an neighborhood meeting for the Minor General Plan Amendment and Rezoning applications for the approximately 11.4 acre site located at the **12116 W. Van Buren Street, Avondale, AZ** (Case numbers PL-17-0079 and PL-18-0080). The meeting was held as follows:

July 12, 2018

6:00pm (start time)

Avondale City Hall, Sonoran Conference Room

11465 Civic Center Drive

Avondale, AZ 85323

The neighborhood meeting was hosted by Tiffany & Bosco, P.A. and Quyp Development Services to review the proposed applications and answer any questions regarding the project. Additionally, several boards were provided displaying the site plan, elevations, and aerial maps to show the project and orientation within the community.

Two (2) members of the community were in attendance (sign-in sheet attached). The residents were from Carol and Harry Keyes, who are employees of the adjacent storage facility to the east, River Grossing Self Storage.. The Applicant and representatives of Quyp Development Services were in attendance to answer any questions regarding the proposed residential development. Mr. and Mrs. Keyes



were interested in reviewing the development site plan. They also had questions regarding the vacant property that their company owns, which is located between the Subject Property and their development storage facility. These questions were directed towards Byron Easton as they were more questions regarding the feasibility of potential development on their vacant property and the City's disposition regarding the same. The Applicant explained the entitlement process and proposed development to the attendees.

Mr. and Mrs. Keyes expressed no opposition and actually expressed that they liked the proposed development. They sent an email the next morning on July 13th, 2018 and requested a copy of the exhibits from the neighborhood meeting. They expressed that they are looking forward to working with the Applicant in being a good neighbor. We replied to the emails and sent copies of the exhibits as requested. A copy of the email is attached with this correspondence.

Each resident was given my contact information and asked to contact the Applicant if they had any further questions. It was also explained that they would receive further information for the upcoming hearings on the project.

Overall, it was a positive meeting and there was a general feeling that the development would not have any negative effects on neighboring property values and that it would be a quality development.

I would be happy to answer any further questions that you may have regarding this proposal or meeting. You may reach me at 602-452-2712 or sta@tblaw.com

Sincerely,

A handwritten signature in black ink, reading 'Shaine T. Alleman'.

Shaine T. Alleman

Applicant: Tiffany Bosco, P.A.

Date : 7/12/2018 Time: 6:00pm

[illegible]

Exhibit G

Cerro Vista
Minor General Plan Amendment
&
Rezone

Adequate School Facility Letters



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for Rezoning has been submitted to the City of Avondale, Department & Engineering Services Department, for review.

Project: Avondale 11 Assigned Planner: Rick Williams
Request: Certificate of Adequate School Facilities Acreage/Parcel Size: 11.05 Acres
Zoning: Existing AG & C-2 Proposed (if applicable): PAD
Density Allowed: 30 Du/Ac Density Proposed (if applicable): 20.5 Du/Ac

Please review the attached application and check the appropriate box below. It is the applicant's responsibility to ensure that this form is completed and returned to the Development & Engineering Services Department prior to the scheduling of any public hearings or approval of site plan. Upon a complete review of the application, the request may be presented to the Planning Commission and/or City Council at a public hearing.

The District has adequate capacity to accommodate the estimated enrollment from the proposed development



Yes



No

If there is inadequate capacity, the District is currently working with the applicant/developer to provide or help provide adequate school facilities



Yes



No

Date Reviewed: March 26, 2018

School District: Tolleson Union High School District #214

Authorized District Representative Name/Title: Nora Gutierrez, Superintendent

Phone #: 623-478-4001

E-mail: nora.gutierrez@tuhsd.org

Signature: _____

Nora Gutierrez, Superintendent - TUUSD

Development & Engineering Services Department

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



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

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

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

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

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

Yes No X

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

Developer has entered into an impact agreement to assist in providing additional capacity

Is a school site within the proposed development needed?
If answered yes, how many acres is needed for the school site?

Yes No X

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

If answered yes, please explain below:

See above

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

Date Reviewed: 3/14/19

School District: Littleton Elementary School Dist. #65

District Superintendent: Dr. Roger Freeman

Phone #: (623) 478-5611

E-mail: rfreeman@littletonaz.org

Signature: Phyllis Knicker, Chief Operations Officer, LESD #65

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

Development & Engineering Services Department
11465 W. Civic Center Drive, #110, Avondale, AZ 85323 • Phone (623) 333-4000 • Fax (623) 333-0400 • TDD (623) 333-0010
www.avondale.org/developmentservices

Planning Commission Date: April 18, 2019

PREPARED BY: Rick Williams, Senior Planner (623) 333-4018
REVIEWED BY: Jodie Novak Planning Manager (623) 333-4015
RECOMMENDATION: **APPROVAL – SUBJECT TO CONDITIONS**

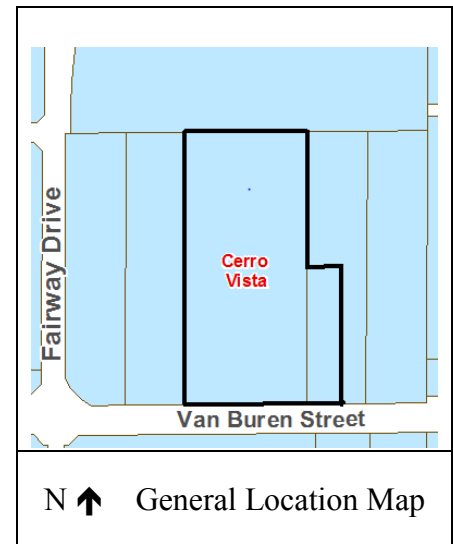
SUBJECT: Hold a public hearing for case PL-18-0080 Cerro Vista, a request to rezone 11.4 acres of land from Agriculture (AG) and Community Commercial (C-2) to Planned Area Development (PAD) for a multi-family residential development

PARCEL SIZE: 11.4 acres

LOCATION: East of the northeast corner of Fairway Drive and Van Buren Street (Exhibits A, B, and C).

APPLICANT: Shaine T. Alleman, Tiffany & Bosco, P.A., 602-452-2712

OWNER: Virtua Avondale Eleven Owner, LLC 602-452-2712



BACKGROUND:

The 11.4-acre subject site was annexed into the City by Ordinance No. 238 on June 28, 1978 as part of a larger annexation. Historical records indicate the subject site was initially given an equivalent zoning of Agricultural (AG). The subject site is vacant and is currently used for farming purposes.

The property is designated on the General Plan 2030 Land Use Map as Urban Residential. The Urban Residential designation provides for residential land that will contain more than 30 dwelling units per acre. Under a separate application (PL-18-0079), the applicant has also requested a minor General Plan Amendment on the 11.4 acres of land from Urban Residential to High Density Residential to accommodate the proposed PAD. If the General Plan Amendment is approved, the High Density Residential (HDR) land use designation will provide densities that range from 12-30 dwelling units per acre and allows for apartments, townhomes, condominiums, or patio homes.

Cerro Vista lies with the boundary of the Freeway Corridor Specific Plan (FCSP), amended September 14, 2015. The primary goal of the FCSP is to ensure new development is pedestrian/bicycle friendly,

enhances the City's appearance from the freeway, provides a seamless transition between the City Center and the Freeway Corridor area, establishes specifications for planned improvements projects, and minimizes warehouse uses that compromise the aesthetic character of the area.

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

- **NORTH:** The planned Corporate Drive alignment. Vacant land zoned Agriculture (AG) and designated as Urban Residential and High Intensity Office on the General Plan Land Use Map.
- **WEST:** Vacant undeveloped land zoned Agricultural (AG) and designated as Urban Residential on the General Plan Land Use Map. The property is currently being farmed.
- **SOUTH:** Van Buren Street, then vacant undeveloped portion of the Coldwater Springs development, zoned PAD with an underlying zoning of C-2 and designated as High Density Residential on the General Plan Land Use Map. An application to rezone the property to PAD to accommodate townhomes is in review.
- **EAST:** Vacant undeveloped land and a mini-storage facility. Both parcels are owned by the River Crossing Storage, zoned C-2, and are designated as Urban Residential on the General Plan Land Use Map.

DETAILS OF REQUEST:

The applicant is requesting to rezone the subject property from Agriculture (AG) and Community Commercial (C-2) zoning districts to Cerro Vista Planned Area Development (PAD) to allow for a high-density urban living multi-family residential development with a proposed density of 23.26 dwelling units per acre (du/ac).

Cerro Vista is proposing a high-density urban residential community east of the northeast corner of Fairway Drive and Van Buren Street. The development will feature two tree-lined entrances, one from Van Buren Street and the other from the future Corporate Drive alignment north of the property. Cerro Vista is comprised of four residential structures, two- and three-stories in height. The three-story buildings are positioned along the site's perimeter. Two-story buildings are sited around and across from a large centralized community amenity. The development will include 255 units including 115 one-bedroom, 128 two-bedroom, and 12 three-bedroom apartments.

The Cerro Vista development proposes a minimum of 20% useable open space. The open space is comprised of a centralized community park with a swimming pool and clubhouse, shaded ramadas with BBQ's, a dog park, and an extensive internal and perimeter pedestrian trail system.

Cerro Vista features a contemporary urban character that varies significantly from existing multi-family development currently found in the City of Avondale. The proposed development standards and architectural guidelines are intended to provide the framework to ensure that all elevations integrate a variety of color and materials, building massing, interesting rooflines, and façade articulation, that create diversity within the development. The building form creates a pedestrian feel and townhouse appearance with stairs and doors along adjacent street frontages.

PUBLIC PARTICIPATION:

The applicant conducted a neighborhood meeting to discuss the proposed applications on Thursday, July 12, 2018, 6:00 P.M, in the Sonoran Conference Room at Avondale City Hall. The meeting was advertised

in the Southwest Valley Republic, a notification sign was erected on the subject property, and all property owners within a 1,000-foot radius of the subject site were notified by postcard of the meeting.

The neighborhood meeting was attended by two employees of the mini-storage facility located immediately east of Cerro Vista. The attendees had questions regarding the Cerro Vista development plan as well as questions regarding the vacant undeveloped land that the mini-storage facility owns. A full summary of the meeting is attached to this report as Exhibit F, Neighborhood Meeting Minutes.

Prior to the neighborhood meeting, the details of the request were posted on the City's website under the social media section known as "aVOICE". Through aVOICE, 35 individuals viewed the proposed development and one provided feedback on the social media site which was in support of the proposed development.

Postcards notifying nearby property owners of the Planning Commission meeting were mailed on April 1, 2019. Additionally, the sign was updated to include the time and date of the meeting on April 2, 2019. Lastly, a notice of the Planning Commission hearing was published in the Southwest Valley Republic on April 3, 2019. To date, Staff has received no additional correspondence with regards to these applications via phone, letter, or email.

ANALYSIS:

General Plan

A minor General Plan Amendment, case PL-18-0079, to change the land use designation from Urban Residential to High Density Residential is being considered concurrent with this rezoning request. The High Density Residential allows for a density of 12-30 dwelling units per acre and provides for patio homes, apartments, condominiums or townhomes in this designation. These residences may be part of a mixed-use development, master planned community, and have direct access to open space, transit or other multi-modal amenities. The proposed PAD conforms to the to the requested High-Density Land Use. The City Council and Planning Commission must approve the proposed amendment to the General Plan Land Use Map before consideration of the proposed rezone application.

Freeway Corridor Specific Plan (FCSP)

Cerro Vista lies with the boundary of the Freeway Corridor Specific Plan (FCSP), amended September 14, 2015. The primary goal of the FCSP is to ensure new development is pedestrian/bicycle friendly, enhances the City's appearance from the freeway, provides a seamless transition between the City Center and the Freeway Corridor area, establishes specifications for planned improvements projects, and minimizes warehouse uses that compromise the aesthetic character of the area. The PAD addresses multiple objectives outlined in the plan.

Development Standards

The proposed development standards are consistent with the Avondale Zoning Ordinance for Multi-family developments.

Architectural Design Standards

The design standards contained within the PAD propose an urban apartment design with buildings arranged around a centralized open space amenity. Reductions in front and rear setbacks allow the footprints of the buildings to be moved closer to the property lines with building fronts facing streets. The contemporary architecture combines color, form, and texture with horizontal and vertical elements that provide four-sided design and attractive buildings. The varied rooflines, façade articulation, metal bands, shade awnings, and metal accents create pleasing aesthetics that vary amongst the buildings. The majority of parking for the site is located in first floor parking garages which are integrated in to each residential

building and are not visible from the adjacent rights-of-way. Future design review will be based on the Architectural Design Criteria as stated in the Cerro Vista PAD. City Staff will ensure that future development of the site is in conformance with the approved PAD (Exhibit E).

Open Space

The development will provide a minimum of 20% useable open space in accordance with Avondale's Multi-Family Design Manual. The central park area will consist of a clubhouse with swimming pool and spa surrounded by fireplaces, shade ramadas, and BBQ area. A dog park is located on the east property line which connects to a large open space area. Buildings are orientated so that they face both Van Buren Street to the south and Corporate Drive to the north which fosters an urban residential feel, a pedestrian-oriented environment, and creates a sense of arrival. Additionally, the City of Avondale is currently in the process of constructing a multi-use trail (Van Buren Street Trail) along the north side of Van Buren Street that will eventually provide connectivity from 107th Avenue to the Agua Fria River.

Parking

The Avondale Zoning Ordinance requires garage parking be provided for a minimum of 20% of a project's parking, excluding guest parking, in apartment developments with 100 or more dwelling units. Cerro Vista meets this requirement by integrating garage parking on the first floor of each of the residential buildings. Cerro Vista will be required to meet all minimum parking requirements as outlined in Section 8 of the Avondale Zoning Ordinance.

Perimeter Walls and Fences

The Cerro Vista development will meet or exceed all wall and fence requirements as required in the Zoning Ordinance. The applicant will be required to submit wall and fence plans for the proposed site during the Site Plan approval process.

Site Lighting

Minimization of light pollution is an important component of the Cerro Vista development. All exterior lighting for common open space areas, entry monuments, and internal streets will comply with the Zoning Ordinance. A photometric plan will be required as part of the Site Plan approval process.

Signage

Signage will be approved under separate permit and will be required to meet sign requirements in the City Ordinance for multi-family residential developments.

Maintenance of Common Areas and Adjacent Rights-of-Way

The community open space and common area, along with the associated amenities within Cerro Vista, will be maintained by a property management company for the use and enjoyment of the residents.

Certificate of Adequate Schools

The property is located in the service areas of the Littleton Elementary School District (LESD) and the Tolleson Union High School District (TUHSD). Elementary aged students will attend Collier Elementary School located internal to the Coldwater Springs community at 350 S. 118th Avenue. High school-aged students will attend La Joya Community High School located at 11650 W. Whyman Avenue.

Both LESD and TUHSD have provided the City with Certificates of Adequate School Facilities (Exhibit G) confirming that each district has adequate facilities to support enrollment generated by the proposed development and, also, that each district is working with the developer of Cerro Vista on a donation agreement that will provide the districts with additional funds to use at their discretion.

Zoning Ordinance

Section 603 of the Zoning Ordinance establishes five criteria that any request for PAD zoning must meet. Listed below are the criteria followed by the analysis in italics:

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

The proposed Cerro Vista PAD rezoning is in direct conformance with the proposed HDR General Plan Land Use designation and meets multiple objectives of the Freeway Corridor Specific Plan.

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

The Cerro Vista PAD meets or exceeds the requirements of the City's Zoning Ordinance and Multi-Family Design Manual except as modified by the narrative submitted with the application. Where standards have been reduced, enhanced architecture, programed open space, and community amenities have been proposed. All structures in the development will be required to meet the requirements stated in the Architectural Design standards of the Cerro Vista PAD.

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

The majority of the off-site improvements to serve the proposed high-density residential development are already existing, including improved roadways leading to the project site as well as water and sewer main lines. Further improvements with the development of the site will include half-street improvements for Corporate Drive to include curb, gutter, sidewalk, and street lights. Additionally, the development will connect into an existing 16" water line and 30" sewer line in Van Buren Street. Any infrastructure required to service the proposed development will be constructed by the developer.

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

Under separate application, the applicant has filed a request to amend the General Plan 2030 Land Use Map for the subject site from Urban Residential to High Density Residential. Cerro Vista proposes a density of 23.26 du/acre which is a reduction of 6.74 du/acre from the current requirements. However, the architectural design standards contained within the Cerro Vista PAD will ensure that the site will develop with an Urban Residential character, at a slightly reduced density, and will maintain a high level of compatibility with surrounding land uses.

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

The proposed development standards ensure that a unique housing product that maintains an urban residential feel will be developed on the site. The active open space, amenities, connectivity, and community center offset any deviations from the traditional development standards of a typical high density residential development.

Strategic Plan Goals and Objectives:

INITIATIVE: Foster sustainable community development

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

INITIATIVE: Create and support diverse recreation & education opportunities

STRATEGIC GOAL: Establish relationships with potential partners for the development of trail and river corridors.

Findings:

Staff recommends approval of this request for the following reasons:

1. The proposed Cerro Vista PAD is in direct conformance with the proposed General Plan Land Use designation of HDR and the Freeway Specific Corridor Plan.
2. Approval of the rezoning will result in a development compatible with surrounding neighborhoods and provide the area with upscale high-density residential development that is unique from existing multi-family developments in Avondale and relates to the nearby City Center area.
3. Approval of the request to rezone the site will encourage the development of an attractive and vibrant residential area near the City Center.

The conditions of approval are reasonable to ensure conformance with the provisions as outlined.

RECOMMENDED MOTION:

I move that Planning Commission accept the findings and recommend **APPROVAL** of application PL-18-0080 Cerro Vista, a request to rezone approximately 11.4 acres of land from Agriculture (AG) and Community Commercial (C-2) to Planned Area Development (PAD) for a multi-family residential development, subject to the eight (8) recommended conditions of approval.

CONDITIONS OF APPROVAL:

1. Development of the site shall be in substantial conformance with the “Cerro Vista Planned Area Development Narrative” dated March 2019, and date stamped April 1, 2019.
2. The developer shall dedicate 30’ of right-of-way for the future Corporate Drive along the site’s north property line. The developer shall pay to the City a “fee-in-lieu” for Corporate Drive half-street improvements.
3. The PAD zoning shall be conditioned upon the project beginning construction within eighteen (18) months from the date of City Council approval expiring on November 20, 2020. Prior to the expiration of the eighteen (18) month time condition, the property owner or authorized representative may request a one (1) time, one (1) year extension to the City, which the Zoning Administrator shall submit to the City Council for consideration at a public hearing. In the event the project has not begun construction within the eighteen (18) month time period and no request for time extension has been received, the Zoning Administrator may submit the PAD to the City Council for consideration of reversion, pursuant to the hearing procedures set forth in the Avondale Zoning Ordinance.
4. Development shall be completed in accordance with the City of Avondale General Engineering Requirements Manual and City of Avondale Supplement to the MAG Uniform Standard Specifications and Details.
5. Development shall adhere to all applicable provisions of the Avondale Zoning Ordinance and the City of Avondale Multi-Family Design Manual.

6. Extinguishment of Groundwater Rights and pledging of those rights to the City's assured water supply account shall be required prior to issuance of any permits for this project.
7. All off-site improvements shall be completed in the first phase of development.
8. The developer shall be responsible for fiber conduit installation within the City's public right-of-way in accordance with the City's Transportation Plan and development codes.

SUPPORTING DOCUMENTS ATTACHED:

Exhibit A – Aerial Vicinity Map

Exhibit B – Zoning Map

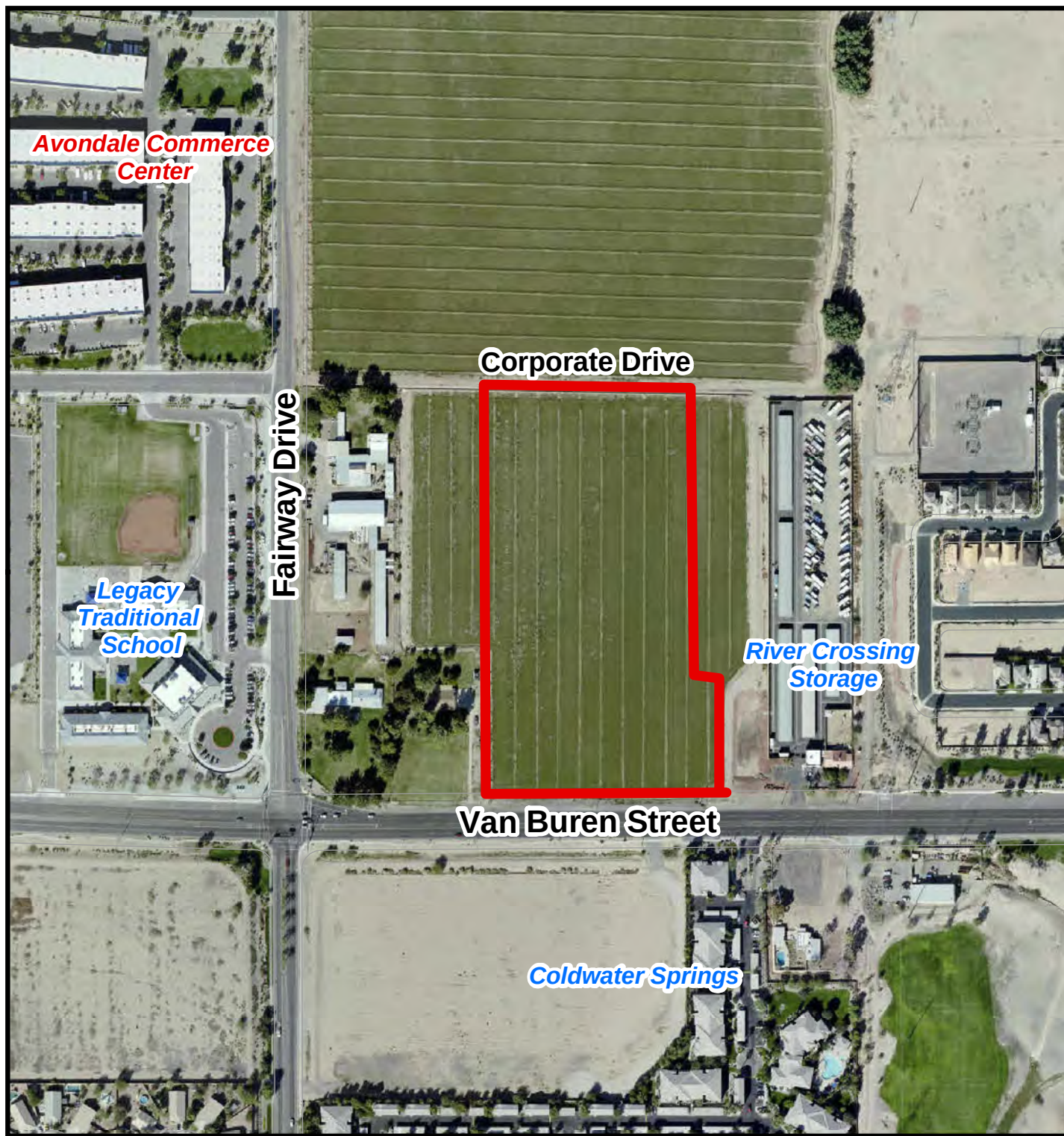
Exhibit C – Existing & Proposed General Plan Land Use Map

Exhibit D – Summary of Related Facts

Exhibit E – Cerro Vista Planned Area Development Rezone Narrative

Exhibit F – Neighborhood Meeting Minutes

Exhibit G – Adequate Schools Facility Certificates



Aerial Vicinity Map

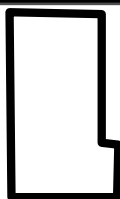


Subject Property



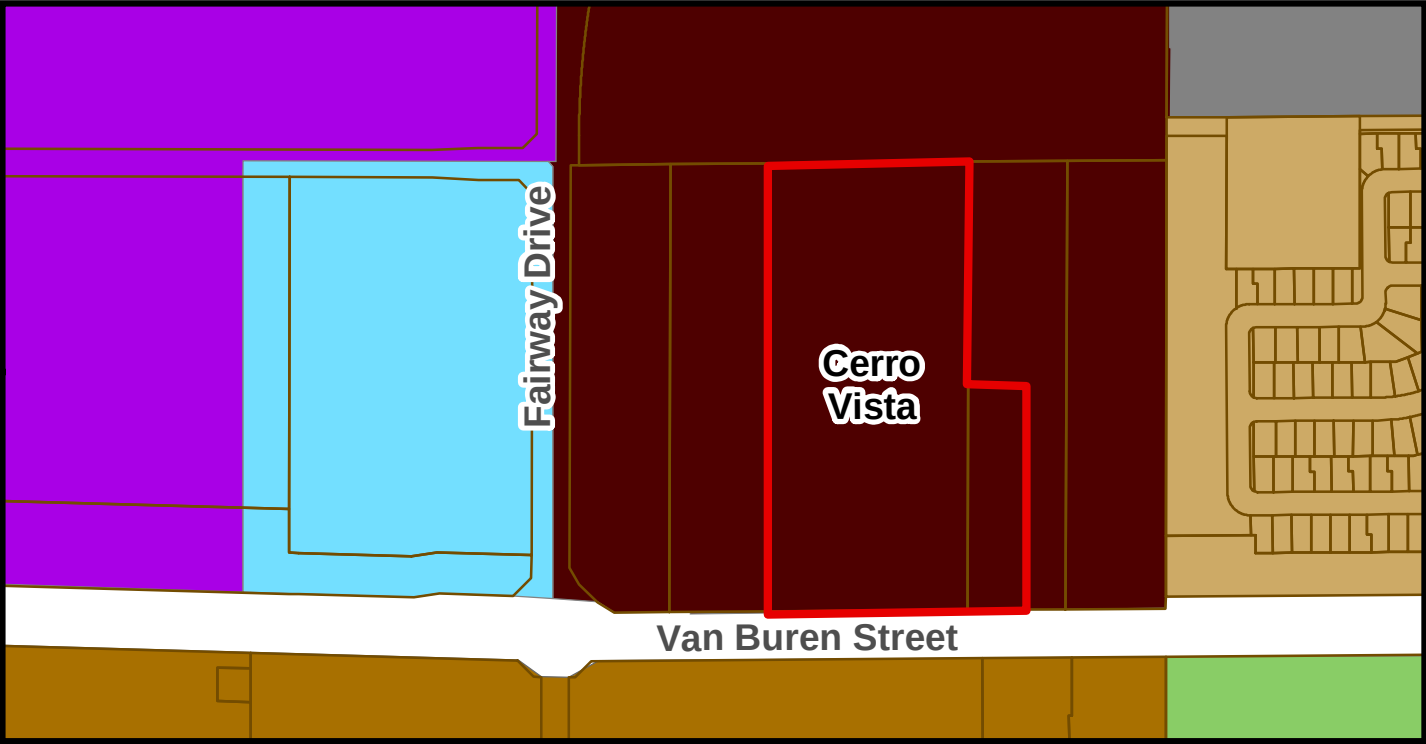


Zoning Map

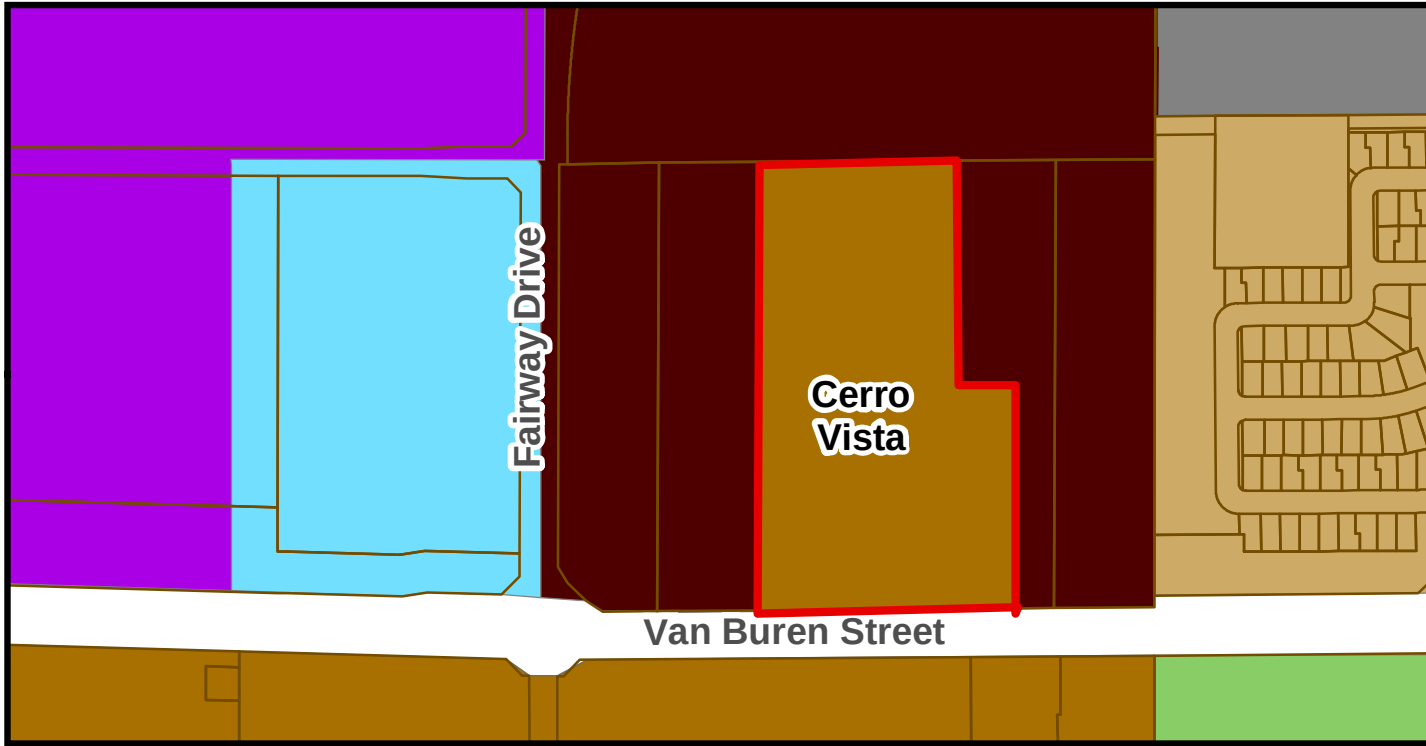


Subject Property





CURRENT LAND USE MAP



PROPOSED LAND USE MAP

General Plan Land Use Map

Medium Density Residential

Local Commercial

Mixed Use

Education

Open Space

High Density Residential

Medium/High Density Residential

Urban Residential

Avondale

Subject Property

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

<i>THE PROPERTY</i>	
PARCEL SIZE	Approximately 11.4 acres
LOCATION	12116 W. Van Buren Street
PHYSICAL CHARACTERISTICS	Vacant undeveloped land
EXISTING LAND USE	Urban Residential
EXISTING ZONING	Agriculture (AG) and Community Commercial (C-2)
JURISDICTION	Annexed into the City of Avondale in 1978, Ordinance No. 238

<i>SURROUNDING ZONING AND LAND USE</i>	
NORTH	The future Corporate Drive alignment then vacant land zoned Agriculture (AG) and designated as Urban Residential and High Intensity Office on the General Plan
EAST	Vacant undeveloped land and a mini-storage facility. Both parcels owned by the River Crossing Storage and zoned C-2
WEST	Vacant undeveloped land zoned Agricultural (AG) and designated as Urban Residential on the General Plan
SOUTH	Van Buren Street, then vacant undeveloped portion of the Coldwater Springs development, zoned PAD with an underlying zoning of C-2

<i>GENERAL PLAN</i>	
The subject property is Urban Residential. The Urban Residential designation provides for residential land that will contain more than 30 dwelling units per acre. These residences are both attached and stacked and may be part of a mixed-use development. Parking is provided underground or structured. This level of intensity should provide direct access to nearby open space, transit stops, and/or multi-modal amenities. Close proximity to employment, shopping, and entertainment will encourage interaction and create an urban environment	

<i>PUBLIC SCHOOLS</i>	
SCHOOL DISTRICT(S)	Littleton Elementary School District; Tolleson Union High School District
ELEMENTARY SCHOOL	Student's choice (No defined school). The closest district school is the Collier Elementary School, located at 350 S. 118 th Avenue
HIGH SCHOOL	La Joya Community High School

<i>STREETS</i>	
Van Buren Street	
Classification	Major Arterial
Existing half street ROW	None
Standard half street ROW	65 feet
Existing half street improvements	2 travel lanes
Standard half street improvements	3 travel lanes, curb and gutter, sidewalks, street lights and landscaping
Corporate Drive	
Classification	Minor Collector
Existing full street ROW	40 feet
Standard full street ROW	80 feet
Existing half street improvements	None
Standard half street improvements	1 travel lane in each direction, ½ center turn lane, bike lane, curb and gutter, detached sidewalks, street lights and landscaping

<i>UTILITIES</i>
There currently is a 16" water line existing in Van Buren Street
There currently is a 30" sewer main existing in Van Buren Street

CERRO VISTA

An Urban Living Experience



Planned Area Development Rezoning Application Narrative

City of Avondale
March 2019

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Table of Exhibits

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

I. PROJECT PROFILE

Project Name	Cerro Vista
Property Owner	Virtua Avondale Eleven Owner, LLC
Assessor Parcel Numbers	500-01-001C 500-01-001L
Project Location	12116 W. Van Buren Street, Avondale, AZ 85018 Generally located 500' east of N. Fairway Drive on the north side of W. Van Buren Street
Project Area	11.404 acres (Gross) / 10.963 (Net)
Current Zoning	Agricultural (AG) & Commercial (C-2)
Proposed Zoning	Planned Area Development (PAD)
General Plan Land Use	High Density Residential (12-30 du/ac, Target 12 du/ac)

Development Team



Project Management
Quyp Development Services, LLC
Nick Montague
7600 N. 15th Street, Suite 150-19
Phoenix, Arizona 85020



Legal Counsel
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Architectural
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Gilbert, Arizona 85234



Engineering
Matrix Design Group
Daniel Gonzalez
2020 N. Central Avenue
Phoenix, Arizona 85004

II. EXECUTIVE SUMMARY

This proposed rezoning request is to rezone approximately 11.404 acres located at 12116 W. Van Buren Street, Avondale, AZ 85018, generally located 500' east of N. Fairway Drive on the north side of W. Van Buren Street and identified by Maricopa County Assessors as parcel numbers 500-01-001C and 500-01-001L (the "Property"). The request is to rezone from Agricultural (AG) & Commercial (C-2) to Planned Area Development (PAD) to allow the development of a unique high density urban living residential development with a proposed density of approximately 23.26 dwelling units per acre (255 total units).

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

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

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

With its close proximity to Avondale City Center, Cerro Vista will also complement this future vibrant area by providing supportive housing that will draw residents to the area. This is supported by the Avondale General Plan, which states that housing should "*(e)ntice the development of condominiums, townhomes, and high-rise loft apartments by marketing City Center as an exciting urban enclave geared towards professionals.*" (See Avondale General Plan, Implementation Strategies-Housing Element, pg. 150)

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

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

III. PROPERTY DESCRIPTION

Site Description

The Cerro Vista property is approximately 11.404 acres located at 12116 W. Van Buren Street, Avondale, AZ 85018, generally located 500' east of N. Fairway Drive on the north side of W. Van Buren Street and identified by Maricopa County Assessors as parcel numbers 500-01-001C and 500-01-001L (1.41 Ac) (the "Property") (See *EXHIBIT A– Regional Aerial Context Map*) The Property is currently vacant. The topography of the site is relatively flat.

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

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

The PAD proposes a maximum of 255 units with a density of approximately 23.26 dwelling units per acre. This is consistent with the Avondale General Plan proposed designation of High Density Residential (12-30 du/ac) and is above the target density of 12 du/ac (See *EXHIBIT E – Proposed Avondale General Plan Map and EXHIBIT F – Proposed Avondale Zoning Map*).

Property Owner

The Property is currently owned by Virtua Avondale Eleven Owner, LLC and it intends to plan and prepare the Property for future development. The Virtua group offers, manages, and develops the highest quality real estate investments across the country. This includes properties in Arizona, California, Nevada, Texas, Georgia, Connecticut, and Pennsylvania. Additionally, the Virtua group members are very active in land development in the greater Phoenix area and its management has decades of development experience in Phoenix, particularly in the West Valley. The development team is primarily focused on adding

meaningful value to the Property and bringing a variety of housing types to the City of Avondale.

Relationship to Surrounding Properties

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

NORTH: Directly to the north of the Property there is a vacant agricultural property with AG zoning and General Plan land use designations of Urban Residential and Employment. Additionally, to the northeast there is approximately 145 acres of active employment uses between the I-10 freeway and Van Buren Street. There is also a major interchange planned for El Mirage Road and the Interstate 10 Freeway, which will provide additional regional access to the Property.

SOUTH: To the south of the Property across Van Buren Street is a mixture of vacant property that is zoned for C-2 uses, the Coldwater Springs Apartments, and the Coldwater Springs single-family development. Additionally, the General Plan land use allows for High Density Residential land use. The vacant property directly across the Van Buren Street is currently being planned and entitled for the Fairway Townhomes project.

EAST: Directly to the east of the Property are properties owned by River Crossing Storage. The property is being used for RV and boat storage uses. There is also an approximately 3 acre vacant parcel. These properties have Commercial (C-2) zoning and a General Plan land use designation of Urban Residential.

WEST: Directly to the west of the Property are properties being used for a mixture of agricultural and residential uses. These properties have AG zoning and a General Plan land use designation of Urban Residential.

Existing Services

Water

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

infrastructure related to water services will be completed as approved during the Site Plan phase.

Sanitary Sewer

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

Transportation Access

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

Flood Zone Determination

The Property is classified as Zone X.

IV. PROJECT DESCRIPTION

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

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

This high density residential use is compatible with the proposed land uses to the north and east, which include the Avondale City Center located approximately ½ mile to the north and east of the Property. Cerro Vista will provide higher density housing that will bring the residents and synergy needed to attract and support future retail and mixed-

use areas of Avondale City Center. Additionally, adjacent employment areas to the north and northwest provide opportunities for Cerro Vista residents to work in Avondale without having to seek employment out of the City.

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

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

Preliminary Site Plan Description

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

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

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

The urban loft apartments on the north end of the development will be two (2) story in height. These residential buildings will focus on creating massing and architectural diversity that interacts with the east, west, and south property boundaries, creating interactivity and enhanced aesthetics that are demonstrated in the *EXHIBIT I – Preliminary*

Building Elevations. These buildings will be arranged in a way that the parking areas are found in the inner court created by the building arrangement, as shown on the Preliminary Site Plan. Besides the parking stalls found on the Preliminary Site Plan, 50% of the first story length distance of the loft apartment buildings facing a parking area shall contain enclosed parking areas, as required in *Section VI. Development Standards*. This requirement will promote a more pedestrian, urban feel to the Cerro Vista development by providing areas where cars will not be easily seen in the development.

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

The Cerro Vista PAD proposes a maximum of 255 residential units with a density of 23.26 dwelling units per acre. The Cerro Vista development will be developed in one (1) phase.

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

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

Two main access points are proposed for the Property. The main entrance is planned as an approximately 50-foot wide driveway with 10-foot center median. This full access driveway is projected to accommodate all ingress vehicles and half of all outbound trips.

The driveway has an approximately 150-foot throat length prior to its first internal residential cross-drive and visitor parking area located near the clubhouse. The cross-drives are gated prior to entering the residential area east and west. A demonstration of the main entrance drive off Van Buren Street can be seen in *“Illustration 2”* found in *EXHIBIT J*. The second Property access is an approximately 30-foot wide exit-only driveway located at the north end of the Property. (The Transportation Impact Analysis provided by Lee Engineering, dated March 13, 2018 provides additional information regarding traffic circulation and traffic counts for the development)

V. LAND USES

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

VI. DEVELOPMENT STANDARDS

Since Cerro Vista is a unique development that is not comparable to any other multi-family development in Avondale there are no analogous development standards in the Avondale Zoning Ordinance. The closest development standards would be those found in the City’s R-4 Zoning District. However, after discussions with City staff it was decided that the proposed development standards outlined in the table below would be unique for Cerro Vista.

CERRO VISTA DEVELOPMENT STANDARDS	
Development Standard	Cerro Vista Development Standard
Maximum units allowed	24 dwelling units per acre
Minimum Lot Width	50’
Minimum Lot Depth	100’
Maximum Height	45’
Maximum Building Coverage	50%
Minimum setbacks: Front Yard (Van Buren Street/South Property Line)	8’
Side Yard (East & West Property Lines)	15’
Rear Yard (Corporate Drive/North Property Line)	8’

Description of Proposed Cerro Vista Development Standards

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

The proposed minimum lot width (50') and depth (100') are identical to those found in the Avondale Zoning Ordinance for apartment uses. As proposed, Cerro Vista will be developed as an entire single lot that will be managed and maintained by a rental and property management company.

The proposed maximum height of forty-five feet (45') is identical to the height found in the Avondale Zoning Ordinance for apartment uses. The Property is located within the Freeway Corridor Specific Plan, which does allow for building heights to exceed forty-five feet (45') in height. However, Cerro Vista's highest buildings will be 3-story buildings and shall not exceed forty-five feet (45') in height.

The proposed maximum building coverage of 50% is identical to the coverage found in the Avondale Zoning Ordinance for apartment uses.

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

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

The side yards will be the Property boundary lines located on the east and west sides of the Property. These side yard setbacks shall be fifteen feet (15'), which is identical to the side yard setback requirements found in the Avondale Zoning Ordinance for apartment uses.

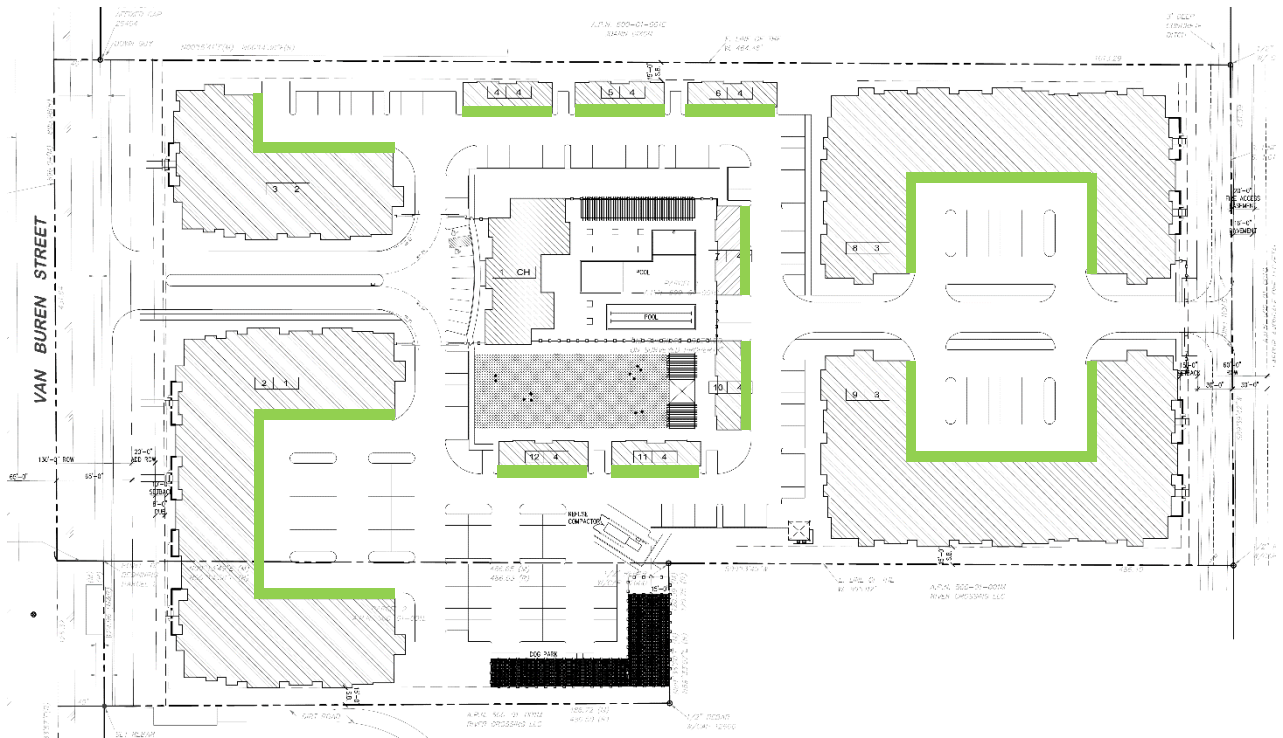
Street side setbacks that are typically found in the Avondale Zoning Ordinance are not applicable to Cerro Vista as these setback are addressed with the front and rear setback development standards.

Additional Development Standards and Guidelines

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

1. The builder of any multi-family development should refer to the design manuals for multi-family development adopted by City and shall serve as guidelines for site and architectural design.
2. Landscape
 - a. The landscaping within the development shall meet Section 1204 of the Avondale Zoning Ordinance.
 - b. The landscaping shall meet or exceed the guidelines for landscaping as set forth in Avondale's Commercial/Industrial/Multi-Family Design Manual.
3. Lighting
 - a. Minimization of light pollution for the protection of nighttime views is an important component of the design theme for the project, as well as for the adjacent neighboring properties. In response, all exterior lighting for common open space areas, development entries and adjacent to the internal streets will comply with Section 707: Outdoor Lighting. A photometric plan will be provided at the time of final Site Plan approval.
4. Walls and Fences
 - a. All walls and fences shall meet Section 1207 of the Avondale Zoning Ordinance.
 - b. All walls and fences shall meet or exceed the guidelines for set forth in Avondale's Commercial/Industrial/Multi-Family Design Manual.
5. Parking
 - a. Parking counts and design shall meet Section 8 of the Avondale Zoning Ordinance and be designed as set forth in Avondale's Commercial/Industrial/Multi-Family Design Manual.
 - b. Under Section 206.B.5.C of the Avondale Zoning Ordinance, it requires that garage parking shall be provided for a minimum of twenty percent (20%) of parking, excluding visitor parking, in apartment developments with one hundred (100) or more dwelling units. The Cerro Vista PAD replaces this requirement by requiring enclosed garage parking to be designed as part

of the residential buildings for a minimum of 50% of the first-story distance length of buildings facing a parking area. The following depiction highlights the applicable distance lengths that will be used for determining the 50% requirement. For example, if the total distance length of the green highlighted area is 2,000 feet, then parking garages will be required to be constructed within a minimum of 1,000 feet of the building length areas. The specific locations of the enclosed parking garages will be determined at the Site Plan phase.¹



6. Signage

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

¹ It is anticipated that this deviation will provide additional parking garages over the typical 20% requirement of Section 206.B.5.C of the Avondale Zoning Ordinance. Thus, this requirement is justified in that it 1) will increase the number of enclosed parking garages and 2) will require that the parking garages be integrated into the first floor of the buildings. These design features are intended to increase the urbanity and pedestrian feel of the Cerro Vista development.

VII. ARCHITECTURAL DESIGN CRITERIA

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

The building masses are organized as a series of elements that include patios and balconies; thereby adding a great deal of variety and visual interest to the elevations. Most of the buildings on the site are arranged around open spaces where residents may gather, these courtyards contain spacious and aesthetically pleasing environments with various high-quality amenities focused on social interaction. The distinctive architecture features three stories with architectural elements at different elevations. The various elements of the development harmoniously blend a contemporary architectural style with color, form and texture. (See attached *EXHIBIT H-Preliminary Landscape/Vegetation Plan*, *EXHIBIT I - Preliminary Building Elevations*, and *EXHIBIT J - Conceptual Perspective Illustrations (1, 2, and 3)*) demonstrating the architectural design criteria discussed herein.

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

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

Architectural Character

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

Style

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

Required Features and Design Elements

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

- Variety of window styles and sizes with a mixture of the window locations for asymmetry
- Provide large roof overhangs at select locations
- Add metal features such as metal brackets at the roof overhangs.
- Variety of parapet heights for more variation and asymmetry
- Create different railing configurations at the balconies to provide visual interest.
- Combine the sidewalk level canopy into one continuous one in the middle of the building.
- Vary the color locations on the elevations to help with asymmetry
- Add masonry elements to add to the variety of material
- Private exterior open space will be provided to most units that is at least 80 square feet
- Shading elements on the south and west sides of buildings by overhang and/or trees
- Shading for private exterior spaces will be provided through recessed patios and balconies, recessed windows, and the use of landscape
- This project will also be sensitive towards “green design” by use of, energy star appliances, programmable thermostats, and water efficient plumbing fixtures and landscaping

Building mass

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

- BUILDING TYPE 1 – This is the larger 3-story loft apartment building shown on the southeast portion of the Preliminary Site Plan.
- BUILDING TYPE 2 – This is the smaller 3-story loft apartment building shown on the southwest portion of the Preliminary Site Plan.
- BUILDING TYPE 3 – These are the 2-story loft apartment buildings shown on the north end portion of the Preliminary Site Plan.
- BUILDING TYPE 4 – This is the 2-story carriage unit building shown in the central portion of the Preliminary Site Plan.

- **BUILDING TYPE CH** – This is the 1-story Clubhouse located at the north end of the main entryway off of Van Buren Street.

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

Building materials

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

- Stucco system of a light dash finish for a smooth appearance with various paint color options and a trim color.
- Decorative metal railings on the upper floor balconies and at stair locations.
- Deep overhangs at upper floor balconies for shade and architectural interest.
- Deep overhangs with metal finishes and decorative rod and turnbuckles will be provided for along the public pedestrian walkway for shading and public right of way visual interest.
- Architectural masonry will be used at the patio walls, and at select locations on select building elevations.

Color Palette

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

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

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

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

Pedestrian Focus

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

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

Landscaping and Open Space

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

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

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

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

Located along the primary corridor are nodes of activity in the form of a pool and spa area, multiple ramadas, seating areas and grilling spaces. Use of turf throughout the corridor has an array of purposes by providing retention and creating an urban oasis effect from the cooling properties of transpiration. These strong design strategies help Cerro Vista seamlessly integrate into the urban core of Avondale, while also setting itself apart in a distinct way. These landscape elements will play an integral role in the urban life and experience of the Cerro Vista community.

IX. PAD REVIEW AND ANALYSIS

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

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

Cerro Vista is designed to provide on-site amenities and open space for both the modern professional and those interested in a "lock and leave" lifestyle. While adding to the existing housing in the area, Cerro Vista provides a unique housing development that caters to those looking for something different than the typical traditional housing offered

in Avondale. The Cerro Vista development is unique to Avondale and the PAD proposes development standards that will facilitate this unique community.

The establishment of the Cerro Vista PAD is further justified with the following supreme enhancements of the development:

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

The Cerro Vista PAD meets or exceeds all of the required findings of Avondale Zoning Ordinance, Section 603.A as follows:

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

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

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

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

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

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

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

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

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

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

Additionally, in a November 2018 City Council Work Session, City staff and City Council recognized that there was only approximately 18% of land in Avondale being used for multi-family uses and that there was still a need for additional multi-family developments. However, the Council suggested that additional multi-family developments should be of a quality that attract the types of renters that will live, work, and play in Avondale. It was further suggested that this could be accomplished with the right location in the City and providing urban, high-quality amenities that attract young professionals and seniors that wish to make Avondale home. When looking at Cerro Vista, the variety of building types, architectural styles, high-quality amenities and development standards provide that type of multi-family for Avondale. The location of this development is perfectly situated near Avondale's core and adjacent to current and future employment areas that will provide good paying jobs for those living at Cerro Vista.

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

As stated within the Cerro Vista PAD and the analysis above, the PAD development standards have been crafted to provide a unique housing development that will be of a character that will maintain the urban feel desired in this area. The active open space,

amenities, connectivity, and community center more than justify any deviations from the traditional development standards of a typical apartment complex.

X. INFRASTRUCTURE

Road improvements, right-of-way, easements.

Surrounding Street Improvements

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

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

Utilities

Water

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

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

Sanitary Sewer

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

Since there is no existing sewer stub for the project from the existing 30-inch sewer main within Van Buren Street, a new manhole will be constructed within the

proposed Van Buren Street right-of-way as part of this project. Since there is an existing sewer main fronting the property there is no need to construct a new sewer line adjacent to the project.

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

Grading and Drainage

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

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

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

XI. OWNERSHIP AND MAINTENANCE

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

XII. CONFORMANCE WITH AVONDALE PLANS

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

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

The proposed PAD is consistent with this vision providing 23.26 dwelling units per acre with connections to surrounding commercial and employment use. The Cerro Vista PAD is also consistent with a number of elements within the City's General Plan 2030 as follows.

AVONDALE GENERAL PLAN 2030

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THE AVONDALE FREEWAY CORRIDOR SPECIFIC PLAN

The Avondale Freeway Corridor Specific Plan covers the majority of land within a ½ mile each way of the freeway located within the Avondale city limits. The major focus of the

visibility of the freeway with the City and steering uses that enhance that visibility and encouraging employment, commercial, and mixed uses. The Plan also focus on higher density residential districts that will support these uses.

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

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

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

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

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

AVONDALE STRATEGIC FIVE-YEAR PLAN

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

The Cerro Vista PAD is in a unique location that provides the opportunity to develop a site located along the Van Buren corridor that is compatible with existing development, supports housing opportunities for the City Center area, and synergizes with the adjacent employment areas. With the increase of employment opportunities that will come in the near future to the north the Property along Interstate-10, the location of this property will provide a prime location for creating employment opportunities for the Cerro Vista residents. This adjacency will be a positive addition to ensuring that economic

opportunities provided by these employment areas will stay with Avondale's residents. This will complement and support the economic vision of the Strategic Five Year Plan.

Additionally, the following goals of the Strategic Five Year Plan will be met with the Cerro Vista PAD.

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

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

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

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

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

XIII. SCHOOLS

The Applicant has received executed copies of the Certificate of Adequate Schools Facilities from the Littleton Elementary School District #65 (*Collier Elementary School*) and the Tolleson Union High School District (*La Joya Community High School*). Copies of these Certificates have been provided to the City and are provided in *Exhibit K – Certificate of Adequate Schools Facilities*.

Additionally, the current property owner has entered into a Donation Agreement with the Littleton Elementary School District #65 to offset any potential impacts that the Cerro Vista development could have on school district.

XIV. CONCLUSION AND SUMMARY

Cerro Vista is in a unique location adjacent to existing employment areas, the active Van Buren Street corridor, and the Avondale City Center area to the east. This location provides the perfect site for an urban multi-family community that will synergize with the surrounding area. The PAD creates design and development standards that complement the surrounding employment, commercial, and residential uses while providing a luxury, urban housing development not currently found in Avondale.

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

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

The Cerro Vista PAD establishes a level of quality, building design, and site design expectations for this multi-family residential development. The Cerro Vista PAD includes exhibits and imagery that represent the level of quality. Development shall be at or greater than the designs represented in this PAD.

We look forward to Cerro Vista being a unique multi-family development that bring a high quality urban experience to its residents.



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

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



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

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

Legend

- Planning Boundary
- Growth Area

Land Use

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

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

City Center
Specific Plan
Area

TOD

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

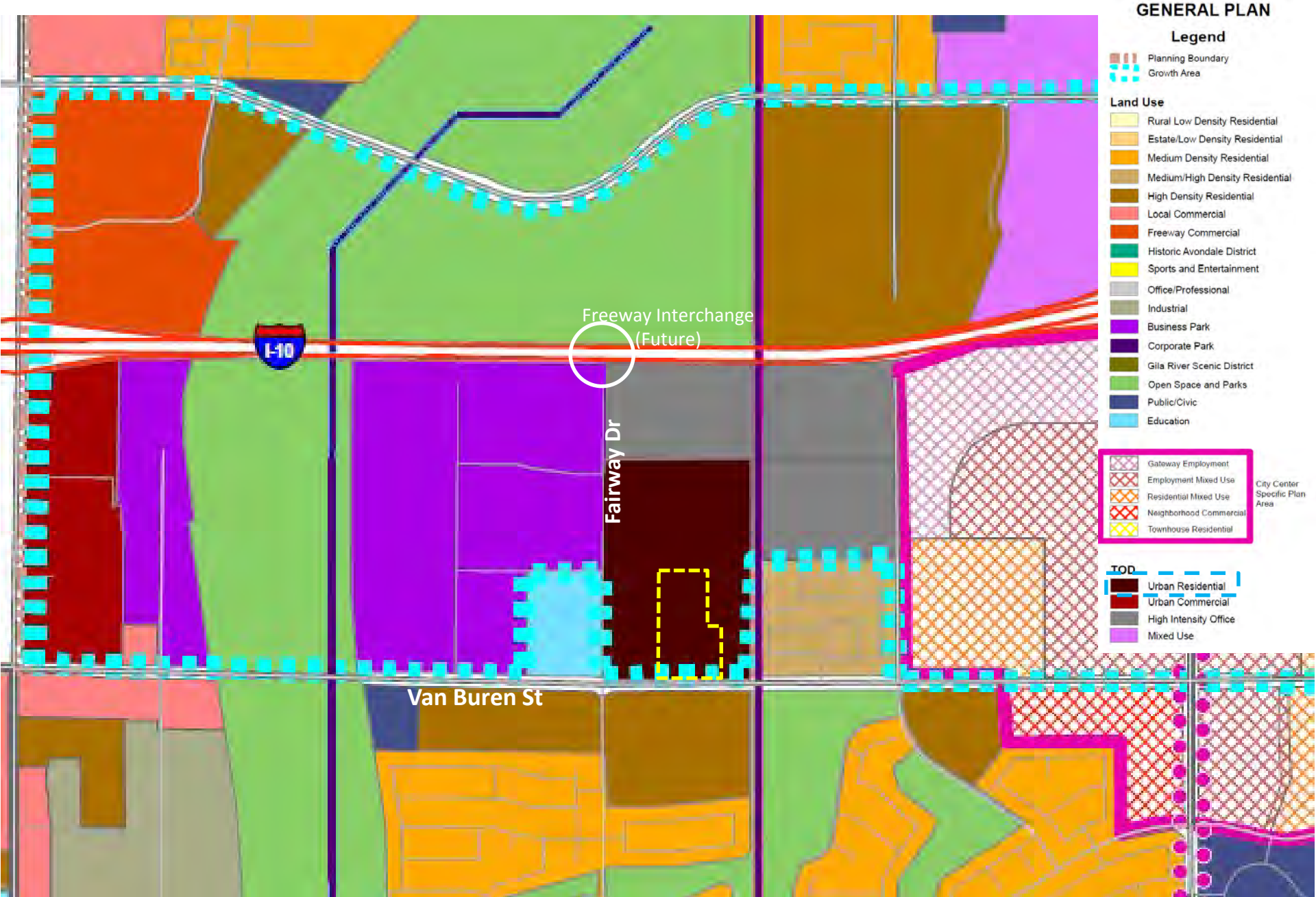


Exhibit C – Existing Avondale General Plan Map

Cerro Vista – Van Buren St & Fairway Dr





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

Legend

- Planning Boundary
- Growth Area

Land Use

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

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

City Center
Specific Plan
Area

TOD

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

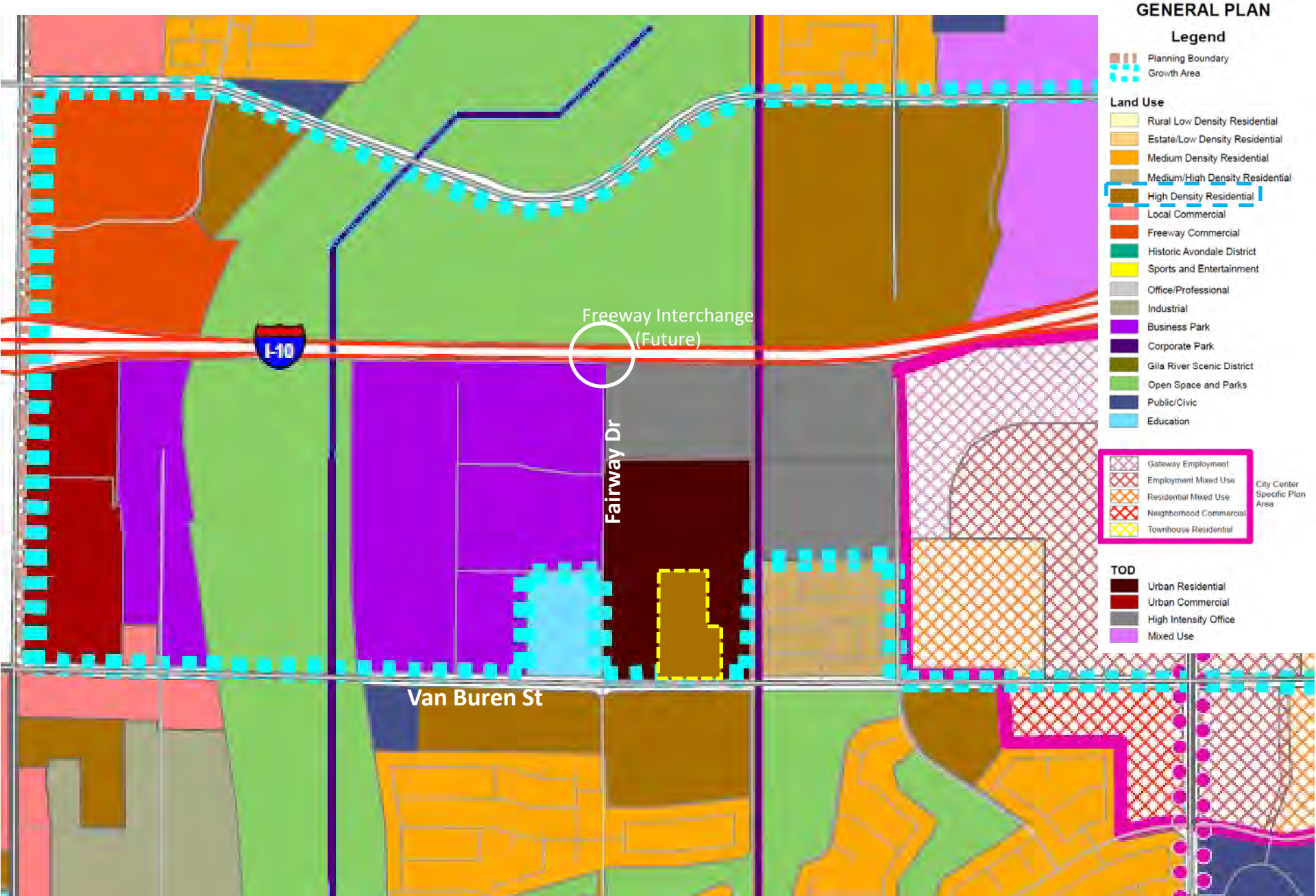


Exhibit E – Proposed Avondale General Plan Map

Cerro Vista – Van Buren St & Fairway Dr



**TIFFANY
& BOSCO**
P.A.



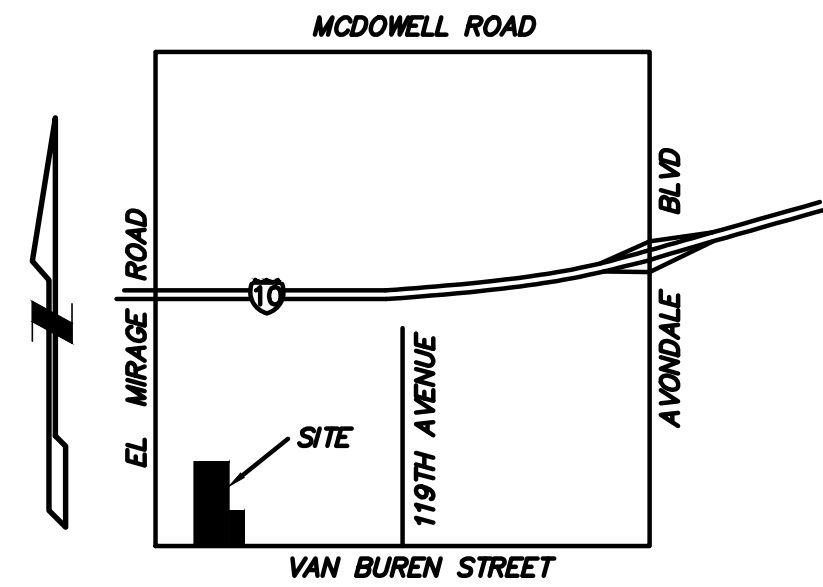
Exhibit F – Proposed Avondale Zoning Map
Cerro Vista – Van Buren St & Fairway Dr

PROJECT DATA

CLIENT: QUYP DEVELOPMENT SERVICES
7600 N 15TH ST., STE 150-19
PHOENIX, AZ 85020
ATTN: ERNEST AMPONSAH
ARCHITECT: BMA ARCHITECTURE
207 N GILBERT RD., SUITE 001
GILBERT, AZ 85234
ATTN: BRIAN M ANDERSEN, AIA

SITE DATA	TBD
ADDRESS:	AVONDALE, AZ
APN NUMBER:	500-01-001C, 500-01-001L
SITE AREA:	11.404 ACRES GROSS (496,758 S.F.) 10.963 ACRES NET (477,548 S.F.)
PROPOSED USE:	MULTIFAMILY - APARTMENTS
GENERAL PLAN DESIGNATION:	URBAN RESIDENTIAL
BUILDING HEIGHT:	
ALLOWED:	45'-0"
PROVIDED:	2 & 3 STORIES
DENSITY:	
ALLOWED:	30 DU/ACRE
PROVIDED:	255 UNITS/10,963 ACRES = 23.26 D.U./ACRE
OPEN SPACE:	
REQUIRED MIN:	20%
PROVIDED:	APPROX -% (-.5%)
BUILDING SET-BACK:	REQUIRED PROVIDED
FRONT	25' 30'
SIDE	15' 15'
SIDE STREET	25' 15'
REAR	15' 15'
UNIT MIX	
UNIT TYPE	# OF UNITS # OF UNITS
1 BEDROOM	115 UNITS 45 %
2 BEDROOM	128 UNITS 50 %
3 BEDROOM	12 UNITS 5 %
TOTAL	255 UNITS 100 %
VEHICLE PARKING	
REQUIRED:	# UNITS SPACES REQ'D
1 BEDROOM UNITS	115 x 1.5 = 173 P.S.
2 BEDROOM UNITS	128 x 1.75 = 224 P.S.
3 BEDROOM UNITS	12 x 2.0 = 24 P.S.
GUEST	255 x 0.1 = 25 P.S.
REQUIRED TOTAL:	446 P.S.
REQUIRED GARAGES:	421 x 0.25 = 106 G.S.
(PER ZONING CODE)	
PROVIDED:	
OPEN SPACES	= 213 P.S.
TANDEM SPACES	= 96 P.S.
GARAGES	= 138 P.S.
PROVIDED TOTAL:	(1.75 :1) 447 P.S.

