Planning Commission
Online Meeting Agenda
Wednesday, August 18, 2021

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REGULAR MEETING

6:00 PM

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **OPENING STATEMENT**

4. **APPROVAL OF MINUTES**
   July 21, 2021

5. **PUBLIC HEARING ITEMS**

   a. **NORTON CIRCLE - MINOR GENERAL PLAN AMENDMENT - APPLICATION PL-19-0182**
   Planning Commission will hold a public hearing and consider a City-initiated request for a Minor Amendment to the Avondale General Plan 2030 Land Use Map for 5.70 acres of property located at the southwest corner of 4th Avenue and Norton Street (a private street). The subject property is developed with Norton Circle, a 46-unit multi-family residential community owned and operated by the Housing Authority of Maricopa County (HAMC). Approval of the proposed Minor General Plan Amendment will amend the land use designation of the property from Medium High Density Residential (MHDR) to High Density Residential (HDR); the HDR land use designation allows for development of patio homes, apartments, condominiums, or townhomes with a density ranging between 12 and 30 dwelling units per acre. Approval of the Minor General Plan Amendment will facilitate redevelopment of the site with a new 100-unit multi-family apartment complex that will continue to be owned and operated by HAMC. An application rezoning the property to R-4 (Multi-Family Residential) will be considered separately. Please note, Maricopa County and its agencies are statutorily exempt from City zoning regulations but are proceeding with the proposed applications in cooperation with the City of Avondale. The Commission will take appropriate action.
   Staff Contact: Ken Galica, Division Lead Planner

b. NORTON CIRCLE - REZONING FROM MANUFACTURED HOME PARK (MH) TO MULTI-FAMILY RESIDENTIAL (R-4) - APPLICATION PL-19-0183

Planning Commission will hold a public hearing and consider a City-initiated request to rezone approximately 5.70 gross acres of land located at the southwest corner of 4th Avenue and Norton Street (a private street) from Manufactured Home Park (MH) to Multi-Family Residential (R-4). The subject property is developed with Norton Circle, a 46-unit multi-family residential community owned and operated by the Housing Authority of Maricopa County (HAMC). Approval of the proposed rezoning will facilitate redevelopment of the site with a new 100-unit multi-family apartment complex that will continue to be owned and operated by HAMC. A separate application for a Minor General Plan Amendment, changing the land use designation of the property from Medium High Density Residential to High Density Residential, will be considered separately. Maricopa County and its agencies are statutorily exempt from City zoning regulations but are proceeding with the proposed applications in cooperation with the City of Avondale. The Commission will take appropriate action.

Staff Contact: Ken Galica, Division Lead Planner

c. PARKSIDE - MINOR GENERAL PLAN AMENDMENT - APPLICATION PL-20-0308

Planning Commission will hold a public hearing and consider a request by Mr. Johnathan Bastianelli, William Lyon Homes, Inc., for a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Parkside, a proposed 137.27 net acre master planned community located approximately 600 feet south of the southwest corner of 99th Avenue and Indian School Road. The proposed Minor General Plan Amendment, if approved, will amend the land use designation of approximately 10 acres at the southeast corner of the subject property from Office/Professional to Medium High Density Residential (MHDR), a category that allows for single-family detached, single-family attached, townhomes, condominiums, patio homes, and the like with density ranging between 4.0 and 12.0 dwelling units per acre. Approval of the request will facilitate replacement of a previously planned office development with 54 additional detached single-family residential lots, increasing the total number of single-family residential lots in Parkside from 662 to 716. Related requests for a Major Amendment to the Parkside Planned Area Development (PAD) and Preliminary Plat Amendment will be considered separately. Commission will take appropriate action.

Staff Contact: Ken Galica, Division Lead Planner

d. PARKSIDE - MAJOR PLANNED AREA DEVELOPMENT (PAD) AMENDMENT - APPLICATION PL-20-0309

Planning Commission will hold a public hearing and consider a request by Mr. Jonathan Bastianelli, William Lyon Homes, Inc., for a Major Amendment to the Parkside Planned Area Development (PAD), a proposed 137.27 net acre master planned community located approximately 600 feet south of the southwest corner of 99th Avenue and Indian School Road. The approved Parkside PAD provides for a 9.99-acre office development at the southeast corner of the site; the proposed Major PAD Amendment eliminates the planned office component, replacing that use with 54 additional detached single-family residential lots. The proposed Major Amendment also revises vehicular circulation in the southeast corner of the property, eliminating a previously planned Osborn Road alignment that will no longer be necessary given the elimination of office component. With approval of the PAD Amendment, the total number of planned single-family residential lots in Parkside will increase from 662 to 716. Related requests for a Minor General Plan Amendment and Preliminary Plat Amendment will be considered separately. Commission will take appropriate action.

Staff Contact: Ken Galica, Division Lead Planner

e. AVONDALE COMMONS - FREEWAY CORRIDOR SPECIFIC PLAN (FCSP) AMENDMENT - APPLICATION PL-21-0204

Planning Commission will hold a public hearing and consider a City-initiated request for a Freeway Corridor Specific Plan (FCSP) Amendment to increase the maximum allowed building height on approximately 25.23 acres located at the northwest corner of Avondale Boulevard and McDowell Road. Approval of the request will increase the maximum height allowed on the subject property by one (1) story, allowing for buildings with a maximum of four (4) stories to be developed on the site. A request to rezone the property to Avondale Commons Planned Area Development (PAD) will be considered separately; the proposed Avondale Commons PAD will facilitate development of the property in accordance with a mixed-use plan consisting of a 4-story, 324-unit multi-family residential complex and supportive commercial, retail, hospitality, and office uses. The Commission will take appropriate action.

Staff Contact: Ken Galica, Division Lead Planner

f. AVONDALE COMMONS - REZONING FROM AGRICULTURAL (AG) TO PLANNED AREA DEVELOPMENT (PAD) - APPLICATION PL-21-0072

Planning Commission will hold a public hearing and consider a request by Mr. Shaine T. Alleman, Tiffany & Bosco, P.A., to rezone approximately 25.23 gross acres (22.60 net acres) of land located at the northwest corner of Avondale Boulevard and McDowell Road from Agricultural to Avondale Commons Planned Area Development (PAD). The proposed Avondale Commons PAD would allow for mixed use development of the site with a four-story, 324-unit multi-family residential complex on 12.5 net acres and supportive commercial, retail, hospitality, and office uses on 10.1 net acres. A request for an amendment to the Freeway Corridor Specific Plan to increase the maximum allowable building height (currently limited to three stories) to four stories will be considered separately. Commission will take appropriate action.

Staff Contact: Ken Galica, Division Lead Planner

6. ACTION ITEMS

a. PARKSIDE - PRELIMINARY PLAT AMENDMENT - APPLICATION PL-20-0307

Planning Commission will consider a request by Mr. Jonathan Bastianelli, William Lyon Homes, Inc., for approval of an amended Preliminary Plat for Parkside, a proposed 716-lot single-family residential subdivision located on 137.27 net acres approximately 600 feet south of the southwest corner of 99th Avenue and Indian School Road. Related requests for a Minor General Plan Amendment and Major Planned Area Development (PAD) Amendment will be considered separately. Commission will take appropriate action.

Staff Contact: Ken Galica, Division Lead Planner

7. COMMISSION ANNOUNCEMENTS

8. PLANNING DIVISION REPORT

9. CALENDAR

September 15, 2021

10. ADJOURNMENT

Members will attend by telephone conference call. Los miembros asistiran via 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 oido, o con necesidad de impresion grande o interprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos dias habiles antes de la junta del Concejo.

PLANNING COMMISSION REGULAR MEETING MINUTES

Wednesday, July 21, 2021
6:00 P.M.

Note from the Clerk: The July 21, 2021 Planning Commission meetings was hosted online using the online Zoom Cloud Meeting platform. Chair Iwanski attended in person and all other participants by phone or video.

1. CALL TO ORDER

Chair Iwanski called the Regular Meeting to order at 6:00 p.m.

2. ROLL CALL

The following members and representatives were present:

COMMISSIONERS PRESENT IN PERSON/PHONE/VIDEO
David Iwanski, Chair
Christopher Thompson, Vice Chair
Alisha Meginnis, Commissioner
Lisa Osborne, Commissioner
Linda Warren, Commissioner
Larry White, Commissioner
Blanca Uvari, Alternate Commissioner

COMMISSIONERS ABSENT
Denise Stanfield, Commissioner

CITY STAFF PRESENT
Ken Weise, City of Avondale Mayor
Charles Montoya, City Manager
Kevin Murphy, D&ES Director
Jodie Novak, D&ES Assistant Director
Brian Craig, Planning Manager
Ken Galica, Lead Division Manager
Mary Grace McNear, Assistant City Attorney
Linda Mendenhall, Deputy City Clerk
Ann Dolmage, Senior Planner
Michelle Simerdla, Senior Planner

Janet Dayer, Management Associate
Barbara Cason, Administrative Assistant

3. OPENING STATEMENT

Chair Iwanski read the Opening Statement.

4. UNSCHEDULED PUBLIC APPEARANCES

Mayor Ken Weise thanked the Commission on behalf of himself and the City Council, particularly in balancing the challenges of COVID pandemic. Council relies heavily on the expertise and talent of planning and zoning and its commissioners. He acknowledged Chair Iwanski's pending departure from Avondale, adding that his leadership will be missed. He hopes that Council and the Commissioners can get together on a more personal level in the future. Chair Iwanski commented that the City Council and Planning Commission have made Avondale a great place to live, work, play and invest.

5. APPROVAL OF MINUTES

a. <u>June 16, 2021</u>

Commissioner Osborne moved to approve the June 16, 2021 minutes as presented; Vice Chair Thompson seconded the motion.

Upon vote, the motion was carried 6 to 0.

David Iwanski, Chair	Aye
Commissioner Thompson, Vice Chair	Aye
Commissioner Meginnis	Aye
Commissioner Osborne	Aye
Commissioner Warren	Aye
Commissioner White	Aye

6. PUBLIC HEARING ITEMS

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

Brian Craig, Planning Manager, provided an overview of the site location at the northeast corner of Van Buren and 101st Avenue. To the north is the Cummins Sales and Service Center. Avondale Commerce Center Development Phase 2 is to the west. To the east are flex industrial spaces. Burger King is at the hard corner at 99th Avenue and Van Buren Street. To the south is the City of Tolleson. Tolleson is also located across 99th Avenue. Much of the area is designated business park. Zoning in the area is nearly exclusively Planned Area Development, which covers the subject site. Gross acreage is nearly 7 acres, however after subtracting planned right-of-way, it is closer to 5.5 acres of net area. The site was annexed in 1986 and had been zoned Interstate Commerce Park since 1996. There was a recent updated

amendment to the Interstate Commerce Park PAD in October of last year to accommodate the Pierce 99 project. It is located within the Freeway Corridor Specific Plan area. The development proposal was reviewed. Access points are on Van Buren Street and 101st Avenue. Truck loading areas are in the rear of the site facing north behind a screen wall and landscaping on 101st Avenue and will be recessed into the ground. There is a looped fire road access around the building for fire traffic and to meet the City's requirements for fire access. Parking and landscaping abut the building to the south and to the west with landscaping and sidewalk along frontages and parking lot screen walls. The proposal is to meet all requirements of the A-1 General Industrial District with the following exceptions: Building height to be 47 feet reducing setbacks of the front yard from 25 to 15 feet, which will allow the landscape setback to be reduced and maximize parking and usability. Rear and interior setbacks are reduced from 15 to 5 feet. The streetside setback along 101st Avenue is reduced from 25 feet to 10 feet. Elevation designs and colors were reviewed. All public notice requirements have been met.

A neighborhood meeting was held on June 24th. There were two aVOICE comments, one somewhat opposed to warehouse and distribution service and one fully in support. Staff beliefs the development meets the intent of the General Plan as well as generating employment uses. It is compatible with surrounding uses. Infrastructure necessary to serve the development will be installed by the developer, to include a right turn deceleration lane on Van Buren. Staff recommends approval subject to six recommended conditions.

Applicant representative, Adam Baugh, Withey Morris PLC, noted that the developer is also developing the property to the north, which has added efficiencies with the construction team.

Chair Iwanski welcomed Commissioner questions. There were no questions.

There being no additional Commissioner questions, Chair Iwanski opened the public hearing. The City Clerk has received no requests to speak.

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

Commissioner Osborne moved to approve Application PL- 21-0080 subject to six (6) conditions of approval; Commissioner Warren seconded the motion.

Upon vote, the motion was carried 6 to 0.

David Iwanski, Chair	Aye
Commissioner Thompson, Vice Chair	Aye
Commissioner Meginnis	Aye
Commissioner Osborne	Aye
Commissioner Warren	Aye
Commissioner White	Aye

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

Michelle Simerdla, Senior Planner, provided a site overview, being 430 feet south of the southwest corner of Van Buren Street and Eliseo C. Felix Jr. Way at about 2.67 acres in size. It was annexed into the city limits in 1960. It was zoned C-2 upon annexation and has since remained vacant and undeveloped. Surrounding land uses were reviewed. General Plan land use designation in the area of the site is industrial. To the west is high density residential with local commercial designations to the north. The applicant plans to construct two buildings. Building A will have a mezzanine for each suite and Building B will have the potential for a mezzanine to be constructed. Overall, there will 11 suites for light industrial office and indoor auto body repair uses. The site has direct access to Eliseo C. Felix Jr. Way and the developer is proposing three driveway entrances. Parking is included between the two buildings as well as on the perimeter of the site. There is a required 25-foot landscape buffer adjacent to residential, which will be fully landscaped with trees and shrubs as well as the required 75-foot building setback to residential. Design and architecture details were reviewed.

Staff supports the project, as the proposed rezoning does conform to the General Plan land use map designation of industrial. The proposed rezoning will result in development that is complementary to existing uses in the area. The development will be required to conform to the general industrial development standards as well as the commercial and industrial design manual. All required notifications have been completed. A neighborhood meeting was held on June 3rd with three public attendees. Topics included competition with other auto body businesses in the area, allowed uses in the A-1 site and buffer to the multifamily development to the west. No comments were received on aVOICE. Staff recommends approval subject to two conditions. Jinia Sarker, Cawley Architects, was present representing the developer.

Chair Iwanski invited Commissioner questions.

There being no further Commissioner questions, Chair Iwanski opened the public hearing. There were no public comments and the City Clerk has received no requests to speak.

Chair Iwanski closed the public hearing and invited a motion.

Vice Chair Thompson moved to approve Application PL-21-0050 subject to two (2) conditions of approval; Commissioner Osborne seconded the motion.

Upon vote, the motion was carried 6 to 0.

David Iwanski, Chair	Aye
Commissioner Thompson, Vice Chair	Aye
Commissioner Meginnis	Aye
Commissioner Osborne	Aye
Commissioner Warren	Aye
Commissioner White	Aye

7. COMMISSION ANNOUNCEMENTS

Charles Montoya, City Manager, thanked Chair Iwanski for his service on the Planning Commission as well as the other Commissioners for their efforts. He also thanked Brian Craig, who will be leaving the City to become Director of Planning for the City of Buckeye.

Chair Iwanski announced his resignation from the Planning Commission, as he and his wife will be relocating to Las Vegas. Vice Chair Thompson will assume role of Chair and Commissioner Osborne will move to Vice Chair. Blanca Uvari will assume the role of a voting member. He thanked everyone for their service.

Brian Craig spoke words of thanks, as he would be departing to Buckeye. He introduced new Senior Planner, Ann Dolmage. Jodi Novak, D&ES Assistant Director wished Chair Iwanski the best with his move and thanked Mr. Craig for his service to the City.

8. PLANNING DIVISION REPORT

There was no report.

9. CALENDAR

The next meeting is August 18, 2021

10. ADJOURNMENT

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

Upon vote, the motion was carried 6 to 0.

David Iwanski, Chair	Aye
Commissioner Thompson, Vice Chair	Aye
Commissioner Meginnis	Aye
Commissioner Osborne	Aye
Commissioner Warren	Aye
Commissioner White	Aye

Meeting adjourned at 6:37 p.m.

AGENDA ITEM REPORT

SUBJECT: Norton Circle - Minor General Plan Amendment - Application PL-19-0182

MEETING DATE: 8/18/2021

TO: Planning Commission

FROM: Ken Galica, Division Lead Planner

THROUGH: Brian Craig, Planning Manager

PURPOSE:
Planning Commission will hold a public hearing and consider a City-initiated request for a Minor Amendment to the Avondale General Plan 2030 Land Use Map for 5.70 acres of property located at the southwest corner of 4th Avenue and Norton Street (a private street). The subject property is developed with Norton Circle, a 46-unit multi-family residential community owned and operated by the Housing Authority of Maricopa County (HAMC). Approval of the proposed Minor General Plan Amendment will amend the land use designation of the property from Medium High Density Residential (MHDR) to High Density Residential (HDR); the HDR land use designation allows for development of patio homes, apartments, condominiums, or townhomes with a density ranging between 12 and 30 dwelling units per acre. Approval of the Minor General Plan Amendment will facilitate redevelopment of the site with a new 100-unit multi-family apartment complex that will continue to be owned and operated by HAMC. An application rezoning the property to R-4 (Multi-Family Residential) will be considered separately. Please note, Maricopa County and its agencies are statutorily exempt from City zoning regulations but are proceeding with the proposed applications in cooperation with the City of Avondale. The Commission will take appropriate action.

BACKGROUND:
The 5.70-acre subject property (Exhibits A and B) is located at the southwest corner of 4th Avenue and Norton Street (a private street).

The property was included in Avondale's original incorporation boundary approved on December 16, 1946 and was subsequently zoned R-5 (Multi-Family Residence/General). Under the R-5 zoning, the site was developed in 1976 with Norton Circle, a complex consisting of 25 single-story buildings containing 46 apartments and a community activity room, owned and operated by the Housing Authority of Maricopa County (HAMC).

The R-5 District was amended from Multi-Family Residence/General to Mobile Home Park in 1990. With that amendment, multi-family residential uses were no longer allowed in the R-5 district and the multi-family residential use of the Norton Circle property became legal non-conforming. In March 2009, the R-5 District was renamed MH (Manufactured Home Park) to better reflect the uses permitted within it. Today, the property remains zoned MH and the existing 46-unit multi-family apartment development is legal non-conforming.

The property is designated by the General Plan 2030 Land Use Map as Medium High Density Residential (MHDR). The MHDR land use designation allows for single-family detached, single-family attached, and multi-family residential uses with a density range of four (4) to twelve (12) dwelling units per acre. Approval of the applicant's request for a Minor General Plan Amendment will change the land use designation of the property

to High Density Residential (HDR). The HDR designation allows for development of patio homes, apartments, condominiums, or townhomes with a density ranging between 12 and 30 dwelling units per acre. A map showing both the existing and proposed General Plan Land Use designations on the property is included as Exhibit C.

An application to rezone the property to R-4 (Multi-Family Residential) will be considered separately. Together with this General Plan Amendment, the purpose of both requests is to accommodate redevelopment of the site with a new 100-unit multi-family residential apartment complex that will continue to be owned and operated by the HAMC. Residency within the community will be restricted to individuals and families whose incomes fall below County-wide averages.

The existing uses and zoning of surrounding properties include:

NORTH OF NORTON STREET: Edgewater Apartments, a 2-story, 196-unit multi-family residential community developed in the mid-1980's. The 10.37-acre Edgewater Apartments site is zoned R-4 (Multi-Family Residential).

EAST: Hillcrest Villas, a 3-story, 84-unit multi-family residential community currently under construction. The 5.31-acre site, being developed with the assistance of Low-Income Housing Tax Credits (LIHTC), is zoned R-4 (Multi-Family Residential).

SOUTH: An undeveloped 18.20-acre parcel located within the jurisdiction of the City of Goodyear, zoned I-2 (General Industrial Park).

WEST: An 11.88-acre parcel developed with a surface parking lot for the Phoenix Goodyear Airport. The property is located within the jurisdiction of the City of Goodyear and is zoned I-2 (General Industrial Park).

SUMMARY OF REQUEST:
In an effort to increase the number of affordable housing units provided in the region, upgrade services, and provide a greater range of modern amenities to residents, the HAMC is seeking to demolish the existing 46-unit Norton Circle multi-family residential development and redevelop the 5.70-acre site with a three-story, 100-unit apartment complex with a density of 17.54 dwelling units per acre (Exhibit F). As previously noted, the property currently features a General Plan 2030 Land Use designation of Medium/High Density Residential (MHDR), a category which allows for development of detached single-family, attached single-family, and multi-family residences with a density of between four (4) and twelve (12) dwelling units per acre. To accommodate the proposed multi-family redevelopment at a density of 17.54 units per acre, a Minor General Plan Amendment changing the land use designation of the subject property to High Density Residential (HDR) is requested. The proposed HDR designation allows for development of patio homes, apartments, condominiums, or townhomes with a density ranging between 12 and 30 dwelling units per acre.

It should be noted that Maricopa County and its agencies are statutorily exempt from City zoning regulations. As such, the proposed redevelopment could occur with no City planning and/or zoning approvals needed. However, in the spirit of cooperation, both entities are working together to process the proposed General Plan Amendment and concurrent rezoning to ensure the proposed redevelopment project will further the goals and objectives of both the City of Avondale and Maricopa County.

PUBLIC PARTICIPATION:
A Neighborhood Meeting to discuss the proposal with neighboring property owners and other interested parties was held at 6:00 P.M. on Wednesday, June 23, 2021. Due to the ongoing Covid-19 pandemic, the meeting was held virtually via Zoom. All notices of the meeting, including mailings to owners within 1,000 feet of the site, a public hearing notice sign on the property, and display ads in the Arizona Republic were completed in at least fifteen days prior to the meeting as required. In addition to City Staff, two Councilmembers, and a representative of the HAMC attended the virtual meeting (Exhibit E). Discussion and questions included:

- **Would existing residents of Norton Circle be relocated to a nearby location during**

redevelopment of the site? Ms. Chanchal Singh of HAMC indicated that HAMC would work with the existing residents to find a suitable residence/location while the project is under construction.

- **Would local employees be used for construction jobs?** Ms. Singh stated that due to the large size of the project, subcontractors would be utilized, each of which would be responsible for hiring their own crews.

- **Would existing residents be given the opportunity to move into the redeveloped Norton Circle when complete?** Ms. Singh said that yes, existing residents will be given the opportunity to move back so long as they need a 1-bedroom, 2-bedroom, or 3-bedroom unit and fall under the maximum median income.

- **What is the occupancy of the existing 46 units?** Ms. Singh indicated that she did not have exact figures in front of her but believed it to be around 90 percent.

- **Could a splash pad be included?** Ms. Singh mentioned that HAMC and project designers are looking into that possibility.

- **Will this redevelopment project be similar to the Madison Heights redevelopment on Dysart Road?** Ms. Singh indicated that both projects will feature a similar level of quality, though specific building designs and layouts will be different.

- **What is the timing for construction of the project?** Ms. Singh noted that HAMC was waiting to hear from the State of Arizona on the status of the tax credit application and expected to find out if this project was awarded in the next two (2) weeks. Note: Following the Neighborhood Meeting, it was confirmed that the project's tax credit application was approved and the project would move forward to construction in 2022.

In response to the question, "Do you have any comments on a proposed Minor General Plan Amendment and Rezoning to facilitate redevelopment of the Housing Authority of Maricopa County's (HAMC) existing affordable 46-unit Norton Circle apartment complex located at the southwest corner of 4th Street and Norton Street with a new 100-unit affordable apartment complex?", three (3) comments were posted on the City's aVOICE/Polco digital forum, as follows:

- "Build it."

- "Who pays for all the extra children in our school system all these extra units will require?"

- One (1) anonymous person responded "NO". It is unclear if the respondents were indicating that they did not have comments in direct response to the posed question, or if they were opposed to the General Plan Amendment and/or rezoning requests.

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

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:
The property is located in the service areas of the Avondale Elementary School District (AESD) and the Agua Fria Union High School District (AFUHSD).

Elementary aged students living in Norton Circle will attend Michael Anderson School located at the southwest corner of Western Avenue and Central Avenue. High school aged students will attend Desert Edge High

School located west of the northwest corner of Estrella Parkway and Yuma Road in the City of Goodyear.

As the General Plan Amendment and rezoning applications are both City-initiated and relate to a County-funded development proposal, Certificates of Adequate School Facilities have not been provided.

ANALYSIS:
The Planning Commission must determine that the proposed 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 or change proposed in the amendment.

- The Housing Authority of Maricopa County (HAMC) already owns and operates a subsidized housing development on the subject property. Acquisition and development of a different site by HAMC is not practical when redevelopment of the subject property can accomplish the goals of the County.

- The proposal to amend the land use designation of the property to High Density Residential (HDR) represents a one-step increase in density from the property's current Medium High Density Residential (MHDR) designation. Multi-family residential land use is supported by both the current and proposed designations.

- Property directly east of the subject site already features a HDR land use designation. Approval of the proposed General Plan Amendment will simply expand the boundary to the west to incorporate the subject property.

- The proposed amendment will not significantly alter the balance of land uses or the overall mix of housing in the City.

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

- The proposed amendment will facilitate development of modern and attractive affordable housing, helping to meet a significant local and regional need for people and families earning less than the median income in Maricopa County.

- The existing Norton Circle community, constructed in 1976, is antiquated, visually unattractive, and not built in conformance with current building codes and life safety standards. The requested HDR designation will accommodate redevelopment of the site with a contemporary multi-family residential apartment community that will meet all safety and efficiency standards required for new development, benefitting the Old Town area and the City at large.

- The requested HDR designation and subsequent redevelopment of the property with a 100-unit apartment complex will be in character with the existing apartment development north of the property (Edgewater Apartments) and the planned apartment development (Hillcrest Villas) under construction east of the site.

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.

- The property's current Medium High Density Residential (MHDR) designation would allow for development of the property with up to twelve (12) dwelling units per acre. The proposed General Plan

Amendment and concurrent rezoning will accommodate redevelopment of the site with approximately 17.54 dwelling units per acre, a relatively modest increase from current allowances.

- The proposed increase in density is not expected to have any significant impact on local traffic. Residents of subsidized housing communities typically have lower rates of vehicle ownership compared to market rate developments, relying more upon walking and public transit for their transportation needs.

- The Engineering Division has reviewed the requested changes to the Land Use Map. Redevelopment of the property will not require any larger or more expensive public infrastructure improvements over what would be needed to serve the current 46-unit Norton Circle development.

- Existing land uses in the vicinity of the project should benefit from the proposed change. Redevelopment of a substandard site with a project that is built to current standards will improve the aesthetics of the area and potentially have a positive impact on surrounding property values. Additionally, the proposed increase in density will likely benefit Old Town businesses by bringing additional customers to the area.

4. The amendment is consistent with the overall intent of the General Plan 2030 and other adopted plans, codes, and ordinances.
The proposed amendment furthers several goals of the General Plan 2030, including, but not limited to:

- **General Plan Land Use Element Goal #2/Policy C**: *"Preserve and enhance the vitality of existing neighborhoods in and around the Historic Avondale area by continuing to promote the rehabilitation of mature housing and development of infill lots."* The proposed redevelopment will enhance the vitality of the neighborhood, replacing blighted development with a new development and improving the image and appearance of the Old Town area.

- **General Plan Housing Element Goal #3**: *"Maximize the efficiency and effectiveness of affordable housing and neighborhood stabilization programs."* Approval of this General Plan Amendment and concurrent rezoning will accommodate redevelopment of the Norton Circle site with 100 units, 54 more units than provided for in the current development, allowing the Housing Authority of Maricopa County to serve additional residents more efficiently.

- **General Plan Redevelopment Element Goal #3**: *"Encourage safe and well-maintained housing, neighborhoods, and buildings that are free from blight."* Redevelopment of the existing sub-standard site with a new project that reflects the character of Old Town while accommodating the latest in safety and design directly responds to this goal.

DISCUSSION:
Staff finds this request meets the four (4) required findings and recommends approval of the proposed Minor General Plan Amendment.

STRATEGIC PLAN:
STRATEGIC OUTCOME: Creative and Sustainable Community Development

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

STRATEGIC OUTCOME: Creative and Sustainable Community Development

- STRATEGY: Invest in the revitalization of Historic Avondale.

BUDGET IMPACT:
No budget impacts.

RECOMMENDATION:
The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-19-0182 Norton Circle, a request for a Minor Amendment to the General Plan 2030 Land Use Map changing the Land Use designation of 5.70 acres from Medium High Density Residential (MHDR) to High Density Residential (HDR).

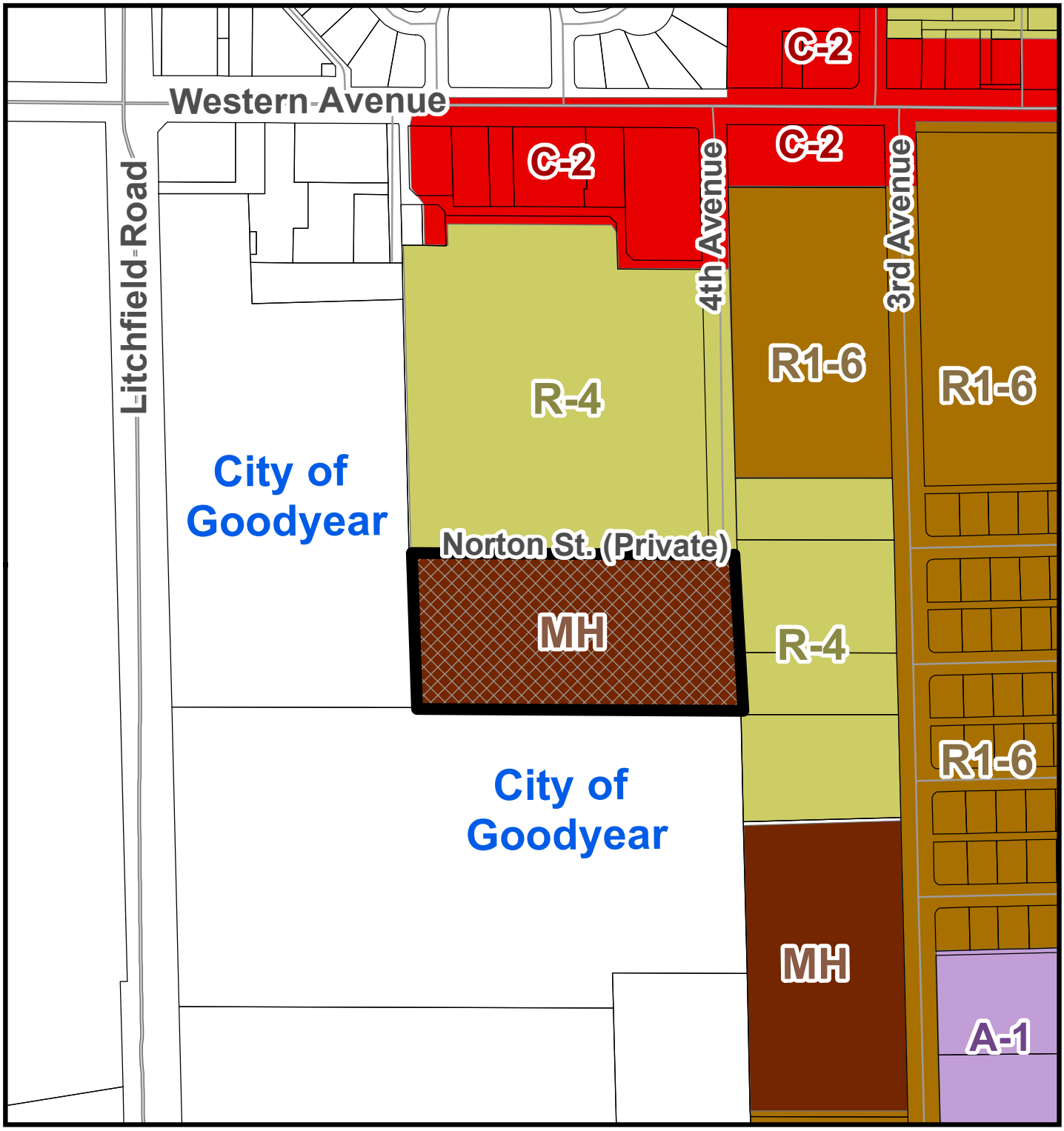
PROPOSED MOTION:
I move that Planning Commission recommend **APPROVAL** of Application PL-19-0182 Norton Circle, a request for a Minor Amendment to the General Plan 2030 Land Use Map changing the Land Use designation of 5.70 acres from Medium High Density Residential (MHDR) to High Density Residential (HDR).

Aerial Photograph

Avondale

Subject Property

Exhibit B

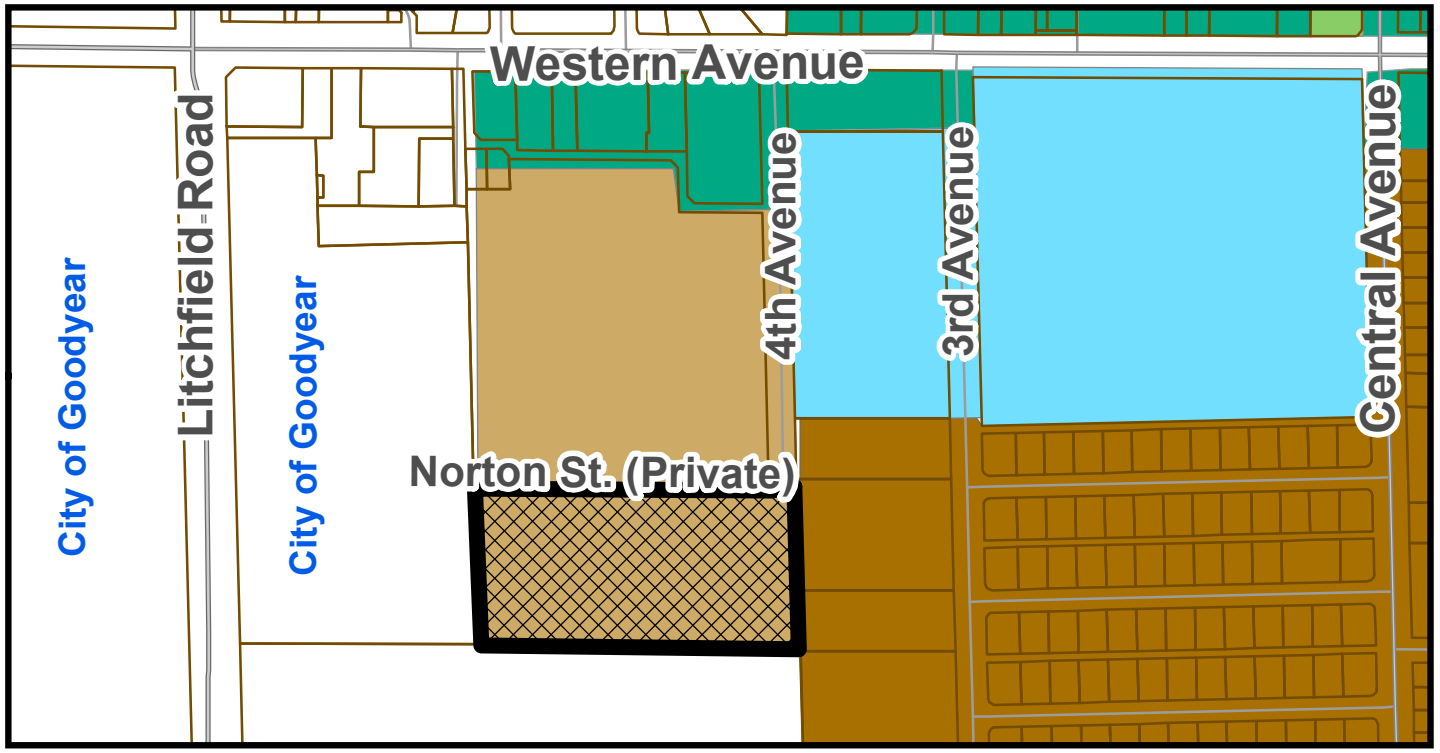


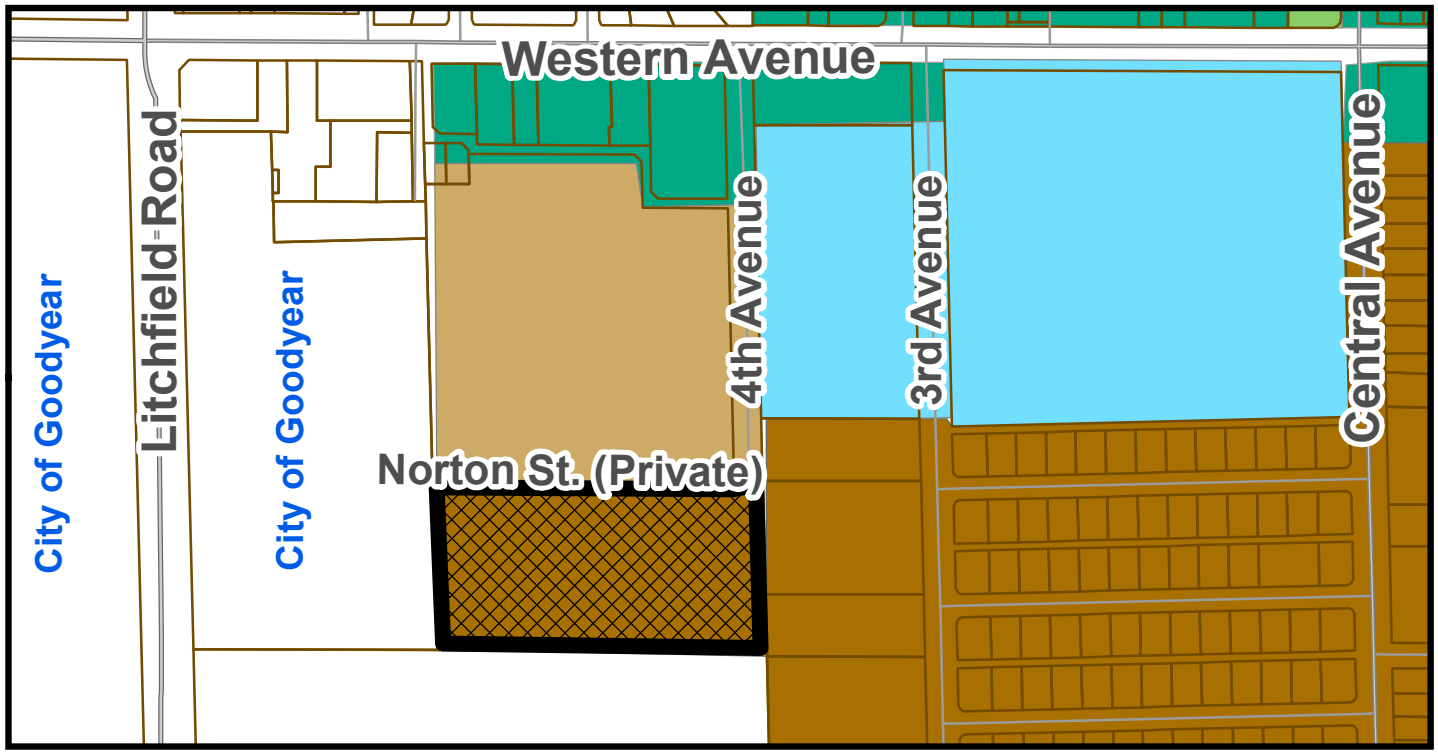
Zoning Vicinity Map

Avondale

Subject Property

Exhibit C





General Plan Land Use Map

- Medium/High Density Residential
- High Density Residential
- Open Space and Parks
- Historic Avondale District
- Education

Avondale

N

Subject Property

SUMMARY OF RELATED FACTS

APPLICATIONS PL-19-0182 AND PL-19-0183

THE PROPERTY	
SIZE	Approximately 5.70 acres
LOCATION	Southwest corner of 4th Avenue and Norton Street (a private street)
PHYSICAL CHARACTERISTICS	Relatively flat site developed prior to 1976 with 25 buildings containing 46 multi-family residential units.
EXISTING LAND USE	Multi-family residential. The project is owned and operated by the Housing Authority of Maricopa County to provide housing opportunities for residents making less than 60 percent of the county's median income.
EXISTING ZONING	MH (Manufactured Home Park)
ZONING HISTORY	The subject property was included in Avondale's original incorporation boundary approved on December 16, 1946 and was subsequently zoned R-5 (Multi-Family Residence/General). The name and purpose of the R-5 District was changed from Multi-Family Residence/General to Mobile Home Park in 1990; at that time, the use of the property for multi-family residential became non-conforming. In March 2009, the R-5 District was renamed MH (Manufactured Home Park) to better reflect the uses permitted within it. An application to rezone the property to R-4 (Multi-Family Residential) is in process to support redevelopment of the site with a 100-unit apartment complex.

SURROUNDING ZONING AND LAND USE	
NORTH	Edgewater Apartments, a 2-story, 196-unit multi-family residential community developed in mid-1980's. The 10.37-acre site is zoned R-4 (Multi-Family Residential).
EAST	Hillcrest Villas, a 3-story, 84-unit multi-family residential community currently under construction. The 5.31-acre site, being developed with the assistance of Low-Income Housing Tax Credits (LIHTC), is zoned R-4 (Multi-Family Residential).
SOUTH	An undeveloped 18.20-acre parcel located within the jurisdiction of the City of Goodyear, zoned I-2 (General Industrial Park).
WEST	An 11.88-acre parcel developed with a surface parking lot for the Phoenix Goodyear Airport. The property is located within the jurisdiction of the City of Goodyear and is zoned I-2 (General Industrial Park).

GENERAL PLAN
The property is presently designated by the General Plan 2030 Land Use Map as Medium/High Density Residential (MHDR), a designation that allows for single-family detached, single-family attached, and multi-family residential uses with a density range of four (4) to twelve (12) dwelling units per acre. An amendment to the General Plan Land Use Map to change the land use designation of the property to High Density Residential (HDR) is proposed. The HDR designation allows for development of multi-family residential including patio homes,

apartments, condominiums, and townhomes with a density of twelve (12) to thirty (30) dwelling units per acre (Target Density = 12).

PUBLIC SCHOOLS	
SCHOOL DISTRICT(S)	Avondale Elementary School District Tolleson Union High School District
ELEMENTARY SCHOOL	Michael Anderson School located at the southwest corner of Western Avenue and Central Avenue
HIGH SCHOOL	Desert Edge High School located west of the northwest corner of Estrella Parkway and Yuma Road in the City of Goodyear

ADJACENT STREETS	
4th Avenue	
Classification	Local Street
Existing half-street right-of-way	30 feet
Standard half-street right-of-way	25 feet
Existing half-street improvements	One (1) through lane, curb, gutter, attached sidewalk, landscaping, and streetlights.
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Classification	Private Street
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UTILITIES
Redevelopment on the site will have access to an existing 6-inch water lines in 4th Avenue and Norton Street. Sewer service to the site will be accommodated by an existing 12-inch sewer line that runs parallel to the property's eastern boundary. Arizona Public Service (APS) provides electrical service in this portion of the City.

Exhibit E

Norton Circle
Neighborhood Meeting Summary

June 23, 2021

Norton Circle – Proposed Minor General Plan Amendment and Rezoning

Summary of June 23, 2021 Neighborhood Meeting

The meeting was held via Zoom, starting at 6:00 P.M. In addition to Staff from both the City of Avondale and Housing Authority of Maricopa County (HAMC), the meeting was attended by Vice Mayor Veronica Malone and City Councilmember Tina Conde. Following a presentation from Chanchal Singh, Housing Authority of Maricopa County, attendees had the following questions and/or comments:

- ***Would existing residents of Norton Circle be relocated to a nearby location during redevelopment of the site?*** Ms. Singh indicated that HAMC would work with the existing residents to find a suitable residence/location while the project is under construction.
- ***Would local employees be used for construction jobs?*** Ms. Singh stated that due to the large size of the project, subcontractors would be utilized, each of which would be responsible for hiring their own crews.
- ***Would existing residents be given the opportunity to move into the redeveloped Norton Circle when complete***? Ms. Singh said that yes, existing residents will be given the opportunity to move back so long as they need a 1-bedroom, 2-bedroom, or 3-bedroom unit and qualify by being under the maximum median income.
- ***What is the occupancy of the existing 46 units?*** Ms. Singh indicated that she did not have exact figures in front of her but believed it to be around 90 percent.
- ***Could a splash pad be included?*** Ms. Singh mentioned that HAMC and project designers are looking into that possibility.
- ***Will this redevelopment project be similar to the Madison Heights redevelopment on Dysart Road?*** Ms. Singh indicated that both projects will feature a similar level of quality, though specific building designs and layouts will be different.
- ***What is the timing for the project?*** Ms. Singh noted that HAMC was waiting to hear from the State of Arizona on the status of the tax credit application and expected to find out if this project was awarded in the next two (2) weeks. Note: Following the Neighborhood Meeting, it was confirmed that the project's tax credit application was approved and the project would move forward to construction in 2022.

Exhibit F

Conceptual Site Plan and Rendering

Norton Circle

NORTON CIRCLE
SITE PLAN

GORMAN ARCHITECTURAL

BUILDING AREAS:

One Bedroom:	31,025 SF
Two Bedroom:	37,770 SF
Three Bedroom:	24,840 SF
TOTAL RESIDENTIAL FLOOR AREA:	**93,635 SF**

TOTAL GROSS AREA FOR 5 RESIDENTIAL BUILDINGS: 113,035 SF

COVERED PARKING:	n/a
COMMUNITY BUILDING AREA:	2860 SF
TOTAL PROJECT SQUARE FOOTAGE:	115,895 SF
BUILDING EFFICIENCY: (residential floor area to total project square footage)	80.79%
TOTAL PARKING SPACES:	124

UNIT	TYPE	TOTAL NUMBER OF UNITS BY TYPE	FLOOR OF BUILDING	SF RFA (INTERIOR)	BALCONY/ PATIO INCLUDED YES/NO	SF RFA BALCONY	TOTAL RFA
A1	1 BED TYPE A	9	1ST	730	NO	0	730
A1	1 BED TYPE B	20	2ND & 3RD	730	YES	72	802
A1 ADA	1 BED TYPE A	1	1ST	730	NO	0	730
A2	1 BED TYPE C	4	1ST	732	NO	0	732
A2	1 BED TYPE D	5	2ND & 3RD	732	YES	73	805
A2 ADA	1 BED TYPE C	1	1ST	732	NO	0	732
B1	2 BED TYPE A	9	1ST	891	NO	0	891
B1	2 BED TYPE B	20	2ND & 3RD	891	YES	72	963
B1 ADA	2 BED TYPE A	1	1ST	891	NO	0	891
B2	2 BED TYPE C	4	1ST	924	NO	0	924
B2	2 BED TYPE D	5	1ST	924	YES	72	996
B2 ADA	2 BED TYPE C	1	1ST	924	NO	0	924
C1	3 BED TYPE A	9	1ST	1193	NO	0	1193
C1	3 BED TYPE B	10	2ND & 3RD	1193	YES	98	1291
C1 ADA	3 BED TYPE A	1	1ST	1193	NO	0	1193

SCALE: 1” = 60’ -0”

0 10’ 20’ 60’

NORTON CIRCLE

MARCH 30, 2021

NORTON CIRCLE

PROJECT OVERVIEW

GORMAN ARCHITECTURAL

AGENDA ITEM REPORT

SUBJECT: Norton Circle - Rezoning from Manufactured Home Park (MH) to Multi-Family Residential (R-4) - Application PL-19-0183

MEETING DATE: 8/18/2021

TO: Planning Commission

FROM: Ken Galica, Division Lead Planner

THROUGH: Brian Craig, Planning Manager

PURPOSE:
Planning Commission will hold a public hearing and consider a City-initiated request to rezone approximately 5.70 gross acres of land located at the southwest corner of 4th Avenue and Norton Street (a private street) from Manufactured Home Park (MH) to Multi-Family Residential (R-4). The subject property is developed with Norton Circle, a 46-unit multi-family residential community owned and operated by the Housing Authority of Maricopa County (HAMC). Approval of the proposed rezoning will facilitate redevelopment of the site with a new 100-unit multi-family apartment complex that will continue to be owned and operated by HAMC. A separate application for a Minor General Plan Amendment, changing the land use designation of the property from Medium High Density Residential to High Density Residential, will be considered separately. Maricopa County and its agencies are statutorily exempt from City zoning regulations but are proceeding with the proposed applications in cooperation with the City of Avondale. The Commission will take appropriate action.

BACKGROUND:
The 5.70-acre subject property (Exhibits A and B) is located at the southwest corner of 4th Avenue and Norton Street (a private street).

The property was included in Avondale's original incorporation boundary approved on December 16, 1946 and was subsequently zoned R-5 (Multi-Family Residence/General). Under the R-5 zoning, the site was developed in 1976 with Norton Circle, a complex consisting of 25 single-story buildings containing 46 apartments and a community activity room, owned and operated by the Housing Authority of Maricopa County (HAMC).

The R-5 District was amended from Multi-Family Residence/General to Mobile Home Park in 1990. With that amendment, multi-family residential uses were no longer allowed in the R-5 district and the multi-family residential use of the Norton Circle property became legal non-conforming. In March 2009, the R-5 District was renamed MH (Manufactured Home Park) to better reflect the uses permitted within it. Today, the property remains zoned MH and the existing 46-unit multi-family apartment development is legal non-conforming.

The property is designated by the General Plan 2030 Land Use Map as Medium High Density Residential (MHDR). The MHDR land use designation allows for single-family detached, single-family attached, and multi-family residential uses with a density range of four (4) to twelve (12) dwelling units per acre. Approval of concurrent request for a Minor General Plan Amendment will change the land use designation of the property to High Density Residential (HDR). The HDR designation allows for development of patio homes, apartments, condominiums, or townhomes with a density ranging between twelve (12) and 30 dwelling units per acre. A

map showing both the existing and proposed General Plan Land Use designations on the property is included as exhibit C.

Together with the concurrent Minor General Plan Amendment, the purpose of the both applications is to accommodate redevelopment of the site with a new 100-unit multi-family apartment complex that will continue to be owned and operated by the Housing Authority of Maricopa County (HAMC). Residency within the community will be restricted to individuals and families whose incomes fall below County-wide averages.

The existing uses and zoning of surrounding properties include:

NORTH OF NORTON STREET: Edgewater Apartments, a 2-story, 196-unit multi-family residential community developed in the mid-1980's. The 10.37-acre Edgewater Apartments site is zoned R-4 (Multi-Family Residential).

EAST: Hillcrest Villas, a 3-story, 84-unit multi-family residential community currently under construction. The 5.31-acre site, which is being developed with the assistance of Low-Income Housing Tax Credits (LIHTC), is zoned R-4 (Multi-Family Residential).

SOUTH: An undeveloped 18.20-acre parcel located within the jurisdiction of the City of Goodyear, zoned I-2 (General Industrial Park).

WEST: An 11.88-acre parcel developed with a surface parking lot for the Phoenix Goodyear Airport. The property is located within the jurisdiction of the City of Goodyear and is zoned I-2 (General Industrial Park).

SUMMARY OF REQUEST:
In an effort to increase the number of affordable housing units provided in the region, upgrade services, and provide a greater range of modern amenities to residents, the HAMC is seeking to demolish the existing 46-unit Norton Circle multi-family residential development and redevelop the 5.70-acre site with a three-story, 100-unit apartment complex with a density of 17.54 dwelling units per acre (Exhibit F).

To accommodate the proposed multi-family redevelopment at a density of 17.54 units per acre, a rezoning of the property from Manufactured Home Park (MH) to Multi-Family Residential (R-4) is requested. The proposed R-4 zoning allows for multi-family uses, such as apartments, with a maximum density of 30 dwelling units per acre and a maximum building height of 45 feet (three stories).

It should be noted that Maricopa County and its agencies are statutorily exempt from City zoning regulations. As such, the proposed redevelopment could occur with no City planning and/or zoning approvals needed. However, in the spirit of cooperation, both entities are working together to process the proposed General Plan Amendment and rezoning to ensure that the proposed redevelopment project will further the goals and objectives of both the City of Avondale and Maricopa County.

PUBLIC PARTICIPATION:
A Neighborhood Meeting to discuss the proposal with neighboring property owners and other interested parties was held at 6:00 P.M. on Wednesday, June 23, 2021. Due to the ongoing Covid-19 pandemic, the meeting was held virtually via Zoom. All notices of the meeting, including mailings to owners within 1,000 feet of the site, a public hearing notice sign on the property, and display ads in the Arizona Republic, were completed in at least fifteen days prior to the meeting as required. In addition to City Staff and a representative of HAMC, two (2) City Councilmembers attended the virtual meeting (Exhibit E). Discussion and questions included:

- **Would existing residents of Norton Circle be relocated to a nearby location during redevelopment of the site?** Ms. Chanchal Singh with HAMC, indicated that HAMC would work with the existing residents to find a suitable residence/location while the project is under construction.

- **Would local employees be used for construction jobs?** Ms. Singh stated that due to the large size of the project, subcontractors would be utilized, each of which would be responsible for hiring their own

crews.

- **Would existing residents be given the opportunity to move into the redeveloped Norton Circle when complete?** Ms. Singh said that yes, existing residents will be given the opportunity to move back so long as they need a 1-bedroom, 2-bedroom, or 3-bedroom unit and fall under the maximum median income.

- **What is the occupancy of the existing 46 units?** Ms. Singh indicated that she did not have exact figures in front of her but believed it to be around 90 percent.

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- **Will this redevelopment project be similar to the Madison Heights redevelopment on Dysart Road?** Ms. Singh indicated that both projects will feature a similar level of quality, though specific building designs and layouts will be different.

- **What is the timing for construction of the project?** Ms. Singh noted that HAMC was waiting to hear from the State of Arizona on the status of the tax credit application and expected to find out if this project was awarded in the next two (2) weeks. Note: Following the Neighborhood Meeting, it was confirmed that the project's tax credit application was approved, and the project would move forward to construction in 2022.

In response to the question, "Do you have any comments on a proposed Minor General Plan Amendment and Rezoning to facilitate redevelopment of the Housing Authority of Maricopa County's (HAMC) existing affordable 46-unit Norton Circle apartment complex located at the southwest corner of 4th Street and Norton Street with a new 100-unit affordable apartment complex?", three (3) comments were posted on the City's aVOICE/Polco digital forum, as follows:

- "Build it."

- "Who pays for all the extra children in our school system all these extra units will require?"

- One (1) anonymous person responded "NO". It is unclear if the respondents were indicating that they did not have comments in direct response to the posed question, or if they were opposed to the General Plan Amendment and/or rezoning requests.

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

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:
The property is located in the service areas of the Avondale Elementary School District (AESD) and the Agua Fria Union High School District (AFUHSD).

Elementary aged students living in Norton Circle will attend Michael Anderson School located at the southwest corner of Western Avenue and Central Avenue. High school aged students will attend Desert Edge High School located west of the northwest corner of Estrella Parkway and Yuma Road in the City of Goodyear.

As the General Plan Amendment and rezoning applications are both City-initiated and relate to a County-funded development proposal, Certificates of Adequate School Facilities have not been provided.

ANALYSIS:
The proposed rezoning will facilitate redevelopment of the Norton Circle site by the Housing Authority of Maricopa County (HAMC). The project will involve demolition of 46 existing apartments constructed in 1976 and construction of a new 100-unit income-restricted apartment community on the property.

The existing Norton Circle community is antiquated, visually unattractive, and not built in conformance with current building codes and life safety standards. As illustrated in the conceptual site plan and renderings attached to this report (Exhibit F), the quality of the new Norton Circle will represent a significant upgrade over the existing complex and will serve to enhance the overall Old Town neighborhood in which the subject property is located. The proposed redevelopment will improve residents' quality of life, meet all modern safety and efficiency standards, and generally improve living conditions by providing modern amenities. Furthermore, the increased density of the proposed complex will allow HAMC to meet the affordable housing needs of 56 additional households, helping to meet an increasing need both locally and regionally.

A General Plan Amendment request to change the land use designation of the site to High Density Residential (HDR) is being considered concurrently with this rezoning request. The proposed rezoning to R-4, which allows multi-family residential uses with a density of between twelve (12) and 30 units per acre and building heights of up to 45 feet (three (3) stories), aligns with the requested HDR land use designation. The requested R-4 zoning is compatible with and complementary to adjacent properties to the north and east; both abutting properties are zoned R-4 and are developed or are in the process of developing with multi-family residential apartments.

The proposed redevelopment furthers several goals of the General Plan, most notably:

- **General Plan Land Use Element Goal #2/Policy C:** "*Preserve and enhance the vitality of existing neighborhoods in and around the Historic Avondale area by continuing to promote the rehabilitation of mature housing and development of infill lots.*" The proposed redevelopment will enhance the vitality of the neighborhood, replacing blighted development with a new development and improving the image and appearance of the Old Town area.

- **General Plan Housing Element Goal #3:** "*Maximize the efficiency and effectiveness of affordable housing and neighborhood stabilization programs*." Approval of this General Plan Amendment and concurrent rezoning will accommodate redevelopment of the Norton Circle site with 100 units, 54 more units than provided for in the current development, allowing the Housing Authority of Maricopa County to serve additional residents more efficiently.

- **General Plan Redevelopment Element Goal #3:** *"Encourage safe and well-maintained housing, neighborhoods, and buildings that are free from blight.*" Redevelopment of the existing sub-standard site with a new project that reflects the character of Old Town while accommodating the latest in safety and design directly responds to this goal.

The City will not incur any cost associated with this redevelopment project. Any infrastructure upgrades, if needed to serve the project, will be completed by the developer at the developer's cost. Furthermore, the proposed increase in density is not expected to have a significant impact on local traffic. As borne out in other HAMC communities, residents of income-restricted housing typically have lower rates of vehicle ownership compared to market rate developments, instead more strongly relying upon walking and public transit for their transportation needs.

DISCUSSION:
The proposed PAD meets the following findings:

1. The proposed rezoning to Multi-Family Residential (R-4) is in direct conformance with the proposed General Plan Land Use Map designation of High Density Residential.

2. Redevelopment of the site in accordance with the standards of the R-4 district will result in development of the site that is compatible with surrounding development.

3. Redevelopment of the site will represent a significant aesthetic and functional upgrade over the existing Norton Circle community, furthering goals of revitalizing Old Town Avondale.

4. The recommended conditions of approval are reasonable to ensure conformance with the provisions of the Zoning Ordinance and all other applicable City codes, ordinances, and policies.

STRATEGIC PLAN:
STRATEGIC OUTCOME: Creative and Sustainable Community Development

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

STRATEGIC OUTCOME: Creative and Sustainable Community Development

- STRATEGY: Invest in the revitalization of Historic Avondale.

BUDGET IMPACT:
No budget impacts.

RECOMMENDATION:
The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-19-0183 Norton Circle, a request to rezone approximately 5.70 acres from Manufactured Home Park (MH) to Multi-Family Residential (R-4), subject to the following one (1) condition of approval:

1. Development shall conform to the Multi-Family Residential (R-4) district standards.

PROPOSED MOTION:
I move that Planning Commission recommend **APPROVAL** of Application PL-19-0183 Norton Circle, a request to rezone approximately 5.70 acres from Manufactured Home Park (MH) to Multi-Family Residential (R-4), subject to one (1) condition listed in the staff report.

Aerial Photograph

Avondale

Subject Property

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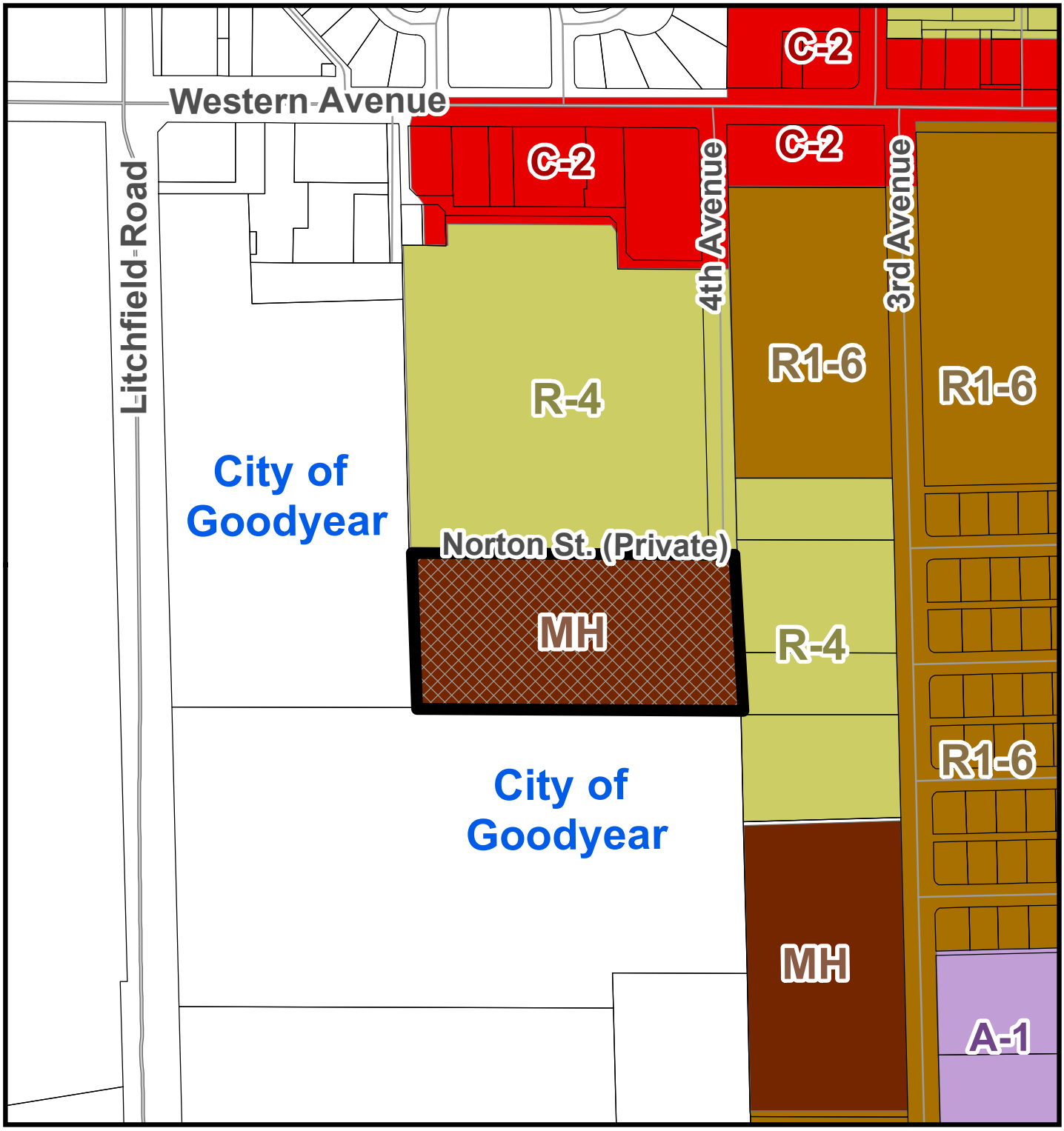

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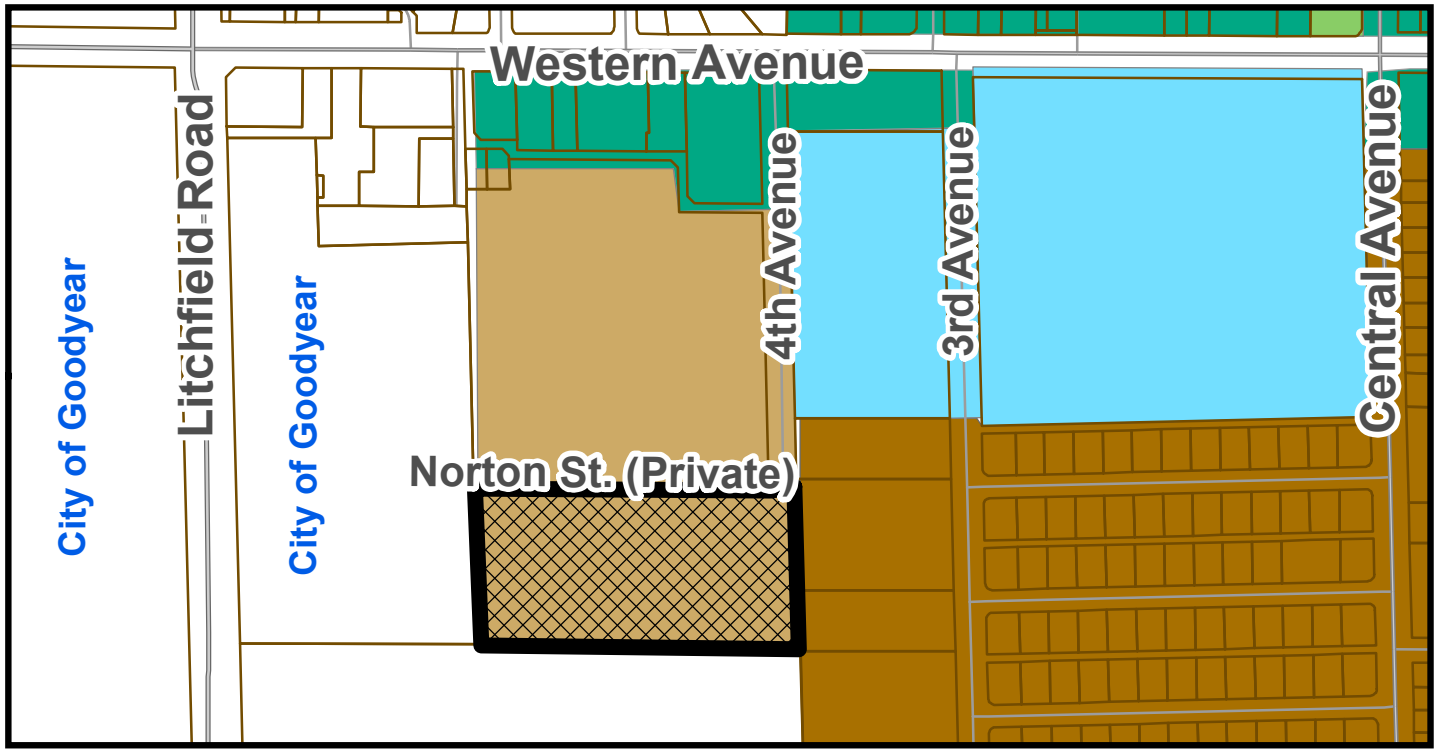

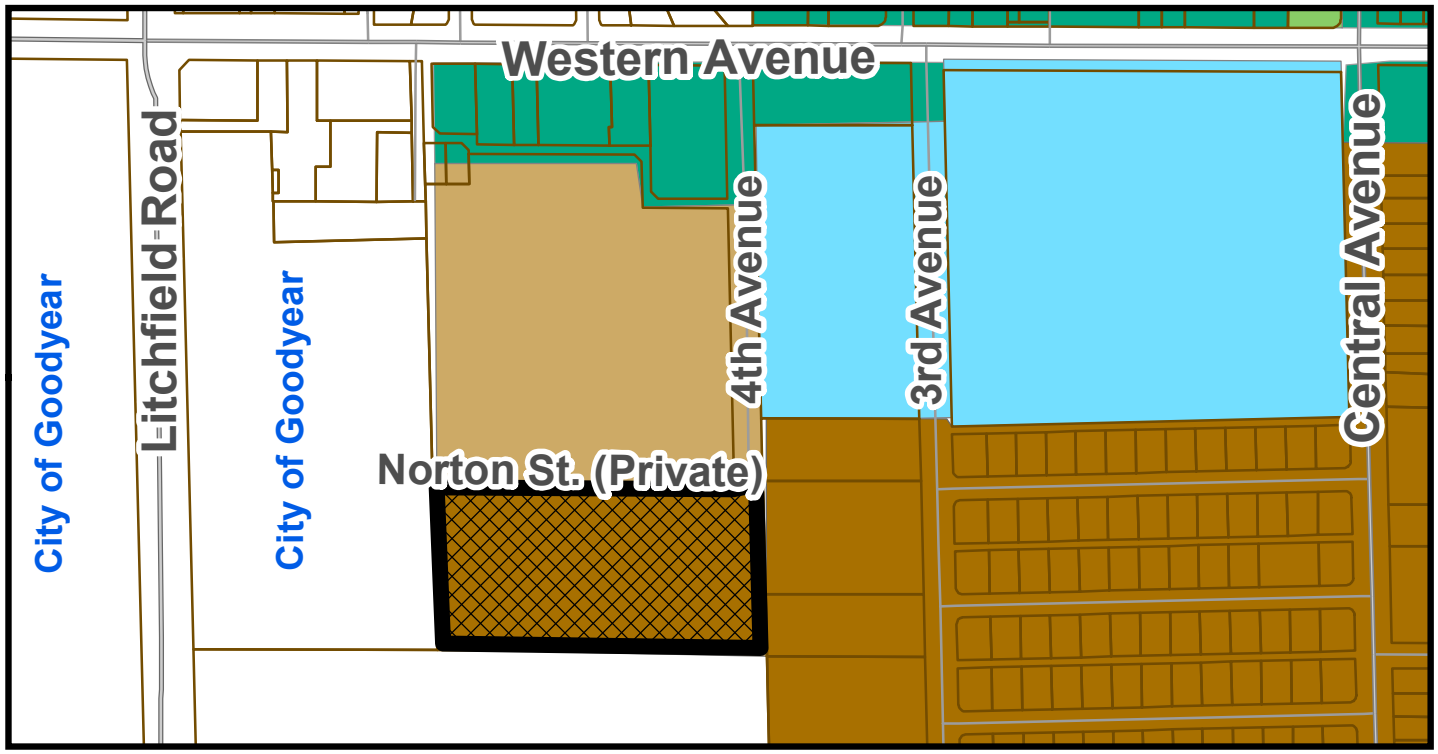

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Avondale

N

Subject Property

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June 23, 2021

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- ***Would existing residents of Norton Circle be relocated to a nearby location during redevelopment of the site?*** Ms. Singh indicated that HAMC would work with the existing residents to find a suitable residence/location while the project is under construction.
- ***Would local employees be used for construction jobs?*** Ms. Singh stated that due to the large size of the project, subcontractors would be utilized, each of which would be responsible for hiring their own crews.
- ***Would existing residents be given the opportunity to move into the redeveloped Norton Circle when complete***? Ms. Singh said that yes, existing residents will be given the opportunity to move back so long as they need a 1-bedroom, 2-bedroom, or 3-bedroom unit and qualify by being under the maximum median income.
- ***What is the occupancy of the existing 46 units?*** Ms. Singh indicated that she did not have exact figures in front of her but believed it to be around 90 percent.
- ***Could a splash pad be included?*** Ms. Singh mentioned that HAMC and project designers are looking into that possibility.
- ***Will this redevelopment project be similar to the Madison Heights redevelopment on Dysart Road?*** Ms. Singh indicated that both projects will feature a similar level of quality, though specific building designs and layouts will be different.
- ***What is the timing for the project?*** Ms. Singh noted that HAMC was waiting to hear from the State of Arizona on the status of the tax credit application and expected to find out if this project was awarded in the next two (2) weeks. Note: Following the Neighborhood Meeting, it was confirmed that the project's tax credit application was approved and the project would move forward to construction in 2022.

Exhibit F

Conceptual Site Plan and Rendering

Norton Circle

NORTON CIRCLE
SITE PLAN

GORMAN ARCHITECTURAL

BUILDING AREAS:

One Bedroom:	31,025 SF
Two Bedroom:	37,770 SF
Three Bedroom:	24,840 SF
TOTAL RESIDENTIAL FLOOR AREA:	**93,635 SF**

TOTAL GROSS AREA FOR 5 RESIDENTIAL BUILDINGS: 113,035 SF

COVERED PARKING:	n/a
COMMUNITY BUILDING AREA:	2860 SF
TOTAL PROJECT SQUARE FOOTAGE:	115,895 SF
BUILDING EFFICIENCY: (residential floor area to total project square footage)	80.79%
TOTAL PARKING SPACES:	124

UNIT	TYPE	TOTAL NUMBER OF UNITS BY TYPE	FLOOR OF BUILDING	SF RFA (INTERIOR)	BALCONY/ PATIO INCLUDED YES/NO	SF RFA BALCONY	TOTAL RFA
A1	1 BED TYPE A	9	1ST	730	NO	0	730
A1	1 BED TYPE B	20	2ND & 3RD	730	YES	72	802
A1 ADA	1 BED TYPE A	1	1ST	730	NO	0	730
A2	1 BED TYPE C	4	1ST	732	NO	0	732
A2	1 BED TYPE D	5	2ND & 3RD	732	YES	73	805
A2 ADA	1 BED TYPE C	1	1ST	732	NO	0	732
B1	2 BED TYPE A	9	1ST	891	NO	0	891
B1	2 BED TYPE B	20	2ND & 3RD	891	YES	72	963
B1 ADA	2 BED TYPE A	1	1ST	891	NO	0	891
B2	2 BED TYPE C	4	1ST	924	NO	0	924
B2	2 BED TYPE D	5	1ST	924	YES	72	996
B2 ADA	2 BED TYPE C	1	1ST	924	NO	0	924
C1	3 BED TYPE A	9	1ST	1193	NO	0	1193
C1	3 BED TYPE B	10	2ND & 3RD	1193	YES	98	1291
C1 ADA	3 BED TYPE A	1	1ST	1193	NO	0	1193

SCALE: 1” = 60’ -0”

0 10’ 20’ 60’

NORTON CIRCLE

MARCH 30, 2021

NORTON CIRCLE

PROJECT OVERVIEW

GORMAN ARCHITECTURAL

Item Number: 5.c.

AGENDA ITEM REPORT

SUBJECT: Parkside - Minor General Plan Amendment - Application PL-20-0308

MEETING DATE: 8/18/2021

TO: Planning Commission

FROM: Ken Galica, Division Lead Planner

THROUGH: Brian Craig, Planning Manager

PURPOSE:

Planning Commission will hold a public hearing and consider a request by Mr. Johnathan Bastianelli, William Lyon Homes, Inc., for a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Parkside, a proposed 137.27 net acre master planned community located approximately 600 feet south of the southwest corner of 99th Avenue and Indian School Road. The proposed Minor General Plan Amendment, if approved, will amend the land use designation of approximately 10 acres at the southeast corner of the subject property from Office/Professional to Medium High Density Residential (MHDR), a category that allows for single-family detached, single-family attached, townhomes, condominiums, patio homes, and the like with density ranging between 4.0 and 12.0 dwelling units per acre. Approval of the request will facilitate replacement of a previously planned office development with 54 additional detached single-family residential lots, increasing the total number of single-family residential lots in Parkside from 662 to 716. Related requests for a Major Amendment to the Parkside Planned Area Development (PAD) and Preliminary Plat Amendment will be considered separately. Commission will take appropriate action.

BACKGROUND:

The 137.27 net acre subject property (Exhibits A and B) is located approximately 600 feet south of the southwest corner of Indian School Road and 99th Avenue. The site, which is undeveloped and is no longer in agricultural use, was annexed in two segments, on May 26, 1981 and October 21, 1989.

The property was rezoned from Agricultural (AG) to Entorno Planned Area Development (PAD) in October 2007. When the Entorno project did not develop, the property was rezoned from Entorno PAD to Parkside Village PAD in June 2014. Most recently, a Major Amendment to the Parkside Village PAD was approved by City Council in August 2019. The approved Parkside Village PAD, as amended, allows for development of a master planned community consisting of 662 single-family residences including 415 traditional single-family lots with areas ranging from 4,500 square feet (45'x100') to 6,600 square feet (55'x120') and 247 rear-loaded "villas", a compact single-family detached home where garages will be accessed from common driveways and fronts of homes will face onto common open space corridors. In addition, the approved PAD designates a 21.3-acre commercial mixed-use parcel at the southwest corner of Indian School Road and 99th Avenue in the property's northeast corner and a 9.9-acre office parcel at southeast corner of the property adjacent to 99th Avenue.

Following the 2019 PAD Amendment approval, the name of the future community was modified by the developer to eliminate "Village" from the name; moving forward, the development will simply be called Parkside.

A Development Agreement between the City and property owner was approved by City Council in June 2014 and amended in August 2019. The Agreement establishes phasing for development of Parkside, allowing for limited permitting and Certificate of Occupancy issuance before 99th Avenue or Indian School Road off-site improvements are completed.

A Preliminary Plat for Parkside, consistent with the amended PAD, was approved by City Council on December 9, 2019. The approved Preliminary Plat divides the property into 662 single-family residential lots, a 9.9-acre parcel for future office development at the southeast corner of the property, and a 21.3-acre parcel for future commercial mixed use development at the northeast corner of the property. A Final Plat for Phase 1 is in review; lots within Phase 1 are not impacted by the proposed General Plan Amendment, Major PAD Amendment, or Preliminary Plat Amendment.

The developer has begun off-site infrastructure work related to the site. Undergrounding of the large Salt River Project (SRP) irrigation canal that had run along the property's eastern boundary was completed in early 2021. Undergrounding of the canal adjacent to Indian School Road along the property's northern boundary is scheduled to occur in early 2022. When undergrounding of both canals is complete, construction of the adjacent roadway improvements will be able to commence.

The property features three General Plan 2030 land use designations, as follows:

- The Medium/High Density Residential (MHDR) designation is applied to the majority of the western half of the site, extending further eastward near the southeast corner of the property. The MHDR designation allows for development of single-family detached, single-family attached, townhomes, condominiums, patio homes and casitas in a density range of 4.0 to 12.0 dwelling units per acre (4.0 du/acre target density).

- The Mixed Use designation is applied to the majority of the eastern half of the site, extending further westward immediately adjacent to Indian School Road. The Mixed Use category allows for a mixture of residential and commercial uses reflective of a village concept where residents can live, work, and recreate within the same development or nearby.

- The southeastern corner of the site, approximately 9.9 acres of land, is designated Office/Professional, a land use category that allows for professional and medical offices and service type uses.

Approval of the applicant's request for a Minor General Plan Amendment will eliminate the Office/Professional land use designation on the property, extending the MHDR designation to cover the southeast corner of the site. A map showing both the existing and proposed General Plan Land Use designations on the property is included as Exhibit C.

Related applications for a Major Planned Area Development (PAD) Amendment and Preliminary Plat Amendment will be considered by the Commission and Council separately on the same agendas. The purpose of each application is to replace the previously planned office development at the southeast corner of the site with 54 additional detached single-family residential lots. Procedurally, approval of the Minor General Plan Amendment is required before the Major PAD Amendment can be considered. Similarly, approval of the Major PAD Amendment is required before the Preliminary Plat Amendment may be approved.

The existing uses and zoning of surrounding properties include:

NORTH OF INDIAN SCHOOL ROAD: Multiple parcels located in City of Phoenix's jurisdiction that have developed with a mix of uses including a gas station with convenience store, a drive-through restaurant, medical offices, a single-family detached residential neighborhood, and a single-family attached condominium complex. In addition to the developed parcels, there is an 11.1-acre undeveloped parcel in the City of Phoenix zoned C-2 (Intermediate Commercial).

EAST OF 99th AVENUE: An undeveloped 133.8-acre property located in City of Phoenix's jurisdiction. The property is currently being farmed and a time frame for development is unknown.

SOUTH: A 148.5-acre undeveloped property located in the City of Avondale, zoned Fulton Homes Acclaim Planned Area Development (PAD). The Fulton Homes Acclaim PAD allows for development of the site with a 581-lot single-family residential subdivision. The developer is processing final approvals with construction of the community expected to start within the next year.

WEST: Westwind, a 132-acre single-family residential community located within the City of Avondale, zoned Planned Area Development (PAD). The community is fully developed with 534 detached single-family residences built between 1997 and 2000.

SOUTHWEST: Glenarm Farms, a 150-acre large lot single-family residential subdivision located in the City of Avondale and zoned RR-18 (Rural Residential, Minimum 18,000 S.F. lot area). The community is fully developed with 150 detached single-family residences, some featuring accessory structures for the keeping of horses and livestock.

SUMMARY OF REQUEST:
The applicant is seeking to develop 54 additional detached single-family residential lots on the southeasternmost 9.9-acre portion of Parkside previously reserved for office development. As previously noted, this portion of the property currently features a General Plan 2030 Land Use designation of Office/Professional, a category which allows for medical and professional offices and service type uses. To accommodate additional residential lots at the southeast corner of the site, the applicant is requesting approval of a Minor General Plan Amendment (GPA) to change the General Plan 2030 Land Use designation of the southeastern 9.9 acres to Medium High Density Residential (Exhibit E). The requested Medium High Density Residential (MHDR) designation allows for development of single-family detached, single-family attached, townhomes, condominiums, patio homes and casitas in a density range of 4.0 to 12.0 dwelling units per acre (4.0 du/acre target density). The requested MHDR designation is consistent with the existing General Plan designation applied to the majority of Parkside.

As indicated in the preceding section, related applications for a Major PAD Amendment and Preliminary Plat Amendment have been filed and will be considered on the same Planning Commission and City Council meeting schedule as this proposed General Plan Amendment. The purpose of each application is to replace the previously planned office development at the southeast corner of the site with 54 additional detached single-family residential lots; additional details on the proposal, including lot layout and open space/landscaping in the impacted portion of Parkside, can be found within the staff reports for these companion items.

PUBLIC PARTICIPATION:
A Neighborhood Meeting to discuss the proposed Minor General Plan Amendment and Major Planned Area Development Amendment (PAD) with neighboring property owners and other interested parties was held at 6:00 P.M. on Tuesday, July 27, 2021. Due to the ongoing Covid-19 pandemic, the meeting was held virtually via Zoom. All notices of the meeting, including mailings to owners within 1,000 feet of the site, posting of a public hearing notice sign on the property, and display ads in the Arizona Republic, were completed in at least fifteen days prior to the meeting as required. In addition to City Staff and the applicant, two (2) Councilmembers and two (2) Planning Commissioners attended the virtual meeting (Exhibit G). Discussion and questions included:

- **Was Osborn Road originally intended to connect west to Westwind or Glenarm Farms?** No, Osborn Road was previously shown as terminating approximately one-quarter mile to the west. Neither Westwind nor Glenarm Farms were designed for that street to enter into those communities.

- **Does Clarendon Avenue connect to the property to the west?** Yes, Clarendon Avenue will connect into Westwind.

- **What elementary school will students in Parkside attend and what kind of connectivity would**

be provided? The closest Pendergast District school is Garden Lakes Elementary, approximately one (1) mile west on 107th Avenue. Because of the considerable distance, it is expected that most students from Parkside would utilize bus service or be dropped by private vehicles rather than walk to school.

- **What is the nature of the open space added with the proposed new lots?** The additional open space consists of a landscaped setback along 99th Avenue, an east/west trail corridor along the southern edge of Parkside, and a north/south trail connection internal to Parkside to allow residents to more easily access the community's central park which will feature a pool, splash pad, and other amenities.

- **Will deceleration lanes be provided at the main entrances into Parkside?** Deceleration lanes will be provided at the main entrance from Indian School Road (at Parkside Boulevard) and from 99th Avenue (at Clarendon Avenue).

- **Will the 99th Avenue and Clarendon Avenue intersection be a "T" intersection?** It is anticipated that the intersection will eventually be a four-way intersection when the property east of 99th Avenue, in the City of Phoenix, develops. The intersection will be signalized and will be warranted/constructed in Phase 2 of Parkside.

- **What is the status of the development in Phoenix east of 99th Avenue?** Homebuilder Lennar was working on that site and it is estimated that it would be at least one to two years before that project is under construction.

- **When is Phase 2 of Parkside expected to begin construction, triggering the need for the signal at 99th Avenue and Clarendon Avenue?** It is estimated that Phase 2 may be under construction around the beginning of 2026.

- **If development in Phoenix produced traffic that warranted the signal sooner, would that signal be installed earlier?** Yes, in that event, Avondale would work with the City of Phoenix to ensure the signal was installed when it was warranted. The developer of Parkside will also work with Lennar to coordinate the full signal installation rather than installing different corners at different times.

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

- "I sure hope Avondale is getting enough money in fees from the developer and the property taxes to pay for all the new teachers and schools that this density of housing will require. Where are we getting all the water to support this many new housing units and families with children? The traffic on 99th is already bad and now you are putting 716 more homes to add that problem? Are you going to make it a 6-lane highway with a turn lane? You know that 99th and Thomas will soon be developed and will add even more traffic and homes. Make sure you add the extra traffic lanes while the builder is paying for it! The same goes for Indian School Rd. It needs to be expanded also from 99th to 107th and the Fry's shopping center."

- "Get building the houses already. Tired of looking at the dirt and farm fields."

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

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:
The property is located in the service areas of the Pendergast Elementary School District (PESD) and the

Tolleson Union High School District (TUHSD). The nearest elementary school to the property is Garden Lakes Elementary, located at the southwest corner of 107th Avenue and Garden Lakes Parkway. High school aged students will attend Westview High School located at the northwest corner of 107th Avenue and Garden Lakes Parkway.

Both PESD and TUHSD have provided the City with Certificates of Adequate School Facilities (Exhibit F) stating that each district has adequate capacity to accommodate the anticipated enrollment from the proposed Parkside development.

ANALYSIS:
The Planning Commission must determine that the proposed 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 or change proposed in the amendment.

- The City's efforts to attract office development are primarily focused on the McDowell Road "Health Tech" corridor. Maintaining the requirement for the subject property to develop with offices could be harmful to the development of the McDowell Road corridor as desired.

- The request to change the land use designation to Medium High Density Residential (MHDR) will seamlessly blend into Parkside development which already features a significant amount of land with the MHDR designation.

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

- The proposed MHDR designation more strongly complements existing and planned single-family residential communities in the area including Fulton Homes Acclaim to the south, Westwind to the west, and Glenarm Farms to the southwest.

- The existing General Plan land use pattern provides an abrupt transition from single-family detached residences in Parkside to the planned office site. The proposed amendment will eliminate a potentially awkward transition between uses.

- Though the long-term effects of the Covid-19 pandemic on workplaces such as offices are not yet known in their entirety, with more employers discovering that remote working arrangements can reduce cost without impacting productivity, the demand for office development will very likely be reduced.

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.

- The proposed GPA has no impact on acceptable land use patterns. Approval of the proposal will simply extend the MHDR designation that is already applied to much of Parkside to the southeasternmost ten (10) acres of the property, eliminating the need for any transition or buffering between dissimilar land uses.

