



Planning Commission Online Meeting Agenda Wednesday, September 15, 2021

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REGULAR MEETING

6:00 PM

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **OPENING STATEMENT**

4. **APPROVAL OF MINUTES**

5. **PUBLIC HEARING ITEMS**

a. **OMNI AVONDALE SELF-STORAGE – CONDITIONAL USE PERMIT – APPLICATION PL-21-0151**

Planning Commission will hold a public hearing and consider a request by Jason Sanks, Sanks and Associates, on behalf of the property owner Lower Buckeye and Avondale LLC, for approval of a Conditional Use Permit to allow for the operation of a mini-storage warehouse and personal storage facility in the Durango Park Planned Area Development (PAD) that allows for C-2 (Community Commercial) uses on the 8.57-acre subject property. The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Michelle Simerdla, Senior Planner

b. **SIERRA ESTRELLA ENERGY STORAGE FACILITY – CONDITIONAL USE PERMIT – APPLICATION PL-21-0116**

Planning Commission will hold a public hearing and consider a request by Ms. Carolyn Oberholtzer, Bergin, Frakes, Smalley & Oberholtzer, for approval of a Conditional Use Permit (CUP) to allow an unstaffed, walled, open-air battery energy storage facility on approximately 11.5 acres of undeveloped/vacant property located northwest of the northwest corner of Avondale Boulevard and Broadway Road, immediately east of the Rudd (electrical) Substation. The subject site is located approximately 1,350 feet north of Broadway Road and approximately 1,900 feet west of Avondale Boulevard. The property is zoned Diamond P Ranch Planned Area Development (PAD) which allows for electrical energy storage and battery energy storage adjacent to public utility substations subject to City Council approval of a Conditional Use Permit. Commission will take appropriate action.

Staff Contact: Ken Galica, Division Lead Planner

6. ACTION ITEMS

a. ALAMAR PHASE 3 – PRELIMINARY PLAT – APPLICATION PL-21-0128

Planning Commission will consider a request by Mr. Frank Koo, Wood, Patel & Associates, Inc., for approval of a Preliminary Plat for Alamar Phase 3, a proposed 345-lot single family subdivision on approximately 110.6 gross acres located approximately 1,400 feet north of the northeast corner of El Mirage Road and Southern Avenue. Commission will take appropriate action.

Staff Contact: Ken Galica, Division Lead Planner

7. COMMISSION ANNOUNCEMENTS

8. PLANNING DIVISION REPORT

9. CALENDAR

10. ADJOURNMENT

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

Wednesday, August 18, 2021
6:00 P.M.

Note from the Clerk: The August 18, 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
Lisa Osborne, Commissioner
Denise Stanfield, Commissioner
Linda Warren, Commissioner
Blanca Uvari, Alternate Commissioner

COMMISSIONERS ABSENT

Alisha Meginnis, Commissioner
Larry White, Commissioner

CITY STAFF PRESENT

Ken Galica, Lead Division Manager
Jodie Novak, D&ES Assistant Director

3. OPENING STATEMENT

Chair Iwanski read the Opening Statement.

4. APPROVAL OF MINUTES

a. July 21, 2021

Vice Chair Thompson moved to approve the July 21, 2021 minutes as presented; Commissioner Warren seconded the motion.

Upon vote, the motion was carried 5 to 0.

David Iwanski, Chair	Aye
Commissioner Stanfield	Aye
Commissioner Thompson, Vice Chair	Aye
Commissioner Osborne	Aye
Commissioner Warren	Aye

5. PUBLIC HEARING ITEMS

a. NORTON CIRCLE - MINOR GENERAL PLAN AMENDMENT - (APPLICATION PL-19-0182)

Ken Galica, Lead Division Manager, presented Items 5-A and 5-B together. He provided an overview of the subject property, located at the southwest corner of Fourth Avenue and Norton Street. It 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. The second request is for rezoning from manufactured home park to Multifamily Residential (R-4).

Both requests will serve to permit redevelopment of the site by HAMC to demolish the existing 46-unit Norton Circle multifamily residential development and redevelop the 5.70-acre site with a three-story, 100-unit apartment complex at a density of 17.54 units per acre. It will continue to be run by HAMC to accommodate families with incomes below countywide averages. The development will include five residential buildings, two to three stories with a centralized community building, playground and parking. Conceptual images were reviewed. Staff believes that the proposed General Plan amendment and rezoning will result in development that is compatible with and complementary to existing uses in the area. The project furthers housing and infill-related goals in the General Plan. All required notifications have been completed. Three comments were received on aVOICE. The project has been approved for state low income housing tax credits. It was noted that the County is exempt from rezoning approval requirements, however, as the City has a good relationship with HAMC, the projects are being presented for approval. Staff recommends approval of both applications. Chantal Singh and Gloria Munoz were present to speak as representatives of HAMC.

Chair Iwanski invited Ms. Singh to speak. Ms. Singh expressed a desire to work with the City on this conforming development use.

Chair Iwanski welcomed Commissioner questions.

Vice Chair Thompson asked about the process for relocating residents during construction. Ms. Singh stated that as affordable housing, residents will qualify as low income households. All existing tenants will qualify. A final relocation plan will be submitted to the Arizona Department of Housing. Financing is expected to close in May of 2023 and relocation will commence approximately one to two months before that date. Construction will take 16 to 18 months. Residents will be brought back into the development according to the phased construction completion schedule. The move will be at no expense to residents.

Commissioner Warren asked where the residents will be rehoused to during construction. Ms. Singh said they will be placed in comparable accommodations.

In response to a question, Ms. Singh stated that HAMC owns and manages approximately 1,100 units in the county, most in the West Valley.

In response to a question regarding Madison Heights not currently taking applications for disabled housing, Ms. Munoz stated that Madison Heights has been maintaining strong occupancy. During times of high occupancy, waiting lists are closed. For upcoming occupancies preference will be given to any residents of Norton Circle who will be temporarily displaced from their current residence.

Commissioner Warren asked about plans to address residents of the trailer park on site. Mr. Galica clarified that there is no trailer park on the property. It is merely zoned Manufactured Home Park.

Chair Iwanski noted that the development is in close proximity to the Goodyear Airport. The airport has limited operating hours and limitations on the size of aircraft. He asked whether he was correct in believing there should be no airport noise issues. Mr. Galica confirmed that there are no issues requiring disclosure.

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.

Vice Chair Thompson moved to approve Application PL- 19-0182; Commissioner Osborne seconded the motion.

Upon vote, the motion was carried 4 to 1.

David Iwanski, Chair	Aye
Commissioner Stanfield	Aye
Commissioner Thompson, Vice Chair	Aye
Commissioner Osborne	Aye
Commissioner Warren	Nay

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

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-19-0183; Commissioner Osborne seconded the motion.

Upon vote, the motion was carried 5 to 0.

David Iwanski, Chair	Aye
Commissioner Stanfield	Aye
Commissioner Thompson, Vice Chair	Aye
Commissioner Osborne	Aye
Commissioner Warren	Aye

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

Mr. Galica noted that Items 5-C, 5-D and 6-A would be presented together.

Mr. Galica discussed the project details, being located south of the southwest corner of Indian School Road and 99th Avenue. The City of Phoenix is located both east and north of the site. It is undeveloped and until recently used only for agricultural. Construction has started in terms of undergrounding of utility canals along 99th Avenue with the Indian School Road to be completed in January. Surrounding uses were reviewed. The total site is 137.27 net acres, with the request primarily effecting approximately 10 acres at the southeast corner of the subject property. A brief site history was discussed. A major amendment was approved to Parkside in August of 2019. The General Plan designation is currently office and professional. The request is to change the General Plan designation to Medium High Density residential, which is designed to accommodate between 4 and 12 dwelling units per acre and a wide range of residential types.

Mr. Galica gave an overview of the already existing and approved Parkside plan. The subject of the property is 9.9 acres located at the southeast corner of the property adjacent to 99th Avenue, designated in the PAD for office uses. The request is for 54 additional detached single-family residential lots on the parcel. The Osborne Road connection that had formerly been provided connecting to 99th Avenue is no longer provided. The main reason for it was to provide office access separate from residences. Without the office component, the connection is no longer needed. Open spaces remain the same except that at the southern edge of Parkside is the trail corridor, which will extend the entire southern edge of the project. Approval will result in development that is more compatible with existing and planned uses. In addition, there is a currently a reduced demand for office space. Staff believes that all required findings for all three applications have been met. All required notifications have been completed. Staff recommends approval of all three items.

Chair Iwanski invited Commissioner questions.

There being no 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-20-0308; Commissioner Osborne seconded the motion.

Upon vote, the motion was carried 5 to 0.

David Iwanski, Chair	Aye
Commissioner Stanfield	Aye
Commissioner Thompson, Vice Chair	Aye
Commissioner Osborne	Aye
Commissioner Warren	Aye

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

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.

Commissioner Warren moved to approve Application PL-20-0309 subject to six (6) conditions of approval; Vice Chair Thompson seconded the motion.

Upon vote, the motion was carried 5 to 0.

David Iwanski, Chair	Aye
Commissioner Stanfield	Aye
Commissioner Thompson, Vice Chair	Aye
Commissioner Osborne	Aye
Commissioner Warren	Aye

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

Mr. Galica presented Items 5-E and 5-F together. The project is a planned mixed use development consisting of both commercial and residential components, the residential component being a four story, 324-unit multifamily residential complex on 12.5 acres and the supportive commercial uses on 10.1 acres. The property is located at the northwest corner of Avondale Boulevard and McDowell Road, historically and currently used for farming and agricultural purposes, with the exception of the northeast corner, which is undeveloped. Surrounding uses were reviewed and a brief history of the property was provided. The property is located within the Freeway Corridor Specific Plan (FCSP) which currently limits building height to three stories. The proposed amendment will increase the height by one additional story, for a maximum height of four stories. To the east, the Phoenix Children's Hospital site has an allowable limit

of four stories. South of McDowell directly adjacent to the freeway is mostly ten stories, with the residential area to the west being limited to four stories.

The requested amendment would apply to the subject property only. The remainder of property to the north and west would remain limited in height to three stories. The purpose of the request is to accommodate rezoning to a new PAD for the project, Avondale Commons. Access points were identified. The developer will be improving both adjacent streets, McDowell Road and Avondale Boulevard. The proposed development features a western half and an eastern half. The western half is residential, to be developed with 324 multifamily residential apartment units. Design details were discussed. Each will be four stories and served by elevator. There will be eight three-story carriage unit buildings, including garages with two stories of living space above. Unit types and development amenities were discussed.

The commercial portion is conceptual, as no specific tenants have been identified. The layout is likely to change from the conceptual designs. There are key considerations that will be carried over to all future site plans for commercial development. These were reviewed for consideration.

The proposed PAD conforms to the mixed use General Plan designation. It furthers housing and land use-related goals, particularly with incorporation of a four-story, elevator-served building. It is staff's belief that the additional height request will not adversely affect surrounding properties with the exception of the one residential single family residence at the northeast corner of the site. The development will incorporate design measures, setbacks, buffers and landscaping in the area to ensure that impacts are mitigated on the residence. Vehicular access and circulation is sufficient. The permitted uses, development standards and design standards within the PAD either all meet City requirements or where deviations are requested, sufficient justification has been provided. All notifications were completed and there were three comments on aVOICE. Certificates of adequate school facilities have been received. Staff recommends approval of both items.

Chair Iwanski invited Mr. Galica to provide details regarding the two additional staff recommendations. Mr. Galica clarified that there are no additional recommendations, however there are some modified stipulations that were emailed to commissioners. There are two relatively minor changes to stipulating wording of 2 of the 12 stipulations.

Chair Iwanski invited Commissioner questions.

Vice Chair Thompson asked for details on the aVOICE comments. Mr. Galica read the comments into the record. Questions/comments addressed: Approval and encouragement to move forward as quickly as possible; query as to where the City would get the water to service all the additional units; how funding would be acquired to pay for new schools and teachers; question as to why the City was destroying its farmland and impacts on the carbon imprint; encouragement to provide healthy food options in the area.

Commissioner Osborne asked about the City's plans for unincorporated islands. Mr. Galica stated that the City does not typically annex islands unless requested by residents.

In response to a question from Chair Iwanski, Mr. Galica stated that Phoenix Children's Hospital provided no comments regarding the development. However, the City is working with the Hospital on its own Phase 2, which will add a new medical office building and transform the urgent care to a 24-hour emergency facility.

Chair Iwanski asked if the developer is amenable to a bus pull-in/out. Mr. Galica confirmed the plan for a bus pullout on the map.

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-21-0204; Commissioner Osborne seconded the motion.

Upon vote, the motion was carried 5 to 0.

David Iwanski, Chair	Aye
Commissioner Stanfield	Aye
Commissioner Thompson, Vice Chair	Aye
Commissioner Osborne	Aye
Commissioner Warren	Aye

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

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.

Chair Iwanski moved to approve Application PL-21-0072 subject to twelve (12) conditions of approval; Vice Chair Thompson seconded the motion.

Upon vote, the motion was carried 5 to 0.

David Iwanski, Chair	Aye
Commissioner Stanfield	Aye
Commissioner Thompson, Vice Chair	Aye
Commissioner Osborne	Aye
Commissioner Warren	Aye

6. ACTION ITEMS

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

Chair Iwanski invited a motion.

Vice Chair Thompson moved to approve Application PL-20-0307 subject to four (4) conditions of approval; Commissioner Warren seconded the motion.

Upon vote, the motion was carried 5 to 0.

David Iwanski, Chair	Aye
Commissioner Stanfield	Aye
Commissioner Thompson, Vice Chair	Aye
Commissioner Osborne	Aye
Commissioner Warren	Aye

7. COMMISSION ANNOUNCEMENTS

Jodie Novak, D&ES Assistant Director, stated that the Commission will be taking an item to City Council in September for the appointment of a new Chair and Vice Chair. This will be Chair Iwanski's last meeting.

8. PLANNING DIVISION REPORT

Ms. Novak announced the hiring of two new planning staff members. She also announced that Ken Galica is leaving employment with the City of Avondale. Two new positions have been added to the division. There has been recruitment for planning manager and a candidate has accepted the position. Mr. Galica spoke a few words of appreciation for his time with the City. Chair Iwanski thanked him for his service. Other Commissioners expressed their appreciation.

9. CALENDAR

The next meeting is September 15, 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 5 to 0.

David Iwanski, Chair	Aye
Commissioner Stanfield	Aye
Commissioner Thompson, Vice Chair	Aye
Commissioner Osborne	Aye
Commissioner Warren	Aye

Meeting adjourned at 6:37 p.m.

Chair Signature

Date



AGENDA ITEM REPORT

SUBJECT: Omni Avondale Self-Storage – Conditional Use Permit – Application PL-21-0151

MEETING DATE: 9/15/2021

TO: Planning Commission

FROM: Michelle Simerdla, Senior Planner

THROUGH: Brian Craig, Planning Manager

PURPOSE:

Planning Commission will hold a public hearing and consider a request by Jason Sanks, Sanks and Associates, on behalf of the property owner Lower Buckeye and Avondale LLC, for approval of a Conditional Use Permit to allow for the operation of a mini-storage warehouse and personal storage facility in the Durango Park Planned Area Development (PAD) that allows for C-2 (Community Commercial) uses on the 8.57-acre subject property. The Commission will take appropriate action and forward a recommendation to City Council.

BACKGROUND:

The site is located approximately 323 feet north of the northeast corner of Avondale Boulevard and Lower Buckeye Road, (Exhibits A and B). The project is proposed on a vacant 3.65-acre portion of an 8.57-acre parcel. There is an accompanying request to create a separate lot for the storage facility (PL-21-0152) and the remaining portion will be part of a future separate development.

The property was annexed into the City's corporate limits on April 14, 1999 (Ordinance No. 693-99) and rezoned to Durango Park Planned Area Development case number Z-98-361A. The property is designated by the General Plan 2030 Land Use Map as Local Commercial. The Local Commercial land use designation is primarily intended for providing for daily needs of goods and services to the residents residing within the surrounding area. The types of uses allowed in this category specifically for local residents may include grocery stores, gas stations, neighborhood/retail services, and office and medical uses serving consumers residing in adjacent residential areas, which promotes a walkable community.

The existing uses and zoning of surrounding properties include:

NORTH: Durango Park, a single-family residential subdivision zoned Planned Area Development (PAD)

EAST: Durango Park, a single-family residential subdivision zoned PAD

SOUTH of LOWER BUCKEYE ROAD: Raceway Ranchos, a residential subdivision located in the jurisdiction of Maricopa County. South of the project is a planned McDonald's to be constructed in 2022 on the immediate northeast corner of Avondale Boulevard and Lower Buckeye Road.

WEST of AVONDALE BOULEVARD: A 12.2-acre vacant, commercial corner of Del Rio Ranch, zoned PAD.

SUMMARY OF REQUEST:

The applicant is requesting approval of a Conditional Use Permit (CUP) for construction of a new mini-storage warehouse and personal storage facility that will provide 613 units (Exhibit E). Mini-storage warehouses and personal storage is a conditionally permitted use within the C-2 zoning district requiring CUP approval by City

Council.

The proposed development (Exhibit F) includes construction of one (1) office building and four (4) storage buildings, with a combined square footage of 76,604 as follows:

- Building A (Office) – 980 square feet
- Building B (Exterior units) – 7,805 square feet
- Building C (Exterior units) – 5,202 square feet
- Building D (Exterior units) – 6,808 square feet
- Building E (Exterior units and interior, climate controlled units) – 55,799 square feet

Along the perimeter of the site adjacent to existing an residential area, the buildings will have heights of twelve (12) feet, extending up to seventeen (17) feet for the largest building on the interior of the site which is needed to screen rooftop equipment from the public view.

The proposed hours of operation will be daily from 9:00 A.M. to 6:00 P.M. for the office and daily 5:00 A.M. to 10:00 P.M. for the gate. Select customers, on an as-needed and limited basis, may be granted access outside of those standard hours. Each customer will have a unique gate code to monitor access into the facility.

Though mini-storage warehouse facilities are low-profile, low-intensity uses that generally co-exist well with residential and commercial uses, care has been taken to ensure any potential negative impacts on nearby residences are mitigated. A six (6) foot tall decorative block wall which will screen the storage buildings from the view of residences in the area. A 25-foot landscape buffer is provided to the north, and to the east is a 58-foot landscape buffer. Along the front of Building C and the south end of Building D, a 20-foot landscape buffer is provided, which will screen the facility from the future commercial development. All landscaping areas will be fully landscaped with shrubs and trees.

Additionally, along the northern property line (adjacent to residential), buildings are setback 25 feet. From the east property line (also adjacent to residential), the buildings are setback in excess of 70 feet.

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 July 28, 2021. Due to the ongoing Covid-19 pandemic, the meeting was held virtually via Zoom. All notices of the meeting, including mailings to owners within 1,000 feet of the site, public hearing notice signs on the property, and display ads in the Southwest Valley Arizona Republic, were completed in at least fifteen days prior to the meeting as required. In addition to City Staff and the applicant's team, two (2) people attended the virtual meeting including one (1) Councilmember and one (1) Planning Commissioner (Exhibit I). The applicant gave an overview presentation on the project including the hours of operation, landscaping, layout, floor plans, access, architecture, parking, trip generation, security, and general operations of the facility. Discussion was primarily related to the following topics:

- Mitigation of impacts of the facility in terms of architecture, lighting, and landscaping. The applicant responded that the architecture will complement the surrounding area and be a buffer for the residences from uses like McDonald's, lighting will be provided for security, but it will meet standards in the Avondale Zoning Ordinance for photometric plans, and described the proposed landscape buffers.
- What happens to the emergency access to the south once the parcel gets developed? The applicant responded that a gate with access will need to be installed. Access will be reviewed during the Site Plan and Design Review process for the remaining vacant pads.
- The proliferation of self-storage facilities in the area and the sales tax revenue that is generated not as high as retail use. The applicant responded that self-storage facilities generate rental sales tax revenue and there will still be opportunities for commercial uses on the site that will have prominent frontage on the arterial streets.
- Proposed uses on the remaining adjacent parcels. The applicant responded the hard corner is to be developed with a McDonald's in 2022, and the rest of the vacant pads are most likely to be developed with future retail or restaurant uses.

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

- As long as it isn't more houses that I have to pay to build schools and staff with teachers it is just fine to build a storage facility!!
- Build it as soon as you can.
- There are too many storage facilities as is. Please court some nice restaurants instead of warehouses, coffee shops and fast food. Thank you so much.

No additional public comments have been received to date.

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

ANALYSIS:

In order to grant a Conditional Use Permit, five (5) findings must be met as outlined in Zoning Ordinance Section 108.B. The burden of proof is on the applicant. Each finding is presented below along with Staff's analysis.

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

The subject property is designated as Local Commercial by the General Plan, which is primarily intended for providing for daily needs of goods and services to the residents residing within the surrounding area. The types of uses allowed in this category specifically for local residents may include grocery stores, gas stations, neighborhood/retail services, and office and medical uses serving consumers residing in adjacent residential areas, which promotes a walkable community. A mini-storage warehouse and personal storage is a use that aligns with the Local Commercial designation.

The property's C-2/PAD zoning is consistent with the Local Commercial designation. The purpose of the C-2 district is to accommodate development of commercial complexes providing goods and services to a communitywide trade area. The proposed mini-storage warehouse is a low-intensity use that will provide a service to the nearby neighborhood.

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

Mini-storage warehouses and personal storage generate minimal amounts of traffic, do not tax City water and sewer services, and do not create any significant noise or light impact on surrounding properties. In terms of architecture, the proposed buildings and walls feature a contemporary design with quality materials that will enhance the area and complement the future McDonald's on the corner. There will be a landscape buffer adjacent to all sides of the development, and the storage facility itself will act as buffer between the residences to the north and the future commercial development, which could have more intense uses than mini-storage such as restaurant or retail.

Furthermore, the proposed facility will provide a needed service to existing and future residents in the surrounding neighborhoods in south Avondale. The project narrative (Exhibit E) indicates that as the population becomes more transitory (moving often), there is a need for secure temporary storage of personal items in a location that is convenient.

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

The proposed development meets the development standards for setbacks, buffering, parking, on-site circulation, landscaping, and screening as required by the Zoning Ordinance. Development of the site per the submitted plan (Exhibit F) will result in a functional, attractive development that contributes to the local economy and provides a benefit to the surrounding area.

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

All public access to the facility will be from Avondale Boulevard, a major arterial road, via a planned, full-access driveway. All circulation internal to the site meets City requirements. Adequate width is provided to allow City fire trucks to enter and exit the site, if necessary. A secondary fire access is also provided, along with a twenty-six (26) foot fire access gate with access to Lower Buckeye Road. According to the project's parking demand study, the demand for parking is fourteen (14) spaces for visitors. The project will provide for ten (10) parking spaces before the security access gate, near the leasing office and four (4) parking spaces within the storage facility, two (2) of which are covered. Additionally, customers typically will park alongside their drive-up storage unit to load and unload, so the site will be able to accommodate the anticipated traffic. According to the project narrative, daily vehicle traffic trips are projected to be less than 24, the majority of which will be generated by passenger cars and pick-up trucks.

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

Staff's recommended conditions, several of which are standard for development of this type, address the following:

- a. Ensuring the proposed use develops in accordance with the site plan, landscape plan, narrative and building elevations provided to the City and attached as exhibits to this staff report.
- b. Per the Zoning Ordinance, the Conditional Use Permit will expire within two (2) years if the use has not commenced on the property.
- c. A Re-Plat, splitting the parcel and dedicating an eighteen (18) foot private utility easement, shall be recorded prior to the issuance of a permit for development of the subject property.
- d. The developer shall complete all required improvements to Avondale Boulevard in the first phase of development.
- e. Provide a recorded copy of a vehicular cross access/shared access easement between the McDonald's and the proposed self-storage facility properties; notate and show the easement(s) on the site plan as part of the Site Plan and Design Review process approval.
- f. The monument sign is required to be a multi-tenant monument sign and must be located south of the drive aisle on Avondale Boulevard. The final location of the sign will be determined before Site Plan and Design Review approval.

DISCUSSION:

Staff recommends approval of the CUP request for the following reasons:

1. The proposed land use meets the five (5) required findings for a CUP in Section 108.B of the Zoning Ordinance.
2. Approval of the proposal will result in a development compatible with the Local Commercial General Plan

designation, the Durango Park PAD, and existing development in the area.

3. The proposed land use will not be detrimental to persons residing or working in the area, on adjacent properties, or to the public welfare in general.
4. The proposed land use will provide a needed service to current and future residents in Avondale.

STRATEGIC PLAN:

OUTCOME AREA: Creative and Sustainable Community Development.

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

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

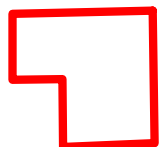
Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-21-0251, a request for approval of a Conditional Use Permit to allow for the operation of a mini-storage warehouse and personal storage facility within the Durango Park Planned Area Development C-2 (Community Commercial) zoning district, subject to the following six (6) conditions of approval:

CONDITIONS OF APPROVAL:

1. Development and use of the site shall generally conform to the CUP narrative (submitted on August 30, 2021), site plan (submitted on August 31, 2021), landscape plan (submitted on August 31, 2021), and building elevations (submitted on August 31, 2021), attached to the staff report as Exhibits E, F, G, and H respectively.
2. In accordance with Section 108 of the Zoning Ordinance, the CUP shall expire within two (2) years from the date of approval if the use has not commenced.
3. A Re-Plat, splitting the parcel and dedicating an eighteen (18) foot private utility easement, shall be recorded prior to the issuance of a permit for development of the subject property.
4. All required off-site improvements to Avondale Boulevard shall be completed in the first phase of development prior to the issuance of a Certificate of Occupancy or Certificate of Completion.
5. Provide a recorded copy of a vehicular cross access/shared access easement between the McDonald's and the proposed self-storage facility properties; notate and show the easement(s) on the site plan as part of the Site Plan and Design Review process.
6. The monument sign is required to be a multi-tenant monument sign and must be located south of the drive aisle on Avondale Boulevard. The final location of the sign will be determined before Site Plan and Design Review approval.

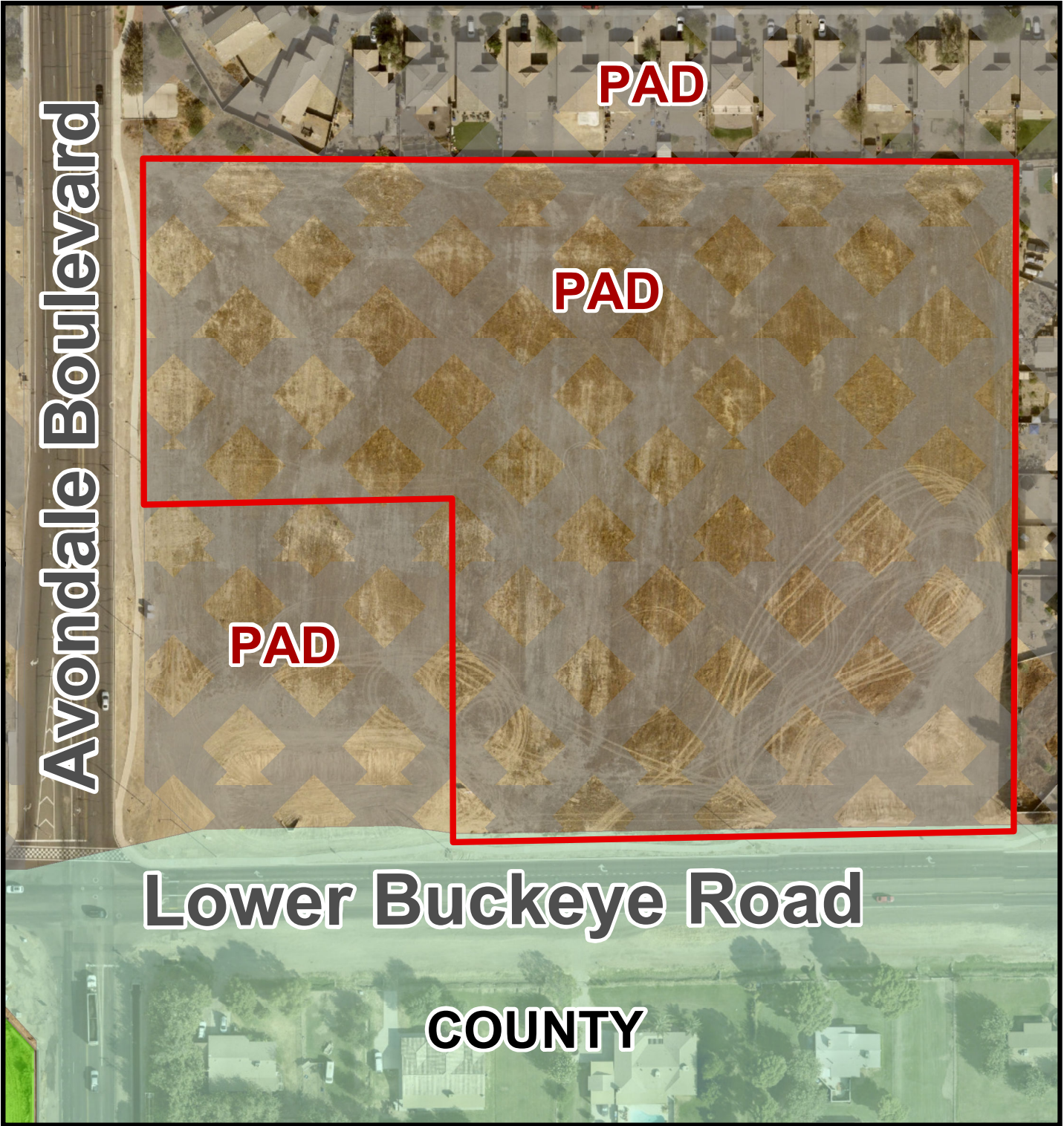


Aerial Photograph

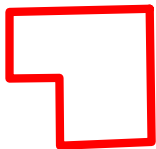


Project Location



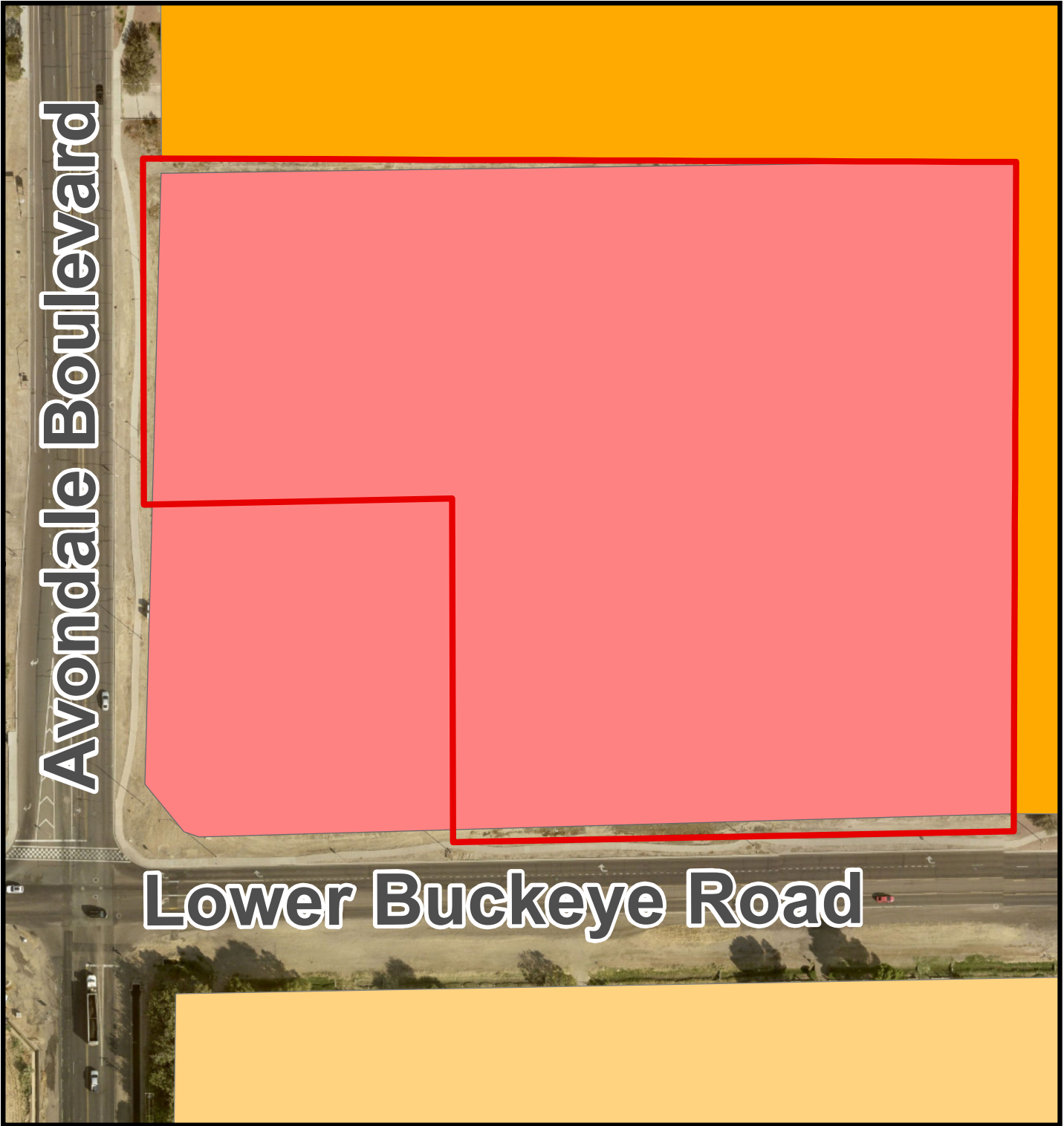


Zoning Vicinity Map



Project Location

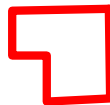




General Plan Land Use Map



-  Local Commercial
-  Estate/Low Density Residential
-  Medium Density Residential



Project
Location



*SUMMARY OF RELATED FACTS
APPLICATION PL-21-0151*

<i>THE PROPERTY</i>	
PROPERTY SIZE	Approximately 8.57 acres
LOCATION	Approximately 323 feet north of the northeast corner of Avondale Boulevard and Lower Buckeye Road
PHYSICAL CHARACTERISTICS	The L-shaped subject property is vacant and undeveloped.
GENERAL PLAN LAND USE DESIGNATION	Local Commercial
EXISTING ZONING	Durango Park Planned Area Development - C-2 (Community Commercial)
ZONING HISTORY	The property was annexed into the City's corporate limits on April 14, 1999 (Ordinance No. 693-99) and rezoned to Durango Park Planned Area Development case number Z-98-361A.

<i>SURROUNDING ZONING AND LAND USE</i>	
NORTH	Durango Park, a single-family residential subdivision zoned Planned Area Development (PAD).
EAST	Durango Park, a single-family residential subdivision zoned PAD.
SOUTH OF LOWER BUCKEYE RD.	Raceway Ranchos, a residential subdivision located in the jurisdiction of Maricopa County. South of the project also includes a future McDonald's, planned to be constructed in 2022 on the immediate northeast corner of Avondale Boulevard and Lower Buckeye Road.
WEST OF AVONDALE BLVD.	A 12.2-acre, vacant, commercial corner of Del Rio Ranch, zoned PAD.

<i>PUBLIC SCHOOLS</i>	
SCHOOL DISTRICT(S)	Littleton Elementary #65, Tolleson Union
ELEMENTARY SCHOOL	Quentin Elementary
HIGH SCHOOL	La Joya High School

<i>STREETS</i>	
Lower Buckeye Road	
Classification	Arterial
Existing half street right-of-way	55-65
Standard half street right-of-way	65
Existing half street improvements	Two travel lanes, half center turn lane, right turn lane, sidewalk, curb, gutter, streetlights

Standard half street improvements	Two travel lines, half center turn lane, sidewalk, curb, gutter, streetlights
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<i>STREETS</i>

Avondale Boulevard

Classification	Arterial
Existing half street right-of-way	65
Standard half street right-of-way	65
Existing half street improvements	Two travel lanes, half center turn lane, sidewalk, curb, gutter, streetlights
Standard half street improvements	Two travel lanes, half center turn lane, sidewalk, curb, gutter, streetlights

<i>UTILITIES</i>

City of Avondale is the water and sewer provider for this parcel. SRP provides electrical service to this area.

Exhibit E

Project Narrative

Omni Avondale Self-Storage

Conditional Use Permit (CUP)

Project Narrative

NEC of Avondale Blvd. and Lower Buckeye Rd.



Submitted To

City of Avondale Development Services Department

Submitted: May 7, 2021

Revised: August 4, 2021

Applicant / Representative:

Jason Sanks / Sanks and Associates, LLC

Development Team

Property Owner:	Lower Buckeye and Avondale, LLC 11811 N. Tatum Boulevard Phoenix, AZ 85028
Developer & Applicant:	Scott Fey, CCIM Omni Avondale Self-Storage, LLC 6615 N. Scottsdale Road, Suite 207 Scottsdale, AZ 85250
Planner & Applicant Representative:	Jason Sanks Sanks and Associates, LLC 2410 E. Paraiso Drive Phoenix, AZ 85024 jason@sanksassociates.com 602.326.0581 cell
Architect:	Tony Tang Tony Tang Architect 3304 N. Valencia Lane Phoenix, AZ 85018
Civil Engineer:	Jennifer Smith SBL Engineering, LLC 1957 E. Sunburst Lane Tempe, AZ 85284
Landscape Architect:	Jason Harrington Harrington Planning + Design 1921 S. Alma School Road, Suite 204 Mesa, AZ 85210
Comprehensive Sign Plan:	Gary Johnson Signs Plus 9200 Valley Road Prescott Valley, AZ 86314

Introduction & Request

Omni Capital is a self-storage and land management company that has operated in Arizona for nearly 20 years. The company is currently in the process of acquiring an approximately 3.85-acre portion of property and seeks to build a new fully indoor, single-story self-storage facility. No outdoor storage of RVs, boats, or vehicles is proposed. In addition to requiring Site Plan and Design Review approvals, the proposed self-storage use requires a Conditional Use Permit (CUP) per the City of Avondale Zoning Ordinance to ensure consistency with the General Plan and compatibility with the surrounding neighborhood. A companion Minor Land Division (Final Plat) application is being submitted concurrently with this request to create the smaller parcel needed from the current parent parcel.

The proposed self-storage facility will be located on a portion of the parcel shown below, located at the northeast corner of Avondale Blvd. and Lower Buckeye Rd. (APN: 101-54-652D).



Existing Conditions

According to the City of Avondale Zoning Map and Planning staff, the parcel is currently zoned PAD using C-2 base development standards. Most of the area surrounding the facility is residential with mostly undeveloped commercial parcels at the intersection. All properties directly to the north and east are currently single-family residential with vacant commercial property to the west. A table has been provided to depict adjacent land uses and their zoning districts:

Direction	Land Use	Zoning
North	Single-Family Residential	PAD
East	Single-Family Residential	PAD
South	Commercial, approved McDonald's	PAD (C-2)
West	Commercial	PAD (C-2)

Conformance with the Avondale 2030 General Plan Update

This property is designated as “Local Commercial” on the General Plan and within the “Avondale Boulevard Employment and Commercial Corridor”. The proposed use is consistent with this land use designation. Local Commercial is used primarily for the “daily needs of goods and services to residents” and located near the arterial intersection of Avondale Boulevard and Lower Buckeye Road. In respect to the “Avondale Boulevard Employment and Commercial Corridor”, the site has been purposely designed to have a narrow frontage on Avondale Boulevard with a beautifully designed office/retail building while placing the storage buildings behind what will ultimately be higher intensity commercial land uses along Avondale Boulevard and Lower Buckeye Road as desired by the community. The bold architecture of the facility is in the spirit of the corridor and will provide the interest and quality expected of the plan along Avondale Boulevard.

As a land use, the image of self-storage in the general community has improved significantly over the last 25 years. First, the quality of self-storage facilities like the one proposed by Omni reflects the desire for quality architecture and attention to mitigating the inherent building massing issues of large buildings that cannot reasonably have many windows. Further, as housing values outpace incomes and the population becomes ever more transitory (moving often), the need for secure temporary storage of personal items has become a necessary neighborhood use within the community. Our customers do not want to drive several miles to an industrial area that feels unsafe and inconvenient to retrieve personal items they keep in storage.

Self-storage facilities also adapt to their surroundings over time. Our company has built facilities in downtown Phoenix and subsequently adapted to the needs of residents in a dense urban environment. This may include the development of daily bike locker facilities or other urban adapted services as the community changes.

Customers like having convenient, secure locations for their belongings near their homes so they know that those items are safe, near, and accessible to them. For this reason, we find that we are “promoting neighborhood-serving businesses” as stated in the Executive Summary of the General Plan. The General Plan also focuses on the need to reduce reliance on fossil fuel intensive uses and self-storage generates very low traffic trips. Further electrification of passenger vehicles and larger trucks means that self-storage as a land use will have relatively no reliance upon fossil fuels as the City looks forward to a future without fossil fuels. Our facility will include one electric vehicle charging station to further this goal.

Self-storage is commonly overlooked as an economically sustainable land use. While at first glance, communities may perceive that retail is what is desired on a commercial parcel to generate retail sales tax, retail has proven somewhat cyclical and less reliant upon land use with online shopping trends. Self-storage also generates tax revenue, but rather “rental sales tax” revenue, which is relatively stable since most facilities generally maintain stable occupancy levels. This rental tax revenue comes at a relatively low cost to the City itself, as the demands on police, fire, traffic, parks, and other community services are nearly unaffected by the land use compared to retail shopping centers or entertainment venues that generally receive higher calls for service related to police or

fire. Storage facilities are by their very nature designed to be self-policing: Enclosed/gated, protected with surveillance cameras, alarms, secure with individual renter access codes, professionally managed, well-lit, and with limited hours of operations. The facility seeks the most security for the safety of its renters' and their belongings as possible. Further, lease agreements ensure that the units themselves are not stored with dangerous items nor can anyone live in or run businesses out of units. The onsite management office staff ensures that these aspects of the facility are carefully complied with for everyone's benefit.

Land Use Compatibility with Adjacent Residentially Designated Property

This self-storage facility is proposed to be a completely single-story facility with building heights of 12' on the perimeter adjacent to residential, then extending up to 17' for the larger storage building on the interior of the site. This somewhat taller building height in the middle of the site is to accommodate screening of roof mounted air conditioning units from public view with parapets. The 12' tall perimeter buildings will nearly entirely block the view of the 17' tall building in the middle which is still relatively short compared to the allowed 30' of building height in the C-2 zoning district. The buildings and site layout have been designed in a way to buffer the Durango Park neighborhood from what is anticipated to be higher intensity commercial land uses along both arterial frontages (Retail, fast food, personal services). The facility is one of the quietest commercial land uses possible, with very low customer traffic and activity. Daily vehicle traffic trips for routine operations related to the facility are projected to be less than two dozen. Although vehicular traffic may include U-Haul style trucks, most of our customer vehicle traffic is generated by passenger cars and pick-up trucks.

Self-storage also creates one of the most private environments possible for those residents directly backing to our project, so that they may enjoy their rear home windows and yard areas with practically a guarantee that there is nobody on the other side of their rear wall looking into their properties or walking around near their yards. The area is lit just enough to be secure, heavily landscaped to beautify the area, and building heights are low enough that they will be barely visible from those residences. A "Line of Site" exhibit was prepared for this project to depict what an average height adult would see from their home to the north. In essence, the self-storage facility provides a sense of barrier and relief from what could otherwise occur on the C-2 zoned property, even without a Conditional Use Permit.

The rental office has a higher building height due to its purposefully unique design. It is important to note that this proposed building is located directly adjacent to an open space tract within Durango Park and not immediately behind a residence.

The use will not generate any smoke, light, glare, or noise as these are items commonly considered in the evaluation of a CUP. While lighting is provided for security and visibility purposes, light levels at property lines are maintained at acceptable City allowed levels as shown on the included "Photometric Plan."

Typical Business Operations

Due to the proximity of the nearby residential homes, the design of the facility will remain 1-story and will not have any outdoor vehicle storage. The facility will also be professionally managed with a state-of-the-art security system to monitor perimeter and internal activity. Elements of the security system include:

- Unique security code required for each customer to enter and exit
- Full camera coverage on the interior
- Full camera coverage of the entrance

The self-storage facility, due to its unique quiet and secure nature, provides a natural physical buffer to the new McDonald's approved for the immediate corner and anticipated future commercial build out of the entire C-2 zoned corner.

Hours of Operation

The office of the self-storage facility is anticipated to be open daily from 9:00am to 6:00pm. The gated and secured storage area will allow customers to access their storage units using their private access codes every day from 5:00am to 10:00pm. Select customers, on an as needed and limited basis, may be granted access outside of those standard hours. Since every customer has a specific code for their access, the facility is aware of who is entering and leaving the facility. Camera surveillance is also provided at all times for the safety of our customers, their property, and the general community.

Architectural Compatibility

Our architectural team's approach to compatibility with the Durango Park development largely focused on incorporating colors and materials of the recently approved McDonald's drive through restaurant to be constructed on the immediate northeast corner of the intersection. The contemporary theme of the restaurant was relatively simple to compliment, and we have proposed to include several identical colors and materials from the McDonald's restaurant.

Further, our design team seeks to bring additional colors and materials to the project to improve its overall quality while also addressing the unique nature of the linear mass of storage buildings that by design and logic, do not have exterior windows or access for security of customer belongings.

Compliance with Setback Requirements

The project meets all C-2 building setback requirements for a self-storage facility. The storage buildings are 25' away from the adjacent residential properties to the north and east (Section 305.D.4) while maintaining a 0' setback from the proposed interior commercial lot lines. These lot lines will be created through a separate replat application of the existing larger commercial parcel. A 45' landscape setback has been provided between Avondale Road and the first parking stall outside of the leasing office, which exceeds the 30' setback requirement for parking from the arterial roadway

Landscape and Open Space Area Design

The landscape requirements of this project comply with the City of Avondale's requirements for tree, shrub, and ground cover calculations as depicted on the Preliminary Landscape Plan. The plant palette and granite color and type has been designed to complement the approved McDonald's project on the same commercially zoned corner.

Special care has been taken to buffer adjacent residences with evergreen trees and a planting pattern to well screen the storage facility from view. Further, based on City requirements, 20' of landscape buffering has been provided on the west and south sides of the buildings lining the interior west and south property lines of the new parcel.

Ingress and Egress / Cross-Access Easements

The self-storage facility will take access from Avondale Boulevard and provide cross access to the commercial parcel to the south that will further connect to the approved McDonald's project on the hard corner of the intersection. Emergency access will be provided by an "emergency cross access easement" with an improved surface across proposed Lot 3 to allow emergency vehicles to enter/exit Lower Buckeye Road until which time that parcel builds out with a completed project. At the time of future development of Lot 3, it is anticipated the proposed easement will be modified to accommodate the proposed site plan and accomplish the same purpose of emergency access.

Perimeter Wall Design / Screening

The existing neighborhood perimeter wall for Durango Park along our northern and eastern property lines will provide the necessary wall separation between our development and those residences. New landscaping will be provided in a manner to visually buffer the single-story storage buildings. The landscape plan provided details the quantity and size of evergreen trees that will provide year round visual buffering for those residents living nearby the facility.

Interior to the rest of the future commercial development, the storage buildings themselves will serve as the primary screening mechanism to the west and south as is typical for this land use. Per Avondale requirements, an additional 20' of landscaping will be provided immediately adjacent to those buildings on the parcel edges to soften their appearance to the rest of the commercial center. The Preliminary Landscape Plan details that this requirement has been met.

The exterior building and site design creates the "wall" of the facility on the west and south which is inspired by the approved McDonald's fast food restaurant color and materials palette, but enhanced to accommodate the needs of our office and larger storage buildings. The self-storage buildings have inherently longer building mass and need additional features to mitigate their length and mass compared to the relatively small building area of the restaurant. The single-story nature of this facility helps to prevent large massing issues since the storage buildings themselves are short (12' to 14'10") in

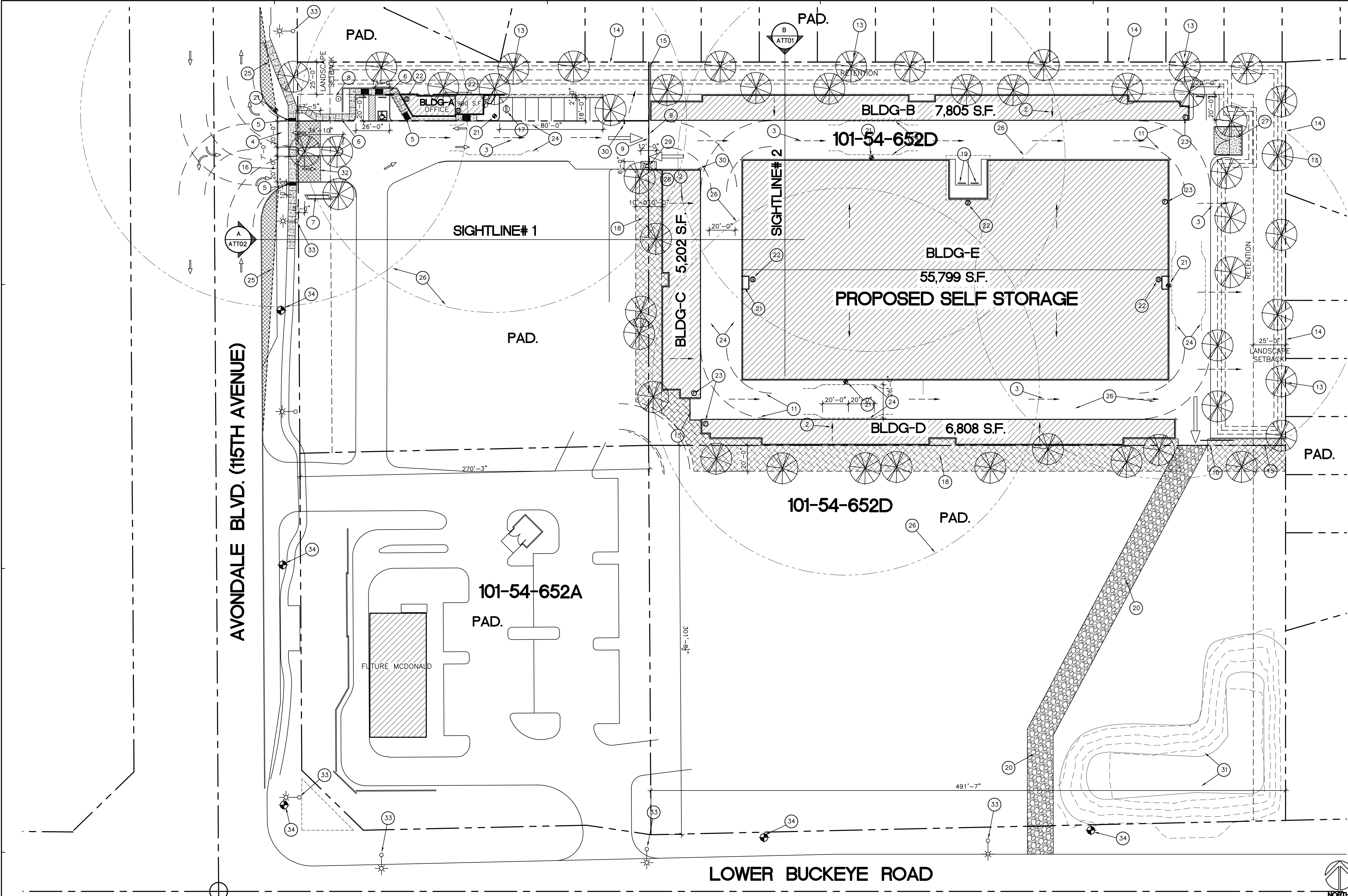
comparison to typical commercial buildings that require higher clearances for retailers and restaurants. The portions of the building that extend up to 14'10" are small faux tower elements that have been incorporated into the overall design to break both the vertical and horizontal building mass and linear roof lines.

Conclusion

The Omni team finds this project meets the goals, policies, and objectives of Avondale's 2030 General Plan update and further ensures that it will not be materially detrimental to adjacent property owners or the overall neighborhood. Rather, it will provide a useful neighborhood use and serve as a land use transitional buffer between the Durango Park residences and future, more intense commercial development on the remaining portion of this commercially zoned corner.

Exhibit F

Site Plan



PROJECT DATA		
SITE AREA:	146,562 S.F. (3.36 AC.)	
STORAGE SITE AREA:	12,265 S.F. (0.28 AC.)	
OFFICE SITE AREA:	(GROSS & NET THE SAME)	
TOTAL SITE AREA:	158,827 S.F. (3.65 AC.)	
ZONING:	PAD	
A.P.N.#:	101-54-652D	
MAX. BLDG. HT.:	26'-6"	
TOTAL STORAGE UNIT COUNT:	613 UNITS	
BUILDING AREA:		
BLDG-A	SINGLE STORY	990 S.F.
BLDG-B	SINGLE STORY	7,805 S.F.
BLDG-C	SINGLE STORY	5,202 S.F.
BLDG-D	SINGLE STORY	6,808 S.F.
BLDG-E	SINGLE STORY	55,799 S.F.
TOTAL AREA:		76,604 S.F.
ESTIMATED LEASABLE:	30250(A/C)+31150(NON)=	61,400 S.F.
ESTIMATED A/C STO. %:	30250/61400=	49.26%
LEASABLE EFFECIENCY:	61400/75614=	81.20%
SITE COVERAGE:	76604+1492 (COVER ROOF) =	49.17%
	158,827 S.F.	
PARKING:	ADA PARKING:	1
	STANDARD PARKING:	11
	COVERED STD. PARKING:	2
	TOTAL PARKING:	14

CITY OF AVONDALE LANDSCAPE REQUIREMENT CALCULATIONS		
REQUIREMENT	REQUIRED	PROVIDED
PARKING LOT LANDSCAPE 15% OF PARKING LOT AREA TO BE LANDSCAPED. PER SECTION 12-C-2	15% LANDSCAPE COVERAGE	30% LANDSCAPE COVERAGE
BUILDING FRONTAGE LANDSCAPE MIN. OF 50% OF BUILDING FRONTAGE SHALL BE LANDSCAPED PER SECTION 12-C-8	50% LANDSCAPE COVERAGE	55% LANDSCAPE COVERAGE
STREET FRONTAGE (AVONDALE) 9 TREES AND 90 SHRUBS FOR EVERY 100 LINEAR FEET	TOTAL FRONTAGE LF = 40 FT. 3.6 TREES 32.4 SHRUBS	4 TREES 46 SHRUBS
PERIMETER LANDSCAPE 1 TREE / 3 SHRUBS PER 15FT. OF PROPERTY BOUNDARY PER SECTION 12-C-5-d	EAST BOUNDARY = 317 FT. 21.3 TREES 63.4 SHRUBS NORTH BOUNDARY = 410 FT. 27.3 TREES 82 SHRUBS	21 TREES 170 SHRUBS 47 TREES 202 SHRUBS

- ### KEYNOTES
- BUILDING ROOF RIDGE LINE.
 - ROOF DRAINAGE DIRECTION.
 - CONCEPTUAL WATER DRAINAGE DIRECTION.
 - NEW CONCRETE SIDE WALK TO ALIGN EXISTING SIDEWALK.
 - NEW RAMP WITH ADA TEXTURE SURFACE
 - NEW CONCRETE SIDEWALK.
 - NEW MONUMENT SIGN, WILL REQUIRE SEPARATE PERMIT PROCESS.
 - NEW 40' FLAGPOLE WITH UPLIGHT.
 - AUTOMATIC ROLLING GATE WITH CARD ACCESS.
 - FIRE DEPARTMENT ACCESS GATE WITH FIRE DEPARTMENT KNOX PADLOCK AND SOLID PANEL.
 - TRUCK TURNING RADIUS.
 - POTENTIAL ADDITIONAL ACCESS GATE.
 - CONCEPTUAL TREE LOCATION, SEE LANDSCAPE PLAN FOR EXACT PLANTING DESIGN.
 - EXISTING RESIDENTIAL 6'-0" SCREEN WALL, FULFILL THE 6' SCREEN WALL REQUIREMENT.
 - NEW 6' CMU SCREEN WALL, COLOR AND TEXTURE SHALL MATCH NEW BUILDING.
 - NEW DRIVEWAY ENTRANCE WITH 7' LANDSCAPE MEDIAN.
 - ELECTRICAL VEHICLE PARKING SPACE WITH CHARGING STATION.
 - 20' DEEP REQUIRED LANDSCAPE BUFFER.
 - COVERED PARKING SPACE.
 - TEMPORARY 20' WIDE GRAVEL FIRE TRUCK ACCESS ROAD. FIELD VERIFY EXACT LOCATION AS TO AVOID EXISTING RETENTION BASIN.
 - PROPOSED FIRE HYDRANT LOCATION.
 - BUILDING ACCESS
 - FIRE RISER ROOM ACCESS
 - FIRE TRUCK APPROACH TO HYDRANT.
 - SITE VISIBILITY LINE.
 - 150' FIRE HYDRANT REACH.
 - DOUBLE TRASH ENCLOSURE WITH SOLID GATE PER CITY STANDARD.
 - CONCRETE PAD AT THE MAN GATE ENTRANCE.
 - 3' WIDE MAN GATE WITH KEYPAD ACCESS.
 - GATE KEYPAD ACCESS
 - EXISTING RETENTION BASIN TO REMAIN.
 - STAMPED CONCRETE PAVEMENT PATTERN TO MATCH DRIVEWAY PATTERN IN MCDONALD PROJECT.
 - EXISTING STREET POLE LIGHT.
 - EXISTING FIRE HYDRANT.

SITE PLAN NOTES

A. ALL UTILITY LINES LESS THAN 69 KV SHALL BE UNDERGROUNDED WITH THE FIRST PHASE OF DEVELOPMENT.

B. ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.

C. PLANTS LOCATED WITHIN REQUIRED AASHTO SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIALS SHALL BE MAINTAINED TO BE LOWER THAN 2' (SHRUBS) OR TALLER THAN 7' (BOTTOM OF TREE CANOPY).

D. FUTURE DEVELOPMENT PADS WITHIN MASTER PLANNED DEVELOPMENTS SHALL BE COVERED WITH A MINIMUM OF 2" THICK DECOMPOSED GRANITE FOR DUST CONTROL AT TIME OF DEVELOPMENT.

E. ALL DEVELOPMENTS SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPROVED SITE PLAN AND LANDSCAPE PLAN. ANY CHANGES THERETO SHALL REQUIRE APPROVAL OF THE CITY OF AVONDALE.

F. THIS PROJECT IS SUBJECT TO THE CURRENT AVONDALE GENERAL ENGINEERING REQUIREMENTS (AND MAG SUPPLEMENTAL REGULATIONS), COMMERCIAL/INDUSTRIAL/MULTI-FAMILY DESIGN MANUAL, ZONING ORDINANCE, GENERAL PLAN, AVONDALE STREET TREE MASTER PLAN, AND ANY APPLICABLE SPECIFIC PLANS.

PROJECT TEAM

LAND OWNER: LOWER BUCKEYE AND AVONDALE LLC.
11811 N. TATUM BLVD. #1051
PHOENIX, ARIZONA 85028
TEL: (602) 373-4502
CONTACT: NICO HOWARD
EMAIL: NICOHOWARD@GMAIL.COM

DEVELOPER: OMNI AVONDALE SELF-STORAGE LLC.
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SCOTTSDALE, AZ 85250
TEL: 480-216-1140

ARCHITECT: TONY TANG ARCHITECT, LTD.
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TEL: (602) 947-8501
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ZONING CONS: SANKS AND ASSOCIATES, L.L.C.
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EMAIL: jason@sanksassociates.com

LANDSCAPE ARCHITECT

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CHANDLER, ARIZONA 85225
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EMAIL: RLMDesigns@cox.net

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1921 S. ALMA SCHOOL RD.
MESA, ARIZONA 85210
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EMAIL: jason@harringtonplanningdesign.com

VICINITY MAP

N.T.S.

PRELIMINARY NOT FOR CONSTRUCTION

2019013

2019013

tony tang architect

3304 n. valencia ln.
phoenix, az 85018
tel:(602) 295-9651

kctt55@gmail.com

this drawing is an instrument of service, and shall remain the property of the architect. this drawing shall not be reproduced or used for any purpose, in whole or in part, without the written consent of the architect

sheet title:

PRELIMINARY SITE PLAN

project:

OMNI AVONDALE SELF STORAGE
NEC AVONDALE BLVD + LOWER BUCKEYE RD
AVONDALE, AZ 85353

date: 2021APR05
job no.: 2019013
revision:

20168 KWAN CHUER TANG
11/27/2021
EXP 30SEP2022

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2019013

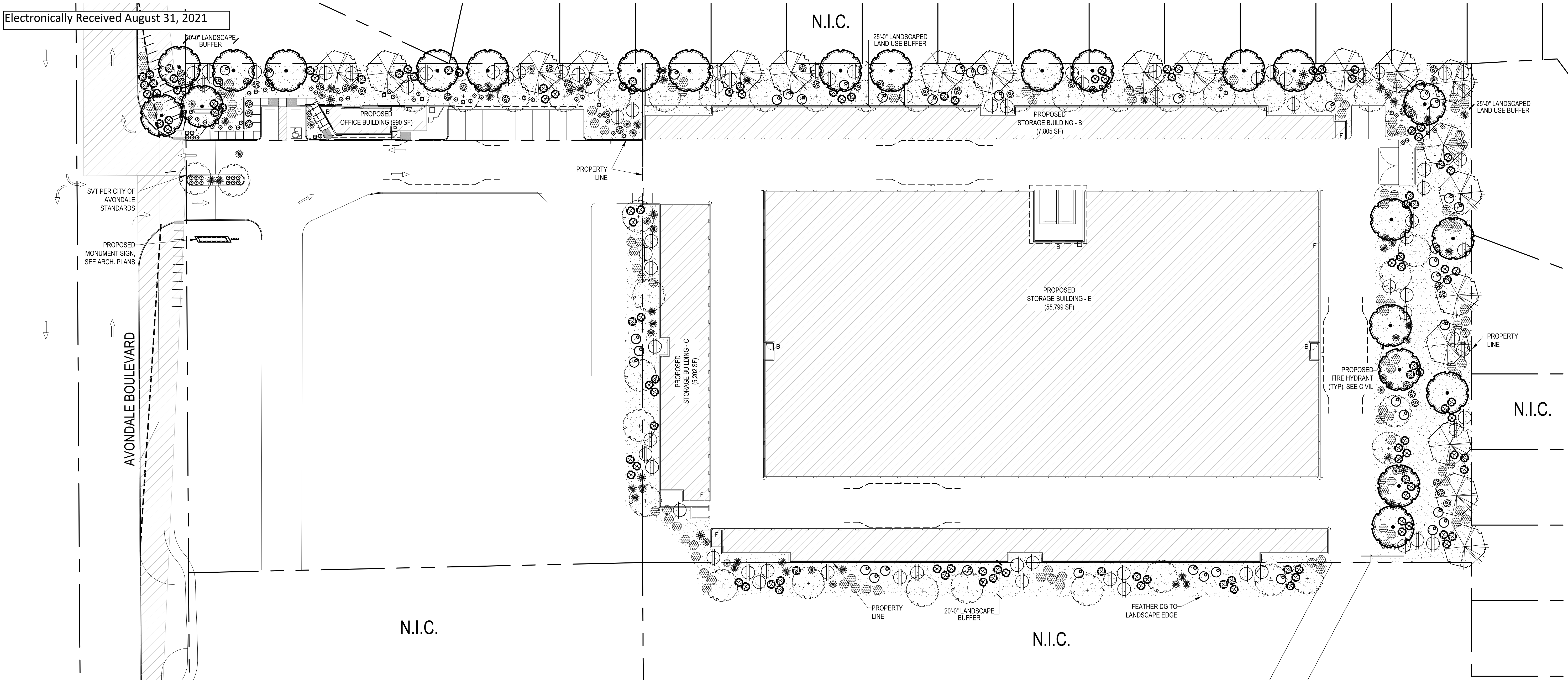
Exhibit G

Landscape Plan

Reuse, reproduction by any method in part or in whole is prohibited without HP+D written consent.

This drawing is an instrument of service and the property of Harrington Planning + Design and shall be restricted to the original site for which it was prepared and publication therefore is expressly limited to such use.

Electronically Received August 31, 2021



PLANTING MATERIAL LEGEND

TREES	SIZE	NOTES	QTY
Ulmus parvifolia Chinese Elm Caliper Size: 1.5"	24" Box H 5'-7" W 3'-4"	*ADWR	23
Eucalyptus papuana Ghost Gum Caliper Size: 1.5"	24" Box H 5'-7" W 3'-4"	*ADWR	20
Acacia aneura Mulga Caliper Size: 1.5"	24" Box H 6'-7" W 2'-3"	*ADWR	40
GROUNDCOVERS			QTY
Myoporum parvifolium Myoporum	5 Gallon	*ADWR	108
New Gold Lantana Trailing Lantana 'Gold'	5 Gallon	*ADWR	122
SHRUBS / ACCENTS			QTY
Tecoma alata Orange Jubilee	5 Gallon	*ADWR	76
Leucophyllum frutescens Green Cloud Sage	5 Gallon	*ADWR	42
Russelia equisetiformis Coral Fountain	5 Gallon	*ADWR	40
Dasyliroon wheeleri Desert Spoon	5 Gallon	*ADWR	70
Hesperaloe parviflora 'Yellow' Yellow Yucca	5 Gallon	*ADWR	79
LANDSCAPE MATERIALS			
Decomposed Granite, 1" minus, Table Mesa Brown 2" deep in planting areas per plan.			49,930 sq.ft.