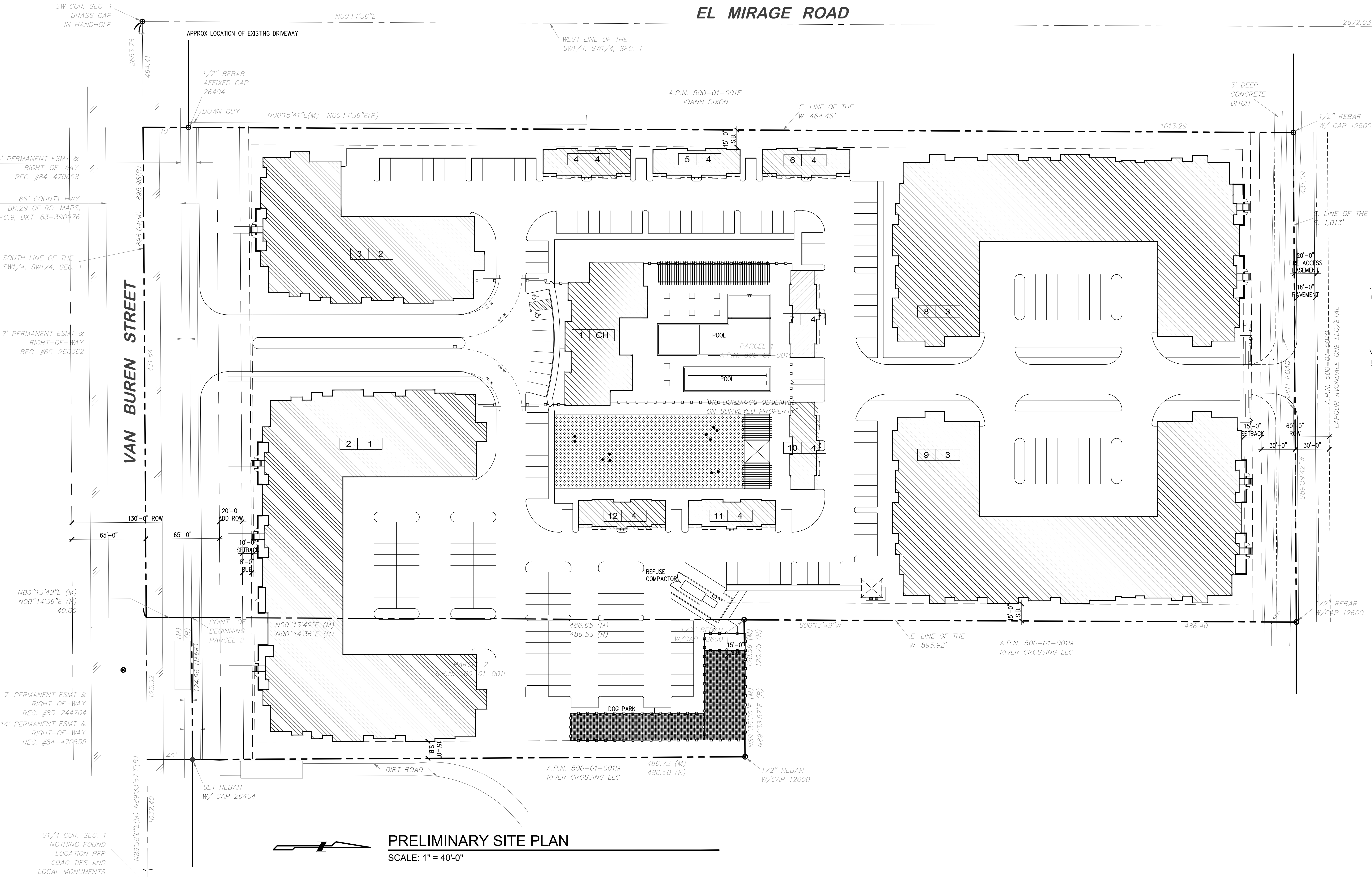
LEGEND:	
BUILDING NUMBER	1 2
BUILDING TYPE	
INDICATES 3 STORY	
INDICATES 2 STORY	
INDICATES 1 STORY	



VICINITY MAP

dwg name: PRELIMINARY
SITE PLAN
dwg no: PD1.00e
date: 3-26-2019
job no: 2017.32 log no:

EL MIRAGE ROAD



PRELIMINARY SITE PLAN

SCALE: 1" = 40'-0"



CERRO VISTA

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



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

40'-0" AFF
T.O. PARAPET



FRONT ELEVATION

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



SIDE ELEVATION

SCALE: 3/32 = 1'-0"



REAR ELEVATION

SCALE: 3/32 = 1'-0"



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



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



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



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



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



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

26'-3" AFF
T.O. PARAPET



REAR ELEVATION

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



SIDE ELEVATION

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



FRONT ELEVATION

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



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



BMA ARCHITECTURE







CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

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

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

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

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

Yes No X

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

Developer has entered into an impact agreement to assist in providing additional capacity

Is a school site within the proposed development needed?
If answered yes, how many acres is needed for the school site?

Yes No X

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

If answered yes, please explain below:

See above

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

Date Reviewed: 3/14/19

School District: Littleton Elementary School Dist. #65

District Superintendent: Dr. Roger Freeman

Phone #: (623) 478-5611

E-mail: rfreeman@littletonaz.org

Signature: Phyllis Knicker, Chief Operations Officer, LESD #65

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

Development & Engineering Services Department
11465 W. Civic Center Drive, #110, Avondale, AZ 85323 • Phone (623) 333-4000 • Fax (623) 333-0400 • TDD (623) 333-0010
www.avondale.org/developmentservices



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for Rezoning has been submitted to the City of Avondale, Department & Engineering Services Department, for review.

Project: Avondale 11 Assigned Planner: Rick Williams
Request: Certificate of Adequate School Facilities Acreage/Parcel Size: 11.05 Acres
Zoning: Existing AG & C-2 Proposed (if applicable): PAD
Density Allowed: 30 Du/Ac Density Proposed (if applicable): 20.5 Du/Ac

Please review the attached application and check the appropriate box below. It is the applicant's responsibility to ensure that this form is completed and returned to the Development & Engineering Services Department prior to the scheduling of any public hearings or approval of site plan. Upon a complete review of the application, the request may be presented to the Planning Commission and/or City Council at a public hearing.

The District has adequate capacity to accommodate the estimated enrollment from the proposed development



Yes



No

If there is inadequate capacity, the District is currently working with the applicant/developer to provide or help provide adequate school facilities



Yes



No

Date Reviewed: March 26, 2018

School District: Tolleson Union High School District #214

Authorized District Representative Name/Title: Nora Gutierrez, Superintendent

Phone #: 623-478-4001

E-mail: nora.gutierrez@tuhsd.org

Signature: _____

Nora Gutierrez, Superintendent - TUUSD

Development & Engineering Services Department

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Exhibit F

Cerro Vista
Minor General Plan Amendment
&
Rezone

Neighborhood Meeting Minutes

July 12, 2018



**TIFFANY
& BOSCO**
P.A.

July 16, 2018

Byron Easton, Senior Planner
City of Avondale
Development and Engineering Services
11465 W Civic Center Dr
Avondale, AZ 85323

RE: PL-18-0079 & PL-18-0080; July 12, 2018 Neighborhood Meeting

Dear Mr. Easton:

The purpose of this letter is to inform you that our firm held an neighborhood meeting for the Minor General Plan Amendment and Rezoning applications for the approximately 11.4 acre site located at the **12116 W. Van Buren Street, Avondale, AZ** (Case numbers PL-17-0079 and PL-18-0080). The meeting was held as follows:

July 12, 2018

6:00pm (start time)

Avondale City Hall, Sonoran Conference Room

11465 Civic Center Drive

Avondale, AZ 85323

The neighborhood meeting was hosted by Tiffany & Bosco, P.A. and Quyp Development Services to review the proposed applications and answer any questions regarding the project. Additionally, several boards were provided displaying the site plan, elevations, and aerial maps to show the project and orientation within the community.

Two (2) members of the community were in attendance (sign-in sheet attached). The residents were from Carol and Harry Keyes, who are employees of the adjacent storage facility to the east, River Grossing Self Storage.. The Applicant and representatives of Quyp Development Services were in attendance to answer any questions regarding the proposed residential development. Mr. and Mrs. Keyes



were interested in reviewing the development site plan. They also had questions regarding the vacant property that their company owns, which is located between the Subject Property and their development storage facility. These questions were directed towards Byron Easton as they were more questions regarding the feasibility of potential development on their vacant property and the City's disposition regarding the same. The Applicant explained the entitlement process and proposed development to the attendees.

Mr. and Mrs. Keyes expressed no opposition and actually expressed that they liked the proposed development. They sent an email the next morning on July 13th, 2018 and requested a copy of the exhibits from the neighborhood meeting. They expressed that they are looking forward to working with the Applicant in being a good neighbor. We replied to the emails and sent copies of the exhibits as requested. A copy of the email is attached with this correspondence.

Each resident was given my contact information and asked to contact the Applicant if they had any further questions. It was also explained that they would receive further information for the upcoming hearings on the project.

Overall, it was a positive meeting and there was a general feeling that the development would not have any negative effects on neighboring property values and that it would be a quality development.

I would be happy to answer any further questions that you may have regarding this proposal or meeting. You may reach me at 602-452-2712 or sta@tblaw.com

Sincerely,

A handwritten signature in black ink that reads 'Shaine T. Alleman'.

Shaine T. Alleman

Applicant: Tiffany Bosco, P.A.

Date : 7/12/2018 Time: 6:00pm

[illegible]

Exhibit G

Cerro Vista
Minor General Plan Amendment
&
Rezone

Adequate School Facility Letters



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for Rezoning has been submitted to the City of Avondale, Department & Engineering Services Department, for review.

Project: Avondale 11 Assigned Planner: Rick Williams
Request: Certificate of Adequate School Facilities Acreage/Parcel Size: 11.05 Acres
Zoning: Existing AG & C-2 Proposed (if applicable): PAD
Density Allowed: 30 Du/Ac Density Proposed (if applicable): 20.5 Du/Ac

Please review the attached application and check the appropriate box below. It is the applicant's responsibility to ensure that this form is completed and returned to the Development & Engineering Services Department prior to the scheduling of any public hearings or approval of site plan. Upon a complete review of the application, the request may be presented to the Planning Commission and/or City Council at a public hearing.

The District has adequate capacity to accommodate the estimated enrollment from the proposed development



Yes



No

If there is inadequate capacity, the District is currently working with the applicant/developer to provide or help provide adequate school facilities



Yes



No

Date Reviewed: March 26, 2018

School District: Tolleson Union High School District #214

Authorized District Representative Name/Title: Nora Gutierrez, Superintendent

Phone #: 623-478-4001

E-mail: nora.gutierrez@tuhsd.org

Signature: _____

Nora Gutierrez, Superintendent - TUHSD

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CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

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Current Density Allowed: 30+DU/AC Density Proposed: 23.26 Dwelling Units/Acres
Total number of residential units proposed: 255 Dwelling Units

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

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

Yes ☐ No ☒

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

Developer has entered into an impact agreement to assist in providing additional capacity

Is a school site within the proposed development needed?
If answered yes, how many acres is needed for the school site?

Yes ☐ No ☒

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

If answered yes, please explain below:

See above

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

Date Reviewed: 3/14/19

School District: Littleton Elementary School Dist. #65

District Superintendent: Dr. Roger Freeman

Phone #: (623) 478-5611

E-mail: rfreeman@littletonaz.org

Signature: Phyllis Knicker, Chief Operations Officer, LEISD #65

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

Development & Engineering Services Department
11465 W. Civic Center Drive, #110, Avondale, AZ 85323 • Phone (623) 333-4000 • Fax (623) 333-0400 • TDD (623) 333-0010
www.avondale.org/developmentservices

Planning Commission Date: April 18, 2019

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

REVIEWED BY: Jodie Novak, Planning Manager (623) 333-4015

RECOMMENDATION: **WITHDRAWAL**

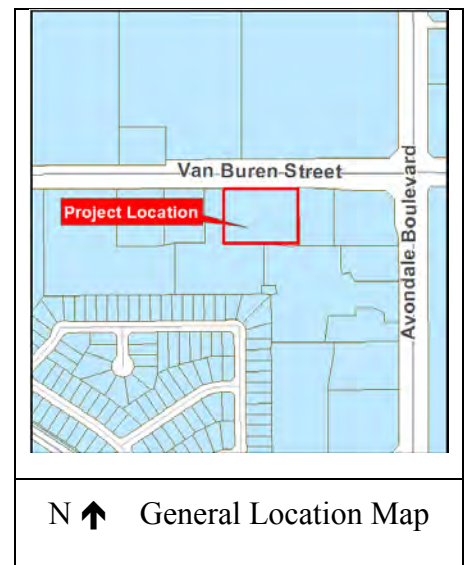
SUBJECT: Withdrawal of Application PL-18-0201 BioLife Plasma Services, a request for a Conditional Use Permit to allow a plasma center in the C-2 (Community Commercial) and PAD (Planned Area Development) Zoning Districts

PARCEL SIZE: 1.8 acres of a larger 19.8-acre commercial center.

LOCATION: West of the southwest corner of Van Buren Street and Avondale Boulevard; 11575 West Van Buren Street (Exhibits A, B, and C)

APPLICANT: Mr. Paul E. Gilbert, Beus Gilbert PLLC (480) 429-3065

OWNER: RDEV Coldwater Springs, LLC



BACKGROUND:

This evening the Planning Commission was scheduled to hear a request from Mr. Paul Gilbert, Beus Gilbert PLLC, for a Conditional Use Permit (CUP) to allow a plasma center in the former Fresh & Easy grocery store building within the Coldwater Springs Promenade commercial center. The subject site, which is located west of the southwest corner of Avondale Boulevard and Van Buren Street, is zoned Planned Area Development (PAD) and Community Commercial (C-2). A CUP is required for a plasma center use in both the PAD and C-2 zoning districts.

The applicant requested a withdrawal of the CUP application on April 11, 2019 (Exhibit A). Because public notification of this public hearing item has occurred, Planning Commission needs to take formal action to withdraw the request. Once withdrawn, submittal of a new CUP application will be required if the applicant wishes to restart the process.

RECOMMENDED MOTION:

I move that Planning Commission recommend **WITHDRAWAL** of application PL-18-0201 BioLife Plasma Services.

SUPPORTING DOCUMENTS ATTACHED:

Exhibit A – Notice of Application Withdrawal from Paul E. Gilbert, Beus Gilbert PLLC (project applicant)

Exhibit A

Notice of Application Withdrawal

Letter from Paul E. Gilbert, Beus Gilbert PLLC, dated April 11, 2019

BEUS GILBERT

PLLC

ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504
(480) 429-3000
FAX (480) 429-3100

PAUL E. GILBERT
DIRECT: (480) 429-3002

EMAIL: PGILBERT@BEUSGILBERT.COM

100139-0006

April 11, 2019

VIA EMAIL

Tracy Stevens
City of Avondale
11465 W. Civic Center Drive
Avondale, AZ 85323

tstevens@avondaleaz.gov

Re: Withdraw Request - PL-18-0201 BioLife Plasma Center

Dear Tracy:

Please let this letter serve as official notice that our client has decided to withdraw their case (PL-18-0201) at the southwest corner of Avondale Boulevard and Van Buren Street (a.k.a. Biolife Plasma Center). This withdrawal is based on the direction and guidance by the Planning Staff and City Manager to locate this good, high quality use outside the Avondale City Center Specific Plan area, which is currently being updated and envisioned for more retail/entertainment type uses.

We look forward to working with City Staff in the future on a mutually agreeable location.

Very truly,

BEUS GILBERT PLLC



Paul E. Gilbert

cc:

Jodie Novak – City of Avondale jnovak@avondaleaz.gov
Ken Galica – City of Avondale kgalica@avondaleaz.gov

Planning Commission Date: April 18, 2019

PREPARED BY: Rick Williams, Senior Planner (623) 333-4018
REVIEWED BY: Jodie Novak, Planning Manager (623) 333-4015
RECOMMENDATION: **APPROVAL – SUBJECT TO CONDITIONS**

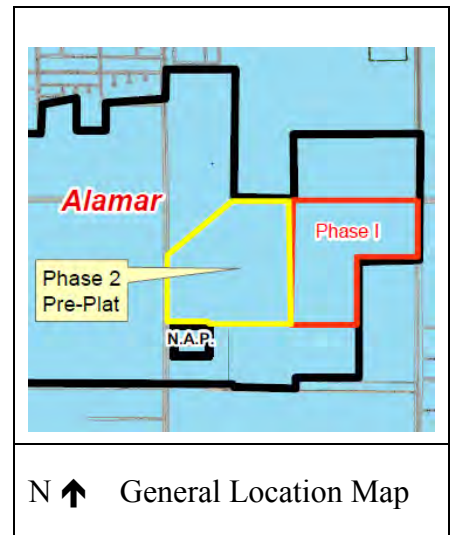
SUBJECT: Hold a hearing for case PL-18-0322, a request for approval of the Alamar Phase 2 Preliminary Plat

PARCEL SIZE: Phase 2 – 122.4 Gross Acres

LOCATION: Southwest corner of Broadway Road and the Alamar Parkway alignment, El Mirage Road (Exhibits A, B, and C)

APPLICANT: Frank Koo, Wood Patel & Associates (602) 335-8511

OWNER: John Bradley, Brookfield Residential (602) 795-3020



BACKGROUND:

The Alamar master planned community is approximately 1,124 acres and is bordered by Avondale Boulevard on the east, Dysart Road on the west, Illini Street alignment on the north (approximately ¾-mile south of Lower Buckeye Road), and Sunland Avenue alignment to the south (¼-mile north of Southern Avenue). On May 21, 2018, Council approved the annexation and rezoning for the Alamar Planned Area Development. Additionally, Council also approved a Pre-Annexation Development Agreement (PADA) with Brookfield Residential which details Brookfield's responsibilities for the Alamar development and reimbursement to the City for their proportionate share of the Rigby Water Company and approved the formation of a Community Facilities District (CFD) for the financing of Alamar's necessary infrastructure. Lastly, on September 17, 2018, Council approved the Alamar Phase I Preliminary Plat effectively subdividing 138.57 acres of land into 461 single-family residential lots. The subject request is for the Phase 2 Preliminary Plat submitted by Brookfield Residential which subdivides 122.4 acres of land located at the southwest corner of Broadway Road and the future Alamar Parkway alignment, El Mirage Road, into 346 single-family lots (Exhibit A).

Existing uses surrounding the property are as follows:

NORTH: Broadway Road alignment, future phases of the Alamar residential development.

EAST: Alamar Phase I, 461 single-family residential lots on 138.57 acres of land.

SOUTH: Alamar's Phase 3 component for single-family residential.

WEST: Vacant undeveloped land reserved for future phases of the Alamar development.

DETAILS OF REQUEST:

The applicant is requesting approval of a Preliminary Plat (Exhibit D) for Phase 2 of the Alamar Planned Area Development. The plat subdivides the 122.4-acre site into 346 single-family residential lots. The Phase 2 Preliminary Plat creates three lot sizes; 45' x 115' (172 lots), 50' x 120' (99 Lots), and 60' x 120' (75 Lots) ranging from 5,175 sq. ft. to 7,200 sq. ft. The open space tracts total 30.12 acres and include three neighborhood parks. The plat also includes landscaping, open space details, recreational amenities, pedestrian paths, multi-use trails, perimeter walls, and entry signage. The plat dedicates to the City of Avondale required rights-of-way, easements, and tracts.

PUBLIC PARTICIPATION:

Preliminary Plats are not public hearing items; thus no public notifications are required. However, as is the City's policy, all property owners within 1,000 feet of the project boundaries were notified that the proposed development was in for City review. As of the writing of this report, Staff has not been contacted by any member of the public regarding this request.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

Brookfield Residential has reached a donation agreement with the Littleton Elementary School District. The ultimate elementary school site location has been determined and will be located north of Broadway Road between the Beacon Community Park and the 30-acre regional park. Additionally, there are provisions written into the donation agreement with the school district that will allow residents of Alamar to utilize specific school facilities on an after-hour basis.

ANALYSIS:

The Alamar PAD includes a Land Use Budget that establishes the baseline parameters for the Alamar development with respect to density, lot size, and housing product distribution. The Land Use Budget ensures a variety of land use and densities occur in incremental stages that align with the total overall units allowed by the underlying General Plan land use designations. The Land Use Budget lot sizes will be reviewed by the City during the Preliminary and Final Plat processes for future phases ensuring compliance with the General Plan and the PAD.

The Phase 2 Preliminary Plat request is the second Preliminary Plat submitted in the Southeast Planning Unit of the Alamar Development which is planned for 1,190 residential units. The Preliminary Plat complies with the Alamar PAD, meets the requirements of the City's Subdivision Ordinance, and conforms to the City's recently adopted Single-Family Residential Design Manual.

Landscape, entry monumentation, amenities, and wall plans are also included as part of the Preliminary Plat (Exhibit E). The open space includes a variety of forms, including but not limited to:

- Three Neighborhood Parks – Neighborhood Parks are roughly 0.5 acres and strategically embedded in each grouping of neighborhoods. Each of these parks will provide creative play opportunities with programming specific to each neighborhood's needs including ramadas, picnic shelters, and shade structures. Formative Parks will not include any retention areas.

- The Phase 2 Preliminary Plat establishes early connections to the planned trails network. The second and third phases of the Greenway Trail Link will be constructed with the development. This trails system will eventually connect with the Parkway Trail Link, the East-West Connector Trail, and the Regional Trail Connector.

Alamar Phase 2 development will be accessed by Broadway Road and the future Alamar Parkway alignment. The developer will be responsible for the dedication and construction of each of the roadways associated with Phase 2. Future right-of-way improvements will be completed as additional phases of development occur. Details of the rights-of-way are as follows:

- Broadway Road (Minor Arterial) – 100 feet of right-of way for the ultimate width improvements which consists of two travel lanes in each direction, a raised median, curb, gutter, sidewalk, bike lane, and street lights.
- Alamar Parkway (Minor Collector – 80 feet of right-of-way for the ultimate width improvements which consist of one travel lane in each direction, center turn lane, curb, gutter, sidewalk, and street lights.
- Neighborhood Entry – 60 feet of right-of-way for the ultimate width improvements which consist of one travel lane in each direction, raised median, curb, gutter, sidewalk, and street lights.
- Local Roadway – 50 feet of right-of-way for the ultimate width improvements which consist of one travel lane in each direction, curb, gutter, sidewalk, and street lights.

Enhanced entry/gateway monumentation and overall project theming will be provided within the community and at each of the entrances. A perimeter wall will be designed to provide for community security, safety, and will be enhanced by the development's landscape plan. The wall designs conform with the representations in the Alamar PAD.

Alamar will utilize development standards unique to each housing product type and land use zone. The regulations and provisions, as well as, the development standards are contained within the approved Alamar PAD and will take precedence over regulatory standards contained in the Avondale Zoning Ordinance. The primary goal of these standards is to encourage creative and flexible community-oriented neighborhoods, establish architectural design, and incorporate a landscape strategy that reinforces the importance of streetscape design. All future builders will be required to receive approval through the City's Residential Design Review process to confirm that all future housing product conforms to these standards.

Strategic Plan Goals and Objectives:

INITIATIVE: Foster sustainable community development

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

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

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

Conclusion:

Staff recommends approval of this request for the following reasons:

1. The Phase 2 Preliminary Plat is in direct conformance with the General Plan 2030 Land Use for the 1,124-acre Alamar development.
2. The Phase 2 Preliminary Plat is in conformance with the overall Alamar PAD Development Plan and the Land Use Budget for the Southeast Planning Unit.
3. The conditions of approval are reasonable to ensure conformance with the provisions as outlined in the Avondale Zoning Ordinance and all other applicable City codes, ordinances, and policies.

REQUIRED ACTION:

Review this item and determine if the proposed Preliminary Plat is in conformance with the City of Avondale Zoning Ordinance, Subdivision Regulations, Alamar PAD, and Single-Family Residential Design Manual.

RECOMMENDED MOTION:

I move that Planning Commission accept the findings and recommend **APPROVAL** of application PL-18-0322, approval of the Alamar Phase 2 Preliminary Plat, subdividing 122.4 acres of land into 346 single-family residential lots, subject to five (5) conditions of approval.

CONDITIONS OF APPROVAL:

1. Development of Alamar Phase 2 shall conform to the following documents, except as modified by these conditions of approval:
 - a. The Alamar Phase 2 Preliminary Plat date stamped April 1, 2019 and attached as staff report Exhibit D.
 - b. The Alamar Phase 2 Conceptual Landscape, Amenity, and Wall Plan date stamped February 13, 2019 and attached as staff report Exhibit E.
2. In accordance with the approved Alamar Development Agreement, approval of the Preliminary Plat shall be effective for a period of two years from the date of Council approval and may be extended for an additional period of two years upon application by the Developer and written approval of the Director of Development & Engineering Services.
3. Development shall be completed in accordance with the City of Avondale General Engineering Requirements (GER) Manual and the City of Avondale Supplement to the MAG Uniform Standard Specifications and Details.
4. Extinguishment of Groundwater Rights and pledging of those rights to the City's assured water supply account shall be required in accordance with Article 13 of the approved Alamar Pre-Annexation Development Agreement (Resolution No. 3454-518).

5. Approval of this subdivision plat is conditioned upon conformance with the conditions of approval included in the Alamar PAD, Ordinance No. 1651-516, as approved by the Avondale City Council on May 21, 2018.

SUPPORTING DOCUMENTS ATTACHED:

Exhibit A – Aerial Vicinity Map

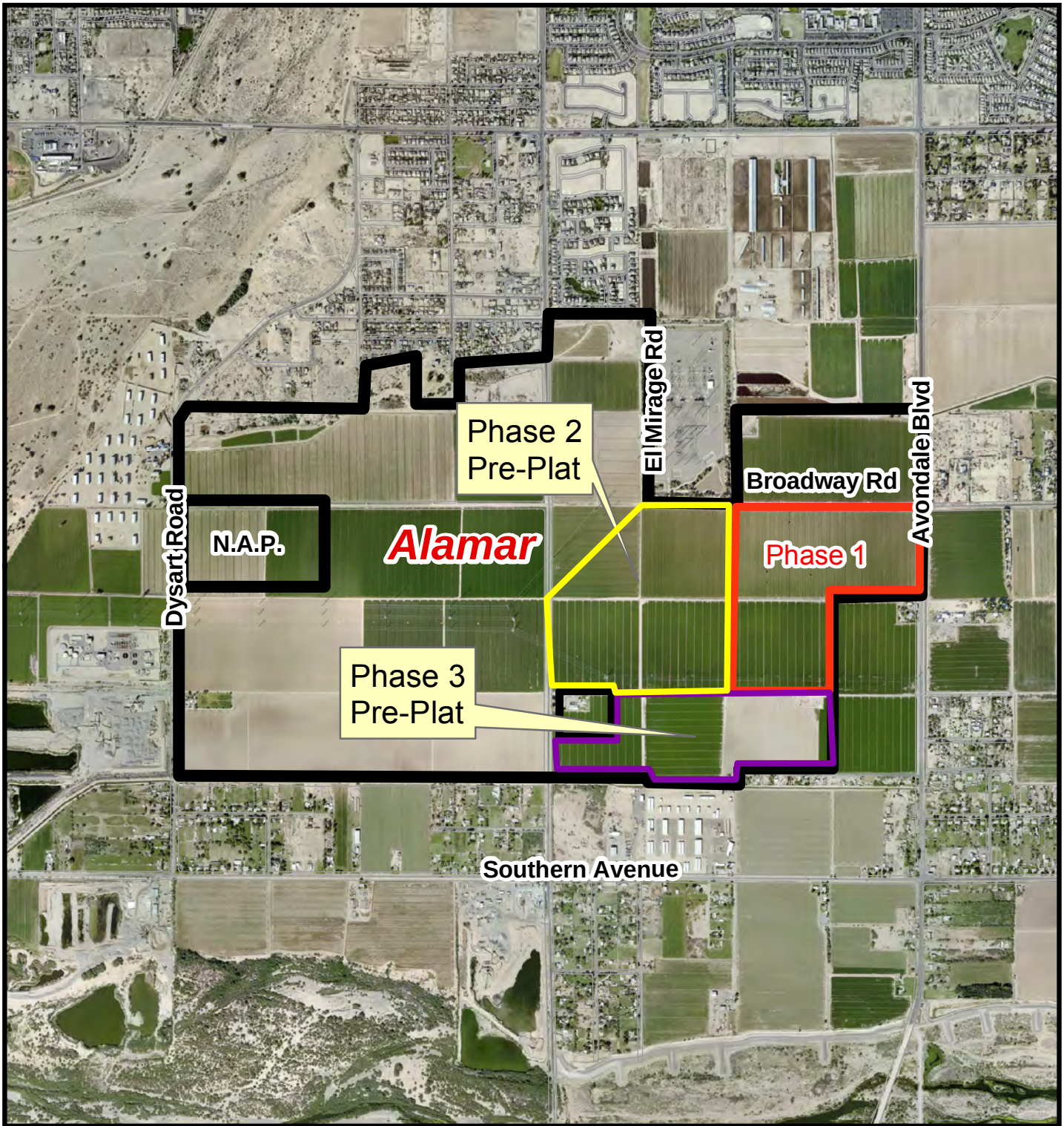
Exhibit B – Zoning Map

Exhibit C – General Plan Land Use Map

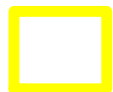
Exhibit D – Alamar Phase 2 Preliminary Plat

Exhibit E – Sampling of Alamar Phase 2, Landscape, Amenity, and Wall Plans

Exhibit F – Ordinance No. 1651-516

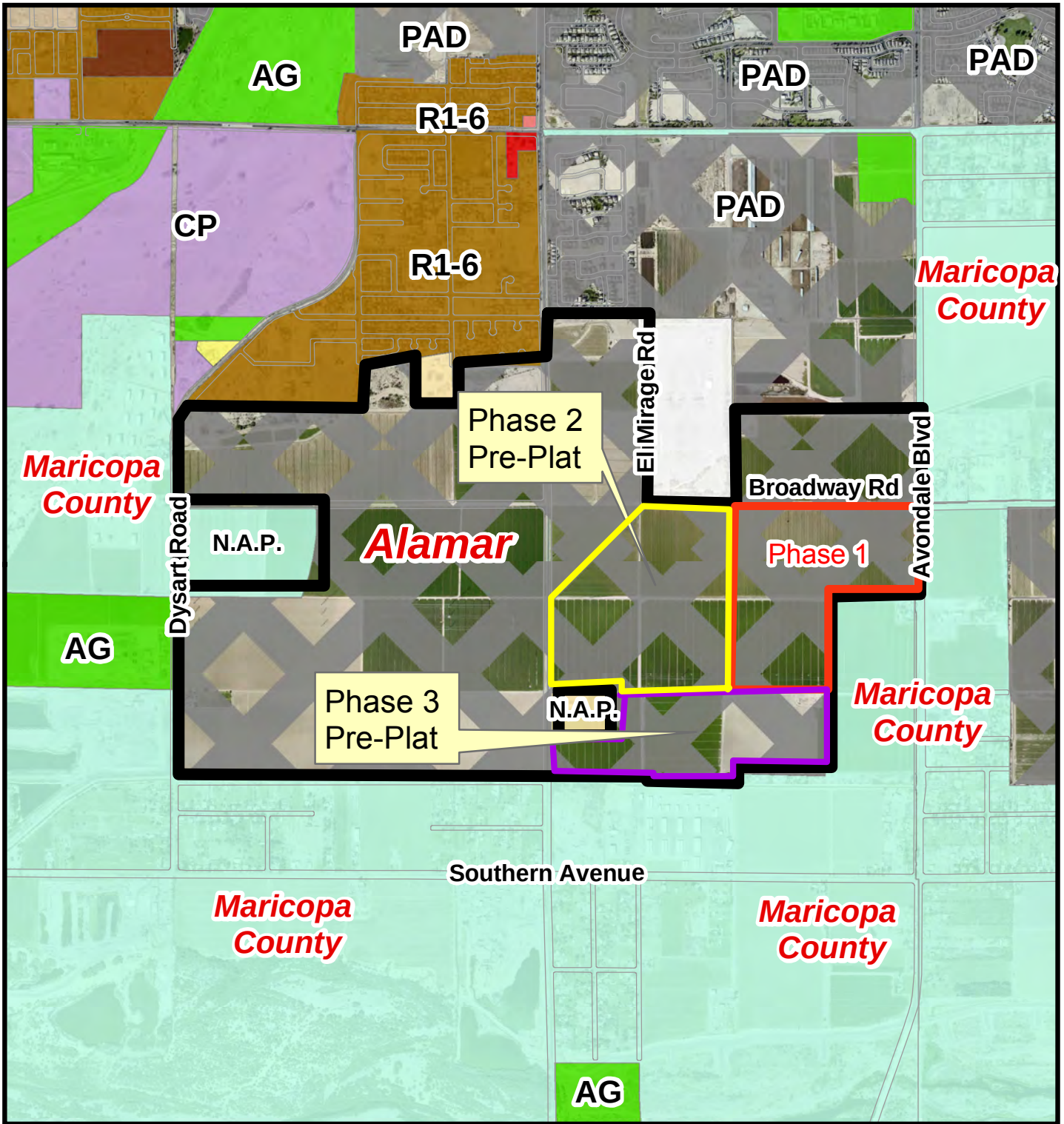


Aerial Vicinity Map



Subject Property



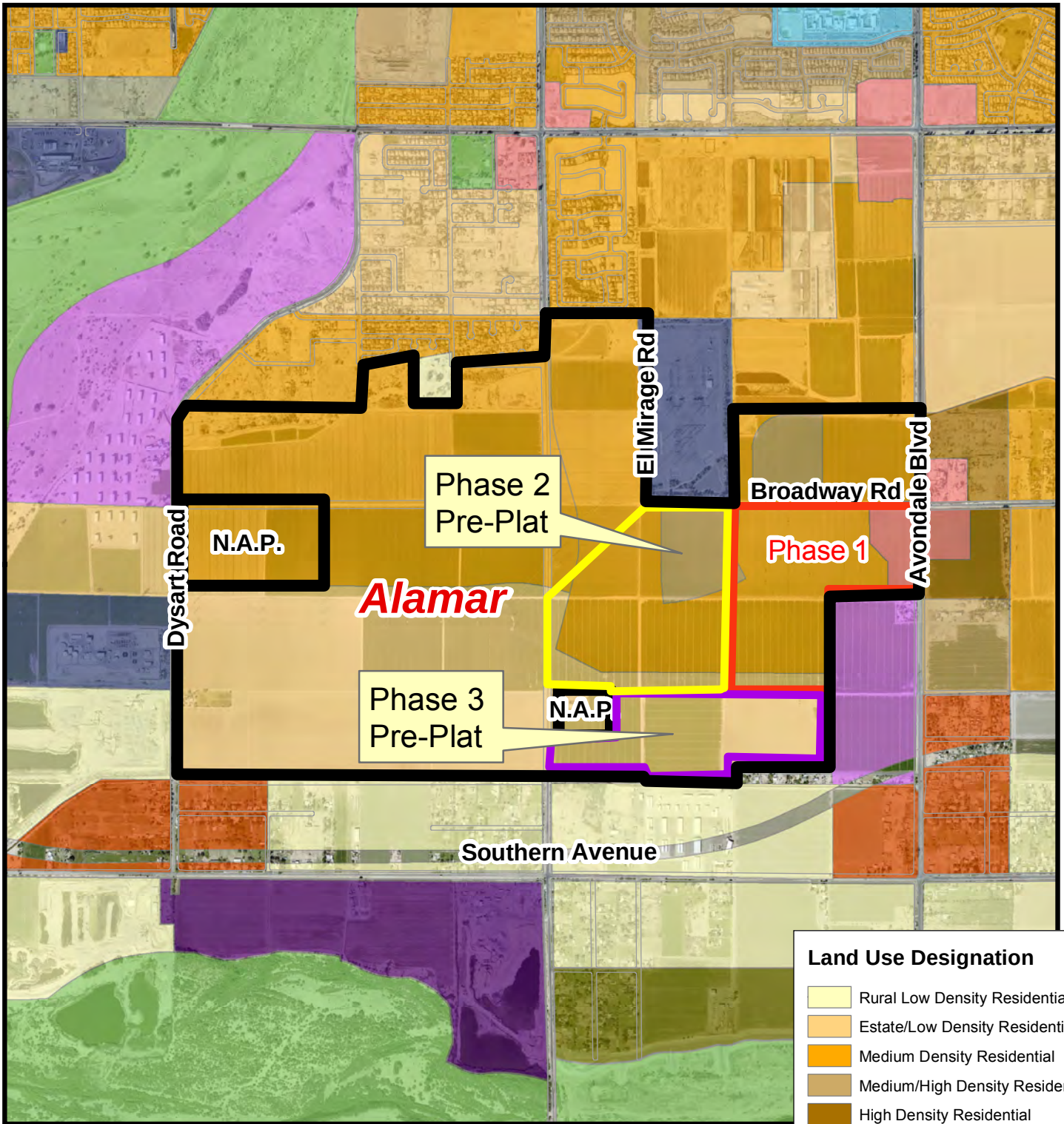


Zoning Map



 Subject Property





Land Use Designation

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

General Plan Land Use Map



Subject Property



LEGAL DESCRIPTION

TRACT QQ, ALAMAR-PHASE 1, RECORDED IN BOOK ____ PAGE ____, MARICOPA COUNTY RECORDS (M.C.R.), AND A PORTION OF LAND LYING WITHIN SECTIONS 23, 24, 25, AND 26, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 25, A 2-INCH IRON PIPE WITH NO I.D., FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 25, A 3-INCH MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HANDHOLE, BEARS NORTH 89°37'21" WEST (BASIS OF BEARING), A DISTANCE OF 2611.55 FEET;
THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25 AND ALONG THE NORTH LINE OF TRACT MM IN SAID ALAMAR-PHASE 1, NORTH 89°37'21" WEST, A DISTANCE OF 207.28 FEET, TO THE NORTHWEST CORNER OF SAID TRACT MM AND THE POINT OF BEGINNING;
THENCE LEAVING SAID NORTH LINE, ALONG THE WESTERLY LINE OF SAID TRACT MM, SOUTH 11°57'57" EAST, A DISTANCE OF 368.36 FEET, TO THE SOUTHWEST CORNER OF SAID TRACT MM AND THE NORTHERLY RIGHT-OF-WAY LINE OF BROADWAY ROAD IN SAID ALAMAR-PHASE 1;
THENCE LEAVING SAID WESTERLY LINE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 66°50'04" WEST, A DISTANCE OF 560.80 FEET, TO THE MOST NORTHERLY CORNER OF SAID TRACT QQ;
THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG THE EASTERLY LINE OF SAID TRACT QQ, SOUTH 23°09'56" EAST, A DISTANCE OF 100.00 FEET;
THENCE SOUTH 68°09'56" EAST, A DISTANCE OF 28.28 FEET;
THENCE SOUTH 23°09'56" EAST, A DISTANCE OF 728.30 FEET;
THENCE SOUTH 22°20'04" WEST, A DISTANCE OF 28.04 FEET;
THENCE SOUTH 23°09'56" EAST, A DISTANCE OF 60.01 FEET;
THENCE SOUTH 67°39'56" EAST, A DISTANCE OF 28.53 FEET;
THENCE SOUTH 23°09'56" EAST, A DISTANCE OF 151.63 FEET, TO THE BEGINNING OF A CURVE;
THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1360.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 04°00'00", A DISTANCE OF 94.95 FEET, TO THE CURVES END;
THENCE SOUTH 19°09'56" EAST, A DISTANCE OF 243.50 FEET;
THENCE SOUTH 24°50'04" WEST, A DISTANCE OF 28.77 FEET;
THENCE SOUTH 19°09'56" EAST, A DISTANCE OF 60.04 FEET;
THENCE SOUTH 65°09'56" EAST, A DISTANCE OF 27.79 FEET;
THENCE SOUTH 19°09'56" EAST, A DISTANCE OF 151.76 FEET, TO THE BEGINNING OF A CURVE;
THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 520.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 19°09'56", A DISTANCE OF 173.94 FEET, TO THE CURVES END;
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 208.47 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT QQ AND THE NORTH LINE OF THE SOUTH 100 FEET OF THE NORTH HALF OF SAID SECTION 25;
THENCE LEAVING SAID EASTERLY LINE, ALONG THE SOUTH LINE OF SAID TRACT QQ AND ALONG SAID NORTH LINE, NORTH 89°34'11" WEST, A DISTANCE OF 2607.07 FEET, TO THE EAST LINE OF THE WEST 40 FEET OF SAID NORTHWEST QUARTER;THENCE LEAVING SAID NORTH LINE, ALONG SAID EAST LINE, NORTH 00°07'07" EAST, A DISTANCE OF 588.35 FEET;
THENCE LEAVING SAID EAST LINE, NORTH 89°52'53" WEST, A DISTANCE OF 80.00 FEET, TO THE WEST LINE OF THE EAST 40 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 26;
THENCE ALONG SAID WEST LINE, NORTH 00°07'07" EAST, A DISTANCE OF 172.91 FEET, TO THE BEGINNING OF A CURVE;
THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 41°08'49", A DISTANCE OF 430.89 FEET, TO THE CURVES END;
THENCE NORTH 41°15'55" EAST, A DISTANCE OF 877.54 FEET;
THENCE NORTH 05°39'16" WEST, A DISTANCE OF 40.98 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;
THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1050.00 FEET, CONCAVE NORTHEASTERLY, WHOSE RADIUS BEARS NORTH 38°14'32" EAST, THROUGH A CENTRAL ANGLE OF 23°34'51", A DISTANCE OF 926.94 FEET, TO THE CURVES END;
THENCE NORTH 01°10'37" WEST, A DISTANCE OF 177.37 FEET;
THENCE NORTH 45°37'26" WEST, A DISTANCE OF 42.83 FEET;
THENCE NORTH 01°10'37" WEST, A DISTANCE OF 92.02 FEET;
THENCE NORTH 44°22'34" EAST, A DISTANCE OF 42.01 FEET;
THENCE NORTH 01°10'37" WEST, A DISTANCE OF 303.29 FEET, TO THE BEGINNING OF A CURVE;
THENCE NORTHERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1050.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 26°02'37", A DISTANCE OF 477.27 FEET, TO THE CURVES END;
THENCE NORTH 27°13'14" WEST, A DISTANCE OF 75.00 FEET;
THENCE NORTH 72°13'14" WEST, A DISTANCE OF 35.36 FEET;
THENCE NORTH 27°13'14" WEST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 17°46'46" EAST, A DISTANCE OF 35.36 FEET;
THENCE NORTH 27°13'14" WEST, A DISTANCE OF 75.00 FEET, TO THE BEGINNING OF A CURVE;
THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1150.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 23°36'38", A DISTANCE OF 473.89 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;
THENCE NORTH 46°24'19" WEST, A DISTANCE OF 36.32 FEET;
THENCE NORTH 00°10'35" EAST, A DISTANCE OF 25.00 FEET, TO THE SOUTH LINE OF LUCY T. HOMESITES UNIT TWO, RECORDED IN BOOK 142 PAGE 26, M.C.R.;
THENCE ALONG SAID SOUTH LINE, SOUTH 89°49'25" EAST, A DISTANCE OF 74.18 FEET, TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24;
THENCE LEAVING SAID SOUTH LINE, ALONG SAID WEST LINE, NORTH 01°10'37" WEST, A DISTANCE OF 653.56 FEET, TO THE WEST QUARTER CORNER OF SAID SECTION 24;
THENCE LEAVING SAID WEST LINE, ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 24, SOUTH 89°56'46" EAST, A DISTANCE OF 80.87 FEET;
THENCE LEAVING SAID MID-SECTION LINE, SOUTH 00°03'14" WEST, A DISTANCE OF 40.00 FEET;
THENCE SOUTH 44°26'19" WEST, A DISTANCE OF 41.97 FEET, TO THE EAST LINE OF THE WEST 50 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 24;
THENCE ALONG SAID EAST LINE, SOUTH 01°10'37" EAST, A DISTANCE OF 533.65 FEET;
THENCE LEAVING SAID EAST LINE, SOUTH 45°30'01" EAST, A DISTANCE OF 35.77 FEET;
THENCE SOUTH 01°33'05" EAST, A DISTANCE OF 50.02 FEET;
THENCE SOUTH 43°26'38" WEST, A DISTANCE OF 34.27 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;
THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1050.00 FEET, CONCAVE NORTHEASTERLY, WHOSE RADIUS BEARS NORTH 86°01'45" EAST, THROUGH A CENTRAL ANGLE OF 23°14'59", A DISTANCE OF 426.07 FEET, TO CURVES END;
THENCE SOUTH 27°13'14" EAST, A DISTANCE OF 75.00 FEET;
THENCE SOUTH 72°13'14" EAST, A DISTANCE OF 35.36 FEET;
THENCE SOUTH 27°13'14" EAST, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 17°46'46" WEST, A DISTANCE OF 35.36 FEET;
THENCE SOUTH 27°13'14" EAST, A DISTANCE OF 75.00 FEET, TO THE BEGINNING OF A CURVE;
THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1150.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 26°02'37", A DISTANCE OF 522.73 FEET, TO THE CURVES END;
THENCE SOUTH 01°10'37" EAST, A DISTANCE OF 315.22 FEET;
THENCE SOUTH 45°37'26" EAST, A DISTANCE OF 35.69 FEET;
THENCE SOUTH 01°10'37" EAST, A DISTANCE OF 70.01 FEET;
THENCE SOUTH 44°22'34" WEST, A DISTANCE OF 35.01 FEET;
THENCE SOUTH 01°10'37" EAST, A DISTANCE OF 197.44 FEET, TO THE BEGINNING OF A CURVE;
THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 950.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 52°42'35", A DISTANCE OF 873.96 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;
THENCE NORTH 41°15'55" EAST, A DISTANCE OF 790.43 FEET, TO THE NORTH LINE OF SAID NORTHWEST QUARTER;
THENCE ALONG SAID NORTH LINE, SOUTH 89°37'21" EAST, A DISTANCE OF 1112.79 FEET, TO THE POINT OF BEGINNING.

CONTAINING 5,329,893 SQUARE FEET OR 122.3575 ACRES, MORE OR LESS.

SUBJECT TO EXISTING RIGHTS-OF-WAY AND EASEMENTS.

THIS PARCEL DESCRIPTION IS BASED ON CLIENT PROVIDED INFORMATION AND IS LOCATED WITHIN AN AREA SURVEYED BY WOOD, PATEL & ASSOCIATES, INC. DURING THE MONTH OF JULY, 2018. ANY MONUMENTATION NOTED IN THIS PARCEL DESCRIPTION IS WITHIN ACCEPTABLE TOLERANCE (AS DEFINED IN ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS DATED 02/14/2002) OF SAID POSITIONS BASED ON SAID SURVEY.

PRELIMINARY PLAT
ALAMAR PHASE 2

A REPLAT OF TRACT QQ OF THE FINAL PLAT OF ALAMAR PHASE 1
AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 25,
AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 24,
TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

LEGEND

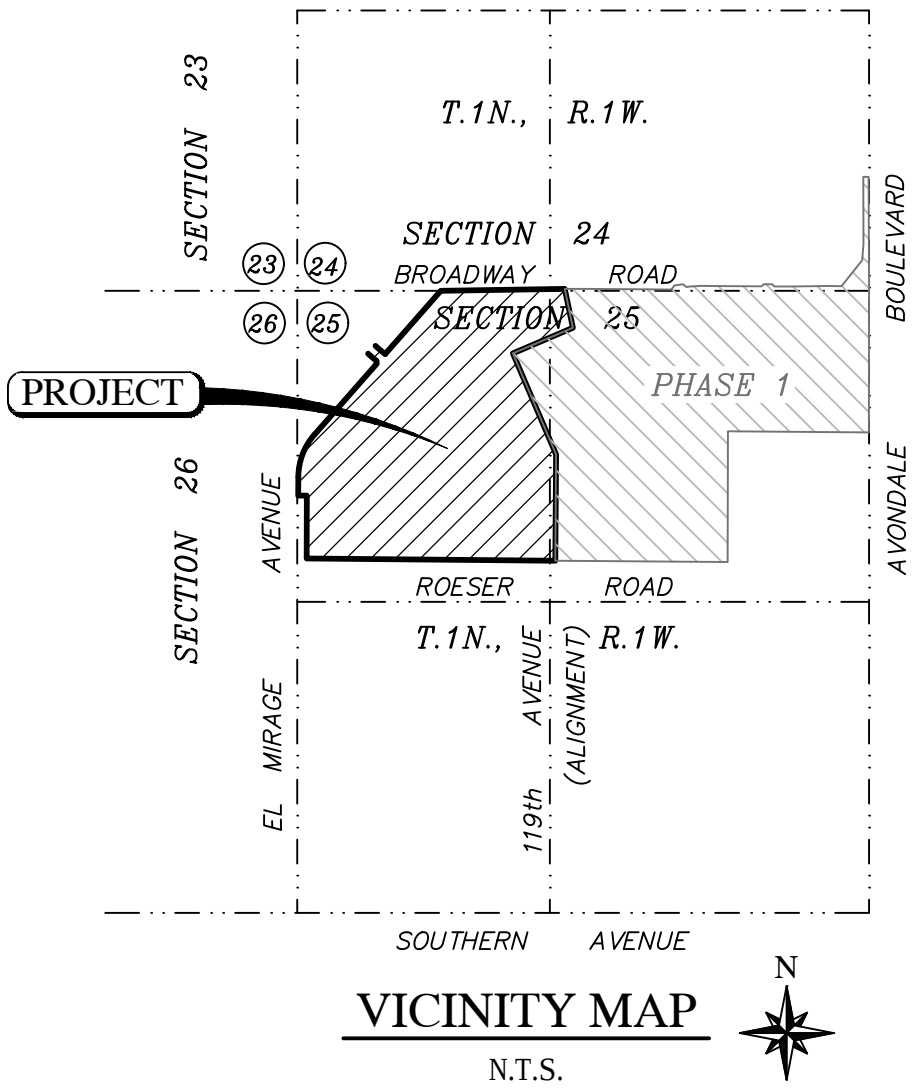
	BNDRY	PROJECT BOUNDARY
	C/L	CENTER LINE
	S/L	SECTION LINE
	R/W	RIGHT OF WAY
		EASEMENT LINE
		PROPOSED CONTOUR w/ ELEVATION
		EXISTING CONTOUR w/ ELEVATION
	S.V.T.	SIGHT VISIBILITY TRIANGLE
	P.U.E.	PUBLIC UTILITY EASEMENT
	A.E.	ACCESS EASEMENT
	W.E.	WATER EASEMENT
	W.S.E.	WATER AND SEWER EASEMENT
	E.E.	ELECTRICAL EASEMENT
	V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT
	W.P.E.	WATER PIPE EASEMENT
	S.E.	SEWER EASEMENT
	T.D.E.	TEMPORARY DRAINAGE EASEMENT
	S.W.E.	SIDEWALK EASEMENT
	F.S.L.	FRONT SETBACK LINE
	R.S.L.	REAR SETBACK LINE
	S.S.L.	SIDE SETBACK LINE
	B.P.	BOLLARD PROTECTION
	R/W	RIGHT-OF-WAY
	FF	FINISHED FLOOR ELEVATION
	PAD	PAD ELEVATION
	B.C.H.H.	BRASS CAP IN HANDHOLE

	SURVEY MONUMENT
	FLOW ARROW
	GRADE BREAK
	EXISTING OVERHEAD UTILITY
	EXISTING SEWER MANHOLE
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	WATER VALVE
	PROPOSED SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SCUPPER WITH RIPRAP
	CATCH BASIN
	STORM DRAIN PIPE

SITE SUMMARY

	ACRES	SQ. FT.
GROSS AREA	122.4	5329893
NET AREA	94.1	4098782
ARTERIAL R/W	13.4	581848
COLLECTOR R/W	14.9	649263
OPEN SPACE	43.5	1895513

LOT MIX	PHASE 1	PHASE 2	PHASE 3	TOTAL	%	PAD (MIN.-MAX.)
45'x115'	157	172	71	400	36%	20-35%
50'x120'	155	99	95	349	31%	25-40%
60'x120'	85	75	70	230	21%	20-40%
70'x130'	64	0	81	145	13%	10-20%
TOTAL	461	346	317	1124	100%	



OWNER

EMPIRE WEST TITLE COMPANY, LLC
3131 E. CAMELBACK ROAD, SUITE 115
PHOENIX, ARIZONA 85016
PHONE: (602) 222-1116
CONTACT: JULIE HERMAN

DEVELOPER

BROOKFIELD LAKIN, LLC
14646 N. KIERLAND BOULEVARD, SUITE 165
SCOTTSDALE, ARIZONA 85254
PHONE: (602) 903-7509
CONTACT: ROGER THEIS

BENCHMARK

NATIONAL GEODETIC SURVEY CONTROL POINT H 395, PID DV0444, LOCATED AT THE NORTHWEST CORNER OF EL MIRAGE ROAD AND BROADWAY ROAD, HAVING AN ELEVATION OF 939.03', NAVD 88 DATUM.

BASIS OF BEARING

GEODETIC "NORTH" BASED ON: MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT) GEODETIC DENSIFICATION AND CADASTRAL SURVEY (GDACS) WEBSITE WWW.MCDOT.MARICOPA.GOV, UNDER THE SURVEY INFORMATION LINK ON MARCH 1, 2017.

PROJECTION: CENTRAL ZONE, NAD 83, (EPOCH 2010)
DATUM: GRS-80
UNITS: INTERNATIONAL FEET
GEOID MODEL: GEOID 2012A

NATIONAL GEODETIC SURVEY CONTROL POINT: H 395
PID: DV0444
LATITUDE: 33°24'22.55252"N
LONGITUDE: 112°19'25.08998"W
ELLIPSOID HEIGHT: 255.899 (METERS)
DESCRIPTION: BRASS DISK IN CONCRETE SLEEVE

MODIFIED TO GROUND AT (GRID) N: 875587.531, E: 575808.124,
USING A SCALE FACTOR OF 1.0001224277.

HORIZONTAL ADJUSTMENT: NONE
HORIZONTAL ROTATION: NONE

PROJECT DESCRIPTION

ALAMAR PHASE 2 CONSISTS OF 346 SINGLE FAMILY DETACHED RESIDENTIAL LOTS WITH 3 NEIGHBORHOOD PARKS, OPEN SPACES, RETENTION BASINS AND A RESERVED SCHOOL SITE. THE EXISTING ZONING IS PLANNED AREA COMMUNITY (PAD) OF CITY OF AVONDALE.

CIVIL SHEET INDEX

- 1 - COVER
- 2 - INDEX MAP
- 3 - TABLES
- 4-5 - DETAILS AND SECTIONS
- 6-12 - PRELIMINARY PLAT

TOTAL SHEETS - 12

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PRELIMINARY PLAT

ALAMAR - PHASE 2
AVONDALE, ARIZONA

COVER SHEET

DATE				
DESCRIPTION				



SCALE (HORIZ.)	N/A
SCALE (VERT.)	N/A
DATE	3/28/2019
JOB NUMBER	174612.05
SHEET	1

OF 12

FEMA FLOOD ZONE INFORMATION

COMMUNITY NUMBER	PANEL #	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEV. (IN AO ZONE, USE DEPTH)
040038	2165	M	NOVEMBER 4, 2015	X (SHADED)	-
040038	2170	M	NOVEMBER 4, 2015	A, AE	-

ALL FLOOD ZONES ARE SHOWN IN THIS PLAN SET.



* THIS PLAN REFLECTS THE CHANGES TO THE FLOODPLAIN BASED ON THE PENDING LOMR CASE NO. 18-09-0518P. THE REMAINING ZONE AE WILL BE REDUCED BY A NEW CLOMR/LOMR CASE.

LEGEND

- MATCH SHEET 8

SHEET NUMBER

SHEET MATCHLINE

TYPICAL LOT SIZE BOUNDARY

SITUATE GARAGE ON THE SIDE OF LOT MOST VULNERABLE TO HEADLIGHTS
- 45x115' 72 LOTS MHDR

STANDARD LOT SIZE

NUMBER OF LOTS

DENSITY RESIDENTIAL

MHDR= MEDIUM HIGH DENSITY RESIDENTIAL

MLDR= MEDIUM LOW DENSITY RESIDENTIAL

MDR= MEDIUM DENSITY RESIDENTIAL

LDR= LOW DENSITY RESIDENTIAL

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Call at least two full working days before you begin excavation.

ARIZONA

Arizona Blue State, Inc.

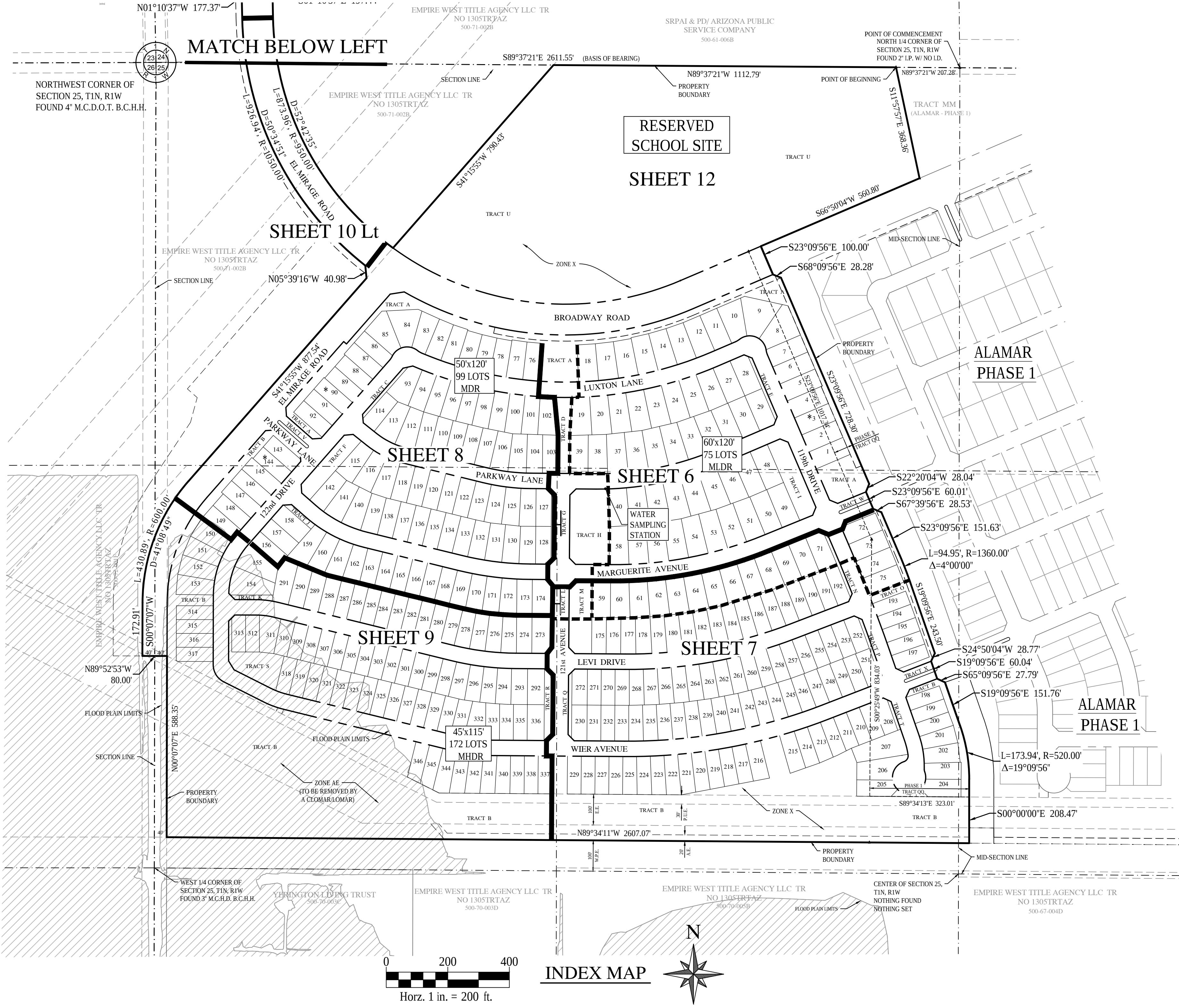
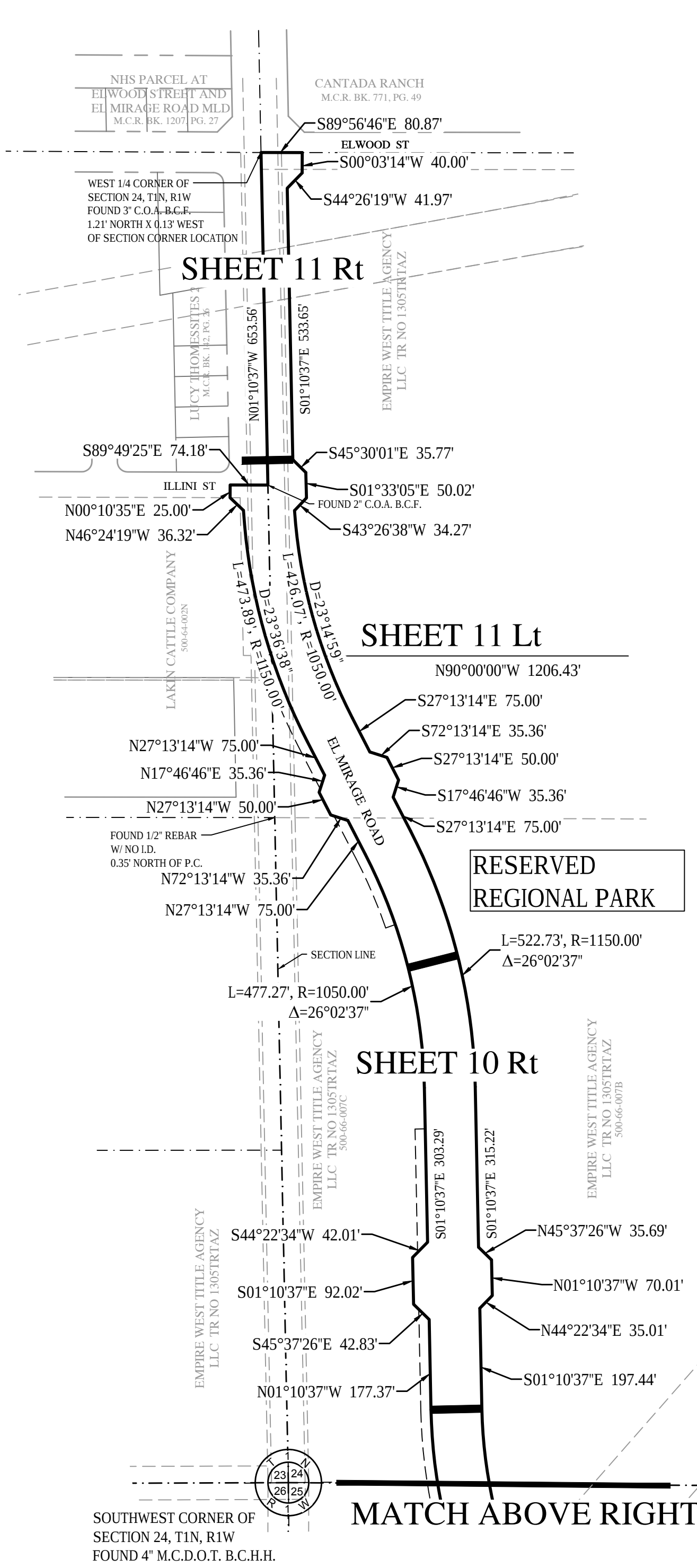
Dial 8-1-1 or 1-800-STATE-IT (782-7286) In Maricopa County (602) 263-1100

PRELIMINARY PLAT

ALAMAR - PHASE 2

AVONDALE, ARIZONA

INDEX SHEET



Professional Engineer

31985 FRANK MINGRENG KOO

Expires 12/31/21

SCALE (HORZ.) N/A

SCALE (VERT.) N/A

DATE 3/28/2019

JOB NUMBER 174612.05

SHEET 2 OF 12

LOT AREA TABLE

Lot Number	Square Feet	Acres	Typical Size	Residential Zoning Type
1	7200.0	0.165	60x120	MLDR
2	7200.0	0.165	60x120	MLDR
3	7200.0	0.165	60x120	MLDR
4	7200.0	0.165	60x120	MLDR
5	7440.0	0.171	60x120	MLDR
6	7440.0	0.171	60x120	MLDR
7	7426.6	0.170	60x120	MLDR
8	10211.2	0.234	60x120	MLDR
9	11082.6	0.254	60x120	MLDR
10	8483.7	0.195	60x120	MLDR
11	7432.8	0.171	60x120	MLDR
12	7618.2	0.175	60x120	MLDR
13	7654.0	0.176	60x120	MLDR
14	7654.0	0.176	60x120	MLDR
15	7654.0	0.176	60x120	MLDR
16	7477.6	0.172	60x120	MLDR
17	7477.6	0.172	60x120	MLDR
18	7477.6	0.172	60x120	MLDR
19	8010.7	0.184	60x120	MLDR
20	7770.8	0.178	60x120	MLDR
21	7858.7	0.180	60x120	MLDR
22	7999.9	0.184	60x120	MLDR
23	7962.9	0.183	60x120	MLDR
24	7943.5	0.182	60x120	MLDR
25	7796.4	0.179	60x120	MLDR
26	7714.1	0.177	60x120	MLDR
27	7470.6	0.172	60x120	MLDR
28	7360.0	0.169	60x120	MLDR
29	7360.0	0.169	60x120	MLDR
30	7410.0	0.170	60x120	MLDR
31	7410.0	0.170	60x120	MLDR
32	7661.6	0.176	60x120	MLDR
33	7970.4	0.183	60x120	MLDR
34	8049.5	0.185	60x120	MLDR
35	8080.9	0.186	60x120	MLDR
36	8080.6	0.186	60x120	MLDR
37	8048.4	0.185	60x120	MLDR
38	7773.3	0.178	60x120	MLDR
39	7459.9	0.171	60x120	MLDR
40	7659.7	0.176	60x120	MLDR
41	7893.0	0.181	60x120	MLDR
42	7964.0	0.183	60x120	MLDR
43	8106.3	0.186	60x120	MLDR
44	8162.8	0.187	60x120	MLDR
45	8314.3	0.191	60x120	MLDR
46	8228.3	0.189	60x120	MLDR
47	8200.2	0.188	60x120	MLDR
48	8200.4	0.188	60x120	MLDR
49	8110.8	0.186	60x120	MLDR
50	7971.1	0.183	60x120	MLDR
51	8179.6	0.188	60x120	MLDR
52	8184.0	0.188	60x120	MLDR
53	8127.5	0.187	60x120	MLDR
54	8042.0	0.185	60x120	MLDR
55	7958.6	0.183	60x120	MLDR
56	7877.3	0.181	60x120	MLDR
57	7798.0	0.179	60x120	MLDR
58	7687.9	0.176	60x120	MLDR
59	7320.0	0.168	60x120	MLDR
60	7557.2	0.173	60x120	MLDR
61	7660.8	0.176	60x120	MLDR
62	7711.8	0.177	60x120	MLDR
63	7722.7	0.177	60x120	MLDR
64	7733.4	0.178	60x120	MLDR
65	7707.9	0.177	60x120	MLDR
66	7588.4	0.174	60x120	MLDR
67	7590.2	0.174	60x120	MLDR
68	7693.3	0.177	60x120	MLDR
69	7553.5	0.173	60x120	MLDR
70	7627.0	0.175	60x120	MLDR
71	7747.2	0.178	60x120	MLDR
72	7278.4	0.167	60x120	MLDR
73	7256.9	0.167	60x120	MLDR
74	7256.9	0.167	60x120	MLDR
75	7256.9	0.167	60x120	MLDR
76	6403.3	0.147	50x120	MDR
77	6403.3	0.147	50x120	MDR
78	6255.6	0.144	50x120	MDR
79	6255.6	0.144	50x120	MDR
80	6255.6	0.144	50x120	MDR