- The Engineering Division has reviewed the requested changes to the Land Use Map. Development of the property with 54 additional single-family homes will not require any larger or more expensive public infrastructure improvements over what would be needed if the property were to develop as an office complex.

- Peak hour traffic from the project is expected to be lower in volume and more evenly distributed, with shallower peaks, compared to the property being developed with office uses under the site's current General Plan designation and zoning. The planned improvements to 99th Avenue and Indian School Road, to be completed by the developer, will sufficiently accommodate traffic from the additional 54 homes.

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

The proposed amendment furthers several goals of the General Plan 2030, including, but not limited to:

- **General Plan Land Use Goal #3, Policy A:** "*Develop the I-10 corridor into the City's premier business and employment area by encouraging uses that provide a high ratio of well-paying jobs to square footage*." By removing the Office/Professional land use designation from the subject site, any proposals for development of those types of uses can be funneled to the I-10 corridor as prioritized.

- **General Plan Land Use Goal #3, Policy D:** "*Ensure adequate transitions and/or buffers are provided when adjacent land uses vary in character and intensity.*" Replacing the Office/Professional land use designation with Medium High Density Residential will eliminate abutting dissimilar uses and ensure that the property develops in a compatible fashion.

- **General Plan Housing Element Goal #4**: "*Require excellence and innovation in residential design and construction.*" The proposed Parkside master-planned development incorporates high quality design, open space, and amenities in furtherance of City design goals.

- **General Plan Circulation Theme Goal #3**: "*Provide a transportation system that serves the public in a safe, efficient, and cost-effective manner.*" The developer of Parkside will improve adjacent streets, including construction of half-street improvements to 99th Avenue and Indian School Road adjacent to the property. Completion of the off-site improvements will enhance both the safety and efficiency of traffic in the vicinity of the site and expand the capacity of the City's transportation network.

DISCUSSION:
Staff finds this request meets the four required findings and recommends approval of the proposed Minor General Plan Amendment.

STRATEGIC PLAN:
STRATEGIC OUTCOME: Creative and Sustainable Community Development

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

STRATEGIC OUTCOME: Creative and Sustainable Community Development

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

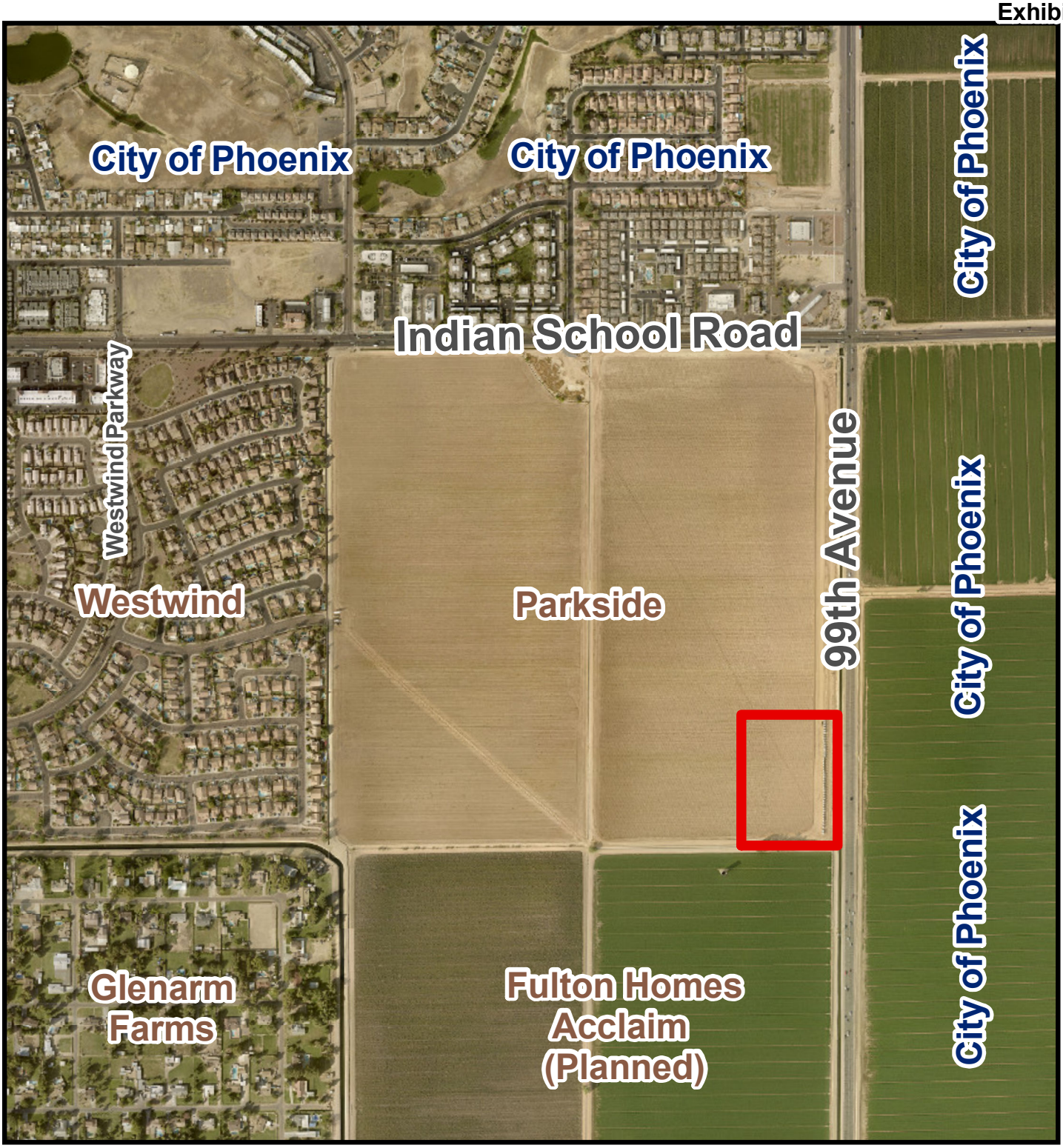
BUDGET IMPACT:
No budget impacts.

RECOMMENDATION:
The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-20-

0308 Parkside, a request for a Minor Amendment to the General Plan 2030 Land Use Map changing the land use designation of approximately 9.99 acres from Office/Professional to Medium High Density Residential (MHDR).

PROPOSED MOTION:
I move that Planning Commission recommend **APPROVAL** of Application PL-20-0308 Parkside, a request for a Minor Amendment to the General Plan 2030 Land Use Map changing the land use designation of approximately 9.99 acres from Office/Professional to Medium High Density Residential (MHDR).

Exhibit A

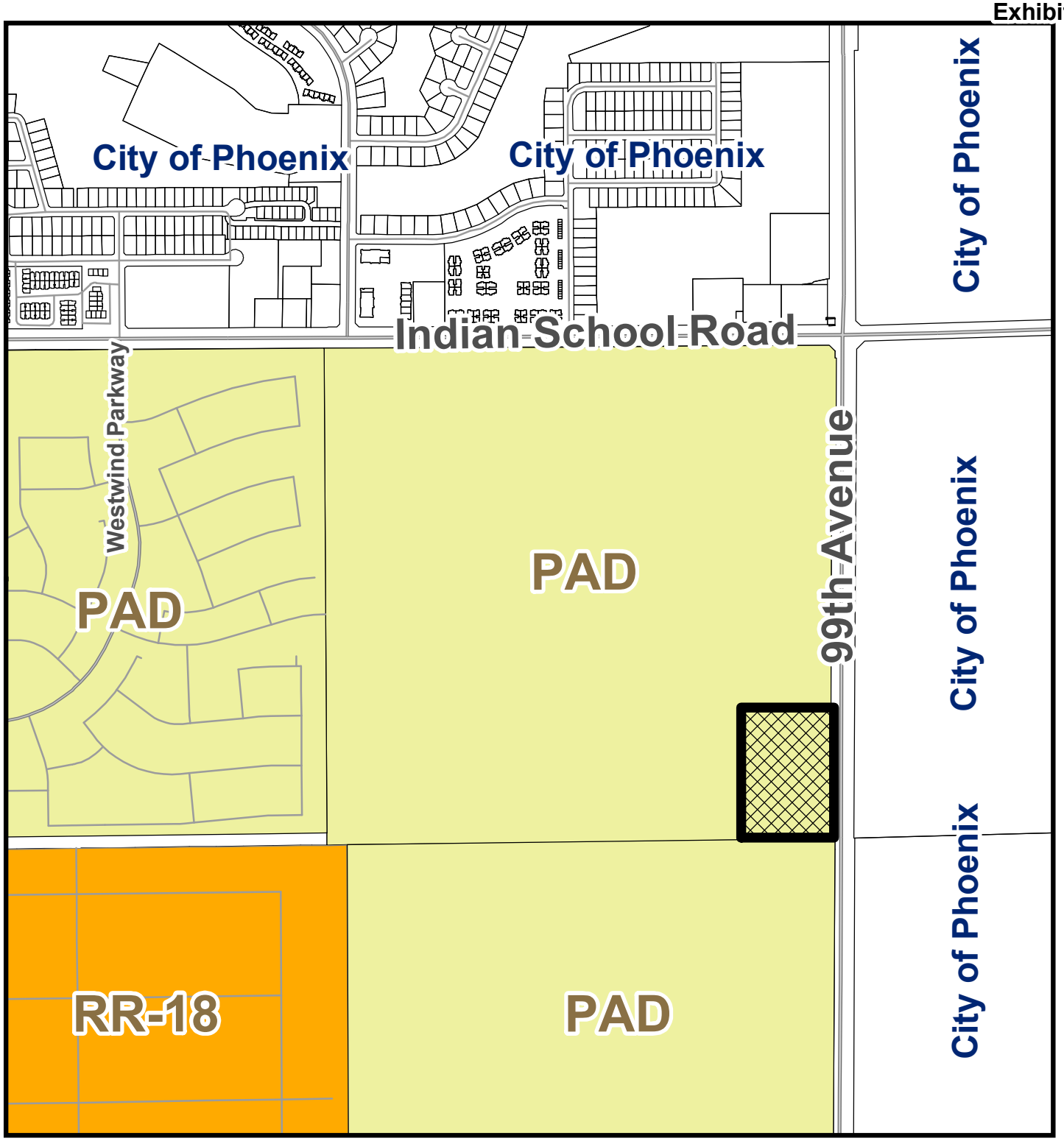


Aerial Photograph

Avondale

Subject Property

Exhibit B

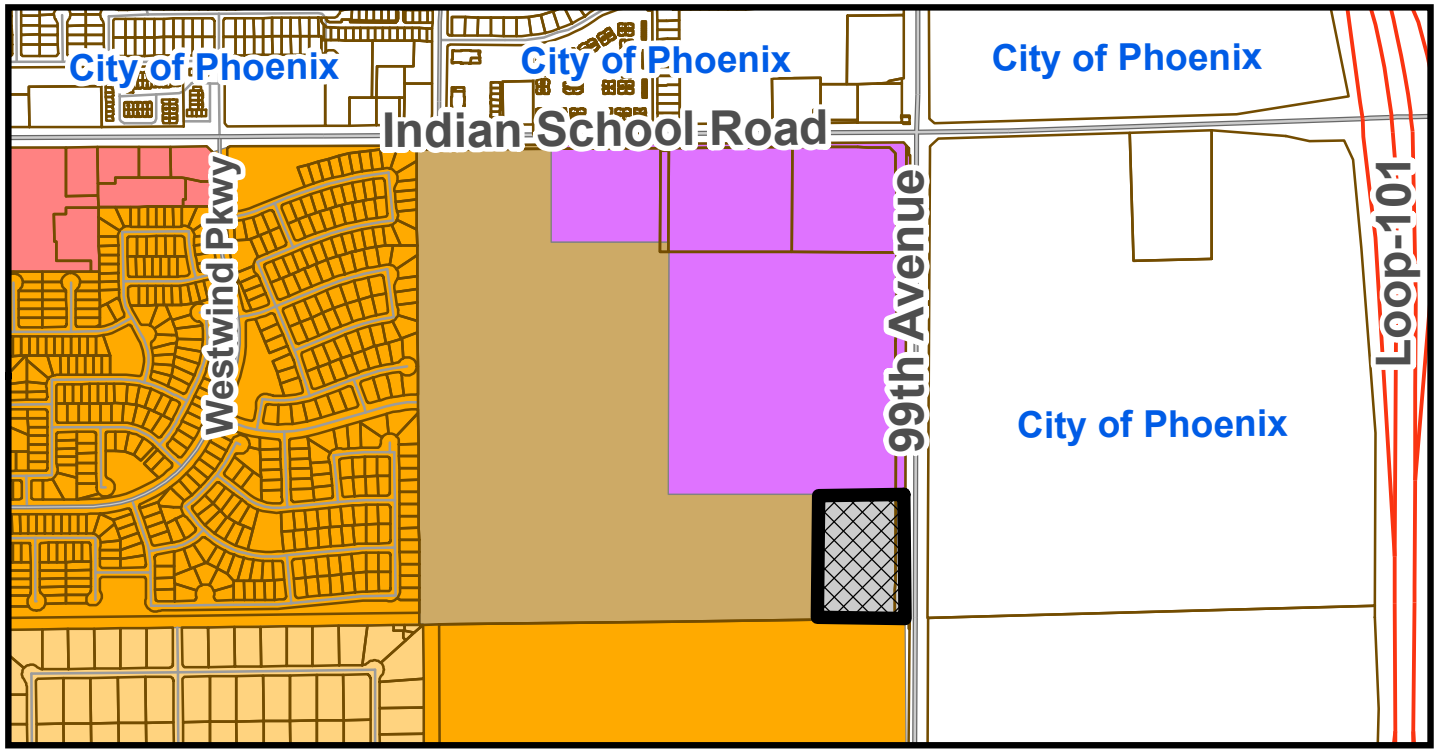


Zoning Vicinity Map

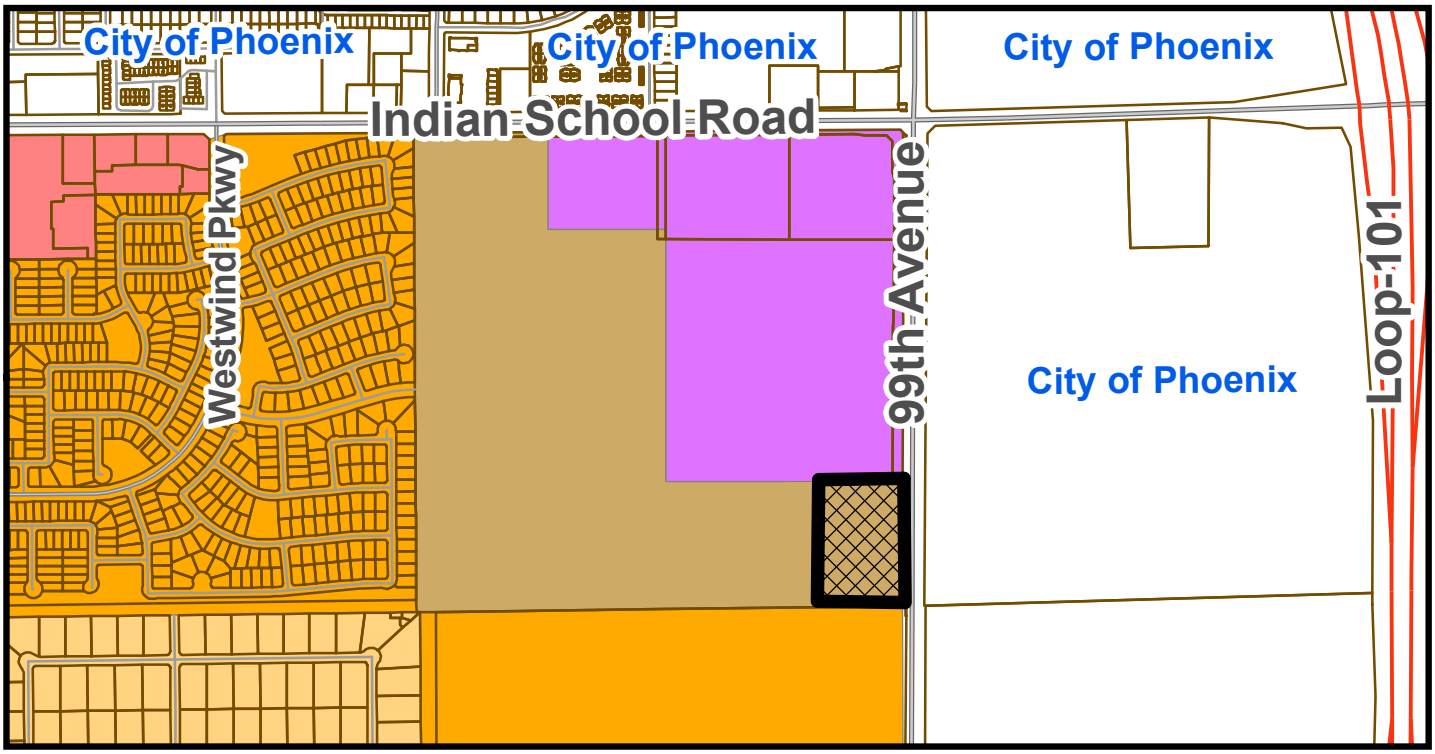
Avondale

Subject Property

Exhibit C



CURRENT LAND USE MAP



PROPOSED LAND USE MAP

General Plan Land Use Map

- Local Commercial
- Estate/Low Density Residential
- Medium Density Residential
- Medium/High Density Residential
- Office/Professional
- Mixed Use

Avondale

N

Subject Property

Exhibit D

SUMMARY OF RELATED FACTS
APPLICATIONS PL-20-0307, PL-20-0308, AND PL-20-0309

THE PROPERTY	
PARCEL SIZE	140.64 gross acres; 137.27 net acres
LOCATION	Approximately 600 feet south of the southwest corner of 99th Avenue and Indian School Road
PHYSICAL CHARACTERISTICS	Flat rectangular property with irrigation canals running adjacent to Indian School Road and the western property line; undergrounding of the large SRP irrigation canal parallel to 99th Avenue was completed in early 2021.
EXISTING LAND USE	Vacant and no longer in agricultural/farming production
EXISTING ZONING	Parkside Village Planned Area Development (PAD). The approved Parkside Village PAD, as amended, allows for development of the site with 662 single-family residential lots consisting of four different lot sizes, a 9.99-acre parcel to accommodate future office development at the southeast corner of the property, and a 21.33-acre parcel to accommodate commercial or vertical mixed-use development at the northeast corner of the property.
ZONING HISTORY	The property was annexed in two segments on May 26, 1981 and October 21, 1989 and rezoned from Agricultural (AG) to Planned Area Development (PAD) for "Entorno" on October 1, 2007. The property was rezoned from Entorno PAD to Parkside Village PAD by action of City Council on June 16, 2014. A Major Amendment to the Parkside Village PAD was approved by City Council on August 26, 2019. The project has since been renamed "Parkside", eliminating "Village" from the name of the development.
DEVELOPMENT AGREEMENT	A Development Agreement ("the Agreement") between the City and property owner AG/RW – Entorno, LLC was approved by City Council on June 16, 2014 and amended on August 26, 2019. The Agreement establishes phasing for development of Parkside Village, allowing for limited permitting and Certificate of Occupancy issuance before 99th Avenue or Indian School Road off-site improvements are completed.

SURROUNDING ZONING AND LAND USE	
NORTH OF INDIAN SCHOOL ROAD	Multiple parcels located in City of Phoenix's jurisdiction that have developed with a mix of uses including a gas station with convenience store, a drive-through restaurant, medical offices, a single-family detached residential neighborhood, and a single-family attached condominium complex. In addition to the developed parcels, there is an 11.1-acre undeveloped parcel in the City of Phoenix zoned C-2 (Intermediate Commercial).
EAST OF 99TH AVENUE	An undeveloped 133.8-acre property located in City of Phoenix's jurisdiction. The property is currently being farmed and a time frame for development is unknown.
SOUTH	A 148.5-acre undeveloped property located in the City of Avondale, zoned Fulton Homes Acclaim Planned Area Development (PAD). The Fulton Homes

	Acclaim PAD allows for development of the site with a 581-lot single-family residential subdivision. The developer is processing final approvals with construction of the community expected to start within the next year.
WEST	Westwind, a 132-acre single-family residential community located within the City of Avondale, zoned Planned Area Development (PAD). The community is fully developed with 534 detached single-family residences built between 1997 and 2000.
SOUTHWEST	Glenarm Farms, a 150-acre large lot single-family residential subdivision located in the City of Avondale and zoned RR-18 (Rural Residential, Minimum 18,000 S.F. lot area). The community is fully developed with 150 detached single-family residences, some featuring accessory structures for the keeping of horses and livestock.

GENERAL PLAN
The subject property features three General Plan 2030 land use designations. The Medium/High Density Residential (MHDR*)* designation is applied to the majority of the western half of the site, extending further eastward near the southeast corner of the property. The MHDR designation allows for development of single-family detached, single-family attached, townhomes, condominiums, patio homes and casitas in a density range of 4.0 to 12.0 dwelling units per acre (4.0 du/acre target density). The Mixed Use designation is applied to the majority of the eastern half of the site, extending further westward immediately adjacent to Indian School Road. The Mixed Use category allows for a mixture of residential and commercial uses reflective of a village concept where residents can live, work, and recreate within the same development or nearby. The southeastern corner of the site, approximately 9.9 acres of land, is designated Office/Professional, a land use category that allows for professional and medical offices and service type uses. A Minor General Plan Amendment, replacing the Office/Professional land use designation with the MHDR designation, is proposed.

PUBLIC SCHOOLS	
SCHOOL DISTRICT(S)	Pendergast Elementary School District and Tolleson Union High School District
ELEMENTARY SCHOOLS	Garden Lakes Elementary School located at the southwest corner of 107th Avenue and Garden Lakes Parkway
HIGH SCHOOL	Westview High School located at the northwest corner of 107th Avenue and Garden Lakes Parkway

99th Avenue	
Classification	Arterial
Existing half-street right-of-way	55 feet
Standard half-street right-of-way	70 feet (City of Phoenix standard)
Existing half-street improvements	Two (2) travel lanes and half center turn lane
Standard half-street improvements	Three (3) travel lanes, deceleration lane (when warranted), half landscaped median, bike lane, sidewalk, curb, gutter, streetlights, landscaping, and undergrounding of above-ground utilities and irrigation channels.

Indian School Road	
Classification	Urban Collector (Maricopa County section)

Existing half-street right-of-way	55 feet
Standard half-street right-of-way	55 feet
Existing half-street improvements	Two (2) travel lanes and half center turn lane
Standard half-street improvements	Two (2) travel lanes, deceleration lane (when warranted), half center turn lane, bike lane, sidewalk, curb-and-gutter, streetlights, landscaping, and undergrounding of above-ground utilities and irrigation channels.

Clarendon Avenue	
Classification	Minor Collector (modified)
Existing full-street right-of-way	None
Standard full-street right-of-way	80 to 95 feet (varies by location)
Existing full-street improvements	None
Standard full-street improvements	One (1) travel lane in each direction, parallel parking (one side only), landscaped median (striped median immediately adjacent to Westwind), bike lanes, sidewalk, curb, gutter, streetlights, and landscaping.

Parkside Boulevard	
Classification	Minor Collector (modified)
Existing full-street right-of-way	None
Standard full-street right-of-way	80 feet
Existing full-street improvements	None
Standard full-street improvements	One (1) travel lane in each direction, landscaped median, bike lanes, sidewalk, curb, gutter, streetlights, and landscaping.

UTILITIES
There is an existing 12" water line in Clarendon Avenue (Westwind) that will be extended east into the development. Additional water will be provided by extending the existing 16" water line in Indian School Road west from 107th Avenue to 99th Avenue. Furthermore, the developer will construct a new 16" water line in 99th Avenue from Indian School Road to the project's southern boundary. There is an existing 10" sewer line in Clarendon Avenue that will be extended east into the development. A public sewer lift station will be built to serve the entirety of Parkside's residential and mixed use areas; the lift station will discharge into the existing 10-inch sewer line in Clarendon Avenue. Salt River Project (SRP) provides electrical service in this portion of Avondale.

Exhibit E

Minor General Plan Amendment Narrative

Parkside

MINOR GENERAL PLAN AMENDMENT NARRATIVE

PARKSIDE

AVONDALE, ARIZONA

Prepared for

Taylor Morrison
4900 North Scottsdale Road, Suite 2200
Scottsdale, Arizona 85251

Atwell Project No. 18000694

Submitted by Atwell, LLC

4700 E Southern Avenue
Mesa, Arizona 85206

April 15, 2021

Received electronically June 24, 2021

SUMMARY OF REQUEST

The following narrative is prepared in conjunction with the Minor General Plan Amendment (GPA) application for the project known as Parkside. The Parkside property is approximately 163.015 gross acres located at the SWC of Indian School Road and 99th Avenue and east of the existing residential community known as Westwind within the jurisdictional boundary of the City of Avondale. The Parkside property has historically been, and currently is, used for agricultural purposes. The property is currently zoned PAD having residential, mixed use and office uses, matching the current General Plan. The Office parcel is located in the south east corner of the PAD, at 99th Avenue and Osborn Road. The Office parcel encompasses 10 Acres. The PAD is concurrently being amended to remove the office zoning.

This Minor GPA is requesting the removal of the Office zoning to provide a more viable use. The property adjacent to the office zoning is solely residential and it is not located in a convenient location for access and traffic control. The Office zoning will be replaced with Medium/High Density Residential zoning consistent with the Parkside PAD. Based on the size of the Office parcel, it will not provide a positive impact for office use in the area, nor provide a neighborhood use to the majority residential area, unlike the Mixed Use parcel, which provide a complimentary use.

MINOR GENERAL PLAN AMENDMENT REVIEW & ANALYSIS

1. Availability of current and future water supplies.

The City of Avondale will be the water service provider for the Site. As part of the development of the overall Parkside project, 16" water mains will be installed in Indian School Road and 99th Avenue, and 12" water mains on Clarendon Avenue and Parkside Boulevard. These water mains, along with the internal 8" water mains, will provide water service to the site. The modification of land use designation from Office to Residential will provide a minor increase in water demand, however, the proposed system is size adequately. A Master Water Report, submitted with the PAD Amendment, provides additional water demand/supply information that demonstrates the proposed water infrastructure is able to meet the water demands and supports this Minor GPA request, and the Parkside project as a whole.

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

The Site is bound by 99th Avenue to the east, which is designated a major arterial. Along with the use change, the Osborn Road access to 99th Avenue will be eliminated. The overall traffic volumes will have no significant change, but due to the elimination of an access point, traffic flow on 99th Avenue will be positively impacted. The traffic volume at the Clarendon Avenue access point will

be increased, but well within capacity. The roadways and intersections will be, overall, positively impacted by the proposed minor modification in land use and will support this future use.

Due to size, the removal of the Office use will have no significant impact to the local public transportation system. The change to residential use will increase pedestrian traffic to the Mixed Use retail at the north east corner of the PAD. The increased potential customers will have a positive impact on the viability of the Mixed Use retail.

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

The modification of the zoning from Office use to Residential use will have no impact the natural environment.

4. Extent to which the proposal contributes to achieving the (i) job to population ratio, (ii) square foot per capita ratio, and (iii) mulit-family housing ratio identified within this General Plan 2030.

Due to the size of the Office use area (10 acres), the modification of zoning to residential will have a minor impact to the job to population ratio, though it will be a negative. Because of the size and isolated location, market condition indicate that development of the site as office is unlikely in the near future. The use modification will have no impact to the multi-family housing ratio.

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

The Site lies within the City of Avondale's jurisdiction for police, fire, water and wastewater, and the proposed use change is not anticipated to place additional burden on the public infrastructure. This proposed Minor GPA will not have a negative impact on existing City services and facilities. The water and sewer system to be developed with the Parkside development has sufficient capacity to accommodate site.

6. Exent to which the goals of this General Plan 2030 are accomplished.

Due to the size of the Office use area (10 acres), the modification of zoning to residential will have an insignificant impact to the goals of the General Plan 2030. This proposed Minor GPA meets several of the City's goals and policies set forth in the Avondale General Plan 2030. The following summary highlights a General Plan goal which this Minor GPA supports:

Land Use Element

Goal 8: Support mixed-use land use patterns that increase transit and pedestrian oriented development within specific and appropriate areas of the City.

Policy C: Take alternative methods of transportation, including transit, bus, and walking into account when considering all proposals for development.

This Minor GPA request to modify the land use designation from Office to Residential assists in promoting additional pedestrian traffic to the Mixed Use portion of the PAD. The Office use will not provide pedestrian interaction with the current residential areas of the PAD. This is due to the fact that is unlikely that employees/user of the office area would live in the residential area. In addition, this change will allow for completion of pedestrian network of paths and trails, connecting residents to internal amenities, and external loop, and adjacent neighborhoods. Pedestrian connectivity will be provided between the Site and the Mixed Use area.

FINDINGS

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

The use change to Residential, as proposed, will seamlessly blend into the overall development pattern of the Parkside development and adjacent developments, complementing the surrounding single family residential communities.

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

The current General Plan Land Use Map shows the Office use parcel to be isolated and surrounded mostly by residential. Due to the size of the Office parcel, the change to residential will better fit into the development of the area an provide the residents with a more conducive and viable neighborhood to meet long term stability goals.

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

The amendment will not adversely impact the community, but rather provide for a land use that is more conducive and integrated into the immediate area. Since the Office use is a small isolated outlier for the area, and a majority of surrounding use is residential and retail, the change from

Office to Residential will not alter the land use patterns, or adversely impact existing land uses. In addition, the change will not negatively impact public infrastructure in the area.

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

Since the Office use is a small isolated outlier for the area, the change to Residential use will comply with the overall intent of the General Plan 2030. The use change will allow for a harmonious blend of mixed use and residential use within a more connected and walkable environment. The proposed land use is compatible with adjacent existing land uses and is consistent with the General Plan 2030.

FIVE YEAR STRATEGIC PLAN

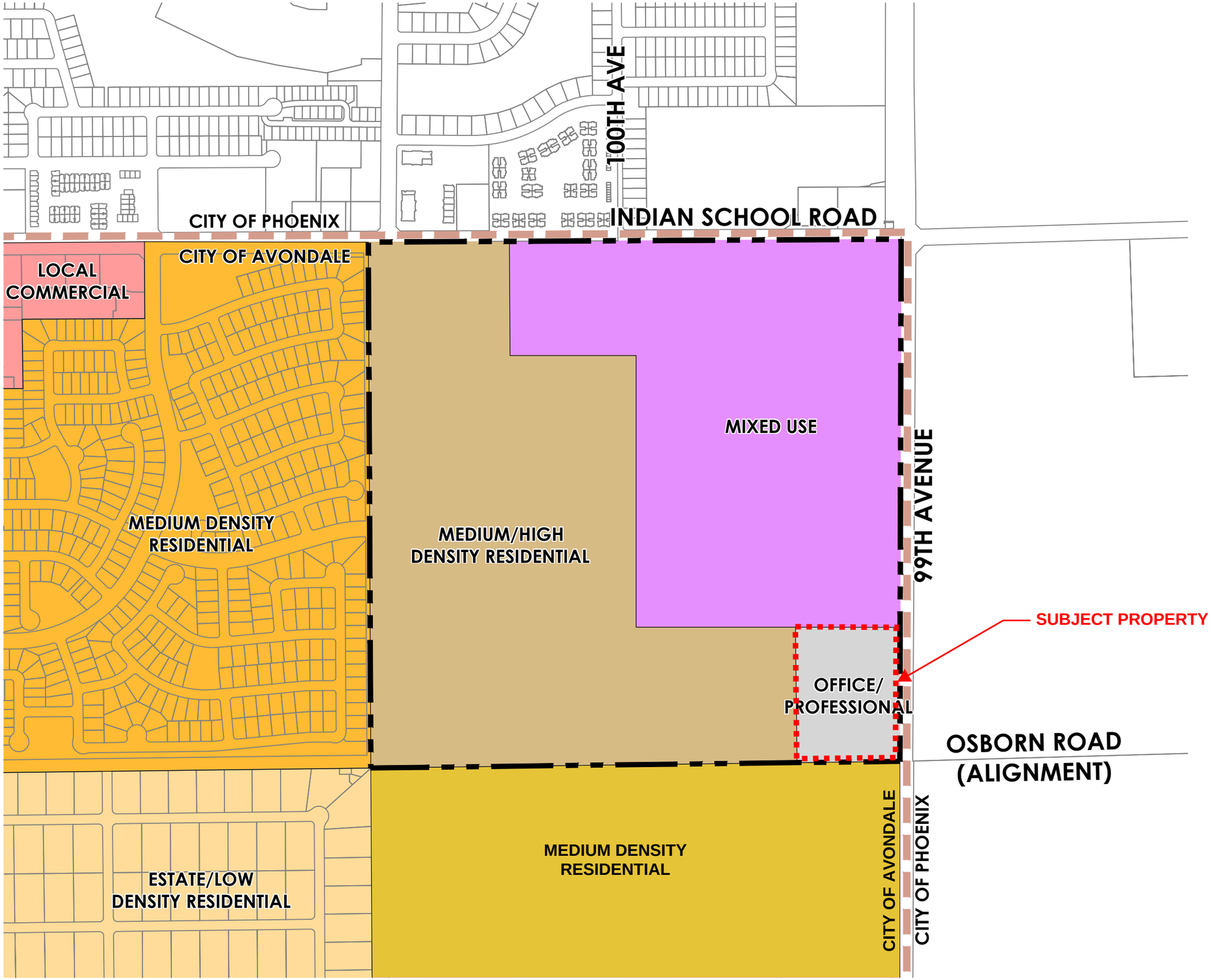
The Avondale Strategic Five Year Plan outlines initiatives and goals to assist in continuing on the path for building a family friendly and economically robust community vision for the City of Avondale. The Strategic Plan focuses on the continued development of diverse offerings in residential development, sustainability, diverse recreation and connectivity to foster a high degree of neighborhood livability. The use change will continue to promote a strong sense of community, integrating the extensive open space of the Parkside project, residential uses and the mixed use area. The change will help this integration by increasing the pedestrian connectivity and removing the Office use that was more of an outlier in the area and would most likely have little connectivity with the remainder of the Parkside project.

Parkside Village

Planned Area Development

EXHIBIT A

EXISTING GENERAL PLAN
LAND USE MAP



AVONDALE, AZ.
21/19
18002942
ENTOMO

0 250' 500'
SCALE: 1" = 500'-0"

For Illustrative purposes only. Subject to change without notice.

William Lyon Homes
Experience the pride.

ATWELL

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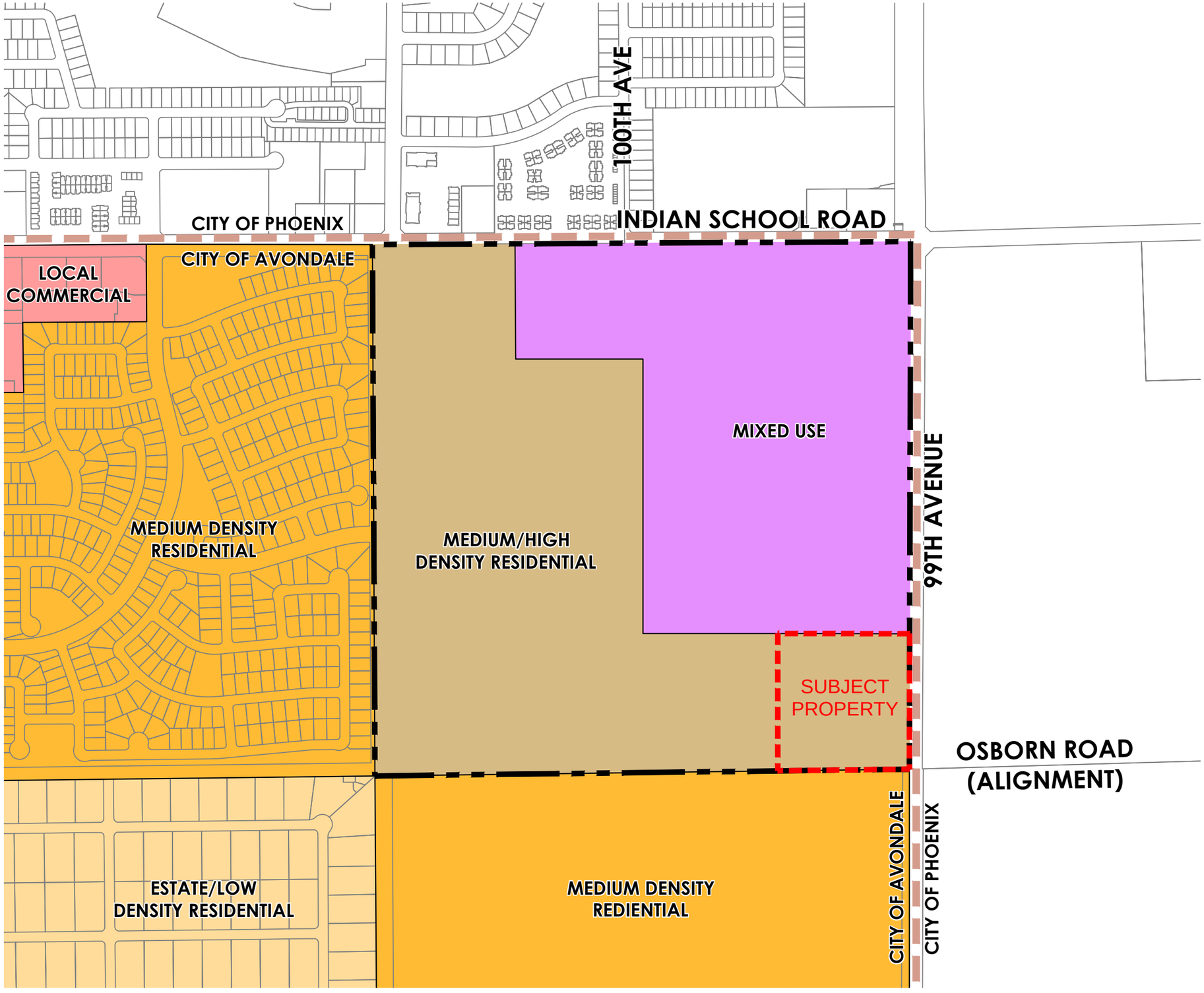
Parkside Village

Planned Area Development

EXHIBIT B

PROPOSED GENERAL PLAN
LAND USE MAP



AVONDALE, AZ.
04/
18002942
TAYLOR MORRISON

0 250' 500'
SCALE: 1" = 500'-0"

RVi

For Illustrative purposes only. Subject to change without notice.

taylor morrison
Homes Inspired by You

ATWELL

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Exhibit F

Certificates of Adequate School Facilities

Pendergast Elementary School District
Tolleson Union High School District

Avondale
Aspiring. Achieving. Accelerating.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for Major PAD Amendment & Phase 2 Pre-Plat Amendment has been submitted to the City of Avondale, Development & Engineering Services Department, for review.

Project: Parkside
Project Manager: Jonathan Bastianelli
Request: Remove commercial & add lots
Acreage/Parcel Size: 141.69 gross/136.72 net
Current Density Allowed: 4.84 du/ac
Density Proposed: 5.23 du/ac
Total number of residential units proposed: 715

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

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

Yes ☒ No ☐

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

_____

_____

_____

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

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

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

If answered yes, please explain below:

_____

_____

_____

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

Date Reviewed: 3/23/21
School District: Pendergast Elem School District
District Superintendent: Dr. Jennifer Cruz
Phone #: 623 772-5000
E-mail: jfimbres@pesd92.org

Signature: _____

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

Avondale
Aspiring. Achieving. Accelerating.

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

_____

_____

_____

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

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

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

If answered yes, please explain below:

_____

_____

_____

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

Date Reviewed: **April 16, 2021**
School District: **Tolleson Union High School District #214**
District Superintendent: **Nora Gutierrez**
Phone #: **623-478-4001**
E-mail: **nora.gutierrez@tuhsd.org**

Signature: Nora Gutierrez

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

Exhibit G

Neighborhood Meeting Summary

Parkside – July 27, 2021

Parkside Neighborhood Meeting Notes

Meeting Date: July 27, 2021

Meeting Time: 6:00 pm – 7:00 pm

Location: Zoom Meeting https://avondaleaz.zoom.us/j/95616613052
Meeting ID: 956 1661 3052
One tap mobile – +13462487799,,95616613052# US (Houston)
+16699009128,,95616613052# US (San Jose)

Attendees

- City Of Avondale Division Lead Planner Ken Galica
- Vice Mayor Veronica Malone
- Council Member Patricia Dennis
- Planning Commissioner Larry White
- Planning Commissioner Chris Thompson

Questions

Question by Council Member Patricia Dennis – Did Osborn Road connect to the properties/subdivisions to the west?

- Answer by Jonathan Bastianelli – No it did not.
- Answer by Ken Galica – No it only went about ¼ mile west.

Question by Council Member Patricia Dennis – Does Clarendon Ave connect to the property to the west?

- Answer by Jonathan Bastianelli – Yes it does, Jonathan used the mouse to show the connection path on the site plan.

Question by Council Member Patricia Dennis – What elementary school will the children attend?

- Answer by Ken Galica – Good question the school district is Pendergast, Ken was not sure which school, but his guess would be Garden Lakes Elementary.
- After the meeting Jonathan Bastianelli went to the Pendergast School District web site and it appears that Garden Lakes Elementary is the closest school.
- Council Member Patricia Denis wanted to know because of connectivity for children who would walk to school. She didn't believe it would be Garden Lakes because it is so far away however, she didn't know and would like to know what the safe route would be.
- Answer by Ken Galica – We will have that information when we go to Planning Commission and City Council however, there are no close elementary schools so Ken does not believe there will be children walking to elementary school.

Question by Council Member Patricia Dennis – We had indicated we added .19 acres of open space, is that retention basins or added to parks designated in this project?

- Answer by Jonathan Bastianelli – The added area consists of some additional area along 99th Ave and a north/south open space just west of 99th Ave which is proposed to have a walking path that will connect with multiple walking paths that connect to the main park that has a pool, splash Pad, Pickle Ball, Basketball and several other activities and several smaller parks with workout stations and tot-lots. Jonathan described Parkside contribution of regional path connections by providing a path along the west and south sides of Parkside; these walking paths could connect to the Fulton property south of Parkside and provide a connection to Thomas Road and could connect a west walking path to 107th Ave via the existing path along the south side of the Westwind subdivision west of Parkside.

Question by Council Member Patricia Dennis – Is the Mixed-Use property part of the William Lyon Homes Parkside development.

- Answer by Jonathan Bastianelli – The property was retained by the seller AG/RW Entorno, LLC, it has subsequently been sold ACKA #3 Ltd an investor group out of New York. Liv Communities currently has it under contract and is looking at a gated apartment complex on the western portion of the site and commercial use on the eastern portion of the site. William Lyon Homes has spoken with Liv Communities, we are sharing information, we have not seen a site plan however as soon as one is made available, we will share tit with the City.
- Answer by Ken Galica – Confirmed that the site will be developed separately however, the improvements along 99th Ave and Indian School Rd adjacent to both developments will be completed as part of the Parkside project.
- Answer by Jonathan Bastianelli – Confirmed that the improvements along 99th Ave and Indian School Rd adjacent to both developments will be completed as part of the Parkside project and that there is an agreement between the landowners for the construction of improvements.

Question by Council Member Patricia Dennis – Is our main entrance going to be off I'm assuming 99th Ave?

- Answer by Jonathan Bastianelli – Yes, we will have a connection on Indian School Rd which will have a traffic signal. The signal will be owned and operated by MCDOT. The signal design has been submitted to MCDOT and is in the final stages of approval. There is a second main entrance on 99th Ave, the intersection will be signalized however, it is not warranted until Parkside Phase 2. Lennar has the land across the street under contract, we have been talking to them about shared infrastructure and this traffic signal is part of those talks.

Question by Council Member Patricia Dennis – Will there be any deceleration lanes at the two entrances on Indian School Rd and 99th Ave?

- Answer by Jonathan Bastianelli – Yes there will be one at Indian School Rd and was unsure if there was one at 99th Ave.
- Answer by Ken Galica – Confirmed that there is a deceleration lane at the 99th Ave entrance.

Question Vice Mayor Veronica Malone – Will we need to have a "T" type signal design at the entrance off of 99th Ave, will we need traffic counts, or is a portion of it Phoenix jurisdiction and would Avondale need to work with Phoenix?

- Answer by Ken Galica – The land west of 99th Ave is in the City of Phoenix. The signal will not be warranted until Parkside Phase 2. Avondale anticipates that the development in phoenix will also have an intersection at the same location and a 4-way traffic signal is anticipated. The warrants of the signal need are included in the Parkside traffic impact analysis. Avondale anticipates when the Phoenix property develops the signal will be warranted.

Question Vice Mayor Veronica Malone – Do we know the status of the development in Phoenix?

- Answer by Jonathan Bastianelli – Noted that he had attended an informational presentation two weeks ago and that he believed that a formal presentation would be made in about a month. Jonathan will reach out to Lennar to get a schedule. Jonathan noted that he thought they were a 1-year to 1.5-years out from turning dirt.

Question Vice Mayor Veronica Malone – When would we be fully developed on this property where we would have an amount of traffic that would require the signal?

- Answer by Jonathan Bastianelli – Sometime around the beginning of 2026 Phase 2 should be coming online at which point the traffic signal would be warranted. In addition, we have been speaking with Lennar to about this traffic signal to see if we can build it together to save time, impact to the community and save money.

Question Planning Commissioner Larry White – If the development in phoenix had a traffic demand that warranted the traffic signal before Parkside Phase 2 the signal would be installed earlier, correct?

- Answer by Ken Galica – Correct, if the signal is warranted Avondale will work with Phoenix to get the entire signal installed.
- Answer by Jonathan Bastianelli – Correct, we will also continue to work with Lennar and the Cities to install the entire signal at once, It doesn't make sense to have Lennar install ½ a signal then we come in and install the other half. We will also be installing conduits under our improvements along 99th Ave for the future signal.

Item Number: 5.d.

AGENDA ITEM REPORT

SUBJECT: Parkside - Major Planned Area Development (PAD) Amendment - Application PL-20-0309

MEETING DATE: 8/18/2021

TO: Planning Commission

FROM: Ken Galica, Division Lead Planner

THROUGH: Brian Craig, Planning Manager

PURPOSE:
Planning Commission will hold a public hearing and consider a request by Mr. Jonathan Bastianelli, William Lyon Homes, Inc., for a Major Amendment to the Parkside Planned Area Development (PAD), a proposed 137.27 net acre master planned community located approximately 600 feet south of the southwest corner of 99th Avenue and Indian School Road. The approved Parkside PAD provides for a 9.99-acre office development at the southeast corner of the site; the proposed Major PAD Amendment eliminates the planned office component, replacing that use with 54 additional detached single-family residential lots. The proposed Major Amendment also revises vehicular circulation in the southeast corner of the property, eliminating a previously planned Osborn Road alignment that will no longer be necessary given the elimination of office component. With approval of the PAD Amendment, the total number of planned single-family residential lots in Parkside will increase from 662 to 716. Related requests for a Minor General Plan Amendment and Preliminary Plat Amendment will be considered separately. Commission will take appropriate action.

BACKGROUND:
The 137.27 net acre subject property (Exhibits A and B) is located approximately 600 feet south of the southwest corner of Indian School Road and 99th Avenue. The site, which is undeveloped and is no longer in agricultural use, was annexed in two segments, on May 26, 1981 and October 21, 1989.

The property was rezoned from Agricultural (AG) to Entorno Planned Area Development (PAD) in October 2007. When the Entorno project did not develop, the property was rezoned from Entorno PAD to Parkside Village PAD in June 2014. Most recently, a Major Amendment to the Parkside Village PAD was approved by City Council in August 2019. The approved Parkside Village PAD, as amended, allows for development of a master planned community consisting of 662 single-family residences including 415 traditional single-family lots with areas ranging from 4,500 square feet (45'x100') to 6,600 square feet (55'x120') and 247 rear-loaded "villas", a compact single-family detached home where garages will be accessed from common driveways and fronts of homes will face onto common open space corridors. In addition, the approved PAD designates a 21.3-acre commercial mixed-use parcel at the southwest corner of Indian School Road and 99th Avenue in the property's northeast corner and a 9.9-acre office parcel at southeast corner of the property adjacent to 99th Avenue.

Following the 2019 PAD Amendment approval, the name of the future community was modified by the developer to eliminate "Village" from the name; moving forward, the development will simply be called Parkside.

A Development Agreement between the City and property owner was approved by City Council in June 2014 and amended in August 2019. The Agreement establishes phasing for development of Parkside, allowing for limited permitting and Certificate of Occupancy issuance before 99th Avenue or Indian School Road off-site improvements are completed.

A Preliminary Plat for Parkside, consistent with the amended PAD, was approved by City Council on December 9, 2019. The approved Preliminary Plat divides the property into 662 single-family residential lots, a 9.9-acre parcel for future office development at the southeast corner of the property, and a 21.3-acre parcel for future commercial mixed use development at the northeast corner of the property. A Final Plat for Phase 1 is in review; lots within Phase 1 are not impacted by the proposed General Plan Amendment, Major PAD Amendment, or Preliminary Plat Amendment.

The developer has begun off-site infrastructure work related to the site. Undergrounding of the large Salt River Project (SRP) irrigation canal that had run along the property's eastern boundary was completed in early 2021. Undergrounding of the canal adjacent to Indian School Road along the property's northern boundary is scheduled to occur in early 2022. When undergrounding of both canals is complete, construction of the adjacent roadway improvements will be able to commence.

The property features three General Plan 2030 land use designations, as follows (Exhibit C):

- The Medium/High Density Residential (MHDR) designation is applied to the majority of the western half of the site, extending further eastward near the southeast corner of the property. The MHDR designation allows for development of single-family detached, single-family attached, townhomes, condominiums, patio homes and casitas in a density range of 4.0 to 12.0 dwelling units per acre (4.0 du/acre target density).

- The Mixed Use designation is applied to the majority of the eastern half of the site, extending further westward immediately adjacent to Indian School Road. The Mixed Use category allows for a mixture of residential and commercial uses reflective of a village concept where residents can live, work, and recreate within the same development or nearby.

- The southeastern corner of the site, approximately 9.9 acres of land, is designated Office/Professional, a land use category that allows for professional and medical offices and service type uses. A related application for a Minor General Plan Amendment will be considered by the Commission and Council separately on the same agendas. Approval of the applicant's request for a Minor General Plan Amendment will eliminate the Office/Professional land use designation on the property, extending the MHDR designation to cover the southeast corner of the site.

An application for a Preliminary Plat Amendment will also be considered by the Commission and Council separately. The purpose of each application is to replace the previously planned office development at the southeast corner of the site with 54 additional detached single-family residential lots. Procedurally, approval of the Minor General Plan Amendment is required before the Major PAD Amendment can be considered. Similarly, approval of the Major PAD Amendment is required before the Preliminary Plat Amendment may be approved.

The existing uses and zoning of surrounding properties include:

NORTH OF INDIAN SCHOOL ROAD: Multiple parcels located in City of Phoenix's jurisdiction that have developed with a mix of uses including a gas station with convenience store, a drive-through restaurant, medical offices, a single-family detached residential neighborhood, and a single-family attached condominium complex. In addition to the developed parcels, there is an 11.1-acre undeveloped parcel in the City of Phoenix zoned C-2 (Intermediate Commercial).

EAST OF 99th AVENUE: An undeveloped 133.8-acre property located in City of Phoenix's jurisdiction. The

property is currently being farmed and a time frame for development is unknown.

SOUTH: A 148.5-acre undeveloped property located in the City of Avondale, zoned Fulton Homes Acclaim Planned Area Development (PAD). The Fulton Homes Acclaim PAD allows for development of the site with a 581-lot single-family residential subdivision. The developer is processing final approvals with construction of the community expected to start within the next year.

WEST: Westwind, a 132-acre single-family residential community located within the City of Avondale, zoned Planned Area Development (PAD). The community is fully developed with 534 detached single-family residences built between 1997 and 2000.

SOUTHWEST: Glenarm Farms, a 150-acre large lot single-family residential subdivision located in the City of Avondale and zoned RR-18 (Rural Residential, Minimum 18,000 S.F. lot area). The community is fully developed with 150 detached single-family residences, some featuring accessory structures for the keeping of horses and livestock.

SUMMARY OF REQUEST:
The applicant is requesting approval of a Major Amendment (Exhibit E) to the Parkside Planned Area Development (PAD). The proposed Amendment has two (2) primary components, as follows:

- A 9.9-acre parcel at the southeast corner of the Parkside site is reserved by the approved PAD's Master Development Plan (Exhibit H) for future development of medical and/or professional offices. The proposed Amendment will eliminate the 9.9-acre office component, instead allowing for development of 54 additional 4,500 square foot single-family detached residential lots at the project's southeast corner (Exhibit I); the proposed 4,500 square foot lots are consistent with the approved lots located immediately west of the area subject to the amendment. Additional open space will be provided with the new lots, including a landscaped setback along 99th Avenue, an east/west trail corridor along the southern edge of Parkside, and a north/south trail connection that will more easily allow residents to access the community's central park.

- The proposed Amendment revises Parkside's vehicular access and circulation plan, eliminating a quarter-mile segment of Osborn Road previously planned at the southeast corner of the site. The proposed street segment had been planned to provide access to the planned office parcel before terminating at the office parcel's western boundary. Furthermore, when the Osborn Road segment was initially planned, it was thought that the street may be utilized by future development of the property to the south, the Fulton Homes Acclaim site. With the elimination of the office parcel and Fulton Homes Acclaim not providing an access at Osborn Road, the street no longer serves a need.

Beyond the modifications summarized above, no additional revisions to the approved Parkside PAD are proposed. Lotting, open space, circulation, and access for the community outside of the 9.9-acres at the southeast corner of the project are not affected. Additionally, all recommended stipulations of approval are essentially unchanged.

PUBLIC PARTICIPATION:
A Neighborhood Meeting to discuss the proposed Minor General Plan Amendment and Major Planned Area Development Amendment (PAD) with neighboring property owners and other interested parties was held at 6:00 P.M. on Tuesday, July 27, 2021. Due to the ongoing Covid-19 pandemic, the meeting was held virtually via Zoom. All notices of the meeting, including mailings to owners within 1,000 feet of the site, posting of a public hearing notice sign on the property, and display ads in the Arizona Republic, were completed in at least fifteen days prior to the meeting as required. In addition to City Staff and the applicant, two (2) Councilmembers and two (2) Planning Commissioners attended the virtual meeting (Exhibit G). Discussion and questions included:

- **Was Osborn Road originally intended to connect west to Westwind or Glenarm Farms?** No, Osborn Road was previously shown as terminating approximately one-quarter mile to the west. Neither

Westwind nor Glenarm Farms were designed for that street to enter into those communities.

- **Does Clarendon Avenue connect to the property to the west?** Yes, Clarendon Avenue will connect into Westwind.

- **What elementary school will students in Parkside attend and what kind of connectivity would be provided?** The closest Pendergast District school is Garden Lakes Elementary, approximately one (1) mile west on 107th Avenue. Because of the considerable distance, it is expected that most students from Parkside would utilize bus service or be dropped by private vehicles rather than walk to school.

- **What is the nature of the open space added with the proposed new lots?** The additional open space consists of a landscaped setback along 99th Avenue, an east/west trail corridor along the southern edge of Parkside, and a north/south trail connection internal to Parkside to allow residents to more easily access the community's central park which will feature a pool, splash pad, and other amenities.

- **Will deceleration lanes be provided at the main entrances into Parkside?** Deceleration lanes will be provided at the main entrance from Indian School Road (at Parkside Boulevard) and from 99th Avenue (at Clarendon Avenue).

- **Will the 99th Avenue and Clarendon Avenue intersection be a "T" intersection?** It is anticipated that the intersection will eventually be a four-way intersection when the property east of 99th Avenue, in the City of Phoenix, develops. The intersection will be signalized and will be warranted/constructed in Phase 2 of Parkside.

- **What is the status of the development in Phoenix east of 99th Avenue?** Homebuilder Lennar was working on that site and it is estimated that it would be at least one to two years before that project is under construction.

- **When is Phase 2 of Parkside expected to begin construction, triggering the need for the signal at 99th Avenue and Clarendon Avenue?** It is estimated that Phase 2 may be under construction around the beginning of 2026.

- **If development in Phoenix produced traffic that warranted the signal sooner, would that signal be installed earlier?** Yes, in that event, Avondale would work with the City of Phoenix to ensure the signal was installed when it was warranted. The developer of Parkside will also work with Lennar to coordinate the full signal installation rather than installing different corners at different times.

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

- "I sure hope Avondale is getting enough money in fees from the developer and the property taxes to pay for all the new teachers and schools that this density of housing will require. Where are we getting all the water to support this many new housing units and families with children? The traffic on 99th is already bad and now you are putting 716 more homes to add that problem? Are you going to make it a 6-lane highway with a turn lane? You know that 99th and Thomas will soon be developed and will add even more traffic and homes. Make sure you add the extra traffic lanes while the builder is paying for it! The same goes for Indian School Rd. It needs to be expanded also from 99th to 107th and the Fry's shopping center."

- "Get building the houses already. Tired of looking at the dirt and farm fields."

All required notifications for the Planning Commission and City Council public hearings have been completed. All property owners within 1,000 feet of the subject site were notified of the time, date, and location of the

Planning Commission and City Council meetings via postcards, the meetings were advertised in the Arizona Republic, and a public hearing notice sign identifying meeting dates, times, and locations was installed on the property. All notifications included Zoom meeting information and links.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:
The property is located in the service areas of the Pendergast Elementary School District (PESD) and the Tolleson Union High School District (TUHSD). The nearest elementary school to the property is Garden Lakes Elementary, located at the southwest corner of 107th Avenue and Garden Lakes Parkway. High school aged students will attend Westview High School located at the northwest corner of 107th Avenue and Garden Lakes Parkway.

Both PESD and TUHSD have provided the City with Certificates of Adequate School Facilities (Exhibit F) stating that each district has adequate capacity to accommodate the anticipated enrollment from the proposed Parkside development.

ANALYSIS:
The scope of the applicant's Major PAD Amendment request is limited to modifications to approximately 9.99 acres at the southeast corner of the project. Within this impacted portion of Parkside ("the Amendment Area"), 54 new detached single-family residential lots are proposed in an area of the site previously reserved for development of medical and/or professional offices. Proposed lot sizes and lot configurations within the Amendment Area are consistent with the remainder of the previously approved Parkside PAD and are consistent with the proposed General Plan land use designation of Medium High Density Residential.

Due to the elimination of the planned office component, a previously planned Osborn Road access to the site is no longer needed and access to the new lots will be from the project's primary entrances at Clarendon Avenue (from 99th Avenue) and Parkside Boulevard (from Indian School Road). The elimination of the Osborn Road connection to 99th Avenue has no impact on the planned Fulton Homes Acclaim development south of Parkside which had not planned for a street in that location.

With the exception of the modifications to the southeasternmost 9.9 acres discussed above, no modifications to the previously approved development plan for Parkside are proposed. All lots, streets, and open spaces located outside of the Amendment area are unaffected. Furthermore, all development and design standards within the PAD are maintained unchanged and all applicable stipulations of the prior zoning approval are carried through to the proposed Amendment.

Staff believes that the proposed amendment represents an improvement to the Parkside PAD. The proposed residential use of the southeastern 9.9 acres more strongly complements existing and planned single-family residential communities in the area, including Fulton Homes Acclaim to the south, Westwind to the west, and Glenarm Farms to the southwest. Replacement of the proposed office component with additional single-family residences will eliminate a potentially awkward transition between uses and ensure that uninterrupted single-family residential development will occur adjacent to 99th Avenue from Thomas Road to nearly Indian School Road.

Furthermore, the City's efforts to attract office development are primarily focused on the McDowell Road "Health Tech" corridor approximately 2.5 miles south of the site. With more employers discovering that remote working arrangements can reduce cost without impacting productivity, the demand for office space may be reduced in the long-term. Given the possibility of that decreasing demand, competition between the subject property and the McDowell Road corridor for office uses could be harmful to both locations.

Regarding infrastructure, the developer of Parkside will be required to complete half-street improvements to both 99th Avenue and Indian School Road along the project's frontage. Improvements will include an additional travel lane on 99th Avenue and deceleration lanes at project entrances, curb, gutter, sidewalk, streetlights and landscaping along both 99th Avenue and Indian School Road. Development of the property with 54 additional single-family homes will not require any larger or more expensive improvements compared to what would be needed if the property were to develop as an office complex under the current PAD zoning and peak hour traffic from the project is expected to be lower in volume and more evenly distributed, with

shallower peaks, that if the property was developed with office uses.

DISCUSSION:
The proposed PAD Amendment meets the following findings:

1. The proposed PAD Amendment is in conformance with the General Plan Land Use Map designations occurring and proposed on the property.

2. The proposed PAD Amendment is in conformance with the Single-Family Residential Design Manual.

3. The proposed PAD Amendment will result in compatible land use relationships.

4. Adequate public infrastructure to support the proposed development either presently exists or will be constructed by the developer.

5. The recommended conditions of approval are reasonable to ensure conformance with the provisions of the Zoning Ordinance and all other applicable City codes, ordinances, and policies.

STRATEGIC PLAN:
STRATEGIC OUTCOME: Creative and Sustainable Community Development

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

STRATEGIC OUTCOME: Creative and Sustainable Community Development

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

BUDGET IMPACT:
No budget impacts.

RECOMMENDATION:
The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-20-0309 Parkside, a request for a Major Amendment to the Parkside Planned Area Development (PAD), subject to the following six (6) conditions of approval:

1. Except as modified by these conditions of approval, development of the property shall conform to the Parkside Planned Area Development Amendment Narrative electronically date stamped August 4, 2021.

2. Grandfathered groundwater rights for the property must be extinguished and pledged to the City of Avondale's designated account (26-002003.0000) prior to issuance of any construction permits for any portion of the project.

3. Indian School Road shall be built to Maricopa County standard, except that the developer shall install streetlights to City of Avondale standard along the south side of Indian School Road from 99th Avenue to the project's western boundary.

4. The developer shall be responsible for a portion of the cost of traffic signals as identified in the project's Traffic Impact Analysis. The developer's proportionate share of the cost shall be based upon the total number of corners of the adjacent signalized intersections that are located within the Parkside development. For example, at the corner of 99th Avenue and Clarendon Avenue, the developer's

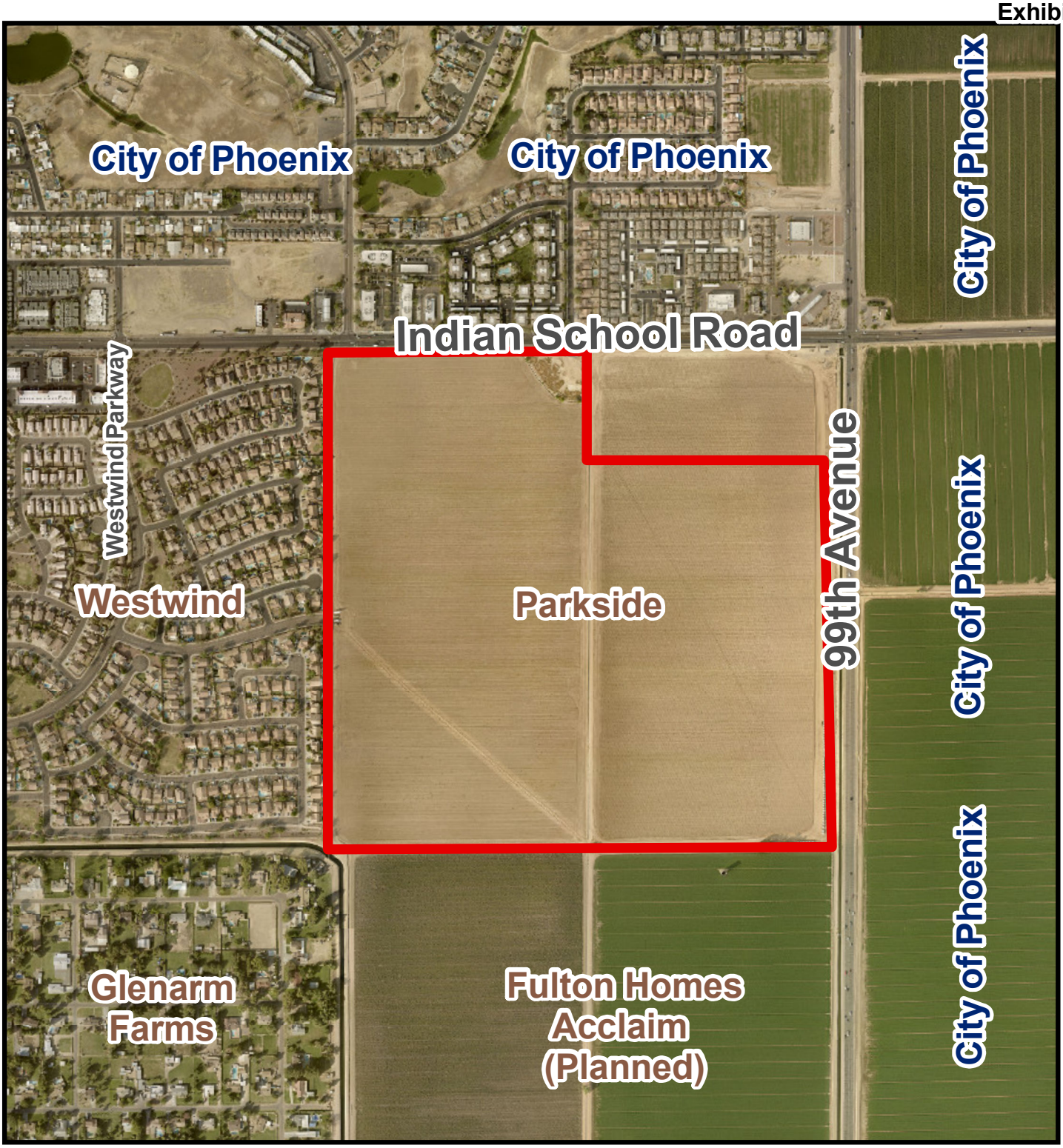
proportionate share of the cost would be fifty percent (50%). For signals on Indian School Road, all signal contributions will be made to Maricopa County.

5. The developer shall be responsible for fiber conduit installation within the City's public right-of-way in accordance with City policy.

6. The developer shall install a City of Avondale Wayfinding Sign, design and location in accordance with the City's Wayfinding Master Plan, near the intersection of 99th Avenue and Indian School Road during the first phase of development.

PROPOSED MOTION:
I move that Planning Commission recommend **APPROVAL** of Application PL-20-0309 Parkside, a request for a Major Amendment to the Parkside Planned Area Development (PAD), subject to six (6) recommended conditions of approval as listed in the Staff Report.

Exhibit A

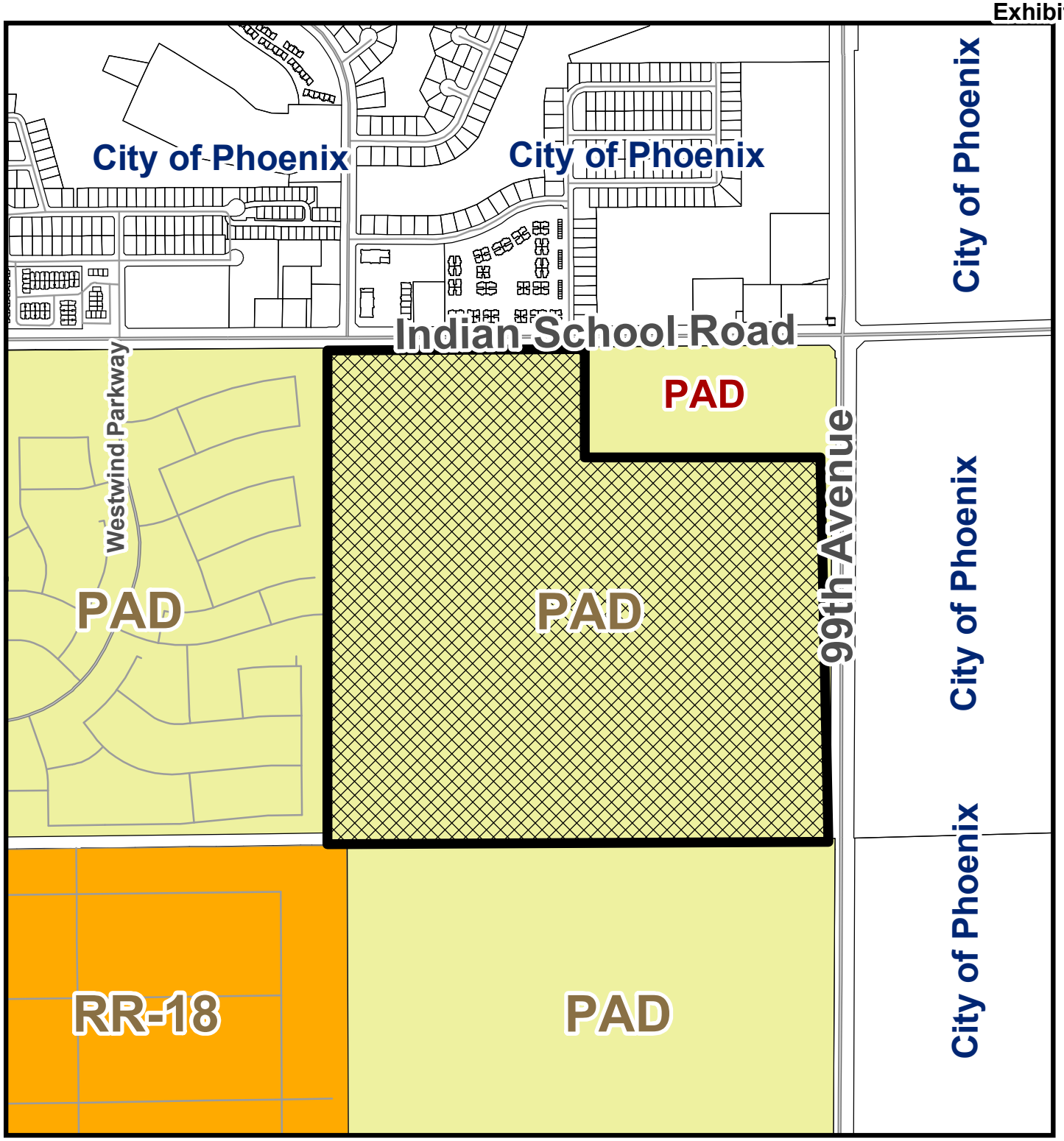


Aerial Photograph

Avondale

Subject Property

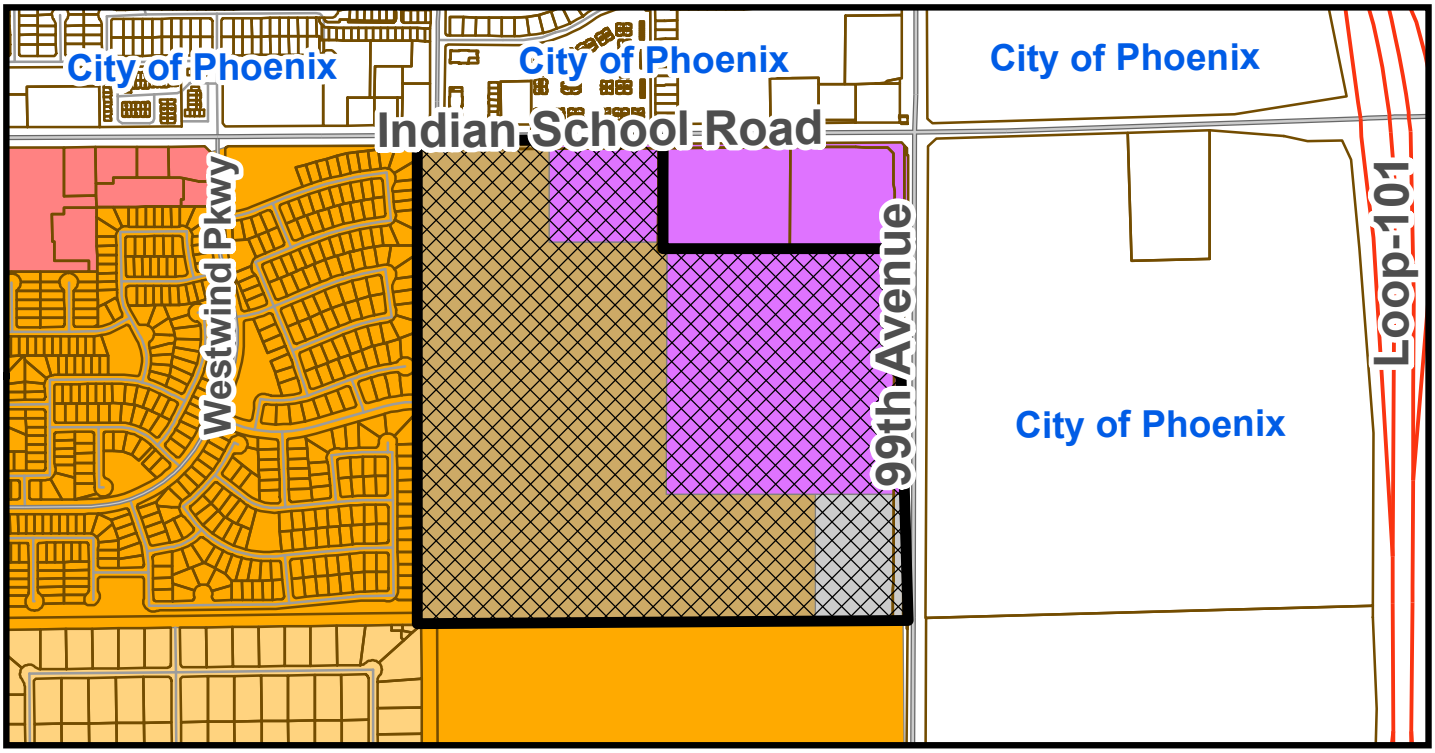
Exhibit B



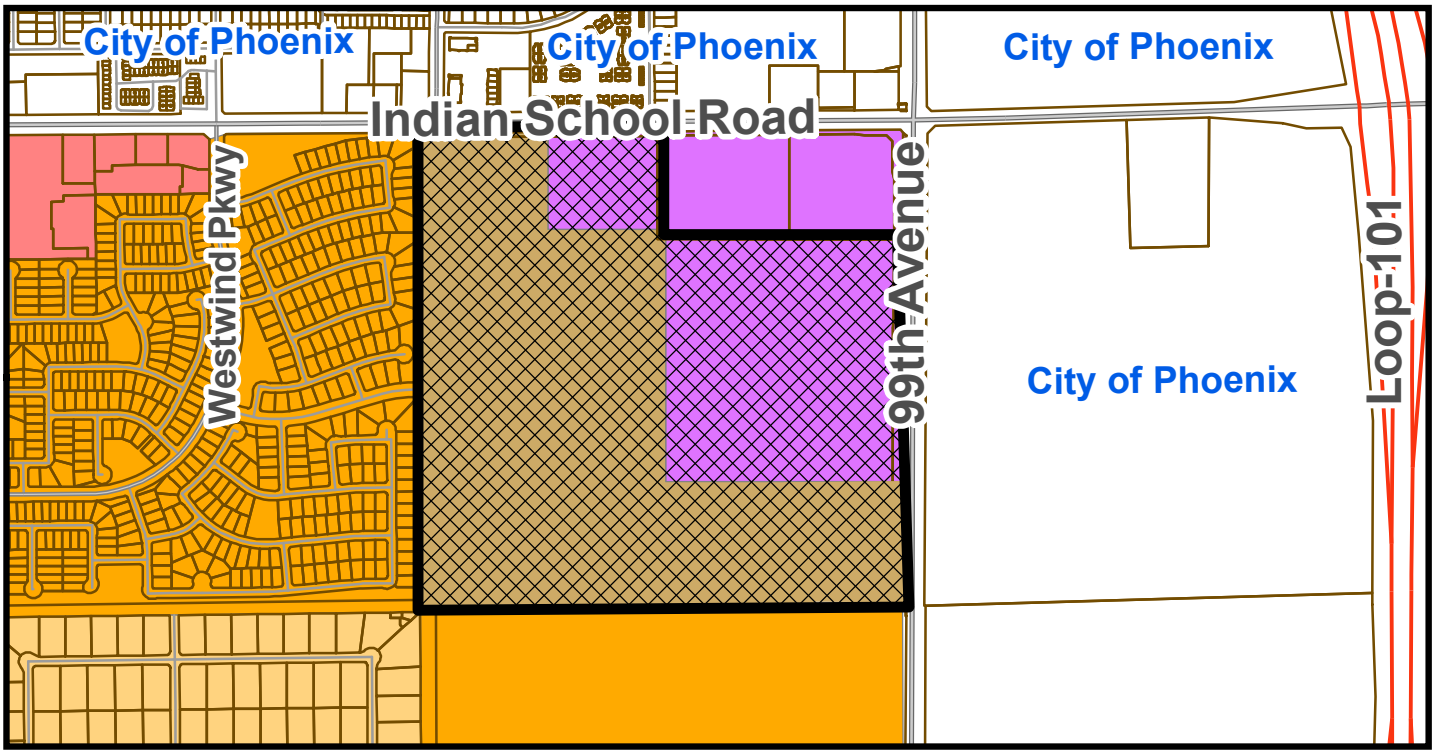
Zoning Vicinity Map

Avondale

Subject Property



CURRENT LAND USE MAP



PROPOSED LAND USE MAP

General Plan Land Use Map

- Local Commercial
- Estate/Low Density Residential
- Medium Density Residential
- Medium/High Density Residential
- Office/Professional
- Mixed Use

Avondale

N

Subject Property

Exhibit D

SUMMARY OF RELATED FACTS
APPLICATIONS PL-20-0307, PL-20-0308, AND PL-20-0309

THE PROPERTY	
PARCEL SIZE	140.64 gross acres; 137.27 net acres
LOCATION	Approximately 600 feet south of the southwest corner of 99th Avenue and Indian School Road
PHYSICAL CHARACTERISTICS	Flat rectangular property with irrigation canals running adjacent to Indian School Road and the western property line; undergrounding of the large SRP irrigation canal parallel to 99th Avenue was completed in early 2021.
EXISTING LAND USE	Vacant and no longer in agricultural/farming production
EXISTING ZONING	Parkside Village Planned Area Development (PAD). The approved Parkside Village PAD, as amended, allows for development of the site with 662 single-family residential lots consisting of four different lot sizes, a 9.99-acre parcel to accommodate future office development at the southeast corner of the property, and a 21.33-acre parcel to accommodate commercial or vertical mixed-use development at the northeast corner of the property.
ZONING HISTORY	The property was annexed in two segments on May 26, 1981 and October 21, 1989 and rezoned from Agricultural (AG) to Planned Area Development (PAD) for "Entorno" on October 1, 2007. The property was rezoned from Entorno PAD to Parkside Village PAD by action of City Council on June 16, 2014. A Major Amendment to the Parkside Village PAD was approved by City Council on August 26, 2019. The project has since been renamed "Parkside", eliminating "Village" from the name of the development.
DEVELOPMENT AGREEMENT	A Development Agreement ("the Agreement") between the City and property owner AG/RW – Entorno, LLC was approved by City Council on June 16, 2014 and amended on August 26, 2019. The Agreement establishes phasing for development of Parkside Village, allowing for limited permitting and Certificate of Occupancy issuance before 99th Avenue or Indian School Road off-site improvements are completed.

SURROUNDING ZONING AND LAND USE	
NORTH OF INDIAN SCHOOL ROAD	Multiple parcels located in City of Phoenix's jurisdiction that have developed with a mix of uses including a gas station with convenience store, a drive-through restaurant, medical offices, a single-family detached residential neighborhood, and a single-family attached condominium complex. In addition to the developed parcels, there is an 11.1-acre undeveloped parcel in the City of Phoenix zoned C-2 (Intermediate Commercial).
EAST OF 99TH AVENUE	An undeveloped 133.8-acre property located in City of Phoenix's jurisdiction. The property is currently being farmed and a time frame for development is unknown.
SOUTH	A 148.5-acre undeveloped property located in the City of Avondale, zoned Fulton Homes Acclaim Planned Area Development (PAD). The Fulton Homes

	Acclaim PAD allows for development of the site with a 581-lot single-family residential subdivision. The developer is processing final approvals with construction of the community expected to start within the next year.
WEST	Westwind, a 132-acre single-family residential community located within the City of Avondale, zoned Planned Area Development (PAD). The community is fully developed with 534 detached single-family residences built between 1997 and 2000.
SOUTHWEST	Glenarm Farms, a 150-acre large lot single-family residential subdivision located in the City of Avondale and zoned RR-18 (Rural Residential, Minimum 18,000 S.F. lot area). The community is fully developed with 150 detached single-family residences, some featuring accessory structures for the keeping of horses and livestock.

GENERAL PLAN
The subject property features three General Plan 2030 land use designations. The Medium/High Density Residential (MHDR*)* designation is applied to the majority of the western half of the site, extending further eastward near the southeast corner of the property. The MHDR designation allows for development of single-family detached, single-family attached, townhomes, condominiums, patio homes and casitas in a density range of 4.0 to 12.0 dwelling units per acre (4.0 du/acre target density). The Mixed Use designation is applied to the majority of the eastern half of the site, extending further westward immediately adjacent to Indian School Road. The Mixed Use category allows for a mixture of residential and commercial uses reflective of a village concept where residents can live, work, and recreate within the same development or nearby. The southeastern corner of the site, approximately 9.9 acres of land, is designated Office/Professional, a land use category that allows for professional and medical offices and service type uses. A Minor General Plan Amendment, replacing the Office/Professional land use designation with the MHDR designation, is proposed.

PUBLIC SCHOOLS	
SCHOOL DISTRICT(S)	Pendergast Elementary School District and Tolleson Union High School District
ELEMENTARY SCHOOLS	Garden Lakes Elementary School located at the southwest corner of 107th Avenue and Garden Lakes Parkway
HIGH SCHOOL	Westview High School located at the northwest corner of 107th Avenue and Garden Lakes Parkway

99th Avenue	
Classification	Arterial
Existing half-street right-of-way	55 feet
Standard half-street right-of-way	70 feet (City of Phoenix standard)
Existing half-street improvements	Two (2) travel lanes and half center turn lane
Standard half-street improvements	Three (3) travel lanes, deceleration lane (when warranted), half landscaped median, bike lane, sidewalk, curb, gutter, streetlights, landscaping, and undergrounding of above-ground utilities and irrigation channels.

Indian School Road	
Classification	Urban Collector (Maricopa County section)

Existing half-street right-of-way	55 feet
Standard half-street right-of-way	55 feet
Existing half-street improvements	Two (2) travel lanes and half center turn lane
Standard half-street improvements	Two (2) travel lanes, deceleration lane (when warranted), half center turn lane, bike lane, sidewalk, curb-and-gutter, streetlights, landscaping, and undergrounding of above-ground utilities and irrigation channels.

Clarendon Avenue	
Classification	Minor Collector (modified)
Existing full-street right-of-way	None
Standard full-street right-of-way	80 to 95 feet (varies by location)
Existing full-street improvements	None
Standard full-street improvements	One (1) travel lane in each direction, parallel parking (one side only), landscaped median (striped median immediately adjacent to Westwind), bike lanes, sidewalk, curb, gutter, streetlights, and landscaping.

Parkside Boulevard	
Classification	Minor Collector (modified)
Existing full-street right-of-way	None
Standard full-street right-of-way	80 feet
Existing full-street improvements	None
Standard full-street improvements	One (1) travel lane in each direction, landscaped median, bike lanes, sidewalk, curb, gutter, streetlights, and landscaping.

UTILITIES
There is an existing 12" water line in Clarendon Avenue (Westwind) that will be extended east into the development. Additional water will be provided by extending the existing 16" water line in Indian School Road west from 107th Avenue to 99th Avenue. Furthermore, the developer will construct a new 16" water line in 99th Avenue from Indian School Road to the project's southern boundary. There is an existing 10" sewer line in Clarendon Avenue that will be extended east into the development. A public sewer lift station will be built to serve the entirety of Parkside's residential and mixed use areas; the lift station will discharge into the existing 10-inch sewer line in Clarendon Avenue. Salt River Project (SRP) provides electrical service in this portion of Avondale.

Exhibit E

Proposed Planned Area Development Amendment Narrative

Parkside

Received
electronically
August 4, 2021

MAJOR PAD AMENDMENT APPLICATION
PL-20-0309

PARKSIDE VILLAGE
AVONDALE, ARIZONA

Prepared for

Taylor Morrison
4900 North Scottsdale Road, Suite 2200
Scottsdale, Arizona 85251

Atwell Project No. 18000694

Submitted by Atwell, LLC

and
RVi
120 South Ash Avenue, Suite 201
Tempe, Arizona 88281

April 15, 2021

EXECUTIVE SUMMARY

Southwest Corner of 99th Avenue and Indian School Road
Avondale, Arizona

Originally Submitted November, 2013
Revised March 2019 and reapproved April 2019

This submittal is an amendment to the reapproved PAD. The necessity for the PAD Amendment is to remove the Office zoning to more closely configure to the character and the use of the proposed surrounding development. Based on the size of the Office parcel, it will not provide a positive impact for office use in the area, nor provide a neighborhood use to a majority of the residential users, unlike the Mixed Use parcel, which provide a complimentary use. The proposed amendment will rezone the 9.99 Acres of office zoning to allow for an increase of 54 single family residential units (for a total of 716 units) and 21.33 Acres of Mixed Use zoning. Within the residential zoning there will be total of 29.29 Acres of open space (21.3%), far exceeding the minimum of 15%.

The Osborn Road, access road to 99th Avenue, will be eliminated with this change. The residential development to the south is not utilizing Osborn Road for access, the only use is for access to Parkside. This will require all access to be directed to Claredon Avenue. A new traffic study was completed, and the change does not change the level of use of the Claredon Avenue and 99th Avenue, which will be signalized. The elimination of Osborn Road will reduce the potential of cut-through traffic and commercial traffic in the southeast portion of Parkside, and the local road layout will be better configured in conjunction with local roads in the area.

In addition to the zoning change, a lift station has been added to the site, per City of Avondale request, and is included in the updated Master Sewer Plans.

No additional modifications beyond those summarized in this section are proposed as part of this application.