*ADWR = Arizona Department of Water Resources Approved Low-Water Use Plant

*SVT = Sight Visibility Triangle

CITY OF AVONDALE LANDSCAPE REQUIREMENT CALCULATIONS

REQUIREMENT	REQUIRED	PROVIDED
PARKING LOT LANDSCAPE 15% OF PARKING LOT AREA TO BE LANDSCAPED. PER SECTION 1204-C-6-A	15% LANDSCAPE COVERAGE	30% LANDSCAPE COVERAGE
BUILDING FRONTAGE LANDSCAPE MIN. OF 50% OF BUILDING FRONTAGE SHALL BE LANDSCAPED PER SECTION 1204-C-8	50% LANDSCAPE COVERAGE	55% LANDSCAPE COVERAGE
STREET RIGHT-OF-WAY (AVONDALE BOULEVARD) 1 TREES AND 10 SHRUBS FOR EVERY 25 LINEAR FEET PER SECTION 1204-C-2	TOTAL FRONTAGE LF = 45 FT. 1.8 TREES 18 SHRUBS	2 TREES 23 SHRUBS
LAND USE BUFFER LANDSCAPE 1 TREE / 3 SHRUBS PER 15FT. OF PROPERTY BOUNDARY PER SECTION 1204-C-5	EAST BOUNDARY = 317 FT. 21.3 TREES 63.4 SHRUBS	22 TREES 170 SHRUBS
	NORTH BOUNDARY = 410 FT. 27.3 TREES 82 SHRUBS	47 TREES 202 SHRUBS
MINIMUM LANDSCAPE C-2 DISTRICT = 20% LANDSCAPE PER SECTION 1204-C-1	20%	31.4%
LANDSCAPE BUFFER (AVONDALE BLVD) 1 TREE AND 10 SHRUBS FOR EVERY 20 LINEAR FEET OF STREET FRONTAGE	TOTAL FRONTAGE LF = 45 FT. 2.25 TREES 22.5 SHRUBS	2 TREES 23 SHRUBS

CITY OF AVONDALE GENERAL LANDSCAPE NOTES

- ALL SINGLE-TRUNK TREES REQUIRED ON SITE SHALL BE TWO (2) INCH CALIPER AVERAGE SIZE. TREE CALIPERS FOR SINGLE-TRUNK TREES SHALL BE MEASURED AT 12" ABOVE THE GROUND. ALL MULTI-TRUNK TREES SHALL BE ONE AND ONE-HALF (1-1/2") INCH CALIPER MINIMUM. TREE CALIPER FOR MULTI-TRUNK TREES SHALL BE MEASURED TWELVE (12) INCHES ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL. CALIPER OF MULTI-TRUNK TREES SHALL BE DETERMINED BY TAKING THE AVERAGE CALIPER OF ALL ITS TRUNKS. MULTI-TRUNK TREES SHALL HAVE NO MORE THAN THREE (3) TRUNKS.
- TREE CALIPER AND HEIGHT SHALL GOVERN OVER ANY OTHER PLANTING SIZE INFORMATION PROVIDED ON THE DRAWINGS. TREES SPECIFIED BY CONTAINER SIZES ONLY SHALL NOT BE ACCEPTED.
- A 3-FOOT CLEAR SPACE IS REQUIRED AROUND ALL FIRE SUPPRESSION EQUIPMENT. NO PLANTS MAY BE INSTALLED THAT WILL ENCROACH UPON THIS CLEAR SPACE WHEN MATURE.
- PLANTINGS WITHIN ANY SIGHT VISIBILITY EASEMENT SHALL BE MAINTAINED SO THAT NO LIMBS HAND LOWER THAN SEVEN (7) FEET AND SHRUBS OR OTHER PLANTS PLANTED WITHIN ANY SIGHT VISIBILITY EASEMENT SHALL BE NO TALLER THAN TWO (2) FEET AT FULL GROWTH.
- NOTE: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AVONDALE SUPPLEMENT TO MAG SPECIFICATIONS & STANDARD DETAILS CURRENTLY ON FILE AND AVAILABLE AT THE CITY OF AVONDALE ENGINEERING DEPARTMENT.

LANDSCAPE ARCHITECT

HARRINGTON PLANNING + DESIGN (HP+D)
1921 S. ALMA SCHOOL ROAD
MESA, ARIZONA 85210
JASON HARRINGTON, RLA, ASLA, ASIC, APWA
(480) 250-0116
JASON@HARRINGTONPLANNINGDESIGN.COM

ARCHITECT

TONY TANG ARCHITECT
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PHOENIX, ARIZONA 85018
(602) 295-9651
KCTT55@GMAIL.COM

OWNER CONTACT

LOWER BUCKEYE AND AVONDALE LLC
11811 N. TATUM BOULEVARD
SUITE 1051
PHOENIX, ARIZONA 85028
ATTN: NICO HOWARD
(602) 373-4502
NICOHOWARD@GMAIL.COM

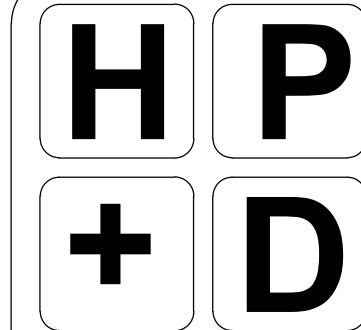
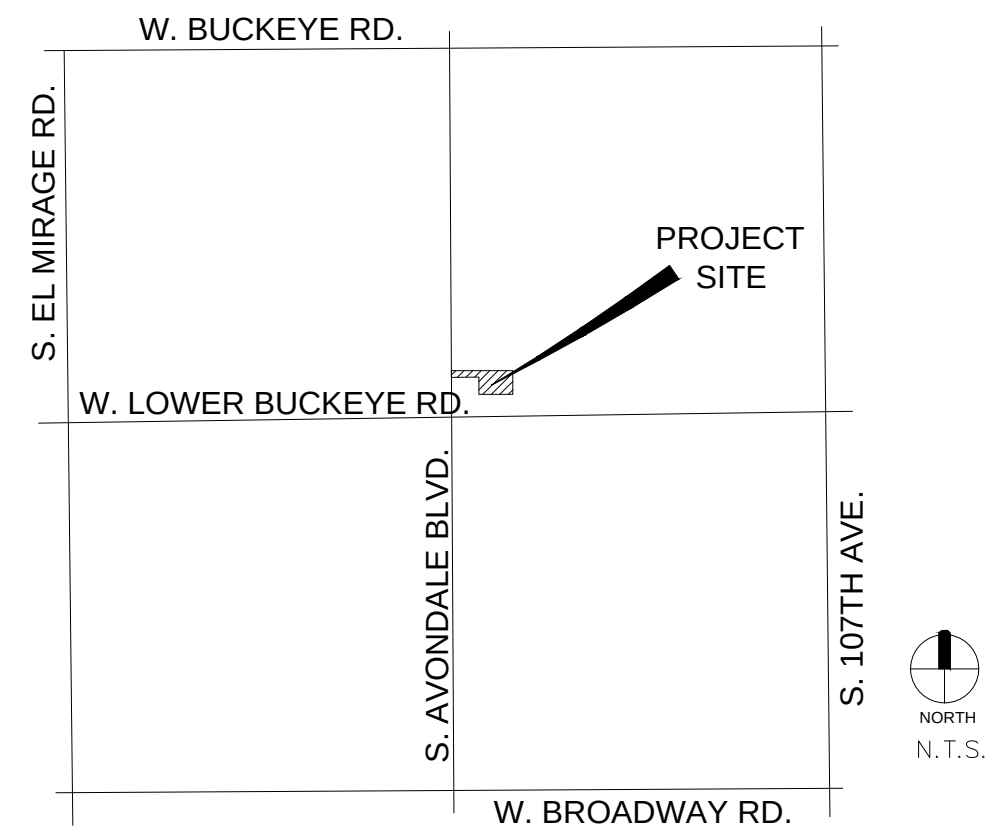
DEVELOPER

OMNI AVONDALE SELF STORAGE, LLC
4521 N. 39TH PLACE
PHOENIX, ARIZONA 85018
ATTN: SCOTT FEY
(480) 216-1140
SCOTT@OMNICAPITALLLC.COM

SITE ADDRESS

NEC AVONDALE BLVD. & LOWER BUCKEYE RD.
AVONDALE, ARIZONA 85323
APN: 101-54-652D

VICINITY MAP



HARRINGTON
PLANNING + DESIGN
1921 S Alma School Rd, Suite 204
Mesa, Arizona 85210
Tel: 480-250-0116
www.HarringtonPlanningDesign.com

PRELIMINARY
NOT FOR CONSTRUCTION

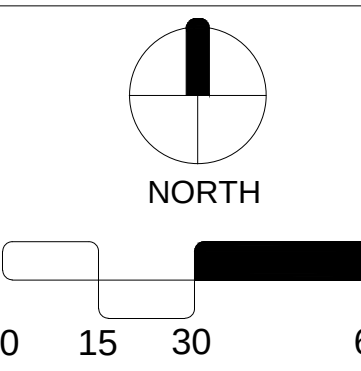


OMNI AVONDALE
SELF-STORAGE, LLC
Avondale Boulevard & Lower Buckeye Road
Avondale, Arizona 85323

REV.	COMMENT	DATE

LANDSCAPE PACKAGE

September 01, 2021
DRAWN BY: TKW
CHECK BY: JEK
PROJ. NO.: 2021-012
CASE NO.: -



PRELIMINARY
LANDSCAPE PLAN

L1.1
1 of 1



Exhibit H

Building Elevations



VIEW FROM ENTRANCE DRIVEWAY



SIDEWALK ENTRANCE TO OFFICE



ENTRANCE DRIVE WITH MULTI-TENANT MONUMENT SIGN



BIRDSEYE VIEW FROM AVONDALE

OMNI
AVONDALE SELF STORAGE



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602-295-9651 kctt55@gmail.com

CLIENT
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SCOTTSDALE, AZ 85250

COLOR
3D
MODELS

ISSUE
2019JAN30
REVISION:
2020JAN17
2020MAR09
DRAWN BY
TONY T.



EXP. 2022 JUN 29

A0.1



BLDG-A NORTH ELEVATION

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



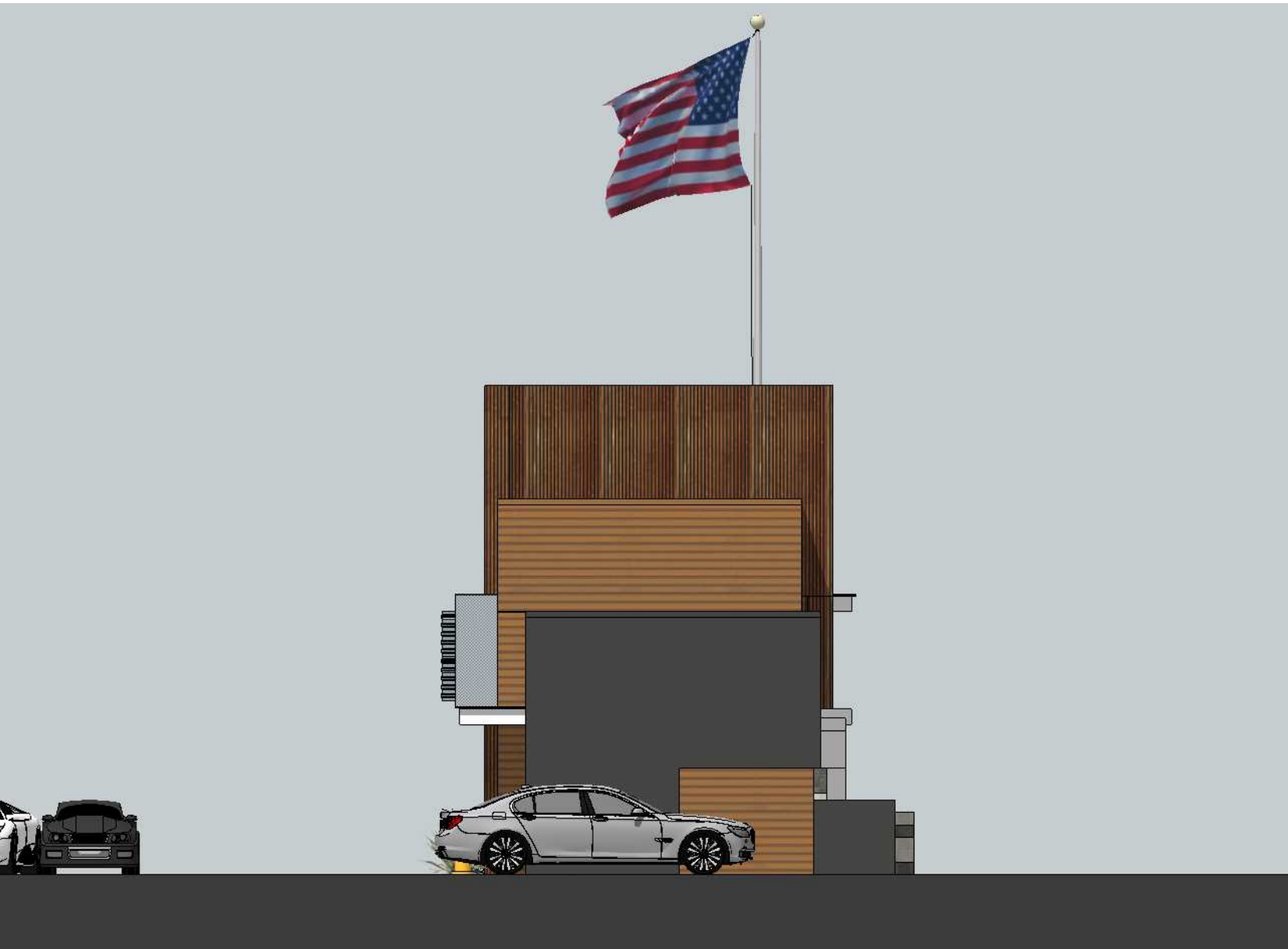
BLDG-A SOUTH ELEVATION

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



BLDG-A WEST ELEVATION

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



BLDG-A EAST ELEVATION

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

COLOR SCHEDULE

BASED ON SHERWIN WILLIAMS AND BENJAMIN MOORE SYSTEMS

IRON ORE SW 7069 MATCH MCDONALD	NAVEL SW 6887
FAIRVIEW TAUPE BM HC-85 MATCH MCDONALD	PURE WHITE SW 7005 MATCH MCDONALD
ALUM. BATTEN SYSTEM "AWNEX - WOOD GRAIN" SUBSTRATE - RAL 7022 MATCH MCDONALD	RIBBED PERFORATED METAL PANEL WITH GALVUM FINISH AND 50% OPENING
HARDIE PLANK - COLONIAL SMOOTH WITH SW 7718 OAK CREEK PAINT	SPLIT FACE CMU WALL BASE SUPERLITE HUNTINGTON GREY (L)
CLEAR ANODIZED FRAME	SPLIT FACE CMU WALL BASE SUPERLITE BLACK MOUNTAIN (M)
GLAZING PPG SOLEXIA	
MIS METAL PERSIMMON DE5293 (N)	

OMNI AVONDALE SELF STORAGE
tony tang architect ltd.

OMNI
AVONDALE SELF STORAGE



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BLDG-A COLOR ELEVATIONS

ISSUE
2021MAR31

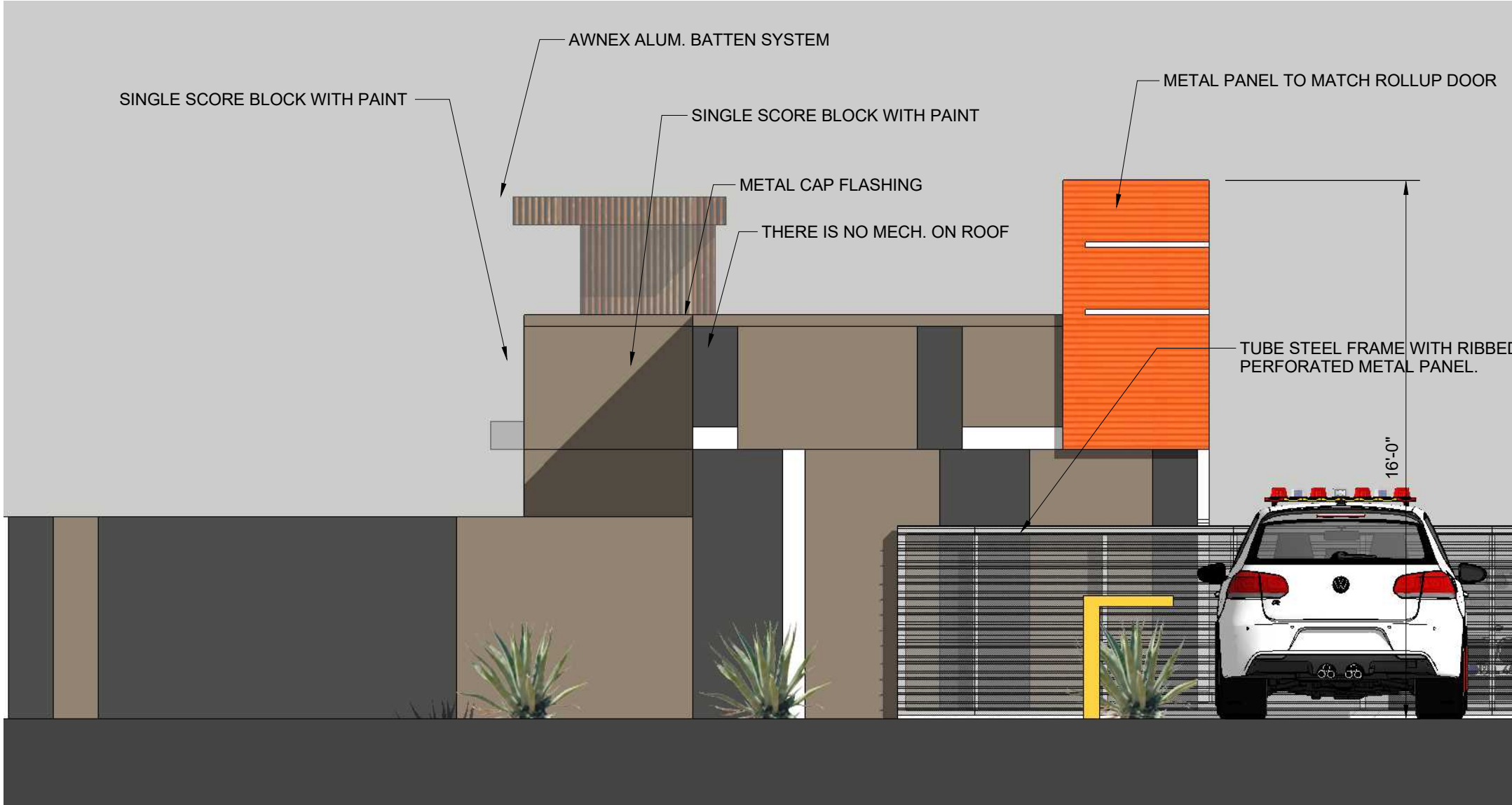
REVISION:

DRAWN BY
TONY T.

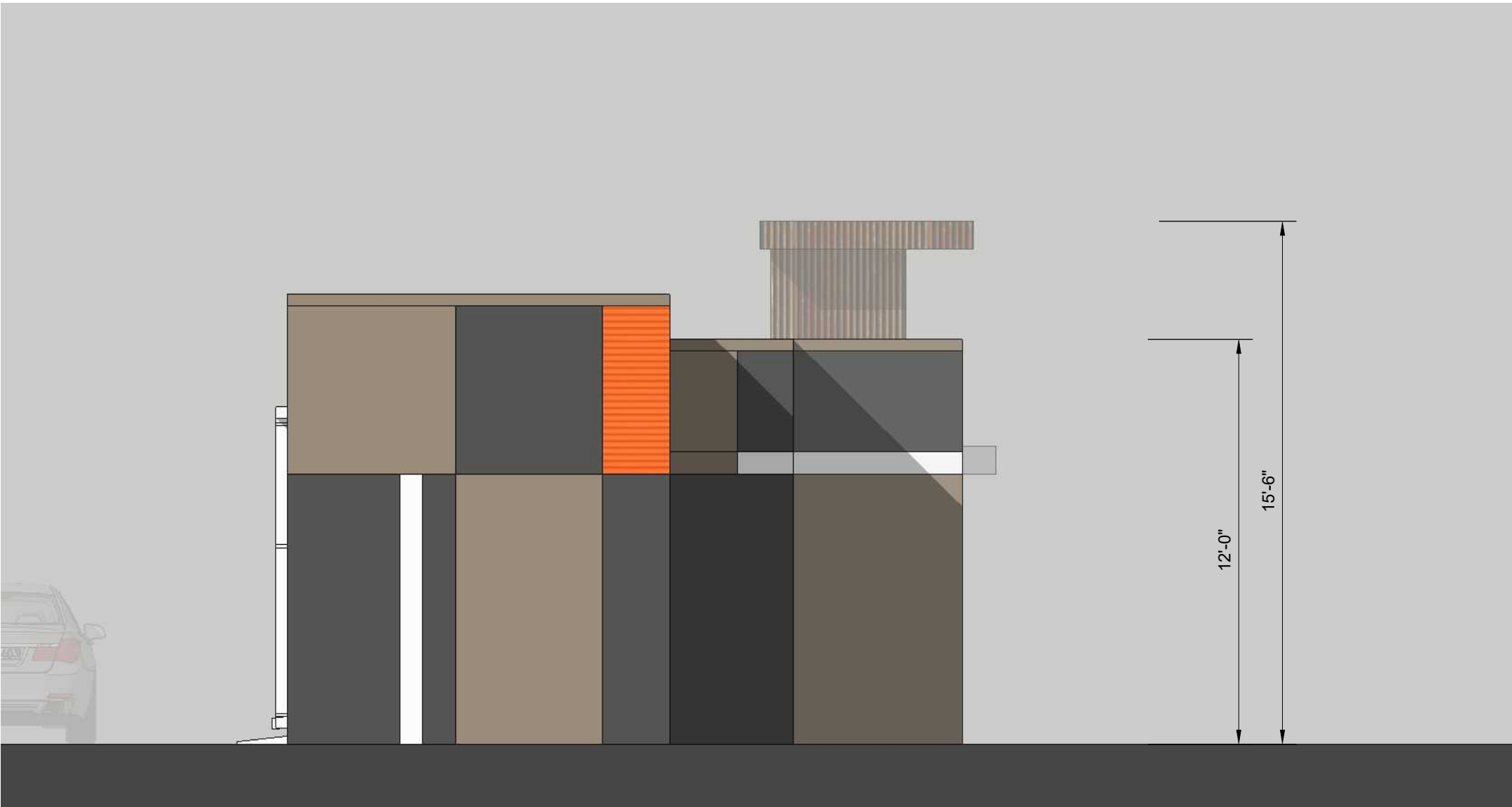


EXP. 2022 SEP 30

A3.1C



BUILDING-B WEST ELEVATION



BUILDING-B EAST ELEVATION

OMNI

AVONDALE SELF STORAGE

COLOR SCHEDULE

BASED ON SHERWIN WILLIAMS AND BENJAMIN MOORE SYSTEMS

IRON ORE SW 7069
MATCH MCDONALD

FAIRVIEW TAUPE BM HC-85
MATCH MCDONALD

ALUM. BATTEN SYSTEM
"AWNEX - WOOD GRAIN"
SUBSTRATE - RAL 7022
MATCH MCDONALD

HARDIE PLANK - COLONIAL
SMOOTH WITH SW 7718
OAK CREEK PAINT

CLEAR ANODIZED FRAME

GLAZING
PPG SOLEXIA

MIS METAL
PERSIMMON
DE5293 (N)

NAVEL SW 6887

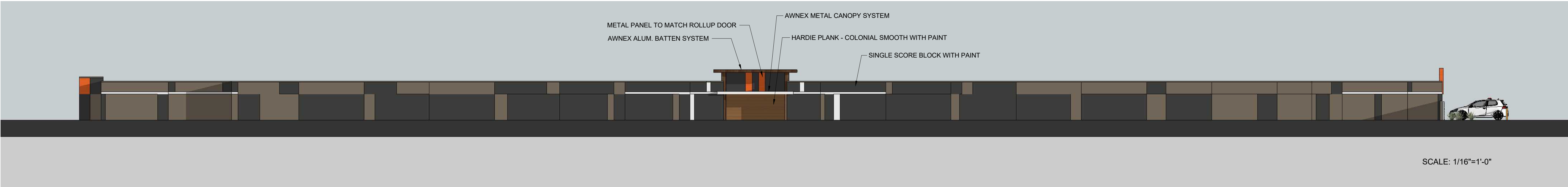
PURE WHITE SW 7005
MATCH MCDONALD

RIBBED
PERFORATED METAL
PANEL WITH
GALVLUM FINISH
AND 50% OPENING

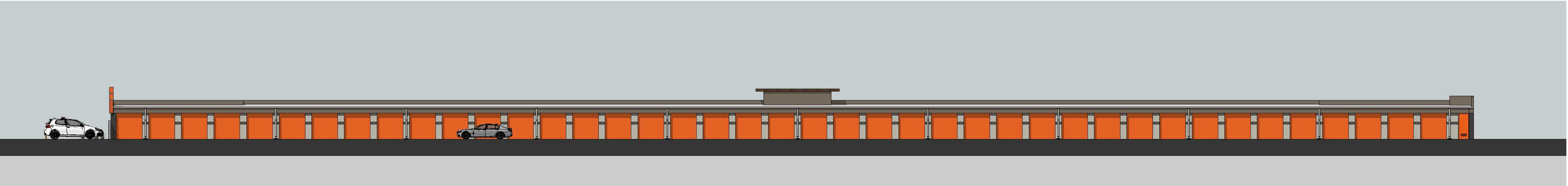
SPLIT FACE CMU
WALL BASE
SUPERLITE
HUNTINGTON GREY (L)

SPLIT FACE CMU
WALL BASE
SUPERLITE
BLACK MOUNTAIN (M)

OMNI AVONDALE SELF STORAGE
tony tang architect ltd.



BUILDING-B NORTH ELEVATION



BUILDING-B SOUTH ELEVATION

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BLDG-B COLOR ELEVATIONS

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TONY T.

2015
KIM CHUN
TANG
7/27/23
PHOENIX, U.S.A.

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A3.2C



BLDG-C SOUTH ELEVATION

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



BLDG-C NORTH ELEVATION

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



AVONDALE SELF STORAGE



BLDG-C WEST ELEVATION (AVONDALE FRONTAGE)

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



BLDG-C PARTIAL EAST ELEVATION (INTERIOR)

COLOR SCHEDULE

BASED ON SHERWIN WILLIAMS AND BENJAMIN MOORE SYSTEMS

IRON ORE SW 7069
MATCH MCDONALD

FAIRVIEW TAUPE BM HC-85
MATCH MCDONALD

ALUM. BATTEN SYSTEM
"AWNEX - WOOD GRAIN"
SUBSTRATE - RAL 7022
MATCH MCDONALD

HARDIE PLANK - COLONIAL
SMOOTH WITH SW 7718
OAK CREEK PAINT

CLEAR ANODIZED FRAME

GLAZING
PPG SOLEXIA

MIS METAL
PERSIMMON
DE5293 (N)

NAVEL SW 6887

PURE WHITE SW 7005
MATCH MCDONALD

RIBBED
PERFORATED METAL
PANEL WITH
GALVLUM FINISH
AND 50% OPENING

SPLIT FACE CMU
WALL BASE
SUPERLITE
HUNTINGTON GREY (L)

SPLIT FACE CMU
WALL BASE
SUPERLITE
BLACK MOUNTAIN (M)

OMNI AVONDALE SELF STORAGE

tony tang architect ltd.

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CLIENT
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SCOTTSDALE, AZ 85250

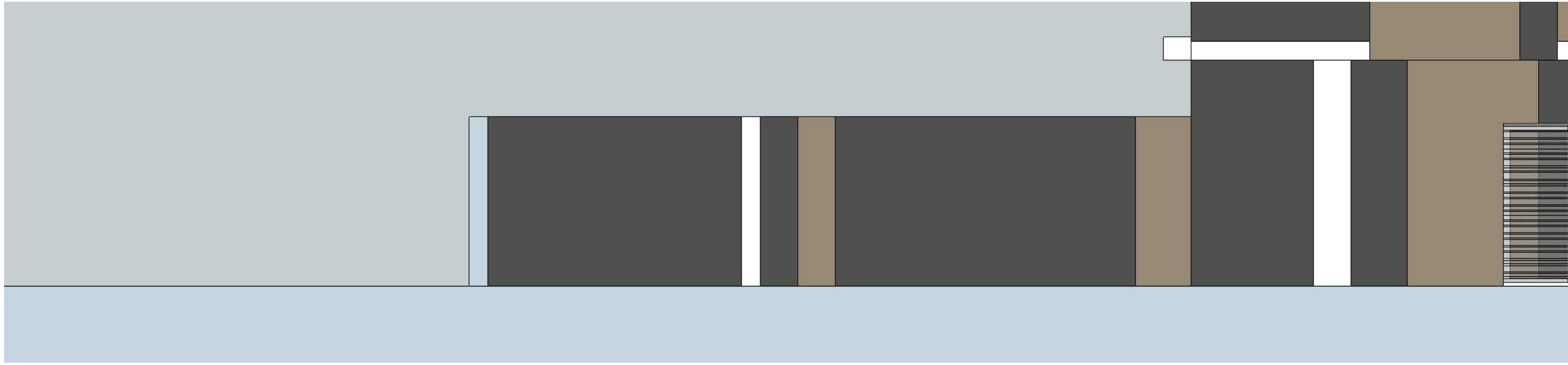
BLDG-C COLOR ELEVATIONS

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2021 MAR 31
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TONY T.

20159
KWAN CHIEH-
TANG
7/27/21
PHOENIX, U.S.A.

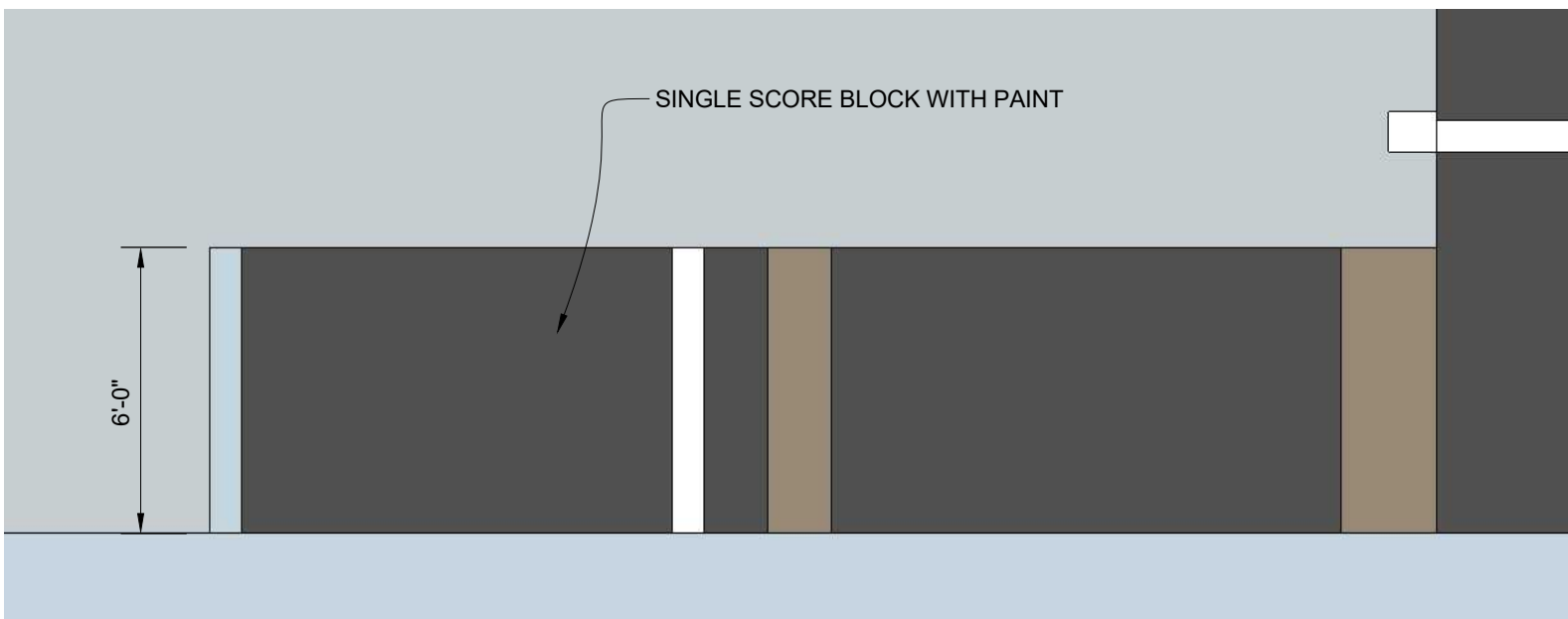
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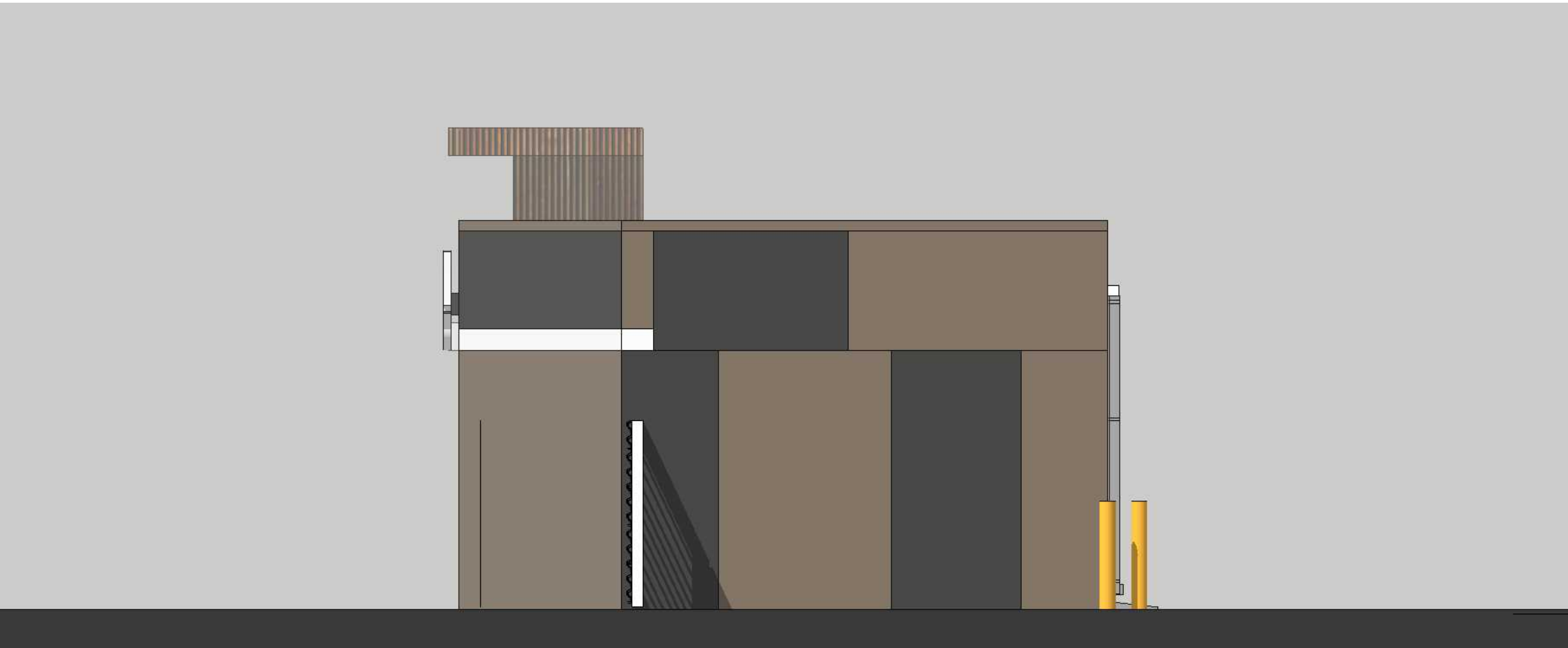
SITE WEST SCREEN WALL ELEVATION

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



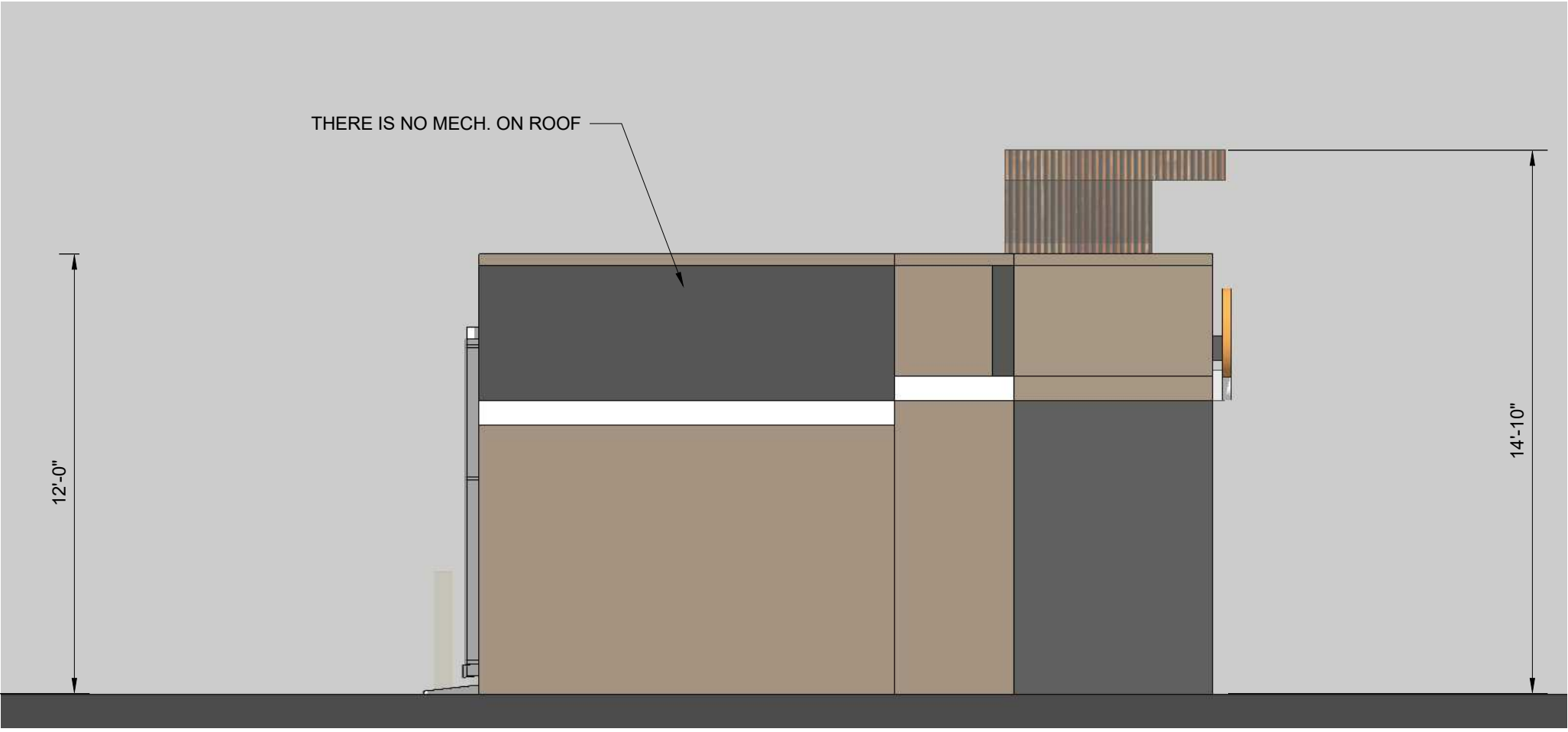
SITE SOUTH SCREEN WALL ELEVATION

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



BLDG-D EAST ELEVATION

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



BLDG-D WEST ELEVATION

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



AVONDALE SELF STORAGE

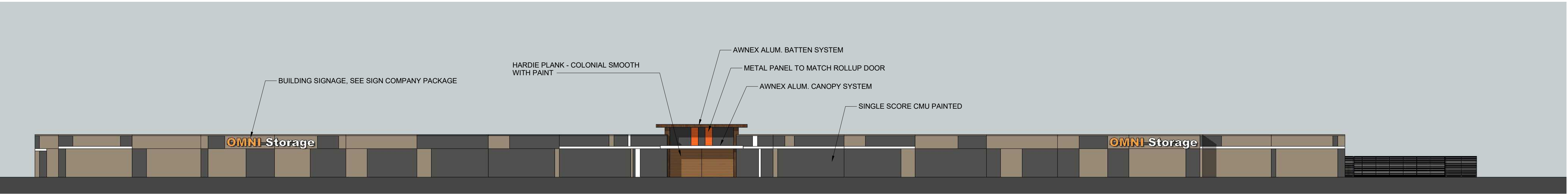
COLOR SCHEDULE

BASED ON SHERWIN WILLIAMS AND BENJAMIN MOORE SYSTEMS

IRON ORE SW 7069 MATCH MCDONALD	NAVEL SW 6887
FAIRVIEW TAUPE BM HC-85 MATCH MCDONALD	PURE WHITE SW 7005 MATCH MCDONALD
ALUM. BATTEN SYSTEM "AWNEX - WOOD GRAIN" SUBSTRATE - RAL 7022 MATCH MCDONALD	RIBBED PERFORATED METAL PANEL WITH GALVLUM FINISH AND 50% OPENING
HARDIE PLANK - COLONIAL SMOOTH WITH SW 7718 OAK CREEK PAINT	SPLIT FACE CMU WALL BASE SUPERLITE HUNTINGTON GREY (L)
CLEAR ANODIZED FRAME	SPLIT FACE CMU WALL BASE SUPERLITE BLACK MOUNTAIN (M)
GLAZING PPG SOLEXIA	
MIS METAL PERSIMMON DE5293 (N)	

OMNI AVONDALE SELF STORAGE

tony tang architect ltd.



BLDG-D SOUTH ELEVATION (SOUTH PROPERTY LINE FRONTAGE)

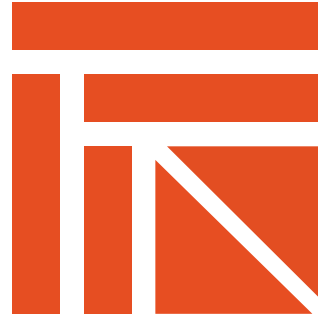
SCALE: 1/16"=1'-0"



BLDG-D NORTH ELEVATION (INTERIOR)

SCALE: 1/16"=1'-0"

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



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SCOTTSDALE, AZ 85250

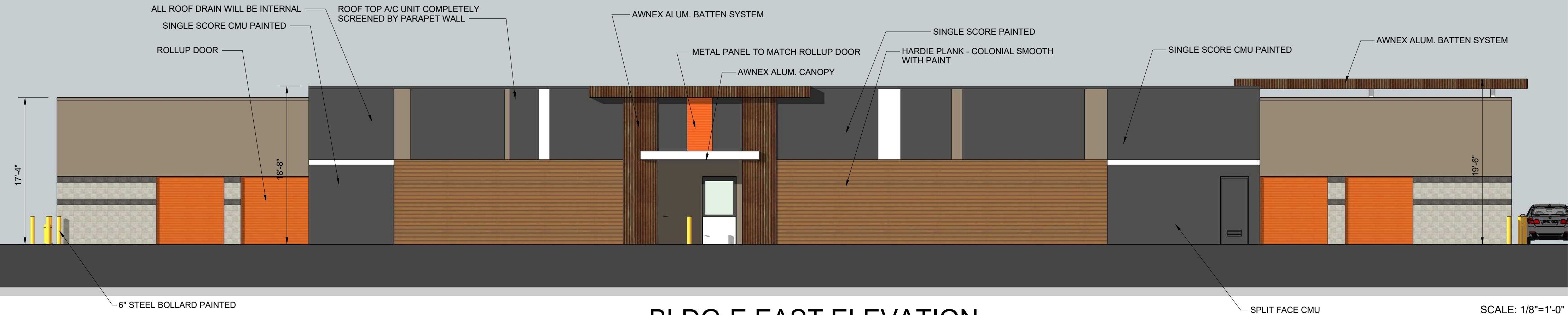
BLDG-D COLOR ELEVATIONS

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TONY T.

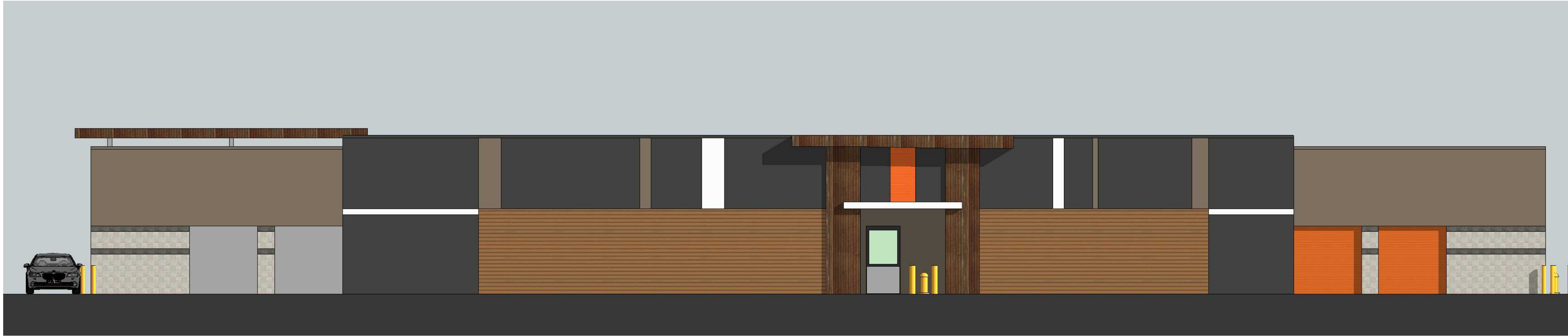


EXP. 2022 SEP 30

A3.4C



BLDG-E EAST ELEVATION



BLDG-E WEST ELEVATION



AVONDALE SELF STORAGE

COLOR SCHEDULE

BASED ON SHERWIN WILLIAMS AND BENJAMIN MOORE SYSTEMS

IRON ORE SW 7069 MATCH MCDONALD	NAVEL SW6887
FAIRVIEW TAUPE BM HC-85 MATCH MCDONALD	PURE WHITE SW 7005 MATCH MCDONALD
ALUM. BATTEN SYSTEM "AWNEX - WOOD GRAIN" SUBSTRATE - RAL 7022 MATCH MCDONALD	RIBBED PERFORATED METAL PANEL WITH GALVLUM FINISH AND 50% OPENING
HARDIE PLANK - COLONIAL SMOOTH WITH SW 7718 OAK CREEK PAINT	SPLIT FACE CMU WALL BASE SUPERLITE HUNTINGTON GREY (L)
CLEAR ANODIZED FRAME	SPLIT FACE CMU WALL BASE SUPERLITE BLACK MOUNTAIN (M)
GLAZING PPG SOLEXIA	
MIS METAL PERSIMMON DE5293 (N)	

OMNI AVONDALE SELF STORAGE

tony tang architect ltd.



BLDG-E SOUTH ELEVATION (WITH COVERED PARKING SPACE)

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602-295-9651 kctt55@gmail.com

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SCOTTSDALE, AZ 85250

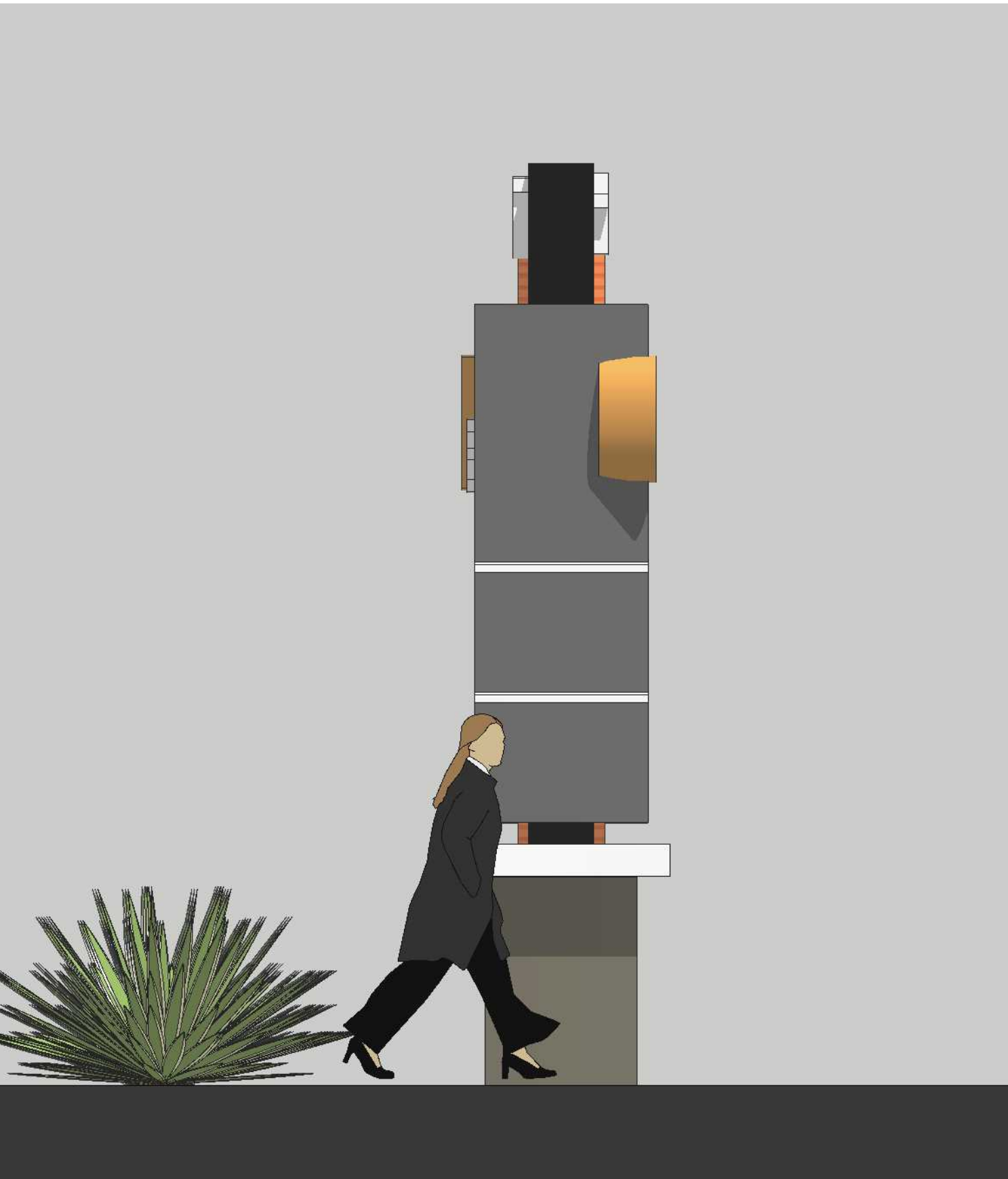
BLDG-E COLOR ELEVATIONS

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TONY T.

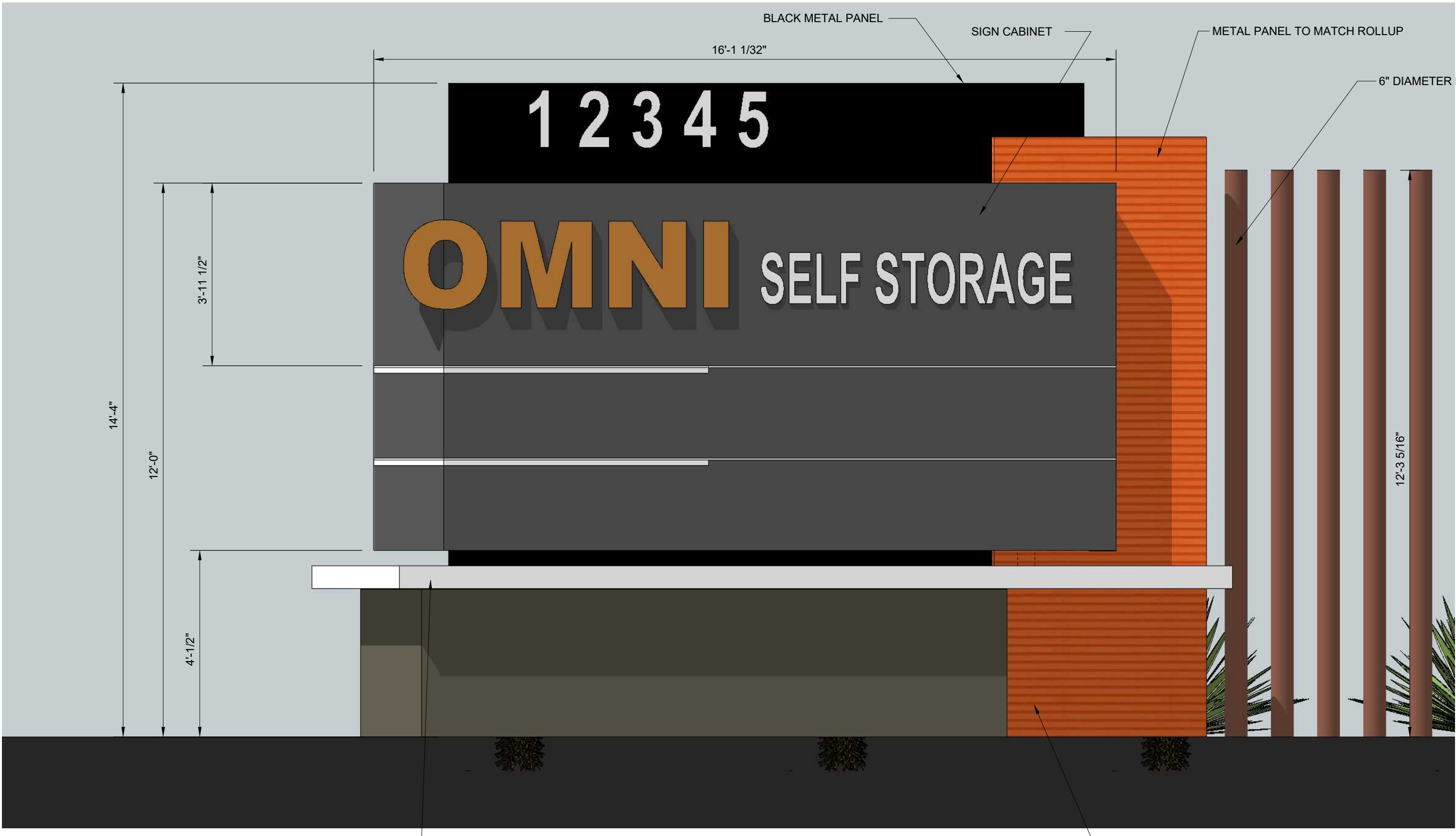
20189
KWAN CHIEN TANG
7/27/21
PHOENIX, U.S.A.

EXP. 2022 SEP 30

A3.5C



MONUMENT SIGN WEST ELEVATION
SCALE: 1/2"=1'-0"



MONUMENT SIGN SOUTH ELEVATION
SCALE: 1/2"=1'-0"

COLOR SCHEDULE

BASED ON SHERWIN WILLIAMS AND BENJAMIN MOORE SYSTEMS

IRON ORE SW 7069 MATCH MCDONALD	NAVEL SW 6887
FAIRVIEW TAUPE BM HC-85 MATCH MCDONALD	PURE WHITE SW 7005 MATCH MCDONALD
ALUM. BATTEN SYSTEM "AWNEX-WOOD GRAIN" SUBSTRATE - RAL 7022 MATCH MCDONALD	BLACK MAGIC SW 6991 ON ALUM. PANEL FOR SIGN
HARDIE PLANK - COLONIAL SMOOTH WITH SW 7718 OAK CREEK PAINT	SPLIT FACE CMU WALL BASE SUPERLITE HUNTINGTON GREY (L)
CLEAR ANODIZED FRAME	SPLIT FACE CMU WALL BASE SUPERLITE BLACK MOUNTAIN (M)
GLAZING PPG SOLEXIA	
MIS METAL PERSIMMON DE5293 (N)	

OMNI AVONDALE SELF STORAGE
tony tang architect ltd.



OFFICE ENTRANCE SIGN
SCALE: 1/2"=1'-0"



AVONDALE SELF STORAGE



STORAGE ENTRY GATE SIGN
SCALE: 1/2"=1'-0"

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MASTER SIGN PACKAGE

EXP. 2022 SEP 30

SI-1.0C

Exhibit I

Neighborhood Meeting Summary

Neighborhood Meeting Summary – CUP/Site Plan/Design Review

Omni Avondale Self Storage

Case # PL-21-0151

Date: Wednesday, July 28, 2021

Time: 6:00 PM

Location: **Zoom teleconference only

Meeting ID: 605 902 7693

<https://avondaleaz.zoom.us/j/6059027693>

Dial in: + 1 669 900 9128

**In Attendance: Jason Sanks, Sanks and Associates (Applicant and Presenter)
Scott Fey, Omni Capital (Developer)
Fritz Beesemyer, Omni Capital (Developer)**

**Michelle Simerdla, Senior Planner (City of Avondale)
Pat Dennis, Council Member
Larry White, Planning Commissioner
No neighbors attended the meeting**

Meeting Notice was mailed by the City of Avondale to approximately 275 property owners surrounding the property within a 1000' radius, per City of Avondale notification requirements. Additionally, a Public Notification Sign was placed on the property and newspaper ad placed in the Arizona Republic Zone 5 (SW Edition) a minimum of 15 days prior to the meeting.

The meeting started at 6:00pm via Zoom video conference, general discussion began around 6:10pm to provide an opportunity for neighbors to join the meeting. No neighbors joined the meeting.

The applicant, Jason Sanks, provided a presentation of the project to Commissioner White and Council Member Dennis and shared via Zoom video the exhibits related to the Conditional Use Permit needed for the self-storage facility, including the colorized landscape plan, building elevations, and site plan of the project. The presentation provided an overview of the details of the request, the surrounding zoning and development, and detailed steps of the entitlements and development process. Mr. Sanks noted that the project was designed to compliment the approved McDonald's restaurant on the hard corner, while providing additional colors and materials to better mitigate the storage buildings' inherently longer building masses.

Mr. Sanks explained the developer and design team's efforts to buffer the adjacent residential homes with a dense landscape buffer and highlighted the low building heights of the storage buildings which are all single-story, ranging in height from 14' to 17'. Mr. Sanks explained that primary access would be taken from Avondale Boulevard, with cross-access provided to the south and connecting to the approved McDonald's fast-food restaurant (not yet built). Additional temporary emergency access is proposed across the vacant property connecting the storage facility to Lower Buckeye Road if ever necessary. Mr. Sanks noted to Commissioner White that the relatively odd diagonal configuration of the emergency access was due to the existing temporary retention basin on the outparcel and that it would be revised with permanent emergency cross access at the time that parcel develops.

Both the Council Member and the Planning Commissioner asked Mr. Sanks a series of questions related to the project, largely discussing the efforts related to mitigating the impacts of the facility, architecture, lighting, and landscaping of the project. Some concern was expressed regarding the proliferation of self-storage facilities in the area in general – suggesting that the land use was not as retail-oriented as shopping and restaurant uses are. Mr. Sanks acknowledged this concern but did re-iterate that the project would still generate rental sales tax revenue for the City while demanding relatively few City resources since it was highly secure by its own design and generated very few traffic trips. Mr. Sanks explained that the property was utilizing a relatively narrow frontage of Avondale Boulevard for access which would allow the rear balance of the property to have a useful purpose as self-storage while leaving the more prominent arterial frontages remaining for other, retail and restaurant uses that need the better visibility.

Mr. Sanks explained the security measures that the facility would provide to protect customer's belongings and negate any concerns of general security of the site related to the neighborhood. He advised that the rental contracts prohibited customers from storing hazardous materials or from living/working out of the storage units. He reviewed the facility's hours of operation and further noted that most customers reserve and pay for their rental storage units online and do not visit the facility very often, just at times to check on or load/unload their personal belongings. The parking ratios and allocation on the site were also discussed.

Mr. Sanks also noted that it was anticipated that the remaining parcels, aside from the McDonald's restaurant, would likely develop with retail and restaurant uses as the commercial corner builds out.

SUMMARY

Generally, the meeting was a productive exchange of information between Mr. Sanks, the developer, City Staff, Council Member Coburn, and Planning Commissioner White. The meeting ended with a brief discussion of prospective meeting dates for PZ and CC that would ultimately be determined by City Staff upon completion of their 2nd review of the project's submittal.



AGENDA ITEM REPORT

SUBJECT: Sierra Estrella Energy Storage Facility – Conditional Use Permit – Application PL-21-0116

MEETING DATE: 9/15/2021

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 Ms. Carolyn Oberholtzer, Bergin, Frakes, Smalley & Oberholtzer, for approval of a Conditional Use Permit (CUP) to allow an unstaffed, walled, open-air battery energy storage facility on approximately 11.5 acres of undeveloped/vacant property located northwest of the northwest corner of Avondale Boulevard and Broadway Road, immediately east of the Rudd (electrical) Substation. The subject site is located approximately 1,350 feet north of Broadway Road and approximately 1,900 feet west of Avondale Boulevard. The property is zoned Diamond P Ranch Planned Area Development (PAD) which allows for electrical energy storage and battery energy storage adjacent to public utility substations subject to City Council approval of a Conditional Use Permit. Commission will take appropriate action.

BACKGROUND:

The 11.5 gross acre subject property (Exhibits A and B) is located northwest of the northwest corner of Avondale Boulevard and Broadway Road, approximately 1,350 feet north of Broadway Road and approximately 1,900 feet west of Avondale Boulevard. The property is undeveloped and is presently used for agricultural/farming production.

The subject property and the surrounding 244.93 acres were annexed and rezoned from Agricultural (AG) to Diamond P Ranch Planned Area Development (PAD) in March 2008. The 2008 Diamond P Ranch PAD allows for development of the site with single-family detached residences on lots of varying sizes as well as accessory uses such as schools, public utility facilities (subject to Council approval of a Conditional Use Permit), and the like. A Minor Amendment to the Diamond P Ranch PAD was approved in September 2018; the 2018 Amendment clarified that privately-owned utility facilities serving the public Rudd Substation were to be treated similarly to public utility facilities, allowing those privately-owned utility facilities subject to Council approval of a Conditional Use Permit.

The property features a General Plan Land Use Map designation of Medium Density Residential (MDR). The MDR designation accommodates development of suburban detached single-family residential at a density range of 2.5 to 4.0 dwelling units per acre, and a target density of 2.5. In addition, uses such as churches, parks, trails, and public facilities (e.g. utility facilities, public safety facilities, etc.) are permitted in the MDR category.

Existing uses and zoning of surrounding properties include:

NORTH AND EAST: Undeveloped property in active agricultural/farming use, zoned Diamond P Ranch Planned Area Development (PAD). The approved Diamond P Ranch PAD allows for development of single-family residential detached homes on varying lot sizes and accessory uses such as schools and utility facilities. Applications for a Major General Plan Amendment and Rezoning that would allow for development of the property with a technology campus have been submitted to the City.

SOUTH: A future phase within Alamar's "Northwest Planning Unit". The area of the future phase, lot quantities, and lot sizes will be determined when a Preliminary Plat for that future phase is submitted in conformance with the property's Alamar Planned Area Development (PAD) zoning.

WEST: Rudd Substation, a regional electrical substation jointly owned by Salt River Project (SRP) and Arizona Public Service Company (APS). The 79.57-acre substation site is zoned Rural Residential (RR-43).

SUMMARY OF REQUEST:

The applicant is requesting approval of Conditional Use Permit (CUP) to construct and operate an unstaffed, walled, open-air battery energy storage facility on approximately 11.5 acres of undeveloped/vacant property located northwest of the northwest corner of Avondale Boulevard and Broadway Road, immediately east of the Rudd (electrical) Substation (Exhibit E). The property is zoned Diamond P Ranch Planned Area Development (PAD); approval of a CUP is required to construct and operate a privately owned electrical energy storage and/or battery energy storage facility in the Diamond P Ranch PAD.

The proposed facility will consist of a 250-megawatt (MW), 1,500-megawatt-hour (MWh) energy storage system that will function as an extension of the existing Rudd (electrical) Substation to the west. The facility will utilize state-of-the-art battery technology to store electrical energy obtained from the substation during times of off-peak electricity usage, allowing that energy to be reintroduced to the grid during times of peak usage and enhancing the reliability of the regional electric grid. The proposed Sierra Estrella facility would be developed and owned by Plus Power, a private developer of utility-scale battery energy storage facilities.

A 10-foot decorative masonry wall will enclose the proposed facility, securing the site and fully screening battery packs and transformers from future planned development to the north, south, and east. Where the facility abuts the Rudd Substation on the west, a chain link fence will be provided separating those related land uses. Though the site will be unstaffed, vehicular access to the battery storage facility to allow for periodic maintenance will be accommodated via a solid metal gate at the walled compound's southeastern corner. Paved access to the gated entrance will be provided from Avondale Boulevard east of the proposed facility. An internal network of paved drive aisles will provide vehicular access to the various components of the planned facility.

The facility will consist of groupings of 9-foot tall modular, outdoor-rated battery containers placed in a grid-like fashion on the site. Each battery pack will feature built-in components that provide added electrical isolation and safety, as well as integrated liquid cooling and heating systems for thermal safety and enhanced performance. The conceptual site plan (Exhibit F) illustrates 485 battery pack units within the site; however, so long as the height of any battery pack and/or grouping does not exceed nine (9) feet and all internal vehicular aisles shown on the conceptual site plan are entirely unobstructed, the number of battery packs located on the site may vary in order to optimally serve the adjacent public utilities. Specific technical details, operational characteristics and safety protocols that are incorporated into the design of the site and equipment are discussed in depth on Pages 6 and 7 of the CUP Narrative (Exhibit E).

In addition to the battery containers which occupy the majority of land within the walled compound, an electrical switchyard is proposed near the site's northwest corner. The purpose of the switchyard is to facilitate the delivery of power to and from the site to the Rudd Substation located immediately to the west. Unlike the battery packs themselves, which will be fully screened by the planned 10-foot wall enclosure, equipment within the switchyard will exceed the height of the perimeter wall and thus be visible from surrounding properties. However, as illustrated in site renderings (Exhibit H), the aesthetic character of the switchyard portion of the proposed development will appear very much similar to that of the existing substation, with electrical equipment and towers of similar appearance, size (15 feet up to 70 feet tall), and scale to be provided.

To enhance screening of the switchyard equipment and soften the appearance of the facility's perimeter wall, landscape buffers ranging in depth between 35 feet and 80 feet are provided along the site's north, south, and west property lines. The project's conceptual landscape plan (Exhibit G) provides for double rows of trees in each of these buffers, with one (1) tree and fifteen (15) shrubs to be planted every fifteen (15) lineal feet. Security lighting will also be provided in the landscape buffers, to be limited in height to sixteen (16) feet and operate at 50 percent power unless motion sensors trigger the lights to increase to 100 percent. All security lighting will be fully shielded and downcast to prevent visible glare or instances of light trespass onto adjoining properties.

If approved, the applicant anticipates construction of the facility would commence in early 2022.