Lot Number	Square Feet	Acres	Typical Size	Residential Zoning Type
81	6403.3	0.147	50x120	MDR
82	6439.0	0.148	50x120	MDR
83	6854.5	0.157	50x120	MDR
84	9234.2	0.212	50x120	MDR
85	8439.6	0.194	50x120	MDR
86	6184.6	0.142	50x120	MDR
87	6200.0	0.142	50x120	MDR
88	6000.0	0.138	50x120	MDR
89	6000.0	0.138	50x120	MDR
90	6150.0	0.141	50x120	MDR
91	6150.0	0.141	50x120	MDR
92	6150.0	0.141	50x120	MDR
93	7764.4	0.178	50x120	MDR
94	6544.5	0.150	50x120	MDR
95	6445.1	0.148	50x120	MDR
96	6389.5	0.147	50x120	MDR
97	6370.9	0.146	50x120	MDR
98	6416.6	0.147	50x120	MDR
99	6488.0	0.149	50x120	MDR
100	6584.8	0.151	50x120	MDR
101	6436.0	0.148	50x120	MDR
102	6953.5	0.160	50x120	MDR
103	6224.8	0.143	50x120	MDR
104	6415.9	0.147	50x120	MDR
105	6788.5	0.156	50x120	MDR
106	6759.6	0.155	50x120	MDR
107	6289.8	0.144	50x120	MDR
108	6150.0	0.141	50x120	MDR
109	6150.0	0.141	50x120	MDR
110	6203.1	0.142	50x120	MDR
111	6309.3	0.145	50x120	MDR
112	7319.3	0.168	50x120	MDR
113	7878.9	0.181	50x120	MDR
114	6427.3	0.148	50x120	MDR
115	7557.7	0.174	50x120	MDR
116	7246.9	0.166	50x120	MDR
117	7145.6	0.164	50x120	MDR
118	6402.1	0.147	50x120	MDR
119	6273.0	0.144	50x120	MDR
120	6273.0	0.144	50x120	MDR
121	6273.0	0.144	50x120	MDR
122	6273.0	0.144	50x120	MDR
123	6480.0	0.149	50x120	MDR
124	6491.0	0.149	50x120	MDR
125	6455.5	0.148	50x120	MDR
126	6370.7	0.146	50x120	MDR
127	6075.0	0.139	50x120	MDR
128	6075.0	0.139	50x120	MDR
129	6326.0	0.145	50x120	MDR
130	6459.7	0.148	50x120	MDR
131	6468.7	0.149	50x120	MDR
132	6453.2	0.148	50x120	MDR
133	6248.5	0.143	50x120	MDR
134	6150.0	0.141	50x120	MDR
135	6150.0	0.141	50x120	MDR
136	6150.0	0.141	50x120	MDR
137	6150.0	0.141	50x120	MDR
138	6150.0	0.141	50x120	MDR
139	6559.4	0.151	50x120	MDR
140	7330.9	0.168	50x120	MDR
141	7329.3	0.168	50x120	MDR
142	6774.5	0.156	50x120	MDR
143	6137.5	0.141	50x120	MDR
144	6150.0	0.141	50x120	MDR
145	6400.0	0.147	50x120	MDR
146	6400.0	0.147	50x120	MDR
147	6400.0	0.147	50x120	MDR
148	6000.0	0.138	50x120	MDR
149	6422.4	0.147	50x120	MDR
150	6772.7	0.155	50x120	MDR
151	6764.3	0.155	50x120	MDR
152	6764.3	0.155	50x120	MDR
153	6764.3	0.155	50x120	MDR
154	9692.1	0.223	50x120	MDR
155	9055.4	0.208	50x120	MDR
156	6329.0	0.145	50x120	MDR
157	6600.3	0.152	50x120	MDR
158	7198.0	0.165	50x120	MDR
159	8238.6	0.189	50x120	MDR
160	7142.6	0.164	50x120	MDR

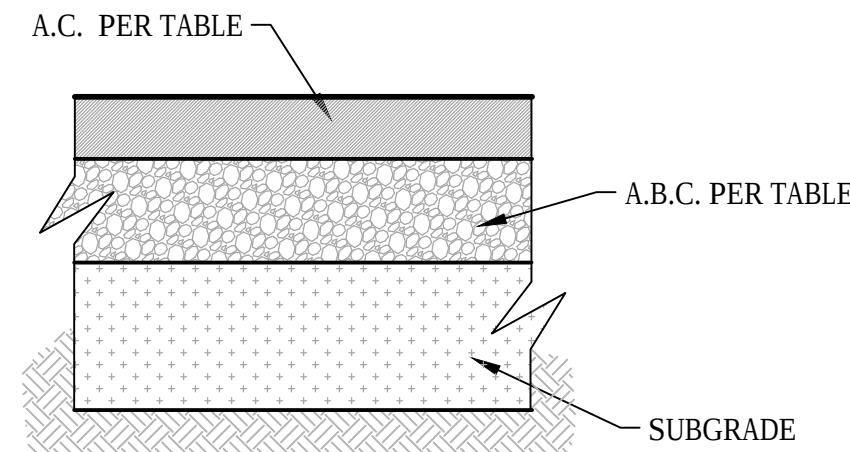
Lot Number	Square Feet	Acres	Typical Size	Residential Zoning Type
161	6814.6	0.156	50x120	MDR
162	6399.3	0.147	50x120	MDR
163	6000.0	0.138	50x120	MDR
164	6000.0	0.138	50x120	MDR
165	6000.0	0.138	50x120	MDR
166	6000.0	0.138	50x120	MDR
167	6000.0	0.138	50x120	MDR
168	6000.0	0.138	50x120	MDR
169	6235.0	0.143	50x120	MDR
170	6326.1	0.145	50x120	MDR
171	6361.8	0.146	50x120	MDR
172	6525.3	0.150	50x120	MDR
173	6013.2	0.138	50x120	MDR
174	7150.0	0.164	50x120	MDR
175	5568.0	0.128	45x115	MHDR
176	5567.2	0.128	45x115	MHDR
177	5691.7	0.131	45x115	MHDR
178	5906.2	0.136	45x115	MHDR
179	5690.1	0.131	45x115	MHDR
180	5853.4	0.134	45x115	MHDR
181	5895.2	0.135	45x115	MHDR
182	5940.7	0.136	45x115	MHDR
183	5989.9	0.138	45x115	MHDR
184	5777.9	0.133	45x115	MHDR
185	5864.7	0.135	45x115	MHDR
186	5886.1	0.135	45x115	MHDR
187	5842.5	0.134	45x115	MHDR
188	5672.9	0.130	45x115	MHDR
189	5625.0	0.129	45x115	MHDR
190	5625.0	0.129	45x115	MHDR
191	5625.0	0.129	45x115	MHDR
192	5670.1	0.130	45x115	MHDR
193	5212.4	0.120	45x115	MHDR
194	5212.4	0.120	45x115	MHDR
195	5212.4	0.120	45x115	MHDR
196	5195.5	0.119	45x115	MHDR
197	5353.3	0.123	45x115	MHDR
198	5175.0	0.119	45x115	MHDR
199	5175.0	0.119	45x115	MHDR
200	5250.4	0.121	45x115	MHDR
201	5791.8	0.133	45x115	MHDR
202	6362.5	0.146	45x115	MHDR
203	6329.0	0.145	45x115	MHDR
204	6838.2	0.157	45x115	MHDR
205	6501.5	0.149	45x115	MHDR
206	9086.7	0.209	45x115	MHDR
207	11475.6	0.263	45x115	MHDR
208	5359.2	0.123	45x115	MHDR
209	5175.0	0.119	45x115	MHDR
210	5175.0	0.119	45x115	MHDR
211	5191.6	0.119	45x115	MHDR
212	5462.9	0.125	45x115	MHDR
213	5687.5	0.131	45x115	MHDR
214	5788.5	0.133	45x115	MHDR
215	6477.4	0.149	45x115	MHDR
216	6370.9	0.146	45x115	MHDR
217	5706.5	0.131	45x115	MHDR
218	5644.3	0.130	45x115	MHDR
219	5700.4	0.131	45x115	MHDR
220	5812.8	0.133	45x115	MHDR
221	5982.2	0.137	45x115	MHDR
222	5985.6	0.137	45x115	MHDR
223	5822.9	0.134	45x115	MHDR
224	5717.1	0.131	45x115	MHDR
225	5652.7	0.130	45x115	MHDR
226	5535.0	0.127	45x115	MHDR
227	5535.0	0.127	45x115	MHDR
228	5535.0	0.127	45x115	MHDR
229	5535.0	0.127	45x115	MHDR
230	5776.8	0.133	45x115	MHDR
231	5233.4	0.120	45x115	MHDR
232	5233.4	0.120	45x115	MHDR
233	5274.5	0.121	45x115	MHDR
234	5399.2	0.124	45x115	MHDR
235	5399.2	0.124	45x115	MHDR
236	5399.2	0.124	45x115	MHDR
237	5399.2	0.124	45x115	MHDR
238	5399.2	0.124	45x115	MHDR
239	5399.2	0.124	45x115	MHDR
240	5399.2	0.124	45x115	MHDR

Lot Number	Square Feet	Acres	Typical Size
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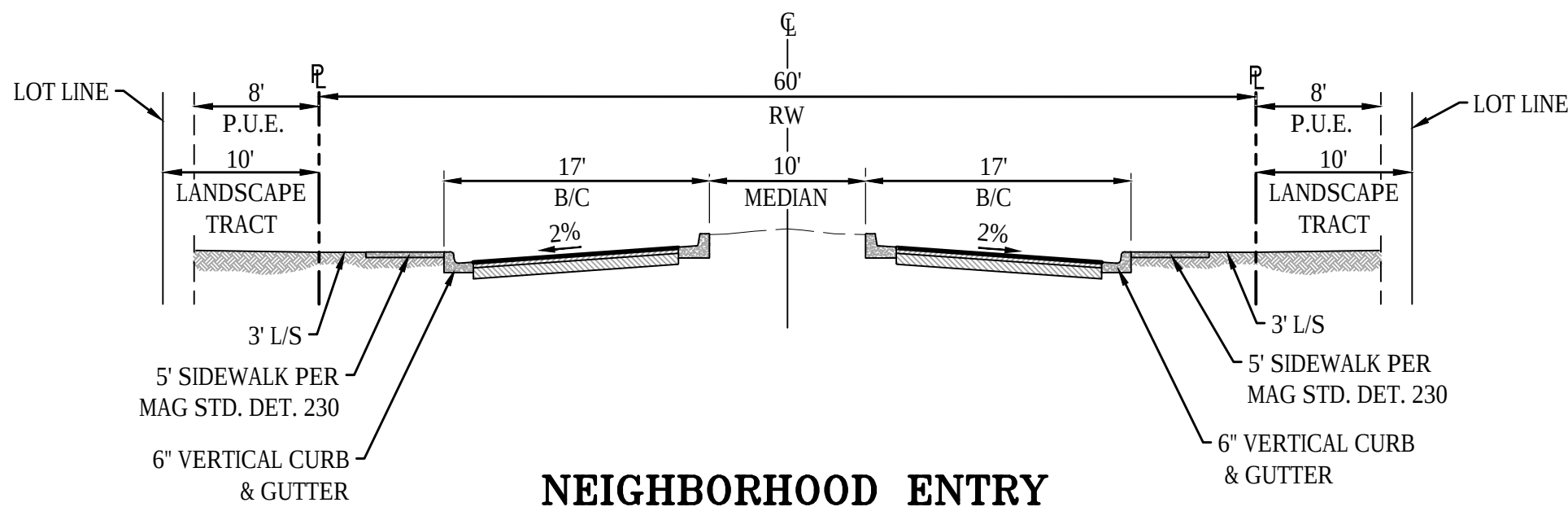
ROADWAY SECTION TABLES

PROPOSED ROADWAY SECTION			
STREET	AC THK	ABC THK	SUB-BASE*
LOCAL / NEIGHBORHOOD ENTRY	3"	8"	12"
MINOR ARTERIAL (BROADWAY RD)	5"	14"	12"
MINOR COLLECTOR (EL MIRAGE RD)	3.5 "	10"	12"

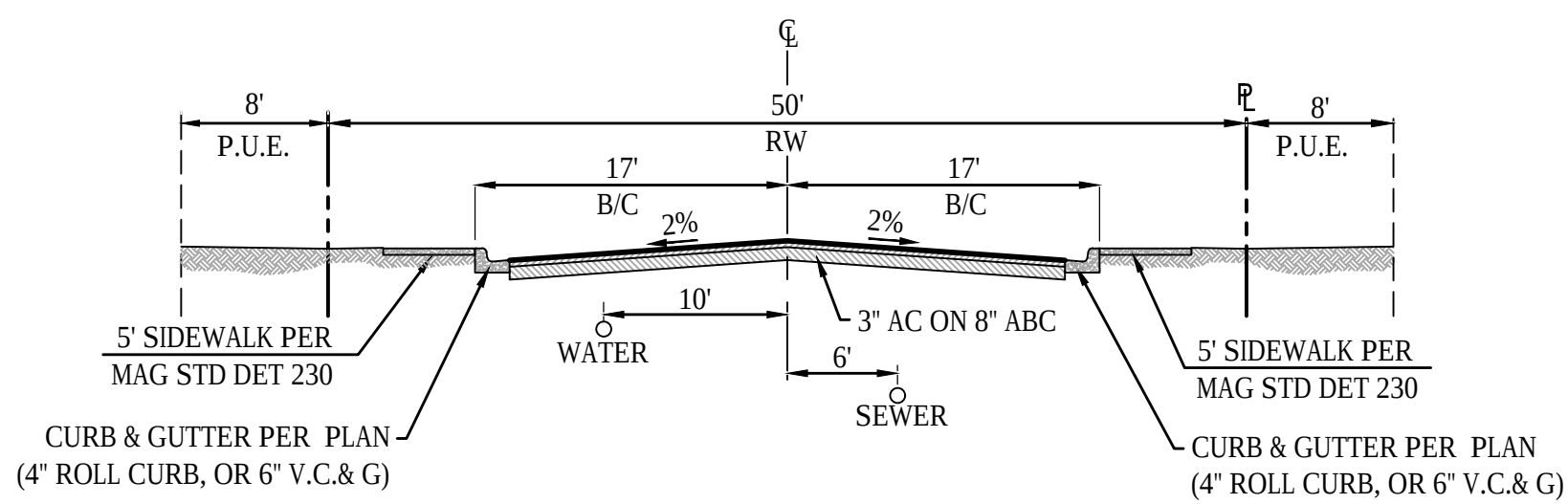
NOTE:
ROADWAY SECTION PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
*SUB-BASE TO BE MOISTURE CONDITIONED AND MIN. 95% COMPACTED



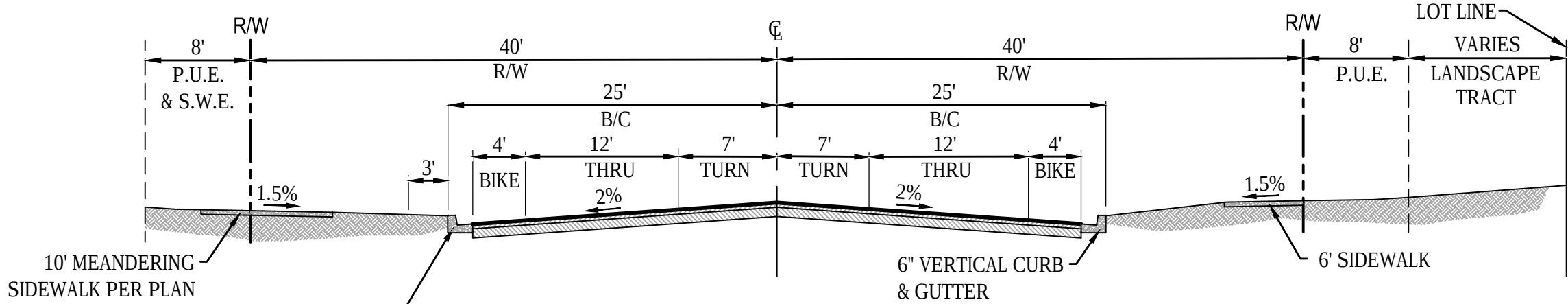
ROADWAY PAVEMENT SECTION
N.T.S.



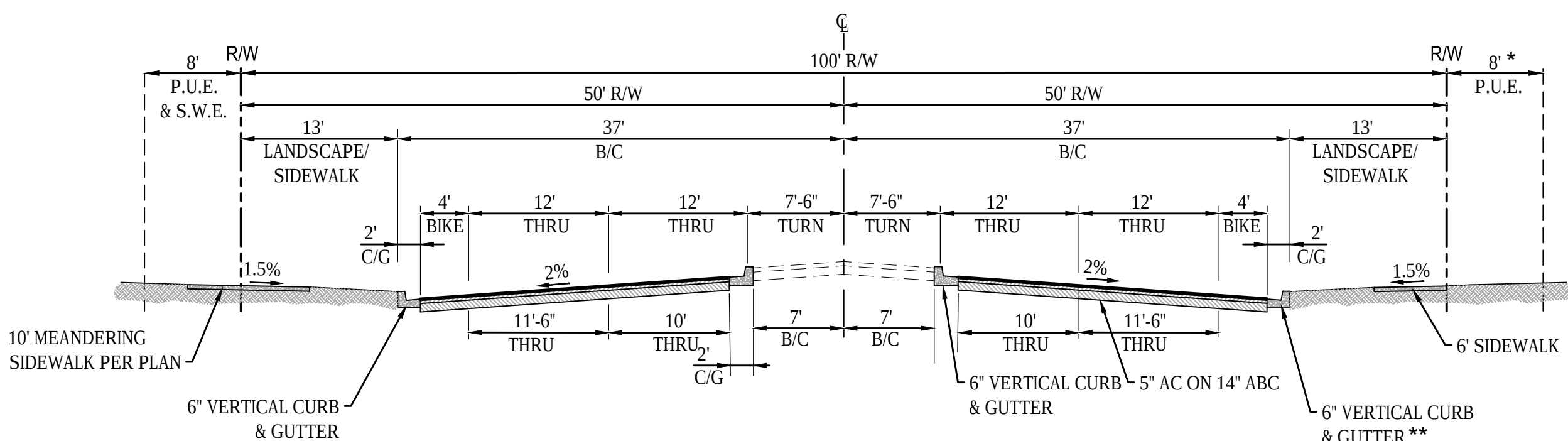
NEIGHBORHOOD ENTRY
(PARKWAY LN, WIER AVE & MARGUERITA AVE)
N.T.S.



TYPICAL LOCAL ROADWAY
LOOKING EAST AND SOUTH
N.T.S.



EL MIRAGE ROAD #2, & ALAMAR PARKWAY
(MINOR COLLECTOR)
LOOKING NORTH
N.T.S.



BROADWAY LOOP, EL MIRAGE ROAD #1
(MINOR ARTERIAL)
LOOKING WEST & NORTH
N.T.S.

* = 12' P.U.E./ S.W.E. ALONG SCHOOL SITE FRONTAGE
** = 10' SIDEWALK ALONG SCHOOL SITE FRONTAGE

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PRELIMINARY PLAT
ALAMAR - PHASE 2
AVONDALE, ARIZONA
DETAIL SHEET

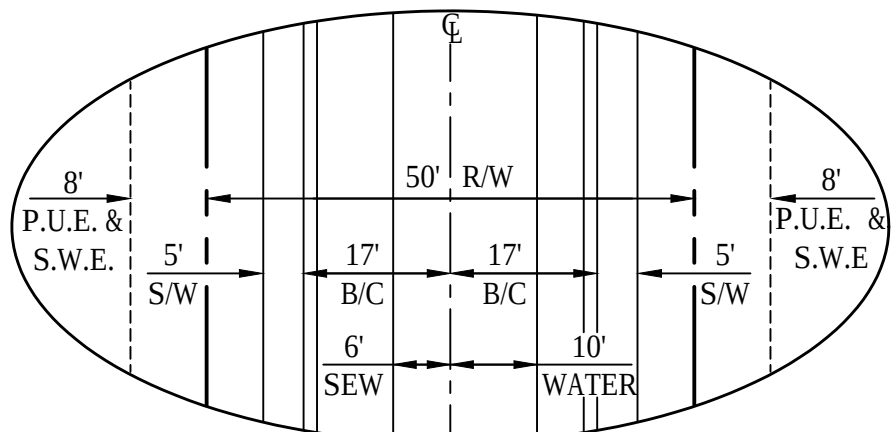
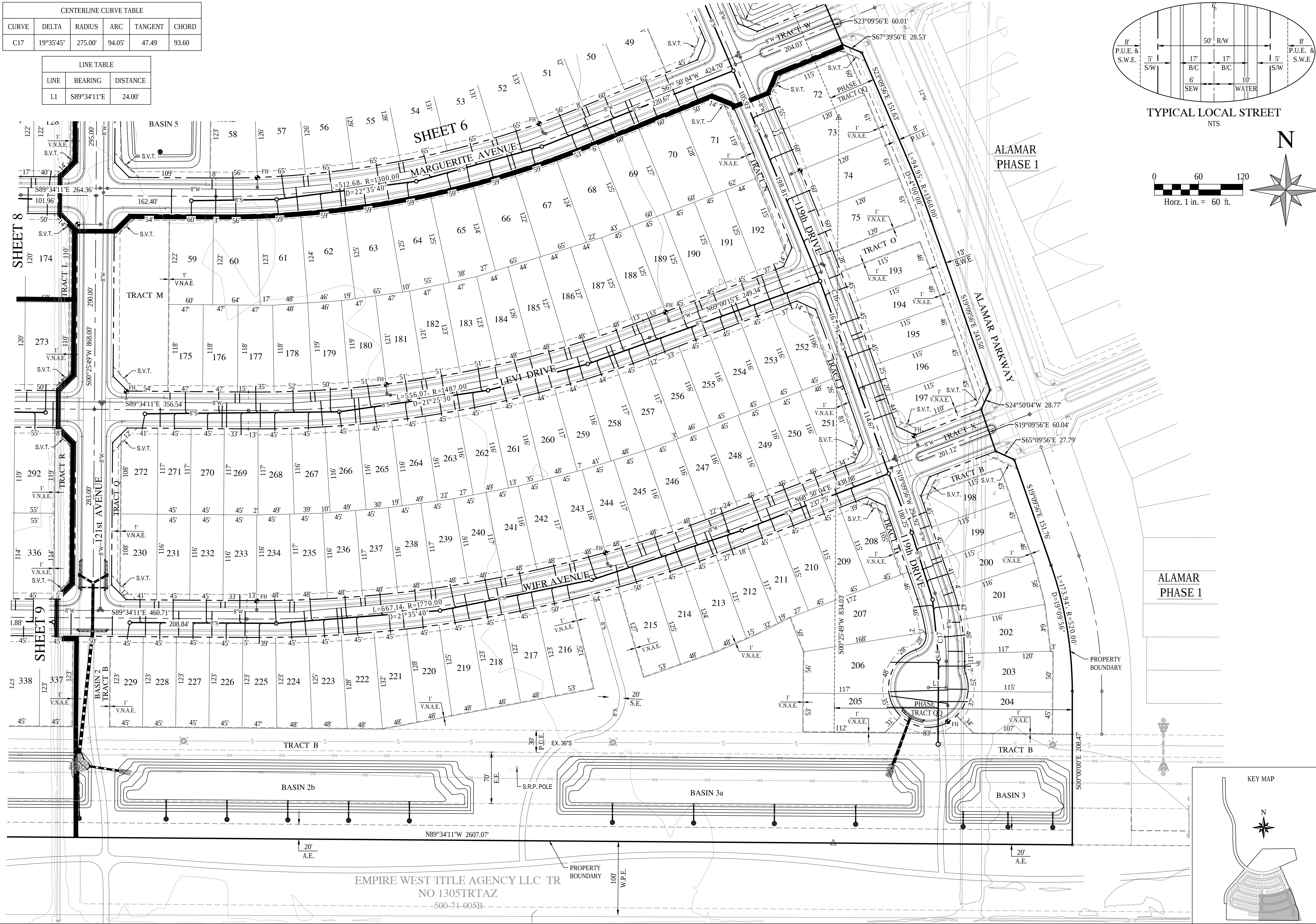
DATE				
DESCRIPTION				



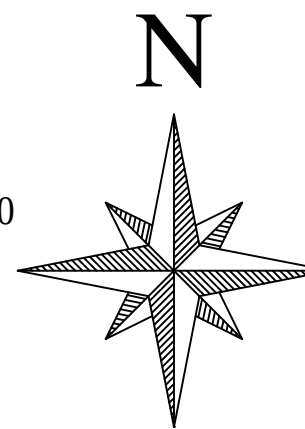
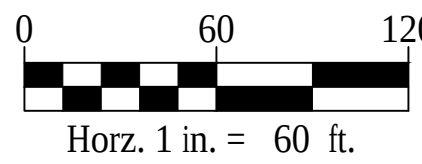
SCALE (HORIZ.)	N/A
SCALE (VERT.)	N/A
DATE	3/28/2019
JOB NUMBER	174612.05
SHEET	4 OF 12

CENTERLINE CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C17	19°35'45"	275.00'	94.05'	47.49	93.60

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°34'11"E	24.00'

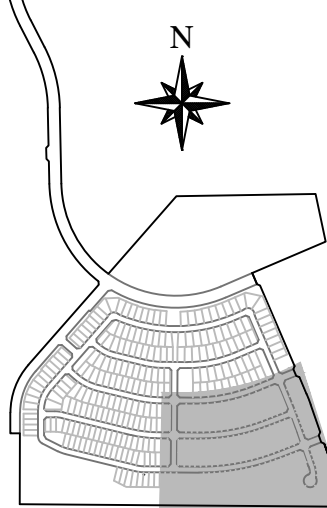


TYPICAL LOCAL STREET
NTS



ALAMAR
PHASE 1

KEY MAP



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PRELIMINARY PLAT

ALAMAR - PHASE 2
AVONDALE, ARIZONA

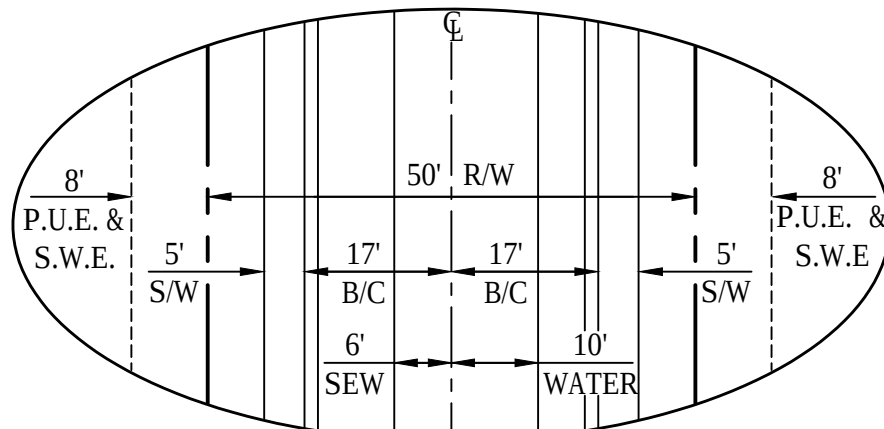
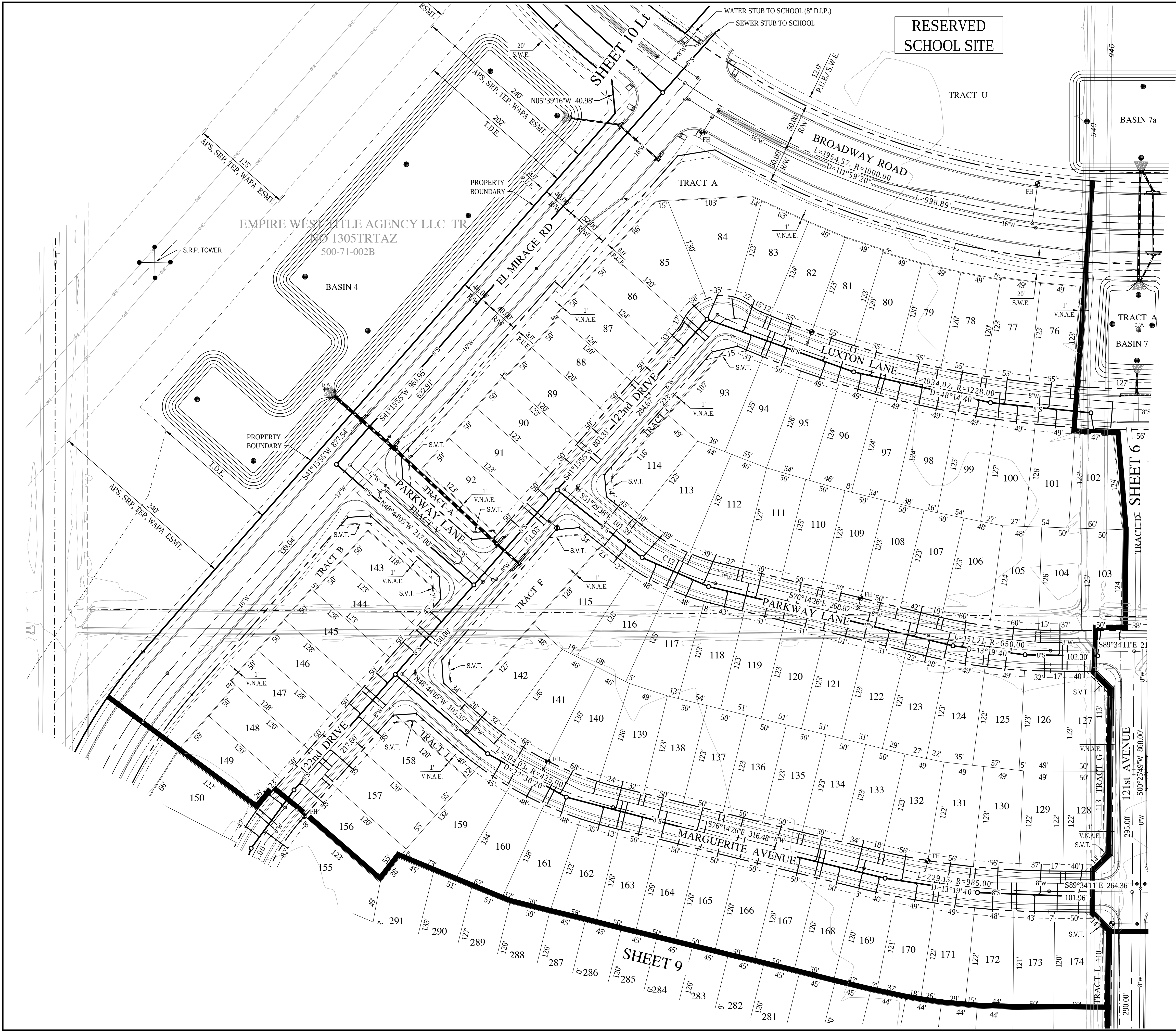
PRELIMINARY PLAT

DATE

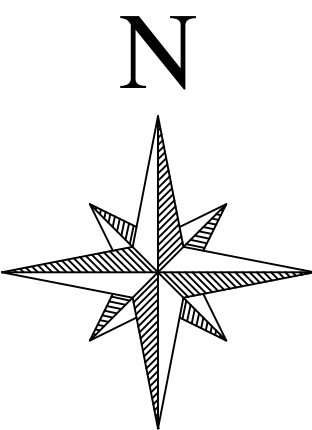
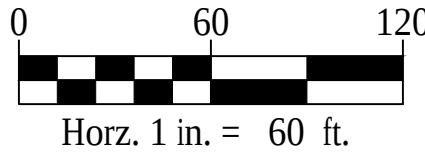
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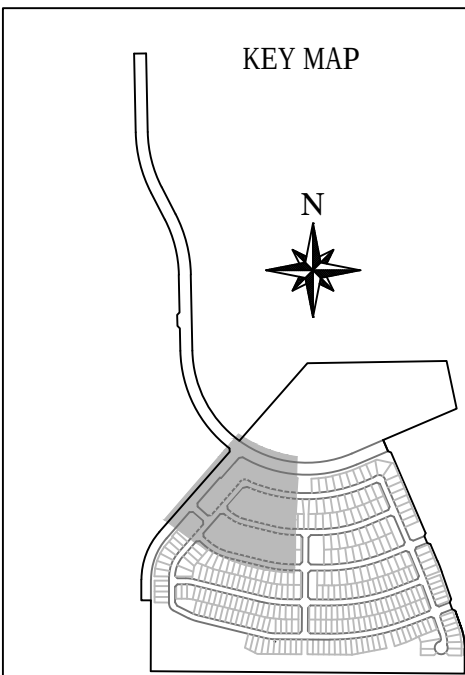
SCALE (HORIZ.) 1" = 60'
SCALE (VERT.) N/A
DATE 3/28/2019
JOB NUMBER 174612.05
SHEET 7 OF 12



TYPICAL LOCAL STREET
NTS



CENTERLINE CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C12	24°44'47"	275.00'	118.77'	60.33'	117.85'



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(602) 335-8500
WWW.WOODPATEL.COM

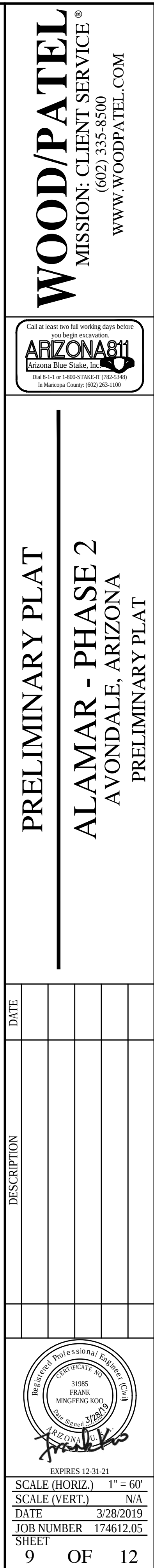


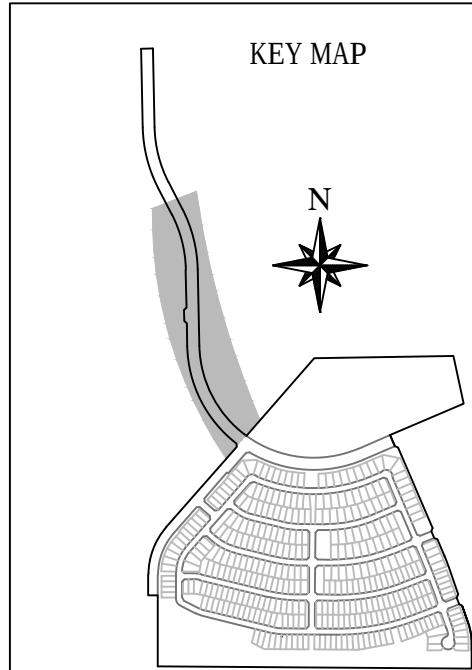
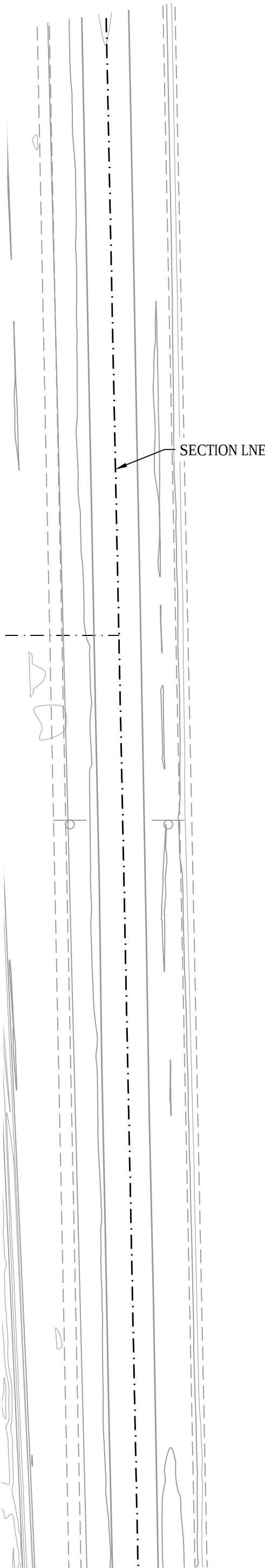
PRELIMINARY PLAT
ALAMAR - PHASE 2
AVONDALE, ARIZONA
PRELIMINARY PLAT

DATE	DESCRIPTION



SCALE (HORIZ.)	1" = 60'
SCALE (VERT.)	N/A
DATE	3/28/2019
JOB NUMBER	174612.05
SHEET	8 OF 12





Call at least two full working days before
you begin excavation.

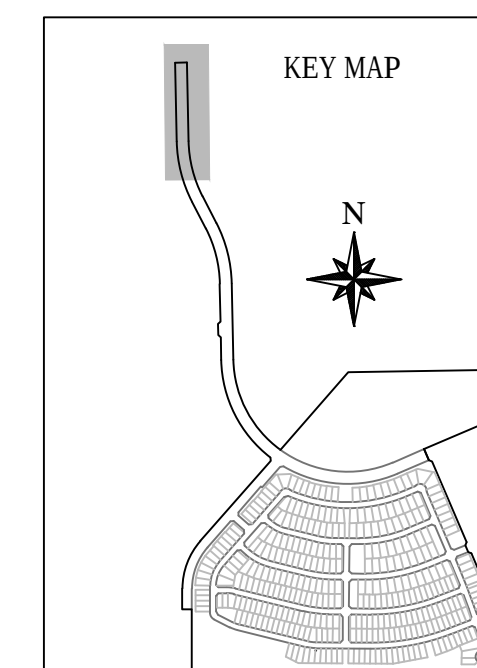
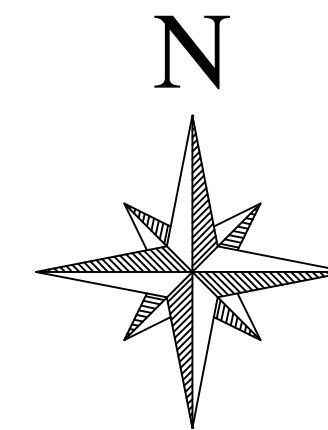
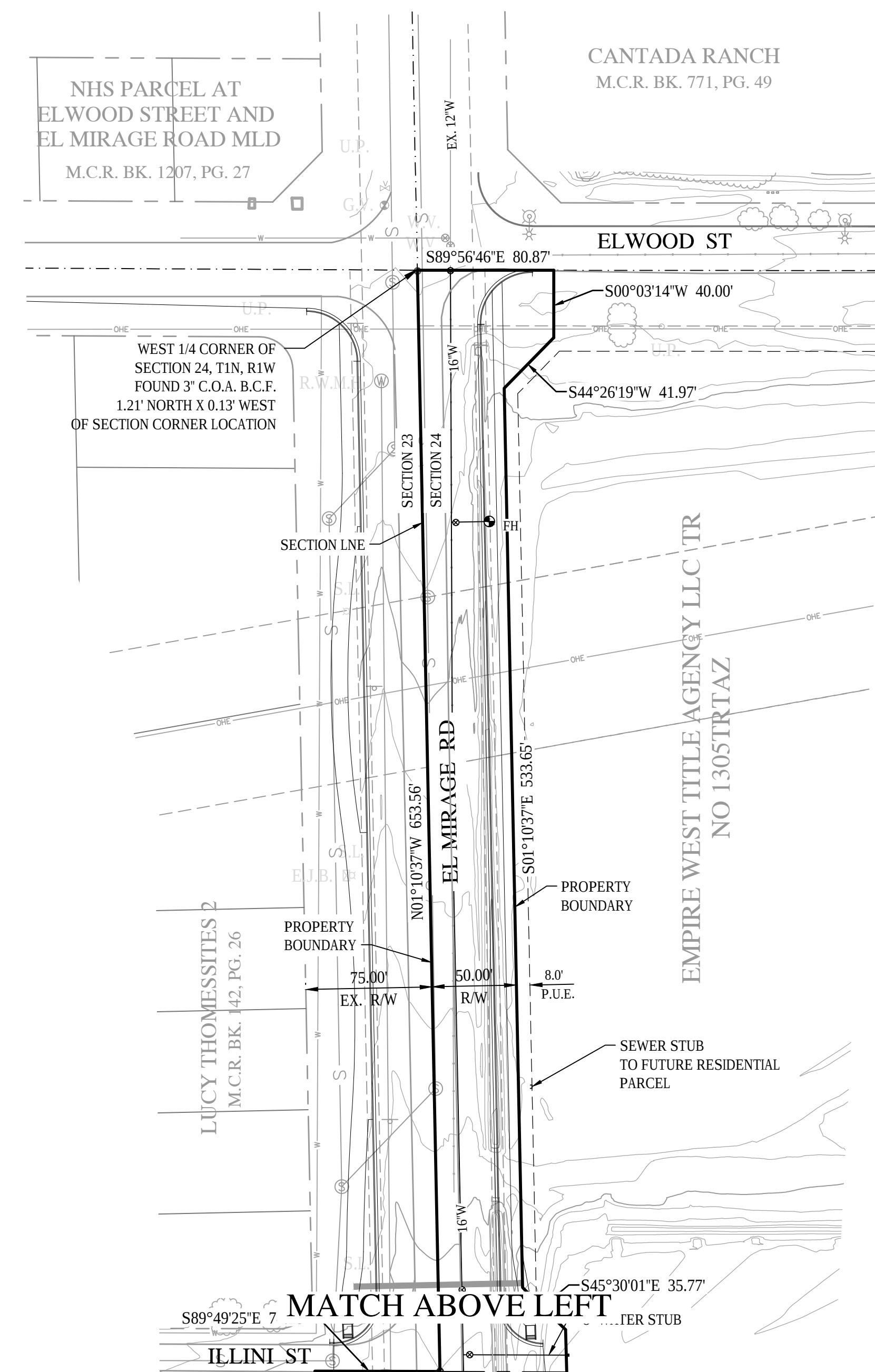
ARIZONA811

Arizona Blue Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

[illegible]

SCALE (HORIZ.)	1" = 60'
SCALE (VERT.)	N/A
DATE	3/28/2019
JOB NUMBER	174612.05
SHEET	
10	OF 12

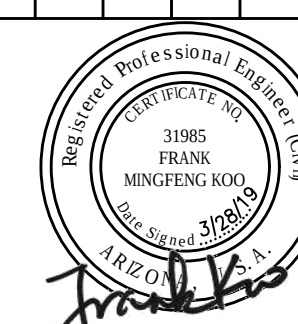


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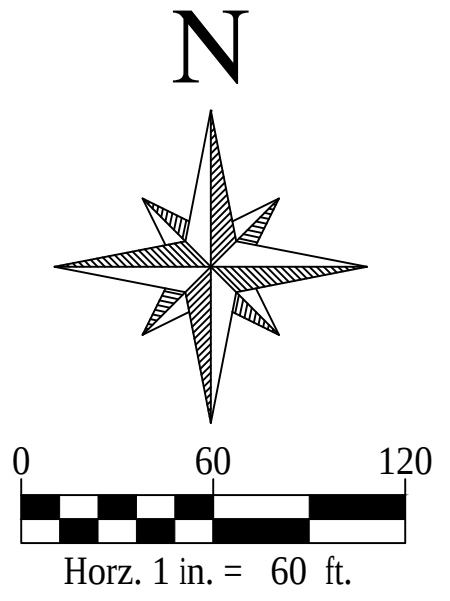
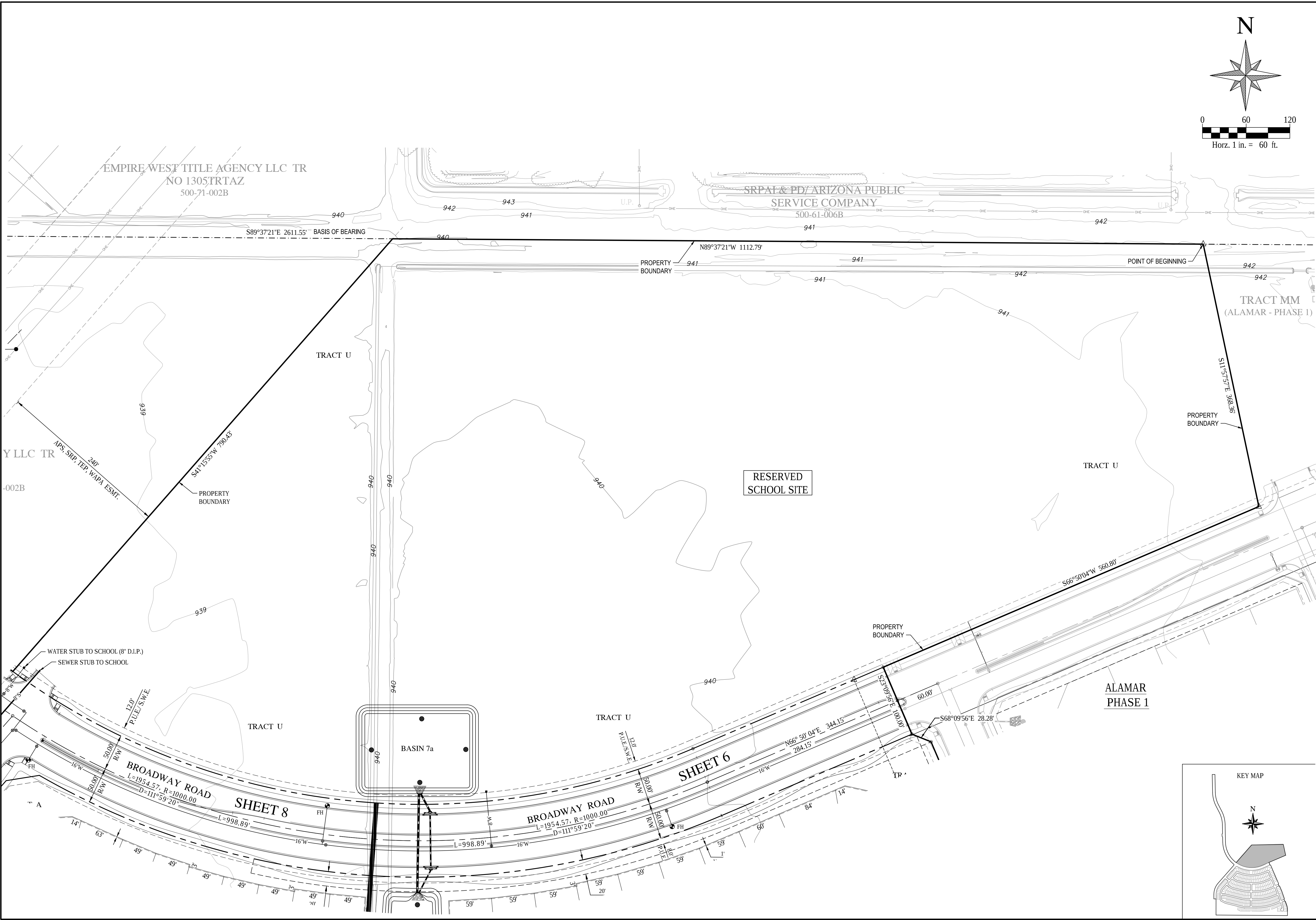


PRELIMINARY PLAT
ALAMAR - PHASE 2
AVONDALE, ARIZONA
PRELIMINARY PLAT

	DESCRIPTION	DATE



EXPIRES 12-31-21	
SCALE (HORIZ.)	1" = 60'
SCALE (VERT.)	N/A
DATE	3/28/2019
JOB NUMBER	174612.05
SHEET	
11	OF 12

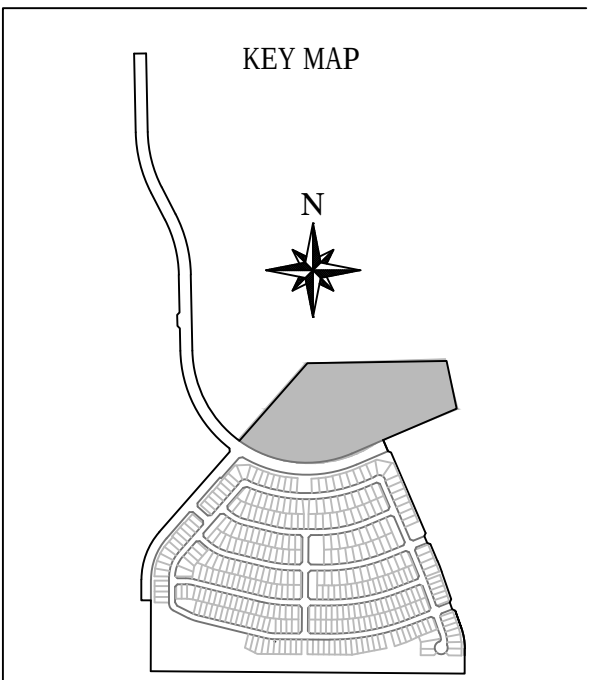


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Call at least two full working days before you begin excavation.
ARIZONA
 Arizona Blue Stakes, Inc.
 Dial 8-1-1 or 1-800-574-6131 (746-1311)
 In Maricopa County (602) 263-3100

PRELIMINARY PLAT
ALAMAR - PHASE 2
 AVONDALE, ARIZONA
PRELIMINARY PLAT

DATE					
DESCRIPTION					



Professional Engineer Seal: 3185 FRANK MINGFENG KONG, State of Arizona, License No. 3185, EXPIRES 12-31-21.

EXPIRES 12-31-21
 SCALE (HORIZ.) 1" = 60'
 SCALE (VERT.) N/A
 DATE 3/28/2019
 JOB NUMBER 174612.05
 SHEET 12 OF 12

LANDSCAPE PRELIMINARY PLAT FOR:



Submitted February 13, 2019

PHASE 2 LANDSCAPE

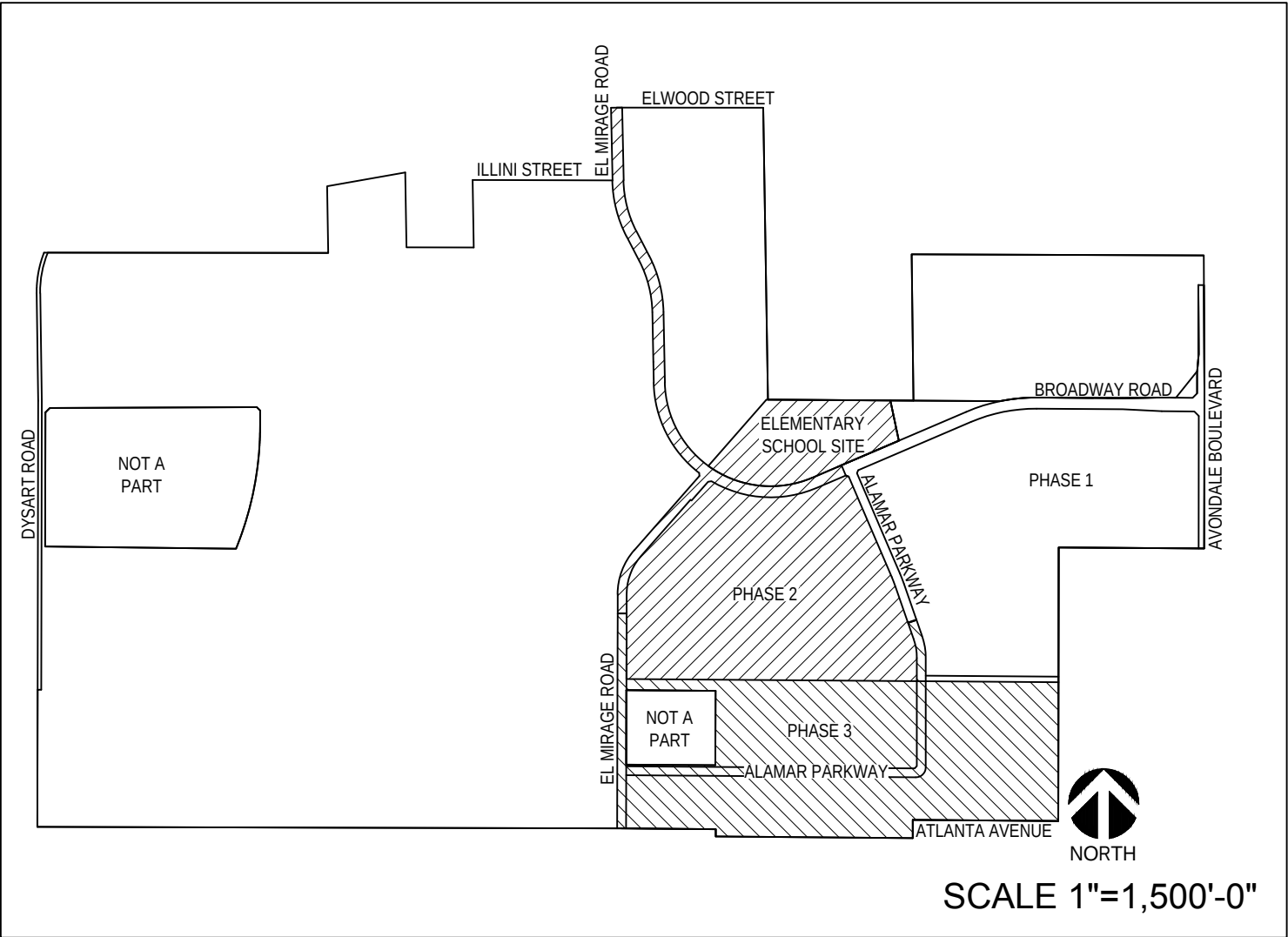
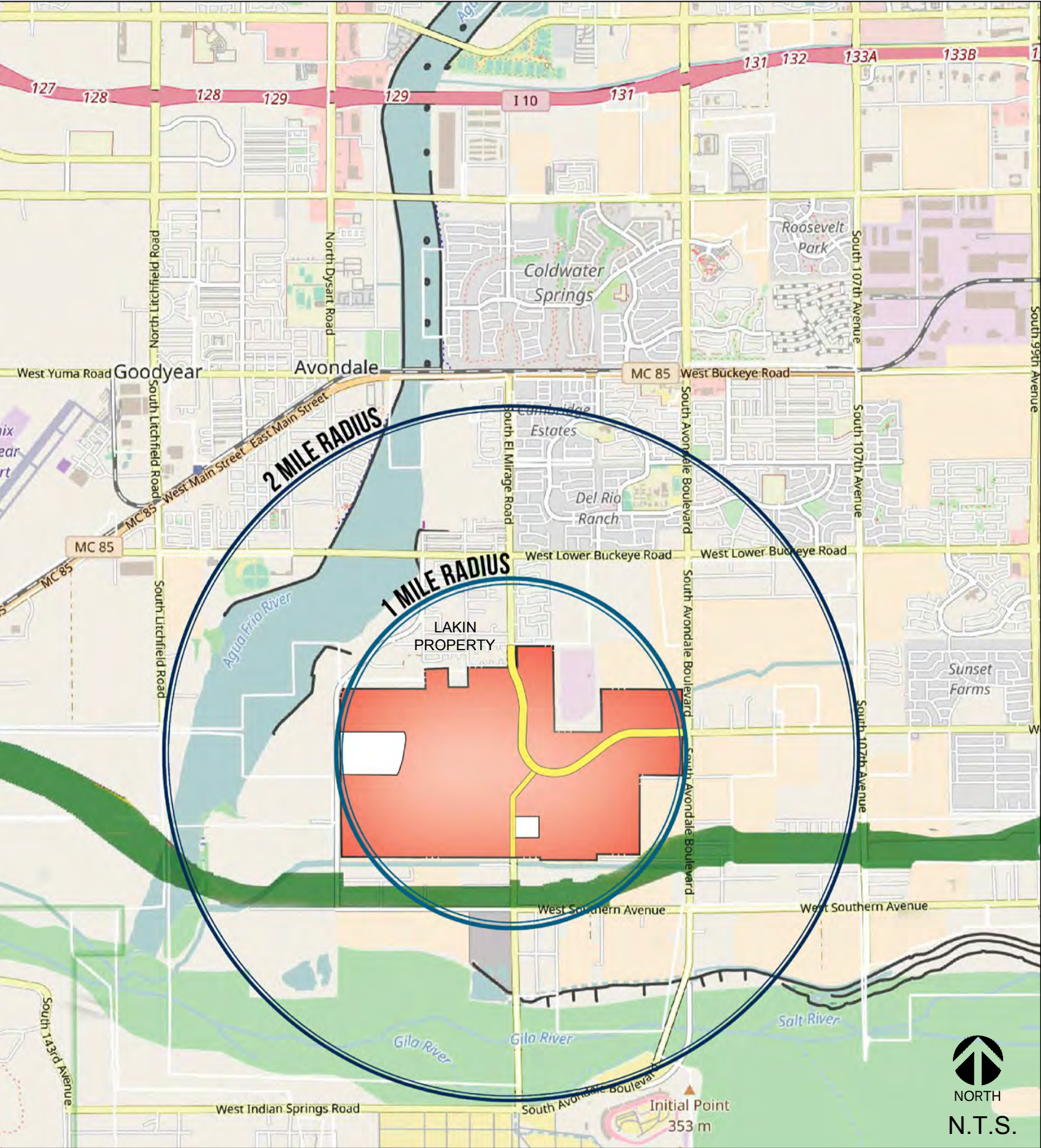
Avondale, Maricopa County, Arizona

A PROPOSED SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, AND SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER/ DEVELOPER
Brookfield Residential
14646 N. Kierland Boulevard, Suite 165
Scottsdale, AZ 85254
Phone: (602) 903-7509
Contact: Roger Theis

ARCHITECT & LANDSCAPE ARCHITECT
Swaback Partners
7550 E. McDonald Drive
Scottsdale, AZ 85250
Phone: (480) 367-2100
Contact: Jeffrey M. Denzak ASLA, APA

CIVIL ENGINEER
Wood/ Patel
2051 W. Northern Ave, Suite 100
Phoenix, AZ 85021
Phone: (602).335-8500
Contact: Frank Koo, PE



VICINITY MAP

CONTEXT MAP

PHASE 2 - SITE SUMMARY

	ACRES	SQ. FT.
GROSS AREA	122.4	5330585
NET AREA	109.0	4747159
ARTERIAL R/W	13.4	583426
COLLECTOR R/W	0.0	0
OPEN SPACE	22.2	967578
		20.3% (NET)

LOT MIX	YIELD	%
45'x115'	172	49%
50'x120'	99	29%
60'x120'	75	22%
70'x130'	0	0%
TOTAL	346	100%

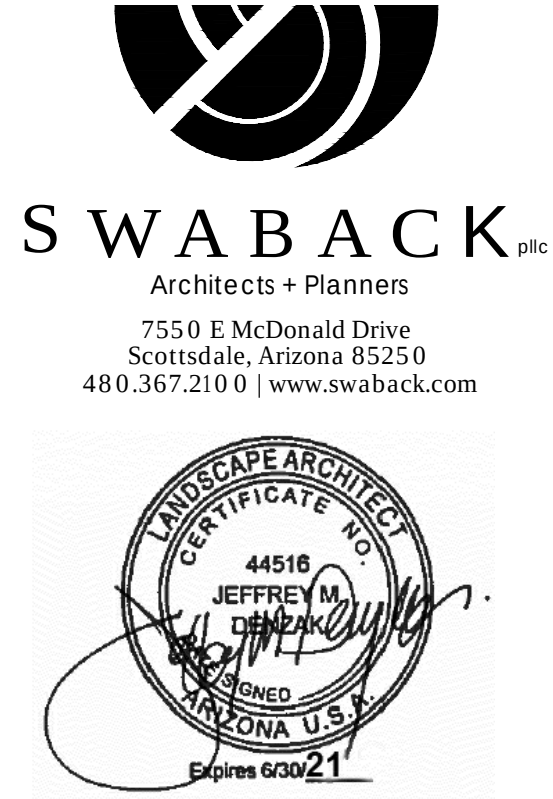
SHEET INDEX

SHEET	DESCRIPTION
C-001	COVER SHEET
A-101	WALL PLAN
A-102 - A-104	WALL & MAILBOX KIOSK DETAILS
LP-101	PHASE 2 OVERALL PLANTING PLAN
LP-201 - LP-209	PHASE 2 PLANTING PLANS
LP-401 - LP-402	SITE AMENITIES
LP-501	LANDSCAPE MAINTENANCE SCHEDULE
LP-601 - LP-604	LIGHTING PLANS

CITY OF AVONDALE GENERAL LANDSCAPE NOTES

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

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



PROJECT PHASE	
☒	PRELIMINARY PLAT
☐	11.14.18
☐	CONSTRUCTION DOCUMENTS
☐	ISSUE FOR BID SET
☐	ISSUE FOR CONSTRUCTION

REVISIONS		
NO.	DESCRIPTION	DATE

PRELIMINARY - NOT FOR CONSTRUCTION

ALAMAR

CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT - PHASE 2 LANDSCAPE

COVER SHEET

PLANTING DATA PHASE 2:

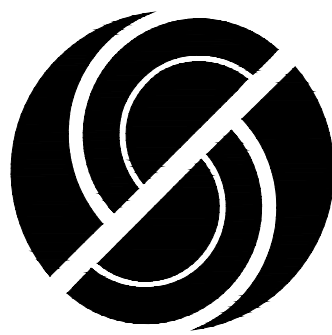
Broadway Rd./ North El Mirage		ROW (LF)	Landscape Setback SF	Required SF Coverage	Trees required	Trees Provided	Shrubs and Groundcovers Required	Shrubs and Groundcovers Provided
	BROADWAY RD. ROW (NORTH SIDE ALONG SCHOOL)	1,204	NA	NA	48	48	344	344
	BROADWAY RD. ROW (SOUTH SIDE)	1,290	NA	NA	52	52	369	369
	BROADWAY RD. LANDSCAPE SETBACK (SOUTH SIDE)	1,290	32,515	11,380	65	65	35% coverage (Per PAD)	1,024
	EL MIRAGE RD. ROW (EAST SIDE)	2,512	NA	NA	100	100	718	718
	EL MIRAGE RD. ROW (WEST SIDE)	2,586	NA	NA	103	103	739	739
	EL MIRAGE RD. ROW (ELECTRICAL EASEMENT AREA - EAST SIDE)	542	PER SRP LANDSCAPE REQUIREMENTS					
	EL MIRAGE RD. ROW (ELECTRICAL EASEMENT AREA - WEST SIDE)	540	PER SRP LANDSCAPE REQUIREMENTS					
El Mirage Road (South of Broadway Road)		ROW (LF)	Landscape Setback SF	Required SF Coverage	Trees required	Trees Provided	Shrubs and Groundcovers Required	Shrubs and Groundcovers Provided
	EL MIRAGE RD. ROW (WEST SIDE)	1,460	NA	NA	58	58	417	417
	EL MIRAGE RD. ROW (EAST SIDE)	1,377	532	NA	21	21	152	157
	EL MIRAGE RD. LANDSCAPE SETBACK (EAST SIDE)	1,377	845	NA	34	34	241	241
	EL MIRAGE RD. LANDSCAPE SETBACK (EAST SIDE)	1,377	12,530	4,386	69	69	35% coverage (Per PAD)	396
	EL MIRAGE RD. LANDSCAPE SETBACK (EAST SIDE)	1,377	19,705	6,897	69	69	35% coverage (Per PAD)	682
Alamar Parkway (From Broadway Rd. to Weir Ave.)		ROW (LF)	Landscape Setback SF	Required SF Coverage	Trees required	Trees Provided	Shrubs and Groundcovers Required	Shrubs and Groundcovers Provided
	ALAMAR PARKWAY ROW (EAST AND WEST SIDE)	PART OF PHASE 1 SUBMITTAL						
	ALAMAR PARKWAY LANDSCAPE SETBACK (EAST SIDE)	PART OF PHASE 1 SUBMITTAL						
	ALAMAR PARKWAY LANDSCAPE SETBACK (WEST SIDE)	1,258	18,447	6,456	63	63	35% coverage (Per PAD)	722
Alamar Parkway (From Weir Ave. to Electrical and Effluent line Easement)		ROW (LF)	Landscape Setback SF	Required SF Coverage	Trees required	Trees Provided	Shrubs and Groundcovers Required	Shrubs and Groundcovers Provided
	ALAMAR PARKWAY ROW (WEST SIDE)	392	NA	NA	16	16	112	112
	ALAMAR PARKWAY ROW (EAST SIDE)	415	NA	NA	17	17	119	119
	ALAMAR PARKWAY LANDSCAPE SETBACK (EAST SIDE)	392	15,579	5,453	20	20	35% coverage (Per PAD)	416
	ALAMAR PARKWAY LANDSCAPE SETBACK (WEST SIDE)	392	7,386	2,585	20	20	35% coverage (Per PAD)	201
TOTAL					754	754	3,209 + 35% coverage (LS Setback - Broadway Rd, El Mirage Rd. & Alamar Pkwy)	6,657

Broadway Rd., El Mirage Rd., and Alamar Pkwy. Landscape requirements (Per PAD):

Street ROW	Tree requirement (Per PAD)	Shrub requirement
Broadway Rd.	1 Tree per 25 lf of frontage	10 Shrubs per 35 lf of frontage
Alamar Pkwy. *	1 Tree per 25 lf of frontage	10 Shrubs per 35 lf of frontage
El Mirage Road*	1 Tree per 25 lf of frontage	10 Shrubs per 35 lf of frontage
Landscap Setback	Tree requirement (Per PAD)	Shrubs and Grouncover requirement
Broadway Rd.	1 Tree per 20 lf of frontage	35% Vegetative Coverage
El Mirage Rd.	1 Tree per 20 lf of frontage	35% Vegetative Coverage
Alamar Pkwy.	1 Tree per 20 lf of frontage	35% Vegetative Coverage
Median	Tree requirement (Per PAD)	Shrub requirement
Broadway Rd. and El Mirage Rd.	1 Tree per 30 lf of frontage	5 Shrubs per 30 lf of frontage

*The landscape in the SRP powerline easement include trees, shrubs and groundcovers approved by SRP.