PROJECT DATA

Project Location:	SWC 99th Avenue and Indian School Road
Request:	Amendment to 2014 Parkside Village PAD
Existing General Plan Land Use:	Mixed Use, Office, Medium/High Density Residential
Proposed General Plan Land Use:	Mixed Use, Medium/High Density Residential
Existing Zoning:	Planned Area Development
Proposed Zoning:	Planned Area Development
Existing Use:	PAD
Total Gross Area:	163.02 acres
Total Residential Area:	141.68 acres
Total Mixed-Use Area:	21.33 acres
Maximum SFR Density:	12 DU/AC
Minimum SFR Density:	4 DU/AC
Proposed SFR Density:	5.24 DU/AC
SFR Open Space:	21.3%
Park Acreage:	14.17 acres
SFR Dwelling Units:	716 units
Urban Loft Units:	Maximum 300 units allowed, optional
Roadway Improvements:	Indian School Road
	Clarendon Road
	99th Avenue
Water / Wastewater Provider:	City of Avondale

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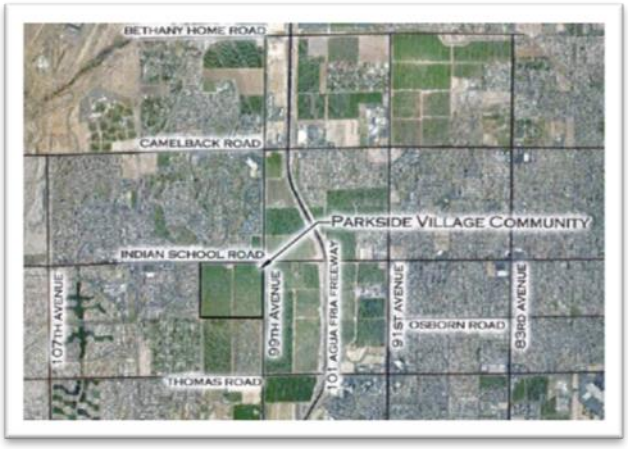
1 PROPERTY DESCRIPTION

1.1 Location of the Property

Parkside Village is located at the southwest corner of 99th Avenue and Indian School Road (the "Property" or "Parkside") as shown on **Exhibit A, Vicinity Map**.



Parkside is planned for a mix of residential and mixed use/commercial uses that will benefit the City of Avondale by providing homes, retail, and employment at the far northeast boundary of Avondale City limits. Parkside is designed to accommodate residents with a walkable neighborhood offering access to Mixed Use and an interior park system not found elsewhere in Avondale. Parkside residents are able to live, shop and enjoy outdoor recreation. There are two primary and one secondary access points in and out of Parkside. The primary access points are designed along 99th Avenue and Indian School Road. The secondary access point is located along Clarendon, connecting from the Westwind community to the west. The proposed mix of uses, as a part of Parkside, provides for employment, retail, and homes in close proximity to major freeways (101 Agua Fria Freeway and Interstate 10) as well as, the Glendale Sports and Entertainment District, and Downtown Avondale. Parkside will also include a new bus stop at the intersection of 99th Avenue and Indian School Road, which combined with the community design, will encourage multi-modal connectivity to the rest of Avondale and the Phoenix Metro Area.

1.2 Boundary and Size of Property

The property consists of approximately 163 gross acres and borders 99th Avenue to the east, Indian School Road to the north, Osborn Road alignment to the south, and the 103rd Avenue alignment to the west. **(Exhibit B, Aerial Map).**

1.3 Existing and Proposed Zoning

The current General Plan for this site has three components: Medium/High Density Residential, Mixed Use, and Office/Professional **(Exhibit C, General Plan Map).** The current zoning is Planned Area Development "PAD", and the proposed zoning will remain PAD **(Exhibit D, Existing Zoning Map).** A concurrent Minor General Plan Amendment request to eliminate the

Office/Professional land use designation at the southeast of the site and replace it with the Medium/high Density Residential land use designation has been submitted. Approval of the minor General Plan Amendment is required in order to allow consideration of this PAD Amendment.

1.4 Land Use and Zoning on Adjacent and Nearby Properties

A mix of agricultural, residential and commercial properties surround Parkside. With close proximity to the Loop 101 Agua Fria Freeway, Parkside will provide residents and users of the office and mixed use facilities access to a major traffic corridor. This location, with its proximity to freeway access, will attract residents who commute to area employment, retail, and other destinations. The current adjacent property uses will not be adversely impacted by the development of Parkside, but rather enjoy the benefits of extended utilities, improved roadways, and have access to new retail and employment opportunities from future office and mixed use planned areas.

The property located to the west is an existing single-family residential development within the City of Avondale. To the north is a mix of uses within the City of Phoenix that include a medical plaza, commercial uses (both existing and proposed), residential condominiums, and the entrance to a single-family residential development known as "The Vineyards". To the east (City of Phoenix) is the future site of the approximate 1,000-acre Master Planned Business and Commerce Park known as the Algodon Center. In 2020 City of Avondale recently approved a Minor General Plan Amendment, changing the land use designation to Medium Density Residential, and a rezoning to Planned Area Development (PAD) for the property to the south.

NORTH (PHOENIX)	
Current Use	Retail, Agriculture, Multi-family, Office
Land Use Designation	Commercial, High-Density Residential (15+ DU/AC), Medium Density Residential (2 to 3.5 DU/AC).
Current Zoning	C-1, C-2, C-3, R-2, R-4A

EAST (PHOENIX)	
Current Use	Agriculture
Land Use Designation	Commercial, Commerce/Business Park
Current Zoning	C-2 PCD, GCP PCD,

SOUTH	
Current Use	Agriculture
Land Use Designation	Medium Density Residential
Current Zoning	PAD

WEST	
Current Use	Residential
Land Use Designation	Medium Density Residential
Current Zoning	Planned Area Development

1.5 Topography

The Property is relatively flat and is currently, and has been historically, used for agricultural purposes. The Property is surrounded on two sides by SRP Irrigation facilities that require underground relocation in order to develop the property (Indian School Road, 99th Avenue). The SRP irrigation canal along the western border will remain intact, with the exception that a crossing of Clarendon Road will occur creating the western connection into the Westwind community. There are no natural water courses that traverse the site. The site has been designed to accommodate gravity wastewater flows into City of Avondale infrastructure.

2 PROJECT DESCRIPTION

2.1 Description of Project, Theme, and Character

This request is for a PAD amendment to the Parkside Village PAD last approved April, 2014, and last amended in August 2019. The necessity for the PAD Amendment is to remove the Office zoning to more closely configure to the character and the use of the proposed surrounding development. Based on the size of the Office parcel, it will not provide a positive impact for office use in the area, nor provide a neighborhood use to the majority use residential area, unlike the Mixed Use parcel, which provide a complimentary use.

The currently approved PAD offers lot sizes which provide Avondale residents the opportunity to live in lifestyle-designed floorplans with modern housing attributes. From higher density detached homes designed in a villa courtyard setting, to traditional single-family detached lots with front and back yards allowing for outdoor use and enjoyment. The Parkside community is planned for a mix of Single-Family Residential and Mixed-Use uses (**Exhibit G, Land Use Plan**). The Single-Family Residential component consists of 141.68 acres of the entire property and Mixed-Use consists of 21.33 acres (**Exhibit E, Master Development Plan**).

The Parkside community design provides for a diverse open space and park system (**Exhibit H.1 Conceptual Open Space Plan**). The main park includes a community centralized amenity center referred to as Central Park (**Exhibit H.2 Central Park**). Central Park is a major component of the Parkside identity. The design for this park allows for a large community pool, restrooms, basketball and volleyball courts, large playground, outdoor movie theater, ramadas and shade structures. Four additional parks within the community provide residents with a theme of outdoor activities designed to promote outdoor living and recreation. (**Exhibit H.3, H.4, H.5, H.6, Park A through D**). Some of the amenities within these parks will include, outdoor playgrounds with exploratory features, an outdoor exercise circuit, community gathering locations, dog training, intercommunity trail system, and vast open space to enjoy various outdoor activities. The community parks are connected by open space corridors and the intercommunity trail system that include, lighting, seating, exercise and landscaping features.

2.2 Justification for Density or Land Use Change

The residential density within Parkside Village is currently estimated at 5.19 DU/AC and is well below the maximum 12 DU/AC allowed by the General Plan designation of Medium/High Density Residential and density contemplated in the Mixed-Use designation. The current approved Parkside Village PAD has a 5.19 DU/AC design, where now the current request slightly increases the single-family residential density to 5.24 DU/AC.

2.3 Total Number of Dwelling Units and Density

The total number of proposed dwelling units within the residential portion of Parkside Village is planned for 716 units with dwelling unit per acre density calculated at 5.24 DU/AC.

2.4 Environmental Impacts

The proposed PAD amendment will remain primarily a residential community and will not generate excess air pollution, noise, or other impacts greater than the current approved PAD uses. The general public and the City of Avondale will benefit from the development of Parkside through improved regional infrastructure including roadways, significant SRP underground irrigation relocation, as well as extending the city water system from 107th Ave along Indian School Road to 99th Ave, then south along 99th Ave to the Osborn Road alignment. The extension of the water system improves the regional system pressure, allows connectivity with the City of Phoenix and opens the 99th Ave corridor to future development to benefit the City of Avondale.

2.5 Data Tables

Listed below are several data tables that display the details of the site plan design. Parkside allows for a diverse mix of uses while attaining a highly desired residential destination within Avondale. The design utilizes the General Plan designations and provides area residents, office, retail, commercial and residential opportunities within appropriate concentrations.

Parkside (Community Distribution)

USE	GROSS AREA (AC)	NET AREA (AC)	% GROSS ACREAGE	DENSITY (NET AC.)	DENSITY UNITS
Mixed Use	21.33	18.43	13.1%	-	-
SFD Residential	141.68	136.74	86.9%	5.24 DU/AC	716 DU
TOTAL	163.02	155.13	100.0%	5.23 DU/AC	716 DU

Parkside (Residential Distribution)

PRODUCT	UNITS	% OF TOTAL
Villa's	247	34.5%
45'x100'	199	27.8%
50'x110'	148	20.7%
55'x120'	122	17.0%
TOTAL	716	100.0%

Parkside (Residential Open Space Distribution)

OPEN SPACE	AREA (AC)	% OPEN SPACE	% NET AREA
Parks	14.17	48.4%	10.4%
Active Open Space	13.51	46.1%	9.9%
Additional Landscape Area	1.61	5.5%	1.1%
TOTAL	29.29	100.0%	21.4%

3 PROPOSED LAND USE DEVELOPMENT MAP

3.1 Proposed Land Use Map

The existing City of Avondale approved land uses will continue with this PAD Amendment and remain a combination of Medium/High Density Residential and Mixed-Use (**see Exhibit C, General Plan Map**).

3.2 Traffic Analysis Supporting Access Points and Circulation Patterns

The access points and internal circulation patterns were established with the approval of the Parkside Village PAD in 2014. At that time, a traffic study was provided to justify the proposed layout. With the approved PAD Amendment, the access points remained constant, however, a new traffic study was warranted due to a significant reduction in residential density and a different internal street circulation, thus reducing area and community traffic counts. A new traffic study was completed and submitted to the city with other masterplan drainage, wastewater, and water reports at time of the preliminary plat approval. With the current PAD Amendment, a new traffic study is warranted due to the removal of the Office zoning designation and the subsequent removal of Osborn Road access point. The new Traffic Study will be submitted with the Preliminary Plat Amendment.

3.3 Phasing Plan

Parkside will require extensive and sequential regional infrastructure development that requires the coordination of multiple governmental agencies and semi-governmental agencies. The City of Avondale and the Owner/Developer will need to work together to accommodate the development of this site; otherwise, without phasing the development of certain offsite regional improvements, the development of this site is economically prohibitive. One of the main development challenges is the relocation of the SRP irrigation facilities along Indian School Road and 99th Avenue. The relocation and undergrounding of the canal on 99th Avenue has been substantially completed as of April, 2021. The relocation and undergrounding of the Indian School irrigation ditch is in the design phase with construction anticipated to begin in winter of 2021/2022, at the earliest. This challenge while sequential, is also extremely time sensitive having long process times for easement acceptance and extremely short annual windows for dry-up periods required when diverting irrigation water flows into new pipelines built in conjunction with the community. After the relocation of the SRP irrigation facility along 99th Avenue is completed, the SRP 12kV power conversion will commence. Typically, the 12kV conversion would be one of the first development activities to take place, as well as completing the 16” city water line loop along the boundary of the property. Due to the sequential development that must occur at this property, it creates the absolute need to phase the development at Parkside. The phasing plan allows Parkside to be developed efficiently and in the most expedited manner (**Exhibit F, Phasing Plan**).

A process and schedule for the phasing of off-site improvements adjacent to Parkside is established in the project’s approved Development Agreement, as amended

3.4 Circulation System

The revised circulation system for Parkside Village is designed with pedestrian and vehicular perspectives in mind. The pedestrian circulation is designed to have a linear connectivity internal to Parkside as well as direct access to the mixed-use amenities, office location and public transportation at the intersection of 99th Avenue and Indian School Road. The trail system will facilitate pedestrian traffic to the various parks, retail, employment and public transportation without the need for vehicular transportation. (**Exhibit I, Conceptual Pedestrian Circulation Plan**).

The vehicular circulation is improved over the previous PAD approval in that the circulation is more efficient (**Exhibit J, Conceptual Street Circulation Plan**). Connections to Clarendon East, Clarendon West and 100th Avenue are designed to help Avondale meet its General Plan Circulation Element Goal of providing a "transportation system that is complimentary to the existing and planned uses" by adding a balanced mix of uses with appropriate connections to adjacent streets and a transit stop to enhance the City's transit network. It also helps the City achieve its goal by providing "a transportation system that serves the public in a safe, efficient, and cost-effective manner."

4 LAND USES

4.1 Permitted, Conditional, Accessory, and Prohibited Uses

The residential component of Parkside is approximately 141.68 gross acres and offers four distinct lot configurations. The traditional single-family lots are designed as 45'x100', 50'x110' and 55'x120', while the Villas, single-family detached lots, offer an HOA dedicated shared driveway allowing first and second home buyers a smaller, limited maintenance lifestyle (**Exhibit E, Master Development Plan**).

The uses allowed within the single-family portions of Parkside Village shall be those allowed within the City of Avondale Zoning Ordinance zoning district for each of the proposed product types as shown below.

- Uses allowed for the 50' and 55' wide lots shall be those allowed in the R1-6 district.
- Uses allowed for the 45' wide lots and Villas shall be those allowed in the R1-5 district.

Those uses allowed within the City's Community Commercial (C-2) district shall be allowed within the Mixed-Use portion of Parkside Village. Upper floor residential (Urban Lofts) shall be limited to 300 units maximum.

4.2 Lot Mix Table

PRODUCT	WIDTH	DEPTH	LOT AREA	LOTS	TOTAL %
Villa's	47'	53'	2,279 Avg	247	34.5
SFD 45	45'	100'	4,500	199	27.8
SFD 50	50'	110'	5,500	148	20.7
SFD 55	55'	120'	6,600	122	17.0
TOTAL	-	-	-	716	100.0

4.3 Purpose, Improvement, Ownership, and Maintenance of Common Areas and Facilities

The purpose of the common areas and facilities are to provide amenities, open space, and landscaping that serves the interest of the residents and visitors to Parkside. Common areas will be designed, constructed and dedicated to the Homeowners' Association ("HOA"). Once dedicated to the HOA, the maintenance cost will be allocated to property owners. The street areas (Right-of-Way "ROW") will be dedicated to the City of Avondale in accordance with City standards. Public Utility Easements will be dedicated to the public as a method for obtaining utility connectivity throughout Parkside.

5 DEVELOPMENT STANDARDS

5.1 Proposed Development Standards

Parkside utilizes development standards unique to each product type. The regulations and provisions for land uses along with the development standards including density, intensity, and types of uses are contained within this document and will take precedence over regulatory standards for land use and development within the Avondale Zoning Ordinance. Administrative procedures and development standards contained in the Ordinance, not covered by the PAD shall remain applicable to development within the PAD. In the event of a conflict between the provisions of the PAD and its development standards and the aforementioned Ordinance, the PAD shall govern. The development of Parkside will substantially comply with the Master Development Plan, and amendment of the Plan shall conform to the Minor and Major PAD Amendment requirements of the Zoning Ordinance. Based on final engineering requirements, deviations from the approved lots, tracts, or open space may be necessary and shall be considered in conformance with this plan and shall not require an amendment to this PAD.

5.2 Residential Development Standards

The following tables list the residential development standards in detail.

Single Family Residential - 45'	Parkside Village Development Standards
STANDARDS	**USE TYPE**
(Setbacks shown are minimum requirements)(1)	**SINGLE FAMILY DETACHED**
Lot Area, Minimum (Sq. Ft.)	**4,500 Sq. Ft. per lot**
Lot Width, Minimum (Ft.)	**45'**
Lot Depth, Minimum (Ft.)(3)	**100'**
Lot Coverage, Maximum (%)	**60%**
Front Setback, Minimum (Ft.)(2) *(Measured from property line or back of sidewalk when the property line/ROW is between the sidewalk and Road)*	**10' to Living** **20' to Garage**
Corner Side Setback, Minimum (Ft.)(2) *(Measured from property line or back of sidewalk when the property line/ROW is between the sidewalk and Road)*	**10' to Living (or 5' when adjacent to minimum 8' wide common element)**
Interior Side Setback, Minimum (Ft.) *(Measured from property line)*	**5'**
Rear Setback, Minimum (Ft.) *(Measured from property line)*	**15' To living**
BUILDING STANDARDS	
Building Height, Maximum (Ft.)	**30'**
Building Separation, Minimum (Ft.)	**10'**
Notes:	**(1)Final building footprints and layout will vary.** **(2)All permanent structures are to remain outside of Public Utility Easements (PUE).** **(3)Lot Depths may be reduced by up to 10' at cul-de-sacs, knuckles, and other locations where necessary due to street geometry as long as minimum lot area is met.**

Single Family Residential - 50'	Parkside Village Development Standards
STANDARDS	**USE TYPE**
(Setbacks shown ore minimum requirements)(1)	**SINGLE FAMILY DETACHED**
Lot Area, Minimum (Sq. Ft.)	**5,500 Sq. Ft. per lot**
Lot Width, Minimum (Ft.)	**50'**
Lot Depth, Minimum (Ft.)(3)	**110'**
Lot Coverage, Maximum (%)	**60%**
Front Setback, Minimum (Ft.)(2) *(Measured from property line or back of sidewalk when the property line/ROW is between the sidewalk and Road)*	**10' to Living** **20' to Garage**
Corner Side Setback, Minimum (Ft.)(2) *(Measured from property line or back of sidewalk when the property line/ROW is between the sidewalk and Road)*	**10' to Living (or 5' when adjacent to minimum 8' wide common element)**
Interior Side Setback, Minimum (Ft.) *(Measured from property line)*	**5'** **24' Face of Side Loaded Garage to lot line**
Rear Setback, Minimum (Ft.) *(Measured from property line)*	**15' To Living**
BUILDING STANDARDS	
Building Height, Maximum (Ft.)	**30'**
Building Separation, Minimum (Ft.)	**10'**
Notes:	**(1)Final building footprints and layout will vary.** **(2)All permanent structures are to remain outside of Public Utility Easements (PUE).** **(3)Lot Depths may be reduced by up to 10' at cul-de-sacs, knuckles, and other locations where necessary due to street geometry as long as minimum lot area is met.**

Single Family Residential - 55'	Parkside Village Development Standards
STANDARDS	**USE TYPE**
(Setbacks shown are minimum requirements)(1)	**SINGLE FAMILY DETACHED**
Lot Area, Minimum (Sq. Ft.)	**6,600 Sq. Ft. per lot**
Lot Width, Minimum (Ft.)	**55'**
Lot Depth, Minimum (Ft.)(3)	**120'**
Lot Coverage, Maximum (%)	**60%**
Front Setback, Minimum (Ft.)(2) *(Measured from property line or back of sidewalk when the property line/ROW is between the sidewalk and Road)*	**10' to Living** **20' to Garage**
Corner Side Setback, Minimum (Ft.)(2) *(Measured from property line or back of sidewalk when the property line/ROW is between the sidewalk and Road)*	**10' to Living (or 5' when adjacent to minimum 8' wide common element)**
Interior Side Setback, Minimum (Ft.) *(Measured from property line)*	**5'** **24' Face of Side Loaded Garage to lot line**
Rear Setback, Minimum (Ft.) *(Measured from property line)*	**15' To Living**
BUILDING STANDARDS	
Building Height, Maximum (Ft.)	**30'**
Building Separation, Minimum (Ft.)	**10'**
Notes:	**(1)Final building footprints and layout will vary.** **(2)All permanent structures are to remain outside of Public Utility Easements (PUE).** **(3)Lot Depths may be reduced by up to 10' at cul-de-sacs, knuckles, and other locations where necessary due to street geometry as long as minimum lot area is met.**

Single Family Villa's	Parkside Village Development Standards
STANDARDS	**USE TYPE**
(Setbacks shown are minimum requirements)(1)	**SINGLE FAMILY DETACHED**
Lot Area, Minimum (Sq. Ft.)	**2,279 Sq. Ft. per lot**
Lot Width, Minimum (Ft.) (3)	**49' (47')**
Lot Depth, Minimum (Ft.)	**53'**
Lot Coverage, Maximum (%)	**75%**
Front Setback, Minimum (Ft.)(2) *(Measured from property line or back of sidewalk when the property line/ROW is between the sidewalk and Road)*	**8' to living**
Corner Side Setback, Minimum (Ft.)(2) *(Measured from property line or back of sidewalk when the property line/ROW is between the sidewalk and Road)*	**8' to living**
Interior Side Setback, Minimum (Ft.) *(Measured from property line)*	**5'**
Rear Setback, Minimum (Ft.) *(Measured from property line)*	**2' to living**
BUILDING STANDARDS	
Building Height, Maximum (Ft.)	**30'**
Building Separation, Minimum (Ft.)	**10'**
Notes:	**(1) Final building footprints and layout will vary.** **(2) All permanent structures are to remain outside of Public Utility Easements (PUE).** **(3) 47' Minimum lot width applies only to interior (e.g. middle) villa lots. All other villa lots shall have a minimum width of 49'.**

5.3 Additional Residential Development Standards

Standard	Parkside PAD
Walls and Fences	Complies with City of Avondale Zoning Ordinance
Lighting	Parkside will design and comply with current City of Avondale specifications for street lights as well as trail lighting. The design shall be similar to other area communities.
Screening	Complies with City of Avondale Zoning Ordinance
Parking Standards	Exceeds City of Avondale Zoning Ordinance (Villas). Villas will provide two garage spaces with accommodation for more than 270 additional on-street spaces (see **Exhibit K.4 Villa Parking**).
Proposed screening, buffers and transitions to uses on adjacent property and overall compatibility with existing and future land uses in the area	Complies with City of Avondale Zoning Ordinance

6 ARCHITECTURAL DESIGN CRITERIA

6.1 Architectural Character

Parkside will represent a wide variety of architectural styles and character. The use of color in conjunction with architectural design elements provide a visual experience and identity. A few of the design elements are as follows: Interior courtyards, entry towers, mixed gable and hip roof lines, arched windows and doors, rafter tails, wrought iron details, masonry accents, wide trim, large windows, horizontal banding, and multiple exterior finishes all using high quality building materials. Architectural themes at Parkside will offer residents diverse and distinct design opportunities. This PAD amendment presents the following residential themes: Modern Mediterranean, Craftsman, Contemporary, Prairie, Ranch/Farmhouse, and Spanish Mission. All these themes offer four sided architectural elements, varied roof designs, masonry accents, window diversification, style enhancements, and many color options. Representations of these proposed architectural elements are displayed in **Exhibit M.1 through M.8** for all uses within Parkside.

6.2 Style

Residential architectural style elements are generally represented in **Exhibit M.1 through M.6** and display features associated with Modern Mediterranean, Craftsman, Contemporary, Prairie, Ranch/Farmhouse, and Spanish Mission.

6.3 Required features and common design elements

This PAD amendment will abide by new design standards contained in the Single Family Residential Design Manual approved July 2018 with the exception of the items discussed in Section 6.7 of this PAD amendment.

6.4 Building Mass

For the non-residential parcels, building massing should be mitigated by varying the planes of the exterior walls in depth and direction. Roof forms and roof lines should be broken into a series of smaller building components. Buildings should step down in height to pedestrian plazas and open spaces responding to human scale. Rooflines should include regular, or frequent, offsetting and jogging of the roof plan and/or parapet height. Roofline enhancements shall wrap around the entire building perimeter.

6.5 Building Materials

Building materials will consist of high-quality energy efficient elements incorporated into modern designs. The City of Avondale requires compliance with the 2018 International Building Code, therefore building materials will meet or exceed this requirement.

6.6 Color Palette

At the time of specific design review, a color palette will be submitted for review and subsequent approval.

6.7 Discussion of How Design Guidelines Exceed City Standards

While the Parkside PAD was approved April 2014, it is agreed Parkside will now be subject to the *Single Family Residential Design Manual*, approved July 16th 2018 with the following exceptions that either exceed the design criteria or better represent the architectural themes and styles of the community. After several meetings with Avondale Staff, the following deviations were supported.

1.1(E) “Group wider side yard together on some adjoining lots to provide a separation of 20 feet or more between houses.

Wider separation will be incorporated into parcel design where possible. It may not necessarily reach 20 feet but will achieve the goal of varying the separation between homes and providing open spaces between homes.

1.1(G) “Stagger front setbacks throughout a neighborhood to avoid a monotonous streetscape and, incorporate courtyards, porches and other design features.”

The goal of varying the streetscape and creating multiple planes within the front yards will be achieved through alternate means such as porches, architecture variety, landscaping, and trees.

1.1(H) “Avoid the placement of lots centered on “T” intersections and avoid driveways opposite a “T” intersection to limit headlight intrusion.”

It is impossible to place open space or landscaped tracts at all “T” intersections; however, the goal will be met by doing so wherever possible and, where not possible, placing the home on the lot such that the home is positioned away from potential light intrusion.

1.1(L) “Provide direct vehicular, bicycle, and pedestrian connections to adjacent residential and non-residential areas through trail development and buffered bike lanes.”

Pedestrian connections will be provided to allow residents connectivity to all parks, mixed use and office locations. The Parkside design has exceeded this requirement.

1.1(S) “Incorporate accent paving material into each alley/auto court.”

Accent paving will be provided, but newer technology may be implemented to give the look and feel of a different material. This may include stamped asphalt and/or dyed concrete.

1.3(N) “Provide a minimum 12’ wide landscape tract (inclusive of PUE) on the side of the lot adjacent to the street.”

A 10’ wide landscape tract is proposed in this situation for Parkside. Overall by allowing less landscape tract in the community, trail corridors are increased with the additional footage. The street design and landscaping will still achieve the same goal of creating open landscaped areas at the end of blocks.

1.4(E) “Contour sides and bottoms of the basins to create a natural looking appearance. Use varied slopes and curvilinear edges to create a more natural looking facility instead of a rectangular forms and long stretches.

As a method to expedite drainage recovery, turf will be used in larger basins where appropriate. Smaller basins may use a turf-less treatment where erosion concerns are minimal. Parkside is based on a rectilinear design and will design basin shapes to be complimentary to that overall design theme of the community.

1.4(H) "Maximize water permeability by reducing paved areas (hardscape), using permeable paving materials, and preserving open space drainage ways when feasible."

Pavers in ROW require a non-permeable base, therefore stamped asphalt will be used in lieu of pavers to create the same appearance but have much higher durability and lower installation and maintenance costs.

1.5(G) "Parking is required for parks over 4 acres."

Parking will be provided for Central Park and will be counted in the open space area calculation.

2.1(D) "Incorporate pavers or other similar treatments to driveways."

As discussed with Staff, this can add significant maintenance costs to homeowners, but decorative enhancement shall be included by default on at least one elevation in the form of colors, finishes, textures, exposed aggregate or other decorative enhancement for the driveway.

2.2(A) "Developers should provide a purchase option for homes that can be built with a section reserved for the future installation of a solar photovoltaic or solar thermal system. [Per IECC 2018]'

As discussed with Staff, all homeowners will have the right and are encouraged to install solar energy systems; however, the location, solution, and technology should not be limited by this PAD amendment, or the builder. Instead, the appropriate location and type of solar installation shall be determined by the homeowner.

2.3(A) "Each home should use a variety of the following elements to enhance the home's character: recessed or projecting balconies, driveway pavers, trellises, awnings, porches, columns, decorative doors and windows, exterior moldings, roof overhangs, stucco, masonry, wood or metal accents, decorative lighting, ledges, arched windows, and shutters.

The residential architectural themes presented in Exhibit M.1 through M.6 represent the required variety. As discussed with Staff, with the exception of the Villa's, one elevation per lot product (45', 50', 55') shall provide for a paver application.

2.5 Table 1.1 “Single-Family subdivisions shall include a diversity of architectural types as set forth in Table 1-1…”

> Instead of four elevations per plan, three elevations per plan shall be provided. Three, not four, roof styles shall be provided with additional variation added on those three styles in other ways such as trim, colors, materials, etc. 12 color schemes shall be available for the project and available to all plans.

6.8 Sample of Conceptual Elevations

Please see **Exhibit M.1 through M.6** for residential themes and design elements. Please see **Exhibit M.7, M.8** for mixed use and office concepts.

7 SITE DESIGN CRITERIA

Regarding non-residential design, the following table describes the applicable response.

Standard	Parkside PAD
Walls and Fences	Complies with City of Avondale Zoning Ordinance
Lighting	Complies with City of Avondale Zoning Ordinance
Screening	Complies with City of Avondale Zoning Ordinance
Parking Standards	Complies with City of Avondale Zoning Ordinance
Proposed screening, buffers and transitions to uses on adjacent property and overall compatibility with existing and future land uses in the area	Complies with City of Avondale Zoning Ordinance

8 Landscaping, Pedestrian Open Space and Amenities

8.1 Landscape Theme and Details

Parkside will be designed with a drought tolerant plant palette (see **Exhibit L.5 Plant List**) replacing any previous approved plant palette. During the preliminary plat approval process, an acceptable plant palette that the City will endorse will be presented for approval at that time. The current vision is to incorporate shade and appropriate landscaping features to beautify the community and create a sense of balance with nature so that outdoor activity is encouraged.

8.2 Open Space

The current open space for the residential portion of the property is approximately twenty percent (20%). The Mixed-Use and Office areas will need to conform to the City of Avondale open space requirements for those areas when designed.

8.3 Design Concept for entry features

The Parkside monuments will be set apart from other communities in Avondale in that the entry monuments for the community are more vertical than horizontal. Due to the 70' half-street ROW, then 35' SRP easement, then 8' PUE along 99th Avenue, it makes sense to create a vertical monument to identify the community entrance (Exhibit L.3, Site Amenities – Monument Signage). The lettering is cutout from a steel box with an acrylic LED backlit panel, illuminating the sign at night. In addition, tiered planters soften the monument providing elevated planting which provides interest. Consistent with the general theme in Parkside of brick masonry, brick will break up both vertical and horizontal lines by use of pilaster and cap methods providing an artistic flair.

8.4 Design Concept for Perimeter Walls

Parkside will have masonry walls with brick or brick veneer pilasters with a brick cap. The brick will provide horizontal and vertical relief to the wall. View and Pool walls will have a wrought iron aspect that enhances the classic look of iron and brick. Caps will be brick or acceptable masonry.

8.5 Landscape Tract Table

USE	GROSS AREA	% GROSS AREA
PARKS	14.17 AC	10.0%
ACTIVE OPEN SPACE	13.51 AC	9.5%
TOTAL ACTIVE OPEN SPACE	26.57 AC	18.8%
ADDITIONAL LANDSCAPE/OPEN SPACE	1.61 AC	1.1%
TOTAL LANDSCAPE/OPEN SPACE	29.29 AC	20.7%
ON-LOT OPEN SPACE (VILLA's)	1.87 AC	-
*** EXHIBIT H.1, Conceptual Open Space Plan**		

9 INFRASTUCTURE

9.1 Road Improvements, Rights-of-way, Easements

Significant offsite regional road improvements are required for Parkside. These improvements are sequential and require specific governmental approvals that are time sensitive and time consuming. As a result of the SRP challenges associated with this property, flexibility in the phase completion of offsite roadways is requested. While these improvements will be bonded for, assuring the financial ability for completion, the timing of these improvements are dependent on quasi-governmental processes and approvals outside of the control of the property owner and the City of Avondale. Rights of way will be granted and designed according to jurisdictional requirements. Parkside has potentially three jurisdictional roadway approval authorities (MCDOT, City of Phoenix, City of Avondale) adding to the complexity of this project. The largest unknown timing factor is the SRP-Bureau of Reclamation, which could take between 12-14 months to process the easement relocation. During this time period no disturbance, no plat processing, no changes in title, and limited crossings can occur making this issue the top priority and the top challenge to develop the interior of Parkside while waiting for this process to complete. Because of the sequential nature of the SRP approvals and subsequent relocation of the irrigation facility, the SRP 12kV conversion then must take place, then the power poles and the concrete canal can be removed, which allows the 16' water line to be installed in the former canal alignment, and then the road paving can occur.

9.2 Utilities

Utilities for Parkside are as follows:

PROVIDER	CATEGORY
CITY OF AVONDALE	WATER
CITY OF AVONDALE	WASTEWATER
CITY OF AVONDALE	TRASH SERVICE
CITY OF AVONDALE	PUBLIC STREET MAINTENANCE
SRP	POWER
SOUTHWEST GAS	NATURAL GAS
COX	COMMUNICATION
CENTURY LINK	COMMUNICATION

9.3 Grading and Drainage

The grading plan for Parkside is to be mass graded, with the exception of SRP easement areas until the easement relocation process is complete. The site will drain in accordance with City of

Avondale specifications for onsite and offsite drainage. With the approval of this amendment to the Parkside Village PAD, the previous approved preliminary water, sewer, and drainage reports shall be nullified and eliminated from the PAD. New preliminary water, sewer, and drainage reports shall be submitted as a part of the pre-plat process.

9.4 Required off-site improvements and Phasing.

As stated in Section 9.1, the largest and most complex challenge to develop Parkside will be the SRP improvements. The entire project is dependent on the timing of these approvals and improvements. In addition to the canal relocation along Indian School Road and 99th Avenue, Clarendon will require a siphon crossing into the Westwind community. Sewer connectivity is also a challenge. The Phase 2 sewer connection is underneath the SRP canal to the west and through an HOA area in the Westwind community, which then connects into the Westwind community sewer system. Phase 1 of Parkside is segmented based on the sewer allowance via the Clarendon Road collection. With the exception of the Model Phase, all of Parkside is dependent on the SRP 12kV conversion, which can't occur until after the relocation of the 99th Avenue SRP canal in installed. Indian School Road cannot be completed until the SRP canal is relocated along its southern border as well.

10 OWNERSHIP AND MAINTENANCE

10.1 Purpose, Improvement, Ownership and Maintenance of Common Areas & Facilities

A homeowners' association ("HOA") is planned for the residential components of Parkside. All community open space, amenities, landscape tracts and private drives within the residential components will be owned and maintained by the HOA. Open Space areas shall be identified and reserved as tracts or parcels on a plat, or as easements when no plat is necessary. Private drives shall be identified as tracts on a plat or as private access easement on site plans. All private drives and private access easements will also be subject to public utility easements (PUE) for water, sewer and all other forms of public utilities. Maintenance of these areas shall be provided for by the HOA. A statement shall also be placed on the approved site plan or plat, as appropriate, stating that landscaping in adjacent rights-of-way areas shall be maintained by the Owners' Association. The master HOA or a separate HOA shall maintain certain portions of the front and side yards of the Villas product.

10.2 General descriptions of CCR's

One or more declarations of Covenants, Conditions, and Restrictions ("CC&R") shall be created to include all property within Parkside and recorded with the Maricopa County Recorder. These CC&Rs shall de designed to protect, preserve, and enhance the community.

10.3 Discussion of plans for ownership.

It is the intent for all of the residential portion of Parkside Village to be constructed by a single homebuilder; however, certain parcels may be sold to additional builders. All development shall follow approved or amended phasing regardless of ownership. All builders will abide by the City of Avondale Single Family Design Manual subject to the limits provided within this PAD amendment.

11 CONFORMANCE WITH PLANS

11.1 Conformance with General Plan Land Use Designations

The existing land use designation for Parkside is a combination of Mixed-Use, Medium/High Density Residential (M/HDR), and Office as shown on Exhibit C, General Plan Map. The proposed uses in Parkside comply with each of the requirements of these land uses.

11.1.1 "M/HDR is land that will contain densities that will range from 4 to 12 dwelling units per acre and should include a combination of single-family attached, detached, and townhomes, or condominiums, patio homes, casita housing choices. The variety of housing choices a specific development should be in a planned and clustered setting unique to Avondale with substantial open space for recreational amenities to service the residents and encourage resident interaction and outdoor activities. This level of intensity should promote a village environment with easy access to services and recreation. Churches, parks, and open spaces, and public facilities are permitted in this land use category."

Parkside provides four different residential housing options (including upper floor residential in the Mixed-Use area and the option for upper floor residential within the Office Component) designed around a Central Park with direct access well within a quarter mile walking distance, generally accepted as the ideal distance to promote a walkable community, to a variety of commercial and office uses. Additionally, Parkside will be integrated into the local and regional transit network along 99th Avenue providing easy access to services and entertainment in other parts of Avondale and the Phoenix Metro Area. The residential density as shown on

the Master Development Plan is 4.16 DU/AC for that portion that is within the M/HDR land use area.

11.1.2 "Mixed Use is a land-use for a mixture of residential and commercial. This category encourages innovatively designed developments, which create a core living environment reflective of a village concept where residents can live, work, and recreate within the same development or close by. Basic criteria for development include reasonable scale to the surrounding neighborhoods, proportionate ratios for each use, and encouragement of alternative modes of transportation (such as bicycling or walking) and a well-conceived plan with access to and integration of transit facilities."

The Mixed-Use area of Parkside is in line with the General Plan's definition of the use category in every way. The design guidelines outlined for this land use in Parkside ensures that the building massing, scaling, and allowed uses will be balanced within itself as well as with the surrounding neighborhoods. Residents in Parkside as well as those in existing and future nearby residential developments will be able to walk or ride bikes to and within the Mixed-Use areas of Parkside thereby truly encouraging multi-modal transportation.

11.1.3 Conformance with General Plan Vision and Goals

The proposed Parkside PAD is supported by numerous provisions of the 2030 General Plan. Below are some of the Goals and Policies supporting the development of Parkside.

Vision Statement: "Avondale is committed to promoting the health and well-being of all its residents and plans to be an active, inclusive, and responsive place, where healthy habits are encouraged rather than discouraged by environments we build."

Parkside provides an environment that fosters a healthy and active community. The Park programing and trail system promote active outdoor activity. The Central Park allows for community gathering opportunity of greater scale then the other four planned parks.

Guiding Principles - Community Mobility: "We emphasize development of a balanced, integrated, multi-modal circulation system (streets, trails, sidewalks, bikeways, transit, light rail, and river corridors) that is efficient and safe, and which connects neighborhoods to jobs, schools, services, local attractions, and open space."

The Master Development Plan integrates a Central Park, pedestrian paseos, a transit facility along 99th Avenue, active open spaces, and neighborhood parks, creating a healthy lifestyle and neighborhoods that are connected to their surroundings.

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

Parkside residents will be able to live, work, shop and play within a healthy and livable community with appropriate connectivity to neighboring properties.

Land Use Goal 1 Policy C: "Diversify Avondale's housing stock by providing for varied residential types…"

Parkside provides a minimum of five different residential uses of varying densities providing diversity to Avondale's housing stock (including upper floor residential in the Mixed-Use Area).

Land Use Goal 3 Policy D: "Ensure adequate transitions and/or buffers are provided when adjacent land uses vary in character and intensity."

Land uses, landscape buffers, trail corridors, building setbacks, and screen walls are some of the features used to ensure an adequate transition and buffer between Parkside and the neighboring properties as well as between uses within Parkside.

Land Use Goal 8: "Support mixed-use land use patterns that increase transit and pedestrian oriented development within specific and appropriate areas of the City."

Parkside has a diverse mix of non-residential uses and intensities and of residential types and densities. Parkside's Development Master Plan provides pedestrian and bicycle connectivity to transit options along 99th Avenue. The amenitized boulevards create an active street scene in this pedestrian oriented development.

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."

Parkside is a development unlike any other in Avondale, particularly for a project of this size. The diverse housing types, transitioning densities and land uses create an integrated village that will allow for a variety of socio-economic levels. Higher Density housing located in the Villa's area will accommodate a different homeowner lifestyle than those living in traditional single-family homes, allowing

for a diverse community. Urban Lofts within the Mixed Use area are another element allowing for additional diversity.

Housing Element Goal 2 Policy B: "Encourage the development of condominiums and townhomes which appeal to people seeking to own their residence, but who may not want maintenance responsibilities."

Parkside incorporates Villas and multifamily options (upper floor residential in Mixed-Use areas). These housing types account for half of the product types in Parkside and provide ample opportunity for people looking to purchase a home without the traditional single-family home configurations and lifestyles.

Housing Element Goal 4 Policy B: "Support creatively designed subdivision layouts, particularly layouts in which open space and recreation areas containing amenities are thoughtfully integrated throughout."

Parkside is an innovatively designed community that incorporates an integrated village concept where residents can live, work, shop and play within the same development and all within an eighth of a mile of the Central Park. No point within Parkside is more than an eighth of a mile or three-minute walk from a park. This is a truly unique design that provides active open space to every resident and visitor within Parkside. A clever designed trail system promotes park usage and outdoor activities.

Housing Element Goal 4 Policy D: "Encourage subdivision design that promotes non-vehicular access to trails and transit routes/centers as a component of a healthy lifestyle."

Parkside's Central Park (Exhibit H.1, Conceptual Open Space Plan) is connected to other neighborhood parks through a series of landscaped, safe and inviting pedestrian paseos and active open spaces that are spread throughout the Site. Each of the four residential product types is designed to be within an easy walk of the Central Park and other neighborhood parks.

Open Space Element Goal 2 Policy C: "Link community parks to open spaces, other community facilities, and each other as a means to providing further physical activity for one's well-being."

Parkside's neighborhood parks and Central Park connect to open space paseos, trails, and active open spaces that lead to other parks within the development (Exhibit H.1 through H.6, Conceptual Open Space Plan and associated Parks). The Park programing allows for a diverse outdoor experience with some overlap and

other elements unique to the specific location. Parkside is designed to provide outdoor workout stations, dog training, community outdoor movie and pool facility, organized sport facilities, traditional shaded playgrounds, and other outdoor amenities.

Transit Oriented Development Goal 2 Policy D: "Consider a range of housing types that will encourage a mix of residents, such as families, singles, and seniors, and allow for a mix of income levels."

Parkside's residential uses include a diverse mix of traditional Single-Family Detached alternatives: Villas, upper floor residential in the Mixed-Use location (convenient commercial access), and traditional single-family housing (backyards and proximity to parks). This diverse range of product types in a development of this size will create housing opportunities for a wide range home buyers and renters. The thoughtful layout of Parkside allows this mix of product types to coexist naturally and facilitate a thriving mixed income neighborhood with a single identity.

Transit Oriented Development Goal 3: "Promote and support the incorporation of commercial uses as a component of transit-oriented development."

The Mixed Use and Office is designed to be equally accessible from the adjacent arterial streets as the adjacent neighborhoods with a transit stop along 99th Avenue that fully supports and promotes the goals of transit-oriented development. Within these Non-Residential uses there are a number of retail and office business opportunities.

11.2 Density and Open Space Balance

The Ordinance contemplates a balance between a residential density within a PAD and the amount of Open Space provided in that PAD, such that as the residential density of the PAD increases so too should the Open Space.

The residential density proposed for Parkside exceeds the required density as specified in the Ordinance and General Plan. The amount of Open Space exceeds the 15% that is required. Within the single-family residential areas of Parkside, 29.26 acres (20.6%) of open space are provided (**Exhibit H.1, Conceptual Open Space Plan**). This amount of open space is being provided via parks, paseos, and landscaped areas to achieve the level of walkability, interconnectedness, and outdoor engagement desired by the developers of this project.

11.3 Conformance with the Freeway Corridor Specific Plan

The Freeway Corridor Specific Plan ("FCSP") was amended on September 16, 2013 to revise language and to expand the boundaries to include areas along the Loop 101 Agua Fria Freeway. With this amendment, Parkside is now within the FCSP. Parkside is governed by the FCSP and therefore all of the applicable design guidelines and regulations therein shall be considered a part of this PAD.

The FCSP specifically identifies the intersection of 99th Ave and Indian School Road as a priority for development, infrastructure improvement, and increased aesthetics as this location announces entry into Avondale. Parkside will help achieve all of these priorities for at least the southwest corner of the intersection.

Parkside supports all of the goals of the FCSP. Each of these goals is listed below with a description of how the development of Parkside will help Avondale reach these goals.

11.3.1 Goal #1: "Prioritize the City's appearance from the I-10 and the Loop 101 freeways, limiting heavy industrial uses and establishing strict design requirements where necessary."

While not directly adjacent to the Loop 101 Agua Fria Freeway, Parkside is still a freeway corridor project that represents the City to travelers along the freeway and announces entry into the City. As such, Parkside shall conform to all of the design guidelines within the FCSP and includes additional measures to ensure it will be an aesthetically pleasing. The Mixed Use and Office uses in Parkside are located on the eastern edge of the project to maintain the sophisticated corporate/business appearance outlined by the FCSP. As an entrance point to the City of Avondale, an entry monument will be constructed at the corner of Indian School Road and 99th Avenue to announce entry into the City to visitors travelling on these roads. Because this monument will encroach into the Mixed Use property, the design and scope of the entry monument shall be provided at the same time a site plan is presented for the Mixed Use property that will coordinate with the Mixed Use design and layout.

11.3.2 Goal #2: "Establish design requirements based on and specific to the General Plan designation of a developable property to ensure Freeway Corridor subareas achieve their intended purposes."

The design requirements for Parkside include all of the applicable requirements found in the Ordinance, FCSP, and General Plan. These are incorporated in a way so as to provide a balance of flexibility and regulation that will place the proper amount of emphasis on key criteria specific to the land use. For example, per the FCSP, the Mixed-Use land use area

has an emphasis on connectivity to transit and residential uses while the residential land use area has an emphasis on the amenity and landscaping guidelines.

11.3.3 Goal #3: "Institute minimum site utilization thresholds for properties adjacent to the City's recommended HCT alignment and provide generous maximum building heights throughout to ensure the area develops at the intensity level and form that is needed to accomplish the City's goals, most notably attracting high capacity transit."

The FCSP designates this area as having maximum building heights of two and eight stories on the west and east halves of the property respectively. Parkside is in conformance with this regulation, which encourages the construction of commercial buildings that stand out and compete with other Phoenix properties located at the corner of 99th Avenue and Indian School Road.

11.3.4 Goal #4: "The Freeway Corridor will be the southwest valley's premier job center."

The Office and Mixed-Use land uses included in Parkside will offer a variety of employment opportunities and help to fill in undeveloped land along the Freeway Corridor which are not storage or distribution uses and do not do as much to increase employment within the City. The variety of uses in Parkside will assist in the diversification of the employment opportunities in the area by providing spaces including large corporate office, medical office, professional services and retail.

11.3.5 Goal #5: "Ensure new development in the Plan area is pedestrian/bicyclist friendly and contributes to a walkable community."

Like the City, Parkside encourages active lifestyles for its residents by providing ample opportunity to take advantage of multi-modal transportation and recreational opportunities. By providing an extensive non-vehicular circulation system (**Exhibit I, Conceptual Pedestrian Circulation Plan**), Parkside has provided a comprehensive system of trails, sidewalks, paths, paseos, and parks that connect to every component of the community. Within a short walk or ride (less than one quarter of a mile), residents can visit friends, get exercise, enjoy programmed multi-generational activities, shop, work, or reach transit facilities that will connect them with the rest of Avondale or the City of Phoenix Metro Area, all without having to use a vehicle.

11.3.6 Goal #6: "Further develop the Freeway Corridor's sense of place through street treatments, entry gateways, and other aesthetic treatments within the public realm."

Great care has been taken to design a streetscape and public spaces that are inviting and pedestrian friendly. Additionally, the points of entry to Parkside and perimeter walls are

designed to instantly let residents and visitors know that they are entering a premier development that is a point of pride for the City of Avondale (**Exhibit L.2, Site Amenities – Community Walls, L.3 Site Amenities – Monument Signage**).

12 ADMIMISTRATION

12.1 Amendments

Amendments shall be processed in accordance with Section 603(E) of the Ordinance and determination between minor and major amendments made by the Zoning Administrator except as provided herein. The Zoning Administrator or authorized designee may authorize relief of up to ten (10) percent of the setback requirements.

12.2 Applicability

The requirements of the Ordinance, as amended, Avondale Subdivision Regulations, as amended, *Single-Family Residential Design Manual, as amended, and Commercial/Industrial/Multi-Family Design Manual*, as amended, shall apply except where explicitly stated otherwise by this PAD.

13 PAD APPROVAL

13.1

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

As described in Sections 1(D) and 1(E) of this PAD narrative, the Parkside PAD conforms with the goals and policies of the City of Avondale's General Plan and the Freeway Corridor Specific Plan.

13.2

"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 Parkside PAD meets or exceeds the PAD requirements of Section 6 of the City of Avondale's Zoning Ordinance and Subdivision Regulations, except as modified by this PAD narrative. The Parkside PAD also meets the intent of the *Single-Family Residential Design Manual and the Commercial/Industrial/Multi-Family Design Manual*.

13.3

"That either there exists adequate public infrastructure and services to serve the proposed development or all necessary public infrastructure and services to serve the proposed development will be completed in connection with the development within the PAD."

All necessary public infrastructure and services to serve the proposed development will be completed in connection with the phased development within the PAD. Although phased regional improvements are absolutely required to develop Parkside, the City of Avondale will have financial assurances in the form of performance bonds to ensure completion.

13.4

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

This Parkside PAD includes an appropriate transition of more intense non-residential uses along the eastern portion of the community to less intense residential uses along the western border.

13.5

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

As presented in the Residential and Non-Residential Development Standards sections above, Parkside's proposed development standards are compliant with the standards and reflect the desired new urban character that meet the needs of a live, work, shop and play environment.

14 CONCLUSION

This Parkside PAD amendment is in conformance with the City's General Plan, provides an improved variety of diverse, high-quality residential options, and continues to provide for mixed-use and office uses to serve Parkside and the surrounding area. The new design for Parkside will provide residents with an enhanced live, work and play environment at an important gateway location within the City of Avondale. Approval is requested.

LIST OF EXHIBITS

A.	Vicinity Map
B.	Aerial Map
C.	General Plan Map
D.	Existing Zoning Map
E.	Master Development Plan
F.	Phasing Plan
G.	Land Use Plan
H.1	Conceptual Open Space Plan
H.2	Central Park
H.3	Park A
H.4	Park B
H.5	Park C
H.6	Park D
I.	Conceptual Pedestrian Circulation Plan
J.	Conceptual Street Circulation Plan
K.1	Street Sections
K.2	Street Sections
K.3	Street Sections
K.4	Villa Parking
L.1	Conceptual Landscape Plan
L.2	Site Amenities – Community Walls
L.3	Site Amenities – Monument Signage
L.4	Site Amenities – Bus Shelter & Cluster Mailbox
L.5	Plant List
M.1 – M.8	Architectural Theming

Parkside Village

Planned Area Development

EXHIBIT A

VICINITY MAP

AVONDALE, AZ.
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EXHIBIT B

AERIAL MAP

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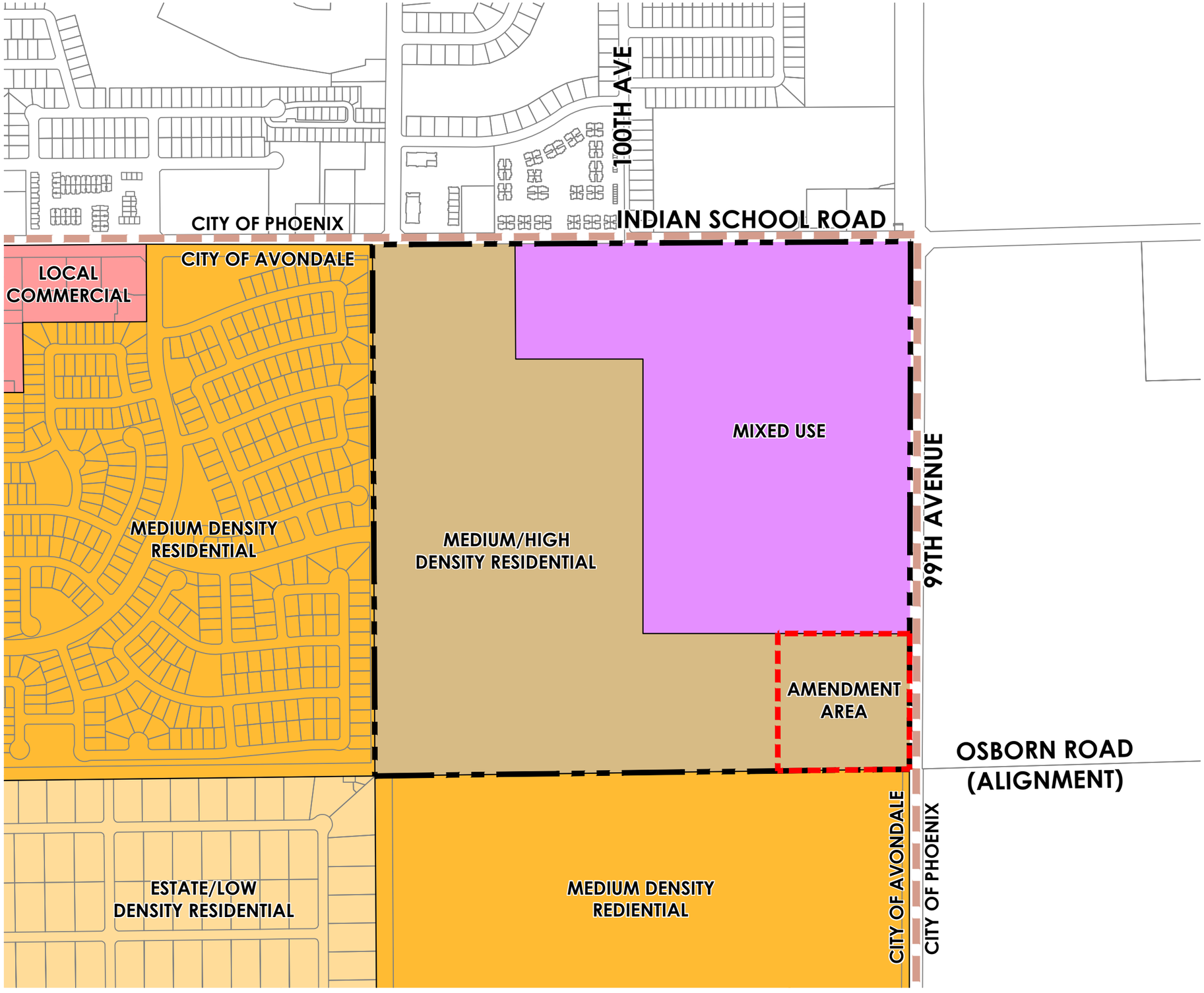
EXHIBIT C

GENERAL PLAN MAP



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0 250' 500'
SCALE: 1" = 500'-0"

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EXHIBIT D

EXISTING ZONING MAP

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PHASE 1 INTERIM INTERSECTION

SRP PIPELINE

INDIAN SCHOOL ROAD

MIXED USE

SRP PIPELINE

PHASE 1

PARKSIDE BLVD

99TH AVENUE

PHASE 1
CENTRAL PARK

CLARENDON AVE

CLARENDON AVE

PHASE 2

AMENDMENT AREA

- PHASE 1
- PHASE 1 MODEL PHASE
- PHASE 2
- OFFSITE ROAD IMPROVEMENTS
- MIXED USE
- SRP PIPELINE
- MODEL COMPLEX

PARKSIDE
CONCEPTUAL PHASING PLAN

150 0 150 300

APRIL 23, 2021

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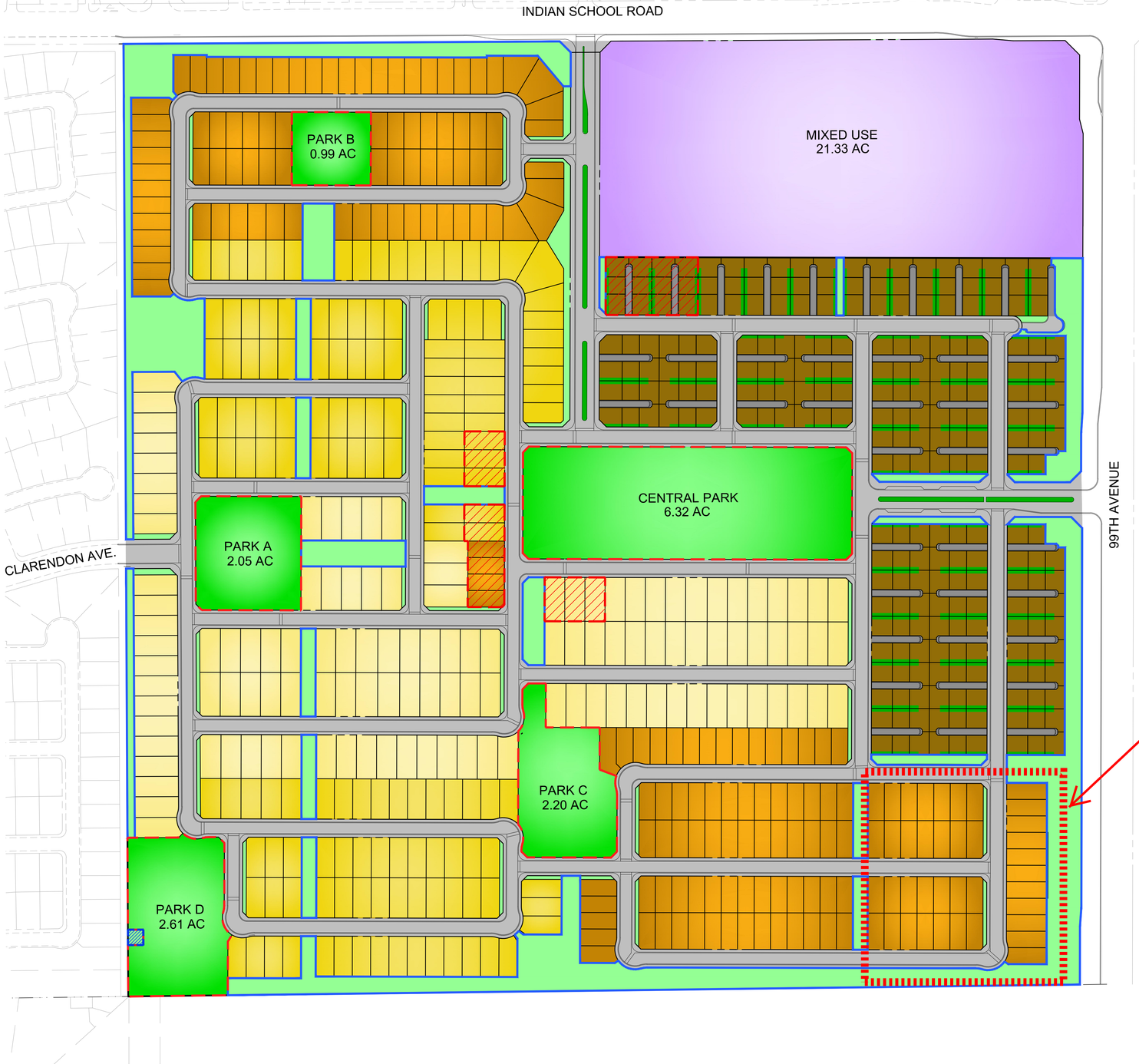
MESA, AZ 85206
480.218.8831

PARKSIDE

Planned Area Development

EXHIBIT E

MASTER DEVELOPMENT PLAN



USE	GROSS AREA	NET AREA	PERCENTAGE (GROSS AC)	DENSITY (NET AC)	UNITS
MIXED USE (MU)	21.33 AC	18.43 AC	13.1%		
SINGLE FAMILY RESIDENTIAL (SFR)	141.68 AC	136.74 AC	86.9%	5.24 DU/AC	716
TOTAL	163.02 AC	155.17 AC	100.0%		716
OPEN SPACE/LANDSCAPING	27.68 AC		20.2%		
PARKS ACTIVE OPEN SPACE	14.17 AC 13.51 AC				
ADDITIONAL LANDSCAPE AREA	1.61 AC		1.2%		
TOTAL OPEN SPACE/LANDSCAPING	29.29 AC		21.4%		

RESIDENTIAL	UNITS	PERCENTAGE
VILLA'S	247 D.U.	34.5%
45'X100'	199 D.U.	27.8%
50'X110'	148 D.U.	20.7%
55'X120'	122 D.U.	17.0%
TOTAL	716 D.U.	100.00%

SEWER LIFT STATION LOCATION

MODEL COMPLEX

150 0 150 300
Scale Feet

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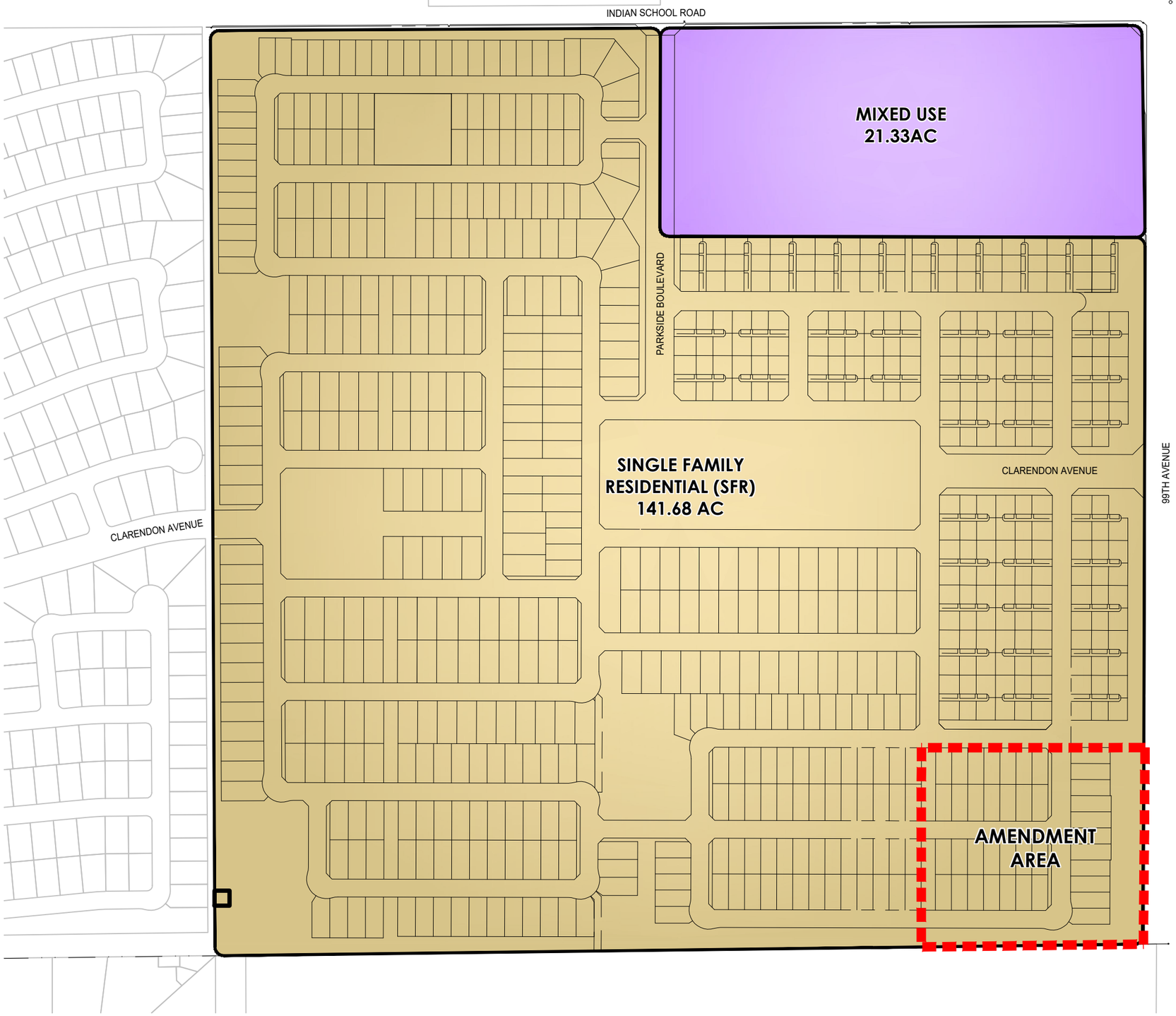
EXHIBIT G

LAND USE MAP



USE	GROSS AREA (AC.)	NET ACRES	% GROSS (AC.)	DENSITY NET (AC.)	UNITS
MIXED USE (MU)	21.33	18.41	13.1%		
SINGLE FAMILY RESIDENTIAL (SFR)	141.68	136.74	86.9%	5.24 DU/AC	716
TOTAL	163.02	155.17	100%		

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EXHIBIT H.1

CONCEPTUAL OPEN SPACE PLAN

USE	GROSS AREA	% GROSS ACRES
PARKS	14.17 AC	
ACTIVE OPEN SPACE	13.51 AC	
TOTAL ACTIVE OPEN SPACE	27.68 AC	19.5%
ADDITIONAL LS/OS	1.61 AC	1.2%
TOTAL LANDSCAPE / OS	29.29 AC	21.4%
ON-LOT OPEN SPACE	1.87 AC	

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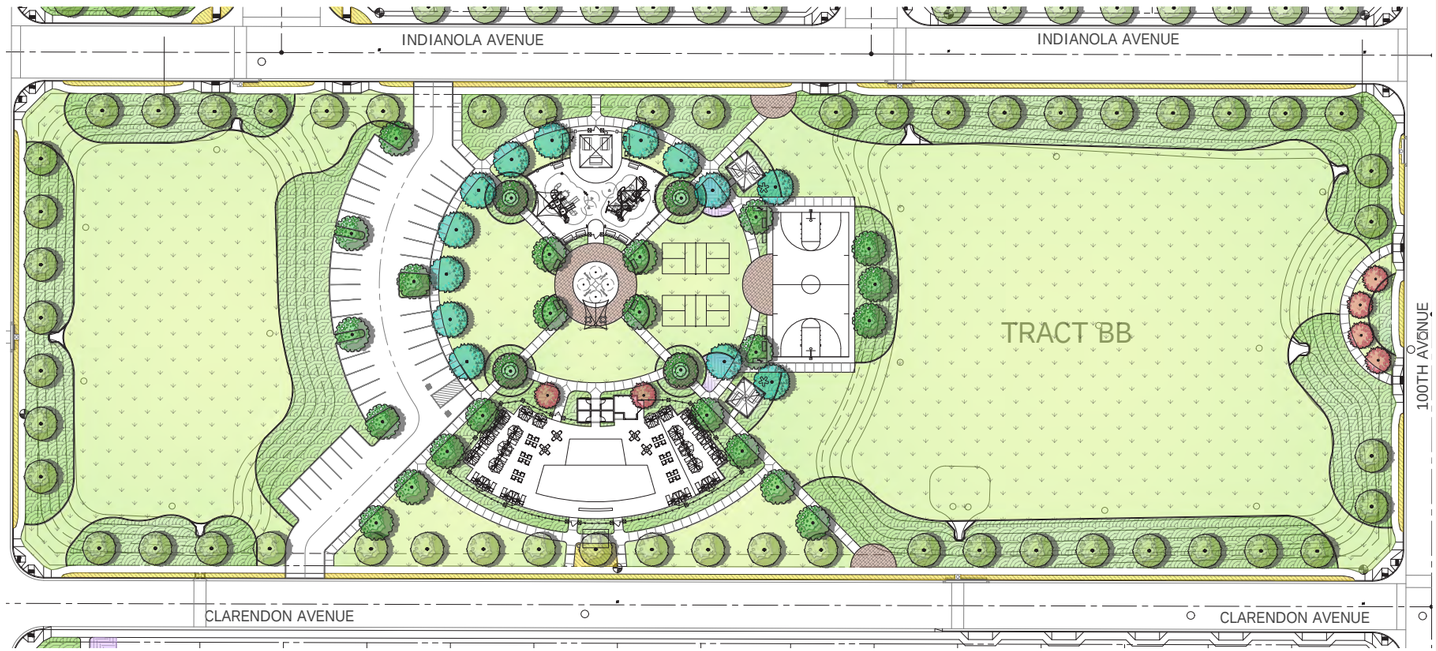
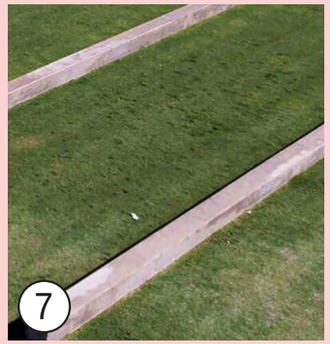
EXHIBIT H.2

"CENTRAL PARK"
CORE AMENITY





PROGRAM ELEMENTS:

- BASKETBALL COURT
- SAND VOLLEYBALL
- SIDEWALK
- CONCRETE HEADER
- POOL FENCE
- POOL GATE
- SEATWALL
- POOL
- POOL DECK
- ARBOR
- SYNTHETIC TURF
- TURF
- SHADE CANOPY
- RESTROOM FACILITY w/ BUTTERFLYROOF / OVERHANG
- PLAY AREA
- RAMADA
- PARKING
- POOL EQUIPMENT ENCLOSURE
- MOVIE LOCATION

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INDIAN SCHOOL ROAD
FUTURE MIXED USE AREA; NOT A PART
VALE DRIVE
TRACT C
ARCADIA AVENUE
PEGASUS ROAD
TRACT D
PARSONS WAY
TRACT E
CLARENDON AVENUE
WILDROSE AVENUE
COLTON CLAIM AVENUE
TRACT A
WHITFORD AVENUE
TRACT J
MITCHELL AVENUE
CATTHORN LANE
CATTHORN LANE
TRACT I
TRACT H
TRACT G
TRACT F
TRACT B
ROMANDA AVENUE
ROMANDA AVENUE
WESTWIND UNIT 2
MCR 448 PG 07
PAD
ON DISTRICT
RECREATIONAL
RIGHT AVENUE
WEST DRIVE
WEST DRIVE
WEST DRIV

Parkside Village

Planned Area Development

EXHIBIT H.4

PARK B

PROGRAM ELEMENTS:

- RAMADA
- PLAZA
- RAISED PLANTERS
- SWINGS
- YOGA LAWN
- ACTIVE PLAY STRUCTURES
- OPEN TURF AREAS

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INDIAN SCHOOL ROAD
VINE DRIVE
TRACT C
ARIZONA AVENUE
ROOSEVELT ROAD
TRACT D
PALOMINO AVENUE
CLARENDON AVENUE
TRACT B
WILSHIRE AVENUE
COLTER C AVENUE
MITCHELL AVENUE
CATTAHORN LANE
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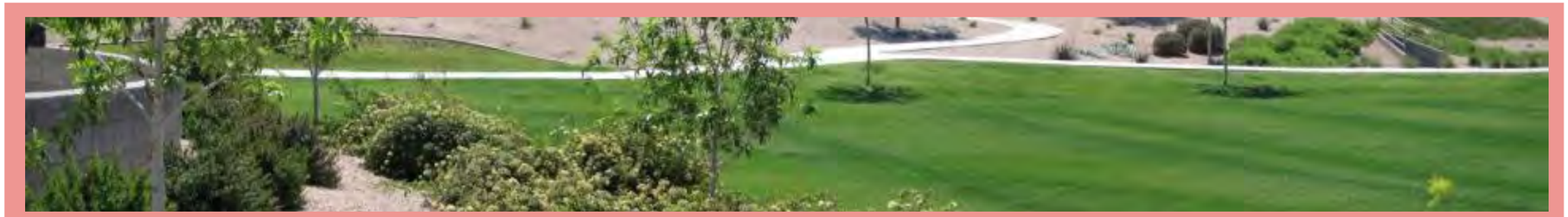

Parkside Village

Planned Area Development

EXHIBIT H.6

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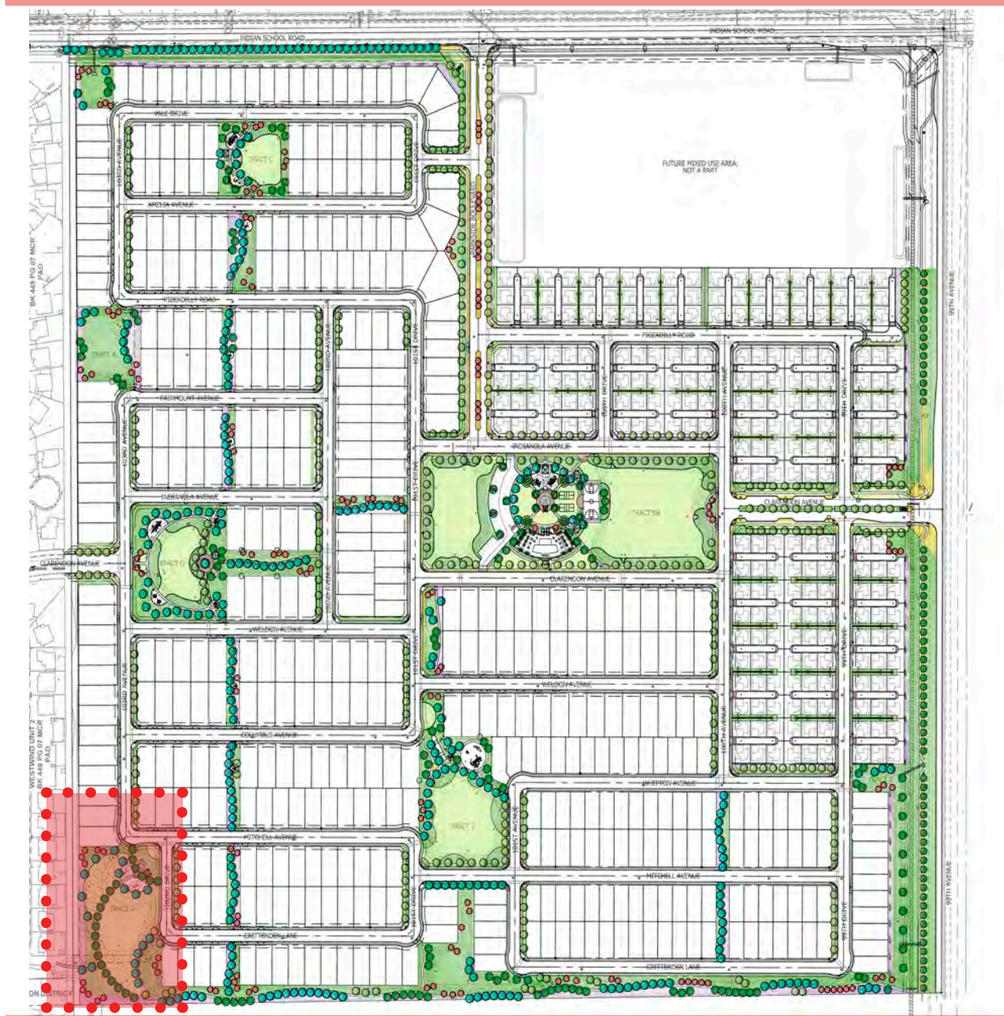
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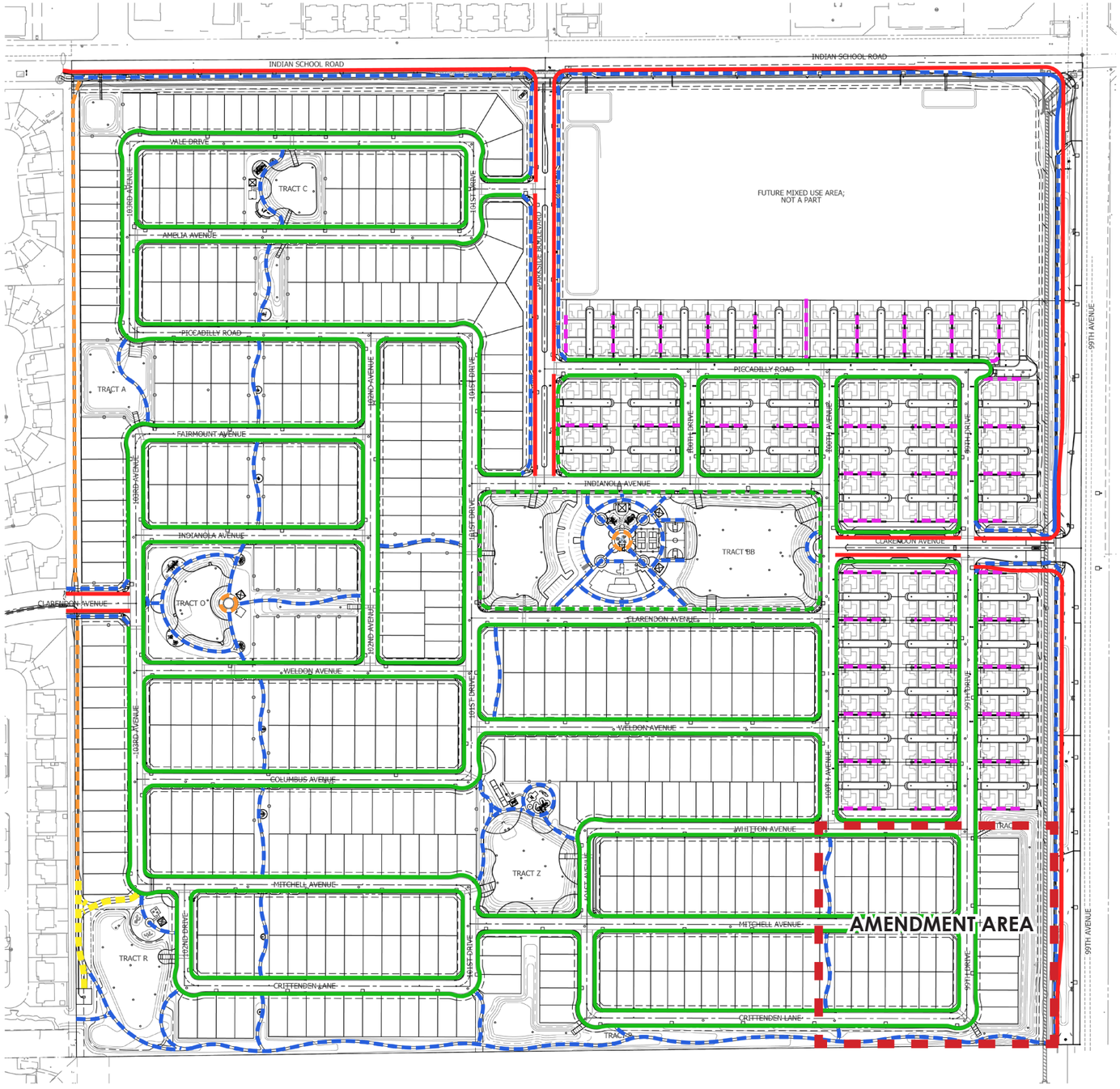
Parkside Village

Planned Area Development

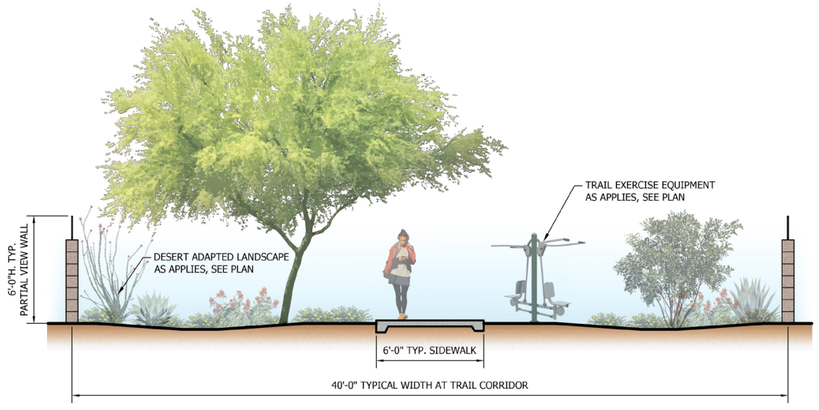
EXHIBIT I

CONCEPTUAL PEDESTRIAN CIRCLATION PLAN



Pedestrian Circulation Plan Legend

- 5'W. Sidewalk
- 6'W. Sidewalk
- 4'W. Sidewalk - Detached
- 5'W. Sidewalk - Detached
- 6'W. Sidewalk - Detached
- 10'W Sidewalk - Detached
- Bike Lane



TRAIL SECTION (TYP.)

P-RE-ROY-100

AVONDALE, AZ.
04/22/21
18002942
TAYLOR MORRISON

COE & VAN LOO

RVi

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Parkside Village

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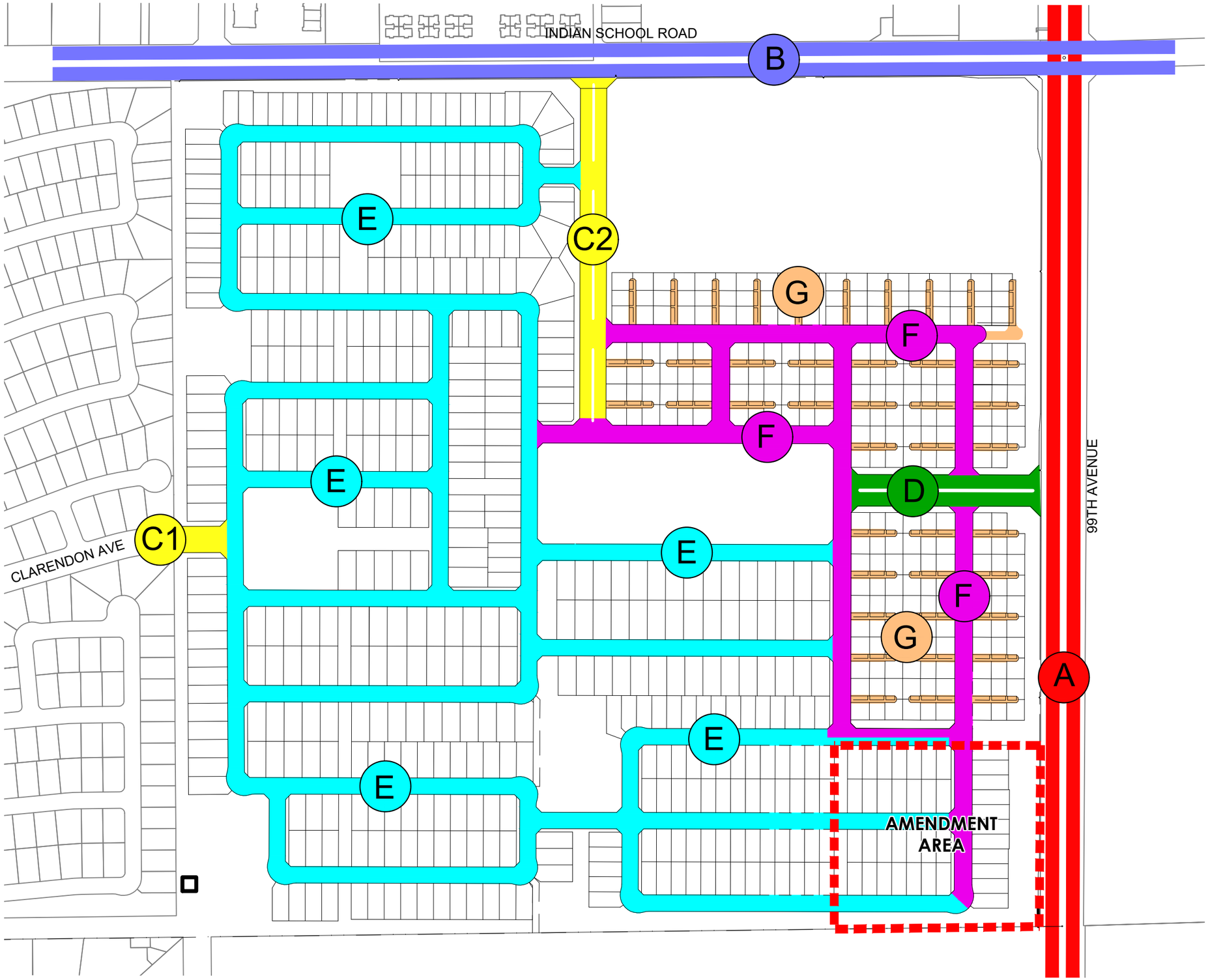
EXHIBIT J

CONCEPTUAL STREET CIRCULATION PLAN



LEGEND

- (A) 6 LANE ARTERIAL
- (B) *5 LANE MAJOR COLLECTOR
- (C) MODIFIED MINOR COLLECTOR
- (D) MODIFIED MINOR COLLECTOR
- (E) LOCAL RESIDENTIAL
- (F) MODIFIED LOCAL RESIDENTIAL
- (G) PRIVATE DRIVE

*DEVELOPER TO CONSTRUCT SOUTHERN HALF TO STANDARD MAJOR COLLECTOR STREET CROSS SECTION, PER SECTION B. R/W WIDTH TO BE 55' FOR HALF STREET.