PUBLIC PARTICIPATION:

A Neighborhood Meeting to discuss the proposal with neighboring property owners and other interested parties was held at 6:00 P.M. on Tuesday, July 13, 2021. Due to the ongoing Covid-19 pandemic, the meeting was held virtually via Zoom. All notices of the meeting, including mailings to owners within 1,000 feet of the site, public hearing notice signs on the property, and display ads in the Southwest Valley Arizona Republic, were completed in at least fifteen days prior to the meeting as required. In addition to City Staff and the applicant's team, one (1) Councilmember and a representative of Brookfield Residential, developer of the Alamar master planned community south of the subject site, attended the virtual meeting (Exhibit G). Questions and comments included:

- ***Why are public utility providers partnering with vendors like Plus Power rather than constructing similar facilities themselves?*** Ms. Molly Emerson, Plus Power, indicated that some utilities have installed these types of facilities but private entities have the benefit of long term financing mechanisms that is beneficial to the budgeting of the utility provider.
- ***Could utility companies from outside of Arizona purchase energy from the proposed facility?*** Ms. Emerson responded that it is hypothetically possible though out of state companies would find it more beneficial to purchase power from locations nearer to them.
- ***How are the battery enclosures cooled?*** Ms. Emerson responded that each battery pack features its own liquid cooling mechanism and an attached HVAC system for venting heated air.
- ***How many battery units will the project have initially and at full buildout?*** Ms. Emerson indicated that the full buildout capacity will be between 400 to 500 battery units; how many units installed initially will be dependent upon the utility providers needs.
- ***How will the project be tied into the Rudd Substation and would the bus manage the projected capacity?*** Ms. Emerson pointed out that new transmission tower and related equipment will be provided, connecting the site with the substation approximately 400 feet to the west. Based upon discussions with SRP and APS, the Rudd Substation has capacity to facilitate up to 250 megawatts without need for a major upgrade to the facility; Plus Power will pay for the bus and any facility upgrades needed to bring the substation up to current codes.
- ***What type of sound impacts could be anticipated?*** Ms. Emerson indicated any noise generated by the facility would be from the air conditioning units, not the electricity voltage itself. Ms. Emerson stated that with no sound mitigation, each unit would generate an expected decibel level of 75 at a distance of 10 meters, or the equivalent of a hair dryer or vacuum running at that same separation distance. With all units provided on the inside of a 10-foot wall, that noise will be mitigated even further.
- ***Will the road connecting the site to Avondale Boulevard be private?*** Ms. Carolyn Oberholtzer, Bergin, Frakes, Smalley & Oberholtzer, on behalf of Plus Power, indicated that the road would be private and located in an easement, with a future landscape buffer provided to the south of the street adjacent to Alamar.

- ***What types of design measures were incorporated into the design of the facility to prevent incidents such as the fire at a similar facility in Surprise in 2019?*** Ms. Emerson said that the 2019 Surprise fire was a thermal event caused by the buildup of gasses trapped within structures. To prevent those types of incidents, the industry has shifted to an outdoor model where, in the event of a malfunction, each remotely monitored self-contained unit has the ability to vent gasses into the atmosphere and prevent potentially dangerous gas buildups. Additionally, Ms. Emerson noted that Plus Power works closely with fire departments on training, so responders are prepared and know what to expect in the event of an emergency.
- ***Would the fire department need new or extra equipment to respond to an incident at the proposed facility?*** Ms. Emerson responded that water is the preferred method to respond to thermal events in these types of facilities and that no special equipment would be needed.
- ***What types of chemicals would burn in the event of an emergency?*** Mr. Chris Quaranta, Plus Power, stated that the specific chemicals would vary depending on the particular batteries, but they would typically include hydrocarbons and carbon monoxide. By utilizing an outdoor model, these gasses will vent in acceptable levels into the atmosphere rather than build up and potentially cause critical thermal events.
- ***Would there be personnel at the facility?*** Ms. Emerson indicated that the site would not have any daily employees and would be monitored remotely with the ability to shut down individual units experiencing technical difficulties without the need to take the full facility offline.
- ***What would the typical lifespan of a battery pack be?*** Ms. Emerson noted that the battery packs typically last around twenty (20) years.

In response to the question, "What comments do you have on a proposed unmanned, walled, open-air battery energy storage facility northwest of the northwest corner of Avondale Boulevard and Broadway Road?", four (4) comments were posted on the City's aVOICE/Polco digital forum, as follows:

- "Do it. Sounds interesting."
- "Waste of money. Exactly how long will this battery storage power the grid in case of a power outage and at what cost? My information has it less than seconds. This green energy dream is a scam and who is paying for it?"
- "I love it if this will help usher in lower costs and lower utility bills for everyone. Thank you so much."
- "This should be built in a non-residential setting. 2019 APS, Surprise explosion."

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

ANALYSIS:

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

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

The subject property is designated by the General Plan 2030 as Medium Density Residential (MDR). In addition to allowing single-family detached residences with a suburban character, the MDR land use category expressly accommodates non-residential uses such as churches, schools, and public facilities. Though the proposed energy storage facility will be privately owned, the facility will directly serve the adjacent, publicly owned electrical substation, expanding the capacity of the public electrical grid. As such, Staff believes the proposed facility to be analogous to a public utility and consistent with the MDR General Plan designation.

The proposal also furthers several General Plan goals and objectives, including:

- **General Plan Land Use Goal #3, Objective D:** *“Ensure adequate transitions and/or buffers are provided when adjacent land uses vary in character and intensity.”* The proposed unmanned facility will be buffered from future adjacent development by provision of landscape buffers on the south, east, and northern sides. Trees planted in the planned buffers will serve to obscure taller switchyard equipment and soften the appearance of the decorative masonry wall enclosing the facility.
- **General Plan Land Use Goal #5:** *“Promote land uses that are respectful of the natural environment and which conserve valuable natural resources such as open space, clean air, water, and energy.”* The proposed facility will be a zero-emissions energy resource that will reduce the need for additional construction of power plants that will produce additional emissions.
- **General Plan Energy Goal #1:** *“Integrate energy efficiency measures and renewable energy sources into all aspects of Avondale planning.”* The proposed energy storage facility will enhance the reliability of the grid by allowing the integration of readily available renewable energy into the local system.
- **General Plan Energy Goal #5:** *“Integrate electric power line corridors, electric substations, and other energy infrastructure into future development.”* The location of the proposed facility directly adjacent to Rudd Substation is ideal to support current and future local energy needs.

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

The proposed battery energy storage facility is intended to function as an extension of the neighboring Rudd Substation directly west of the subject property. In comparison to the substation itself, the higher quality aesthetics and lower intensity and visibility of the proposed energy storage facility will provide a transition between the very visible, high intensity substation and future residential development to occur north, south, and east of the substation. Except for electric transmission equipment in the facility’s switchyard that will extend above the height of the enclosure wall (similar to electrical transmission poles and equipment extending above the existing substation wall), all equipment including battery packs will be fully screened from adjacent undeveloped properties by a ten-foot decorative masonry wall supplemented with trees, shrubs, and accent plantings.

Additionally, the proposed facility will not generate noise, smoke, odor, dust, or vibration that will cause a nuisance to adjacent properties. The proposed use will be an open-air facility where, in the event of a malfunction, each remotely monitored self-contained battery pack has the ability to vent gasses into the atmosphere and prevent potentially dangerous gas buildups. Compared to prior generations of energy storage facilities, within which batteries were stored in enclosed buildings that trapped gasses and created potentially explosive situations, the open-air model represents a significant safety improvement. Though risks will be minimized due to the improved design, both the developer and battery manufacturer have committed to working with Avondale’s Fire Department to develop an emergency response plan and hazard mitigation analysis prior to the facility coming online.

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

parking, screening, and landscaping.

The proposed site plan, landscape plan, and screening meets or exceeds all applicable requirements of the Avondale Zoning Ordinance, General Engineering Requirements Manual, and Commercial and Industrial Design Manual, including requirements for landscaping, screening, setbacks, signage, wall design, and outdoor lighting. On-site circulation and access have been reviewed by both the City Engineer and Fire Marshal, each of whom have determined that the proposal meets criteria for safe and efficient design.

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

The proposed use is an unstaffed, remotely controlled facility that will not have any full-time employees reporting to the site. Only periodic, infrequent maintenance-related trips to the site are expected. The proposed access to Avondale Boulevard is more than sufficient to accommodate the anticipated traffic to the property.

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

Two (2) conditions have been included in the staff recommendation to ensure that potential adverse effects are minimized.

Condition #1 is a standard condition requiring the Sierra Estrella Energy Storage facility to be developed and operate in conformance with the Conditional Use Permit Narrative, Site Plan, Landscape Plan, and Perspectives.

Condition #2 specifies that the CUP will expire within three (3) years from the date of approval if construction has not commenced and/or four (4) years from date of approval if the use has not commenced. As authorized by Section 108.D of the Zoning Ordinance, the proposed condition overrides the standard two (2) year validity period for CUPs to account for potential construction delays that may occur for reasons related to public utility budgeting, fluctuating energy demands, and other various factors outside the control of the project developer.

DISCUSSION:

The proposed Conditional Use Permit for Sierra Estrella Energy Storage meets all findings for approval as outlined in the Analysis section of this report.

- The proposed use is consistent with the Medium Density Residential (MDR) land use designation. Public facilities are expressly permitted in MDR; the proposed use, though privately owned, will support and serve the publicly owned (APS/SRP) electrical substation.
- The proposed use is compatible with nearby land uses and will not be detrimental to persons residing or working in the area. Adequate safety measures have been incorporated into the project design to ensure that the facility will operate in a safe manner.
- The proposed site plan allows for safe on-site circulation and meets all required development standards including, but not limited to, setbacks, parking, screening, and landscaping.
- The site has appropriate access to Avondale Boulevard. As the facility will be unstaffed, traffic to the site will be limited to occasions when maintenance is occurring on the property.
- Adequate conditions of approval have been incorporated to mitigate adverse effects.

STRATEGIC PLAN:

STRATEGIC OUTCOME: Creative and Sustainable Community Development

- **STRATEGY:** Increase sustainability initiatives.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-21-0116 Sierra Estrella Energy Storage, a request for a Conditional Use Permit to allow a battery energy storage facility in the Diamond P Ranch Planned Area Development (PAD) zoning district, subject to the following two (2) conditions of approval:

1. Unless explicitly modified by these conditions of approval, development and use of the site shall conform to the Sierra Estrella Energy Storage Facility Conditional Use Permit Narrative electronically date stamped June 9, 2021, Conceptual Site Plan date stamped June 9, 2021, Conceptual Landscape/Wall Plan date stamped June 9, 2021, and Site Renderings and Perspectives date stamped June 9, 2021, attached to the staff report as Exhibits E, F, G, and H, respectively.
2. The Conditional Use Permit shall expire within three (3) years from the date of approval if construction has not commenced and/or four (4) years from date of approval if the use has not commenced.

PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-21-0116 Sierra Estrella Energy Storage, a request for a Conditional Use Permit to allow a battery energy storage facility in the Diamond P Ranch Planned Area Development (PAD) zoning district, subject to two (2) recommended conditions of approval as listed in the staff report.

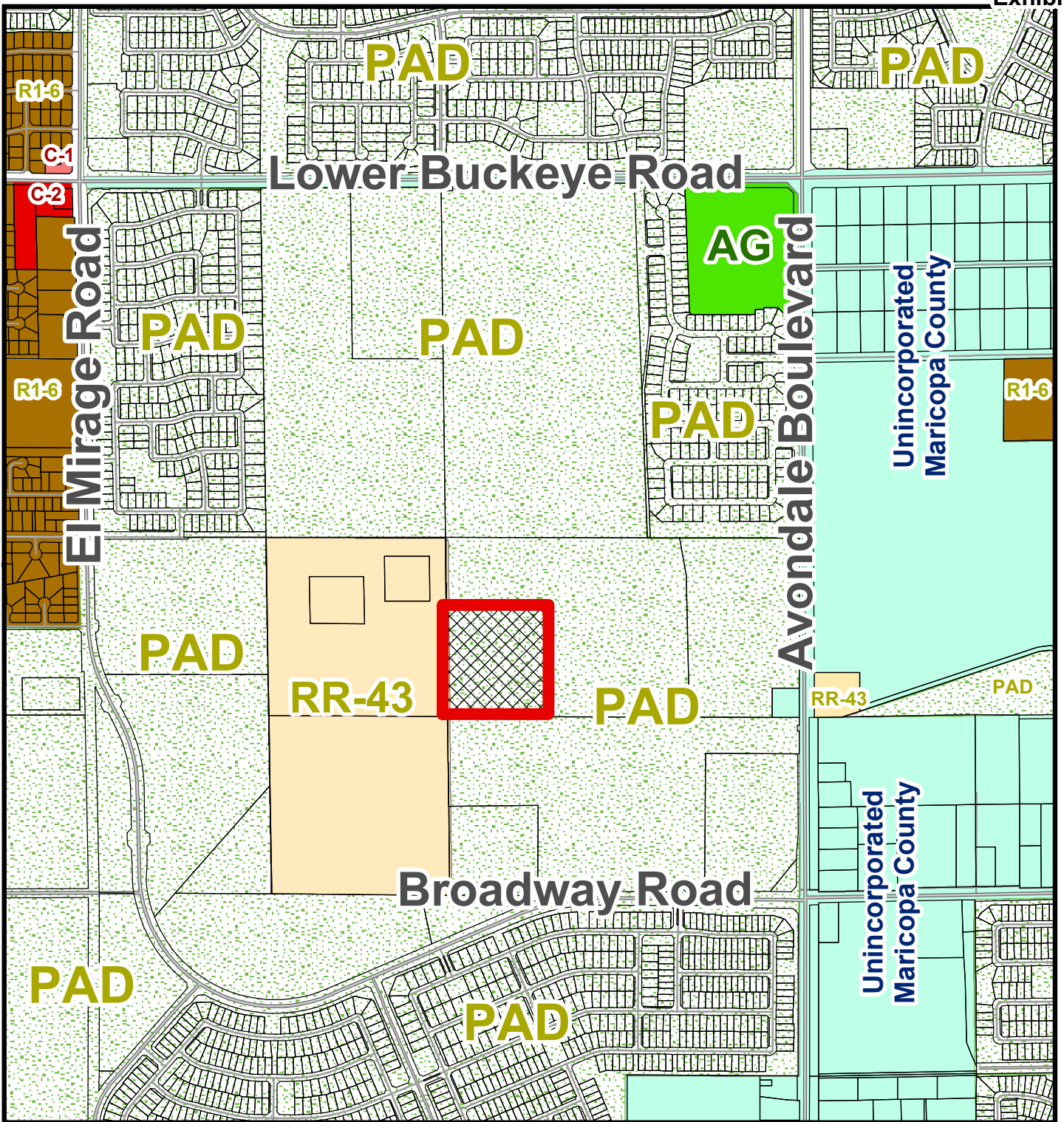


Aerial Photograph



Subject Property



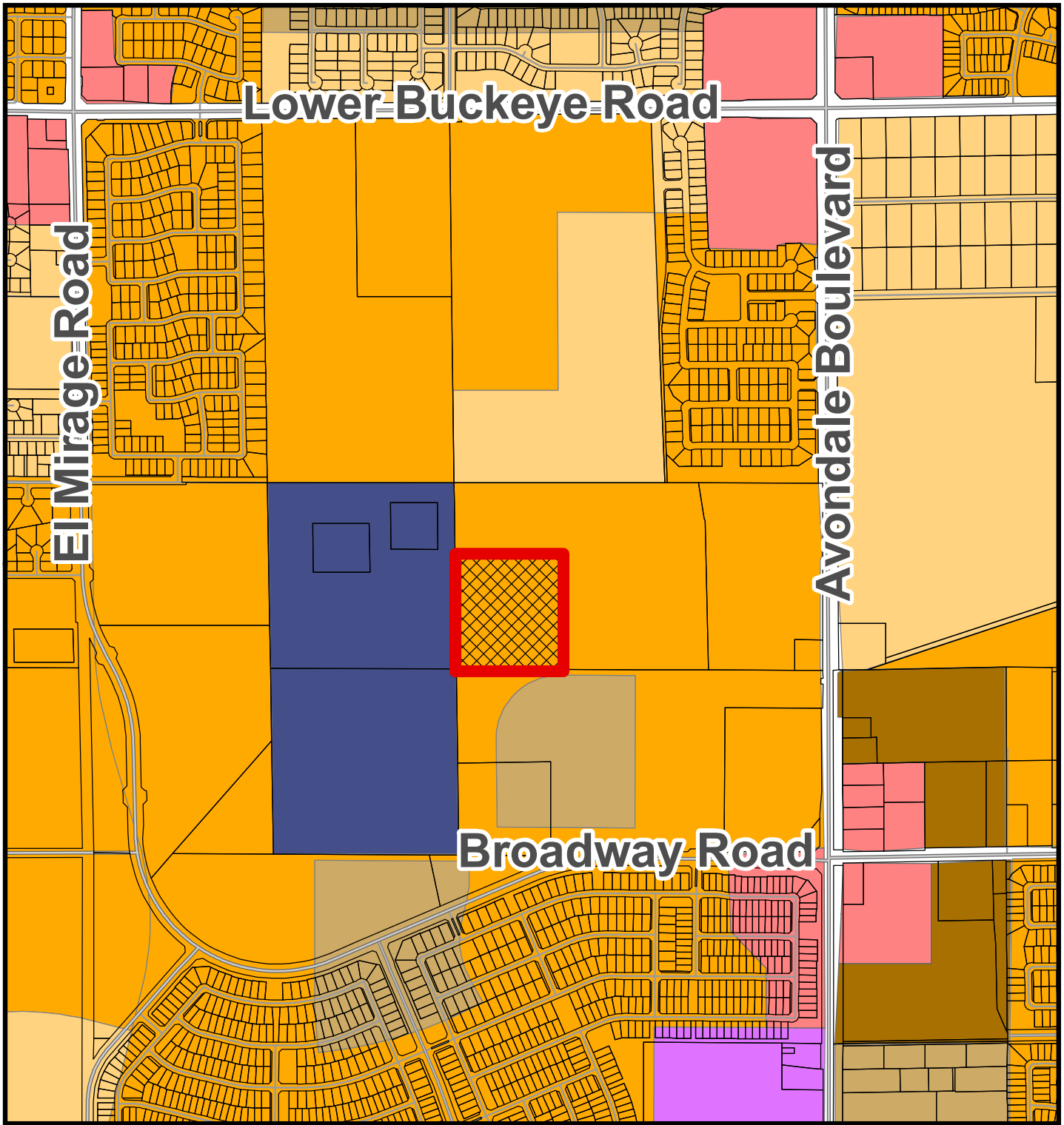


Zoning Vicinity Map



Subject Property



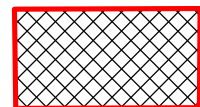


General Plan Land Use

	Estate/Low Density Residential		Local Commercial
	Medium Density Residential		Mixed Use
	Medium/High Density Residential		Public/Civic
	High Density Residential		



Subject Property



*SUMMARY OF RELATED FACTS
APPLICATION PL-21-0116*

<i>THE PROPERTY</i>	
PARCEL SIZE	Approximately 11.5 gross acres
LOCATION	Northwest of the northwest corner of Avondale Boulevard and Broadway Road; approximately 1,350 feet north of Broadway Road and approximately 1,900 feet west of Avondale Boulevard.
EXISTING LAND USE	Agricultural
EXISTING ZONING	Planned Area Development (PAD)
ZONING HISTORY	The property, inclusive of the surrounding 244.93 acres, was annexed and rezoned from Agricultural (AG) to Diamond P Ranch Planned Area Development (PAD) in March 2008. The 2008 PAD allowed for development of the site with single-family detached residences on lots of varying sizes as well as accessory uses such as schools, public utility facilities (subject to Council approval of a Conditional Use Permit), and the like. A Minor Amendment to the Diamond P Ranch PAD was approved in September 2018; the Amendment clarified that privately-owned utility facilities serving the public Rudd Substation were to be treated similarly to public utility facilities, permitting those uses subject to Council approval of a Conditional Use Permit.

<i>SURROUNDING ZONING AND LAND USE</i>	
NORTH	Undeveloped property in active agricultural/farming use, zoned Diamond P Ranch Planned Area Development (PAD). The approved Diamond P Ranch PAD allows for development of single-family residential detached homes on varying lot sizes and accessory uses such as schools and utility facilities. Applications for a Major General Plan Amendment and rezoning that would allow for development of the property with a technology campus have been submitted are being processed by the City.
EAST	Undeveloped property in active agricultural/farming use, zoned Diamond P Ranch Planned Area Development (PAD). The approved Diamond P Ranch PAD allows for development of single-family residential detached homes on varying lot sizes and accessory uses such as schools and utility facilities. Applications for a Major General Plan Amendment and rezoning that would allow for development of the property with a technology campus have been submitted are being processed by the City.
SOUTH	A future phase within Alamar's "Northwest Planning Unit". The area of the future phase, lot quantities, and lot sizes will be determined when a Preliminary Plat for that future phase is submitted in conformance with the property's Alamar Planned Area Development (PAD) zoning.
WEST	Rudd Substation, a regional electrical substation jointly owned by Salt River Project (SRP) and Arizona Public Service Company (APS). The 79.57-acre substation site is zoned Rural Residential (RR-43).

<i>GENERAL PLAN</i>	
The property features a General Plan Land Use Map designation of Medium Density Residential (MDR). The MDR designation accommodates development of suburban detached single-family residential at a density range of 2.5 to 4.0 dwelling units per acre, and a target density of 2.5. In addition, uses such as churches, parks, trails, and public facilities (e.g. utility facilities, public safety facilities, etc.) are permitted in the MDR category.	

<i>PUBLIC SCHOOLS</i>	
SCHOOL DISTRICT(S)	Littleton Elementary School District; Tolleson Union High School District
ELEMENTARY SCHOOL	Student's choice (No defined school). The closest district school will be a new elementary school within the Alamar development located at the northeast corner of Broadway Road and El Mirage Road
HIGH SCHOOL	La Joya Community High School, located at the southwest corner of Durango Street and Avondale Boulevard

<i>STREETS</i>	
Avondale Boulevard	
Classification	Minor Arterial
Existing half-street right-of-way	75 feet
Standard half-street right-of-way	50 feet
Existing half-street improvements	Two (2) travel lanes
Standard half-street improvements	Two (2) travel lanes, half (1/2) center turn lane or landscaped median, bike lane, curb and gutter, detached sidewalks, streetlights and landscaping.

<i>UTILITIES</i>	
Water will be served to the site via an existing 16-inch waterline in Avondale Boulevard. As the facility will be unstaffed, sewer service is not required.	
Salt River Project (SRP) provides electricity in this portion of Avondale.	

Exhibit E

Proposed Conditional Use Permit Narrative

Sierra Estrella Energy Storage Facility

Submitted
electronically June
9, 2021

SIERRA ESTRELLA ENERGY STORAGE FACILITY

CONDITIONAL USE PERMIT
APPLICATION #: PL-21-0116

PROJECT NARRATIVE

1st Submittal: April 12, 2021
2nd Submittal: June 7, 2021

DEVELOPMENT TEAM

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EXHIBITS

Exhibit 1: Vicinity Map
Exhibit 2: General Plan Land Use
Exhibit 3: Conceptual Site Plan
Exhibit 4: Sight Line Study
Exhibits 5-6: Conceptual Site Renderings
Exhibit 7: Conceptual Landscape Plan
Exhibit 8: Conceptual Wall and Gate Elevations

INTRODUCTION

Current property owner Rexco DC, LLC and project developer Plus Power LLC are proposing a new battery energy storage facility to be located on approximately 11.5 acres a quarter mile west of Avondale Boulevard and a quarter mile north of Broadway Road in Avondale, immediately adjacent to the Rudd Substation. The project site is located at the southwestern corner of APN 500-66-005C. See Exhibit 1: Vicinity Map for an orientation to the site.

The Sierra Estrella Energy Storage Facility is proposed as a private, open-air, battery energy storage facility which will use state of the art technology to increase the resiliency and flexibility of the local electrical grid, providing firm power capacity, energy, and ancillary services to the local utility. Located directly east of the SRP/APS Rudd Substation, the facility is intended to function as an extension of the existing public utility facility and will interconnect at the substation, providing enhanced grid reliability and allowing the integration of readily available renewable energy into the local electrical system. The energy storage will enable greater amounts of renewable energy to serve the Avondale grid and help advance municipal and state sustainability goals.

Prior to the development of the Sierra Estrella Energy Storage Facility, approval of the following City of Avondale Planning applications will be required: Conditional Use Permit (as requested herein), Site Plan and Design Review (to be submitted after receiving first review comments on the Conditional Use Permit), and Minor Land Division (to be submitted after approval of the Site Plan and Design Review).

Entitlement History

The proposed site is located on the southern portion of an operating dairy and agricultural farming operation and within the Diamond P Ranch PAD. Diamond P Ranch was annexed into the City of Avondale and rezoned to PAD in 2008 (Z-07-04), providing the framework for the future development of a 589 single-family detached dwelling unit residential community. Preliminary Plats were prepared but never received City approval or recordation.

In September 2018, a Minor PAD Amendment (PL-18-0235) to the Diamond P Ranch PAD was submitted and approved modifying the language regarding Conditional Uses related to public utility to read as follows:

Public utility and municipal buildings and facilities; however, storage, repair and public works yards and similar uses are prohibited. ELECTRICAL ENERGY STORAGE AND BATTERY ENERGY STORAGE USES ADJACENT TO PUBLIC UTILITY SUBSTATIONS ARE TREATED AS PUBLIC UTILITY USES FOR THE PURPOSES OF THIS SECTION (INCLUDING PRIVATELY OWNED FACILITIES PROVIDING SERVICES TO PUBLIC UTILITIES).

This 2018 PAD Amendment supports the current request to approve the battery energy storage facility as a permissible land use through the issuance of a Conditional Use Permit.

In February 2019, the property owners began the process of consolidating the Diamond P Ranch PAD and the adjacent Fleming Farms PAD to create the future 310-acre master planned community of Hermosa Ranch. Two Minor General Plan Amendments (PL-19-0052 and PL-19-0053) and a Rezone to PAD (PL-19-0051) were submitted to the City of Avondale and remain under review. With the later inclusion of the property in a federally designated Opportunity Zone and proximity to power, those applications were put on hold pending a potential new direction that would facilitate an employment use on the balance of the property.

Existing Conditions

The approximately 11.5-acre site associated with this request is the southern portion of an existing dairy and agricultural farming operation. SRP, APS and WAPA powerlines (230 kV) are present north of the subject site with the Rudd Substation immediately located to the west. The existing Rudd Substation serves the electrical supply networks for both Salt River Project (SRP) and Arizona Public Service Company (APS). The site has a flood delineation of Zone “X” and slopes south and southwest.

The subject site, plus the property immediately to the north and east, is zoned PAD (Diamond P Ranch) and has a General Plan land use designation of Medium Density Residential. This area located south of Lower Buckeye Road and west of Avondale Boulevard is currently utilized as a dairy and agricultural farm but is being planned for future development (residential, data center, employment, and/or advanced manufacturing and fabrication use). Located south is the master planned community of Alamar which is zoned PAD. The portion of Alamar located directly south of the proposed Sierra Estrella Energy Storage Facility has a General Plan land use designation of Medium Density Residential and Medium/High Density Residential and is planned as one of the last phases of the approximately 1,130 net acre development. See Exhibit 2: General Plan Land Use.

PROJECT DESCRIPTION

Overview

Plus Power, an independent developer of utility-scale battery energy storage projects, will be the developer and owner of the Sierra Estrella Energy Storage Facility. Ideally located immediately adjacent to the Rudd Substation, the proposed approximately 250 MW/1,500 MWh energy storage system is intended to function as an extension of this existing public utility facility. The facility will be an unmanned, remotely controlled system that will not have any full-time employees on-site. Hours of operation will be continuous, similar to the adjacent substation, as shown on Exhibit 3: Conceptual Site Plan.

The proposed energy storage facility incorporates the latest battery technology and design practices, which has moved away from battery storage being placed within an enclosed building. Instead, the facility will include outdoor-rated, modular, battery containers or “packs.” The battery packs will be placed in a grid-like fashion on the site, to be secured and fully screened from adjoining properties (excluding the west side connecting to the Rudd Substation) by a decorative ten-foot (10') high masonry screen wall. Each individual “pack” unit encloses lithium-ion batteries cells alongside thermal monitoring and control equipment (air conditioning) and low-voltage power electronics and controls. A group of “packs” are then wired together in a “block” or “string” and connected to a medium voltage (MV) transformer. Typically, four (4) to nine (9) battery packs will make up a “string” to a single MV transformer. This equipment will collect to up to two (2) large generation step-up (GSU) transformers, located in the fenced switchyard, through underground MV collector lines. After passing through the GSU transformers, energy from the battery is then sent through a short high voltage (HV) 230kV overhead transmission line west to the Rudd Substation. The battery packs themselves are state-of-the-art technology with built-in components that provide added electrical isolation and safety, as well as an integrated liquid cooling and heating system for thermal safety and enhanced performance. The addition of a battery energy storage facility is a significant capital investment which will enhance and expand the reliability of the electrical grid for the City of Avondale.

Proposed Site Design + Improvements

As shown on the conceptual site plan (Exhibit 3), the overall site design is efficient, considers security measures, and responds to existing and proposed adjacent uses. The gated facility incorporates masonry block walls and landscape

buffers on the north, south and eastern property edges to aid with screening of the facility adjacent to future residential and/or employment uses, while providing simple security fencing along the western boundary between the two compatible utility uses. The site is designed with gated access in the southeast corner of the site and efficient on-site circulation, providing easy access to all system components.

The facility will include battery packs positioned in a grid-like pattern throughout the site, a fenced switchyard which will include the system components that facilitate the delivery of power from the site to the Rudd Substation, and a small maintenance shed. The battery packs are enclosed units which include battery cells and module tray, a smart inverter, AC main breaker, low voltage interface panel, thermal system and controller, and measure up to nine feet (9') in height, including foundation. The current proposed site plan (see Exhibit 3) includes a maximum of 485 battery packs; however, the overall number of battery packs located on site will depend on the ultimate system size optimized for use with the partnering utility(ies), Arizona Public Service Company or Salt River Project, and the latest technology specifications at the time of installation. While the number of battery packs within the facility may vary for the reasons noted above, in no instance will any battery pack be located on or otherwise obstruct vehicular use of any internal paved access drive (locations indicated on the conceptual site plan) nor will the height of any battery pack or stacked grouping of multiple battery packs extend more than nine (9) feet above finished grade. Associated with each grouping, or "string", of battery packs is a MV transformer, measuring up to nine feet (9') in height. The MV transformers are connected to up to two (2) generation step-up (GSU) transformers, located in the switchyard in the northwest corner of the site. A line will be raised up out of the GSU to a single "dead-end" transmission tower in the switchyard, which will support the east end of a 450ft long 230kV overhead transmission line to transfer the power west to the Rudd Substation.

In addition to the system components (battery packs, transformers, and the project substation dead end tower), there will only be two (2) structures located on-site. Located within the switchyard, there will be a MV switchgear and controls enclosure, holding associated power electronics equipment and control system elements. The switchgear and control enclosure will be no more than ten feet (10') in height. In addition, located east of and outside the switchyard will be a small maintenance and storage shed, measuring approximately 1,600 square feet and no more than ten feet (10') in height. The maintenance shed will provide an indoor storage space for spare equipment and parts. Neither enclosure will contain any water or sewer plumbing, and will be designed for temporary, short-term use during specific maintenance tasks. Neither building will be visible above the masonry block wall surrounding the perimeter. The preliminary enclosure designs will be submitted for review and approval as part of the Site Plan/Design Review application and apply for any necessary building permits prior to construction.

Remaining site improvements associated with the Sierra Estrella Energy Storage Facility include grading, water utility lines, paved primary access from Avondale Boulevard, internal paved access drives, walls and fencing, landscaping, and security lighting. See below for additional site improvement descriptions.

Access + Circulation

Primary access to the Sierra Estrella Energy Storage Facility will be provided via a twenty-foot (20') wide paved road from Avondale Boulevard (approximately 1,500 feet north of the nearest existing intersection at Broadway Road). It is understood that the access point is in close proximity to the proposed driveway to the City's future Pressure Reducing Valve (PRV) site and future coordination will be required to determine if a single joint access for both properties will be feasible. The access road will curve around the existing residential property located at 3848 S Avondale Boulevard (APN 500-66-005B) and then follow west to a gated access point at the southeast corner of the site. The road will be located within an access easement granted by the property owner located immediately east of the facility and north of the Alamar community. This access road will provide vehicle passing points every 300 feet in accordance with fire

safety requirements. The facility will also provide secondary emergency access to the west, through the Rudd Substation property, providing connectivity to El Mirage Road.

Internal vehicular circulation within the gated facility will be provided by twenty-foot (20') wide paved roads. All turn radii will meet emergency vehicle access needs. The internal drives will be used to access the individual battery packs for installation and maintenance. The site will be private with no daily visitors except for an off-site plant manager, who will travel to the site periodically for maintenance situations. Given the absence of site visitors and on-site staffing, no designated on-site parking is proposed or required. When on site, the plant manager will have the ability to pull into the switchyard and/or locate his vehicle in the drive adjacent to the megapack being serviced.

It is anticipated that this project site will generate zero additional daily traffic trips, following site construction. Due to the type of use and location of the site, no pedestrian or alternative modes of transportation have been considered with the development of the facility.

Grading + Drainage

The site slopes/drains to the south and southwest. Though the primary retention area is along the southern edge of the property, additional retention has been provided within the north and east landscape buffers to help these areas self-retain. Temporary offsite swales will be coordinated with the adjoining property to convey offsite flows to a temporary drainage basin located immediately east of the property and north of the primary access road. This will be constructed to control off-site flows until such a time that the property to the north/east is developed.

Public Services Impact

The energy storage facility will positively impact the City of Avondale and adjacent Rudd Substation by providing additional renewable energy to the Avondale electrical grid. Because the facility will be an unmanned, remotely controlled system that will not have any full-time employees on site, no toilet facilities are proposed for the site, eliminating impact on the local sewer utility. A private, looped water system will be provided to supply water for irrigation and fire hydrants. The parallel eight inch (8") water lines will run from Avondale Boulevard to the site, circle the site, and loop back to Avondale Boulevard under the primary access road. No other utilities will be impacted by the project.

The energy storage use will not generate additional traffic, residents, or school-age children, and therefore will have no impact on the existing school system or recreational systems.

Screening + Buffering

Site development will include landscape buffers and masonry walls to screen the proposed facility from adjacent properties, as depicted in Exhibit 4: Sight Line Study. The proposed landscape buffers along the north and east property lines are thirty-five feet (35') wide and include understory plantings and a double row of trees. The landscape buffer along the southern property line exceeds eighty feet (80') in width and includes both retention and a minimum twenty foot (20') wide high and dry area south of the retention basin for shrubs, ground covers, and a double row of trees. Located on the south side of the access road leading to the facility, a thirty-five-foot (35') landscaped land use buffer is required to be planted with one (1) tree and three (3) shrubs for every fifteen (15) lineal feet. This landscape buffer is accounted for as part of the site planning efforts for the energy storage facility; however, installation of irrigation and plant material will be deferred to at such time that development occurs on the property immediately to the east of the facility and will be the responsibility of that property owner. The proposed energy storage facility is compatible with the Rudd Substation to the west and requires no special buffering or impact mitigation between the two uses. For more details on landscape buffering and proposed plant schedule, see Exhibit 7: Conceptual Landscape Plan.

Landscape buffers will add additional screening of the Sierra Estrella Energy Storage Facility in combination with a perimeter ten-foot (10') high masonry wall located along the north, east and southern edges of the facility. The wall has been designed using a minimum of two (2) colors and a combination of smooth and split face masonry block (see Exhibit 8). Intermediate piers with stone veneer be located approximately every 150 lineal feet and at the wall corners. Located along the common property line with the SRP/APS owned Rudd Substation, a steel wire fence, typical to electrical substation security fencing, is proposed which will measure ten feet (10') in height. This western property edge condition is not visible to the public or adjacent future development but is needed to secure the site.

The site is fully enclosed by solid walls or fencing, with secure, locked access gates at the southeast corner allowing entrance for authorized users only and an additional slide gate along the western boundary nearest the Rudd Substation for secondary emergency vehicle access. Gates will be opaque and equal to the height of adjoining walls or fences. See Exhibits 4-6: Conceptual Site Renderings for sight line information and conceptual renderings of the site.

Lighting + Signage

Nighttime security lighting will be provided just outside the perimeter wall surrounding the facility and will not exceed sixteen feet (16') in height if located within seventy-five feet (75') of residentially zoned property lines. Lighting will be pole mounted with shielded downcast lights to prevent glare to adjacent properties and will meet the requirements of the Avondale Zoning Ordinance Section 707, Outdoor Lighting. Lights will be on a motion sensor so that they typically operate at only 50% to provide general security lighting until motion is sensed and then they would increase to 100% illumination. A Lighting Plan and Photometric Study will be provided for review and approval as part of the Site Plan/Design Review application; however, the intent is that no light would project outside the on-site landscape buffer.

Minimal signage to provide critical wayfinding for emergency services will be provided with the development of the private energy storage facility. A freestanding way-finding sign, not to exceed three feet (3') in height and six (6) square feet in sign area, will be located at the access drive on Avondale Boulevard, outside of the right-of-way. A wall-mounted sign, in accordance with the allowances for single-family residential districts as outlined in the Zoning Ordinance Section 913.A, will be located on the perimeter masonry wall adjacent to the entry gates into the facility. All signage will meet the Avondale Zoning Ordinance Section 9, Signs.

Development Schedule

It is anticipated that site development will be completed in a single phase, beginning in the first quarter of 2022. This includes the access road from Avondale Boulevard, emergency access to the west, perimeter wall/fencing, gates, on-site landscaping, grading, internal access drives, all equipment located in the switchyard, and the area will be prepped for the foundations for the battery packs. Currently, the battery packs are configured as such that at ultimate and optimal buildout, a total of nine (9) battery packs can be connected to each MV transformer. The site infrastructure of these MV transformer "blocks" will be in place day one; however, the total number of battery packs will increase as periodic replacement or addition of batteries to the MV "blocks" will be required in order to maintain the power and energy rating of the facility as the capacity of the original battery packs degrade. The site has been designed to accommodate these additions over time without impact to the overall site design and shows the maximum footprint that would be requested.

As required by Zoning Ordinance Section 108.E, prior to any expansion of the site area of the approved facility, an amendment to the approved Conditional Use Permit will be required, to be reviewed and processed according to the procedures for a new application. The number of battery packs within the facility may vary for reasons noted in this CUP Narrative without necessity for a CUP Amendment, so long as the following conditions are met:

- a. In no instance will any battery pack be located on or otherwise obstruct vehicular use of any internal paved access drive (locations indicated on the conceptual site plan).
- b. In no instance will the height of any battery pack or stacked grouping of multiple battery packs extend more than nine feet (9') above finished grade.

Safety

The Sierra Estrella Energy Storage Facility has been specially designed as an outdoor, unmanned system able to be operated within the specific temperature ranges endemic to Avondale, Arizona. The facility has an integrated liquid-cooling thermal management system that allows it to operate in ambient temperatures of -22°F and up to 140°F. The project will utilize a proven, commercially viable battery technology that has undergone rigorous safety testing and meets internationally recognized safety standards relevant to lithium-ion storage systems, including (but not limited to) the standards established by UL, Inc. (formerly Underwriters Laboratories):

- UL 1642 (UL Standard for Lithium Batteries)
- UL 9540 (UL Standard for Energy Storage Systems and Equipment)
- UL1973 (UL Standard for Batteries for Use in Light Electric Rail (LER) Applications and Stationary Applications)

The developer has closely analyzed the reports released on the 2019 battery fire incident at the APS-owned McMicken Energy Storage facility in Surprise, Arizona. The Sierra Estrella Facility will incorporate the recommended best practices of the reports that address the safety concerns related to lithium-ion energy storage projects. Proper design of the battery system can virtually eliminate the risk of a temperature anomaly propagating through the battery modules, and proper planning and communication with the local emergency response authorities can ensure that site safety can be tightly managed in an emergency.

1. *Outdoor system with advanced ventilation:* The Sierra Estrella Facility will use only non-occupiable battery units. The developer understands that outdoor systems, when sensible from the standpoint of local environmental conditions, are the best design for large scale energy storage systems. If a battery pack is compromised, flammable gasses will outgas and disperse instead of building up inside a housing container or building and prevent explosive conditions from occurring. During the April 29th, 2019 McMicken APS fire, the BESS system was enclosed in a shipping container without a proper ventilation system to exhaust the gases. After a thermal runaway event was triggered, the buildup of flammable gases allowed explosive conditions to be ignited by a spark from the malfunctioning system. This could have been avoided with properly designed vents in the battery container and non-occupiable units.
2. *Prevent propagation and achieve containment:* Another advantage of outdoor / modular projects is that the site design can cluster the MW in subsections further apart, which allows problems to be isolated and prevents spreading to other modules as in a building. The setbacks incorporated into the Sierra Estrella system will prevent the possibility of any pack-to-pack propagation. For additional precaution, a firewall will be included to separate the high voltage transformer block from the PCS and BESS modules.
3. *Localized thermal monitoring and control:* All of the battery technologies considered for the Sierra Estrella installation include modular, redundant alarm systems built into the systems to constantly monitor real-time voltage, temperature, and current of cell groups. Under normal circumstances, closed-loop thermal management systems circulate coolant through the batteries and power components to maintain thermal control. This system monitors the heat generation and automatically provides active and heating to the internal components of the BESS and reduces the risk of a thermal runaway event from overheating. Thermal sensors are placed at the cell level and given setpoints via the battery management system. Once surpassed, alarms are triggered and relayed to the manufacturer and the utility communication interface. This allows 24/7 monitoring of the system.
4. *On-site water-based suppression:* Water-based suppression has been shown to be the best solution to remove heat and prevent the build-up of explosive gases during an emergency event. To work in tandem with any internal

fire suppression mechanisms in the battery packs themselves, the site design of the Sierra Estrella Facility includes a minimum twenty-foot (20') perimeter road with minimum inside/outside turning radii of thirty-five feet (35')/fifty-five feet (55') to accommodate emergency response vehicles. There will be an eight inch (8") looped fire line constructed and connected to the municipal water supply, supplying fire hydrants that will be installed onsite one hundred and fifty feet (150') apart, resulting in seven (7) total fire hydrants on the property. These hydrants will be installed in accordance with NFPA 24. Portable fire extinguishers will also be dispersed around the BESS modules and PCS containers in accordance with NFPA 855, and within the Project Substation switchyard control enclosure. The cost of the above civil work, equipment, and installation of the above fire suppression system has been included in the budget for the project.

5. *Critical alarms and monitoring:* The developer and BESS manufacturer will work together to implement and monitor critical alarm systems for the proposed energy storage facility. Sensors will be strategically placed, with the signal brought into the battery manufacturer, system owner, and electric utility's network operations centers (NOC) for 24/7 monitoring. The critical alarms list will include, but would not be limited to: low voltage, high voltage, ground fault, low current, high current, fire detection, breaker operation, activation of fire suppression, and loss of communications. Loss of communication systems will be a mechanism by which a heartbeat and pulse between systems is recorded so that the monitor is notified if the primary communication pathway has been lost. The BESS manufacturer will be required to have a 24/7 NOC that provides independent 24/7 monitoring of the system and is available for discussion at any point with the utility NOC. The manufacturer will be responsible for monitoring all secondary alarms (any alarm that is not a critical alarm), with email and page alerts sent to the utility BESS maintenance personnel on all secondary alerts. A proprietary fire alarm system will be designed for the project with local structure fire alarms, automatic fire detectors, and fire signaling panels in accordance with NFPA 72. Stakeholders will work together to ensure redundant communication pathways for the critical alarm monitoring and controls.
6. *Emergency Response Plan:* The developer will also require the BESS manufacturer to provide an Emergency Response Plan ("ERP") detailing appropriate responses under varying conditions. These documents will provide instructions for the environmental conditions with which to keep the batteries to prevent the ignition of a fire, as well as instructions for first responders on how to avoid explosive conditions caused by venting gas and suppress a battery-ignited flame. These types of plans will form an essential piece of the training that will be provided to emergency response personnel.
7. *Personnel training:* An emergency operations plan will be drafted in conjunction with the City of Avondale Fire Department, based on comprehensive industry knowledge of the hazards associated with the operation of lithium-ion batteries. All potential first responders will be trained on the battery system, battery safety, and the project-specific ERP. This includes substation techs, troublemen, utility BESS maintenance personnel, and the local fire department(s). The developer will work with the City's fire department and the BESS manufacturer to arrange a series of on-site training and familiarize all parties with the ERP for the Sierra Estrella Facility. The facility design will also incorporate a status panel with real time system information located outside the minimum approach distance as set by the local fire authorities. The developer will continue to solicit further feedback from the local responders on additional improvements that could protect the ultimate health and safety of first responders.

CONDITIONAL USE PERMIT REQUIRED FINDINGS

Pursuant to the Avondale Zoning Ordinance Section 1.108.B, a Conditional Use Permit may only be approved if all the following findings are met:

- A. That the proposed use is (i) consistent with the land use designation set forth in the General Plan, (ii) will further the City's general guidelines and objectives for development of the area, as set forth in the General Plan, and (iii) will be consistent with the desired character for the surrounding area.

The current Avondale General Plan land use designation for the property is Medium Density Residential. Medium Density Residential “provides for a suburban lifestyle with planned detached single-family residential communities with larger setbacks and neighborhood facilities.” Permitted uses in Medium Density Residential category include public facilities. Although the proposed energy storage facility will be privately-owned, it is intended to serve the adjacent publicly-owned substation and expand the electrical grid – as a result, it is analogous to a public utility. In addition, the General Plan states that, with additional City growth, “there will be a need for new public facilities and such City-owned facilities may be located in any land use category. Public facilities include parks, schools, electric substations, wells, City-owned and operated water and wastewater treatment plants, police and fire stations, equipment and vehicle maintenance yards and refueling facilities, administrative buildings, landfills, transfer stations, and other public uses. Consideration will be given to the surrounding land uses prior to locating any of these uses within the City.” So long as the battery storage facility is developed in a manner compatible with the surrounding land uses, it fulfills the intentions, general guidelines, and objectives for development of the area, as prescribed by the General Plan.

The proposed use is also supported by the following General Plan goals:

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

The energy storage facility will serve as a transition between the Rudd Substation and the planned residential or potential employment uses proposed for the property immediately to the north and east, providing a lower intensity use than the existing substation. To ensure compatibility with proposed uses to the north, south and east, landscape buffers will be provided with the development of the site in accordance with Avondale Zoning Ordinance Section 1204, Landscape Design Standards.

- *Land Use Goal 4: Ensure all land use decisions meet the long-term social and economic goals of the community.*

The proposed battery energy storage facility would constitute a significant capital investment in the City of Avondale. Construction, operation, and maintenance of the facility would create local jobs, while enhancing the resiliency and reliability of electrical transmission network would support residential, commercial, and employment growth.

- *Land Use Goal 5: Promote land uses that are respectful of the natural environment and which conserve valuable natural resources such as open space, clean air, water, and energy.*

The approval of a CUP for a battery energy storage facility would allow development of a local zero emissions energy resource that would reduce the need for higher emissions electricity generation plants.

- *Energy Goal 1: Integrate energy efficiency measures and renewable energy sources into all aspects of Avondale planning.*

Approval of a battery energy storage facility would provide enhanced grid reliability and allow the integration of readily available renewable energy onto the local electrical system.

- *Energy Goal 5: Integrate electric power line corridors, electric substations, and other energy infrastructure into future development.*

Allowing a battery energy storage facility to function in conjunction with the Rudd Substation will support local energy resource needs for both existing and future development in Avondale. Location adjacent to the Rudd Substation is ideal and allows direct connectivity and transfer of power.

- B. That the use will be (i) compatible with other adjacent and nearby land uses and (ii) will not be detrimental to (1) persons residing or working in the area, (2) adjacent property, (3) the neighborhood, or (4) the public welfare in general.

The proposed Sierra Estrella Energy Storage Facility is surrounded on three sides by currently entitled residential development. The property north and east of the site has a General Plan land use designation of Medium Density Residential and is currently functioning as a dairy and agricultural farm. The area is planned for future development as part of the proposed and currently pending Hermosa Ranch master planned community and the existing Diamond P Ranch PAD. It is also understood that this adjacent property, or portion of, may be considered for future development of a data center, employment, and/or advanced manufacturing and fabrication use. The property to the south of the site has a General Plan land use designation of Medium Density Residential and Medium/High Density Residential. This area is currently undeveloped but is included within the Alamar master planned residential community and is planned for future residential.

Immediately to the west of the site is the Rudd Substation which has a General Plan land use designation of Public/Civic. The proposed Sierra Estrella Facility is intended to support and function as an extension of the existing neighboring electrical substation. The proposed facility will fit in with the context of the area and provide a transitional, less intense land use between the substation and proposed adjacent uses. The addition of a battery storage facility will help accommodate the nearby residential, commercial, and employment growth by expanding the electrical capacity and supporting renewable energy sources without detriment to persons living or working in the area.

The proposed battery energy storage use will not generate any noise, smoke, odor, dust, or vibration that could cause a nuisance to adjacent properties. Most importantly, all battery packs are self-enclosed, non-occupiable units in an open-air facility rather than grouped together in an enclosed structure. Open air facilities follow the latest design and safety standards and are considerably safer than their enclosed structure counterparts. The Sierra Estrella Facility will be constructed in accordance with the NFPA (National Fire Protection Agency) 855 Standard for the Installation of Stationary Energy Storage Systems. If a battery pack is compromised, flammable gasses will outgas and disperse instead of building up inside a housing container or building and prevent explosive conditions from occurring. The developer and battery manufacturer will work with local fire authorities to draft an emergency response plan and conduct appropriate hazard mitigation and failure mode and effects analyses of the system prior to the commercial operation date. The facility has been specifically designed up to the highest international safety standards and codes and will incorporate sufficient onsite vehicular emergency routes.

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

The site is of adequate size and shape to accommodate a battery energy storage facility, including all system components and safe internal circulation. The Diamond P Ranch PAD is silent on development standards specific to utility uses (specifically battery energy storage facilities); however, any buildings/structures constructed on-site will be a minimum of forty feet (40') from a perimeter property line. The proposed facility will meet all design requirements listed in Avondale Zoning Ordinance Section 1207 (Walls and Fences) and Section 1204 (Landscape Design Standards), as well as the intent of the Avondale Commercial and Industrial Design Manual. Since the facility will not have any full-time, on-site employees, parking requirements do not apply.

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

Primary access to the site will be from Avondale Boulevard, a minor arterial roadway, located less than half a mile east of the property. Because the facility will be an unmanned, remotely controlled system that will not have any full-time employees on-site, there will not be an increase in traffic generated by the proposed use.

- E. That adequate conditions have been incorporated into the project to ensure that any potential adverse effects will be mitigated.

As addressed above, proposed site design includes landscape buffers, perimeter walls/fencing, and motion sensing security lighting to mitigate any potential aesthetic or safety concerns of adjacent properties. The ten-foot (10') high masonry wall has been designed to be visually attractive and screen the battery packs and all other system components, other than those in the switchyard in the northwest corner of the site which are required for the transfer of power to the Rudd Substation. The design of the facility includes all specific monitoring and operational equipment required to comply with local, state, and federal permitting rules for private battery storage utility facilities.

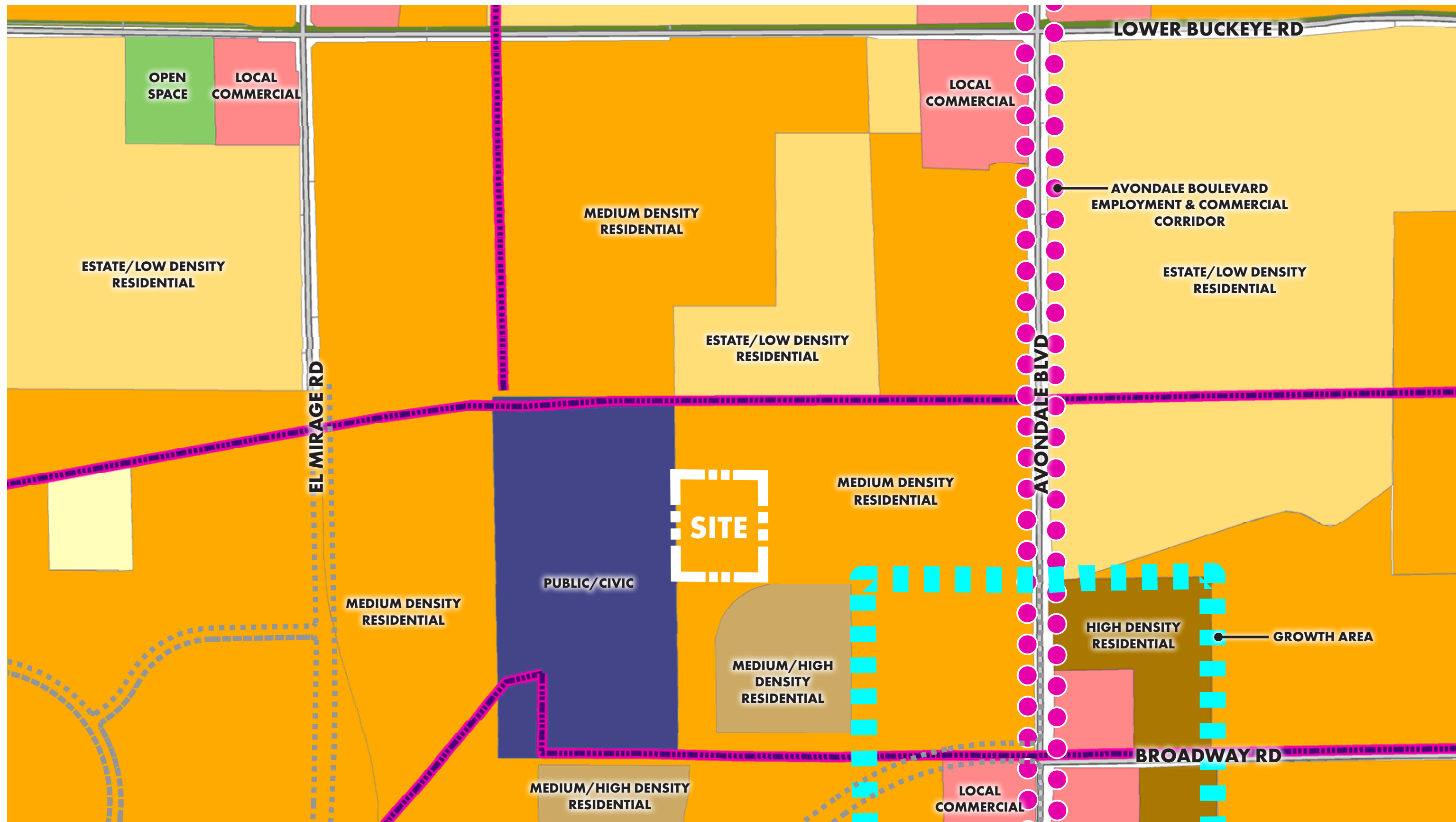
CONCLUSION

As was determined by the approval of the 2018 Diamond P Ranch PAD Amendment, an electrical energy storage and battery energy storage use adjacent to public utility substations are to be treated as public utility uses (including privately owned facilities providing services to public utilities within the Diamond P Ranch PAD). The Sierra Estrella Energy Storage Facility will serve as a transitional land use adjacent to the existing Rudd Substation and provide adequate screened buffers conducive to future neighboring uses to the north, east and south. Approval of a Conditional Use Permit for this battery storage facility will provide enhanced grid reliability, allow the integration of readily available renewable energy onto the local electrical system, and support local energy resource needs for both existing and future development in Avondale.



SIERRA ESTRELLA ENERGY STORAGE | EXHIBIT 1: VICINITY MAP





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jmeyers@norris-design.com
mestes@norris-design.com
Tel: 602.254.9600





RENDERINGS PROVIDED BY WOLFGANG ART VISUALS



PRIMARY GATED ENTRANCE - BIRD'S EYE VIEW LOOKING NORTHWEST



NORTHEAST SITE CORNER - LOOKING SOUTHWEST



SOUTHWEST SITE CORNER - LOOKING NORTHEAST

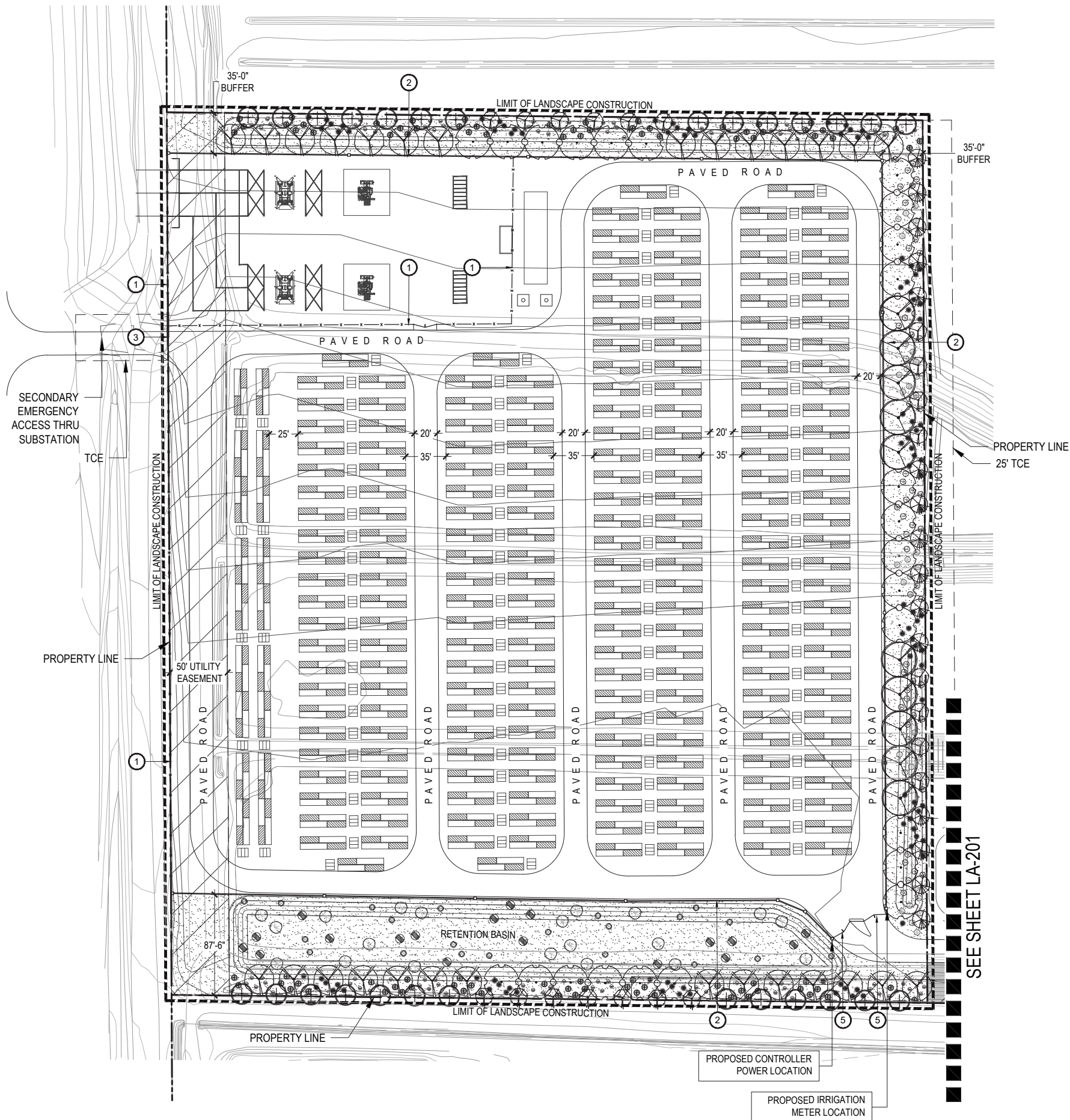


NORTHWEST SITE CORNER - LOOKING SOUTHEAST

RENDERINGS PROVIDED BY WOLFGANG ART VISUALS



RENDERINGS PROVIDED BY WOLFGANG ART VISUALS



- ① 10' H CHAIN LINK FENCE - SEE DETAIL 2/LA-300
- ② 10' H CMU BLOCK WALL - SEE DETAIL 1/LA-300
- ③ SINGLE SLIDE GATE - SEE DETAIL 4/LA-300
- ④ VEHICLE PASSING POINT (SPACED EVERY 300')
- ⑤ VEHICULAR ENTRY GATE - SEE DETAIL 3/LA-300

T-1 TYPE 1 - DECOMPOSED GRANITE
SIZE: 3/4" SCREENED
COLOR: CARMEL
SOURCE: ROCK PROS USA
ALL LANDSCAPE AREAS
QTY: 98,467 SF

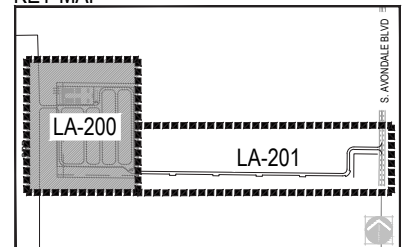
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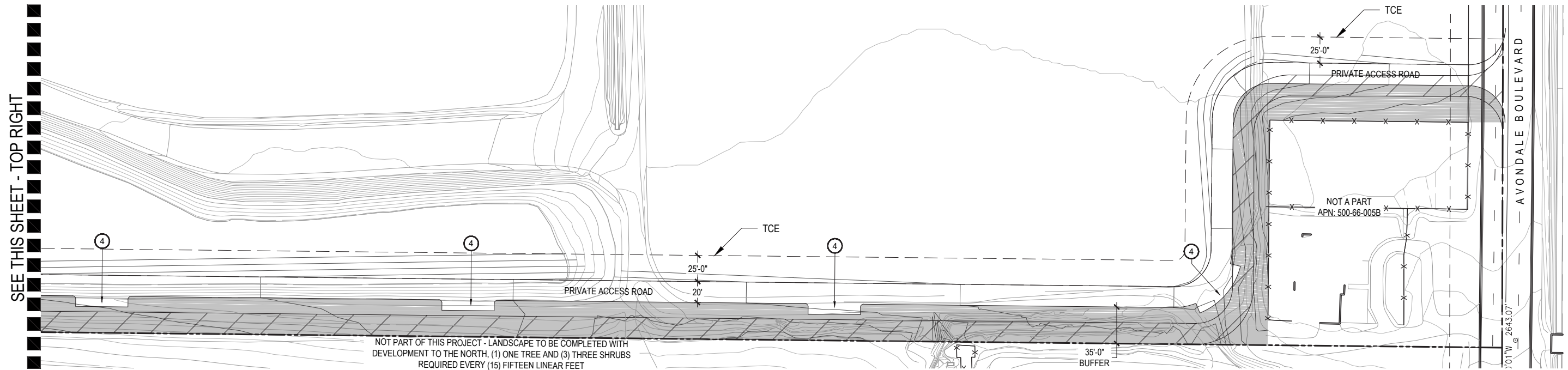
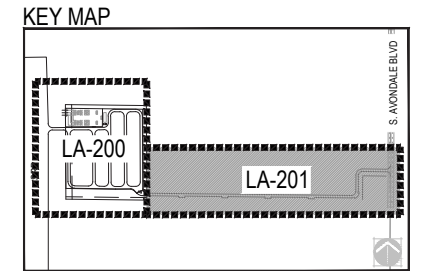
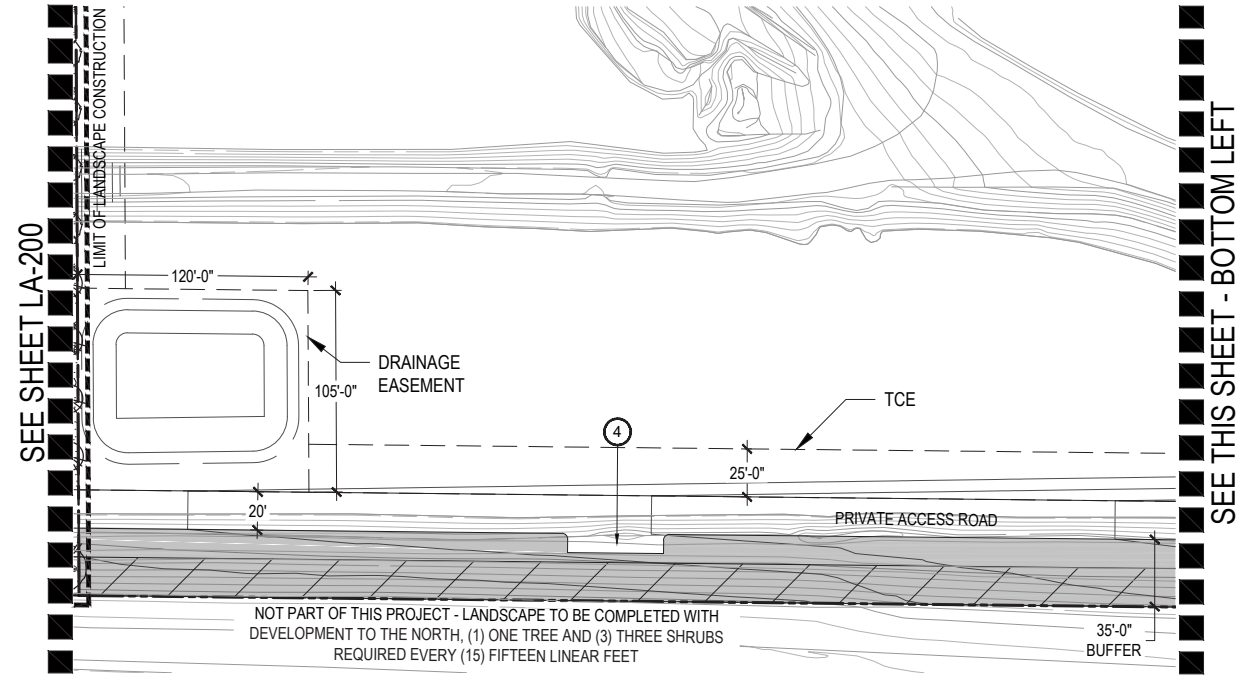
1. CONTRACTOR TO PROVIDE SAMPLES OF TOPDRESS MATERIALS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
2. QUANTITIES ARE APPROXIMATE AND FOR REFERENCE ONLY, AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO ORDERING AND INSTALLATION.