DRAWN	SY/ TH
CHECKED	JD
DATE	11/14/18
SCALE	AS SHOWN
JOB NO.	1704
SHEET	C-001
	1 OF 21 SHEETS



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7550 E McDonald Drive
Scottsdale, Arizona 85250
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PROJECT PHASE

☒	PRELIMINARY PLAT
☐	11.14.18
☐	CONSTRUCTION DOCUMENTS
☐	ISSUE FOR BID SET
☐	ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY -
NOT FOR
CONSTRUCTION

ALAMAR
CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA
PRELIMINARY PLAT - PHASE 2 LANDSCAPE
WALL PLAN

DRAWN SY/TH

CHECKED JD

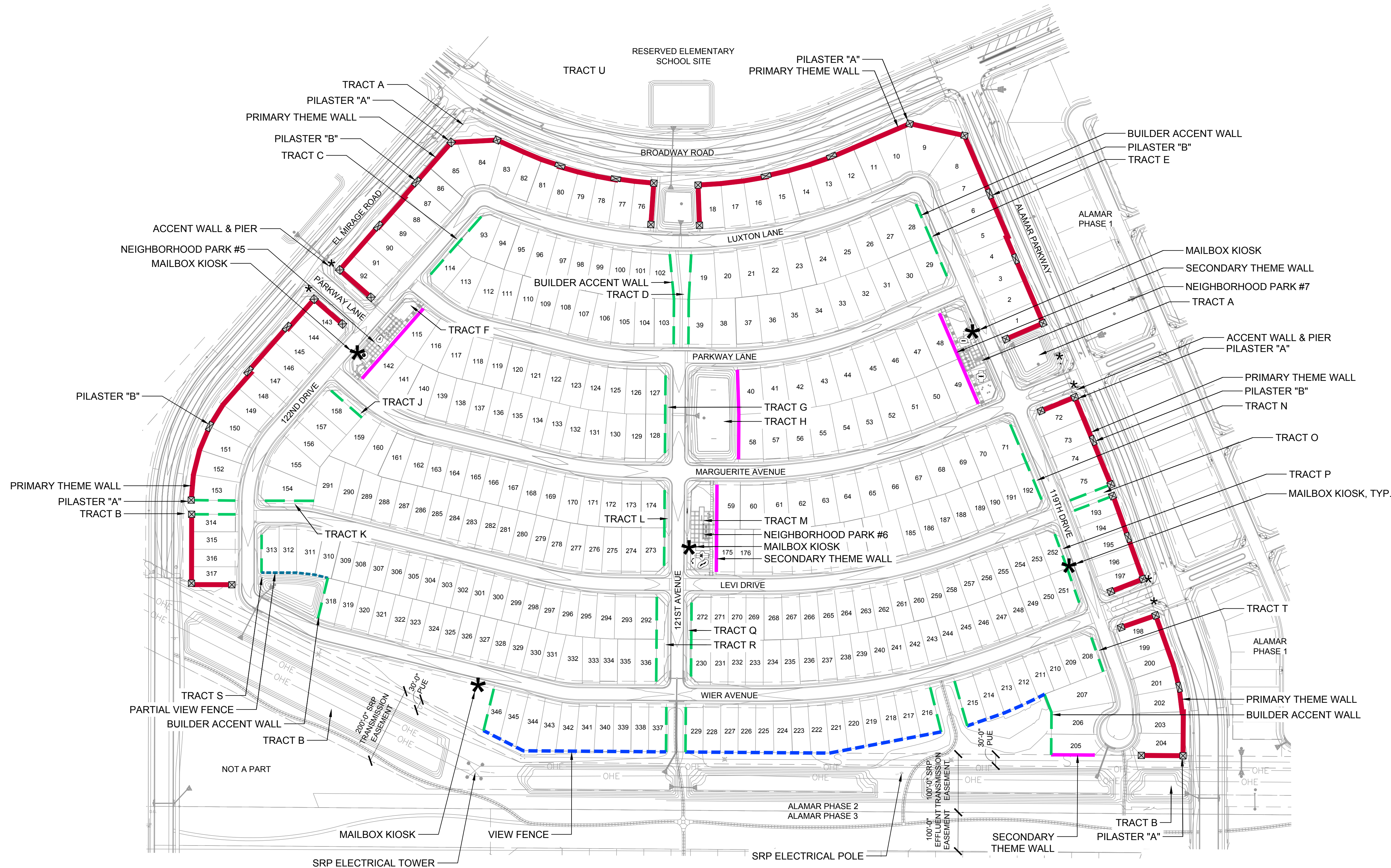
DATE 11/14/18

SCALE AS SHOWN

JOB NO. 1704

SHEET

A-101
2 OF 21 SHEETS



WALL PLAN
SCALE: 1"=60'-0"

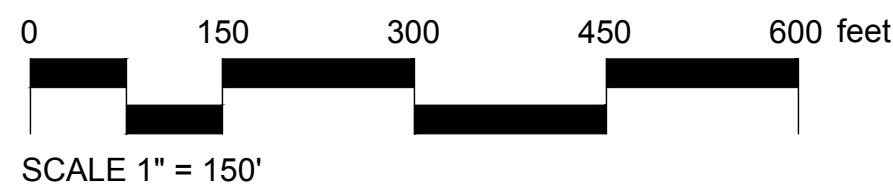
WALL LEGEND PHASE 2

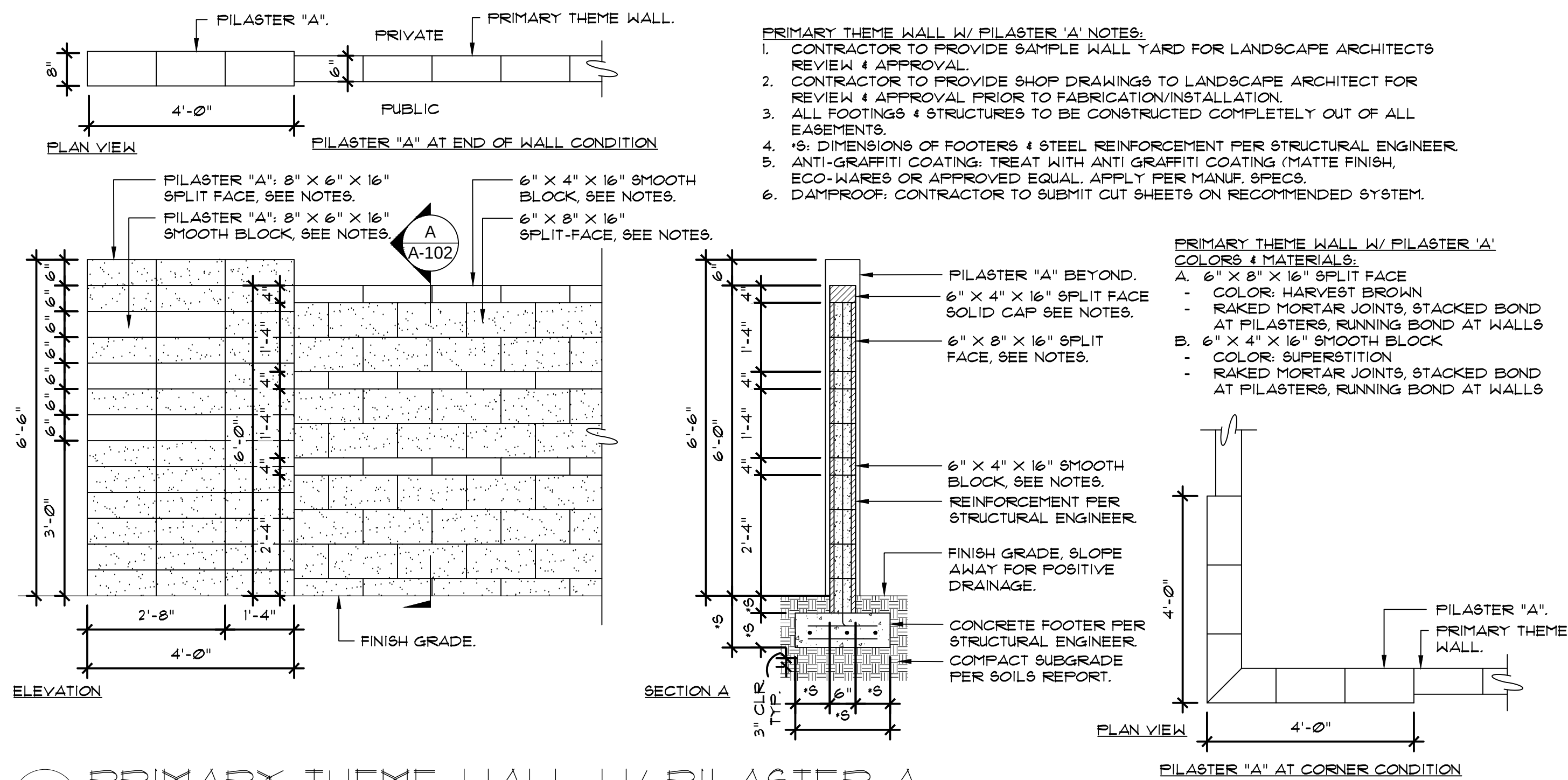
	PRIMARY THEME WALL
	SECONDARY THEME WALL
	VIEW FENCE (4' FENCE OVER 2' WALL)
	PARTIAL VIEW FENCE (2' FENCE OVER 4' WALL)
	PILASTER "A"
	PILASTER "B"
	BUILDER ACCENT WALL
	MAILBOX KIOSK, TYP.
	ACCENT WALL & PIER

QTY.	DETAIL
+/- 5,776 L.F.	DETAIL 1 & 2, SHEET A-102
+/- 1,060 L.F.	DETAIL 3, SHEET A-102
+/- 1,360 L.F.	DETAIL 3, SHEET A-103
+/- 172 L.F.	DETAIL 1, SHEET A-104
28	DETAIL 1 & 2, A-103
14	DETAIL 1 & 2, A-103
+/- 3,762 L.F.	DETAIL 2, SHEET A-104
5	DETAIL 4, SHEET A-102, &
6	DETAIL 1 & 2, SHEET A-103

LEGEND

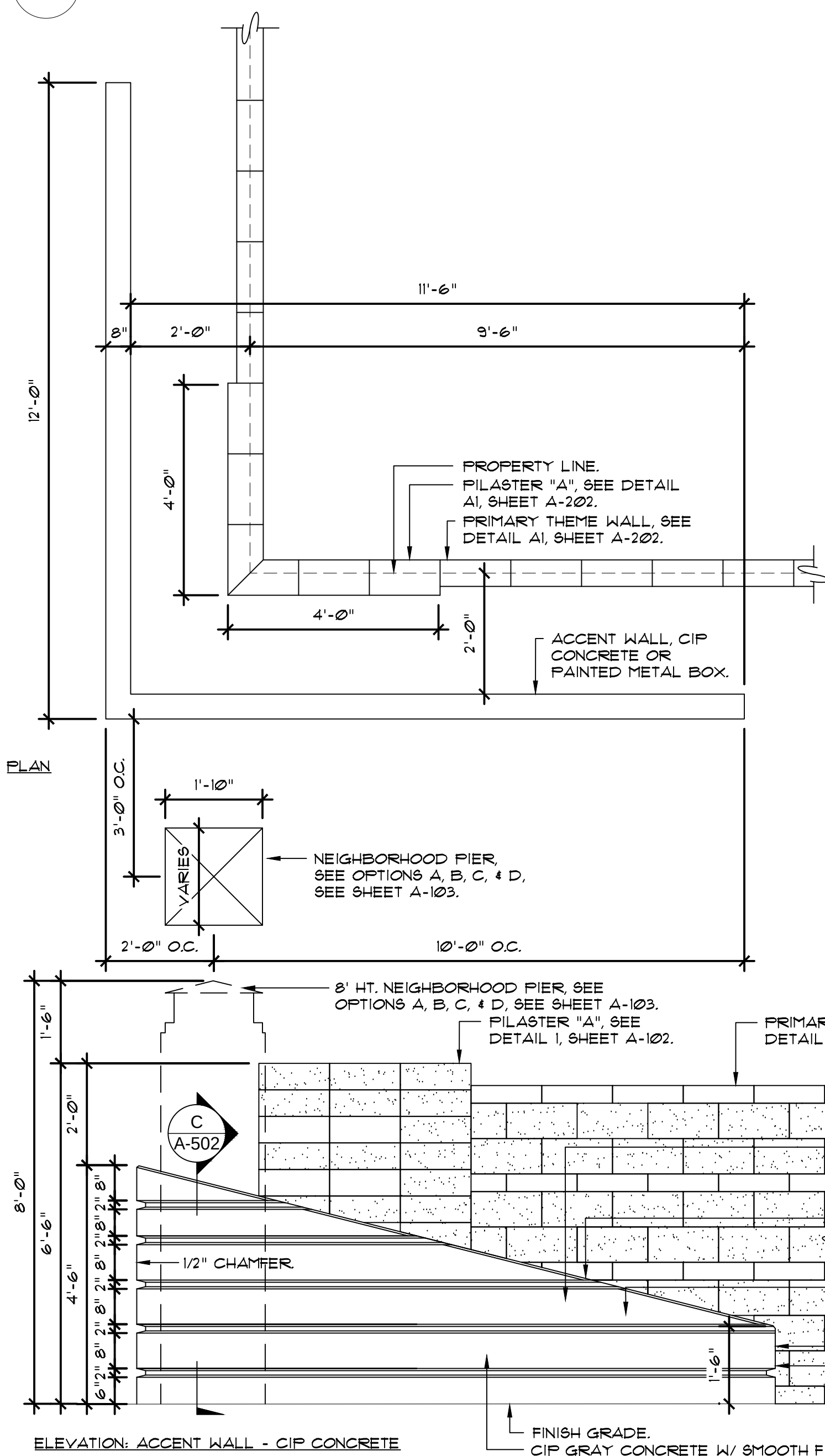
	PROPERTY BOUNDARY
	SIGHT VISIBILITY TRIANGLE
	8' PUBLIC UTILITY EASEMENT
	R.O.W.



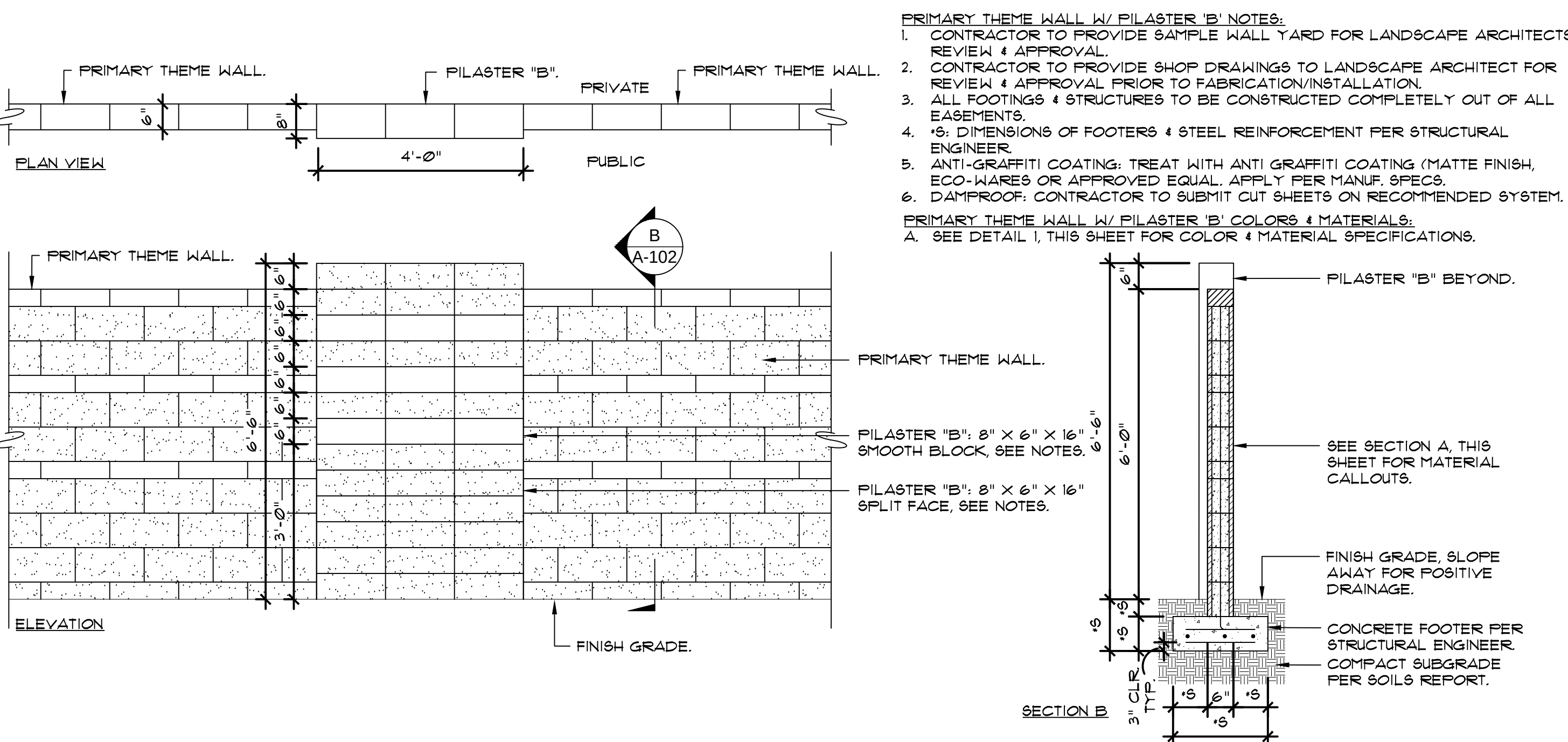
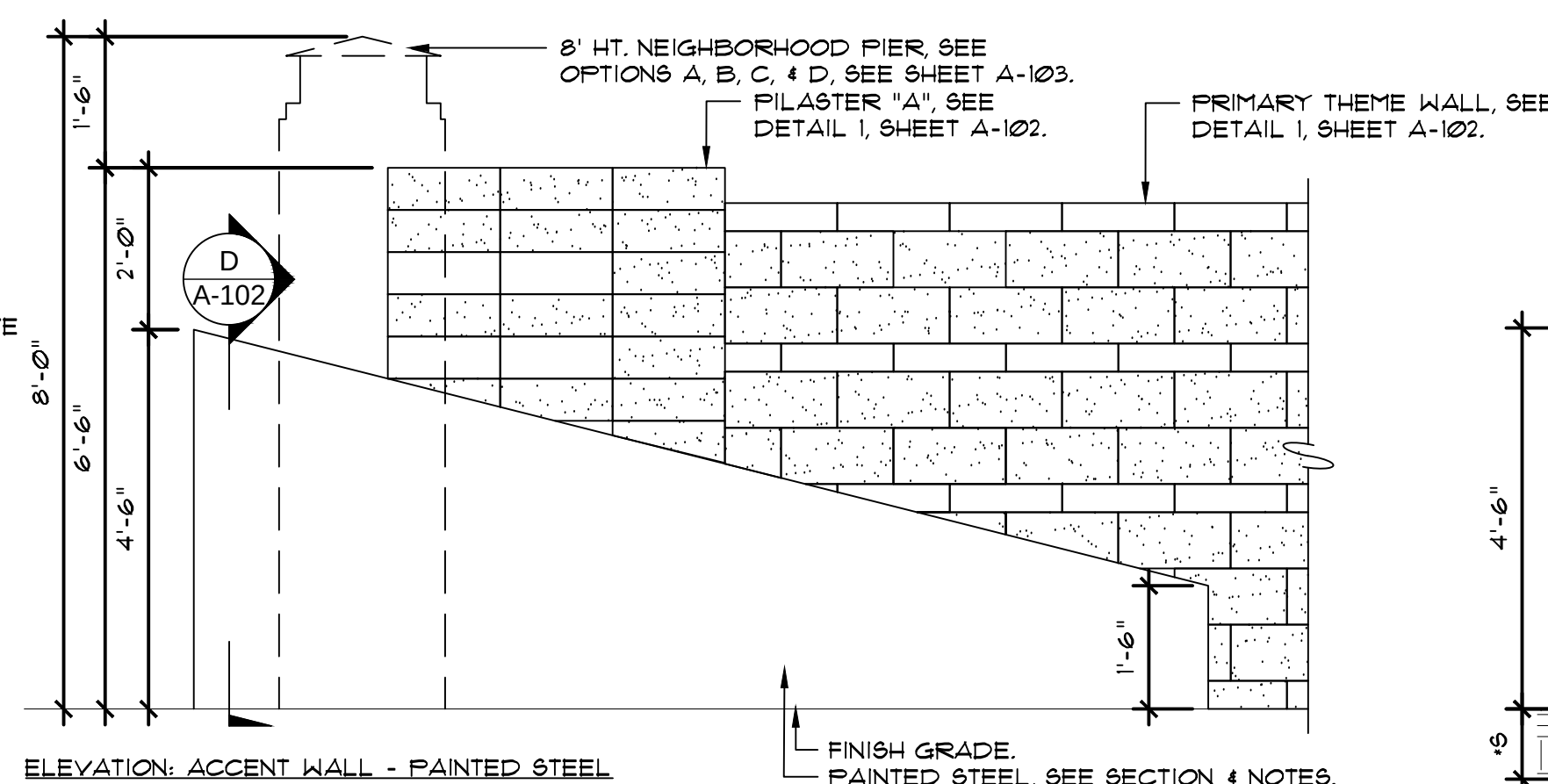


1 PRIMARY THEME WALL W/ PILASTER A

SCALE: 1/2" = 1'-0"

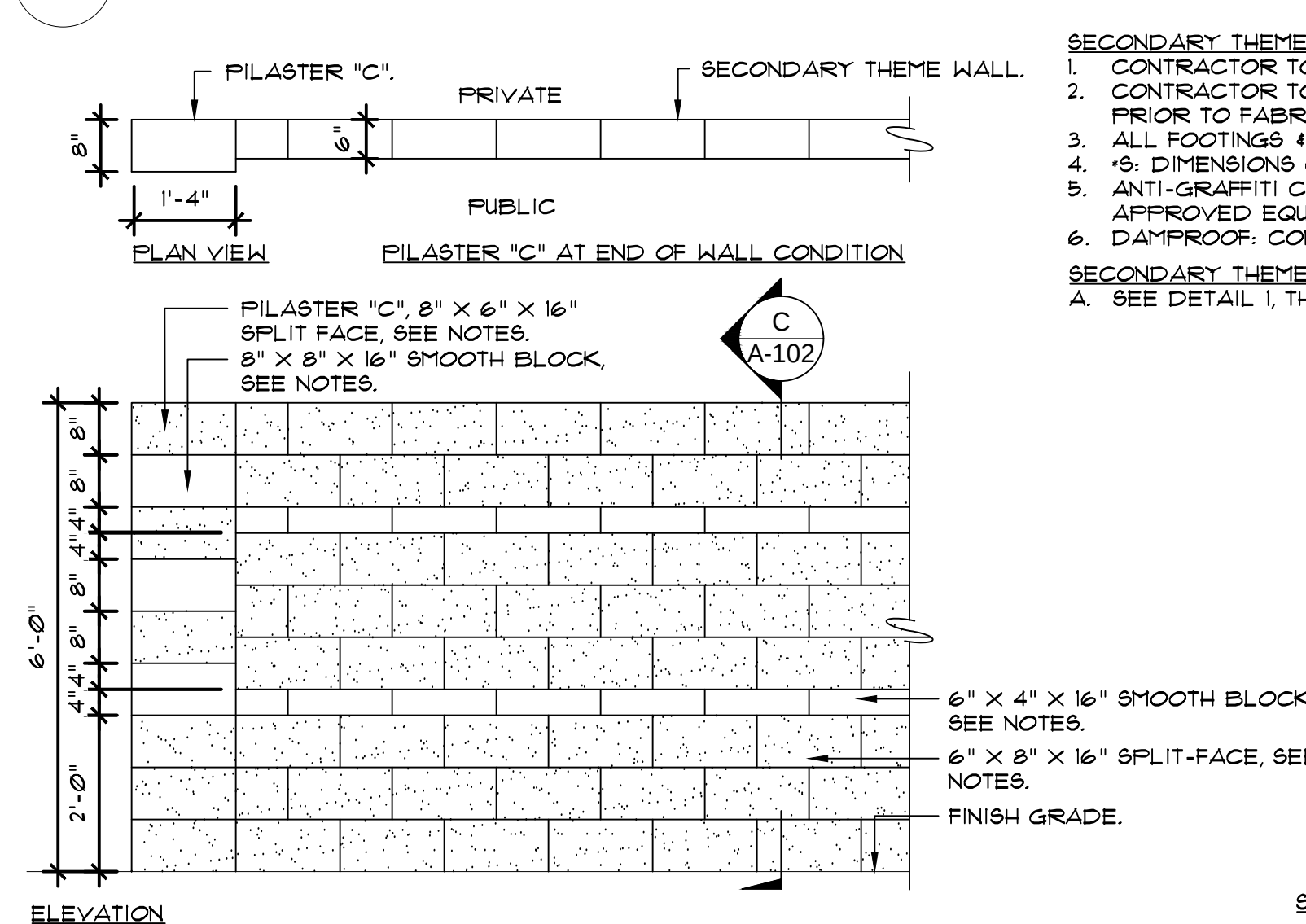


4 NEIGHBORHOOD ENTRY - ACCENT WALL



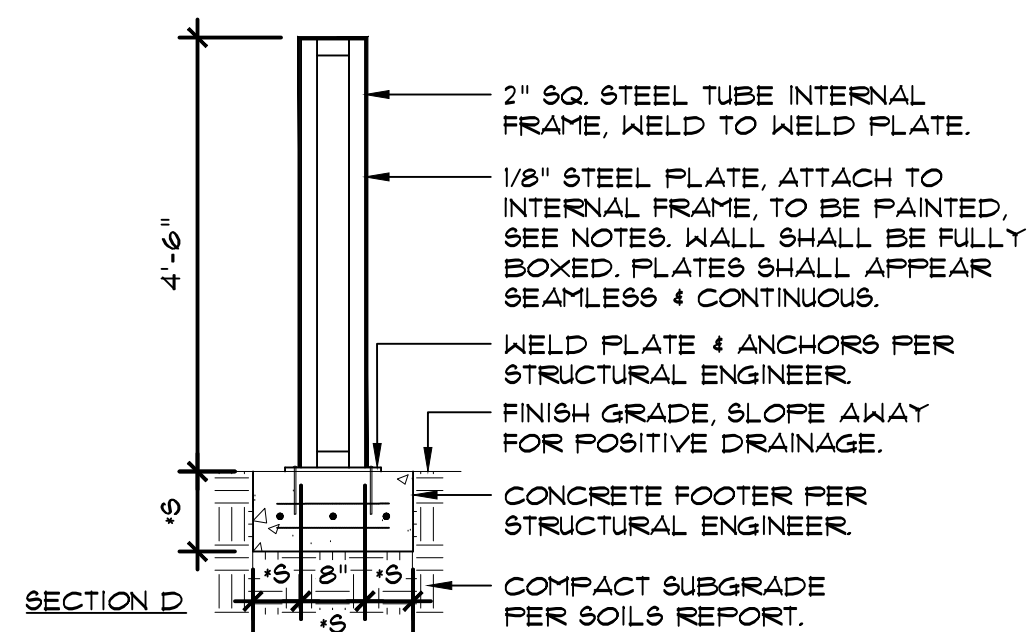
2 PRIMARY THEME WALL W/ PILASTER B

SCALE: 1/2" = 1'-0"



3 SECONDARY THEME WALL W/ PILASTER C

SCALE: 1/2" = 1'-0"



- NEIGHBORHOOD ENTRY NOTES:
1. CONTRACTOR TO PROVIDE SAMPLE WALL YARD FOR LANDSCAPE ARCHITECTS REVIEW & APPROVAL.
 2. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW & APPROVAL PRIOR TO FABRICATION/INSTALLATION.
 3. ALL FOOTINGS & STRUCTURES TO BE CONSTRUCTED COMPLETELY OUT OF ALL EASEMENTS.
 4. 5" DIMENSIONS OF FOOTERS & STEEL REINFORCEMENT PER STRUCTURAL ENGINEER.
 5. ANTI-GRAFFITI COATING: TREAT WITH ANTI GRAFFITI COATING (MATTE FINISH, ECO-WARES OR APPROVED EQUAL, APPLY PER MANUF. SPECS.
 6. DAMPROOF: CONTRACTOR TO SUBMIT CUT SHEETS ON RECOMMENDED SYSTEM.
 7. ANY WELDS SHALL BE CONTINUOUS, GROUND SMOOTH, & FREE OF BURRS.

NEIGHBORHOOD ENTRY COLORS & MATERIALS:
A. PAINTED STEEL. COLOR TO BE DETERMINED BY OWNER & ARCHITECT.

SCALE: 1/2" = 1'-0"



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Scottsdale, Arizona 85250
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PROJECT PHASE

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☐	ISSUE FOR BID SET
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REVISIONS

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
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8		
9		
10		

PRELIMINARY - NOT FOR CONSTRUCTION

ALAMAR
CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA
PRELIMINARY PLAT - PHASE 2 LANDSCAPE
WALL DETAILS

DRAWN SY/TH

CHECKED JD

DATE 11/14/18

SCALE AS SHOWN

JOB NO. 1704

SHEET

A-103
3 OF 21 SHEETS

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REVISIONS

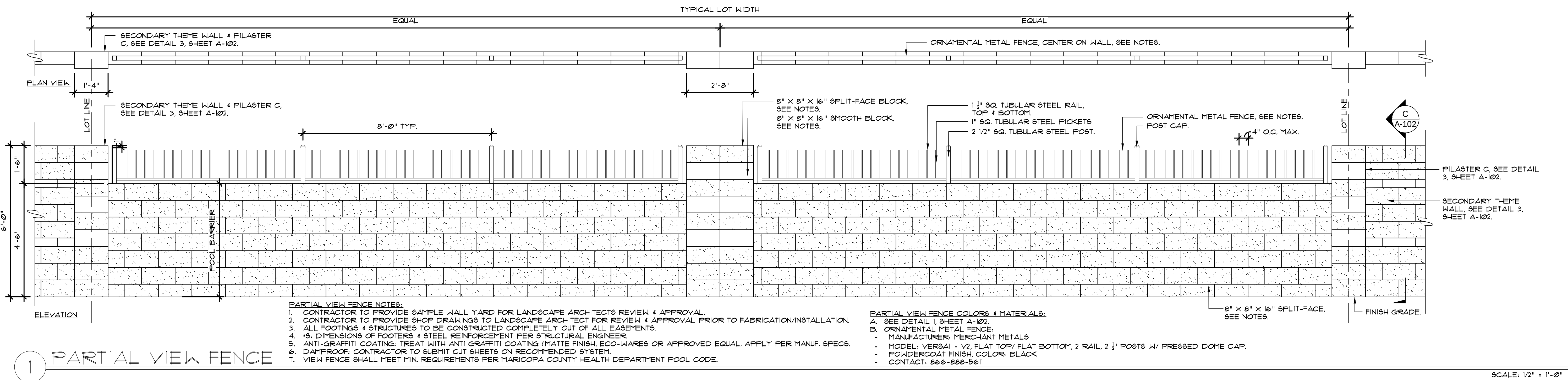
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PRELIMINARY -
NOT FOR
CONSTRUCTION

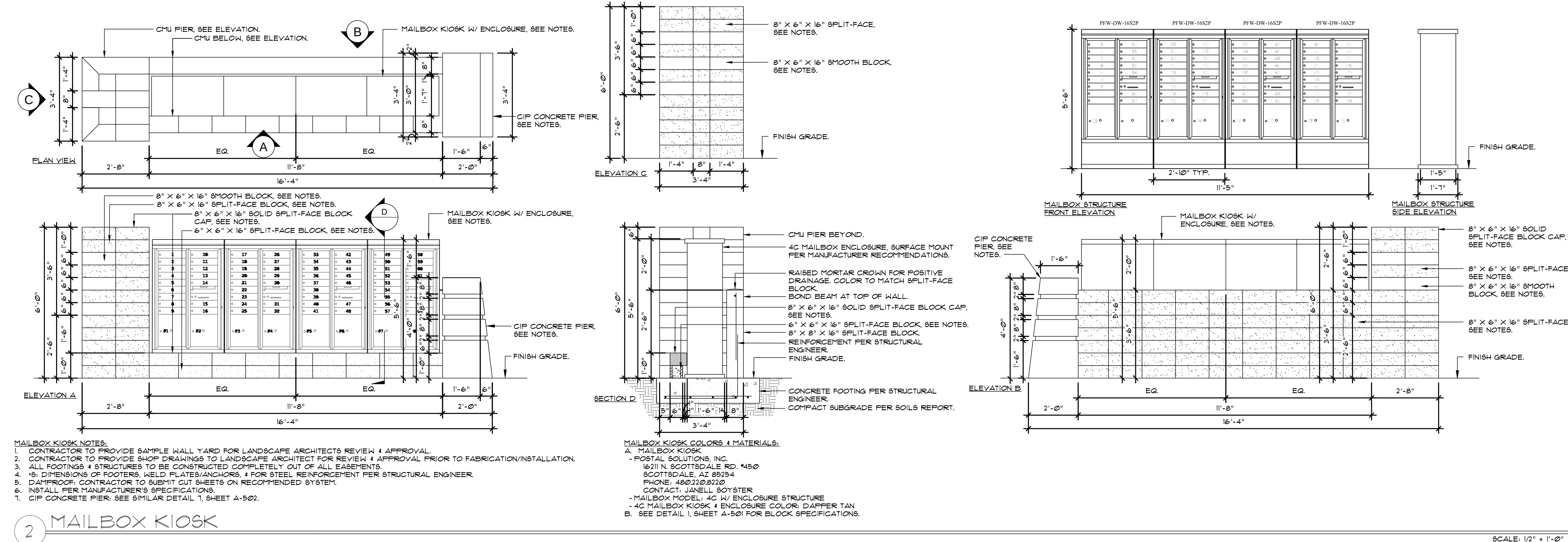
ALAMAR

CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA
PRELIMINARY PLAT - PHASE 2 LANDSCAPE
WALL & MAILBOX KIOSK DETAIL

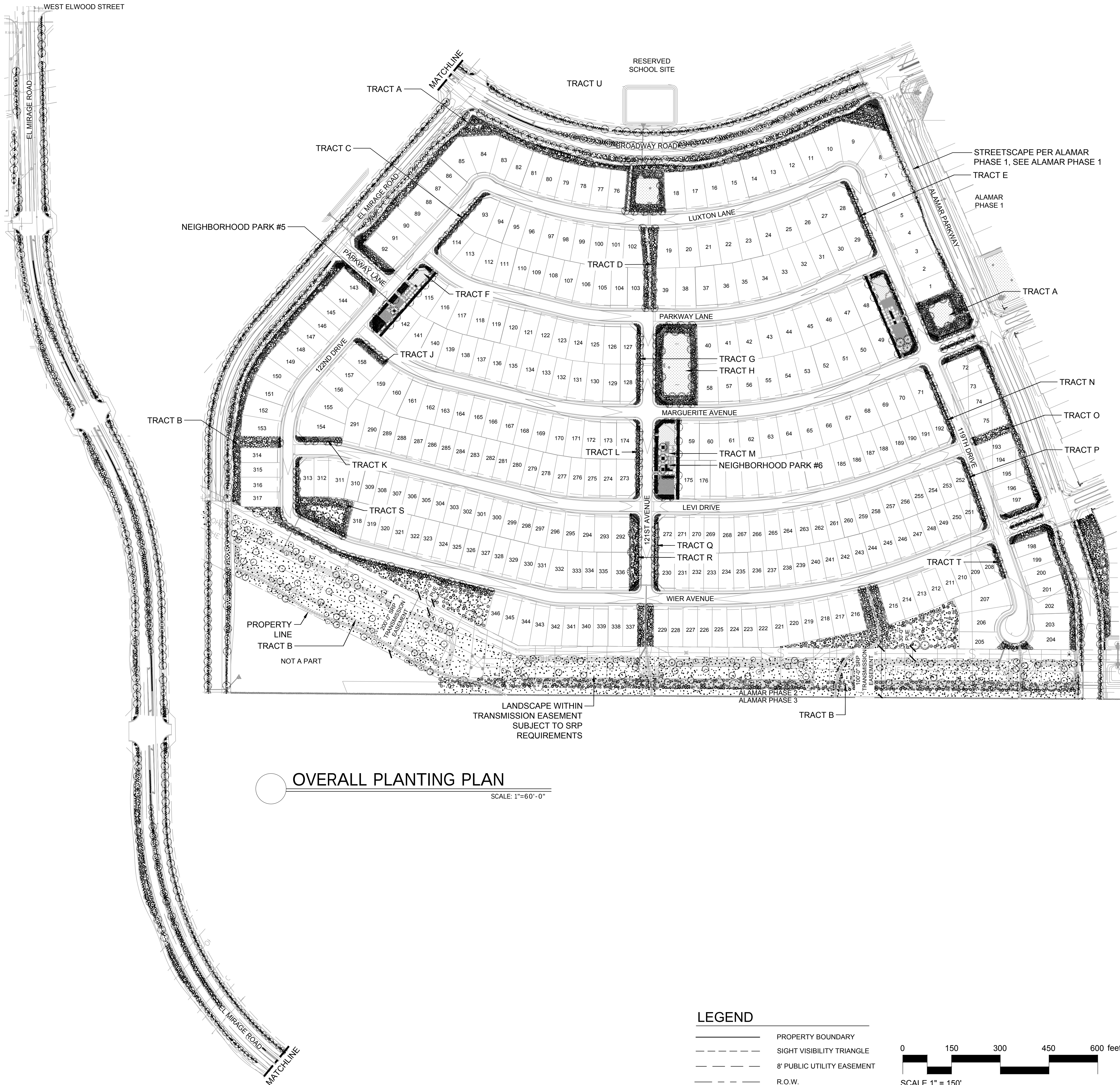
DRAWN	SY/TH
CHECKED	JD
DATE	11/14/18
SCALE	AS SHOWN
JOB NO.	1704
SHEET	A-105
	5 OF 21 SHEETS



SCALE: 1/2" = 1'-0"

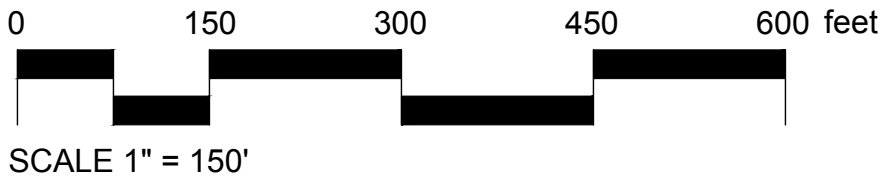


SCALE: 1/2" = 1'-0"



LEGEND

- PROPERTY BOUNDARY
- SIGHT VISIBILITY TRIANGLE
- 8" PUBLIC UTILITY EASEMENT
- R.O.W.

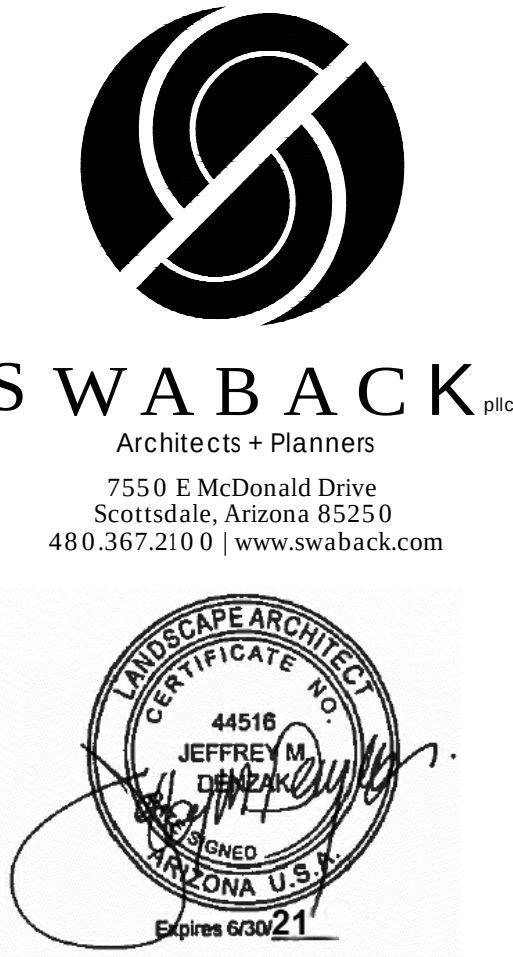


PLANT SCHEDULE PHASE2 TOTAL LS

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Acacia aneura / Mulga	24" Box	179
	Caesalpinia cacalaco `Smoothie` TM / Cascalote	24" Box	344
	Chilopsis linearis `Arts Seedless` / Desert Willow	15 Gal.	92
	Dalbergia sissoo / Rosewood	15 Gal.	52
	Parkinsonia x `Desert Museum` / Palo Verde	24" Box	234
	Pistacia chinensis `Red Push` / Red Push Pistache	24" Box	458
	Prosopis x `Phoenix` TM / Hybrid Mesquite	24" Box	67
	Prunus persica `Earligrande` / Earligrande Peach	15 Gal.	3
	Sophora secundiflora / Texas Mountain Laurel	24" Box	41
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Acacia redolens / Bank Catclaw	5 Gal.	309
	Agave parryi / Parry`s Agave	1 Gal.	71
	Agave weberi / Weber`s Agave	5 Gal.	215
	Aloe x `Blue Elf` / Aloe	1 Gal.	167
	Ambrosia deltoidea / Triangle Bur Ragweed	1 Gal.	1,533
	Bougainvillea x `Rosenka` / Bougainvillea	5 Gal.	722
	Bougainvillea x `La Jolla` / Bougainvillea	1 Gal.	917
	Caesalpinia pulcherrima / Red Bird Of Paradise	1 Gal.	151
	Convolvulus cneorum / Bush Morning Glory	1 Gal.	576
	Dasyliirion wheeleri / Grey Desert Spoon	5 Gal.	384
	Dodonaea viscosa `Green` / Green Hopseed Bush	5 Gal.	205
	Encelia farinosa / Brittle Bush	1 Gal.	1,520
	Eremophila glabra `Kalgoorlie` / Emu Bush	1 Gal.	157
	Eremophila glabra `Mingenew Gold` / Emu Bush	1 Gal.	2,190
	Eremophila glabra carnosa / Winter Blaze Emu Bush	1 Gal.	71
	Hesperaloe funifera / Giant Yucca	5 Gal.	209
	Hesperaloe parviflora `Brakelights` TM / Red Yucca	1 Gal.	1,498
	Lantana camara `Dallas Red` / Dallas Red Lantana	1 Gal.	596
	Lantana montevidensis `Purple` / Trailing Lantana	1 Gal.	57
	Lantana x `New Gold` / New Gold Lantana	1 Gal.	3,210
	Nerium oleander `Petite Pink` / Petite Pink Oleander	1 Gal.	1,318
	Rosmarinus officinalis `Prostratus` / Dwarf Rosemary	1 Gal.	450
	Ruellia brittoniana / Blue Bells	1 Gal.	1,546
	Tecoma x `Orange Jubilee` / Yellow Bells	15 gal	59
	Vauquelinia californica / Arizona Rosewood	5 Gal.	161
	Wedelia trilobata / Wedelia	1 Gal.	22
	Yucca rupicola / Texas Yucca	1 Gal.	97
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Cynodon dactylon `Midiron` / Bermuda Grass	Sod	33,845 sf

INERT SCHEDULE

	NATURAL DESERT PAVEMENT 3" Minus - Express Carmel by Granite Express In all landscape areas
	1" SCREENED DG AT DRAINAGE BASIN SLOPES Express Carmel by Granite Express



PROJECT PHASE		
☒	PRELIMINARY PLAT	11.14.18
☐	CONSTRUCTION DOCUMENTS	
☐	ISSUE FOR BID SET	
☐	ISSUE FOR CONSTRUCTION	

REVISIONS		
NO.	DESCRIPTION	DATE

ALAMAR

CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA

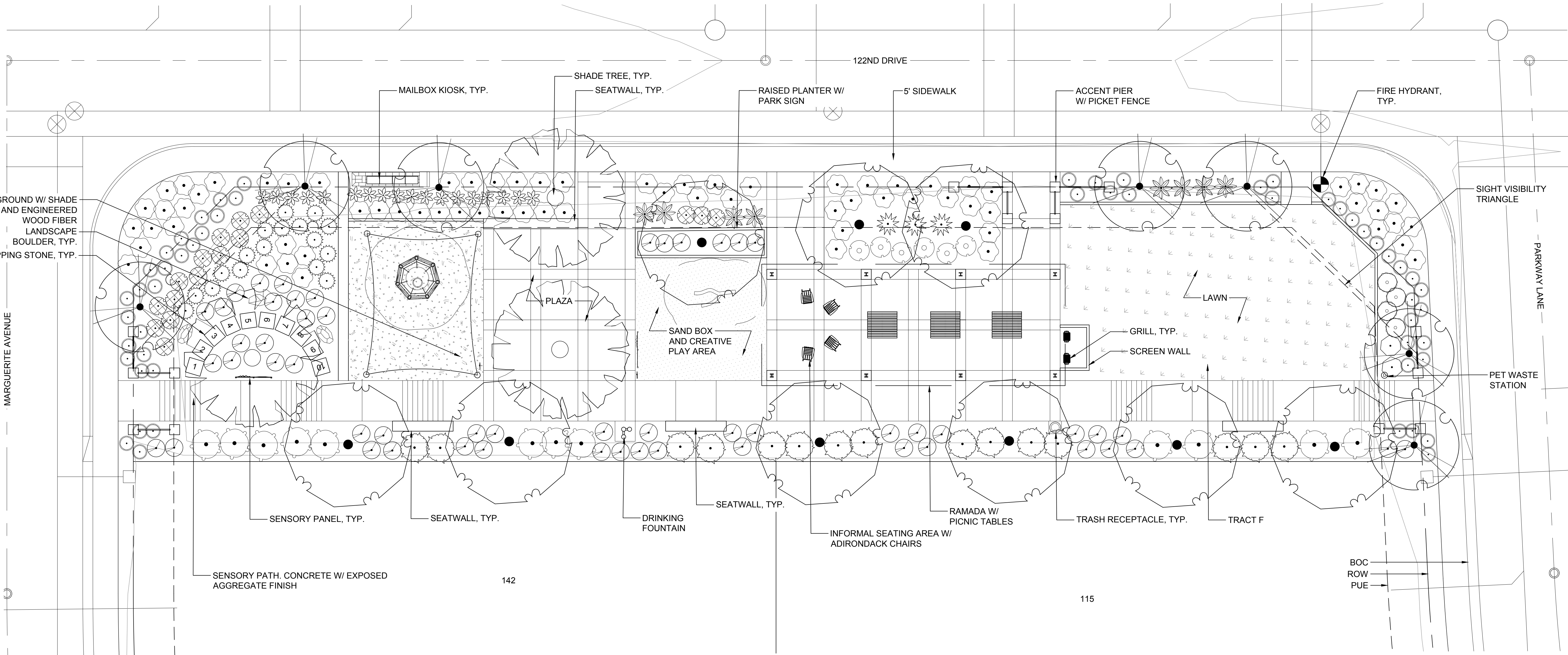
PRELIMINARY PLAT - PHASE 2 LANDSCAPE

OVERALL PLANTING PLAN - PHASE 2

PRELIMINARY- NOT FOR CONSTRUCTION

DRAWN	SY/ TH
CHECKED	JD
DATE	11/14/18
SCALE	AS SHOWN
JOB NO.	1704
SHEET	
LP-101	6 OF 21 SHEETS

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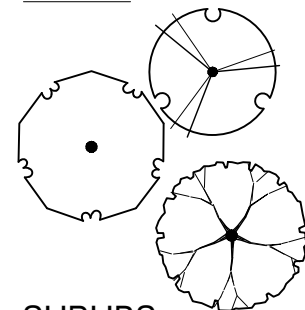
B1

NEIGHBORHOOD PARK #5

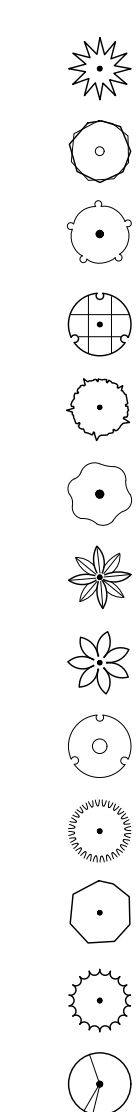
SCALE: 1"=10'-0"

PLANT SCHEDULE - NEIGHBORHOOD PARK #5

TREES



SHRUBS



BOTANICAL NAME / COMMON NAME	CONT	QTY
Parkinsonia x `Desert Museum` / Desert Museum Palo Verde	24" Box	7
Pistacia chinensis `Red Push` / Red Push Chinese Pistache	24" Box	3
Prosopis chilensis / Chilean Mesquite	24" Box	3
Agave weberi / Weber's Agave	5 Gal.	3
Bougainvillea x `Rosenka` / Bougainvillea	5 Gal.	4
Bougainvillea x `La Jolla` / Bougainvillea	1 Gal.	15
Convolvulus cneorum / Bush Morning Glory	1 Gal.	16
Dodonaea viscosa `Green` / Green Hopseed Bush	5 Gal.	12
Eremophila glabra `Mingenew Gold` / Emu Bush	1 Gal.	72
Hesperaloe funifera / Giant Yucca	5 Gal.	8
Hesperaloe parviflora `Brakelights` TM / Brakelights Red Yucca	1 Gal.	18
Lantana camara `Dallas Red` / Dallas Red Lantana	5 Gal.	6
Lantana x `New Gold` / New Gold Lantana	1 Gal.	55
Nerium oleander `Petite Pink` / Petite Pink Oleander	5 Gal.	2
Rosmarinus officinalis `Prostratus` / Dwarf Rosemary	1 Gal.	17
Ruellia brittoniana / Blue Bells	1 Gal.	54

GROUND COVERS

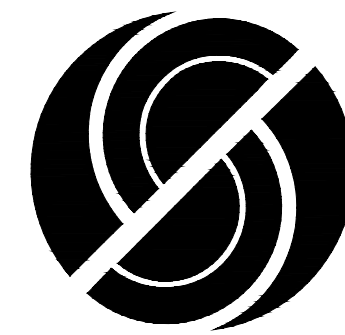
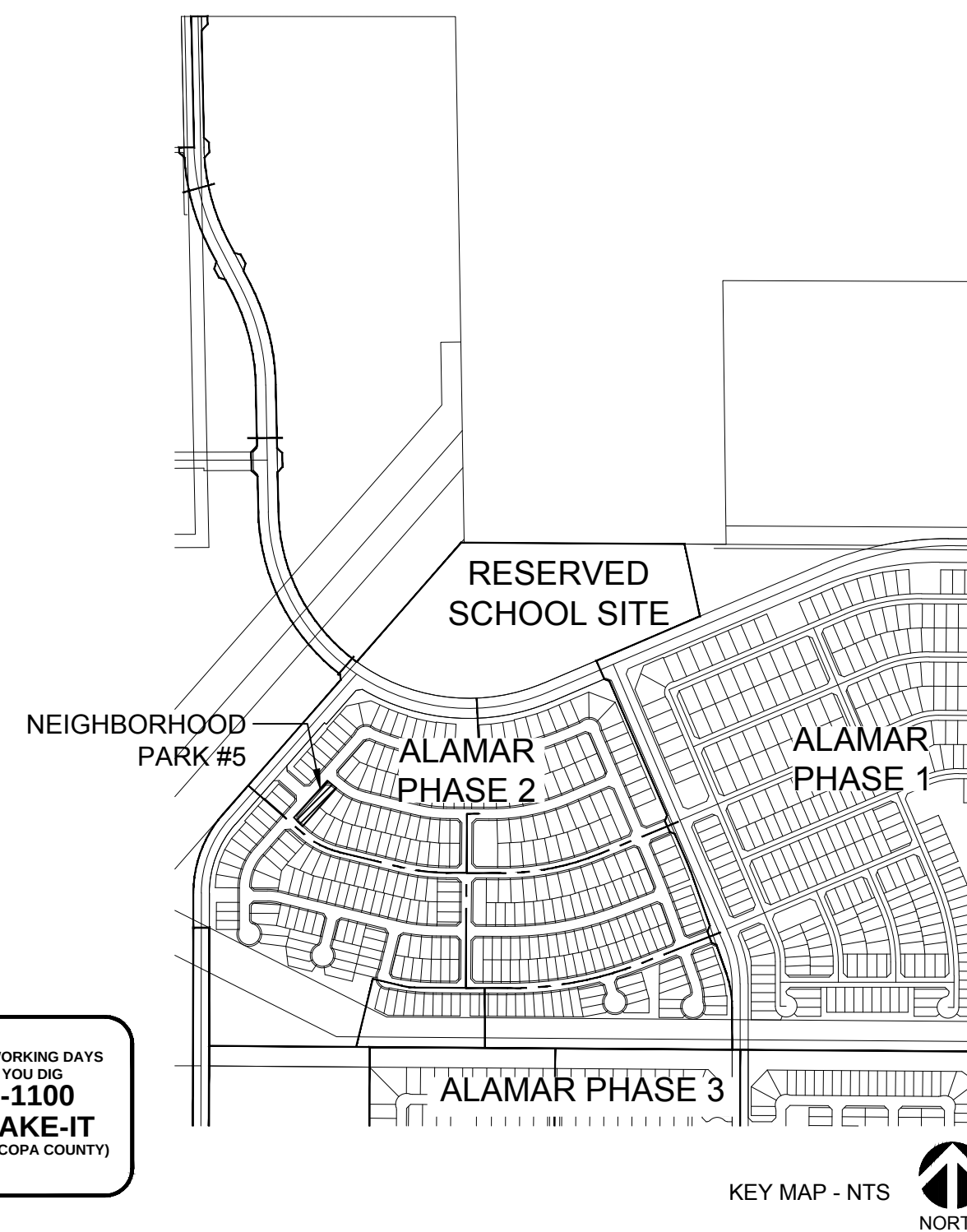
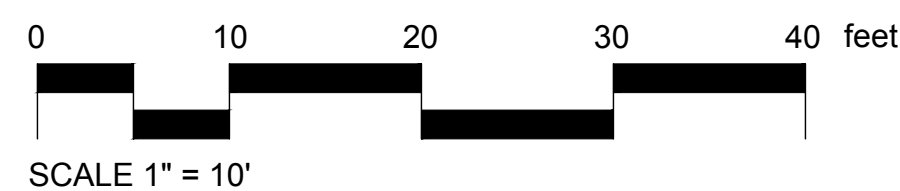
BOTANICAL NAME / COMMON NAME	CONT	QTY
Cynodon dactylon `Midiron` / Bermuda Grass	Sod	2,059 sf

INERT MATERIAL - NEIGHBORHOOD PARK 5

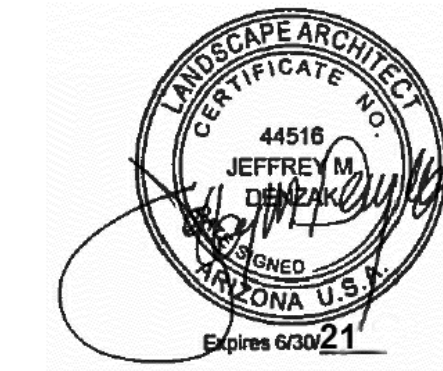
	ENGINEERED WOOD FIBER
	SAND
	NATURAL DESERT PAVEMENT 3" Minus - Express Carmel by Granite Express
	COMPACTED D.G. 1/4" Minus - Express Brown by Granite Express
	BOULDERS Landscape Boulder

LEGEND

	PROPERTY BOUNDARY
	SIGHT VISIBILITY TRIANGLE
	8' PUBLIC UTILITY EASEMENT
	R.O.W.



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PROJECT PHASE	
☒	PRELIMINARY PLAT
☐	11.14.18
☐	CONSTRUCTION DOCUMENTS
☐	ISSUE FOR BID SET
☐	ISSUE FOR CONSTRUCTION

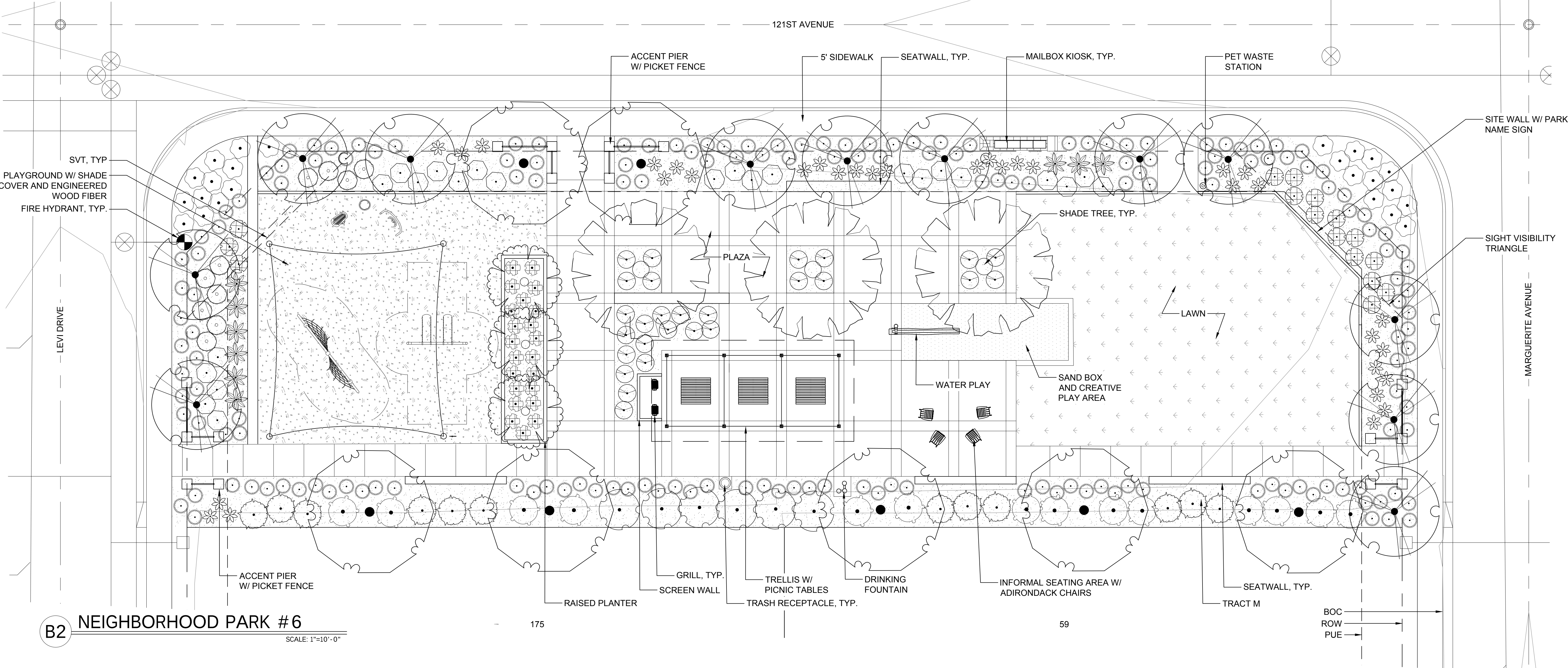
REVISIONS		
NO.	DESCRIPTION	DATE

PRELIMINARY -
NOT FOR
CONSTRUCTION

ALAMAR
CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA
PRELIMINARY PLAT - PHASE 2 LANDSCAPE
PLANTING PLAN - PHASE 2 - NEIGHBORHOOD PARK #5

DRAWN	SY/TH
CHECKED	JD
DATE	11/14/18
SCALE	AS SHOWN
JOB NO.	1704
SHEET	
LP-201	
7	OF 21 SHEETS

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B2 NEIGHBORHOOD PARK #6
SCALE: 1"=10'-0"

PLANT SCHEDULE - NEIGHBORHOOD PARK #6

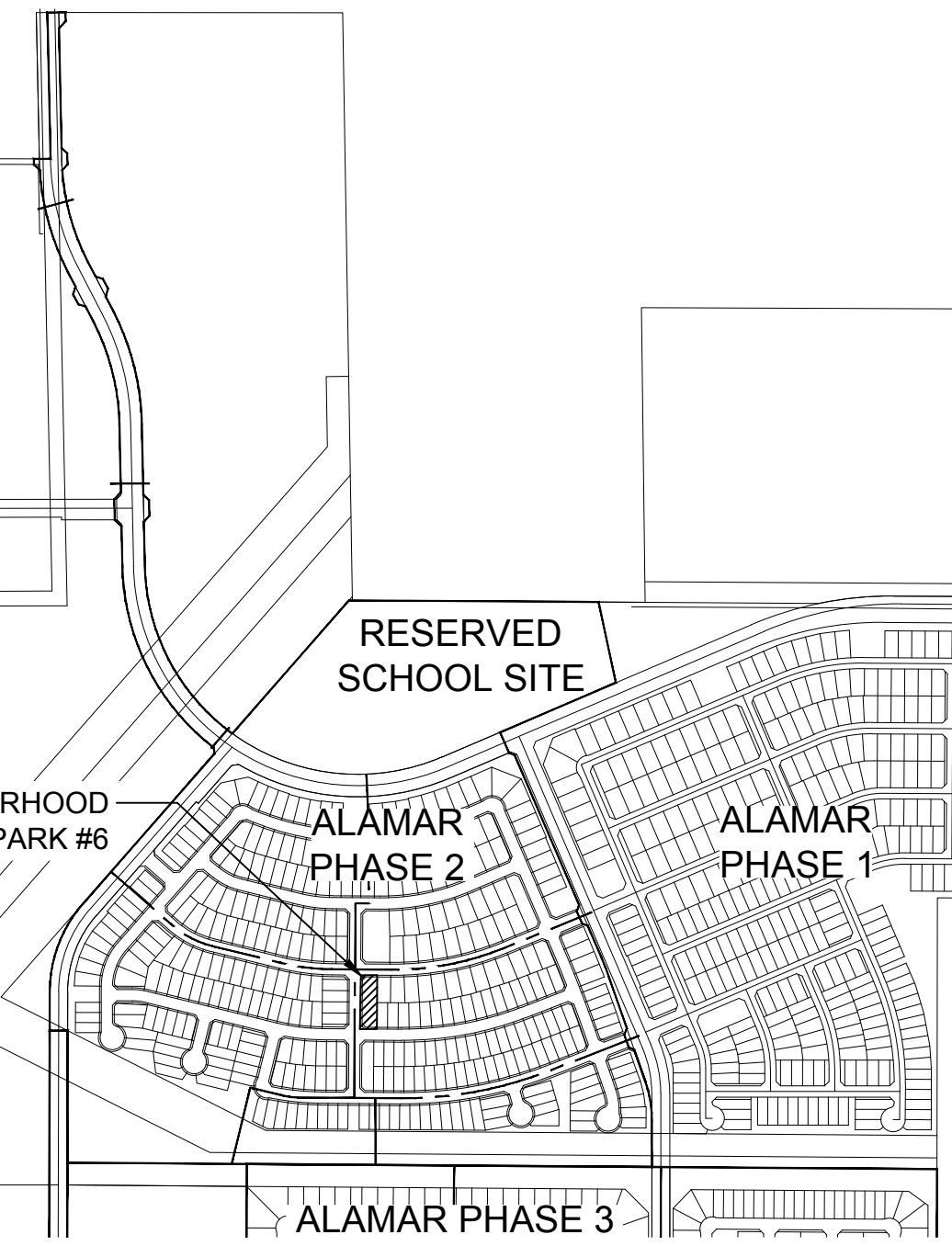
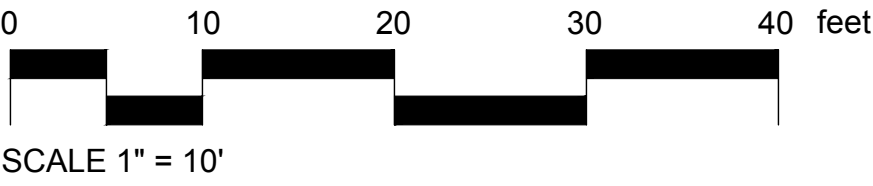
TREES					
BOTANICAL NAME / COMMON NAME	CONT	QTY			
Parkinsonia x `Desert Museum` / Desert Museum Palo Verde	24" Box	12			
Pistacia chinensis `Red Push` / Red Push Chinese Pistache	24" Box	2			
Prosopis chilensis / Chilean Mesquite	24" Box	3			
Prunus persica `Earligrande` / Earligrande Peach	15 Gal.	3			
SHRUBS					
BOTANICAL NAME / COMMON NAME	CONT	QTY			
Bougainvillea x `Rosenka` / Bougainvillea	5 Gal.	10			
Bougainvillea x `La Jolla` / Bougainvillea	1 Gal.	15			
Convolvulus cneorum / Bush Morning Glory	1 Gal.	16			
Dodonaea viscosa `Green` / Green Hopseed Bush	5 Gal.	17			
Eremophila glabra `Mingenew Gold` / Emu Bush	1 Gal.	24			
Hesperaloe funifera / Giant Yucca	5 Gal.	9			
Hesperaloe parviflora `Brakelights` TM / Brakelights Red Yucca	1 Gal.	33			
Lantana x `New Gold` / New Gold Lantana	1 Gal.	176			
Nerium oleander `Petite Pink` / Petite Pink Oleander	1 Gal.	25			
Ruellia brittoniana / Blue Bells	1 Gal.	27			
Vauquelinia californica / Arizona Rosewood	5 Gal.	5			
GROUND COVERS					
BOTANICAL NAME / COMMON NAME	CONT	QTY			
Cynodon dactylon `Midiron` / Bermuda Grass	Sod	3,088 sf			

INERT MATERIAL - NEIGHBORHOOD PARK 6

	ENGINEERED WOOD FIBER
	SAND
	NATURAL DESERT PAVEMENT 3" Minus - Express Carmel by Granite Express
	COMPACTED D.G. 1/4" Minus - Express Brown by Granite Express
	BOULDERS Landscape Boulder

LEGEND

- PROPERTY BOUNDARY
- SIGHT VISIBILITY TRIANGLE
- 8' PUBLIC UTILITY EASEMENT
- R.O.W.