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04/21/21
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0 150' 300'
SCALE: 1" = 300'-0"

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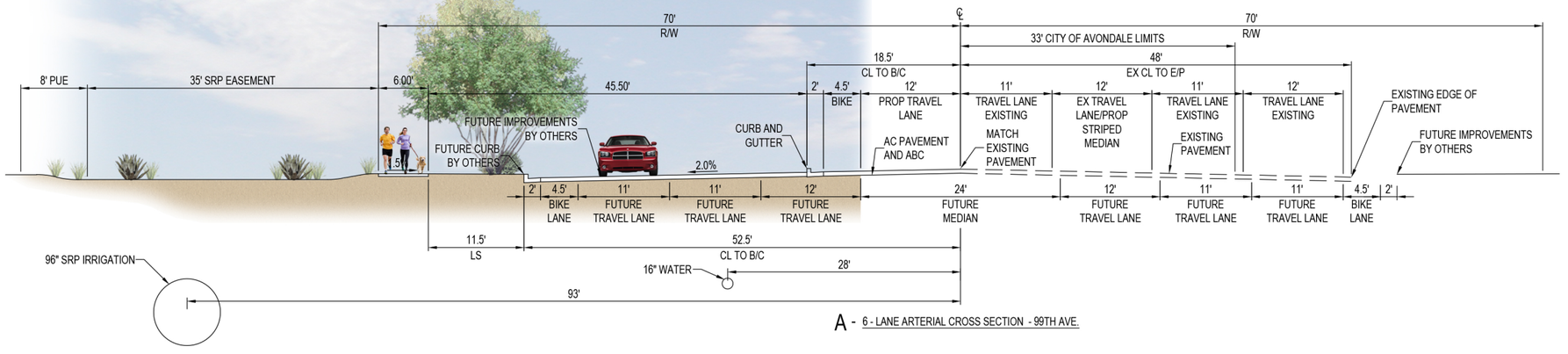
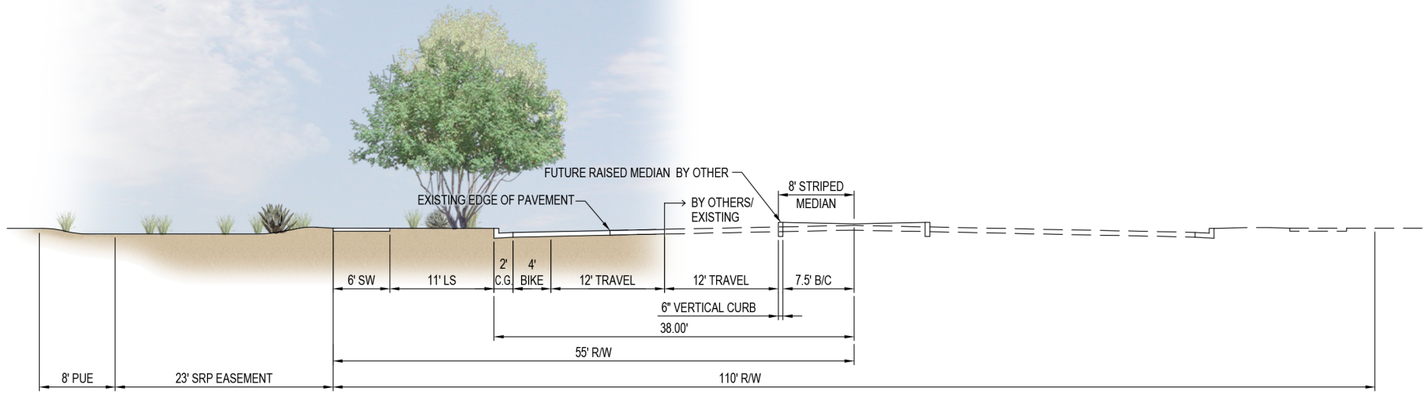
EXHIBIT K.1

STREET SECTIONS



A - 6 - LANE ARTERIAL CROSS SECTION - 99TH AVE.



B - 5 - LANE MAJOR COLLECTOR CROSS SECTION WITH 55' HALF R/W - INDIAN SCHOOL RD

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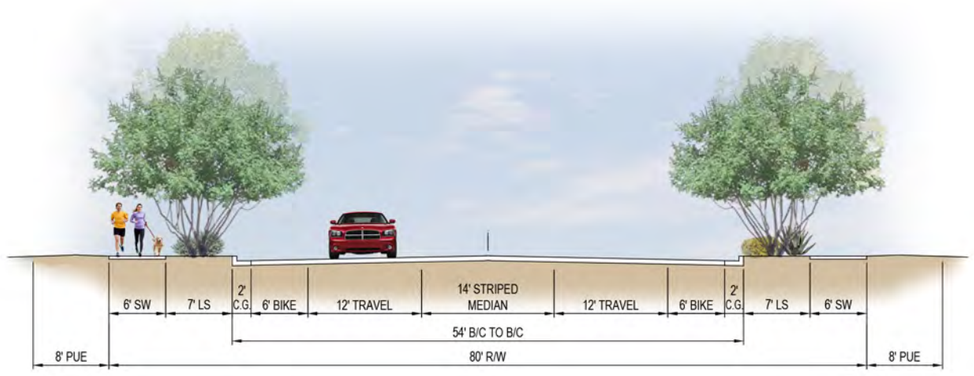
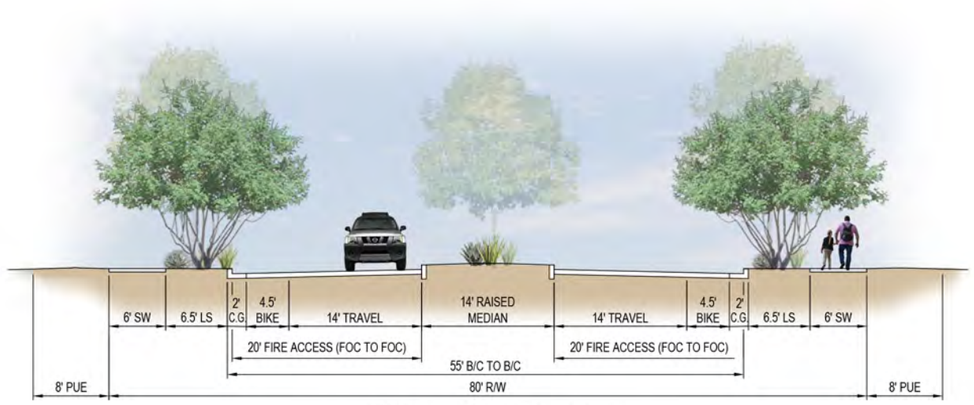
STREET SECTIONS



C1 - MODIFIED MINOR COLLECTOR 80' R/W
CLARENDON AVE (WEST CONNECTION)



C2 - MODIFIED MINOR COLLECTOR 80' R/W
100TH AVE

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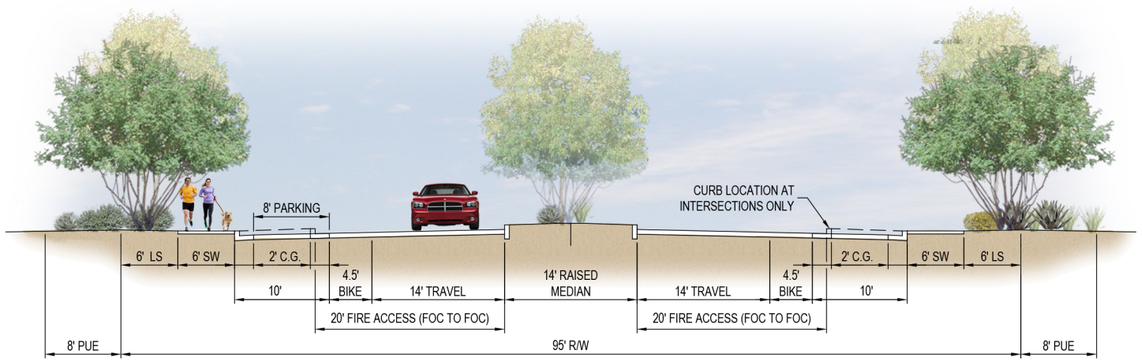
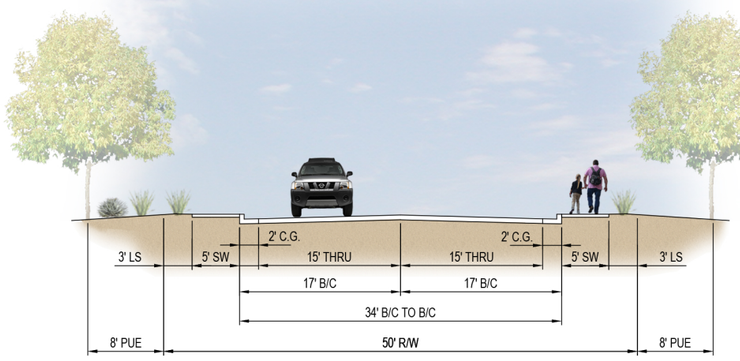
EXHIBIT K.3

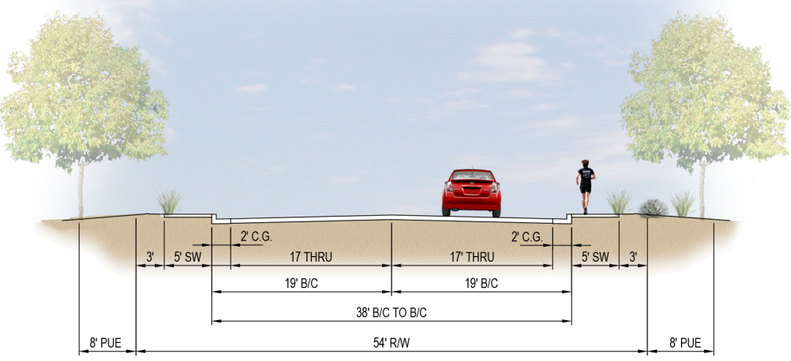
STREET SECTIONS



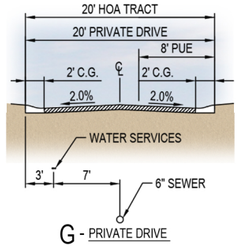
D - MODIFIED MINOR COLLECTOR 95' R/W
CLARENDON AVE (EAST CONNECTION)



E - LOCAL STREET



F - MODIFIED LOCAL STREET



G - PRIVATE DRIVE

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EXHIBIT K.4

VILLA PARKING

LEGEND

- 1 PARKING SPOT (253 SPACES OWN)
- 1 TRASH LOCATION (247 SPACES OWN)
- FIRE HYDRANT LOCATION
- 54' RIGHT OF WAY STREET SECTION

VILLAS PARKING CALCULATIONS

PROVIDED RESIDENT PARKING: 247 UNITS @ 2 SPACES
= 494 PARKING SPACES

REQUIRED GUEST PARKING: 247 UNITS @ 1 SPACE
= 247 PARKING SPACES

PROVIDED GUEST PARKING: 253 PARKING SPACES

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SCALE: 1" = 150'-0"

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EXHIBIT L.1

CONCEPTUAL
LANDSCAPE PLAN

LEGEND

- PERIMETER PARKWAY
- PERIMETER / OPEN SPACE LANDSCAPE
- PARKS

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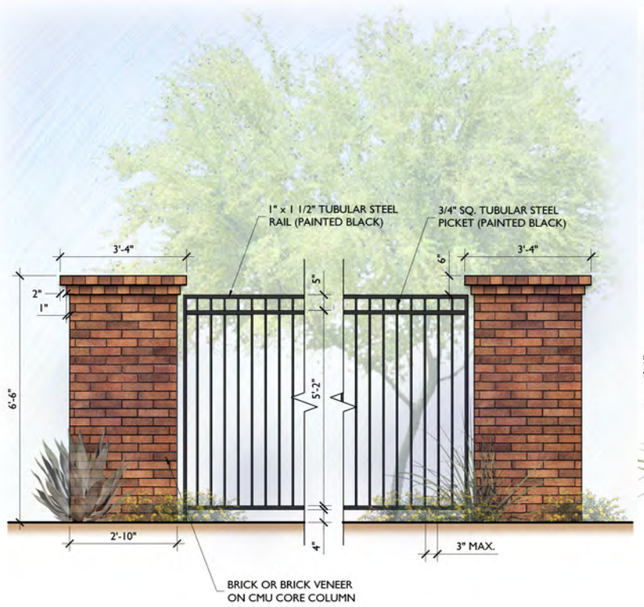
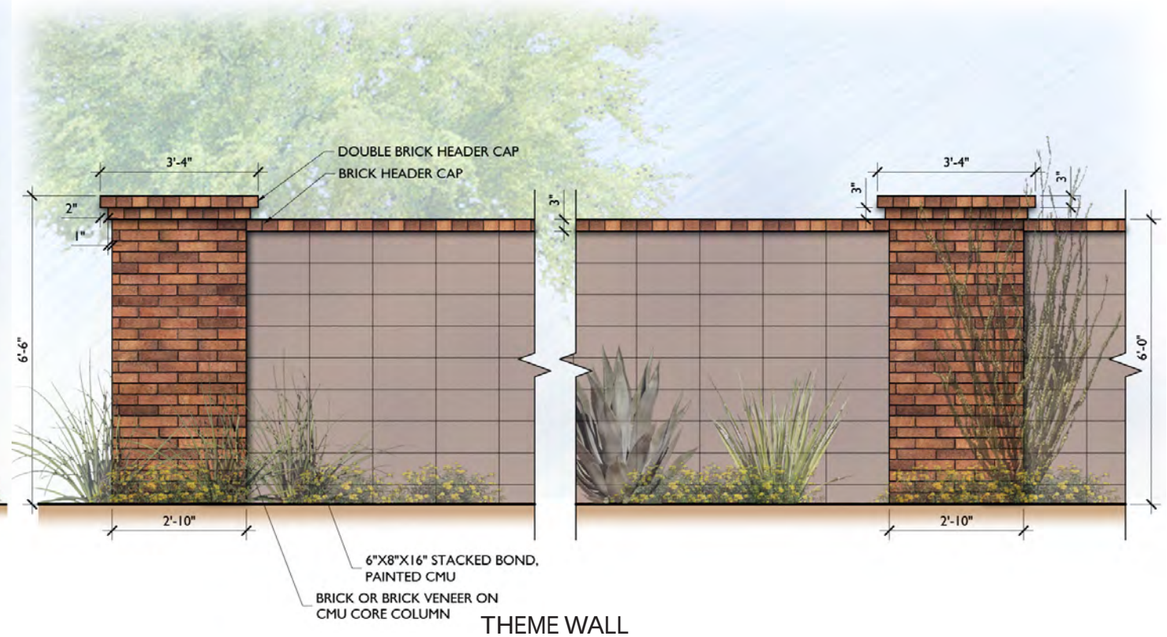
EXHIBIT L.2

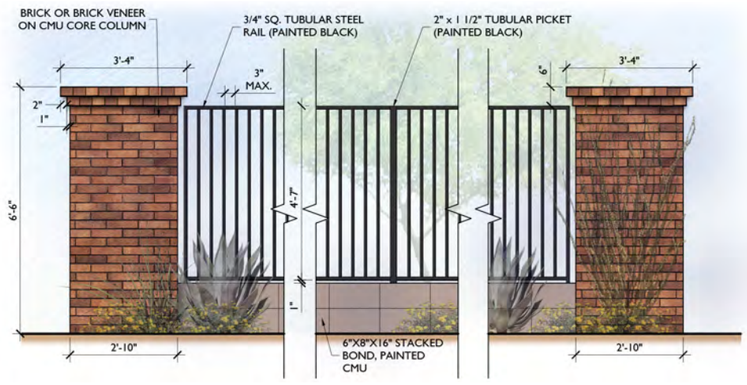
SITE AMENITIES -
COMMUNITY WALLS



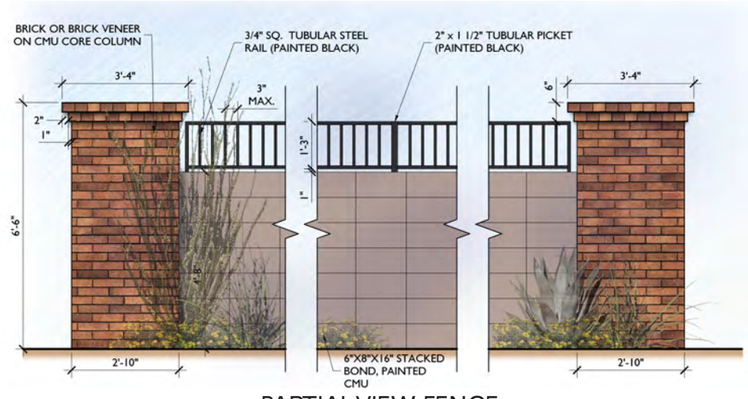
POOL / PLAY AREA FENCE



THEME WALL



FULL VIEW FENCE



PARTIAL VIEW FENCE

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EXHIBIT L.3

SITE AMENITIES -
MONUMENT SIGNAGE

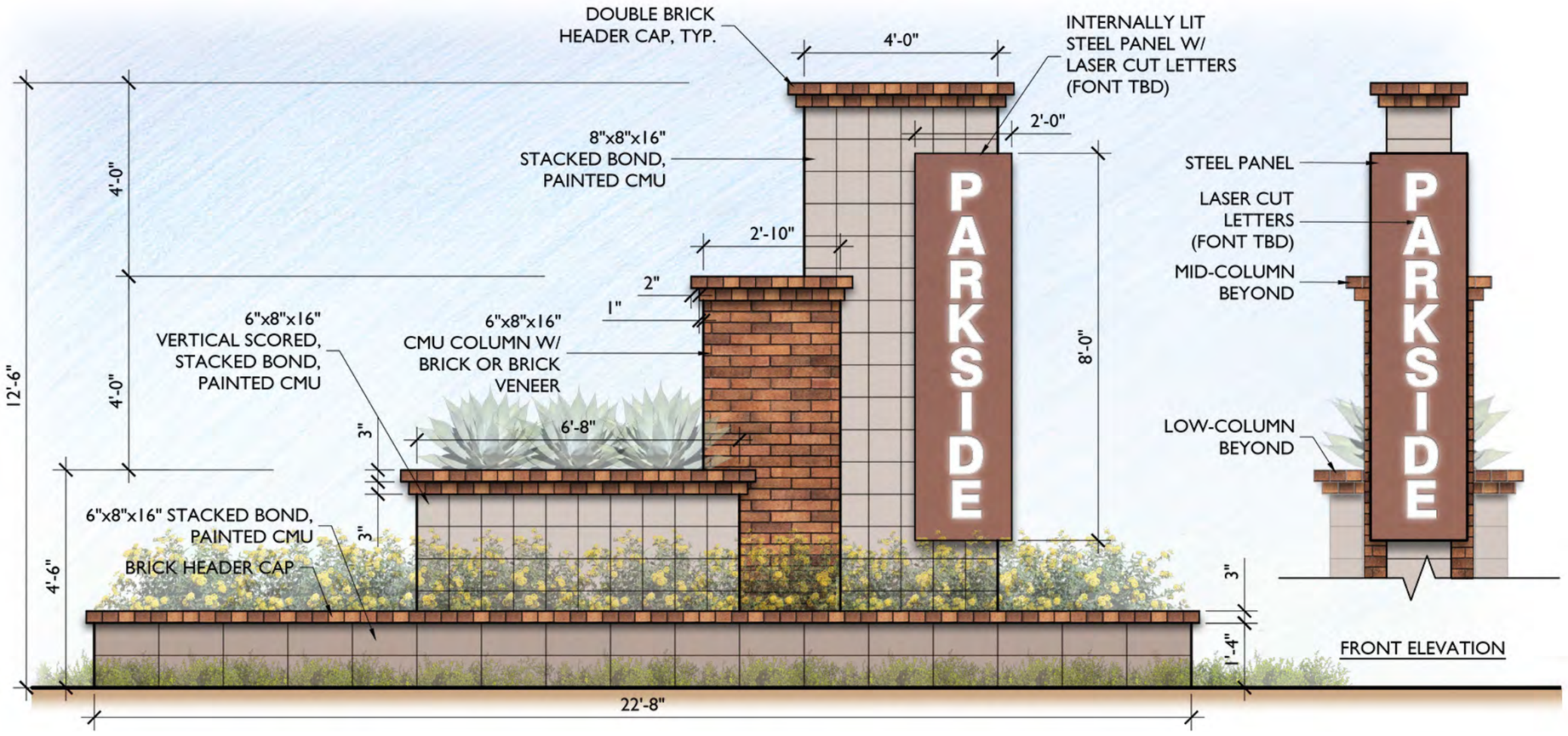

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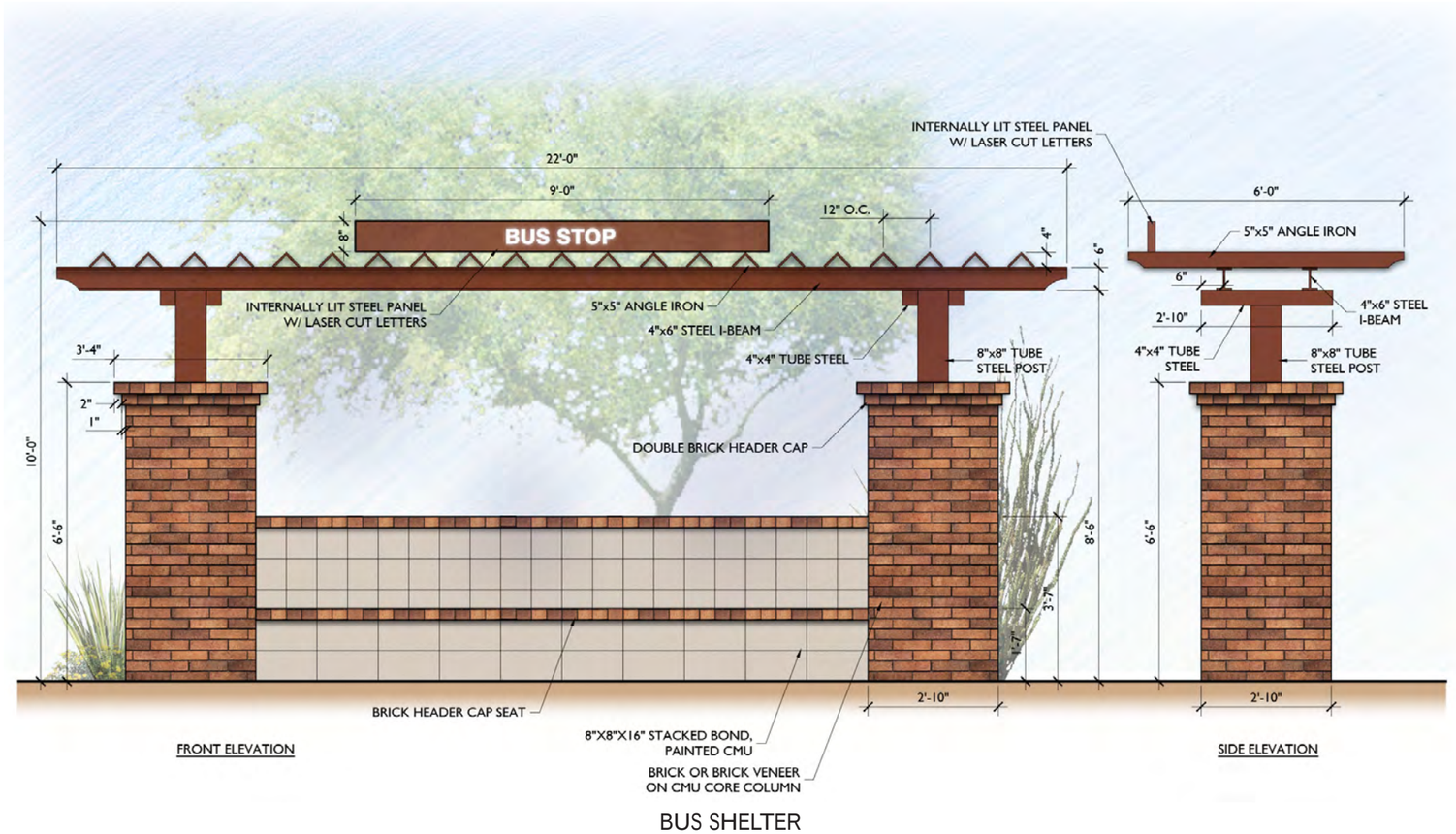
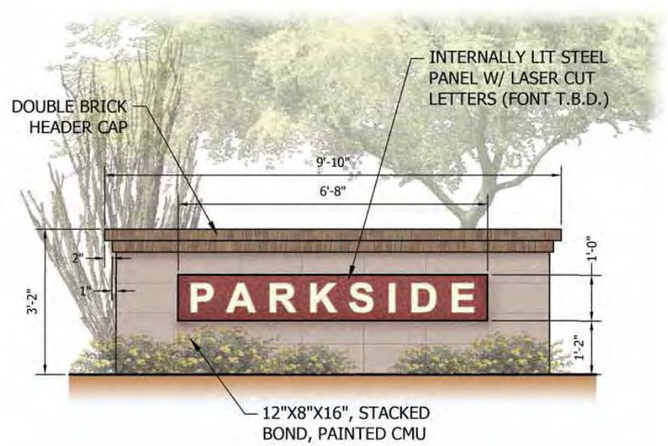
EXHIBIT L.4

SITE AMENITIES -
BUS SHELTER, SECONDARY
MONUMENT SIGNAGE &
CLUSTER MAILBOX



BUS SHELTER



SECONDARY MONUMENT SIGNAGE

CLUSTER MAILBOX

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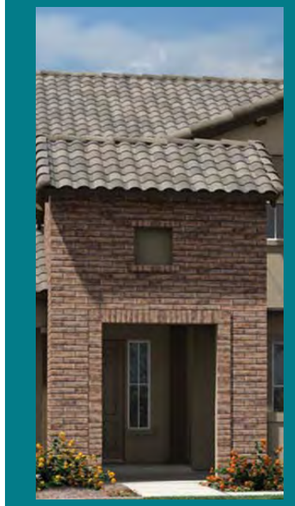

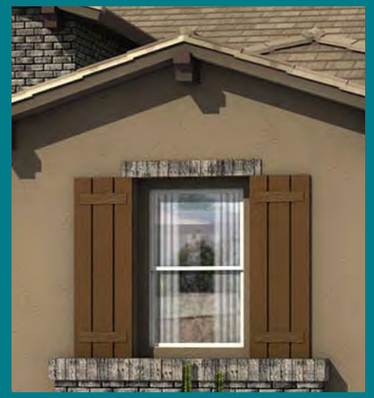

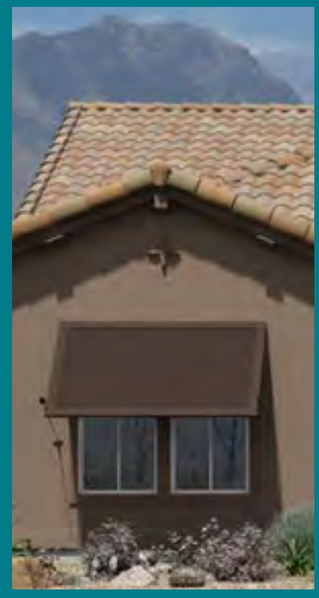

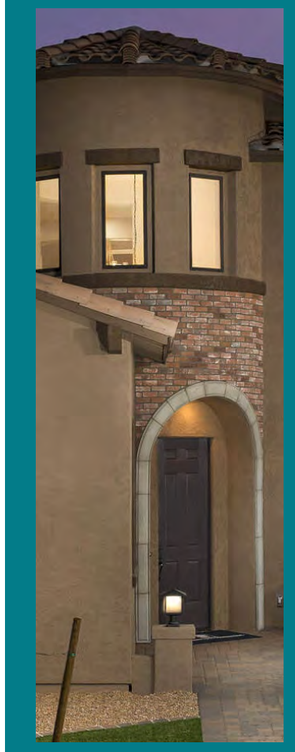

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Planned Area Development

EXHIBIT M.1

RESIDENTIAL ARCHITECTURAL THEMING

MODERN MEDITERRANEAN

STYLE ELEMENTS:

- INTERIOR COURTYARDS
- ENTRY TOWERS
- MIXED GABLE & HIP ROOFS
- ARCHED DOORS & WINDOWS
- STUCCO BODY
- RAFTER TAILS
- CLAY ROOF VENT PIPES
- WROUGHT IRON DETAILS
- SHUTTER

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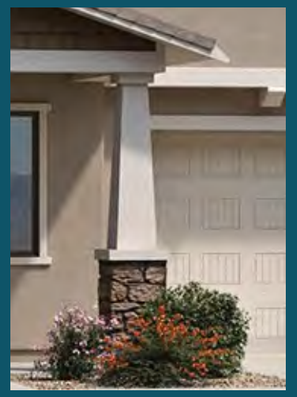

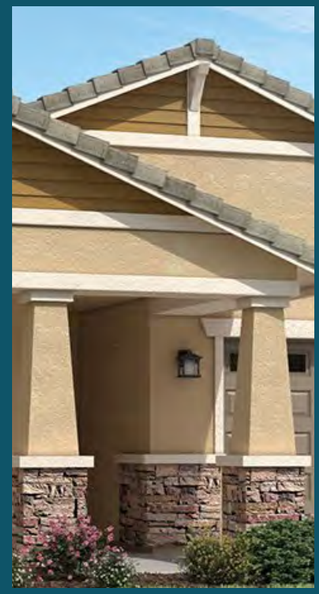

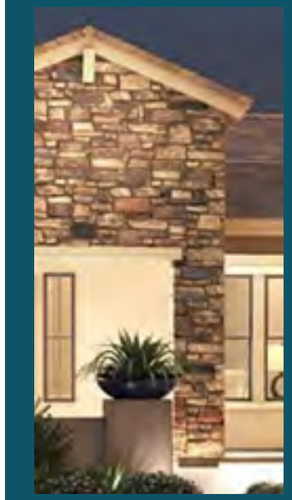

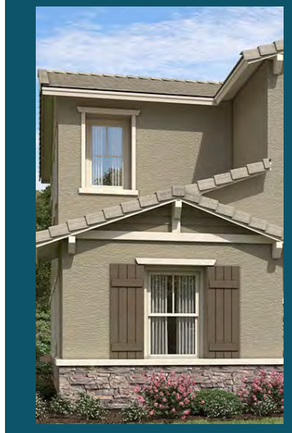

Parkside Village

Planned Area Development

EXHIBIT M.2

RESIDENTIAL ARCHITECTURAL THEMING

CRAFTSMAN

STYLE ELEMENTS:

- RAISED FRONT PORCHES
- GABLE W/ ROOF DETAILING
- HORIZONTAL LINES
- BATTERED COLUMNS
- RAFTER TAILS
- STONE VENEER
- WIDE TRIM

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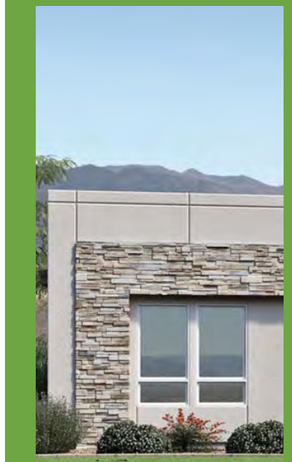

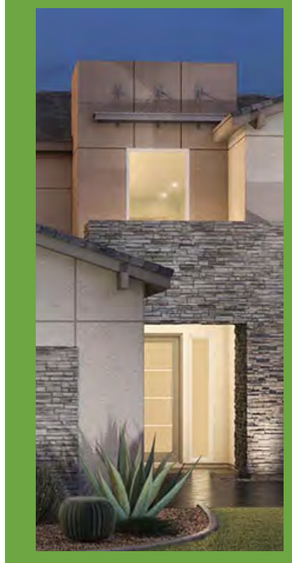

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EXHIBIT M.3

RESIDENTIAL ARCHITECTURAL THEMING

CONTEMPORARY

STYLE ELEMENTS:

- SIMPLE BUILDING MASSES
- FLAT/PARAPET OR SINGLE ROOFS
- RIGHT ANGLES
- LARGE WINDOWS
- NATURAL ACCENT MATERIALS (STONE, METAL, WOOD)
- MUTED COLORS WITH BOLD ACCENTS
- ASYMMETRY

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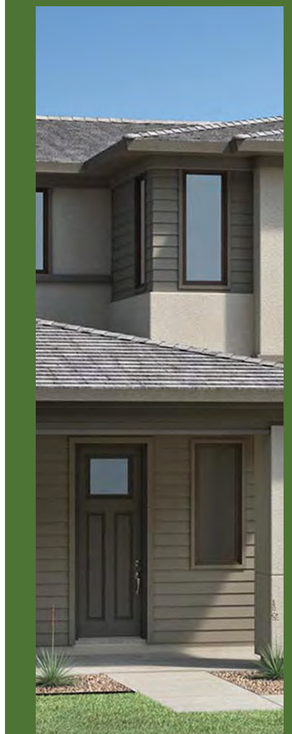

Parkside Village

Planned Area Development

EXHIBIT M.4

RESIDENTIAL ARCHITECTURAL THEMING

PRAIRIE

STYLE ELEMENTS:

- HORIZONTAL LINES & MASSING
- LOW HIPPED ROOFS
- ROWS OF WINDOWS
- DIVIDED WINDOW PANES
- UNIQUE WINDOW DETAILS
- WIDE EAVES & DEEP OVERHANGS
- HORIZONTAL BANDING
- STONE VENEER

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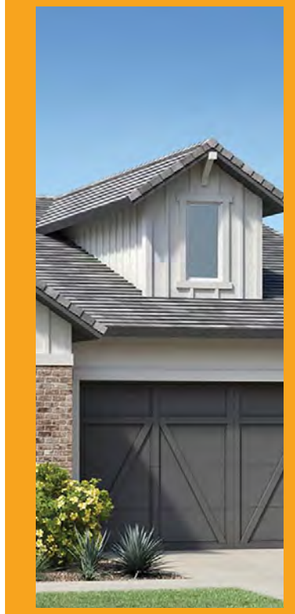
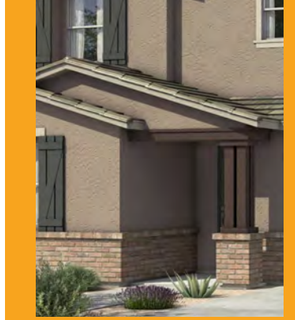
EXHIBIT M.5

RESIDENTIAL ARCHITECTURAL THEMING





RANCH/FARMHOUSE

STYLE ELEMENTS:

- FRONT PORCH
- LOW-PITCHED HIPPED ROOF
- WIDE EAVES & OVERHANGS
- SHUTTERS
- LAP OR BOARD & BATTEN SIDING
- 2 OVER 2 WINDOWS
- MASONRY ACCENTS

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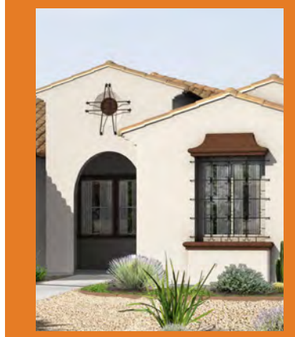

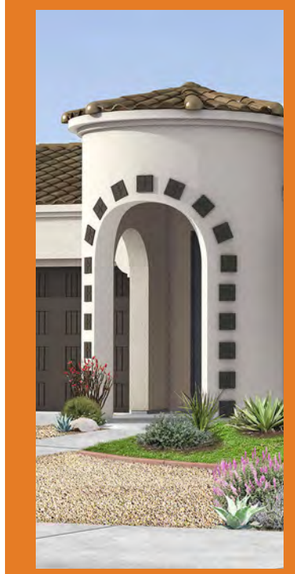

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Planned Area Development

EXHIBIT M.6

RESIDENTIAL ARCHITECTURAL THEMING

SPANISH MISSION

STYLE ELEMENTS:

- HEAVY TIMBER DETAILS
- GABLE W/ ROOF DETAILING
- ARCHED ENTRIES
- STUCCO
- RAFTER TAILS
- CLAY ROOF VENT PIPES
- WROUGHT IRON DETAILS
- TALAVERA TILES

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EXHIBIT M.7

COMMERCIAL / MIXED USE
ARCHITECTURAL THEMING

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Exhibit F

Certificates of Adequate School Facilities

Pendergast Elementary School District
Tolleson Union High School District

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CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for Major PAD Amendment & Phase 2 Pre-Plat Amendment has been submitted to the City of Avondale, Development & Engineering Services Department, for review.

Project: Parkside
Project Manager: Jonathan Bastianelli
Request: Remove commercial & add lots
Acreage/Parcel Size: 141.69 gross/136.72 net
Current Density Allowed: 4.84 du/ac
Density Proposed: 5.23 du/ac
Total number of residential units proposed: 715

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

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

Yes ☒ No ☐

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

_____

_____

_____

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

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

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

If answered yes, please explain below:

_____

_____

_____

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

Date Reviewed: 3/23/21
School District: Pendergast Elem School District
District Superintendent: Dr. Jennifer Cruz
Phone #: 623 772-5000
E-mail: jfimbres@pesd92.org

Signature: _____

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

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CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

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Density Proposed: 5.23 du/ac
Total number of residential units proposed: 715

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

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

Yes ☒ No ☐

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

_____

_____

_____

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

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

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

If answered yes, please explain below:

_____

_____

_____

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

Date Reviewed: **April 16, 2021**
School District: **Tolleson Union High School District #214**
District Superintendent: **Nora Gutierrez**
Phone #: **623-478-4001**
E-mail: **nora.gutierrez@tuhsd.org**

Signature: Nora Gutierrez

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

Exhibit G

Neighborhood Meeting Summary

Parkside – July 27, 2021

Parkside Neighborhood Meeting Notes

Meeting Date: July 27, 2021

Meeting Time: 6:00 pm – 7:00 pm

Location: Zoom Meeting https://avondaleaz.zoom.us/j/95616613052
Meeting ID: 956 1661 3052
One tap mobile – +13462487799,,95616613052# US (Houston)
+16699009128,,95616613052# US (San Jose)

Attendees

- City Of Avondale Division Lead Planner Ken Galica
- Vice Mayor Veronica Malone
- Council Member Patricia Dennis
- Planning Commissioner Larry White
- Planning Commissioner Chris Thompson

Questions

Question by Council Member Patricia Dennis – Did Osborn Road connect to the properties/subdivisions to the west?

- Answer by Jonathan Bastianelli – No it did not.
- Answer by Ken Galica – No it only went about ¼ mile west.

Question by Council Member Patricia Dennis – Does Clarendon Ave connect to the property to the west?

- Answer by Jonathan Bastianelli – Yes it does, Jonathan used the mouse to show the connection path on the site plan.

Question by Council Member Patricia Dennis – What elementary school will the children attend?

- Answer by Ken Galica – Good question the school district is Pendergast, Ken was not sure which school, but his guess would be Garden Lakes Elementary.
- After the meeting Jonathan Bastianelli went to the Pendergast School District web site and it appears that Garden Lakes Elementary is the closest school.
- Council Member Patricia Denis wanted to know because of connectivity for children who would walk to school. She didn't believe it would be Garden Lakes because it is so far away however, she didn't know and would like to know what the safe route would be.
- Answer by Ken Galica – We will have that information when we go to Planning Commission and City Council however, there are no close elementary schools so Ken does not believe there will be children walking to elementary school.

Question by Council Member Patricia Dennis – We had indicated we added .19 acres of open space, is that retention basins or added to parks designated in this project?

- Answer by Jonathan Bastianelli – The added area consists of some additional area along 99th Ave and a north/south open space just west of 99th Ave which is proposed to have a walking path that will connect with multiple walking paths that connect to the main park that has a pool, splash Pad, Pickle Ball, Basketball and several other activities and several smaller parks with workout stations and tot-lots. Jonathan described Parkside contribution of regional path connections by providing a path along the west and south sides of Parkside; these walking paths could connect to the Fulton property south of Parkside and provide a connection to Thomas Road and could connect a west walking path to 107th Ave via the existing path along the south side of the Westwind subdivision west of Parkside.

Question by Council Member Patricia Dennis – Is the Mixed-Use property part of the William Lyon Homes Parkside development.

- Answer by Jonathan Bastianelli – The property was retained by the seller AG/RW Entorno, LLC, it has subsequently been sold ACKA #3 Ltd an investor group out of New York. Liv Communities currently has it under contract and is looking at a gated apartment complex on the western portion of the site and commercial use on the eastern portion of the site. William Lyon Homes has spoken with Liv Communities, we are sharing information, we have not seen a site plan however as soon as one is made available, we will share tit with the City.
- Answer by Ken Galica – Confirmed that the site will be developed separately however, the improvements along 99th Ave and Indian School Rd adjacent to both developments will be completed as part of the Parkside project.
- Answer by Jonathan Bastianelli – Confirmed that the improvements along 99th Ave and Indian School Rd adjacent to both developments will be completed as part of the Parkside project and that there is an agreement between the landowners for the construction of improvements.

Question by Council Member Patricia Dennis – Is our main entrance going to be off I'm assuming 99th Ave?

- Answer by Jonathan Bastianelli – Yes, we will have a connection on Indian School Rd which will have a traffic signal. The signal will be owned and operated by MCDOT. The signal design has been submitted to MCDOT and is in the final stages of approval. There is a second main entrance on 99th Ave, the intersection will be signalized however, it is not warranted until Parkside Phase 2. Lennar has the land across the street under contract, we have been talking to them about shared infrastructure and this traffic signal is part of those talks.

Question by Council Member Patricia Dennis – Will there be any deceleration lanes at the two entrances on Indian School Rd and 99th Ave?

- Answer by Jonathan Bastianelli – Yes there will be one at Indian School Rd and was unsure if there was one at 99th Ave.
- Answer by Ken Galica – Confirmed that there is a deceleration lane at the 99th Ave entrance.

Question Vice Mayor Veronica Malone – Will we need to have a "T" type signal design at the entrance off of 99th Ave, will we need traffic counts, or is a portion of it Phoenix jurisdiction and would Avondale need to work with Phoenix?

- Answer by Ken Galica – The land west of 99th Ave is in the City of Phoenix. The signal will not be warranted until Parkside Phase 2. Avondale anticipates that the development in phoenix will also have an intersection at the same location and a 4-way traffic signal is anticipated. The warrants of the signal need are included in the Parkside traffic impact analysis. Avondale anticipates when the Phoenix property develops the signal will be warranted.

Question Vice Mayor Veronica Malone – Do we know the status of the development in Phoenix?

- Answer by Jonathan Bastianelli – Noted that he had attended an informational presentation two weeks ago and that he believed that a formal presentation would be made in about a month. Jonathan will reach out to Lennar to get a schedule. Jonathan noted that he thought they were a 1-year to 1.5-years out from turning dirt.

Question Vice Mayor Veronica Malone – When would we be fully developed on this property where we would have an amount of traffic that would require the signal?

- Answer by Jonathan Bastianelli – Sometime around the beginning of 2026 Phase 2 should be coming online at which point the traffic signal would be warranted. In addition, we have been speaking with Lennar to about this traffic signal to see if we can build it together to save time, impact to the community and save money.

Question Planning Commissioner Larry White – If the development in phoenix had a traffic demand that warranted the traffic signal before Parkside Phase 2 the signal would be installed earlier, correct?

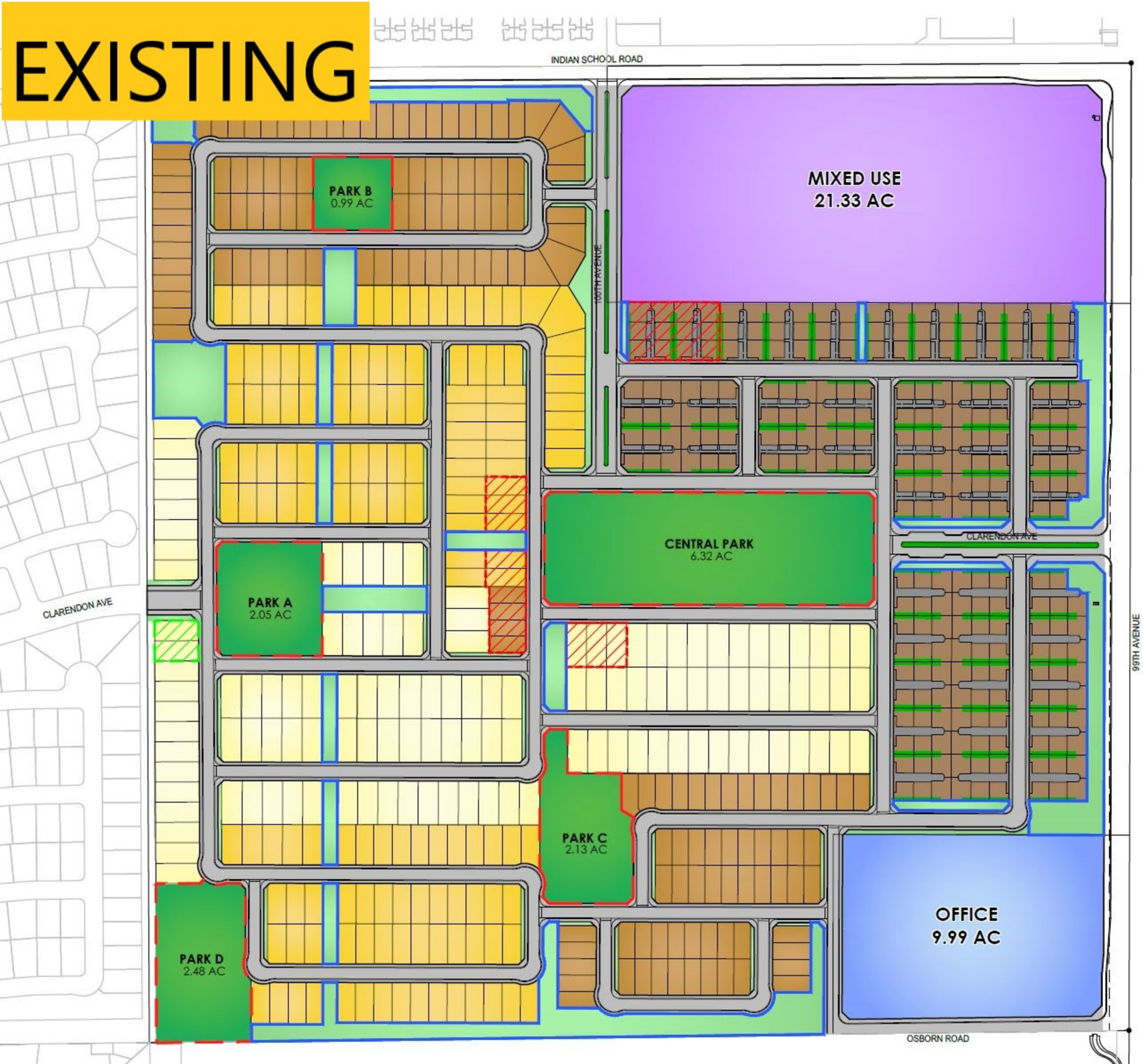
- Answer by Ken Galica – Correct, if the signal is warranted Avondale will work with Phoenix to get the entire signal installed.
- Answer by Jonathan Bastianelli – Correct, we will also continue to work with Lennar and the Cities to install the entire signal at once, It doesn't make sense to have Lennar install ½ a signal then we come in and install the other half. We will also be installing conduits under our improvements along 99th Ave for the future signal.

Exhibit H

Approved (2019) Development Plan

Parkside

EXISTING



Parkside Village

Planned Area Development

EXHIBIT E

MASTER DEVELOPMENT PLAN

USE	GROSS AREA	NET AREA	PERCENTAGE (GROSS AC)	DENSITY (NET AC)	UNITS
MIXED USE (MU)	21.33 AC	18.41 AC	13.1%		
OFFICE (O)	9.99 AC	9.08 AC	6.1%		
SINGLE FAMILY RESIDENTIAL (SFR)	131.70 AC	127.64 AC	80.8%	5.19 DU/AC	662
TOTAL	163.02 AC	155.13 AC	100.0%		
OPEN SPACE/LANDSCAPING	24.28 AC		18.4%		
PARKS ACTIVE OPEN SPACE	13.98 AC 10.30 AC				
ADDITIONAL LANDSCAPE AREA	2.13 AC		1.6%		
TOTAL OPEN SPACE/LANDSCAPING	26.55 AC		20.0%		

RESIDENTIAL	UNITS	PERCENTAGE
VILLA'S	247 D.U.	37.3%
45'X100'	148 D.U.	22.4%
50'X110'	145 D.U.	21.9%
55'X120'	122 D.U.	18.4%
TOTAL	662 D.U.	100.00%

POSSIBLE SEWER LIFT STATION LOCATION IF NEEDED

MODEL COMPLEX

AVONDALE, AZ.
02/21/19
18002942
ENTOMO

0 150' 300'
SCALE: 1" = 300'-0"

RVi

For illustrative purposes only. Subject to change without notice.

Exhibit I

Proposed (2021) Development Plan

Parkside

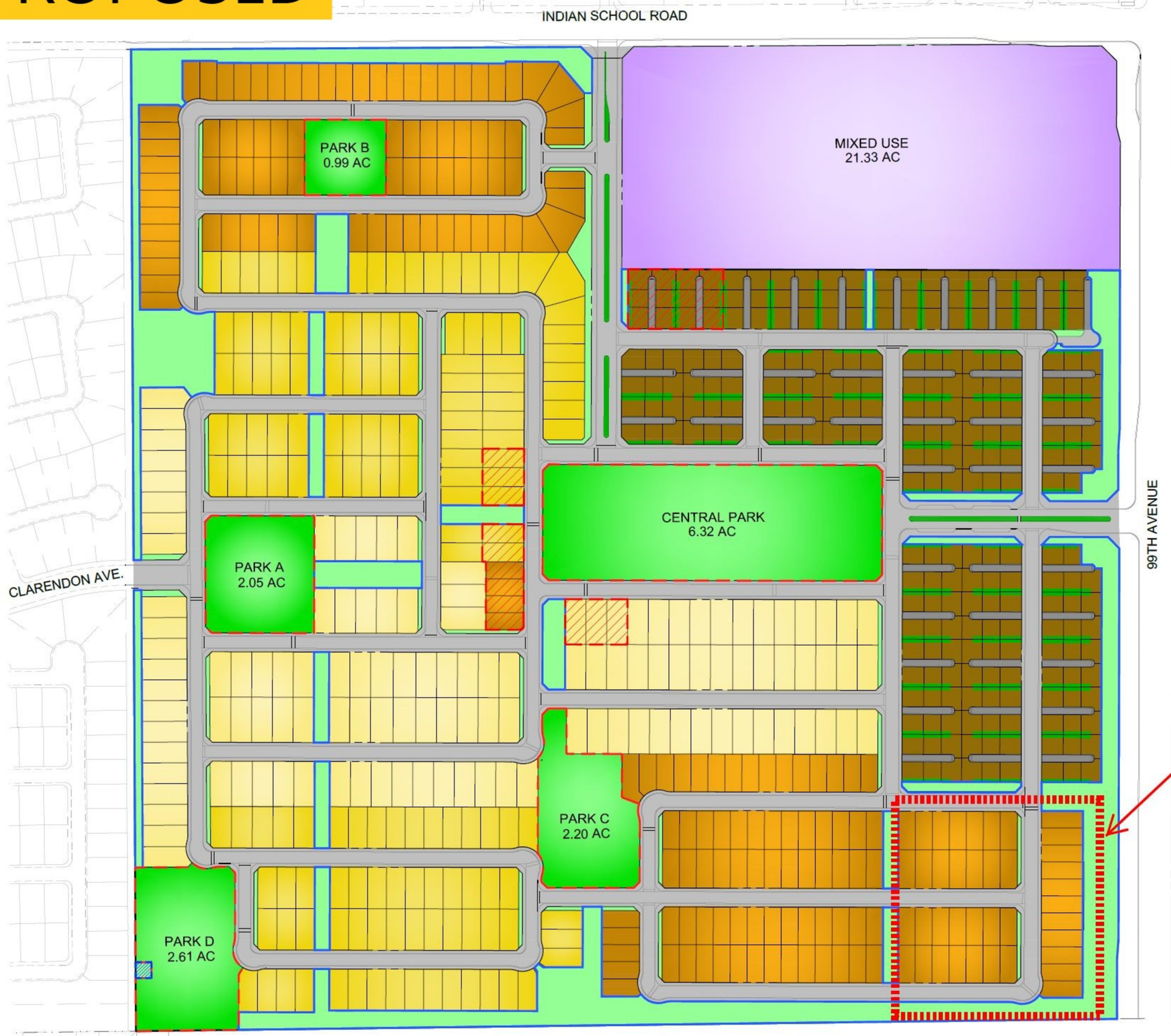
PROPOSED

PARKSIDE

Planned Area Development

EXHIBIT E

MASTER DEVELOPMENT PLAN



USE	GROSS AREA	NET AREA	PERCENTAGE (GROSS AC)	DENSITY (NET AC)	UNITS
MIXED USE (MU)	21.33 AC	18.43 AC	13.1%		
SINGLE FAMILY RESIDENTIAL (SFR)	141.68 AC	136.74 AC	86.9%	5.24 DU/AC	716
TOTAL	163.02 AC	155.17 AC	100.0%		716
OPEN SPACE/LANDSCAPING	27.68 AC		20.2%		
PARKS ACTIVE OPEN SPACE	14.17 AC 13.51 AC				
ADDITIONAL LANDSCAPE AREA	1.61 AC		1.2%		
TOTAL OPEN SPACE/LANDSCAPING	29.29 AC		21.4%		

RESIDENTIAL	UNITS	PERCENTAGE
VILLA'S	247 D.U.	34.5%
45'X100'	199 D.U.	27.8%
50'X110'	148 D.U.	20.7%
55'X120'	122 D.U.	17.0%
TOTAL	716 D.U.	100.00%

SEWER LIFT STATION LOCATION

MODEL COMPLEX

Item Number: 5.e.

AGENDA ITEM REPORT

SUBJECT: Avondale Commons - Freeway Corridor Specific Plan (FCSP) Amendment - Application PL-21-0204

MEETING DATE: 8/18/2021

TO: Planning Commission

FROM: Ken Galica, Division Lead Planner

THROUGH: Brian Craig, Planning Manager

PURPOSE:
Planning Commission will hold a public hearing and consider a City-initiated request for a Freeway Corridor Specific Plan (FCSP) Amendment to increase the maximum allowed building height on approximately 25.23 acres located at the northwest corner of Avondale Boulevard and McDowell Road. Approval of the request will increase the maximum height allowed on the subject property by one (1) story, allowing for buildings with a maximum of four (4) stories to be developed on the site. A request to rezone the property to Avondale Commons Planned Area Development (PAD) will be considered separately; the proposed Avondale Commons PAD will facilitate development of the property in accordance with a mixed-use plan consisting of a 4-story, 324-unit multi-family residential complex and supportive commercial, retail, hospitality, and office uses. The Commission will take appropriate action.

BACKGROUND:
The 25.23 gross acre (22.60 net acre) subject property (Exhibits A and B) is located at the northwest corner of Avondale Boulevard and McDowell Road.

The property was annexed into the City in February 2006 and rezoned from Agricultural (AG) to Avondale Marketplace Planned Area Development (PAD) in March 2006. The Avondale Marketplace PAD allowed for a horizontally integrated mixed-use development including retail, office, mini-storage, and high-density residential uses. Development of Avondale Marketplace did not occur and following expiration of the Avondale Marketplace PAD, the property's zoning was reverted to Agricultural in June 2011. The property, which is undeveloped, remains zoned AG and is used for agricultural/farming purposes.

The property is designated by the General Plan 2030 Land Use Map as Mixed Use. The Mixed Use designation encourages innovatively designed developments reflective of a village concept, where residents can live, work, and recreate within the same development or close by. Development in this category requires proportionate ratios of residential and non-residential uses.

The subject property is also located within the boundaries of the Freeway Corridor Specific Plan (FCSP). The FCSP guides the physical form for development of properties within the freeway corridor, including the establishment of maximum building heights. The FCSP presently limits building height on the site to a maximum of three (3) stories; approval of the proposed FCSP Amendment will increase the maximum building height by one (1) additional story, allowing for four (4) story buildings on the subject property.
An application to rezone the property to Avondale Commons Planned Area Development (PAD) will be

considered separately on this same agenda. The proposed Avondale Commons PAD will facilitate development of the subject property with a horizontally integrated mixed-use development consisting of a 4-story, 324-unit multi-family residential complex on 12.5 net acres and supportive commercial, retail, hospitality, and office uses on 10.1 net acres. Approval of the proposed Freeway Corridor Specific Plan Amendment, allowing for four (4) story buildings on the subject property, is required before the rezoning request can be approved.

The existing uses and zoning of surrounding properties include:

NORTH: The majority of property north of the subject site is undeveloped, zoned Agricultural (AG), and currently in in agricultural farming use. A single-family residence located in Maricopa County, zoned Rural-43, is located north of the property's northeast corner.

EAST OF AVONDALE BOULEVARD: The Southwest Valley Specialty Care Center for Phoenix Children's Hospital, zoned Phoenix Children's Hospital Planned Area Development (PAD). The initial phase of the planned development, an urgent care clinic, is operating on the site. Future planned phases include an emergency care facility, medical offices, and a 48-bed inpatient pediatric hospital.

SOUTH OF MCDOWELL ROAD: Undeveloped property currently in agricultural farming use, zoned Crystal Springs Planned Area Development (PAD). The approved Crystal Springs PAD allows for development of the site in accordance with the City's Community Commercial (C-2) district standards and uses.

WEST: Undeveloped property zoned Agricultural (AG), currently in agricultural farming use. A large Salt River Project (SRP) electrical substation is located to the northwest of the property.

SUMMARY OF REQUEST:
Overland Development is seeking to develop the 25.23 gross acre (22.60 net acre) subject property with a horizontally integrated mixed-use project consisting of a 4-story, 324-unit multi-family residential complex on 12.5 net acres and supportive commercial, retail, hospitality, and office uses on 10.1 net acres. As previously noted, the FCSP currently limits heights on the subject site to a maximum of three (3) stories. To accommodate the proposed mixed use development featuring buildings up to four (4) stories in height, an FCSP Amendment is required. The proposed Amendment, which applies only to the subject site, will revise the FCSP's Maximum Height Map (Exhibit E) to allow for four (4) story buildings on the property; undeveloped properties to the north and east will remain limited to a maximum of three (3) stories in height due to their proximity to existing single-family residential uses north of Palm Lane and west of 119th Avenue.

This proposed FCSP Amendment is the first step towards development of the property. As indicated in the preceding section, a separate application to rezone the property to Planned Area Development (PAD) will be considered separately. Additional details on the proposed Avondale Commons development, including a proposed site layout and building elevations, can be found within the staff report for the companion rezoning request.

PUBLIC PARTICIPATION:
Two (2) Neighborhood Meetings, the first on Thursday, July 15th at 6:00 P.M. and the second on Monday, July 26th at 6:00 P.M. were held to discuss the proposals with neighboring property owners and other interested parties. Due to the ongoing Covid-19 pandemic, both meetings were held virtually via Zoom. All notices of the meetings, including mailings to owners within 1,000 feet of the site, public hearing notice signs on the property, and display ads in the Arizona Republic, were completed in at least fifteen days prior to the meetings as required. In addition to City Staff and the applicant's team, two (2) Councilmembers, one (1) Planning Commissioner, and four (4) residents attended the virtual meetings. Discussion and questions included:

- **Is a driveway entrance proposed at the northeast corner of the site?** The applicant confirmed that an entrance was proposed at that location, designed to align with the existing driveway entrance to Phoenix Children's Hospital east of Avondale Boulevard.

- **Will traffic signals be provided at entrances into the development?** The applicant noted and Staff confirmed that a signal was planned at the project's primary entrance from McDowell Road; neither entrance to the site from Avondale Boulevard would be signalized.

- **How many entrances to the site from McDowell Road were proposed?** The Applicant responded that there were three (3) entrances proposed and denoted those locations on a slide of the project site plan.

- **Would a pedestrian crossing across Avondale Boulevard to Phoenix Children's Hospital be provided (other than at the intersection)?** Staff noted that a signalized pedestrian crosswalk will be provided at the intersection of McDowell Road and Avondale Boulevard which is only about 350 feet from the property's north/south midpoint. Staff indicated that the City could look into an additional pedestrian crosswalk to the north of the intersection, but mid-block crossings close to signal locations are typically not recommended for reasons related to pedestrian safety.

- **Would deceleration lanes be provided at project entrances?** The applicant and Staff confirmed that deceleration lanes would be provided at the primary project entrances.

- **How many stories would the proposed development have?** Staff indicated that the proposed PAD allows for a maximum of four (4) stories. The conceptual site plan shows four (4) story residential buildings on the western half of the site and a potential four (4) story hotel on the eastern half. The applicant noted that a buffer is provided to ensure that the potential hotel will be setback from the adjacent residential property by a greater distance than required by standard commercial zoning.

- **If a hospital is developed in the commercial area (as noted as a possibility by the applicant), how tall would the hospital be?** The applicant responded that the hospital user that the developer was in contact with would need a building no taller than two (2) stories, but more than likely, it would be a single-story facility.

- **Has the lease with the farmer who has been farming the site been terminated?** The developer indicated they are working with the farmer on terminating the lease.

- **Is the City doing anything to mitigate potential effects of pollution and heat island effect from new development?** Staff responded that the City is combatting pollution and heat island effect through a variety of aspects of site design, including through provision of open space and shade trees, encouragement of soft surfaces and permeable pavement, and other low impact development engineering and building principles. Staff also noted that the City has a staff member that is dedicated to sustainability initiatives.

- **What was the City Planning for the rest of the McDowell Road corridor?** Staff noted that specific uses and development type vary depending on location, but in the corridor as a whole, medical (office/hospital), corporate office, retail/restaurant/hospitality, and residential (single-family and multi-family) uses are expected.

- **What type of development is expected on the vacant land north and west of the subject property?** Staff noted that at this point, with no proposals submitted to the City, it could still be a number of things. The use that would seem to make the most sense would be residential, stepping down in density from the proposed multi-family to the existing single-family.

- **How is retention accommodated on the site?** The applicant noted that stormwater retention will be accommodated in both landscaped basins and underground storage tanks.

- **What is the time frame for development of adjacent properties to the north and west of this site?** Staff and the applicant both indicated that no time frame for development of those sites was known. Both adjacent properties are zoned Agricultural (AG) and would require rezoning prior to development.

- **What will be constructed along the property's northern boundary?** The applicant stated that a decorative perimeter wall and landscaped area would be provided. Staff noted that the City's four-sided architectural requirements will ensure that the back of any building facing north will be attractive.

- **How will the City ensure that both commercial and residential uses are constructed and not just one component or the other?** Staff indicated that a stipulation would be provided requiring the developer to construct a portion of the commercial area before the residential area could be fully built out.

- **Would the apartment complex have a clubhouse?** The applicant stated that it would have a clubhouse and multiple other amenities, indicating the locations of each on a site plan.

Three (3) comments pertaining to the proposal were posted on the City's aVOICE/Polco digital forum, as follows:

- "Build it, and build it soon. The market has never been better for such type of developments, and I am awful tired of the farmland that never sells for one reason or another."

- "Where are you getting all the water to support this many multi-family units? Also where are you getting the money for all these new students to pay for more schools and teachers? Why are we destroying all the farmland that was one of the reasons many of us moved to Avondale and how does this help are (sic) town's carbon footprint when we take CO2 removing crops and replace them with CO2 generating people and cars? STOP THE UNCONTROLLED DEVEOPMENT NOW!!!!."

- "Please make sure healthy food options are installed as well. The area doesn't need anymore (sic) coffee shops, fast food or storage facilities. Thank you so much."

In addition, Staff received an email (Exhibit H) from a resident who initially voiced concerns with the proposed development. Upon receiving Staff's response, the resident indicated he no longer had concerns with the proposal. No additional public comments have been received to date.

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

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:
The property is located in the service areas of the Pendergast Elementary School District (PESD) and the Tolleson Union High School District (TUHSD).

Elementary aged students living in Avondale Commons will attend Canyon Breeze Elementary School located west of the southwest corner of Avondale Boulevard and Encanto Boulevard. High school aged students will attend West Point High School, located at the northwest corner of Avondale Boulevard and Encanto Boulevard.

Both PESD and TUHSD have provided the City with Certificates of Adequate School Facilities (Exhibit G) stating that each district has adequate capacity to accommodate the anticipated enrollment from the proposed Avondale Commons development.

ANALYSIS:
The requested FCSP Amendment, increasing the maximum building height on the subject property by one additional story (to allow heights of up to four (4) stories), will facilitate development of the site with the horizontally integrated Avondale Commons mixed use development. The proposed development furthers

several City goals and objectives, most notably:

- General Plan 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*." The proposed project would be the first multi-family residential development in Avondale to offer four-story, elevator served buildings with unit access provided from interior hallways accessed from common lobbies.

- General Plan Land Use Element Goal #3: "*Provide a strong balance of high quality residential, employment, recreation, and educational land.*" The proposed amendment will facilitate development of a horizontally integrated mixed use development that will feature residential, office, and retail components.

Staff believes that the additional height will not adversely impact adjacent properties. The subject site is surrounded by undeveloped land on the north and west, with the exception of one (1) existing single-family residence located north of the site's northeast corner. Per the conceptual site plan contained within the accompanying Avondale Commons PAD, all four-story residential buildings are located on the western half of the site, minimizing the impact of those buildings on the existing residential property. In regard to the commercial portions of the site, building height is expected to be limited to two (2) stories with the exception of a potential hotel adjacent to Avondale Boulevard which may be up to four (4) stories. To mitigate the impacts of the potential hotel on the existing residence, the PAD incorporates additional measures including provision of a landscape buffer along the property's northern edge and incorporation of a substantial building setback adjacent to the residence's south property line. By design, the request does not extend to adjacent undeveloped land to the north and west which are more proximate to developed single-family residential properties.

DISCUSSION:
Staff recommends approval of the proposed Freeway Corridor Specific Plan Amendment for the reasons noted above.

STRATEGIC PLAN:
STRATEGIC OUTCOME: Creative and Sustainable Community Development

- STRATEGY: Develop diverse housing options, to include workforce housing

STRATEGIC OUTCOME: Creative and Sustainable Community Development

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

BUDGET IMPACT:
No budget impacts.

RECOMMENDATION:
The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-21-0204 Avondale Commons, a request for a Freeway Corridor Specific Plan Amendment increasing the maximum allowable height on 25.23 gross acres at the northwest corner of Avondale Boulevard and McDowell Road to four (4) stories.

PROPOSED MOTION:
I move that Planning Commission recommend **APPROVAL** of Application PL-21-0204 Avondale Commons, a request for a Freeway Corridor Specific Plan Amendment increasing the maximum allowable height on 25.23 gross acres at the northwest corner of Avondale Boulevard and McDowell Road to four (4) stories.

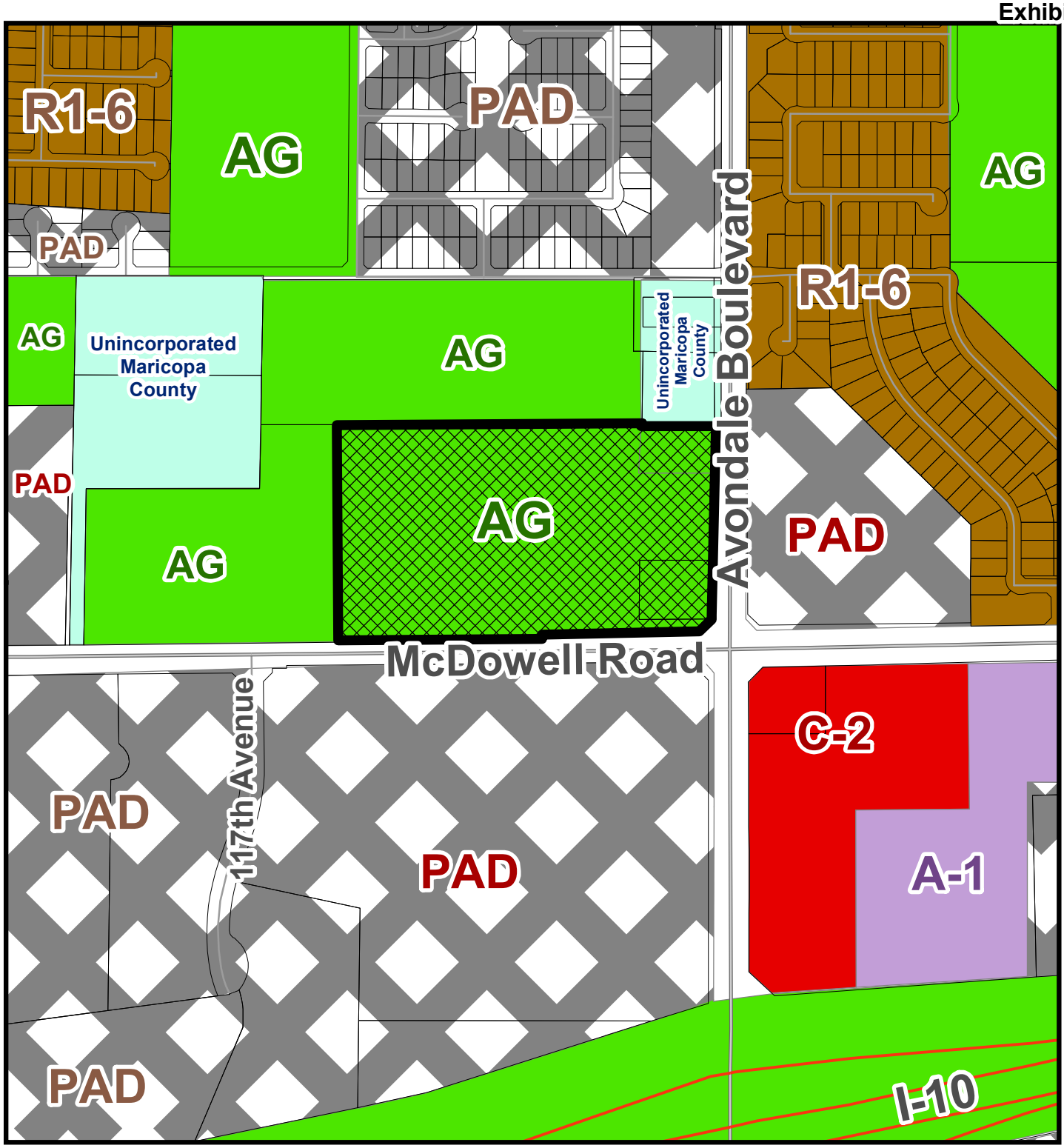
Exhibit A

Aerial Photograph

Avondale

Subject Property

Exhibit B

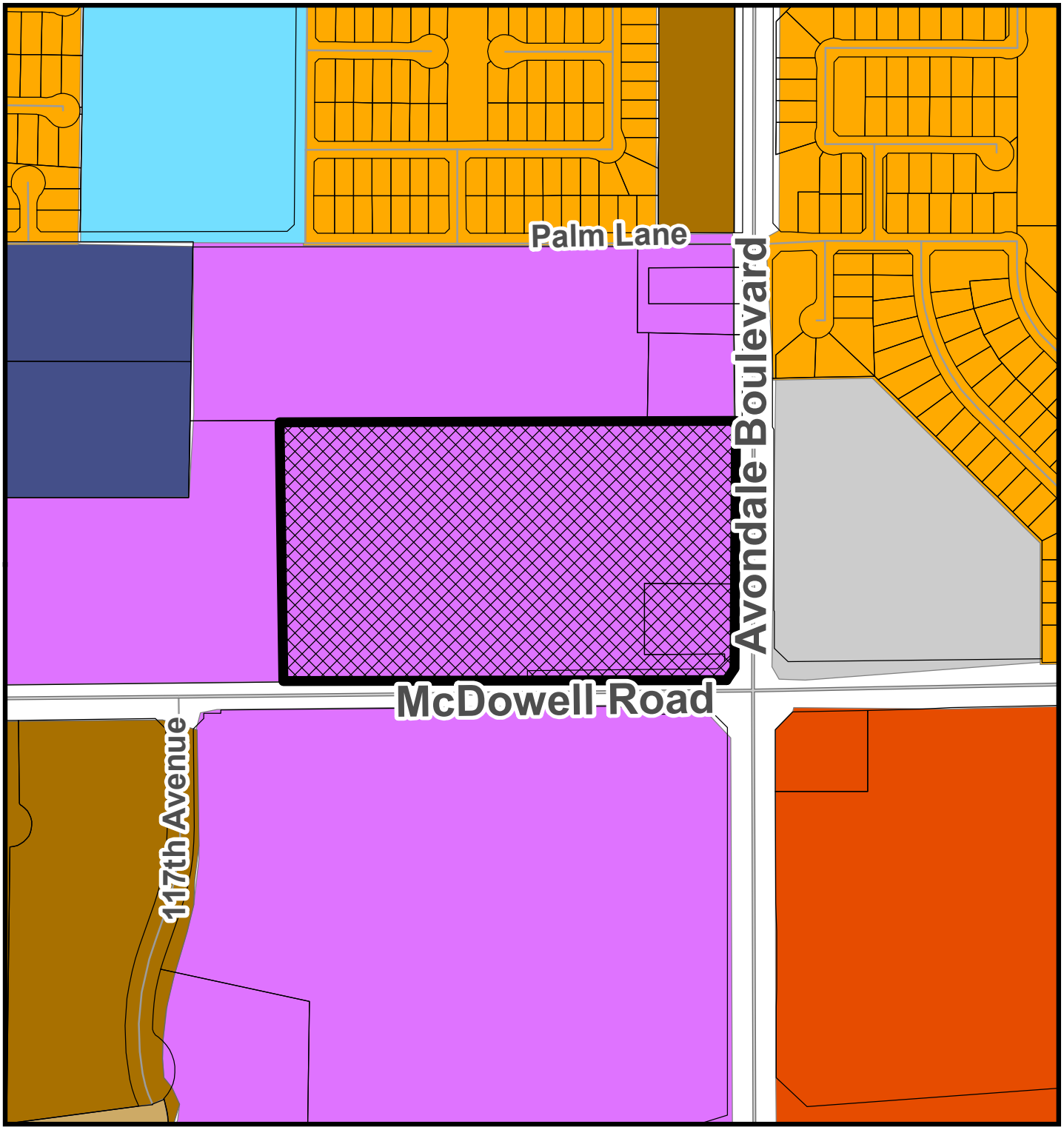


Zoning Vicinity Map

Avondale

Subject Property

Exhibit C



General Plan Land Use

- Mixed Use
- Freeway Commercial
- Office/Professional
- Public/Civic
- Medium Density Residential
- Medium/High Density Residential
- High Density Residential
- Education

Avondale

Subject Property

SUMMARY OF RELATED FACTS

APPLICATIONS PL-21-0072 AND PL-21-0204

THE PROPERTY	
PROPERTY SIZE	Approximately 25.23 gross acres
LOCATION	Northwest corner of Avondale Boulevard and McDowell Road
EXISTING LAND USE	The subject property is undeveloped and is in agricultural/farming use.
EXISTING ZONING	Agricultural (AG)
ZONING HISTORY	The subject property was annexed in February 2006 and rezoned from Agricultural (AG) to Avondale Marketplace Planned Area Development (PAD) in March 2006. The Avondale Marketplace PAD allowed for a horizontally integrated mixed-use development including retail, office, mini-storage, and high-density residential uses. Due to lack of development, the PAD expired and the property's zoning was reverted to AG in June 2011.

SURROUNDING ZONING AND LAND USE	
NORTH	The majority of property north of the subject site is undeveloped, zoned Agricultural (AG), and currently in in agricultural farming use. A single-family residence located in Maricopa County, zoned Rural-43, is located north of the property's northeast corner.
EAST OF AVONDALE BOULEVARD	The Southwest Valley Specialty Care Center for Phoenix Children's Hospital, zoned Phoenix Children's Hospital Planned Area Development (PAD). The initial phase of the planned development, an urgent care clinic, is operating on the site. Future planned phases include an emergency care facility, medical offices, and a 48-bed inpatient pediatric hospital.
SOUTH OF MCDOWELL ROAD	Undeveloped property currently in agricultural farming use, zoned Crystal Springs Planned Area Development (PAD). The approved Crystal Springs PAD allows for development of the site in accordance with the City's Community Commercial (C-2) district standards and uses.
WEST	Undeveloped property zoned Agricultural (AG), currently in agricultural farming use. A large Salt River Project (SRP) electrical substation is located to the northwest of the property.

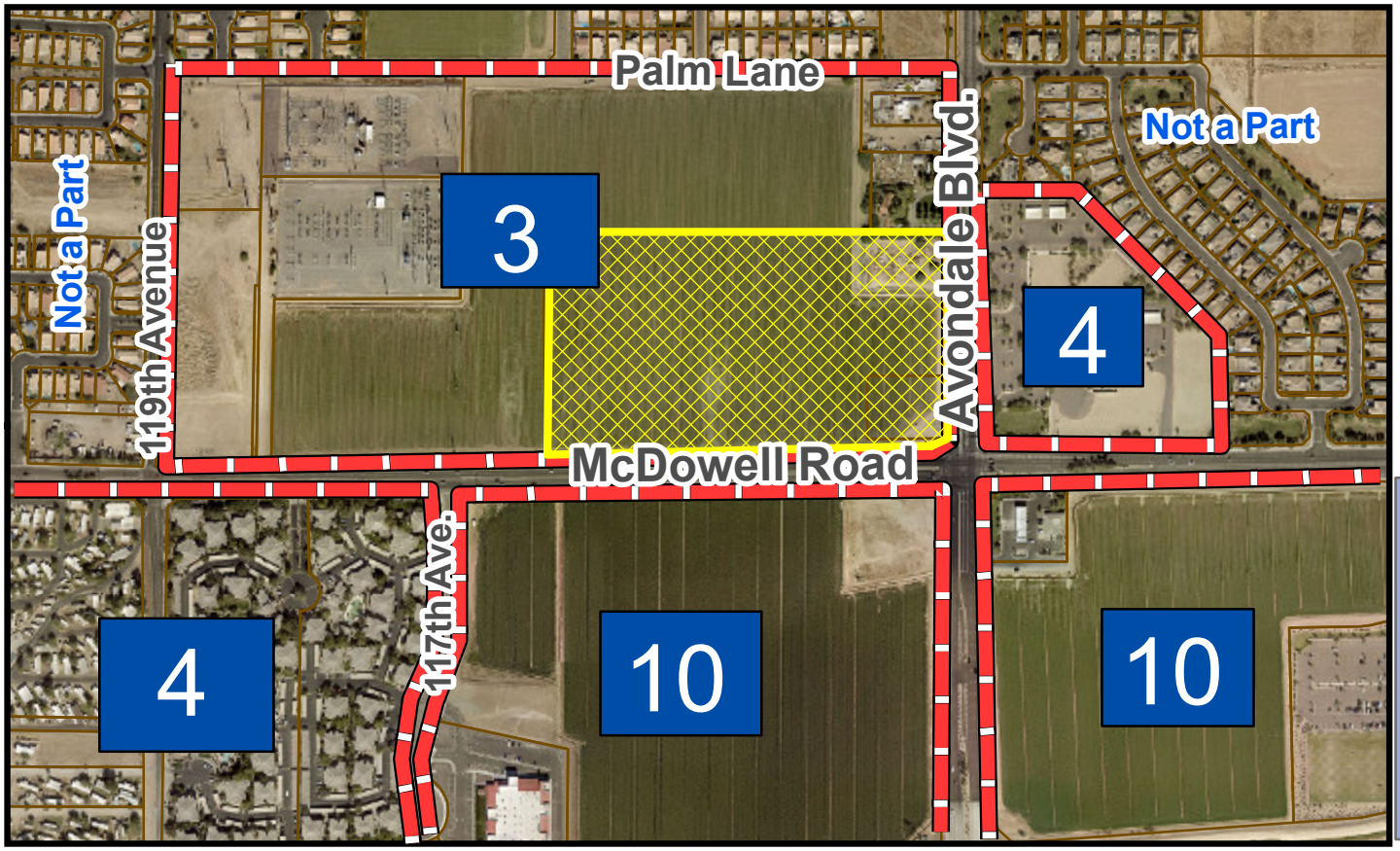
GENERAL PLAN
The property is presently designated by the General Plan 2030 Land Use Map as Mixed Use. The Mixed Use designation encourages innovatively designed developments reflective of a village concept, where residents can live, work, and recreate within the same development or close by. Development in this category requires proportionate ratios of residential and non-residential uses. The property is also within the boundaries of the Freeway Corridor Specific Plan (FCSP) which provides additional guidance on the physical form for development of the property. The FCSP presently limits building height on the site to maximum of three (3) stories; approval of the proposed FCSP Amendment will increase the maximum building height by one (1) additional story, allowing for four (4) story buildings on the subject property.

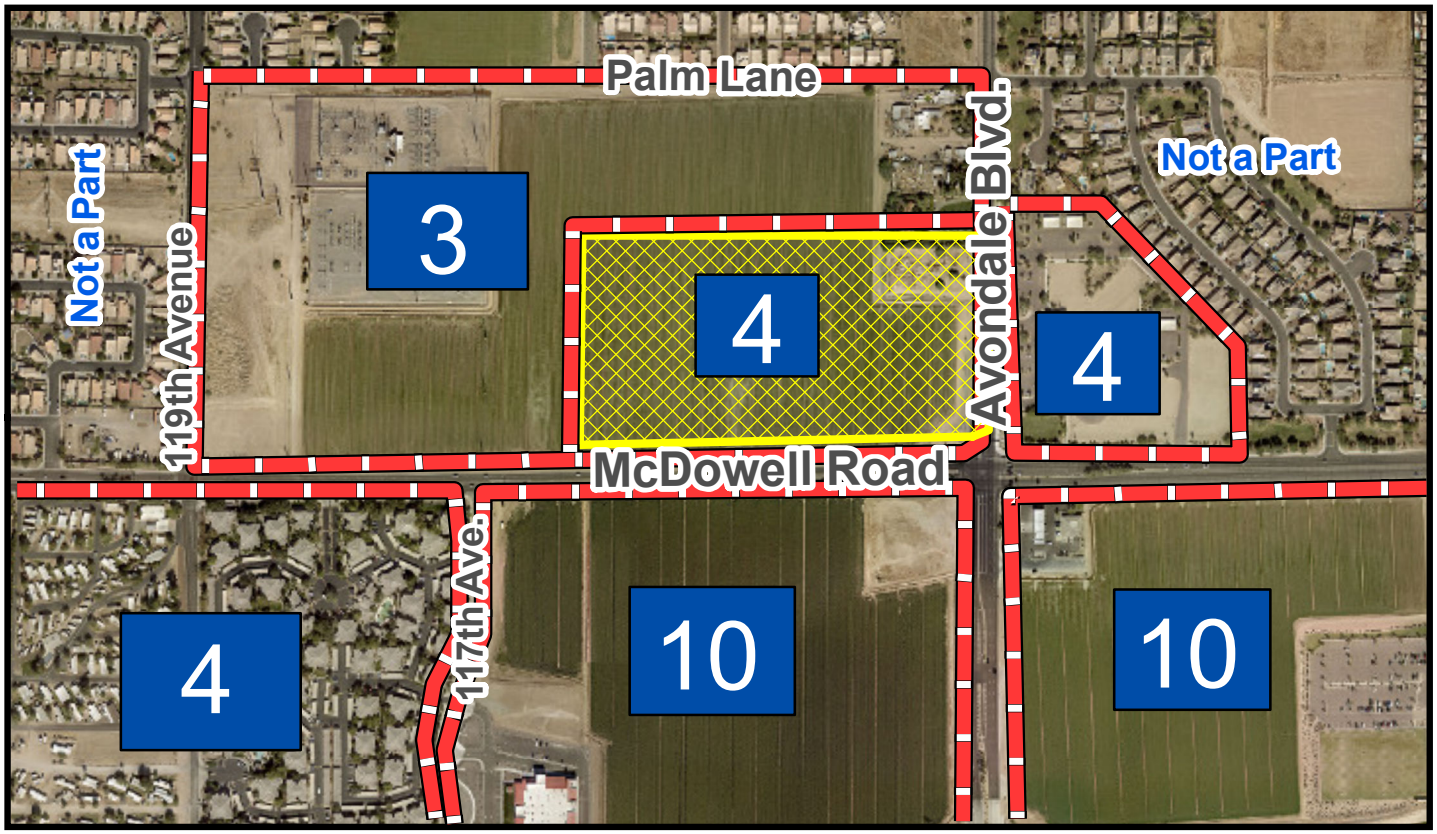
PUBLIC SCHOOLS	
SCHOOL DISTRICT(S)	Pendergast Elementary School District Tolleson Union High School District
ELEMENTARY SCHOOL	Canyon Breeze Elementary School, located on Encanto Boulevard west of Avondale Boulevard
HIGH SCHOOL	West Point High School, located at the northwest corner of Avondale Boulevard and Encanto Boulevard

ADJACENT STREETS	
Avondale Boulevard	
Classification	Minor Arterial
Existing half street right-of-way	58 to 62 feet (varies by location)
Standard half street right-of-way	50 feet with additional right-of-way at locations of turn/deceleration lanes and bus bays.
Existing half street improvements	One (1) travel lane widening to two (2) lanes approaching McDowell Boulevard
Standard half street improvements	Two (2) travel lanes, deceleration or right turn lanes as needed, half center turn lane, curb, gutter, detached sidewalk, streetlights, and landscaping.
McDowell Road	
Classification	Minor Arterial
Existing half street right-of-way	40 to 65 feet (varies by location)
Standard half street right-of-way	50 feet with additional right-of-way at locations of turn/deceleration lanes and bus bays.
Existing half street improvements	Two (2) travel lanes
Standard half street improvements	Two (2) travel lanes, deceleration or right turn lanes as needed, half center turn lane, bike lane, curb, gutter, detached sidewalk, streetlights, and median.

UTILITIES
Water service will be provided via a new 16-inch line to be installed by the developer, replacing an existing 12-inch line in McDowell Road. Sewer service will be provided to the property via a new line to be installed by the developer in McDowell Road, tying into an existing discharge line. SRP provides electrical service in this portion of Avondale.

Exhibit E





Freeway Corridor Specific Plan

Maximum Building Heights (in Stories)

Subject Property

Avondale

Exhibit F

Neighborhood Meeting Summaries

Avondale Commons Rezoning – July 15, 2021

FCSP Height Amendment – July 26, 2021

TIFFANY & BOSCO P.A.

July 20, 2021

Ken Galica, Division Lead Planner
City of Avondale
Development and Engineering Services
11465 W Civic Center Drive
Avondale, AZ 85323

RE: PL-21-0072 Avondale Commons PAD Rezoning Application- July 15th, 2021 Neighborhood Meeting Summary

Dear Mr. Galica:

The purpose of this letter is to inform you that our firm held a neighborhood meeting for the Avondale Commons Rezoning application (*Case number: PL-21-0072)* for the approximately 22.6 acre site located on the northwest corner of Avondale Boulevard and McDowell Road (the "Property"). The meeting was held on Thursday, July 15th, 2021 from 6:00pm–7:00pm via Zoom Teleconference (as scheduled by the City of Avondale).