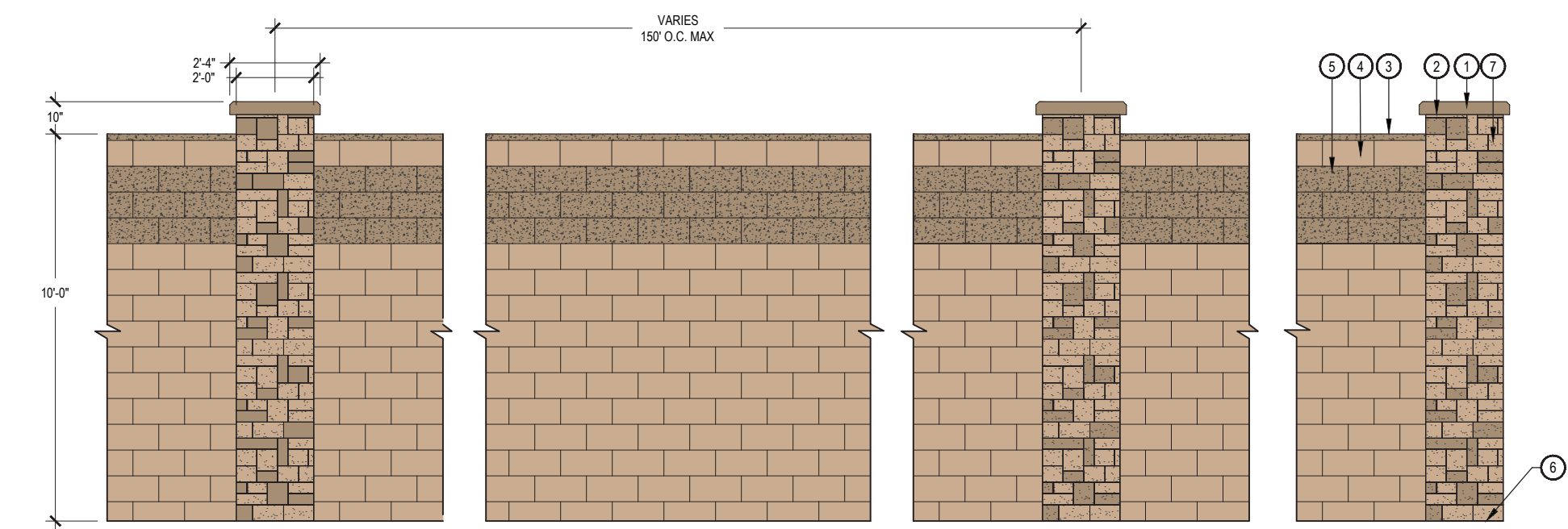
PLANT SCHEDULE

SYM.	BOTANICAL NAME COMMON NAME	SIZE	QTY
TREES			
	Acacia mulga Mulga	24" Box 1.25" Caliper 7' H x 3' W	27
	Olea europaea 'Swan Hill' Swan Hill Olive	24" Box Multi 8' H x 5' W	25
	Olneya tesota Ironwood	24" Box Multi 6' H x 3.5' W	10
	Pistacia lentiscus Mastic Tree	24" Box Multi 7' H x 3' W	28
	Sophora secundiflora Texas Mountain Laurel	24" Box 1" Caliper 4' H x 3' W	15
	Thevetia peruviana Yellow Oleander	24" Box 1.5" Caliper 9' H x 5' W	21
SHRUBS & GROUNDCOVERS			
	Acacia redolens 'Low Boy' Prostrate Acacia	1 Gallon	20
	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	1 Gallon	35
	Eremophila hydropapha Blue Bells	1 Gallon	53
	Lantana x 'New Gold' New Gold Lantana	5 Gallon	101
	Larrea tridentata Creosote	5 Gallon	101
	Leucophyllum frutescens 'Green Cloud' Texas Ranger	5 Gallon	18
	Ruellia equisetiformis Coral Fountain	5 Gallon	86
	Mulhennbergia rigens Deer Grass	5 Gallon	103
NOTES: 1. QUANTITIES AND SIZE ARE APPROXIMATE AND FOR REFERENCE ONLY, AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO ORDERING AND INSTALLATION.			

KEY MAP



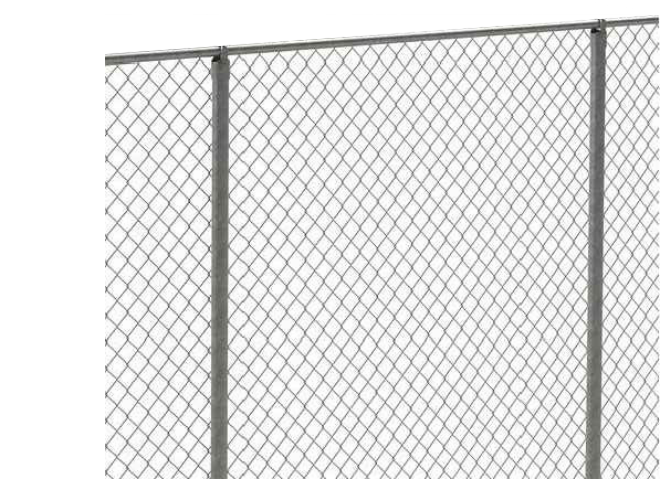




- ① INTEGRALLY COLORED CONCRETE CAP - FINISH: SMOOTH, COLOR: PUEBLO
- ② INTERMEDIATE PIER
- ③ 8"x2"x16" INTEGRALLY COLORED CMU BLOCK WALL CAP - FINISH: SPLIT FACE, COLOR: PUEBLO
- ④ 8"x8"x16" INTEGRALLY COLORED CONCRETE MASONRY UNIT. FINISH: SMOOTH, COLOR: LIGHT BROWN
- ⑤ 8"x8"x16" INTEGRALLY COLORED CONCRETE MASONRY UNIT. FINISH: SPLIT FACE, COLOR: PUEBLO
- ⑥ FINISH GRADE
- ⑦ STONE VENEER AT INTERMEDIATE PIER

① 10' H CMU BLOCK WALL

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



① 10' H CHAIN LINK FENCE BY CHINA 358 MESH FENCING CO. OR APPROVED EQUAL

② 10' H CHAIN LINK FENCE

SCALE: NTS



① 10' H VEHICULAR ENTRY GATE

NOTES:
1. IMAGE USED FOR DESIGN INTENT ONLY WITH FINAL VEHICULAR GATE BEING PROVIDED AT SITE PLAN REVIEW.

③ VEHICULAR ENTRY GATE



① 8' HIGH PASSPORT® COMMERCIAL ORNAMENTAL ROLL GATE MODEL: INVINCIBLE STYLE MANUFACTURER: AMERISTAR COLOR: BRONZE

④ SINGLE SLIDE GATE

SCALE: NTS

Exhibit F

Proposed Conceptual Site Plan

Sierra Estrella Energy Storage Facility

PROJECT TEAM

PROPERTY OWNER

Rexco DC, LLC
2241 East Colter Street
Phoenix, Arizona 85016
Contact: Mike Vanderwey / Terry Klinger
mike@rexcollc.com
terry@rexcollc.com
Tel: 602.955.0582

CIVIL ENGINEER

Coe & Van Loo Consultants, Inc.
4550 North 12th Street
Phoenix, Arizona 85014
Contact: Parker Froehlich
pfroehlich@cvtci.com
Tel: 602.285.4891

DEVELOPER / FACILITY OWNER

Plus Power LLC
1237 9th Avenue
San Francisco, California 94122
Contact: Molly Emerson
memerson@plusenergystorage.com
Tel: 907.209.8591

LAND PLANNER / LANDSCAPE

ARCHITECT

Norris Design
901 East Madison Street
Phoenix, Arizona 85034
Contact: Jennifer Meyers / Mary Estes
jmeyers@norris-design.com
mestes@norris-design.com
Tel: 602.254.9600

PROJECT INFORMATION

APN: SWC of 500-66-005C
ZONING: Planned Area Development
SITE AREA: 11.5 Gross Acres
LANDSCAPE LAND USE BUFFER ADJACENT TO SINGLE FAMILY RESIDENTIAL LAND USE: 35' Minimum
PARKING REQUIRED: N/A (No Fulltime On-site Employees)

KEY NOTES

- 1

230kV Transmission Line to Utility Switchyard (+/- 70' height)
- 2

Substation Dead End Tower (+/- 70' height)
- 3

230kV Disconnect Switch (+/- 22' height)
- 4

230 kV Circuit Breaker (+/- 22' height)
- 5

BES Facility Step-up Transformer (+/- 24' height)
- 6

34.5 kV Cable Riser Structure (+/- 24' height)
- 7

34.5 kV Switchgear and Control Enclosure (+/- 8-15' height)
- 8

Station Service Transformer(s) (+/- 15' height)

9

Electrical Manhole(s)

10

Maintenance Enclosure

11

20' Double Swing Gate

12

Typical Battery Pack

13

Single Slide Emergency Access Gate

14

Decomposed Granite (Min. 1" Screened)

15

Paved Access Drive

16

Temporary Drainage Basin

VICINITY MAP

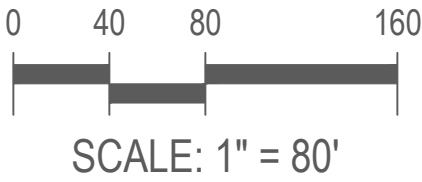
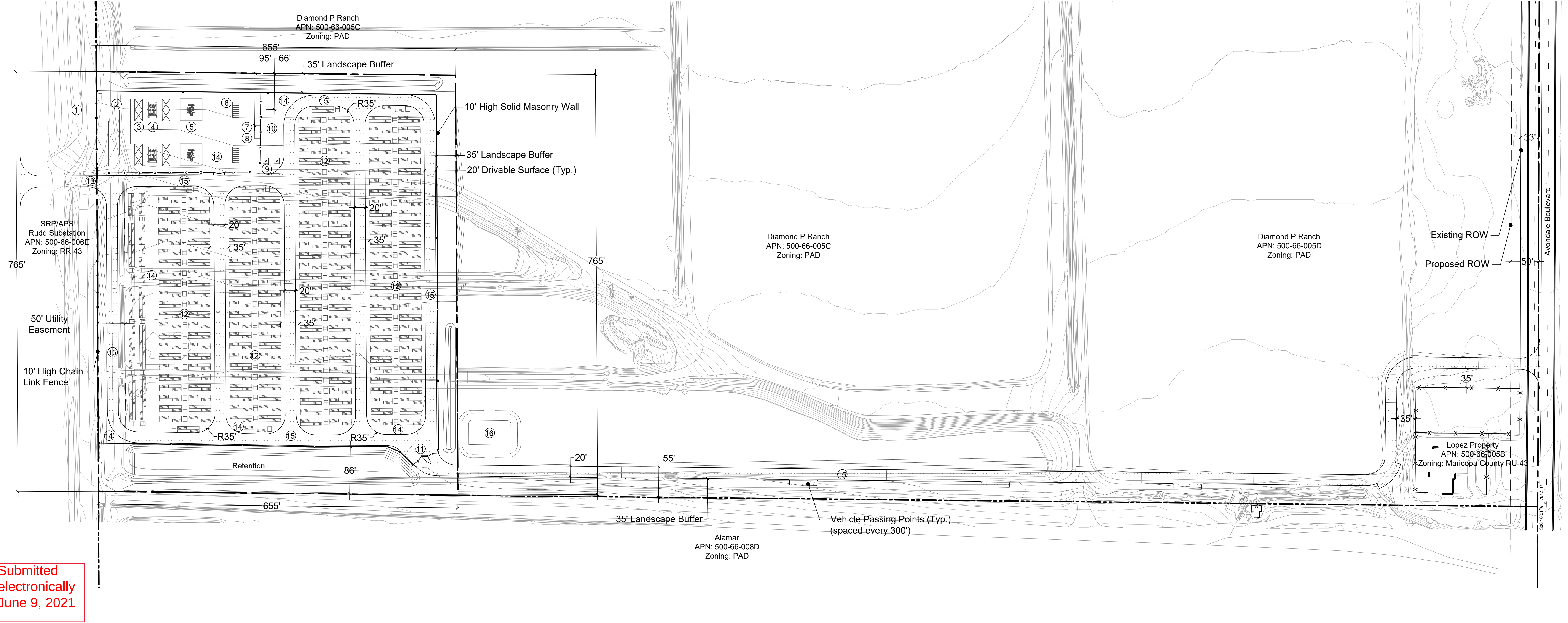
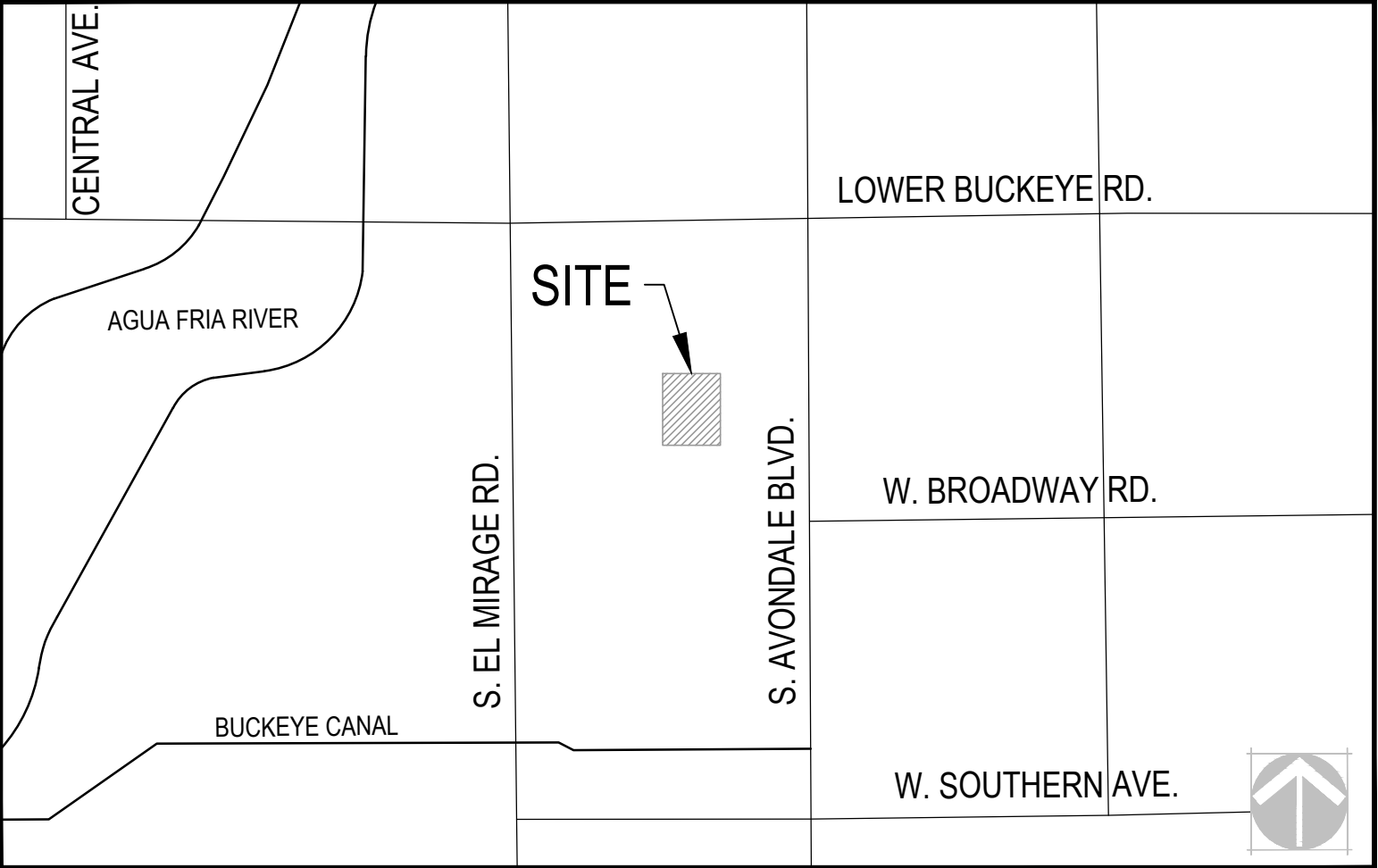


Exhibit G

Proposed Conceptual Landscape Plan

Sierra Estrella Energy Storage Facility

Submitted electronically
June 9, 2021

SIERRA ESTRELLA ENERGY STORAGE FACILITY

CITY OF AVONDALE, AZ

PROJECT TEAM:

DEVELOPER/OWNER | PLUS POWER

1237 9TH AVENUE
SAN FRANCISCO, CA 94122
PH: 907.209.8591
CONTACT: MOLLY EMERSON
EMAIL: MEMERSON@PLUSENERGYSTORAGE.COM

LANDSCAPE ARCHITECT | NORRIS DESIGN

901 EAST MADISON STREET
PHOENIX, AZ 85034
PH: 602.254.9600
CONTACT: MARY ESTES
EMAIL: MESTES@NORRIS-DESIGN.COM

CIVIL ENGINEER | CVL CONSULTANTS

4550 N. 12TH STREET
PHOENIX, AZ 85014
PH: 602.264.6831
CONTACT: PARKER FROEHLICH
EMAIL: PFROEHLICH@CVLCI.COM

LANDSCAPE GENERAL NOTES

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

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

LANDSCAPE THEME STATEMENT AND GENERAL DESCRIPTION OF OPEN SPACES

THE OVERALL PLANTING DESIGN FOR SIERRA ESTRELLA ENERGY STORAGE FACILITY IS A LUSH DESERT THEME, UTILIZING A VARIETY OF LOW WATER USE TREES, SHRUBS AND GROUNDCOVER TO PROVIDE SHADE AND VISUAL INTEREST. ALL PROPOSED PLANT MATERIAL WILL BE LOW MAINTENANCE AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.

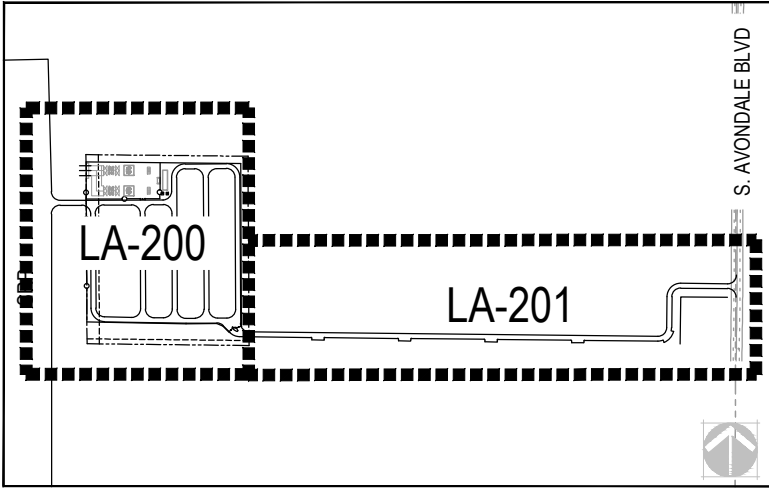
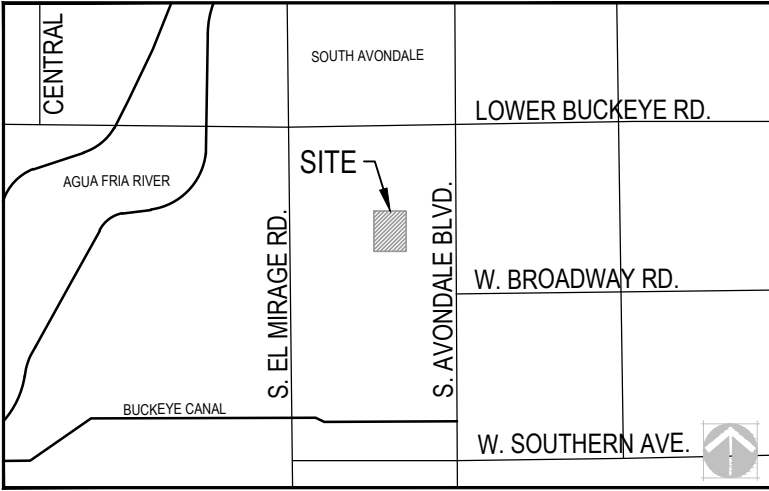
OPEN SPACE CALCULATIONS

A.) TOTAL OPEN SPACE, NOT INCLUDING RIGHT-OF-WAY:	2.11 ACRES	18% OF NET SITE AREA
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SHEET INDEX

SHEET #	DESCRIPTION	(04/12/2021) ISSUED FOR: CONDITIONAL USE PERMIT	(06/01/2021) ISSUED FOR: CONDITIONAL USE PERMIT
LA-100	LANDSCAPE COVER	X	X
LA-200	LANDSCAPE PLAN	X	X
LA-201	LANDSCAPE PLAN	X	X
LA-300	HARDSCAPE DETAILS	X	X
LA-400	LANDSCAPE MAINTENANCE SCHEDULE	X	X

VICINITY MAP



OWNER:

PLUS POWER
1237 9TH AVENUE
SAN FRANCISCO, CA 94122
907.209.8591

NOT FOR
CONSTRUCTION

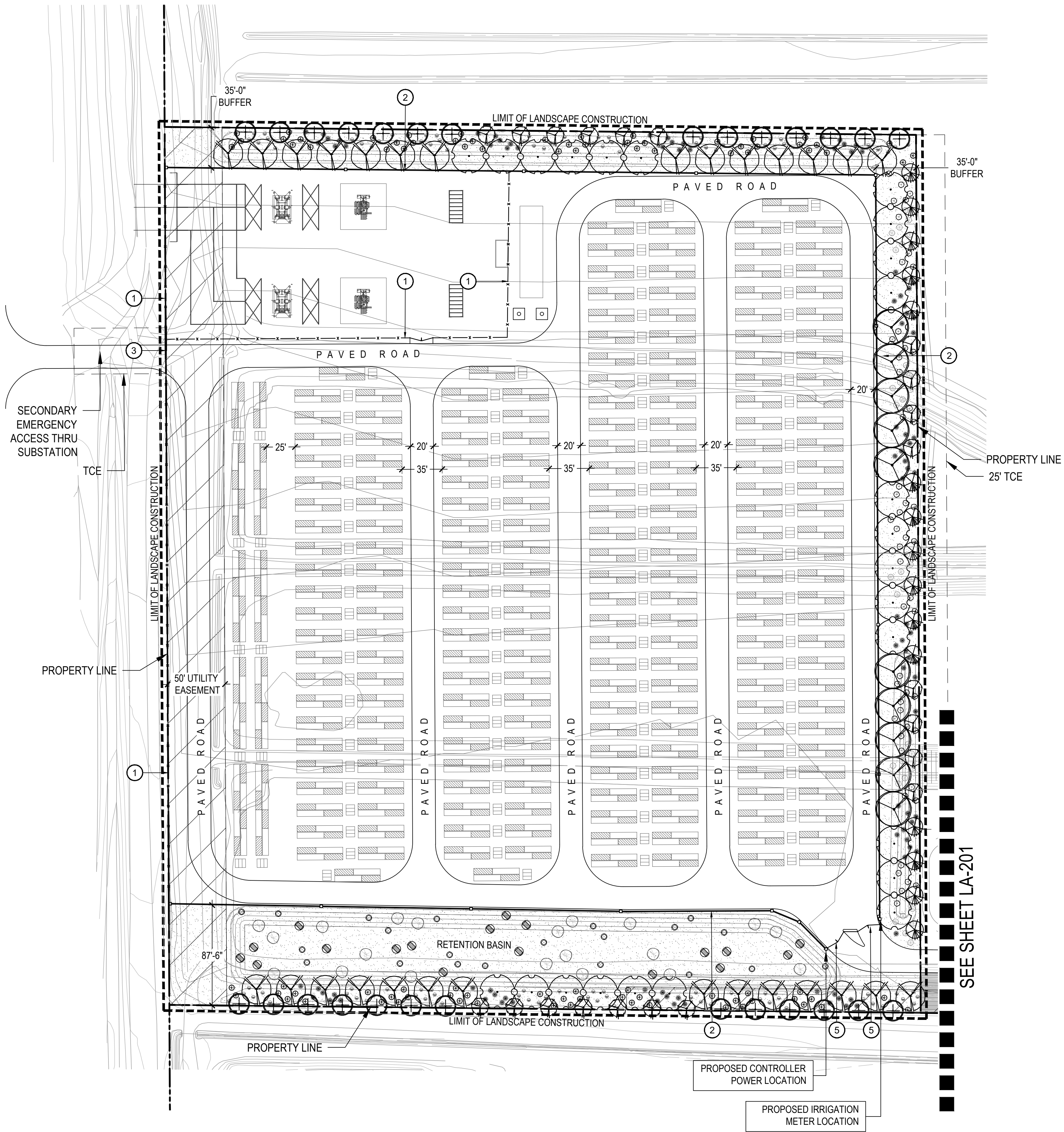
DATE:

04/12/2021 SUBMITTAL
05/27/2021 RE-SUB

SHEET TITLE:
LANDSCAPE
COVER

LA-100

RUDD SUBSTATION



KEY NOTES

- 10' H CHAIN LINK FENCE - SEE DETAIL 2/LA-300
- 10' H CMU BLOCK WALL - SEE DETAIL 1/LA-300
- SINGLE SLIDE GATE - SEE DETAIL 4/LA-300
- VEHICLE PASSING POINT (SPACED EVERY 300')
- VEHICULAR ENTRY GATE - SEE DETAIL 3/LA-300

TOPDRESS SCHEDULE

- T-1 TYPE 1 - DECOMPOSED GRANITE
SIZE: 3/4" SCREENED
COLOR: CARMEL
SOURCE: ROCK PROS USA
ALL LANDSCAPE AREAS
QTY: 98,467 SF

NOTES:

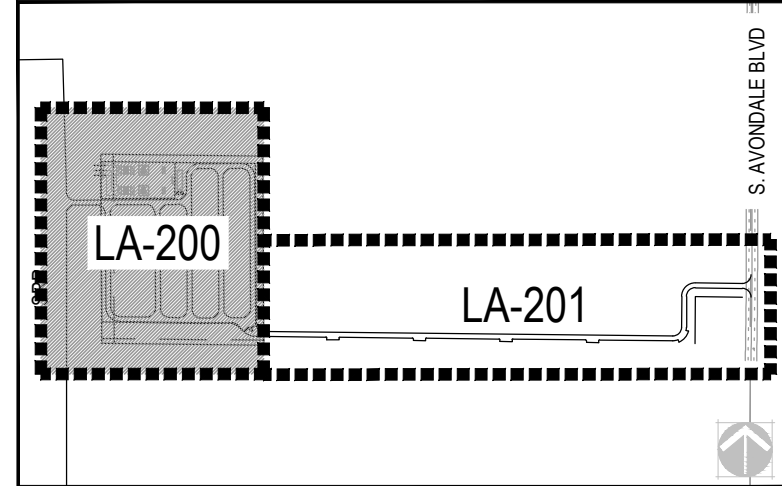
- CONTRACTOR TO PROVIDE SAMPLES OF TOPDRESS MATERIALS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- QUANTITIES ARE APPROXIMATE AND FOR REFERENCE ONLY, AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO ORDERING AND INSTALLATION.

PLANT SCHEDULE

SYM	BOTANICAL NAME COMMON NAME	SIZE	QTY
TREES			
	Acacia mulga Mulga	24" Box 1.25' Caliper 7' H x 3' W	27
	Olea europaea 'Swan Hill' Swan Hill Olive	24" Box Multi 8' H x 5' W	25
	Oleaya tesota Ironwood	24" Box Multi 6' H x 3.5' W	10
	Pistacia lentiscus Mastic Tree	24" Box Multi 7' H x 3' W	28
	Sophora secundiflora Texas Mountain Laurel	24" Box 1" Caliper 4' H x 3' W	15
	Thevetia peruviana Yellow Oleander	24" Box 1.5" Caliper 9' H x 5' W	21
SHRUBS & GROUNDCOVERS			
	Acacia retolens 'Low Boy' Prostrate Acacia	1 Gallon	20
	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	1 Gallon	35
	Eremophila hygrophana Blue Bells	1 Gallon	53
	Lantana x 'New Gold' New Gold Lantana	5 Gallon	101
	Lantana tridentata Creosote	5 Gallon	21
	Leucopylum frutescens 'Green Cloud' Texas Ranger	5 Gallon	18
	Russelia equisetiformis Coral Fountain	5 Gallon	86
	Muhlenbergia rigens Deer Grass	5 Gallon	103

NOTES:
1. QUANTITIES AND SIZE ARE APPROXIMATE AND FOR REFERENCE ONLY, AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO ORDERING AND INSTALLATION.

KEY MAP



SIERRA ESTRELLA ENERGY STORAGE FACILITY

SW CORNER OF APN 500-66-005C

AVONDALE, AZ

OWNER:

PLUS POWER
1237 9TH AVENUE
SAN FRANCISCO, CA 94122
907.209.8591

NOT FOR
CONSTRUCTION

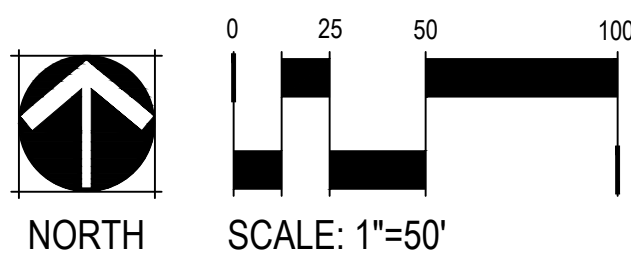
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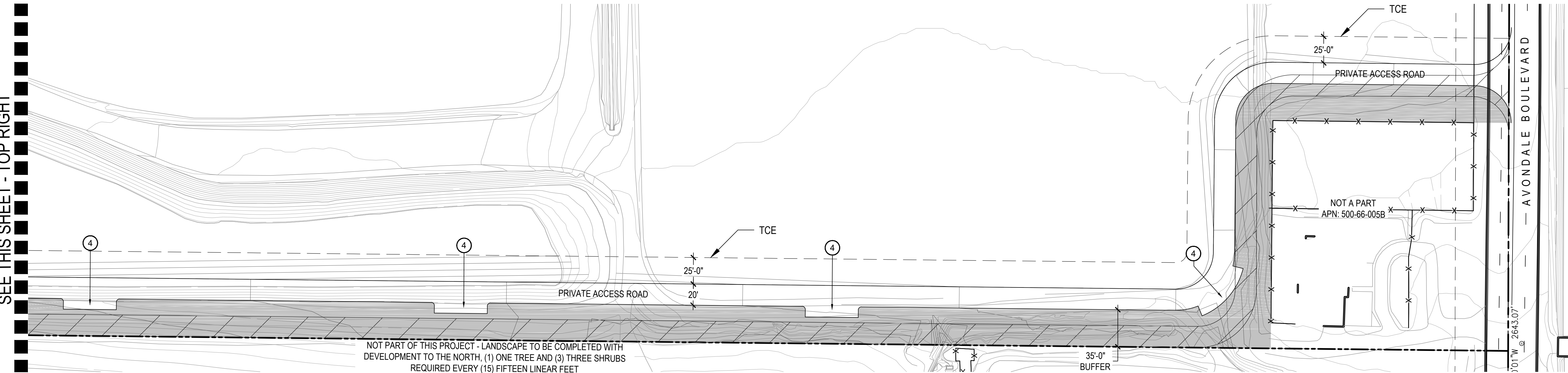
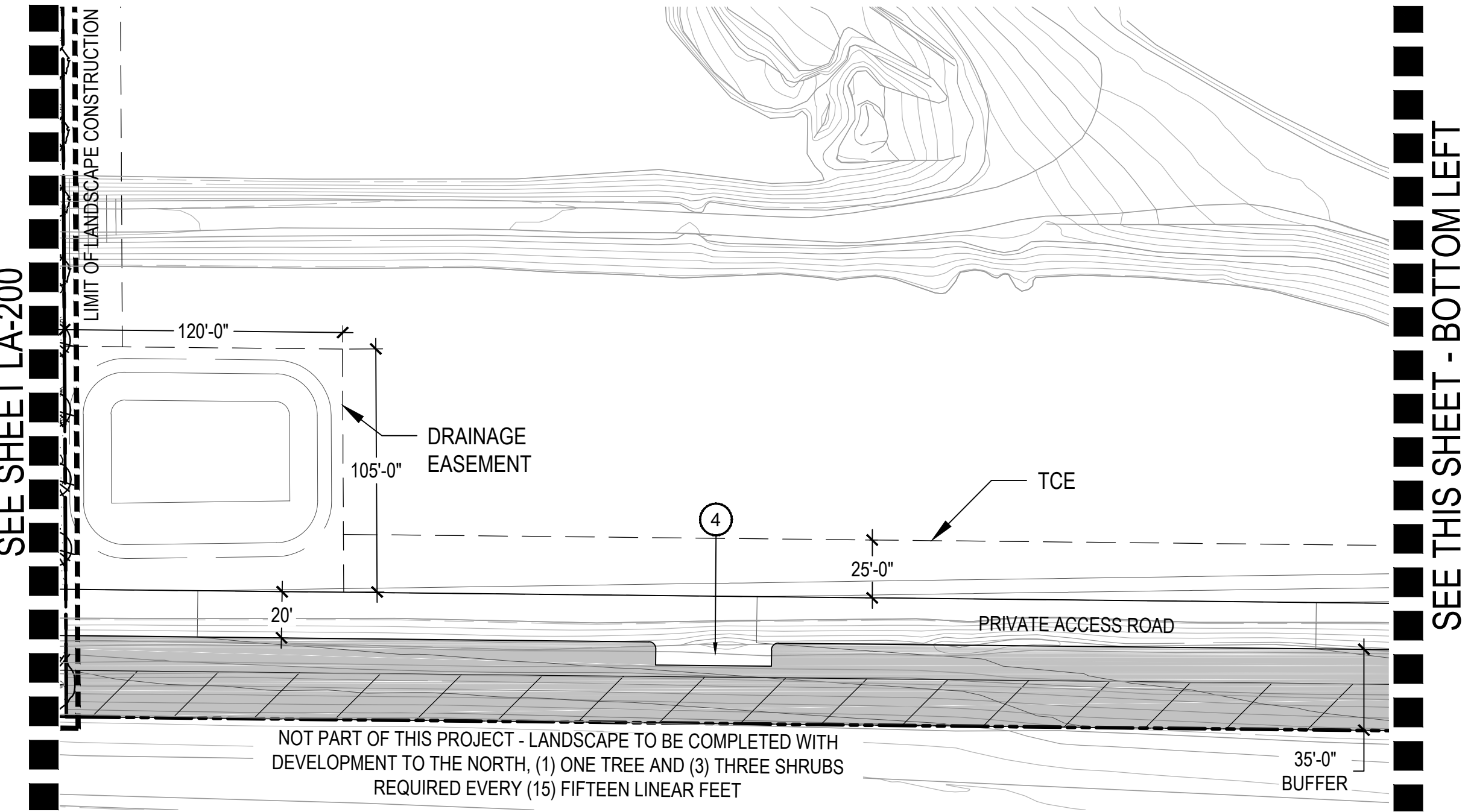
04/12/2021 SUBMITTAL
05/27/2021 RE-SUB

SHEET TITLE:
LANDSCAPE
PLAN

LA-200

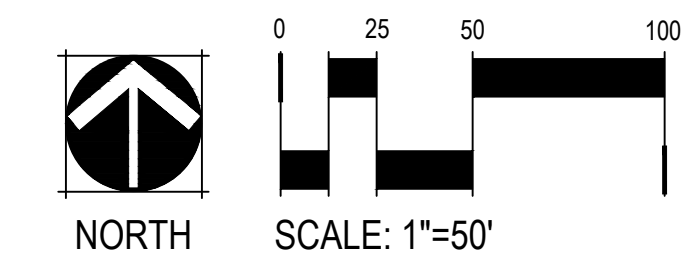
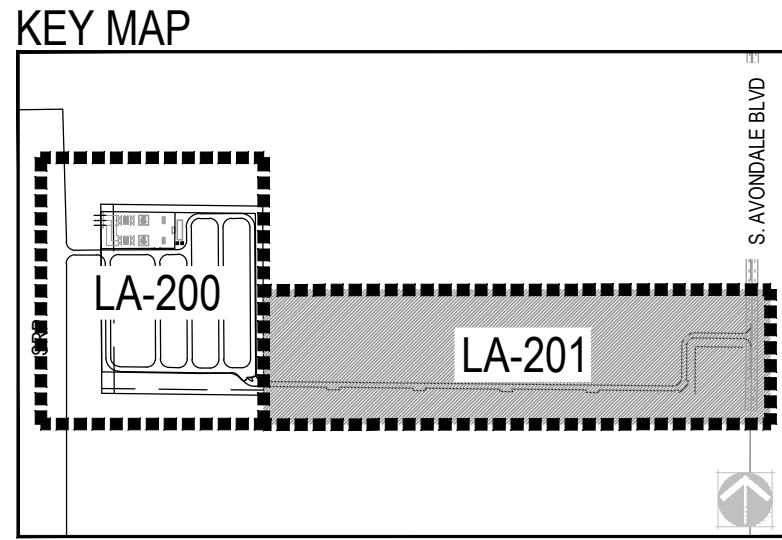
CONCEPTUAL LANDSCAPE PLAN

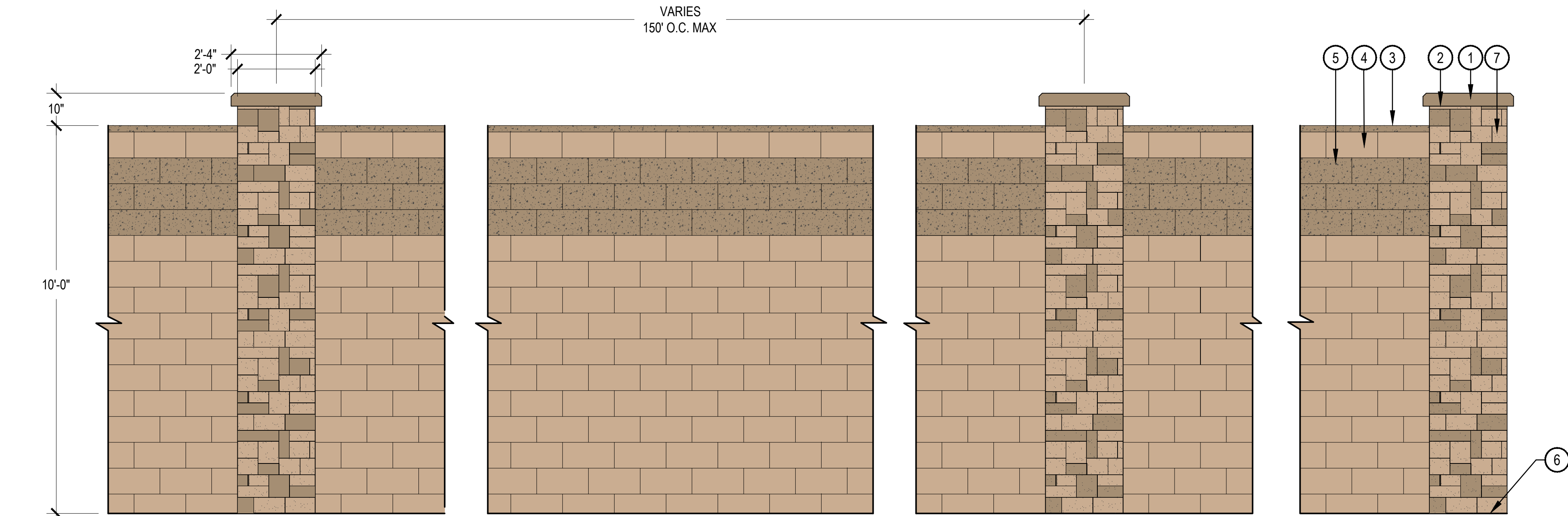




CONCEPTUAL LANDSCAPE PLAN

- KEY NOTES**
- 1 10' H CHAIN LINK FENCE - SEE DETAIL 2/LA-300
 - 2 10' H CMU BLOCK WALL - SEE DETAIL 1/LA-300
 - 3 SINGLE SLIDE GATE - SEE DETAIL 4/LA-300
 - 4 VEHICLE PASSING POINT (SPACED EVERY 300')
 - 5 VEHICULAR ENTRY GATE - SEE DETAIL 3/LA-300

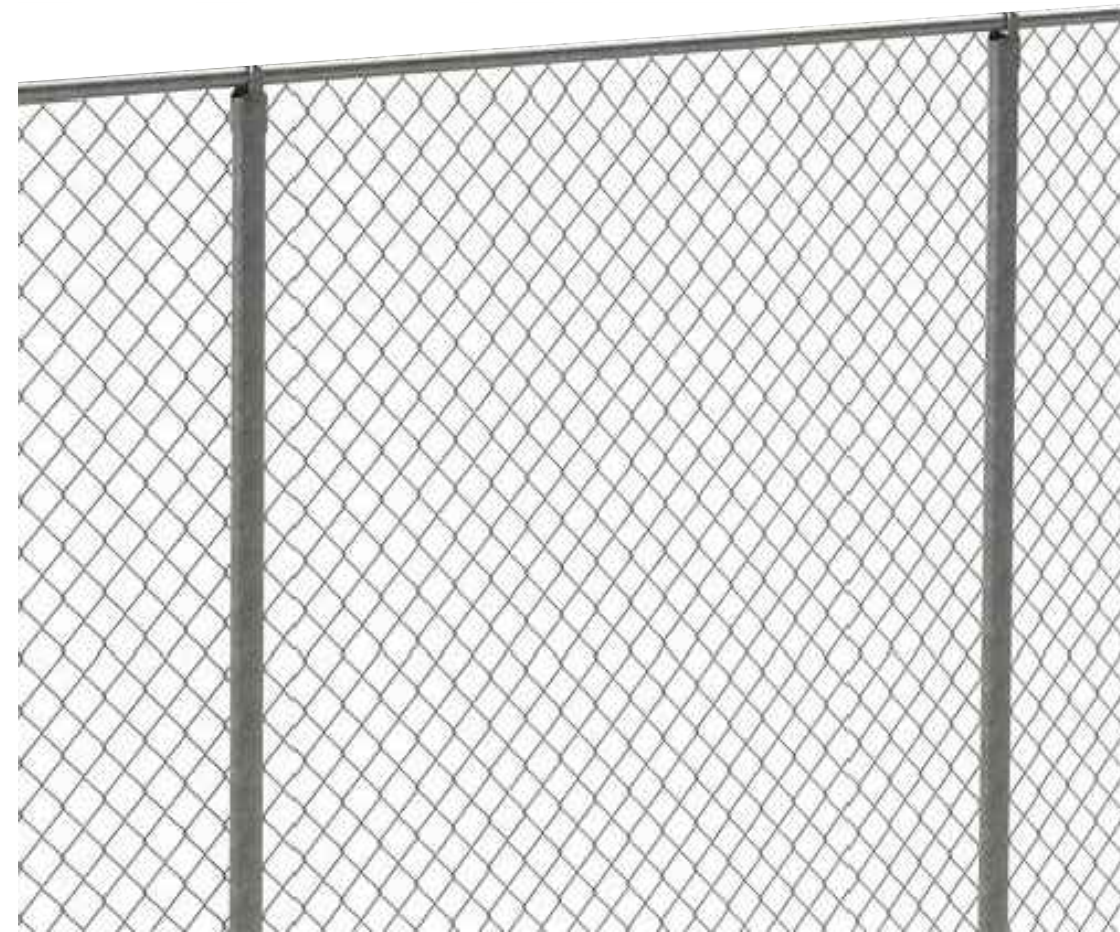




1 10' H CMU BLOCK WALL

- 1 INTEGRALLY COLORED CONCRETE CAP - FINISH: SMOOTH, COLOR: PUEBLO
- 2 INTERMEDIATE PIER
- 3 8"X16" INTEGRALLY COLORED CMU BLOCK WALL CAP - FINISH: SPLIT FACE, COLOR: PUEBLO
- 4 8"X16" INTEGRALLY COLORED CONCRETE MASONRY UNIT. FINISH: SMOOTH, COLOR: LIGHT BROWN
- 5 8"X16" INTEGRALLY COLORED CONCRETE MASONRY UNIT. FINISH: SPLIT FACE, COLOR: PUEBLO
- 6 FINISH GRADE
- 7 STONE VENEER AT INTERMEDIATE PIER

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



2 10' H CHAIN LINK FENCE

- 1 10' H CHAIN LINK FENCE BY CHINA 358 MESH FENCING CO. OR APPROVED EQUAL

SCALE: NTS



3 VEHICULAR ENTRY GATE

- 1 10' H VEHICULAR ENTRY GATE

NOTES:
1. IMAGE USED FOR DESIGN INTENT ONLY WITH FINAL VEHICULAR GATE BEING PROVIDED AT SITE PLAN REVIEW.



4 SINGLE SLIDE GATE

- 1 8' HIGH PASSPORT® COMMERCIAL ORNAMENTAL ROLL GATE MODEL: INVINCIBLE STYLE MANUFACTURER: AMERISTAR COLOR: BRONZE

SCALE: NTS

CHECKED BY: JM
DRAWN BY: EM

DRIP IRRIGATION SCHEDULE FOR ESTABLISHED PLANTS

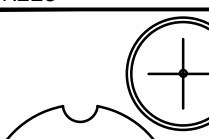
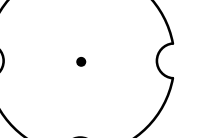
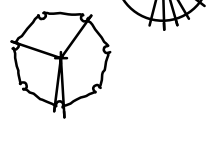
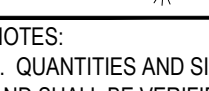
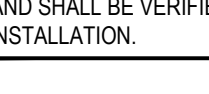
		SEASONAL FREQUENCY - DAYS BETWEEN WATERINGS:				WATER TO GIVEN DEPTH:
		SPRING MAR - MAY	SUMMER MAY - OCT	FALL OCT - DEC	WINTER DEC - MAR	
TREES	DESERT ADAPTED	14 - 30 Days	7 - 21 Days	14 - 30 Days	30 - 60 Days	24" - 36"
	HIGH WATER USE	7 - 12 Days	7 - 10 Days	7 - 12 Days	14 - 30 Days	24" - 36"
SHRUBS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

- NOTE:
1. ALL PLANT IRRIGATION INFORMATION WAS TAKEN FROM WATERUSEITWISELY.COM
2. NO TURF ON THIS PROJECT.

LANDSCAPE MAINTENANCE INTENT

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

PLANT SCHEDULE

SYM.	BOTANICAL NAME COMMON NAME	SIZE	QTY
TREES			
	Acacia mulga Mulga	24" Box 1.25" Caliper 7' H x 3' W	27
	Olea europaea "Swan Hill" Swan Hill Olive	24" Box Multi 8' H x 5' W	25
	Olneya tesota Ironwood	24" Box Multi 6' H x 3.5' W	10
	Pistacia lentiscus Mastic Tree	24" Box Multi 7' H x 3' W	28
	Sophora secundiflora Texas Mountain Laurel	24" Box 1" Caliper 4' H x 3' W	15
	Thevetia peruviana Yellow Oleander	24" Box 1.5" Caliper 9' H X 5' W	21
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	Acacia redolens 'Low Boy' Prostrate Acacia	1 Gallon	20
	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	1 Gallon	35
	Eremophila hygrophana Blue Bells	1 Gallon	53
	Lantana x 'New Gold' New Gold Lantana	5 Gallon	101
	Lantana x 'New Gold' New Gold Lantana	5 Gallon	21
	Lantana x 'New Gold' New Gold Lantana	5 Gallon	18
	Lantana x 'New Gold' New Gold Lantana	5 Gallon	86
	Lantana x 'New Gold' New Gold Lantana	5 Gallon	103
NOTES: 1. QUANTITIES AND SIZE ARE APPROXIMATE AND FOR REFERENCE ONLY. AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO ORDERING AND INSTALLATION.			

MONTHLY MAINTENANCE SCHEDULE

JANUARY
--
FEBRUARY
PRUNE PROSTRATE ACACIA, OUTBACK SUNRISE EMU, BLUE BELLS, CREOSOTE, TEXAS RANGER, AND CORAL FOUNTAIN IF NECESSARY. SHEAR DEER GRASS MID FEBRUARY.
MARCH
PRUNE LANTANA TO 6" DIAMETER EARLY MARCH.
APRIL
--
MAY
--
JUNE
--
JULY
--
AUGUST
--
SEPTEMBER
--
OCTOBER
--
NOVEMBER
--
DECEMBER
--

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

Exhibit H

Site Renderings and Perspectives

Sierra Estrella Energy Storage Facility



RENDERINGS PROVIDED BY WOLFGANG ART VISUALS



PRIMARY GATED ENTRANCE - BIRD'S EYE VIEW LOOKING NORTHWEST



NORTHEAST SITE CORNER - LOOKING SOUTHWEST



SOUTHWEST SITE CORNER - LOOKING NORTHEAST



NORTHWEST SITE CORNER - LOOKING SOUTHEAST

RENDERINGS PROVIDED BY WOLFGANG ART VISUALS



INTERNAL FENCED SWITCHYARD - LOOKING NORTHEAST



INTERNAL SITE - LOOKING NORTH AT MAINTENANCE ENCLOSURE & SWITCHYARD



AERIAL VIEW - LOOKING NORTHWEST



AERIAL VIEW - LOOKING SOUTHWEST

RENDERINGS PROVIDED BY WOLFGANG ART VISUALS

Exhibit I

Neighborhood Meeting Summary

July 13, 2021

Sierra Estrella Energy Storage

Summary of Neighborhood Meeting

July 13, 2021

PL-21-0116



July 13, 2021, Neighborhood Meeting

Plus Power CUP

PL-21-0116

The neighborhood meeting for Sierra Estrella Energy Storage was held virtually via the Zoom web application at 6:00 p.m. on July 13, 2021. The Development Team was present at 5:45 p.m. and the first attendees arrived at 6:00 p.m. A list of attendees is attached as [Appendix A](#).

Members of the development team present included:

Molly Emerson, Market Lead- Development – Plus Power
Carolyn Oberholtzer, Attorney – BFSO Law
Jenn Meyers, Senior Associate – Norris Design
Mandy Woods, Planner – Norris Design
Chris Quaranta, Senior Project Development Engineer – Plus Power
Polly Shaw, Head of Policy & Communications – Plus Power
Brian Wang-Saldana – Wolfgang Art Visuals

Members of Avondale Staff and City Council included:

Councilwoman Patricia Dennis – City Council
Brian Craig – Planning Manager
Ken Galicia – Avondale Division Lead Planner

The virtual Zoom meeting opened to the public at 6:00pm with the members of the development team in attendance.

6:00 PM: Ms. Oberholtzer welcomed members of the public and explained the unique aspects of the online Zoom meeting setting such as how to ask questions in the chat or ask in person after the presentation is over. She informed those in attendance she would give 5 more minutes for people to figure out how to log in case there were any difficulties.

6:05 PM: Ms. Oberholtzer began the presentation by pointing out the subject 11.5-acre property on an aerial map, showing it's location west of Avondale Boulevard and adjacent to the east of the Rudd Substation (the "Property") and pointing out that it falls within the limits of the Diamond P Ranch PAD. She explained that the future Hermosa Ranch development had been submitted to the City for review and that it would combine the Diamond P Ranch PAD and adjacent Fleming Farms PAD to create a 310-acre tech-park campus surrounding the Property to the north and east. She explained that the proposal is for an 11.5-acre site to facilitate development of alternative battery/energy storage facility ("Project") adjacent to the Rudd Substation and is set back from Avondale Boulevard via a private drive.

Ms. Emerson then introduced herself and the team from Plus Power. Chris Quaranta introduced himself as well as Polly Shaw. The team continued to list their background of creating electric energy storage projects. Ms. Emerson explained how battery storage of energy modernizes the current grid by adding an extra layer of resilience and how storage is a key lagging component of all sustainable energy production of the future. She explained how the Project would utilize lithium-ion battery technology and how it will consist of unmanned battery stations that will be charged with excess energy from the grid and then is discharged during peak hours to provide balance. Ms. Emerson also highlighted how these types of battery storage projects produce no emissions, traffic, water use, or light pollution as most developments do.

Ms. Emerson explained how Plus Power creates stand-alone energy storage projects separate from the major utility providers. She noted that the proposed Project can handle 250 Mega Watts (MW) of electricity that can power 150,000 Phoenix residents even in the summer and pointed out renderings of the modular, outdoor, 8 ft. tall battery packs surrounded by 10 ft. tall masonry wall. She showed the site plan and how there will be a 35 ft. buffer for landscaping on all sides except for the western Rudd Substation side. Ms. Emerson noted on the site plan that there will be a 20 ft. wide paved road with a landscape buffer to the south and how there will be virtually zero traffic impacts after 6-months of construction as the station is remotely monitored and controlled apart from regular technician check-ups. She also pointed out a 2nd emergency access on the west side of the Property from the Rudd Substation right of way and showed renderings of the north, south, and east landscaping that will cover the 10 ft. outer wall. Ms. Emerson explained the current state of the Project and the proposed schedule, including the plan to go to Planning Commission and City Council later in the Fall. She pointed out that they would submit a detailed site plan during that process and that upon approval, site construction would start in 2022 and commercial operation would begin by 2023, possibly 2024, depending on utility energy demand. Ms. Emerson then opened the floor for comments.

Questions:

Avondale Planning Manager Brian Craig asked if the team could address why utility providers are not installing these themselves and why they've partnered with vendors like Plus Power.

Ms. Emerson explained how Plus Power works with all the utility companies and that the utilities have installed battery storage before. However, Plus Power has the benefit of long-term financing mechanisms to be able to pay costs over time versus paying upfront. Which results in a large benefit to municipal utility budgeting.

Councilwoman Dennis asked if power utility companies from outside Arizona could potentially purchase energy from this project.

Ms. Emerson said it depends on the contracting mechanism. That it is hypothetically possible to sell battery capacity outside the state but that is not the intention of this Project. She then explained that those companies would be better off buying power from locations closer to them.

Councilwoman Dennis asked how are the battery pack enclosures cooled?

Ms. Emerson explained there is a liquid cooling mechanism that acts as an internal thermal management system within each separate battery pack. She noted that there is also an HVAC system attached to each individual unit venting out air as well.

Councilwoman Dennis asked how many units the Project will have online at first and then at full buildout.

Ms. Emerson responded that the maximum amount of battery capacity is 400-500 units or 250 MW. She said that the phasing will be determined/dependent on the utility providers and that Plus Power is flexible to match the utility providers' schedule. She noted that typically utilities look for 100 MW at a time.

Councilwoman Dennis asked how the Project will be tied into the transmission lines?

Ms. Emerson responded that the Project substation has risers that jump the gap from Plus Power site to the SRP Rudd Substation about 400 ft. to the west.

Councilwoman Dennis asked if the bus (used to connect high voltage equipment) would manage the projected capacity for substation?

Ms. Emerson replied that, yes, they will be able to manage it and they are in the interconnection queue with the utilities where they study how much capacity they can take without a major upgrade. She said that they have the capacity to facilitate up to 250 MW and don't need to expand. She also explained that Plus Power will pay for the bus that they drop into and any facility upgrades to bring it up to city code.

Councilwoman Dennis asked what is the decibel level without mitigation?

Ms. Emerson showed a decibel rating slide, demonstrating buzzing from air conditioning not from electricity voltage. She explained that with no mitigation it's around 75 dba from approximately 10 meters away, like a hair dryer or a vacuum cleaner inside a wall.

Councilwoman Dennis asked is that at full 250 MW capacity?

Ms. Emerson responded that it is a per unit measurement and that Plus Power would do a full sound mitigation study later down the line to determine what it will be at full capacity.

Councilwoman Dennis asked is the access road private?

Ms. Oberholtzer responded that, yes, it is a private easement north of the Lopez property. She pointed it out on the site plan and described the profile of the road at Avondale Boulevard containing a 20 ft. paved surface and 35 ft. of landscaping for a total of a 55 ft. private easement tract. She explained that the site design is meant to keep the Property oriented north south and close to Rudd Substation. She also noted that the land slopes downward to the south which provides some extra separation.

Avondale Division Lead Planner Ken Galicia asked if there were safety concerns from other projects?

Ms. Emerson said there has been a large amount of preventative design and planning going into this Project and noted that there was a battery fire in Surprise in 2019 at an APS facility. She explained that it was a thermal event with flammable gases and the fire dept responded

and a fire suppression system was on site, but they did not de-gas the fire. She continued to explain that the fire department was not prepared to handle gas building up inside a structure. Since then, the industry has now moved towards more of an outdoor model for this reason. She said that Plus Power will work closely with the fire department, so they know the system and the potential risks. They will provide information for training fire fighters to know what to expect in the event of an emergency. She noted that the systems are designed under the National Protection Agency Code Standard 855 in 2019 for standalone energy storage systems and how those standards cover design, construction, and operation. She further explained that all Plus Power systems are outdoor, fully enclosed, unmanned and how they are remotely controlled with people monitoring thermals and voltage from various sources. She explained how the battery racks have advanced ventilation systems to prevent gas buildup and thermal runaway. That the site is contained which would stop propagation. She also noted there will be on-site water suppression and they will have an emergency response plan drafted with the fire department that is specific to the Project.

Councilwoman Dennis asked if there was extra equipment that the fire department would need to handle such an event.

Ms. Emerson responded that no, water suppression is the preferred method to disperse heat from thermal runaway and that studies had showed that foam and chemical suppression have proven to not be ideal compared to water.

Mr. Quaranta added that being able to control and minimize propagation is key for safety. He explained that the battery itself isn't the risk, it is the built-up gases and the safest way to get rid of that is to release it and burn it off or vent it quickly. He said in a location like the Property it is ideal to let a fire burn and go out and not even need water suppression. He added that all battery packs are isolated and would not be affected if one were to have an emergency. He continued to explain that Plus Power is working with industry experts out of NYC, Energy Safety Response Group (ESRG), and local fire departments in order to share the most cutting-edge strategies for safety.

Councilwoman Dennis asked what kind of chemicals would burn off in such an event?

Mr. Quaranta responded that it would be varied depending on chemistry of battery and off-gassing. He said that gasses vent into open atmosphere into levels that aren't critical, including hydrocarbons and carbon monoxide. He said these gasses could be released. However, ESRG would work with the fire department, so they know how to handle it and stand at safe distance.

Ms. Oberholtzer mentioned that there may not be personnel at the facility.

Ms. Emerson explained that there will not be any daily employees and that the site project manager would be nearby in Avondale. That they will have technicians come through on a normal maintenance schedule. She explained they will closely monitor each and every battery pack and rack and each one can be shut down as a single rack if needed without taking power off-line.

Ms. Oberholtzer asked what the general battery lifespan would be.

Ms. Emerson responded that they would last about 20 years and that Plus power will be adding packs to replace any single failures earlier than that.

The Neighborhood Meeting ended at 7:01 PM.

APPENDIX A

Sign- Sheet:

Roger Theis, Senior Development Manager – Brookfield Residential



AGENDA ITEM REPORT

SUBJECT: Alamar Phase 3 – Preliminary Plat – Application PL-21-0128

MEETING DATE: 9/15/2021

TO: Planning Commission

FROM: Ken Galica, Division Lead Planner

THROUGH: Brian Craig, Planning Manager

PURPOSE:

Planning Commission will consider a request by Mr. Frank Koo, Wood, Patel & Associates, Inc., for approval of a Preliminary Plat for Alamar Phase 3, a proposed 345-lot single family subdivision on approximately 110.6 gross acres located approximately 1,400 feet north of the northeast corner of El Mirage Road and Southern Avenue. Commission will take appropriate action.

BACKGROUND:

Alamar Phase 3 is approximately 110.6 gross acres of property located approximately 1,400 feet north of the northeast corner of El Mirage Road and Southern Avenue (Exhibit A). The property, which was annexed in May 2018, is zoned Planned Area Development (PAD), part of the 1,130.14-gross acre Alamar (formerly Lakin Properties) PAD approved by City Council in May 2018 (Exhibit B). The approved Alamar PAD allows for development of single-family residences of varying lot sizes on the Phase 3 property.

A Preliminary Plat for Phase 3 was previously approved by the City Council in May 2019. The previously approved Preliminary Plat provided for a total of 317 lots of varying sizes with access from both El Mirage Road to the west and Alamar Parkway, a collector street that would have provided access to the property from the northeast by crossing an existing 100-foot wide Arizona Public Service (APS) effluent line corridor. Upon receiving approval of the 2019 Preliminary Plat, the developer, Brookfield Residential, engaged APS in regard to the design of the Alamar Parkway street extension through the effluent corridor and concluded that constructing the street extension in accordance with APS requirements for streets in effluent line corridors would be cost prohibitive. The 2019 Preliminary Plat approval expired in May 2021; approval of a new Preliminary Plat is required before a Final Plat for Phase 3 can be approved and recorded.

The Phase 3 property features a General Plan Land Use Map designation of Estate Low Density Residential (ELDR). The MDR designation accommodates development of detached single-family residences at a density between 1.0 and 2.5 dwelling units per acre, with a target density of 1.0 units per acre. In conformance with the General Plan, the approved Alamar PAD aggregates and redistributes densities across the overall Alamar site, allowing for density in excess of ELDR ranges on the subject property.

The zoning and land use of surrounding properties is as follows:

NORTH: Phases 1 and 2 of Alamar, consisting of 807 single-family residential lots and associated open space, zoned Alamar PAD. Construction of Phase 1 is nearing completion while civil construction is currently underway in Phase 2.

EAST: A 69.79-acre property, located in unincorporated Maricopa County, zoned Rural-43 (RU-43). The property is currently undeveloped and used for farming.

SOUTH: Multiple parcels ranging in area from 1.00 acres to 19.88 acres, all of which are located in unincorporated Maricopa County and zoned Rural-43 (RU-43). Properties adjacent to the southeastern portion of Phase 3 are developed with single-family residences that have a rural character and include accessory buildings for agricultural or livestock related uses. Properties adjacent to the southwestern most portion of Phase 3 are used for larger scale agricultural operations and are partially developed with sheds and other structures related to the primary agricultural use of the land.

WEST OF EL MIRAGE ROAD: A future phase within Alamar's "Southwest Planning Unit". The area of the future phase, lot quantities, and lot sizes will be determined when a Preliminary Plat for that future phase is submitted in conformance with the property's Alamar Planned Area Development (PAD) zoning.

SUMMARY OF REQUEST:

The applicant is requesting approval of a Preliminary Plat (Exhibit E) for Alamar Phase 3. In conformance with the Alamar PAD, as amended, the proposed Preliminary Plat (Exhibit F) divides the 110.6-acre property into 345 single-family residential lots, providing for a density of 3.12 dwelling units per acre. A total of four (4) lot types are proposed, as follows:

- 75 single-family lots with a minimum area of 5,150 square feet for corner or cul-de-sac lots, while most lots are 5,175 sq. ft., featuring minimum widths of 45 feet and minimum depths of 115 feet at 5,
- 148 single-family lots with a minimum area of 6,000 square feet, featuring minimum widths of 50 feet and minimum depths of 120 feet.
- 69 single-family lots with a minimum area of 7,800 square feet, featuring minimum widths of 63 feet and minimum depths of 125 feet.
- 53 single-family lots with a minimum area of 9,050 square feet for corner or cul-de-sac lots, while most lots are 9,100 sq. ft., featuring minimum widths of 70 feet and minimum depths of 130 feet.

Primary vehicular access to this phase of Alamar will be from Chambers Avenue, a new minor collector street that will connect directly to El Mirage Road at Phase 3's western edge. Originally, a secondary point of access to Phase 3 was to be provided via a connection to Alamar Parkway through the effluent line corridor along Phase 3's northern boundary. However, for cost-related reasons stemming from APS requirements for street construction in effluent line corridors, the Alamar Parkway street connection is unable to be provided. Instead, Phase 3 has been redesigned to incorporate a new secondary point of access to Atlanta Avenue near the subdivision's southeast corner. A trail crossing on the Alamar Parkway alignment is still provided through the effluent line corridor, allowing pedestrian and cyclist access to Phases 1 and 2 to the north.

Improvements to El Mirage Road adjacent to Phase 3, Chambers Avenue, and all local streets serving Phase 3 will be completed by the developer. All streets adjacent to and within Phase 3 will be public; the Alamar Community Association will be responsible for maintaining all open space areas, landscape tracts, and right-of-way landscaping, including landscaped medians.

A Landscape, Open Space, and Wall Plan is provided as part of the application (Exhibit G). Approximately 29.6 acres of open space, approximately 27 percent of the net site area, is provided within Phase 3. The most significant amenities in this phase include:

- Formative Park #8, a 0.5-acre park located near the southwestern corner of Phase 3, featuring a large plaza containing a barbeque grill station, a ramada with picnic tables, drinking fountain, and porch swing, a tricycle path, Adirondack chair seating, turf for open play, and shaded children's play equipment.

- Formative Park #9, a 1.4-acre park located near the northeast corner of Phase 3, which will include a plaza featuring a shade structure, picnic tables, fire pit, Adirondack chair seating, barbeque grill station, drinking fountain, and fire pit, a wiffle ball field, bocce ball court, turf for open play, and shaded children's play equipment.
- Formative Park #10, a 0.6-acre park located in the southeast quadrant of Phase 3, featuring a large plaza, shaded picnic area, barbeque grill stations, drinking fountain, Adirondack chair lounging area, a porch swing, creative play seat walls, a chalk board wall, turf for open play, and shaded children's play equipment.
- Formative Park #11, a 0.3-acre park located in the northeast quadrant of Phase 3, which will include a plaza, water play element, Adirondack chair lounge, shaded picnic area with barbeque grill station and drinking fountain, bench seating, turf for open play, and shaded children's play equipment.
- Though not part of Phase 3, a landscaped trail system will be constructed in the easement corridor adjacent to the northern boundary of Phase 3.

Phase 3's walls and monumentation will share a common design with the walls and monumentation built in the initial phases of Alamar. Likewise, the planting palette and landscape themes to be used within Phase 3 are intended to complement the earlier phases of the Alamar master development.

PUBLIC PARTICIPATION:

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

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

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

The nearest elementary school will be a new LESD school located within the Alamar master planned community at the northeast corner of Broadway Road and El Mirage Road on land donated to the district by the developer of Alamar, Brookfield Residential. High school aged students will attend La Joya Community High School located at the southwest corner of Avondale Boulevard and Durango Street.

Both LESD and TUHSD have provided signed Certificates of Adequate School Facilities (Exhibit H). Dr. Roger Freeman, Superintendent of LESD, has indicated that the district does not currently have adequate capacity but is working with the developer to rectify that inadequacy including through donation of the new school site noted above. Nora Gutierrez, Superintendent of TUHSD, has indicated that her district does have adequate capacity for the estimated enrollment from the Alamar development.

ANALYSIS:

The proposed Alamar Phase 3 Preliminary Plat and Landscape, Open Space, and Wall Plan are in conformance with the Alamar PAD, as amended, as well as the City's Subdivision Ordinance, Zoning Ordinance, and Single-Family Residential Design Manual. The proposed 345-lot single family residential subdivision consisting of four (4) lot types adheres to the requirements of the approved PAD and will result in development of a community consistent with the desired character for this area of the City. Open space and amenities within Alamar Phase 3 meet requirements and will offer future residents a range of recreational options in proximity to their homes. Walls, landscaping, and other design features are consistent with earlier phases of Alamar to create a seamless aesthetic.

Floor plans and elevations for single-family house products in Alamar Phase 3 will require City administrative approval. City Staff will review any of these products to ensure that all design requirements within the Alamar

PAD are met.

DISCUSSION:

Staff recommends approval of this application for the following reasons:

- The proposed Alamar Phase 3 Preliminary Plat, including the Landscape, Open Space, and Wall Plan, are in conformance with the approved Alamar PAD, as amended.
- The proposed Alamar Phase 3 Preliminary Plat, including the Landscape, Open Space, and Wall Plan, meet or exceed requirements within the City of Avondale Zoning Ordinance and Subdivision Regulations.

STRATEGIC PLAN:

STRATEGIC OUTCOME: Creative and Sustainable Community Development

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

BUDGET IMPACT:

No budget impacts.