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PROJECT PHASE

●	PRELIMINARY PLAT
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○	CONSTRUCTION DOCUMENTS
○	ISSUE FOR BID SET
○	ISSUE FOR CONSTRUCTION

REVISIONS

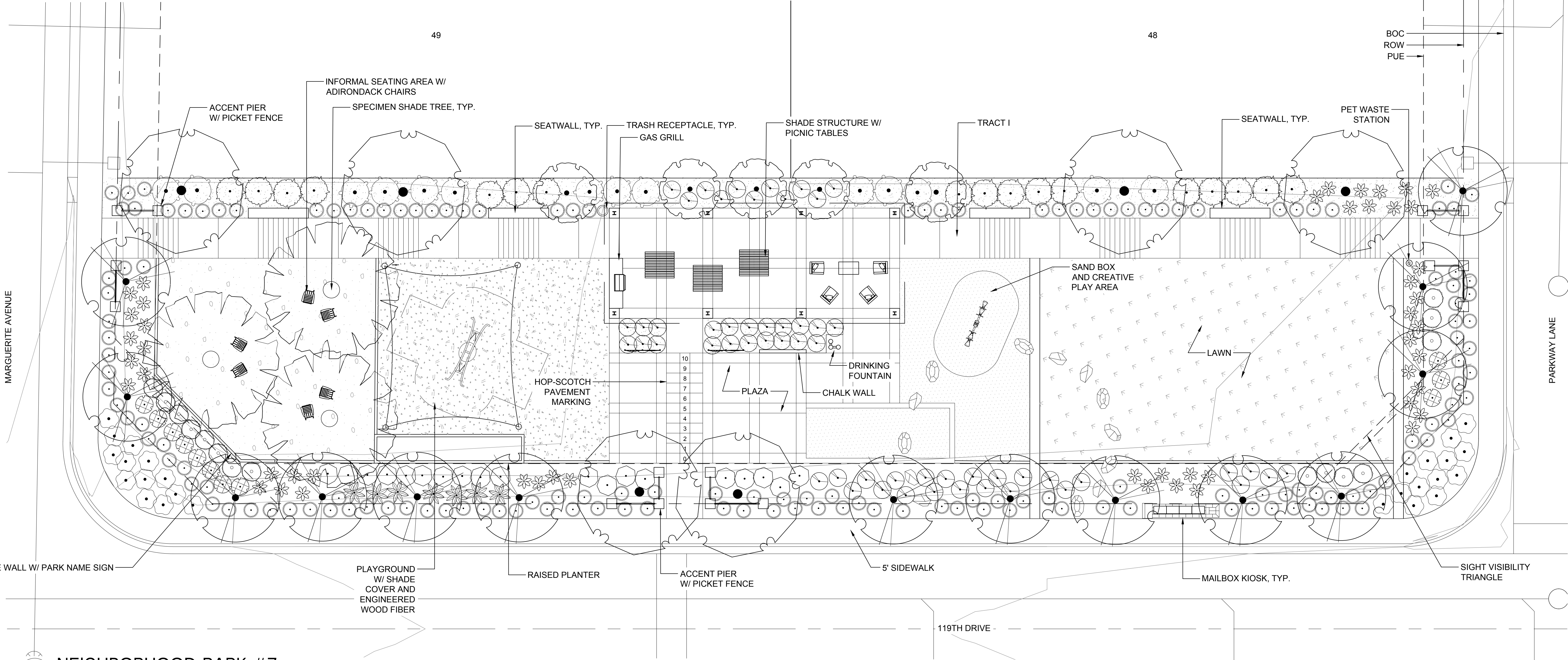
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PRELIMINARY - NOT FOR CONSTRUCTION

ALAMAR
CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA
PRELIMINARY PLAT - PHASE 2 LANDSCAPE
PLANTING PLAN - PHASE 2 - NEIGHBORHOOD PARK #6

DRAWN	SY/TH
CHECKED	JD
DATE	11/14/18
SCALE	AS SHOWN
JOB NO.	1704
SHEET	
LP-202	
8 OF 21 SHEETS	

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B3 NEIGHBORHOOD PARK #7

SCALE: 1"=10'-0"

PLANT SCHEDULE - NEIGHBORHOOD PARK #7

TREES

BOTANICAL NAME / COMMON NAME	CONT	QTY
Parkinsonia x 'Desert Museum' / Desert Museum Palo Verde	24" Box	14
Pistacia chinensis 'Red Push' / Red Push Chinese Pistache	24" Box	2
Prosopis chilensis / Chilean Mesquite	24" Box	3

SHRUBS

BOTANICAL NAME / COMMON NAME	CONT	QTY
Bougainvillea x 'Rosenka' / Bougainvillea	5 Gal.	15
Bougainvillea x 'La Jolla' / Bougainvillea	1 Gal.	14
Convolvulus cneorum / Bush Morning Glory	1 Gal.	11
Dodonaea viscosa 'Green' / Green Hopseed Bush	5 Gal.	21
Eremophila glabra 'Mingenew Gold' / Emu Bush	1 Gal.	26
Hesperaloe funifera / Giant Yucca	5 Gal.	7
Hesperaloe parviflora 'Brakelights' TM / Brakelights Red Yucca	1 Gal.	49
Lantana x 'New Gold' / New Gold Lantana	1 Gal.	155
Nerium oleander 'Petite Pink' / Petite Pink Oleander	1 Gal.	19
Ruellia brittoniana / Blue Bells	1 Gal.	54

GROUND COVERS

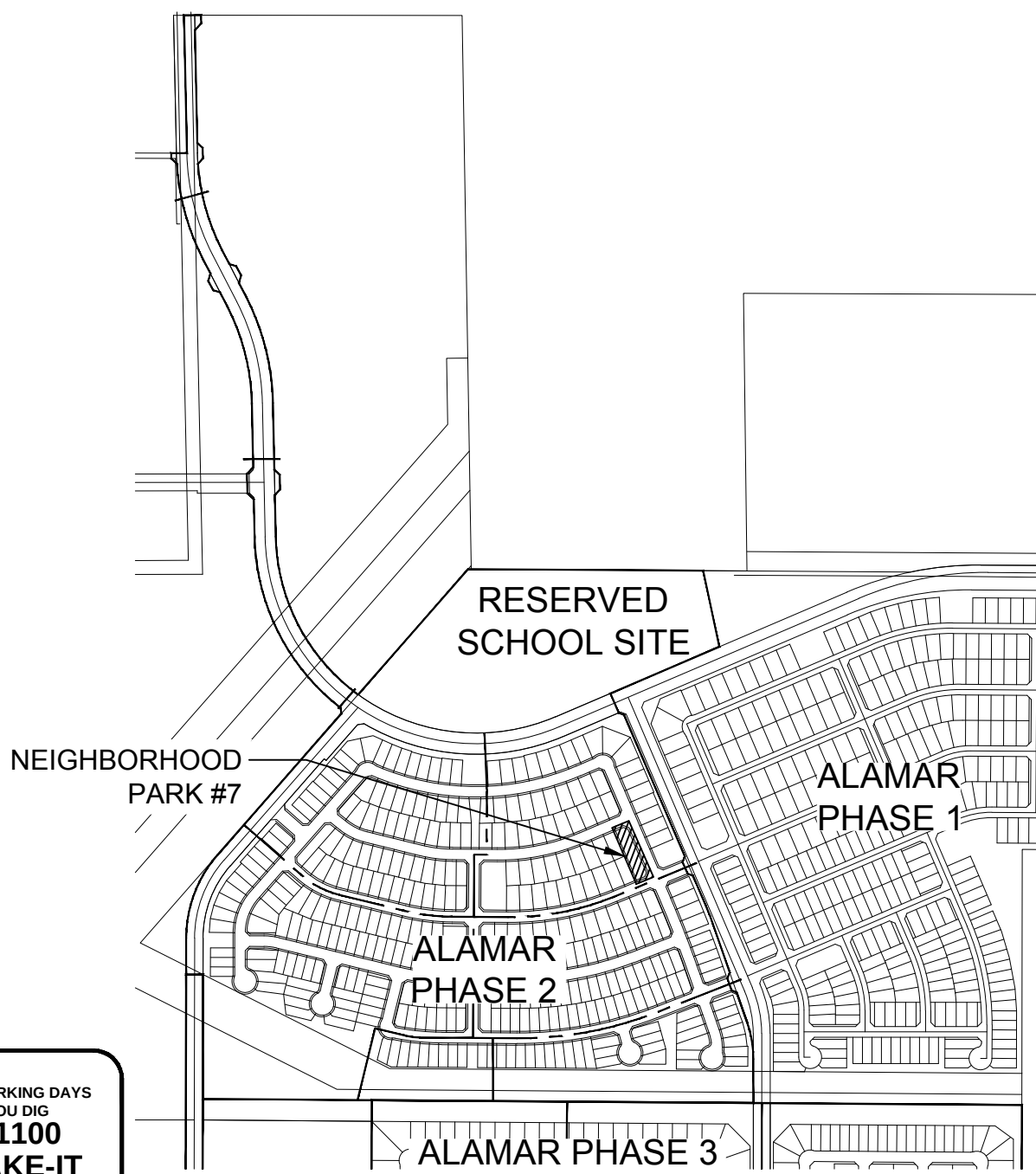
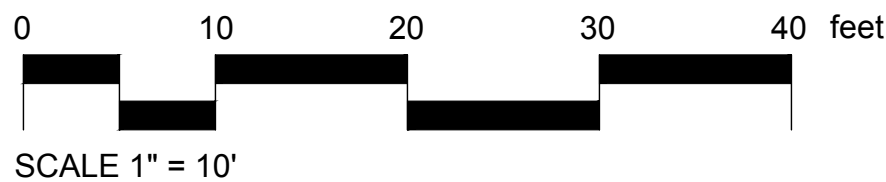
BOTANICAL NAME / COMMON NAME	CONT	QTY
Cynodon dactylon 'Midiron' / Bermuda Grass	Sod	2,855 sf

INERT MATERIAL - NEIGHBORHOOD PARK 5

	ENGINEERED WOOD FIBER
	SAND
	NATURAL DESERT PAVEMENT 3" Minus - Express Carmel by Granite Express
	COMPACTED D.G. 1/4" Minus - Express Brown by Granite Express
	BOULDERS Landscape Boulder

LEGEND

	PROPERTY BOUNDARY
	SIGHT VISIBILITY TRIANGLE
	8' PUBLIC UTILITY EASEMENT
	R.O.W.



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PROJECT PHASE

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☐	ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE
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7		

PRELIMINARY - NOT FOR CONSTRUCTION

ALAMAR
CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA
PRELIMINARY PLAT - PHASE 2 LANDSCAPE
PLANTING PLAN - PHASE 2 - NEIGHBORHOOD PARK #7

DRAWN	SY/TH
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DATE	11/14/18
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JOB NO.	1704
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LP-203	
9 OF 21 SHEETS	

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ORDINANCE NO. 1651-518

AN ORDINANCE OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF AVONDALE FOR APPROXIMATELY 1,130 GROSS ACRES GENERALLY LOCATED FROM DYSART ROAD TO THE WEST TO AVONDALE BOULEVARD TO THE EAST, ¼ MILE SOUTH OF LOWER BUCKEYE ROAD, AND ¼ MILE NORTH OF SOUTHERN AVENUE, AS SHOWN IN APPLICATION PL-17-0223, FROM RURAL RESIDENTIAL-43 (RR-43) TO LAKIN PROPERTY PLANNED AREA DEVELOPMENT (LAKIN PAD).

WHEREAS, the Council of the City of Avondale (the "City Council") desires to amend the City of Avondale Zoning Atlas (the "Zoning Atlas"), pursuant to ARIZ. REV. STAT. § 9-462.04, to change the zoning description for a ±1,130 acre parcel of real property from Rural Residential-43 (RR-43) to Lakin Property Planned Area Development (Lakin Property PAD); and

WHEREAS, all due and proper notices of the public hearings on the Zoning Atlas Amendment held by the City of Avondale Planning Commission (the "Commission") and by the City Council were given in the time, form and substance required by ARIZ. REV. STAT. § 9-462.04; and

WHEREAS, on April 19, 2018, the Commission held a public hearing on the Zoning Atlas Amendment, after which hearing the Commission recommended approval; and

WHEREAS, in accordance with Article II, Sections 1 and 2 of the Arizona Constitution, the City Council has considered the individual property rights and personal liberties of the residents of the City before adopting this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF AVONDALE as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The ±1,130 acre parcel of real property generally located from Dysart Road to the west to Avondale Boulevard to the east, ¼ mile south of Lower Buckeye Road, and ¼ mile north of Southern Avenue, as shown in Application PL-17-0223, as more particularly described and depicted on Exhibit A attached hereto and incorporated herein by reference, is hereby rezoned from Rural Residential-43 (R-43) to Lakin Property Planned Area Development (Lakin Property PAD), subject to the City of Avondale adopted codes, requirements, standards and regulations and the following stipulations:

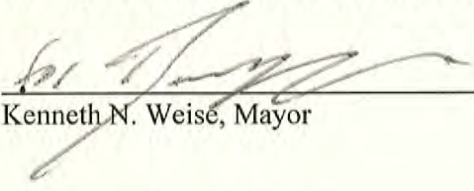
1. Development shall conform to the Lakin Property PAD Narrative date stamped April 2, 2018, except as modified by these conditions.

2. All off-site improvements on Avondale Boulevard shall be completed in the first phase of development, except for the northern most 600' of Avondale Boulevard adjacent to the northeast corner of property. The northern most 600 feet of Avondale Boulevard must be completed prior to issuance of a permit for improvements to (i) the adjacent commercial site or (ii) the adjacent public safety site.

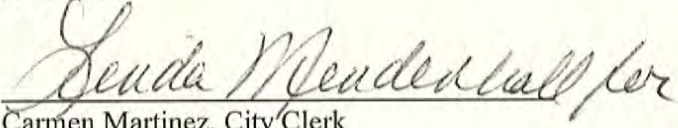
SECTION 3. If any provision of this Ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate, distinct and independent of all other provisions and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to execute all documents and take all steps necessary to carry out the purpose and intent of this Ordinance.

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona, May 21, 2018.


Kenneth N. Weise, Mayor

ATTEST:


Carmen Martinez, City Clerk

APPROVED:

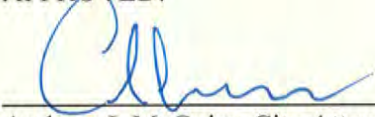

Andrew J. McGuire, City Attorney

EXHIBIT A
TO
ORDINANCE NO. 1651-518

[Legal Description and Map]

See following pages.

EXHIBIT "A"

Wood, Patel & Associates, Inc.
(602) 335-8500
www.woodpatel.com

Revised April 16, 2018
Revised February 13, 2018
Revised February 2, 2018
December 13, 2017
WP# 174612
Page 1 of 5

PARCEL DESCRIPTION Lakin Property PAD Limits

A parcel of land lying within Sections 23, 24, 25 and 26, Township 1 North, Range 1 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the southwest corner said Section 26, a 3-inch Maricopa County Highway Department brass cap in handhole, from which the south quarter of said Section 26, a 3-inch Maricopa County Highway Department brass cap in handhole, bears South 89°44'16" East (basis of bearing), a distance of 2622.79 feet;

THENCE along the west line of said Section 26, North 00°06'23" East, a distance of 1363.33 feet, to the north line of the south 66 feet of the north half of the southwest quarter of said Section 26, and the **POINT OF BEGINNING**;

THENCE continuing North 00°06'23" East, a distance of 1231.33 feet, to the west quarter corner of said Section 26;

THENCE continuing along the west line of said Section 26, North 00°06'28" East, a distance of 2594.90 feet to the northwest corner of said Section 26, also being the southwest corner of said Section 23;

THENCE leaving said west line, along the west line of said Section 23, North 00°48'19" West, a distance of 965.92 feet, to the beginning of a curve;

THENCE leaving said west line, along the centerline of Dysart Road, northerly along said curve to the right, having a radius of 955.37 feet, concave easterly, whose radius bears North 89°11'41" East, through a central angle of 22°19'16", a distance of 372.19 feet, to the north line of the south half of the southwest quarter of said Section 23 and a point of intersection with a non-tangent line;

THENCE leaving said centerline, along said north line, South 89°56'32" East, a distance of 2550.30 feet, to the northeast corner of said south half of the southwest quarter, said point also being the southwest corner of the northwest quarter of the southeast quarter of said Section 23;

THENCE leaving said north line, along the west line of said northwest quarter of the southeast quarter, North 00°51'18" West, a distance of 598.74 feet, to the southwest corner of Lucy T. Homesites Unit Two, recorded in Book 142, page 26, Maricopa County Records (M.C.R.);

THENCE leaving said west line, along the southerly line of said Lucy T. Homesites Unit Two, North 79°56'43" East, a distance of 711.97 feet, to the east line of the west 50.00 feet of the east half of said northwest quarter of the southeast quarter;

THENCE leaving said southerly line, along said east line, South 00°56'08" East, a distance of 673.71 feet, to the north line of the south 50.00 feet of said southeast quarter of the northwest quarter of the southeast quarter;

**Parcel Description
Lakin Property
PAD Limits**

Revised April 16, 2018
Revised February 13, 2018
Revised February 2, 2018
December 13, 2017
WP# 174612
Page 2 of 5

THENCE leaving said east line, along said north line, South 89°56'50" East, a distance of 603.83 feet, to a point on the east line of said southeast quarter of the northwest quarter of the southeast quarter;

THENCE leaving said north line, along said east line, North 01°00'58" West, a distance of 606.33 feet, to the northeast corner of said southeast quarter of the northwest quarter of the southeast quarter, also being the northwest corner of the south half of the northeast quarter of said southeast quarter of Section 23;

THENCE leaving said east line, along the north line of said south half of the northeast quarter of the southeast quarter, South 89°49'25" East, a distance of 1306.08 feet, to the northeast corner of said south half of the northeast quarter of the southeast quarter, said point also being on the west line of said Section 24;

THENCE leaving said north line, along said west line, North 01°10'37" West, a distance of 653.56 feet, to the west quarter corner of said Section 24;

THENCE leaving said west line, along the east-west mid-section line of said Section 24, South 89°56'46" East, a distance of 1316.49 feet, to the northeast corner of the west half of the southwest quarter of said Section 24;

THENCE leaving said mid-section line, along the east line of said west half of the southwest quarter, South 00°56'20" East, a distance of 2621.40 feet, to the southeast corner of said west half of the southwest quarter;

THENCE leaving said east line, along the south line of said Section 24, South 89°37'21" East, a distance of 1305.77 feet, to the south quarter corner of said Section 24;

THENCE leaving said south line, along the north-south mid-section line of said Section 24, North 00°42'08" West, a distance of 1314.30 feet, to the northwest corner of the south half of the southeast quarter of said Section 24;

THENCE leaving said mid-section line, along the north line of said south half of the southeast quarter, South 89°47'10" East, a distance of 2622.42 feet, to the northeast corner of said south half of the southeast quarter;

THENCE leaving said north line, along the east line of said Section 24, South 00°13'52" East, a distance of 1321.53 feet, to the southeast corner of said Section 24, said point also being the northeast corner of said Section 25;

THENCE leaving said east line, along the east line of said Section 25, South 00°05'10" West, a distance of 1310.39 feet, to the southeast corner of the north half of the northeast quarter of said Section 25;

THENCE leaving said east line, along the south line of said north half of the northeast quarter, North 89°35'50" West, a distance of 1305.99 feet, to the northeast corner of the southwest quarter of the northeast quarter of said Section 25;

THENCE leaving said south line, along the east line of said southwest quarter of the northeast quarter, South 00°05'32" West, a distance of 1309.76 feet, to the southeast corner of said southwest quarter of the northeast quarter, said point also being the northeast corner of the northwest quarter of the southeast quarter of said Section 25;

THENCE leaving said east line, along the east line of said northwest quarter of the southeast quarter, South 00°05'36" West, a distance of 1146.52 feet, to the southeast corner of the north half of the south half of the south half of said northwest quarter of the southeast quarter;

THENCE leaving said east line, along the south line of said north half of the south half of the south half of the northwest quarter of the southwest quarter, North 89°32'04" West, a distance of 1306.23 feet, to the southwest corner of said north half of the south half of the south half of the northwest quarter of the southeast quarter, said point also being on the north-south mid-section line of said Section 25;

**Parcel Description
Lakin Property
PAD Limits**

Revised April 16, 2018
Revised February 13, 2018
Revised February 2, 2018
December 13, 2017
WP# 174612
Page 3 of 5

THENCE leaving said south line, along said mid-section line, South 00°05'54" West, a distance of 163.67 feet, to the southeast corner of the north half of the southwest quarter of said Section 25;

THENCE leaving said mid-section line, along the south line of said north half of the southwest quarter, North 89°32'03" West, a distance of 1768.47 feet, to the west line of the east 28 Rods of the northwest quarter of the southwest quarter of said Section 25;

THENCE leaving said south line, along said west line, North 00°06'27" East, a distance of 66.00 feet, to the north line of the south 66 feet of the north half of the southwest quarter of said Section 25;

THENCE leaving said west line, along said north line, North 89°32'03" West, a distance of 844.44 feet, to the west line of said Section 25, said point also being on the east line of said Section 26;

THENCE leaving said north line, along the north line of the south 66 feet of the north half of the southeast quarter of said Section 26, North 89°51'06" West, a distance of 2622.15 feet, to a point on the north-south mid-section line of said Section 26;

THENCE leaving said north line, along the north line of the south 66 feet of the north half of the southwest quarter of said Section 26, North 89°51'06" West, a distance of 2622.82 feet, to the **POINT OF BEGINNING**.

EXCEPT the following property described in Document 2007-0853115, M.C.R.:

BEING THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, STATE OF ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26;

THENCE ALONG THE WEST LINE OF SAID SECTION 26, SOUTH 00 DEGREES 06 MINUTES 53 SECONDS EAST 104.65 FEET;

THENCE NORTH 89 DEGREES 53 MINUTES 07 SECONDS EAST 65.00 FEET TO A POINT IN A LINE PARALLEL WITH AND 65.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM SAID WEST LINE OF SECTION 26; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 44 DEGREES 43 MINUTES 56 SECONDS EAST 56.72 FEET TO A POINT IN A LINE PARALLEL WITH AND 65.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHERLY LINE OF SAID SECTION 26;

THENCE ALONG LAST-MENTIONED PARALLEL LINE, NORTH 89 DEGREES 34 MINUTES 45 SECONDS EAST, 1857.16 FEET;

THENCE SOUTH 45 DEGREES 25 MINUTES 15 SECONDS EAST, 42.43 FEET;

THENCE SOUTH 00 DEGREES 25 MINUTES 15 SECONDS EAST, 125.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2930.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22 DEGREES 20 MINUTES 28 SECONDS AN ARC LENGTH OF 1142.49 FEET TO A POINT IN THE NORTH LINE OF THAT CERTAIN 160-FOOT ELECTRIC EASEMENT DESCRIBED IN DOCUMENT NOS. 02-1076599 AND 05-1738976, MARICOPA COUNTY, RECORDS;

THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 32 MINUTES 53 SECONDS WEST 1714.06 FEET TO SAID PARALLEL LINE DESCRIBED HEREIN;

THENCE ALONG SAID PARALLEL LINE, NORTH 00 DEGREES 06 MINUTES 53 SECONDS WEST, 1203.60 FEET TO THE TRUE POINT OF BEGINNING.

**Parcel Description
Lakin Property
PAD Limits**

Revised April 16, 2018
Revised February 13, 2018
Revised February 2, 2018
December 13, 2017
WP# 174612
Page 4 of 5

AND EXCEPT the following property described in Document 2017-0704314, M.C.R.:

The westerly 840.07 feet of the northerly 668.35 feet of the northwest quarter of the southwest quarter of Section 25, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the Northerly 40.00 feet and the Westerly 55.00 feet

AND EXCEPT the following property described in Document 2017-0799341, M.C.R.:

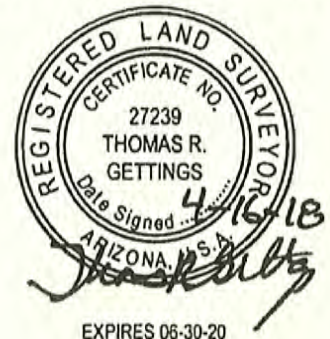
THE WESTERLY 15.00 FEET AND NORTHERLY 40.0 FEET OF EASTERLY 800.07 FEET OF WESTERLY 840.07 FEET OF NORTHERLY 668.35 FEET OF NORTHWEST QUARTER SOUTHWEST QUARTER SECTION 25, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

Containing 49,229,470 square feet or 1,130.1531 acres, more or less.

Subject to existing right-of-way and easements.

This parcel description is based on client provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of March, 2017. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

Y:\WP\Parcel Descriptions\2017\174612 Lakin Property PAD Limits L04R03 04-16-18.docx



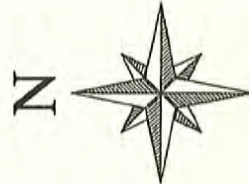
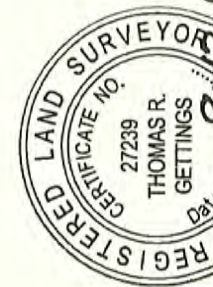
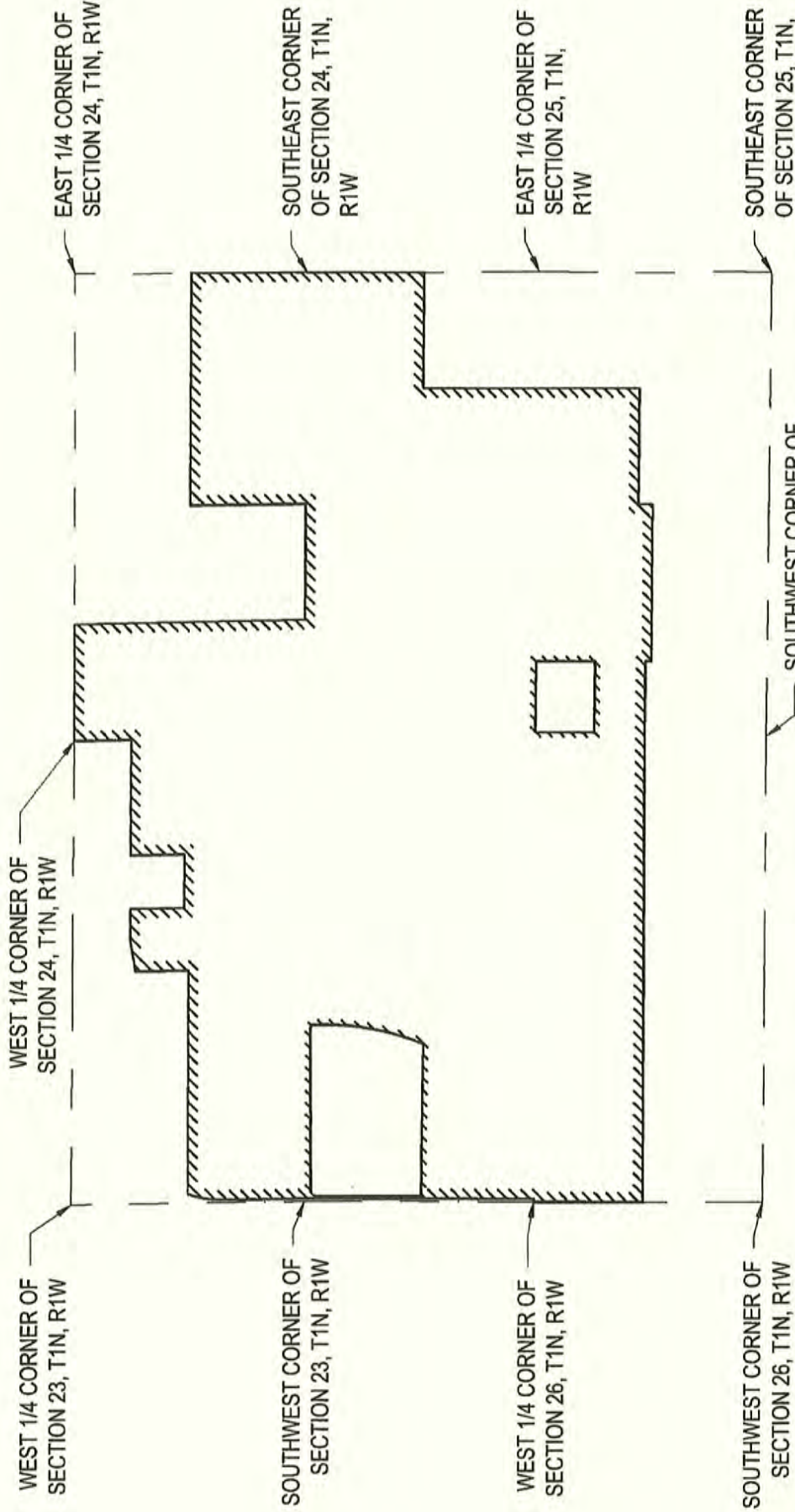


EXHIBIT "A"

LAKIN RANCH
PAD SUBMITTAL

09/13/17

WP# 174612

PAGE 1 OF 1

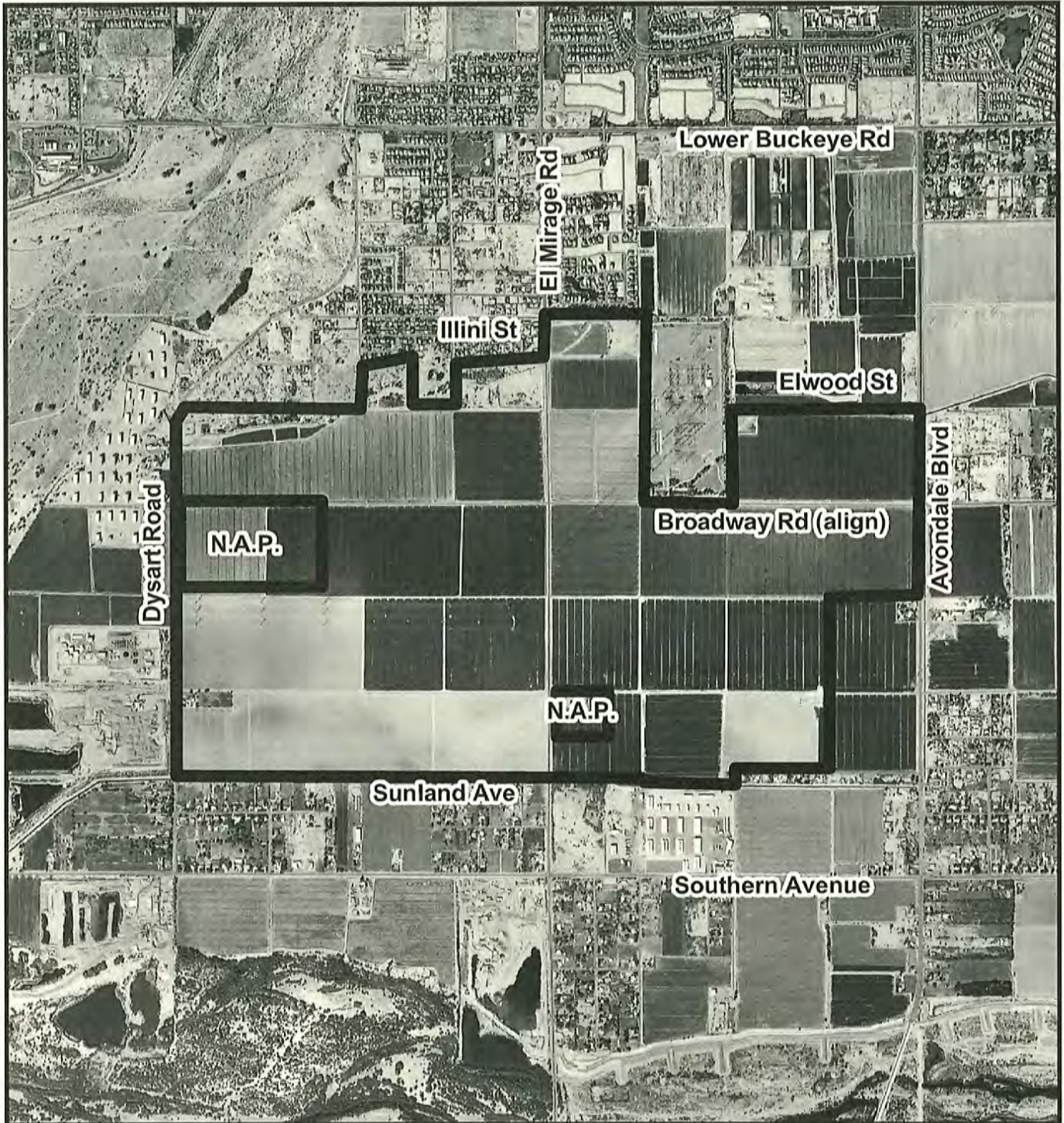
NOT TO SCALE

Z:\2017\174612\Survey\Exhibits\4612-E02.dwg

WOOD/PATEL

MISSION: CLIENT SERVICE[®]
(602) 335-8500
WWW.WOODPATEL.COM

EXPIRES 06-30-20



Aerial / Location Map



Avondale



Subject Property

Planning Commission Date: April 18, 2019

PREPARED BY: Rick Williams, Senior Planner (623) 333-4018
REVIEWED BY: Jodie Novak, Planning Manager (623) 333-4015
RECOMMENDATION: **APPROVAL – SUBJECT TO CONDITIONS**

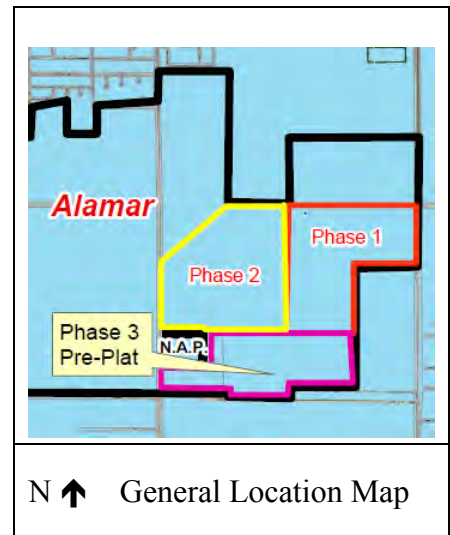
SUBJECT: Hold a hearing for case PL-18-0323, a request for approval of the Alamar Phase 3 Preliminary Plat

PARCEL SIZE: Phase 3 – 99.4 Gross Acres

LOCATION: North of Sunland Avenue and east of the Alamar Parkway Alignment, El Mirage Road (Exhibits A, B, and C)

APPLICANT: Frank Koo, Wood Patel & Associates (602) 335-8511

OWNER: John Bradley, Brookfield Residential (602) 795-3020



BACKGROUND:

The Alamar master planned community is approximately 1,124 acres and is bordered by Avondale Boulevard on the east, Dysart Road on the west, Illini Street alignment on the north (approximately ¾-mile south of Lower Buckeye Road), and Sunland Avenue alignment to the south (¼-mile north of Southern Avenue). On May 21, 2018, Council approved the annexation and rezoning for the Alamar Planned Area Development. Additionally, Council also approved a Pre-Annexation Development Agreement (PADA) with Brookfield Residential which details Brookfield’s responsibilities for the Alamar development and reimbursement to the City for their proportionate share of the Rigby Water Company and approved the formation of a Community Facilities District (CFD) for the financing of Alamar’s necessary infrastructure. Lastly, on September 17, 2018, Council approved the Alamar Phase I Preliminary Plat effectively subdividing 138.57 acres of land into 461 single-family residential lots. The subject request is for the Phase 3 Preliminary Plat submitted by Brookfield Residential which subdivides 99.4 acres of land located south of Phase 2 and east of El Mirage Road into 317 single-family lots (Exhibit A).

Existing uses surrounding the property are as follows:

NORTH: Portions of Phases 1 and 2 of the Alamar residential development.

EAST: Eastern property line of the Alamar development and then vacant undeveloped land zoned C-2.

SOUTH: A combination of single-family residential on larger rural lots and agriculture uses. One-quarter mile south is Southern Avenue, which is anticipated to be the future alignment of ADOT's SR30 freeway (subject to final approval by ADOT).

WEST: Vacant undeveloped land reserved for future phases of the Alamar development.

DETAILS OF REQUEST:

The applicant is requesting approval of a Preliminary Plat (Exhibit D) for Phase 3 of the Alamar Planned Area Development. The plat subdivides the 99.4-acre site into 317 single-family residential lots. The Phase 3 Preliminary Plat creates four lot sizes; 45' x 115' (71 lots), 50' x 120' (95 Lots), 60' x 120' (70 Lots), and 70' x 130 (81 lots) ranging from 5,175 sq. ft. to 9,100 sq. ft. The open space tracts total 30.3 acres and include four neighborhood parks. The plat also includes landscaping, open space details, recreational amenities, pedestrian paths, multi-use trails, perimeter walls, and entry signage. The plat dedicates to the City of Avondale required rights-of-way, easements, and tracts.

PUBLIC PARTICIPATION:

Preliminary Plats are not public hearing items, thus, no public notifications are required. However, as is the City's policy, all property owners within 1,000 feet of the project boundaries were notified that the proposed development was in for City review. As of the writing of this report, Staff has not been contacted by any member of the public regarding this request.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

Brookfield Residential has reached a donation agreement with the Littleton Elementary School District. The ultimate elementary school site location has been determined and will be located north of Broadway Road between the Beacon Community Park and the 30-acre regional park. Additionally, there are provisions written into the donation agreement with the school district that will allow residents of Alamar to utilize specific school facilities on an after-hour basis.

ANALYSIS:

The Alamar PAD includes a Land Use Budget that establishes the baseline parameters for the Alamar development with respect to density, lot size, and housing product distribution. The Land Use Budget ensures a variety of land use and densities occur in incremental stages that align with the total overall units allowed by the underlying General Plan land use designations. The Land Use Budget lot sizes will be reviewed by the City during the Preliminary and Final Plat processes for future phases ensuring compliance with the General Plan and the PAD.

The Phase 3 Preliminary Plat request is the third Preliminary Plat submitted in the Southeast Planning Unit of the Alamar Development which is planned for 1,190 residential units. The Preliminary Plat complies with the Alamar PAD, meets the requirements of the City's Subdivision Ordinance, and conforms to the City's recently adopted Single-Family Residential Design Manual.

Landscape, entry monumentation, amenities, and wall plans are also included as part of the Preliminary Plat (Exhibit E). The open space includes a variety of forms, including but not limited to:

- Four Neighborhood Parks – Neighborhood Parks are roughly 0.5 acres and strategically embedded in each grouping of neighborhoods. Each of these parks will provide creative play opportunities with programming specific to each neighborhood's needs including ramadas, picnic shelters, and shade structures. Formative Parks will not include any retention areas.

- The Phase 3 Preliminary Plat establishes early connections to the planned trails network. The second and third phases of the Greenway Trail Link will be constructed with the development. This trails system will eventually connect with the Parkway Trail Link, the East-West Connector Trail, and the Regional Trail Connector.

Alamar Phase 3 development will be accessed by the future Alamar Parkway alignment and the future Chambers Avenue alignment. The developer will be responsible for the dedication and construction of each of the roadways associated with Phase 3. Future right-of-way improvements will be completed as additional phases of development occur. Details of the rights-of-way are as follows:

- Alamar Parkway & Chambers Avenue (Minor Collector – 80 feet of right-of-way for the ultimate width improvements which consist of one travel lane in each direction, center turn lane, curb, gutter, sidewalk, and street lights.
- Neighborhood Entry – 60 feet of right-of-way for the ultimate width improvements which consist of one travel lane in each direction, raised median, curb, gutter, sidewalk, and street lights.
- Local Roadway – 50 feet of right-of-way for the ultimate width improvements which consist of one travel lane in each direction, curb, gutter, sidewalk, and street lights.

Enhanced entry/gateway monumentation and overall project theming will be provided within the community and at each of the entrances. A perimeter wall will be designed to provide for community security, safety, and will be enhanced by the development's landscape plan. The wall designs conform with the representations in the Alamar PAD.

The Alamar will utilize development standards unique to each housing product type and land use zone. The regulations and provisions, as well as, the development standards are contained within the approved Alamar PAD and will take precedence over regulatory standards contained in the Avondale Zoning Ordinance. The primary goal of these standards is to encourage creative and flexible community-oriented neighborhoods, establish architectural design, and incorporate a landscape strategy that reinforces the importance of streetscape design. All future builders will be required to receive approval through the City's Residential Design Review process to confirm that all future housing product conforms to these standards.

Strategic Plan Goals and Objectives:

INITIATIVE: Foster sustainable community development

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

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

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

Conclusion:

Staff recommends approval of this request for the following reasons:

1. The Phase 3 Preliminary Plat is in direct conformance with the General Plan 2030 Land Use for the 1,124-acre Alamar development.
2. The Phase 3 Preliminary Plat is in conformance with the overall Alamar PAD Development Plan and the Land Use Budget for the Southeast Planning Unit.
3. The conditions of approval are reasonable to ensure conformance with the provisions as outlined in the Avondale Zoning Ordinance and all other applicable City codes, ordinances, and policies.

REQUIRED ACTION:

Review this item and determine if the proposed Preliminary Plat is in conformance with the City of Avondale Zoning Ordinance, Subdivision Regulations, Alamar PAD, and Single-Family Residential Design Manual.

RECOMMENDED MOTION:

I move that Planning Commission accept the findings and recommend **APPROVAL** of application PL-18-0323, approval of the Alamar Phase 3 Preliminary Plat, subdividing 99.4 acres of land into 317 single-family residential lots, subject to five (5) conditions of approval.

CONDITIONS OF APPROVAL:

1. Development of Alamar Phase 3 shall conform to the following documents, except as modified by these conditions of approval:
 - a. The Alamar Phase 3 Preliminary Plat date stamped April 1, 2019 and attached as staff report Exhibit D.
 - b. The Alamar Phase 3 Conceptual Landscape, Amenity, and Wall Plan date stamped February 13, 2019 and attached as staff report Exhibit E.
2. In accordance with the approved Alamar Development Agreement, approval of the Preliminary Plat shall be effective for a period of two years from the date of Council approval and may be extended for an additional period of two years upon application by the Developer and written approval of the Director of Development & Engineering Services.
3. Development shall be completed in accordance with the City of Avondale General Engineering Requirements (GER) Manual and the City of Avondale Supplement to the MAG Uniform Standard Specifications and Details.
4. Extinguishment of Groundwater Rights and pledging of those rights to the City's assured water supply account shall be required in accordance with Article 13 of the approved Alamar Pre-Annexation Development Agreement (Resolution No. 3454-518).
5. Approval of this subdivision plat is conditioned upon conformance with the conditions of approval included in the Alamar PAD, Ordinance No. 1651-516, as approved by the Avondale City Council on May 21, 2018.

SUPPORTING DOCUMENTS ATTACHED:

Exhibit A – Aerial Vicinity Map

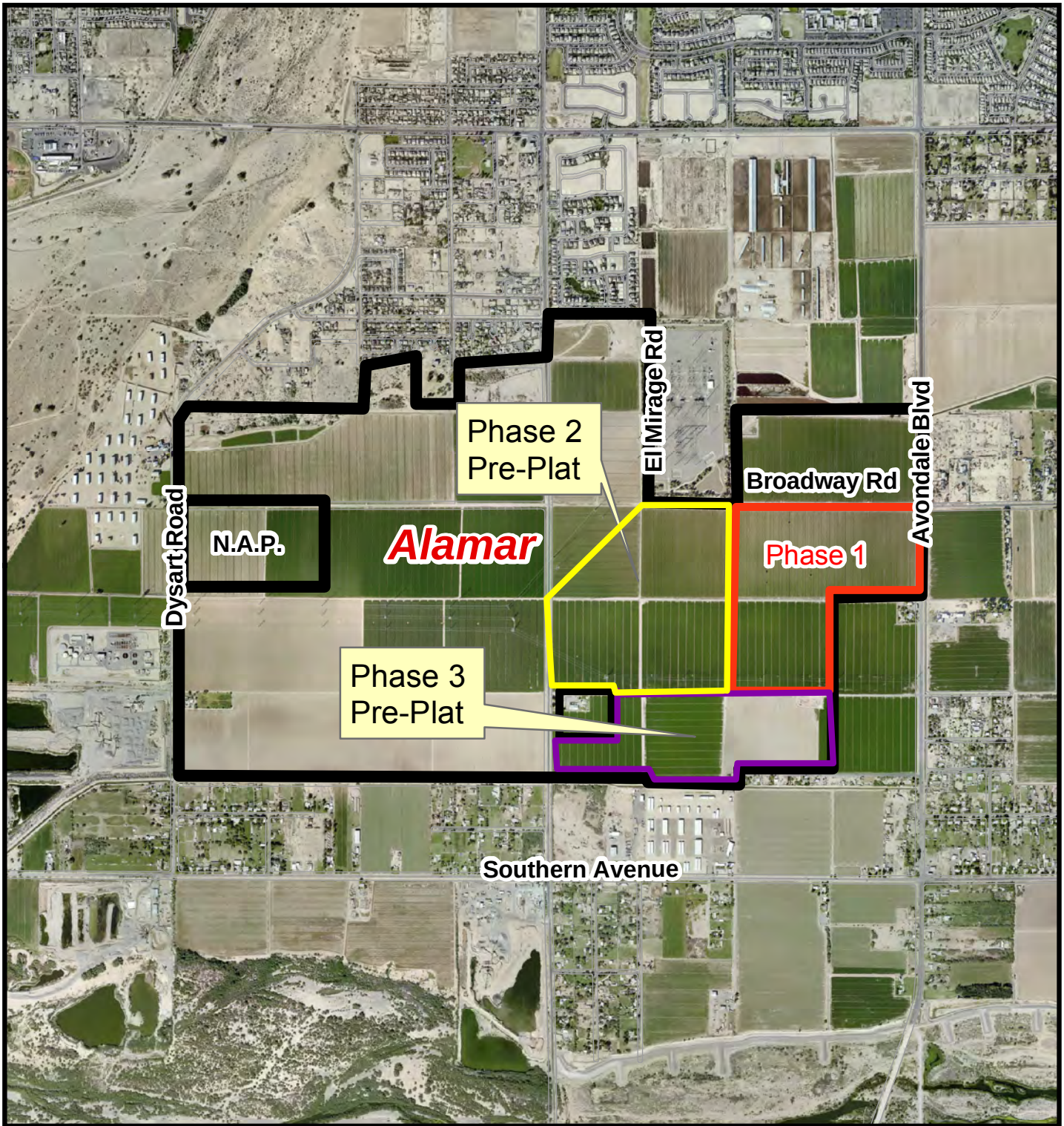
Exhibit B – Aerial Zoning Map

Exhibit C – General Plan Land Use Map

Exhibit D – Alamar Phase 3 Preliminary Plat

Exhibit E – Sampling of Alamar Phase 3 Landscape, Amenity, and Wall Plans

Exhibit F – Ordinance No. 1651-516

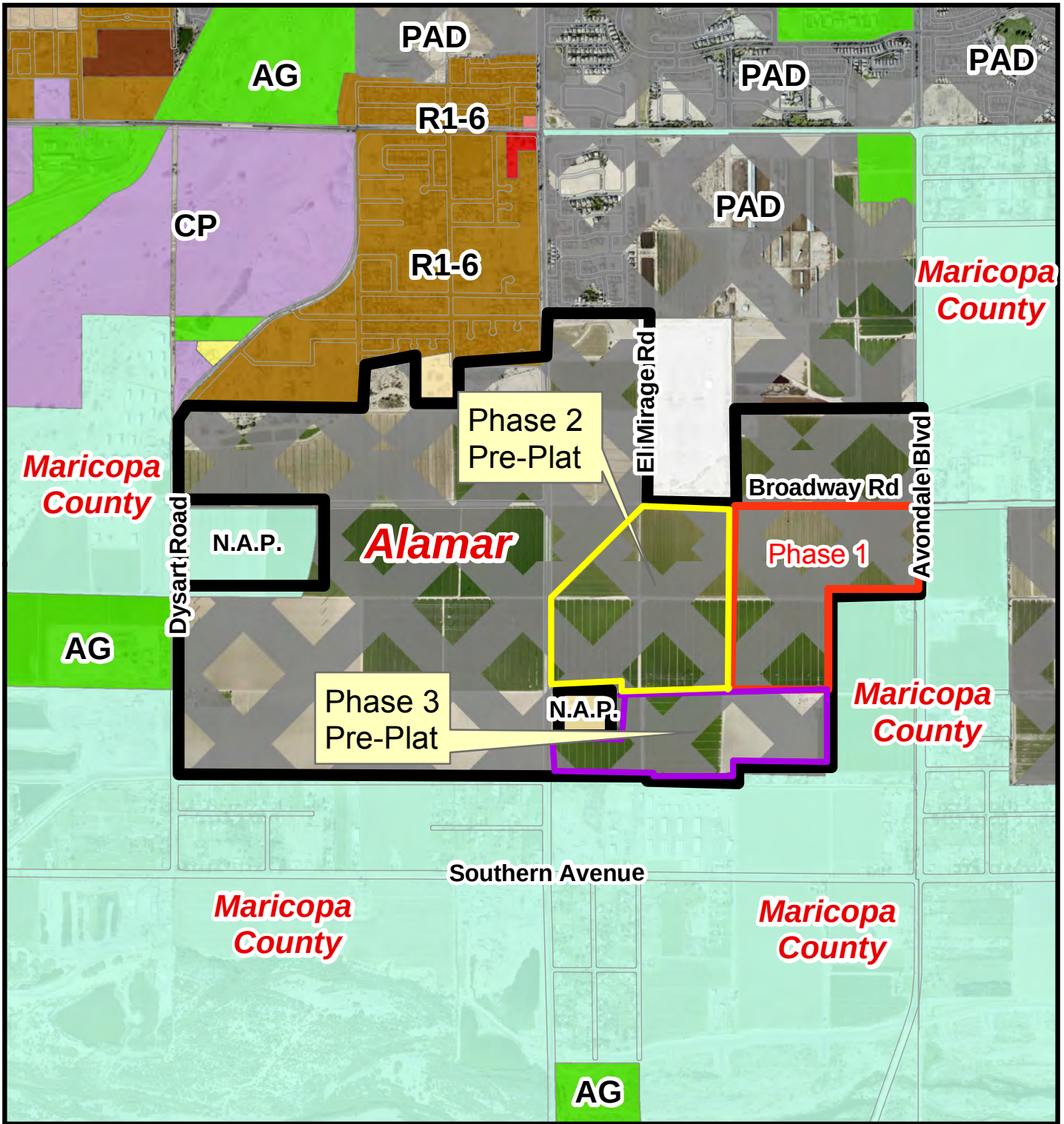


Aerial Vicinity Map



Subject Property



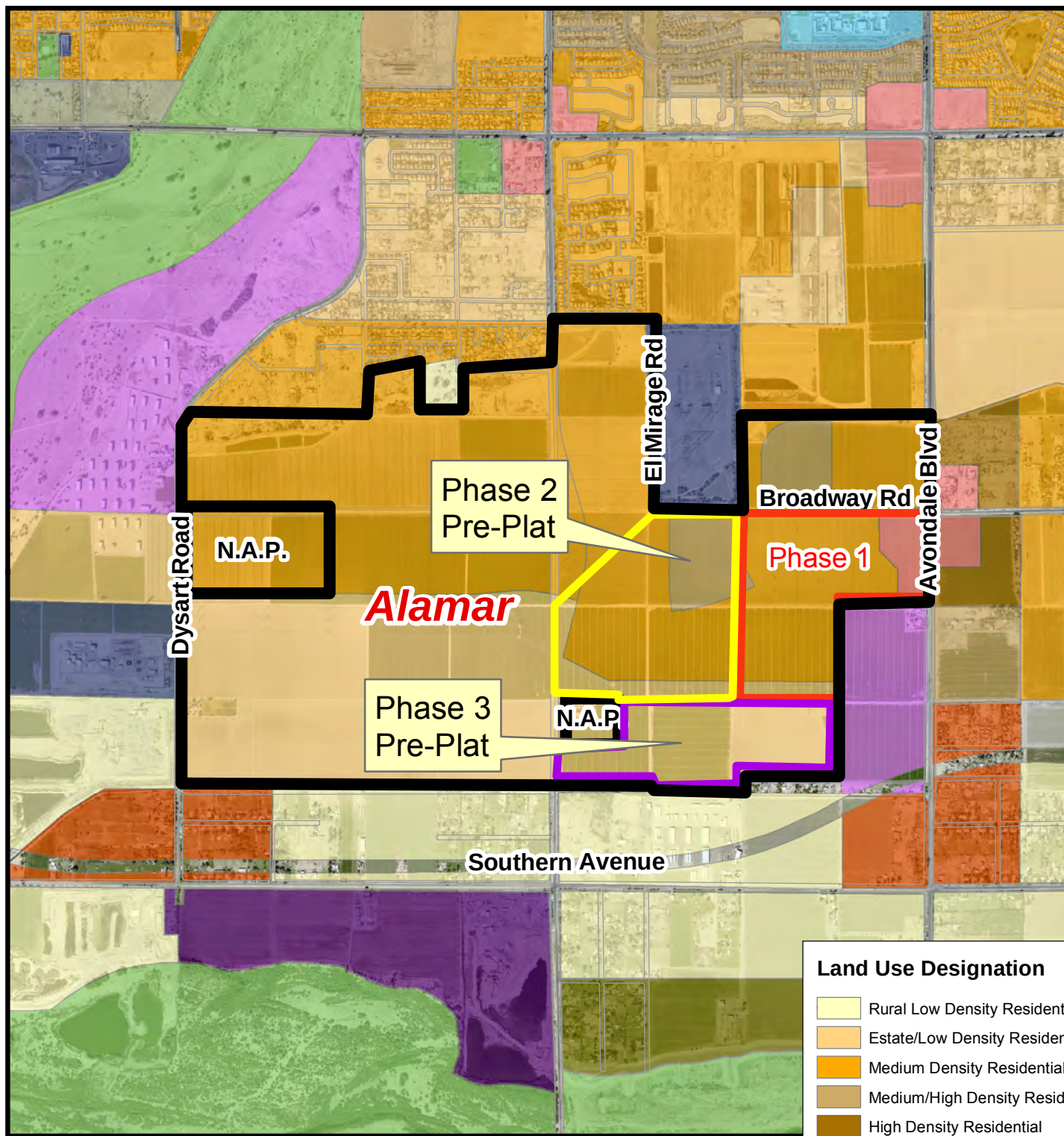


Zoning Map



 Subject Property





Land Use Designation

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

General Plan Land Use Map



Subject Property



LEGAL DESCRIPTION

TRACT RR, ALAMAR-PHASE 1, RECORDED IN BOOK , PAGE , MARICOPA COUNTY RECORDS (M.C.R.), AND A PARCEL OF LAND LYING WITHIN SECTIONS 25 AND 26, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 25, A 3-INCH MARICOPA COUNTY HIGHWAY DEPARTMENT (M.C.H.D.) BRASS CAP IN HANDHOLE, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 25, A 3-INCH MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION, (M.C.D.O.T.), BRASS CAP IN HANDHOLE, BEARS NORTH 00°07'07" EAST (BASIS OF BEARING), A DISTANCE OF 2615.86 FEET;
THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25, NORTH 00°07'07" EAST, A DISTANCE OF 688.13 FEET, TO THE **POINT OF BEGINNING**;
THENCE LEAVING SAID WEST LINE, SOUTH 89°52'53" EAST, A DISTANCE OF 40.00 FEET, TO THE EAST LINE OF THE WEST 40 FEET OF SAID NORTHWEST QUARTER;
THENCE ALONG SAID EAST LINE, SOUTH 00°07'07" WEST, A DISTANCE OF 588.35 FEET, TO THE NORTH LINE OF THE SOUTH 100 FEET OF THE NORTH HALF OF SAID SECTION 25;
THENCE LEAVING SAID EAST LINE, ALONG SAID NORTH LINE, SOUTH 89°34'11" EAST, A DISTANCE OF 2607.07 FEET, TO THE SOUTHWEST CORNER OF SAID TRACT RR;
THENCE LEAVING SAID NORTH LINE, ALONG THE WEST LINE OF SAID TRACT RR, NORTH 00°00'00" WEST, A DISTANCE OF 208.47 FEET, TO THE BEGINNING OF A CURVE;
THENCE NORTHERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 520.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 19°09'56", A DISTANCE OF 173.94 FEET, TO THE CURVES END;
THENCE NORTH 19°09'56" WEST, A DISTANCE OF 151.76 FEET, TO THE NORTHWEST CORNER OF SAID TRACT RR;
THENCE LEAVING SAID WEST LINE, ALONG THE NORTH LINE OF SAID TRACT RR, NORTH 70°50'04" EAST, A DISTANCE OF 80.00 FEET, TO THE NORTHEAST CORNER OF SAID TRACT RR;
THENCE LEAVING SAID NORTH LINE, ALONG THE EAST LINE OF SAID TRACT RR, SOUTH 19°09'56" EAST, A DISTANCE OF 151.76 FEET, TO THE BEGINNING OF A CURVE;
THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 19°09'56", A DISTANCE OF 200.70 FEET, TO THE CURVES END;
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 209.07 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT RR AND SAID NORTH LINE OF THE SOUTH 100 FEET OF THE NORTH HALF OF SECTION 25;
THENCE LEAVING SAID EAST LINE, ALONG SAID NORTH LINE, SOUTH 89°34'11" EAST, A DISTANCE OF 1191.50 FEET, TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25;
THENCE LEAVING SAID NORTH LINE, ALONG SAID EAST LINE, SOUTH 00°05'32" WEST, A DISTANCE OF 100.00 FEET, TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;
THENCE LEAVING SAID EAST LINE, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25, SOUTH 00°05'36" WEST, A DISTANCE OF 1146.52 FEET, TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF SAID NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER;
THENCE LEAVING SAID EAST LINE, ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, NORTH 89°32'04" WEST, A DISTANCE OF 1306.23 FEET, TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25;
THENCE LEAVING SAID NORTH LINE, ALONG SAID EAST LINE, SOUTH 00°05'54" WEST, A DISTANCE OF 163.67 FEET, TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER;
THENCE LEAVING SAID EAST LINE, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25, NORTH 89°32'03" WEST, A DISTANCE OF 1768.47 FEET, TO THE WEST LINE OF THE EAST 28 RODS OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;
THENCE LEAVING SAID SOUTH LINE, ALONG SAID WEST LINE, NORTH 00°06'27" EAST, A DISTANCE OF 66.00 FEET, TO THE NORTH LINE OF THE SOUTH 66 FEET OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;
THENCE LEAVING SAID WEST LINE, ALONG SAID NORTH LINE, NORTH 89°32'03" WEST, A DISTANCE OF 844.44 FEET, TO THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;
THENCE LEAVING SAID NORTH LINE, ALONG THE NORTH LINE OF THE SOUTH 66 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26, NORTH 89°51'06" WEST, A DISTANCE OF 40.00 FEET, TO THE WEST LINE OF THE EAST 40 FEET OF SAID SOUTHEAST QUARTER;
THENCE LEAVING SAID NORTH LINE, ALONG SAID WEST LINE, NORTH 00°07'00" EAST, A DISTANCE OF 448.60 FEET;
THENCE LEAVING SAID WEST LINE, NORTH 44°43'36" WEST, A DISTANCE OF 42.54 FEET, TO THE WEST LINE OF THE EAST 70.00 FEET OF SAID SOUTHEAST QUARTER;
THENCE ALONG SAID WEST LINE, NORTH 00°07'00" EAST, A DISTANCE OF 80.00 FEET;
THENCE LEAVING SAID WEST LINE, NORTH 45°16'24" EAST, A DISTANCE OF 42.31 FEET, TO SAID WEST LINE OF THE EAST 40 FEET OF THE SOUTHEAST QUARTER;
THENCE ALONG SAID WEST LINE, NORTH 00°07'00" EAST, A DISTANCE OF 653.14 FEET, TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26;
THENCE LEAVING SAID WEST LINE, ALONG THE WEST LINE OF THE EAST 40 FEET OF SAID NORTHEAST QUARTER, NORTH 00°07'07" EAST, A DISTANCE OF 688.13 FEET;
THENCE LEAVING SAID WEST LINE, SOUTH 89°52'53" EAST, A DISTANCE OF 40.00 FEET, TO THE **POINT OF BEGINNING**.

EXCEPT THE FOLLOWING PROPERTY DESCRIBED IN DOCUMENT 2017-0704314, MARICOPA COUNTY RECORDS (M.C.R.):

THE WESTERLY 840.07 FEET OF THE NORTHERLY 668.35 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA:

EXCEPT THE NORTHERLY 40.00 FEET AND THE WESTERLY 55.00 FEET

ALSO EXCEPT THE FOLLOWING PROPERTY DESCRIBED IN DOCUMENT 2017-0799341, MARICOPA COUNTY RECORDS (M.C.R.):

THE WESTERLY 15.00 FEET AND NORTHERLY 40.0 FEET OF EASTERLY 800.07 FEET OF WESTERLY 840.07 FEET OF NORTHERLY 668.35 FEET OF NORTHWEST QUARTER SOUTHWEST QUARTER SECTION 25, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA:

CONTAINING 4,865,106 SQUARE FEET OR 111.6875 ACRES, MORE OR LESS.

SUBJECT TO EXISTING RIGHTS-OF-WAY AND EASEMENTS.

THIS PARCEL DESCRIPTION IS BASED ON CLIENT PROVIDED INFORMATION AND IS LOCATED WITHIN AN AREA SURVEYED BY WOOD, PATEL & ASSOCIATES, INC. DURING THE MONTH OF APRIL, 2018. ANY MONUMENTATION NOTED IN THIS PARCEL DESCRIPTION IS WITHIN ACCEPTABLE TOLERANCE (AS DEFINED IN ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS DATED 02/14/2002) OF SAID POSITIONS BASED ON SAID SURVEY.

PRELIMINARY PLAT
ALAMAR - PHASE 3
A REPLAT OF TRACT RR OF THE FINAL PLAT OF ALAMAR PHASE 1
AND A PROPOSED SUBDIVISION OF A PORTION OF SECTIONS 25 AND 26
TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

LEGEND

	BNDRY	PROJECT BOUNDARY
	C/L	CENTER LINE
	S/L	SECTION LINE
	R/W	RIGHT OF WAY
		EASEMENT LINE
		PROPOSED CONTOUR w/ ELEVATION
		EXISTING CONTOUR w/ ELEVATION
	S.V.T.	SIGHT VISIBILITY TRIANGLE
	P.U.E.	PUBLIC UTILITY EASEMENT
	A.E.	ACCESS EASEMENT
	I.E.	IRRIGATION EASEMENT
	W.E.	WATER EASEMENT
	E.E.	ELECTRICAL EASEMENT
	V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT
	W.P.E.	WATER PIPE EASEMENT
	S.E.	SEWER EASEMENT
	T.D.E.	TEMPORARY DRAINAGE EASEMENT
	S.W.E.	SIDEWALK EASEMENT
	F.S.L.	FRONT SETBACK LINE
	R.S.L.	REAR SETBACK LINE
	S.S.L.	SIDE SETBACK LINE
	B.P.	BOLLARD PROTECTION
	R/W	RIGHT-OF-WAY
	FF	FINISHED FLOOR ELEVATION
	PAD	PAD ELEVATION
	B.C.H.H.	BRASS CAP IN HANDHOLE
	F.M.	FORCE MAIN

	SURVEY MONUMENT
	FLOW ARROW
	GRADE BREAK
	EXISTING OVERHEAD UTILITY
	EXISTING SEWER MANHOLE
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	WATER VALVE
	PROPOSED SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SCUPPER WITH RIPRAP
	CATCH BASIN
	STORM DRAIN PIPE

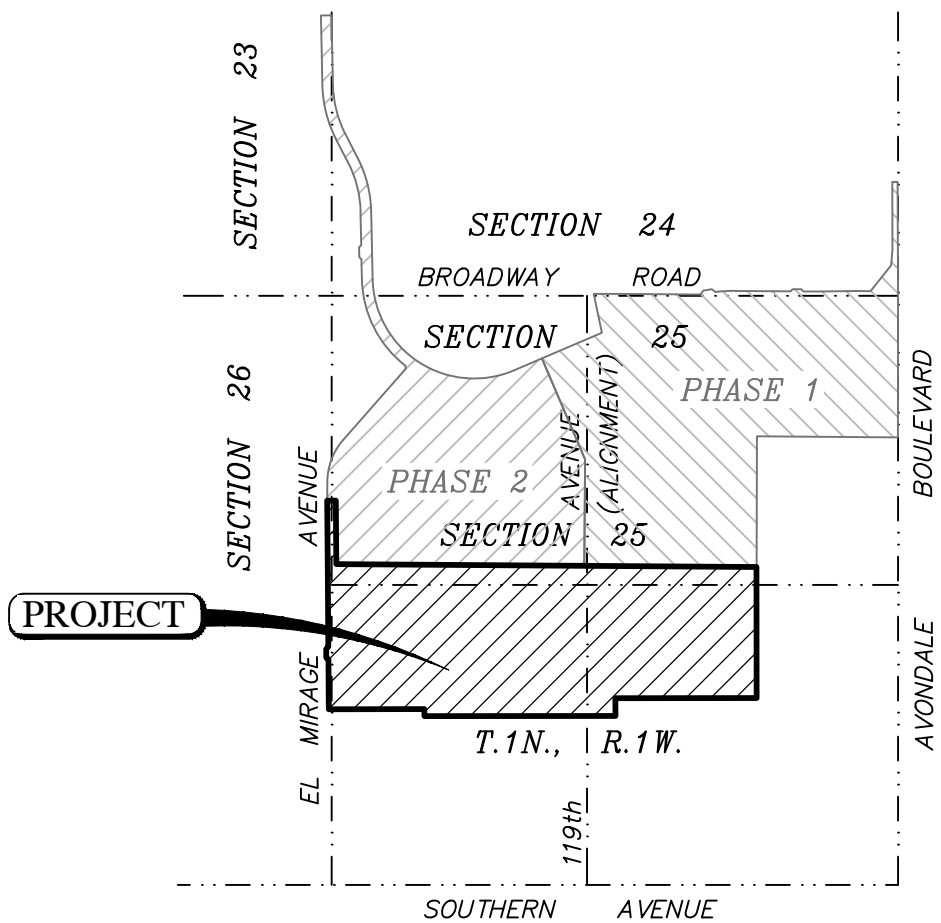
SITE SUMMARY

	ACRES	SQ. FT.
GROSS AREA	111.7	4865106
NET AREA	100.7	4388294
ARTERIAL R/W	3.5	154396
COLLECTOR R/W	7.4	322416
OPEN SPACE	30.3	1321255

NOTE

ALAMAR PHASE 3 WILL BE SUBJECT TO A MAINTENANCE IMPROVEMENT DISTRICT (MID).

LOT MIX	PHASE 1	PHASE 2	PHASE 3	TOTAL	%	PAD (MIN.-MAX.)
45'x115'	157	172	71	400	36%	20-35%
50'x120'	155	99	95	349	31%	25-40%
60'x120'	85	75	70	230	21%	20-40%
70'x130'	64	0	81	145	13%	10-20%
TOTAL	461	346	317	1124	100%	



VICINITY MAP

N.T.S.