The neighborhood meeting was hosted by Shaine T. Alleman of Tiffany & Bosco, Michael Holman of Overland Development, and Jackson Ferguson of FFKR to review the proposed applications and answer questions regarding the project.

The following individuals attended from the public:

- Vice Mayor Veronica Malone, City of Avondale
- Ken Galica, City of Avondale, Division Lead Planner
- Brian Craig, City of Avondale, Planning Manager
- Commissioner Larry White, City of Avondale
- Jo Ann Martinez, Avondale Resident
- Sally Hineman, Avondale Resident

Mr. Alleman began the neighborhood meeting by presenting an overview of the project including reviewing the development process and timing, the conceptual site plan, and conceptual elevations and renderings. The remainder of the meeting was open for discussions and questions from the public. The following is summary of that discussion.

Driveway Locations and Related Signal Lights:

- Commissioner Larry White raised a question about whether there was a driveway entrance at the northeast corner of the Property. Mr. Alleman confirmed that there is an entrance at the northeast corner of the development

Camelback Esplanade II, Seventh Floor
2525 East Camelback Road
Phoenix, Arizona 85016-4229
602.255.6000 PHONE
602.255.0103 FAX

and explained that this entrance is aligned with the Phoenix Children's Hospital to the east of the Property.

- Sally Hineman asked for clarification on whether or not there would be signal lights on either the south McDowell portion or the Avondale Boulevard portion? Mr. Alleman explained that there is a median on Avondale Boulevard so there will be no opportunity for signal light on this right-of-way. He explained that there is a proposed signal light on most east driveway on McDowell Road, but that the other two driveways to the West will not include signal lights. Mr. Galica further confirmed this information.
- Commissioner Larry White requested clarification on the number and locations of the entrances on McDowell Road. Mr. Alleman confirmed that there were three entrances on McDowell Road and confirmed their locations.
- Vice Mayor Veronica Malone asked if where the hospital is, will there be a entry in the north area? Mr. Alleman confirmed that there would be a driveway at the northeast corner of the Property.

Other General Questions:

- Resident Sally Hineman asked about the rendering on the first slide of the presentation. If a photographer were to have taken this photo, where would that photographer be standing? Mr. Alleman: The photographer would be standing on McDowell Road. Shaine then references the Site Plan and displays the Site Plan with a direct reference to the question.
- Vice Mayor Malone asked if there are plans to have a landing pad for those who are wanting to cross on Avondale Boulevard if they are not wanting to walk down to McDowell Road to use the crossing lanes to cross over to the Children's Hospital or any other business on the other side of Avondale Boulevard? Mr. Galica: The City can look into this, however, the City doesn't typically support mid-block pedestrian crossings as they are often unsafe to the pedestrian unless a signal is provided. Mr. Galica confirmed that the east/west crosswalk at the Avondale Blvd. and McDowell Road intersection had sufficient access and the distance was not too great for pedestrians to access.
- Resident Sally Hineman asked if the hospital was only going to be one or two stories. Mr. Alleman: If the potential hospital user ended up developing at this location, it is likely it will be one story, but would be a maximum of two stories.
- Resident Sally Hineman asked if the properties residential units would be for rent or to own. Mr. Alleman: The units will be rentals.
- Resident Jo Ann Martinez was curious about the shading on the Property and whether there would be enough of it so that the area can be walkable by

residents of the Property. Shading on the Property will follow the City standards, as required. Mr. Galica clarified that locations and details will be required as part of the Site Plan phase.

- Resident Sally Hineman asked if MK Farms' lease has been terminated or not. Mr. Holman explained that they have officially assumed the lease and are working with them to end it.
- Resident Sally Hineman also asked if the City is doing anything to mitigate the potential effects of pollution and such that has happened to downtown Phoenix with the heat island effect. Mr. Galica clarified that they are combating that with many different aspects of site design including through provision of open space and shade trees to reduce temperatures on the site. Mr. Brian Craig explained that there is City staff dedicated to addressing this.
- Resident Jo Ann Martinez asked about what uses the City is planning for this area and if there will be more medical or residential. Mr. Galica clarified this question by saying that the McDowell Road corridor will accommodate a variety of residential, retail and medical business's as allowed by the Avondale General Plan.
- Commissioner Larry White asked about water retention with it being monsoon season. Mr. Alleman explained that the water would be retained on the site by underground retention.

If there are any further questions regarding the neighborhood meeting, you may reach me at 602-452-2712 or sta@tblaw.com.

Sincerely,

Shaine T. Alleman

TIFFANY & BOSCO P.A.

July 29, 2021

Ken Galica, Division Lead Planner
City of Avondale
Development and Engineering Services
11465 W Civic Center Drive
Avondale, AZ 85323

RE: PL-21-0204 Freeway Corridor Specific Plan Amendment
July 26th, 2021Neighborhood Meeting Summary

Dear Mr. Galica:

The purpose of this letter is to summarize, at your request, a neighborhood meeting held by the City of Avondale for purposes of meeting with the public to review and discuss the City-initiated Freeway Corridor Specific Plan (FCSP) Amendment (*Case number: PL-21-0204).* Since Overland Development's Avondale Commons PAD application (*Case number: PL-21-0072*) is at the center of the FCSP Amendment, Overland participated in the neighborhood meeting and presented its proposed plans for development.

The meeting was held on Monday, July 26, 2021 from 6:00pm–7:15pm via Zoom Teleconference (as scheduled by the City of Avondale).

The neighborhood meeting was hosted by Ken Galica, City of Avondale Division Lead Planner, Shaine T. Alleman of Tiffany & Bosco, and Michael Holman of Overland Development to review the proposed FCSP Amendment and the Avondale Commons PAD, and answer questions from the public.

The following individuals attended from the public:

- Patricia Dennis, City of Avondale Councilmember
- Brian Craig, City of Avondale, Planning Manager
- Janet Michaelson, Avondale Resident
- Sally Hineman, Avondale Resident
- Anna (no last name), Avondale Resident

Mr. Galica began the neighborhood meeting by presenting an overview of the project including reviewing the development process and timing, the conceptual site plan, and conceptual elevations and renderings. Mr. Alleman then shared a presentation that had been also shown at the previous Neighborhood Meeting on July 15, 2021 and then Mr. Alleman left the remainder of the meeting open for discussions and questions from the public. The following is summary of that discussion.

Camelback Esplanade II, Seventh Floor
2525 East Camelback Road
Phoenix, Arizona 85016-4229
602.255.6000 Phone
602.255.0103 Fax

Other General Questions:

- Resident Sally Hineman asked about the number of stories that the proposed development will have. Mr. Galica stated that the City is working closely with Overland Development on the Avondale Commons PAD and that the Residential District is planned for four stories. Mr. Alleman added that the setbacks on the Property for the property south of Ms. Hineman provides a buffer and any potential building in the Commercial District will be set back more than what is required for Commercial zoning in Avondale.
- Resident Sally Hineman requested clarity that the residential aspect of the proposed development is the one that would be four stories if Overland Development and the City of Avondale proceed with the request for four stories. Mr. Alleman confirmed that the residential aspect of the proposed development is currently planned with four stories.
- Resident Sally Hineman asked when the adjacent development is going to proceed on a certain timeline and what that was. Both Mr. Alleman and Mr. Galica responded to this question that they are unaware of development timelines for adjacent properties.
- Resident Janet Michaelson asked a series of questions regarding what will be placed on the north side of the Property for the proposed developments. Mr. Alleman explained that there will be a screen wall and vegetation, as required, along the north property boundary. However, Ray Road, LLC currently owns the property between the Avondale Commons site and Palm Lane and does not know what will be eventually developed there. Mr. Galica explained that the City has four-sided architectural requirements that ensure the property will look nice.
- Resident Janet Michaelson asked what could develop on the Ray Road LLC property. Mr. Galica expressed that it could be a lot of things, but most likely a low-density residential use but that it is hard to say at this point without a development proposal. Mr. Alleman added that the property is currently designated as mixed use in the General Plan.
- Councilmember Patricia Dennis asked if there is a percentage that the City of Avondale will require for uses so that it is actually a "mixed use". Mr. Galica said that there is not a percentage but that they are working with the developer on a stipulation regarding the residential and commercial development aspects.
- Councilmember Patricia Dennis asked if there was a clubhouse. Mr. Alleman pulled up the Residential District Plan slide and explained the clubhouse area, amenities, and other usable open space areas of the development.
- Councilmember Patricia Dennis asked if they were going to ensure deceleration lanes. Mr. Alleman confirmed that deceleration lanes have been proposed as

required and further explained other traffic considerations.

If there are any further questions regarding the neighborhood meeting, you may reach me at 602-452-2712 or sta@tblaw.com.

Sincerely,

Shaine T. Alleman

Exhibit G

Certificates of Adequate School Facilities

Pendergast Elementary School District
Tolleson Union High School District

RECEIVED APR 0 1 2021

Avondale
Aspiring. Achieving. Accelerating.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

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

Project: NWC of Avondale Blvd. & McDowell Rd. Project Manager: Rick Casswell
Request: Rezoning from AG to PAD Acreage/Parcel Size: 22.6 gross acres
Current Density Allowed: _____ Density Proposed: 25.6 du/ac
Total number of residential units proposed: 320

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 X No _____

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

_____
_____
_____

Is a school site within the proposed development needed? Yes _____ No X
If answered yes, how many acres is needed for the school site? _____

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

If answered yes, please explain below:

_____
_____
_____

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

Date Reviewed: March 29, 2021

School District: Pendergast Elementary School District

District Chief Financial Officer: Joanne Fimbres

Phone #: 623-772-2220

E-mail: jfimbres@pesd92.org

Signature: _____

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

Avondale
Aspiring. Achieving. Accelerating.

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Yes X No _____

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

_____
_____
_____

Is a school site within the proposed development needed? Yes _____ No X
If answered yes, how many acres is needed for the school site? _____

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

If answered yes, please explain below:

_____
_____
_____

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

Date Reviewed: _____

School District: Tolleson Union High School District

District Superintendent: Nora Gutierrez

Phone #: 1.623.478.4001

E-mail: Nora.Gutierrez@tuhsd.org

Signature: Nora Gutierrez

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

Exhibit H

Email Correspondence

Avondale Commons

From: paul lemmon <pmlemmo@gmail.com>
Sent: Thursday, July 15, 2021 12:50 PM
To: Ken Galica <kgalica@avondaleaz.gov>
Subject: Re: Avondale Commons

Thank you very much for the timely and informative report. I am working with Suneel on another project so will converse with him on this.
My concerns have been addressed.

On Thu, Jul 15, 2021 at 12:46 PM Ken Galica <kgalica@avondaleaz.gov> wrote:

Good afternoon, Mr. Lemmon:

We have received your email and will make it part of the project's record, including it as an attachment to staff reports as the requests move forward to Planning Commission and City Council. I believe I may be able to address some of the concerns you raised below.

If approved, the developer of the project will be responsible for improving both adjacent streets (McDowell Road and Avondale Boulevard) adjacent to the property. The bus stop that you mentioned – which is currently just a pole sign on the dirt shoulder – will be relocated onto the property and a new bus pullout lane and shelter will be provided. This will allow the bus to pull out of traffic and allowing anyone behind the bus to continue traveling westbound. The proposed primary entrances to the development from Avondale Boulevard and McDowell Road will both feature deceleration/right-turn lanes intended to allow those entering the site to safely reduce speed as they approach the entrances. As for left turns out of the project onto McDowell Road, a traffic signal is planned at the project's primary McDowell Road entrance which will serve not only this development but also development of the large, undeveloped property on the south side of McDowell; the signal will allow for signalized left turns onto eastbound McDowell Road from the project.

As for the City's planned street improvement projects that you mentioned below, those are both City projects that are not associated with a particular, adjacent private development (unlike this project). I am aware that there have been some delays in those projects for reasons outside of the City's control (e.g. delays in receiving required federal approvals); however, both of those projects are still planned and will be completed as quickly as circumstances allow. I encourage you to contact Suneel Garg, the City's Capital Improvement Program Manager, should you have any additional questions on those projects. He can be reached at (623) 333-4218 or sgarg@avondaleaz.gov.

Please let me know if you have any additional questions or comments. If you're able to join us for future meetings, we would certainly welcome you to do so.

Sincerely,

Ken Galica
Division Lead Planner
Development & Engineering Services Department
Planning Division

From: Paul Lemmon <pmlemmo@gmail.com>
Sent: Thursday, July 15, 2021 7:39 AM
To: Email Planning <EmailPlanning@avondaleaz.gov>
Cc: Paul Lemmon <pmlemmo@gmail.com>
Subject: Avondale Commons

Please direct to Ken Galicia-

I have concerns for the Avondale Commons project. I have a conflicting conference call tonight and not able to attend. I have reviewed the layout of the proposed apartments. I am very concerned for traffic along Mc Dowell and don't believe the entrance or area around this proposed project has safety in mind. First, there is a bus stop located near Avondale/ McDowell. There is no set back area for this so traffic is backed up when bus stops and numerous accidents have occurred due to this. It should be corrected. The entrance planned for Avondale Commons is also a concern unless a deceleration lane is planned. The major issue will be the safety issue with vehicles trying to turn left(east) out of project. At times this will be near impossible . I have seen projections for this property and it's possible there will also be an office/ commercial components to this project.

There are major concerns that the City has with the volume of traffic on McDowell. This project will just add to this problem and the congestion around a major intersection. It's time that we PLAN what will be done ahead of time and complete. Too many times they build the project and then worry about traffic issues. Examples of this are the Avondale widening project south of Encanto and right next to project. Was suppose to be completed before High School opened. Still sits not completed. The same goes for 107th and McDowell…..3 years ago was to be done, now all the new businesses around this intersection have made it a nightmare.

If possible I will attend the next meeting or the council meeting to make my concerns heard.

Thank you

Paul Lemmon

Garden Lakes Resident and HOA Board member.

Paul Lemmon

--
Paul M. Lemmon

AGENDA ITEM REPORT

SUBJECT: Avondale Commons - Rezoning from Agricultural (AG) to Planned Area Development (PAD) - Application PL-21-0072

MEETING DATE: 8/18/2021

TO: Planning Commission

FROM: Ken Galica, Division Lead Planner

THROUGH: Brian Craig, Planning Manager

PURPOSE:
Planning Commission will hold a public hearing and consider a request by Mr. Shaine T. Alleman, Tiffany & Bosco, P.A., to rezone approximately 25.23 gross acres (22.60 net acres) of land located at the northwest corner of Avondale Boulevard and McDowell Road from Agricultural to Avondale Commons Planned Area Development (PAD). The proposed Avondale Commons PAD would allow for mixed use development of the site with a four-story, 324-unit multi-family residential complex on 12.5 net acres and supportive commercial, retail, hospitality, and office uses on 10.1 net acres. A request for an amendment to the Freeway Corridor Specific Plan to increase the maximum allowable building height (currently limited to three stories) to four stories will be considered separately. Commission will take appropriate action.

BACKGROUND:
The 25.23 gross acre (22.60 net acre) subject property (Exhibits A and B) is located at the northwest corner of Avondale Boulevard and McDowell Road.

The property was annexed into the City in February 2006 and rezoned from Agricultural (AG) to Avondale Marketplace Planned Area Development (PAD) in March 2006. The Avondale Marketplace PAD allowed for a horizontally integrated mixed-use development including retail, office, mini-storage, and high-density residential uses. Development of Avondale Marketplace did not occur and following expiration of the Avondale Marketplace PAD, the property's zoning was reverted to Agricultural in June 2011. The property, which is undeveloped, remains zoned AG and is used for agricultural/farming purposes.

The property is designated by the General Plan 2030 Land Use Map as Mixed Use. The Mixed Use designation encourages innovatively designed developments reflective of a village concept, where residents can live, work, and recreate within the same development or close by. Development in this category requires proportionate ratios of residential and non-residential uses.

The subject property is also located within the boundaries of the Freeway Corridor Specific Plan (FCSP). The FCSP guides the physical form for development of properties within the freeway corridor, including the establishment of maximum building heights. The FCSP presently limits building height on the site to maximum of three (3) stories; approval of the proposed FCSP Amendment, considered separately, will increase the maximum building height by one (1) additional story, allowing for four (4) story buildings on the subject property. Approval of the proposed FCSP Amendment is required before the rezoning request can be approved.

The existing uses and zoning of surrounding properties include:

NORTH: The majority of property north of the subject site is undeveloped, zoned Agricultural (AG), and currently in in agricultural farming use. A single-family residence located in Maricopa County, zoned Rural-43, is located north of the property's northeast corner.

EAST OF AVONDALE BOULEVARD: The Southwest Valley Specialty Care Center for Phoenix Children's Hospital, zoned Phoenix Children's Hospital Planned Area Development (PAD). The initial phase of the planned development, an urgent care clinic, is operating on the site. Future planned phases include an emergency care facility, medical offices, and a 48-bed inpatient pediatric hospital.

SOUTH OF MCDOWELL ROAD: Undeveloped property currently in agricultural farming use, zoned Crystal Springs Planned Area Development (PAD). The approved Crystal Springs PAD allows for development of the site in accordance with the City's Community Commercial (C-2) district standards and uses.

WEST: Undeveloped property zoned Agricultural (AG), currently in agricultural farming use. A large Salt River Project (SRP) electrical substation is located to the northwest of the property.

SUMMARY OF REQUEST:
The applicant is requesting to rezone the subject property from Agricultural (AG) to Planned Area Development (PAD). The proposed Avondale Commons PAD Narrative, included as Exhibit E, details permitted uses, development standards, landscaping and architectural design standards, and other requirements that will guide future development of the site with a mixed-use project consisting of a four-story, 324-unit multi-family residential complex on 12.5 net acres and supportive commercial, retail, hospitality, and office uses on 10.1 net acres. Within the narrative, exhibits are provided including a conceptual site plan (Exhibit I), building elevations and perspective renderings (Exhibit J), a conceptual landscape plan, and a pedestrian circulation plan. As noted previously, height of buildings on the property is currently limited to a maximum of three (3) stories. Approval of the companion FCSP Amendment, increasing the allowable height to four (4) stories, is required to consider approval of this rezoning request.

The Avondale Commons project is designed around a private spine road and roundabout that loops through the property, connecting the project's primary Avondale Boulevard access (right-in/right-out only) to the site's primary McDowell Road access (full four-way turning movements with a future traffic signal). The spine road serves as the delineator between the PAD's commercial district, located on the eastern half of the site, and the multi-family residential area on the western half. In addition to the spine road access points, one additional access to the site from Avondale Boulevard (a full access into the commercial area) and two additional accesses to the site from McDowell Road (right-in/right-out into the residential area) are provided. Pedestrian circulation internal and external to the Avondale Commons site is prioritized with the anticipation that residents choosing to walk to the adjacent businesses will be prevalent.

The project's residential district will consist of 324 apartments distributed between four (4) L-shaped four-story, elevator-served multi-family buildings and eight (8) three-story carriage buildings featuring two floors of living space above ground floor tuck-under garages. The unit mix includes 128 one-bedroom units, 164 two-bedroom units, and 32 three-bedroom units. The proposal provides for 27 percent usable open space exceeding the 20 percent minimum required. Both indoor and outdoor amenities are provided, including a one-story, centrally located clubhouse, a resort style pool with cabanas, playground areas, pickleball and bocce courts, grilling stations, and turf areas for free play. Resident parking is accommodated in the aforementioned tuck-under garages as well as within single-story garage buildings, canopy-covered spaces, and uncovered spaces.

The project's commercial district will develop with uses permitted in the City's Community Commercial (C-2) zoning district, including, but not limited to, retail, restaurant, medical and professional office, hospitality, and service uses. The PAD's conceptual site plan shows one potential configuration of buildings and uses for the commercial district, though exact sizes and configurations will not be determined until specific users are identified. Though the specific layout may change, key design considerations that will be carried through to

any future site plan for the property include, but are not limited to, the siting of buildings along the site's McDowell Road frontage such that the buildings screen parking behind, siting of buildings on both sides of the central spine to create a walkable main street commercial area, clustering of commercial buildings to create courtyards or other meaningful open spaces between them, and provision of a plaza area to accommodate outdoor dining and create a focal point at the intersection of Avondale Boulevard and McDowell Road. The proposed PAD allows for reductions in commercial parking to be considered provided the expectation that nearby residents will walk to adjacent businesses, reducing vehicle demand. Because the site features a General Plan designation of Mixed Use, it is especially important that both the residential and commercial districts develop concurrently. To this goal, the applicant has agreed to a stipulation that will limit development of the multi-family district to fifty (50) percent of the approved units until construction commences on development in the commercial district.

The PAD establishes the expectations for architecture on the site. Though the concepts illustrated in the elevations and renderings will continue to be refined during the Site Plan and Design Review process, with specific colors and materials to be identified at that time, the images within the PAD establish the style and level of quality that will be expected. The proposed conceptual building architecture for both the commercial and residential districts provides for a contemporary aesthetic with clean lines, relaxed colors, and a variety of textures. Throughout the project, building massing is broken up through modulation of exterior walls as well as through incorporation of projecting elements such as roof overhangs, awnings, and balconies.

PUBLIC PARTICIPATION:
Two (2) Neighborhood Meetings, the first on Thursday, July 15th at 6:00 P.M. and the second on Monday, July 26th at 6:00 P.M. were held to discuss the proposals with neighboring property owners and other interested parties. Due to the ongoing Covid-19 pandemic, both meetings were held virtually via Zoom. All notices of the meetings, including mailings to owners within 1,000 feet of the site, public hearing notice signs on the property, and display ads in the Arizona Republic, were completed in at least fifteen days prior to the meetings as required. In addition to City Staff and the applicant's team, two (2) Councilmembers, one (1) Planning Commissioner, and four (4) residents attended the virtual meetings. Discussion and questions included:

- **Is a driveway entrance proposed at the northeast corner of the site?** The applicant confirmed that an entrance was proposed at that location, designed to align with the existing driveway entrance to Phoenix Children's Hospital east of Avondale Boulevard.

- **Will traffic signals be provided at entrances into the development?** The applicant noted and Staff confirmed that a signal was planned at the project's primary entrance from McDowell Road; neither entrance to the site from Avondale Boulevard would be signalized.

- **How many entrances to the site from McDowell Road were proposed?** The Applicant responded that there were three (3) entrances proposed and denoted those locations on a slide of the project site plan.

- **Would a pedestrian crossing across Avondale Boulevard to Phoenix Children's Hospital be provided (other than at the intersection)?** Staff noted that a signalized pedestrian crosswalk will be provided at the intersection of McDowell Road and Avondale Boulevard which is only about 350 feet from the property's north/south midpoint. Staff indicated that the City could look into an additional pedestrian crosswalk to the north of the intersection, but mid-block crossings close to signal locations are typically not recommended for reasons related to pedestrian safety.

- **Would deceleration lanes be provided at project entrances?** The applicant and Staff confirmed that deceleration lanes would be provided at the primary project entrances.

- **How many stories would the proposed development have?** Staff indicated that the proposed PAD allows for a maximum of four (4) stories. The conceptual site plan shows four (4) story residential buildings on the western half of the site and a potential four (4) story hotel on the eastern half. The applicant noted that a buffer is provided to ensure that the potential hotel will be setback from the

adjacent residential property by a greater distance than required by standard commercial zoning.

- I**f a hospital is developed in the commercial area (as noted as a possibility by the applicant), how tall would the hospital be?** The applicant responded that the hospital user that the developer was in contact with would need a building no taller than two (2) stories, but more than likely, it would be a single-story facility.

- **Has the lease with the farmer who has been farming the site been terminated?** The developer indicated they are working with the farmer on terminating the lease.

- **Is the City doing anything to mitigate potential effects of pollution and heat island effect from new development?** Staff responded that the City is combatting pollution and heat island effect through a variety of aspects of site design, including through provision of open space and shade trees, encouragement of soft surfaces and permeable pavement, and other low impact development engineering and building principles. Staff also noted that the City has a staff member dedicated to sustainability initiatives.

- **What was the City Planning for the rest of the McDowell Road corridor?** Staff noted that specific uses and development type vary depending on location, but in the corridor as a whole, medical (office/hospital), corporate office, retail/restaurant/hospitality, and residential (single-family and multi-family) uses are expected.

- **What type of development is expected on the vacant land north and west of the subject property?** Staff noted that at this point, with no proposals submitted to the City, it could still be a number of things. The use that would seem to make the most sense would be residential, stepping down in density from the proposed multi-family to the existing single-family.

- **How is retention accommodated on the site?** The applicant noted that stormwater retention will be accommodated in both landscaped basins and underground storage tanks.

- **What is the time frame for development of adjacent properties to the north and west of this site?** Staff and the applicant both indicated that no time frame for development of those sites was known. Both adjacent properties are zoned Agricultural (AG) and would require rezoning prior to development.

- **What will be constructed along the property's northern boundary?** The applicant stated that a decorative perimeter wall and landscaped area would be provided. Staff noted that the City's four-sided architectural requirements will ensure that the back of any building facing north will be attractive.

- **How will the City ensure that both commercial and residential uses are constructed and not just one component or the other?** Staff indicated that a stipulation would be provided requiring the developer to construct a portion of the commercial area before the residential area could be fully built out.

- **Would the apartment complex have a clubhouse?** The applicant stated that it would have a clubhouse and multiple other amenities, indicating the locations of each on a site plan.

Three (3) comments pertaining to the proposal were posted on the City's aVOICE/Polco digital forum, as follows:

- "Build it, and build it soon. The market has never been better for such type of developments, and I am awful tired of the farmland that never sells for one reason or another."

- "Where are you getting all the water to support this many multi-family units? Also where are you getting the money for all these new students to pay for more schools and teachers? Why are we destroying all

the farmland that was one of the reasons many of us moved to Avondale and how does this help are (sic) town's carbon footprint when we take CO2 removing crops and replace them with CO2 generating people and cars? STOP THE UNCONTROLLED DEVEOPMENT NOW!!!!."

- "Please make sure healthy food options are installed as well. The area doesn't need anymore (sic) coffee shops, fast food or storage facilities. Thank you so much."

In addition, Staff received an email (Exhibit H) from a resident who initially voiced concerns with the proposed development. Upon receiving Staff's response, the resident indicated he no longer had concerns with the proposal. No additional public comments have been received to date.

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

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:
The property is located in the service areas of the Pendergast Elementary School District (PESD) and the Tolleson Union High School District (TUHSD).

Elementary aged students living in Avondale Commons will attend Canyon Breeze Elementary School located west of the southwest corner of Avondale Boulevard and Encanto Boulevard. High school aged students will attend West Point High School, located at the northwest corner of Avondale Boulevard and Encanto Boulevard.

Both PESD and TUHSD have provided the City with Certificates of Adequate School Facilities (Exhibit G) stating that each district has adequate capacity to accommodate the anticipated enrollment from the proposed Avondale Commons development.

ANALYSIS:
General Plan
By providing a proportionate mix of commercial and residential uses designed with a pedestrian orientation, the proposed Avondale Commons PAD conforms to the property's Mixed Use General Plan land use designation.

Additionally, the proposed PAD furthers several goals of the General Plan, most notably:

- General Plan 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."* The proposed project would be the first multi-family residential development in Avondale to offer four-story, elevator served buildings with unit access provided from interior hallways accessed from common lobbies.

- General Plan Land Use Element Goal #3: *"Provide a strong balance of high quality residential, employment, recreation, and educational land."* The proposed amendment will facilitate development of a horizontally integrated mixed use development that will feature residential, office, and retail components.

- General Plan Circulation Theme Goal #3: *"Provide a transportation system that serves the public in a safe, efficient, and cost-effective manner.*" The developer will complete improvements to McDowell Road and Avondale Boulevard adjacent to the property, improving the safety and capacity of the City's transportation system.

Streets and Infrastructure

Vehicular access to Avondale Commons will be provided at three locations along McDowell Road and two locations along Avondale Boulevard. Pedestrian access will be provided via an expansive network of on-site sidewalks that will connect to the public sidewalks adjacent to both Avondale Boulevard and McDowell Road. The developer will be responsible for improvements to both streets adjacent to the site, including the installation of an additional travel lane in Avondale Boulevard and curb, gutter, sidewalk, streetlights, and landscaping in both Avondale Boulevard and McDowell Road. The developer will also construct deceleration lanes at primary entrances to the site and contribute fifty (50) percent towards the construction of a future traffic signal at the project's primary entrance from McDowell Road.

Based upon a review of a Traffic Impact Analysis, the City has determined that the proposed access and circulation will provide adequate access to the site. While traffic to and from the site will increase with development of the property, with completion of McDowell Road and Avondale Boulevard improvements by the developer, as noted in the preceding paragraph, it is anticipated that traffic conditions on both streets will improve relative to current conditions.

Permitted Uses
The uses proposed by the PAD are, by reference, the uses permitted in the City's Multi-Family Residential (R-4) and Community Commercial (C-2) zoning districts. The proposed uses are consistent with the property's Mixed Use General Plan designation and are appropriate for the intersection of two arterial streets.

Development and Design Standards
The proposed PAD utilizes the City's Multi-Family Residential (R-4) and Community Commercial (C-2) zoning districts as the basis for development standards within the community. The proposed PAD meets or exceeds all R-4 and/or C-2 requirements with the following exceptions:

- Maximum Building Height: The proposed PAD allows for buildings with a height of up to 55 feet in the residential district and 60 feet in the commercial district. The proposed height exceeds the maximum allowed in the R-4 district (45 feet) and C-2 district (30 feet). The additional height is appropriate for the property given that the site is located at the intersection of two arterial streets and only a small segment of the property's northern boundary abuts existing single-family residential development.

- Side/Rear Setbacks (Residential District): The proposed PAD requests a reduction in required setbacks from the site's north and west property lines to allow for single-story garage buildings to be built with no setback and three-story carriage buildings to be built with a minimum six-foot setback. As the properties to the north and west are not developed, Staff is supportive of these reductions. As those adjacent properties develop, care can be taken in the design of those projects to ensure that uses are properly separated.

- Parking Setbacks (Commercial District): In the C-2 district, a minimum parking setback (the distance from property line to a paved parking surface or drive aisle) of 30 feet adjacent to streets and 25 feet adjacent to residential property lines is required. The proposed PAD would allow for these standards to be reduced by nine (9) feet (to 21 feet) along Avondale Boulevard, by four (4) feet (to 26 feet) along McDowell Road, and by two (2) feet (to 23 feet) along the northern property line. Even though depth of landscape areas will be reduced, sufficient room for landscaping and parking lot screen walls will still be provided.

Conceptual site design, architecture, landscaping, and open space exhibits all meet or exceed expectations set forth within the Zoning Ordinance, Commercial and Industrial Design Manual, and Multi-Family Residential Design Manual.

DISCUSSION:
The proposed PAD meets the following findings:

1. The proposed Avondale Commons PAD is in direct conformance with the General Plan Land Use Map designation of Mixed Use.

2. The proposed Avondale Commons PAD is in conformance with the Multi-Family Residential Design Manual and Commercial and Industrial Design Manual.

3. The proposed Avondale Commons PAD will result in compatible land use relationships.

4. Adequate public infrastructure to support the proposed development either presently exists or will be constructed by the developer.

5. The recommended conditions of approval are reasonable to ensure conformance with the provisions of the Zoning Ordinance and all other applicable City codes, ordinances, and policies.

STRATEGIC PLAN:
STRATEGIC OUTCOME: Creative and Sustainable Community Development

- STRATEGY: Develop diverse housing options, to include workforce housing

STRATEGIC OUTCOME: Creative and Sustainable Community Development

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

BUDGET IMPACT:
No budget impacts.

RECOMMENDATION:
The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-21-0072 Avondale Commons, a request to rezone approximately 25.23 acres from Agricultural (AG) to Avondale Commons Planned Area Development (PAD), subject to the following twelve (12) conditions of approval:

1. Development shall conform to the Avondale Commons PAD Narrative electronically date stamped, July 26, 2021 except as modified by these conditions.

2. Development of the residential district shall coincide with development of the commercial district such that no more than 50% of the multi-family units (162 units) may receive a Certificate of Completion/Occupancy prior to the commencement of construction of the commercial buildings (excluding the non-residential structures associated with the multi-family apartments).

3. The developer shall complete half-street improvements to McDowell Road to the City's Minor Arterial standard (Detail 1103) in the initial phase of development. Power poles adjacent to McDowell Road may require relocation, at the developer's expense, to accommodate the required street improvements. Dedication of additional right-of-way to accommodate the specified improvements shall be included in the project's Final Plat.

4. The developer shall construct a bus bay along McDowell Road per City of Avondale Detail A1252 in the initial phase of development.

5. The developer shall complete half-street improvements to Avondale Boulevard in the initial phase of development, to include a southbound to westbound right turn lane, bike lane, sidewalk, curb, gutter, streetlights, sidewalk ramps, and relocating traffic signal poles. Additional right-of-way to accommodate Avondale Boulevard improvements, including deceleration/turn lanes into the project, shall be dedicated on the project's Final Plat.

6. The developer shall construct a new sewer line in McDowell Road in the initial phase of development;

the grade of the new line must be sufficient to intercept an existing discharge line.

7. The developer shall install a 16-inch ductile iron pipe (DIP) water line in McDowell Road and tie into the existing 12-inch asbestos cement water line just outside the project limits in the initial phase of development. Following completion of the tie-in, the section of 12-inch line adjacent to the project will be abandoned in place.

8. Any private irrigation ditch that must remain operational must be piped outside future City right-of-way and public utility easements in the initial phase of development.

9. 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.

10. All power lines less than 69kV must be relocated underground in the first phase of development.

11. Prior to issuance of any permits, the developer shall contribute fifty (50) percent of the design and construction cost of a future traffic signal on McDowell Road at the project's primary shared entrance between the residential and commercial areas.

12. A pedestrian gate shall be provided to allow future access to the site's commercial district from future development occurring north of the site.

PROPOSED MOTION:
I move that Planning Commission recommend **APPROVAL** of Application PL-21-0072 Avondale Commons, a request to rezone approximately 25.23 acres from Agricultural (AG) to Avondale Commons Planned Area Development (PAD), subject to twelve (12) conditions listed in the staff report.

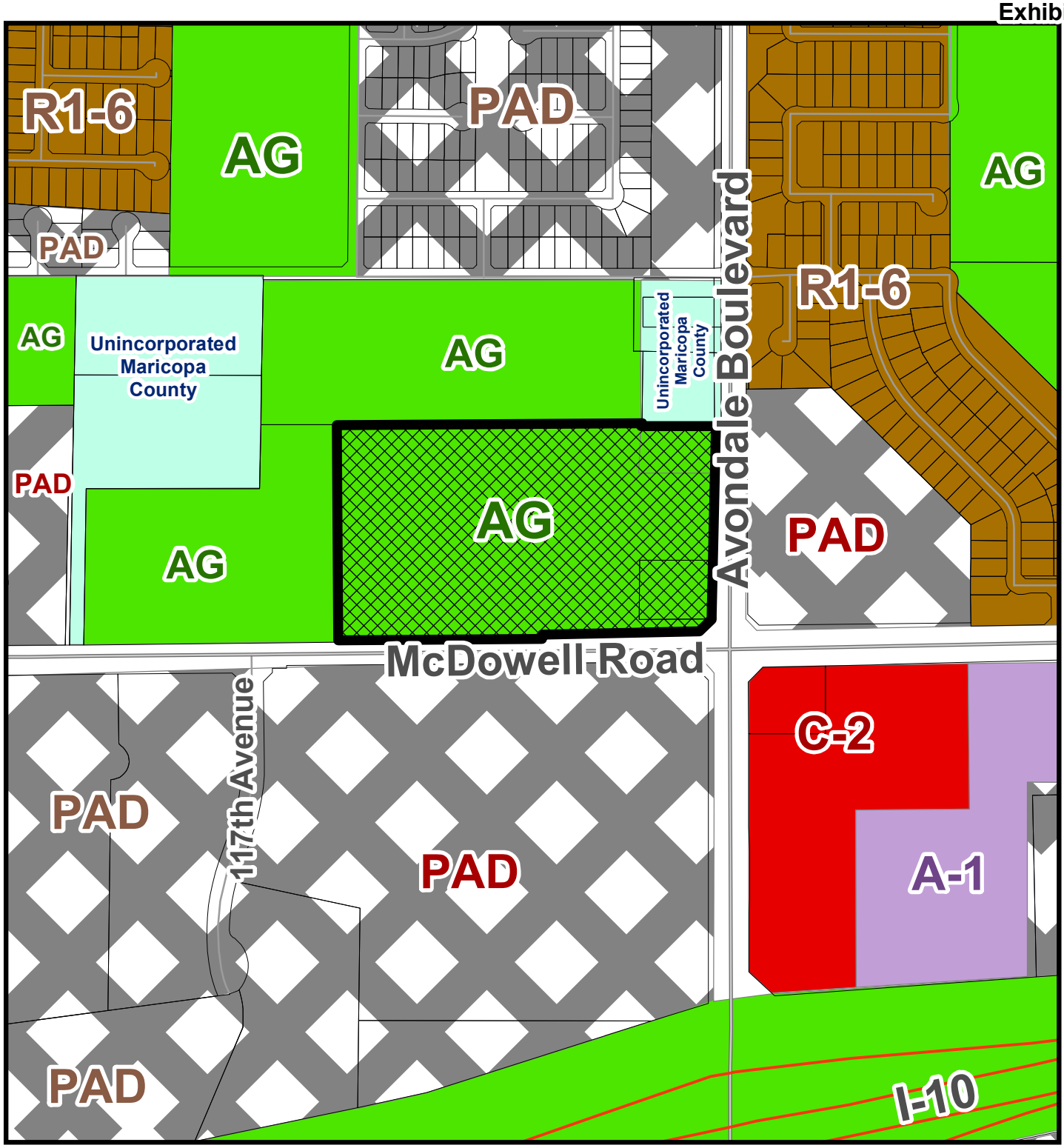
Exhibit A

Aerial Photograph

Avondale

Subject Property

Exhibit B

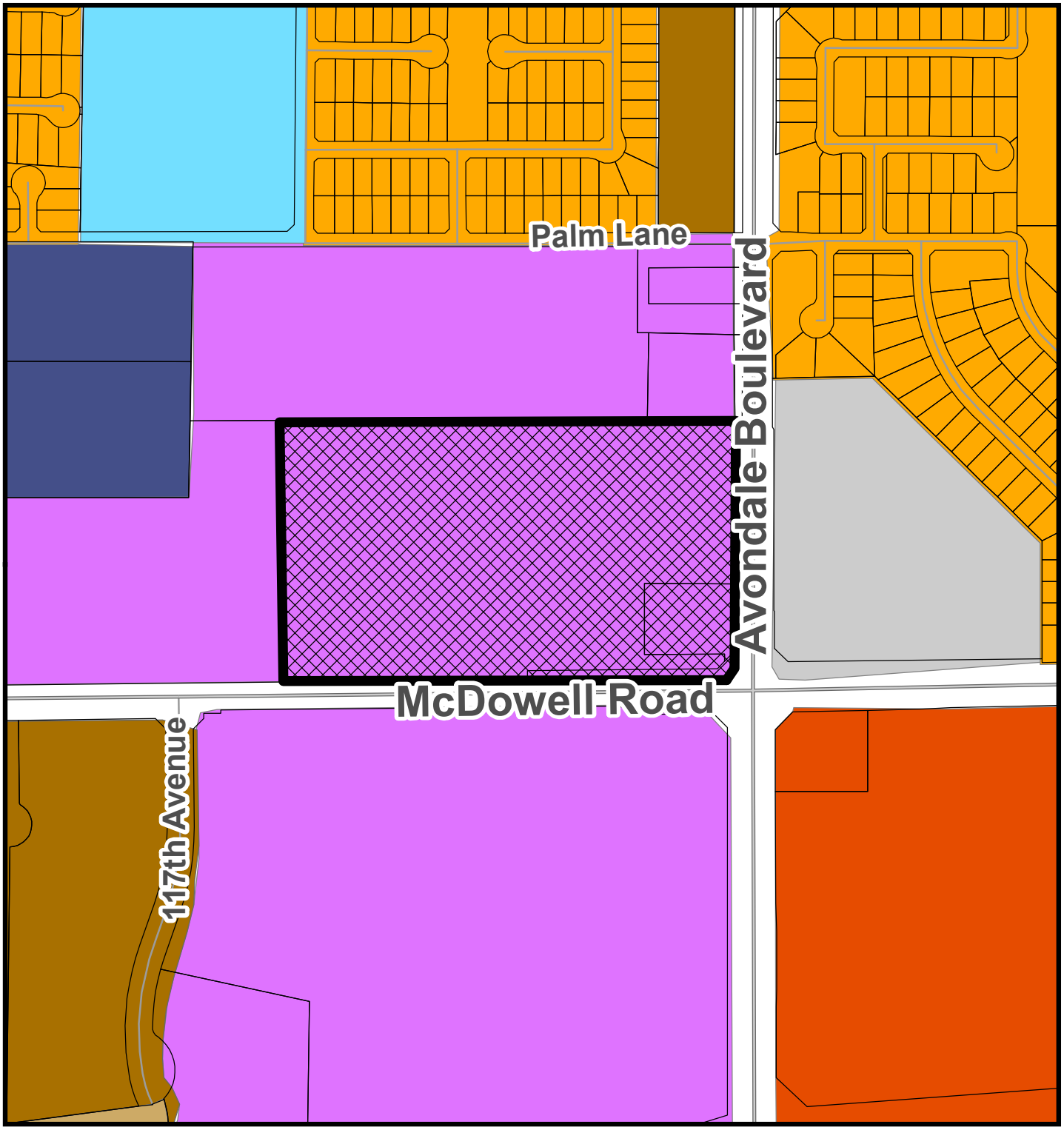


Zoning Vicinity Map

Avondale

Subject Property

Exhibit C



General Plan Land Use

- Mixed Use
- Freeway Commercial
- Office/Professional
- Public/Civic
- Medium Density Residential
- Medium/High Density Residential
- High Density Residential
- Education

Avondale

Subject Property

SUMMARY OF RELATED FACTS

APPLICATIONS PL-21-0072 AND PL-21-0204

THE PROPERTY	
PROPERTY SIZE	Approximately 25.23 gross acres
LOCATION	Northwest corner of Avondale Boulevard and McDowell Road
EXISTING LAND USE	The subject property is undeveloped and is in agricultural/farming use.
EXISTING ZONING	Agricultural (AG)
ZONING HISTORY	The subject property was annexed in February 2006 and rezoned from Agricultural (AG) to Avondale Marketplace Planned Area Development (PAD) in March 2006. The Avondale Marketplace PAD allowed for a horizontally integrated mixed-use development including retail, office, mini-storage, and high-density residential uses. Due to lack of development, the PAD expired and the property's zoning was reverted to AG in June 2011.

SURROUNDING ZONING AND LAND USE	
NORTH	The majority of property north of the subject site is undeveloped, zoned Agricultural (AG), and currently in in agricultural farming use. A single-family residence located in Maricopa County, zoned Rural-43, is located north of the property's northeast corner.
EAST OF AVONDALE BOULEVARD	The Southwest Valley Specialty Care Center for Phoenix Children's Hospital, zoned Phoenix Children's Hospital Planned Area Development (PAD). The initial phase of the planned development, an urgent care clinic, is operating on the site. Future planned phases include an emergency care facility, medical offices, and a 48-bed inpatient pediatric hospital.
SOUTH OF MCDOWELL ROAD	Undeveloped property currently in agricultural farming use, zoned Crystal Springs Planned Area Development (PAD). The approved Crystal Springs PAD allows for development of the site in accordance with the City's Community Commercial (C-2) district standards and uses.
WEST	Undeveloped property zoned Agricultural (AG), currently in agricultural farming use. A large Salt River Project (SRP) electrical substation is located to the northwest of the property.

GENERAL PLAN
The property is presently designated by the General Plan 2030 Land Use Map as Mixed Use. The Mixed Use designation encourages innovatively designed developments reflective of a village concept, where residents can live, work, and recreate within the same development or close by. Development in this category requires proportionate ratios of residential and non-residential uses. The property is also within the boundaries of the Freeway Corridor Specific Plan (FCSP) which provides additional guidance on the physical form for development of the property. The FCSP presently limits building height on the site to maximum of three (3) stories; approval of the proposed FCSP Amendment will increase the maximum building height by one (1) additional story, allowing for four (4) story buildings on the subject property.

PUBLIC SCHOOLS	
SCHOOL DISTRICT(S)	Pendergast Elementary School District Tolleson Union High School District
ELEMENTARY SCHOOL	Canyon Breeze Elementary School, located on Encanto Boulevard west of Avondale Boulevard
HIGH SCHOOL	West Point High School, located at the northwest corner of Avondale Boulevard and Encanto Boulevard

ADJACENT STREETS	
Avondale Boulevard	
Classification	Minor Arterial
Existing half street right-of-way	58 to 62 feet (varies by location)
Standard half street right-of-way	50 feet with additional right-of-way at locations of turn/deceleration lanes and bus bays.
Existing half street improvements	One (1) travel lane widening to two (2) lanes approaching McDowell Boulevard
Standard half street improvements	Two (2) travel lanes, deceleration or right turn lanes as needed, half center turn lane, curb, gutter, detached sidewalk, streetlights, and landscaping.
McDowell Road	
Classification	Minor Arterial
Existing half street right-of-way	40 to 65 feet (varies by location)
Standard half street right-of-way	50 feet with additional right-of-way at locations of turn/deceleration lanes and bus bays.
Existing half street improvements	Two (2) travel lanes
Standard half street improvements	Two (2) travel lanes, deceleration or right turn lanes as needed, half center turn lane, bike lane, curb, gutter, detached sidewalk, streetlights, and median.

UTILITIES
Water service will be provided via a new 16-inch line to be installed by the developer, replacing an existing 12-inch line in McDowell Road. Sewer service will be provided to the property via a new line to be installed by the developer in McDowell Road, tying into an existing discharge line. SRP provides electrical service in this portion of Avondale.

Exhibit E

Proposed PAD Narrative

Avondale Commons

Received
electronically on
July 26, 2021

AVONDALE COMMONS

Mixed Use Development

Planned Area Development Rezoning Application Narrative

Case # PL-21-0072

City of Avondale

1st Submittal: March 5, 2021

2nd Submittal: May 28, 2021

3rd Submittal: July 22, 2021

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Exhibit B	Aerial Context Map
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Exhibit D	Existing Avondale Zoning Designation
Exhibit E	Conceptual Site Plan (Color)
Exhibit F	Conceptual Site Plan (Black and White)
Exhibit G	Overall Site Pedestrian Circulation Plan
Exhibit H	Overall Site Landscape Plan
Exhibit I	Residential Buildings Elevations
Exhibit J	Commercial Buildings Elevations
Exhibit K	Property Perspectives

I. PROJECT PROFILE

Project Name	Avondale Commons
Property Owner	Moreland Arizona Properties, LLC
Assessor Parcel Numbers	501-74-887 (21.39 Ac), 501-74-886 (1.22 Ac)
Project Location	Northwest corner of N. Avondale Boulevard and W. McDowell Road, Avondale, Arizona
Project Area	22.61 (gross)
Current Zoning	Agricultural (AG)
General Plan	Mixed Use
Development Team	<u>Developer</u> Overland Group, Inc. Michael Holman, Vice President 3200 Club House Drive, Suite 250 Lehi, Utah 84043 <u>Legal Counsel</u> Tiffany & Bosco, P.A. Shaine T. Alleman Seventh Floor, Camelback Esplanade II 2525 East Camelback Road Phoenix, Arizona 85016 <u>Architecture</u> FFKR Architects Jackson Ferguson 1355 N. Scottsdale Road, Suite 210 Scottsdale, Arizona 85257 <u>Engineering</u> Coe & Van Loo Consultants, Inc. Nicholas Maxwell 4550 N. 12th Street Phoenix, Arizona 85014

II. EXECUTIVE SUMMARY

This proposed application request is to rezone approximately 22.61 acres (gross) generally located at the northwest corner of the intersection of N. Avondale Boulevard and W. McDowell Road (the "Property") from Agricultural (AG) to Planned Area Development (PAD) with a mixture of a variety of commercial and residential uses. The PAD will allow for the development of a master planned development consisting of 1) a high density residential development with a proposed density of 25.9 dwelling units per acre (324 units) that are provided in a four-story apartment buildings configurations and a 3-story carriage unit configurations and 2) supportive commercial, retail, and office uses. The proposed PAD will be in conformance with the current Avondale General Plan land use of Mixed Use on the Property as outlined herein.

For many years, the Property has sat vacant with varied interest from a variety of residential and commercial users. According to brokers who have worked in the area for many years, the Property has not been desired for a comprehensive development because of the various Property challenges including 1) the existence of a large USA Fee easement on the southern boundary of the Property, 2) large electrical power poles that dominate the south property line adjacent to McDowell Road, and 3) the adjacency of the SRP and APS substations providing aesthetic and perceptive health challenges. Additionally, certain market realities create some concerns regarding the economics of the Property what types of uses will be viable. Despite these challenges there is great opportunity for the Property with the right developer.

The developer for the project will be the Overland Development Corporation, which is part of Overland Group, Inc. Overland Group, Inc. ("Overland") is a vertically integrated real estate company which manages the development, construction, and management of various real estate asset types. Overland has a 40+ year history in real estate development, construction, and management. They have primarily done work in Utah, Arizona, and the Midwest and have always been very thoughtful about the proposed uses and designs of their projects. Overland is recognized for its high-quality developments, totaling more than $400 million in real estate projects since Overland opened its doors. Overland also currently has $35 million worth of assets under construction with another $70 million expected to go under construction by the end of 2021. Overland has twice won the Outstanding Design and Development Award through Envision Utah, and honored by The Downtown Alliance of Salt Lake City with a Special Achievement Award for Outstanding Redevelopment of Salt Lake's49 block in downtown Salt Lake. They have developed projects that have included Class A and Class B multi-family residential, hotel, commercial/retail, office, and storage. After undertaking market studies for the Property, Overland is excited about the opportunities to develop a mixed use project in Avondale. (See https://overlandgroupinc.com/ for more information)

With its varied experience, Overland intends to create a horizontal mixed use development that provides a mixture of loft apartment housing along with various commercial uses that will create a unique urban experience meeting the service and employment needs of the Avondale Commons resident and the citizens at large.

The proposed conceptual site plan, elevations, and land use and development standards will create a framework for a quality development that is compatible with and supportive of surrounding properties, while providing a design that promotes a healthy and livable community through open space and connectivity. The prime location of the site provides the opportunity to bring a beautiful community along major roadways that the City of Avondale will be proud of.

III. PROPERTY DESCRIPTION

Site Description

The Avondale Commons property is approximately 22.61 acres (gross) and is located at the northwest corner of the intersection of N. Avondale Boulevard and W. McDowell Road and identified by the Maricopa County Assessor's Office with the parcel numbers listed in the "Property Profile" section above. (*Please see EXHIBIT A – Regional Aerial Context Map* and *EXHIBIT B – Aerial Context Map)*. The Property is currently vacant and topography of the site is relatively flat.

The Property currently contains an Avondale General Plan land use designation of Mixed Use (*Please See EXHIBIT C – Existing Avondale General Plan Land Use*). Additional information of this land use designation and how this proposal conforms to the Avondale General Plan is found in *Section XIII. Conformance with Avondale Plans*.

The Property is currently zoned Agricultural (AG) and is with the jurisdiction of Avondale (*Please see EXHIBIT D – Existing Avondale Zoning Designation*). The lot has historically been used for agricultural purposes.

The Avondale Commons PAD proposes a master planned development that consists of a variety of commercial uses and residential uses that will complement one another. This is consistent with the Avondale General Plan proposed designation of Mixed Use and is needed to add additional development that will provide a continued economic catalyst in this area. The existing and proposed surrounding uses as well as the intersection of two major arterials provides the perfect location for this type of development.

Relationship to Surrounding Properties

The Property is surrounded by a mixture of vacant and developed properties, which are both commercial and residential in nature.

- North:
  - Jurisdiction - City of Avondale and Maricopa County Islands
  - North of the Property are a few Maricopa County properties with single family land uses. There is also large agricultural area owned by RayRoad, LLC.
  - The RayRoad, LLC property is zoned as AG (Agricultural) and the County properties are zoned as R-43.
  - The Avondale General Plan designates these properties as Mixed Use.
- East:
  - Jurisdiction – City of Avondale
  - The property to the east is being operated as a hospital use and is owned by the Phoenix Children's Hospital.

  - The property is zoned as PAD with a General Plan land use of Office/Professional.
- South:
  - Jurisdiction – City of Avondale
  - The property to the south is owned by Stotz Farms, Inc. and is currently vacant. There are future plans for commercial uses on this property.
  - These properties are zoned as PAD with a General Plan land use of Mixed Use.
- West:
  - Jurisdiction - City of Avondale
  - The property directly to the west is currently owned by Pendleton Capital Partners and is vacant. There are SRP and APS electrical substations within approximately 275' of the Property.
  - The Pendleton Capital Partners property is zoned as AG with a General Plan land use designation of Mixed Use. The SRP and APS properties are zoned as R-43 in the County with a General Plan land use of Public/Civic.

Additionally, the Interstate-10 Freeway intersection is located approximately 1/3 mile to the south and provides prime regional access to the Property. Adequate water and sewer facilities for the residential development currently exist in the surrounding roadways.

Existing Market Study Analysis & Property Challenges

Overland undertook a market analysis to review the opportunities, challenges, and needs for a variety of uses on the Property. Using these studies, Overland thoughtfully crafted Avondale Commons to bring the proper balance and mixture of commercial and residential uses that will provide a healthy and vibrant neighborhood for the area.

Along with the market challenges of the Property location, there are also several physical Property challenges that have to be considered when developing in this area. These include the following:

- The existence of a large USA Fee easement on the southern boundary of the Property present logistical issues in how the Property can be developed and used on south portion of the Property.
- Large electrical power poles dominate the south property line adjacent to McDowell Road, which provides aesthetic and development challenges in navigating around them.
- The adjacency of the SRP and APS substations provides challenges in being able to develop proper uses that are conducive to the area.
- Existing irrigation drainage ways exist on the Property and must be dealt with appropriately when developing the Property.

In reviewing the past and existing conditions on and around the Property, Overland found that the Property is ripe for providing a horizontal mixed use project with those uses that are appropriate with the existing conditions and challenges on and around the Property. After analyzing the market studies, it is evident that the right uses as part of a mixed use project could be sustained on the Property. Based on the information received from the market studies, Overland has proposed those uses within the Avondale Commons PAD that will bring the most economic viability.

IV. PROJECT DESCRIPTION

Avondale Commons is designed to be a master planned development that has a mixture of high-quality apartment housing and carriage unit housing with supportive retail and employment commercial uses. Together, these uses will provide a safe, active and comfortable environment for both visitors and residents alike. The residential portion of the Property will provide a variety of unique housing opportunities that will be marketed to professionals, empty nesters, and young families that desire a "lock and leave" lifestyle accompanied by high-quality amenities to serve their recreational needs. The community will provide ample open space and amenities that will be easily accessible to all residents. (*Please See EXHIBIT E – Conceptual Site Plan (Color)* and *EXHIBIT F – Conceptual Site Plan (Black and White))*

The overall physical design of the Avondale Commons development is intended to foster connections and relationships amongst the residents, while respecting privacy within their own homes. There is also a great sense of pedestrian community throughout the entire master planned development that encourages use of the sidewalks for connectivity between the various uses and also for recreation. All buildings within Avondale Commons are oriented in a pattern designed to focus eyes and views on communal areas and to open spaces and pedestrian areas to create a sense of place and security.

EXHIBIT G - Overall Site Pedestrian Circulation Plan demonstrates the interconnectivity of the sidewalks that will be located around the development perimeter and within the project itself. The internal sidewalks provide exceptional connectivity throughout the development and are marked by enhanced landscaping, a strong central hub, decorative paving, and prominent aesthetic signage in appropriate locations. The main entrances from Avondale Boulevard and McDowell Road provide a strong sense of arrival to the community and set the tone for the consistent theming and architecture throughout Avondale Commons.

Residential District

The Residential District is located on the west side of the Property and consists of approximately 12.5 acres. The PAD proposes 324 apartment units at a density of 25.9 dwelling units per acre within four (4) four-story residential buildings that will be a maximum of fifty-five (55) feet in height and also eight (8) sets of a four-plex of carriage units that will be 3-stories high with parking garages underneath. The Residential District has two (2) main drive entrances from the central hub on the east and the main entrance on the south from McDowell Road. There are also 3 other minor drive entrances that provide a multitude of ways to access the residential area. These are located on the east side and south side of the residential area.

All drive aisles will be appropriately landscaped. Additionally, the central hub area of the development will provide lush landscaping and have strong pedestrian connections that encourage residents to access the variety of commercial uses that are located within a short distance. The residential internal drive aisles will be private and will be a minimum of twenty-six (26) feet in width. The 4 main multifamily buildings will be surrounded by open space and sidewalks. Internal carriage units have also been arrange to front onto pedestrian spaces to create more walkability and connectivity to all areas of the development.

The Residential District will provide a minimum of 20% usable open space with high-quality amenities that focus on overall connectivity and accessibility. Development amenities will consist of a swimming pool, BBQ/cabana area, clubhouse, playground area, ramadas, and other active open space areas. The main pool and clubhouse area is conveniently centralized within the community and provides easy connectivity and accessibility for all residents. All of these open space areas will be well connected with internal sidewalks.

Commercial District

The Commercial District will consist of approximately 10.1 acres. After consulting with area brokers, considering the Property challenges, the location of access points, and dimensions of residential and open space areas, the configuration and location of the Commercial District is ideal for attracting commercial users from the residents on the Property while also being strategically located for commercial users coming from off the Property.

The Commercial District is designed with several conceptually located commercial pads that are well suited for medical and professional office uses, restaurants, retail shops, a hotel, and other related commercial uses. The office buildings have been configured and grouped together to the east of the central hub. This allows more shared common space/shaded courtyards and also provides a better street frontage and pedestrian connectivity on the east main drive aisle.

While the Conceptual Plan demonstrates the potential location for the commercial building, flexibility will be needed in the ultimate location and dimensions of the buildings to accommodate a variety of end users that are identified for the Commercial District.

There will be a total of three (3) main access points to the Commercial District, which will consist of two (2) driveways from Avondale Boulevard and one (1) major access point from McDowell Road to the Avondale Commons central hub. The Commercial District will also provide many pedestrian connections to facilitate walkability from the residents to the west and others visiting from offsite. Open space for the commercial area will be in compliance with City of Avondale standards.

V. RESIDENTIAL DISTRICT STANDARDS

The development standards for the Avondale Commons Residential District, as outlined in the table below, shall be those of the City's R-4 Zoning District with the following deviations noted in bold text. Additional development standards deviations are noted in this section for the Residential District. When standards are not provided within this Avondale Commons Residential District Standard, development shall comply with those standards in the R-4 Zoning District found in Section 205, "Multi-Family Districts" of the Avondale Zoning Ordinance.

Development Standards

PROPOSED AVONDALE COMMONS RESIDENTIAL DEVELOPMENT STANDARDS		
Development Standard	**Avondale R-4 Zoning District**	**Avondale Commons Residential District Standard**
Maximum units allowed	1 unit for every 1,452 sf net site area	**324 units**
Minimum Lot Width	50′	50′
Minimum Lot Depth	100′	100′
Maximum Height	45′	**55′ (four-stories)**
Maximum Building Coverage	50%	50%
Minimum Front Yard Setback	25′	25′
Minimum Side Yard Setback East Side West Side	 15′ 15′	 15′ **0 and 15′[1]**
Minimum Rear Setback	15′	**0 and 6′[2]**
Minimum Street Side Setback	25′	25′

[1] *Multifamily Buildings shall be set back a minimum of 15′. However, parking structures approved as part of the Avondale Commons PAD shall have a zero (0) feet setback from the west Property lines as shown on the included Avondale Commons Conceptual Site Plan.*

[2] *Carriage Unit Buildings shall be set back a minimum of 6′. However, parking structures approved as part of the Avondale Commons PAD shall have a zero (0) feet setback from the north Property lines as shown on the included Avondale Commons Conceptual Site Plan.*

Building Uses

1. Permitted Uses.

The following uses shall be permitted in this PAD.

a. Multi-Family dwelling
b. Accessory uses and buildings incidental to the principal use such as clubhouses, swimming pool, community building, on-site manager's office, and garages.
c. Private and public parks and private or public recreation facilities.
d. Community recreational facilities of a non-profit nature when associated with a residential project.
e. A temporary construction office, shed and/or storage yard in conjunction with on-site construction subject to the Avondale Zoning Ordinance.
f. Home occupations in accordance with the Avondale Zoning Ordinance.

Parking Standards

Due to the proposed mixed use nature of Avondale Commons, the overall parking standards have been revised to reflect the nature of residents that typically live in multifamily residential housing of mixed use developments, which includes the inclination for multifamily residents to have fewer and/or smaller vehicles.

The Applicant has provided a Shared Parking Study by CVL, dated April 20th with this PAD Application. The Parking Study contemplates the mixed use nature of the development and analyzed the potential uses on the Property. Per the Parking Study, the maximum shared parking demand for the Property is 896 parking spaces. As shown, on the Site Plan, a total of 1,016 parking spaces are provided, which is in excess of the share parking requirements.

Additionally, Standard Parking Spaces shall be dimensioned as 9' 6" x 20'. Due to the mixed use nature of this development, Avondale Commons shall be allowed a maximum of 25% of the total required parking spaces to be considered Compact Parking Spaces. However, Compact Parking Spaces shall be dimensioned as 9' x 18' (instead of the 8' X18' allowed by the Avondale Zoning Ordinance).

Additional Development Standards and Guidelines

The following standards for the Residential District are supplemental to the Avondale Zoning Ordinance and the design standards found in the City of Avondale's Multi-Family Residential Design Manual.

1. Landscape
    a. The landscaping within the development shall meet or exceed Section 1204, "Landscape Design Standards" of the Avondale Zoning Ordinance.
    b. The landscaping shall meet or exceed the guidelines for landscaping as set forth in the City of Avondale's Multi-Family Residential Design Manual.

c. Retention shall be allowed to use underground retention systems as approved by the City's Engineering Department during the Site Plan and Design Review application.

2. 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" of the Avondale Zoning Ordinance. A photometric plan will be provided during the Site Plan and Design Review application.

3. Walls and Fences
    a. Where the approved Residential District garage buildings are located, a wall or fence shall not be required on the Property boundary as the garage building will serve as the wall. All other areas, including landscaped areas, adjacent to the Property boundaries shall require a wall.
    b. All required walls and fences shall meet or exceed Section 1207, "Walls and Fences" of the Avondale Zoning Ordinance and shall meet or exceed the guidelines as set forth in the City of Avondale's Multi-Family Residential Design Manual.

4. Signage
    a. Section 913.D.10.d shall be modified to allow Center Identification Wall Signs to one-hundred (100) square feet in area.
    b. All other development signage shall meet Section 9 of the Avondale Zoning Ordinance and be designed as set forth in Avondale's Multi-Family Residential Design Manual.

VI. COMMERCIAL DISTRICT STANDARDS

When standards are not provided within Avondale Commons Commercial District Standards, development shall comply with those standards in the Community Commercial District (C-2) in Section 3, "Commercial Districts" of the Avondale Zoning Ordinance.

The development standards for the Avondale Commons Commercial, as outlined in the table below, shall be those of the City's Community Commercial District (C-2) with the following deviations noted in bold text. Additional development standards deviations are noted in this section for the Commercial District. When standards are not provided within this Avondale Commons Commercial District Standard, development shall comply with those standards in the C-2 Zoning District found in the Avondale Zoning Ordinance.

1. The proposed development standards are as follows:

PROPOSED AVONDALE COMMONS COMMERCIAL DEVELOPMENT STANDARDS		
Development Standard	**Avondale C-2 Zoning District**	**Avondale Commons Commercial District Standard**
Maximum Building Height	30′	**60′ (four-stories)**
Street Side Building Setback (Avondale Boulevard & McDowell Road)	20′	20′
Rear Building Setback (North Boundary Line)	20′	20′
Side Building Setback (West Boundary Line)	15′	15′
Parking Setback North Side East Side (Avondale Blvd) West Side South Side (McDowell Rd)	 30′ 30′ 30′ 30′	 **23′** **21′** **13′** **26′**

Building Uses

1. Permitted Uses

<u>Administrative & Financial Uses</u>

- Banks and financial institution with or without drive-through
- Professional offices

<u>Automobile Related Uses</u>

- Automobile rental facility with no on-site storage
- Gas service station with retail gas sales, convenience store and/or car wash.

Eating & Drinking Establishments

- Bar
- Brewery, ancillary to a bar or restaurant
- Mobile food vendor
- Outdoor dining
- Restaurant, with or without drive through
- Sidewalk café
- Wine bar

Education, Religious & Institutions

- Community garden, one acre or less
- Employment agencies- Excluding day labor
- Libraries
- Museums and cultural centers
- Places of worship
- Public Uses
- School businesses, technical or vocational

Entertainment and Recreation Uses

- Art gallery
- Bowling alley
- Health and exercise center
- Ice or roller skating rink, indoor
- Indoor commercial recreation/ entertainment uses not otherwise listed
- Movie theater, indoor
- Reception centers
- Shooting range
- Social/ private clubs
- Video arcade, game room

General & Intense Retail Uses

- Antique store
- Business support services – photocopy, office supply stores, and package delivery services
- Consignment shops
- Non-consignment secondhand retail store
- Retail sales of new merchandise within closed buildings
- Specialty retail, indoor

- Surplus store
- Thrift store

Lodging

- Hotel
- Resorts
- Caretaker quarters, including overnight security

Medical

- Emergency medical care facility
- Funeral home
- Hospitals
- Massage therapy (medical)
- Medical, dental or health offices, clinics and laboratories
- Rehabilitation facilities and hospitals, excluding facilities for substance abuse and detoxification
- Veterinary hospital, offices and clinics

Personal Services

- Appliance service and repair
- Art studio
- Barber shop/Beauty Salon
- Body piercing studio
- Clothing alteration, custom dressmaking or tailor shop
- Dance studio
- Dry cleaning and laundry establishment, pick-up and drop-off only
- Laundromat, self-service
- Massage or day spa
- Music studio
- Nail salon
- Pet boarding and daycare facility
- Real estate office
- Specialty services
- Tanning salon
- Tattoo parlor
- Ticket and travel agency

2. Conditional Uses

The following uses shall be permitted in the Commercial District through review and approval of a Conditional Use Permit. Conditional uses shall be processed and evaluated in accordance with Section 1, "Administration and Procedures" of the Avondale Zoning Ordinance.

- Day care center or pre-school center.
- Nightclubs (not including adult live entertainment as defined in the Avondale Zoning Ordinance)

3. Prohibited Uses

The following uses are prohibited.

- Any use not expressly permitted herein unless analogous to a permitted use as determined by the Zoning Administrator
- Check cashing, bondsman, pawn shops, plasma centers and thrift stores
- Day labor centers
- Sexually-oriented businesses
- Any use not expressly permitted herein
- RV and/or Mobile Home Park

Parking Standards

Due to the proposed mixed use nature of Avondale Commons, which includes the fact that many of the Avondale Commons residents will access the commercial uses by walking and that the proposed uses will have peak use times that are different than each other, the parking standards have been revised. For instance, medical and professional offices uses are busier during the day with end of business close times and restaurants and retail are busier in the evening and weekends when the professional office uses are closed. As such, the reduced parking standards reflect the mixed use nature of the development.

The Conceptual Site Plan currently reflects five (5) one-story commercial office buildings, two (2) restaurant pads, one (1) commercial retail building on the southeast hard corner, and one (1) four–story professional office or hotel building. While the Conceptual Plan demonstrates the potential location for the commercial building, flexibility will be needed in the ultimate location and dimensions of the buildings to accommodate a variety of end users that are identified for the Commercial District.

The Applicant has provided a Shared Parking Study by CVL, dated April 20th with this PAD Application. The Parking Study contemplates the mixed use nature of the development and analyzed the potential uses on the Property. Per the Parking Study, the maximum shared parking demand for the Property is 896 parking spaces. As shown, on the Site Plan, a total of 1,016 parking spaces are provided, which is in excess of the share parking requirements.

Additionally, Standard Parking Spaces shall be dimensioned as 9’ 6” x 20’. Due to the mixed use nature of this development, Avondale Commons shall be allowed a maximum of 25% of the total required parking spaces to be considered Compact Parking Spaces.

However, Compact Parking Spaces shall be dimensioned as 9' x 18' (instead of the 8' X18' allowed by the Avondale Zoning Ordinance).

Additional Development Standards and Guidelines

The following standards for the Commercial District are supplemental to the Avondale Zoning Ordinance and the design standards found in the City of Avondale's Commercial and Industrial Design Manual.

5. Landscape
    a. The landscaping within the development shall meet or exceed Section 1204, "Landscape Design Standards" of the Avondale Zoning Ordinance.
    b. The landscaping shall meet or exceed the guidelines for landscaping as set forth in the City of Avondale's Commercial and Industrial Design Manual.
    c. Retention shall be allowed to use underground retention systems as approved by the City's Engineering Department during the Site Plan and Design Review application.
6. Lighting
    b. 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" of the Avondale Zoning Ordinance. A photometric plan will be provided during the Site Plan and Design Review application.
7. Walls and Fences
    c. All required walls and fences shall meet or exceed Section 1207, "Walls and Fences" of the Avondale Zoning Ordinance and shall meet or exceed the guidelines as set forth in the City of Avondale's Commercial and Industrial Design Manual.
8. Signage
    c. Section 913.D.10.d shall be modified to allow Center Identification Wall Signs to one-hundred (100) square feet in area.
    d. All other development signage shall meet Section 9 of the Avondale Zoning Ordinance and be designed as set forth in Avondale's Commercial and Industrial Design Manual.

Commercial District Amended Standards Justification

The above mentioned amended development standards for the parking setbacks consider the Property challenges that limit the amount of acreage available and allow for an

integrated commercial development with the surrounding development and adjacent residential development. Typically, commercial development standards are designed to provide buffers to surrounding residential development that the commercial use could encroach upon. However, that situation does not exist here with the Commercial district being adjacent to two (2) major thoroughfares to the east and south, the interconnected Avondale Commons residential district to the west, and the vacant agricultural property to the north that will likely have an intense, urban use that is compatible with the Mixed Use land use designation.

The proposed amended parking setback standards for the Avondale Commons PAD will allow for both residential and commercial uses to develop with greater vehicular and pedestrian connections. Appropriate screen walls and landscaping on perimeters of the Commercial District will ensure that any parking areas are appropriately screened.

The proposed parking setback on all sides will have no negative effects to the adjacent land uses and allows for potential flexibility for building placement as the site develops. Site layout was done in a way that ensure that connective sidewalks within the entire project are provided between the residential and commercial uses.

The remainder of the above amended development and design standards is to allow Avondale Commons to adapt to current and future development patterns. Therefore, the implementation of the future development will create a consistent development approach to the proposed residential and commercial land uses.

VII. LANDSCAPING, PEDESTRIAN OPEN SPACE AND AMENITIES

Pedestrian Focus

The Avondale Commons development will facilitate pedestrian circulation throughout the entire horizontally mixed use project. The layout of the various use areas and the proposed Development Standards and Design Guidelines, provides the necessary standards for integrated pedestrian pathways that encourage residents to walk to open space, on-site recreational amenities, and the adjacent commercial area with its variety of uses. 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 to increase safety by showing where pedestrian paths cross vehicular circulation, especially for those linkages from the residential to the commercial area. The improvements to Avondale Boulevard and McDowell Road will allow safe pedestrian access to the development.

Landscaping and Open Space

EXHIBIT H – Overall Site Landscape Plan exhibits the landscaping and open space areas of the Avondale Commons development. The main entrances from Avondale Boulevard and McDowell Road will have lush landscaping and provide an enhanced sense of arrival. The main entrances in the middle of the development both lead to a central round about hub that further accentuate the sense of place and tying the theming of the entire development together. Pedestrians, bicyclists, and vehicles, entering into this hub will immediately see and feel the overall aesthetics and environment that will be Avondale Commons.

The Residential District open space areas will provide opportunities for a mixture of desert-themed landscaping, shade trees, grass turf areas for recreation and play, and playground features. Landscaping will also provide shade and comfort to pedestrians and users of the open space and amenity areas. The purpose of the landscaped and open space area will be to complement and enhance the pedestrian scale of the development. Pedestrian pathways will be focused on providing linkages throughout the site as well as providing a sense of place for the residents. The community center is located within the center of the Residential District to create a community gathering space. Families and individuals will be able to collectively use the high-quality amenities, including the swimming pool, BBQ/cabana areas, club house, the tot lot, and ramadas. All playground equipment within the development will be properly shaded.

The Commercial District will provide landscaping and open space that further accentuates the architecture theming of Avondale Commons. Landscaping and open space will also be used to reflect the pedestrian nature of the mixed use development. Pedestrians and

bicyclists coming to the Commercial District from the Residential District will feel a seamless transition of the aesthetics and environment that will cohesively exist throughout Avondale Commons. The Commercial District landscaping will be desert-themed to promote low watering and will also provide shade and comfort to pedestrians and users of the Commercial District.

VIII. ARCHITECTURAL DESIGN CRITERIA

The Avondale Commons PAD's design criteria offers a high-quality development consisting of a mixture of residential and commercial uses that will contribute to the surrounding neighborhood feel and character. Avondale Commons will be subject to the provisions found in the City of Avondale's Commercial and Industrial Design Manual and the Multi-Family Residential Design Manual.

While separate Districts are outlined below to reflect the applicable Avondale Design Review Manuals, architectural theming, material, colors, and aesthetics shall be cohesive between the Residential and Commercial Districts to reflect the overall master planned development environment of Avondale Commons.

Residential District

Additionally, the following guidelines are provided to give further guidance to the development of the Residential District to encourage a unique residential development that brings quality and distinctive character to the North Avondale area.

Color and Materials Palette

Each selection of material application should be style specific, carried throughout the detailing and construction of the housing unit.

These distinctive features shall include:

a. Variety of selections of roof material and color, roof pitches and undulating roof lines.
b. Sizing and color of materials (i.e. stone, brick, etc.) shall be considered and selected to match the scale and parameters of specific elevations and color schemes.
c. Color schemes shall be developed to reflect the appropriate elevation style and create consistency through the use of a complementary color palette throughout the development.
d. Varying frontage and door styles, inset window panels and mullions. That are colored per the elevation and scheme.
e. Incorporate durable and quality exterior materials and finishes.

Four Sided Architecture

All buildings in the Residential District shall be designed with four-sided architecture that is attentive to the adjacent properties and from all internal and external roadways. This will allow for a visually appealing community, cohesiveness in design, and curb appeal from every direction.

Four-sided architecture shall include:

- Similar window sizes utilized across the buildings.

- Similar window treatments including stucco pop-outs, flush application…etc.
- Continued color application and logic behind color patterns.
- Breaks in roof planes and undulating pitches.
- Similar scale of materials, architectural elements, roofs, etc.
- Similar construction details.

Conceptual elevations have been provided with this application to showcase the colors, design, and character of the Residential District development (*Please See EXHIBIT I – Residential Buildings Elevations*). All residential units will be required to proceed through the City's Residential Design Review process.

Commercial District

The development of the Commercial District shall comply with those standards and guidelines found in the City of Avondale's Commercial and Industrial Design Manual and the Community Commercial District (C-2) in Section 3, "Commercial Districts" of the Avondale Zoning Ordinance, as amended. Additionally, any colors and materials used in the Commercial District will be consistent and cohesive with those architectural elements used in the Residential District to maintain common theming for the entire master planned project.

Conceptual elevations have been provided with this application to showcase the colors, design, and character of the Commercial District development (*Please See EXHIBIT J – Commercial Buildings Elevations*). All residential units will be required to proceed through the City's Residential Design Review process.

Several perspective images have been provided in *EXHIBIT K – Property Perspectives* to further demonstrate and showcase the quality of development provided by Avondale Commons.

IX. SIGNAGE STANDARDS

All Avondale Commons signage shall comply with the standards included in Avondale Zoning Ordinance Section 9, Signs. Signage development in the Commercial District shall adhere to standards for the C-2 district. Signage development in the Residential District shall adhere to standards for multi-family zoning districts. Signage in the Avondale Commons development shall be approved under separate permit.

X. PAD REVIEW AND ANALYSIS

As stated previously, the purpose of the PAD district for Avondale Commons is to provide a high-quality development that consists of a residential development providing a safe, active and comfortable environment that is adjacent to, and connected to, an active commercial development. The Avondale Commons residential area will be a high-quality, urban type of development that is unique to Avondale. The adjacent commercial area will consist of a variety of commercial uses that consist of restaurants, retail, and office use that will provide shopping and employment opportunities to the residents living within the development and throughout the great Avondale area.

The master planned development focuses on strategically placed buildings that are enhanced by the architecture and landscape aesthetics and promote strong connectivity throughout the development. The open spaces, recreation and refuge areas, and sidewalks are designed to provide greater community connectivity and interaction. The reduction in the proposed development standards is further justified with the following supreme enhancements of the Avondale Commons development:

- Providing high-quality usable open space interspersed throughout the development. With land being at a premium price for developers, providing enhanced amenities that are not typically provided or required, including a pool, tot lot, and ramadas is uncommon. However, the development is willing to provide it in Avondale Commons to provide a unique housing development.
- Focusing housing product on communal open spaces that are dedicated to 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.
- Heightened connectivity throughout the development to promote interactivity for the land uses.
- Intersection corner buildings have been enhanced with additional landscaping, hardscaping, and water feature that provides an iconic area that will be seen by pedestrians an vehicles coming to the development and passing by.

The Avondale Commons PAD meets all of the required findings of the Avondale Zoning Ordinance 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 Avondale Commons PAD is in conformance with the intent of the General Plan and 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.*

As demonstrated within the Avondale Commons PAD, it meets all the requirements of the Avondale Zoning Ordinance for PAD rezoning applications by conforming to applicable the regulations and standards.

Additionally, the Avondale Commons development will exceed the applicable Design Manuals for the development, as the PAD provides design standards and regulations that are required by the development.

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

As demonstrated in the Avondale Commons PAD and accompanying engineering plans and reports, the development has adequate public infrastructure and services to serve the proposed development. All future development will comply with all development and engineering standards and regulations as required.

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

The general surrounding developments consist of a mix of future and developed commercial uses, vacant properties, and established single family residential to the north with density ranges of 3.5 to 5.0 du/Ac. McDowell Road has quickly become a major corridor through Avondale that has attracted a variety of commercial and high density residential uses. While the Property has certain challenges, such as the USA fee easement and major power lines along McDowell Road, Overland is working closely with its consultants to provide a master planned horizontally mixed use development that anticipates these challenges and provides uses and design features that are compatible with the adjacent land uses.

The economic market studies completed for the Property were important to creating the appropriate acreages for the Residential and Commercial Districts. The proposed uses of the Commercial District are important to meet the economic realities for the Property. In recent discussions with the City, it was noted that the proposed expansion of the Phoenix Children's Hospital uses to the east and the proposed commercial areas to the south are appropriate and compatible with the proposed Avondale Commons development.

The Avondale Commons PAD provides the perfect opportunity for a mixed use development that brings a higher density residential development with complementary and connected commercial uses that will be designed in a way that is harmonious with the surrounding neighborhoods and is supported by current market conditions.

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

As stated in the Avondale Commons PAD, the development standards and regulations have been crafted to provide a unique mixed use development that is currently not found within Avondale. The increased active open space, amenities, connectivity, and a community center on community space more than justify any deviations from the traditional development standards. Specifically, there is no comparable development in surrounding Avondale area. The Avondale Commons development will bring a unique housing development, supported by commercial uses that will enhance the surrounding communities and break up the standard traditional suburban residential and commercial uses that are predominant in the area.

XI. INFRASTRUCTURE

Road improvements, Right-of-Ways, Easements

The Project will construct the adjacent full half-street improvements, as required, for Avondale Boulevard and McDowell Road. This will also include the construction of a bus stop on McDowell Road, as required.

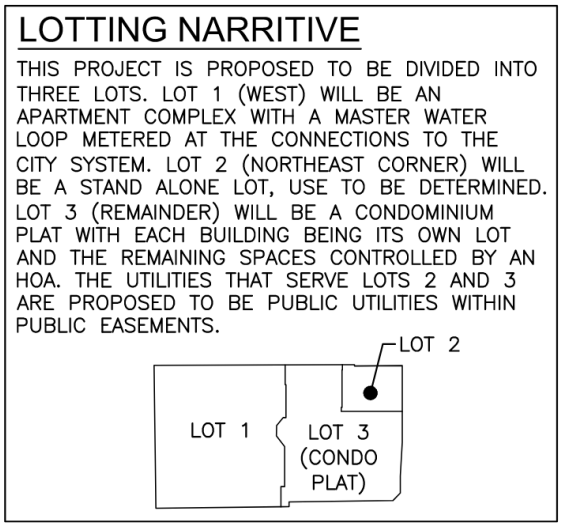
Utilities – Water & Wastewater

The City is the water service provider for the Property. Existing water system infrastructure relevant to the Project includes an existing 12-inch asbestos water main located within McDowell Road and a 16-inch water main in Avondale Boulevard. The Project will install a new 16-inch water main within McDowell Road to replace the existing 12-inch main. No existing water mains are present onsite.

The site will be divided into three (3) lots (see Lotting Narrative below). Lot 1 will be served by a private water and sewer system. The private water loop will be master-metered by two (2) meters located at the connection points on McDowell Road. Lots 2 and 3 will be served by a private water and sewer system, which will be located within public water and sewer easements. Connections to the public water system will be metered at the easement line.

Precise locations for connections and networks shall be determined at the required platting and/or 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 Platting and/or Site Plan phase.

The proposed water and sewer design is more thoroughly outlined in the attached Preliminary Utility Plan, Preliminary Water Report, and Preliminary Wastewater Report by CVL Consultants, Inc.



Grading and Drainage

A full Grading and Drainage Plan is provided with this PAD submittal. The on-site retention requirements shall be per City of Avondale standards and will meet 100-year 2-hour storm event for both on-site and adjacent off-site flows, and dissipate the runoff through drywells. Historic flows may safely pass through or be routed around the site. This is more thoroughly outlined in the attached Preliminary Drainage Report by CVL Consultants, Inc.

Flood Zone Determination

The Property is classified as Zone X.

XII. OWNERSHIP AND MAINTENANCE

The future developer(s) 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.

The Residential District will be privately owned and managed/maintained through a property management company. Additional details will be provided during the Site Plan and Design Review Application.

The Commercial District will ultimately be operated, owned and maintained by an Association. The construction of facilities by the developer(s) and the ownership, operation, and maintenance of common areas by an Association will better ensure consistency and conformance with the intended character of the proposed development.

XIII. CONFORMANCE WITH AVONDALE PLANS

The Property is designated with a Mixed Use land use designation on the City's General Plan Map (*See EXHIBIT C – Existing Avondale General Plan Land Use)*. The Property is also within the Avondale Freeway Corridor Specific Plan.

The Mixed Use land use category is defined as follows:

> *Land-use for a mixture of residential and commercial. This category encourages innovatively designed developments, which create a core living environment, reflective of a village concept where residents can live, work, and recreate within the same development or close by. Basic criteria for development includes: reasonable scale to the surrounding neighborhood, proportionate ratios for each use, and encouragement of alternative modes of transportation (such as bicycling or walking) and a well-conceived plan with access to and integration of transit facilities.*

As provided within the Avondale Commons PAD and exhibited on the Conceptual Site Plan, the proposed development meets all of the criteria of the Mixed Use land use category definition by providing a master planned horizontal mixed use development that has a cohesive theming and environment. The proposed residential densities and commercial uses are seamlessly compatible and provide a perfect balance of uses across the development. The Avondale Commons PAD is also consistent with a number of elements within the City's General Plan 2030 as follows.

NEIGHBORHOOD THEME - 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.

The Avondale Commons provides an urban four-story multifamily residential use and a three-story carriage unit housing use that is not found elsewhere in the City of Avondale. The buildings are oriented to provide interactive with the open spaces and sidewalks to promote a pedestrian oriented environment that is connected to the adjacent commercial use. This creates more of a sense of place within the neighborhood and encourages more community interaction.

GOAL 4: Require excellence and innovation in residential design and construction.

Policies:

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

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.

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

The Avondale Commons PAD incorporates a number of the City's Design Manuals policies to ensure that all of those items listed in Goal 4 are met. The Avondale Commons will provide quality architectural and design aesthetics that promote an attractive and cohesive development. The residential layout provides ample open space, amenitized recreation areas and contains connective sidewalks throughout the project.

OPEN SPACE THEME - OPEN SPACE ELEMENT

GOAL 1: Identify, protect, and preserve the natural amenities and environmental attributes that are unique to Avondale and contribute to a healthy lifestyle.

The Avondale Commons PAD provides a minimum of 20% usable, active open space with high-quality amenities that focus on overall connectivity and accessibility for the Residential District with common areas that incorporate natural vegetation consistent with surrounding developments. The overall common open space areas and uses are linked with pedestrian connections and the adjacent commercial area to support a healthy lifestyle and promote connectivity.

OPEN SPACE THEME - RECREATIONAL AMENITIES ELEMENT

GOAL 1: Ensure every person has convenient access to safe public parks and affordable recreation opportunities.

Policies:

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

The Avondale Commons PAD proposes a minimum of 20% usable, active open space for the Residential District with a centrally located clubhouse area that includes a swimming pool, recreation area, and gathering areas, which will be privately owned and managed through a property management company that will maintain the open spaces, amenities, and other areas of the Residential District, as required.

ECONOMIC ELEMENT

GOAL 2: Create employment centers to attract businesses that match the City's economic targets.

Policies:

A. Locate desired and targeted businesses in Avondale, specifically in Bio-Industry (along Van Buren Street), Medical Support Services (along McDowell Road), Advanced Financial/Business Services, Aerospace/Aviation, Motorsports/Automotive, Light Industrial/Manufacturing, Renewable Industries, and Recreational and Eco-Tourism (southern Avondale).

B. Recruit businesses that encourage pedestrian traffic into appropriate mixed use areas and transit riders.

Overland is currently in discussions with a variety of potential users for the Commercial District. This includes discussions with various professional and medical business that can operate their businesses on the proposed office buildings within the Commercial District. Overland is confident that the potential offices will create employment opportunities for Avondale Commons residents and other residents in the regional area. This will create vitality for the mixture of uses that will be part of Avondale Commons.