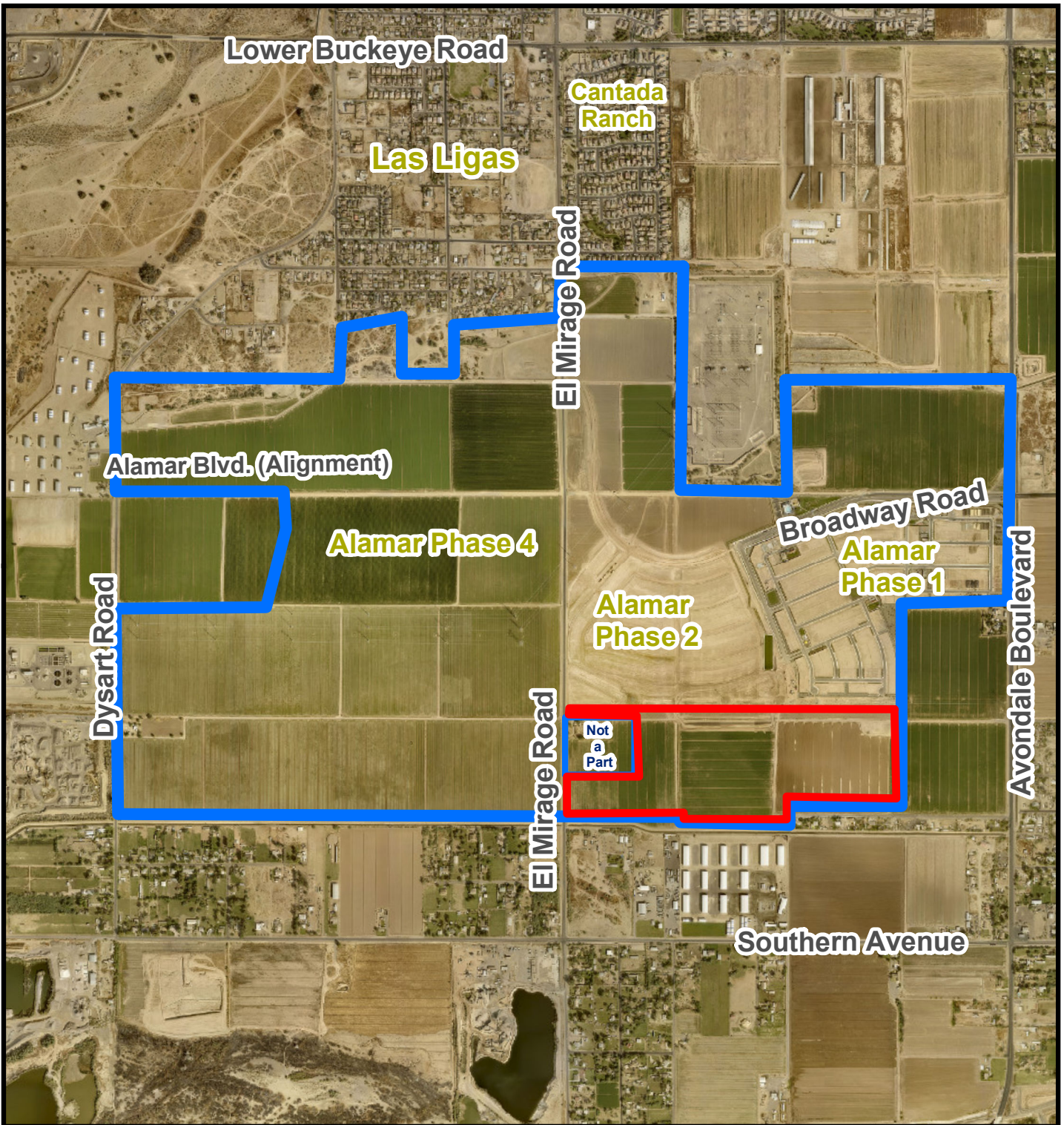
RECOMMENDATION:

No public hearing is required. The Planning Commission will recommend **APPROVAL** of Application PL-21-0128 Alamar Phase 3, a request for Preliminary Plat approval for the proposed 345-lot Alamar Phase 3 subdivision, subject to the following four (4) conditions of approval:

1. Development of Alamar Phase 3 shall conform to the following documents, except as modified by these conditions of approval:
 - a. Alamar Phase 3 Preliminary Plat narrative, electronically date stamped June 23, 2021.
 - b. Alamar Phase 3 Preliminary Plat, electronically date stamped August 2, 2021.
 - c. Alamar Phase 3 Landscape, Open Space, Wall and Photometric Plans, electronically date stamped June 23, 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. Extinguishment of grandfathered groundwater rights appurtenant to the Phase 3 property and pledging of those credits to the City's assured water supply account will be required prior to issuance of any permits within the phase unless otherwise permitted by the approved Pre-Annexation Development Agreement.

PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-21-0128 Alamar Phase 3, a request for Preliminary Plat approval for the proposed 345-lot Alamar Phase 3 subdivision, subject to four (4) recommended conditions of approval as listed in the Staff Report.



Aerial Photograph

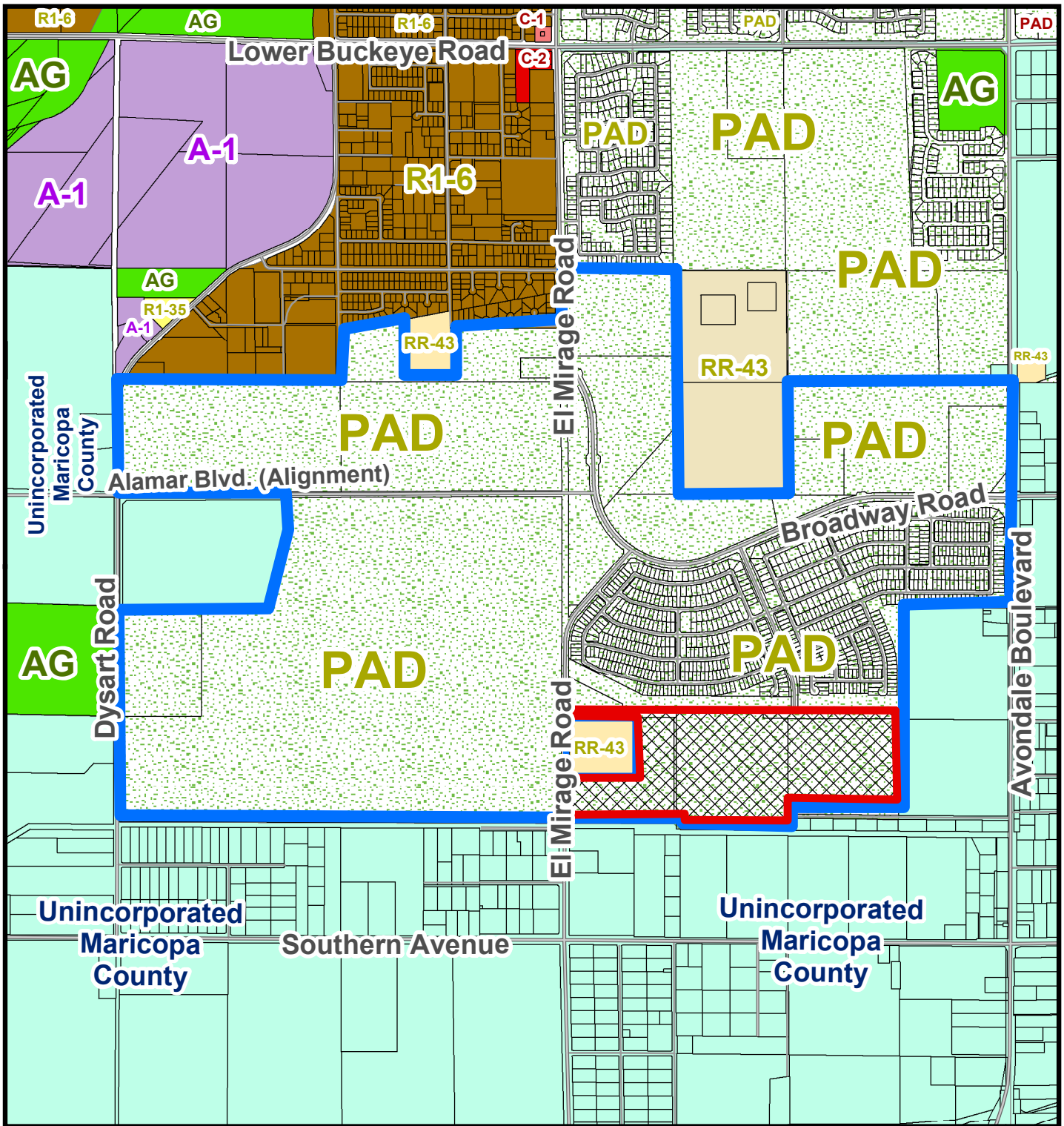


Alamar



Phase 3





Zoning Vicinity Map

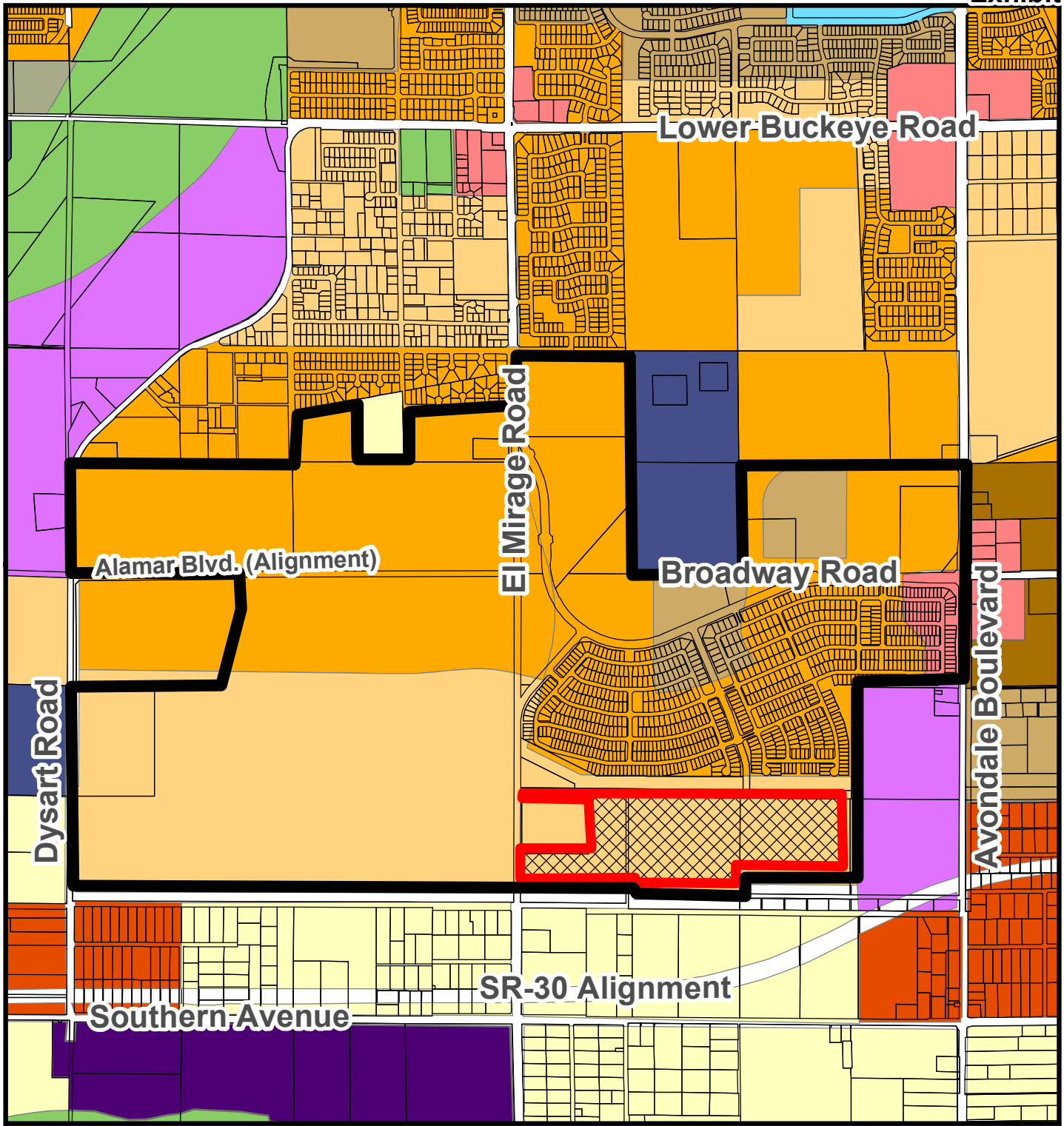


Alamar



Phase 3





General Plan Land Use Map

- | | | |
|--------------------------------|---------------------------------|----------------------|
| Rural Low Density Residential | Medium/High Density Residential | Freeway Commercial |
| Estate Low Density Residential | High Density Residential | Local Commercial |
| Medium Density Residential | Mixed Use | Public/Civic |
| Education | Corporate Park | Open Space and Parks |
- Alamar Phase 3



*SUMMARY OF RELATED FACTS
APPLICATION PL-21-0128*

<i>THE PROPERTY</i>	
PARCEL SIZE	110.6 gross acres; 106.1 net acres
LOCATION	Approximately 1,400 feet north of the northeast corner of El Mirage Road and Southern Avenue
EXISTING LAND USE	Agricultural
EXISTING ZONING	Planned Area Development (PAD)
ZONING HISTORY	The property was annexed and zoned Lakin Property Planned Area Development (PAD) in May 2018. The approved PAD allows for single-family residential use of the subject property consisting of varying lot sizes. The name of the PAD has since been changed to Alamar.
DEVELOPMENT AGREEMENT	A Pre-Annexation Development Agreement (PADA) with Brookfield Residential was approved in May 2018. The primary functions of the PADA are to specify the developer's on-site and off-site construction responsibilities (streets, community park, utilities, etc.) pertaining to the Alamar master planned development and to establish the protocol for developer reimbursement towards the City's acquisition of the Rigby Water Company.

<i>SURROUNDING ZONING AND LAND USE</i>	
NORTH	Phases 1 and 2 of Alamar, consisting of 807 single-family residential lots and associated open space, zoned Alamar PAD. Construction of Phase 1 is nearing completion while civil construction is currently underway in Phase 2.
EAST	A 69.79-acre property, located in unincorporated Maricopa County, zoned Rural-43 (RU-43). The property is currently undeveloped and used for farming.
SOUTH	Multiple parcels ranging in area from 1.00 acres to 19.88 acres, all of which are located in unincorporated Maricopa County and zoned Rural-43 (RU-43). Properties adjacent to the southeastern portion of Phase 3 are developed with single-family residences that have a rural character and include accessory buildings for agricultural or livestock related uses. Properties adjacent to the southwestern most portion of Phase 3 are used for larger scale agricultural operations and are partially developed with sheds and other structures related to the primary agricultural use of the land.
WEST OF EL MIRAGE ROAD	A future phase within Alamar's "Southwest Planning Unit". The area of the future phase, lot quantities, and lot sizes will be determined when a Preliminary Plat for that future phase is submitted in conformance with the property's Alamar Planned Area Development (PAD) zoning.

<i>GENERAL PLAN</i>	
The Phase 3 property features a General Plan Land Use Map designation of Estate Low Density Residential (ELDR). The MDR designation accommodates development of detached single-family residences at a density between 1.0 and 2.5 dwelling units per acre, with a target density of 1.0 units per acre. In conformance with the General Plan, the approved Alamar PAD aggregates	

and redistributes densities across the overall Alamar site, allowing for density in excess of ELDR ranges on the subject property.

<i>PUBLIC SCHOOLS</i>	
SCHOOL DISTRICT(S)	Littleton Elementary School District; Tolleson Union High School District
ELEMENTARY SCHOOL	Student's choice (No defined school). The closest district school will be a new elementary school within the Alamar development located at the northeast corner of Broadway Road and El Mirage Road
HIGH SCHOOL	La Joya Community High School, located at the southwest corner of Durango Street and Avondale Boulevard

<i>STREETS</i>	
El Mirage Road (Realignment)	
Classification	Minor Collector
Existing half-street right-of-way	40 feet
Standard half-street right-of-way	40 feet
Existing half-street improvements	One (1) travel lane
Standard half-street improvements	One (1) travel lane, half (1/2) center turn lane, bike lane, curb and gutter, detached sidewalks, streetlights and landscaping.
Chambers Avenue	
Classification	Minor Collector
Existing half-street right-of-way	None
Standard half-street right-of-way	40 feet
Existing half-street improvements	None
Standard half-street improvements	One (1) travel lane, half (1/2) center turn lane or landscaped median, bike lane, curb and gutter, detached sidewalks, streetlights and landscaping.
Neighborhood Streets (Multiple)	
Classification	Modified Public Local
Existing half-street right-of-way	None
Standard half-street right-of-way	25 feet
Existing half-street improvements	None
Standard half-street improvements	One (1) travel lane, curb and gutter, attached sidewalks, streetlights and landscaping.

<i>UTILITIES</i>
Water will be served to the Alamar Phase 3 development by a planned 16-inch line in El Mirage Road to be extended by the developer from its current terminus at the southern edge of Phase 2. An additional water line connection will be provided through the easement corridor north of Phase 3, connecting to an existing 12-inch line serving Phases 2 and 3.
Sewer will be served to the Alamar Phase 4 development via an existing 36" sewer main

approximately 1,750 feet north of the site; a lift station will be provided at the southwest corner of Phase 3 in order to allow the proposed connection to function adequately.

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

Exhibit E

Preliminary Plat Narrative

Alamar Phase 3

Alamar Phase 3

Preliminary Plat Narrative

Introduction

Alamar, formerly known as Lakin Property Planned Area Development (PAD) is an approximate 1,128-acre Master Planned Community located within Sections 23, 24, 25 and 26, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. The development will primarily consist of single-family residential units. Additional proposed land uses include commercial, public and community facilities, an elementary school, parks and open spaces.

Alamar Phase 3 is located between El Mirage Road and the eastern overall boundary. It is north of the existing Buckeye Feeder Canal and south of the 100-foot water pipe easement and Phase 2.

The original Preliminary Plat (PL-18-0323) for Lakin Property Phase 3 was approved by City Council on May 20, 2019. The original plat included a total of 317 lots with proposed access from El Mirage Road and Alamar Parkway.

The proposed Alamar Parkway access from the north requires a crossing of an APS effluent line in a 100-foot water pipe easement. After numerous discussions with APS, the developer determined that the crossing is cost prohibitive. Instead, the current Preliminary Plat is proposing eliminating vehicular access from the north through Alamar Parkway. Instead, a secondary access will be provided through Atlanta Avenue through the south side of the project. However, pedestrian access is still available from the north through a trail system.

Project Site Summary can be found below:

	ACRES	SQ. FT.
GROSS AREA	110.6	4,817,979
NET AREA	106.1	4,489,622
COLLECTOR R/W	4.5	328,357
OPEN SPACE	29.6	1,290,978
Open Space %	27%	Gross
Lot yield	345	
Density (gross)	3.12	DU/AC

Phase 3 Lot yield as well as Phases 1 and 2 yields are listed below:

LOT MIX	PHASE 1	PHASE 2	PHASE 3	TOTAL	%	PAD (MIN.-MAX.)
45'x115'	157	172	75	404	35%	20-35%
50'x120'	155	99	148	402	35%	25-40%
60'x120'	85	75	69	229	21%	20-40%
70'x130'	64	0	53	117	10%	10-20%
TOTAL	461	346	345	1152	100%	

Grading and Drainage

Alamar Phase 3 will drain toward the southwest near El Mirage Road. Retention basins will be planned throughout the site. The Site will be mass graded with the overall goal of retaining the 100-year 2-hour runoff and closely matching the existing topographic features.

The Buckeye Feeder Canal is along the southern boundary of Phase 3. It conveys regional drainage and is identified as Hazard Zone 'AE' in FEMA's flood insurance map. Flood Control also planned the Durango Regional Conveyance Channel (DRCC) in the canal corridor. Once the channel is constructed, the 100-year flow will be contained in the channel. The lots along the southern boundary are also subject to Gila River Floodplain which is also identified as Zone 'AE'.

It is proposed to set aside 150-foot wide corridor along the southern boundary to accommodate the future DRCC. If the DRCC doesn't get constructed in this location, a 50-foot wide drainage corridor will be used adjacent to the Buckeye Feeder Canal to contain the overflow from the Canal.

Utilities

The utilities on the site may be provided as follows:

- Sewer will be provided by the City of Avondale
- Water will be provided by the City of Avondale
- Electric will be provided by Salt River Project
- Telephone will be provided by COX Communications
- CATV will be provided by COX Communications
- Internet will be provided by COX Communications
- Gas will be provided by Southwest Gas

Roadways

Alamar Phase 3 incorporates a thorough network of local roads that connect to perimeter collector streets, El Mirage Road and Alamar Parkway.

Local roads shall include five-foot attached sidewalks on both sides to provide adequate pedestrian circulation across the Site. The road geometries throughout Phase 3 have been designed to meet the standards and requirements of the City of Avondale.

Lot Layout

Alamar Phase 3 contains four lot sizes, 70 feet by 130 feet, 60 feet by 120 feet, 50 feet by 120 feet and 45 feet by 115 feet in conformance with the approved PAD. There are a total of 267 lots with DRCC and 317 lots without DRCC. The density is 2.7 DU/AC (Gross) and 3.2 DU/Ac (Gross), respectively.

In general, lots of differing sizes do not face each other. The lots are predominately oriented in a north-south relationship for optimal sun-sensitivity, and along curved paths to give the neighborhood a more luxurious feel. The lots have been oriented in such a way to avoid lots fronting onto major roads such as El Mirage Road and 119th Avenue.

Open Space

Alamar Phase 3 is planned to include four neighborhood parks in consistence with the approved PAD. Retention basins are planned throughout Phase 3. Two trail systems are planned. A north-south trail bisects the Phase in the middle and an east-west trail traverse along the northern boundary of the Phase 3 in the 100' water pipe easement.

Exhibit F

Proposed Preliminary Plat

Alamar Phase 3

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTIONS 25 AND 26, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 25, A 3-INCH MARICOPA COUNTY HIGHWAY DEPARTMENT (M.C.H.D.) BRASS CAP IN HANDHOLE, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 25, A 3-INCH MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION, (M.C.D.O.T.), BRASS CAP IN HANDHOLE, BEARS NORTH 00°07'07" EAST (BASIS OF BEARING), A DISTANCE OF 2615.86 FEET;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25, NORTH 00°07'07" EAST, A DISTANCE OF 688.13 FEET, TO THE **POINT OF BEGINNING**;

THENCE LEAVING SAID WEST LINE, SOUTH 89°52'53" EAST, A DISTANCE OF 40.00 FEET, TO THE EAST LINE OF THE WEST 40 FEET OF SAID NORTHWEST QUARTER;

THENCE ALONG SAID EAST LINE, SOUTH 00°07'07" WEST, A DISTANCE OF 588.35 FEET, TO THE NORTH LINE OF THE SOUTH 100 FEET OF THE NORTH HALF OF SAID SECTION 25;

THENCE LEAVING SAID EAST LINE, ALONG SAID NORTH LINE, SOUTH 89°34'11" EAST, A DISTANCE OF 3878.57 FEET, TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25;

THENCE LEAVING SAID NORTH LINE, ALONG SAID EAST LINE, SOUTH 00°05'32" WEST, A DISTANCE OF 100.00 FEET, TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;

THENCE LEAVING SAID EAST LINE, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25, SOUTH 00°05'36" WEST, A DISTANCE OF 1146.52 FEET, TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF SAID NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER;

THENCE LEAVING SAID EAST LINE, ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, NORTH 89°32'04" WEST, A DISTANCE OF 1306.23 FEET, TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25;

THENCE LEAVING SAID NORTH LINE, ALONG SAID EAST LINE, SOUTH 00°05'54" WEST, A DISTANCE OF 163.67 FEET, TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE LEAVING SAID EAST LINE, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25, NORTH 89°32'03" WEST, A DISTANCE OF 1768.47 FEET, TO THE WEST LINE OF THE EAST 28 RODS OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE LEAVING SAID SOUTH LINE, ALONG SAID WEST LINE, NORTH 00°06'27" EAST, A DISTANCE OF 66.00 FEET, TO THE NORTH LINE OF THE SOUTH 66 FEET OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE LEAVING SAID WEST LINE, ALONG SAID NORTH LINE, NORTH 89°32'03" WEST, A DISTANCE OF 844.44 FEET, TO THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE LEAVING SAID NORTH LINE, ALONG THE NORTH LINE OF THE SOUTH 66 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26, NORTH 89°51'06" WEST, A DISTANCE OF 40.00 FEET, TO THE WEST LINE OF THE EAST 40 FEET OF SAID SOUTHEAST QUARTER;

THENCE LEAVING SAID NORTH LINE, ALONG SAID WEST LINE, NORTH 00°07'00" EAST, A DISTANCE OF 1241.74 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26;

THENCE LEAVING SAID WEST LINE, ALONG THE SOUTH LINE OF THE EAST 40 FEET OF SAID NORTHEAST QUARTER, NORTH 00°07'07" EAST, A DISTANCE OF 688.13 FEET;

THENCE LEAVING SAID WEST LINE, SOUTH 89°52'53" EAST, A DISTANCE OF 40.00 FEET, TO THE **POINT OF BEGINNING**.

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

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

EXCEPT THE NORTHERLY 40.00 FEET AND THE WESTERLY 55.00 FEET

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

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

CONTAINING 4,817,978.66 SQUARE FEET OR 110.6 ACRES, MORE OR LESS.

SUBJECT TO EXISTING RIGHTS-OF-WAY AND EASEMENTS.

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

PRELIMINARY PLAT
ALAMAR - PHASE 3

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

PRELIMINARY PLAT NOTES

- ALL LANDSCAPING WITHIN ADJACENT PUBLIC RIGHT-OF-WAY IS TO BE MAINTAINED BY THE ALAMAR COMMUNITY ASSOCIATION.
- ALL UTILITY AND PUBLIC SERVICE EASEMENTS, INCLUDING ANY LIMITATIONS OF EASEMENTS; AND CONSTRUCTION WITHIN SUCH EASEMENTS SHALL BE LIMITED TO UTILITIES, LANDSCAPING, AND WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCES.
- ALL EXISTING OVERHEAD UTILITIES, EXCLUDING POWERLINES 69KV AND ABOVE, SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH CITY OF AVONDALE MUNICIPAL CODE AND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
- NO ALTERATIONS SHALL BE MADE TO THE STORM WATER RETENTION AREAS AND APPROVED OR EXISTING CONVEYANCE PATTERNS THAT ARE PART OF THESE PREMISES WITHOUT WRITTEN APPROVAL BY THE CITY OF AVONDALE.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE PART OF THIS SUBDIVISION WITHOUT WRITTEN AUTHORIZATION BY THE CITY OF AVONDALE.
- NO WALLS/ FENCES SHALL BE BUILT WITHOUT CITY OF AVONDALE APPROVAL.
- THE FINAL PLAT(S) FOR PHASE 3 SHALL INCLUDE NOTES STATING THAT THE SUBDIVISION IS SUBJECT TO A MAINTENANCE IMPROVEMENT DISTRICT (MID) AND COMMUNITY FACILITIES DISTRICT (CFD)
- LOTS 59-64, 69, 76-85, 126-132, AND 137-160 (48 LOTS IN TOTAL) ARE LOCATED WITHIN A "RESERVED CORRIDOR" FOR THE DURANGO REGIONAL CONVEYANCE CHANNEL, AS IDENTIFIED IN SECTION 4.6A OF THE RECORDED PRE-ANNEXATION DEVELOPMENT AGREEMENT. NO BUILDING PERMITS FOR ANY HOME ON THESE IDENTIFIED LOTS WILL BE ISSUED UNTIL THE RESERVATION PERIOD EXPIRES OR IS TERMINATED BY THE CITY OF AVONDALE.
- TRACT EE TO BE DEDICATED TO CITY OF AVONDALE FOR A SEWER LIFT STATION BY SEPARATE INSTRUMENT.
- TRACT GG TO BE DEDICATED TO SALT RIVER PROJECT FOR BUCKEYE FEEDER CANAL BY SEPARATE INSTRUMENT

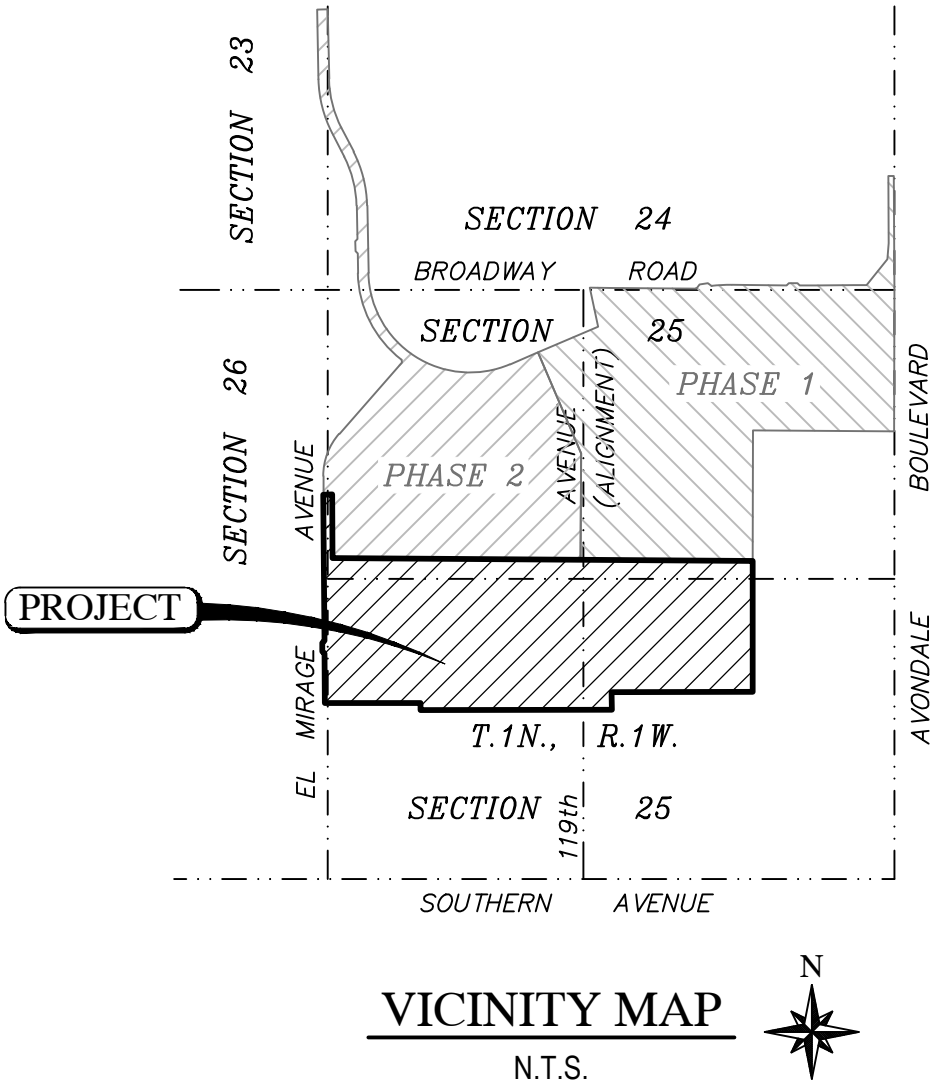
LEGEND & ABBREVIATIONS

	BNDRY	PROJECT BOUNDARY	FSL	FRONT SETBACK LINE
	C/L	CENTER LINE	RSL	REAR SETBACK LINE
	S/L	SECTION LINE	SSL	SIDE SETBACK LINE
	R/W	RIGHT OF WAY	BP	BOLLARD PROTECTION
		EASEMENT LINE	R/W	RIGHT-OF-WAY
		PROPOSED CONTOUR w/ ELEVATION	FF	FINISHED FLOOR ELEVATION
		EXISTING CONTOUR w/ ELEVATION	PAD	PAD ELEVATION
		CITY LIMITS	BCHH	BRASS CAP IN HANDHOLE
	SVT	SIGHT VISIBILITY TRIANGLE	FM	FORCE MAIN
	PUE	PUBLIC UTILITY EASEMENT	o	SURVEY MONUMENT
	AE	ACCESS EASEMENT		FLOW ARROW
	IE	IRRIGATION EASEMENT		GRADE BREAK
	WE	WATER EASEMENT		EXISTING OVERHEAD UTILITY
	EE	ELECTRICAL EASEMENT		EXISTING SEWER MANHOLE
	VNAE	VEHICULAR NON-ACCESS EASEMENT		FIRE HYDRANT
	WPE	WATER PIPE EASEMENT		SANITARY SEWER MANHOLE
	SE	SEWER EASEMENT		WATER VALVE
	HWE	HIGHWAY EASEMENT		PROPOSED SEWER LINE
	WSE	WATER AND SEWER EASEMENT		PROPOSED WATER LINE
	ASE	ACCESS AND SEWER EASEMENT		PROPOSED SCUPPER WITH RIPRAP
	SWE	SIDEWALK EASEMENT		CATCH BASIN
				STORM DRAIN PIPE
				DENOTES LOTS RESERVED FOR DURANGO CHANNEL

SITE SUMMARY

	ACRES	SQ. FT.
GROSS AREA	110.6	4,817,979
NET AREA	106.1	4,489,622
COLLECTOR R/W	4.5	328,357
OPEN SPACE	29.6	1,288,215
Open Space %	27%	Gross
Lot Yield		345
Density (Gross)	3.12	DU/AC

LOT MIX	PHASE 1	PHASE 2	PHASE 3	TOTAL	%	PAD (MIN.-MAX.)
45'x115'	157	172	75	404	35%	20-35%
50'x120'	155	99	148	402	35%	25-40%
60'x120'	85	75	69	229	21%	20-40%
70'x130'	64	0	53	117	10%	10-20%
TOTAL	461	346	345	1152	100%	



OWNER/ DEVELOPER

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

BENCHMARK

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

CIVIL SHEET INDEX

- 1 - COVER
- 2 - INDEX MAP
- 3 - TABLES
- 4-5 - DETAILS AND SECTIONS
- 6-14 - PRELIMINARY PLAT

TOTAL SHEETS - 14

ENGINEER & SURVEYOR

WOOD, PATEL & ASSOCIATES, INC.
2051 WEST NORTHERN AVENUE, SUITE 100
PHOENIX, ARIZONA 85021
PHONE: (602) 335-8500
CONTACT: FRANK KOO, P.E.

BASIS OF BEARING

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

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

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

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

HORIZONTAL ADJUSTMENT: NONE
HORIZONTAL ROTATION: NONE

CITY OF AVONDALE

MAYOR

KENNETH WEISE

VICE MAYOR

VERONICA MALONE

CITY MANAGER

CHARLES MONTOYA

CITY CLERK

MARCELLA CARRILLO

NOTE

ALAMAR PHASE 3 WILL BE SUBJECT TO A MAINTENANCE IMPROVEMENT DISTRICT (MID).

PROJECT DESCRIPTION

ALAMAR PHASE 3 CONSISTS OF 345 SINGLE FAMILY DETACHED RESIDENTIAL LOTS WITH FOUR FORMATIVE PARKS, OPEN SPACES AND RETENTION BASINS. THE EXISTING ZONING PLANNED AREA DEVELOPMENT (PAD) IN CITY OF AVONDALE.

Received
electronically
August 2, 2021

					N/A	N/A
					SCALE (HORIZ.)	SCALE (VERT.)

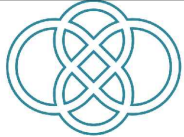


Wood, Patel & Associates, Inc.

Civil Engineering
Water Resources
Land Survey
Construction Management

602.335.8500

www.woodpatel.com



ALAMAR

BROOKFIELD LAKIN, LLC

ALAMAR - PHASE 3

PRELIMINARY PLAT - COVER SHEET



PLAN DATE

6/17/2021

LATEST REVISION DATE

SHEET NUMBER
1 OF 14

PROJECT NUMBER
174612.06

FEMA FLOOD ZONE INFORMATION

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

ALL FLOOD ZONES ARE SHOWN IN THIS PLAN SET.



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

LEGEND

MATCH SHEET 8

SHEET NUMBER

SHEET MATCHLINE

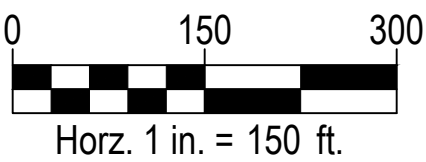
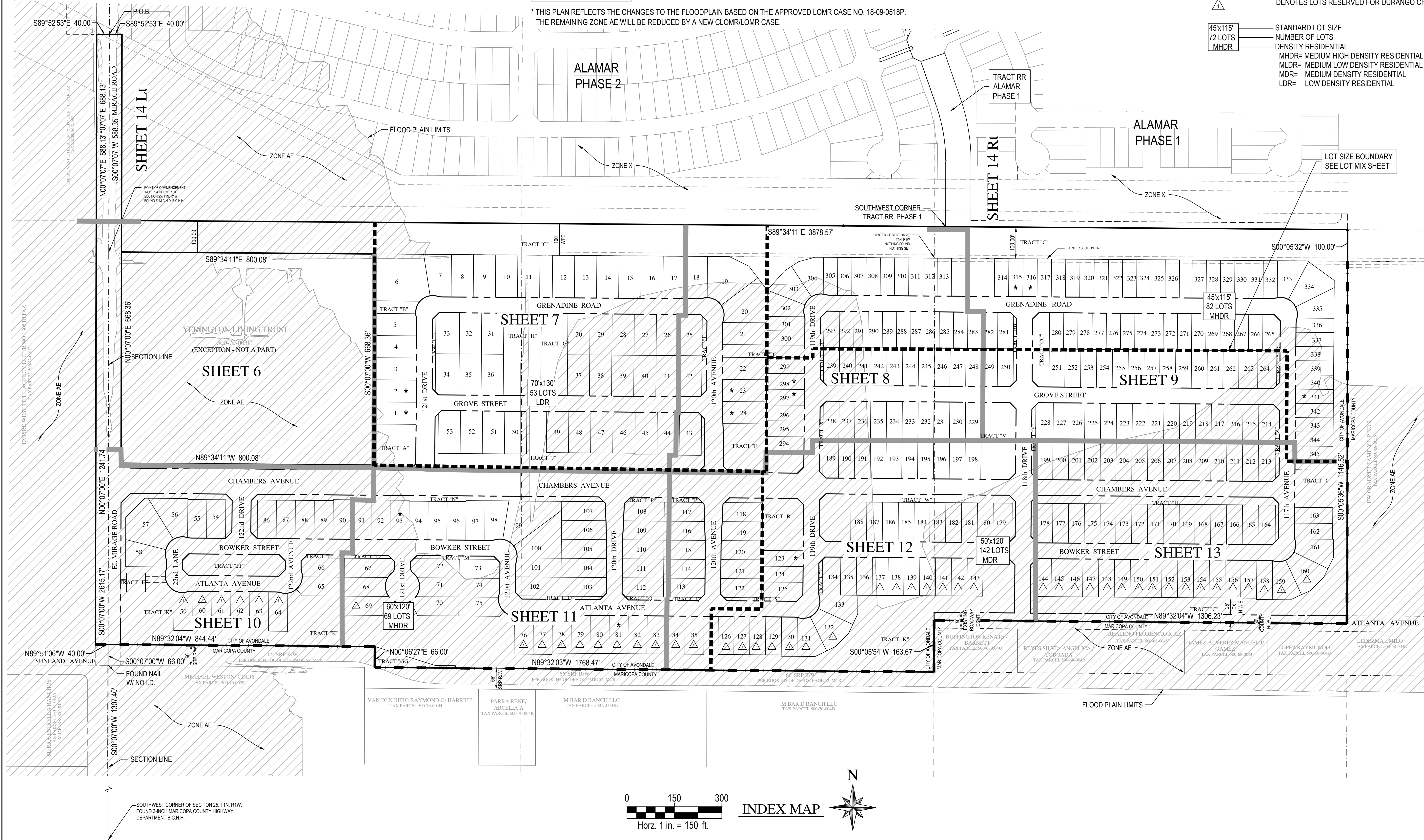
CITY LIMITS

TYPICAL LOT SIZE BOUNDARY

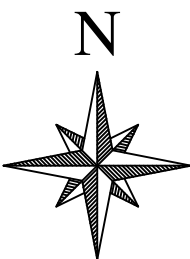
SITUATE GARAGE ON THE SIDE OF LOT MOST VULNERABLE TO HEADLIGHTS
DENOTES LOTS RESERVED FOR DURANGO CHANNEL

45'x115'
72 LOTS
MHDR

STANDARD LOT SIZE
NUMBER OF LOTS
DENSITY RESIDENTIAL
MHDR= MEDIUM HIGH DENSITY RESIDENTIAL
MLDR= MEDIUM LOW DENSITY RESIDENTIAL
MDR= MEDIUM DENSITY RESIDENTIAL
LDR= LOW DENSITY RESIDENTIAL



INDEX MAP



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BROOKFIELD LAKIN, LLC

ALAMAR - PHASE 3

PRELIMINARY PLAT - INDEX SHEET



6/17/2021

LATEST REVISION DATE

SHEET NUMBER
2 OF 14

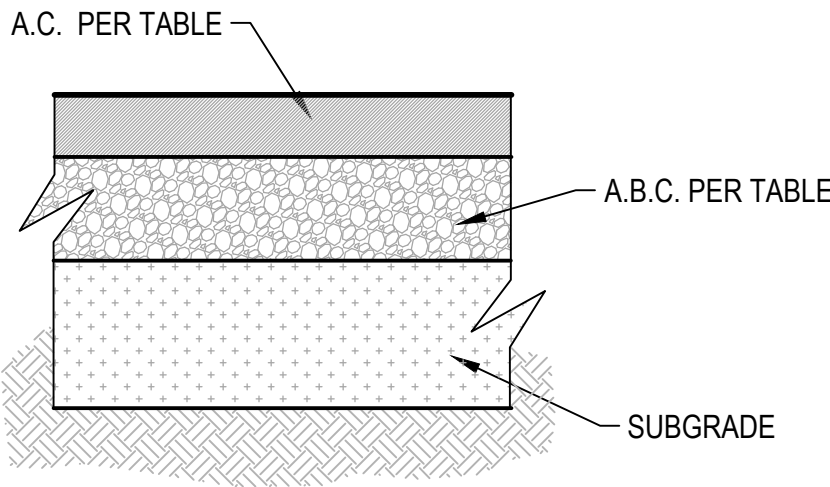
PROJECT NUMBER
174612.06

LOT AREA TABLE																				TRACT TABLE				
Lot Number	Square Feet	Acres	Typical Size	Residential Zoning Type	Lot Number	Square Feet	Acres	Typical Size	Residential Zoning Type	Lot Number	Square Feet	Acres	Typical Size	Residential Zoning Type	Lot Number	Square Feet	Acres	Typical Size	Residential Zoning Type	Lot Number	Square Feet	Acres	Typical Size	Residential Zoning Type
1	9318.3	0.214	70x130	LDR	81	7211.4	0.166	60x120	MLDR	161	8437.8	0.194	50x120	MDR	241	6000.0	0.138	50x120	MDR	321	5400.0	0.124	45x115	MHDR
2	9345.1	0.215	70x130	LDR	82	7211.4	0.166	60x120	MLDR	162	6019.9	0.138	50x120	MDR	242	6000.0	0.138	50x120	MDR	322	5400.0	0.124	45x115	MHDR
3	9371.9	0.215	70x130	LDR	83	7211.4	0.166	60x120	MLDR	163	6023.7	0.138	50x120	MDR	243	6000.0	0.138	50x120	MDR	323	5400.0	0.124	45x115	MHDR
4	9398.7	0.216	70x130	LDR	84	7211.4	0.166	60x120	MLDR	164	6709.5	0.154	50x120	MDR	244	6000.0	0.138	50x120	MDR	324	5400.0	0.124	45x115	MHDR
5	9382.9	0.215	70x130	LDR	85	7211.4	0.166	60x120	MLDR	165	6250.0	0.143	50x120	MDR	245	6000.0	0.138	50x120	MDR	325	5400.0	0.124	45x115	MHDR
6	24463.9	0.562	70x130	LDR	86	7320.0	0.168	60x120	MLDR	166	6250.0	0.143	50x120	MDR	246	6000.0	0.138	50x120	MDR	326	5400.0	0.124	45x115	MHDR
7	10263.0	0.236	70x130	LDR	87	7320.0	0.168	60x120	MLDR	167	6250.0	0.143	50x120	MDR	247	6000.0	0.138	50x120	MDR	327	5400.0	0.124	45x115	MHDR
8	9404.5	0.216	70x130	LDR	88	7320.0	0.168	60x120	MLDR	168	6250.0	0.143	50x120	MDR	248	6000.0	0.138	50x120	MDR	328	5400.0	0.124	45x115	MHDR
9	9404.5	0.216	70x130	LDR	89	7320.0	0.168	60x120	MLDR	169	6250.0	0.143	50x120	MDR	249	6000.0	0.138	50x120	MDR	329	5400.0	0.124	45x115	MHDR
10	9404.5	0.216	70x130	LDR	90	7500.0	0.172	60x120	MLDR	170	6250.0	0.143	50x120	MDR	250	5950.7	0.137	50x120	MDR	330	5400.0	0.124	45x115	MHDR
11	9404.5	0.216	70x130	LDR	91	7500.0	0.172	60x120	MLDR	171	6250.0	0.143	50x120	MDR	251	6000.0	0.138	50x120	MDR	331	5400.0	0.124	45x115	MHDR
12	9404.5	0.216	70x130	LDR	92	7500.0	0.172	60x120	MLDR	172	6250.0	0.143	50x120	MDR	252	6000.0	0.138	50x120	MDR	332	5378.7	0.123	45x115	MHDR
13	9404.5	0.216	70x130	LDR	93	7500.0	0.172	60x120	MLDR	173	6250.0	0.143	50x120	MDR	253	6000.0	0.138	50x120	MDR	333	8021.1	0.184	45x115	MHDR
14	9404.5	0.216	70x130	LDR	94	7320.0	0.168	60x120	MLDR	174	6250.0	0.143	50x120	MDR	254	6000.0	0.138	50x120	MDR	334	10494.2	0.241	45x115	MHDR
15	9404.5	0.216	70x130	LDR	95	7320.0	0.168	60x120	MLDR	175	6250.0	0.143	50x120	MDR	255	6000.0	0.138	50x120	MDR	335	7928.6	0.182	45x115	MHDR
16	9404.5	0.216	70x130	LDR	96	7320.0	0.168	60x120	MLDR	176	6250.0	0.143	50x120	MDR	256	6000.0	0.138	50x120	MDR	336	5381.3	0.124	45x115	MHDR
17	9404.5	0.216	70x130	LDR	97	7500.0	0.172	60x120	MLDR	177	6250.0	0.143	50x120	MDR	257	6000.0	0.138	50x120	MDR	337	5400.1	0.124	45x115	MHDR
18	9345.3	0.215	70x130	LDR	98	8147.4	0.187	60x120	MLDR	178	7263.0	0.167	50x120	MDR	258	6000.0	0.138	50x120	MDR	338	5400.1	0.124	45x115	MHDR
19	16522.7	0.379	70x130	LDR	99	16206.7	0.372	60x120	MLDR	179	7450.0	0.171	50x120	MDR	259	6000.0	0.138	50x120	MDR	339	5400.1	0.124	45x115	MHDR
20	14630.7	0.336	70x130	LDR	100	13967.2	0.321	60x120	MLDR	180	6250.0	0.143	50x120	MDR	260	6000.0	0.138	50x120	MDR	340	5400.1	0.124	45x115	MHDR
21	9799.6	0.225	70x130	LDR	101	8572.4	0.197	60x120	MLDR	181	6250.0	0.143	50x120	MDR	261	6000.0	0.138	50x120	MDR	341	5400.1	0.124	45x115	MHDR
22	9800.0	0.225	70x130	LDR	102	8558.8	0.196	60x120	MLDR	182	6250.0	0.143	50x120	MDR	262	6000.0	0.138	50x120	MDR	342	5400.1	0.124	45x115	MHDR
23	9800.0	0.225	70x130	LDR	103	8561.1	0.197	60x120	MLDR	183	6250.0	0.143	50x120	MDR	263	7200.0	0.165	50x120	MDR	343	5400.1	0.124	45x115	MHDR
24	9712.2	0.223	70x130	LDR	104	8608.9	0.198	60x120	MLDR	184	6250.0	0.143	50x120	MDR	264	7150.0	0.164	50x120	MDR	344	5400.1	0.124	45x115	MHDR
25	9737.5	0.224	70x130	LDR	105	8606.7	0.198	60x120	MLDR	185	6250.0	0.143	50x120	MDR	265	5125.0	0.118	45x115	MHDR	345	5400.1	0.124	45x115	MHDR
26	9100.0	0.209	70x130	LDR	106	8604.4	0.198	60x120	MLDR	186	6250.0	0.143	50x120	MDR	266	5175.0	0.119	45x115	MHDR					
27	9100.0	0.209	70x130	LDR	107	8609.3	0.198	60x120	MLDR	187	6250.0	0.143	50x120	MDR	267	5175.0	0.119	45x115	MHDR					
28	9100.0	0.209	70x130	LDR	108	7888.4	0.181	60x120	MLDR	188	6250.0	0.143	50x120	MDR	268	5175.0	0.119	45x115	MHDR					
29	9100.0	0.209	70x130	LDR	109	7865.5	0.181	60x120	MLDR	189	6117.5	0.140	50x120	MDR	269	5175.0	0.119	45x115	MHDR					
30	9100.0	0.209	70x130	LDR	110	7863.3	0.181	60x120	MLDR	190	6167.5	0.142	50x120	MDR	270	5175.0	0.119	45x115	MHDR					
31	9100.0	0.209	70x130	LDR	111	7861.1	0.180	60x120	MLDR	191	6167.5	0.142	50x120	MDR	271	5175.0	0.119	45x115	MHDR					
32	9100.0	0.209	70x130	LDR	112	7808.8	0.179	60x120	MLDR	192	6167.5	0.142	50x120	MDR	272	5175.0	0.119	45x115	MHDR					
33	9700.0	0.223	70x130	LDR	113	7811.4	0.179	60x120	MLDR	193	6167.5	0.142	50x120	MDR	273	5175.0	0.119	45x115	MHDR					
34	9700.0	0.223	70x130	LDR	114	7859.0	0.180	60x120	MLDR	194	6167.5	0.142	50x120	MDR	274	5175.0	0.119	45x115	MHDR					
35	9100.0	0.209	70x130	LDR	115	7856.7	0.180	60x120	MLDR	195	6167.5	0.142	50x120	MDR	275	5175.0	0.119	45x115	MHDR					
36	9100.0	0.209	70x130	LDR	116	7854.5	0.180	60x120	MLDR	196	6167.5	0.142	50x120	MDR	276	5175.0	0.119	45x115	MHDR					
37	9100.0	0.209	70x130	LDR	117	7883.5	0.181	60x120	MLDR	197	6167.5	0.142	50x120	MDR	277	5175.0	0.119	45x115	MHDR					
38	9100.0	0.209	70x130	LDR	118	7846.4	0.180	60x120	MLDR	198	6167.5	0.142	50x120	MDR	278	5175.0	0.119	45x115	MHDR					
39	9100.0	0.209	70x130	LDR	119	7798.6	0.179	60x120	MLDR	199	6756.2	0.155	50x120	MDR	279	5175.0	0.119	45x115	MHDR					
40	9100.0	0.209	70x130	LDR	120	7796.4	0.179	60x120	MLDR	200	6167.5	0.142	50x120	MDR	280	5175.0	0.119	45x115	MHDR					
41	9100.0	0.209	70x130	LDR	121	7794.2	0.179	60x120	MLDR	201	6167.5	0.142	50x120	MDR	281	5700.7	0.131	45x115	MHDR					
42	9737.5	0.224	70x130	LDR	122	7742.2	0.178	60x120	MLDR	202	6167.5	0.142	50x120	MDR	282	5750.0	0.132	45x115	MHDR					
43	9400.0	0.216	70x130	LDR	123	6503.8	0.149	50x120	MDR	203	6167.5	0.142	50x120	MDR	283	5175.0	0.119	45x115	MHDR					
44	9450.0	0.217	70x130	LDR	124	6505.3	0.149	50x120	MDR	204	6167.5	0.142	50x120	MDR	284	5175.0	0.119	45x115	MHDR					
45	9450.0	0.217	70x130	LDR	125	6460.1	0.148	50x120	MDR	205	6167.5	0.142	50x120	MDR	285	5175.0	0.119	45x115	MHDR					
46	9100.0	0.209	70x130	LDR	126	6009.5	0.138	50x120	MDR	206	6167.5	0.142	50x120	MDR	286	5175.0	0.119	45x115	MHDR					
47	9100.0	0.209	70x130	LDR	127	6009.5	0.138	50x120	MDR	207	6167.5	0.142	50x120	MDR	287	5175.0	0.119	45x115	MHDR					
48	9100.0	0.209	70x130	LDR	128	6009.5	0.138	50x120	MDR	208	6167.5	0.142	50x120	MDR	288	5175.0	0.119	45x115	MHDR					
49	9100.0	0.209	70x130	LDR	129	6009.5	0.138	50x120	MDR	209	6167.5	0.142	50x120	MDR	289	5175.0	0.119	45x115	MHDR					
50	9100.0	0.209	70x130	LDR	130	6204.0	0.142	50x120	MDR	210	6167.5	0.142	50x120	MDR	290	5175.0	0.119	45x115	MHDR					
51	9450.0	0.217	70x130	LDR	131	8436.7	0.194	50x120	MDR	211	6167.5	0.142	50x120	MDR	291	5175.0	0.119	45x115	MHDR					
52	9450.0	0.217	70x130	LDR	132	9533.3	0.219	50x120	MDR	212	6167.5	0.142	50x120	MDR	292	5175.0	0.119	45x115	MHDR					
53	9400.0	0.216	70x130	LDR	133	8428.8	0.193	50x120	MDR	213	6743.8	0.155	50x120	MDR	293	5700.0	0.131	45x115	MHDR					
54	7320.0	0.168	60x120	MLDR	134	6937.9	0.159	50x120	MDR	214	6559.5	0.151	50x120	MDR	294	6000.0	0.138	50x120	MDR					

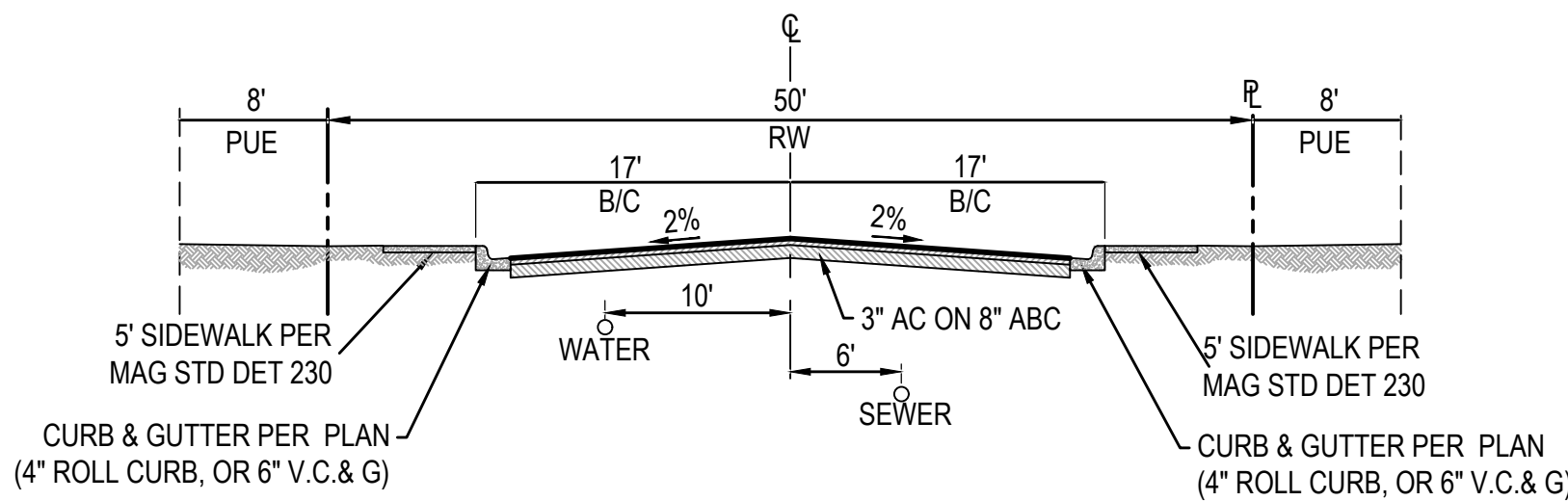
ROADWAY SECTION TABLES

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

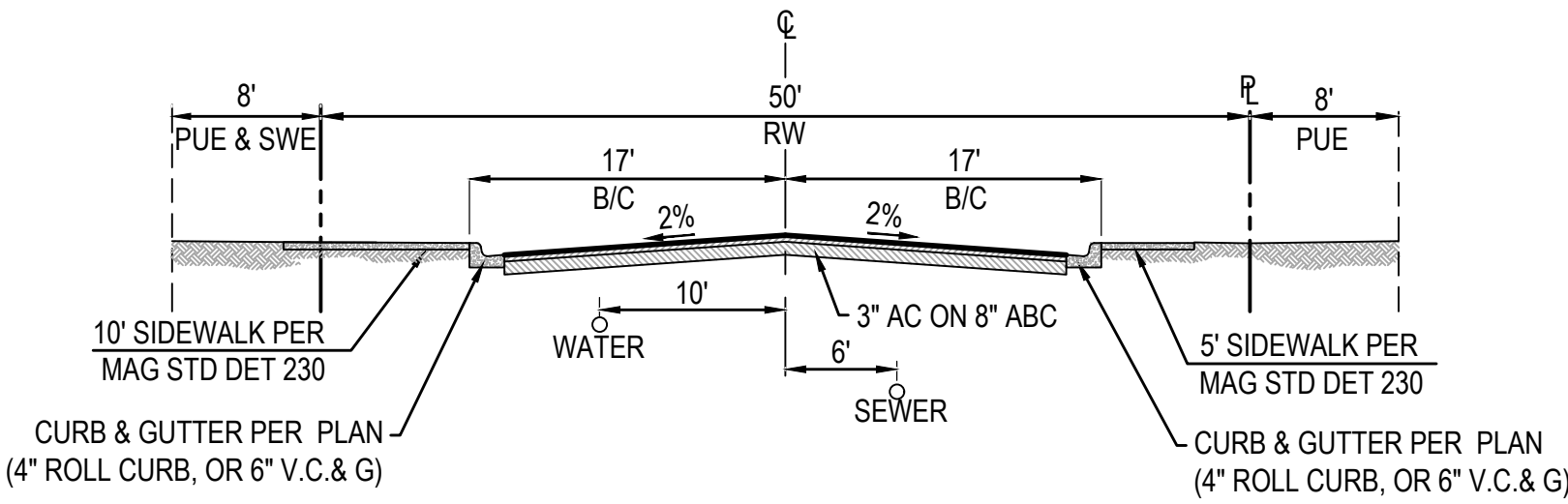
NOTE:
ROADWAY SECTION PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
*SUB-BASE TO BE MOISTURE CONDITIONED AND MIN. 95% COMPACTED



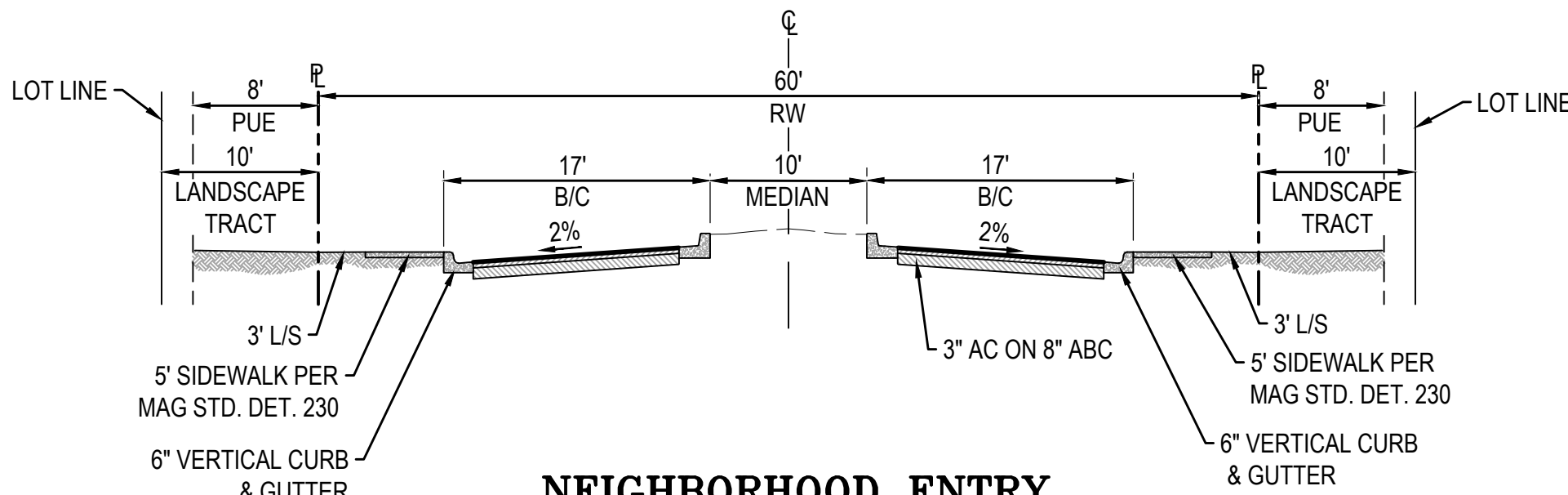
ROADWAY PAVEMENT SECTION
N.T.S.



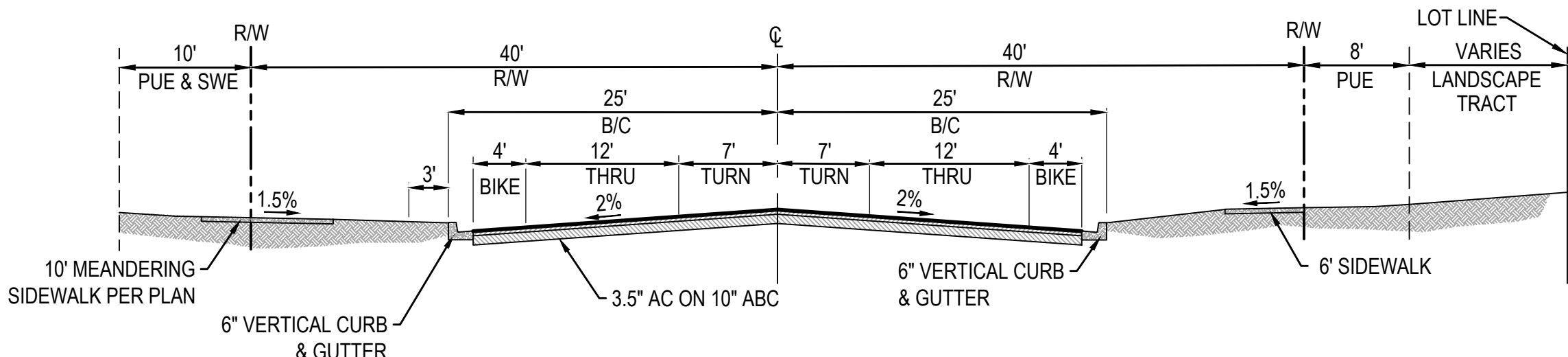
TYPICAL LOCAL ROADWAY
LOOKING EAST AND SOUTH
N.T.S.



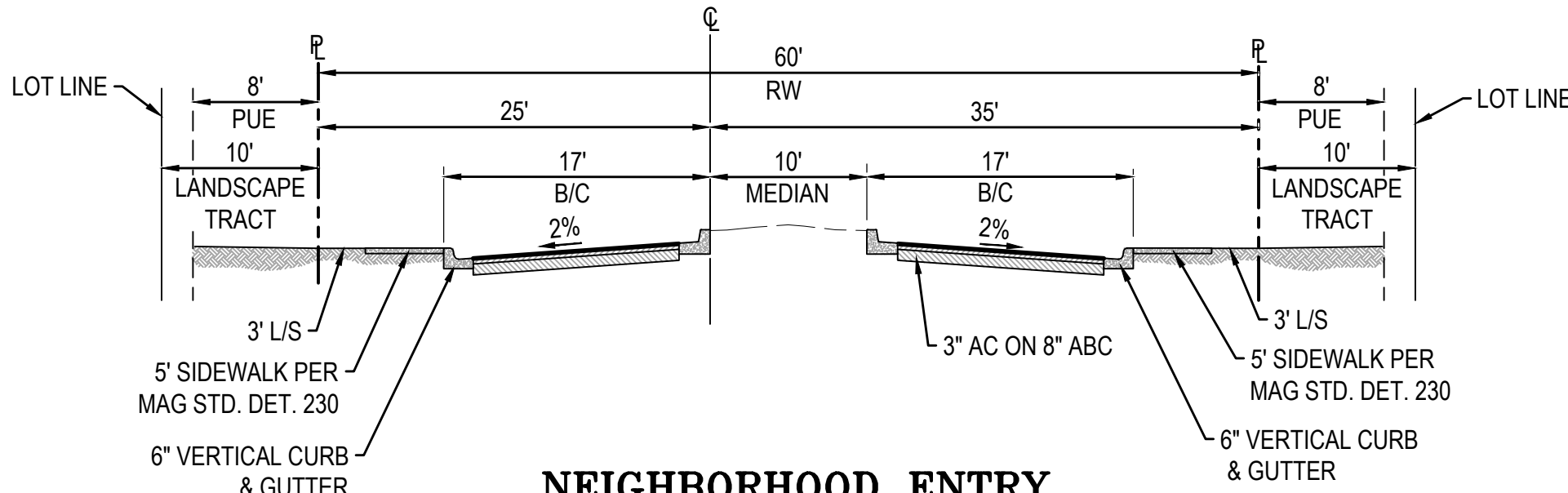
118th DRIVE
(BETWEEN CHAMBERS AVENUE
AND GRENADINE ROAD)
LOOKING EAST AND NORTH
N.T.S.