OWNER

EMPIRE WEST TITLE AGENCY, LLC
3131 EAST CAMELBACK ROAD, SUITE 115
PHOENIX, ARIZONA 85016
PHONE: (602) 222-1116
CONTACT: JULIE HERMAN

DEVELOPER

BROOKFIELD RESIDENTIAL (ARIZONA)
14646 N. KIERLAND BOULEVARD, SUITE 165
SCOTTSDALE, ARIZONA 85254
PHONE: (602) 903-7509
CONTACT: ROGER THEIS

BENCHMARK

NATIONAL GEODETIC SURVEY CONTROL POINT H 395, PID DV0444, LOCATED AT THE NORTHWEST CORNER OF EL MIRAGE ROAD AND BROADWAY ROAD, HAVING AN ELEVATION OF 939.03', NAVD 88 DATUM.

BASIS OF BEARING

GEODETIC "NORTH" BASED ON: MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT) GEODETIC DENSIFICATION AND CADASTRAL SURVEY (GDACS) WEBSITE WWW.MCDOT.MARICOPA.GOV , UNDER THE SURVEY INFORMATION LINK ON MARCH 1, 2017.

PROJECTION: CENTRAL ZONE, NAD 83, (EPOCH 2010)
DATUM: GRS-80
UNITS: INTERNATIONAL FEET
GEOID MODEL: GEOID 2012A

NATIONAL GEODETIC SURVEY CONTROL POINT: H 395
PID: DV0444
LATITUDE: 33°24'22.55252"N
LONGITUDE: 112°19'25.08998"W
ELLIPSOID HEIGHT: 255.899 (METERS)
DESCRIPTION: BRASS DISK IN CONCRETE SLEEVE

MODIFIED TO GROUND AT (GRID) N: 875587.531, E: 575808.124,
USING A SCALE FACTOR OF 1.0001224277.

HORIZONTAL ADJUSTMENT: NONE
HORIZONTAL ROTATION: NONE

PROJECT DESCRIPTION

ALAMAR PHASE 3 CONSISTS OF 317 SINGLE FAMILY DETACHED RESIDENTIAL LOTS WITH FOUR NEIGHBORHOOD PARKS, OPEN SPACES AND RETENTION BASINS. THE EXISTING ZONING PLANNED AREA DEVELOPMENT (PAD) IN CITY OF AVONDALE.

CIVIL SHEET INDEX

- 1 - COVER
- 2 - INDEX MAP
- 3 - TABLES
- 4-5 - DETAILS AND SECTIONS
- 6-14 - PRELIMINARY PLAT

TOTAL SHEETS - 14

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PRELIMINARY PLAT

ALAMAR - PHASE 3
AVONDALE, ARIZONA

COVER SHEET

DATE				
DESCRIPTION				



SCALE (HORIZ.)	N/A
SCALE (VERT.)	N/A
DATE	3/18/2019
JOB NUMBER	174612.06
SHEET	

LOT AREA TABLE

Lot Number	Square Feet	Acres	Typical Size	Residential Zoning Type
1	9310.9	0.214	70x130	LDR
2	9346.4	0.215	70x130	LDR
3	9373.2	0.215	70x130	LDR
4	9400.0	0.216	70x130	LDR
5	9370.8	0.215	70x130	LDR
6	15108.2	0.347	70x130	LDR
7	14698.4	0.337	70x130	LDR
8	9339.9	0.214	70x130	LDR
9	9404.5	0.216	70x130	LDR
10	9404.5	0.216	70x130	LDR
11	9404.5	0.216	70x130	LDR
12	9404.5	0.216	70x130	LDR
13	9404.5	0.216	70x130	LDR
14	9404.5	0.216	70x130	LDR
15	9404.5	0.216	70x130	LDR
16	9404.5	0.216	70x130	LDR
17	9404.5	0.216	70x130	LDR
18	9404.5	0.216	70x130	LDR
19	9404.5	0.216	70x130	LDR
20	9404.5	0.216	70x130	LDR
21	9404.5	0.216	70x130	LDR
22	9404.5	0.216	70x130	LDR
23	9404.5	0.216	70x130	LDR
24	9404.5	0.216	70x130	LDR
25	9404.5	0.216	70x130	LDR
26	9404.5	0.216	70x130	LDR
27	11551.5	0.265	70x130	LDR
28	14951.4	0.343	70x130	LDR
29	11548.2	0.265	70x130	LDR
30	9501.8	0.218	70x130	LDR
31	12782.1	0.293	70x130	LDR
32	15070.5	0.346	70x130	LDR
33	10118.7	0.232	70x130	LDR
34	9380.0	0.215	70x130	LDR
35	9100.0	0.209	70x130	LDR
36	9100.0	0.209	70x130	LDR
37	9100.0	0.209	70x130	LDR
38	9100.0	0.209	70x130	LDR
39	9450.0	0.217	70x130	LDR
40	9450.0	0.217	70x130	LDR
41	9450.0	0.217	70x130	LDR
42	9450.0	0.217	70x130	LDR
43	9100.0	0.209	70x130	LDR
44	9100.0	0.209	70x130	LDR
45	9100.0	0.209	70x130	LDR
46	9100.0	0.209	70x130	LDR
47	9100.0	0.209	70x130	LDR
48	9100.0	0.209	70x130	LDR
49	9100.0	0.209	70x130	LDR
50	9050.0	0.208	70x130	LDR
51	9100.0	0.209	70x130	LDR
52	9100.0	0.209	70x130	LDR
53	9100.0	0.209	70x130	LDR
54	9100.0	0.209	70x130	LDR
55	9100.0	0.209	70x130	LDR
56	9050.0	0.208	70x130	LDR
57	9050.0	0.208	70x130	LDR
58	9100.0	0.209	70x130	LDR
59	9100.0	0.209	70x130	LDR
60	9100.0	0.209	70x130	LDR
61	9100.0	0.209	70x130	LDR
62	9100.0	0.209	70x130	LDR
63	9100.0	0.209	70x130	LDR
64	9100.0	0.209	70x130	LDR
65	9100.0	0.209	70x130	LDR
66	9100.0	0.209	70x130	LDR
67	9100.0	0.209	70x130	LDR
68	9100.0	0.209	70x130	LDR
69	9100.0	0.209	70x130	LDR
70	9100.0	0.209	70x130	LDR
71	9100.0	0.209	70x130	LDR
72	9100.0	0.209	70x130	LDR
73	9100.0	0.209	70x130	LDR
74	9050.0	0.208	70x130	LDR
75	9050.0	0.208	70x130	LDR
76	9100.0	0.209	70x130	LDR
77	9100.0	0.209	70x130	LDR
79	9100.0	0.209	70x130	LDR
80	9100.0	0.209	70x130	LDR

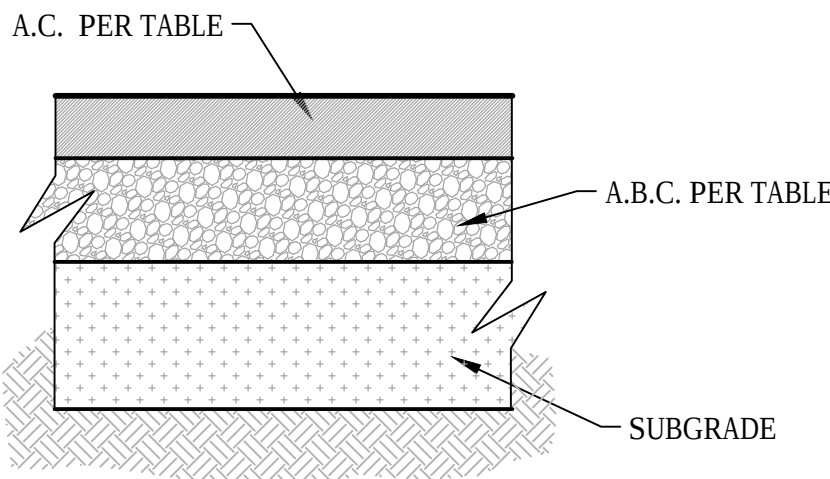
Lot Number	Square Feet	Acres	Typical Size	Residential Zoning Type
81	9050.0	0.208	70x130	LDR
82	5422.0	0.124	45x115	MHDR
83	5437.0	0.125	45x115	MHDR
84	5451.1	0.125	45x115	MHDR
85	5466.3	0.125	45x115	MHDR
86	5481.5	0.126	45x115	MHDR
87	5492.0	0.127	45x115	MHDR
88	5529.0	0.127	45x115	MHDR
89	7366.0	0.169	45x115	MHDR
90	9939.0	0.228	45x115	MHDR
91	9507.0	0.218	45x115	MHDR
92	5562.0	0.128	45x115	MHDR
93	5625.0	0.129	45x115	MHDR
94	5625.0	0.129	45x115	MHDR
95	5625.0	0.129	45x115	MHDR
96	5625.0	0.129	45x115	MHDR
97	5625.0	0.129	45x115	MHDR
98	5625.0	0.129	45x115	MHDR
99	5625.0	0.129	45x115	MHDR
100	5625.0	0.129	45x115	MHDR
101	5625.0	0.129	45x115	MHDR
102	5625.0	0.129	45x115	MHDR
103	5625.0	0.129	45x115	MHDR
104	5625.0	0.129	45x115	MHDR
105	5625.0	0.129	45x115	MHDR
106	5625.0	0.129	45x115	MHDR
107	5622.8	0.129	45x115	MHDR
108	6724.0	0.154	45x115	MHDR
109	9884.0	0.227	45x115	MHDR
110	10419.0	0.239	45x115	MHDR
111	5418.0	0.124	45x115	MHDR
112	5527.9	0.127	45x115	MHDR
113	5539.8	0.127	45x115	MHDR
114	5551.7	0.127	45x115	MHDR
115	5563.6	0.128	45x115	MHDR
116	5575.5	0.128	45x115	MHDR
117	5587.4	0.128	45x115	MHDR
118	5599.3	0.129	45x115	MHDR
119	5611.2	0.129	45x115	MHDR
120	5623.1	0.129	45x115	MHDR
121	5125.0	0.118	45x115	MHDR
122	5175.0	0.119	45x115	MHDR
123	5175.0	0.119	45x115	MHDR
124	5175.0	0.119	45x115	MHDR
125	5175.0	0.119	45x115	MHDR
126	5175.0	0.119	45x115	MHDR
127	5175.0	0.119	45x115	MHDR
128	5175.0	0.119	45x115	MHDR
129	5175.0	0.119	45x115	MHDR
130	5175.0	0.119	45x115	MHDR
131	5175.0	0.119	45x115	MHDR
132	5175.0	0.119	45x115	MHDR
133	5175.0	0.119	45x115	MHDR
134	5175.0	0.119	45x115	MHDR
135	5175.0	0.119	45x115	MHDR
136	5175.0	0.119	45x115	MHDR
137	5175.0	0.119	45x115	MHDR
138	5175.0	0.119	45x115	MHDR
139	5175.0	0.119	45x115	MHDR
140	5175.0	0.119	45x115	MHDR
141	5175.0	0.119	45x115	MHDR
142	5175.0	0.119	45x115	MHDR
143	5175.0	0.119	45x115	MHDR
144	5175.0	0.119	45x115	MHDR
145	5175.0	0.119	45x115	MHDR
146	5175.0	0.119	45x115	MHDR
147	5175.0	0.119	45x115	MHDR
148	5175.0	0.119	45x115	MHDR
149	5175.0	0.119	45x115	MHDR
150	5175.0	0.119	45x115	MHDR
151	5175.0	0.119	45x115	MHDR
152	5125.0	0.118	45x115	MHDR
153	7150.0	0.164	50x120	MDR
154	6000.0	0.138	50x120	MDR
155	6000.0	0.138	50x120	MDR
156	6000.0	0.138	50x120	MDR
157	6000.0	0.138	50x120	MDR
159	6000.0	0.138	50x120	MDR
160	6000.0	0.138	50x120	MDR

Lot Number	Square Feet	Acres	Typical Size	Residential Zoning Type
161	6000.0	0.138	50x120	MDR
162	6000.0	0.138	50x120	MDR
163	6000.0	0.138	50x120	MDR
164	6000.0	0.138	50x120	MDR
165	6000.0	0.138	50x120	MDR
166	6000.0	0.138	50x120	MDR
167	7150.0	0.164	50x120	MDR
168	7150.0	0.164	50x120	MDR
169	6000.0	0.138	50x120	MDR
170	6000.0	0.138	50x120	MDR
171	6000.0	0.138	50x120	MDR
172	6000.0	0.138	50x120	MDR
173	6000.0	0.138	50x120	MDR
174	6000.0	0.138	50x120	MDR
175	6000.0	0.138	50x120	MDR
176	6000.0	0.138	50x120	MDR
177	6000.0	0.138	50x120	MDR
178	6000.0	0.138	50x120	MDR
179	6000.0	0.138	50x120	MDR
180	6000.0	0.138	50x120	MDR
181	6000.0	0.138	50x120	MDR
182	7150.0	0.164	50x120	MDR
183	7150.0	0.164	50x120	MDR
184	6000.0	0.138	50x120	MDR
185	6000.0	0.138	50x120	MDR
186	6000.0	0.138	50x120	MDR
187	6000.0	0.138	50x120	MDR
188	6000.0	0.138	50x120	MDR
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190	6000.0	0.138	50x120	MDR
191	6000.0	0.138	50x120	MDR
192	6000.0	0.138	50x120	MDR
193	6000.0	0.138	50x120	MDR
194	6000.0	0.138	50x120	MDR
195	6000.0	0.138	50x120	MDR
196	6000.0	0.138	50x120	MDR
197	7150.0	0.164	50x120	MDR
198	6306.0	0.146	50x120	MDR
199	6321.0	0.166	50x120	MDR
200	7224.0	0.166	50x120	MDR
201	10665.0	0.245	50x120	MDR
202	10292.0	0.236	50x120	MDR
203	5920.0	0.136	50x120	MDR
204	6000.0	0.138	50x120	MDR
205	6000.0	0.138	50x120	MDR
206	6000.0	0.138	50x120	MDR
207	6000.0	0.138	50x120	MDR
208	6000.0	0.138	50x120	MDR
209	6000.0	0.138	50x120	MDR
210	6000.0	0.138	50x120	MDR
211	6000.0	0.138	50x120	MDR
212	6000.0	0.142	50x120	MDR
213	6185.6	0.138	50x120	MDR
214	6000.0	0.138	50x120	MDR
215	6000.0	0.138	50x120	MDR
216	6000.0	0.138	50x120	MDR
217	6000.0	0.138	50x120	MDR
218	6000.0	0.138	50x120	MDR
219	6000.0	0.138	50x120	MDR
220	6000.0	0.138	50x120	MDR
221	6000.0	0.138	50x120	MDR
222	6000.0	0.138	50x120	MDR
223	6000.0	0.138	50x120	MDR
224	6000.0	0.138	50x120	MDR
225	6000.0	0.138	50x120	MDR
226	6000.0	0.138	50x120	MDR
227	6200.0	0.138	50x120	MDR
228	6319.0	0.145	50x120	MDR
229	8355.0	0.192	50x120	MDR
230	10498.0	0.241	50x120	MDR
231	8539.0	0.196	50x120	MDR
232	6194.0	0.142	50x120	MDR
233	6010.0	0.138	50x120	MDR
234	6009.5	0.138	50x120	MDR
235	6009.5	0.138	50x120	MDR
236	6009.5	0.138	50x120	MDR
237	5960.0	0.138	50x120	MDR
239	6005.3	0.138	50x120	MDR
240	5998.0	0.138	50x120	MDR

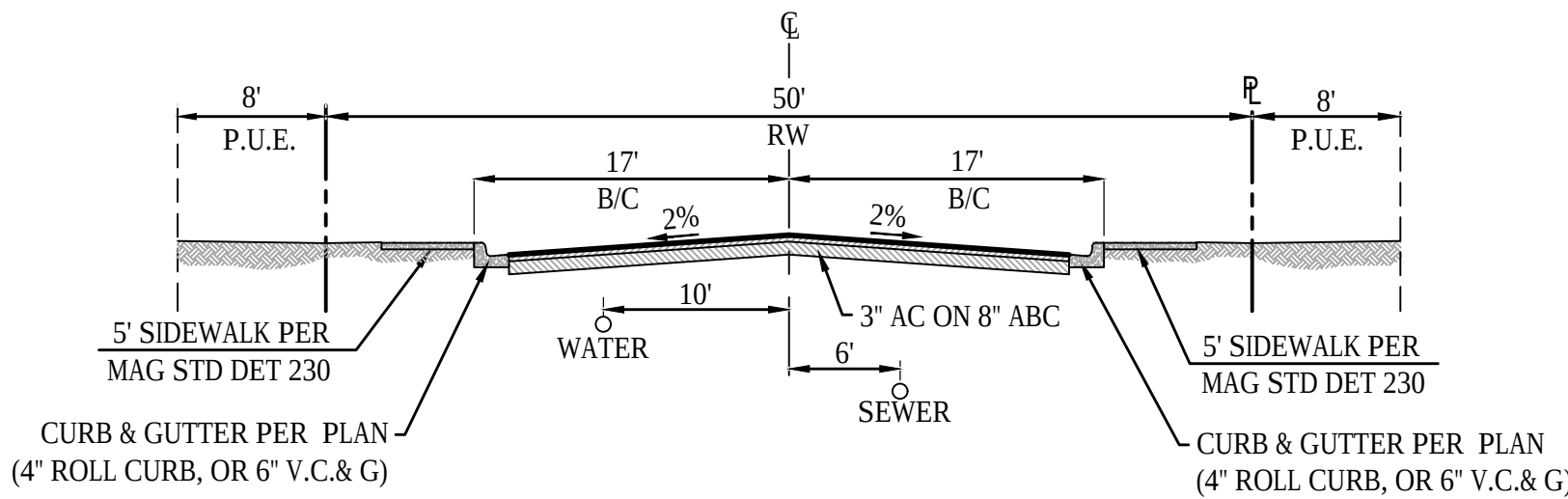
ROADWAY SECTION TABLES

PROPOSED ROADWAY SECTION			
STREET	AC THK	ABC THK	SUB-BASE*
LOCAL / NEIGHBORHOOD ENTRY	3"	8"	12"
MINOR ARTERIAL (BROADWAY RD)	5"	14"	12"
MINOR COLLECTOR (EL MIRAGE RD)	3.5 "	10"	12"

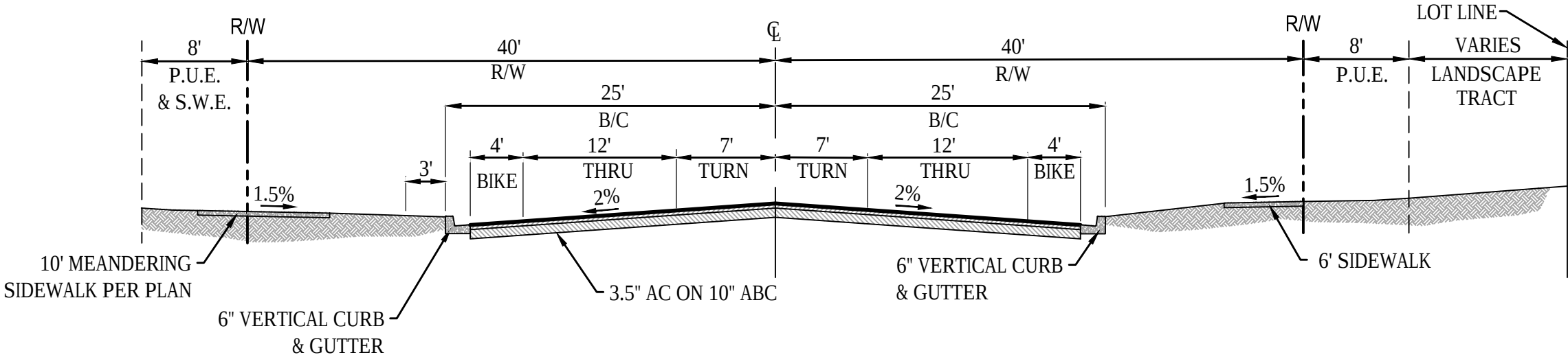
NOTE:
ROADWAY SECTION PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
*SUB-BASE TO BE MOISTURE CONDITIONED AND MIN. 95% COMPACTED



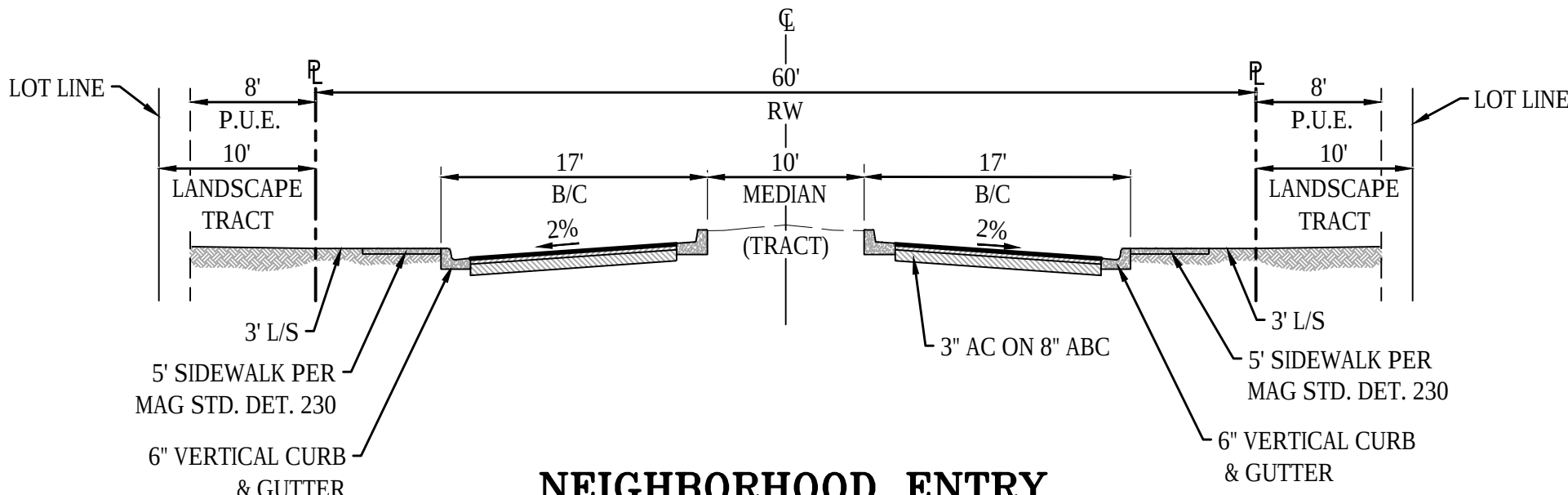
ROADWAY PAVEMENT SECTION
N.T.S.



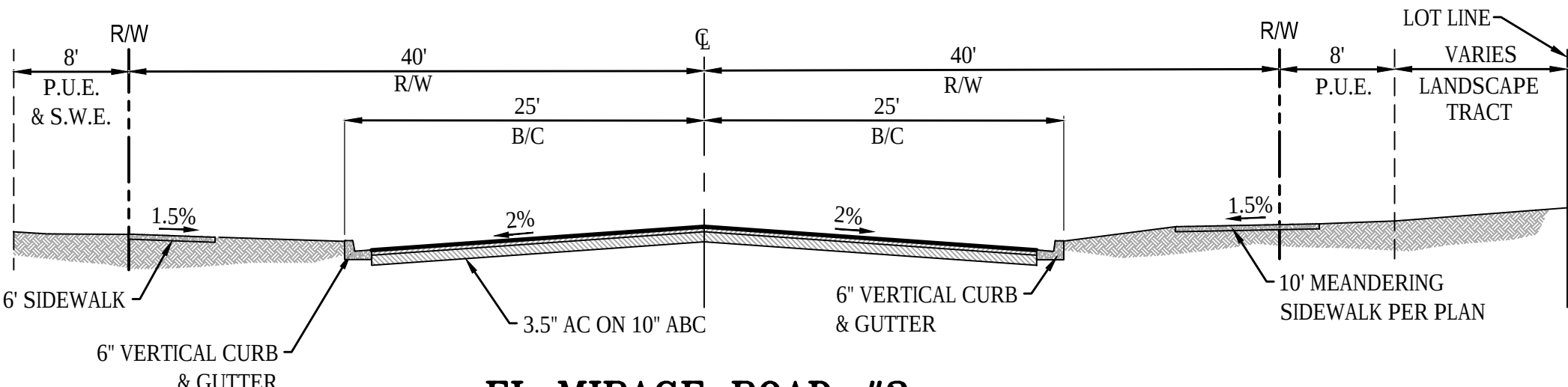
TYPICAL LOCAL ROADWAY
LOOKING EAST AND SOUTH
N.T.S.



EL MIRAGE ROAD #2.
ALAMAR PARKWAY, & CHAMBERS AVENUE
(MINOR COLLECTOR)
LOOKING NORTH & EAST
N.T.S.



NEIGHBORHOOD ENTRY
(122nd AVE, 119th DR, 121st DR, & GROVE ST)
N.T.S.



EL MIRAGE ROAD #2.
ALAMAR PARKWAY, & ALAMAR PARKWAY
(MINOR COLLECTOR)
LOOKING NORTH & EAST
N.T.S.

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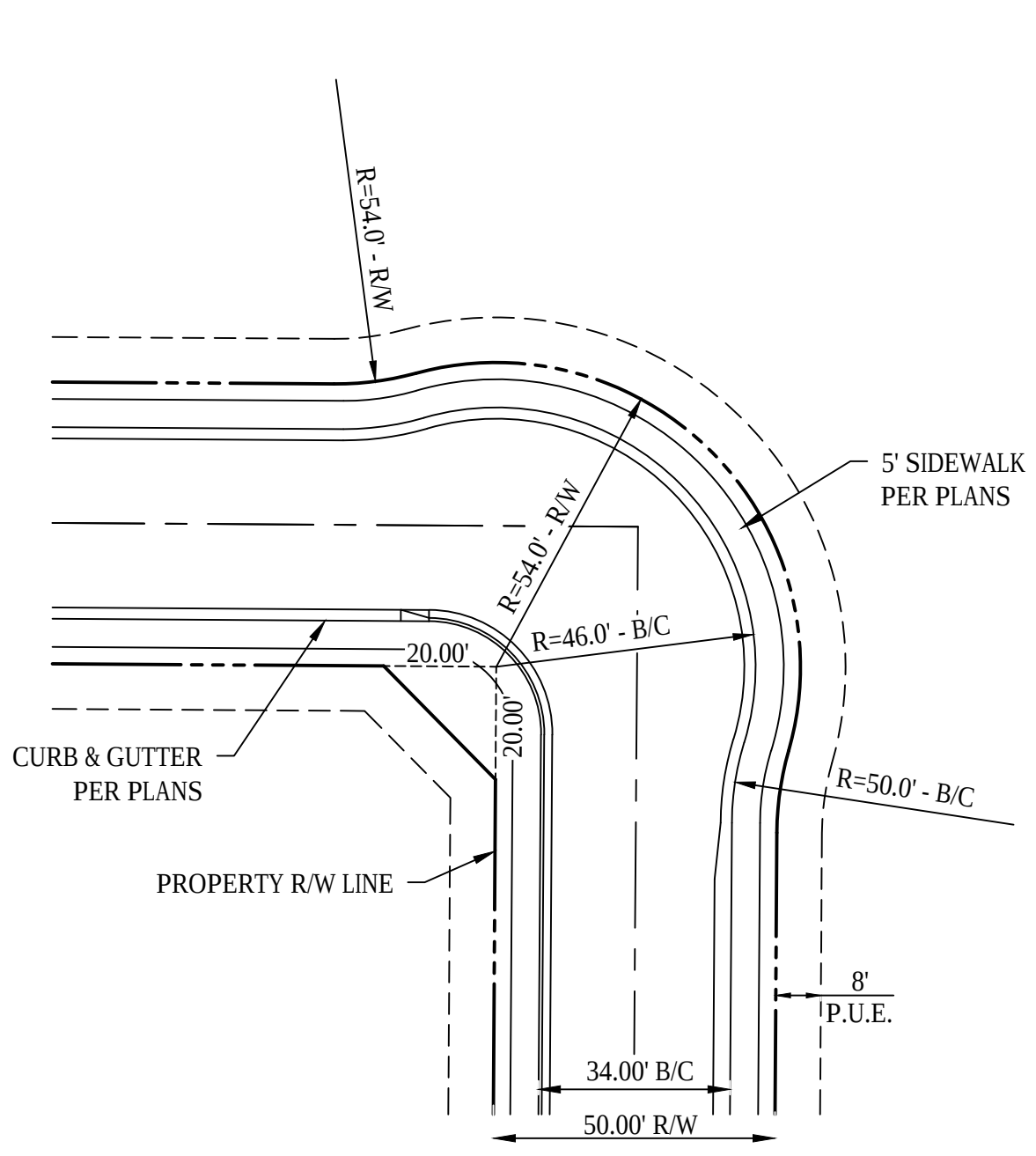


PRELIMINARY PLAT
ALAMAR - PHASE 3
AVONDALE, ARIZONA
DETAIL SHEET

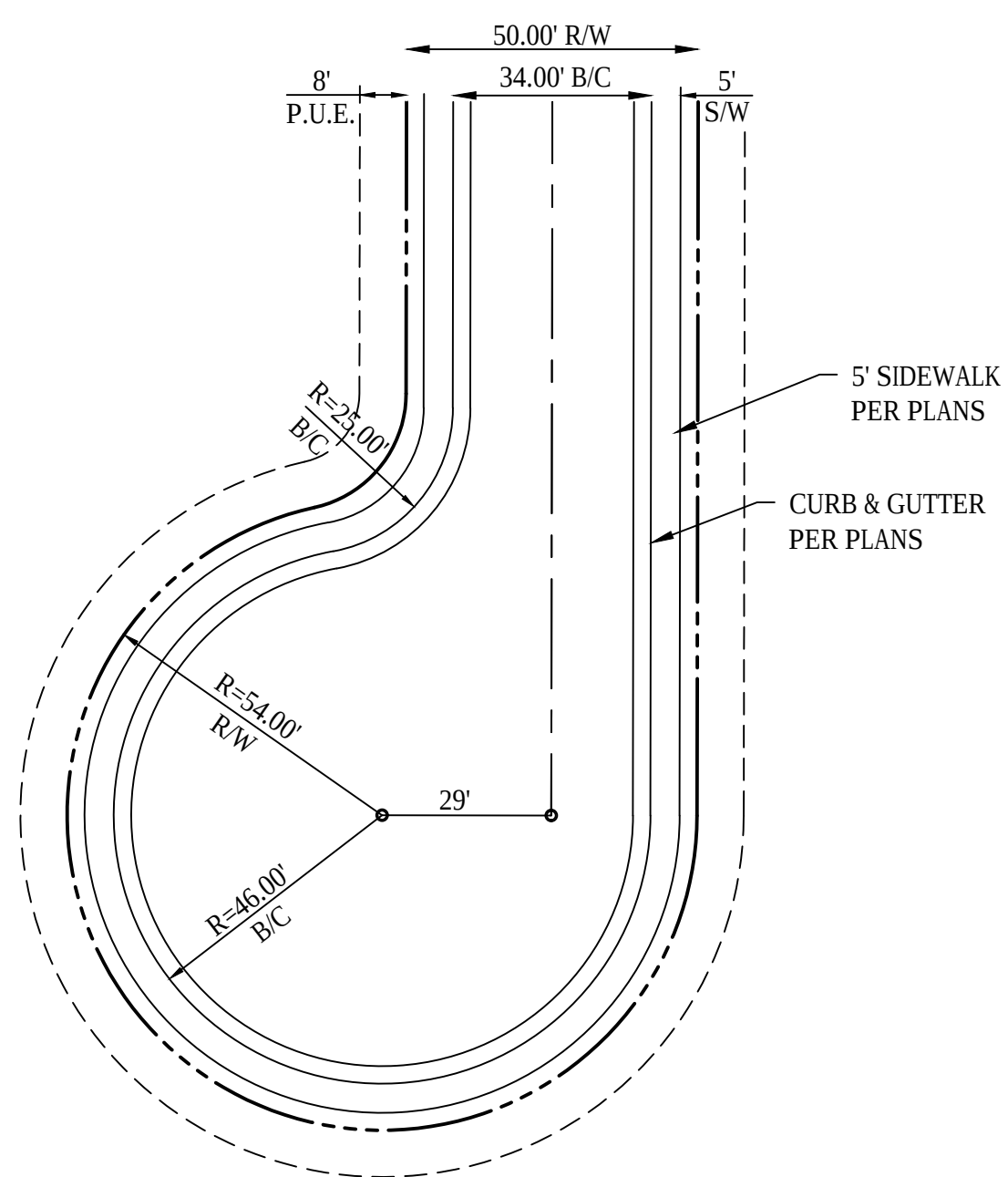
DATE				
DESCRIPTION				



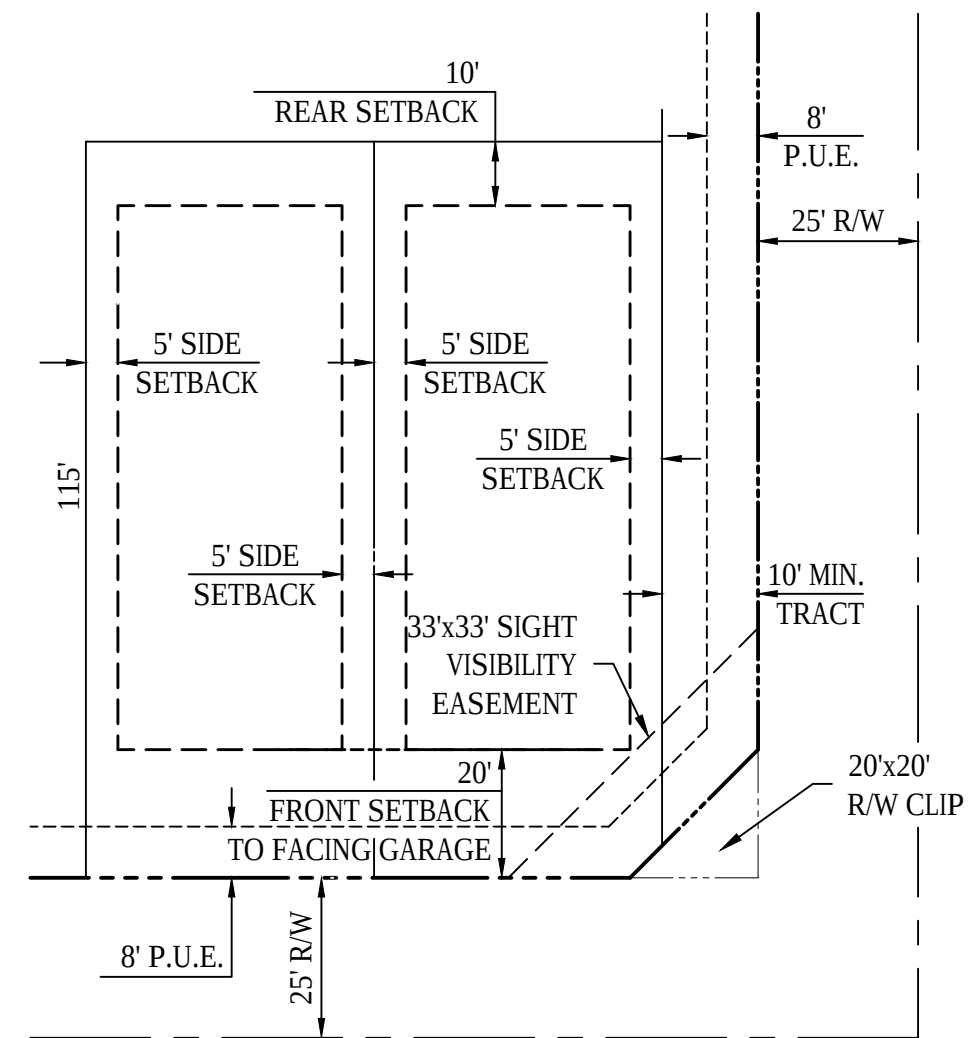
SCALE (HORIZ.)	N/A
SCALE (VERT.)	N/A
DATE	3/18/2019
JOB NUMBER	174612.06
SHEET	4 OF 14



TYPICAL OFFSET CUL-DE-SAC
N.T.S.

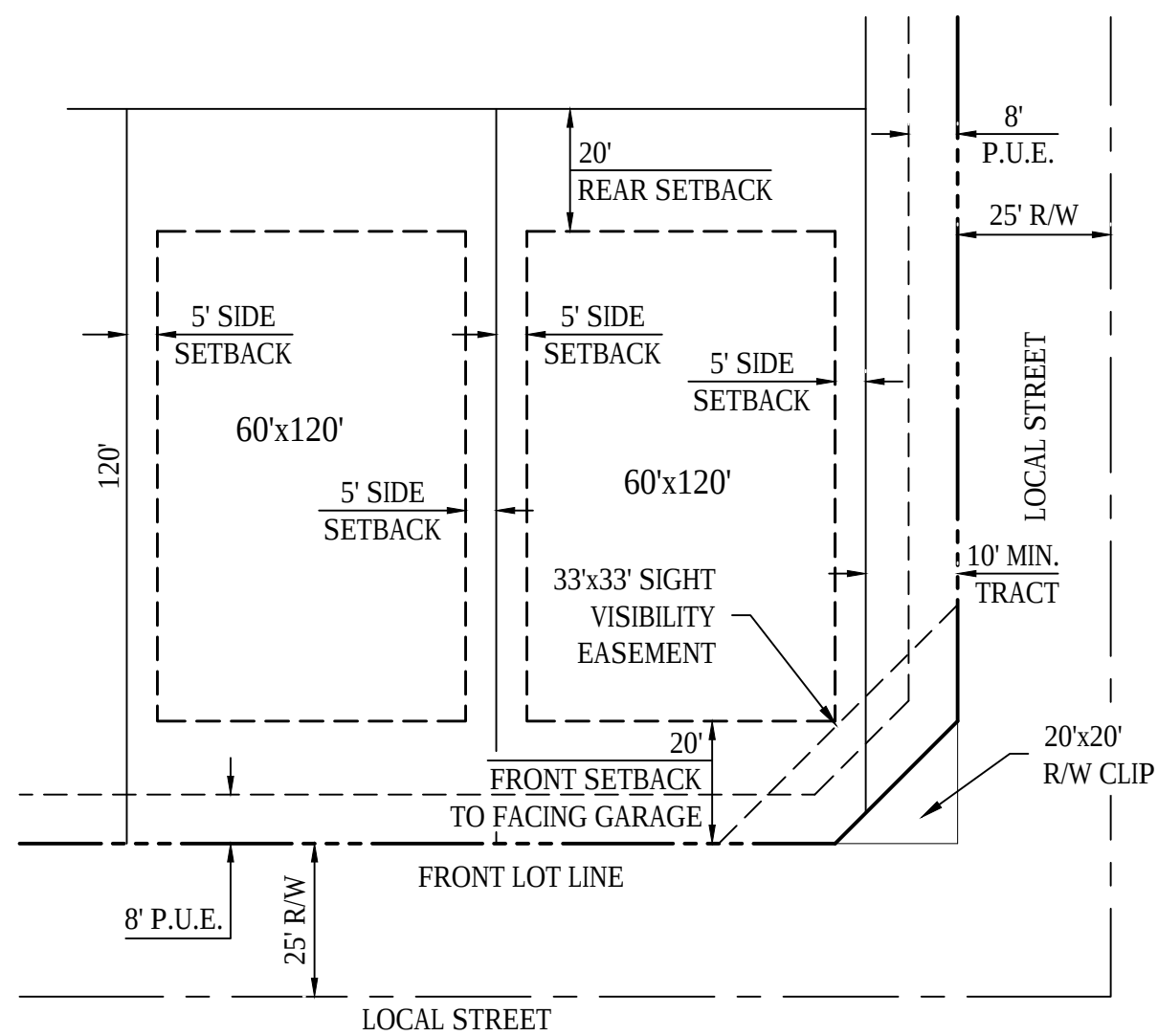


TYPICAL CUL-DE-SAC
N.T.S.



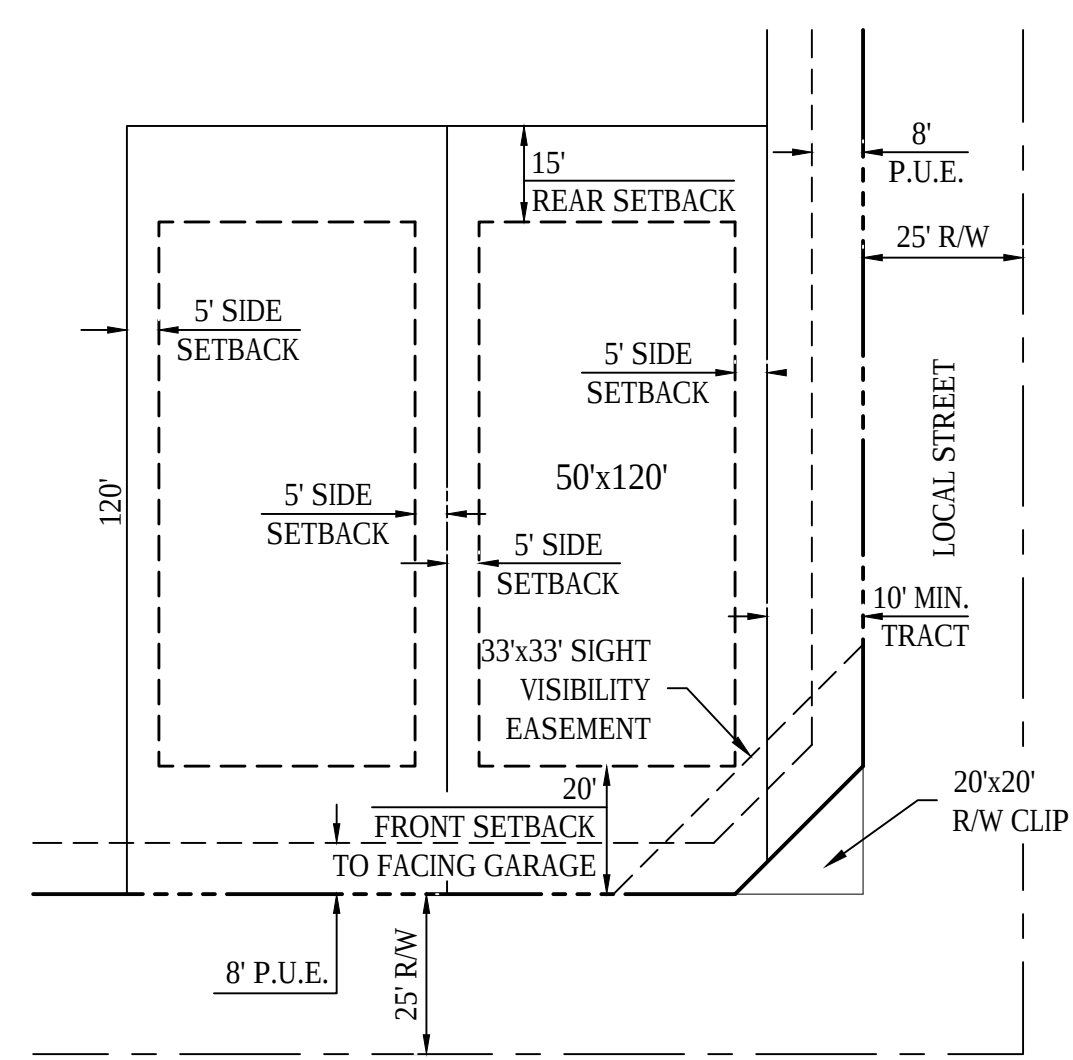
TYPICAL SETBACK DETAIL
45'x115' LOTS
N.T.S.

NOTE:
SEE TABLE 4. RESIDENTIAL DEVELOPMENT STANDARDS OF
LAKIN PROPERTY PLANNED AREA DEVELOPMENT.



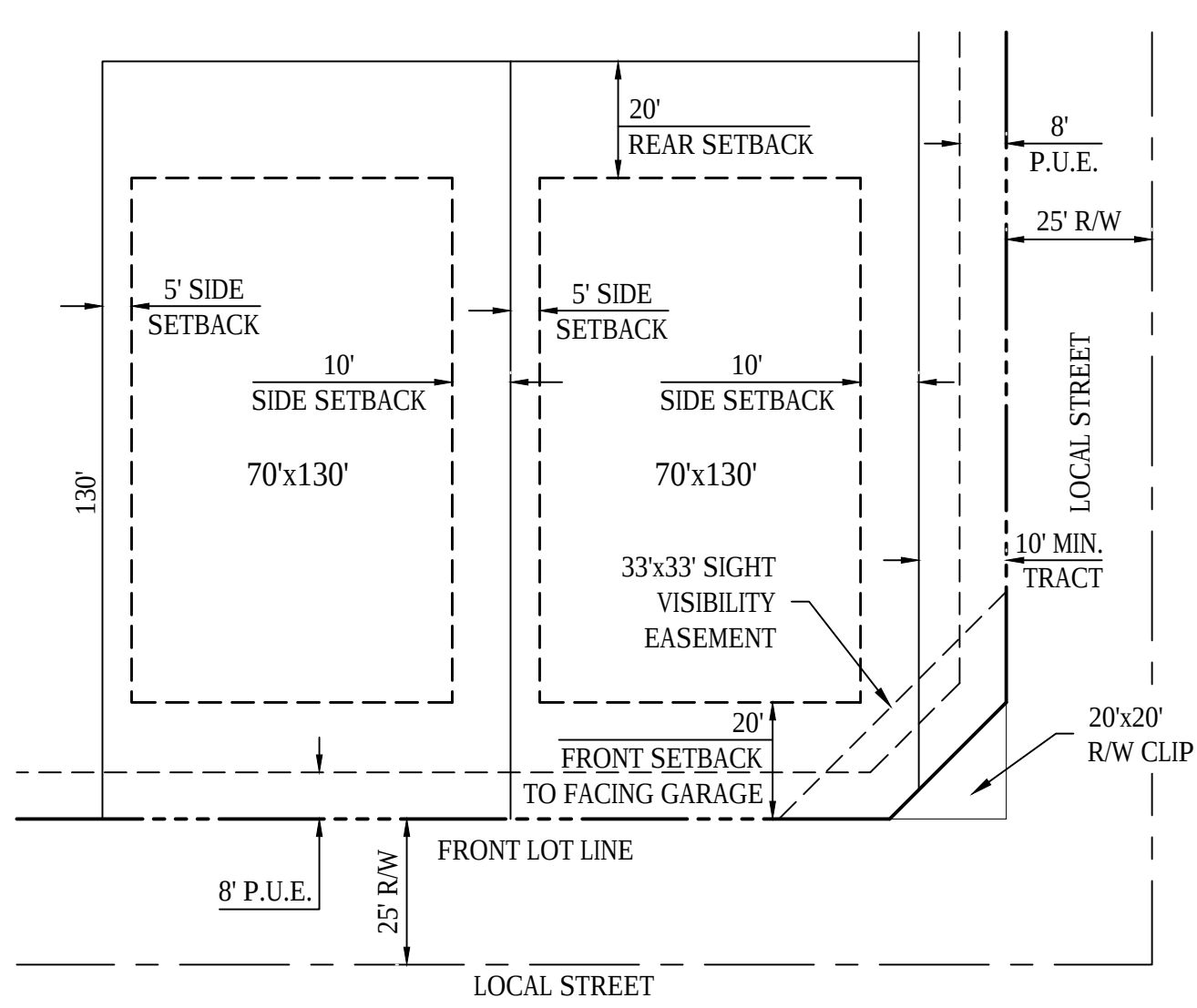
TYPICAL SETBACK DETAIL
60'x120' LOTS
N.T.S.

NOTE:
SEE TABLE 4. RESIDENTIAL DEVELOPMENT STANDARDS OF
LAKIN PROPERTY PLANNED AREA DEVELOPMENT.



TYPICAL SETBACK DETAIL
50'x120' LOTS
N.T.S.

NOTE:
SEE TABLE 4. RESIDENTIAL DEVELOPMENT STANDARDS OF
LAKIN PROPERTY PLANNED AREA DEVELOPMENT.



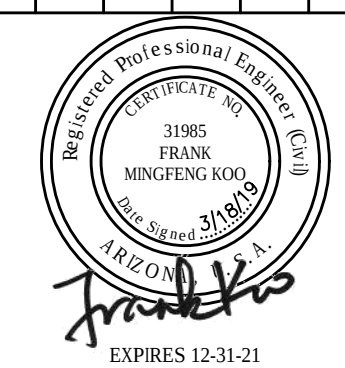
TYPICAL SETBACK DETAIL
70'x130' LOTS
N.T.S.

NOTE:
SEE TABLE 4. RESIDENTIAL DEVELOPMENT STANDARDS OF
LAKIN PROPERTY PLANNED AREA DEVELOPMENT.

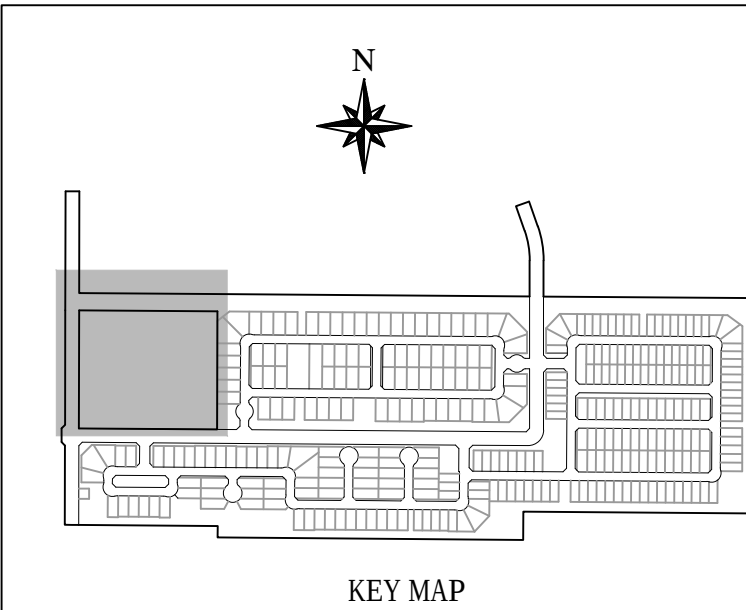
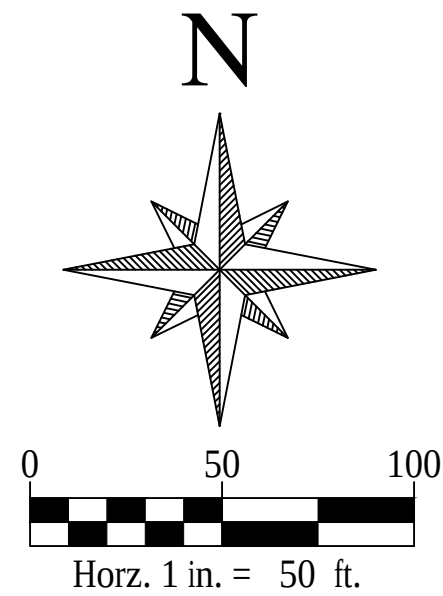
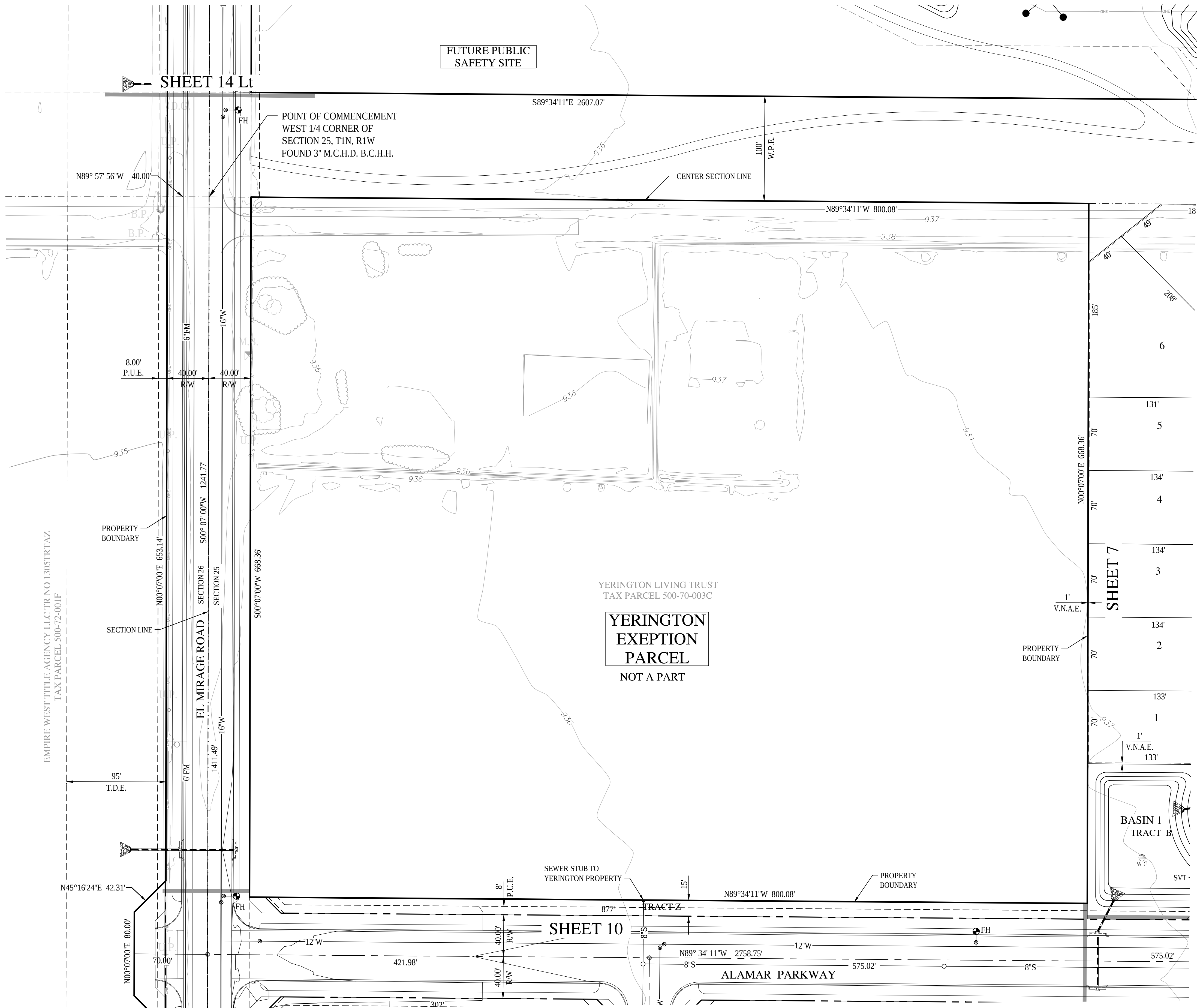


PRELIMINARY PLAT
ALAMAR - PHASE 3
AVONDALE, ARIZONA
DETAIL SHEET

DATE				
DESCRIPTION				



SCALE (HORIZ.)	N/A
SCALE (VERT.)	N/A
DATE	3/18/2019
JOB NUMBER	174612.06
SHEET	5 OF 14

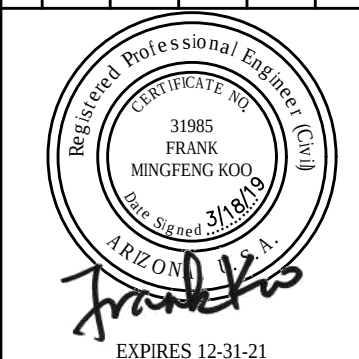


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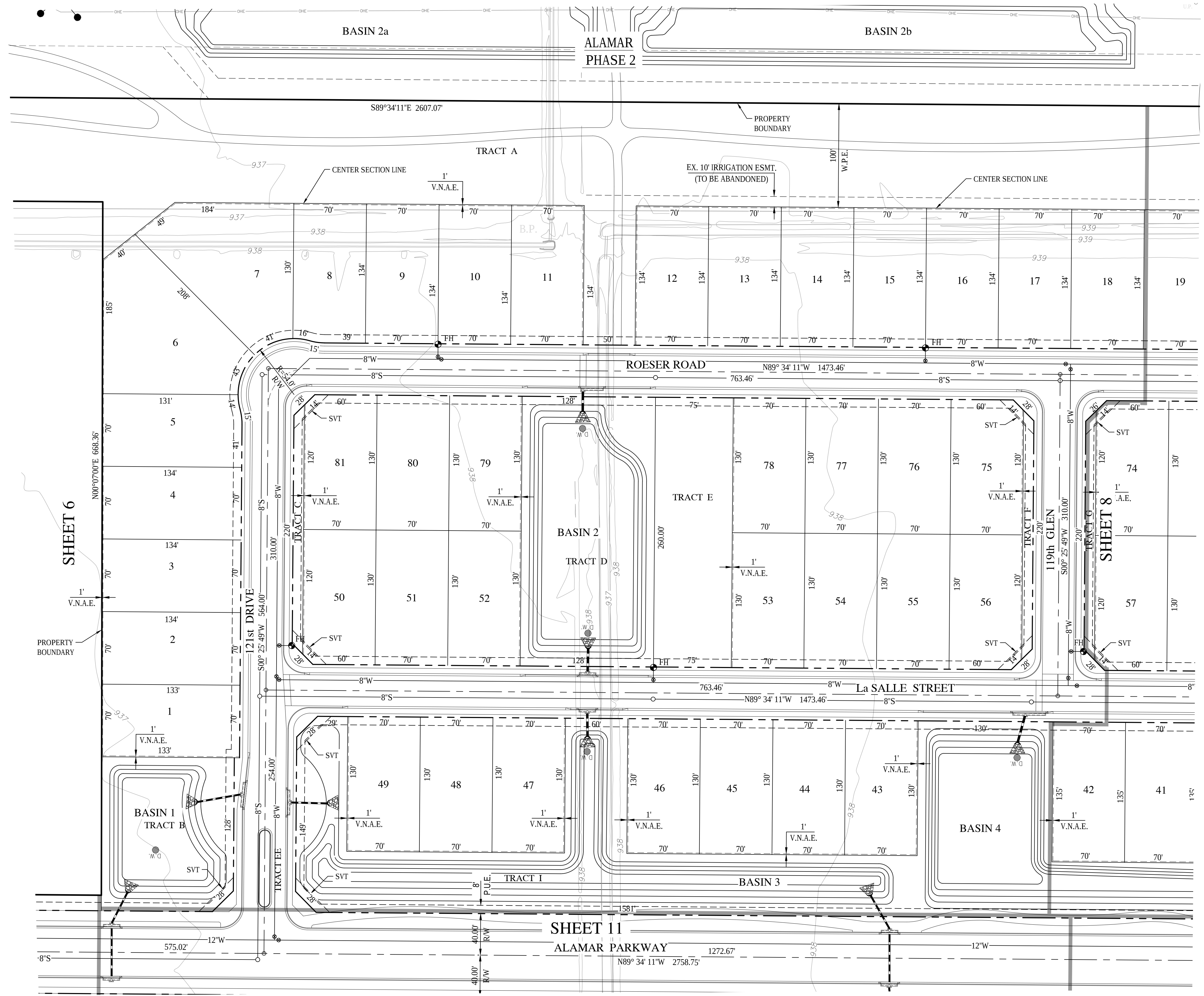


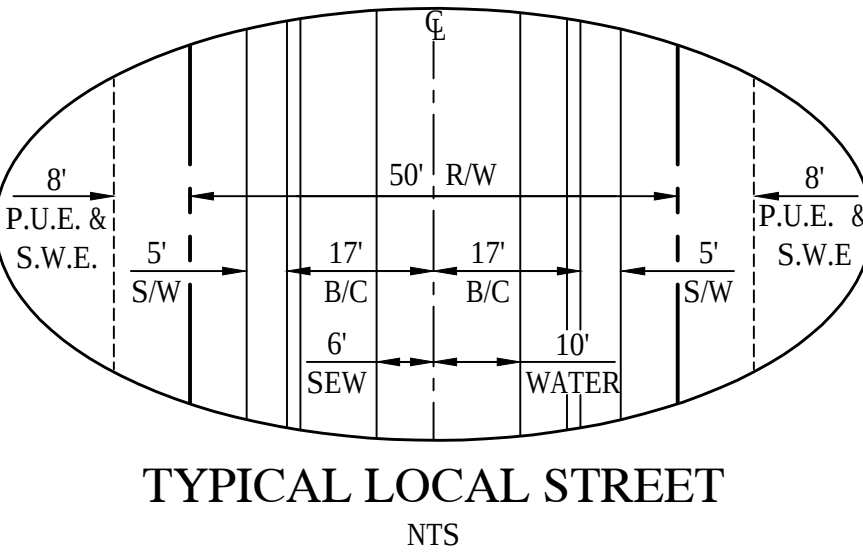
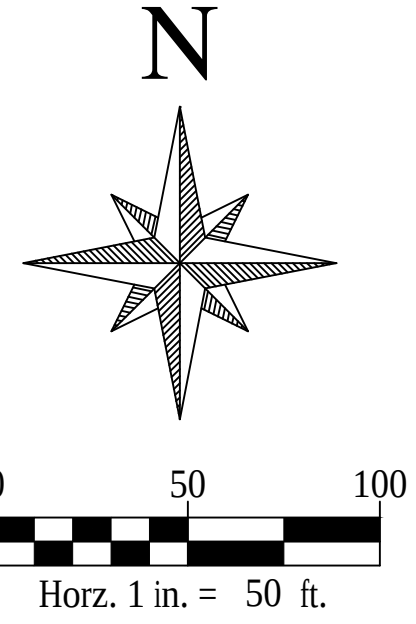
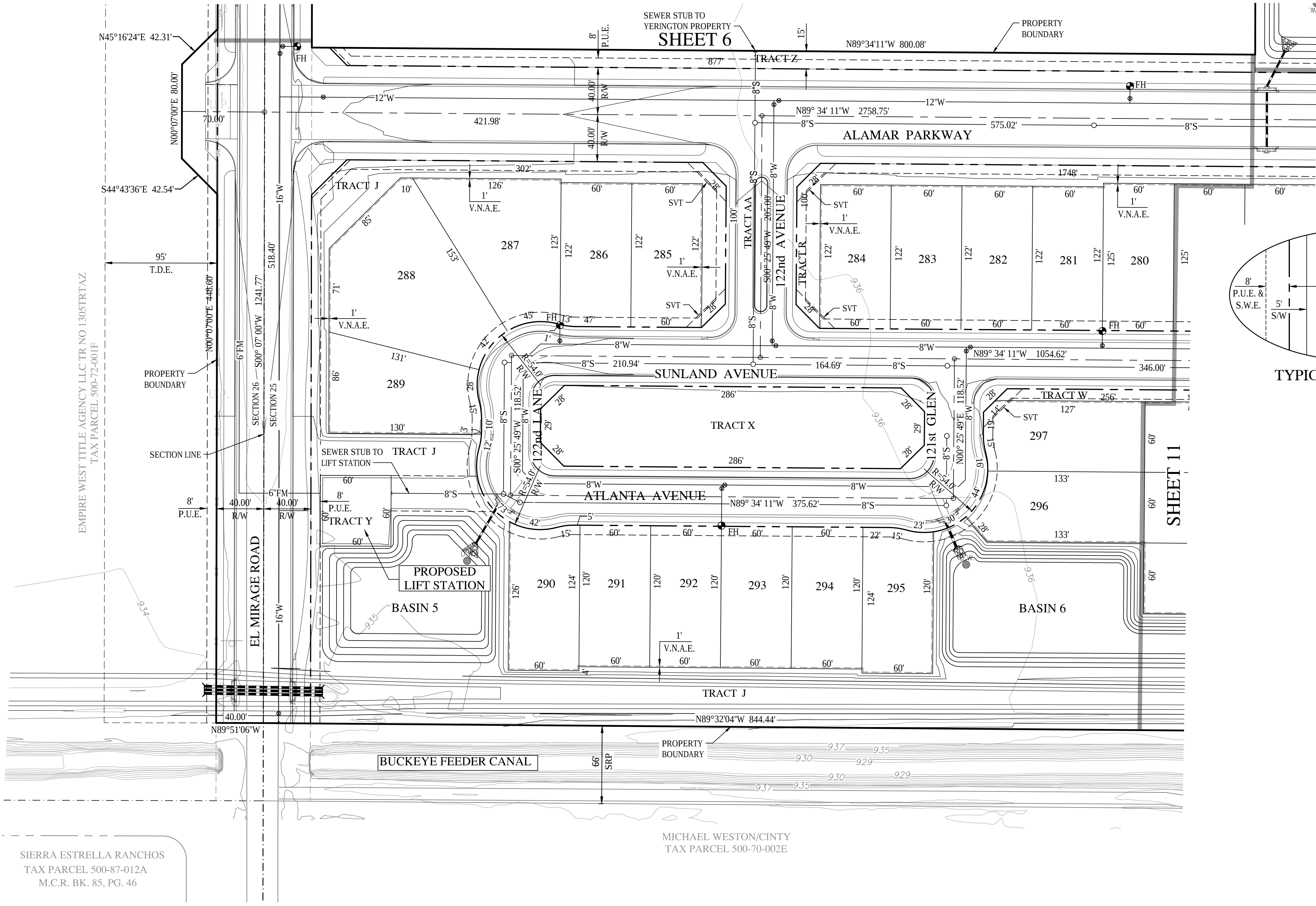
PRELIMINARY PLAT
ALAMAR - PHASE 3
AVONDALE, ARIZONA
PRELIMINARY PLAT

DESCRIPTION	DATE



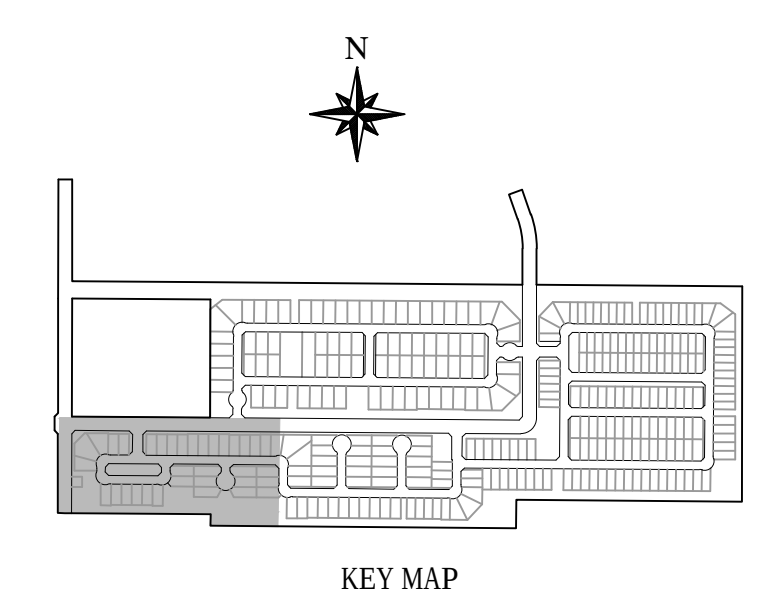
EXPRES 12-31-21
SCALE (HORIZ.) 1" = 50'
SCALE (VERT.) N/A
DATE 3/18/2019
JOB NUMBER 174612.06
SHEET 6 OF 14





SIERRA ESTRELLA RANCHOS
TAX PARCEL 500-87-012A
M.C.R. BK. 85, PG. 46

MICHAEL WESTON/CINTY
TAX PARCEL 500-70-002E



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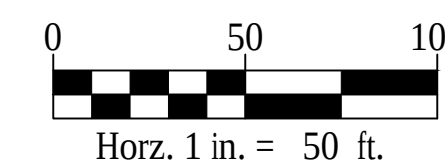
PRELIMINARY PLAT

ALAMAR - PHASE 3
AVONDALE, ARIZONA
PRELIMINARY PLAT

DESCRIPTION	DATE



SCALE (HORIZ.)	1" = 50'
SCALE (VERT.)	N/A
DATE	3/18/2019
JOB NUMBER	174612.06
SHEET	10 OF 14



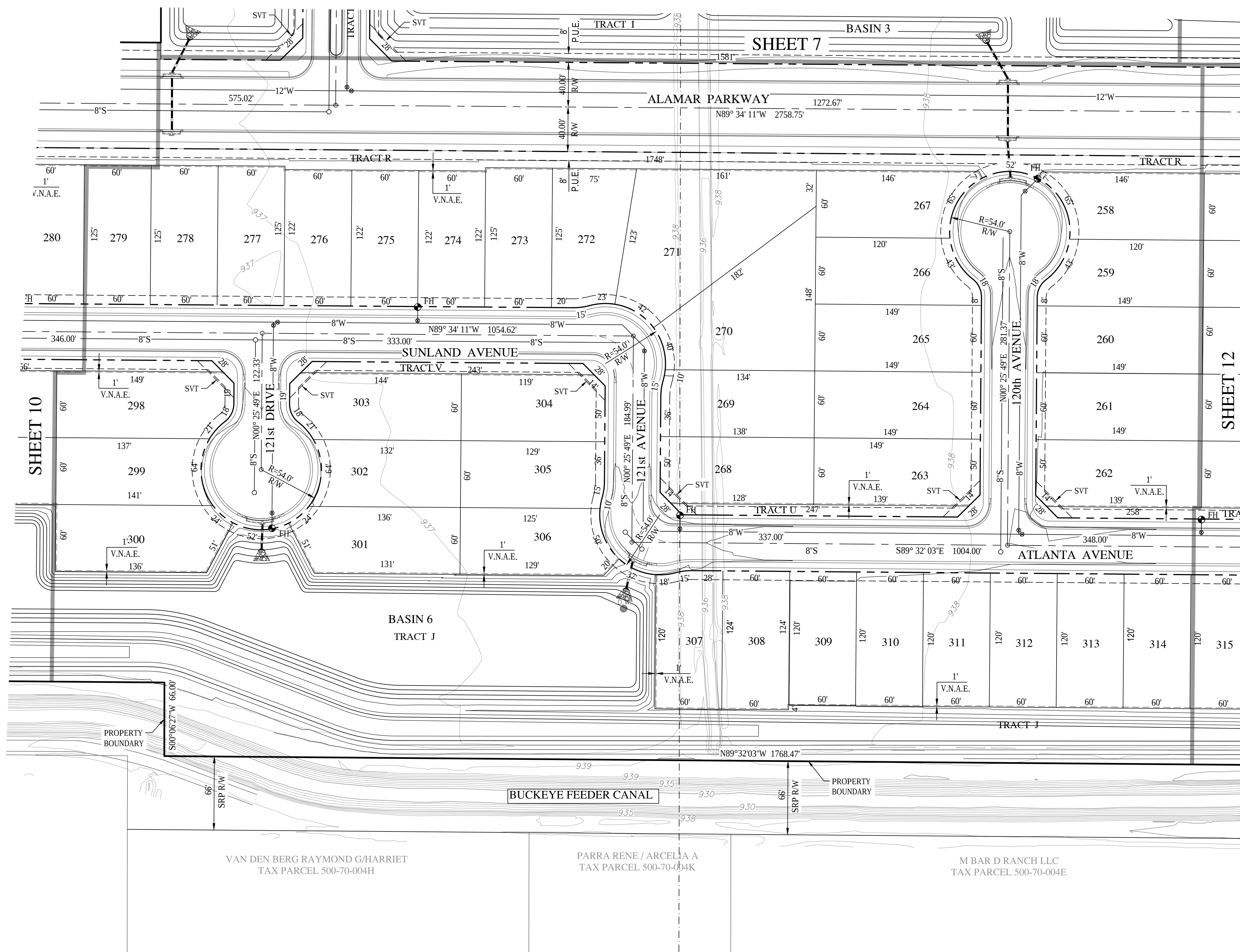
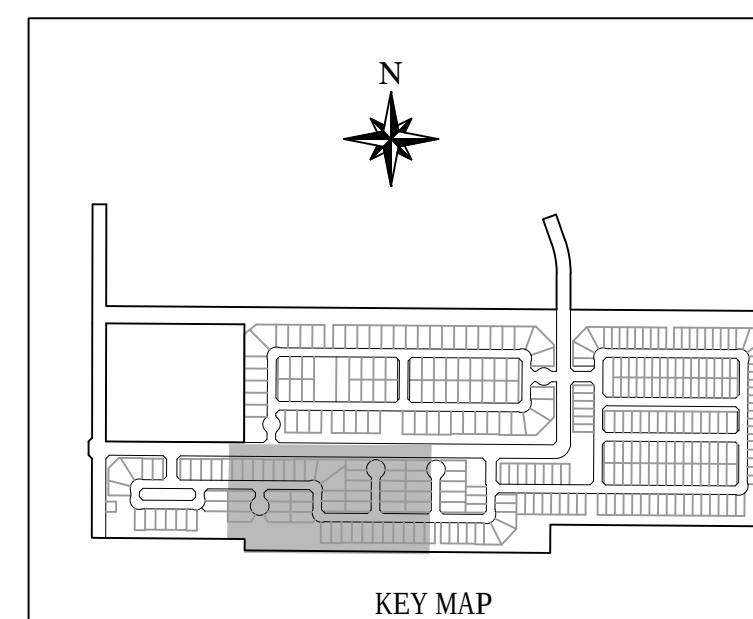
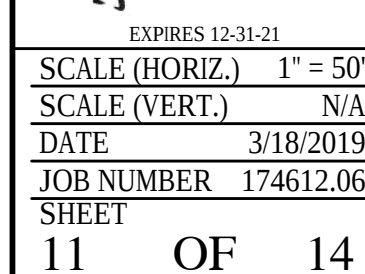
Call at least two full working days before you begin excavation.