GROWTH AREA ELEMENT

GOAL 1: Create destination employment centers in targeted areas of the City that will help to improve the balance between jobs and population.

Policies:

A. Monitor the Freeway Corridor Specific Plan to protect existing and future business locations from residential encroachment.

B. Designate ideal locations for future transit stops and high intensity urban mixed use developments along the freeway corridor.

C. Discourage residential uses adjacent to I-10 unless they are part of a mixed-use development.

Avondale Commons provides a horizontal mixed use development that is sensitive and compatible with the established and future uses in the area. The development will also provide a high intensity project that is within 1/3 of a mile of the Interstate Freeway and will provide services and uses that can be easily access from regional residents.

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.

Policies:

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.

While Avondale Commons is not within "Growth Area" of the General Plan it is located adjacent to one to the south. As such, Avondale Commons has the opportunity to contribute to Avondale quality growth by provide a horizontally mixed use development

that will provide quality residential, employment opportunities, and neighborhood services. This will promote an area that will be sustainably and economically healthy and help be a catalyst for the proper development of other vacant properties in the area.

THE AVONDALE FREEWAY CORRIDOR SPECIFIC PLAN

The Avondale Freeway Corridor Specific Plan ("FCSP") covers the majority of land within a ½ mile each way of the Interstate 10 Freeway located within the Avondale city limits, including the Avondale Commons property. The major focus of the FCSP is visibility of the freeway with the City and steering uses that enhance that visibility and encouraging employment, commercial, and mixed uses.

The FCSP already designates the Property and uses to the south as Mixed Use and higher density residential land uses. The Avondale Commons PAD has been designed to be consistent with the FCSP land use goals for residential, commercial, and business-related development in this area.

Avondale Commons meets the objectives from the FCSP, as follows:

> ***Objective #1: Prioritize the City's appearance from the I-10 and the Loop 101 freeways, limiting heavy industrial uses and establishing strict design requirements where necessary.***

It is important for Overland to provide attractive building frontages and elevations on all sides of the Property, including those seen from the I-10 Freeway. The proposed development, with its accompanying architectural standards and detailed elevations, establishes the design character in the area for an architecturally sophisticated looking facility that creates an attractive appearance from the I-10 Freeway.

> ***Objective #2: Establish design requirements based on and specific to General Plan designation of a developable property to ensure Freeway Corridor subareas achieve their intended purposes.***

The Avondale Commons PAD incorporates a number of the City's Design Manuals policies to ensure that it provide a quality architectural and design aesthetics that promote an attractive and cohesive development. The residential layout provides ample open space, amenitized recreation areas and contains connective sidewalks throughout the project.

> ***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."***

Avondale Commons will create employment opportunities for this area and even promote the opportunity for the onsite resident areas to have efficient access to this development for employment. Avondale Commons brings employment to nearby residents, which will be needed to meet the City's goals of providing work opportunities for its own citizens.

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

The location of Avondale Commons 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 sidewalks along McDowell Road provide opportunities for the Avondale Commons residents to have pedestrian and bicycle access to the nearby Friendship Park and the Agua Fria River with its regional recreation trail.

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 Avondale Commons PAD is in a unique location that provides the opportunity to develop a site located along the McDowell Road corridor and is compatible with existing development, supports housing opportunities for the nearby BLVD area, and synergizes with the adjacent commercial and 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 Avondale Commons 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 Avondale Commons PAD.

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

Avondale Commons will provide loft apartment housing that creates 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.

Avondale Commons 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, Avondale Commons provides a unique housing development that caters to those looking for something different than the typical traditional housing offered in Avondale. The Avondale Commons development is unique to Avondale and contributes to the diversity of housing that the Strategic Five Year Plan envisions.

XIV. SCHOOLS

The Property is located within the Pendergast Elementary School District and the Tolleson Union High School District. The Applicant has reached out to both of these school districts and obtained the required executed Certificate of Adequate Schools Facilities. Both school districts indicated that they have adequate school capacity to accommodate the estimated enrollment from the Avondale Commons development.

XV. CONCLUSION

The Avondale Commons PAD is in a unique location adjacent to two major transportation corridors in Avondale. The Property provides the perfect site for a horizontal mixture of neighborhood commercial uses and a housing choice needed and demanded in the City. The PAD creates a development scenario to complement the surrounding commercial and residential uses and provides urban residential housing that is seamlessly connected to the adjacent commercial office, restaurant, and retail uses. The construction and improvement of the common and open space amenities is integrated effortlessly into the community and not only benefits the future residents of Avondale Commons, but also the residents at large.

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 General Plan encourages a mixture of land uses at this site that are uniquely configured and connected with open space for recreational amenities to service the residents and encourage resident interaction and outdoor activities. The Avondale Commons PAD provides the framework to do just that.

This unique development plan interconnects the residential and commercial areas with a central hub that accentuates the open space and strong connections that promote community interaction. The inclusion of a variety of commercial users also creates economic value that will provide sustainability to Avondale. This PAD ensures that development will follow Avondale Design Standards and Guidelines and continue the tradition of quality development in the City of Avondale.

Exhibit A - Regional Aerial Context Map

Avondale Commons - NWC of Avondale Blvd & McDowell Rd

TIFFANY & BOSCO P.A.

Exhibit B - Aerial Context Map

Avondale Commons - NWC of Avondale Blvd & McDowell Rd

TIFFANY & BOSCO P.A.

Exhibit C – Existing Avondale General Plan Land Use
Avondale Commons - NWC of Avondale Blvd & McDowell Rd

TIFFANY & BOSCO P.A.

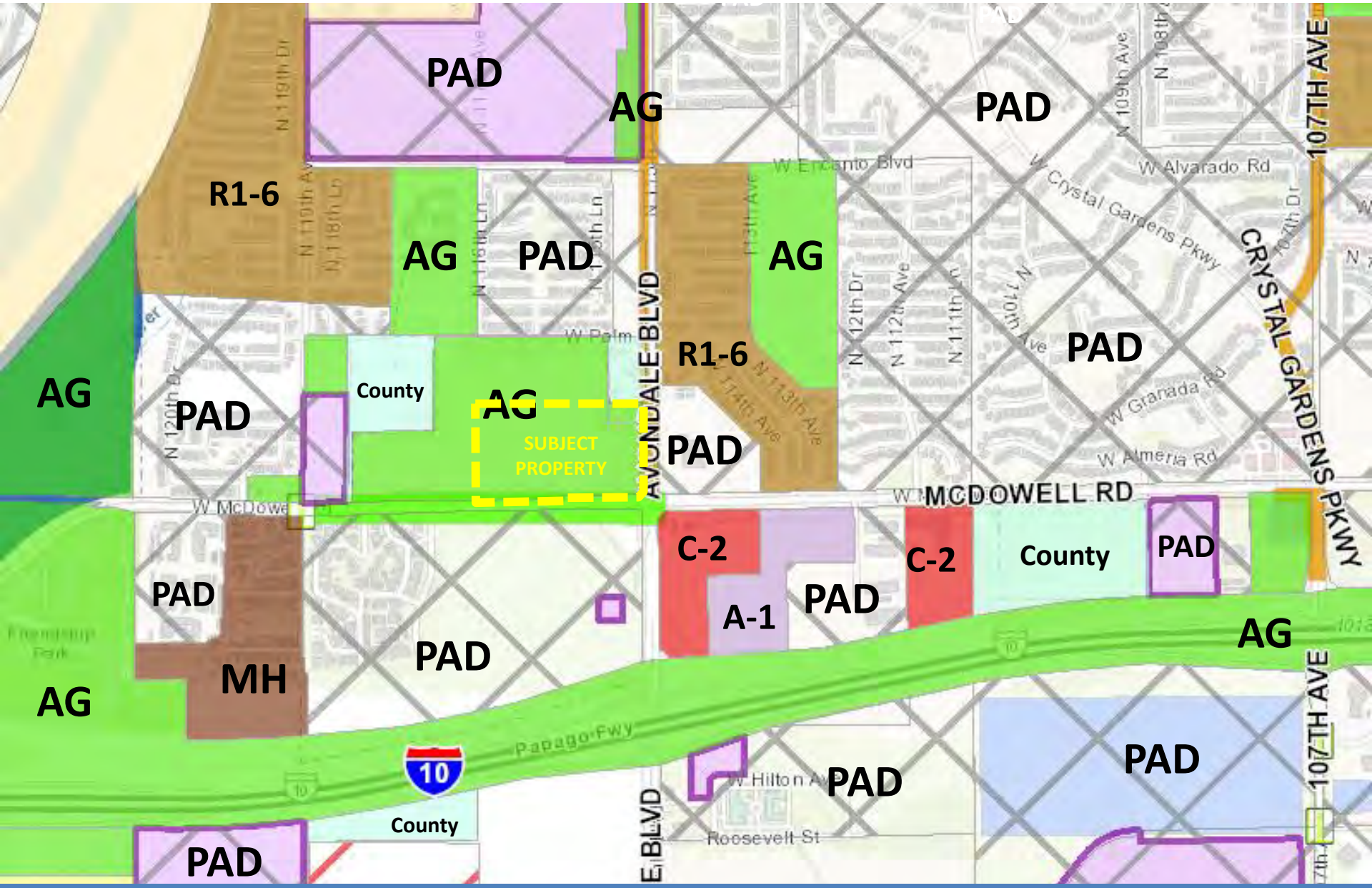
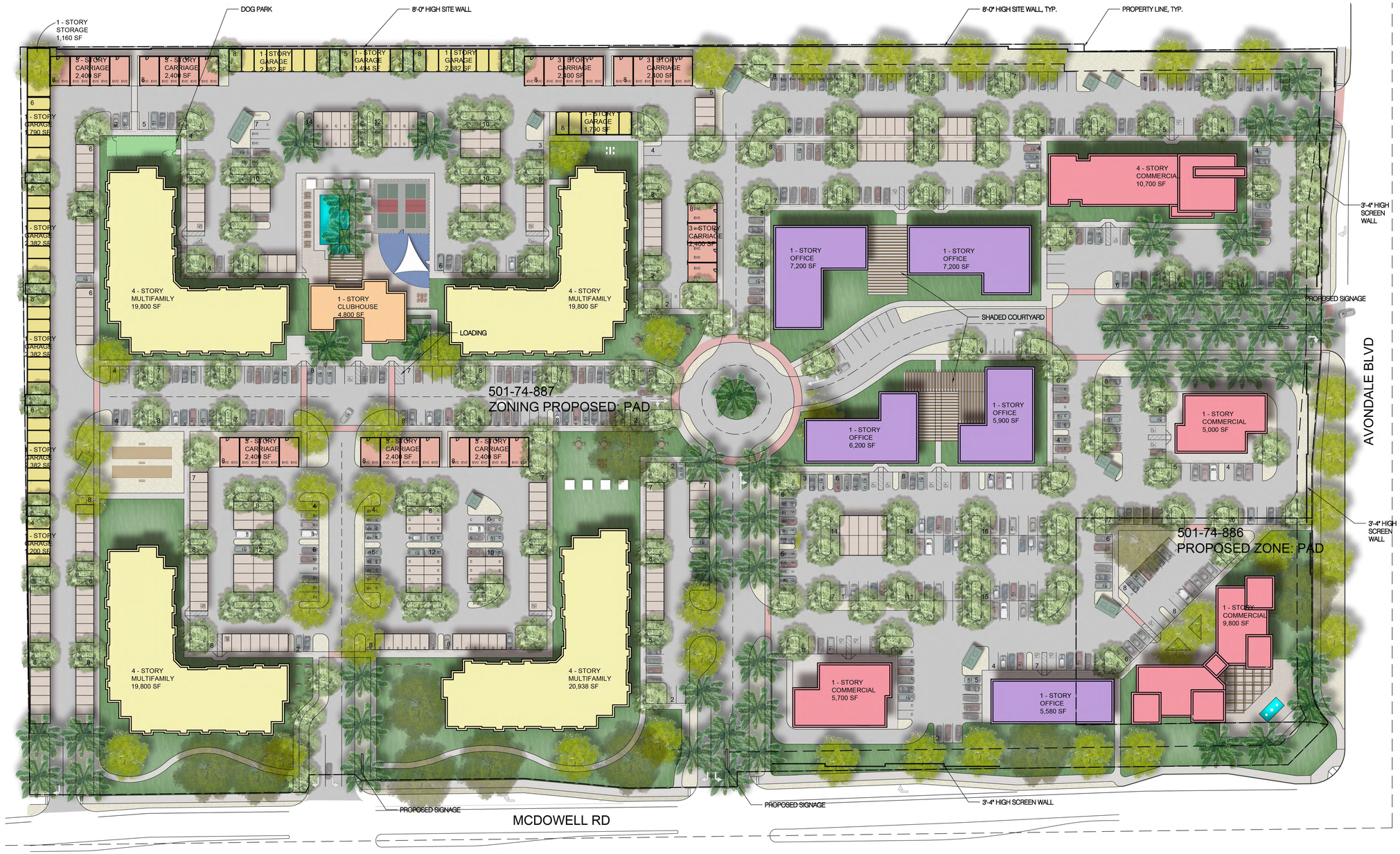


Exhibit D – Existing Avondale Zoning Designation
Avondale Commons - NWC of Avondale Blvd & McDowell Rd

TIFFANY & BOSCO P.A.

Exhibit E

Conceptual Site Plan (Color)



1 CONCEPTUAL SITE PLAN

1" = 50'-0"

0 25' 50' 100'

PARKING REQUIRED MULTI-FAMILY:
1 BEDROOM: 1.5 / UNIT = 128 X 1.5 = 192 PS
2 BEDROOM: 1.75 / UNIT = 164 X 1.75 = 287 PS
3 BEDROOM: 2 / UNIT = 32 X 2 = 64 PS
+ 1 PS / 5 UNITS = 324/5 = 65 PS
TOTAL: =608 PS
ALSO, 1 PS / UNIT MUST BE COVERED AND ASSIGNED = 324
ALSO, 25% OF TOTAL UNIT PS MUST BE GARAGES = 136
PARKING PROVIDED:
*582 PS PROVIDED (INCLUDING 12 ACCESSIBLE SPACES AND 325 COVERED PS W/ 125 OF COVERED PS ARE GARAGE PS)
EV CHARGER REQUIRED
EV CHARGER 582 X 4% = 24 PS
LEVEL 2 EV CAPABLE 582 X 16% = 94 PS
EV CHARGER PROVIDED:
24 EV CHARGER PS PROVIDED
94 EV CAPABLE PS PROVIDED
TOTAL ALLOWABLE COMPACT PARKING SPACES:
582 PS X .25 = 146 COMPACT PS ALLOWED
TOTAL COMPACT SPACES PROVIDED:
141 COMPACT PS PROVIDED
1 LOADING/DELIVERY PS

PARKING REQUIRED OFFICE/COMMERCIAL:
1 PS / 250 SF = 74,880 / 250=300 PS
ALSO, 10% SHALL BE COVERED
PARKING PROVIDED
*275 PS PROVIDED (INCLUDING 14 ACCESSIBLE SPACES AND 30 COVERED PS)

PARKING REQUIRED RESTAURANT/BAR:
IND PUBLIC = 60% OF BLDG SF
20,500 SF TOTAL X 0.6 = 12,300
1 PS / 50 SF IND PUBLIC = 12,300 / 50 = 246 PS
1 PS / 200 SF OUT AREA = 2,505 / 200 = 13 PS
TOTAL =259 PS
PARKING PROVIDED RESTAURANT/BAR:
*147 PS PROVIDED (INCLUDING 6 ACCESSIBLE SPACES)

TOTAL REQUIRED FOR OFFICE, RESTAURANT, COMMERCIAL:
559 PS REQUIRED
TOTAL PROVIDED FOR OFFICE, RESTAURANT, AND COMMERCIAL:
*422 PS PROVIDED

EV CHARGER REQUIRED:
EV CHARGER 422 X 1% = 5 PS
LEVEL 2 EV CAPABLE 422 X 3% = 13 PS
EV CHARGER PROVIDED
5 EV CHARGER PS PROVIDED
14 EV CAPABLE PS PROVIDED
TOTAL ALLOWABLE COMPACT PARKING SPACES:
422 PS X .25 = 105 COMPACT PS ALLOWED
TOTAL COMPACT SPACES PROVIDED:
103 COMPACT PS PROVIDED

*PER THE SHARED PARKING STUDY, THE MAXIMUM PARKING DEMAND FOR ENTIRE SITE WILL BE 896 PS. WE ARE PROVIDING A TOTAL OF 1,004 PS FOR OUR ENTIRE SITE.

MULTI-FAMILY AREA:
532,649 SF (12.2 ACRES)
REQUIRED OPEN SPACE:
532,649 X 0.2 = 106,530 SF
PROVIDED OPEN SPACE:
144,165 SF > 106,530 SF THEREFORE OKAY
144,165 SF / 532,649 SF = 27%
TOTAL NUMBER OF DWELLING UNITS:
324 UNITS
DENSITY OF DWELLING UNITS:
324 UNITS / 12.2 ACRE = 26.6 UNITS/ACRE ALSO
532,649 SF / 324 UNITS = 1 UNIT PER 1,643 SF
BUILDING COVERAGE
123,682 SF / 532,649 SF = 23%

COMMERCIAL AREA:
431,208 SF (9.9 ACRES)
PROVIDED OPEN SPACE:
114,600 SF / 431,208 SF = 27%
BUILDING COVERAGE
63,280 SF / 431,208 SF = 15%

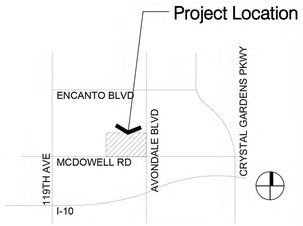
TOTAL AREA:
963,857 SF (22.1 ACRES)

	PAD(C-2)	PAD(R-4)
MINIMUM LOT WIDTH		50'
PROVIDED	594'	713'
MINIMUM LOT DEPTH	NONE	100'
PROVIDED	721'	765'
MAXIMUM HEIGHT	30'	45'
PROVIDED	50***	52***
MAXIMUM BUILDING COVER	NONE	50%
PROVIDED	14%	23%
FRONT SETBACK	20'	25'
PROVIDED	43'	68'
SIDE SETBACK	15'	15'
PROVIDED	37'	0***
REAR SETBACK	20'	15***
PROVIDED	103'	1'
STREET SIDE	20'	25'
PROVIDED	55'	68'
PARKING SETBACK	30'	
PROVIDED	26***	
PARKING SETBACK FROM RES	25'	
PROVIDED	13***	

**EXCEPTION FOR ZONING STANDARD PART OF THIS PAD SITE

LEGEND
CARPORT
EXISTING PROPERTY LINE
CARRIAGE/GARAGE
C COMPACT PARKING STALL
EV ELECTRIC VEHICLE CHARGING STALL
EVC LEVEL 2 ELECTRIC VEHICLE CAPABLE

VICINITY MAP



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DATE STATUS

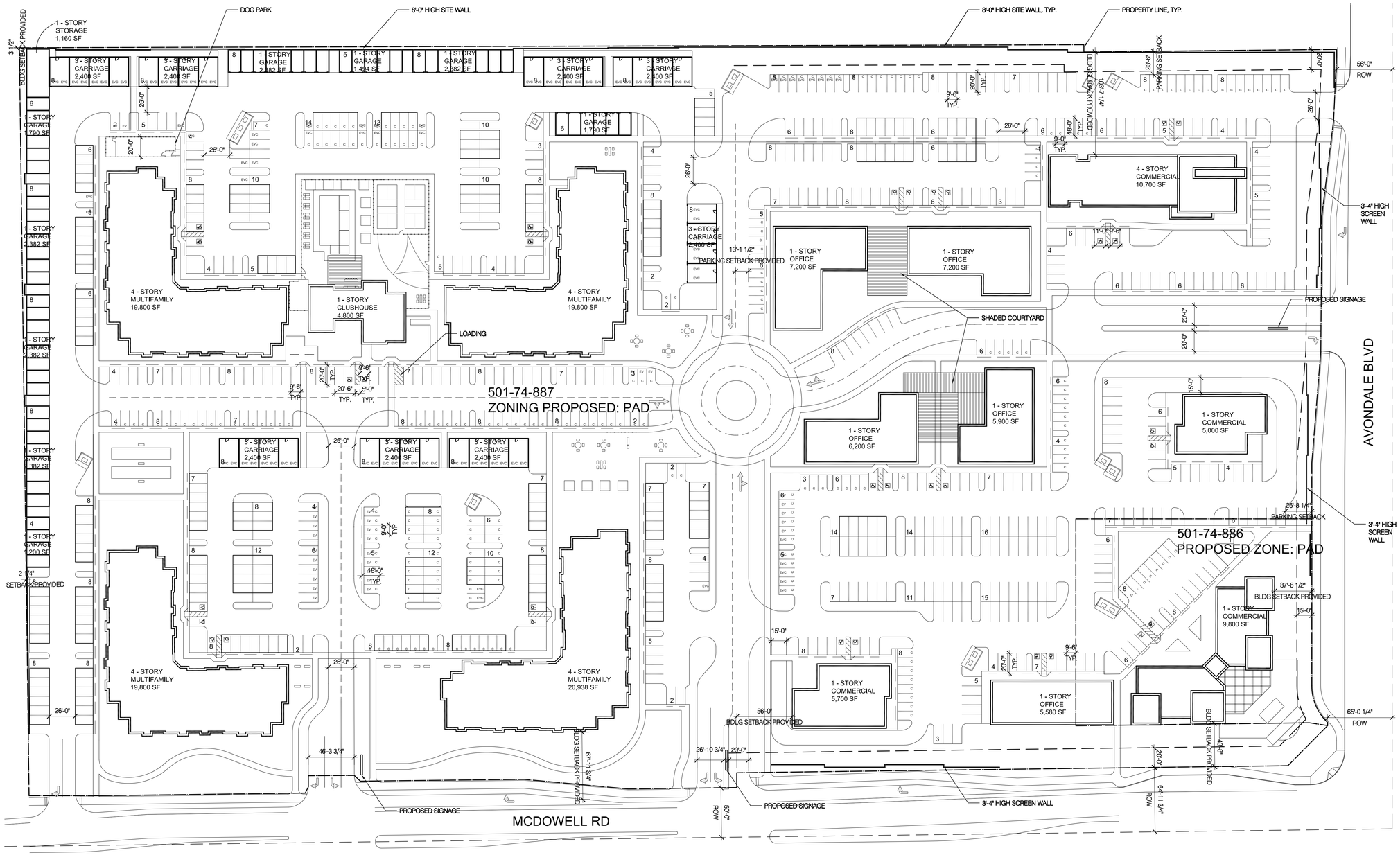
CONCEPT SITE PLAN

AS-101

File : \\FileServer1\project\2020\20090 Avondale\02-Dwg\02-Sheets\AS100 Site Plan\AS-101.dwg Jul 22, 2021 - 1:21pm By: tkennedy

Exhibit F

Conceptual Site Plan (Black and White)



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- 1 PS / 250 SF = 74,880 / 250= 300 PS

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BUILDING COVERAGE
- 63,280 SF / 431,208 SF = 15%

TOTAL AREA:
- 963,857 SF (22.1 ACRES)

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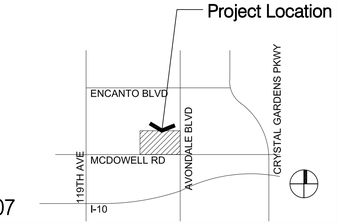
**EXCEPTION FOR ZONING STANDARD PART OF THIS PAD SITE

LEGEND
- CARPORT
- EXISTING PROPERTY LINE
- CARRIAGE/GARAGE
- C COMPACT PARKING STALL
- EV ELECTRIC VEHICLE CHARGING STALL
- EVC LEVEL 2 ELECTRIC VEHICLE CAPABLE

VICINITY MAP



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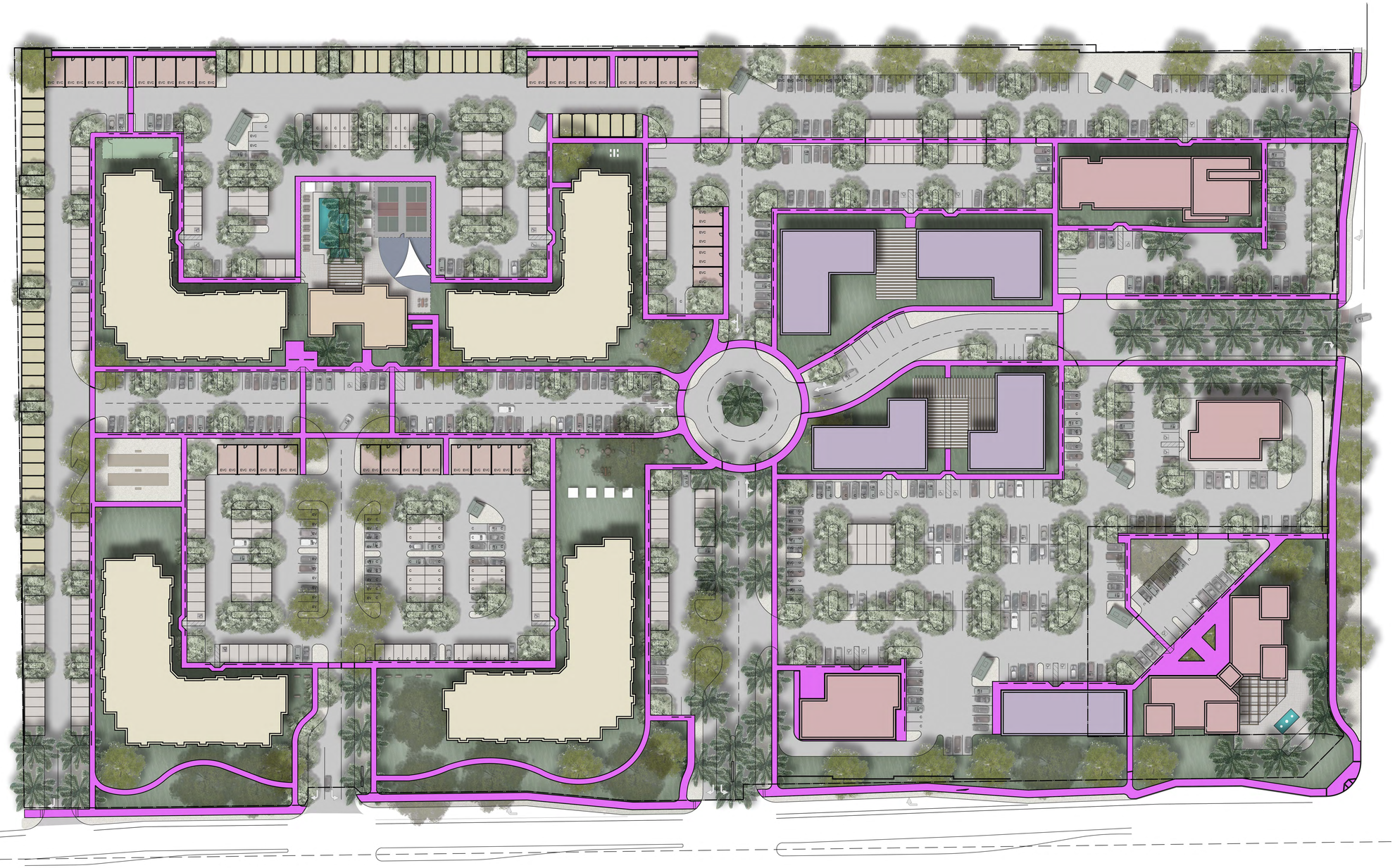
PROJECT # 20090
DATE STATUS

CONCEPT SITE PLAN

AS-101

Exhibit G

Overall Site Pedestrian Circulation Plan

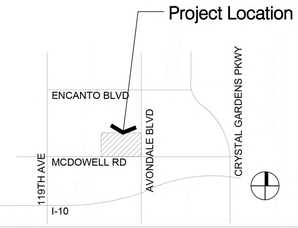


1 OVERALL SITE PEDESTRIAN CIRCULATION PLAN

1" = 50'-0"

0 25' 50' 100'

VICINITY MAP



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SITE PEDESTRIAN CIRCULATION PLAN

LA-101

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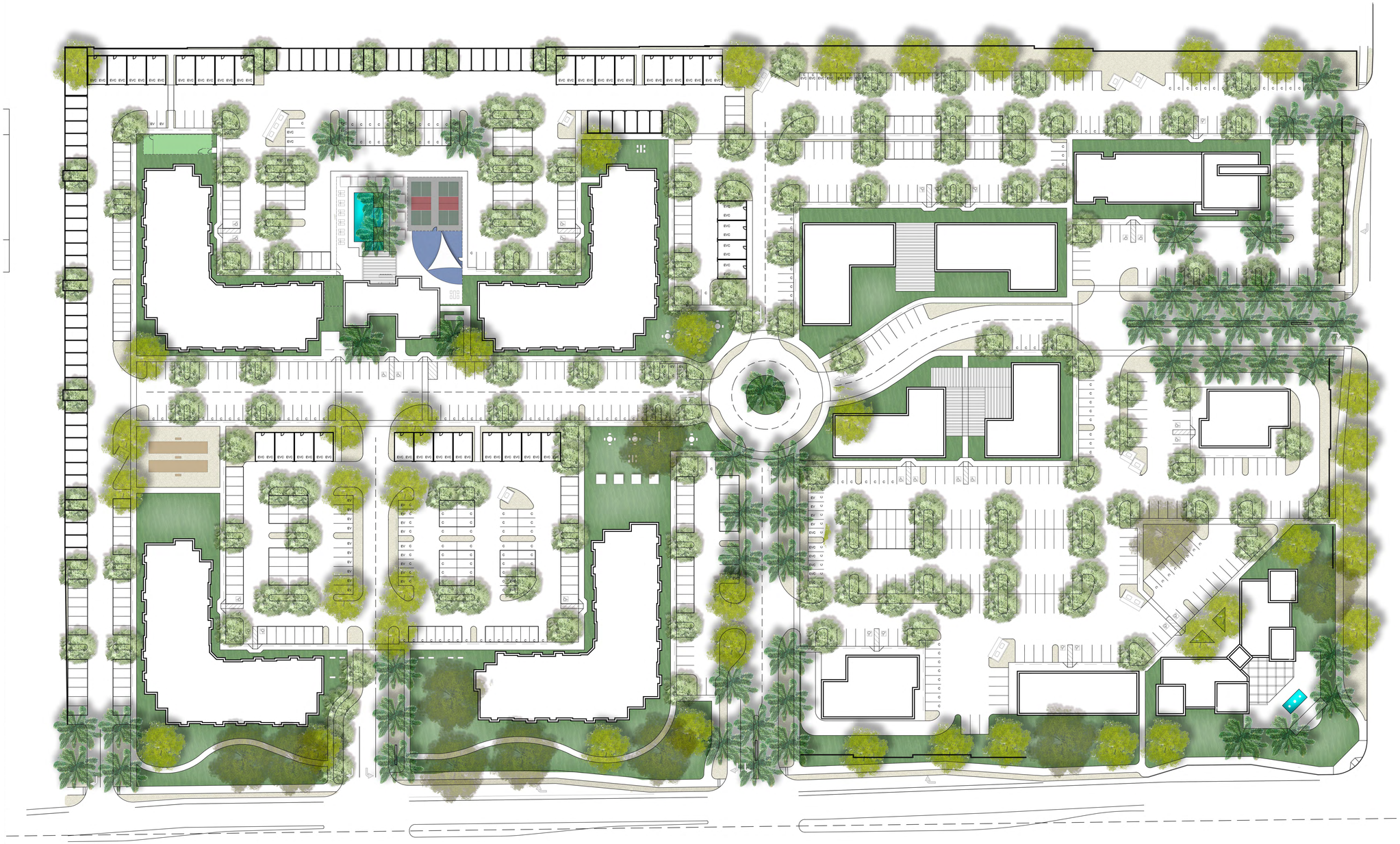
Exhibit H

Overall Site Landscape Plan



PROPOSED PLANT LIST

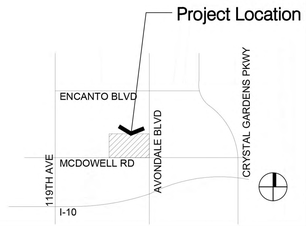
TREES	SIZE	CAL
Cercidium floridum Blue Palo Verde	24"box	1.25"Cal
Cercidium microphyllum Foothill Palo Verde	24"box	1"Cal
Chilopsis linearis Desert Willow	24"box	1.25"Cal
Dalbergia sissoo Indian Rosewood	24"box	1.25"Cal
Lysiloma watsonii Littleleaf False Tamarind	24"box	1"Cal
Olneya tesota Desert Ironwood	24"box	5` H
Phoenix dactylifera Date Palm	15`	
Pistacia chinensis Chinese Pistache	24"box	1.25"Cal
Sophora secundiflora Texas Mountain Laurel	24"box	
Ulmus parvifolia Chinese Elm	24"box	1.25"Cal
SHRUBS	SIZE	HZ*
Bougainvillea spp. Bougainvillea	5 gal	
Encelia farinosa Brittle Bush	5 gal	
Eremophila maculata `Valentine` Valentine Spotted Emu Bush	5 gal	
Lantana camara Lantana	5 gal	
Lantana montevidensis Trailing Lantana	5 gal	
Larrea tridentata Creosote Bush	5 gal	
Leucophyllum frutescens Texas Sage	5 gal	
Muhlenbergia rigens Deer Grass	5 gal	
Myrtus communis Common Myrtle	5 gal	
Nerium oleander Oleander	5 gal	
Pedilanthus macrocarpus Slipper	5 gal	
Rosmarinus officinalis Rosemary	5 gal	
Ruellia penninsularis Wild Petunia	5 gal	
Simmondsia chinensis Jojoba	5 gal	
Tecoma spp. Yellow Bells	5 gal	
ACCENT	SIZE	HZ*
Agave geminiflora Twin Flowered Agave	5 gal	
Cereus peruvianus Peruvian Apple Cactus	5 gal	
Dasylirion wheeleri Grey Desert Spoon	5 gal	
Echinocactus grusonii Golden Barrel Cactus	5 gal	
Ferocactus wislizenii Fish Hook Barrel Cactus	5 gal	
Fouquieria splendens Ocotillo	5 gal	
Hesperaloe parviflora `Perpa` TM Brakelights Red Yucca	5 gal	
Opuntia santa-rita Santa Rita Pricklypear	5 gal	
Salvia greggii Autumn Sage	5 gal	
Yucca elata Soaptree Yucca	24"box	
GROUND COVERS	SIZE	HZ*
Mineral Mulch Decomposed Granite	SQFT	
Turf Sod Bermuda Sod	SQFT	

1 OVERALL SITE LANDSCAPE PLAN

1" = 50'-0"

0 25' 50' 100'

VICINITY MAP



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PRELIMINARY LANDSCAPE PLAN

LA-501

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Exhibit I

Residential Buildings Elevations

NORTH ELEVATION
1/8" = 1'

SOUTH ELEVATION
1/8" = 1'

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AVONDALE, AZ
REZONING SUBMITTAL

PROJECT # 20090
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RESIDENTIAL BUILDING ELEVATIONS

WEST ELEVATION
1/8" = 1'

EAST ELEVATION
1/8" = 1'

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PROJECT # 20090
DATE STATUS

RESIDENTIAL BUILDING ELEVATIONS

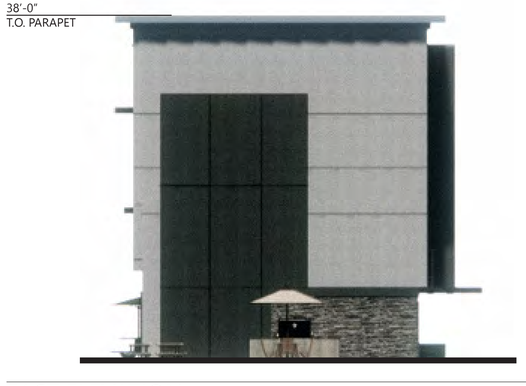
Exhibit J

Commercial Buildings Elevations

NORTH ELEVATION
1/8" = 1'

WEST ELEVATION
1/8" = 1'

SOUTH ELEVATION
1/8" = 1'



EAST ELEVATION
1/8" = 1'

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NWC AVONDALE BLVD & MCDOWELL RD
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REZONING SUBMITTAL

PROJECT # 20090
DATE STATUS

CARRIAGE
UNITS
ELEVATIONS

WEST ELEVATION
1/8" = 1'

NORTH ELEVATION
1/8" = 1'

EAST ELEVATION
1/8" = 1'

SOUTH ELEVATION
1/8" = 1'

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AVONDALE COMMONS
NWC AVONDALE BLVD & MCDOWELL RD
AVONDALE, AZ
REZONING SUBMITTAL

PROJECT # 20090
DATE STATUS

CLUBHOUSE ELEVATIONS

WEST ELEVATION
1/8" = 1'

NORTH ELEVATION
1/8" = 1'

EAST ELEVATION
1/8" = 1'

SOUTH ELEVATION
1/8" = 1'

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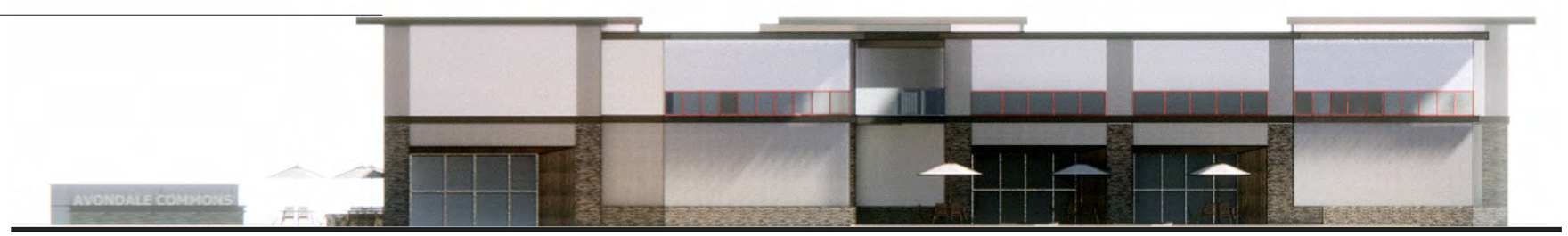
AVONDALE, AZ
REZONING SUBMITTAL

PROJECT # 20090
DATE STATUS

OFFICE BUILDING ELEVATIONS



NORTH ELEVATION
1/8" = 1'

SOUTH ELEVATION
1/8" = 1'

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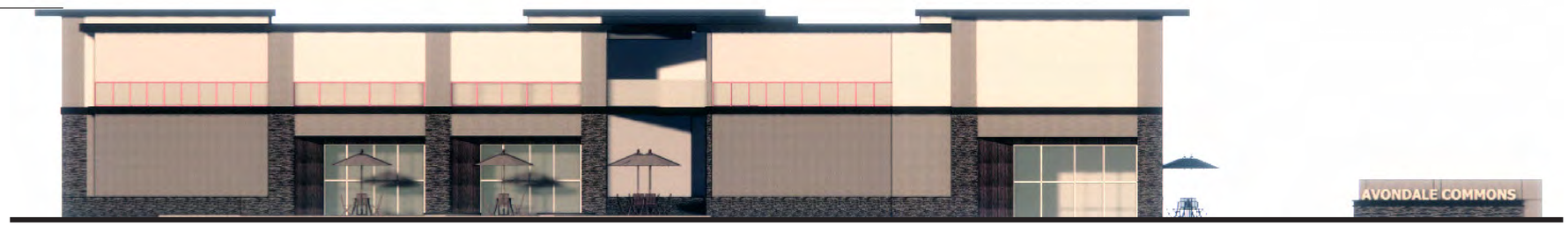
AVONDALE, AZ
REZONING SUBMITTAL

PROJECT # 20090
DATE STATUS

CORNER
RETAIL
ELEVATIONS



WEST ELEVATION
1/8" = 1'

EAST ELEVATION
1/8" = 1'

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PROJECT # 20090
DATE STATUS

CORNER
RETAIL
ELEVATIONS

Exhibit K

Property Perspectives

VIEW FROM AVONDALE

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PERSPECTIVE

VIEW FROM COMMERCIAL TO RESIDENTIAL

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DATE STATUS

PERSPECTIVE

CORNER COMMERCIAL

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AVONDALE, AZ
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PROJECT # 20090
DATE STATUS

PERSPECTIVE

CORNER COMMERCIAL FROM STREET

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AVONDALE COMMONS

NWC AVONDALE BLVD & MCDOWELL RD
AVONDALE, AZ
REZONING SUBMITTAL

PROJECT # 20090
DATE STATUS

PERSPECTIVE

RESIDENTIAL AMENITIES - POOL

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AVONDALE COMMONS
NWC AVONDALE BLVD & MCDOWELL RD
AVONDALE, AZ
REZONING SUBMITTAL

PROJECT # 20090
DATE STATUS

PERSPECTIVE

OFFICES LOOKING TOWARDS APARTMENTS

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O 480.362.1361 · FFKR.COM

AVONDALE COMMONS

NWC AVONDALE BLVD & MCDOWELL RD
AVONDALE, AZ
REZONING SUBMITTAL

PROJECT # 20090
DATE STATUS

PERSPECTIVE

Exhibit F

Neighborhood Meeting Summaries

Avondale Commons Rezoning – July 15, 2021

FCSP Height Amendment – July 26, 2021

TIFFANY & BOSCO P.A.

July 20, 2021

Ken Galica, Division Lead Planner
City of Avondale
Development and Engineering Services
11465 W Civic Center Drive
Avondale, AZ 85323

RE: PL-21-0072 Avondale Commons PAD Rezoning Application- July 15th, 2021 Neighborhood Meeting Summary

Dear Mr. Galica:

The purpose of this letter is to inform you that our firm held a neighborhood meeting for the Avondale Commons Rezoning application (*Case number: PL-21-0072)* for the approximately 22.6 acre site located on the northwest corner of Avondale Boulevard and McDowell Road (the "Property"). The meeting was held on Thursday, July 15th, 2021 from 6:00pm–7:00pm via Zoom Teleconference (as scheduled by the City of Avondale).

The neighborhood meeting was hosted by Shaine T. Alleman of Tiffany & Bosco, Michael Holman of Overland Development, and Jackson Ferguson of FFKR to review the proposed applications and answer questions regarding the project.

The following individuals attended from the public:

- Vice Mayor Veronica Malone, City of Avondale
- Ken Galica, City of Avondale, Division Lead Planner
- Brian Craig, City of Avondale, Planning Manager
- Commissioner Larry White, City of Avondale
- Jo Ann Martinez, Avondale Resident
- Sally Hineman, Avondale Resident

Mr. Alleman began the neighborhood meeting by presenting an overview of the project including reviewing the development process and timing, the conceptual site plan, and conceptual elevations and renderings. The remainder of the meeting was open for discussions and questions from the public. The following is summary of that discussion.

Driveway Locations and Related Signal Lights:

- Commissioner Larry White raised a question about whether there was a driveway entrance at the northeast corner of the Property. Mr. Alleman confirmed that there is an entrance at the northeast corner of the development

Camelback Esplanade II, Seventh Floor
2525 East Camelback Road
Phoenix, Arizona 85016-4229
602.255.6000 PHONE
602.255.0103 FAX

and explained that this entrance is aligned with the Phoenix Children's Hospital to the east of the Property.

- Sally Hineman asked for clarification on whether or not there would be signal lights on either the south McDowell portion or the Avondale Boulevard portion? Mr. Alleman explained that there is a median on Avondale Boulevard so there will be no opportunity for signal light on this right-of-way. He explained that there is a proposed signal light on most east driveway on McDowell Road, but that the other two driveways to the West will not include signal lights. Mr. Galica further confirmed this information.
- Commissioner Larry White requested clarification on the number and locations of the entrances on McDowell Road. Mr. Alleman confirmed that there were three entrances on McDowell Road and confirmed their locations.
- Vice Mayor Veronica Malone asked if where the hospital is, will there be a entry in the north area? Mr. Alleman confirmed that there would be a driveway at the northeast corner of the Property.

Other General Questions:

- Resident Sally Hineman asked about the rendering on the first slide of the presentation. If a photographer were to have taken this photo, where would that photographer be standing? Mr. Alleman: The photographer would be standing on McDowell Road. Shaine then references the Site Plan and displays the Site Plan with a direct reference to the question.
- Vice Mayor Malone asked if there are plans to have a landing pad for those who are wanting to cross on Avondale Boulevard if they are not wanting to walk down to McDowell Road to use the crossing lanes to cross over to the Children's Hospital or any other business on the other side of Avondale Boulevard? Mr. Galica: The City can look into this, however, the City doesn't typically support mid-block pedestrian crossings as they are often unsafe to the pedestrian unless a signal is provided. Mr. Galica confirmed that the east/west crosswalk at the Avondale Blvd. and McDowell Road intersection had sufficient access and the distance was not too great for pedestrians to access.
- Resident Sally Hineman asked if the hospital was only going to be one or two stories. Mr. Alleman: If the potential hospital user ended up developing at this location, it is likely it will be one story, but would be a maximum of two stories.
- Resident Sally Hineman asked if the properties residential units would be for rent or to own. Mr. Alleman: The units will be rentals.
- Resident Jo Ann Martinez was curious about the shading on the Property and whether there would be enough of it so that the area can be walkable by

residents of the Property. Shading on the Property will follow the City standards, as required. Mr. Galica clarified that locations and details will be required as part of the Site Plan phase.

- Resident Sally Hineman asked if MK Farms' lease has been terminated or not. Mr. Holman explained that they have officially assumed the lease and are working with them to end it.
- Resident Sally Hineman also asked if the City is doing anything to mitigate the potential effects of pollution and such that has happened to downtown Phoenix with the heat island effect. Mr. Galica clarified that they are combating that with many different aspects of site design including through provision of open space and shade trees to reduce temperatures on the site. Mr. Brian Craig explained that there is City staff dedicated to addressing this.
- Resident Jo Ann Martinez asked about what uses the City is planning for this area and if there will be more medical or residential. Mr. Galica clarified this question by saying that the McDowell Road corridor will accommodate a variety of residential, retail and medical business's as allowed by the Avondale General Plan.
- Commissioner Larry White asked about water retention with it being monsoon season. Mr. Alleman explained that the water would be retained on the site by underground retention.

If there are any further questions regarding the neighborhood meeting, you may reach me at 602-452-2712 or sta@tblaw.com.

Sincerely,

Shaine T. Alleman

TIFFANY & BOSCO P.A.

July 29, 2021

Ken Galica, Division Lead Planner
City of Avondale
Development and Engineering Services
11465 W Civic Center Drive
Avondale, AZ 85323

RE: PL-21-0204 Freeway Corridor Specific Plan Amendment
July 26th, 2021Neighborhood Meeting Summary

Dear Mr. Galica:

The purpose of this letter is to summarize, at your request, a neighborhood meeting held by the City of Avondale for purposes of meeting with the public to review and discuss the City-initiated Freeway Corridor Specific Plan (FCSP) Amendment (*Case number: PL-21-0204).* Since Overland Development's Avondale Commons PAD application (*Case number: PL-21-0072*) is at the center of the FCSP Amendment, Overland participated in the neighborhood meeting and presented its proposed plans for development.

The meeting was held on Monday, July 26, 2021 from 6:00pm–7:15pm via Zoom Teleconference (as scheduled by the City of Avondale).

The neighborhood meeting was hosted by Ken Galica, City of Avondale Division Lead Planner, Shaine T. Alleman of Tiffany & Bosco, and Michael Holman of Overland Development to review the proposed FCSP Amendment and the Avondale Commons PAD, and answer questions from the public.

The following individuals attended from the public:

- Patricia Dennis, City of Avondale Councilmember
- Brian Craig, City of Avondale, Planning Manager
- Janet Michaelson, Avondale Resident
- Sally Hineman, Avondale Resident
- Anna (no last name), Avondale Resident

Mr. Galica began the neighborhood meeting by presenting an overview of the project including reviewing the development process and timing, the conceptual site plan, and conceptual elevations and renderings. Mr. Alleman then shared a presentation that had been also shown at the previous Neighborhood Meeting on July 15, 2021 and then Mr. Alleman left the remainder of the meeting open for discussions and questions from the public. The following is summary of that discussion.

Camelback Esplanade II, Seventh Floor
2525 East Camelback Road
Phoenix, Arizona 85016-4229
602.255.6000 Phone
602.255.0103 Fax

Other General Questions:

- Resident Sally Hineman asked about the number of stories that the proposed development will have. Mr. Galica stated that the City is working closely with Overland Development on the Avondale Commons PAD and that the Residential District is planned for four stories. Mr. Alleman added that the setbacks on the Property for the property south of Ms. Hineman provides a buffer and any potential building in the Commercial District will be set back more than what is required for Commercial zoning in Avondale.
- Resident Sally Hineman requested clarity that the residential aspect of the proposed development is the one that would be four stories if Overland Development and the City of Avondale proceed with the request for four stories. Mr. Alleman confirmed that the residential aspect of the proposed development is currently planned with four stories.
- Resident Sally Hineman asked when the adjacent development is going to proceed on a certain timeline and what that was. Both Mr. Alleman and Mr. Galica responded to this question that they are unaware of development timelines for adjacent properties.
- Resident Janet Michaelson asked a series of questions regarding what will be placed on the north side of the Property for the proposed developments. Mr. Alleman explained that there will be a screen wall and vegetation, as required, along the north property boundary. However, Ray Road, LLC currently owns the property between the Avondale Commons site and Palm Lane and does not know what will be eventually developed there. Mr. Galica explained that the City has four-sided architectural requirements that ensure the property will look nice.
- Resident Janet Michaelson asked what could develop on the Ray Road LLC property. Mr. Galica expressed that it could be a lot of things, but most likely a low-density residential use but that it is hard to say at this point without a development proposal. Mr. Alleman added that the property is currently designated as mixed use in the General Plan.
- Councilmember Patricia Dennis asked if there is a percentage that the City of Avondale will require for uses so that it is actually a "mixed use". Mr. Galica said that there is not a percentage but that they are working with the developer on a stipulation regarding the residential and commercial development aspects.
- Councilmember Patricia Dennis asked if there was a clubhouse. Mr. Alleman pulled up the Residential District Plan slide and explained the clubhouse area, amenities, and other usable open space areas of the development.
- Councilmember Patricia Dennis asked if they were going to ensure deceleration lanes. Mr. Alleman confirmed that deceleration lanes have been proposed as

required and further explained other traffic considerations.

If there are any further questions regarding the neighborhood meeting, you may reach me at 602-452-2712 or sta@tblaw.com.

Sincerely,

Shaine T. Alleman

Exhibit G

Certificates of Adequate School Facilities

Pendergast Elementary School District
Tolleson Union High School District

RECEIVED APR 0 1 2021

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CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

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

Project: NWC of Avondale Blvd. & McDowell Rd. Project Manager: Rick Casswell
Request: Rezoning from AG to PAD Acreage/Parcel Size: 22.6 gross acres
Current Density Allowed: _____ Density Proposed: 25.6 du/ac
Total number of residential units proposed: 320

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 X No _____

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

_____
_____
_____

Is a school site within the proposed development needed? Yes _____ No X
If answered yes, how many acres is needed for the school site? _____

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

If answered yes, please explain below:

_____
_____
_____

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

Date Reviewed: March 29, 2021

School District: Pendergast Elementary School District

District Chief Financial Officer: Joanne Fimbres

Phone #: 623-772-2220

E-mail: jfimbres@pesd92.org

Signature: _____

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

Avondale
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CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

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

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

Yes X No _____

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

_____
_____
_____

Is a school site within the proposed development needed? Yes _____ No X
If answered yes, how many acres is needed for the school site? _____

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

If answered yes, please explain below:

_____
_____
_____

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

Date Reviewed: _____

School District: Tolleson Union High School District

District Superintendent: Nora Gutierrez

Phone #: 1.623.478.4001

E-mail: Nora.Gutierrez@tuhsd.org

Signature: Nora Gutierrez

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

Exhibit H

Email Correspondence

Avondale Commons

From: paul lemmon <pmlemmo@gmail.com>
Sent: Thursday, July 15, 2021 12:50 PM
To: Ken Galica <kgalica@avondaleaz.gov>
Subject: Re: Avondale Commons

Thank you very much for the timely and informative report. I am working with Suneel on another project so will converse with him on this.
My concerns have been addressed.

On Thu, Jul 15, 2021 at 12:46 PM Ken Galica <kgalica@avondaleaz.gov> wrote:

Good afternoon, Mr. Lemmon:

We have received your email and will make it part of the project's record, including it as an attachment to staff reports as the requests move forward to Planning Commission and City Council. I believe I may be able to address some of the concerns you raised below.

If approved, the developer of the project will be responsible for improving both adjacent streets (McDowell Road and Avondale Boulevard) adjacent to the property. The bus stop that you mentioned – which is currently just a pole sign on the dirt shoulder – will be relocated onto the property and a new bus pullout lane and shelter will be provided. This will allow the bus to pull out of traffic and allowing anyone behind the bus to continue traveling westbound. The proposed primary entrances to the development from Avondale Boulevard and McDowell Road will both feature deceleration/right-turn lanes intended to allow those entering the site to safely reduce speed as they approach the entrances. As for left turns out of the project onto McDowell Road, a traffic signal is planned at the project's primary McDowell Road entrance which will serve not only this development but also development of the large, undeveloped property on the south side of McDowell; the signal will allow for signalized left turns onto eastbound McDowell Road from the project.

As for the City's planned street improvement projects that you mentioned below, those are both City projects that are not associated with a particular, adjacent private development (unlike this project). I am aware that there have been some delays in those projects for reasons outside of the City's control (e.g. delays in receiving required federal approvals); however, both of those projects are still planned and will be completed as quickly as circumstances allow. I encourage you to contact Suneel Garg, the City's Capital Improvement Program Manager, should you have any additional questions on those projects. He can be reached at (623) 333-4218 or sgarg@avondaleaz.gov.

Please let me know if you have any additional questions or comments. If you're able to join us for future meetings, we would certainly welcome you to do so.

Sincerely,

Ken Galica
Division Lead Planner
Development & Engineering Services Department
Planning Division

From: Paul Lemmon <pmlemmo@gmail.com>
Sent: Thursday, July 15, 2021 7:39 AM
To: Email Planning <EmailPlanning@avondaleaz.gov>
Cc: Paul Lemmon <pmlemmo@gmail.com>
Subject: Avondale Commons

Please direct to Ken Galicia-

I have concerns for the Avondale Commons project. I have a conflicting conference call tonight and not able to attend. I have reviewed the layout of the proposed apartments. I am very concerned for traffic along Mc Dowell and don't believe the entrance or area around this proposed project has safety in mind. First, there is a bus stop located near Avondale/ McDowell. There is no set back area for this so traffic is backed up when bus stops and numerous accidents have occurred due to this. It should be corrected. The entrance planned for Avondale Commons is also a concern unless a deceleration lane is planned. The major issue will be the safety issue with vehicles trying to turn left(east) out of project. At times this will be near impossible . I have seen projections for this property and it's possible there will also be an office/ commercial components to this project.

There are major concerns that the City has with the volume of traffic on McDowell. This project will just add to this problem and the congestion around a major intersection. It's time that we PLAN what will be done ahead of time and complete. Too many times they build the project and then worry about traffic issues. Examples of this are the Avondale widening project south of Encanto and right next to project. Was suppose to be completed before High School opened. Still sits not completed. The same goes for 107th and McDowell…..3 years ago was to be done, now all the new businesses around this intersection have made it a nightmare.

If possible I will attend the next meeting or the council meeting to make my concerns heard.

Thank you

Paul Lemmon

Garden Lakes Resident and HOA Board member.

Paul Lemmon

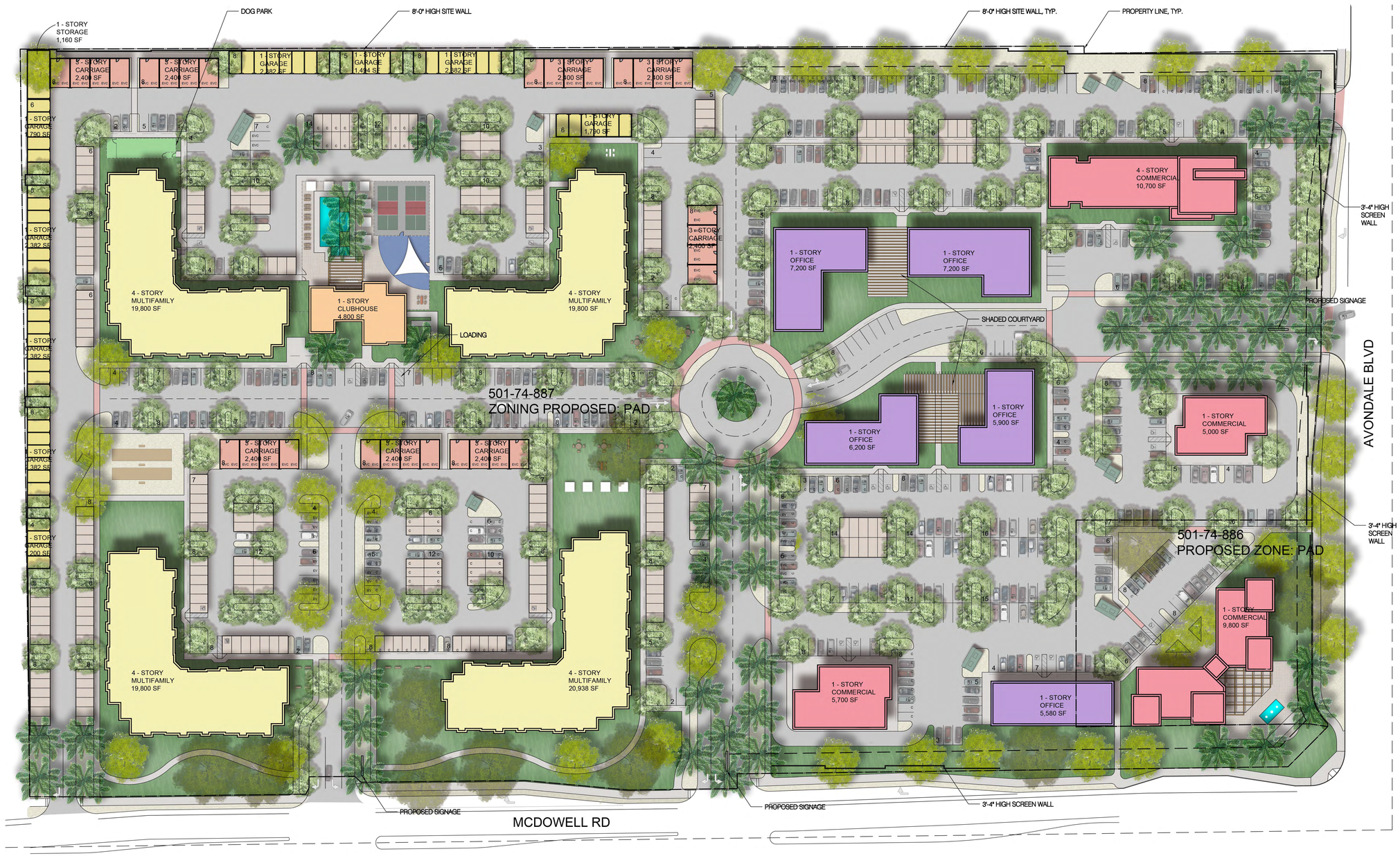
--
Paul M. Lemmon

Exhibit I

Proposed Conceptual Site Plan

Avondale Commons

Received electronically July 26, 2021



1 CONCEPTUAL SITE PLAN

1" = 50'-0"

0 25' 50' 100'

PARKING REQUIRED MULTI-FAMILY:
1 BEDROOM: 1.5 / UNIT = 128 X 1.5 = 192 PS
2 BEDROOM: 1.75 / UNIT = 164 X 1.75 = 287 PS
3 BEDROOM: 2 / UNIT = 32 X 2 = 64 PS
\+ 1 PS / 5 UNITS = 324/5 = 65 PS
TOTAL: =608 PS
ALSO, 1 PS / UNIT MUST BE COVERED AND ASSIGNED = 324
ALSO, 25% OF TOTAL UNIT PS MUST BE GARAGES = 136
PARKING PROVIDED:
*582 PS PROVIDED (INCLUDING 12 ACCESSIBLE SPACES AND 325 COVERED PS W/ 125 OF COVERED PS ARE GARAGE PS)
EV CHARGER REQUIRED
EV CHARGER 582 X 4% = 24 PS
LEVEL 2 EV CAPABLE 582 X 16% = 94 PS
EV CHARGER PROVIDED:
24 EV CHARGER PS PROVIDED
94 EV CAPABLE PS PROVIDED
TOTAL ALLOWABLE COMPACT PARKING SPACES:
582 PS X .25 = 146 COMPACT PS ALLOWED
TOTAL COMPACT SPACES PROVIDED:
141 COMPACT PS PROVIDED
1 LOADING/DELIVERY PS

PARKING REQUIRED OFFICE/COMMERCIAL:
1 PS / 250 SF = 74,880 / 250=300 PS
ALSO, 10% SHALL BE COVERED
PARKING PROVIDED
*275 PS PROVIDED (INCLUDING 14 ACCESSIBLE SPACES AND 30 COVERED PS)

PARKING REQUIRED RESTAURANT/BAR:
IND PUBLIC = 60% OF BLDG SF
20,500 SF TOTAL X 0.6 = 12,300
1 PS / 50 SF IND PUBLIC = 12,300 / 50 = 246 PS
1 PS / 200 SF OUT AREA = 2,505 / 200 = 13 PS
TOTAL =259 PS
PARKING PROVIDED RESTAURANT/BAR:
*147 PS PROVIDED (INCLUDING 6 ACCESSIBLE SPACES)

TOTAL REQUIRED FOR OFFICE, RESTAURANT, COMMERCIAL:
559 PS REQUIRED
TOTAL PROVIDED FOR OFFICE, RESTAURANT, AND COMMERCIAL:
*422 PS PROVIDED

EV CHARGER REQUIRED:
EV CHARGER 422 X 1% = 5 PS
LEVEL 2 EV CAPABLE 422 X 3% = 13 PS
EV CHARGER PROVIDED
5 EV CHARGER PS PROVIDED
14 EV CAPABLE PS PROVIDED
TOTAL ALLOWABLE COMPACT PARKING SPACES:
422 PS X .25 = 105 COMPACT PS ALLOWED
TOTAL COMPACT SPACES PROVIDED:
103 COMPACT PS PROVIDED

*PER THE SHARED PARKING STUDY, THE MAXIMUM PARKING DEMAND FOR ENTIRE SITE WILL BE 896 PS. WE ARE PROVIDING A TOTAL OF 1,004 PS FOR OUR ENTIRE SITE.

MULTI-FAMILY AREA:
532,649 SF (12.2 ACRES)
REQUIRED OPEN SPACE:
532,649 X 0.2 = 106,530 SF
PROVIDED OPEN SPACE:
144,165 SF > 106,530 SF THEREFORE OKAY
144,165 SF / 532,649 SF = 27%
TOTAL NUMBER OF DWELLING UNITS:
324 UNITS
DENSITY OF DWELLING UNITS:
324 UNITS / 12.2 ACRE = 26.6 UNITS/ACRE ALSO
532,649 SF / 324 UNITS = 1 UNIT PER 1,643 SF
BUILDING COVERAGE
123,682 SF / 532,649 SF = 23%

COMMERCIAL AREA:
431,208 SF (9.9 ACRES)
PROVIDED OPEN SPACE:
114,600 SF / 431,208 SF = 27%
BUILDING COVERAGE
63,280 SF / 431,208 SF = 15%

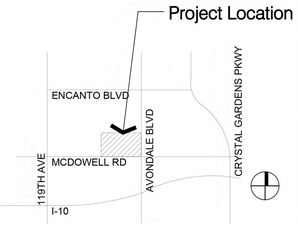
TOTAL AREA:
963,857 SF (22.1 ACRES)

	PAD(C-2)	PAD(R-4)
MINIMUM LOT WIDTH		50'
PROVIDED	594'	713'
MINIMUM LOT DEPTH	NONE	100'
PROVIDED	721'	765'
MAXIMUM HEIGHT	30'	45'
PROVIDED	50***	52***
MAXIMUM BUILDING COVER	NONE	50%
PROVIDED	14%	23%
FRONT SETBACK	20'	25'
PROVIDED	43'	68'
SIDE SETBACK	15'	15'
PROVIDED	37'	0***
REAR SETBACK	20'	15***
PROVIDED	103'	1'
STREET SIDE	20'	25'
PROVIDED	55'	68'
PARKING SETBACK	30'	
PROVIDED	26***	
PARKING SETBACK FROM RES	25'	
PROVIDED	13***	

**EXCEPTION FOR ZONING STANDARD PART OF THIS PAD SITE

LEGEND
CARPORT
EXISTING PROPERTY LINE
CARRIAGE/GARAGE
C COMPACT PARKING STALL
EV ELECTRIC VEHICLE CHARGING STALL
EVC LEVEL 2 ELECTRIC VEHICLE CAPABLE

VICINITY MAP



PL-21-007

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PROJECT # 20090
DATE STATUS

CONCEPT SITE PLAN

AS-101

Exhibit J

Proposed Conceptual Building Elevations and Perspective Renderings

Avondale Commons

Received electronically July 26, 2021

NORTH ELEVATION
1/8" = 1'

SOUTH ELEVATION
1/8" = 1'

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AVONDALE, AZ
REZONING SUBMITTAL

PROJECT # 20090
DATE STATUS

RESIDENTIAL BUILDING ELEVATIONS

WEST ELEVATION
1/8" = 1'

EAST ELEVATION
1/8" = 1'

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REZONING SUBMITTAL

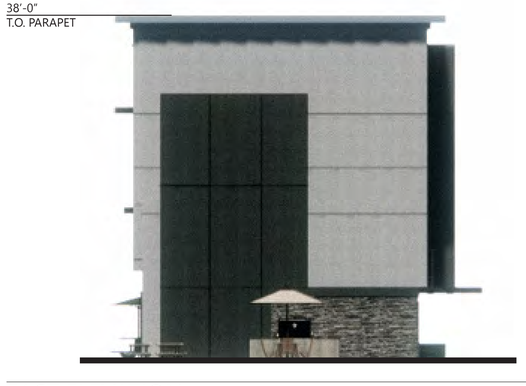
PROJECT # 20090
DATE STATUS

RESIDENTIAL BUILDING ELEVATIONS

NORTH ELEVATION
1/8" = 1'

WEST ELEVATION
1/8" = 1'

SOUTH ELEVATION
1/8" = 1'



EAST ELEVATION
1/8" = 1'

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AVONDALE COMMONS
NWC AVONDALE BLVD & MCDOWELL RD
AVONDALE, AZ
REZONING SUBMITTAL

PROJECT # 20090
DATE STATUS

CARRIAGE
UNITS
ELEVATIONS

WEST ELEVATION
1/8" = 1'

NORTH ELEVATION
1/8" = 1'

EAST ELEVATION
1/8" = 1'

SOUTH ELEVATION
1/8" = 1'

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AVONDALE COMMONS
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AVONDALE, AZ
REZONING SUBMITTAL

PROJECT # 20090
DATE STATUS

CLUBHOUSE ELEVATIONS

WEST ELEVATION
1/8" = 1'

NORTH ELEVATION
1/8" = 1'

EAST ELEVATION
1/8" = 1'

SOUTH ELEVATION
1/8" = 1'

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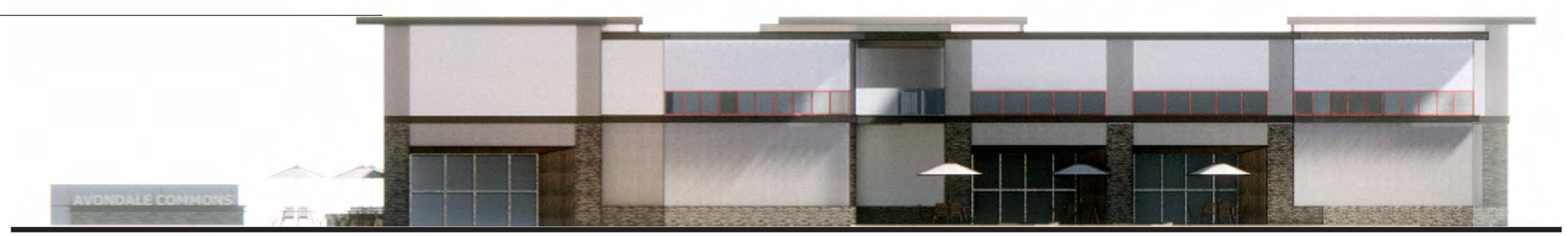
AVONDALE, AZ
REZONING SUBMITTAL

PROJECT # 20090
DATE STATUS

OFFICE BUILDING ELEVATIONS



NORTH ELEVATION
1/8" = 1'

SOUTH ELEVATION
1/8" = 1'

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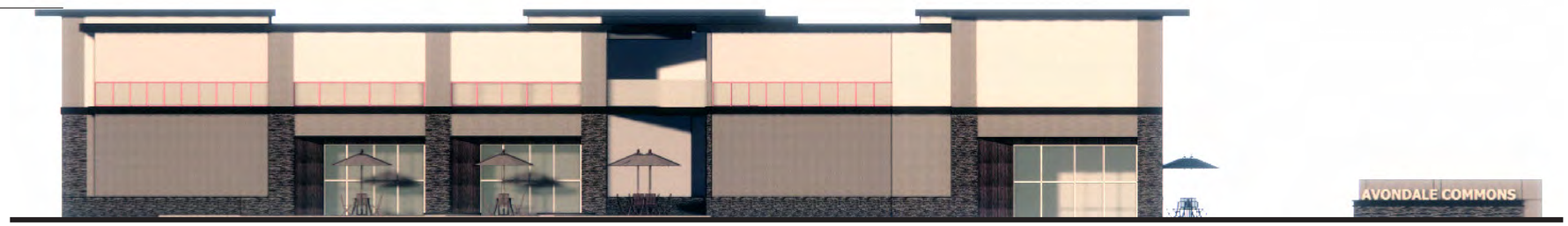
AVONDALE, AZ
REZONING SUBMITTAL

PROJECT # 20090
DATE STATUS

CORNER
RETAIL
ELEVATIONS



WEST ELEVATION
1/8" = 1'

EAST ELEVATION
1/8" = 1'

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PROJECT # 20090
DATE STATUS

CORNER
RETAIL
ELEVATIONS

VIEW FROM AVONDALE

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AVONDALE, AZ
REZONING SUBMITTAL

PROJECT # 20090
DATE STATUS

PERSPECTIVE

VIEW FROM COMMERCIAL TO RESIDENTIAL

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AVONDALE, AZ
REZONING SUBMITTAL

PROJECT # 20090
DATE STATUS

PERSPECTIVE

CORNER COMMERCIAL

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AVONDALE, AZ
REZONING SUBMITTAL

PROJECT # 20090
DATE STATUS

PERSPECTIVE

CORNER COMMERCIAL FROM STREET

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AVONDALE COMMONS

NWC AVONDALE BLVD & MCDOWELL RD
AVONDALE, AZ
REZONING SUBMITTAL

PROJECT # 20090
DATE STATUS

PERSPECTIVE

RESIDENTIAL AMENITIES - POOL

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AVONDALE, AZ
REZONING SUBMITTAL

PROJECT # 20090
DATE STATUS

PERSPECTIVE

OFFICES LOOKING TOWARDS APARTMENTS

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AVONDALE COMMONS

NWC AVONDALE BLVD & MCDOWELL RD
AVONDALE, AZ
REZONING SUBMITTAL

PROJECT # 20090
DATE STATUS

PERSPECTIVE

AGENDA ITEM REPORT

SUBJECT: Parkside - Preliminary Plat Amendment - Application PL-20-0307

MEETING DATE: 8/18/2021

TO: Planning Commission

FROM: Ken Galica, Division Lead Planner

THROUGH: Brian Craig, Planning Manager

PURPOSE:
Planning Commission will consider a request by Mr. Jonathan Bastianelli, William Lyon Homes, Inc., for approval of an amended Preliminary Plat for Parkside, a proposed 716-lot single-family residential subdivision located on 137.27 net acres approximately 600 feet south of the southwest corner of 99th Avenue and Indian School Road. Related requests for a Minor General Plan Amendment and Major Planned Area Development (PAD) Amendment will be considered separately. Commission will take appropriate action.

BACKGROUND:
The 137.27 net acre subject property (Exhibits A and B) is located approximately 600 feet south of the southwest corner of Indian School Road and 99th Avenue. The site, which is undeveloped and is no longer in agricultural use, was annexed in two segments, on May 26, 1981 and October 21, 1989.

The property was rezoned from Agricultural (AG) to Entorno Planned Area Development (PAD) in October 2007. When the Entorno project did not develop, the property was rezoned from Entorno PAD to Parkside Village PAD in June 2014. Most recently, a Major Amendment to the Parkside Village PAD was approved by City Council in August 2019. The approved Parkside Village PAD, as amended, allows for development of a master planned community consisting of 662 single-family residences including 415 traditional single-family lots with areas ranging from 4,500 square feet (45'x100') to 6,600 square feet (55'x120') and 247 rear-loaded "villas", a compact single-family detached home where garages will be accessed from common driveways and fronts of homes will face onto common open space corridors. In addition, the approved PAD designates a 21.3-acre commercial mixed-use parcel at the southwest corner of Indian School Road and 99th Avenue in the property's northeast corner and a 9.9-acre office parcel at southeast corner of the property adjacent to 99th Avenue.

Following the 2019 PAD Amendment approval, the name of the future community was modified by the developer to eliminate "Village" from the name; moving forward, the development will simply be called Parkside.

A Development Agreement between the City and property owner was approved by City Council in June 2014 and amended in August 2019. The Agreement establishes phasing for development of Parkside, allowing for limited permitting and Certificate of Occupancy issuance before 99th Avenue or Indian School Road off-site improvements are completed.

A Preliminary Plat for Parkside, consistent with the amended PAD, was approved by City Council on

December 9, 2019. The approved Preliminary Plat divides the property into 662 single-family residential lots, a 9.9-acre parcel for future office development at the southeast corner of the property, and a 21.3-acre parcel for future commercial mixed use development at the northeast corner of the property. A Final Plat for Phase 1 is in review; lots within Phase 1 are not impacted by the proposed General Plan Amendment, Major PAD Amendment, or Preliminary Plat Amendment.

The developer has begun off-site infrastructure work related to the site. Undergrounding of the large Salt River Project (SRP) irrigation canal that had run along the property's eastern boundary was completed in early 2021. Undergrounding of the canal adjacent to Indian School Road along the property's northern boundary is scheduled to occur in early 2022. When undergrounding of both canals is complete, construction of the adjacent roadway improvements will be able to commence.

The property features three General Plan 2030 land use designations, as follows (Exhibit C):

- The Medium/High Density Residential (MHDR) designation is applied to the majority of the western half of the site, extending further eastward near the southeast corner of the property. The MHDR designation allows for development of single-family detached, single-family attached, townhomes, condominiums, patio homes and casitas in a density range of 4.0 to 12.0 dwelling units per acre (4.0 du/acre target density).

- The Mixed Use designation is applied to the majority of the eastern half of the site, extending further westward immediately adjacent to Indian School Road. The Mixed Use category allows for a mixture of residential and commercial uses reflective of a village concept where residents can live, work, and recreate within the same development or nearby.

- The southeastern corner of the site, approximately 9.9 acres of land, is designated Office/Professional, a land use category that allows for professional and medical offices and service type uses. A related application for a Minor General Plan Amendment will be considered by the Commission and Council separately on the same agendas. Approval of the applicant's request for a Minor General Plan Amendment will eliminate the Office/Professional land use designation on the property, extending the MHDR designation to cover the southeast corner of the site.

An application for a Major PAD Amendment will also be considered by the Commission and Council separately. The purpose of each application is to replace the previously planned office development at the southeast corner of the site with 54 additional detached single-family residential lots, increasing the total number of lots within the development to 716. Procedurally, approval of the Minor General Plan Amendment is required before the Major PAD Amendment can be considered. Similarly, approval of the Major PAD Amendment is required before the Preliminary Plat Amendment may be approved.

The existing uses and zoning of surrounding properties include:

NORTH OF INDIAN SCHOOL ROAD: Multiple parcels located in City of Phoenix's jurisdiction that have developed with a mix of uses including a gas station with convenience store, a drive-through restaurant, medical offices, a single-family detached residential neighborhood, and a single-family attached condominium complex. In addition to the developed parcels, there is an 11.1-acre undeveloped parcel in the City of Phoenix zoned C-2 (Intermediate Commercial).

EAST OF 99th AVENUE: An undeveloped 133.8-acre property located in City of Phoenix's jurisdiction. The property is currently being farmed and a time frame for development is unknown.

SOUTH: A 148.5-acre undeveloped property located in the City of Avondale, zoned Fulton Homes Acclaim Planned Area Development (PAD). The Fulton Homes Acclaim PAD allows for development of the site with a 581-lot single-family residential subdivision. The developer is processing final approvals with construction of the community expected to start within the next year.

WEST: Westwind, a 132-acre single-family residential community located within the City of Avondale, zoned Planned Area Development (PAD). The community is fully developed with 534 detached single-family residences built between 1997 and 2000.

SOUTHWEST: Glenarm Farms, a 150-acre large lot single-family residential subdivision located in the City of Avondale and zoned RR-18 (Rural Residential, Minimum 18,000 S.F. lot area). The community is fully developed with 150 detached single-family residences, some featuring accessory structures for the keeping of horses and livestock.

SUMMARY OF REQUEST:
The applicant is requesting approval of an amended Preliminary Plat for Parkside (Exhibits E and F). The amended Plat will replace the prior Parkside Preliminary Plat approved in December 2019, creating 54 new minimum 4,500 square foot (45 feet by 100 feet) single-family residential lots at the project's southeastern corner on a 9.9-acre parcel previously reserved for future office development. Additional open space will be provided with the new lots, including a landscaped setback along 99th Avenue, an east/west trail corridor along the southern edge of Parkside, and a north/south trail connection that will more easily allow residents to access the community's central park.

Additionally, the amended Preliminary Plat eliminates a quarter-mile long segment of Osborn Road that was previously planned at the southeast corner of the site. The proposed street segment had been planned to provide access to the planned office parcel before terminating at the office parcel's western boundary. Furthermore, when the Osborn Road segment was initially planned, it was thought that the street may be utilized by future development of the property to the south, the Fulton Homes Acclaim site. With the elimination of the office parcel and Fulton Homes Acclaim not providing an access at Osborn Road, the street no longer serves a need.

In total, including the portions of Parkside that are not affected by the proposed amendment, the community will be comprised of 716 single-family residential lots (5.24 dwelling units per acre) consisting of four distinct lot types, as follows:

- 199 traditional single-family lots with a minimum area of 4,500 square feet, featuring minimum widths of 45 feet and minimum depths of 100 feet.

- 148 traditional single-family lots with a minimum area of 5,500 square feet, featuring minimum widths of 50 feet and minimum depths of 110 feet.

- 122 traditional single-family lots with a minimum area of 6,600 square feet, featuring minimum widths of 55 feet and minimum depths of 120 feet.

- 247 rear-loaded single-family "villa" lots with a minimum area of 3,087 square feet, featuring minimum widths of 47 feet and minimum depths of 53 feet.

Access to Parkside will be provided in three (3) locations, as follows:

- Access from Indian School Road will be provided from a new street, Parkside Boulevard, located approximately one-quarter mile west of the 99th Avenue intersection. A traffic signal is warranted at this future intersection.

- Access from 99th Avenue will be provided at Clarendon Avenue, approximately one-quarter mile south of Indian School Road. A traffic signal at this location is not immediately needed but will be warranted with the second phase of Parkside and/or when property east of 99th Avenue, in the jurisdiction of the City of Phoenix, develops.

- Access from the Westwind community, west of Parkside, will be provided by extending Clarendon

Avenue westward from its current terminus to the west.

The developer will be responsible for the construction of all water, sewer, and street infrastructure needed to serve the planned development. Phasing of these improvements is governed by the project's Development Agreement, as amended.

Landscape, Amenity, Wall, and Photometric Plans are provided as part of the application (Exhibit G). The Parkside community will feature a total of 29.29 acres of open space, approximately 21 percent of the net site area, within 44 HOA owned and maintained common area tracts. The more significant park amenity areas include:

- Tract BB: A 6.3-acre tract to be developed as Parkside's "Central Park". This area will feature a large community pool with restroom and changing room facilities, an outdoor movie theater/amphitheater, basketball court, sand volleyball court, covered children's playground equipment, a large turf area for open play, and multiple ramadas for community use. On-site parking is also provided for this major amenity area.

- Tract C: A 1.0-acre park located in the northwest quadrant of the community that will feature shaded children's playground and free play equipment, turf area for open play, ramada with picnic tables, benches, raised planters, and seating.

- Tract O: A 2.6-acre park located along the western edge of the community that will feature a ramada with picnic tables, shaded children's playground equipment, benches, trail fitness equipment, and a turf area for open play.

- Tract Z: A 2.2-acre park located in the southern half of the community that will feature a turf area for open play, shaded children's playground equipment, cornhole court, seating, shade ramada with picnic tables, benches, and a bocce ball court.

- Tract R: An 8.7-acre park and linear trail corridor located on the southern edge of the Parkside site that will feature a turf area for open play, children's playground, a ramada with picnic tables, and a multi-use trail running east/west the full width of the Parkside site.

- Additionally, smaller tracts containing lighted trails connecting residents to the larger open spaces are provided throughout Parkside.

- In addition to open space tracts, the Preliminary Plat establishes 42 tracts totaling 2.6 acres for shared private driveways within the Villas portion of the development and one (1) tract to accommodate development of a public sewer lift station to accommodate the community's sewer needs.

The community's walls, monuments, and bus shelter share a common material palette featuring brick veneer, weathered steel accents, and two varieties of scored smooth face block. Decorative theme walls with repeating brick columns will be provided along all streets and in all locations where walls are visible from publicly accessible areas. A combination of partial view walls and full view walls, where upper courses of block are replaced with wrought iron to allow for greater openness and visibility, are provided where walls abut open spaces within the community.

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

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

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

Elementary age students living in the future Parkside community will attend Pendergast Elementary School located approximately one mile west, in Phoenix, on 91st Avenue south of Indian School Road. High school aged students will attend Westview High School located south of the southwest corner of Indian School Road and 107th Avenue, approximately 1 mile west of the Parkside Village site.

Both PESD and TUHSD have provided the City with signed certificates stating that each district has adequate school facilities to accommodate the estimated enrollment of new students to be generated by the proposed Parkside Village development (Exhibit H).

ANALYSIS:
The proposed Parkside Preliminary Plat and Landscape, Amenity, Wall and Photometric Plans are in conformance with the proposed amended Parkside PAD as well as the City's Subdivision Ordinance, Zoning Ordinance, and Single-Family Residential Design Manual. The proposed 716-lot single family residential subdivision consisting of four lot types adheres to the requirements of the PAD and will result in development of a community consistent with the desired character for development in the General Plan's Medium/High Density land use category. Open space and amenities within the community exceed requirements and will offer future residents of all ages a wide range of recreational options within their own neighborhood. Monuments and walls display a modern character on a classic design palette that will help allow the Parkside community to establish a unique sense of place at a prominent gateway into the City.

Regarding infrastructure, the developer of Parkside will be required to complete half-street improvements to both 99th Avenue and Indian School Road along the project's frontage. Improvements will include an additional travel lane on 99th Avenue and deceleration lanes at project entrances, curb, gutter, sidewalk, streetlights and landscaping along both 99th Avenue and Indian School Road. Sufficient access to the community is provided via future signalized intersections at 99th Avenue and Clarendon Avenue and at Indian School Road and Parkside Boulevard. A third point of access, directly from the existing Westwind community west of Parkside, is also provided.

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

DISCUSSION:
Staff recommends approval of this application for the following reasons:

- The proposed Parkside Preliminary Plat, including the Landscape, Amenity, Wall, and Photometric Plans, are in conformance with the proposed amended Parkside PAD.

- The proposed Parkside Preliminary Plat, including the Landscape, Amenity, Wall, and Photometric Plans, meet or exceed requirements within the City of Avondale Zoning Ordinance, Subdivision Regulations, and Single-Family Residential Design Manual.

- The proposal achieves City objectives related to provision of varied lot types that can accommodate new and unique housing products.

- Through provision of a community pool and a wide range of other amenities, the proposal achieves City objectives related to provision of open space, trails, and parks.

STRATEGIC PLAN:
STRATEGIC OUTCOME: Creative and Sustainable Community Development

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

STRATEGIC OUTCOME: Creative and Sustainable Community Development

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

BUDGET IMPACT:
No budget impacts.