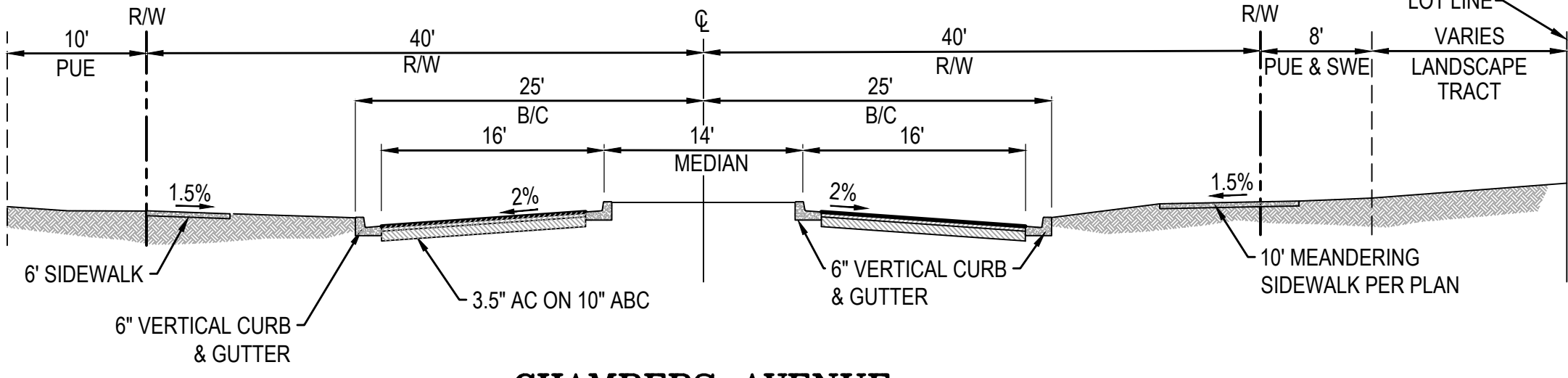
NEIGHBORHOOD ENTRY
(120th DRIVE, 120th AVENUE & 122nd DRIVE)
N.T.S.



EL MIRAGE ROAD
(MINOR COLLECTOR)
LOOKING NORTH
N.T.S.



NEIGHBORHOOD ENTRY
(121st DRIVE)
N.T.S.



CHAMBERS AVENUE
(MINOR COLLECTOR)
LOOKING EAST
N.T.S.



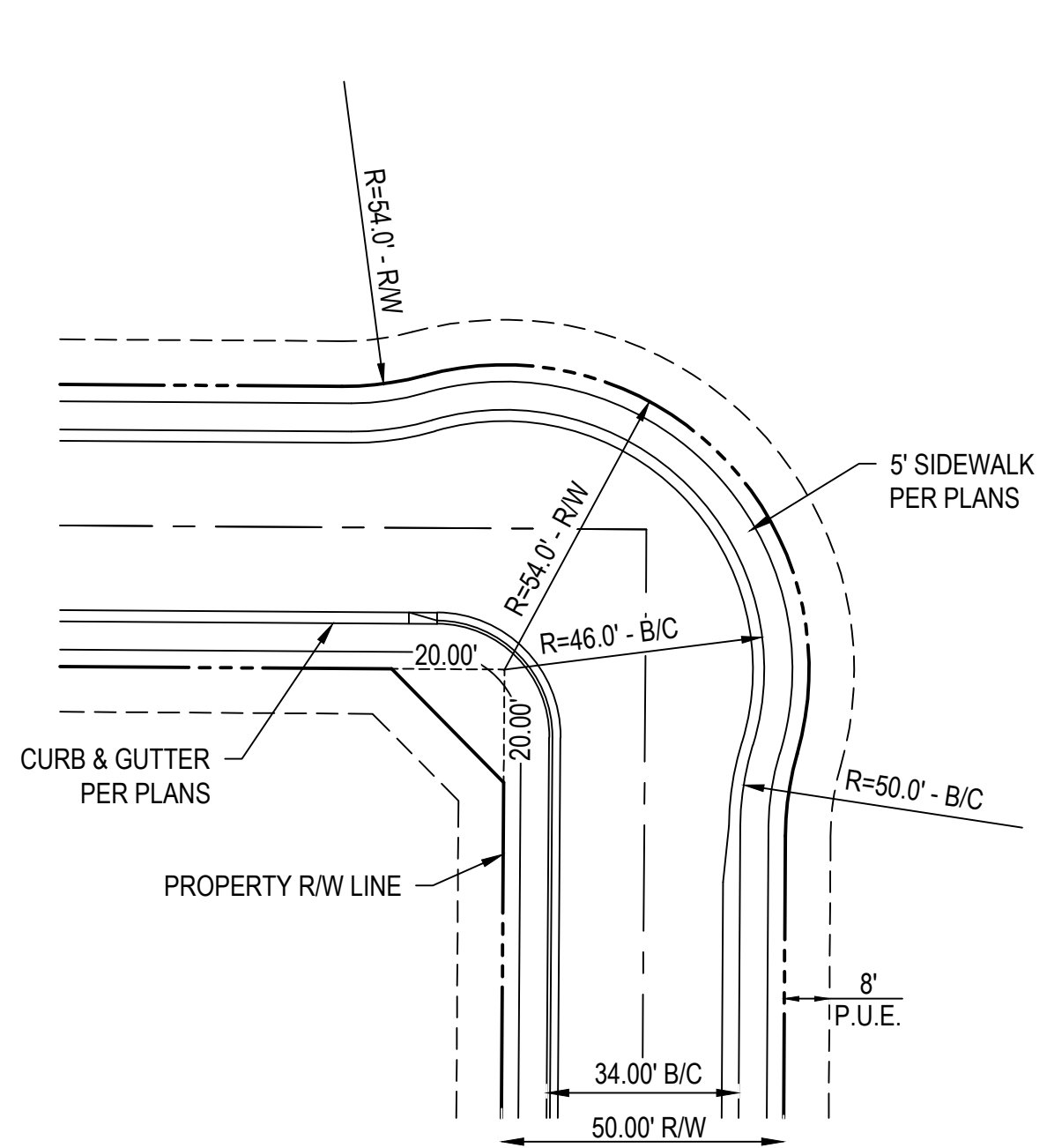
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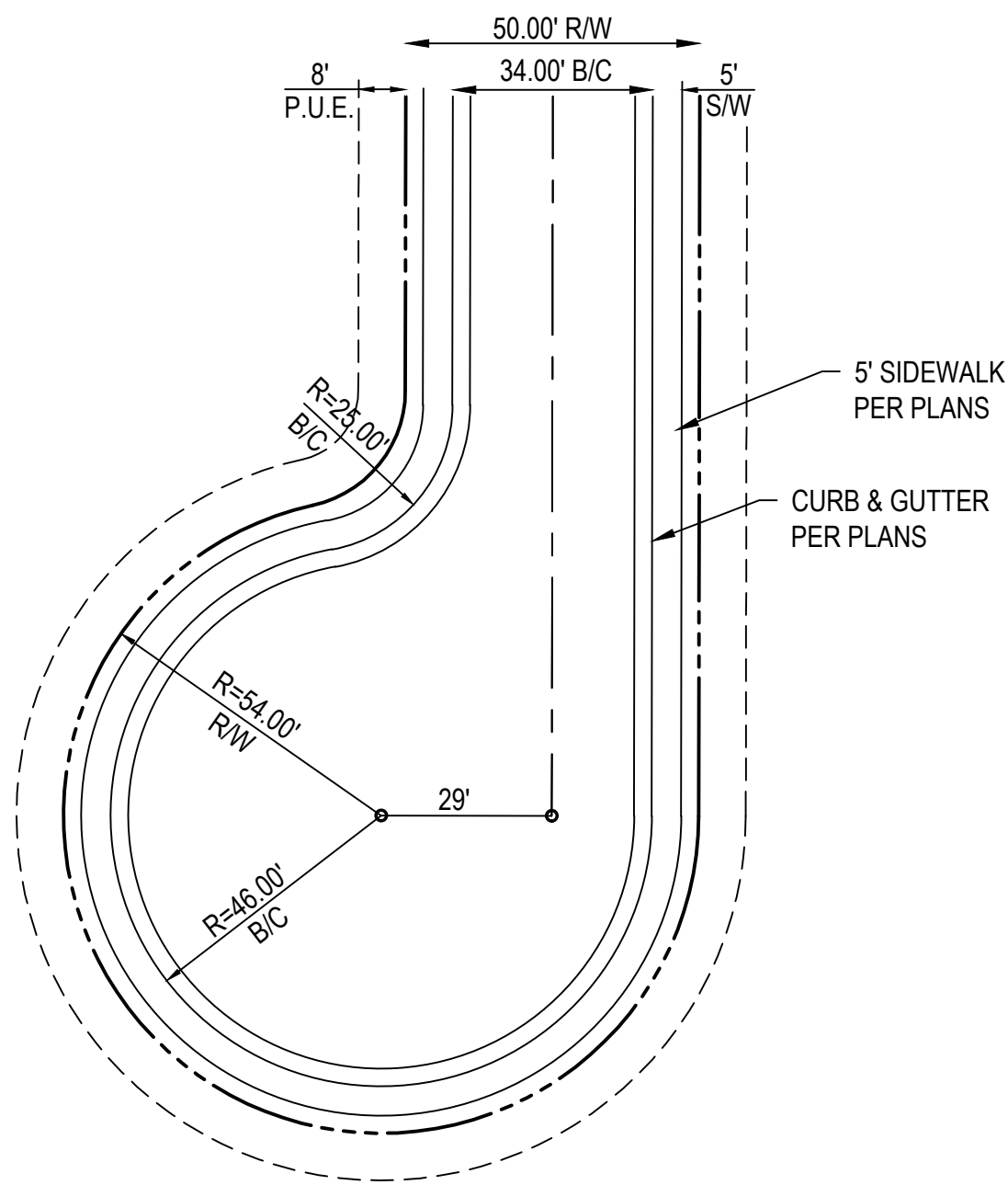
BROOKFIELD LAKIN, LLC
ALAMAR - PHASE 3
PRELIMINARY PLAT - STREET SECTION



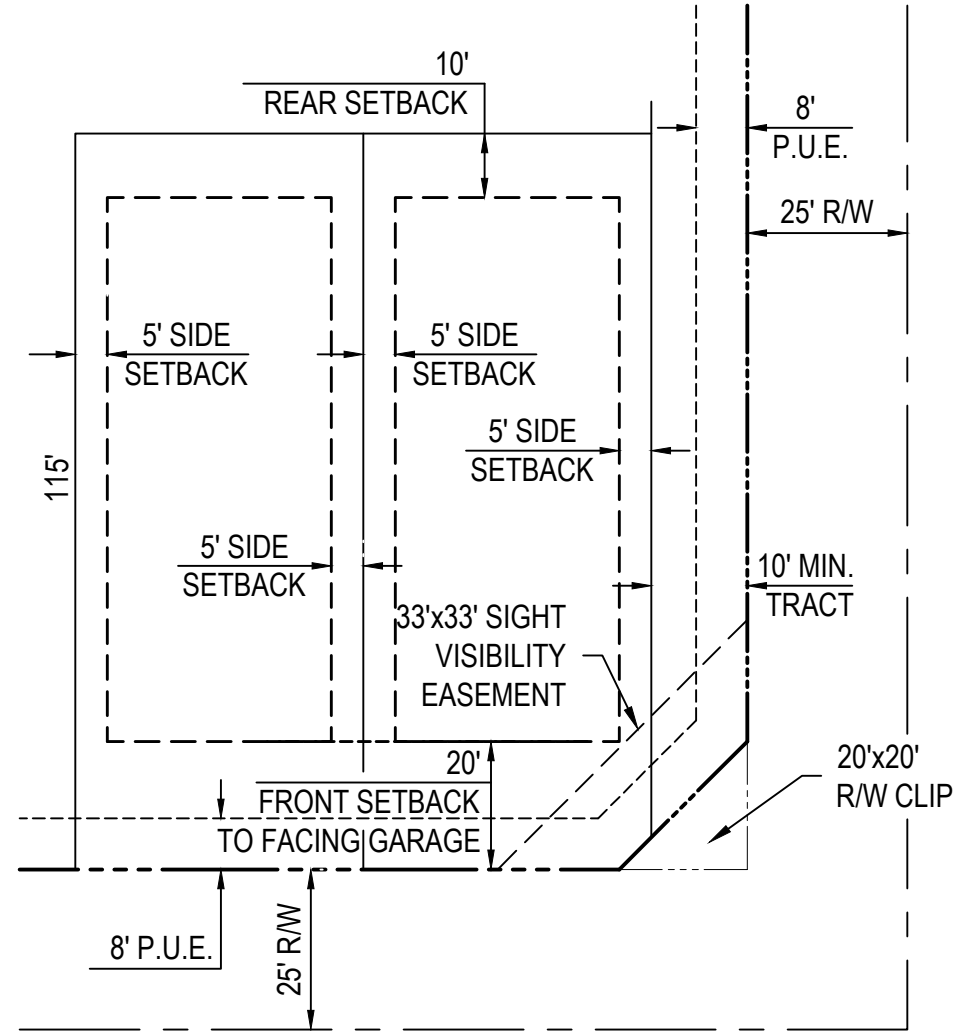
PLAN DATE
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PROJECT NUMBER
174612.06



TYPICAL OFFSET CUL-DE-SAC
N.T.S.

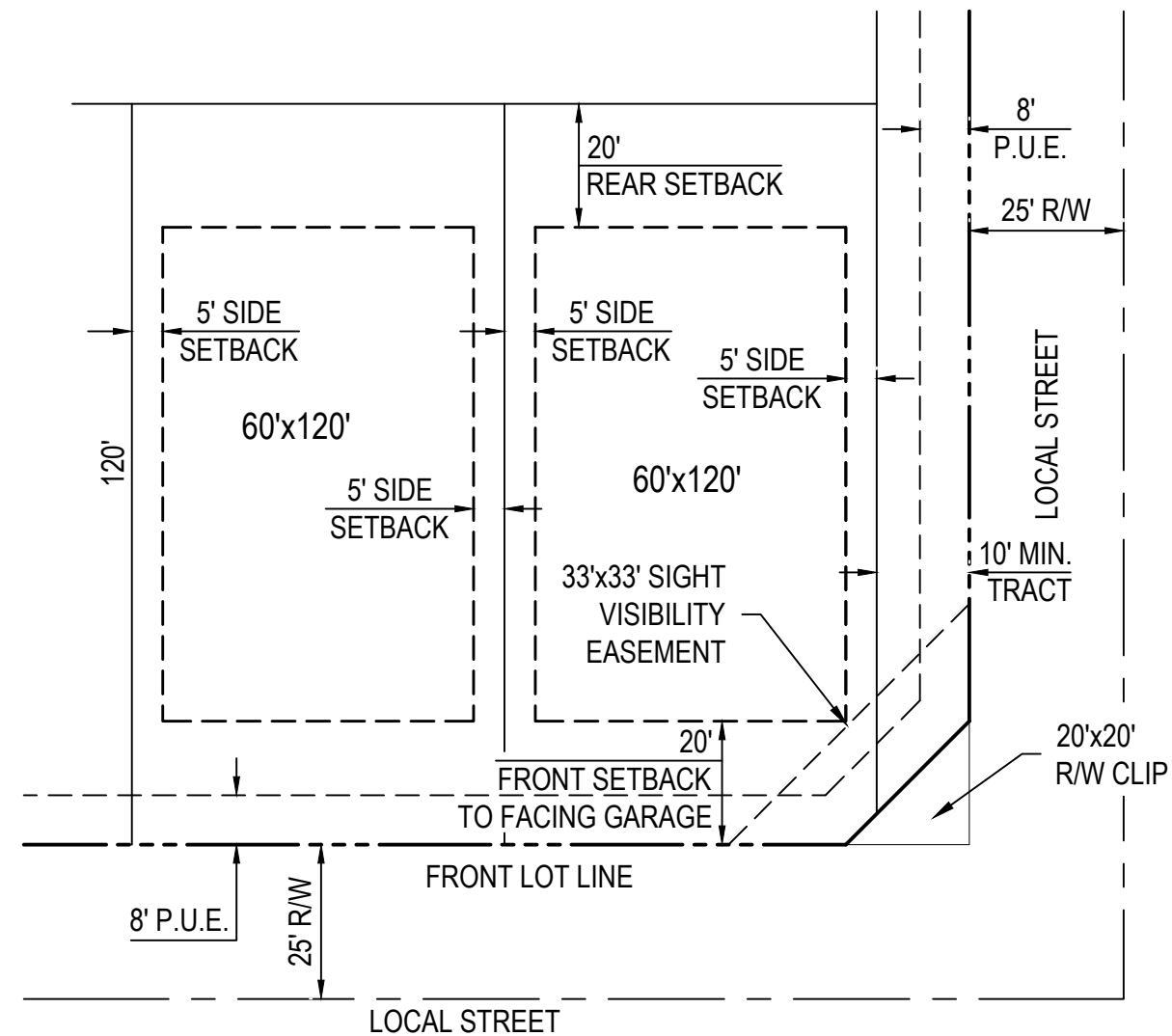


TYPICAL CUL-DE-SAC
N.T.S.



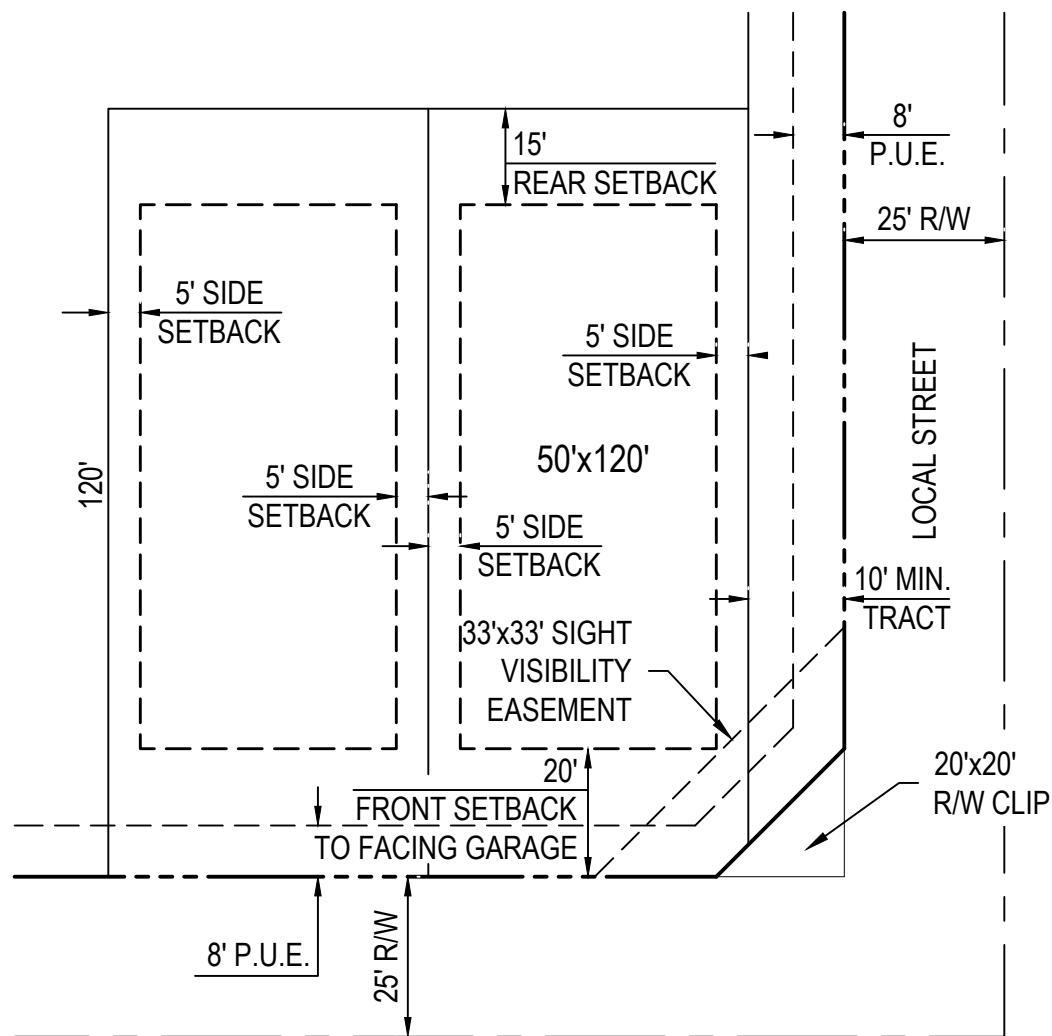
TYPICAL SETBACK DETAIL
45'x115' LOTS
N.T.S.

NOTE:
SEE TABLE 4. RESIDENTIAL DEVELOPMENT STANDARDS OF
LAKIN PROPERTY PLANNED AREA DEVELOPMENT.



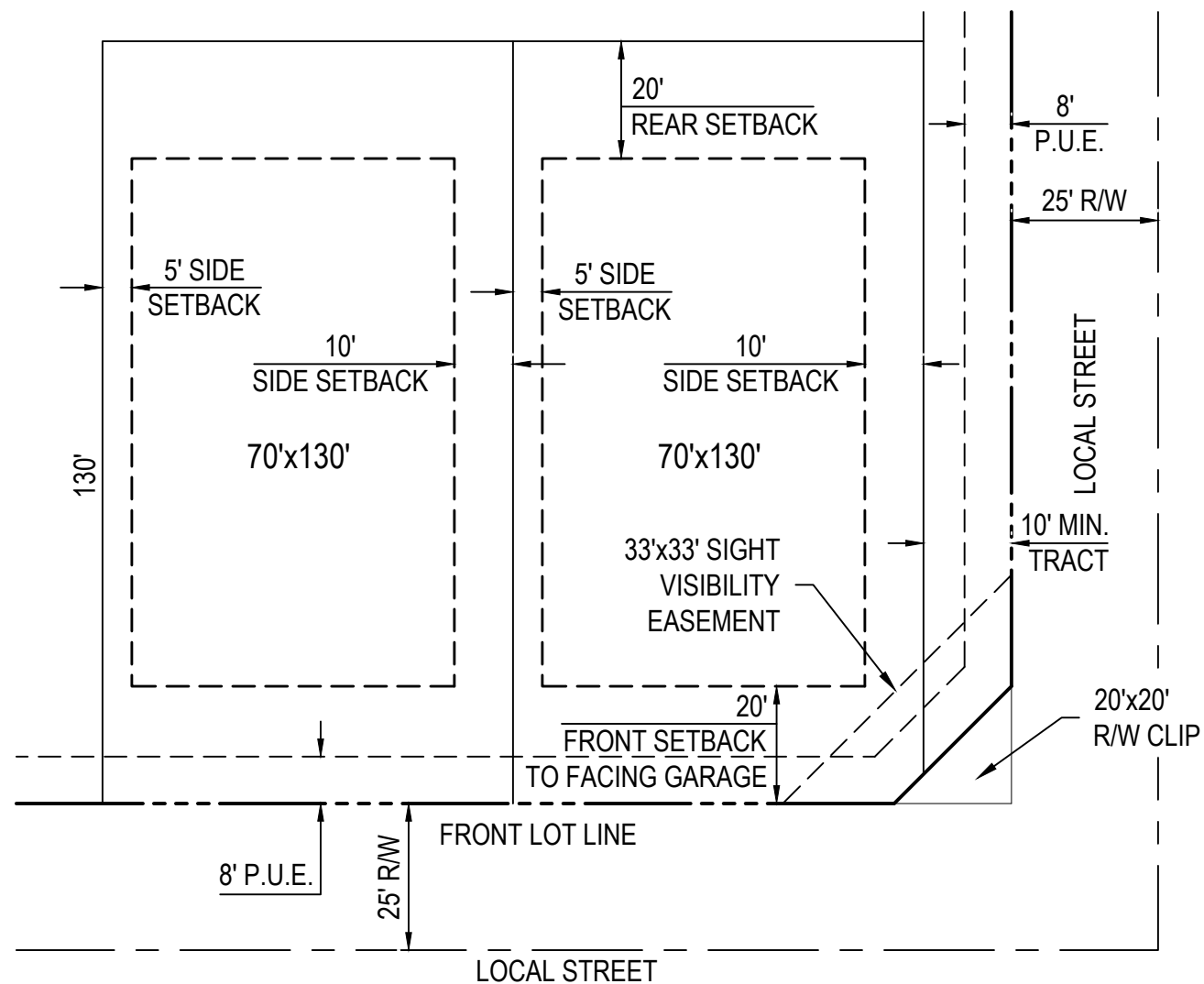
TYPICAL SETBACK DETAIL
60'x120' LOTS
N.T.S.

NOTE:
SEE TABLE 4. RESIDENTIAL DEVELOPMENT STANDARDS OF
LAKIN PROPERTY PLANNED AREA DEVELOPMENT.



TYPICAL SETBACK DETAIL
50'x120' LOTS
N.T.S.

NOTE:
SEE TABLE 4. RESIDENTIAL DEVELOPMENT STANDARDS OF
LAKIN PROPERTY PLANNED AREA DEVELOPMENT.



TYPICAL SETBACK DETAIL
70'x130' LOTS
N.T.S.

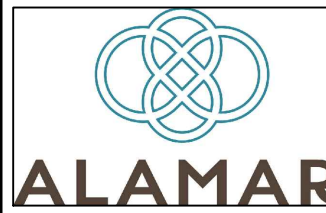
NOTE:
SEE TABLE 4. RESIDENTIAL DEVELOPMENT STANDARDS OF
LAKIN PROPERTY PLANNED AREA DEVELOPMENT.

LINE TABLE		
LINE	BEARING	DISTANCE
L3	S0°25'49"W	44.52'
L4	N0°25'43"E	81.52'

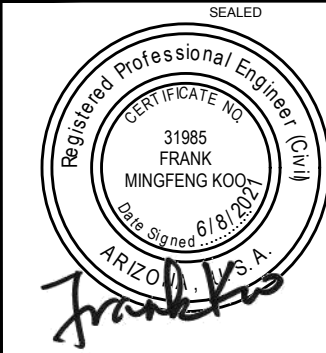
CENTERLINE CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C12	90°00'00"	37.00'	58.12'	37.00'	52.33'
C13	90°00'00"	37.00'	58.12'	37.00'	52.33'
C14	90°00'00"	37.00'	58.12'	37.00'	52.33'
C15	90°00'00"	37.00'	58.12'	37.00'	52.33'
C16	89°57'52"	37.00'	58.10'	36.98'	52.31'
C17	90°00'00"	37.00'	58.12'	37.00'	52.33'
C18	90°00'00"	37.00'	58.12'	37.00'	52.33'
C19	90°02'08"	37.00'	58.14'	37.02'	52.34'
C20	90°00'00"	37.00'	58.12'	37.00'	52.33'
C21	90°00'00"	37.00'	58.12'	37.00'	52.33'
C22	90°00'00"	37.00'	58.12'	37.00'	52.33'



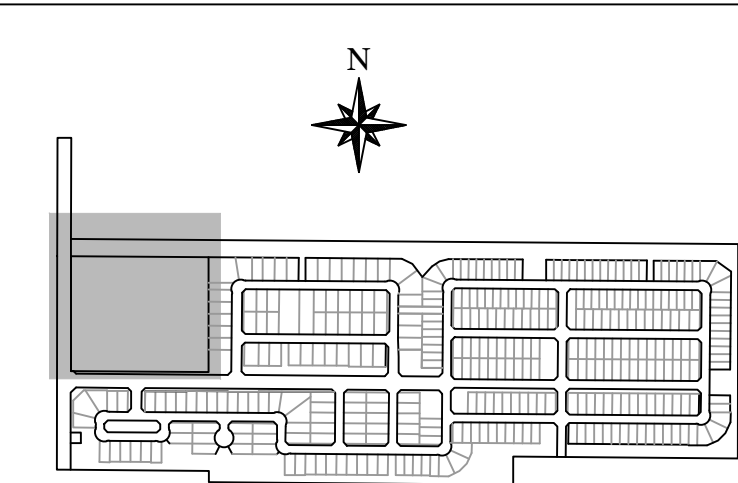
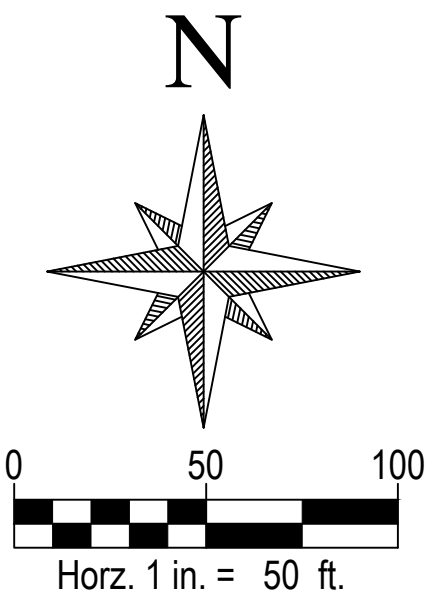
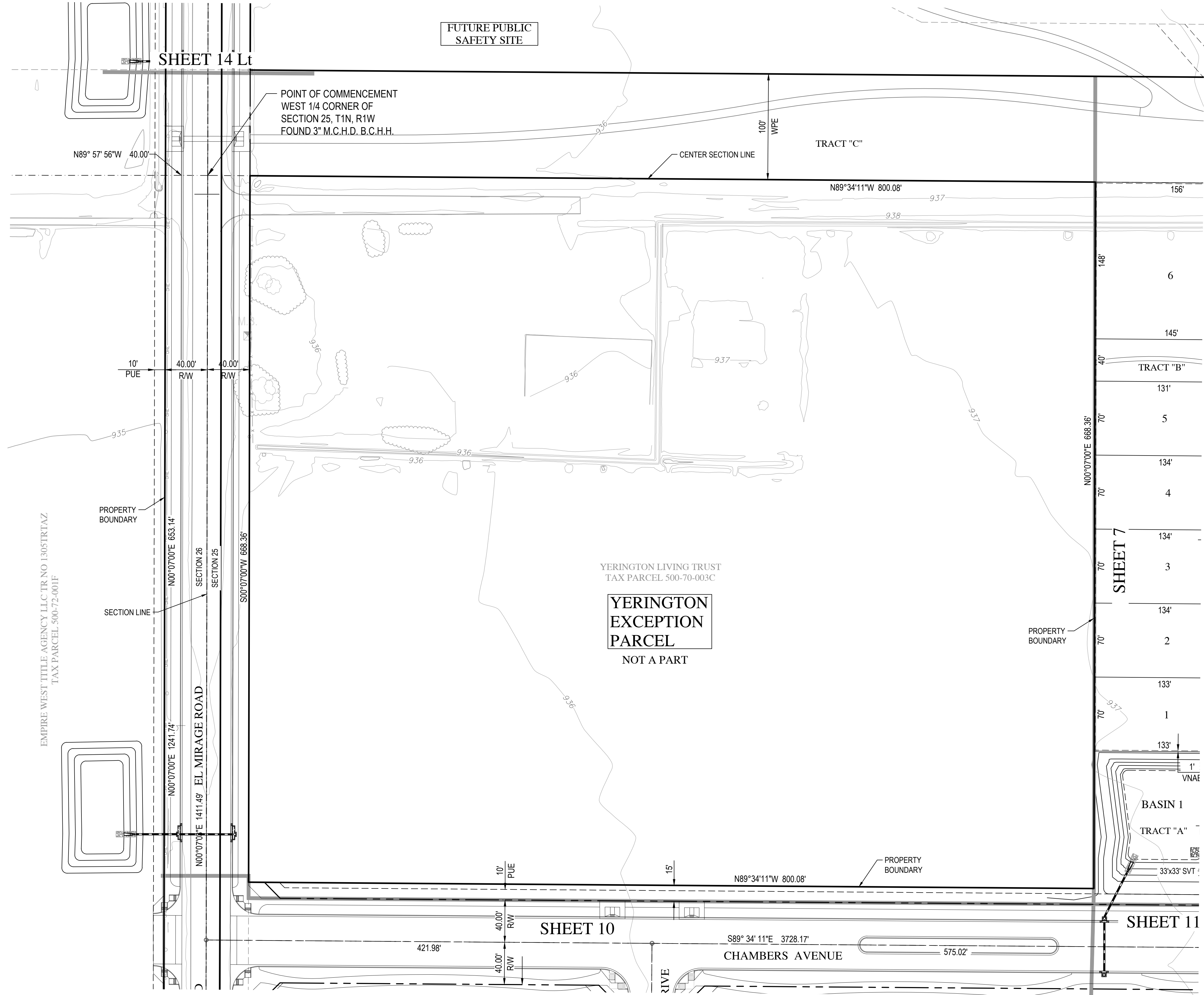
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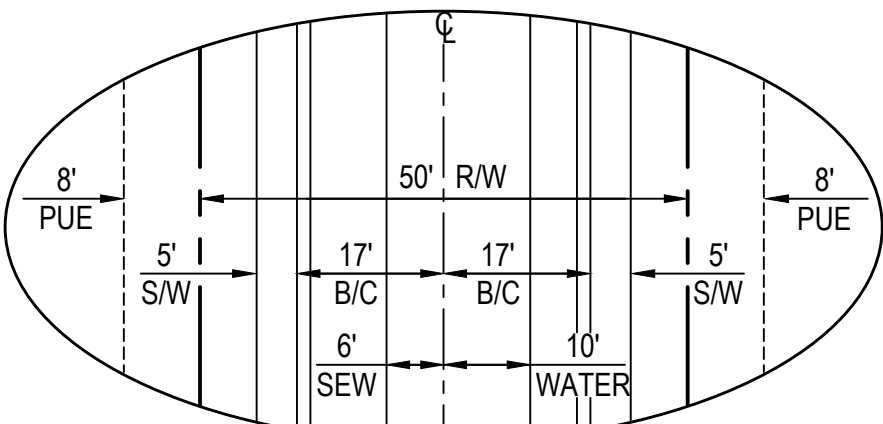
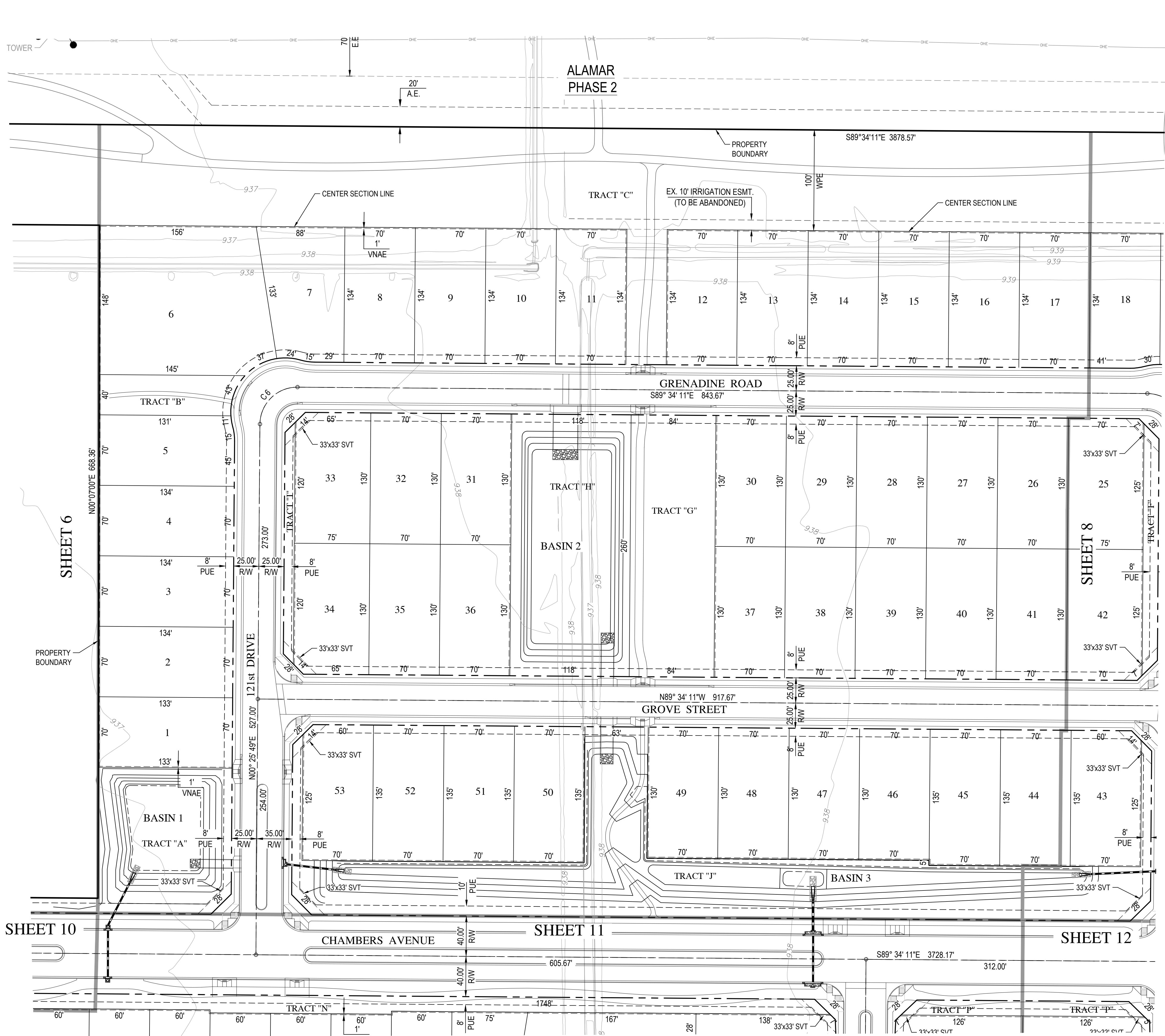
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ALAMAR - PHASE 3
PRELIMINARY PLAT - DETAILS



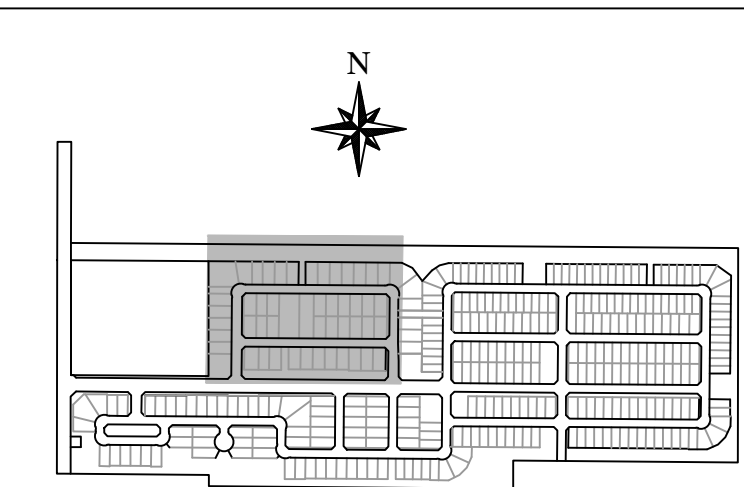
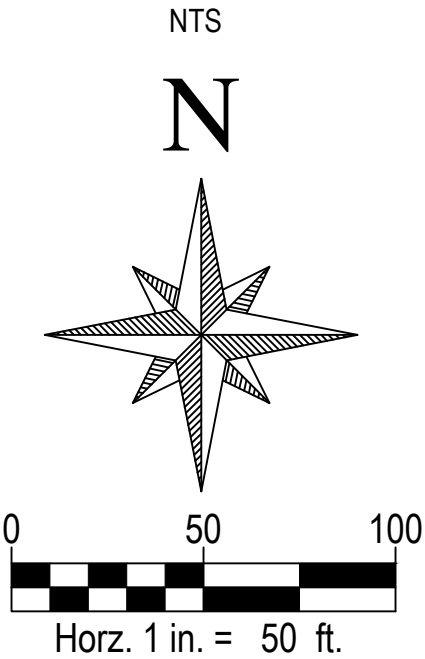
EXPIRES 12-31-21
PLAN DATE
6/8/2021
LATEST REVISION DATE
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ALAMAR	
BROOKFIELD LAKIN, LLC	
ALAMAR - PHASE 3	
PRELIMINARY PLAT	
SEAL Professional Engineer FRANK MINGFENG KOO 31985 06/08/2021 EXPIRES 12-31-21 PLAN DATE 6/8/2021 LATEST REVISION DATE SHEET NUMBER 6 OF 14 PROJECT NUMBER 174612.06	



TYPICAL LOCAL STREET



KEY MAP



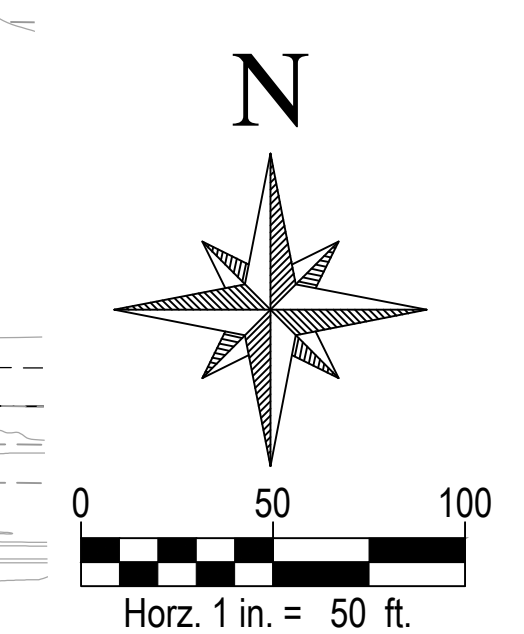
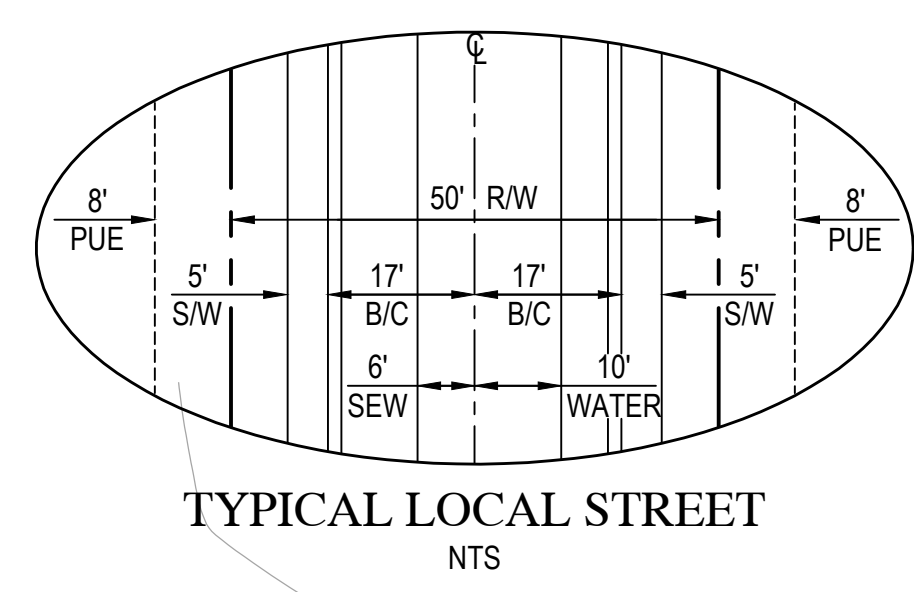
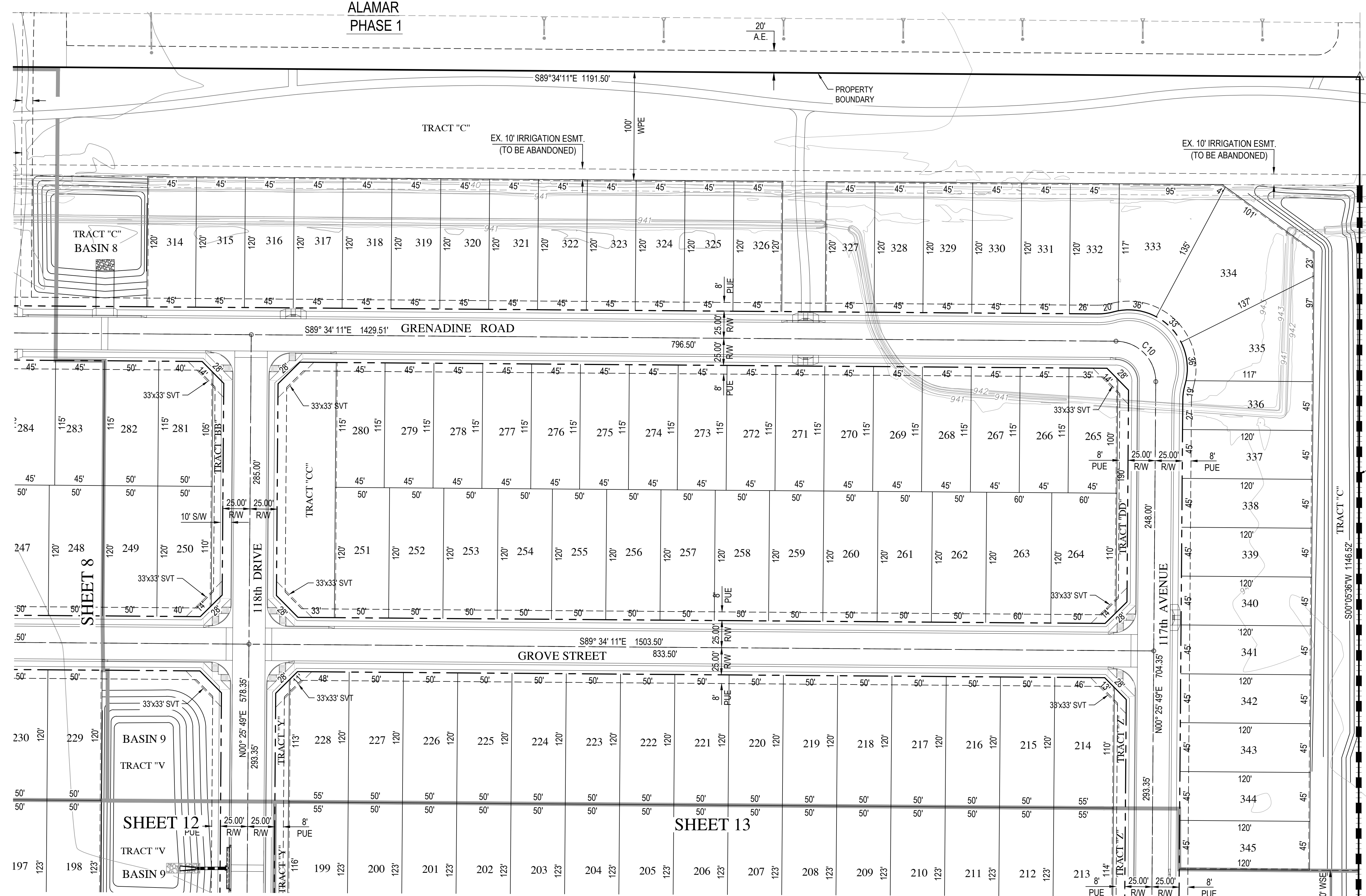
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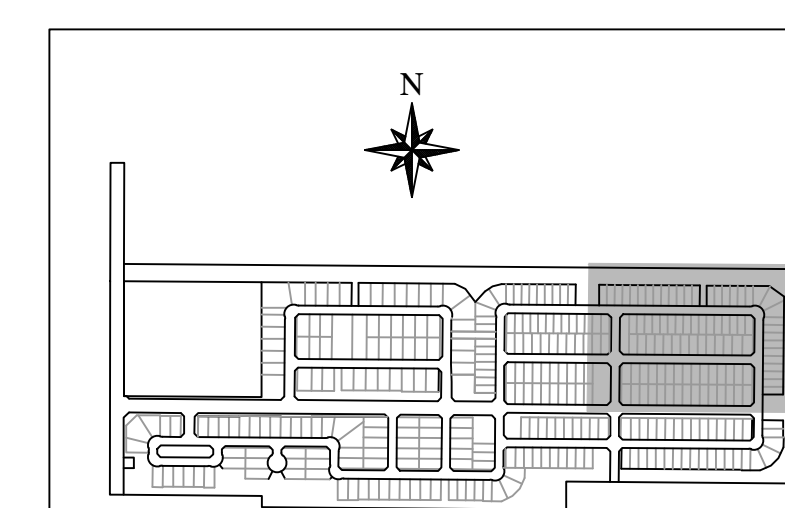
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ALAMAR - PHASE 3
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E. W. GARDNER FAMILY LP NO.2
TAX PARCEL 500-68-005N



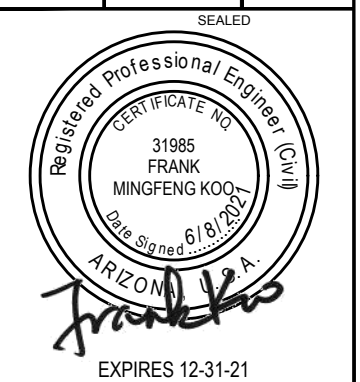
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SCALE (VERT.)	N/A



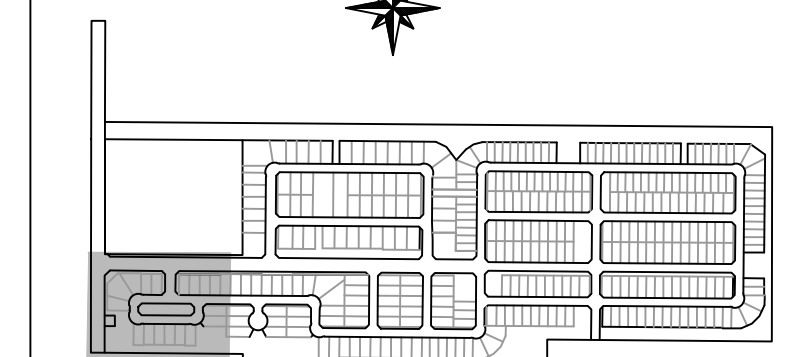
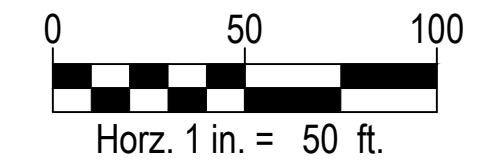
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PROJECT NAME
ALAMAR - PHASE 3
PLAN TYPE
PRELIMINARY PLAT



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LATEST REVISION DATE	
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PROJECT NUMBER	174612.06

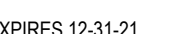


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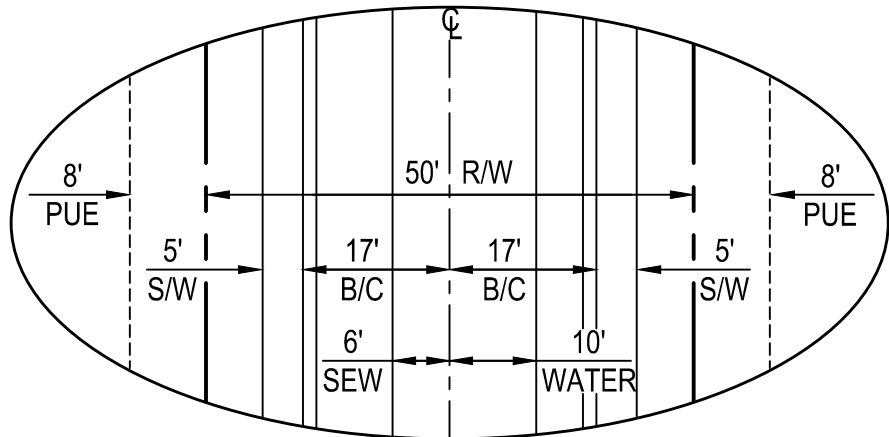
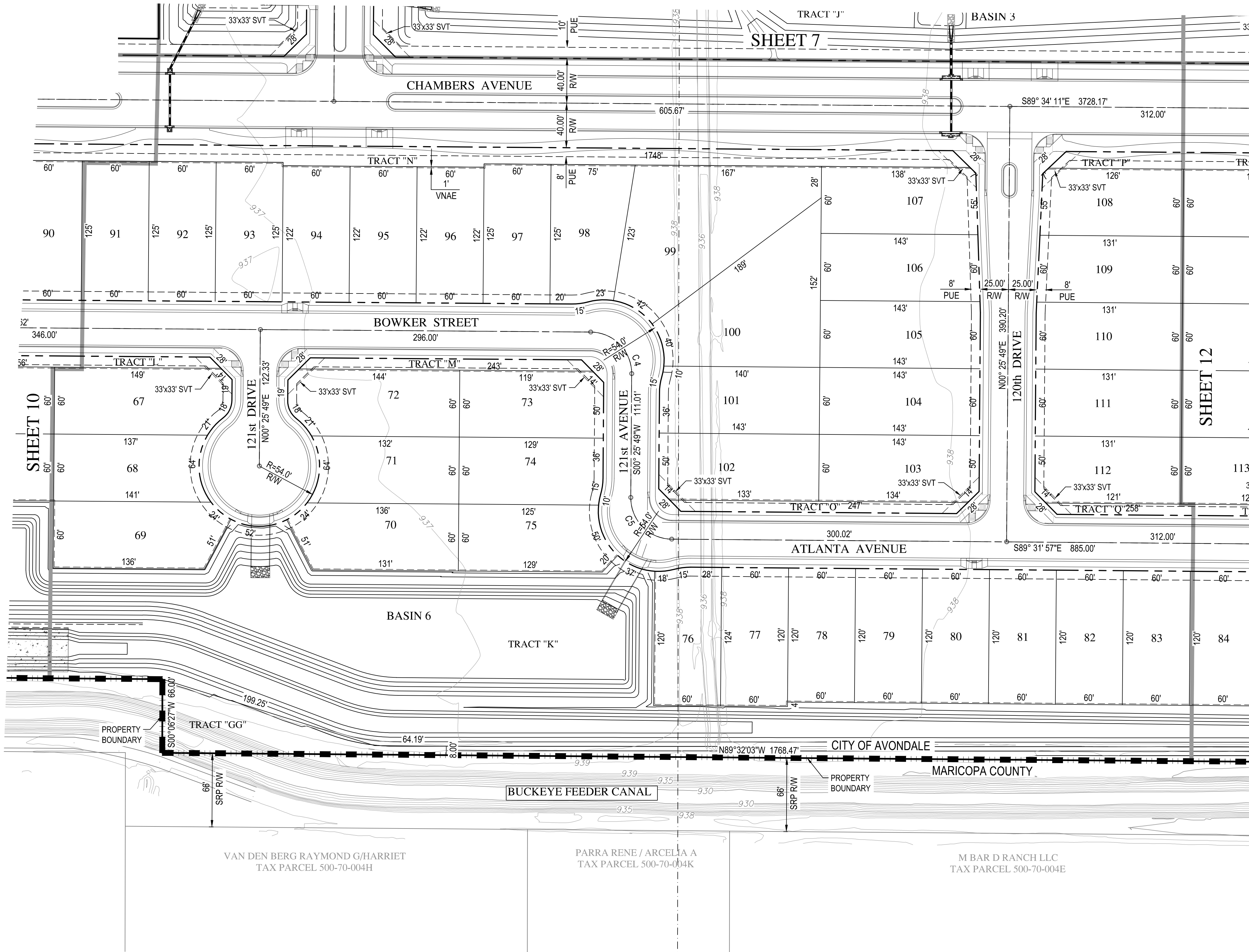
PLAN TYPE

PRELIMINARY PLAT

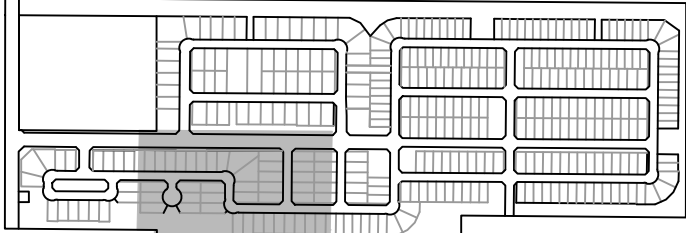
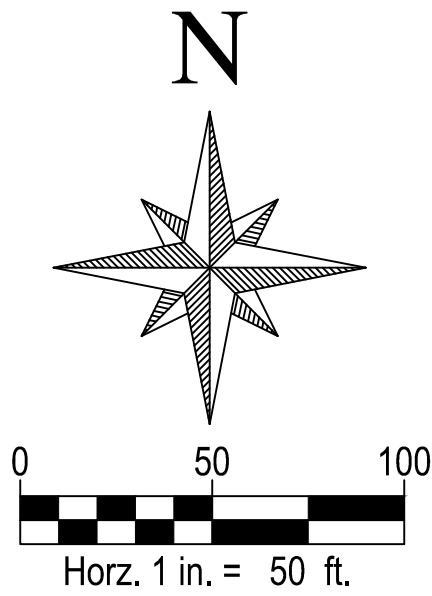


TEST REVISION DATE

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174612.06



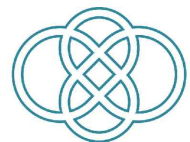
TYPICAL LOCAL STREET
NTS



KEY MAP



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ALAMAR

BROOKFIELD LAKIN, LLC

ALAMAR - PHASE 3

PRELIMINARY PLAT

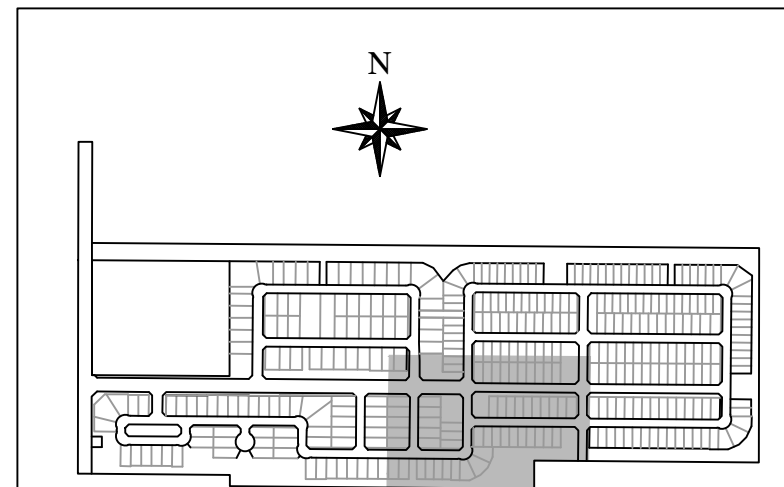
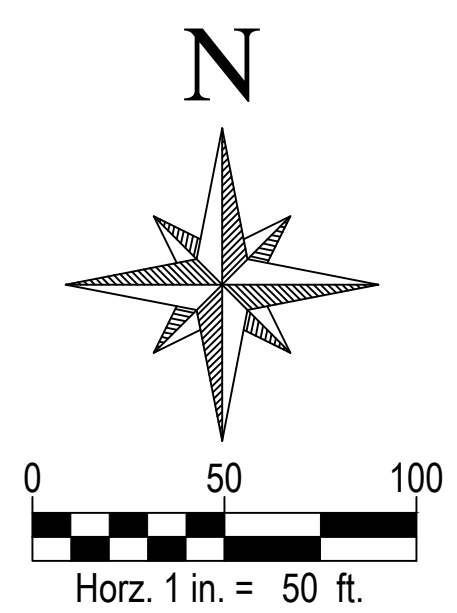
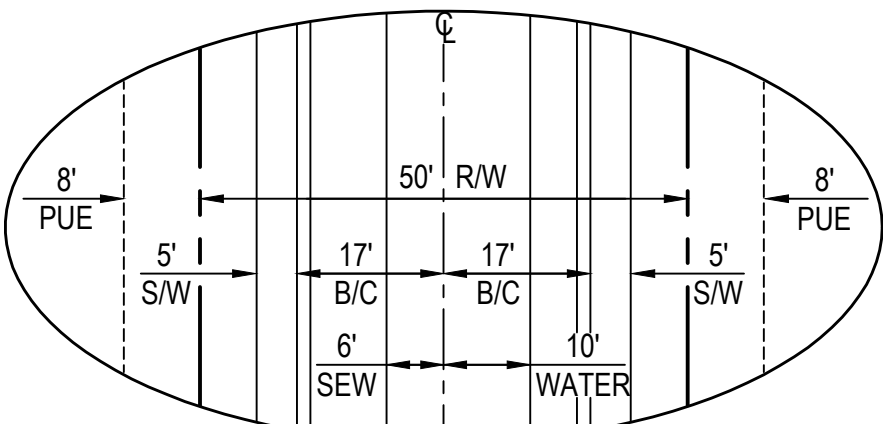
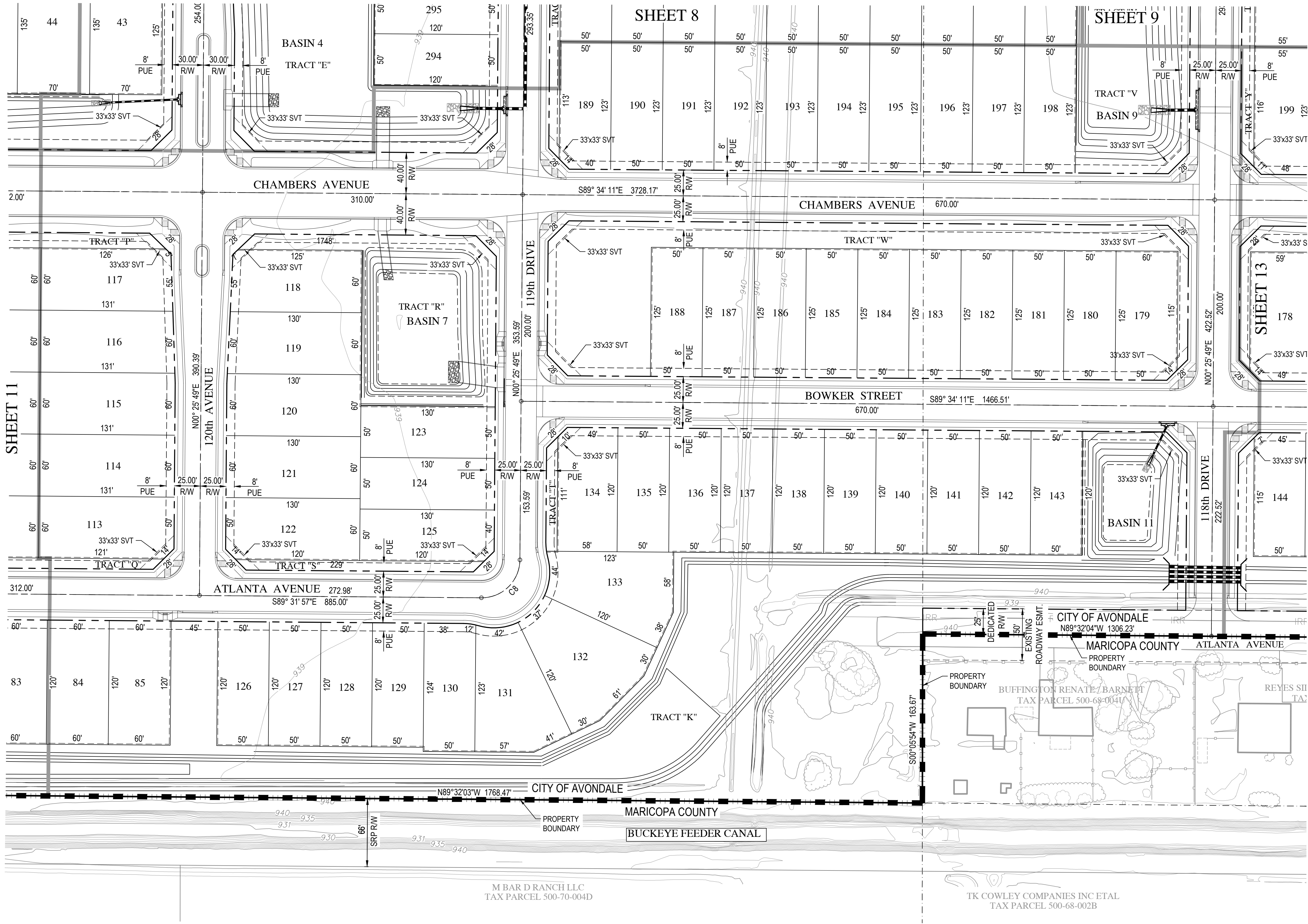


PLAN DATE
6/17/2021

LATEST REVISION DATE

SHEET NUMBER
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174612.06



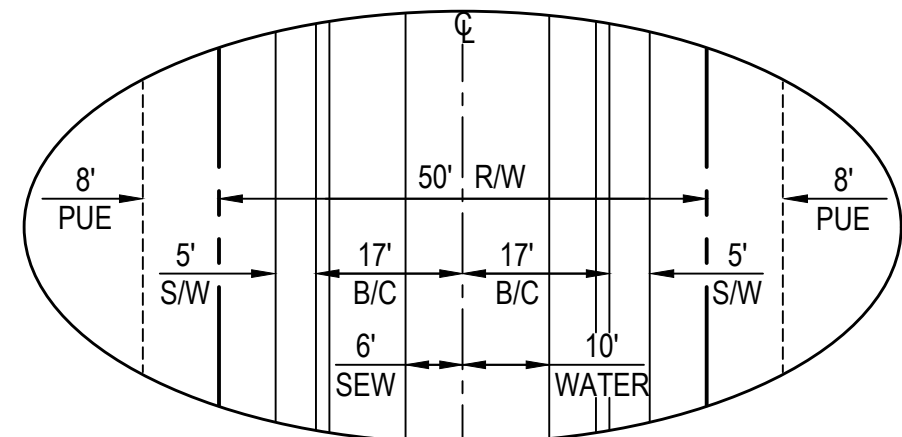
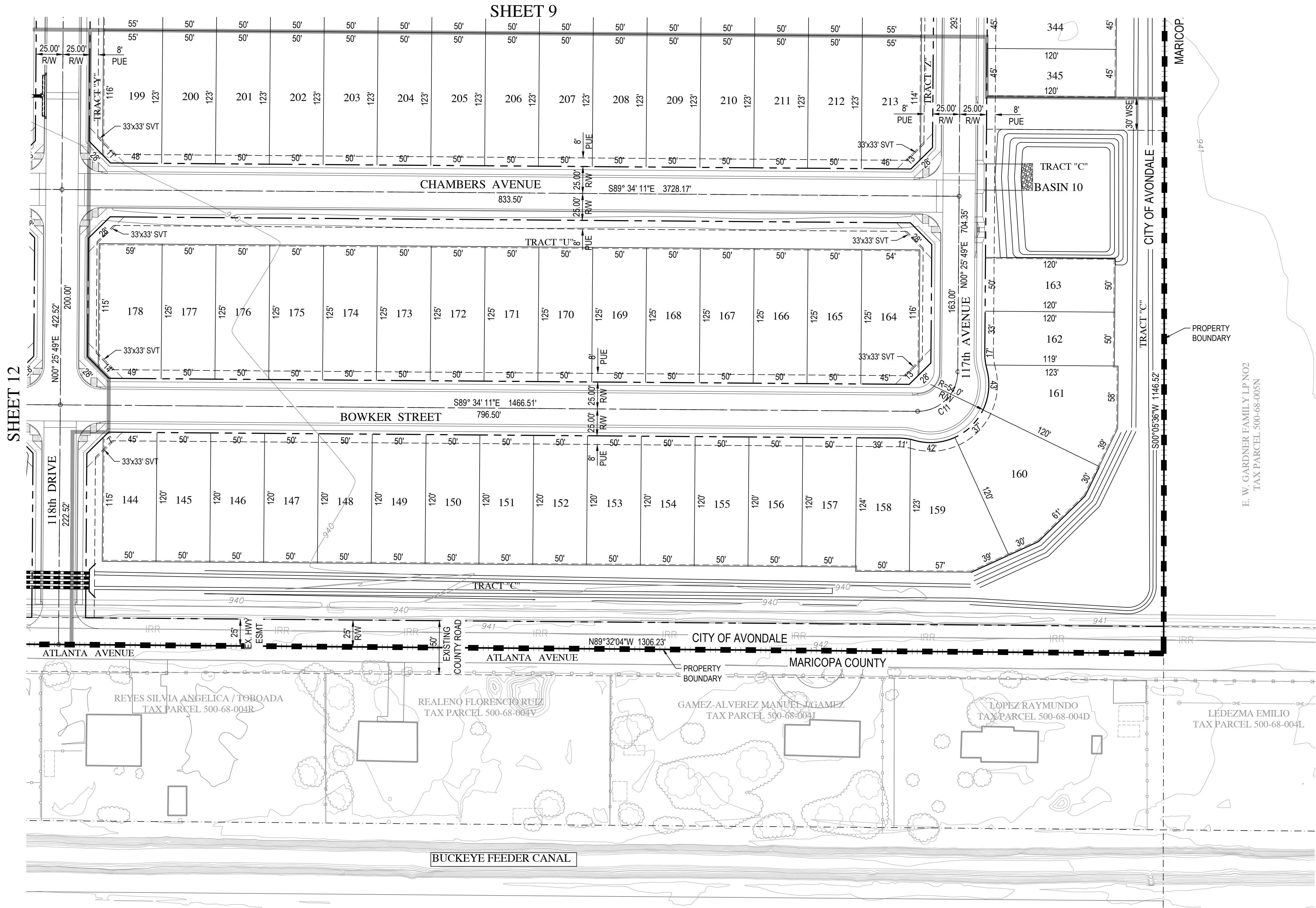
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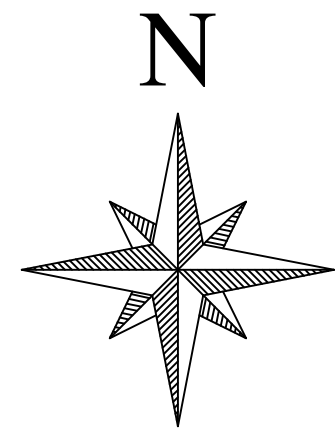
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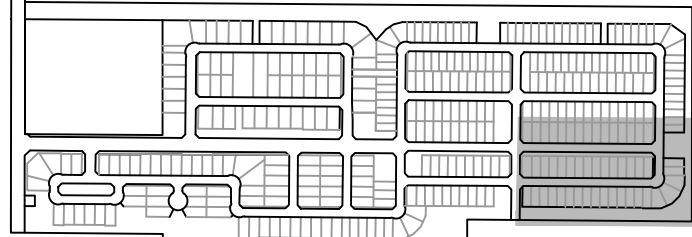
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TYPICAL LOCAL STREET
NTS



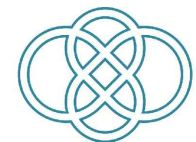
0 50 100
Horz. 1 in. = 50 ft.