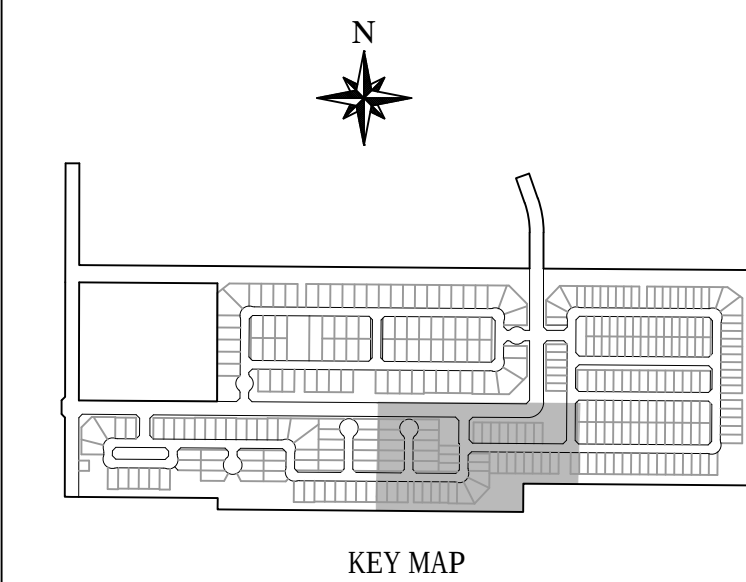
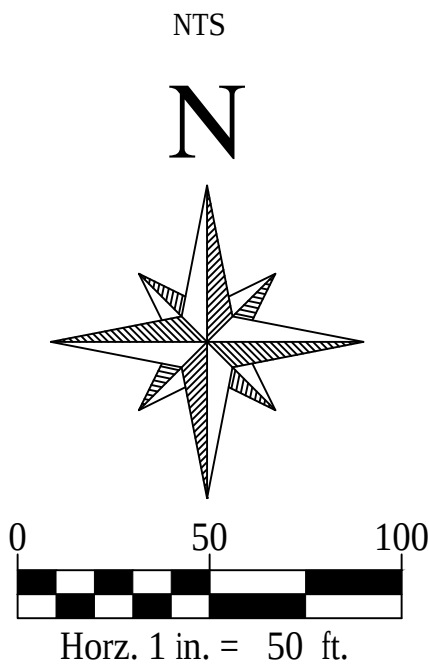
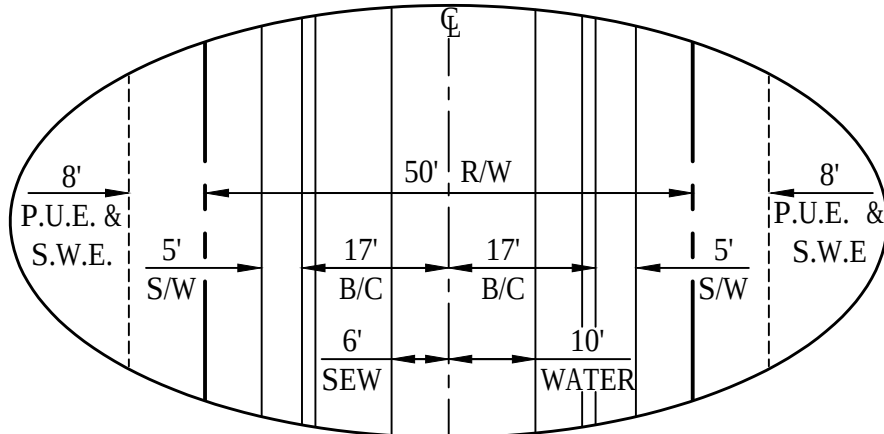
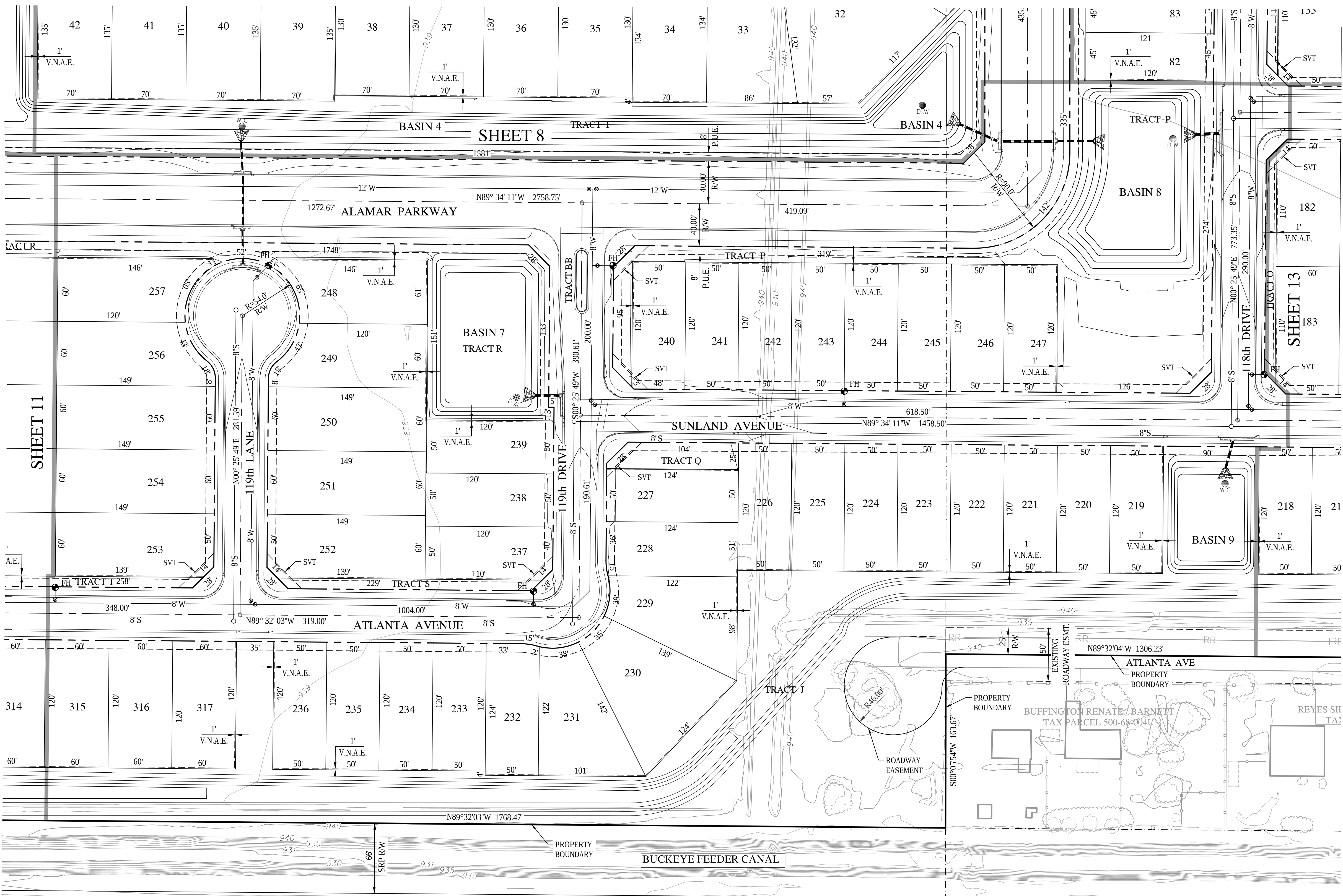
ARIZONA811

Arizona Blue Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

PRELIMINARY PLAT
ALAMAR - PHASE 3
AVONDALE, ARIZONA
PRELIMINARY PLAT

[illegible]



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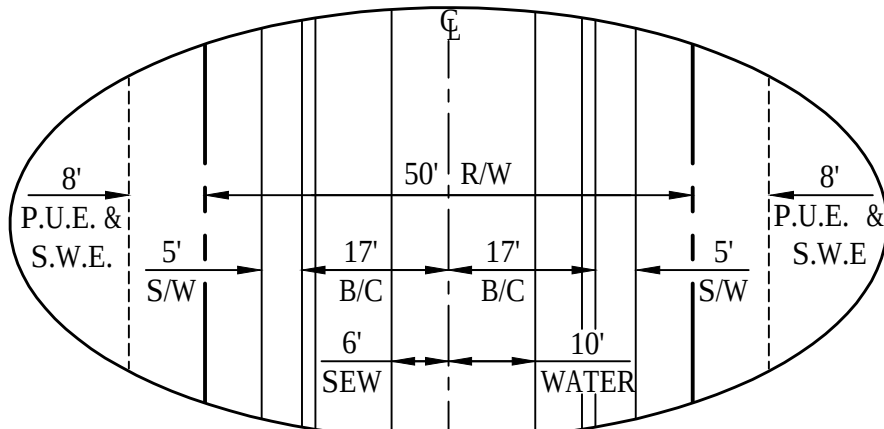
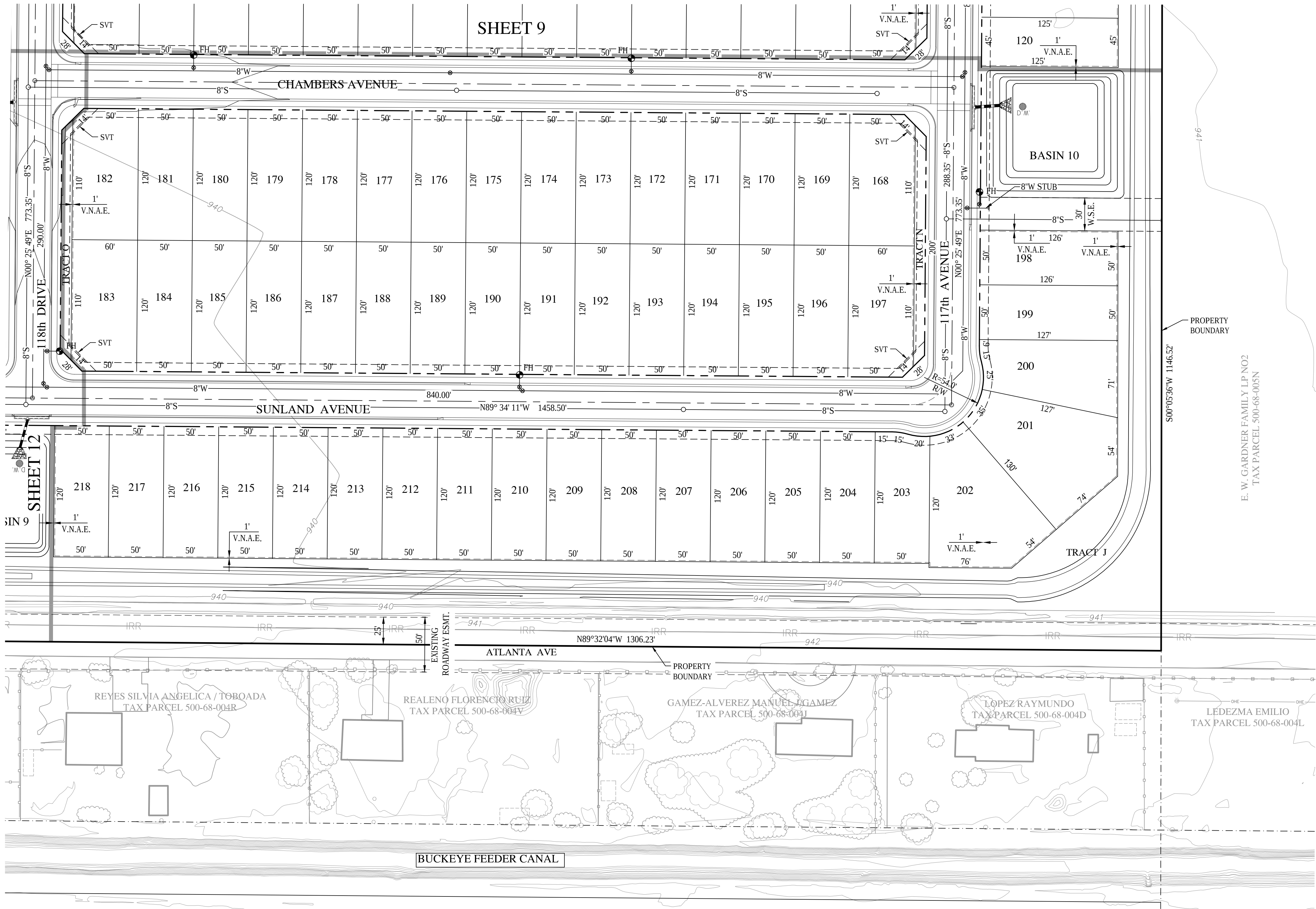


PRELIMINARY PLAT
ALAMAR - PHASE 3
AVONDALE, ARIZONA
PRELIMINARY PLAT

DATE	DESCRIPTION

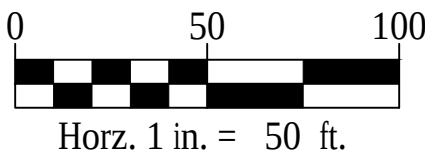
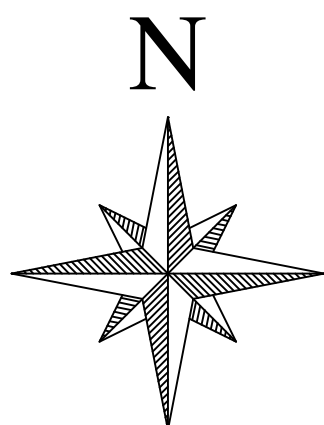


SCALE (HORIZ.)	1" = 50'
SCALE (VERT.)	N/A
DATE	3/18/2019
JOB NUMBER	174612.06
SHEET	12 OF 14



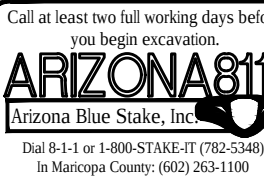
TYPICAL LOCAL STREET

NTS



Horz. 1 in. = 50 ft.

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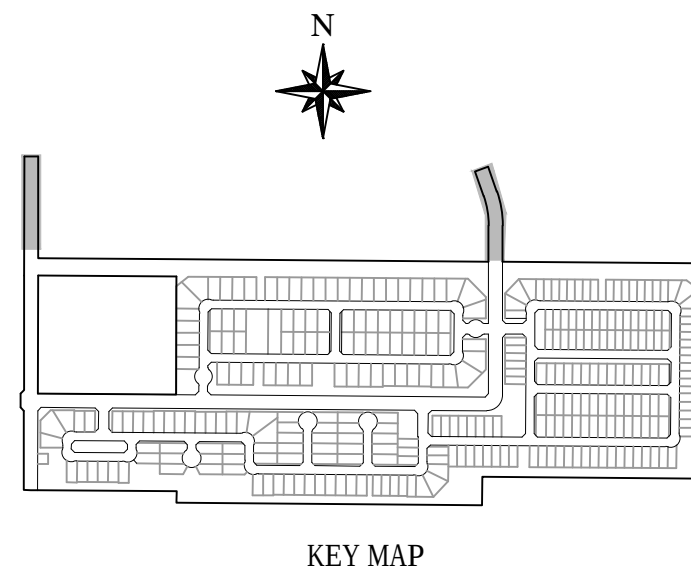
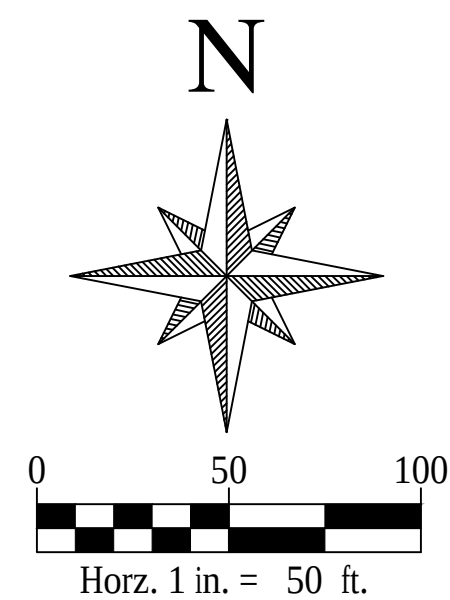
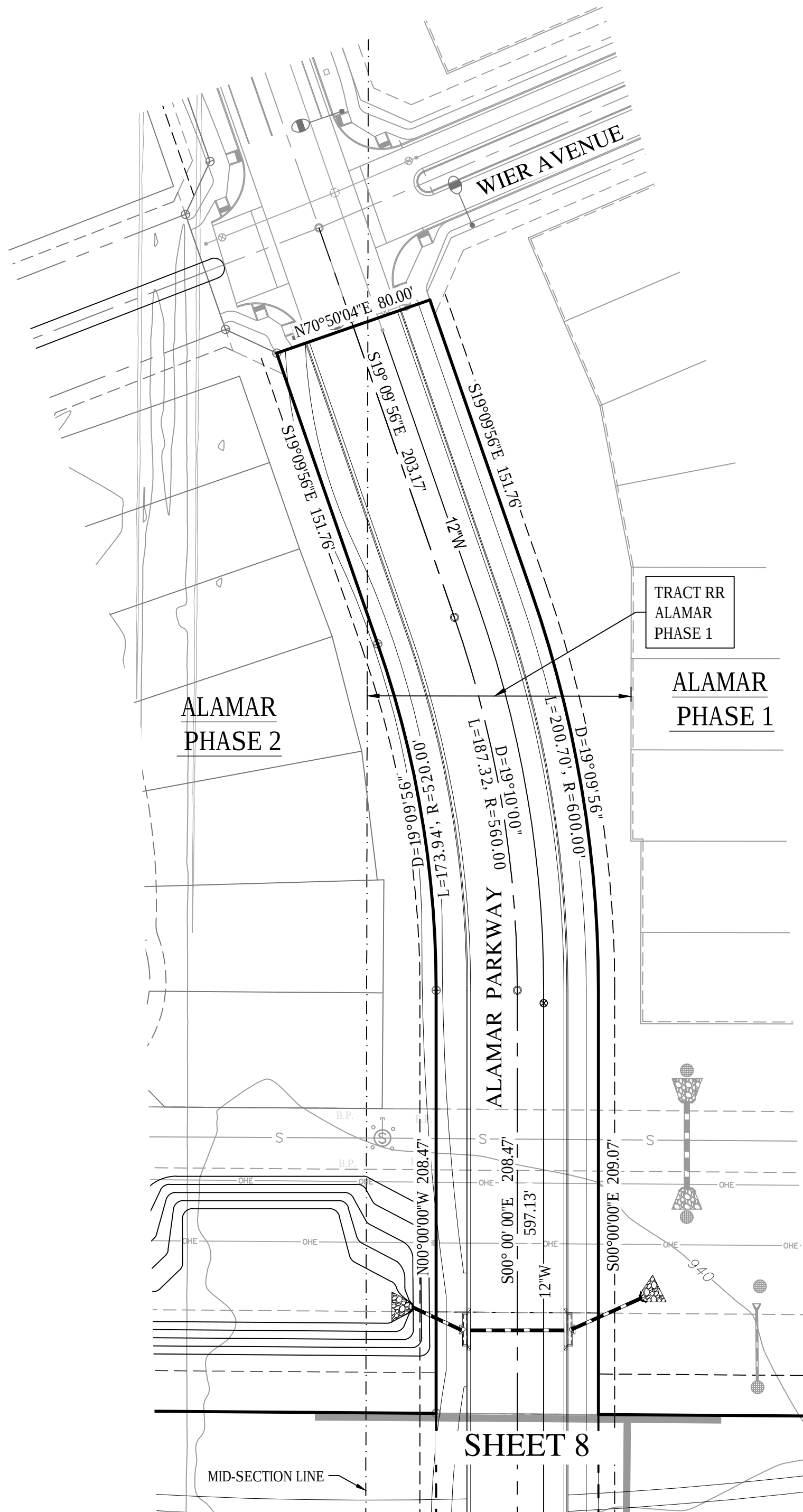
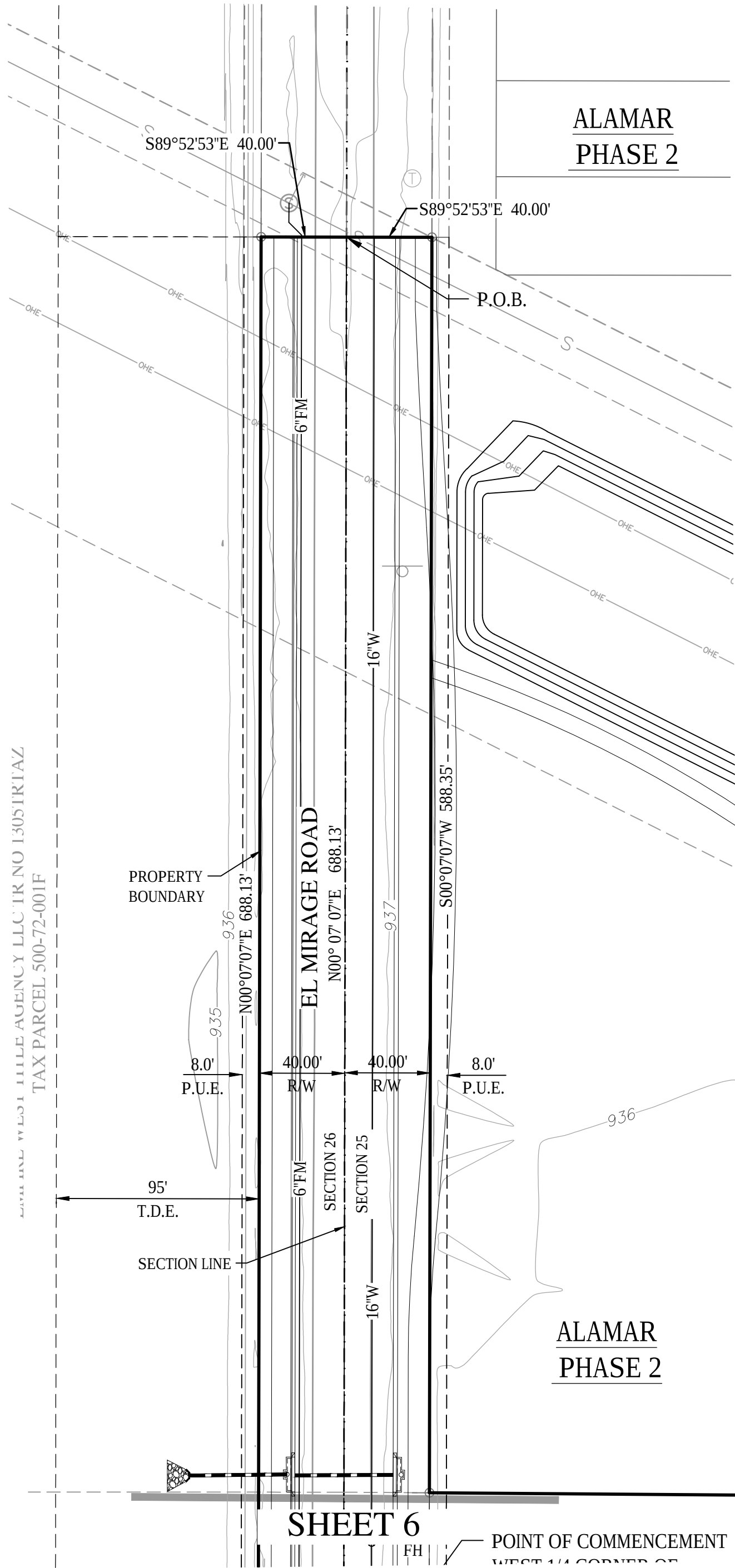


PRELIMINARY PLAT
ALAMAR - PHASE 3
AVONDALE, ARIZONA
PRELIMINARY PLAT

DATE	DESCRIPTION



SCALE (HORIZ.) 1" = 50'
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DATE 3/18/2019
JOB NUMBER 174612.06
SHEET 13 OF 14



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you begin excavation.

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PRELIMINARY PLAT

ALAMAR - PHASE 3
AVONDALE, ARIZONA

PRELIMINARY PLAT

DATE	DESCRIPTION

Professional Engineer (P.E.)
TESTED
31985
FRANK
MINGFENG KOO
SINCE 03/18/2019
ARIZONA

EXPIRES 12-31-21

SCALE (HORIZ.) 1" = 50'
SCALE (VERT.) N/A
DATE 3/18/2019
JOB NUMBER 174612.06
SHEET 14 OF 14

Z:\2017\174612.06\Drawg\Pre_Plat\Plat\4612.06-000-Pre Plat.dwg

(CHECKED BY: FK DESIGNED BY: ??? DRAFTED BY: BT)

LANDSCAPE PRELIMINARY PLAT FOR:



PHASE 3 LANDSCAPE

Avondale, Maricopa County, Arizona

A PROPOSED SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, AND SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER/ DEVELOPER
Brookfield Residential
14646 N. Kierland Boulevard, Suite 165
Scottsdale, AZ 85254
Phone: (602) 903-7509
Contact: Roger Theis

ARCHITECT & LANDSCAPE ARCHITECT
Swaback Partners
7550 E. McDonald Drive
Scottsdale, AZ 85250
Phone: (480) 367-2100
Contact: Jeffrey M. Denzak ASLA, APA

CIVIL ENGINEER
Wood/ Patel
2051 W. Northern Ave, Suite 100
Phoenix, AZ 85021
Phone: (602).335-8500
Contact: Frank Koo, PE

Submitted February 13, 2019

PHASE 3 - SITE SUMMARY

	ACRES	SQ. FT.	
GROSS AREA	98.4	4285244	
NET AREA	88.2	3842765	
ARTERIAL R/W	3.7	160878	
COLLECTOR R/W	6.5	281600	
OPEN SPACE	27.3	1187057	34.0% (NET)

LOT MIX	YIELD	%
45'x115'	71	22%
50'x120'	95	30%
60'x120'	70	22%
70'x130'	81	26%
TOTAL	317	100%

SHEET INDEX

SHEET	DESCRIPTION
C-001	COVER SHEET
A-101	WALL PLAN - PHASE 3
A-103 - A-105	WALL & MAILBOX KIOSK DETAILS
LP-101	PHASE 3 OVERALL PLANTING PLAN
LP-301 - LP-310	PHASE 3 PLANTING PLANS
LP-401 - LP-402	SITE AMENITIES
LP-501	LANDSCAPE MAINTENANCE SCHEDULE
LP-601 - LP-604	LIGHTING PLANS

CITY OF AVONDALE GENERAL LANDSCAPE NOTES

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

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

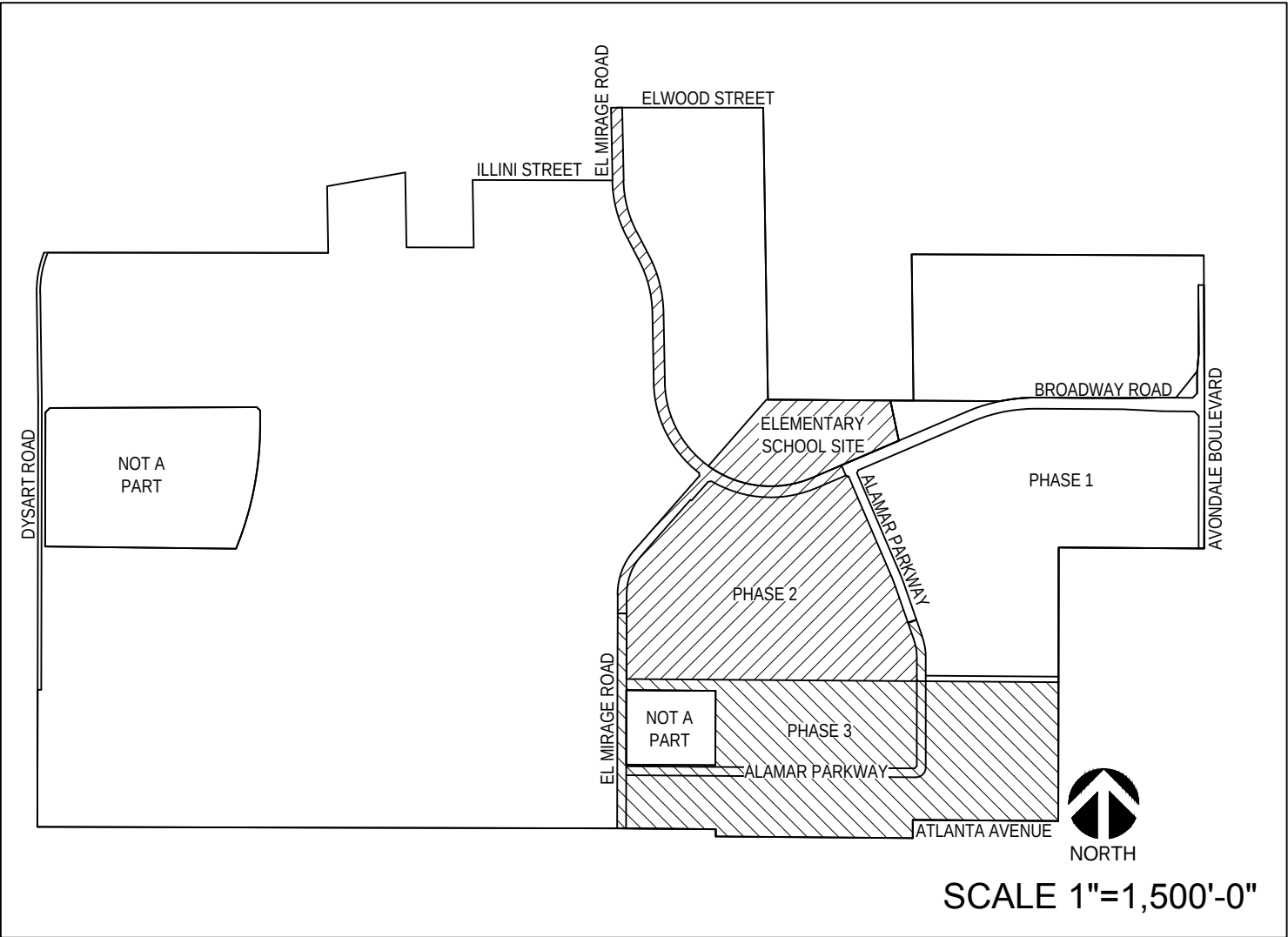
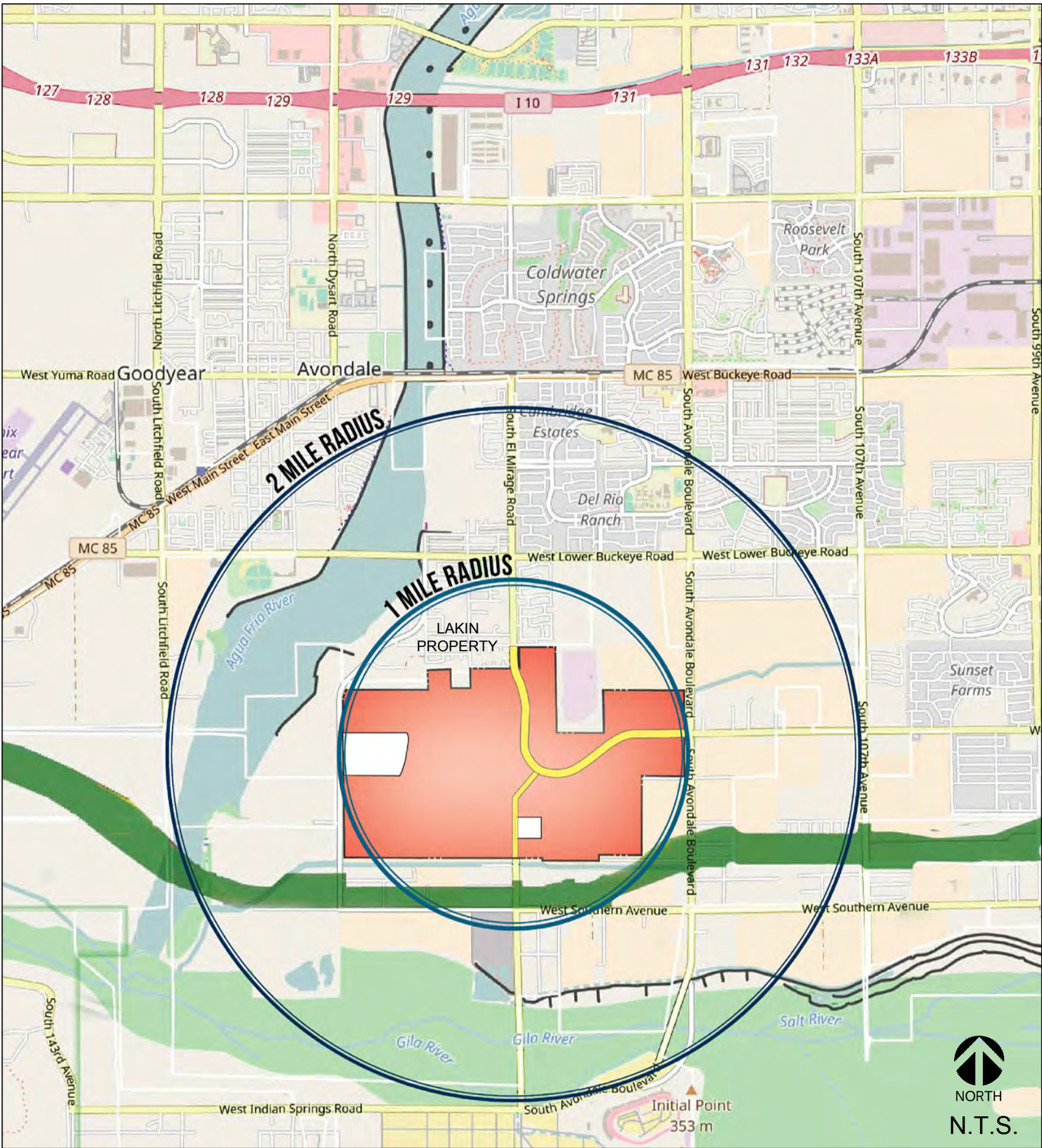


PROJECT PHASE	
☒	PRELIMINARY PLAT
☐	11.14.18
☐	CONSTRUCTION DOCUMENTS
☐	ISSUE FOR BID SET
☐	ISSUE FOR CONSTRUCTION

REVISIONS		
NO.	DESCRIPTION	DATE

PRELIMINARY-
NOT FOR
CONSTRUCTION

ALAMAR
CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA
PRELIMINARY PLAT - PHASE 3 LANDSCAPE
COVER SHEET



PLANTING DATA PHASE 3:

El Mirage Rd.	ROW (LF)	Landscape Setback SF	Required SF Coverage (35%)	Trees required	Trees Provided	Shrubs and Groundcovers Required	Shrubs and Groundcovers Provided
EL MIRAGE RD. ROW (WEST SIDE)	1,122	NA	NA	45	45	321	321
EL MIRAGE RD. ROW (EAST SIDE/ YERRINGTON PROPERTY)	659	NA	NA	26	26	188	188
EL MIRAGE RD. ROW (EAST SIDE)	458	NA	NA	18	18	131	131
EL MIRAGE RD. LANDSCAPE SETBACK (EAST SIDE)	458	5,860	2,051	23	23	35% coverage (Per PAD)	210
Alamar Parkway (From Phase 2 south Boundary to El Mirage Road)	ROW (LF)	Landscape Setback SF	Required SF Coverage (35%)	Trees required	Trees Provided	Shrubs and Groundcovers Required	Shrubs and Groundcovers Provided
ALAMAR PARKWAY ROW (NORTH AND WEST SIDE)	3,207	NA	NA	128	128	916	916
ALAMAR PARKWAY ROW (SOUTH AND EAST SIDE)	3,130	NA	NA	125	125	894	894
ALAMAR PARKWAY LANDSCAPE SETBACK (NORTH AND WEST SIDE)	2,207	54,069	18,924	110	110	35% coverage (Per PAD)	1,765
ALAMAR PARKWAY LANDSCAPE SETBACK (SOUTH AND EAST SIDE)	3,207	102,664	35,932	160	160	35% coverage (Per PAD)	1,874
TOTAL				635	635	2,450 + 35% coverage (LS Setback - El Mirage Rd. & Alamar Pkwy)	6,299

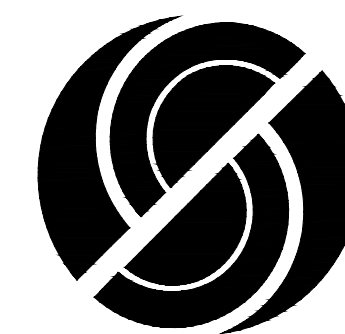
El Mirage Rd., and Alamar Pkwy. Landscape requirements (Per PAD):		
Street ROW	Tree requirement (Per PAD)	Shrub requirement
Alamar Pkwy.*	1 Tree per 25 lf of frontage	10 Shrubs per 35 lf of frontage
El Mirage Road*	1 Tree per 25 lf of frontage	10 Shrubs per 35 lf of frontage
Landscape Setback	Tree requirement (Per PAD)	Shrubs and Groundcover requirement
El Mirage Rd	1 Tree per 20 lf of frontage	35% Vegetative Coverage
Alamar Pkwy.	1 Tree per 20 lf of frontage	35% Vegetative Coverage

*The landscape in the SRP powerline easement include trees, shrubs and groundcovers approved by SRP.

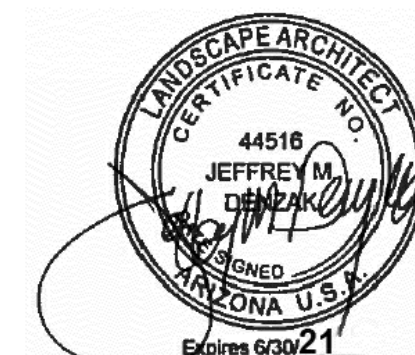
VICINITY MAP

CONTEXT MAP

DRAWN	SY/ TH
CHECKED	JD
DATE	11/14/18
SCALE	AS SHOWN
JOB NO.	1704
SHEET	C-001
	1 OF 24 SHEETS



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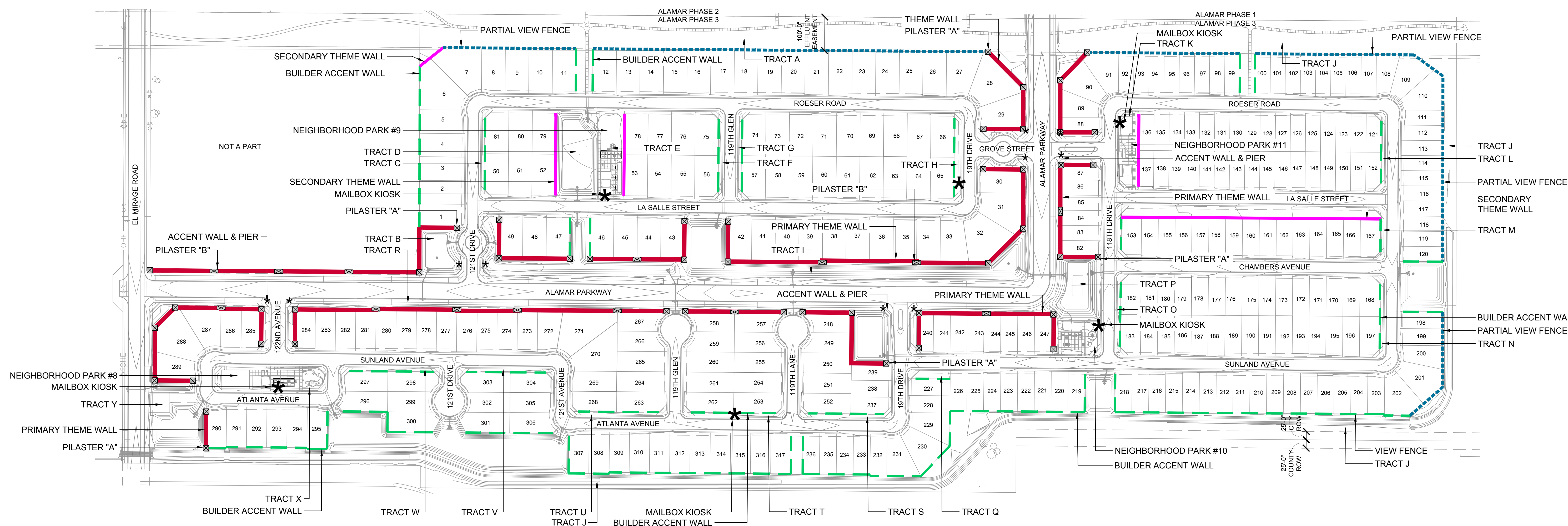
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☒	PRELIMINARY PLAT
☐	11.14.18
☐	CONSTRUCTION DOCUMENTS
☐	ISSUE FOR BID SET
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ALAMAR
CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA
PRELIMINARY PLAT - PHASE 3 LANDSCAPE
WALL PLAN - PHASE 3

DRAWN	SY/TH
CHECKED	JD
DATE	11/14/18
SCALE	AS SHOWN
JOB NO.	1704
SHEET	A-101
2 OF 24 SHEETS	



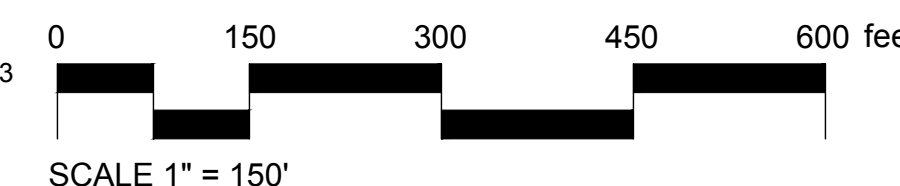
WALL LEGEND PHASE 3

	PRIMARY THEME WALL
	SECONDARY THEME WALL
	PARTIAL VIEW FENCE (2' FENCE OVER 4' WALL)
	PILASTER "A"
	PILASTER "B"
	BUILDER ACCENT WALL
	MAILBOX KIOSK, TYP.
	ACCENT WALL & PIER

QTY.	DETAIL
+/- 7,812 L.F.	DETAIL 1 & 2, SHEET A-102
+/- 1,561 L.F.	DETAIL 3, SHEET A-102
+/- 3,504 L.F.	DETAIL 1, SHEET A-104
47	DETAIL 1 & 2, A-103
14	DETAIL 1 & 2, A-103
+/- 8,545 L.F.	DETAIL 2, SHEET A-104
+/- 6	DETAIL 4, SHEET A-102, &
10	DETAIL 1 & 2, SHEET A-103

LEGEND

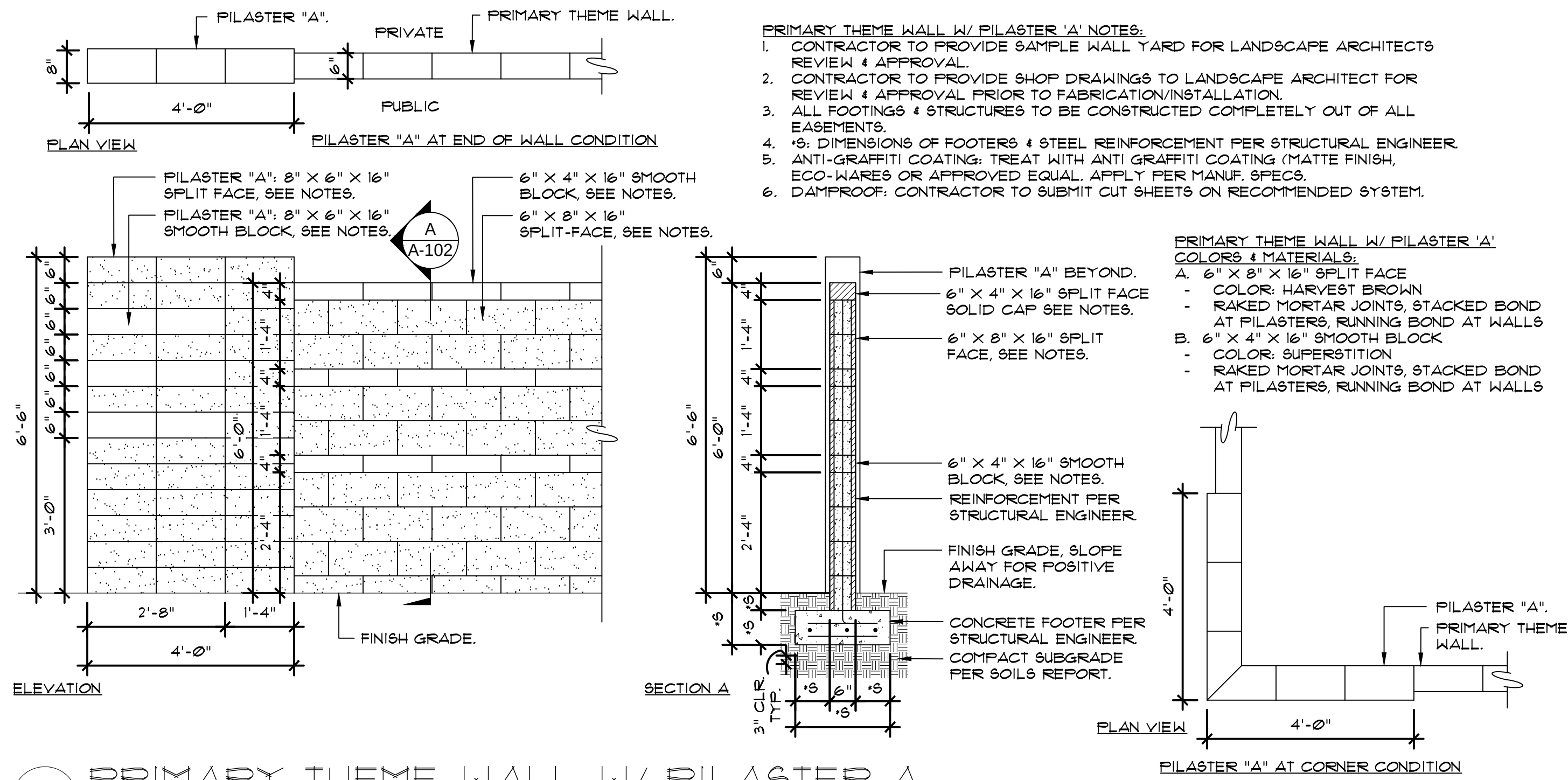
	PROPERTY BOUNDARY
	SIGHT VISIBILITY TRIANGLE
	8' PUBLIC UTILITY EASEMENT
	R.O.W.



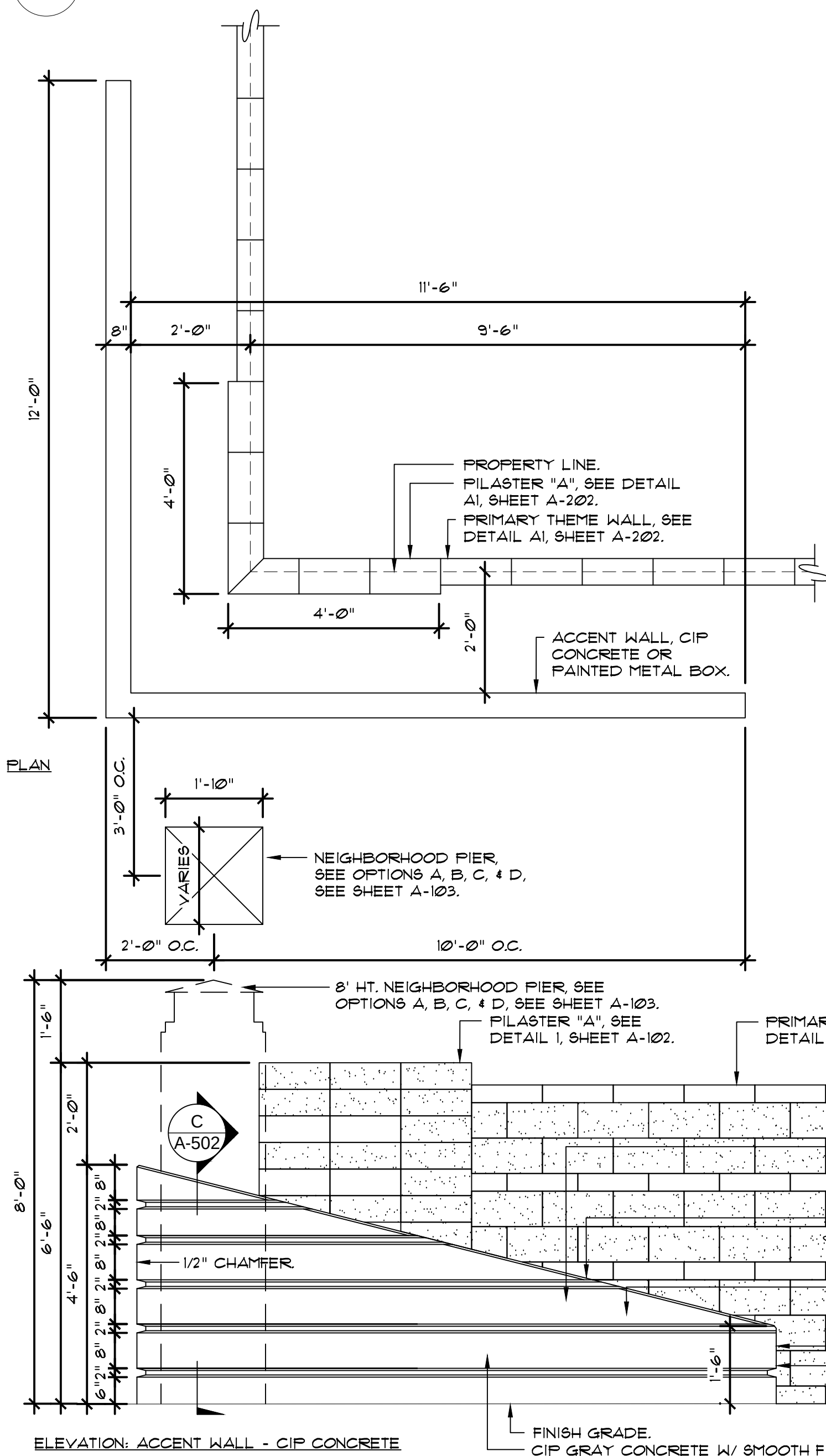
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(OUTSIDE MARICOPA COUNTY)



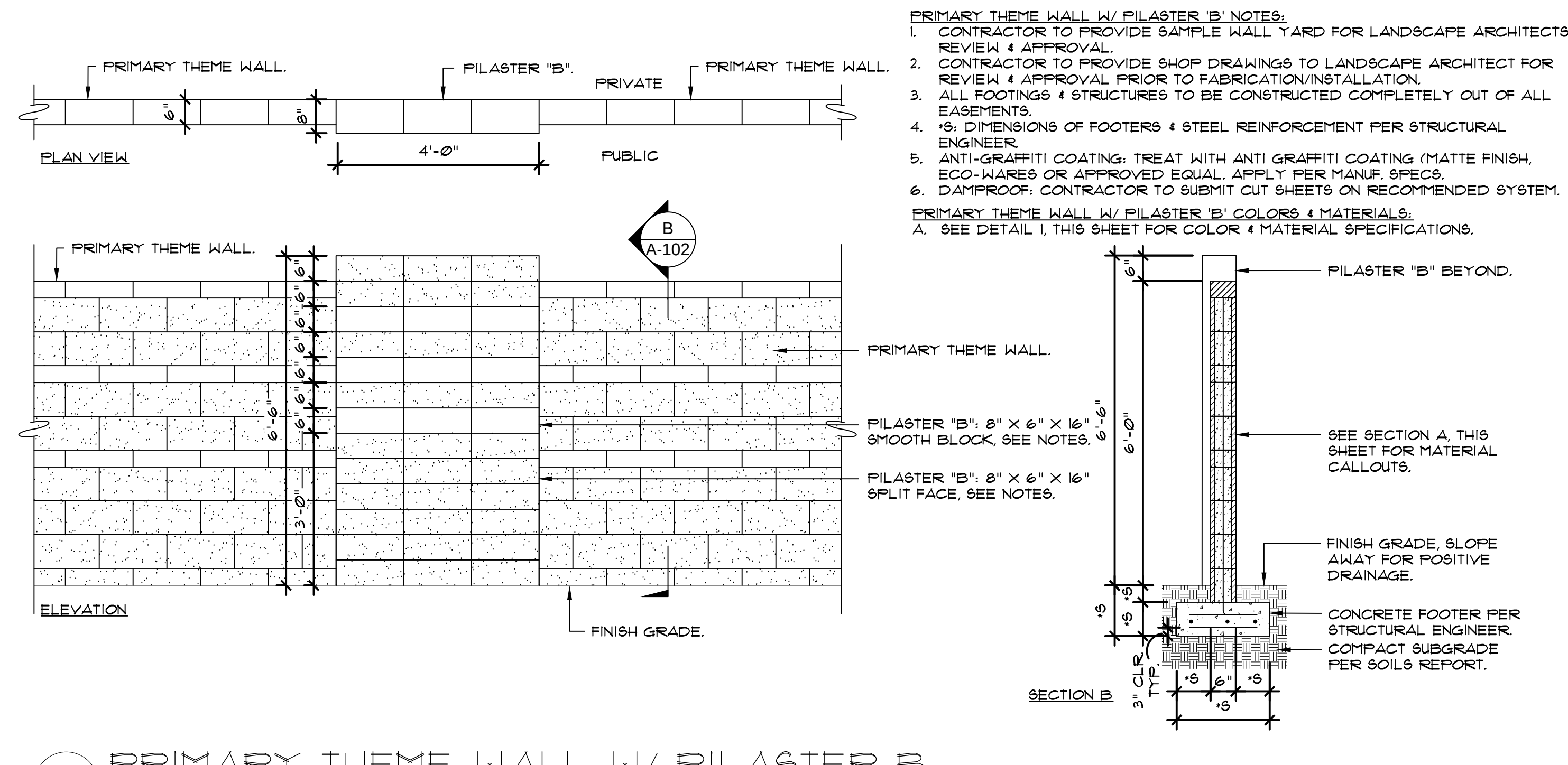
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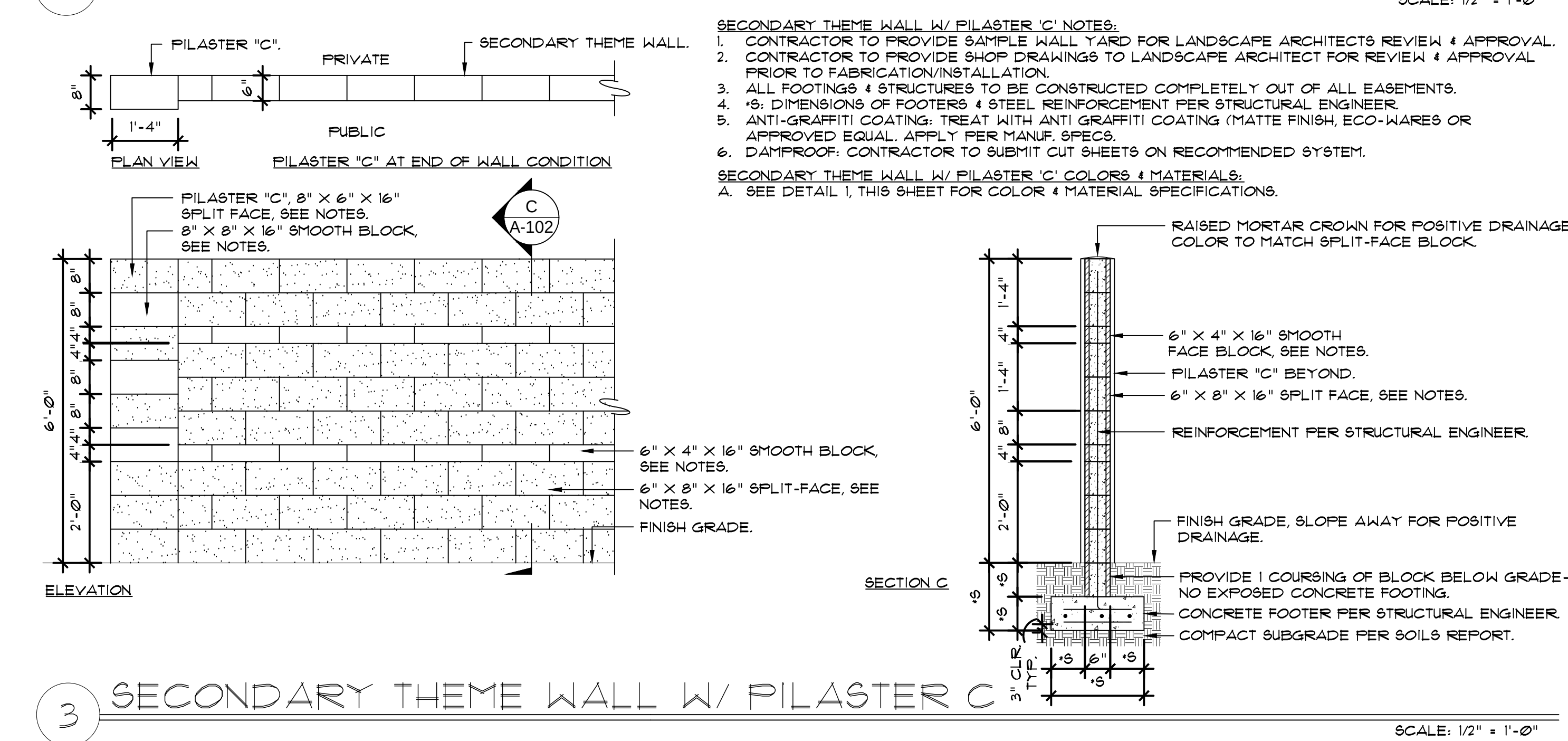
1 PRIMARY THEME WALL W/ PILASTER A



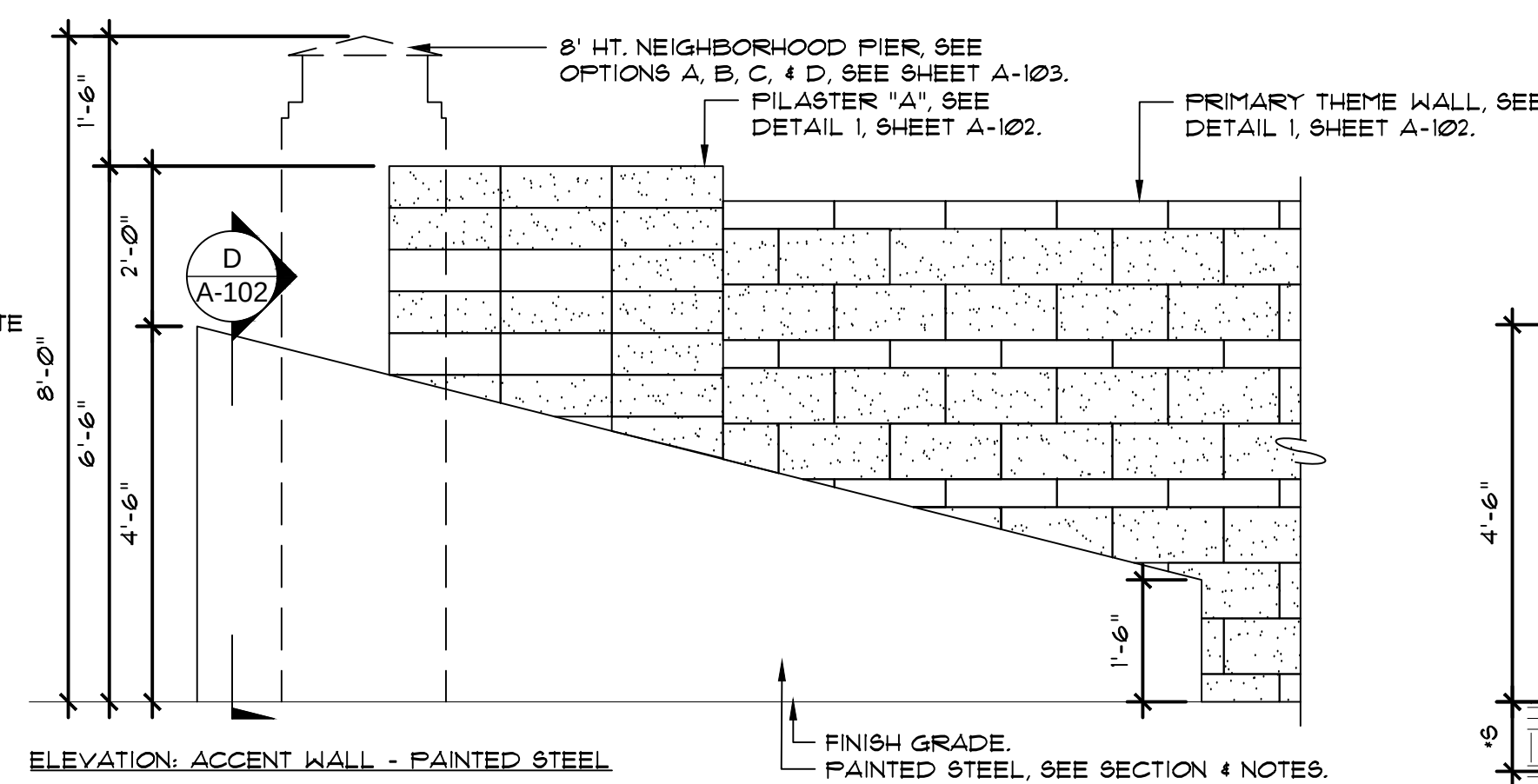
4 NEIGHBORHOOD ENTRY - ACCENT WALL



2 PRIMARY THEME WALL W/ PILASTER B



3 SECONDARY THEME WALL W/ PILASTER C



4 NEIGHBORHOOD ENTRY - ACCENT WALL

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LANDSCAPE ARCHITECT
CERTIFICATE OF QUALITY
44516
JEFFREY M. SWABACK
DESIGNED
ARIZONA U.S.A.
Expires 03/01/21