RECOMMENDATION:
No public hearing is required. The Planning Commission will recommend **APPROVAL** of Application PL-20-0307 Parkside, a request for Preliminary Plat approval for the proposed 716-lot Parkside subdivision, subject to the following four (4) conditions of approval:

1. Development of Parkside shall conform to the following documents, except as modified by these conditions of approval:
   a. Parkside Preliminary Plat Narrative, electronically date stamped June 29, 2021
   b. Parkside Preliminary Plat, electronically date stamped June 29, 2021
   c. Parkside Landscape, Amenity, Wall and Photometric Plans, electronically date stamped June 29, 2021

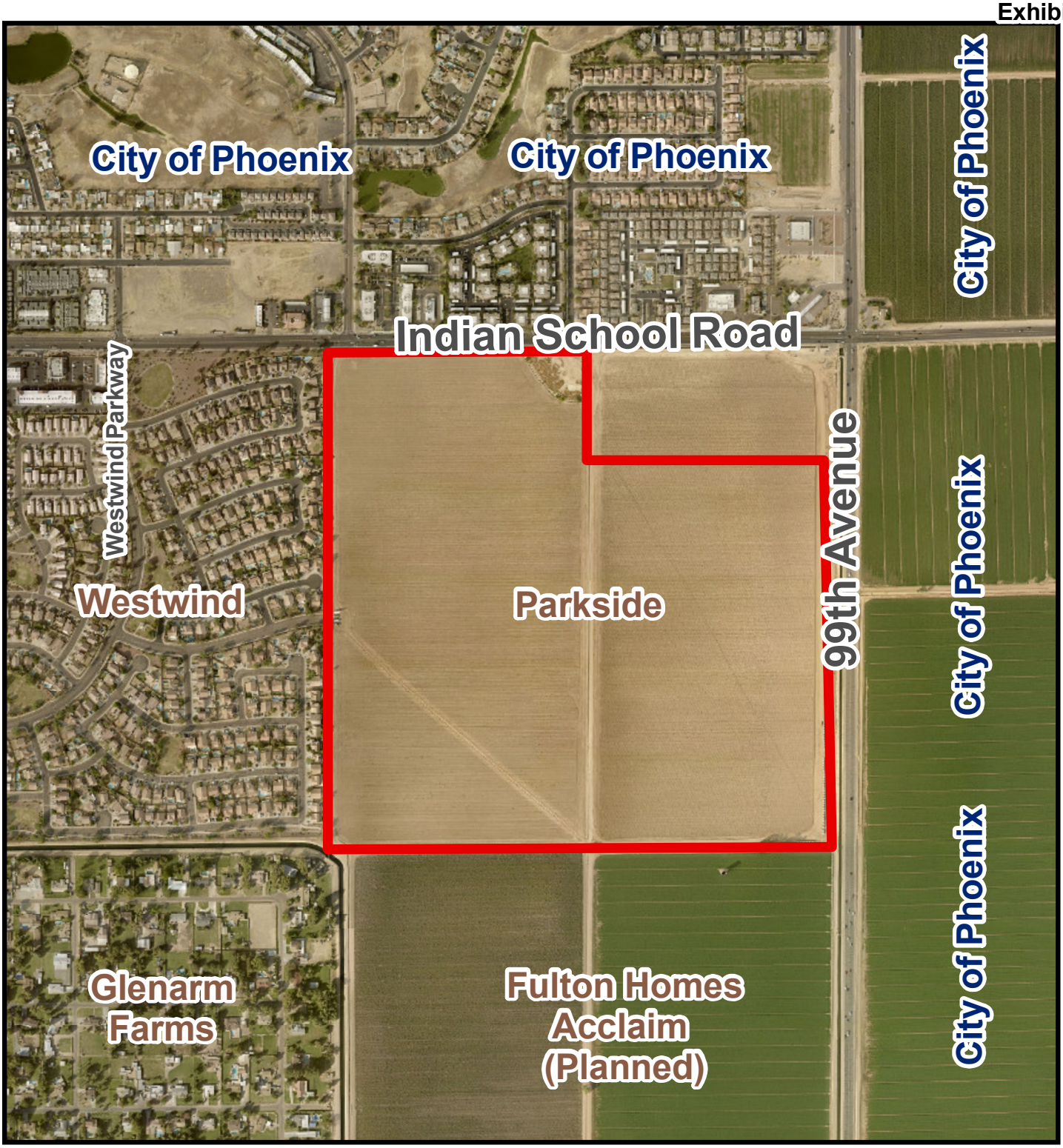
2. In accordance with the City of Avondale Subdivision Regulations, approval of the Preliminary Plat shall expire in two (2) years from the date of approval unless a Final Plat has been approved and recorded.

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

4. To the extent allowed by law, all Type 1 and Irrigation Grandfathered Groundwater Rights shall be properly extinguished, and the resulting Assured Water Supply credits pledged to the City of Avondale's account at the Arizona Department of Water Resources prior to recordation of the first Final Plat.

PROPOSED MOTION:
I move that Planning Commission recommend **APPROVAL** of Application PL-20-0307 Parkside,
a request for Preliminary Plat approval for the proposed 716-lot Parkside subdivision, subject to four (4) recommended conditions of approval as listed in the staff report.

Exhibit A

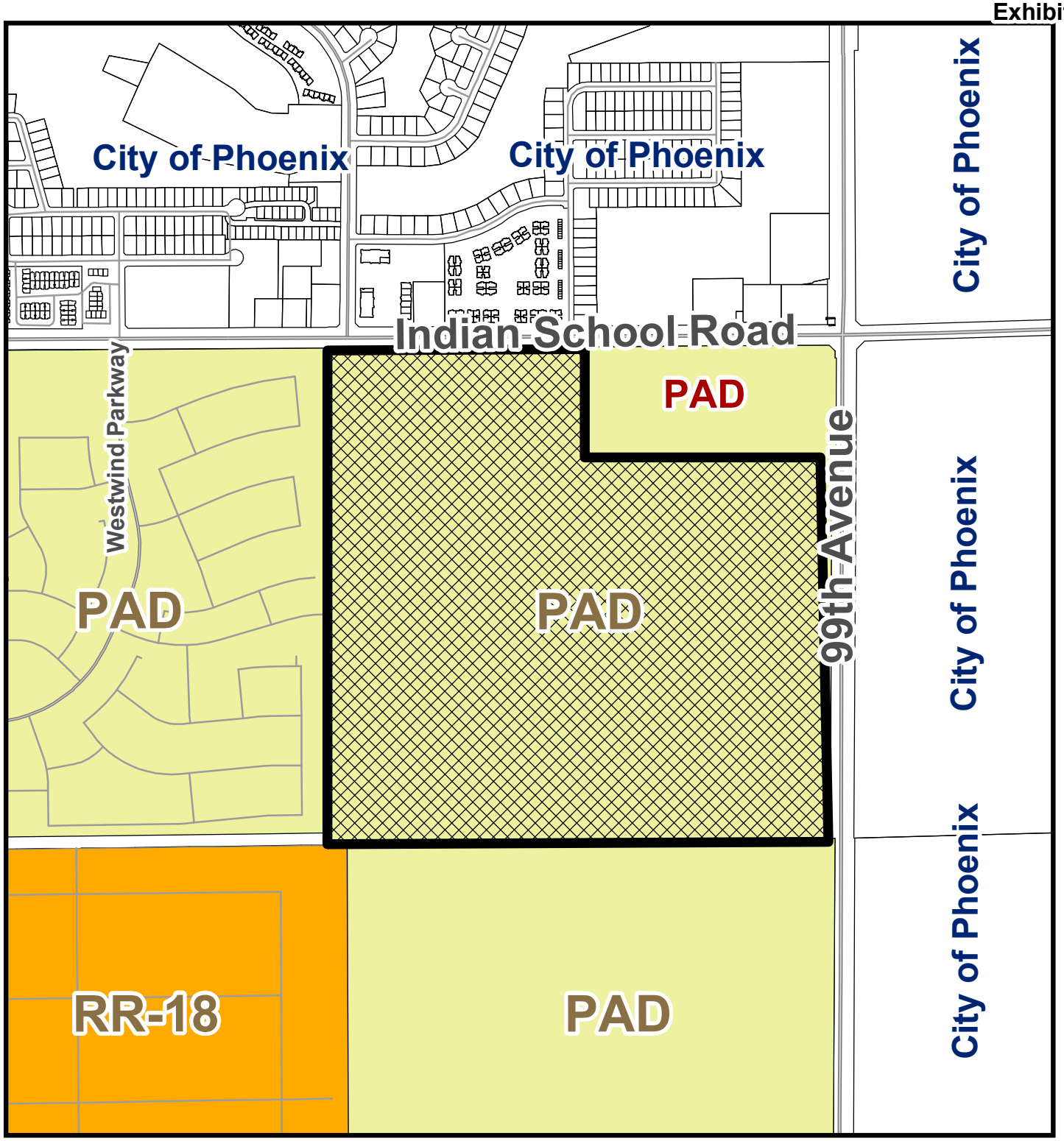


Aerial Photograph

Avondale

Subject Property

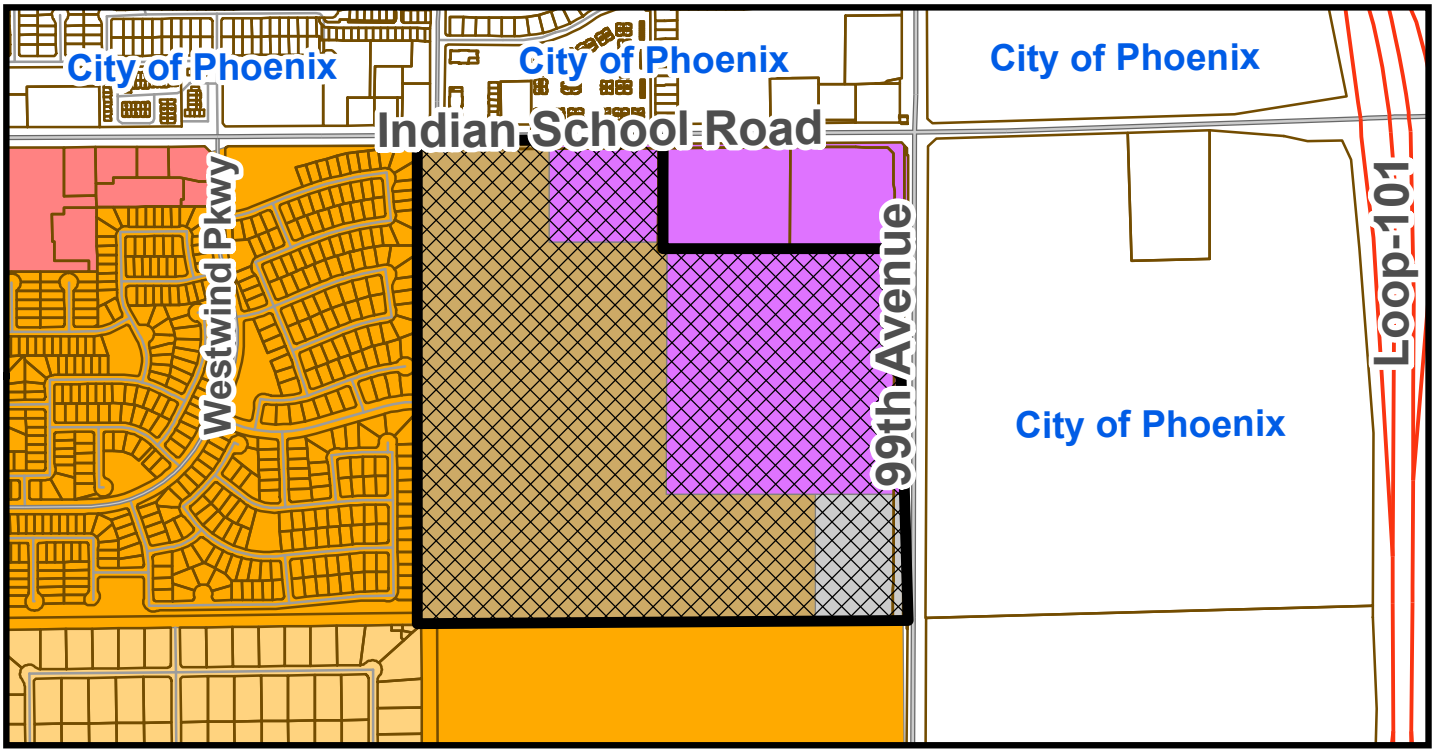
Exhibit B



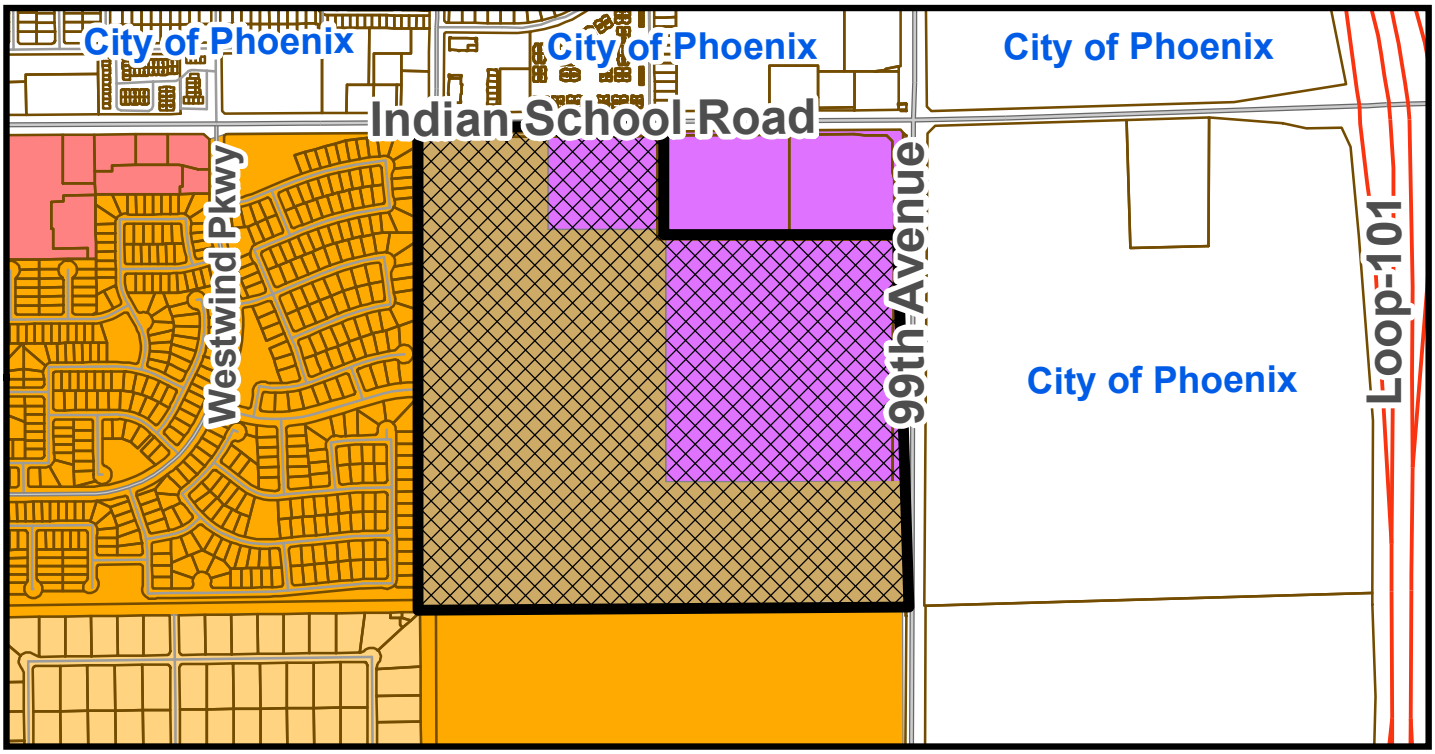
Zoning Vicinity Map

Avondale

Subject Property



CURRENT LAND USE MAP



PROPOSED LAND USE MAP

General Plan Land Use Map

- Local Commercial
- Estate/Low Density Residential
- Medium Density Residential
- Medium/High Density Residential
- Office/Professional
- Mixed Use

Avondale

N

Subject Property

Exhibit D

SUMMARY OF RELATED FACTS
APPLICATIONS PL-20-0307, PL-20-0308, AND PL-20-0309

THE PROPERTY	
PARCEL SIZE	140.64 gross acres; 137.27 net acres
LOCATION	Approximately 600 feet south of the southwest corner of 99th Avenue and Indian School Road
PHYSICAL CHARACTERISTICS	Flat rectangular property with irrigation canals running adjacent to Indian School Road and the western property line; undergrounding of the large SRP irrigation canal parallel to 99th Avenue was completed in early 2021.
EXISTING LAND USE	Vacant and no longer in agricultural/farming production
EXISTING ZONING	Parkside Village Planned Area Development (PAD). The approved Parkside Village PAD, as amended, allows for development of the site with 662 single-family residential lots consisting of four different lot sizes, a 9.99-acre parcel to accommodate future office development at the southeast corner of the property, and a 21.33-acre parcel to accommodate commercial or vertical mixed-use development at the northeast corner of the property.
ZONING HISTORY	The property was annexed in two segments on May 26, 1981 and October 21, 1989 and rezoned from Agricultural (AG) to Planned Area Development (PAD) for "Entorno" on October 1, 2007. The property was rezoned from Entorno PAD to Parkside Village PAD by action of City Council on June 16, 2014. A Major Amendment to the Parkside Village PAD was approved by City Council on August 26, 2019. The project has since been renamed "Parkside", eliminating "Village" from the name of the development.
DEVELOPMENT AGREEMENT	A Development Agreement ("the Agreement") between the City and property owner AG/RW – Entorno, LLC was approved by City Council on June 16, 2014 and amended on August 26, 2019. The Agreement establishes phasing for development of Parkside Village, allowing for limited permitting and Certificate of Occupancy issuance before 99th Avenue or Indian School Road off-site improvements are completed.

SURROUNDING ZONING AND LAND USE	
NORTH OF INDIAN SCHOOL ROAD	Multiple parcels located in City of Phoenix's jurisdiction that have developed with a mix of uses including a gas station with convenience store, a drive-through restaurant, medical offices, a single-family detached residential neighborhood, and a single-family attached condominium complex. In addition to the developed parcels, there is an 11.1-acre undeveloped parcel in the City of Phoenix zoned C-2 (Intermediate Commercial).
EAST OF 99TH AVENUE	An undeveloped 133.8-acre property located in City of Phoenix's jurisdiction. The property is currently being farmed and a time frame for development is unknown.
SOUTH	A 148.5-acre undeveloped property located in the City of Avondale, zoned Fulton Homes Acclaim Planned Area Development (PAD). The Fulton Homes

	Acclaim PAD allows for development of the site with a 581-lot single-family residential subdivision. The developer is processing final approvals with construction of the community expected to start within the next year.
WEST	Westwind, a 132-acre single-family residential community located within the City of Avondale, zoned Planned Area Development (PAD). The community is fully developed with 534 detached single-family residences built between 1997 and 2000.
SOUTHWEST	Glenarm Farms, a 150-acre large lot single-family residential subdivision located in the City of Avondale and zoned RR-18 (Rural Residential, Minimum 18,000 S.F. lot area). The community is fully developed with 150 detached single-family residences, some featuring accessory structures for the keeping of horses and livestock.

GENERAL PLAN
The subject property features three General Plan 2030 land use designations. The Medium/High Density Residential (MHDR*)* designation is applied to the majority of the western half of the site, extending further eastward near the southeast corner of the property. The MHDR designation allows for development of single-family detached, single-family attached, townhomes, condominiums, patio homes and casitas in a density range of 4.0 to 12.0 dwelling units per acre (4.0 du/acre target density). The Mixed Use designation is applied to the majority of the eastern half of the site, extending further westward immediately adjacent to Indian School Road. The Mixed Use category allows for a mixture of residential and commercial uses reflective of a village concept where residents can live, work, and recreate within the same development or nearby. The southeastern corner of the site, approximately 9.9 acres of land, is designated Office/Professional, a land use category that allows for professional and medical offices and service type uses. A Minor General Plan Amendment, replacing the Office/Professional land use designation with the MHDR designation, is proposed.

PUBLIC SCHOOLS	
SCHOOL DISTRICT(S)	Pendergast Elementary School District and Tolleson Union High School District
ELEMENTARY SCHOOLS	Garden Lakes Elementary School located at the southwest corner of 107th Avenue and Garden Lakes Parkway
HIGH SCHOOL	Westview High School located at the northwest corner of 107th Avenue and Garden Lakes Parkway

99th Avenue	
Classification	Arterial
Existing half-street right-of-way	55 feet
Standard half-street right-of-way	70 feet (City of Phoenix standard)
Existing half-street improvements	Two (2) travel lanes and half center turn lane
Standard half-street improvements	Three (3) travel lanes, deceleration lane (when warranted), half landscaped median, bike lane, sidewalk, curb, gutter, streetlights, landscaping, and undergrounding of above-ground utilities and irrigation channels.

Indian School Road	
Classification	Urban Collector (Maricopa County section)

Existing half-street right-of-way	55 feet
Standard half-street right-of-way	55 feet
Existing half-street improvements	Two (2) travel lanes and half center turn lane
Standard half-street improvements	Two (2) travel lanes, deceleration lane (when warranted), half center turn lane, bike lane, sidewalk, curb-and-gutter, streetlights, landscaping, and undergrounding of above-ground utilities and irrigation channels.

Clarendon Avenue	
Classification	Minor Collector (modified)
Existing full-street right-of-way	None
Standard full-street right-of-way	80 to 95 feet (varies by location)
Existing full-street improvements	None
Standard full-street improvements	One (1) travel lane in each direction, parallel parking (one side only), landscaped median (striped median immediately adjacent to Westwind), bike lanes, sidewalk, curb, gutter, streetlights, and landscaping.

Parkside Boulevard	
Classification	Minor Collector (modified)
Existing full-street right-of-way	None
Standard full-street right-of-way	80 feet
Existing full-street improvements	None
Standard full-street improvements	One (1) travel lane in each direction, landscaped median, bike lanes, sidewalk, curb, gutter, streetlights, and landscaping.

UTILITIES
There is an existing 12" water line in Clarendon Avenue (Westwind) that will be extended east into the development. Additional water will be provided by extending the existing 16" water line in Indian School Road west from 107th Avenue to 99th Avenue. Furthermore, the developer will construct a new 16" water line in 99th Avenue from Indian School Road to the project's southern boundary. There is an existing 10" sewer line in Clarendon Avenue that will be extended east into the development. A public sewer lift station will be built to serve the entirety of Parkside's residential and mixed use areas; the lift station will discharge into the existing 10-inch sewer line in Clarendon Avenue. Salt River Project (SRP) provides electrical service in this portion of Avondale.

Exhibit E

Preliminary Plat Narrative

Parkside

Received electronically June 29, 2021

PRELIMINARY PLAT NARRATIVE

PRELIMINARY PLAT APPLICATION PL-20-0307

PARKSIDE

AVONDALE, ARIZONA

Prepared for

Taylor Morrison
4900 North Scottsdale Road, Suite 2200
Scottsdale, Arizona 85251

Submitted by Atwell, LLC

Atwell Project No. 18000694
4700 E Southern Avenue
Mesa, Arizona 85206

April 30, 2021

The following narrative is prepared in conjunction with the Preliminary Plat amendment application for the property known as Parkside. The Parkside property is approximately 163.015 gross acres located at the SWC of Indian School Road and 99th Avenue and east of the existing residential community known as Westwind within the jurisdictional boundary of the City of Avondale. The Parkside property has historically been, and currently is, used for agricultural purposes. The property is currently zoned PAD having residential, mixed use and office uses. The PAD is concurrently being amended to remove the office zoning.

The proposed single family residential portion of the development, which is included in the amended Preliminary Plat, includes 716 single-family residential lots to be built on 142 acres, having a maximum gross residential density of 5.24 dwelling units per acre in conformance with the City of Avondale General Plan. The currently approved Preliminary Plat includes 662 single family units on 142 acres, with a density of 5.19. The Preliminary Plat is being amended to remove the Office zoning of the PAD and expand the single family residential into the Office parcel. The proposed plan provides for four residential product types on the following typical lot sizes: 45'x100', 50'x110, 55'x120', and Villa's (six pack medium-high density detached). The total open space is approximately 29.29 acres of the property designed into an active accommodating configuration, having a percentage over twenty percent (20%) in relation to the total acreage. The Parkside design offers residents a neighborhood park theme at several convenient locations. There are five (5) neighborhood parks planned within the Parkside community.

The park amenities are diverse and each park is designed with an unique identity perspective. Access to walking trails, bike paths, future retail and employment are part of the comprehensive design at Parkside. The interconnecting trail system will connect various park amenities, which include:

- Community pool (with restroom facilities)
- Playgrounds (with shade; Central Park, Park B and Park C)
- Exercise stations (along the north/south main trail and Park A)
- Basketball (Central Park and Park D)
- Volleyball (Central Park and Park D)
- Trail system with outdoor lighting
- Outdoor Games (Park C)
- Outdoor Active Play (Park C)
- Ramada's and shaded seating for gatherings (all Parks)

The residential lot design shall maintain interior side yard setbacks of 5'/5' for all residential products. Rear setbacks shall be 15' to living space for the 45', 50' and 55' wide lots. The Villa's shall have a rear yard setback of 2' to living space. Side-Loaded Garage setbacks shall be 24' from lot line and a 20' minimum front-loaded garage setback shall apply to the 45', 50' and 55' wide lots. Front setback limit shall be set at 8' for the Villa product and 10' for the other residential lots. The landscape plan for Parkside includes a contemporary brick wall theme in conjunction with a water tolerant planting design. Nature and water efficiency are programmed into the Parkside development. Plants are selected based on drought tolerance, low maintenance, and unique aspects associated with challenging land constraints such as the SRP easement areas. Where constraints are present, unique landscape options will be designed to alleviate wall fatigue without the use of trees within the SRP easement areas. Entry monuments are designed to quickly identify the property through the use of vertical masonry techniques as well as contrasting materials and colors. These monuments incorporate nature and allow for easy identification of the community at the following three locations:

- 99th Ave / Clarendon (direct lighting)
- Parkside Blvd (100th Ave Alignment) / Indian School (direct lighting)
- Clarendon at Westwind (indirect lighting)

The planning stages for Parkside are designed around the constraints involving the SRP canal relocation that borders the entire property along Indian School Road and 99th Avenue. These challenges are solvable, but require more time than a traditional development would typically need. As a result, Parkside final plats/MOD's are contemplated with the following scope:

- Phase 1 – Two Final Plats (Model Phase and Phase 1)
- Phase 2 – One Final Plat
- Indian School Road SRP area – One tract plat
- 99th Ave – One MOD
- 99th Ave SRP area – One tract plat

The other approved land use for Parkside (mixed-use) will have separate land plans that will be submitted to the City at the time the proposed design is complete. The residential design portion is complete as depicted in this preliminary plat submittal for City of Avondale approval. Parkside is planning for the following services:

Service	Provider
Fire	Avondale
Police	Avondale
Water	Avondale
Wastewater	Avondale
Streets	Avondale
Trash/Recycle	Avondale
Electricity	SRP
N-Gas	Southwest Gas
Telecommunication	Cox
Common Areas	Parkside HOA

Pedestrian circulation is designed to allow for the active engagement of open space amenities and access to public transportation, as well as access to other Parkside Mixed Use parcel. The interior trail system is integrated with exercise stations from Park B to Park D and will be lit at night for safety and beautification. The street section also allow for bike lanes from the interior of the property to arterial streets. Access to public transportation by pedestrians is through trail, sidewalk, or bike lane combinations found throughout the Parkside design.

The proposed street circulation provides for an effective vehicular navigation of the entire development. The future 99th Avenue street section is planned for a 70’ R/W to be dedicated to the City of Avondale as an arterial road. Indian School Road is planned for a 55’ R/W dedicated to Maricopa County as a major collector. Clarendon Road and Parkside Blvd are classified as Modified Minor Collectors. The street section adjacent to the Villa’s is designed with a 54’ R/W to allow for greater access for public safety. The street circulation easily provides residents with quick access to neighborhood parks, future retail and employment (mixed-use, office), as well as quick access to major transportation corridors (Loop 101).

Parkside includes three (3) entry nodes. Primary access is located at the following intersections:

Location	*Street 1*	*Street 2*
A	99th Avenue	Clarendon
B	Indian School Road	Parkside Blvd
C	Clarendon - Parkside	Clarendon - Westwind

The following site plan shows the proposed entry nodes for the Parkside property:

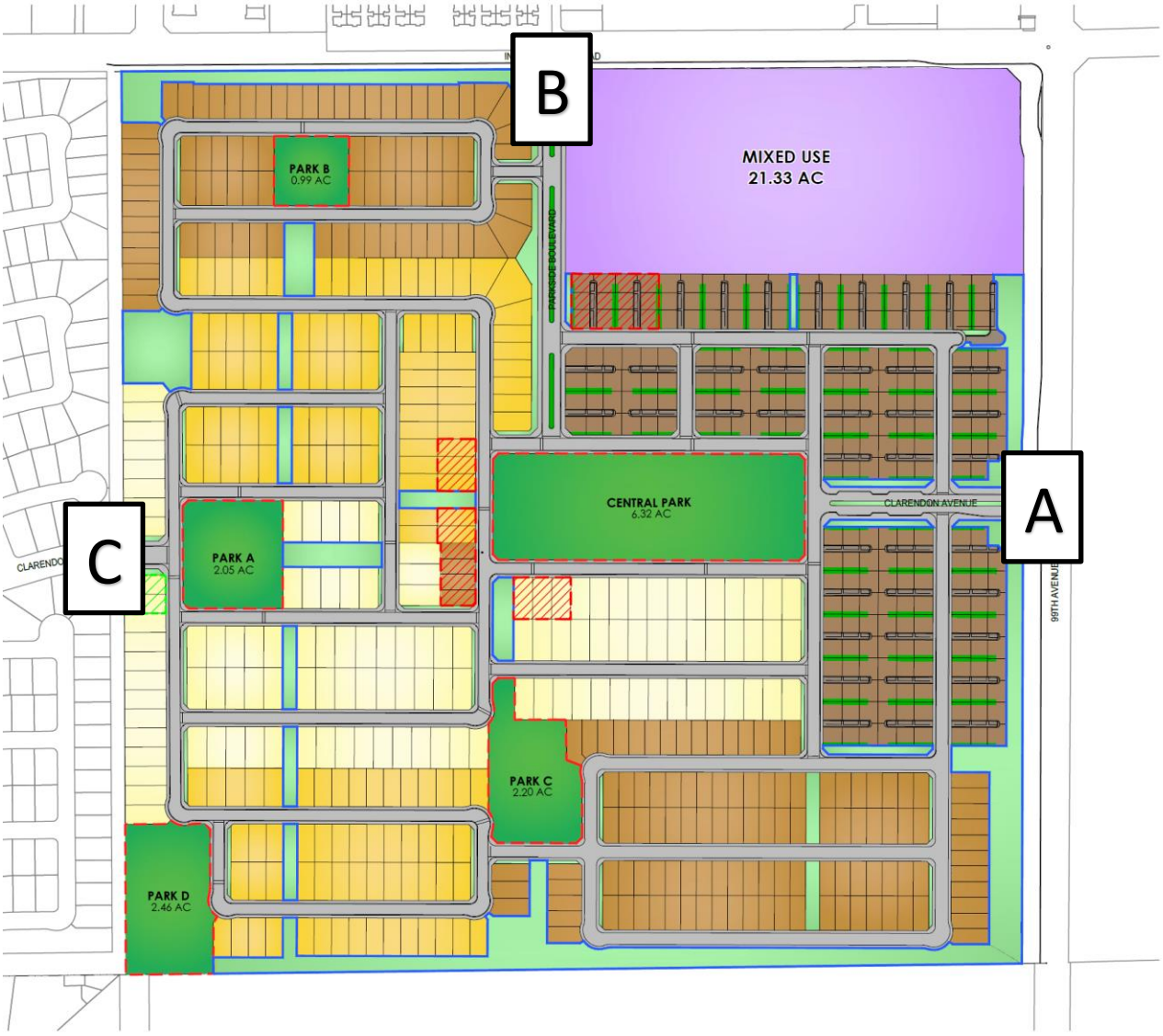


Exhibit F

Proposed Preliminary Plat

Parkside

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PRELIMINARY PLAT

FOR

PARKSIDE

"AVONDALE, ARIZONA"

A PORTION OF THE NORTHEAST QUARTER SECTION 29, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND BRASS CAP FLUSH, ACCEPTED AS THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 1 EAST FROM WHICH A FOUND BRASS CAP FLUSH, ACCEPTED AS THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 1 EAST, THEREOF BEARS N89°40'49"E A DISTANCE OF 2691.83 FEET;

THENCE, CONTINUING ALONG THE NORTH LINE OF SAID SECTION 29, N89°40'49"E A DISTANCE OF 1331.39 FEET;

THENCE, LEAVING SAID NORTH LINE OF SAID SECTION 29, S00°19'11"E A DISTANCE OF 55.00 FEET;

THENCE, S44°54'29"W A DISTANCE OF 42.59 FEET;

THENCE, S00°08'08"W A DISTANCE OF 559.52 FEET;

THENCE, S89°51'52"E A DISTANCE OF 1389.95 FEET TO THE EAST LINE OF SAID SECTION 29;

THENCE, ALONG THE EAST LINE OF SAID SECTION 29, S00°08'08"W A DISTANCE OF 1982.72 FEET;

THENCE, ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 29, S89°17'05"W A DISTANCE OF 2672.71 FEET TO THE SOUTH-NORTH MID-SECTION LINE OF SAID SECTION 29;

THENCE, ALONG THE SOUTH-NORTH MID-SECTION LINE OF SAID SECTION 29, N00°16'52"W A DISTANCE OF 2656.65 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 6,199,489 SQUARE FEET OR 142.321 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

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

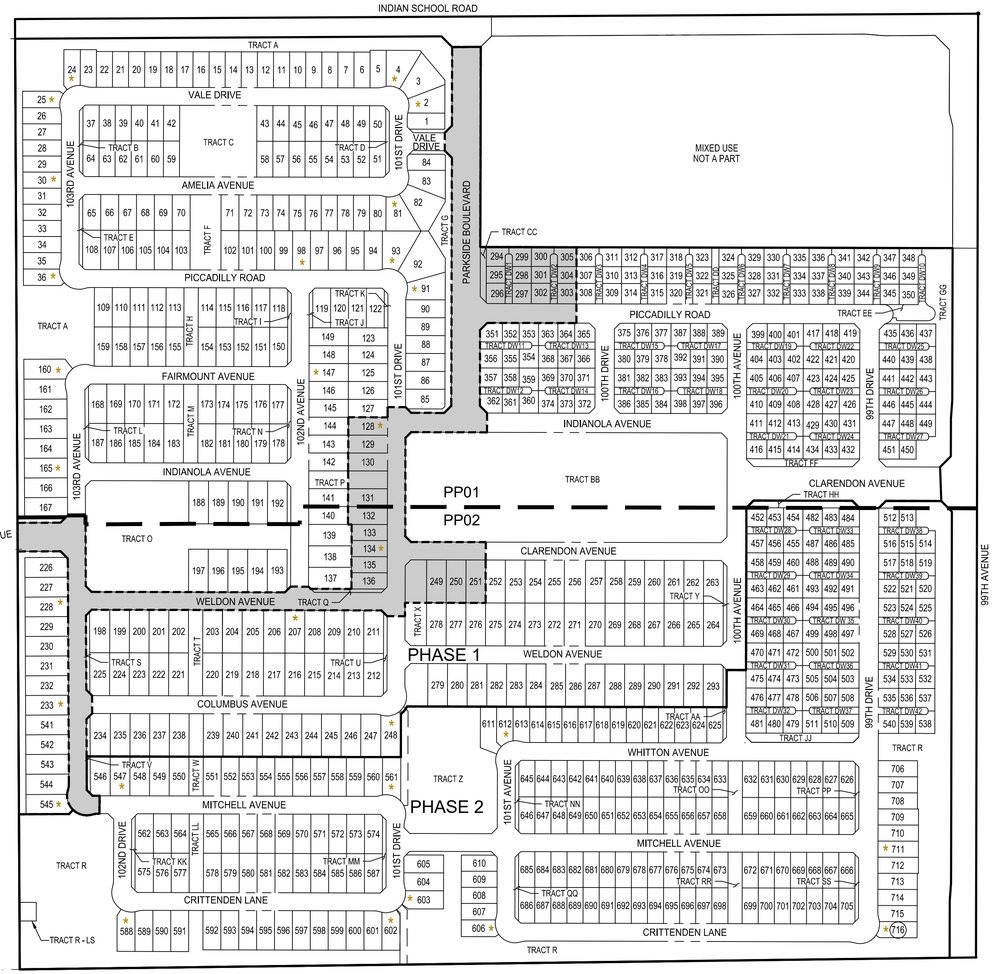
CITY OF AVONDALE NOTES

1. ALL LANDSCAPING WITHIN ADJACENT PUBLIC RIGHT-OF-WAY IS TO BE MAINTAINED BY THE "PARKSIDE" HOMEOWNERS' ASSOCIATION, EXCLUDING MEDIANS ON ARTERIAL STREETS.
2. ALL UTILITY AND PUBLIC SERVICE EASEMENTS, INCLUDING ANY LIMITATIONS OF EASEMENTS; AND CONSTRUCTION WITHIN SUCH EASEMENTS SHALL BE LIMITED TO UTILITIES, LANDSCAPING, AND WOOD, WORE OR REMOVABLE SECTION TYPE FENCES.
3. ALL EXISTING OVERHEAD UTILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH CITY OF AVONDALE MUNICIPAL CODE AND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
4. NO ALTERATIONS SHALL BE MADE TO THE STORM WATER RETENTION AREAS AND APPROVED OR EXISTING CONVEYANCE PATTERNS THAT ARE A PART OF THESE PREMISES WITHOUT WRITTEN APPROVAL BY THE CITY AVONDALE.
5. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART IF THIS SUBDIVISION WITHOUT WRITTEN AUTHORIZATION BY THE CITY OF AVONDALE.
6. NO WALLS/FENCES SHALL BE BUILT WITHOUT PRIOR CITY OF AVONDALE APPROVAL.
7. EACH FINAL PLAT SHALL INCLUDE A NOTE THAT STATES THAT THE SUBDIVISION IS SUBJECT TO A MAINTENANCE IMPROVEMENT DISTRICT.
8. THE HOA WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPING IN END-OF-BLOCK LANDSCAPE TRACTS AND ADJOINING PRIVATE PROPERTY OUTSIDE OF INDIVIDUAL LOT WALLS.
9. HOMES ON THE LOTS WITH AN ASTERISK WILL BE REQUIRED TO UTILIZE A HOUSE PLAN/ELEVATION WHERE THE GARAGE IS SITUATED ON THE SIDE OF THE LOT MOST VULNERABLE TO HEADLIGHT INTRUSION.
10. THE 8' PUBLIC UTILITY EASEMENT ALONG INDIAN SCHOOL ROAD AND 99TH AVENUE MUST BE DEDICATED THROUGH THE PHASE 1 AND PHASE 2 FINAL PLATS.
11. CONCRETE SPILLWAYS FROM SCUPPER TO RETENTION BASIN, AND STORM DRAIN PIPES FROM BACK OF CATCH BASINS TO RETENTION BASINS, SHALL BE MAINTAINED BY THE HOA.
12. FOR LOTS 1-293 AND 541-662, ANY PORTION OF A RESIDENTIAL DRIVEWAY LOCATED BEHIND THE PUBLIC SIDEWALK, WHETHER CONCRETE, PAVERS, OR OTHER DECORATIVE TREATMENT, SHALL BE MAINTAINED BY THE OWNER OF THE LOT TO WHICH THE DRIVEWAY PROVIDES ACCESS. FOR LOTS 294-540, ANY PORTION OF SHARED RESIDENTIAL DRIVEWAYS LOCATED BEHIND THE PUBLIC SIDEWALK, WHETHER CONCRETE, PAVERS, OR OTHER DECORATIVE TREATMENT, SHALL BE MAINTAINED BY THE HOA THAT MAINTAINS THE ADJACENT PRIVATE DRIVE TRACT.

LAND USE TABLE

EXISTING ZONING	PAD (PARKSIDE VILLAGE)
TOTAL GROSS AREA	163.02 AC
MIX-USE (NOT A PART)	17.91 AC
TOTAL NET AREA (1)	137.27 AC
MINIMUM LOT AREA	2,491 SF
MAXIMUM LOT AREA	11,645 SF
TOTAL NUMBER OF LOTS	(247) VILLA'S
	(199) 45'x100'
	(148) 50'x110'
	(122) 55'x120'
	716 TOTAL LOTS
NET DENSITY	5.22 DU/AC
VILLA'S PRIVATE DRIVES	2.63 AC
OPEN SPACE AREA	29.29 AC (21.3%)
OPEN SPACE AREA EXCLUDING BASIN HIGH WATER	21.23 AC (15.5%)
ACTIVE OPEN SPACE	13.51 AC (9.8%)
TOTAL TRACT AREA	31.92 AC

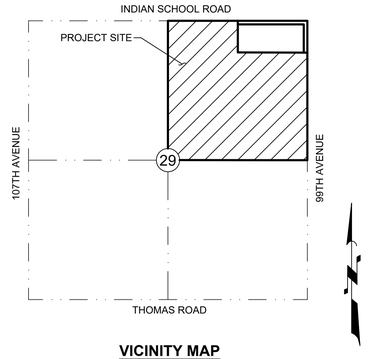
(1) NET AREA EXCLUDING 99TH AVENUE AND INDIAN SCHOOL ROAD RIGHT OF WAY



LEGEND

- MODEL HOME PHASE
- PHASE LINE
- BOUNDARY LINE
- SHEET MATCH LINE

KEY MAP
1"=200'



VICINITY MAP
N.T.S.

OWNER
AG/RW-ENTORNO
25A HANOVER RD, SUITE 310
FLORHAM PARK, NJ 07932
PHONE (973) 593-0003
CONTACT: BRETT H. OWINGS, PE, PP

DEVELOPER
TAYLOR MORRISON
4900 N. SCOTTSDALE RD. STE 2200
SCOTTSDALE, ARIZONA 85251
PHONE (602) 228-8779
CONTACT: JONATHAN BASTIANELLI

ENGINEER
ATWELL
4700 E. SOUTHERN AVE.
MESA, ARIZONA 85208
PHONE (480) 218-8831
CONTACT: MICHAEL PARK, P.E.
EMAIL: MJPARK@ATWELL-GROUP.COM

BASIS OF BEARING

BASIS OF BEARING IS ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 29, T.2 NORTH., R.1 EAST.
BEING N89°40'49"E WITH A DISTANCE OF 2641.83 FEET. R1

BENCHMARK

BENCHMARK IS A BRASS CAP FLUSH LOCATED AT THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 1 EAST

ELEVATION = 1027.36' "GDACS POINT DESIGNATION = 23062-2M, BOOK 699, PAGE 26, RECORDS OF MARICOPA COUNTY".

THE PROJECT BENCHMARK REQUIRES AN EQUATION OF +0.40 TENTHS TO MATCH THE CITY OF AVONDALE VERTICAL DATUM.

BENCHMARK EQUATION=1027.36' + 0.40'= ("1027.76") CITY OF AVONDALE DATUM.

THE ELEVATION OF 1027.36' WAS USED FOR THE DESIGN OF THIS PROJECT AND WILL BE HELD FOR THE CONSTRUCTION OF THIS PROJECT.

FLOODPLAIN DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN ZONE-X

ZONE X IS THE FLOOD INSURANCE RATE ZONE THAT CORRESPONDS TO THE AREAS OUTSIDE THE 100-YEAR FLOODPLAINS, AREAS OF 100-YEAR SHEET FLOW FLOODING WHERE AVERAGE DEPTHS ARE LESS THAN ONE FOOT, AREAS OF 100-YEAR STREAM FLOODING WHERE THE CONTRIBUTING DRAINAGE AREAS ARE LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED FROM THE 100-YEAR FLOOD BY LEVEES. NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE.

SHEET INDEX

DESCRIPTION	ATWELL SHEET NO.	SHEET NO.
COVER SHEET	CS01	1
DETAILS AND TABLES	DT01 -DT02	2 - 3
PRELIMINARY PLAT	PP01 - PP02	4 - 5

UTILITY PROVIDERS

SEWER	AVONDALE
WATER	AVONDALE
FIRE	AVONDALE
ELECTRIC	SRP
NATURAL GAS	SW GAS
TELEPHONE	COX COMMUNICATIONS

Received electronically
June 29, 2021

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

ATWELL
866.850.4200 www.atwell-group.com
4700 E. SOUTHERN AVENUE
MESA, AZ 85206
480.218.8831

COVER SHEET

PROJECT: PARKSIDE
INDIAN SCHOOL RD & 99TH AVE
CITY OF AVONDALE, ARIZONA

Know what's below. Call before you dig. 811

REVISIONS:

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE EXPIRATION
64583
MICHAEL J. PARK
Date Signed 06/30/2021
ARIZONA U.S.A.

PM. M. PARK
DR. S. STAMAN
JOB NO. 18000694
FILE NO. 18000694-PP-CS01
CS01
SHEET NO.
1 OF 5

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LOT AREA TABLE

LOT NUMBER	SQUARE FEET	LOT NUMBER	SQUARE FEET	LOT NUMBER	SQUARE FEET	LOT NUMBER	SQUARE FEET	LOT NUMBER	SQUARE FEET	LOT NUMBER	SQUARE FEET	LOT NUMBER	SQUARE FEET	LOT NUMBER	SQUARE FEET	LOT NUMBER	SQUARE FEET
LOT #1	4699.87	LOT #81	6732.33	LOT #161	6600.20	LOT #241	6600.00	LOT #321	3021.00	LOT #401	3064.50	LOT #481	3021.00	LOT #561	5582.65	LOT #641	4590.00
LOT #2	6089.26	LOT #82	9185.62	LOT #162	6600.00	LOT #242	6600.00	LOT #322	2491.00	LOT #402	3064.50	LOT #482	3064.50	LOT #562	5614.00	LOT #642	4590.00
LOT #3	8367.96	LOT #83	6256.91	LOT #163	6600.00	LOT #243	6600.00	LOT #323	3064.50	LOT #403	2491.00	LOT #483	2491.00	LOT #563	5500.00	LOT #643	4590.00
LOT #4	7221.93	LOT #84	4789.40	LOT #164	6600.00	LOT #244	6600.00	LOT #324	3064.50	LOT #404	3021.00	LOT #484	3021.00	LOT #564	5500.00	LOT #644	4590.00
LOT #5	4685.73	LOT #85	6013.00	LOT #165	6600.00	LOT #245	6600.00	LOT #325	2491.00	LOT #405	3021.00	LOT #485	3021.00	LOT #565	5500.00	LOT #645	4572.00
LOT #6	4500.00	LOT #86	5500.00	LOT #166	6600.00	LOT #246	6600.00	LOT #326	3021.00	LOT #406	2491.00	LOT #486	2491.00	LOT #566	5500.00	LOT #646	4617.00
LOT #7	4500.00	LOT #87	5500.00	LOT #167	6600.95	LOT #247	6707.84	LOT #327	3021.00	LOT #407	3064.50	LOT #487	3064.50	LOT #567	5500.00	LOT #647	4635.00
LOT #8	4500.00	LOT #88	5500.00	LOT #168	5614.20	LOT #248	6652.21	LOT #328	2491.00	LOT #408	3064.50	LOT #488	3064.50	LOT #568	5500.00	LOT #648	4635.00
LOT #9	4500.00	LOT #89	5500.00	LOT #169	5500.00	LOT #249	6600.00	LOT #329	3064.50	LOT #409	2491.00	LOT #489	2491.00	LOT #569	5500.00	LOT #649	4635.00
LOT #10	4500.00	LOT #90	5500.00	LOT #170	5998.87	LOT #250	6600.00	LOT #330	3064.50	LOT #410	3021.00	LOT #490	3021.00	LOT #570	5500.00	LOT #650	4635.00
LOT #11	4500.00	LOT #91	6680.42	LOT #171	6050.00	LOT #251	6600.00	LOT #331	2491.00	LOT #411	3021.00	LOT #491	3021.00	LOT #571	5500.00	LOT #651	4635.00
LOT #12	4500.00	LOT #92	11645.43	LOT #172	6050.00	LOT #252	6600.00	LOT #332	3021.00	LOT #412	2491.00	LOT #492	2491.00	LOT #572	5500.00	LOT #652	4635.00
LOT #13	4500.00	LOT #93	8252.46	LOT #173	5500.00	LOT #253	6600.00	LOT #333	3021.00	LOT #413	3064.50	LOT #493	3064.50	LOT #573	5500.00	LOT #653	4635.00
LOT #14	4500.00	LOT #94	5595.42	LOT #174	5500.00	LOT #254	6600.00	LOT #334	2491.00	LOT #414	3064.50	LOT #494	3064.50	LOT #574	5504.00	LOT #654	4635.00
LOT #15	4500.00	LOT #95	5500.00	LOT #175	5500.00	LOT #255	6600.00	LOT #335	3064.50	LOT #415	2491.00	LOT #495	2491.00	LOT #575	5614.00	LOT #655	4635.00
LOT #16	4500.00	LOT #96	5500.00	LOT #176	5500.00	LOT #256	7089.86	LOT #336	3064.50	LOT #416	3021.00	LOT #496	3021.00	LOT #576	5500.00	LOT #656	4635.00
LOT #17	4500.00	LOT #97	5500.00	LOT #177	5504.00	LOT #257	6600.00	LOT #337	2491.00	LOT #417	3064.50	LOT #497	3021.00	LOT #577	5500.00	LOT #657	4635.00
LOT #18	4500.00	LOT #98	5500.00	LOT #178	5504.00	LOT #258	6600.00	LOT #338	3021.00	LOT #418	2491.00	LOT #498	2491.00	LOT #578	5500.00	LOT #658	4635.00
LOT #19	4500.00	LOT #99	5500.00	LOT #179	5500.00	LOT #259	6600.00	LOT #339	3021.00	LOT #419	2893.00	LOT #499	3064.50	LOT #579	5500.00	LOT #659	4635.00
LOT #20	4500.00	LOT #100	5500.00	LOT #180	5500.00	LOT #260	6600.00	LOT #340	2491.00	LOT #420	3021.00	LOT #500	3064.50	LOT #580	5500.00	LOT #660	4635.00
LOT #21	4500.00	LOT #101	5500.00	LOT #181	5500.00	LOT #261	6600.00	LOT #341	3064.50	LOT #421	2491.00	LOT #501	2491.00	LOT #581	5500.00	LOT #661	4635.00
LOT #22	4500.00	LOT #102	5500.00	LOT #182	5500.00	LOT #262	6600.00	LOT #342	3064.50	LOT #422	3064.50	LOT #502	3021.00	LOT #582	5500.00	LOT #662	4635.00
LOT #23	4654.29	LOT #103	5500.00	LOT #183	6050.00	LOT #263	6606.00	LOT #343	2491.00	LOT #423	3064.50	LOT #503	3021.00	LOT #583	5500.00	LOT #663	4635.00
LOT #24	4787.11	LOT #104	5500.00	LOT #184	6050.00	LOT #264	6606.00	LOT #344	3021.00	LOT #424	2491.00	LOT #504	2491.00	LOT #584	5500.00	LOT #664	4635.00
LOT #25	4910.55	LOT #105	5500.00	LOT #185	5998.87	LOT #265	6600.00	LOT #345	3021.00	LOT #425	3021.00	LOT #505	3064.50	LOT #585	5500.00	LOT #665	4637.60
LOT #26	4837.17	LOT #106	5500.00	LOT #186	5500.00	LOT #266	6600.00	LOT #346	2491.00	LOT #426	3021.00	LOT #506	3064.50	LOT #586	5500.00	LOT #666	4502.00
LOT #27	4867.36	LOT #107	5500.00	LOT #187	5526.16	LOT #267	6600.00	LOT #347	3064.50	LOT #427	2491.00	LOT #507	2491.00	LOT #587	5504.00	LOT #667	4500.00
LOT #28	4852.62	LOT #108	5504.00	LOT #188	6600.00	LOT #268	6600.00	LOT #348	3064.50	LOT #428	3064.50	LOT #508	3021.00	LOT #588	5567.72	LOT #668	4500.00
LOT #29	4837.89	LOT #109	5522.00	LOT #189	6600.00	LOT #269	6600.00	LOT #349	2491.00	LOT #429	3064.50	LOT #509	3021.00	LOT #589	5715.81	LOT #669	4500.00
LOT #30	4823.16	LOT #110	5500.00	LOT #190	6600.00	LOT #270	6600.00	LOT #350	3021.00	LOT #430	2491.00	LOT #510	2491.00	LOT #590	5750.00	LOT #670	4500.00
LOT #31	4808.43	LOT #111	5500.00	LOT #191	6600.00	LOT #271	7089.86	LOT #351	3110.07	LOT #431	3021.00	LOT #511	3064.50	LOT #591	5749.71	LOT #671	4500.00
LOT #32	4793.69	LOT #112	5500.00	LOT #192	6606.00	LOT #272	6600.00	LOT #352	2491.00	LOT #432	3021.00	LOT #512	3021.00	LOT #592	5500.00	LOT #672	4500.00
LOT #33	4778.96	LOT #113	5500.00	LOT #193	6606.00	LOT #273	6600.00	LOT #353	3064.50	LOT #433	2491.00	LOT #513	2491.00	LOT #593	5500.00	LOT #673	4500.00
LOT #34	4764.23	LOT #114	5500.00	LOT #194	6600.00	LOT #274	6600.00	LOT #354	3064.50	LOT #434	3064.50	LOT #514	3064.50	LOT #594	5500.00	LOT #674	4500.00
LOT #35	4779.47	LOT #115	5500.00	LOT #195	6600.00	LOT #275	6600.00	LOT #355	2491.00	LOT #435	2893.00	LOT #515	2491.00	LOT #595	5500.00	LOT #675	4500.00
LOT #36	4845.30	LOT #116	5500.00	LOT #196	6600.00	LOT #276	6600.00	LOT #356	3310.07	LOT #436	2491.00	LOT #516	3021.00	LOT #596	5500.00	LOT #676	4500.00
LOT #37	4502.00	LOT #117	5500.00	LOT #197	6600.00	LOT #277	6600.00	LOT #357	3310.07	LOT #437	3064.50	LOT #517	3021.00	LOT #597	5500.00	LOT #677	4500.00
LOT #38	4500.00	LOT #118	5504.00	LOT #198	6739.33	LOT #278	6600.00	LOT #358	2491.00	LOT #438	3064.50	LOT #518	2491.00	LOT #598	5500.00	LOT #678	4500.00
LOT #39	4500.00	LOT #119	5532.00	LOT #199	6600.00	LOT #279	6600.00	LOT #359	3064.50	LOT #439	2491.00	LOT #519	3064.50	LOT #599	5500.00	LOT #679	4500.00
LOT #40	4500.00	LOT #120	5550.00	LOT #200	6600.00	LOT #280	6600.00	LOT #360	3064.50	LOT #440	3021.00	LOT #520	3064.50	LOT #600	5500.00	LOT #680	4500.00
LOT #41	4500.00	LOT #121	5550.00	LOT #201	6600.00	LOT #281	6600.00	LOT #361	2491.00	LOT #441	3021.00	LOT #521	2491.00	LOT #601	5501.58	LOT #681	4500.00
LOT #42	4500.00	LOT #122	5532.00	LOT #202	6600.00	LOT #282	6600.00	LOT #362	3110.07	LOT #442	2491.00	LOT #522	3021.00	LOT #602	5377.16	LOT #682	4500.00
LOT #43	4500.00	LOT #123	5500.00	LOT #203	6600.00	LOT #283	6600.00	LOT #363	3064.50	LOT #443	3064.50	LOT #523	3021.00	LOT #603	5509.76	LOT #683	4500.00
LOT #44	4500.00	LOT #124	5500.00	LOT #204	6600.00	LOT #284	6600.00	LOT #364	2491.00	LOT #444	3064.50	LOT #524	2491.00	LOT #604	5500.57	LOT #684	4500.00
LOT #45	4500.00	LOT #125	5500.00	LOT #205	7200.00	LOT #285	6600.00	LOT #365	2893.00	LOT #445	2491.00	LOT #525	3064.50	LOT #605	5532.00	LOT #685	4502.00
LOT #46	4500.00	LOT #126	5500.00	LOT #206	7200.00	LOT #286	6600.00	LOT #366	3021.00	LOT #446	3021.00	LOT #526	3064.50	LOT #606	4578.62	LOT #686	4502.00
LOT #47	4500.00	LOT #127	5500.00	LOT #207	6600.00	LOT #287	6600.00	LOT #367	2491.00	LOT #447	3021.00	LOT #527	2491.00	LOT #607	4560.59	LOT #687	4500.00
LOT #48	4500.00	LOT #128	5500.00	LOT #208	6600.00	LOT #288	6600.00	LOT #368	3064.50	LOT #448	2491.00	LOT #528	3021.00	LOT #608	4500.00	LOT #688	4500.00
LOT #49	4500.00	LOT #129	5500.00	LOT #209	6600.00	LOT #289	6600.00	LOT #369	3064.50	LOT #449	3064.50	LOT #529	3021.00	LOT #609	4500.00	LOT #689	4500.00
LOT #50	4502.00	LOT #130	5500.00	LOT #210	6600.00	LOT #290	6600.00	LOT #370	2491.00	LOT #450	2491.00	LOT #530	2491.00	LOT #610	4502.00	LOT #690	4500.00
LOT #51	4502.00	LOT #131	5500.00	LOT #211	6606.00	LOT #291	6600.00	LOT #371	3021.00	LOT #451	3021.00	LOT #531	3064.50	LOT #611	5788.35	LOT #691	4500.00
LOT #52	4500.00	LOT #132	5500.00	LOT #212	6606.00	LOT #292	6600.00	LOT #372	2893.00	LOT #452	3021.00	LOT #532	3064.50	LOT #612	4705.59	LOT #692	4500.00
LOT #53	4500.00	LOT #133	4500.00	LOT #213	6600.00	LOT #293	6606.00	LOT #373	2491.00	LOT #453	2491.00	LOT #533	2491.00	LOT #613	4526.83	LOT #693	4500.00
LOT #54	4500.00	LOT #134	4500.00	LOT #214	6600.00	LOT #294	3064.50	LOT #374	3064.50	LOT #454	3064.50	LOT #534	3021.00	LOT #614	4500.00	LOT #694	4500.00
LOT #55	4500.00	LOT #135	4500.00	LOT #215	6600.00	LOT #295	2491.00	LOT #375	2893.00	LOT #455	3064.50	LOT #535	3021.00	LOT #615	4500.00	LOT #695	4500.00
LOT #56	4500.00	LOT #136	4502.00	LOT #216	6600.00	LOT #296	3016.50	LOT #376	2491.00	LOT #456	2491.00	LOT #536	2491.00	LOT #616	4500.00	LOT #696	4500.00
LOT #57	4500.00	LOT #137	7206.00	LOT #217	7200.00	LOT #297	3021.00	LOT #377	3064.50	LOT #457	3021.00	LOT #537	3064.50	LOT #617	4500.00	LOT #697	4500.00
LOT #58	4500.00	LOT #138	7200.00	LOT #218	7200.00	LOT #298	2491.00	LOT #378	3064.50	LOT #458	3021.00	LOT #538	3064.50	LOT #618	4500.00	LOT #698	4500.00
LOT #59	4500.00	LOT #139	7200.00	LOT #219	6600.00	LOT #299	3064.50	LOT #379	2491.00	LOT #459	2491.00	LOT #539	2491.00	LOT #619	4500.00	LOT #699	4500.00
LOT #60	4500.00	LOT #140	5500.00	LOT #220	6600.00	LOT #300	3064.50	LOT #380	3021.00	LOT #460	3064.50	LOT #540	3021.00	LOT #620	4500.00	LOT #700	4500.00
LOT #61	4500.00	LOT #141	5500.00	LOT #221	6600.00	LOT #301	2491.00	LOT #381	3021.00	LOT #461	3064.50	LOT #541	6600.00	LOT #621	4500.00	LOT #701	4500.00
LOT #62	4500.00	LOT #142	5500.00	LOT #222	6600.00	LOT #302	3021.00	LOT #382	2491.00	LOT #462	2491.00	LOT #542	6600.00	LOT #622	4500.00	LOT #702	4500.00
LOT #63	4500.00	LOT #143	5500.00	LOT #223	6600.00	LOT #303	3021.00	LOT #383	3064.50	LOT #463	3021.00	LOT #543	6630.00	LOT #623	4500.00	LOT #703	4500.00
LOT #64	4502.00	LOT #144	5500.00	LOT #224	6600.00	LOT #304	2491.00	LOT #384	3064.50	LOT #464	3021.00	LOT #544	6743.32	LOT #624	4500.00	LOT #704	4500.00
LOT #65	5002.00	LOT #145	5500.00	LOT #225	6634.56	LOT #305	3064.50	LOT #385	2491.00	LOT #465	2491.00	LOT #545	6641.40	LOT #625	4502.00	LOT #705	4502.00
LOT #66	5000.00	LOT #146	5500.00	LOT #226	6670.13	LOT #306	3064.50	LOT #386	2893.00	LOT #466	3064.50	LOT #546	6098.18	LOT #626	4592.40	LOT #706	4950.00
LOT #67	5000.00	LOT #147	5500.00	LOT #227	6600.00	LOT #307	2491.00	LOT #387	3064.50	LOT #467	3064.50	LOT #547	6050.00	LOT #627	4590.00	LOT #707	4950.00
LOT #68	5000.00	LOT #148	5500.00	LOT #228	6600.00	LOT #308	3021.00	LOT #388	5384.00	LOT #468	2491.00	LOT #548	6050.00	LOT #628	4590.00	LOT #708	4950.00
LOT #69	5000.00	LOT #149	5500.00	LOT #229	6600.00	LOT #309	3021.00	LOT #389	3021.00	LOT #469	3021.00	LOT #549	6050.00	LOT #629	4590.00	LOT #709	5085.00
LOT #70	5000.00	LOT #150	5504.00	LOT #230	6600.00	LOT #310	2491.00	LOT #390	2491.00	LOT #470	3021.00	LOT #550	6050.00	LOT #630	4590.00	LOT #710	5085.00
LOT #71	5000.00	LOT #151	5500.00	LOT #231	6600.00	LOT #311	3064.50	LOT #391	3064.50	LOT #471	2491.00	LOT #551	5500.00	LOT #631	4590.00	LOT #711	5085.00
LOT #72	5000.00	LOT #152	5500.00	LOT #232	6600.00	LOT #312	3064.50	LOT #392	3064.50	LOT #472	3064.50	LOT #552	5500.00	LOT #632	4590.00	LOT #712	5085.00
LOT #73	4500.00	LOT #153	5500.00	LOT #233	6600.00	LOT #313	2491.00	LOT #393	5512.00	LOT #473	3064.50	LOT #553	5500.00	LOT #633	4590.00	LOT #713	4950.00
LOT #74	4500.00	LOT #154	5500.00	LOT #234	6754.60	LOT #314	3021.00	LOT #394	5384.00	LOT #474	2491.00	LOT #554	5500.00	LOT #634	4590.00	LOT #714	4950.00
LOT #75	4500.00	LOT #155	5500.00	LOT #235	6600.00	LOT #315	3021.00	LOT #395	3064.50	LOT #475	3021.00	LOT #555	5500.00	LOT #635	4590.00	LOT #715	4900.67
LOT #76	4500.00	LOT #156	5500.00	LOT #236	6600.00	LOT #316	2491.00	LOT #396	2893.00	LOT #476	3021.00	LOT #556	5500.00	LOT #636	4590.00	LOT #716	4859.03
LOT #77	4500.00	LOT #157	5500.00	LOT #237	6600.00	LOT #317	3064.50	LOT #397	2491.00	LOT #477	2491.00	LOT #557	5500.00	LOT #637	4590.00		
LOT #78	4500.00	LOT #158	5500.00	LOT #238	6600.00	LOT #318	3064.50	LOT #398	3064.50	LOT #478	3064.50	LOT #558	5500.00	LOT #638	4590.00		
LOT #79	4500.00	LOT #159	5521.11	LOT #239	6600.00	LOT #319	2491.00	LOT #399	2787.00	LOT #479	3064.50	LOT #559	5500.00	LOT #639	4590.00		
LOT #80	4531.96	LOT #160	6952.39	LOT #240	6600.00	LOT #320	3021.00	LOT #400	2597.00	LOT #480	2491.00	LOT #560	5576.52	LOT #640	4590.00		

LOT AREA TABLE, TRACT TABLE AND PRIVATE DRIVE TRACTS AREAS ARE APPROXIMATE AND MAY VARY ON FINAL PLAT.

TRACT TABLE

TRACT	ACRES	USE
TRACT A	3.15	COMMON AREA, DRAINAGE, AND SEWER
TRACT B	0.04	COMMON AREA
TRACT C	0.99	COMMON AREA AND DRAINAGE
TRACT D	0.04	COMMON AREA
TRACT E	0.04	COMMON AREA
TRACT F	0.42	COMMON AREA AND DRAINAGE
TRACT G	0.43	COMMON AREA
TRACT H	0.20	COMMON AREA
TRACT I	0.05	COMMON AREA
TRACT J	0.02	COMMON AREA
TRACT K	0.02	COMMON AREA
TRACT L	0.05	COMMON AREA
TRACT M	0.20	COMMON AREA
TRACT N	0.05	COMMON AREA
TRACT O	2.57	COMMON AREA AND DRAINAGE
TRACT P	0.25	COMMON AREA
TRACT Q	0.05	COMMON AREA
TRACT R	8.74	COMMON AREA, DRAINAGE, AND SEWER
TRACT R - LS	0.06	SEWER LIFT STATION
TRACT S	0.05	COMMON AREA
TRACT T	0.22	COMMON AREA
TRACT U	0.05	COMMON AREA
TRACT V	0.05	COMMON AREA
TRACT W	0.21	COMMON AREA
TRACT X	0.33	COMMON AREA AND DRAINAGE
TRACT Y	0.05	COMMON AREA
TRACT Z	2.20	COMMON AREA AND DRAINAGE
TRACT AA	0.05	COMMON AREA
TRACT BB	6.32	COMMON AREA AND DRAINAGE
TRACT CC	0.06	COMMON AREA
TRACT DD	0.07	COMMON AREA
TRACT EE	0.03	COMMON AREA
TRACT FF	0.15	COMMON AREA
TRACT GG	0.93	COMMON AREA AND DRAINAGE
TRACT HH	0.14	COMMON AREA
TRACT JJ	0.18	COMMON AREA AND DRAINAGE
TRACT KK	0.05	COMMON AREA
TRACT LL	0.20	COMMON AREA
TRACT MM	0.05	COMMON AREA
TRACT NN	0.04	COMMON AREA
TRACT OO	0.19	COMMON AREA
TRACT PP	0.04	COMMON AREA
TRACT QQ	0.04	COMMON AREA
TRACT RR	0.18	COMMON AREA
TRACT SS	0.04	COMMON AREA
TOTAL	29.29	

VILLA'S PRIVATE DRIVE TRACT TABLE

TRACT	ACRES	USE
TRACT DW1	0.06	COMMON AREA, PUE, LOT ACCESS, AND SEWER
TRACT DW2	0.06	COMMON AREA, PUE, LOT ACCESS, AND SEWER
TRACT DW3	0.06	COMMON AREA, PUE, LOT ACCESS, AND SEWER
TRACT DW4	0.06	COMMON AREA, PUE, LOT ACCESS, AND SEWER
TRACT DW5	0.06	COMMON AREA, PUE, LOT ACCESS, AND SEWER
TRACT DW6	0.06	COMMON AREA, PUE, LOT ACCESS, AND SEWER
TRACT DW7	0.06	COMMON AREA, PUE, LOT ACCESS, AND SEWER
TRACT DW8	0.06	COMMON AREA, PUE, LOT ACCESS, AND SEWER
TRACT DW9	0.06	COMMON AREA, PUE, LOT ACCESS, AND SEWER
TRACT DW10	0.15	COMMON AREA, PUE, LOT ACCESS, PARKING, AND SEWER
TRACT DW11	0.07	COMMON AREA, PUE, LOT ACCESS, AND SEWER
TRACT DW12	0.07	COMMON AREA, PUE, LOT ACCESS, AND SEWER
TRACT DW13	0.06	COMMON AREA, PUE, LOT ACCESS, AND SEWER
TRACT DW14	0.06	COMMON AREA, PUE, LOT ACCESS, AND SEWER
TRACT DW15	0.06	COMMON AREA, PUE, LOT ACCESS, AND SEWER
TRACT DW16	0.06	COMMON AREA, PUE, LOT ACCESS, AND SEWER
TRACT DW17	0.06	COMMON AREA, PUE, LOT ACCESS, AND SEWER
TRACT DW18	0.06	COMMON AREA, PUE, LOT ACCESS, AND SEWER
TRACT DW19	0.06	COMMON AREA, PUE, LOT ACCESS, AND SEWER
TRACT DW20	0.06	COMMON AREA, PUE, LOT ACCESS, AND SEWER
TRACT DW21	0.06	COMMON AREA, PUE, LOT ACCESS, AND SEWER
TRACT DW22	0.06	COMMON AREA, PUE, LOT ACCESS, AND SEWER
TRACT DW23	0.06	COMMON AREA, PUE, LOT ACCESS, AND SEWER
TRACT DW24	0.06	COMMON AREA, PUE, LOT ACCESS, AND SEWER
TRACT DW25	0.06	COMMON AREA, PUE, LOT ACCESS, AND SEWER
TRACT DW26	0.06	COMMON AREA, PUE, LOT ACCESS, AND SEWER
TRACT DW27	0.06	COMMON AREA, PUE, LOT ACCESS, AND SEWER
TRACT DW28	0.06	COMMON AREA, PUE, LOT ACCESS, AND SEWER
TRACT DW29	0.06	COMMON AREA, PUE, LOT ACCESS, AND SEWER
TRACT DW30	0.06	COMMON AREA, PUE, LOT ACCESS, AND SEWER
TRACT DW31	0.06	COMMON AREA, PUE, LOT ACCESS, AND SEWER
TRACT DW32	0.06	COMMON AREA, PUE, LOT ACCESS, AND SEWER
TRACT DW33	0.06	COMMON AREA, PUE, LOT ACCESS, AND SEWER
TRACT DW34	0.06	COMMON AREA, PUE, LOT ACCESS, AND SEWER
TRACT DW35	0.06	COMMON AREA, PUE, LOT ACCESS, AND SEWER
TRACT DW36	0.06	COMMON AREA, PUE, LOT ACCESS, AND SEWER
TRACT DW37	0.06	COMMON AREA, PUE, LOT ACCESS, AND SEWER
TRACT DW38	0.06	COMMON AREA, PUE, LOT ACCESS, AND SEWER
TRACT DW39	0.06	COMMON AREA, PUE, LOT ACCESS, AND SEWER
TRACT DW40	0.06	COMMON AREA, PUE, LOT ACCESS, AND SEWER
TRACT DW41	0.06	COMMON AREA, PUE, LOT ACCESS, AND SEWER
TRACT DW42	0.06	COMMON AREA, PUE, LOT ACCESS, AND SEWER
TOTAL	**2.63**	

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

ATWELL
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4700 E. SOUTHERN AVENUE
MESA, AZ 85206
480.218.8831

LOT AND TRACT AREA TABLES

PROJECT: PARKSIDE
INDIAN SCHOOL RD & 99TH AVE
CITY OF AVONDALE, ARIZONA

Know what's **below.** **Call** before you dig.

REVISIONS:

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
64583
MICHAEL J. PARK
Date Signed 04/28/2021
ARIZONA U.S.A.

PM. M. PARK
DR. S. STAMAN
JOB NO. 18000694
FILE NO. 09002605DT01
DT01

SHEET NO.
2 OF 5

J:\18000694 - wfh parkside\design\plan sets\pre-app\pre-plat\18000694-dt01.dwg Saved date: 4/28/2021 12:02 PM Plotted: 6/23/2021 11:53 AM

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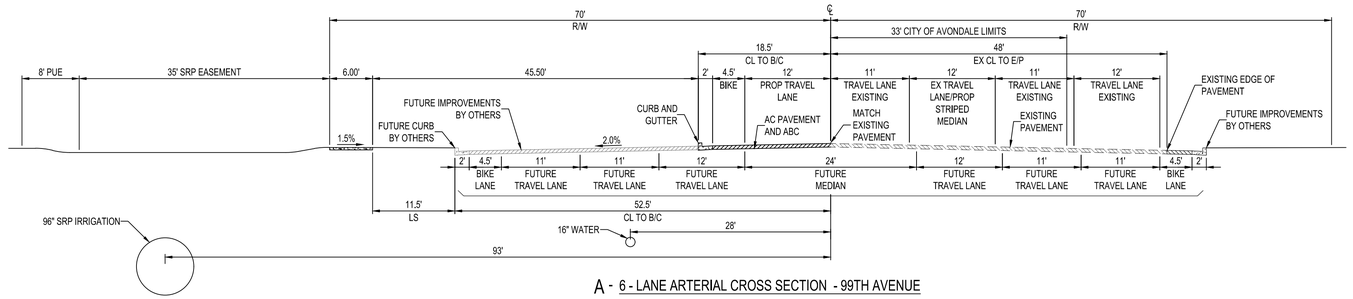
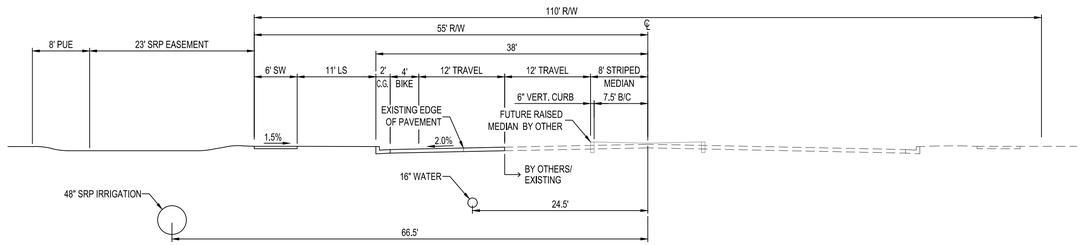
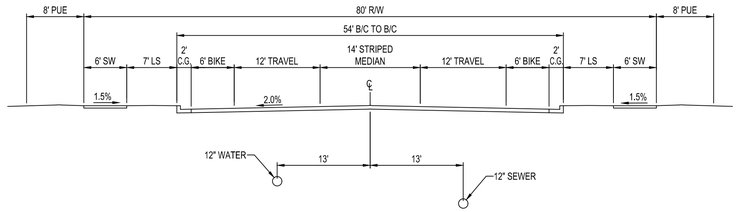


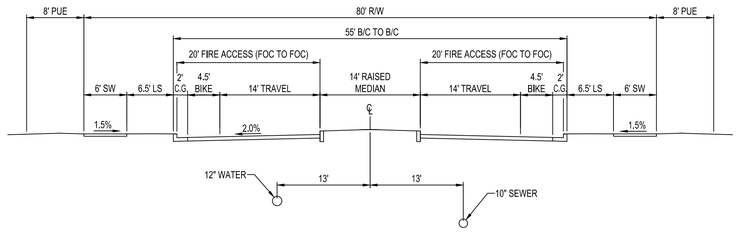
A - 6 - LANE ARTERIAL CROSS SECTION - 99TH AVENUE



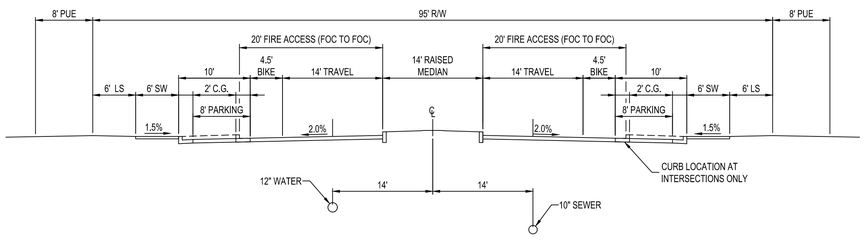
B - 5 - LANE MAJOR COLLECTOR CROSS SECTION WITH 55' HALF R/W - INDIAN SCHOOL ROAD



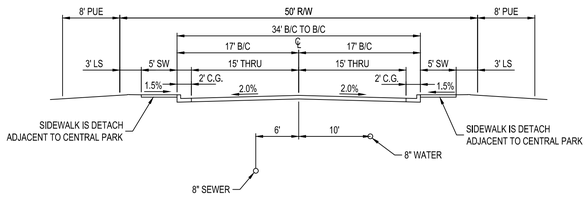
C1- MODIFIED MINOR COLLECTOR 80' R/W
CLARENDON AVENUE (WEST CONNECTION)



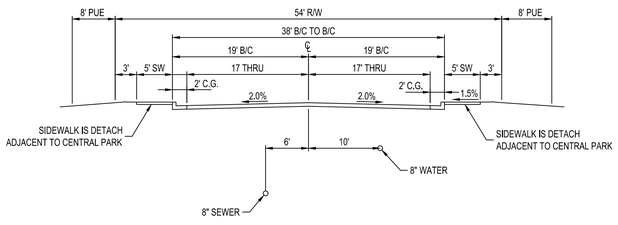
C2 - MODIFIED MINOR COLLECTOR 80' R/W
PARKSIDE BOULEVARD



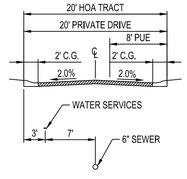
D - MODIFIED MINOR COLLECTOR 95' R/W
CLARENDON AVENUE (EAST CONNECTION)



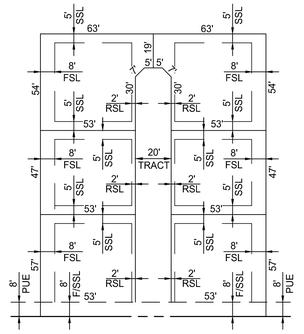
E - LOCAL STREET
LOOKING NORTH AND WEST



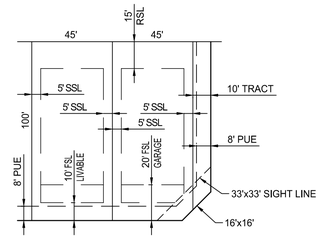
F - MODIFIED LOCAL STREET
LOOKING NORTH AND WEST



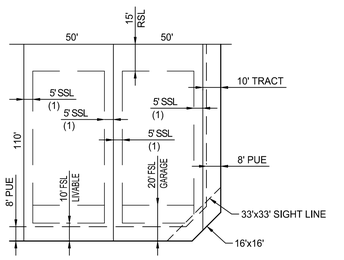
G - PRIVATE DRIVE



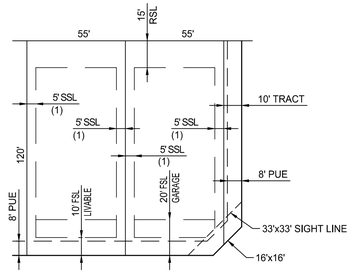
VILLA'S
SETBACKS DETAIL
SCALE: NTS



RESIDENTIAL-45
SETBACKS DETAIL
SCALE: NTS



RESIDENTIAL-50
SETBACKS DETAIL
SCALE: NTS
(1) 24' FACE OF SIDE LOADED GARAGE TO LOT LINE



RESIDENTIAL-55
SETBACKS DETAIL
SCALE: NTS
(1) 24' FACE OF SIDE LOADED GARAGE TO LOT LINE

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MESA, AZ 85206
480.218.8831

DETAIL SHEEET

PROJECT:
PARKSIDE
INDIAN SCHOOL RD & 99TH AVE
CITY OF AVONDALE, ARIZONA

Know what's below. Call before you dig.

REVISIONS:

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO.
64583
MICHAEL J. PARK
Date Signed 04/30/2021
ARIZONA U.S.A.

PM.	M. PARK
DR.	S. STAMAN
JOB NO.	18000694
FILE NO.	18000694-DT02
	DT02
SHEET NO.	3 OF 5

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RICHARD AND MARY MEESE TRUST APN:102-17-939 C-2 | SMITH'S FOOD AND DRUG CENTER INC APN:102-17-941A C-2 | CITY OF PHOENIX | N 103RD AVE | LA PAZ MEDICAL CENTER LLC APN:102-17-982 C-2 | "SONIC LLC" APN:102-17-949 C-2 | DESERT BREEZE VILLAS CONDOMINIUM AMD APN:120-22-737A R-4A | KAUFMAN AND BROAD AT THE VINEYARDS BK 377 PG 50 MCR R-2 | N 100TH AVE | ESTRELLA WOMANS HEALTH CENTER APN:102-82-878 BK1288 PG MCR C-2 | ESTRELLA WOMANS HEALTH CENTER APN:102-82-879 BK1288 PG MCR C-2 | "JACK IN THE BOX" APN:102-17-012Z C-2 | 7-ELEVEN INC APN: 102-17-949 C-2 | ALGODON AG RECOCABLE LAND TRUST APN:102-18-005E | SRP

NE COR SEC. 29, T.2N., R.1E. FND BCF

N 1/4 SEC. 29, T.2N., R.1E. FND BCF
POINT OF COMMENCEMENT & POINT OF BEGINNING

MARICOPA COUNTY | INDIAN SCHOOL ROAD | MARICOPA COUNTY | CITY OF PHOENIX

N89°40'49"E 1261.83' | N89°40'49"E 2691.83' | N89°40'49"E 1430.00' | S89°40'49"W 1042.64'

S44°54'29"W 42.59'

N85°11'03"W 55.86' | S89°40'49"W 141.68' | N45°05'31"W 56.34' | N0°08'08"E 175.01'

N13°54'02"W 41.23'

CITY OF AVONDALE | CITY OF PHOENIX

DANA LANE | 103RD DRIVE | AMELIA AVENUE | PICCADILLY ROAD | ROSEWOOD DRIVE | PRIMROSE DRIVE | CLARENDON AVENUE

WESTWIND UNIT 2 BK 449 PG 07 MCR PAD

VALE DRIVE S89°51'52"E 842.24' | AMELIA AVENUE S89°51'52"E 879.24' | PICCADILLY ROAD S89°51'52"E 606.51' | S89°51'52"E 233.00' | FAIRMOUNT AVENUE N89°51'52"W 589.45' | INDIANOLA AVENUE N89°51'52"W 624.76' | CLARENDON AVENUE N89°43'08"E 184.79'

103RD AVENUE S0°08'08"W 223.00' | N0°16'52"W 2656.65' | N0°16'52"W 232.74' | 102ND AVENUE N0°08'08"E 270.00' | 101ST DRIVE S0°08'08"W 349.95' | N0°08'08"E 363.25' | N0°08'08"E 358.88' | PARKSIDE BOULEVARD S0°08'08"W 479.25' | S0°08'08"W 559.52' | S0°08'08"W 306.00' | N0°08'08"E 306.00' | 100TH DRIVE S0°08'08"W 306.00' | N0°08'08"E 168.50' | 99TH DRIVE S0°08'08"W 474.50' | S0°08'08"E 339.93' | S0°08'08"W 655.57' | S0°08'08"W 2638.29' | 99TH AVENUE

S89°51'52"E 190.10' | S89°51'52"E 192.83' | S89°51'52"E 388.45' | S89°51'52"E 370.00' | S89°51'52"E 1319.95' | S89°51'52"E 301.50'

N89°51'52"W 388.45' | N89°51'52"W 370.00' | N89°51'52"W 370.00'

TRACT A | TRACT C | TRACT D | TRACT E | TRACT F | TRACT G | TRACT H | TRACT I | TRACT J | TRACT K | TRACT L | TRACT M | TRACT N | TRACT O | TRACT P | TRACT GG | TRACT EE | TRACT FF | TRACT HH | TRACT DW1 | TRACT DW2 | TRACT DW3 | TRACT DW4 | TRACT DW5 | TRACT DD | TRACT DW6 | TRACT DW7 | TRACT DW8 | TRACT DW9 | TRACT DW10 | TRACT DW11 | TRACT DW12 | TRACT DW13 | TRACT DW14 | TRACT DW15 | TRACT DW16 | TRACT DW17 | TRACT DW18 | TRACT DW1510 | TRACT DW20 | TRACT DW21 | TRACT DW22 | TRACT DW23 | TRACT DW24 | TRACT DW25 | TRACT DW26 | TRACT DW27 | TRACT DW28 | TRACT DW33 | TRACT DW38

APN 102-27-001N | APN 102-27-001P | APN 102-27-008F

MIXED USE NOT A PART

EXISTING PARCEL LINE

ALGODON AG RECOCABLE LAND TRUST APN:102-27-003F UNSUBDIVIDED

PHASE 1 TRACT BB

PHASE 1

PHASE 2

MATCH SHEET PP02

INDIANOLA AVENUE | CLARENDON AVENUE N89°51'52"W 951.28' | CLARENDON AVENUE S89°51'52"E 370.00' | S89°51'52"E 301.50'

* HOMES ON THE LOTS WITH AN ASTERISK WILL BE REQUIRED TO UTILIZE A HOUSE PLAN/ELEVATION WHERE THE GARAGE IS SITUATED ON THE SIDE OF THE LOT MOST VULNERABLE TO HEADLIGHT INTRUSION.

LEGEND

- PARCEL BOUNDARY
- CL
- EXISTING PARCEL LINE
- PUE
- R/W
- VNAE
- MATCH LINE
- JURISDICTIONAL LINE

KEY MAP N.T.S

100 0 100 200 Scale Feet

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PRELIMINARY PLAT

PARKSIDE

INDIAN SCHOOL RD & 99TH AVE
CITY OF AVONDALE, ARIZONA

PROJECT:

Know what's below. Call before you dig.

REVISIONS:

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
64583
MICHAEL J. PARK
Date Signed 04/26/2021
ARIZONA U.S.A.