KEY MAP



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DEVELOPER/OWNER
BROOKFIELD LAKIN, LLC

PROJECT NAME
ALAMAR - PHASE 3

PLAN TYPE
PRELIMINARY PLAT



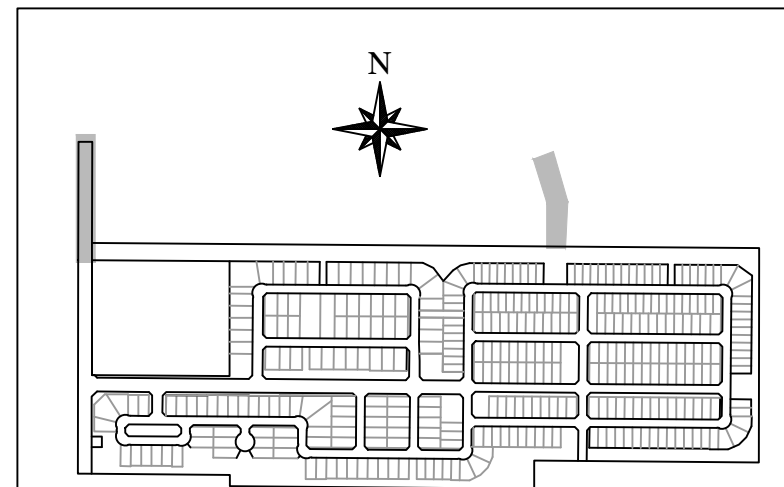
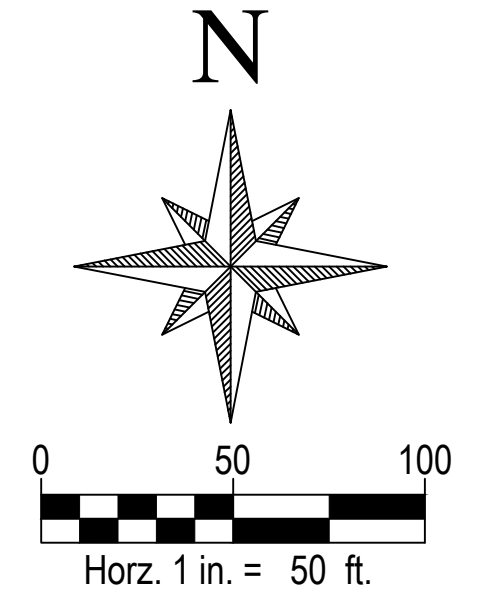
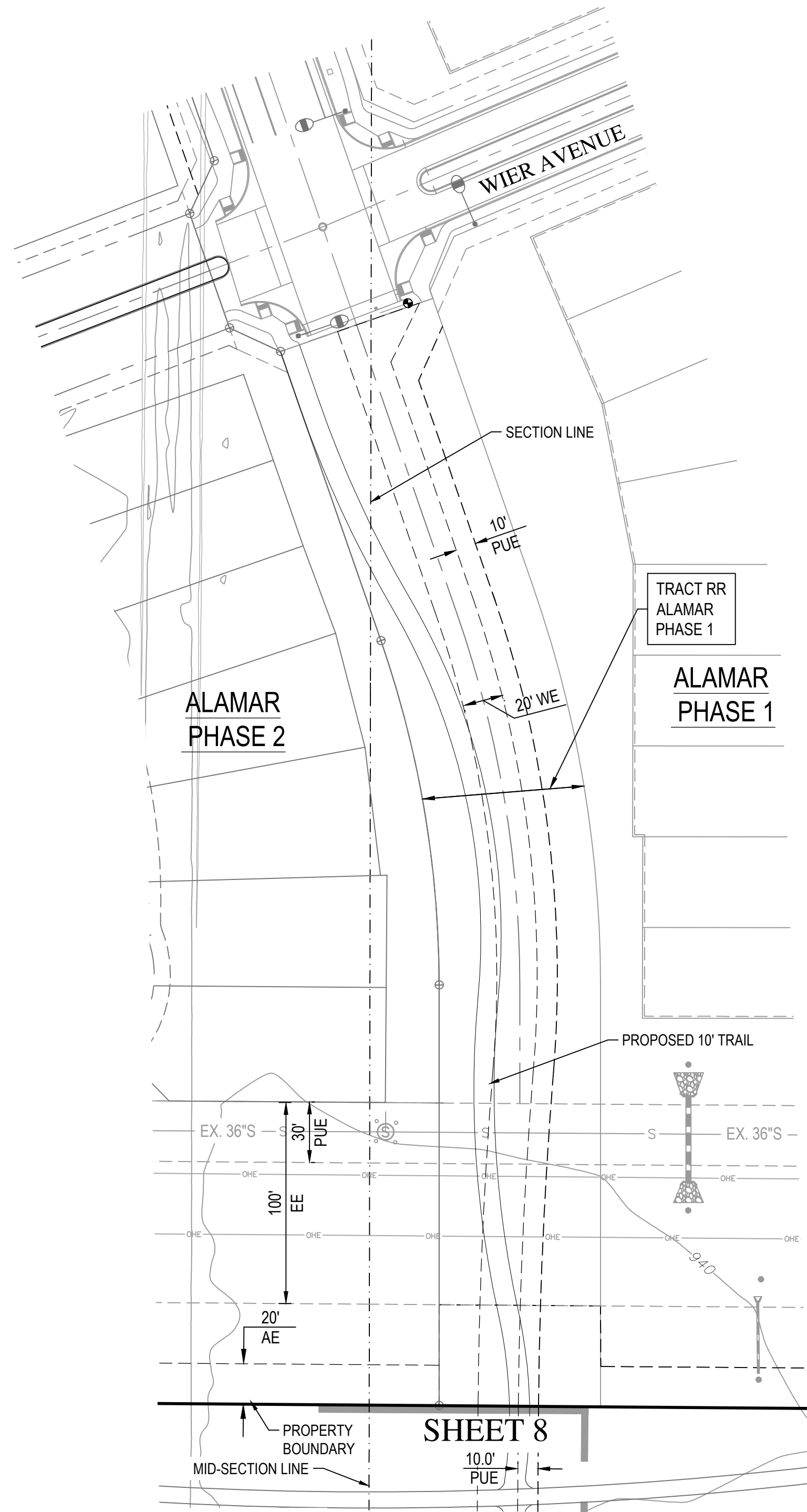
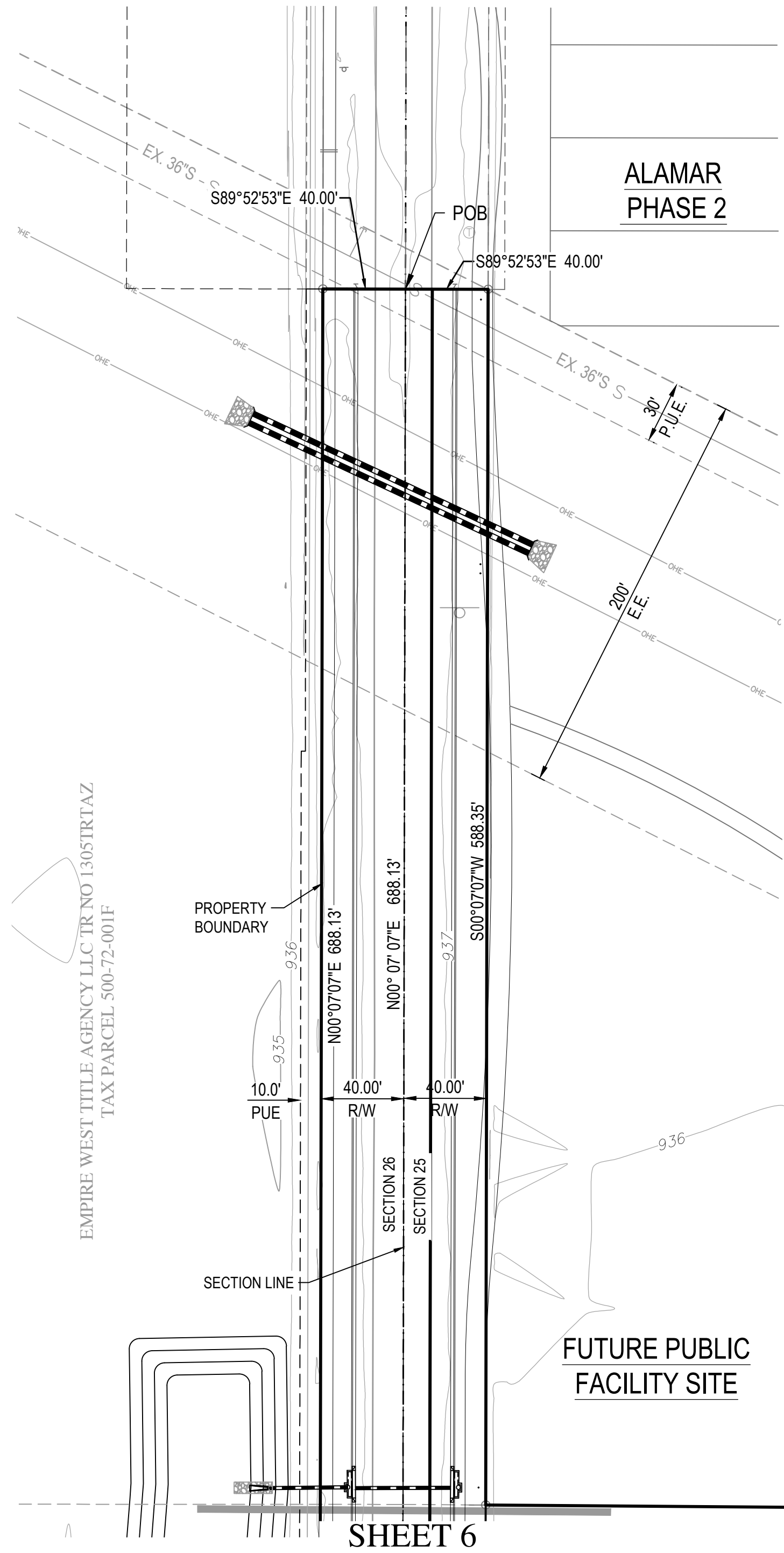
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ALAMAR - PHASE 3
PRELIMINARY PLAT



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PROJECT NUMBER
174612.06

Exhibit G

Proposed Landscape, Open Space, and Wall Plan
Alamar Phase 3

LANDSCAPE PRELIMINARY PLAT FOR:



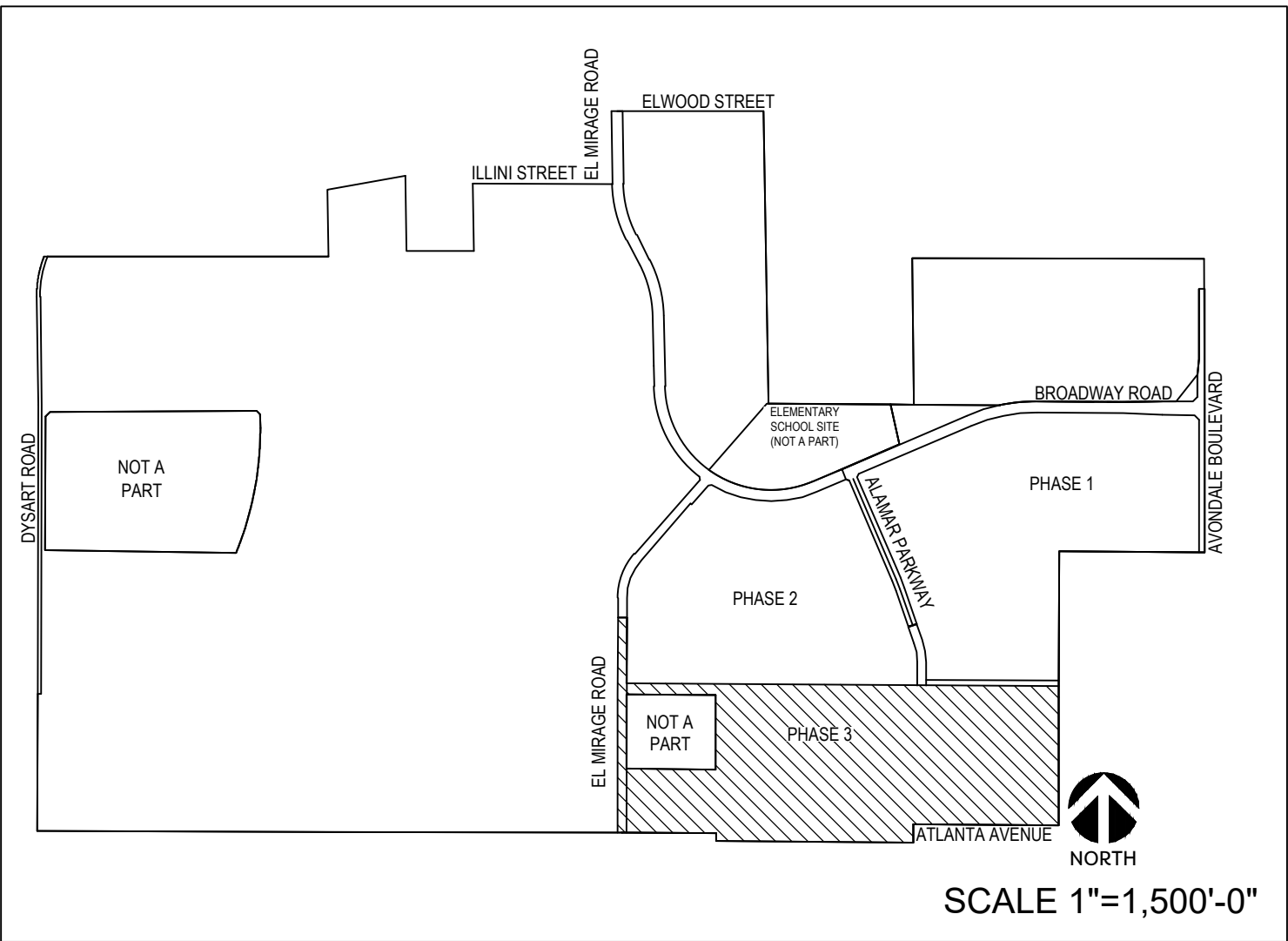
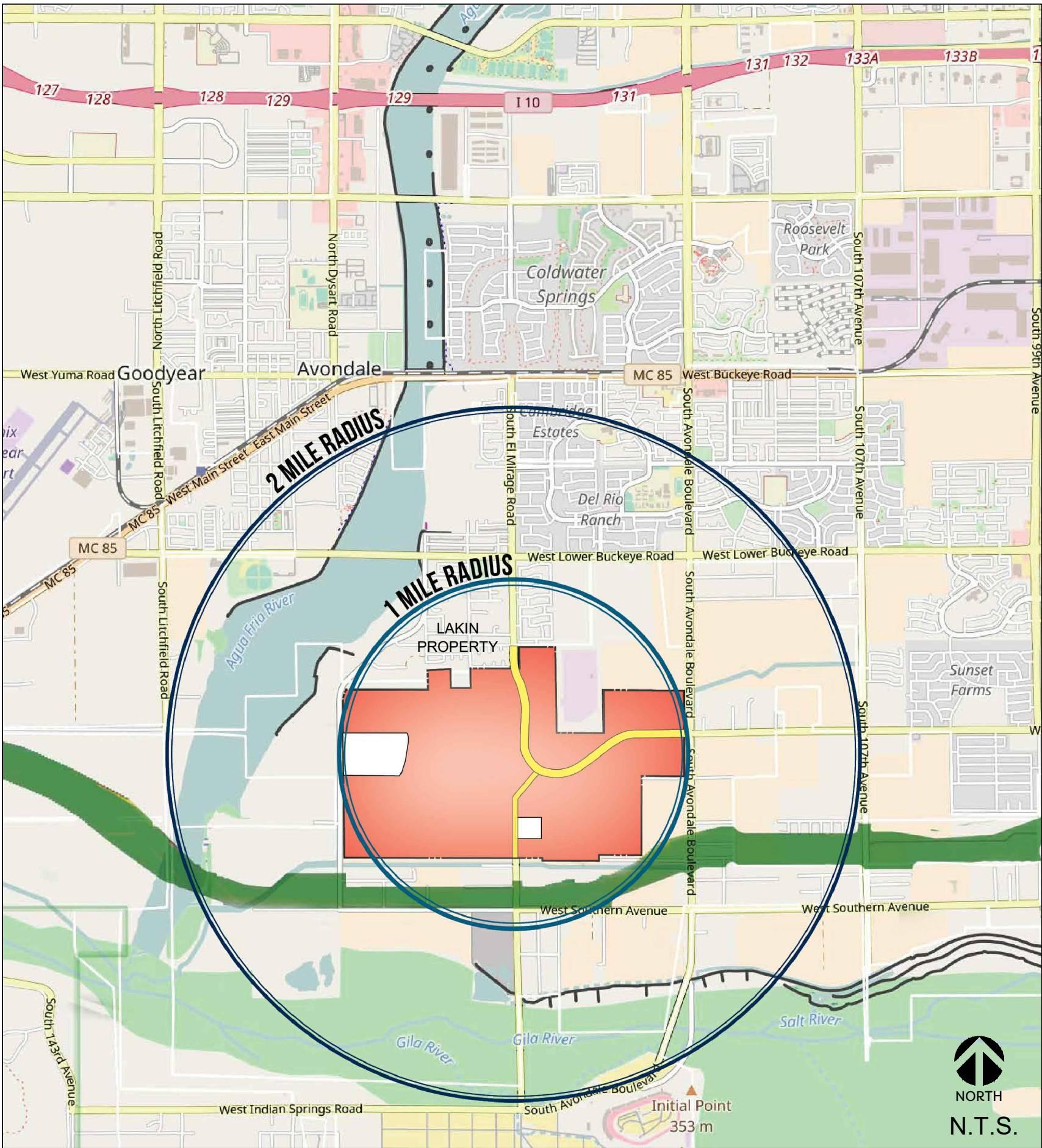
PHASE 3 LANDSCAPE
Avondale, Maricopa County, Arizona

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

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

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

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



SITE SUMMARY

	ACRES	SQ. FT.
GROSS AREA	110.6	4,817,979
NET AREA	106.1	4,489,622
COLLECTOR R/W	4.5	328,357
OPEN SPACE	29.6	1,288,215
Open Space %	27%	Gross
Lot Yield		345
Density (Gross)	3.12	DU/AC 30.7 (NET)

LOT MIX	PHASE 1	PHASE 2	PHASE 3	TOTAL	%	PAD (MIN.-MAX.)
45'x115'	157	172	75	404	35%	20-35%
50'x120'	155	99	148	402	35%	25-40%
60'x120'	85	75	69	229	21%	20-40%
70'x130'	64	0	53	117	10%	10-20%
TOTAL	461	346	345	1152	100%	

SHEET INDEX

SHEET	DESCRIPTION
C-001	COVER SHEET
A-100	WALL PLAN - PHASE 3
A-101 - A-103	WALL & MAILBOX KIOSK DETAILS
LP-100	PHASE 3 OVERALL PLANTING PLAN
LP-501 - LP-310	PHASE 3 PLANTING PLANS
LP-401 - LP-402	SITE AMENITIES
LP-501	LANDSCAPE MAINTENANCE SCHEDULE
LP-601 - LP-605	LIGHTING PLANS

CITY OF AVONDALE
GENERAL LANDSCAPE NOTES

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

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



PROJECT PHASE	
☒	PRELIMINARY PLAT 06.16.21
☐	CONSTRUCTION DOCUMENTS
☐	ISSUE FOR BID SET
☐	ISSUE FOR CONSTRUCTION

REVISIONS		
NO.	DESCRIPTION	DATE

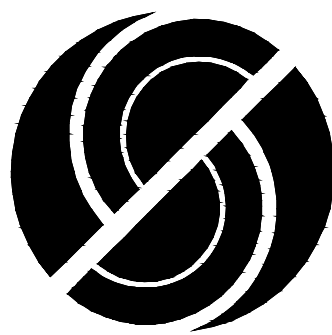
PRELIMINARY-
NOT FOR
CONSTRUCTION

ALAMAR
CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA
PRELIMINARY PLAT - PHASE 3 LANDSCAPE
COVER SHEET

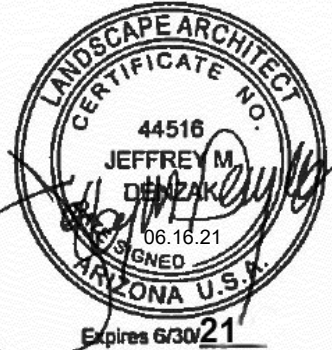
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SCALE	AS SHOWN
JOB NO.	1704
SHEET	C-001
	1 OF 24 SHEETS

Received
electronically
June 23, 2021

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PROJECT PHASE

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

REVISIONS

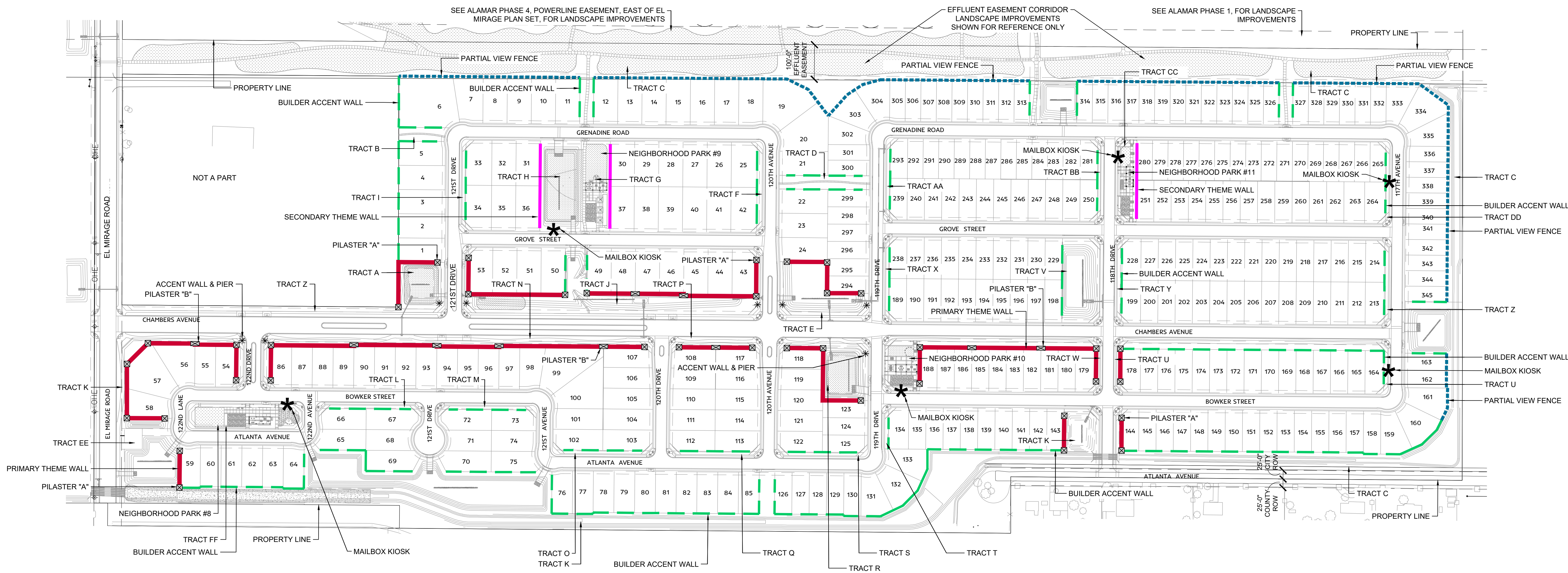
NO.	DESCRIPTION	DATE

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ALAMAR
CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA
PRELIMINARY PLAT - PHASE 3 LANDSCAPE
WALL PLAN - PHASE 3

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DATE	06/16/21
SCALE	AS SHOWN
JOB NO.	1704
SHEET	A-100
	2 OF 24 SHEETS

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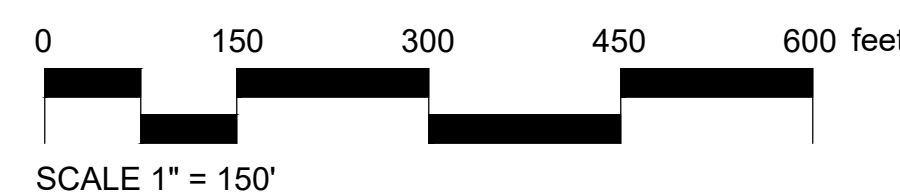
WALL LEGEND PHASE 3

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

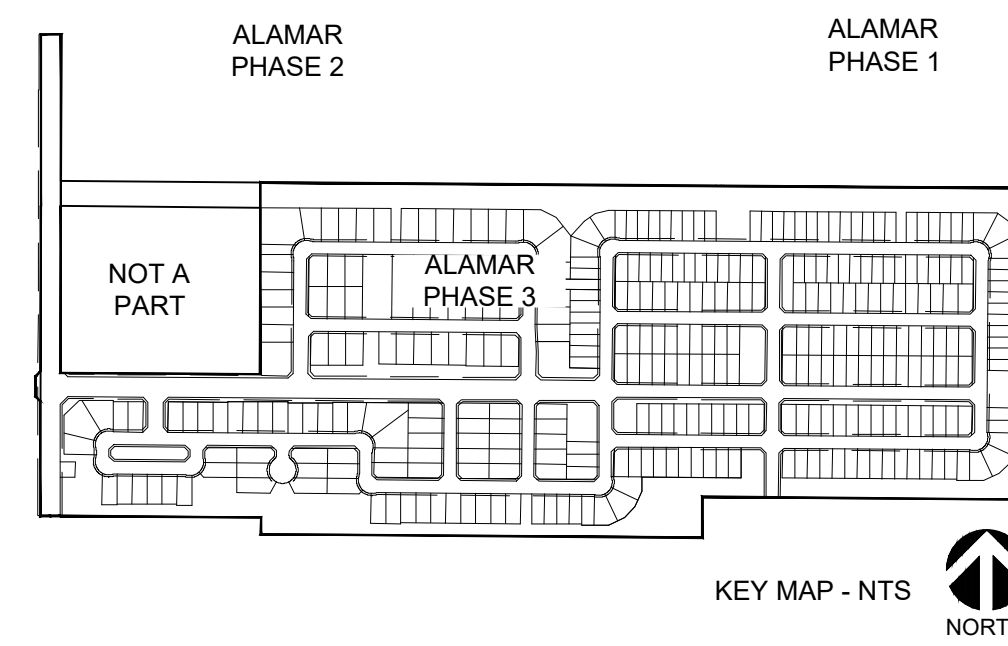
QTY.	DETAIL
+/- 5,125 L.F.	DETAIL 1 & 2, SHEET A-101
+/- 710 L.F.	DETAIL 3, SHEET A-101
+/- 3,700 L.F.	DETAIL 1, SHEET A-103
38	DETAIL 1, A-101
10	DETAIL 2, A-101
+/- 9,865 L.F.	DETAIL 2, SHEET A-103
6	DETAIL 4, SHEET A-101, &
8	DETAIL 1 & 2, SHEET A-102

LEGEND

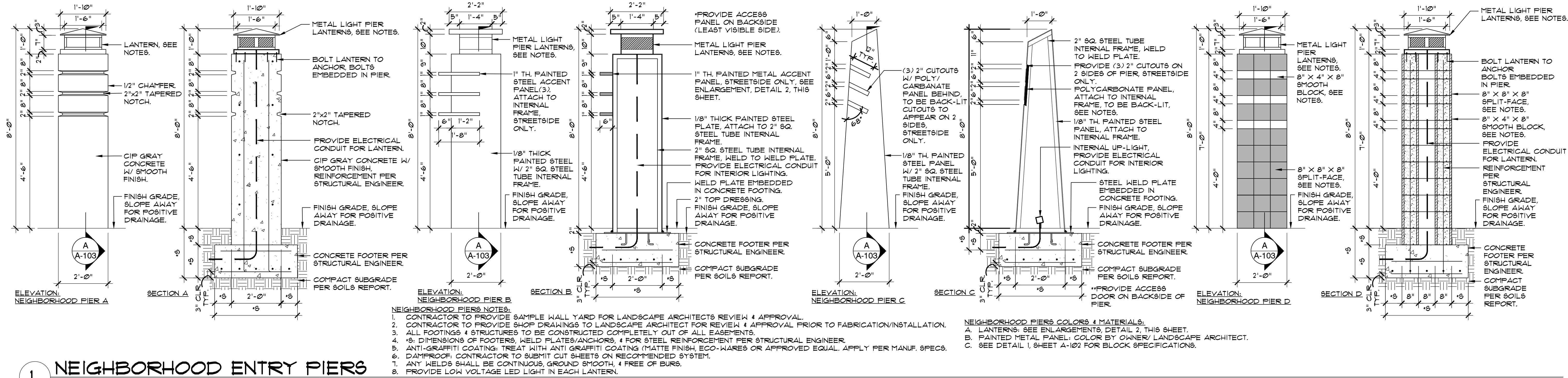
	PROPERTY BOUNDARY
	SIGHT VISIBILITY TRIANGLE
	8' PUBLIC UTILITY EASEMENT
	R.O.W.



CALL TWO WORKING DAYS
BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)



KEY MAP - NTS
NORTH



1 NEIGHBORHOOD ENTRY PIERS

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



NEIGHBORHOOD PIER A & D LANTERN - MARIPOSA SERIES



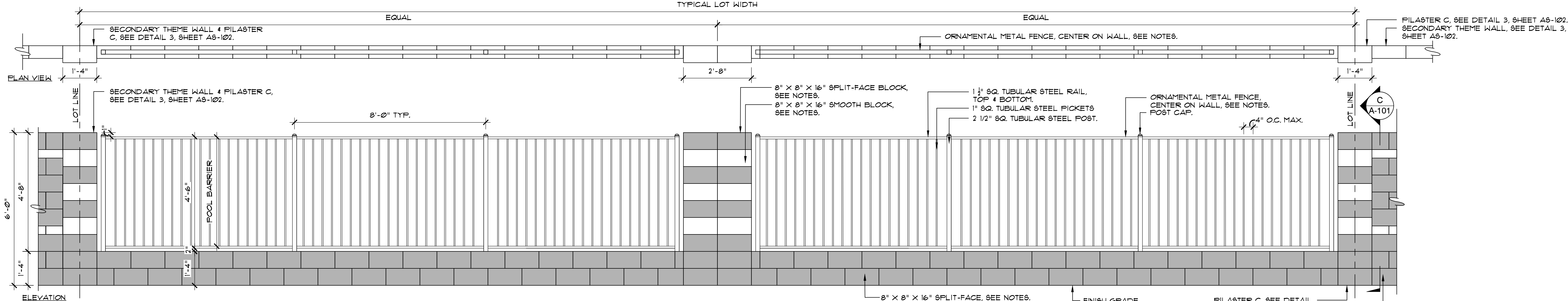
NEIGHBORHOOD PIER B LANTERN - HAMPTON SERIES

- NEIGHBORHOOD PIER LANTERN NOTES:
- CONTRACTOR TO PROVIDE SAMPLE FOR OWNER & LANDSCAPE ARCHITECTS REVIEW & APPROVAL.
 - CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW & APPROVAL PRIOR TO FABRICATION/INSTALLATION.
 - ANTI-GRAFFITI COATING: TREAT WITH ANTI GRAFFITI COATING (MATTE FINISH, ECO-WARES OR APPROVED EQUAL. APPLY PER MANUF. SPECS.
 - PROVIDE LED LIGHT IN EACH LANTERN.
 - PIERS A & D LANTERN MODEL: MARIPOSA SERIES MODEL #390-61-ML
 - PIER B LANTERN MODEL: HAMPTON SERIES MODEL #2200-61-XL
 - MANUFACTURER: OLD CALIFORNIA LIGHTING
915 N. Enterprise Street
Orange, CA 92667
P: 800-511-6679 / <https://www.oldcalifornia.com/>

- NEIGHBORHOOD PIER LANTERN COLORS & FINISHES:
- MARIPOSA LANTERN: ARCHITECTURAL BRONZE FINISH, FROSTED GLASS AND LED LIGHTING.
 - HAMPTON LANTERN: ARCHITECTURAL BRONZE FINISH, HONEY GLASS AND LED LIGHTING.

2 NEIGHBORHOOD ENTRY PIER LANTERN ENLARGEMENTS

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

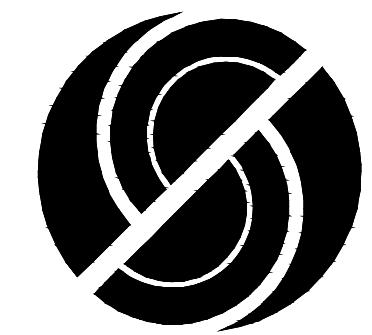


- VIEW FENCE NOTES:
- CONTRACTOR TO PROVIDE SAMPLE WALL YARD FOR LANDSCAPE ARCHITECTS REVIEW & APPROVAL.
 - CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW & APPROVAL PRIOR TO FABRICATION/INSTALLATION.
 - ALL FOOTINGS & STRUCTURES TO BE CONSTRUCTED COMPLETELY OUT OF ALL EASEMENTS.
 - DIMENSIONS OF FOOTERS & STEEL REINFORCEMENT PER STRUCTURAL ENGINEER.
 - ANTI-GRAFFITI COATING: TREAT WITH ANTI GRAFFITI COATING (MATTE FINISH, ECO-WARES OR APPROVED EQUAL. APPLY PER MANUF. SPECS.
 - DAMP-PROOF: CONTRACTOR TO SUBMIT CUT SHEETS ON RECOMMENDED SYSTEM.
 - VIEW FENCE SHALL MEET MIN. REQUIREMENTS PER MARICOPA COUNTY HEALTH DEPARTMENT POOL CODE.

- VIEW FENCE COLORS & MATERIALS:
- SEE DETAIL 1, SHEET AS-102.
 - ORNAMENTAL METAL FENCE:
 - MANUFACTURER: MERCHANT METALS OR APPROVED EQUAL
 - MODEL: VERSA1 - V2, FLAT TOP/ FLAT BOTTOM, 2 RAIL, 2 1/2" POSTS W/ PRESSED DOME CAP.
 - POWDERCOAT FINISH COLOR: BLACK
 - CONTACT: 866-888-5611

3 VIEW FENCE

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



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☐	CONSTRUCTION DOCUMENTS
☐	ISSUE FOR BID SET
☐	ISSUE FOR CONSTRUCTION

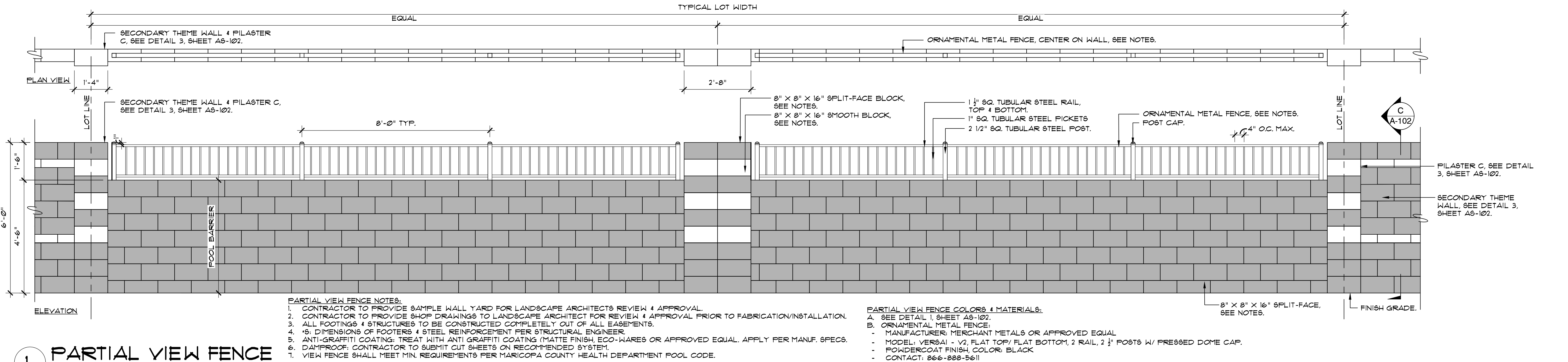
REVISIONS

NO.	DESCRIPTION	DATE
1		
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8		

PRELIMINARY -
NOT FOR
CONSTRUCTION

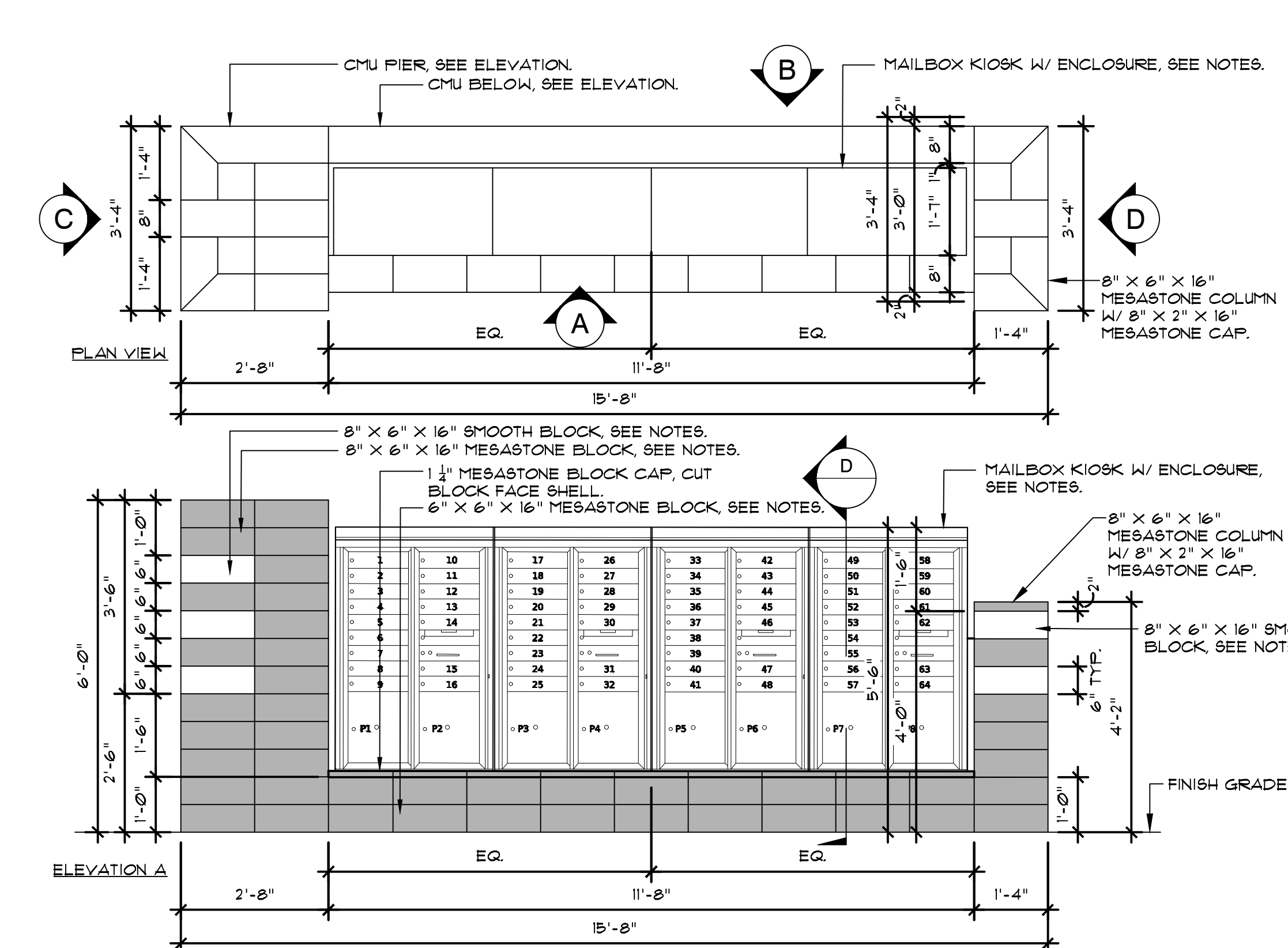
ALAMAR
CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA
PRELIMINARY PLAT - PHASE 3 LANDSCAPE
WALL DETAILS

DRAWN	TH
CHECKED	JD
DATE	06/16/21
SCALE	AS SHOWN
JOB NO.	1704
SHEET	A-102
	4 OF 24 SHEETS

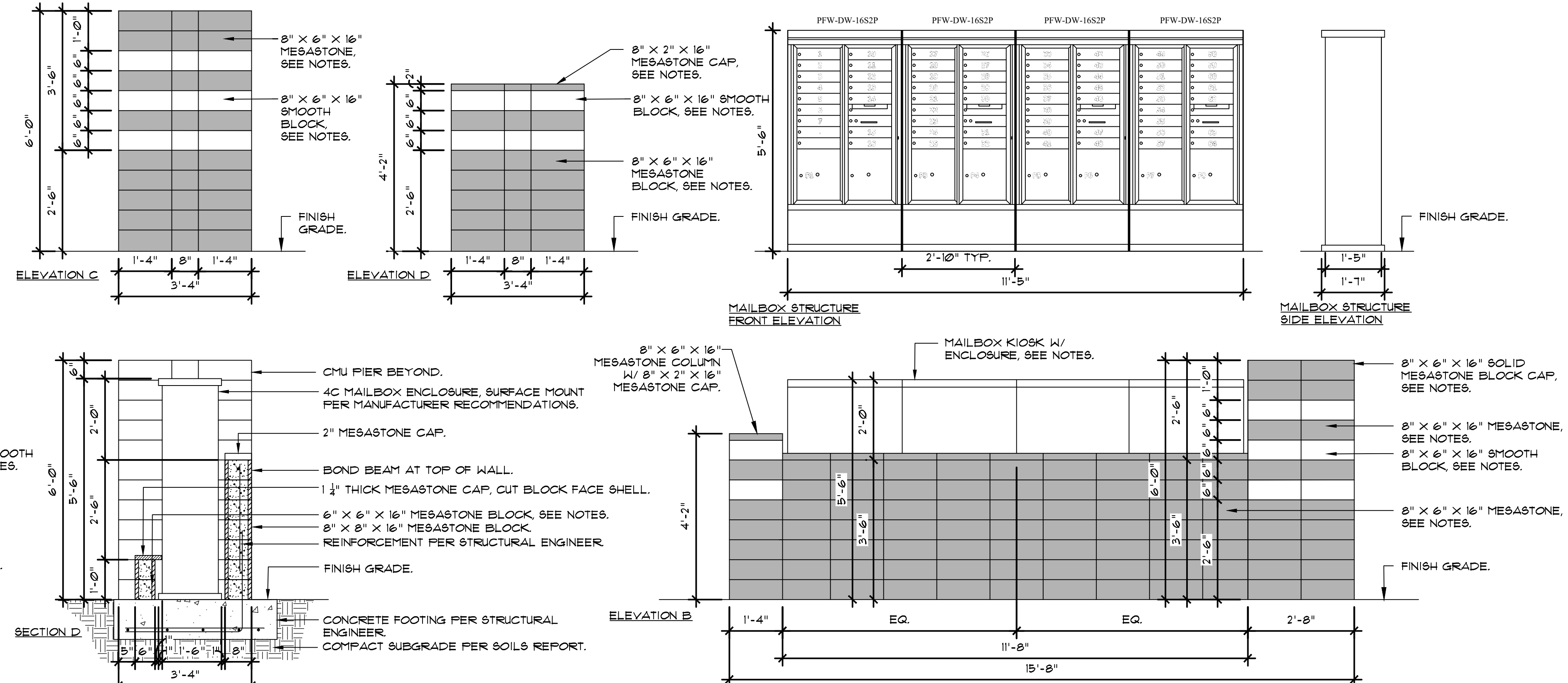


1 PARTIAL VIEW FENCE

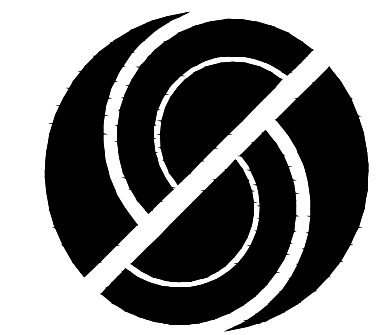
SCALE: 1/2" = 1'-0"



2 MAILBOX KIOSK

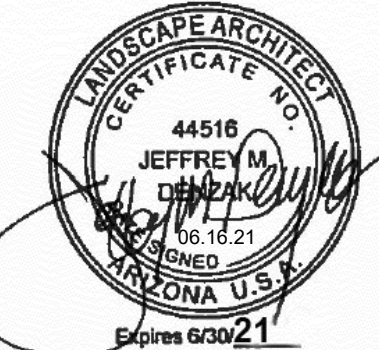


SCALE: 1/2" = 1'-0"



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☒	PRELIMINARY PLAT
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☐	ISSUE FOR BID SET
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REVISIONS

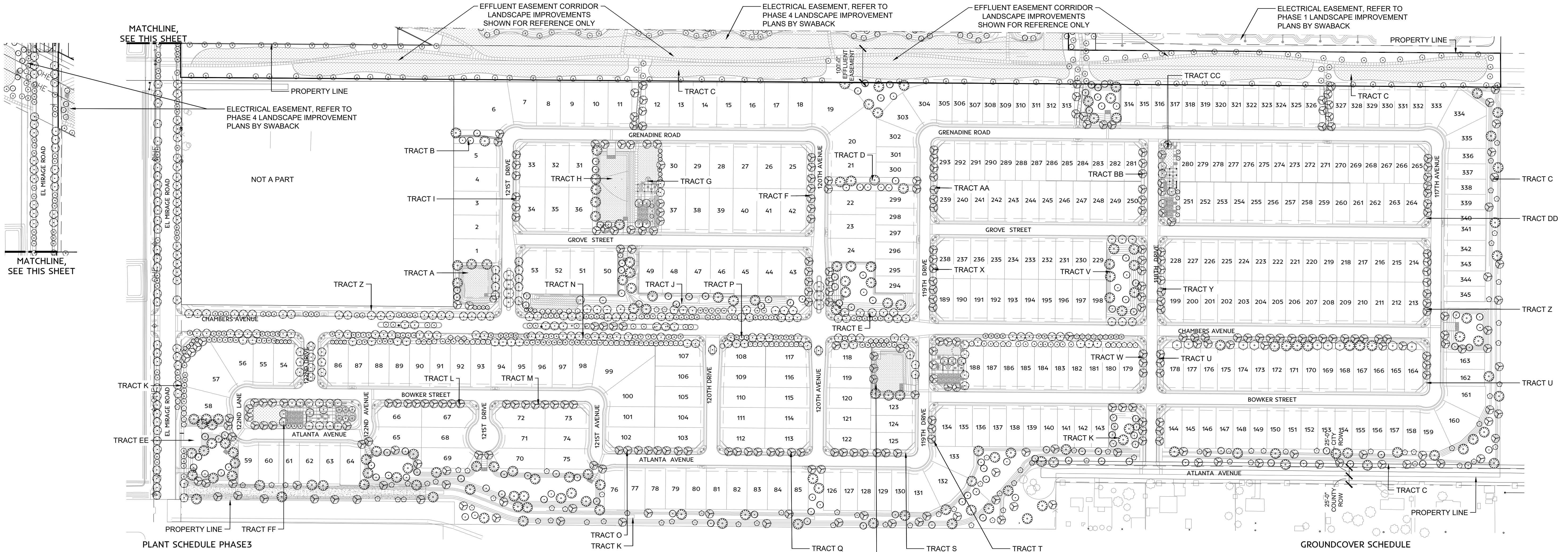
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PRELIMINARY -
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CONSTRUCTION

ALAMAR
CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA
PRELIMINARY PLAT - PHASE 3 LANDSCAPE
WALL & MAILBOX KIOSK DETAIL

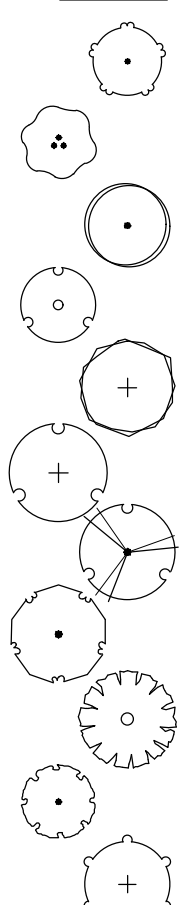
DRAWN	TH
CHECKED	JD
DATE	06/16/21
SCALE	AS SHOWN
JOB NO.	1704
SHEET	A-103
	5 OF 24 SHEETS

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PLANT SCHEDULE PHASE3

TREES



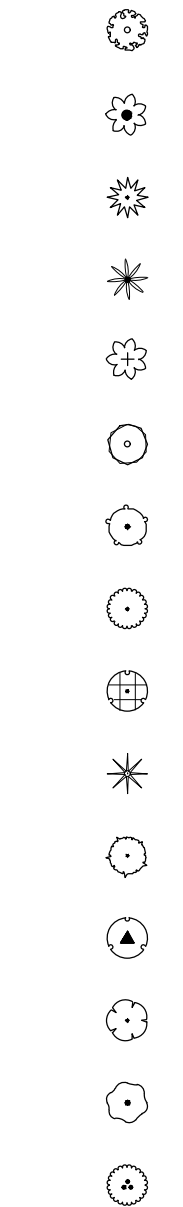
BOTANICAL / COMMON NAME

CONT

QTY

Acacia aneura / Mulga	24" Box	156
Caesalpinia cacalaco 'Smoothie' TM / Cascalote	24" Box	235
Chilopsis linearis 'Arts Seedless' / Desert Willow	15 Gal.	134
Citrus x aurantiifolia 'Thornless' / Thornless Mexican Lime	36" Box	6
Fraxinus velutina 'Fan-Tex' / Fan-Tex Ash	24" Box	13
Olneya tesota / Desert Ironwood	60" Box	7
Parkinsonia x 'Desert Museum' / Desert Museum Palo Verde	24" Box	326
Pistacia chinensis 'Red Push' / Red Push Chinese Pistache	24" Box	263
Prosopis x 'Phoenix' TM / Hybrid Mesquite	24" Box	159
Sophora secundiflora / Texas Mountain Laurel	24" Box	35
Ulmus parvifolia 'Allee' / Allee Lacebark Elm	24" Box	9

SHRUBS



BOTANICAL / COMMON NAME

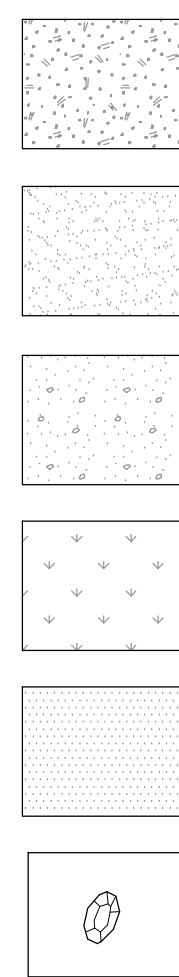
CONT

QTY

Acacia redolens / Bank Catclaw	5 Gal.	326
Agave parryi / Parry's Agave	1 Gal.	35
Agave weberi / Weber's Agave	5 Gal.	94
Agave x 'Blue Glow' / Blue Glow Agave	5 gal	27
Aloe x 'Blue Elf' / Aloe	1 Gal.	167
Bougainvillea x 'Rosenka' / Bougainvillea	5 Gal.	391
Bougainvillea x 'La Jolla' / Bougainvillea	1 Gal.	1,113
Caesalpinia pulcherrima / Red Bird Of Paradise	1 Gal.	159
Convolvulus cneorum / Bush Morning Glory	1 Gal.	580
Dasyliiron wheeleri / Grey Desert Spoon	5 Gal.	391
Dodonaea viscosa 'Green' / Green Hopseed Bush	5 Gal.	297
Encelia farinosa / Brittle Bush	1 Gal.	1,051
Eremophila glabra 'Kalgoortie' / Kalgoortie Emu Bush	1 Gal.	209
Eremophila glabra 'Mingenew Gold' / Emu Bush	1 Gal.	950
Eremophila glabra carnosa / Winter Blaze Emu Bush	1 Gal.	67

Hesperaloe funifera / Giant Yucca	5 Gal.	228
Hesperaloe parviflora 'Brakelights' TM / Brakelights Red Yucca	1 Gal.	1,431
Lantana camara 'Dallas Red' / Dallas Red Lantana	1 Gal.	465
Lantana montevidensis 'Purple' / Purple Trailing Lantana	1 Gal.	28
Lantana x 'New Gold' / New Gold Lantana	1 Gal.	3,118
Nerium oleander 'Petite Pink' / Petite Pink Oleander	1 Gal.	1,395
Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary	1 Gal.	377
Ruellia brittoniana / Blue Bells	1 Gal.	1,075
Tecoma x 'Crimson Flare' / Red Yellow Bells	5 Gal.	61
Tecoma x 'Orange Jubilee' / Orange Jubilee Yellow Bells	15 gal	27
Tecoma x 'Sierra Apricot' / Sierra Apricot Yellow Bells	5 gal	28
Vauquelinia californica / Arizona Rosewood	5 Gal.	471
Wedelia trilobata / Wedelia	1 Gal.	45
Yucca pallida / Twistleaf Yucca	1 Gal.	91
Yucca rupicola / Texas Yucca	1 Gal.	22

GROUNDCOVER SCHEDULE



ENGINEERED WOOD FIBER

NATURAL DESERT PAVEMENT
3" Minus - Painted Desert by Rock Pros USA

COMPACTED D.G.
1/4" Minus - Painted Desert by Rock Pros USA

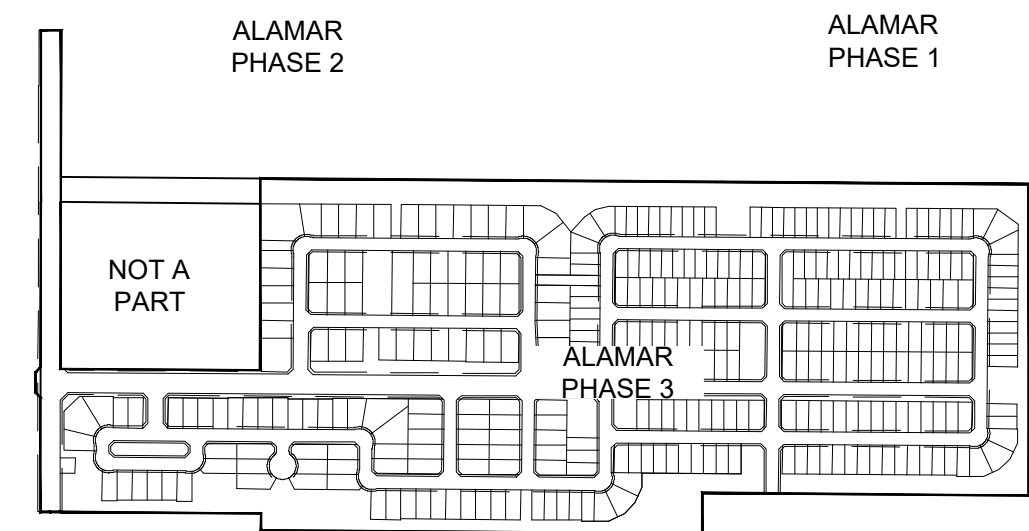
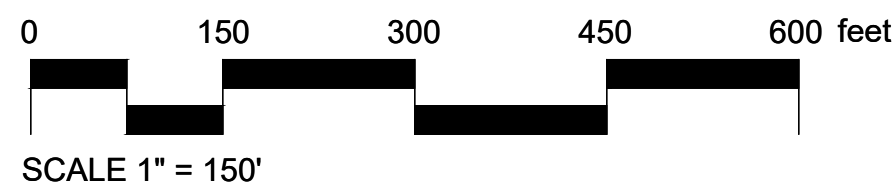
TURF
CYNODON DACTYLON 'MIDIRON' / MIDIRON GRASS

SAND

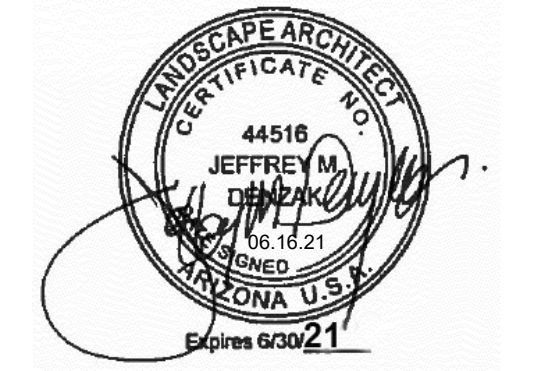
BOULDERS
Landscape Boulder

LEGEND

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



KEY MAP - NTS



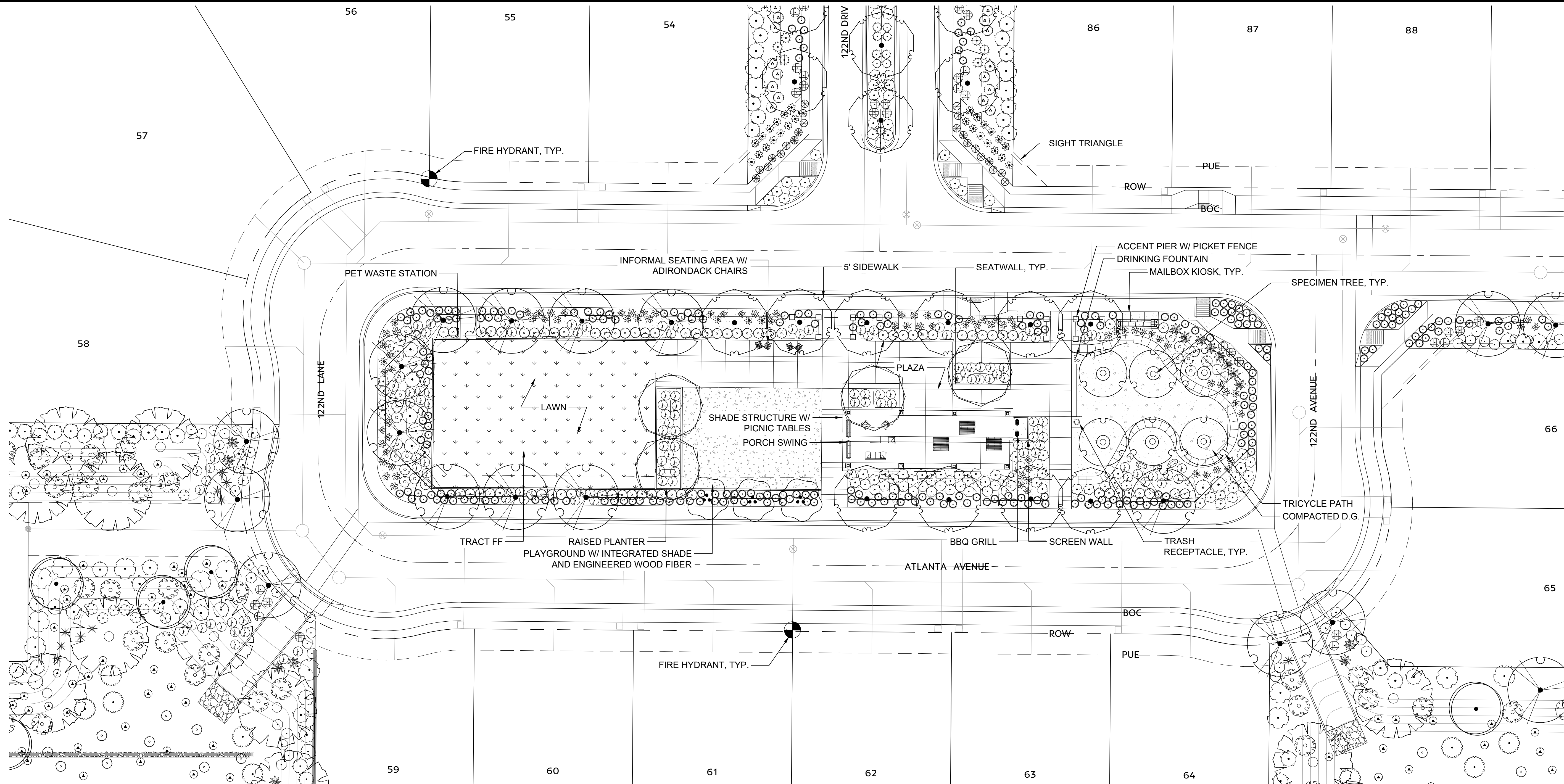
PROJECT PHASE	
☒	PRELIMINARY PLAT 06.16.21
☐	CONSTRUCTION DOCUMENTS
☐	ISSUE FOR BID SET
☐	ISSUE FOR CONSTRUCTION

REVISIONS		
NO.	DESCRIPTION	DATE

ALAMAR
CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA
PRELIMINARY PLAT - PHASE 3 LANDSCAPE
OVERALL PLANTING PLAN - PHASE 3

DRAWN TH
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SHEET
LP-100
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NEIGHBORHOOD PARK #8 PLANT SCHEDULE

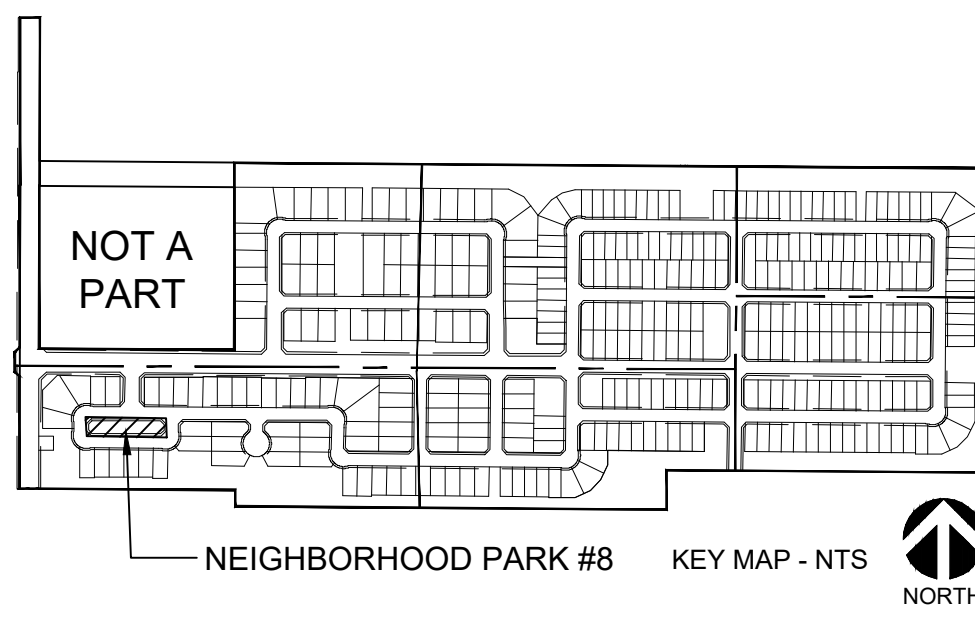
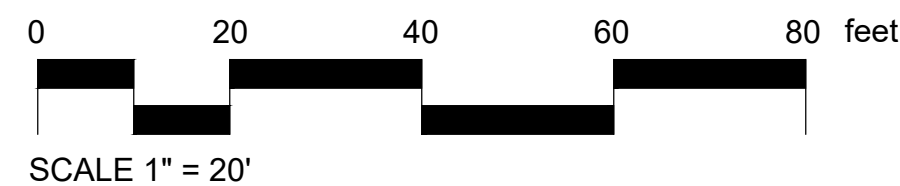
TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Caesalpinia cacalaco `Smoothie` TM / Cascalote	24" Box	3
	Citrus x aurantiifolia `Thornless` / Lime	36" Box	6
	Fraxinus velutina `Fan-Tex` / Fan-Tex Ash	24" Box	4
	Parkinsonia x `Desert Museum` / Palo Verde	24" Box	10
	Pistacia chinensis `Red Push` / Chinese Pistache	24" Box	10
SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	Bougainvillea x `Rosenka` / Bougainvillea	5 Gal.	69
	Bougainvillea x `La Jolla` / Bougainvillea	1 Gal.	8
	Convolvulus cneorum / Bush Morning Glory	1 Gal.	3
	Eremophila glabra `Mingenew Gold` / Emu Bush	1 Gal.	49
	Hesperaloe funifera / Giant Yucca	5 Gal.	8
	Hesperaloe parviflora `Brakelights` TM / Red Yucca	1 Gal.	83
	Lantana camara `Dallas Red` / Dallas Red Lantana	1 Gal.	23
	Lantana x `New Gold` / New Gold Lantana	1 Gal.	210
	Nerium oleander `Petite Pink` / Petite Pink Oleander	1 Gal.	19
	Ruellia brittoniana / Blue Bells	1 Gal.	109