PROJECT PHASE

☒	PRELIMINARY PLAT	11.14.18
☐	CONSTRUCTION DOCUMENTS	
☐	ISSUE FOR BID SET	
☐	ISSUE FOR CONSTRUCTION	

REVISIONS

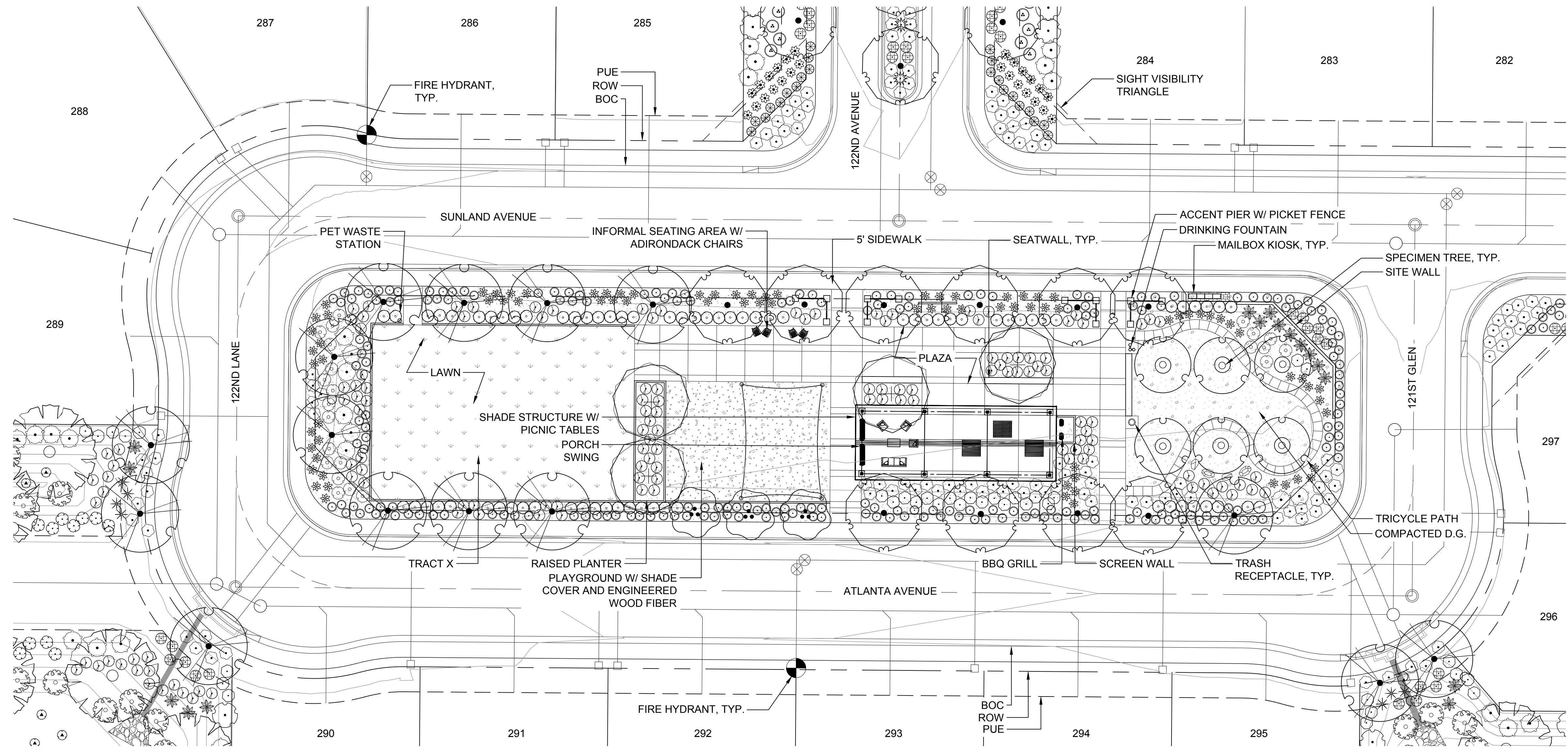
NO.	DESCRIPTION	DATE

PRELIMINARY - NOT FOR CONSTRUCTION

ALAMAR
CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA
PRELIMINARY PLAT - PHASE 3 LANDSCAPE
WALL DETAILS

DRAWN SY/TH
CHECKED JD
DATE 11/14/18
SCALE AS SHOWN
JOB NO. 1704
SHEET
A-103
3 OF 24 SHEETS

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B10 NEIGHBORHOOD PARK #8
SCALE: 1"=20'-0"

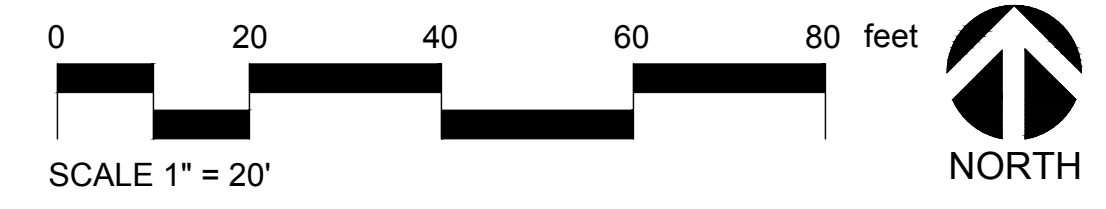
PLANT SCHEDULE NEIGHBORHOOD PARK #8

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Caesalpinia cacalaco `Smoothie` TM / Cascalote	24" Box	3
	Citrus x aurantiifolia `Thornless` / Thornless Mexican Lime	36" Box	6
	Fraxinus velutina `Fan-Tex` / Fan-Tex Ash	24" Box	4
	Parkinsonia x `Desert Museum` / Desert Museum Palo Verde	24" Box	10
	Pistacia chinensis `Red Push` / Red Push Chinese Pistache	24" Box	10
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Bougainvillea x `Rosenka` / Bougainvillea	5 Gal.	73
	Bougainvillea x `La Jolla` / Bougainvillea	1 Gal.	8
	Convolvulus cneorum / Bush Morning Glory	1 Gal.	6
	Eremophila glabra `Mingenew Gold` / Emu Bush	1 Gal.	49
	Hesperaloe funifera / Giant Yucca	5 Gal.	9
	Hesperaloe parviflora `Brakelights` TM / Brakelights Red Yucca	1 Gal.	83
	Lantana camara `Dallas Red` / Dallas Red Lantana	1 Gal.	23

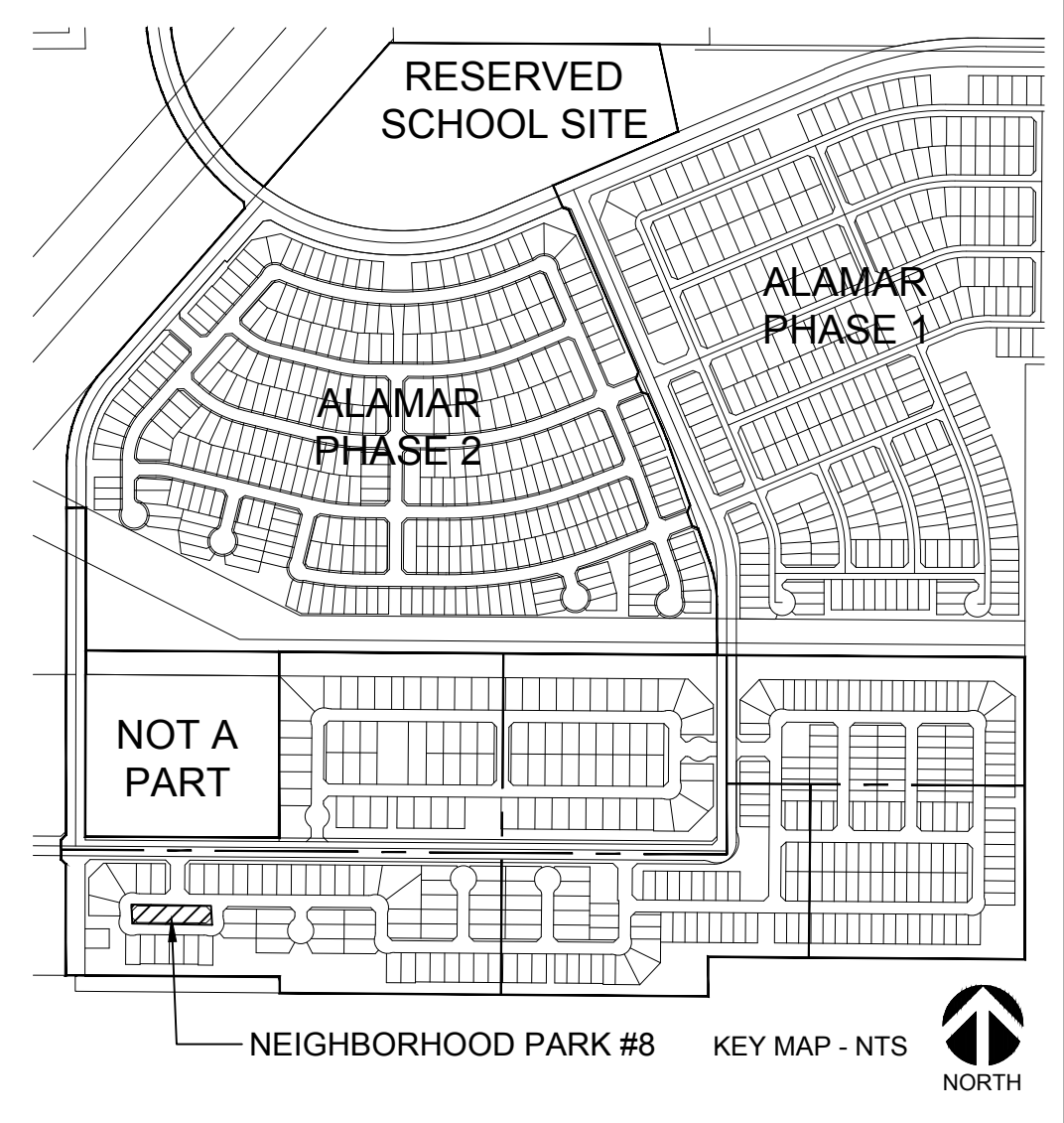
	Lantana x `New Gold` / New Gold Lantana	1 Gal.	202
	Nerium oleander `Petite Pink` / Petite Pink Oleander	1 Gal.	21
	Ruellia brittoniana / Blue Bells	1 Gal.	109
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Cynodon dactylon `Midiron` / Bermuda Grass	Sod	4,830 sf

INERT SCHEDULE	
	ENGINEERED WOOD FIBER
	SAND
	NATURAL DESERT PAVEMENT 3" Minus - Express Carmel by Granite Express
	COMPACTED D.G. 1/4" Minus - Express Brown by Granite Express

LEGEND	
	PROPERTY BOUNDARY
	SIGHT VISIBILITY TRIANGLE
	8" PUBLIC UTILITY EASEMENT
	R.O.W.



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PROJECT PHASE		
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☐	CONSTRUCTION DOCUMENTS	
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REVISIONS		
NO.	DESCRIPTION	DATE

ALAMAR
CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA
PRELIMINARY PLAT - PHASE 3 LANDSCAPE
PLANTING PLAN - PHASE 3 - NEIGHBORHOOD PARK #8

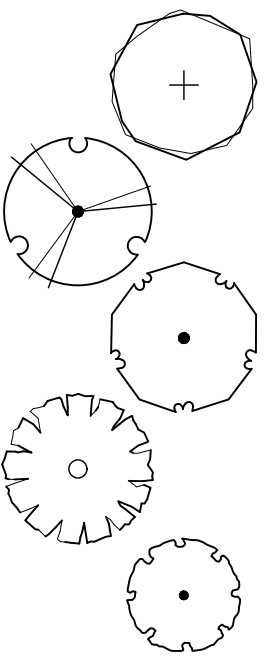
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DATE	11/14/18
SCALE	AS SHOWN
JOB NO.	1704
SHEET	

LP-301
7 OF 24 SHEETS

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PLANT SCHEDULE NEIGHBORHOOD PARK #9

TREES



BOTANICAL NAME / COMMON NAME

CONT

QTY

Fraxinus velutina `Fan-Tex` / Fan-Tex Ash

24" Box

4

Parkinsonia x `Desert Museum` / Desert Museum Palo Verde

24" Box

10

Pistacia chinensis `Red Push` / Red Push Chinese Pistache

24" Box

2

Prosopis x `Phoenix` TM / Hybrid Mesquite

24" Box

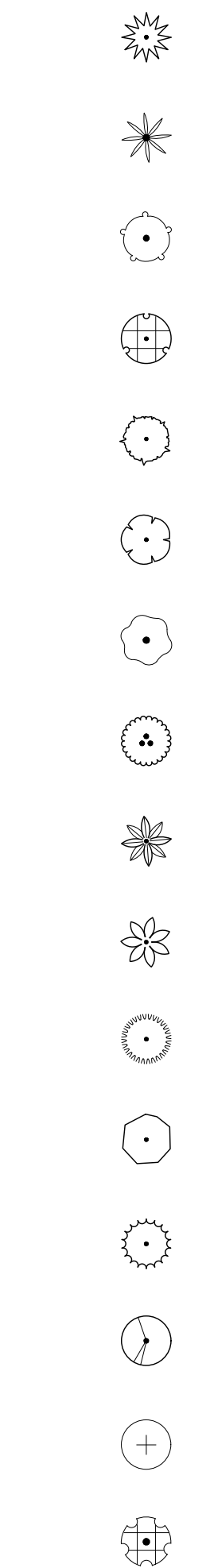
1

Sophora secundiflora / Texas Mountain Laurel

24" Box

8

SHRUBS



BOTANICAL NAME / COMMON NAME

CONT

QTY

Agave weberi / Weber's Agave

5 Gal.

3

Agave x `Blue Glow` / Blue Glow Agave

5 gal

4

Bougainvillea x `La Jolla` / Bougainvillea

1 Gal.

13

Convolvulus cneorum / Bush Morning Glory

1 Gal.

16

Dodonaea viscosa `Green` / Green Hopseed Bush

5 Gal.

6

Eremophila glabra `Kalgoorlie` / Kalgoorlie Emu Bush

1 Gal.

21

Eremophila glabra `Mingenew Gold` / Emu Bush

1 Gal.

9

Eremophila glabra carnosa / Winter Blaze Emu Bush

1 Gal.

12

Hesperaloe funifera / Giant Yucca

5 Gal.

7

Hesperaloe parviflora `Brakelights` TM / Brakelights Red Yucca

1 Gal.

34

Lantana x `New Gold` / New Gold Lantana

1 Gal.

52

Nerium oleander `Petite Pink` / Petite Pink Oleander

1 Gal.

30

Rosmarinus officinalis `Prostratus` / Dwarf Rosemary

1 Gal.

30

Ruellia brittoniana / Blue Bells

1 Gal.

33

Tecoma x `Sierra Apricot` / Sierra Apricot Yellow Bells

5 gal

6

Wedelia trilobata / Wedelia

1 Gal.

18

GROUND COVERS

BOTANICAL NAME / COMMON NAME

CONT

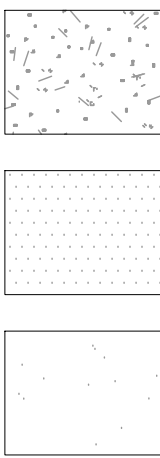
QTY

Cynodon dactylon `Midiron` / Bermuda Grass

Sod

6,334

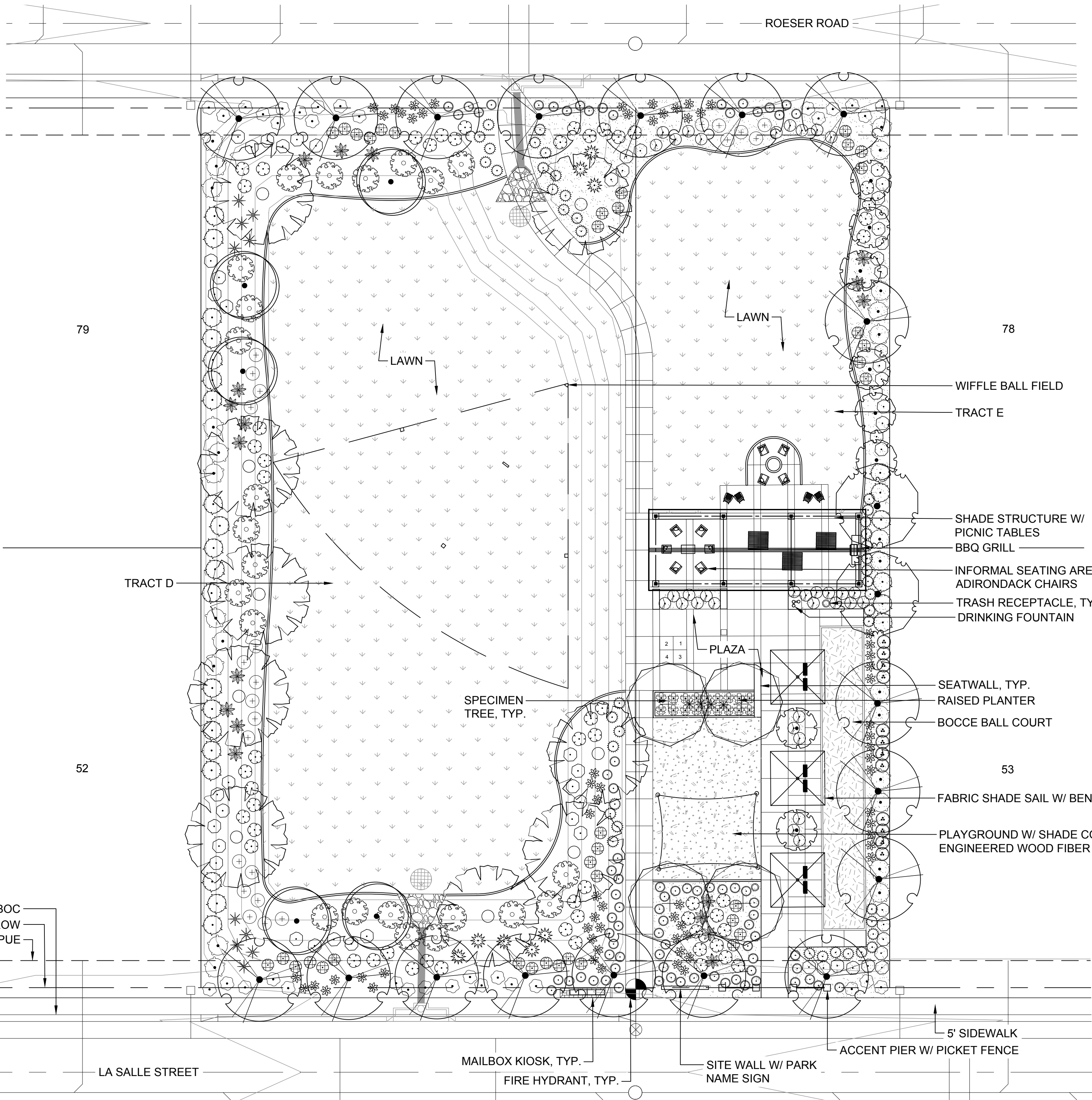
INERT SCHEDULE



ENGINEERED WOOD FIBER

SAND

NATURAL DESERT PAVEMENT
3" Minus - Express Carmel by Granite Express

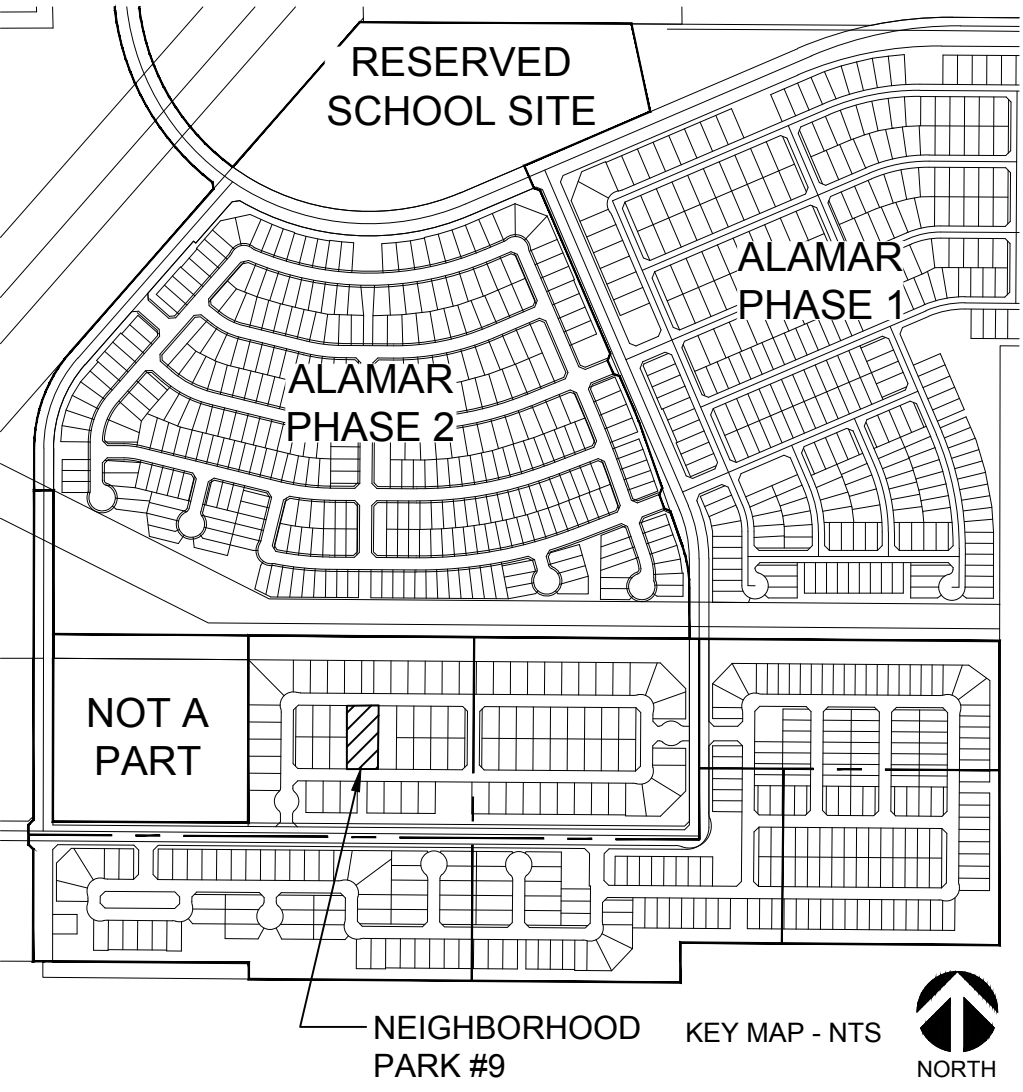
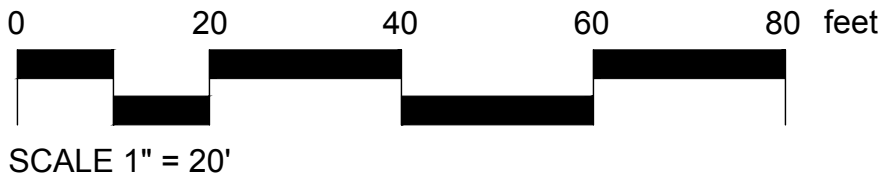


B11 NEIGHBORHOOD PARK #9

SCALE: 1"=20'-0"

LEGEND

- PROPERTY BOUNDARY
- SIGHT VISIBILITY TRIANGLE
- 8' PUBLIC UTILITY EASEMENT
- R.O.W.



PROJECT PHASE		
☒	PRELIMINARY PLAT	11.14.18
☐	CONSTRUCTION DOCUMENTS	
☐	ISSUE FOR BID SET	
☐	ISSUE FOR CONSTRUCTION	

REVISIONS		
NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		

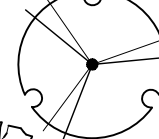
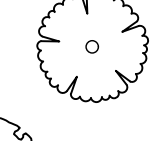
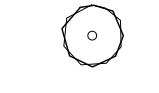
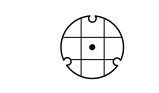
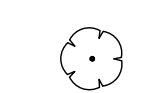
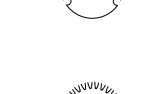
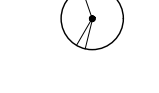
PRELIMINARY - NOT FOR CONSTRUCTION

ALAMAR
CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA
PRELIMINARY PLAT - PHASE 3 LANDSCAPE
PLANTING PLAN - PHASE 3 - NEIGHBORHOOD PARK #9

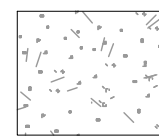
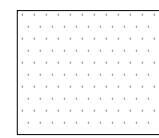
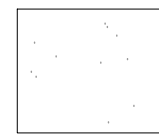
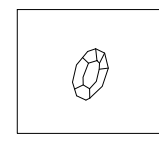
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CHECKED	JD
DATE	11/14/18
SCALE	AS SHOWN
JOB NO.	1704
SHEET	
LP-302	
8 OF 24 SHEETS	

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PLANT SCHEDULE NEIGHBORHOOD PARK #10

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Parkinsonia x `Desert Museum` / Desert Museum Palo Verde	24" Box	10
	Prosopis x `Phoenix` TM / Hybrid Mesquite	24" Box	3
	Prunus persica `Earligrande` / Earligrande Peach	15 Gal.	2
	Sophora secundiflora / Texas Mountain Laurel	24" Box	3
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Bougainvillea x `Rosenka` / Bougainvillea	5 Gal.	15
	Convolvulus cneorum / Bush Morning Glory	1 Gal.	16
	Eremophila glabra `Kalgoorlie` / Kalgoorlie Emu Bush	1 Gal.	10
	Eremophila glabra `Mingenew Gold` / Emu Bush	1 Gal.	25
	Hesperaloe funifera / Giant Yucca	5 Gal.	4
	Hesperaloe parviflora `Brakelights` TM / Brakelights Red Yucca	1 Gal.	20
	Lantana camara `Dallas Red` / Dallas Red Lantana	1 Gal.	17
	Lantana x `New Gold` / New Gold Lantana	1 Gal.	80
	Nerium oleander `Petite Pink` / Petite Pink Oleander	1 Gal.	22
	Ruellia brittoniana / Blue Bells	1 Gal.	33
	Wedelia trilobata / Wedelia	1 Gal.	18

INSERT SCHEDULE

	ENGINEERED WOOD FIBER
	SAND
	NATURAL DESERT PAVEMENT 3" Minus - Express Carmel by Granite Express
	BOULDERS Landscape Boulder
GROUND COVERS	BOTANICAL NAME / COMMON NAME
	Cynodon dactylon `Midiron` / Bermuda Grass

PLAYGROUND W/ SHADE COVER AND
ENGINEERED WOOD FIBER
SHADE STRUCTURE W/
PICNIC TABLES
TRASH RECEPTACLE, TYP.

SEATWALL, TYP.

BOC
ROW
PUE

RAISED PLANTER

INFORMAL SEATING AREA W/
ADIRONDACK CHAIRS

ACCENT PIER W/ PICKET FENCE

SITE WALL W/ PARK
NAME SIGN

CHALK BOARD
WALL
DRINKING
FOUNTAIN

MAILBOX
KIOSK,
TYP.
SPECIMEN
TREE, TYP.

PORCH
SWING
SEATWALL,
TYP.
SAND PLAY

FIRE HYDRANT, TYP.
SIGHT TRIANGLE

TRACT P

TRACT O

TRACT Q

TRACT R

TRACT S

TRACT T

TRACT U

TRACT V

TRACT W

TRACT X

TRACT Y

TRACT Z

TRACT AA

TRACT AB

TRACT AC

TRACT AD

TRACT AE

TRACT AF

TRACT AG

TRACT AH

TRACT AI

TRACT AJ

TRACT AK

TRACT AL

TRACT AM

TRACT AN

TRACT AO

TRACT AP

TRACT AQ

TRACT AR

TRACT AS

TRACT AT

TRACT AU

TRACT AV

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TRACT BA

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TRACT BY

TRACT BZ

TRACT CA

TRACT CB

TRACT CC

TRACT CD

TRACT CE

TRACT CF

TRACT CG

TRACT CH

TRACT CI

TRACT CJ

TRACT CK

TRACT CL

TRACT CM

TRACT CN

TRACT CO

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TRACT CQ

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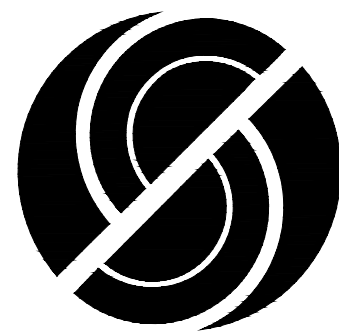
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TRACT KD

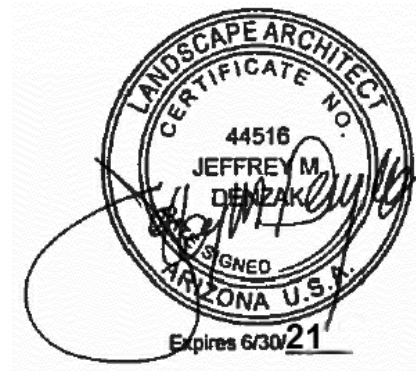
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TRACT KF

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SWABACK_{plc}
Architects + Planners
7550 E McDonald Drive
Scottsdale, Arizona 85250
480.367.2100 | www.swaback.com



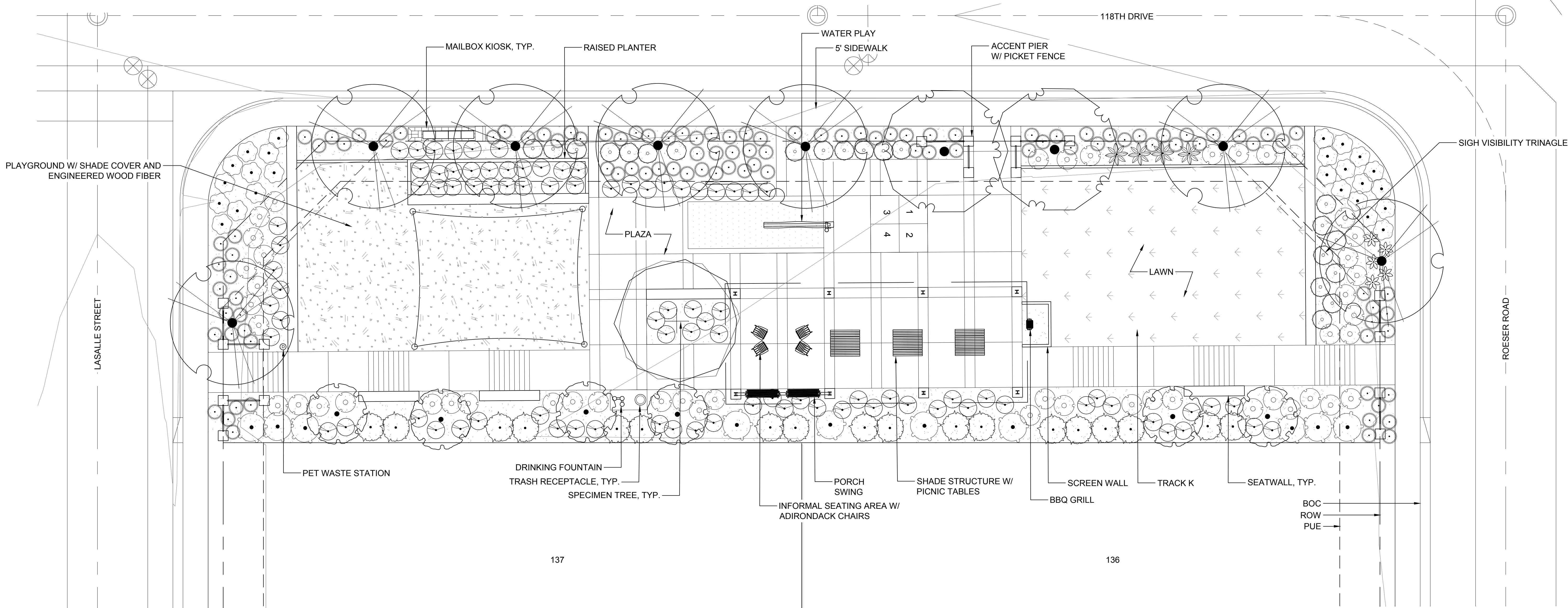
PROJECT PHASE		
☒	PRELIMINARY PLAT	11.14.18
☐	CONSTRUCTION DOCUMENTS	
☐	ISSUE FOR BID SET	
☐	ISSUE FOR CONSTRUCTION	

REVISIONS		
NO.	DESCRIPTION	DATE

PRELIMINARY -
NOT FOR
CONSTRUCTION

ALAMAR
CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA
PRELIMINARY PLAT - PHASE 3 LANDSCAPE
PLANTING PLAN - PHASE 3 - NEIGHBORHOOD PARK #11

DRAWN	SY/TH
CHECKED	JD
DATE	11/14/18
SCALE	AS SHOWN
JOB NO.	1704
SHEET	
LP-304	
10 OF 24 SHEETS	



B13 NEIGHBORHOOD PARK #11

SCALE: 1"=10'-0"

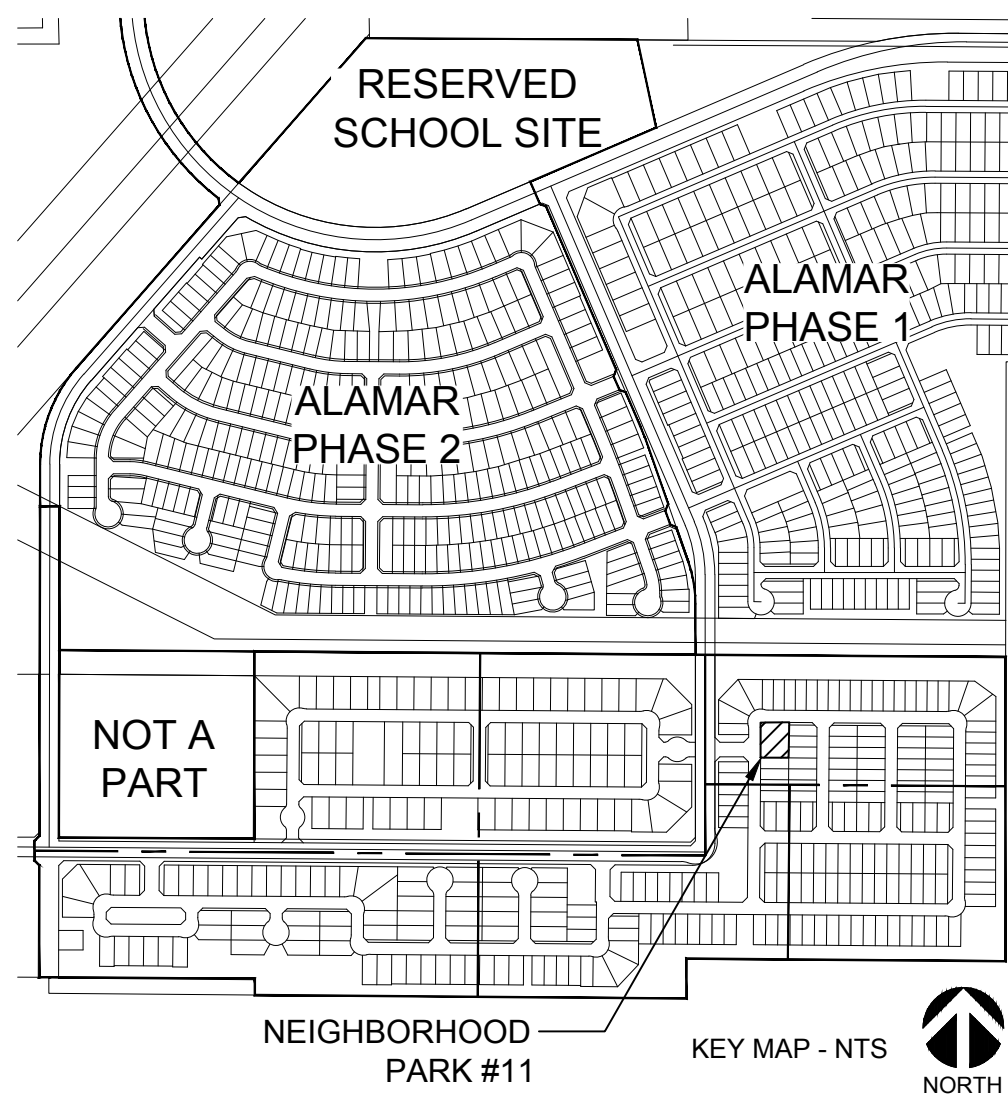
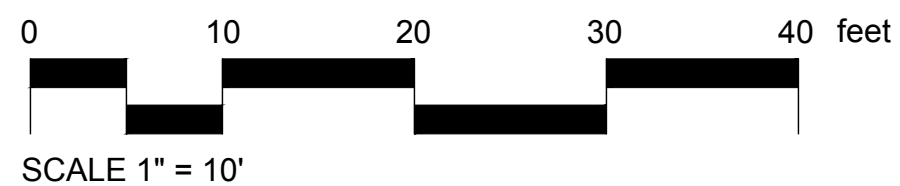
PLANT SCHEDULE NEIGHBORHOOD PARK #11

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Fraxinus velutina 'Fan-Tex' / Fan-Tex Ash	24" Box	1
	Parkinsonia x 'Desert Museum' / Desert Museum Palo Verde	24" Box	7
	Pistacia chinensis 'Red Push' / Red Push Chinese Pistache	24" Box	2
	Sophora secundiflora / Texas Mountain Laurel	24" Box	6
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Bougainvillea x 'Rosenka' / Bougainvillea	5 Gal.	21
	Bougainvillea x 'La Jolla' / Bougainvillea	1 Gal.	10
	Dodonaea viscosa 'Green' / Green Hopseed Bush	5 Gal.	18
	Eremophila glabra 'Mingenew Gold' / Emu Bush	1 Gal.	25
	Hesperaloe funifera / Giant Yucca	5 Gal.	4
	Hesperaloe parviflora 'Brakelights' TM / Brakelights Red Yucca	1 Gal.	5
	Lantana camara 'Dallas Red' / Dallas Red Lantana	1 Gal.	49

	Lantana x 'New Gold' / New Gold Lantana	1 Gal.	108
	Ruellia brittoniana / Blue Bells	1 Gal.	90
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Cynodon dactylon 'Midiron' / Bermuda Grass	Sod	1,954 sf
INERT SCHEDULE			
	ENGINEERED WOOD FIBER		
	SAND		
	NATURAL DESERT PAVEMENT 3" Minus - Express Carmel by Granite Express		

LEGEND

	PROPERTY BOUNDARY
	SIGHT VISIBILITY TRIANGLE
	8' PUBLIC UTILITY EASEMENT
	R.O.W.



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ORDINANCE NO. 1651-518

AN ORDINANCE OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF AVONDALE FOR APPROXIMATELY 1,130 GROSS ACRES GENERALLY LOCATED FROM DYSART ROAD TO THE WEST TO AVONDALE BOULEVARD TO THE EAST, ¼ MILE SOUTH OF LOWER BUCKEYE ROAD, AND ¼ MILE NORTH OF SOUTHERN AVENUE, AS SHOWN IN APPLICATION PL-17-0223, FROM RURAL RESIDENTIAL-43 (RR-43) TO LAKIN PROPERTY PLANNED AREA DEVELOPMENT (LAKIN PAD).

WHEREAS, the Council of the City of Avondale (the "City Council") desires to amend the City of Avondale Zoning Atlas (the "Zoning Atlas"), pursuant to ARIZ. REV. STAT. § 9-462.04, to change the zoning description for a ±1,130 acre parcel of real property from Rural Residential-43 (RR-43) to Lakin Property Planned Area Development (Lakin Property PAD); and

WHEREAS, all due and proper notices of the public hearings on the Zoning Atlas Amendment held by the City of Avondale Planning Commission (the "Commission") and by the City Council were given in the time, form and substance required by ARIZ. REV. STAT. § 9-462.04; and

WHEREAS, on April 19, 2018, the Commission held a public hearing on the Zoning Atlas Amendment, after which hearing the Commission recommended approval; and

WHEREAS, in accordance with Article II, Sections 1 and 2 of the Arizona Constitution, the City Council has considered the individual property rights and personal liberties of the residents of the City before adopting this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF AVONDALE as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The ±1,130 acre parcel of real property generally located from Dysart Road to the west to Avondale Boulevard to the east, ¼ mile south of Lower Buckeye Road, and ¼ mile north of Southern Avenue, as shown in Application PL-17-0223, as more particularly described and depicted on Exhibit A attached hereto and incorporated herein by reference, is hereby rezoned from Rural Residential-43 (R-43) to Lakin Property Planned Area Development (Lakin Property PAD), subject to the City of Avondale adopted codes, requirements, standards and regulations and the following stipulations:

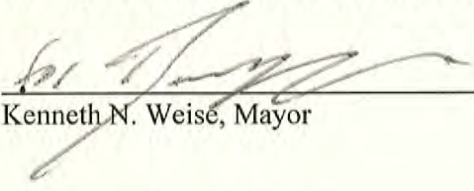
1. Development shall conform to the Lakin Property PAD Narrative date stamped April 2, 2018, except as modified by these conditions.

2. All off-site improvements on Avondale Boulevard shall be completed in the first phase of development, except for the northern most 600' of Avondale Boulevard adjacent to the northeast corner of property. The northern most 600 feet of Avondale Boulevard must be completed prior to issuance of a permit for improvements to (i) the adjacent commercial site or (ii) the adjacent public safety site.

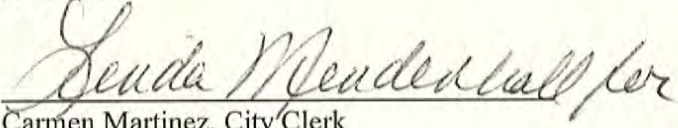
SECTION 3. If any provision of this Ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate, distinct and independent of all other provisions and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to execute all documents and take all steps necessary to carry out the purpose and intent of this Ordinance.

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona, May 21, 2018.


Kenneth N. Weise, Mayor

ATTEST:


Carmen Martinez, City Clerk

APPROVED:

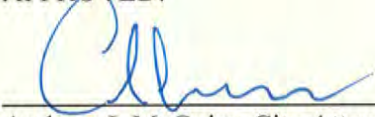

Andrew J. McGuire, City Attorney

EXHIBIT A
TO
ORDINANCE NO. 1651-518

[Legal Description and Map]

See following pages.

EXHIBIT "A"

Wood, Patel & Associates, Inc.
(602) 335-8500
www.woodpatel.com

Revised April 16, 2018
Revised February 13, 2018
Revised February 2, 2018
December 13, 2017
WP# 174612
Page 1 of 5

PARCEL DESCRIPTION Lakin Property PAD Limits

A parcel of land lying within Sections 23, 24, 25 and 26, Township 1 North, Range 1 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the southwest corner said Section 26, a 3-inch Maricopa County Highway Department brass cap in handhole, from which the south quarter of said Section 26, a 3-inch Maricopa County Highway Department brass cap in handhole, bears South 89°44'16" East (basis of bearing), a distance of 2622.79 feet;

THENCE along the west line of said Section 26, North 00°06'23" East, a distance of 1363.33 feet, to the north line of the south 66 feet of the north half of the southwest quarter of said Section 26, and the **POINT OF BEGINNING**;

THENCE continuing North 00°06'23" East, a distance of 1231.33 feet, to the west quarter corner of said Section 26;

THENCE continuing along the west line of said Section 26, North 00°06'28" East, a distance of 2594.90 feet to the northwest corner of said Section 26, also being the southwest corner of said Section 23;

THENCE leaving said west line, along the west line of said Section 23, North 00°48'19" West, a distance of 965.92 feet, to the beginning of a curve;

THENCE leaving said west line, along the centerline of Dysart Road, northerly along said curve to the right, having a radius of 955.37 feet, concave easterly, whose radius bears North 89°11'41" East, through a central angle of 22°19'16", a distance of 372.19 feet, to the north line of the south half of the southwest quarter of said Section 23 and a point of intersection with a non-tangent line;

THENCE leaving said centerline, along said north line, South 89°56'32" East, a distance of 2550.30 feet, to the northeast corner of said south half of the southwest quarter, said point also being the southwest corner of the northwest quarter of the southeast quarter of said Section 23;

THENCE leaving said north line, along the west line of said northwest quarter of the southeast quarter, North 00°51'18" West, a distance of 598.74 feet, to the southwest corner of Lucy T. Homesites Unit Two, recorded in Book 142, page 26, Maricopa County Records (M.C.R.);

THENCE leaving said west line, along the southerly line of said Lucy T. Homesites Unit Two, North 79°56'43" East, a distance of 711.97 feet, to the east line of the west 50.00 feet of the east half of said northwest quarter of the southeast quarter;

THENCE leaving said southerly line, along said east line, South 00°56'08" East, a distance of 673.71 feet, to the north line of the south 50.00 feet of said southeast quarter of the northwest quarter of the southeast quarter;

**Parcel Description
Lakin Property
PAD Limits**

Revised April 16, 2018
Revised February 13, 2018
Revised February 2, 2018
December 13, 2017
WP# 174612
Page 2 of 5

THENCE leaving said east line, along said north line, South 89°56'50" East, a distance of 603.83 feet, to a point on the east line of said southeast quarter of the northwest quarter of the southeast quarter;

THENCE leaving said north line, along said east line, North 01°00'58" West, a distance of 606.33 feet, to the northeast corner of said southeast quarter of the northwest quarter of the southeast quarter, also being the northwest corner of the south half of the northeast quarter of said southeast quarter of Section 23;

THENCE leaving said east line, along the north line of said south half of the northeast quarter of the southeast quarter, South 89°49'25" East, a distance of 1306.08 feet, to the northeast corner of said south half of the northeast quarter of the southeast quarter, said point also being on the west line of said Section 24;

THENCE leaving said north line, along said west line, North 01°10'37" West, a distance of 653.56 feet, to the west quarter corner of said Section 24;

THENCE leaving said west line, along the east-west mid-section line of said Section 24, South 89°56'46" East, a distance of 1316.49 feet, to the northeast corner of the west half of the southwest quarter of said Section 24;

THENCE leaving said mid-section line, along the east line of said west half of the southwest quarter, South 00°56'20" East, a distance of 2621.40 feet, to the southeast corner of said west half of the southwest quarter;

THENCE leaving said east line, along the south line of said Section 24, South 89°37'21" East, a distance of 1305.77 feet, to the south quarter corner of said Section 24;

THENCE leaving said south line, along the north-south mid-section line of said Section 24, North 00°42'08" West, a distance of 1314.30 feet, to the northwest corner of the south half of the southeast quarter of said Section 24;

THENCE leaving said mid-section line, along the north line of said south half of the southeast quarter, South 89°47'10" East, a distance of 2622.42 feet, to the northeast corner of said south half of the southeast quarter;

THENCE leaving said north line, along the east line of said Section 24, South 00°13'52" East, a distance of 1321.53 feet, to the southeast corner of said Section 24, said point also being the northeast corner of said Section 25;

THENCE leaving said east line, along the east line of said Section 25, South 00°05'10" West, a distance of 1310.39 feet, to the southeast corner of the north half of the northeast quarter of said Section 25;

THENCE leaving said east line, along the south line of said north half of the northeast quarter, North 89°35'50" West, a distance of 1305.99 feet, to the northeast corner of the southwest quarter of the northeast quarter of said Section 25;

THENCE leaving said south line, along the east line of said southwest quarter of the northeast quarter, South 00°05'32" West, a distance of 1309.76 feet, to the southeast corner of said southwest quarter of the northeast quarter, said point also being the northeast corner of the northwest quarter of the southeast quarter of said Section 25;

THENCE leaving said east line, along the east line of said northwest quarter of the southeast quarter, South 00°05'36" West, a distance of 1146.52 feet, to the southeast corner of the north half of the south half of the south half of said northwest quarter of the southeast quarter;

THENCE leaving said east line, along the south line of said north half of the south half of the south half of the northwest quarter of the southwest quarter, North 89°32'04" West, a distance of 1306.23 feet, to the southwest corner of said north half of the south half of the south half of the northwest quarter of the southeast quarter, said point also being on the north-south mid-section line of said Section 25;

**Parcel Description
Lakin Property
PAD Limits**

Revised April 16, 2018
Revised February 13, 2018
Revised February 2, 2018
December 13, 2017
WP# 174612
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THENCE leaving said south line, along said mid-section line, South 00°05'54" West, a distance of 163.67 feet, to the southeast corner of the north half of the southwest quarter of said Section 25;

THENCE leaving said mid-section line, along the south line of said north half of the southwest quarter, North 89°32'03" West, a distance of 1768.47 feet, to the west line of the east 28 Rods of the northwest quarter of the southwest quarter of said Section 25;

THENCE leaving said south line, along said west line, North 00°06'27" East, a distance of 66.00 feet, to the north line of the south 66 feet of the north half of the southwest quarter of said Section 25;

THENCE leaving said west line, along said north line, North 89°32'03" West, a distance of 844.44 feet, to the west line of said Section 25, said point also being on the east line of said Section 26;

THENCE leaving said north line, along the north line of the south 66 feet of the north half of the southeast quarter of said Section 26, North 89°51'06" West, a distance of 2622.15 feet, to a point on the north-south mid-section line of said Section 26;

THENCE leaving said north line, along the north line of the south 66 feet of the north half of the southwest quarter of said Section 26, North 89°51'06" West, a distance of 2622.82 feet, to the **POINT OF BEGINNING**.

EXCEPT the following property described in Document 2007-0853115, M.C.R.:

BEING THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, STATE OF ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26;

THENCE ALONG THE WEST LINE OF SAID SECTION 26, SOUTH 00 DEGREES 06 MINUTES 53 SECONDS EAST 104.65 FEET;

THENCE NORTH 89 DEGREES 53 MINUTES 07 SECONDS EAST 65.00 FEET TO A POINT IN A LINE PARALLEL WITH AND 65.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM SAID WEST LINE OF SECTION 26; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 44 DEGREES 43 MINUTES 56 SECONDS EAST 56.72 FEET TO A POINT IN A LINE PARALLEL WITH AND 65.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHERLY LINE OF SAID SECTION 26;

THENCE ALONG LAST-MENTIONED PARALLEL LINE, NORTH 89 DEGREES 34 MINUTES 45 SECONDS EAST, 1857.16 FEET;

THENCE SOUTH 45 DEGREES 25 MINUTES 15 SECONDS EAST, 42.43 FEET;

THENCE SOUTH 00 DEGREES 25 MINUTES 15 SECONDS EAST, 125.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2930.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22 DEGREES 20 MINUTES 28 SECONDS AN ARC LENGTH OF 1142.49 FEET TO A POINT IN THE NORTH LINE OF THAT CERTAIN 160-FOOT ELECTRIC EASEMENT DESCRIBED IN DOCUMENT NOS. 02-1076599 AND 05-1738976, MARICOPA COUNTY, RECORDS;

THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 32 MINUTES 53 SECONDS WEST 1714.06 FEET TO SAID PARALLEL LINE DESCRIBED HEREIN;

THENCE ALONG SAID PARALLEL LINE, NORTH 00 DEGREES 06 MINUTES 53 SECONDS WEST, 1203.60 FEET TO THE TRUE POINT OF BEGINNING.

**Parcel Description
Lakin Property
PAD Limits**

Revised April 16, 2018
Revised February 13, 2018
Revised February 2, 2018
December 13, 2017
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AND EXCEPT the following property described in Document 2017-0704314, M.C.R.:

The westerly 840.07 feet of the northerly 668.35 feet of the northwest quarter of the southwest quarter of Section 25, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the Northerly 40.00 feet and the Westerly 55.00 feet

AND EXCEPT the following property described in Document 2017-0799341, M.C.R.:

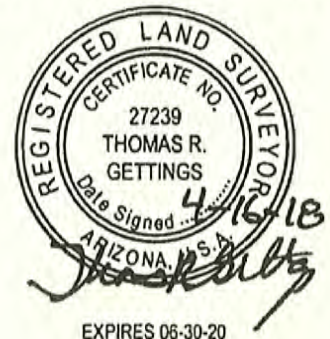
THE WESTERLY 15.00 FEET AND NORTHERLY 40.0 FEET OF EASTERLY 800.07 FEET OF WESTERLY 840.07 FEET OF NORTHERLY 668.35 FEET OF NORTHWEST QUARTER SOUTHWEST QUARTER SECTION 25, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

Containing 49,229,470 square feet or 1,130.1531 acres, more or less.

Subject to existing right-of-way and easements.

This parcel description is based on client provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of March, 2017. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

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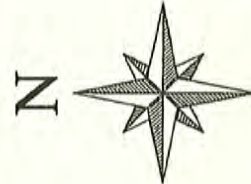
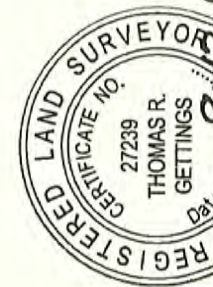
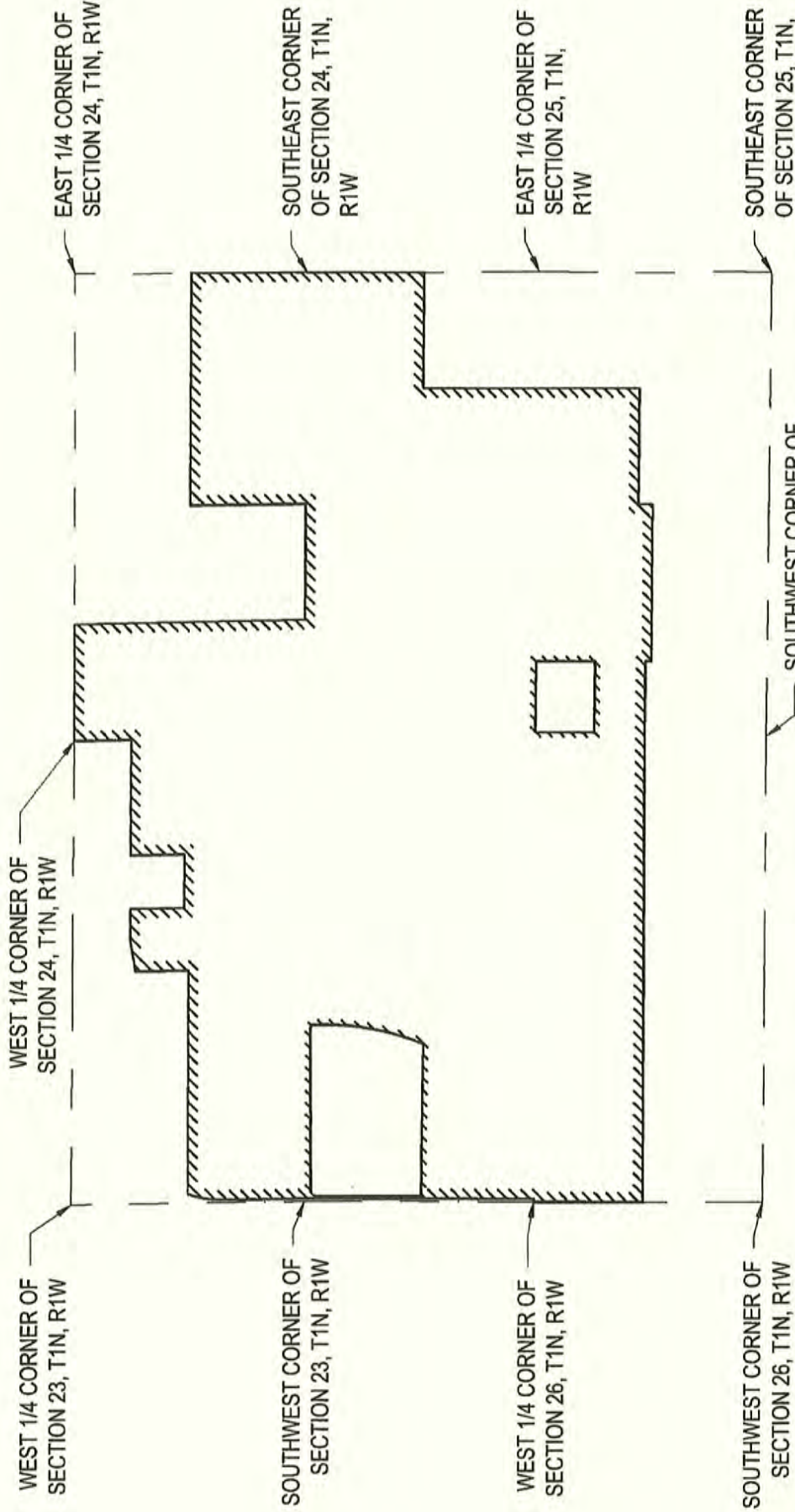


EXHIBIT "A"

LAKIN RANCH
PAD SUBMITTAL

09/13/17

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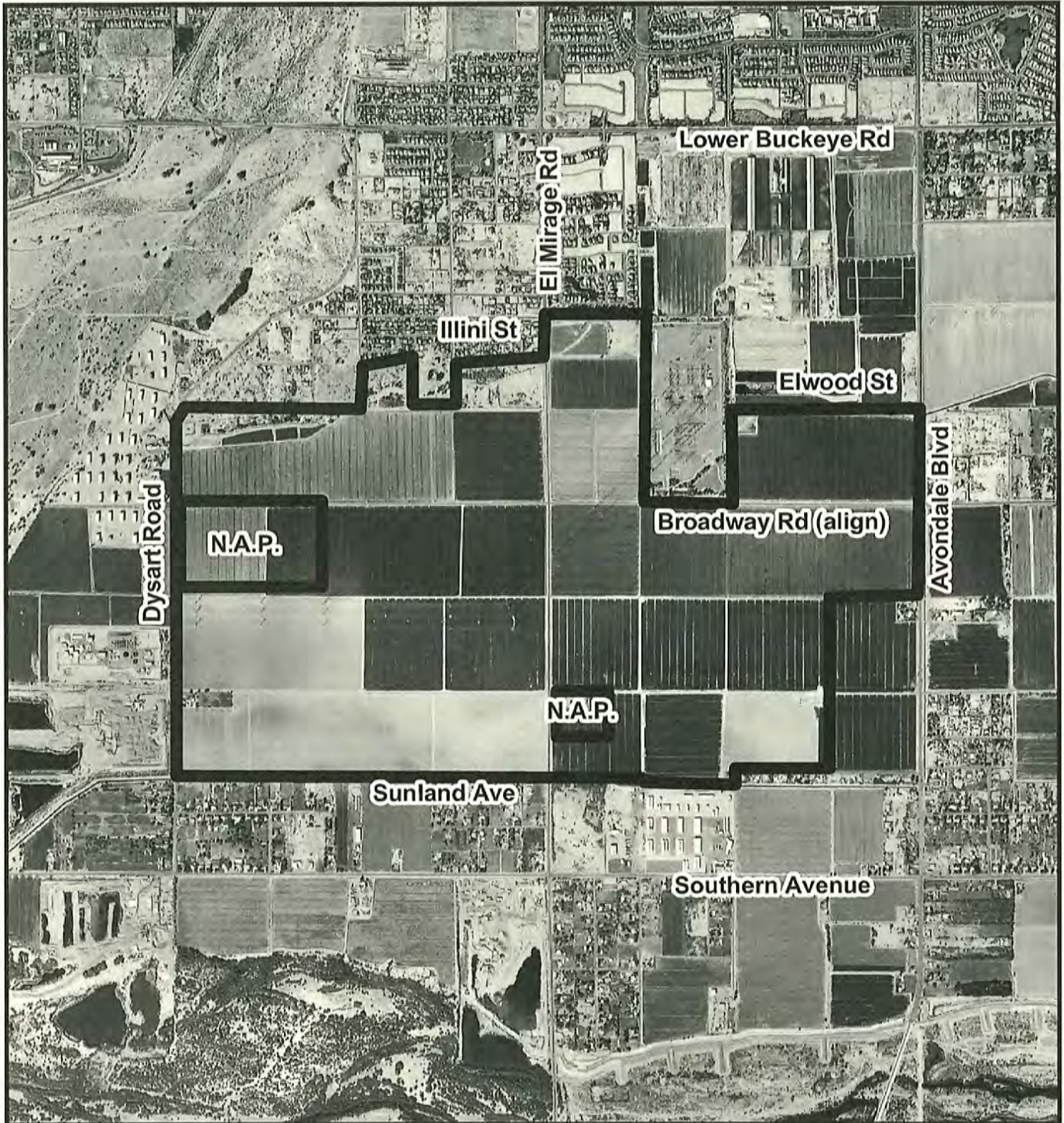
NOT TO SCALE

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EXPIRES 06-30-20



Aerial / Location Map



Avondale



Subject Property

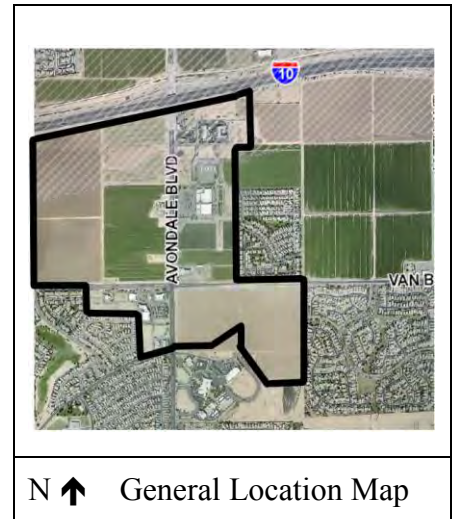
Planning Commission Date: April 18, 2019

PREPARED BY: Jodie Novak, Planning Manager (623) 333-4015
REVIEWED BY: Tracy Stevens, Development & Engineering Services Director

SUBJECT: Work Session for the City Center Specific Plan Update

LOCATION: South of the I-10 Freeway on the west and east sides of Avondale Boulevard extending south of Van Buren Street

APPLICANT: City of Avondale, Planning Division



The City of Avondale has contracted with Matrix Design Consultants to update the City Center Specific Plan (CCSP). Adopted in 2008, the CCSP is comprised of 402 acres along Avondale Boulevard between Interstate 10 (I-10) and Van Buren Street. The Specific Plan establishes a framework of streets, land uses, parks, and building form intended to create an active area with a variety of residential unit types, employment centers, and various active pedestrian-oriented uses.

The City Council re-established the vision for the plan in 2012 and was successful in the establishment of the American Sports Center and a transit center. Today, Council's vision remains strong to see the City Center develop as a prominent urban center for Avondale. However, it has been ten years since the original adoption of the CCSP; therefore, the purpose of this update is to assess the viability of the plan in its current approach and to re-imagine its vision based on current and future market conditions while still maintaining a strong sense of place.

The purpose of the CCSP update is to reflect evolving conditions impacting the implementation of the adopted Vision for the Avondale City Center. The intent of the update is to reflect the City's current level of expectation for a quality, unique, and pedestrian-friendly City Center that will create a place of significance in Avondale. It is understood that the overriding goal of the plan and supporting documents is to create a vibrant sports and entertainment district that lends itself to family-oriented activities, shopping dining, quality housing, and professional employment. The proposed new land uses, as attached in Exhibit A, would replace the existing land uses as well as serve as a rebranding of the area. The entire 402 acres is also being evaluated with the potential to reduce the total developable area. A new name will

be proposed as well for the entire City Center planned area. In addition, new sections in the plan will include District Concepts, Circulation, Development Form, and Implementation Strategies.

The CCSP update process includes an introduction of the project with the City Council held on May 6, 2019, City staff team meetings, outreach with CCSP Property Owners and other potential development entities, two ad hoc committee meetings, an economic analysis, and a neighborhood meeting being scheduled on May 7, 2019. Planning Commission will take action on the CCSP update once a final draft is complete.

The Planning Commission Work Session is intended to apprise Commission about the CCSP update status and invite feedback. The next steps in the CCSP update process include meeting with property owners again, holding the neighborhood meeting, and presenting the status update to City Council at a work session on May 6, 2019. The plan update is planned for completion this summer.

ATTACHMENTS:

Exhibit A – Draft CCSP update Land Use Plan

Exhibit B – Existing CCSP Land Use Plan

Exhibit C – Draft CCSP Outline

Legend

Gateway District

- Education campus (housing, multi-family & townhomes)
- Medical campus / hospital
- Large urban form residential / apartment
- Lifestyle amenities (see open space & amenities plan)
- Hotel
- Office
- Retail / restaurant

Neighborhood District

- Single-family detached
- Attached townhomes
- Education campus
- Limited employment

Village District

- Retail
- Office employment
- Urban multi-family
- Restaurants
- Education campus

Park Avenue District

- Central gathering area for community-wide events
- Large scale sports & entertainment
 - ASC
 - Theatre / Performing Arts Center
 - Mixed-use
- Boutique mixed-use / Main Street retail
- Restaurants
- Urban form multi-family
- Office
- Education Campus

Residential District

- Single-family attached residential
- Multi-family

Promenade District

- Community retail
- Pad development
- Transitional retail
- Office



N.T.S.

City Center Plan Framework