P.M. M. PARK
DR. S. STAMAN
JOB NO. 18000694
FILE NO. 18000694-PP01
PP01

SHEET NO.
4 OF 5

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PRIMROSE DRIVE

CLARENDON AVENUE
EX. R/W
N89°43'08"E
184.79'

INDIANOLA AVENUE
N89°51'52"W 624.76'

TRACT L
TRACT N
TRACT P
TRACT O
PHASE 1

102ND AVENUE
N0°08'08"E 380.82'

TRACT Q

MATCH SHEET PP01

APN 102-27-008F

TRACT BB

PHASE 1

W CLARENDON AVE
N89°51'52"W 951.28'

CLARENDON AVENUE
S89°51'52"E 370.00'

CITY OF AVONDALE
S89°51'52"E 301.50'

CITY OF PHOENIX

TRACT DW21
TRACT DW24
TRACT DW27
TRACT FF
TRACT HH
TRACT DW28
TRACT DW33
TRACT DW38
TRACT DW29
TRACT DW34
TRACT DW39
TRACT DW30
TRACT DW35
TRACT DW40
TRACT DW31
TRACT DW36
TRACT DW41
TRACT DW32
TRACT DW37
TRACT DW42
TRACT JJ

100TH AVENUE
N0°08'08"E 290.00'

99TH AVENUE
S0°08'08"W 2638.29'

99TH DRIVE
S0°08'08"W 750.38'

SRP/USA FEE TITLE ESMT

WELDON AVENUE
N89°51'52"W 622.13'

N89°51'52"W 270.00'

WELDON AVENUE
N89°51'52"W 951.28'

103RD AVENUE
N0°16'52"W 290.01'

TRACT S
TRACT T
TRACT U
TRACT X
TRACT Y

101ST DRIVE
S0°08'08"W 148.31'

N0°08'08"E 141.69'

N0°08'08"E 104.69'

N0°08'08"E 270.00'

TRACT AA

COLUMBUS AVENUE
S89°51'52"E 853.02'

PHASE 1
PHASE 2

TRACT V
TRACT W

WHITTON AVENUE
N89°51'52"W 605.20'

N89°51'52"W 370.00'

TRACT R

20' WATER ESMT

TRACT Z

101ST AVENUE
S0°08'08"W 218.00'

TRACT NN
TRACT OO
TRACT PP

MITCHELL AVENUE
S89°51'52"E 724.40'

MITCHELL AVENUE
N89°51'52"W 1012.20'

S0°08'08"W 255.00'

S0°08'08"W 213.00'

S0°08'08"W 324.85'

N0°08'24"E 50.02'

N0°08'08"E 532.84'

TRACT KK
TRACT LL
TRACT MM
TRACT QQ
TRACT RR
TRACT SS

102ND DRIVE
S0°08'08"W 233.00'

CRITTENDEN LANE
S89°51'52"E 687.40'

CRITTENDEN LANE
N89°51'52"W 938.20'

OSBORN ROAD

N0°08'08"E 89.08'

S89°17'05"W 2672.71'

E 1/4 COR SEC. 29, T.2N., R.1E. FND BCHH

CENTER OF SECTION 29, T.2N., R.1E. NOTHING FOUND NOTHING SET "CALCULATED POSITION"

TRACT R- LS FOR SANITARY SEWER LIFT STATION

20' SEWER ESMT

40' SEWER ESMT

42' SEWER ESMT

WILLOW LANE

ASHBROOK PLACE

SUNFLOWER PLACE

ORANGE BLOSSOM LANE

CITY OF AVONDALE

WESTWIND UNIT 2
BK 449 PG 07 MCR
PAD

ROOSEVELT IRRIGATION DISTRICT

GLENARM FARMS UNIT 3
RR-18

ALGODON AG RECOCABLE LAND TRUST
102-27007L
UNSUBDIVIDED
C-2

ALGODON AG RECOCABLE LAND TRUST
APN 102-26-003F
UNSUBDIVIDED

CITY OF AVONDALE

LEGEND

- PARCEL BOUNDARY
- CL
- EXISTING PARCEL LINE
- PUE
- R/W
- VNAE
- MATCH LINE
- JURISDICTIONAL LINE

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KEY MAP
N.T.S

100 0 100 200
Scale Feet

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PRELIMINARY PLAT

PROJECT: PARKSIDE

INDIAN SCHOOL RD & 99TH AVE
CITY OF AVONDALE, ARIZONA

811 Know what's below. Call before you dig.

REVISIONS:

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CERTIFICATE NO.
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MICHAEL J. PARK
Date Signed 04/28/2021
ARIZONA U.S.A.

PM. M. PARK
DR. S. STAMAN
JOB NO. 18000694
FILE NO. 18000694-PP02
PP02
SHEET NO. 5 OF 5

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Exhibit F

Proposed Landscape, Amenity, Wall and Photometric Plans

Parkside

Received electronically June 29, 2021

Landscape / Open Space Plan - Full Site & Park Locations

Note: Site lighting shown on enlargement plans. For exact locations of all open space lighting, refer to open space lighting plans by GTR, included with submittal.

CONCEPT PLANT SCHEDULE

STREET TREES
CHILOPSIS LINEARIS `LOPUR` PPAF / DESERT DIVA DESERT WILLOW
CORDIA BOISSIERI / ANACAHUITA
PISTACIA CHINENSIS `RED PUSH` / RED PUSH CHINESE PISTACHE
QUERCUS VIRGINIANA `HERITAGE` / HERITAGE SOUTHERN LIVE OAK
ULMUS PARVIFOLIA / CHINESE ELM
X CHITALPA TASHKENTENSIS `PINK DAWN` / PINK DAWN CHITALPA

OPEN SPACE TREES
CHILOPSIS LINEARIS `LOPUR` PPAF / DESERT DIVA DESERT WILLOW
OLEA EUROPAEA `WILSONII` / WILSON OLIVE
PISTACIA CHINENSIS `RED PUSH` / RED PUSH CHINESE PISTACHE
PROSOPIS GLANDULOSA `THORNLESS AZT` / THORNLESS HONEY MESQUITE
QUERCUS VIRGINIANA `HERITAGE` / HERITAGE SOUTHERN LIVE OAK
ULMUS PARVIFOLIA / CHINESE ELM

ACCENT TREES
CHILOPSIS LINEARIS `LOPUR` PPAF / DESERT DIVA DESERT WILLOW
CORDIA BOISSIERI / ANACAHUITA
SOPHORA SECUNDIFLORA / TEXAS MOUNTAIN LAUREL
VITEX AGNUS-CASTUS / CHASTE TREE
X CHITALPA TASHKENTENSIS `PINK DAWN` / PINK DAWN CHITALPA

PEREIMETER TREES
CHILOPSIS LINEARIS `LOPUR` PPAF / DESERT DIVA DESERT WILLOW
CORDIA BOISSIERI / ANACAHUITA
OLEA EUROPAEA `WILSONII` / WILSON OLIVE
PROSOPIS GLANDULOSA `THORNLESS AZT` / THORNLESS HONEY MESQUITE

STREET TREES / INDIAN SCHOOL ROAD
PISTACIA X `RED PUSH` / PISTACHE

STREET TREES / 99TH AVENUE
ULMUS PARVIFOLIA / CHINESE ELM

VINE COVERED TRELLIS
-

PERIMETER SHRUBS
BOUGAINVILLEA X `BARBARA KARST` / BARBARA KARST BOUGAINVILLEA
BOUGAINVILLEA X `ROSENKA` / BOUGAINVILLEA
CAESALPINIA GILLIESII / YELLOW BIRD OF PARADISE
CAESALPINIA PULCHERRIMA / RED BIRD OF PARADISE
CALLISTEMON CITRINUS `LITTLE JOHN` / DWARF BOTTLE BRUSH
CARISSA GRANDIFLORA `COMPACTA` / NATAL PLUM
LEUCOPHYLLUM LAEVIGATUM / CHIHUAHUAN SAGE
LEUCOPHYLLUM LANGMANIAE `LYNN`S LEGACY` / BAROMETERBUSH
LEUCOPHYLLUM ZYGOPHYLLUM `CIMARRON` TM / CIMMERON
MUHLENBERGIA CAPILLARIS `REGAL MIST` TM / MUHLY
MUHLENBERGIA LINDHEIMERI / LINDHEIMER`S MUHLY
MUHLENBERGIA RIGENS / DEER GRASS
NERIUM OLEANDER `PETITE PINK` / DWARF PINK OLEANDER
RUELLIA BRITTONIANA / BLUE BELLS
RUELLIA PENNINSULARIS / WILD PETUNIA
RUSSELIA EQUISETIFORMIS / FIRECRACKER PLANT
TECOMA STANS `GOLD STAR` / GOLD STAR TECOMA
TECOMA X `SIERRA SUNRISE` / SUNRISE TECOMA
TECOMA X `SOLAR FLARE / SOLAR FLARE TECOMA

ACCENTS & BACKGROUND SHRUBS
AGAVE DESMETTIANA / DWARF CENTURY PLANT
AGAVE GEMINIFLORA / CENTURY PLANT
AGAVE VILMORINIANA / OCTOPUS AGAVE
ALOE BARBADENSIS / BARBADOS ALOE
ALOE X `BLUE ELF` / ALOE
BOUGAINVILLEA X `BARBARA KARST` / BARBARA KARST BOUGAINVILLEA
BOUGAINVILLEA X `ROSENKA` / ROSENKA BOUGAINVILLEA
DASYLIRION QUADRANGULATUM
EREMOPHILA GLABRA `MINGENEW GOLD` / EMU BUSH
FOUQUIERIA SPLENDENS / OCOTILLO
HESPERALOE PARVIFLORA / RED YUCCA
HESPERALOE PARVIFLORA `BRAKELIGHTS` TM / BRAKELIGHTS RED YUCCA
PEDILANTHUS MACROCARPUS / SLIPPER

GROUND COVERS
LANTANA CAMARA `DALLAS RED` / DALLAS RED LANTANA
LANTANA CAMARA `GOLD MOUND` / GOLD MOUND LANTANA
LANTANA X `VOLCANO` / LANTANA- VOLCANO

TURF
CYNODON DACTYLON / BERMUDA GRASS

ACCENT PAVING
-

LAND USE TABLE

TOTAL GROSS AREA	163.02 AC
TOTAL NET AREA (1)	137.27 AC
OPEN SPACE AREA	29.29 AC (21.3%)
OPEN SPACE AREA EXCLUDING BASIN HIGH WATER	21.23 AC (15.5%)
ACTIVE OPEN SPACE	13.51 AC (9.8%)

(1) NET AREA EXCLUDING N 99TH AVE AND W INDIAN SCHOOL RIGHT OF WAY

Parkside

Preliminary Subdivision Plat

W Indian School Road & N 99th Avenue

REFERENCE NOTES SCHEDULE

CODE	PAVING
P-101	SIDEWALK - 4'-0"W
P-102	SIDEWALK - 6'-0"W
P-103	SIDEWALK - 10'-0"W
P-104	PEDESTRIAN ACCENT PAVING
P-105	CONCRETE HEADER
P-106	ARTIFICIAL TURF
P-107	SIDEWALK - 15'-0"W
P-115	PLAYGROUND SURFACING
P-116	VEHICULAR ACCENT PAVING

CODE	SITE IMPROVEMENTS
S-101	COMMUNITY POOL
S-102	RESTROOM BUILDING
S-103	FULL SIZE BASKETBALL COURT
S-104	HALF-SIZE BASKETBALL COURT
S-105	TURF PICKLE BALL COURT
S-106	BOCCE BALL COURT
S-107	PLAYGROUND STRUCTURE
S-108	PLAYGROUND SWING
S-109	SCULPTURAL SEATING
S-110	FREE-PLAY / ROCK CLIMBER
S-111	PARK GAME ELEMENT
S-112	RAISED PLANTER

CODE	SITE DEVELOPMENT
SD-101	LOT / PROPERTY LINE (PER CIVIL)
SD-102	CURB & GUTTER (PER CIVIL)
SD-103	ROAD CENTERLINE (PER CIVIL)
SD-104	CURB RAMP (PER CIVIL)
SD-105	RETENTION BASIN (PER CIVIL)
SD-106	P.U.E. (PER CIVIL)
SD-107	5`-0"W ATTACHED SIDEWALK (PER CIVIL)
SD-108	5`-0"W DETACHED SIDEWALK (PER CIVIL)
SD-109	PARKING STALL (PER CIVIL)
SD-110	LIFT STATION (PER CIVIL)

CODE	SITE FURNISHINGS
SF-101	SHADE STRUCTURE
SF-102	SHADE RAMADA
SF-103	POOL FURNISHINGS
SF-104	TRAIL FITNESS EQUIPMENT
SF-105	PARK FURNISHING
SF-106	VINE TRELLIS AT 99TH AVENUE

CODE	WALL
W-101	PRIMARY MONUMENT SIGNAGE
W-102	SECONDARY MONUMENT SIGNAGE
W-110	SEAT WALL
W-120	CITY OF AVONDALE WAYFINDING SIGN

0 150 300 450 600 feet

1" = 150'

NORTH

Note: Final plant locations and quantities will be determined during Final Landscape Plan submittal in accordance with City requirements (ZO section 12)

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Landscape / Open Space Plan
Full Site & Park Locations

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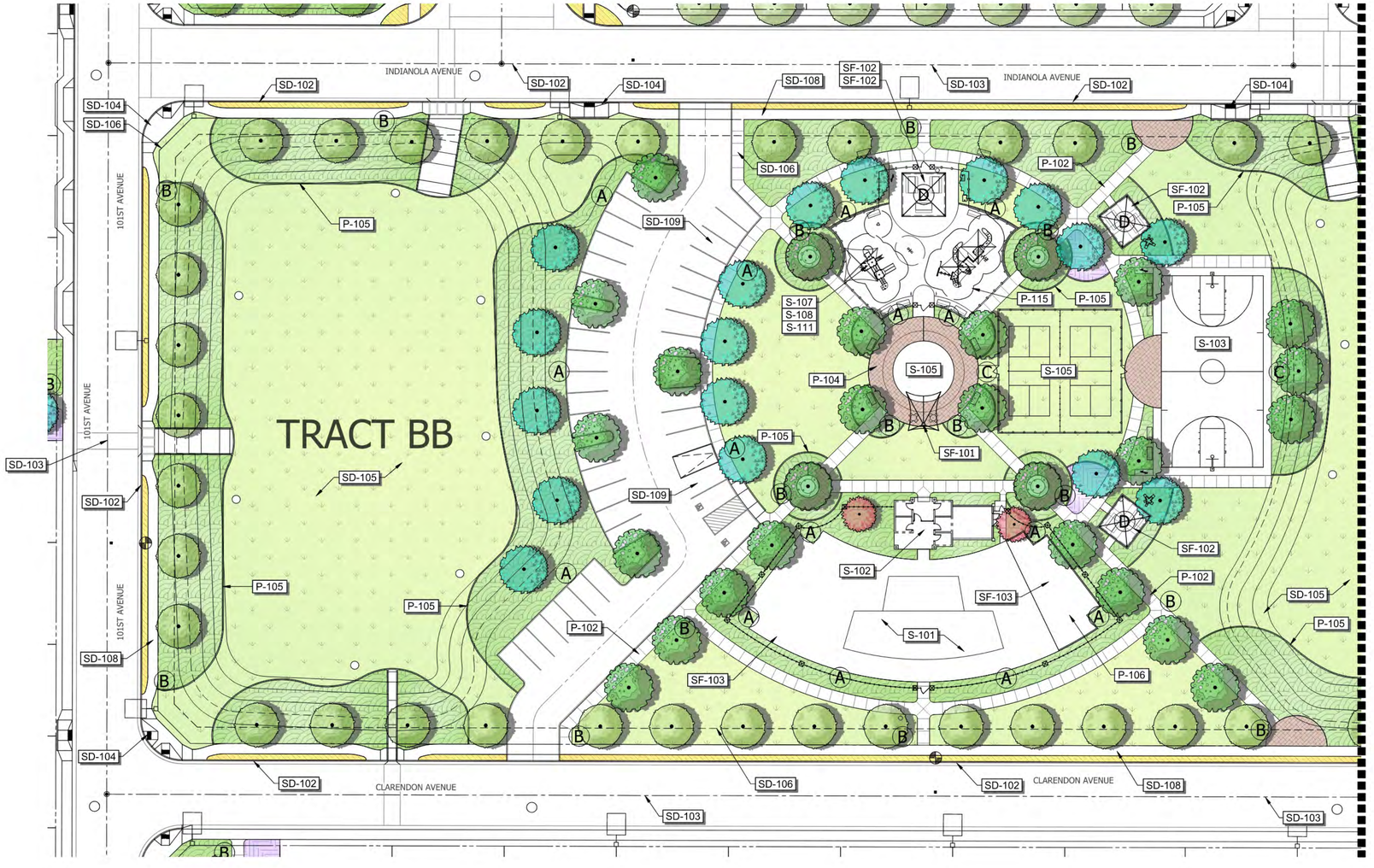
Parkside

Preliminary Subdivision Plat

W Indian School Road & N 99th Avenue



Central Park Enlargement - West Side

REFERENCE NOTES SCHEDULE

CODE	PAVING
P-101	SIDEWALK - 4'-0"W
P-102	SIDEWALK - 6'-0"W
P-103	SIDEWALK - 10'-0"W
P-104	PEDESTRIAN ACCENT PAVING
P-105	CONCRETE HEADER
P-106	ARTIFICIAL TURF
P-107	SIDEWALK - 15'-0"W
P-115	PLAYGROUND SURFACING
P-116	VEHICULAR ACCENT PAVING

CODE	SITE IMPROVEMENTS
S-101	COMMUNITY POOL
S-102	RESTROOM BUILDING
S-103	FULL SIZE BASKETBALL COURT
S-104	HALF-SIZE BASKETBALL COURT
S-105	TURF PICKLE BALL COURT
S-106	BOCCE BALL COURT
S-107	PLAYGROUND STRUCTURE
S-108	PLAYGROUND SWING
S-109	SCULPTURAL SEATING
S-110	FREE-PLAY / ROCK CLIMBER
S-111	PARK GAME ELEMENT
S-112	RAISED PLANTER

CODE	SITE DEVELOPMENT
SD-101	LOT / PROPERTY LINE (PER CIVIL)
SD-102	CURB & GUTTER (PER CIVIL)
SD-103	ROAD CENTERLINE (PER CIVIL)
SD-104	CURB RAMP (PER CIVIL)
SD-105	RETENTION BASIN (PER CIVIL)
SD-106	P.U.E. (PER CIVIL)
SD-107	5' -0"W ATTACHED SIDEWALK (PER CIVIL)
SD-108	5' -0"W DETACHED SIDEWALK (PER CIVIL)
SD-109	PARKING STALL (PER CIVIL)
SD-110	LIFT STATION (PER CIVIL)

CODE	SITE FURNISHINGS
SF-101	SHADE STRUCTURE
SF-102	SHADE RAMADA
SF-103	POOL FURNISHINGS
SF-104	TRAIL FITNESS EQUIPMENT
SF-105	PARK FURNISHING
SF-106	VINE TRELLIS AT 99TH AVENUE

CODE	WALL
W-101	PRIMARY MONUMENT SIGNAGE
W-102	SECONDARY MONUMENT SIGNAGE
W-110	SEAT WALL
W-120	CITY OF AVONDALE WAYFINDING SIGN

SITE LIGHTING LEGEND

NOTE: REFER TO LIGHTING PLANS BY GTR FOR ADDITIONAL INFORMATION ON FIXTURES.

- (E) ELEC. SERVICE AT MONUMENT SIGN
- (A) 10' AREA LIGHT POLE
- (B) 3.5' BOLLARD PATH LIGHT
- (C) 20' SPORTS COURT LIGHT
- (D) RAMADA LIGHT

0 30 60 90 120 feet

1" = 30'

NORTH

Note: Final plant locations and quantities will be determined during Final Landscape Plan submittal in accordance with City requirements (ZO section 12)

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Landscape Plan Enlargement Central Park (West End)

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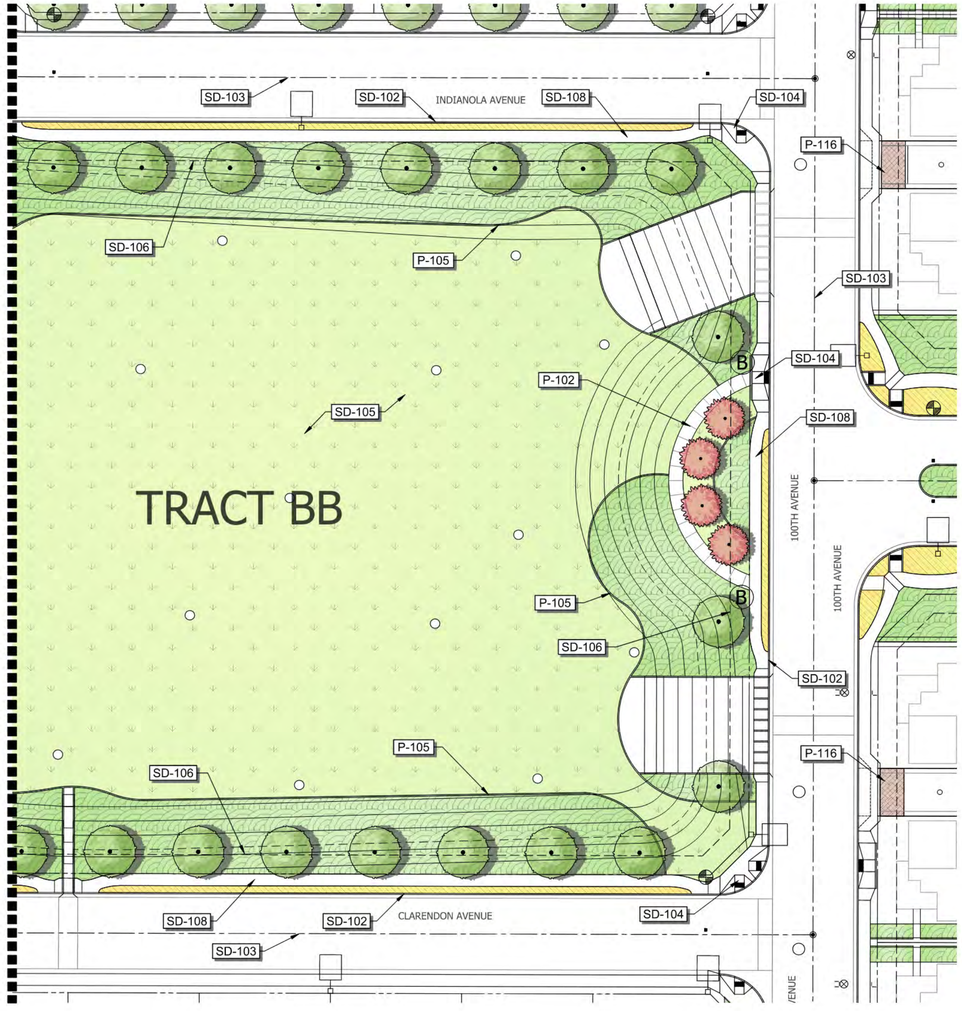
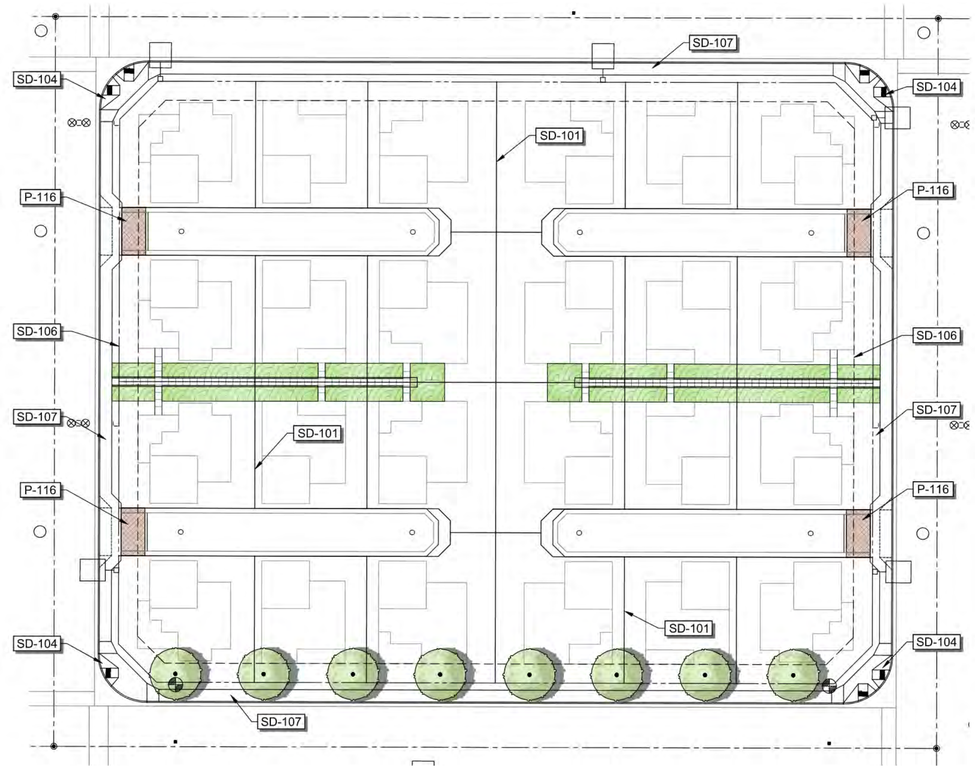
Parkside

Preliminary Subdivision Plat

W Indian School Road & N 99th Avenue



Central Park Enlargement - East Side



Typical Villas Lot Layout Enlargement

REFERENCE NOTES SCHEDULE

CODE	PAVING
P-101	SIDEWALK - 4'-0"W
P-102	SIDEWALK - 6'-0"W
P-103	SIDEWALK - 10'-0"W
P-104	PEDESTRIAN ACCENT PAVING
P-105	CONCRETE HEADER
P-106	ARTIFICIAL TURF
P-107	SIDEWALK - 15'-0"W
P-115	PLAYGROUND SURFACING
P-116	VEHICULAR ACCENT PAVING

CODE	SITE IMPROVEMENTS
S-101	COMMUNITY POOL
S-102	RESTROOM BUILDING
S-103	FULL SIZE BASKETBALL COURT
S-104	HALF-SIZE BASKETBALL COURT
S-105	TURF PICKLE BALL COURT
S-106	BOCCE BALL COURT
S-107	PLAYGROUND STRUCTURE
S-108	PLAYGROUND SWING
S-109	SCULPTURAL SEATING
S-110	FREE-PLAY / ROCK CLIMBER
S-111	PARK GAME ELEMENT
S-112	RAISED PLANTER

CODE	SITE DEVELOPMENT
SD-101	LOT / PROPERTY LINE (PER CIVIL)
SD-102	CURB & GUTTER (PER CIVIL)
SD-103	ROAD CENTERLINE (PER CIVIL)
SD-104	CURB RAMP (PER CIVIL)
SD-105	RETENTION BASIN (PER CIVIL)
SD-106	P.U.E. (PER CIVIL)
SD-107	5' -0"W ATTACHED SIDEWALK (PER CIVIL)
SD-108	5' -0"W DETACHED SIDEWALK (PER CIVIL)
SD-109	PARKING STALL (PER CIVIL)
SD-110	LIFT STATION (PER CIVIL)

CODE	SITE FURNISHINGS
SF-101	SHADE STRUCTURE
SF-102	SHADE RAMADA
SF-103	POOL FURNISHINGS
SF-104	TRAIL FITNESS EQUIPMENT
SF-105	PARK FURNISHING
SF-106	VINE TRELLIS AT 99TH AVENUE

CODE	WALL
W-101	PRIMARY MONUMENT SIGNAGE
W-102	SECONDARY MONUMENT SIGNAGE
W-110	SEAT WALL
W-120	CITY OF AVONDALE WAYFINDING SIGN

0 30 60 90 120 feet

1" = 30'

NORTH

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SITE LIGHTING LEGEND

NOTE: REFER TO LIGHTING PLANS BY GTR FOR ADDITIONAL INFORMATION ON FIXTURES.

- (E) ELEC. SERVICE AT MONUMENT SIGN
- (A) 10' AREA LIGHT POLE
- (B) 3.5' BOLLARD PATH LIGHT
- (C) 20' SPORTS COURT LIGHT
- (D) RAMADA LIGHT

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Landscape Plan Enlargement
Central Park (East End) & Villas Layout

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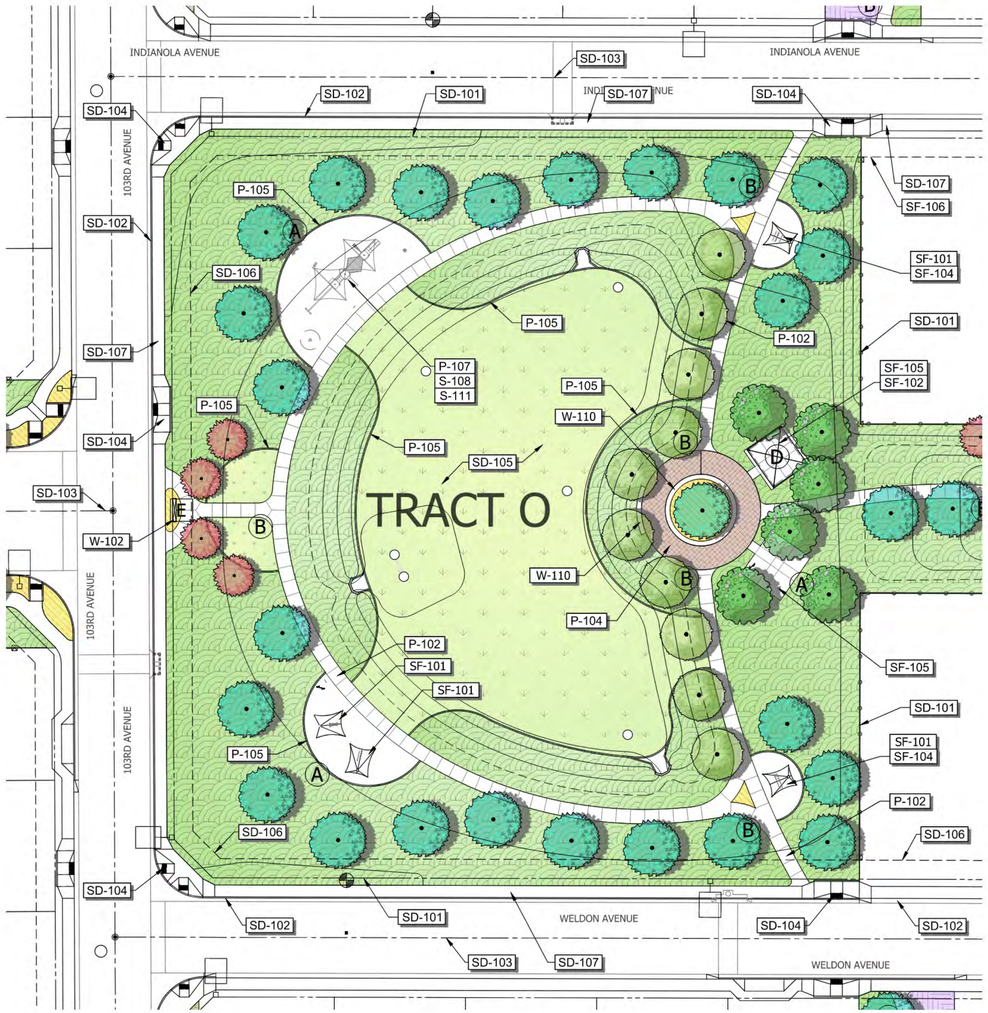
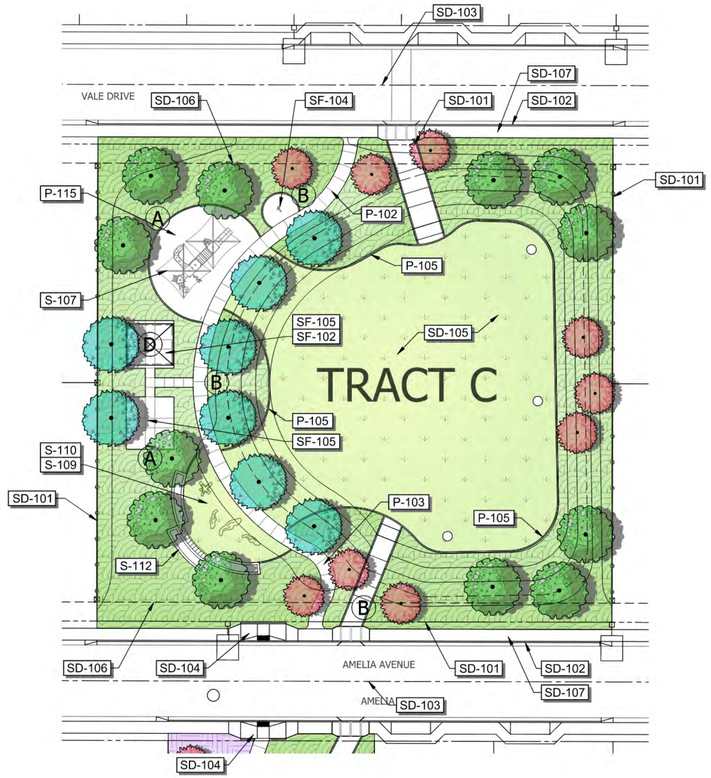
Parkside

Preliminary Subdivision Plat

W Indian School Road & N 99th Avenue



Park A Enlargement



Park B Enlargement

SITE LIGHTING LEGEND

NOTE: REFER TO LIGHTING PLANS BY GTR FOR ADDITIONAL INFORMATION ON FIXTURES.

- E — ELEC. SERVICE AT MONUMENT SIGN
- A — 10' AREA LIGHT POLE
- B — 3.5' BOLLARD PATH LIGHT
- C — 20' SPORTS COURT LIGHT
- D — RAMADA LIGHT

REFERENCE NOTES SCHEDULE

CODE	PAVING
P-101	SIDEWALK - 4'-0"W
P-102	SIDEWALK - 6'-0"W
P-103	SIDEWALK - 10'-0"W
P-104	PEDESTRIAN ACCENT PAVING
P-105	CONCRETE HEADER
P-106	ARTIFICIAL TURF
P-107	SIDEWALK - 15'-0"W
P-115	PLAYGROUND SURFACING
P-116	VEHICULAR ACCENT PAVING

CODE	SITE IMPROVEMENTS
S-101	COMMUNITY POOL
S-102	RESTROOM BUILDING
S-103	FULL SIZE BASKETBALL COURT
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S-105	TURF PICKLE BALL COURT
S-106	BOCCE BALL COURT
S-107	PLAYGROUND STRUCTURE
S-108	PLAYGROUND SWING
S-109	SCULPTURAL SEATING
S-110	FREE-PLAY / ROCK CLIMBER
S-111	PARK GAME ELEMENT
S-112	RAISED PLANTER

CODE	SITE DEVELOPMENT
SD-101	LOT / PROPERTY LINE (PER CIVIL)
SD-102	CURB & GUTTER (PER CIVIL)
SD-103	ROAD CENTERLINE (PER CIVIL)
SD-104	CURB RAMP (PER CIVIL)
SD-105	RETENTION BASIN (PER CIVIL)
SD-106	P.U.E. (PER CIVIL)
SD-107	5`-0"W ATTACHED SIDEWALK (PER CIVIL)
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SD-109	PARKING STALL (PER CIVIL)
SD-110	LIFT STATION (PER CIVIL)

CODE	SITE FURNISHINGS
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SF-102	SHADE RAMADA
SF-103	POOL FURNISHINGS
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SF-105	PARK FURNISHING
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W-110	SEAT WALL
W-120	CITY OF AVONDALE WAYFINDING SIGN

0 30 60 90 120 feet

1" = 30'

NORTH

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Landscape Plan Enlargement
Parks A & B

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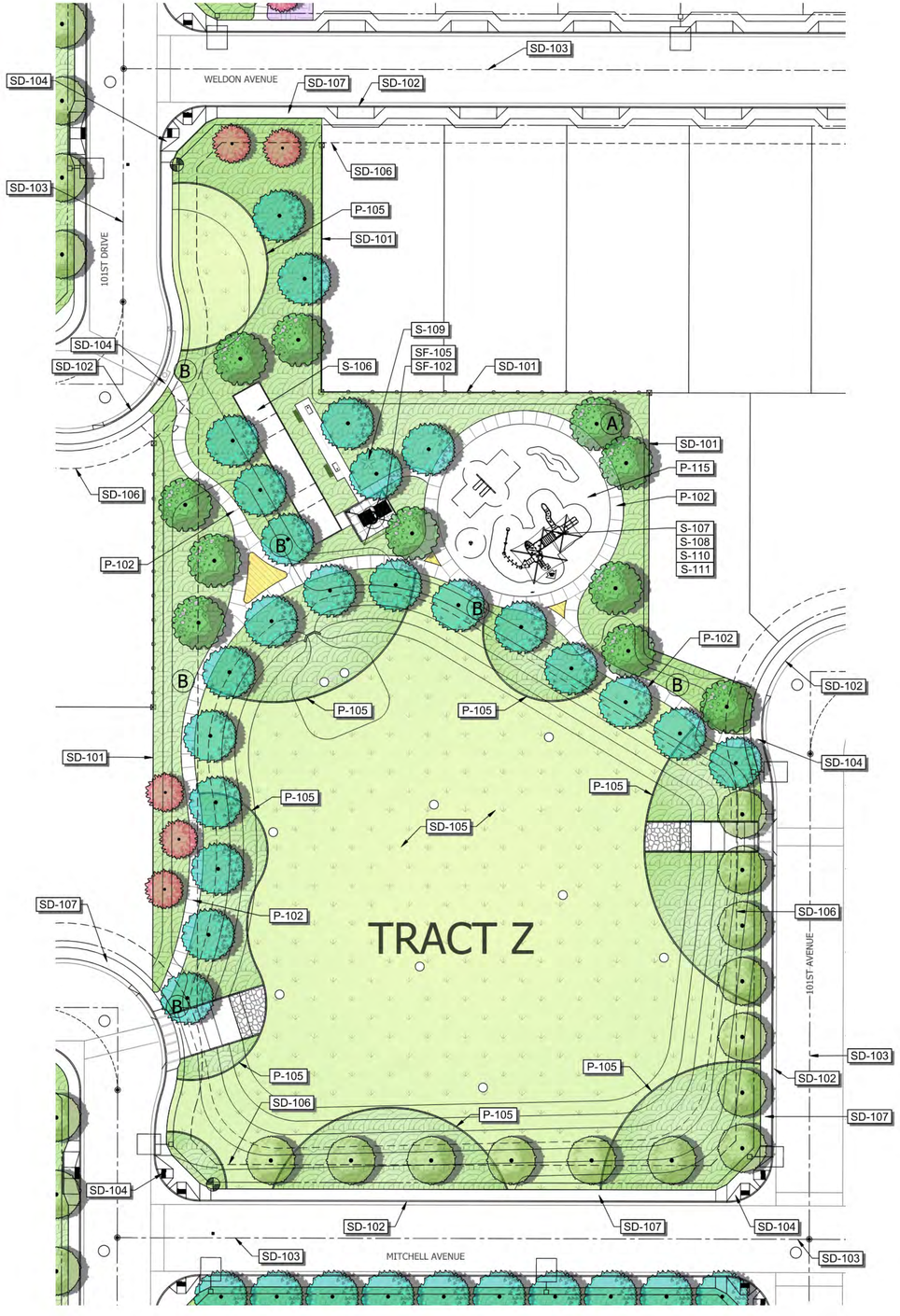
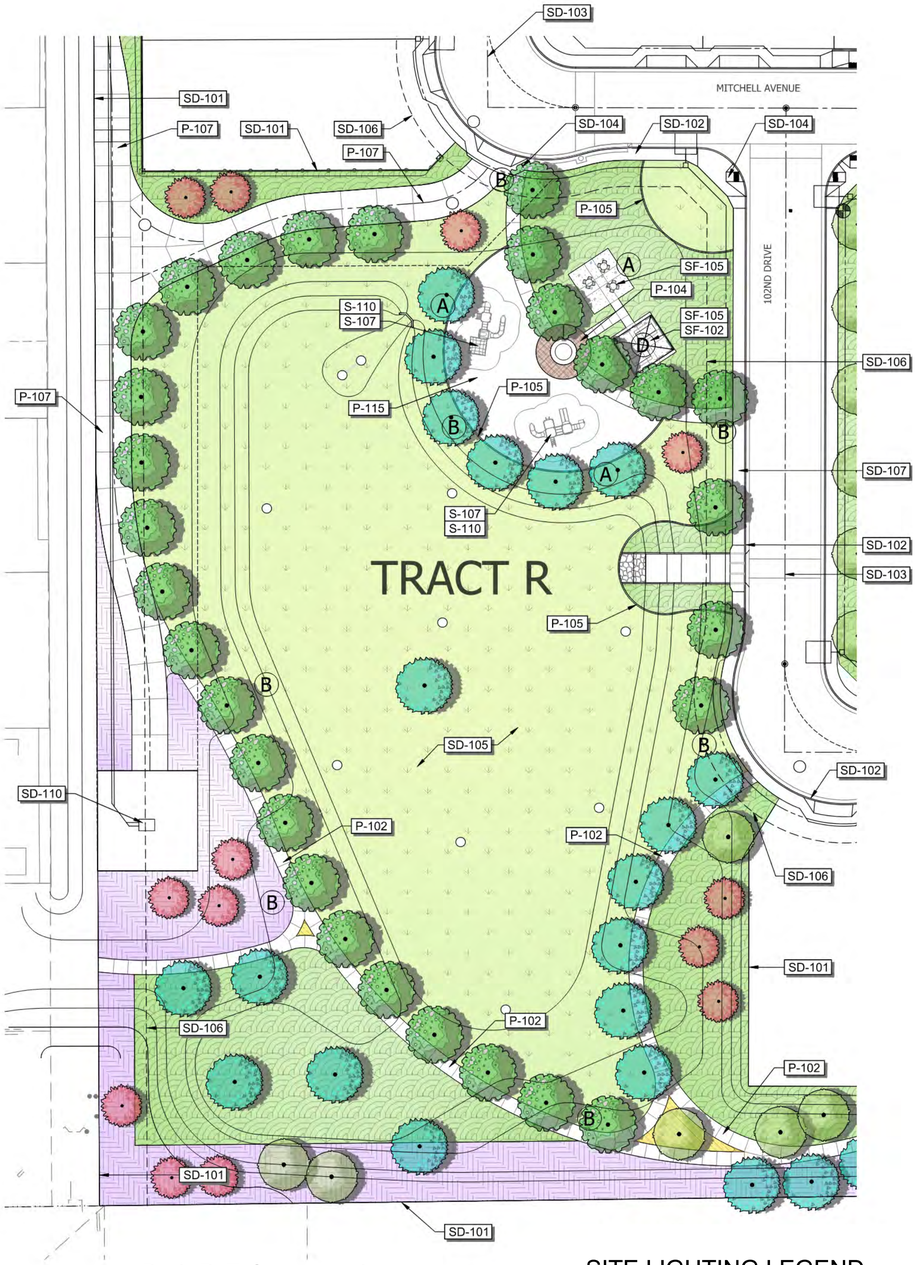


Park C Enlargement



Park D Enlargement

Parkside

Preliminary Subdivision Plat

W Indian School Road & N 99th Avenue

REFERENCE NOTES SCHEDULE

CODE	PAVING
P-101	SIDEWALK - 4'-0"W
P-102	SIDEWALK - 6'-0"W
P-103	SIDEWALK - 10'-0"W
P-104	PEDESTRIAN ACCENT PAVING
P-105	CONCRETE HEADER
P-106	ARTIFICIAL TURF
P-107	SIDEWALK - 15'-0"W
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CODE	SITE DEVELOPMENT
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SD-106	P.U.E. (PER CIVIL)
SD-107	5`-0"W ATTACHED SIDEWALK (PER CIVIL)
SD-108	5`-0"W DETACHED SIDEWALK (PER CIVIL)
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SD-110	LIFT STATION (PER CIVIL)

CODE	SITE FURNISHINGS
SF-101	SHADE STRUCTURE
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SF-104	TRAIL FITNESS EQUIPMENT
SF-105	PARK FURNISHING
SF-106	VINE TRELLIS AT 99TH AVENUE

CODE	WALL
W-101	PRIMARY MONUMENT SIGNAGE
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W-110	SEAT WALL
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SITE LIGHTING LEGEND

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- D — RAMADA LIGHT

0 30 60 90 120 feet

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NORTH

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Landscape Plan Enlargement
Parks C & D

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Plant Schedule:

TREES	BOTANICAL / COMMON NAME	CONT	REMARKS
	CERCIDIUM FLORIDUM BLUE PALO VERDE	24" BOX	2" CAL. / SEE STAKING DETAIL
	CERCIDIUM FLORIDUM BLUE PALO VERDE	48" BOX	3" CAL. / SEE STAKING DETAIL
	CHILOPSIS LINEARIS `LOPUR` PPAF DESERT DIVA DESERT WILLOW	24" BOX	2" CAL. / SEE STAKING DETAIL
	CORDIA BOISSIERI ANACAHUITA	24" BOX	2" CAL. / SEE STAKING DETAIL
	OLEA EUROPAEA `WILSONII` WILSON OLIVE	24" BOX	1-1/2" CAL. / SEE STAKING DETAIL
	PISTACIA CHINENSIS `RED PUSH` RED PUSH CHINESE PISTACHE	24" BOX	2" CAL. / SEE STAKING DETAIL
	PROSOPIS GLANDULOSA `THORNLESS AZT` THORNLESS HONEY MESQUITE	24" BOX	2" CAL. / SEE STAKING DETAIL
	QUERCUS VIRGINIANA `HERITAGE` HERITAGE SOUTHERN LIVE OAK	24" BOX	2" CAL. / SEE STAKING DETAIL
	SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL	24" BOX	2" CAL. / SEE STAKING DETAIL
	ULMUS PARVIFOLIA CHINESE ELM	24" BOX	2" CAL. / SEE STAKING DETAIL
	X CHITALPA TASHKENTENSIS `PINK DAWN` PINK DAWN CHITALPA	24" BOX	2" CAL. / SEE STAKING DETAIL

SHRUBS	BOTANICAL / COMMON NAME	CONT	REMARKS
	BOUGAINVILLEA X `BARBARA KARST` BARBARA KARST BOUGAINVILLEA	5 GAL.	PRUNE ANY FROZEN BRANCHES IN MARCH. SELECTRIVE PRUNE AS NEEDED
	BOUGAINVILLEA X `ROSENKA` ROSENKA BOUGAINVILLEA TRELLIS	5 GAL.	PRUNE ANY FROZEN BRANCHES IN MARCH. SELECTRIVE PRUNE AS NEEDED
	CAESALPINIA GILLIESII YELLOW BIRD OF PARADISE	5 GAL.	PRUNE DEAD BRANCHES ONLY. DO NOT PRUNE TO GROUND IN SPRING.
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	5 GAL.	PRUNE DEAD BRANCHES ONLY. DO NOT PRUNE TO GROUND IN SPRING.
	CALLISTEMON VIMINALIS `LITTLE JOHN` DWARF WEEPING BOTTLEBRUSH	5 GAL.	SELECTIVE PRUNE IN SPRING AS NEEDED IN SUMMER. DO NOT SHEER.
	LEUCOPHYLLUM LAEVIGATUM CHIHUAHUAN SAGE	5 GAL.	SELECTIVELY PRUNE IN SPRING AS NEEDED IN SUMMER. DO NOT SHEER. DO NOT PRUNE BEFORE SEASONAL BLOOM.
	LEUCOPHYLLUM LANGMANIAE `LYNN`S LEGACY` BAROMETERBUSH	5 GAL.	SELECTIVELY PRUNE IN SPRING AS NEEDED IN SUMMER. DO NOT SHEER. DO NOT PRUNE BEFORE SEASONAL BLOOM.
	LEUCOPHYLLUM ZYGOPHYLLUM `CIMARRON` TM CIMMERON	5 GAL.	SELECTIVELY PRUNE IN SPRING AS NEEDED IN SUMMER. DO NOT SHEER. DO NOT PRUNE BEFORE SEASONAL BLOOM.
	RUELLIA BRITTONIANA BLUE BELLS	5 GAL.	SELECTIVELY PRUNE IN SPRING AS NEEDED IN SUMMER. DO NOT SHEER.
	RUELLIA PENNINSULARIS WILD PETUNIA	5 GAL.	SELECTIVELY PRUNE IN SPRING AS NEEDED IN SUMMER. DO NOT SHEER.
	RUSSELIA EQUISETIFORMIS FIRECRACKER PLANT	5 GAL.	SELECTIVELY PRUNE IN SPRING AS NEEDED IN SUMMER. DO NOT SHEER. REMOVE ALL DEAD BRANCHES MAR. 15

ACCENTS	BOTANICAL / COMMON NAME	CONT	REMARKS
	AGAVE DESMETTIANA DWARF CENTURY PLANT	5 GAL.	PRUNE ANY UNHEALTHY / DYING LEAVES.
	AGAVE GEMINIFLORA CENTURY PLANT	5 GAL.	PRUNE ANY UNHEALTHY / DYING LEAVES.
	AGAVE VILMORINIANA OCTOPUS AGAVE	5 GAL.	PRUNE ANY UNHEALTHY / DYING LEAVES.
	ALOE BARBADENSIS BARBADOS ALOE	5 GAL.	PRUNE ANY UNHEALTHY / DYING LEAVES. PRUNE DEAD FLOWER STALKS IN JULY.
	ALOE X `BLUE ELF` ALOE	5 GAL.	PRUNE ANY UNHEALTHY / DYING LEAVES. PRUNE DEAD FLOWER STALKS IN JULY.
	DASYLIRION LONGISSIMUM TOOTHLESS DESERT SPOON	5 GAL.	REMOVE ANY DEAD LEAVES / SHEER DEAD TIPS AT OWNERS REQUEST ONLY.
	FOUQUIERIA SPLENDENS OCOTILLO	5 GAL.	DO NOT OVER WATER. PROVIDE GOOD DRAINAGE.
	HESPERALOE PARVIFLORA `BRAKELIGHTS` TM BRAKELIGHTS RED YUCCA	5 GAL.	DO NOT SHEER. REMOVE ANY DEAD FLOWER STALKS IN JULY.
	HESPERALOE PARVIFLORA `YELLOW` YELLOW YUCCA	5 GAL.	DO NOT SHEER. REMOVE ANY DEAD FLOWER STALKS IN JULY.
	MUHLENBERGIA CAPILLARIS `REGAL MIST` TM MUHLY	5 GAL.	PRUNE BACK ALL FOILAGE TO A DOME SHAPE IN LATE FEBRUARY.
	MUHLENBERGIA LINDHEIMERI `AUTUMN GLOW` TM LINDHEIMER`S MUHLY	5 GAL.	REJUVENATE PLANT EVERY OTHER YEAR BY PRUNING BACK ALL FOILAGE TO A DOME SHAPE IN LATE FEBRUARY.
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL.	REJUVENATE PLANT EVERY OTHER YEAR BY PRUNING BACK ALL FOILAGE TO A DOME SHAPE IN LATE FEBRUARY.
	PEDILANTHUS MACROCARPUS SLIPPER PLANT	5 GAL.	REMOVE DEAD / DYING BRANCHES IN SPRING.

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	REMARKS
	CARISSA MACROCARPA `GREEN CARPET` GREEN CARPET NATAL PLUM	5 GAL.	PRUNE BACK ANY FROST DAMAGE IN SPRING. DO NOT SHEER
	EREMOPHILA GLABRA `MINGENEW GOLD` EMU BUSH	5 GAL.	REMOVE DEAD BRANCHING IN MARCH. REMOVE SPENT FLOWER PETALS IN JUNE.
	LANTANA CAMARA `DALLAS RED` DALLAS RED LANTANA	5 GAL.	PRUNE BACK DEAD FOILAGE TO 6" MAR. 30
	LANTANA CAMARA `GOLD MOUND` GOLD MOUND LANTANA	5 GAL.	PRUNE BACK DEAD FOILAGE TO 6" MAR. 30

VINES	BOTANICAL / COMMON NAME	CONT	REMARKS
	BOUGAINVILLEA X `BARBARA KARST` BARBARA KARST BOUGAINVILLEA	5 GAL.	PRUNE DEAD FOILAGE IN SPRING.

Monthly Maintenance Schedule:

January

- LAWN MAINTENANCE: PERENNIAL RYE GRASS (IF TURF WAS OVER-SEEDED)
  - FERTILIZE AT A 3-1-2 RATIO WITH NITROGEN, PHOSPHORUS, POTASSIUM.

February

- LAWN MAINTENANCE: PERENNIAL RYE GRASS (IF TURF WAS OVER-SEEDED)
  - FERTILIZE AT A 3-1-2 RATIO WITH NITROGEN, PHOSPHORUS, POTASSIUM.
  - ADD WEED CONTROL APPLICATION AS NEEDED TO CONTROL SPRING WEEDS.
- PRUNE ALL GRASSES BACK TO ENCOURAGE SPRING GROWTH.
- HAND-PRUNE OLDER SHRUBS AS NEEDED TO ENCOURAGE NEW GROWTH.

March

- LAWN MAINTENANCE: PERENNIAL RYE GRASS (IF TURF WAS OVER-SEEDED)
  - FERTILIZE AT A 3-1-2 RATIO WITH NITROGEN, PHOSPHORUS, POTASSIUM.
  - ADD WEED CONTROL APPLICATION AS NEEDED TO CONTROL SPRING WEEDS.
- HAND-PRUNE OLDER SHRUBS AS NEEDED TO ENCOURAGE NEW GROWTH.

April

- LAWN MAINTENANCE: PERENNIAL RYE GRASS (IF TURF WAS OVER-SEEDED)
  - MOW RYE GRASS AT 3/4" HEIGHT TO ENCOURAGE DIE-BACK AND TRANSITION TO BERMUDA GRASS.
- PRUNE ALL PLANTS WITH FLOWER STALKS TO REMOVE ALL DEAD STALKS AND SEEDS AFTER THE BLOOMING PERIOD HAS ENDED.

May

- LAWN MAINTENANCE: PERENNIAL RYE GRASS (IF TURF WAS OVER-SEEDED)
  - MOW RYE GRASS AT 1/2" HEIGHT TO ENCOURAGE DIE-BACK AND TRANSITION TO BERMUDA GRASS.
  - MAINTAIN RYE GRASS AT APPROXIMATELY 1/2" HEIGHT WITH A REEL LAWN MOWER UNTIL THE OVERSEED DIES.

June

- LAWN MAINTENANCE: BERMUDA GRASS
  - FERTILIZE AT A 3-1-2 RATIO WITH NITROGEN, PHOSPHORUS, POTASSIUM.
  - RECOMMENDED MOWER HEIGHT ~ 1-1/2"
  - THATCH IF NEEDED TO REMOVE DEAD RYE GRASS.
  - AERATION IS RECOMMENDED ON LAWNS TWO-YEARS OF AGE OR OLDER ON A BI-YEARLY BASIS.

July

- LAWN MAINTENANCE: BERMUDA GRASS
  - FERTILIZE AT A 3-1-2 RATIO WITH NITROGEN, PHOSPHORUS, POTASSIUM.
  - RECOMMENDED MOWER HEIGHT ~ 1-1/2"

August

- LAWN MAINTENANCE: BERMUDA GRASS
  - FERTILIZE AT A 3-1-2 RATIO WITH NITROGEN, PHOSPHORUS, POTASSIUM.
  - RECOMMENDED MOWER HEIGHT ~ 1-1/2"

September

- LAWN MAINTENANCE: BERMUDA GRASS
  - FERTILIZE AT A 3-1-2 RATIO WITH NITROGEN, PHOSPHORUS, POTASSIUM.
  - REDUCE MOW HEIGHT WEEKLY FROM 1-1/2" TO 1" TO 1/2" ON THE THIRD WEEK OF SEPTEMBER.
  - REDUCE WATERING BY 1/2 SO ANY TREES IN THE TURF AREA WILL STILL RECEIVE MOISTURE.

October

- LAWN MAINTENANCE: PERENNIAL RYE GRASS
  - SCALP AND LIGHTLY DE-THATCH BERMUDA GRASS NO EARLIER THAN THE LAST WEEK OF SEPTEMBER.
  - REPAIR IRRIGATION SYSTEM TO ENSURE ALL TURF AREAS ARE FULLY COVERED BY SPRINKLER HEADS. REPAIR AND ADJUST SPRAY HEADS AS NEEDED.
  - OVER-SEED RYE GRASS AT A RATE OF 2 LBS / 100 S.F.
  - WATER 4-5 TIMES DAILY OR AS NEEDED TO ESTABLISH RYE GRASS SEED.
- PRUNE ANY OVERGROWN SHRUBS WITH HAND PRUNERS WITH A NATURAL METHOD OF PRUNING. NO MECHANICAL SHEARING METHODS TO BE USED.

November

- LAWN MAINTENANCE: PERENNIAL RYE GRASS
  - ALLOW RYE GRASS TO GROW TO 2-3" IN HEIGHT BEFORE MOWING. MOW THE RYE GRASS TO A HEIGHT NO LOWER THAN 2".
  - ONCE ESTABLISHED AND GRASS APPEARS FULL AND HEALTHY, THE MOWER HEIGHT MAY BE LOWERED. MAINTAIN AT ~1-1/2" - 2" IN HEIGHT AS NECESSARY.

December

- LAWN MAINTENANCE / PERENNIAL RYE GRASS
  - FERTILIZE AT A 3-1-2 RATIO WITH NITROGEN, PHOSPHORUS, POTASSIUM.
- SPRAY A WEED-CONTROL AGENT IN DECOMPOSED GRANITE PLANTING AREAS BY MID-DECEMBER AS A PREVENTATIVE MEASURE.

General Maintenance Notes:

- TREES WILL NEED TO BE PRUNED AT LEAST ONCE IN THE SPRING; SOME FAST GROWING TREE SPECIES WILL ALSO NEED TO BE PRUNED DURING THE SUMMER AND FALL MONTHS. ALL NEWLY PLANTED TREES SHALL BE STAKED AND ALL TREES SHALL BE THINNED PRIOR TO MONSOON SEASON. SEE MONTHLY MAINTENANCE SCHEDULE FOR MORE INFORMATION.
- PALM TREES, AGAVES, YUCCAS, DESERT SPOONS, CACTUS, AND OTHER ACCENT SPECIES WILL NEED TO BE MAINTAINED ON AN INDIVIDUAL BASIS AS NEEDED.
- DECOMPOSED GRANITE PLANTING AREAS SHALL BE RAKED TWICE A MONTH MINIMUM.

Landscape Maintenance Intent:

THE DESIGN AND IMPLEMENTATION OF A LANDSCAPE FOR A RESIDENTIAL COMMUNITY SHOULD INCLUDE SPECIFIC GUIDELINES ON HOW THE PLANT MATERIAL IS TO BE MAINTAINED THROUGH THE SEASONS OF THE YEAR AND THROUGHOUT THE LIFE OF THE COMMUNITY. PLANT VARIETIES HAVE BEEN CHOSEN AND DESIGNED WITH THE GOAL TO MINIMIZE OVER-CROWDING, OVER-PRUNING, AND OVER-WATERING IN MIND.

ALL PLANT MATERIAL SHALL BE PRUNED WITH THE 'SELECTIVE PRUNING TECHNIQUE'. THIS METHOD ENCOURAGES THE NATURAL FORM OF THE PLANT TO BE MAINTAINED WHICH PROMOTES HEALTHY BRANCH DEVELOPMENT AND CREATES A NATURAL APPEARANCE FOR THE PLANT MATERIAL. SHRUBS AND ACCENTS SHOULD NEVER BE PRUNED WITH HEDGE SHEARS. THE 'HIGH-LOW' TECHNIQUE USING HAND PRUNERS IS RECOMMENDED FOR SHRUB AND GROUNDCOVERS (IF NEEDED). FREQUENCY FOR SHRUB PRUNING SHOULD BE 1 - 2 TIMES PER YEAR.

FROST SENSITIVE PLANTS SUCH AS LANTANA, RED BIRD OF PARADISE, AND TECOMA MAY RECEIVE A 'CORRECTIVE PRUNING' AFTER THE THREAT OF FROST HAS PASSED, GENERALLY AT THE END OF MARCH. GROWTH INHIBITORS MAY BE USED. FOLLOWING THESE GENERAL GUIDELINES SHOULD REDUCE MAINTENANCE COSTS SIGNIFICANTLY WHILE PLANTS ARE ALLOWED TO THRIVE IN A HEALTHIER, NATURAL CONDITION.

Drip Irrigation Watering Schedule:

DAILY HIGH TEMP.	WATERING HRS.	INTERVAL	EMITTER ALLOCATION
50°-70° F	0.5 HOURS	EVERY 5 DAYS	SEE PLANT SCHEDULE
70°-85° F	1.0 HOURS	EVERY 3-4 DAYS	SEE PLANT SCHEDULE
85°-100°F	1.25 HOURS	EVERY 3 DAYS	SEE PLANT SCHEDULE
100°F +	2.0 HOURS	EVERY OTHER DAY	SEE PLANT SCHEDULE

Turf Irrigation Watering Schedule:

ALL NEWLY SODDED (OR SEEDED) TURF AREAS TO BE SUFFICIENTLY DEEP WATERED DURING THE ESTABLISHMENT PERIOD. CONTRACTOR SHALL UTILIZE THE 'CYCLE-SOAK' PROGRAMMING OPTION ON THE IRRIGATION CONTROLLER TO MINIMIZE RUNOFF AND MINIMIZE PONDING. THE QUANTITY OF WATER USED SHALL BE DETERMINED BY THE AMOUNT OF WATER APPLIED IN A GIVEN AREA OF TURF (AKA THE PRECIPITATION RATE), AND THE RECOMMENDED AMOUNT OF WATER NEEDED TO KEEP BERMUDA AND RYE GRASS HEALTHY FOR THE GIVEN TIME OF YEAR. SMART CLOCKS (IRRIGATION CONTROLLERS) UTILIZING WEATHER DATA OR RAIN SENSORS MAY BE USED TO ACHIEVE THIS.

REGARDLESS OF RECOMMENDATIONS STATED HERE OR THE SMART CONTROLLER SYSTEM USED FOR WEATHER MONITORING, THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ENSURING THAT THE PROPER AMOUNT OF WATER IS APPLIED TO KEEP THE TURF HEALTHY AND GREEN. REFER TO THE SUGGESTED MONTHLY WATERING REQUIREMENT TABLE BELOW.

Bermuda Grass Monthly Water Requirements:

MONTHLY IRRIGATION	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL TOTAL
HIGH TURF QUALITY	1.7"	2.4"	4.0"	5.9"	7.3"	7.4"	7.7"	7.3"	5.6"	4.2"	2.5"	1.6"	57.5"
ACCEPTABLE TURF QUALITY	1.5"	2.0"	3.6"	5.3"	6.3"	7.0"	7.4"	6.4"	5.0"	3.9"	2.1"	1.5"	52.0"

NOTE: TURF GRASS CONSUMPTIVE USE VALUES FOR THE PHOENIX AREA WERE DEVELOPED BY THE UNIVERSITY OF ARIZONA COOPERATIVE EXTENSION SERVICE.

Parkside

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W Indian School Road & N 99th Avenue

Specific Maintenance Directives:

Example of Improper Pruning

SHEAR ONLY WHAT IS NECESSARY ON ACCENTS TO REMOVE DEAD OR DYING LEAVES; OVERSHEARING IS HARMFUL AND LOOKS UNNATURAL.

Example of Improper Shearing

USE A NATURAL SHERAING METHOD FOR ALL PLANTS; THE 'BALL' SHAPE SHOWN IS UNNATURAL AND NOT HEALTHY.

Proper Natural Selective Pruning

PROPER PRUNING OF PLANTS WILL PROMOTE HEALTHIER, MORE ATTRACTIVE LANDSCAPES WHILE ALSO REDUCING MAINTENANCE COSTS OVER THE LIFESPAN OF THE PLANT.

Heading Back Plants in Spring

WHILE IT MAY APPEAR COUNTER-INTUITIVE, HEADING BACK CERTAIN PLANTS IN THE SPRING WILL PROMOTE STRONGER, HEALTHIER PLANTS OVERALL.

Note: Final plant locations and quantities will be determined during Final Landscape Plan submittal in accordance with City requirements (ZO section 12)

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Landscape Maintenance Schedule

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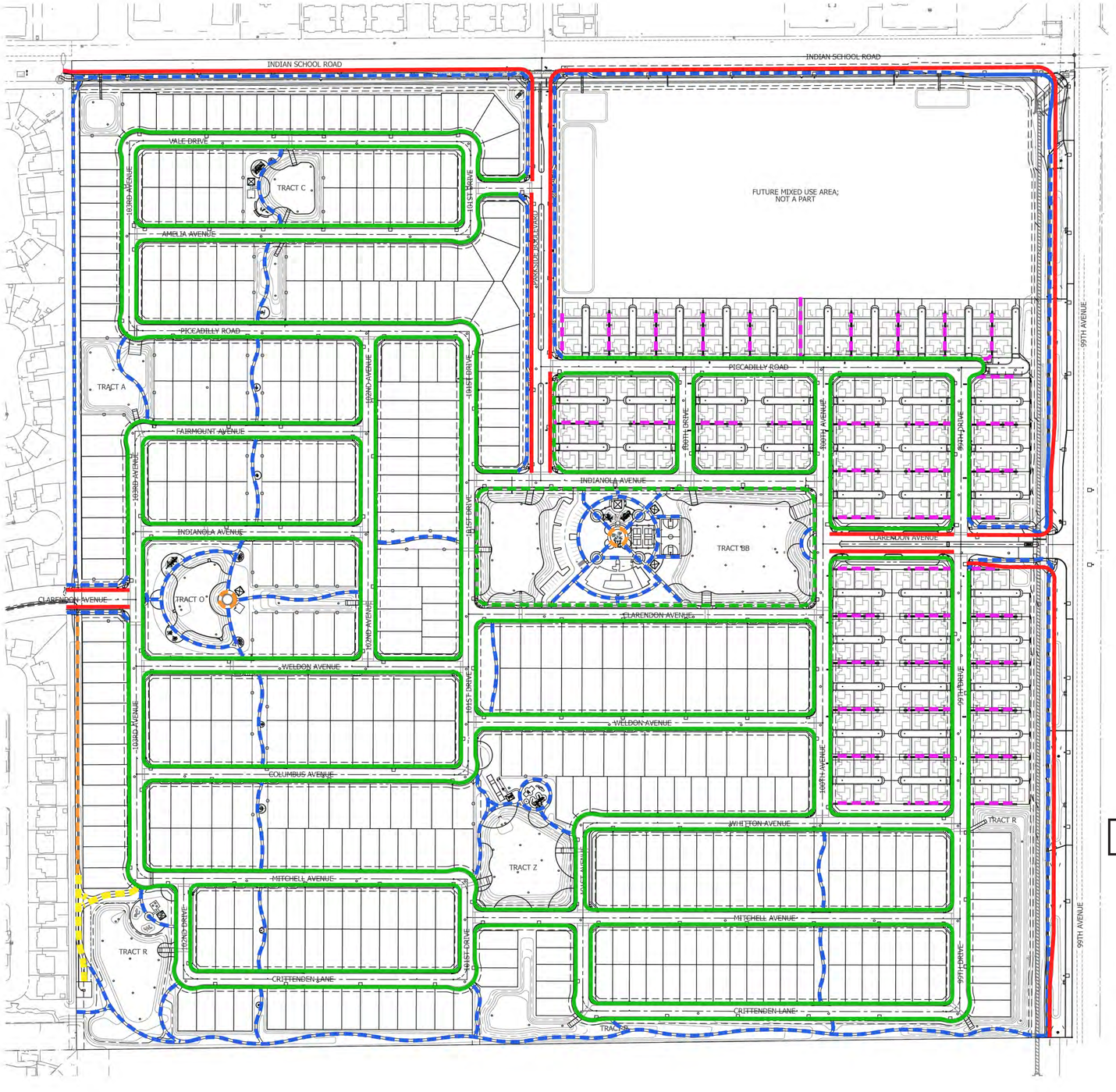
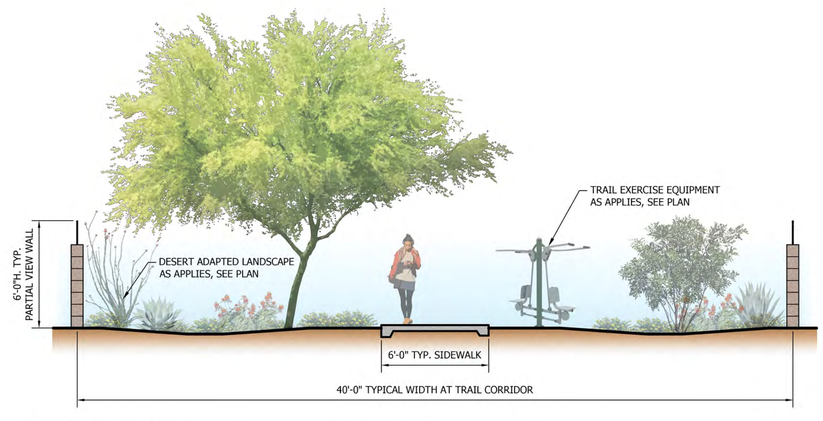


Pedestrian Circulation Plan Legend

- 5'W. Sidewalk
- 6'W. Sidewalk
- 4'W. Sidewalk - Detached
- 5'W. Sidewalk - Detached
- 6'W. Sidewalk - Detached
- 10'W Sidewalk - Detached
- 15'W Sidewalk - Detached
- Bike Lane



TRAIL SECTION (TYP.)

1/4" = 1'-0"

P-RE-ROY-100

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Schematic Pedestrian Circulation Plan

T W-108 THEME COLUMN

W-120 CITY OF AVONDALE WAYFINDING SIGN

8-10 Person Static

2-Level Horizontal Bars

Back & Arms Combo

ADA Hand Cycle

2-Person Dips Station

Full Bar Exercise

2-Person Lat Pull

2-Person Sit-Up Bench

Parallel Bars

3-Person Static Combo

4-Person Combo Bars

Adjustable Butterfly

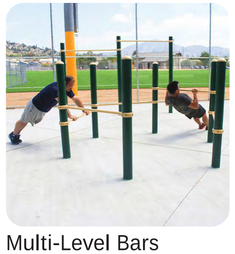
Back Extension

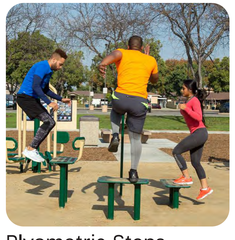
Balancing Plate

ADA Vertical Press

Horizontal Ladder

Leg Extension


Multi-Level Bars


Plyometric Steps

Rowing Machine

Half-Court Basketball

Pool

Full-Court Basketball

Outdoor Movie Screen at Pool

DG Trails

Sand Volleyball

Active Lawn

Park Games

Shaded Seating Areas

Parkside

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W Indian School Road & N 99th Avenue

*Note: Products and images shown are precedent and conceptual only to explain the gneral character of amenities. Actual products chosen and installed may vary from those shown.

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Concept Amenity Imagery

Note: Park layouts are conceptual and intended for illustration purposes only. Final layout and equipment installed may vary. All amenity imagery is conceptual and shown to convey the general aestetic and types of equipment proposed and is not intended to be a final depiction. Exact locations of proposed equipment shown are conceptual and not final.

S-107 - Playground Structure

S-107 - Playground Structure

S-107 - Playground Structure

S-107 - Playground Structure

S-110 - Free-Play / Rock Climber

S-110 - Free-Play / Rock Climber

S-108 - Playground Swing

S-108 - Playground Swing

SF-101 - Shade Structure

SF-102 - Shade Ramada

SF-102 - Shade Ramada

SF-106 - Vine Trellis Along 99th Avenue

SF-105 - Park Furnishing

S-109 - Sculptural Seating

S-111 - Park Game Element

S-111 - Park Game Element

SF-105 - Park Furnishing

SF-105 - Park Furnishing

SF-105 - Park Furnishing

SF-105 - Park Furnishing

Parkside

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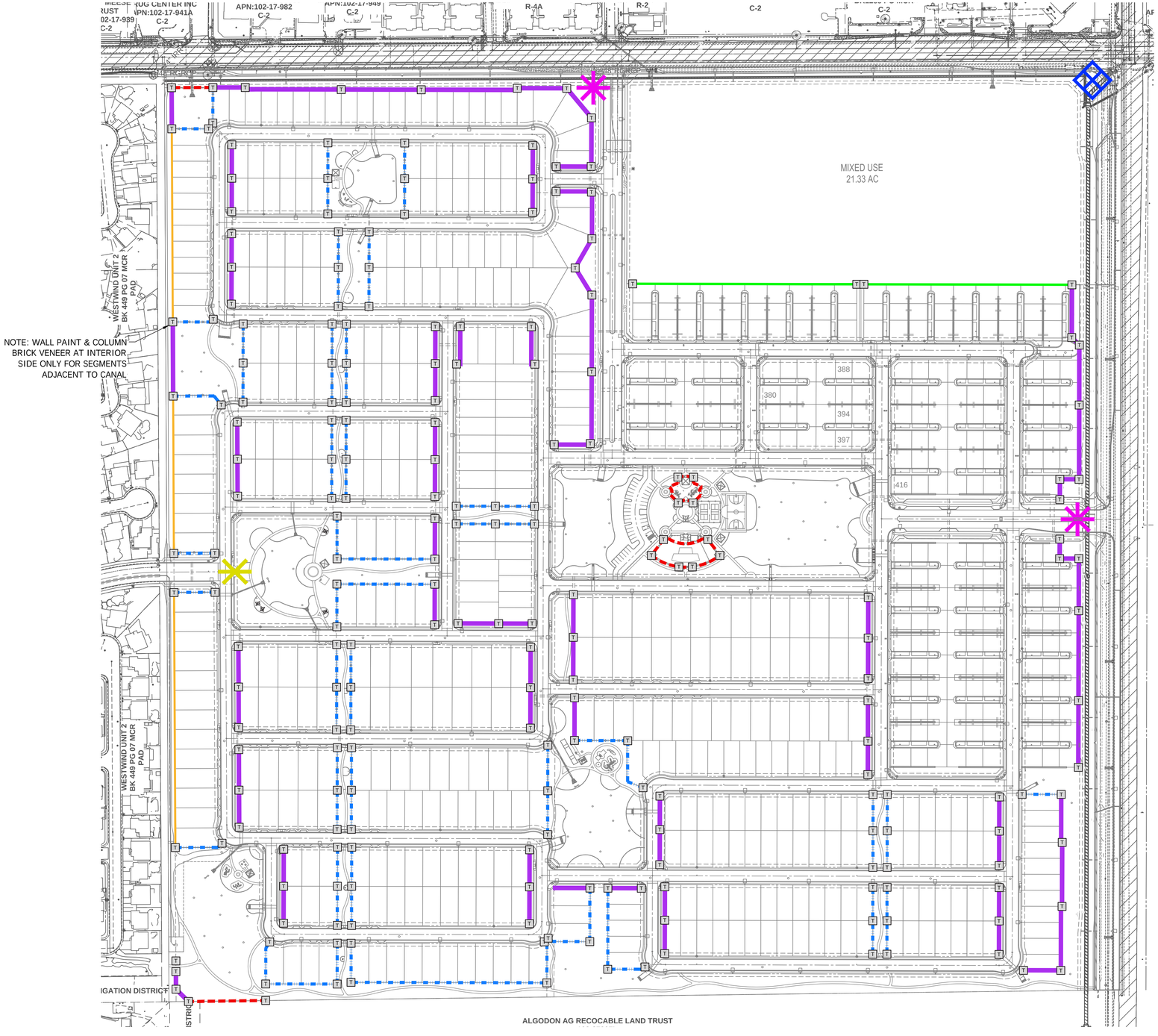
Parkside

Preliminary Subdivision Plat

W Indian School Road & N 99th Avenue

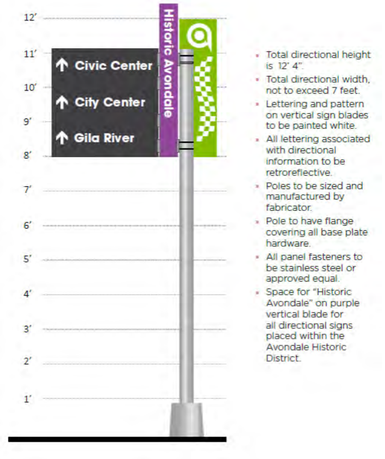


NOTE: WALL PAINT & COLUMN BRICK VENEER AT INTERIOR SIDE ONLY FOR SEGMENTS ADJACENT TO CANAL

WALL SCHEDULE

SYMBOL	DESCRIPTION
W-101	PRIMARY MONUMENT SIGNAGE
W-102	SECONDARY MONUMENT SIGNAGE
W-103	STANDARD BUILDER WALL
W-104	STANDARD 6" BLOCK WALL
W-105	THEME WALL

Individual blades are fastened to a custom aluminum pole that is painted as brushed aluminum using a poly blend paint. Blades are modular to accommodate change over time adding to the flexibility of the sign design.



Wayfinding Signage

T	W-108	THEME COLUMN
	W-120	CITY OF AVONDALE WAYFINDING SIGN

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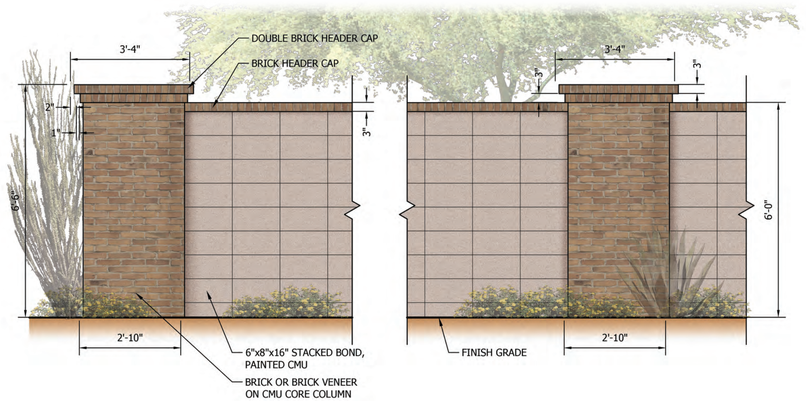
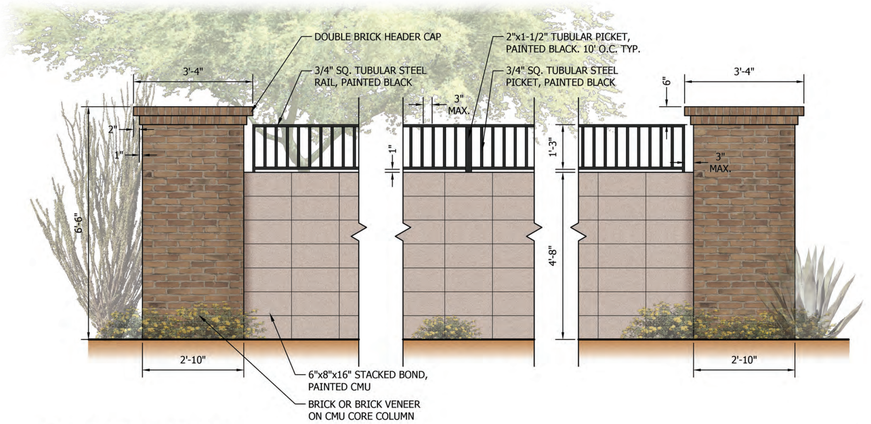
Schematic Site Wall Plan



W-105 THEME WALL

1/2" = 1'-0"

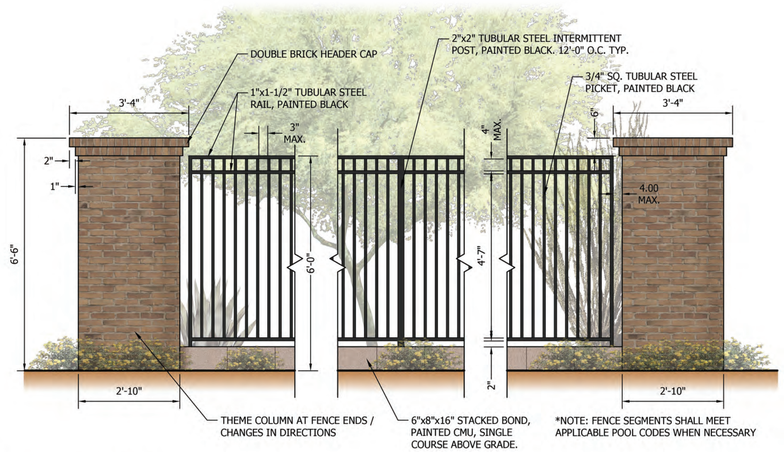
P-RE-PAR3-01



W-106 PARTIAL VIEW WALL

1/2" = 1'-0"

P-RE-PAR3-02



W-107 FULL VIEW FENCE

1/2" = 1'-0"

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Perimeter Theme Wall Elevations

Parkside

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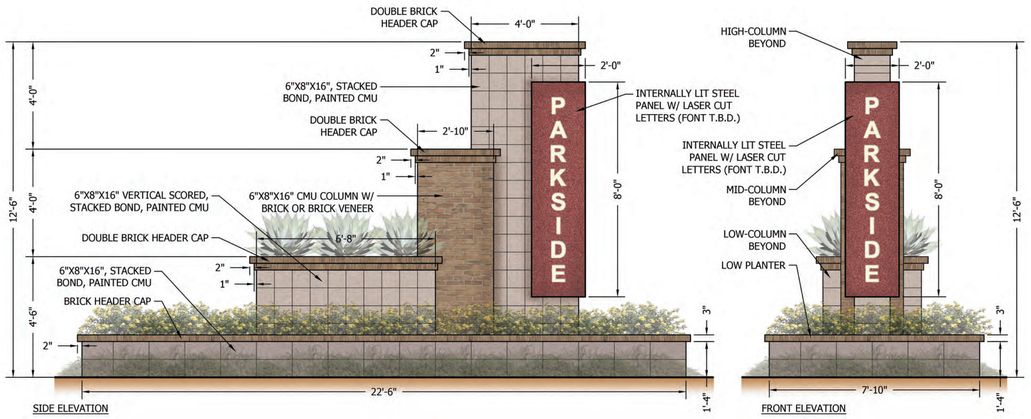
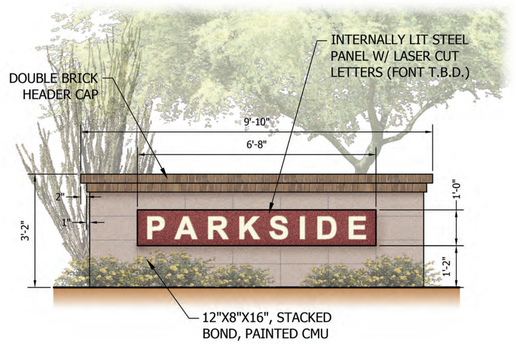


W-101 PRIMARY MONUMENT SIGNAGE

3/8" = 1'-0"

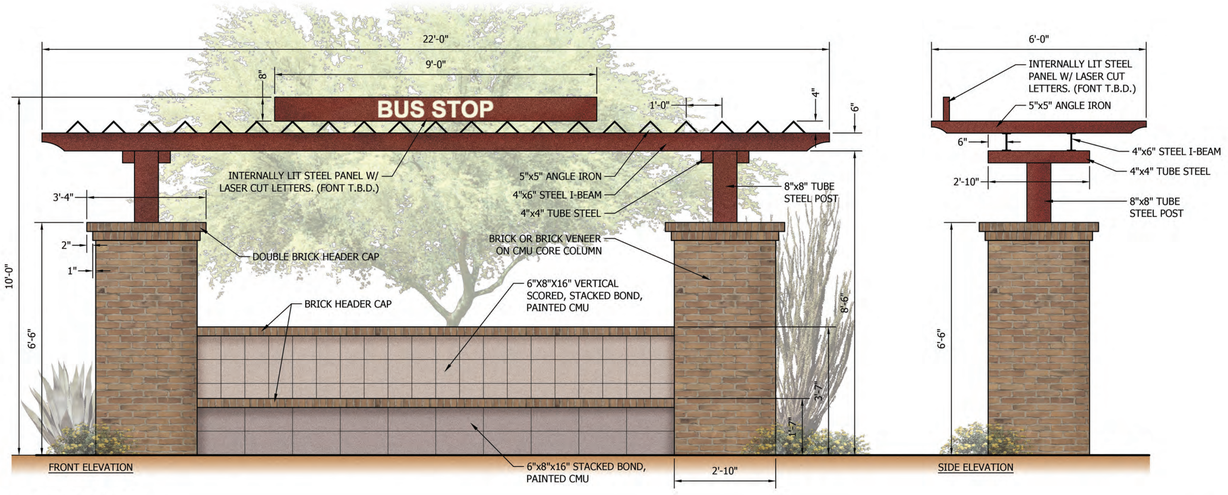
P-RE-PAR3-05



W-102 SECONDARY MONUMENT SIGNAGE

1/2" = 1'-0"

P-RE-PAR3-09



BUS SHELTER

1/2" = 1'-0"

P-RE-PAR3-08

CLUSTER MAILBOX (TYP.)

P-RE-PAR3-06

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Entry Monument Sign and Site Amenity Elevations

Brick Finish

- Primary Theme Column Veneer
- Single & Double Wall & Column Header
- Monument Sign Accent Finish

Modular Face Brick - Brown Flashed
By: Pacific Clay (Or Approved Equal)
Light Grey Mortar

Weathered Steel Accent

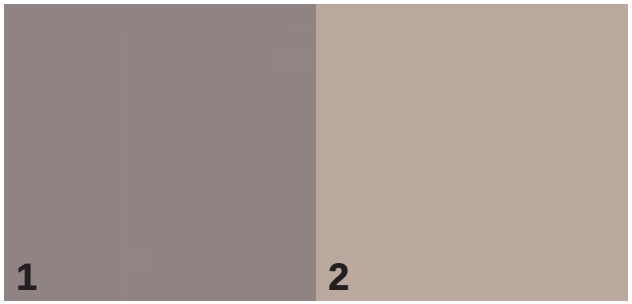
- Monument Sign Accent
- Bus Shelter Accent

By: Contractor (Color Will Naturally Vary)

Fence Rail Paint Finish

- Finish for all site fence segments

Acri-Hues Exterior Paint (Semi-Gloss)
'Black' DEA187 Color
By: Dunn-Edwards (Or Approved Equal)



Masonry Paint Finish Options

1) Finish for all site wall and monument sign base
2) Finish for all secondary columns and monument sign vertical elements

Acri-Hues Exterior Paint (Flat)
1 - 'Fallen Rock' DE6389 Color
2 - 'Crushed Stone' DE6067 Color
By: Dunn-Edwards (Or Approved Equal)

Accent Vehicular Paving at Villas

- Accent paving band at auto-court entrances at villas

Stamped asphalt
Final color T.B.D. (Brown Tones)

6x8x16 Standard CMU Block Smooth Face

6x8x16 Vertical Score CMU Block Smooth Face

Parkside - Preliminary Subdivision Plat - Wall Material and Color Palette Board

Exhibit H

Certificates of Adequate School Facilities

Pendergast Elementary School District
Tolleson Union High School District

Avondale
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CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for Major PAD Amendment & Phase 2 Pre-Plat Amendment has been submitted to the City of Avondale, Development & Engineering Services Department, for review.

Project: Parkside
Project Manager: Jonathan Bastianelli
Request: Remove commercial & add lots
Acreage/Parcel Size: 141.69 gross/136.72 net
Current Density Allowed: 4.84 du/ac
Density Proposed: 5.23 du/ac
Total number of residential units proposed: 715

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

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

Yes ☒ No ☐

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

_____

_____

_____

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

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

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

If answered yes, please explain below:

_____

_____

_____

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

Date Reviewed: 3/23/21
School District: Pendergast Elem School District
District Superintendent: Dr. Jennifer Cruz
Phone #: 623 772-5000
E-mail: jfimbres@pesd92.org

Signature: _____

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

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_____

_____

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

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

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

If answered yes, please explain below:

_____

_____

_____

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

Date Reviewed: **April 16, 2021**
School District: **Tolleson Union High School District #214**
District Superintendent: **Nora Gutierrez**
Phone #: **623-478-4001**
E-mail: **nora.gutierrez@tuhsd.org**

Signature: Nora Gutierrez

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