NEIGHBORHOOD PARK #8 GROUNDCOVER SCHEDULE

	ENGINEERED WOOD FIBER	2,008 sf
	NATURAL DESERT PAVEMENT 3" Minus - Painted Desert by Rock Pros USA	9,508 sf
	COMPACTED D.G. 1/4" Minus - Painted Desert by Rock Pros USA	1,753 sf
	TURF CYNODON DACTYLON `MIDIRON` / MIDIRON GRASS	4,667 sf

LEGEND

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



PROJECT PHASE	
☒	PRELIMINARY PLAT 06.16.21
☐	CONSTRUCTION DOCUMENTS
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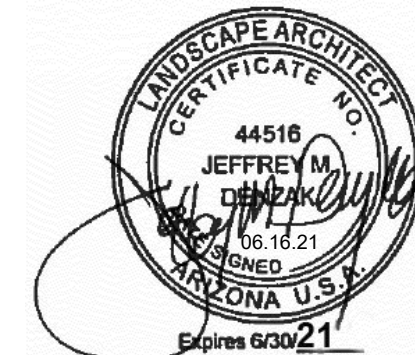
REVISIONS		
NO.	DESCRIPTION	DATE

ALAMAR
CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA
PRELIMINARY PLAT - PHASE 3 LANDSCAPE
PLANTING PLAN ENLARGEMENT - NEIGHBORHOOD PARK #8

PRELIMINARY -
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CONSTRUCTION

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SHEET	
LP-301	
7 OF 24 SHEETS	

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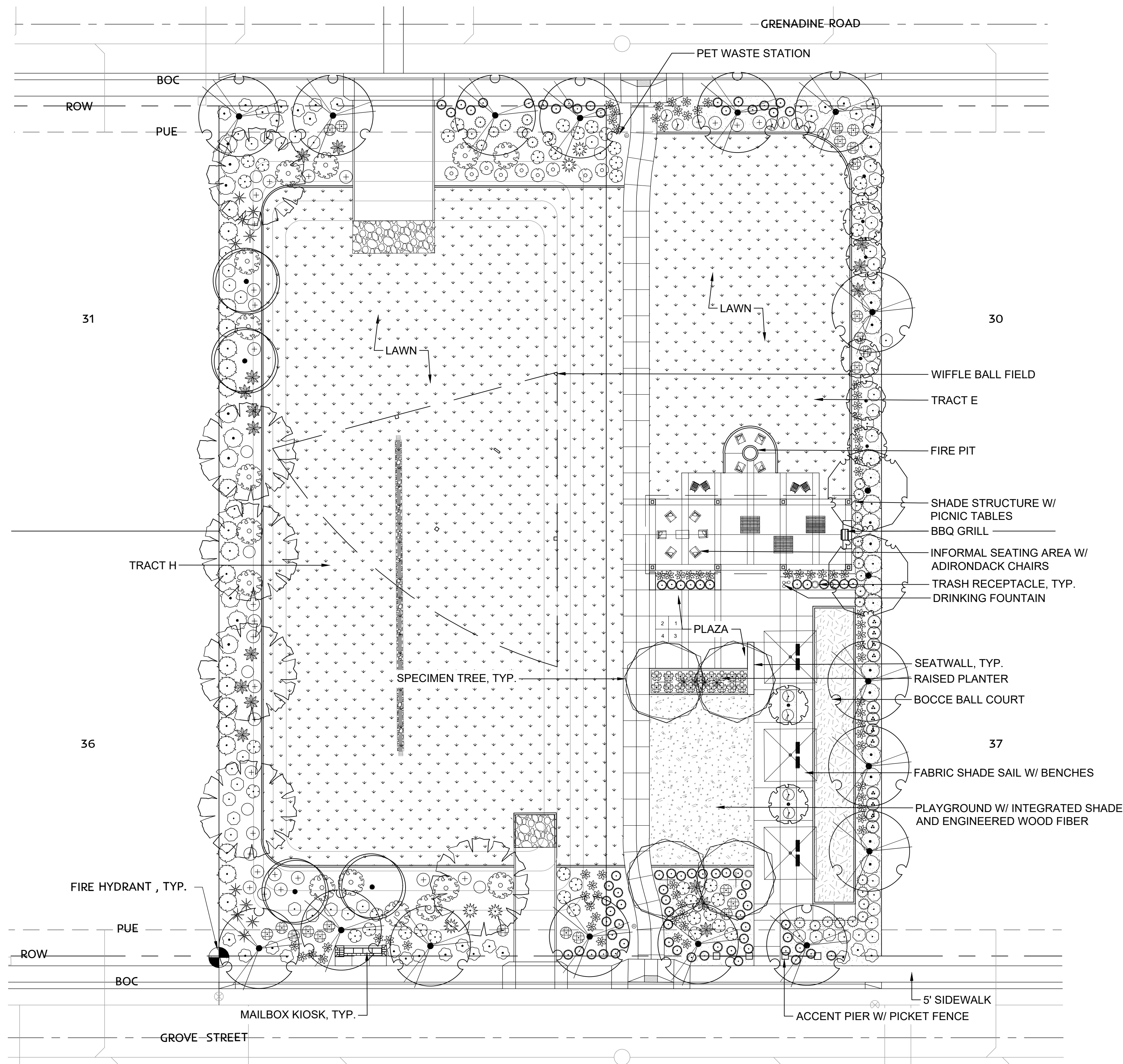
PROJECT PHASE		
☒	PRELIMINARY PLAT	06.16.21
☐	CONSTRUCTION DOCUMENTS	
☐	ISSUE FOR BID SET	
☐	ISSUE FOR CONSTRUCTION	

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ALAMAR
CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA
PRELIMINARY PLAT - PHASE 3 LANDSCAPE
PLANTING PLAN ENLARGEMENT - NEIGHBORHOOD PARK #9

DRAWN	TH
CHECKED	JD
DATE	06/16/21
SCALE	AS SHOWN
JOB NO.	1704
SHEET	
LP-302	
8 OF 24 SHEETS	



NEIGHBORHOOD PARK #9 PLANT SCHEDULE

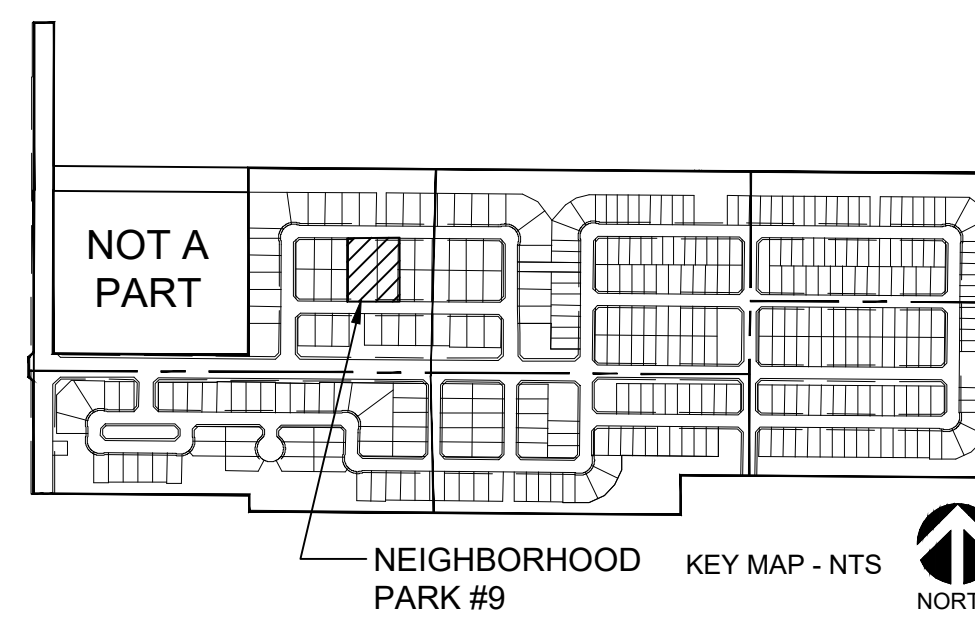
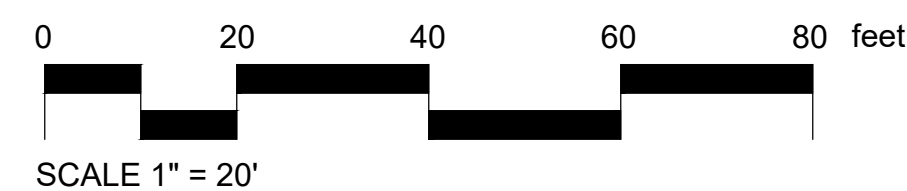
TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Fraxinus velutina `Fan-Tex` / Fan-Tex Ash	24" Box	4
	Parkinsonia x `Desert Museum` / Palo Verde	24" Box	8
	Pistacia chinensis `Red Push` / Chinese Pistache	24" Box	2
	Sophora secundiflora / Texas Mountain Laurel	24" Box	8
SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	Agave x `Blue Glow` / Blue Glow Agave	5 gal	4
	Bougainvillea x `La Jolla` / Bougainvillea	1 Gal.	13
	Convolvulus cneorum / Bush Morning Glory	1 Gal.	12
	Dodonaea viscosa `Green` / Green Hopseed Bush	5 Gal.	6
	Eremophila glabra `Kalgoorlie` / Emu Bush	1 Gal.	13
	Eremophila glabra `Mingenew Gold` / Emu Bush	1 Gal.	9
	Eremophila glabra carnosa / Emu Bush	1 Gal.	12
	Hesperaloe funifera / Giant Yucca	5 Gal.	6
	Hesperaloe parviflora `Brakelights` TM / Red Yucca	1 Gal.	53
	Lantana x `New Gold` / New Gold Lantana	1 Gal.	53
	Nerium oleander `Petite Pink` / Petite Pink Oleander	1 Gal.	26
	Rosmarinus officinalis `Prostratus` / Dwarf Rosemary	1 Gal.	20
	Ruellia brittoniana / Blue Bells	1 Gal.	11
	Tecoma x `Sierra Apricot` / Yellow Bells	5 gal	4
	Wedelia trilobata / Wedelia	1 Gal.	18

NEIGHBORHOOD PARK #9 GROUNDCOVER SCHEDULE

	ENGINEERED WOOD FIBER	1,656 sf
	NATURAL DESERT PAVEMENT 3" Minus - Painted Desert by Rock Pros USA	4,748 sf
	ARTIFICIAL TURF	1,080 sf
	TURF CYNODON DACTYLON `MIDIRON` / MIDIRON GRASS	6,255 sf

LEGEND

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



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PROJECT PHASE		
☒	PRELIMINARY PLAT	06.16.21
☐	CONSTRUCTION DOCUMENTS	
☐	ISSUE FOR BID SET	
☐	ISSUE FOR CONSTRUCTION	

REVISIONS		
NO.	DESCRIPTION	DATE

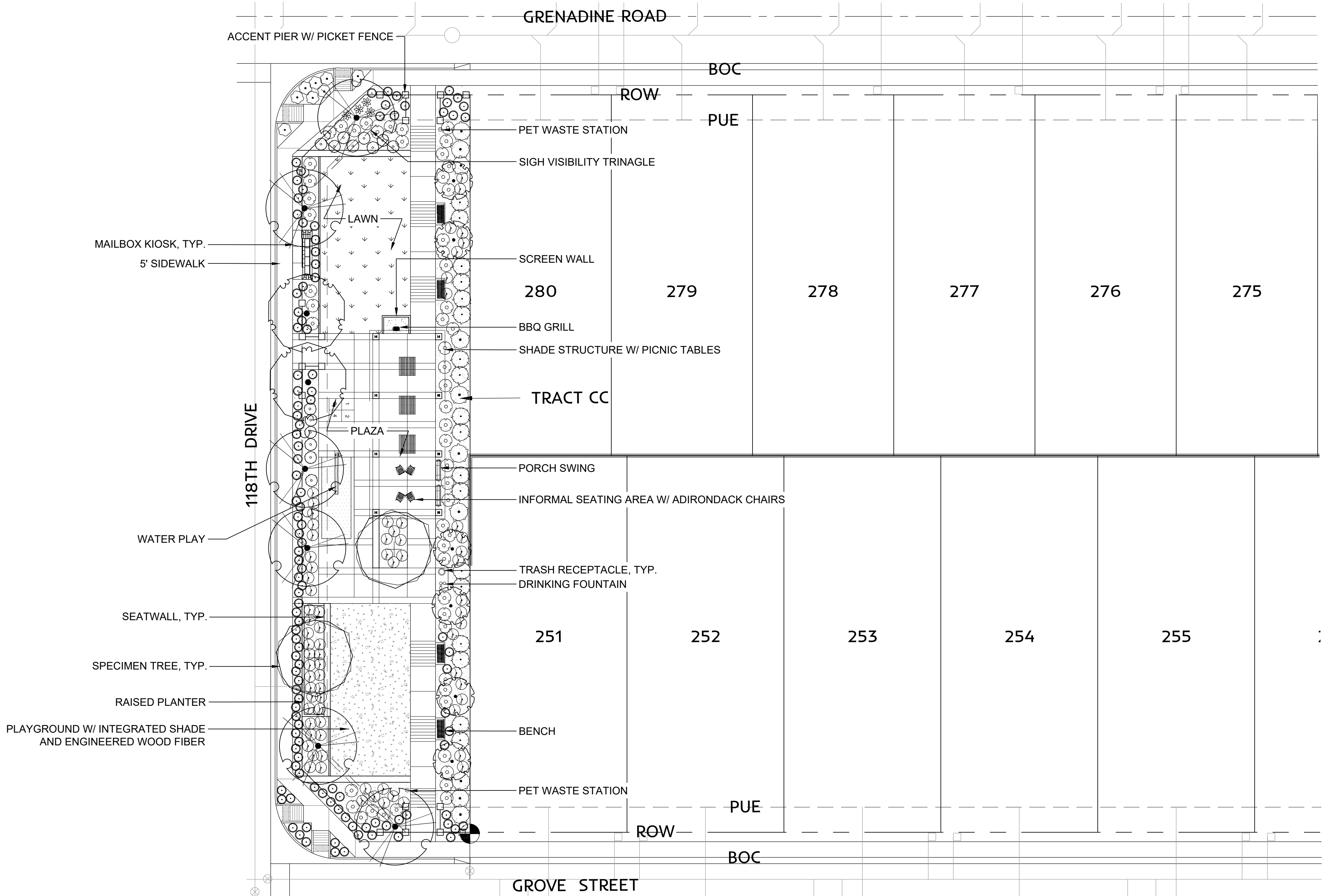
ALAMAR
CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA
PRELIMINARY PLAT - PHASE 3 LANDSCAPE
PLANTING PLAN ENLARGEMENT - NEIGHBORHOOD PARK #11

PRELIMINARY - NOT FOR CONSTRUCTION

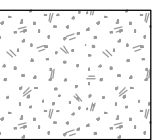
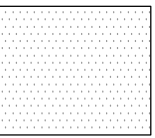
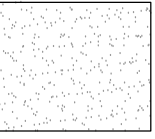
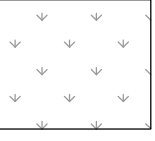
DRAWN	TH
CHECKED	JD
DATE	06/16/21
SCALE	AS SHOWN
JOB NO.	1704
SHEET	
LP-304	
10 OF 24 SHEETS	

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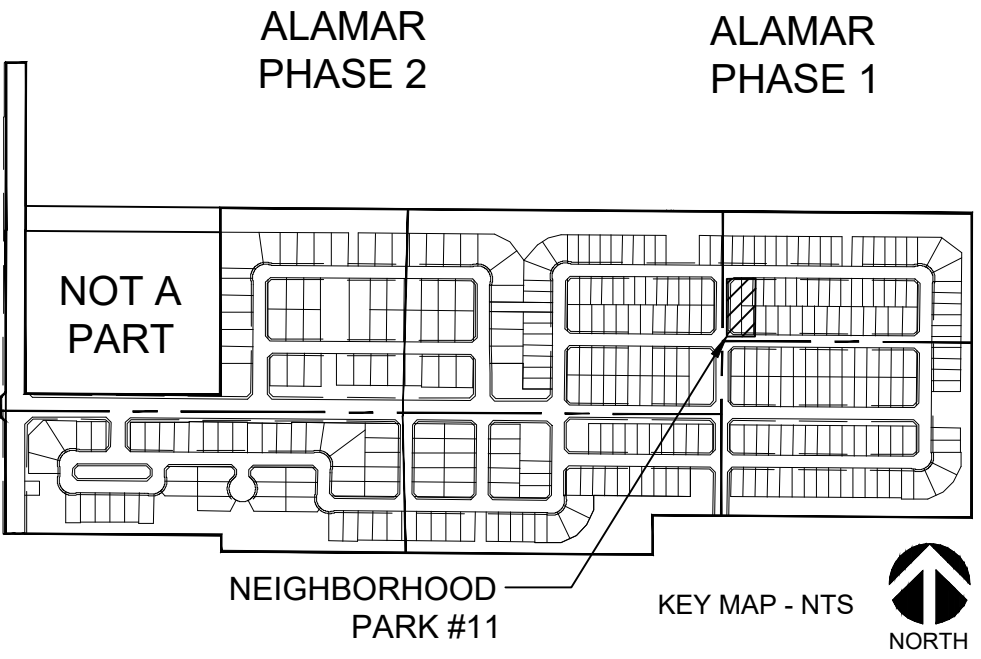
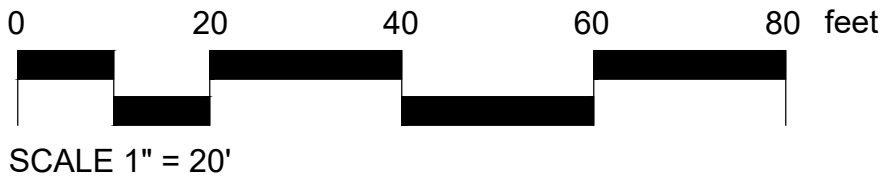


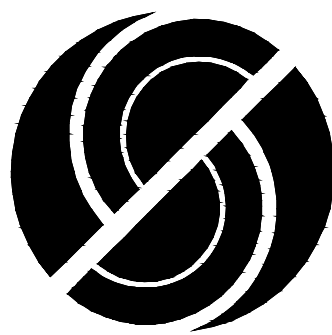
NEIGHBORHOOD PARK #11 PLANT SCHEDULE			
TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Fraxinus velutina `Fan-Tex` / Fan-Tex Ash	24" Box	2
	Parkinsonia x `Desert Museum` / Palo Verde	24" Box	6
	Pistacia chinensis `Red Push` / Chinese Pistache	24" Box	2
	Sophora secundiflora / Texas Mountain Laurel	24" Box	6
SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	Bougainvillea x `Rosenka` / Bougainvillea	5 Gal.	14
	Bougainvillea x `La Jolla` / Bougainvillea	1 Gal.	10
	Dodonaea viscosa `Green` / Green Hopseed Bush	5 Gal.	18
	Eremophila glabra `Mingenew Gold` / Emu Bush	1 Gal.	8
	Hesperaloe parviflora `Brakelights` TM / Red Yucca	1 Gal.	4
	Lantana camara `Dallas Red` / Dallas Red Lantana	1 Gal.	56
	Lantana x `New Gold` / New Gold Lantana	1 Gal.	115
	Ruellia brittoniana / Blue Bells	1 Gal.	74

NEIGHBORHOOD PARK #11 GROUNDCOVER SCHEDULE		
	ENGINEERED WOOD FIBER	1,403 sf
	SAND	243 sf
	NATURAL DESERT PAVEMENT 3" Minus - Painted Desert by Rock Pros USA	5,282 sf
	TURF CYNODON DACTYLON `MIDIRON` / MIDIRON GRASS	1,570 sf

LEGEND

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

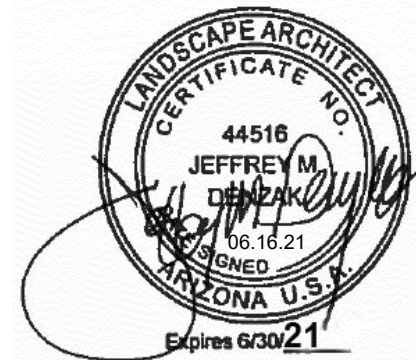




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PROJECT PHASE

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

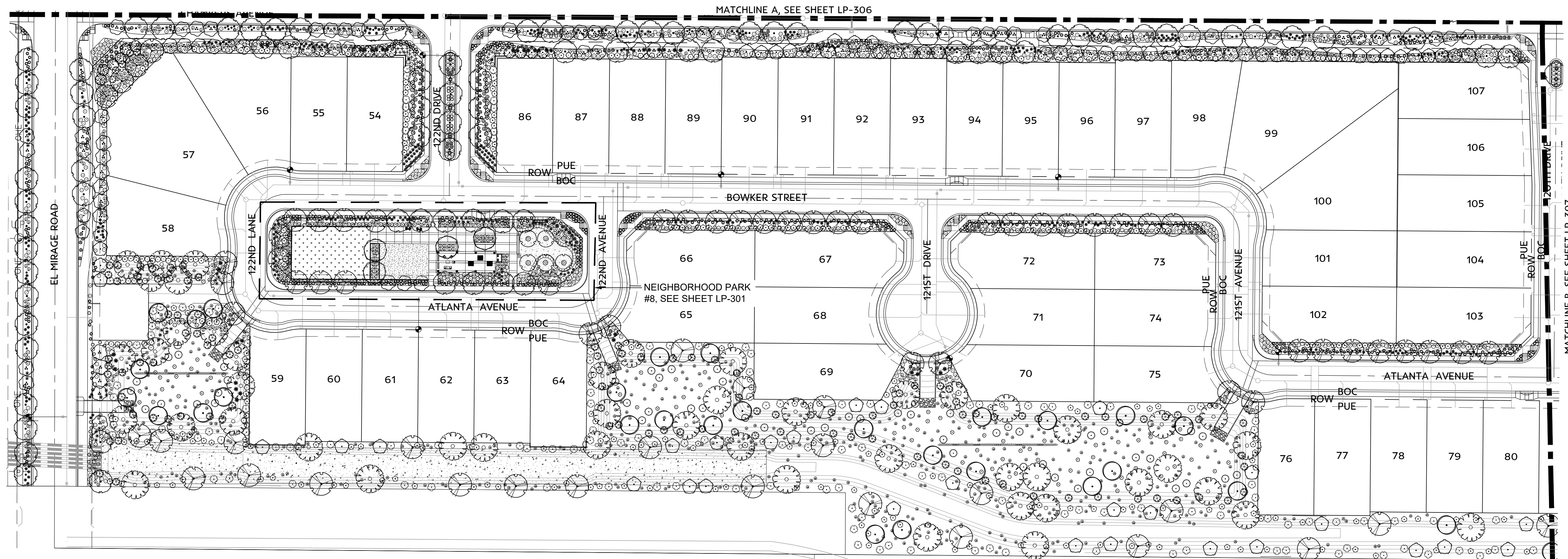
REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY -
NOT FOR
CONSTRUCTION

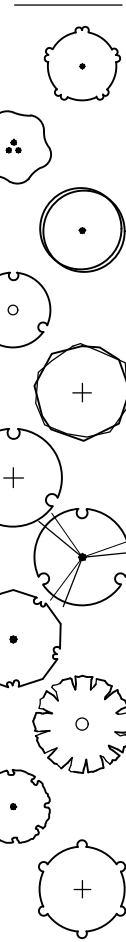
ALAMAR
CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA
PRELIMINARY PLAT - PHASE 3 LANDSCAPE
PLANTING PLAN

DRAWN	TH
CHECKED	JD
DATE	06/16/21
SCALE	AS SHOWN
JOB NO.	1704
SHEET	LP-305
	11 OF 24 SHEETS



PLANT SCHEDULE PHASE3

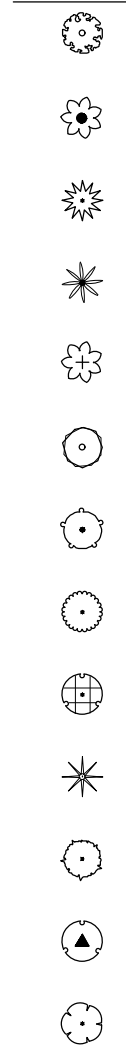
TREES



BOTANICAL / COMMON NAME

- Acacia aneura / Mulga
- Caesalpinia cacalaco 'Smoothie' TM / Cascalote
- Chilopsis linearis 'Arts Seedless' / Desert Willow
- Citrus x aurantiifolia 'Thornless' / Thornless Mexican Lime
- Fraxinus velutina 'Fan-Tex' / Fan-Tex Ash
- Olneya tesota / Desert Ironwood
- Parkinsonia x 'Desert Museum' / Desert Museum Palo Verde
- Pistacia chinensis 'Red Push' / Red Push Chinese Pistache
- Prosopis x 'Phoenix' TM / Hybrid Mesquite
- Sophora secundiflora / Texas Mountain Laurel
- Ulmus parvifolia 'Allee' / Allee Lacebark Elm

SHRUBS



BOTANICAL / COMMON NAME

- Acacia redolens / Bank Catclaw
- Agave parryi / Parry's Agave
- Agave weberi / Weber's Agave
- Agave x 'Blue Glow' / Blue Glow Agave
- Aloe x 'Blue Elf' / Aloe
- Bougainvillea x 'Rosenka' / Bougainvillea
- Bougainvillea x 'La Jolla' / Bougainvillea
- Caesalpinia pulcherrima / Red Bird Of Paradise
- Convolvulus cneorum / Bush Morning Glory
- Dasylirotrion wheeleri / Grey Desert Spoon
- Dodonaea viscosa 'Green' / Green Hopseed Bush
- Encelia farinosa / Brittle Bush
- Eremophila glabra 'Kalgoorlie' / Kalgoorlie Emu Bush

- Eremophila glabra 'Mingenew Gold' / Emu Bush
- Eremophila glabra carnosa / Winter Blaze Emu Bush
- Hesperaloe funifera / Giant Yucca
- Hesperaloe parviflora 'Brakelights' TM / Brakelights Red Yucca
- Lantana camara 'Dallas Red' / Dallas Red Lantana
- Lantana montevidensis 'Purple' / Purple Trailing Lantana
- Lantana x 'New Gold' / New Gold Lantana
- Nerium oleander 'Petite Pink' / Petite Pink Oleander
- Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary
- Ruellia brittoniana / Blue Bells
- Tecoma x 'Crimson Flare' / Red Yellow Bells
- Tecoma x 'Orange Jubilee' / Orange Jubilee Yellow Bells
- Tecoma x 'Sierra Apricot' / Sierra Apricot Yellow Bells
- Vauquelinia californica / Arizona Rosewood
- Wedelia trilobata / Wedelia
- Yucca pallida / Twistleaf Yucca
- Yucca rupicola / Texas Yucca

SEE LP-100, OVERALL PLANTING PLAN, FOR TOTAL QUANTITIES AND CONTAINER SIZES.

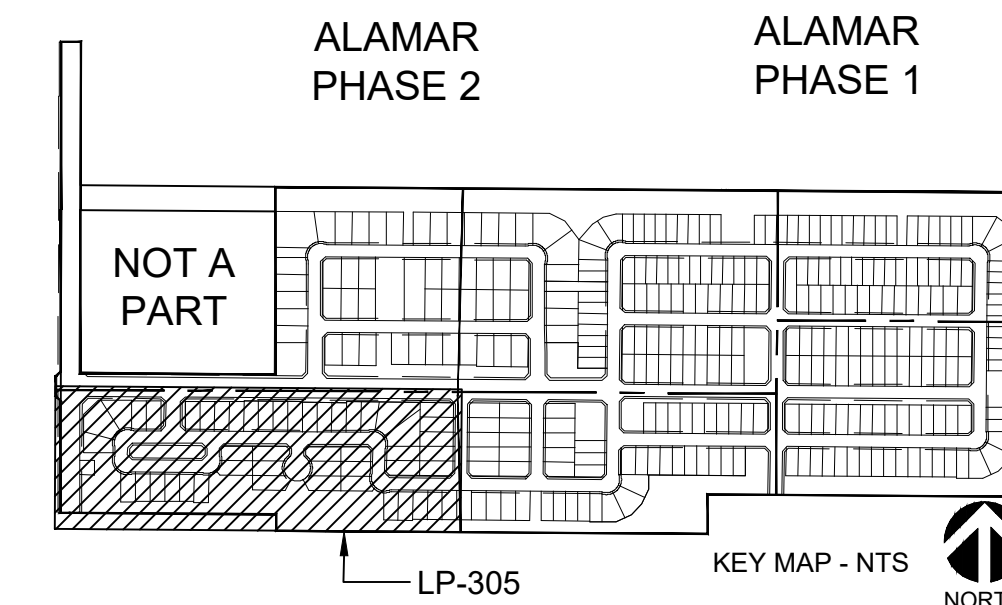
LEGEND

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



GROUNDCOVER SCHEDULE

- ENGINEERED WOOD FIBER
- NATURAL DESERT PAVEMENT
3" Minus - Painted Desert by Rock Pros USA
- COMPACTED D.G.
1/4" Minus - Painted Desert by Rock Pros USA
- TURF
CYNODON DACTYLON 'MIDIRON' / MIDIRON GRASS
- SAND
- BOULDERS
Landscape Boulder



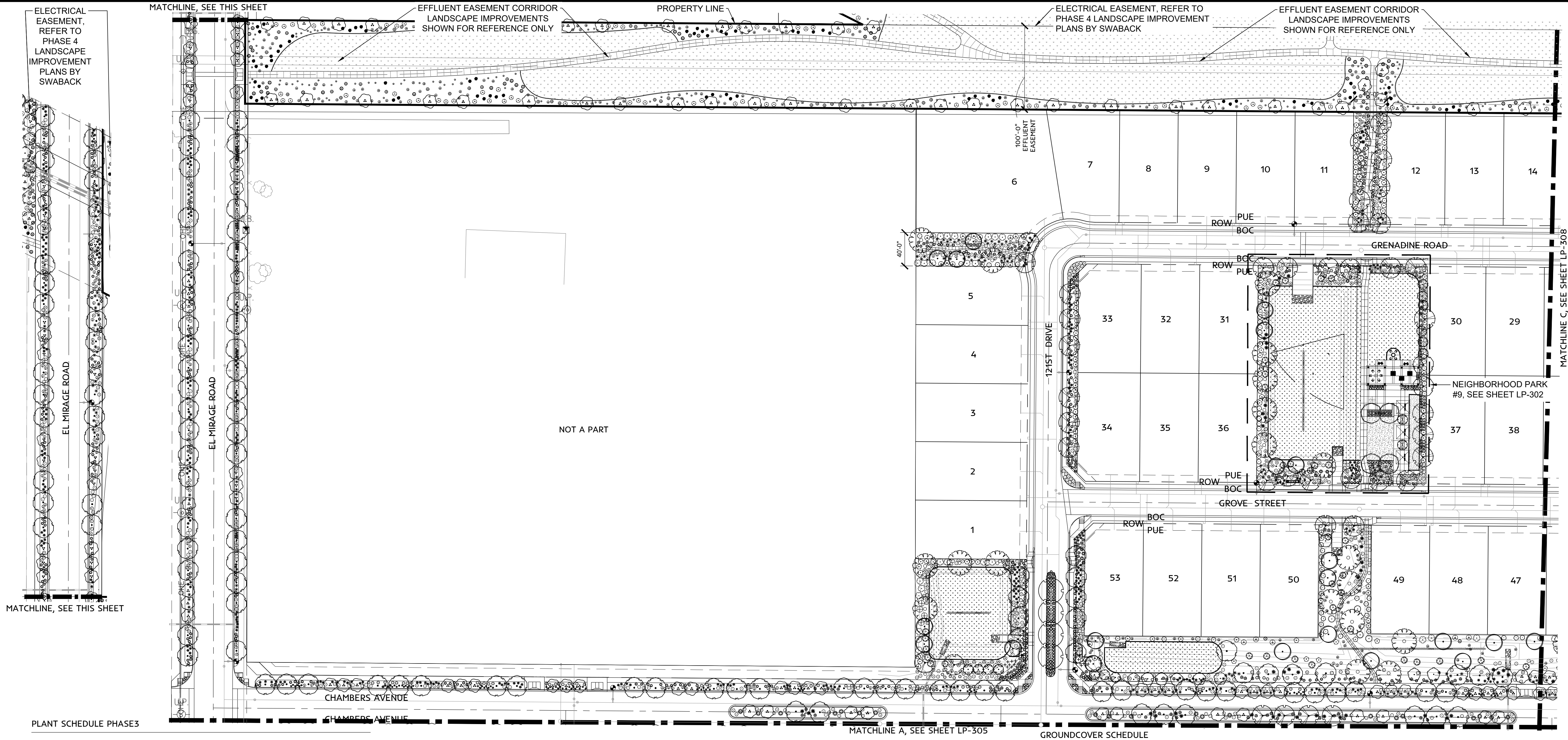
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☒	PRELIMINARY PLAT 06.16.21
☐	CONSTRUCTION DOCUMENTS
☐	ISSUE FOR BID SET
☐	ISSUE FOR CONSTRUCTION

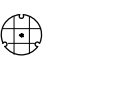
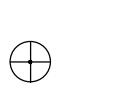
REVISIONS		
NO.	DESCRIPTION	DATE

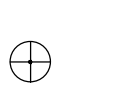
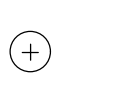
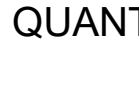
PRELIMINARY -
NOT FOR
CONSTRUCTION

ALAMAR
CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA
PRELIMINARY PLAT - PHASE 3 LANDSCAPE
PLANTING PLAN - PHASE 3

DRAWN	TH
CHECKED	JD
DATE	06/16/21
SCALE	AS SHOWN
JOB NO.	1704
SHEET	
LP-306 12 OF 24 SHEETS	



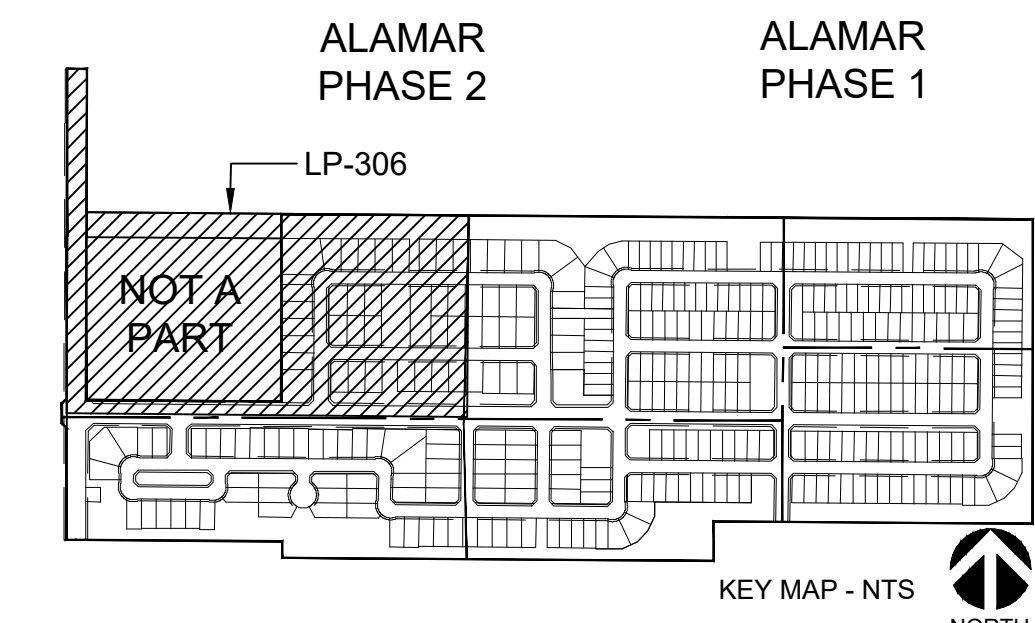
TREES	BOTANICAL / COMMON NAME
	Acacia aneura / Mulga
	Caesalpinia cacalaco 'Smoothie' TM / Cascalote
	Chilopsis linearis 'Arts Seedless' / Desert Willow
	Citrus x aurantiifolia 'Thornless' / Thornless Mexican Lime
	Fraxinus velutina 'Fan-Tex' / Fan-Tex Ash
	Olneya tesota / Desert Ironwood
	Parkinsonia x 'Desert Museum' / Desert Museum Palo Verde
	Pistacia chinensis 'Red Push' / Red Push Chinese Pistache
	Prosopis x 'Phoenix' TM / Hybrid Mesquite
	Sophora secundiflora / Texas Mountain Laurel
	Ulmus parvifolia 'Allee' / Allee Lacebark Elm
SHRUBS	BOTANICAL / COMMON NAME
	Acacia redolens / Bank Catclaw
	Agave parryi / Parry's Agave
	Agave weberi / Weber's Agave
	Agave x 'Blue Glow' / Blue Glow Agave
	Aloe x 'Blue Elf' / Aloe
	Bougainvillea x 'Rosenka' / Bougainvillea
	Bougainvillea x 'La Jolla' / Bougainvillea
	Caesalpinia pulcherrima / Red Bird Of Paradise
	Convolvulus cneorum / Bush Morning Glory
	Dasylirion wheeleri / Grey Desert Spoon
	Dodonaea viscosa 'Green' / Green Hopseed Bush
	Encelia farinosa / Brittle Bush
	Eremophila glabra 'Kalgoortie' / Kalgoortie Emu Bush
	Eremophila glabra 'Mingenew Gold' / Emu Bush
	Eremophila glabra carnosa / Winter Blaze Emu Bush
	Hesperaloe funifera / Giant Yucca
	Hesperaloe parviflora 'Brakelights' TM / Brakelights Red Yucca
	Lantana camara 'Dallas Red' / Dallas Red Lantana
	Lantana montevidensis 'Purple' / Purple Trailing Lantana
	Lantana x 'New Gold' / New Gold Lantana
	Nerium oleander 'Petite Pink' / Petite Pink Oleander
	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary
	Ruellia brittoniana / Blue Bells
	Tecoma x 'Crimson Flare' / Red Yellow Bells

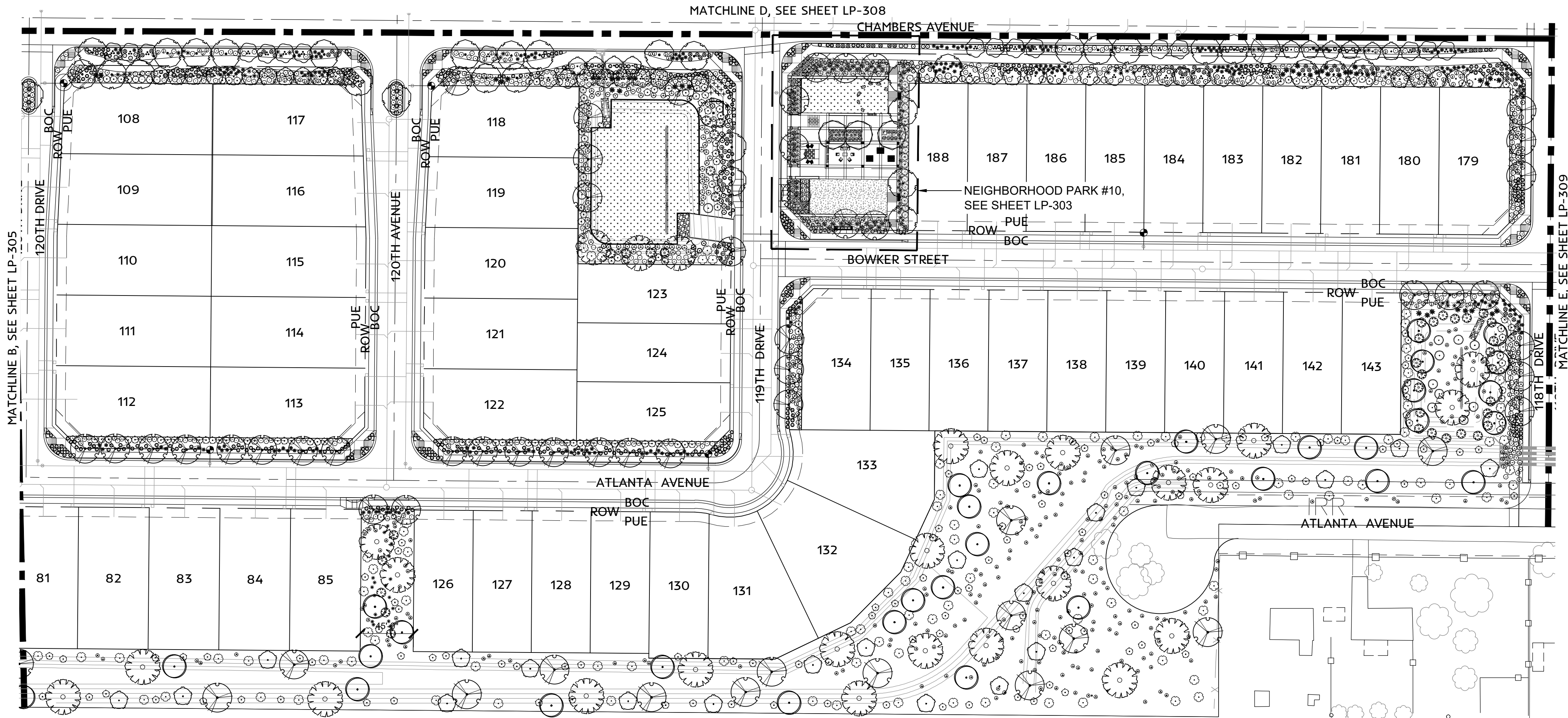
GROUND COVER SCHEDULE	ENGINEERED WOOD FIBER
	ENGINEERED WOOD FIBER
	NATURAL DESERT PAVEMENT 3" Minus - Painted Desert by Rock Pros USA
	COMPACTED D.G. 1/4" Minus - Painted Desert by Rock Pros USA
	TURF CYNODON DACTYLON 'MIDIRON' / MIDIRON GRASS
	SAND
	BOULDERS Landscape Boulder
LEGEND	
	PROPERTY BOUNDARY
	SIGHT VISIBILITY TRIANGLE
	8' PUBLIC UTILITY EASEMENT
	R.O.W.
	NORTH

SEE LP-100, OVERALL PLANTING PLAN, FOR TOTAL QUANTITIES AND CONTAINER SIZES.

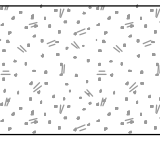
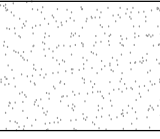
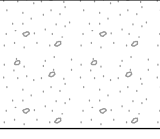
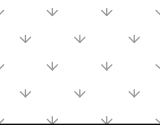
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SCALE 1" = 60'

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1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

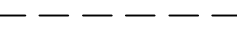
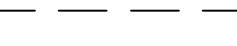
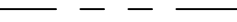


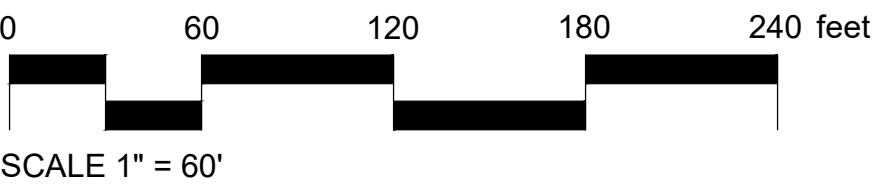


GROUND COVER SCHEDULE

	ENGINEERED WOOD FIBER
	NATURAL DESERT PAVEMENT 3" Minus - Painted Desert by Rock Pros USA
	COMPACTED D.G. 1/4" Minus - Painted Desert by Rock Pros USA
	TURF CYNODON DACTYLON 'MIDIRON' / MIDIRON GRASS
	SAND
	BOULDERS Landscape Boulder

LEGEND

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



PLANT SCHEDULE PHASE 3

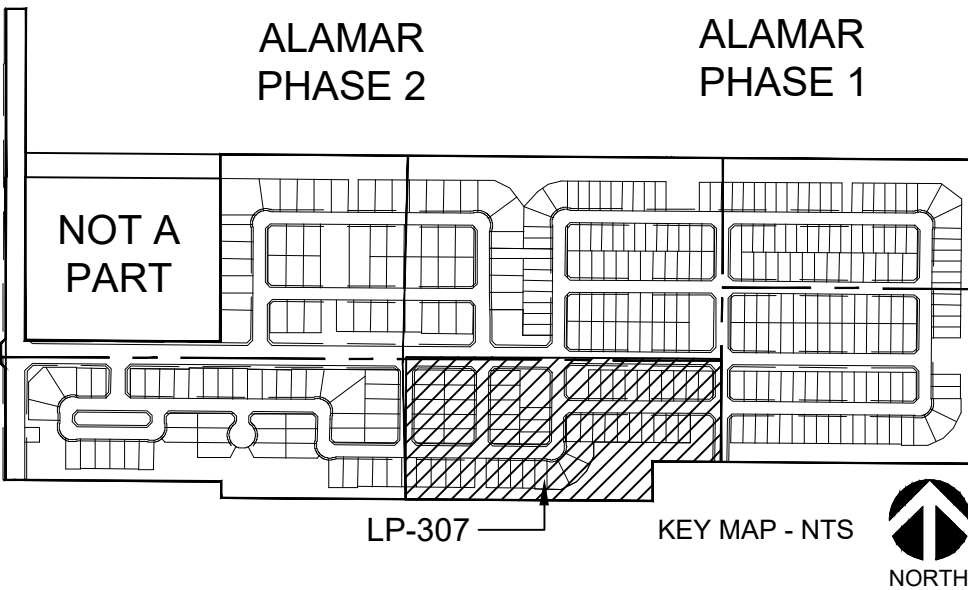
TREES

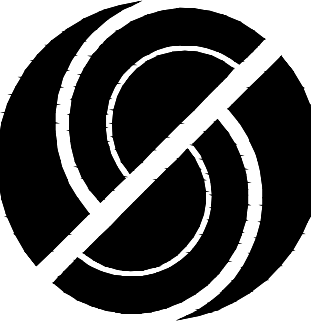
BOTANICAL / COMMON NAME
Acacia aneura / Mulga
Caesalpinia cacalaco `Smoothie` TM / Cascalote
Chilopsis linearis `Arts Seedless` / Desert Willow
Citrus x aurantiifolia `Thornless` / Thornless Mexican Lime
Fraxinus velutina `Fan-Tex` / Fan-Tex Ash
Olneya tesota / Desert Ironwood
Parkinsonia x `Desert Museum` / Desert Museum Palo Verde
Pistacia chinensis `Red Push` / Red Push Chinese Pistache
Prosopis x `Phoenix` TM / Hybrid Mesquite
Sophora secundiflora / Texas Mountain Laurel
Ulmus parvifolia `Allee` / Allee Lacebark Elm

SHRUBS

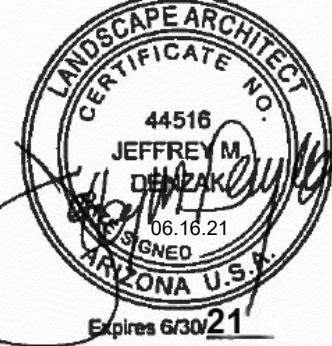
BOTANICAL / COMMON NAME
Acacia redolens / Bank Catclaw
Agave parryi / Parry's Agave
Agave weberi / Weber's Agave
Agave x `Blue Glow` / Blue Glow Agave
Aloe x `Blue Elf` / Aloe
Bougainvillea x `Rosenka` / Bougainvillea
Bougainvillea x `La Jolla` / Bougainvillea
Caesalpinia pulcherrima / Red Bird Of Paradise
Convolvulus cneorum / Bush Morning Glory
Dasyliroium wheeleri / Grey Desert Spoon
Dodonaea viscosa `Green` / Green Hopseed Bush
Encelia farinosa / Brittle Bush
Eremophila glabra `Kalgoorlie` / Kalgoorlie Emu Bush
Eremophila glabra `Mingenew Gold` / Emu Bush
Eremophila glabra carnosa / Winter Blaze Emu Bush
Hesperaloe funifera / Giant Yucca
Hesperaloe parviflora `Brakelights` TM / Brakelights Red Yucca
Lantana camara `Dallas Red` / Dallas Red Lantana
Lantana montevidensis `Purple` / Purple Trailing Lantana
Lantana x `New Gold` / New Gold Lantana
Nerium oleander `Petite Pink` / Petite Pink Oleander
Rosmarinus officinalis `Prostratus` / Dwarf Rosemary
Ruellia brittoniana / Blue Bells
Tecoma x `Crimson Flare` / Red Yellow Bells
Tecoma x `Orange Jubilee` / Orange Jubilee Yellow Bells
Tecoma x `Sierra Apricot` / Sierra Apricot Yellow Bells
Vauquelinia californica / Arizona Rosewood
Wedelia trilobata / Wedelia
Yucca pallida / Twistleaf Yucca
Yucca rupicola / Texas Yucca

SEE LP-100, OVERALL PLANTING PLAN, FOR TOTAL QUANTITIES AND CONTAINER SIZES.





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LANDSCAPE ARCHITECT
JEFFREY M. SWABACK
44518
06.16.21
EXP. 06.30.21
ARIZONA U.S.A.

PROJECT PHASE

☒	PRELIMINARY PLAT 06.16.21
☐	CONSTRUCTION DOCUMENTS
☐	ISSUE FOR BID SET
☐	ISSUE FOR CONSTRUCTION

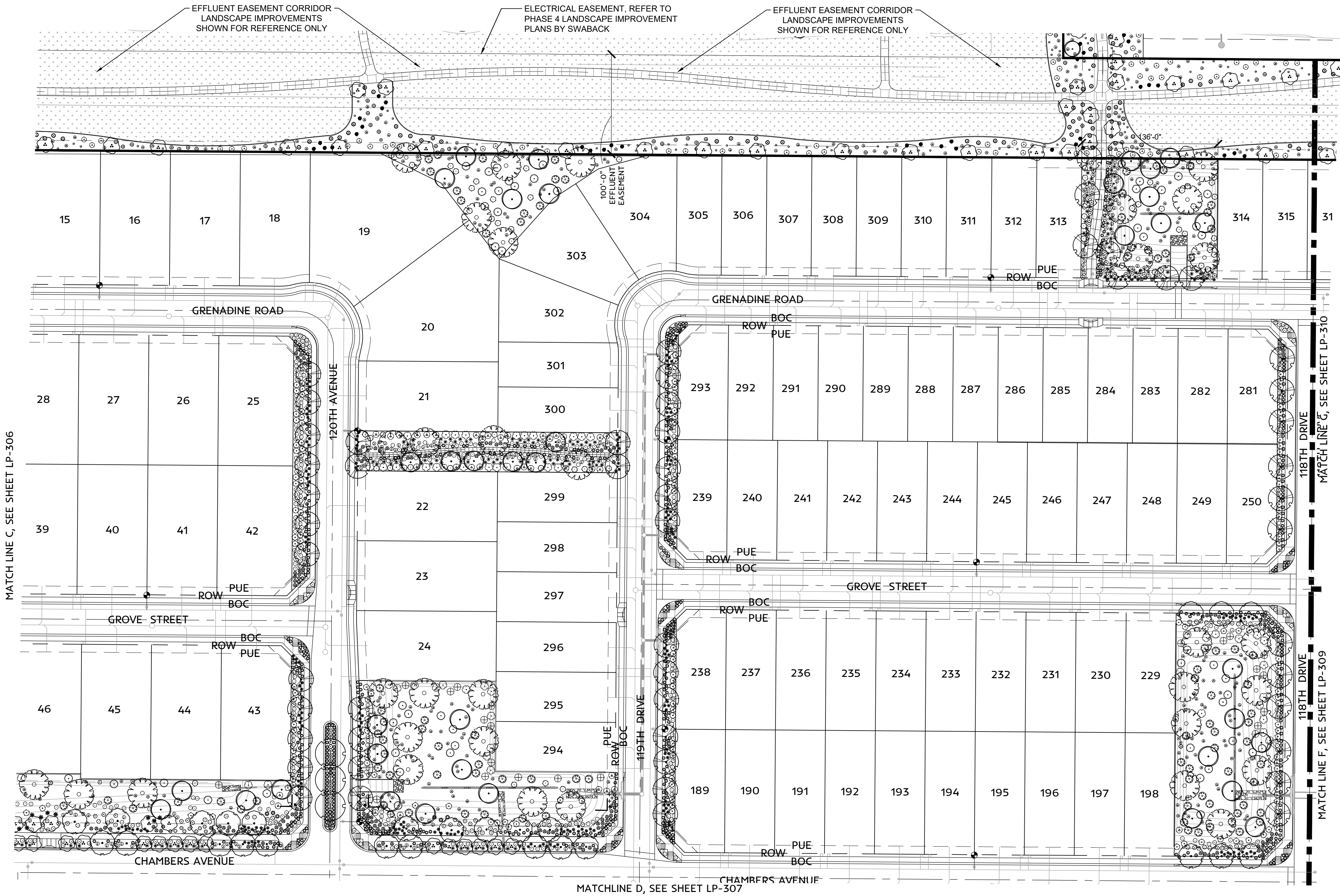
REVISIONS

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		

PRELIMINARY - NOT FOR CONSTRUCTION

ALAMAR
CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA
PRELIMINARY PLAT - PHASE 3 LANDSCAPE
PLANTING PLAN - PHASE 3

DRAWN TH
CHECKED JD
DATE 06/16/21
SCALE AS SHOWN
JOB NO. 1704
SHEET
LP-307
13 OF 24 SHEETS



MATCH LINE C, SEE SHEET LP-306

MATCHLINE D, SEE SHEET LP-307

MATCH LINE E, SEE SHEET LP-310

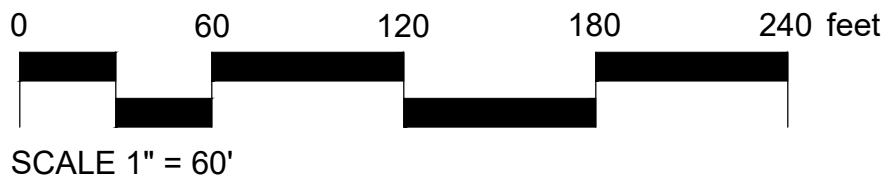
MATCH LINE F, SEE SHEET LP-309

GROUND COVER SCHEDULE

	ENGINEERED WOOD FIBER
	NATURAL DESERT PAVEMENT 3" Minus - Painted Desert by Rock Pros USA
	COMPACTED D.G. 1/4" Minus - Painted Desert by Rock Pros USA
	TURF CYNODON DACTYLON 'MIDIRON' / MIDIRON GRASS
	SAND
	BOULDERS Landscape Boulder

LEGEND

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



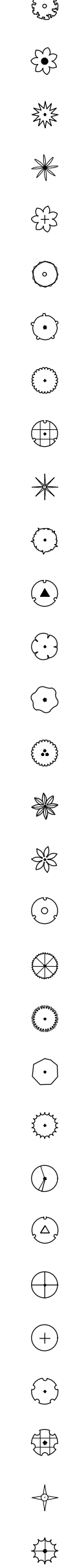
CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

PLANT SCHEDULE PHASE 3

TREES



SHRUBS



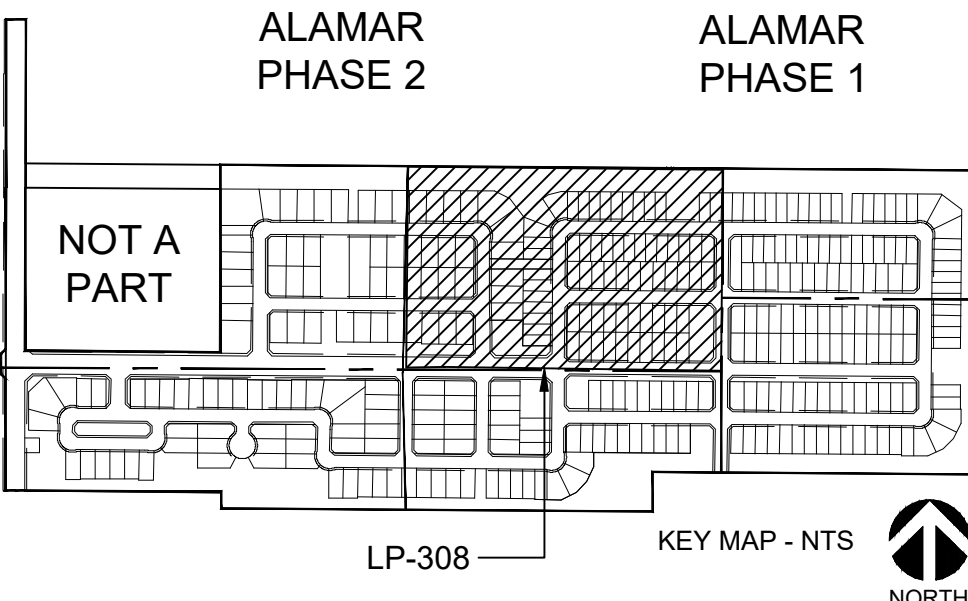
BOTANICAL / COMMON NAME

- Acacia aneura / Mulga
- Caesalpinia cacalaco 'Smoothie' TM / Cascalote
- Chilopsis linearis 'Arts Seedless' / Desert Willow
- Citrus x aurantiifolia 'Thornless' / Thornless Mexican Lime
- Fraxinus velutina 'Fan-Tex' / Fan-Tex Ash
- Olneya tesota / Desert Ironwood
- Parkinsonia x 'Desert Museum' / Desert Museum Palo Verde
- Pistacia chinensis 'Red Push' / Red Push Chinese Pistache
- Prosopis x 'Phoenix' TM / Hybrid Mesquite
- Sophora secundiflora / Texas Mountain Laurel
- Ulmus parvifolia 'Allee' / Allee Lacebark Elm

BOTANICAL / COMMON NAME

- Acacia redolens / Bank Catclaw
- Agave parryi / Parry's Agave
- Agave weberi / Weber's Agave
- Agave x 'Blue Glow' / Blue Glow Agave
- Aloe x 'Blue Elf' / Aloe
- Bougainvillea x 'Rosenka' / Bougainvillea
- Bougainvillea x 'La Jolla' / Bougainvillea
- Caesalpinia pulcherrima / Red Bird Of Paradise
- Convolvulus cneorum / Bush Morning Glory
- Dasylirion wheeleri / Grey Desert Spoon
- Dodonaea viscosa 'Green' / Green Hopseed Bush
- Encelia farinosa / Brittle Bush
- Eremophila glabra 'Kalgoortie' / Kalgoortie Emu Bush
- Eremophila glabra 'Mingenew Gold' / Emu Bush
- Eremophila glabra carnosa / Winter Blaze Emu Bush
- Hesperaloe funifera / Giant Yucca
- Hesperaloe parviflora 'Brakelights' TM / Brakelights Red Yucca
- Lantana camara 'Dallas Red' / Dallas Red Lantana
- Lantana montevidensis 'Purple' / Purple Trailing Lantana
- Lantana x 'New Gold' / New Gold Lantana
- Nerium oleander 'Petite Pink' / Petite Pink Oleander
- Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary
- Ruellia brittoniana / Blue Bells
- Tecoma x 'Crimson Flare' / Red Yellow Bells
- Tecoma x 'Orange Jubilee' / Orange Jubilee Yellow Bells
- Tecoma x 'Sierra Apricot' / Sierra Apricot Yellow Bells
- Vauquelinia californica / Arizona Rosewood
- Wedelia trilobata / Wedelia
- Yucca pallida / Twistleaf Yucca
- Yucca rupicola / Texas Yucca

SEE LP-100, OVERALL PLANTING PLAN, FOR TOTAL QUANTITIES AND CONTAINER SIZES.



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☐	ISSUE FOR CONSTRUCTION

REVISIONS

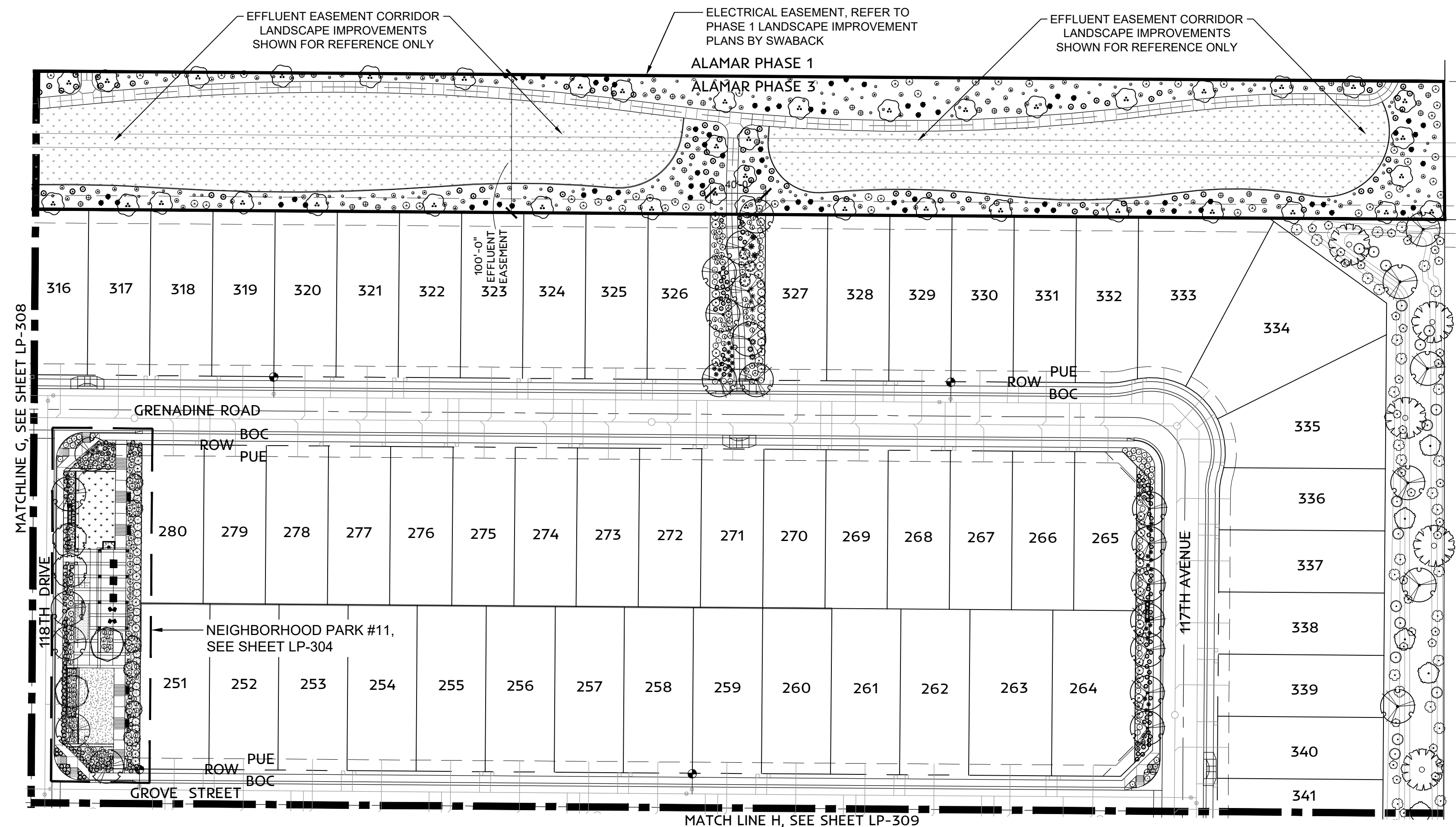
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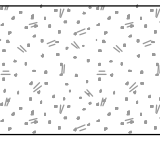
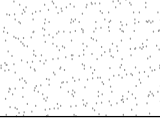
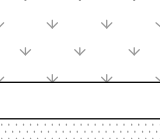
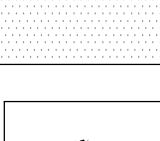
ALAMAR
CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA
PRELIMINARY PLAT - PHASE 3 LANDSCAPE
PLANTING PLAN - PHASE 3

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DATE 06/16/21
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JOB NO. 1704
SHEET
LP-308
14 OF 24 SHEETS

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GROUNDCOVER SCHEDULE

	ENGINEERED WOOD FIBER
	NATURAL DESERT PAVEMENT 3" Minus - Painted Desert by Rock Pros USA
	COMPACTED D.G. 1/4" Minus - Painted Desert by Rock Pros USA
	TURF CYNODON DACTYLON 'MIDIRON' / MIDIRON GRASS
	SAND
	BOULDERS Landscape Boulder

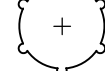
LEGEND

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

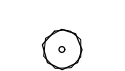
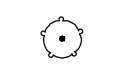
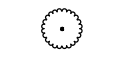
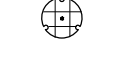
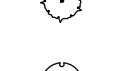
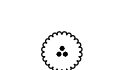
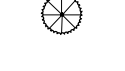
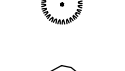
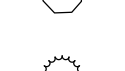
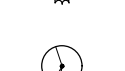
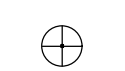
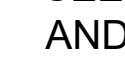


PLANT SCHEDULE PHASE3

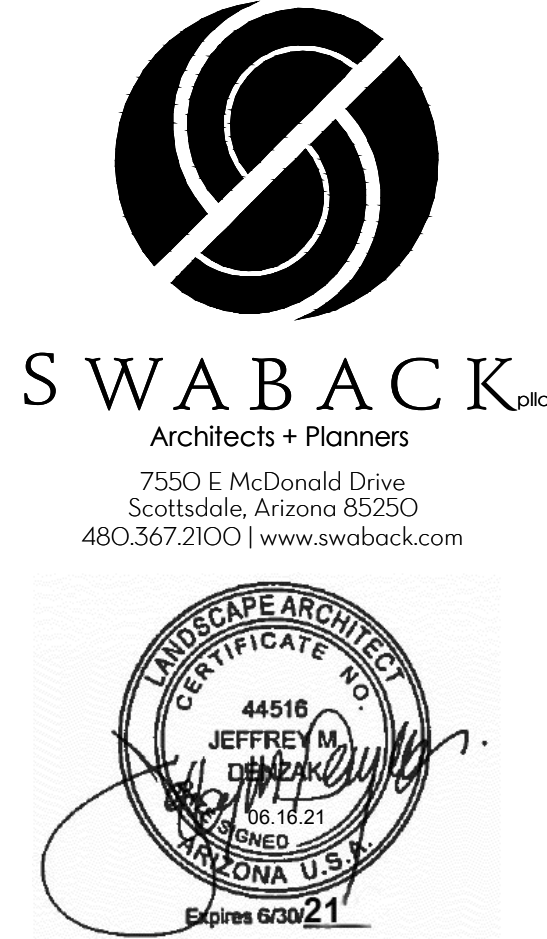
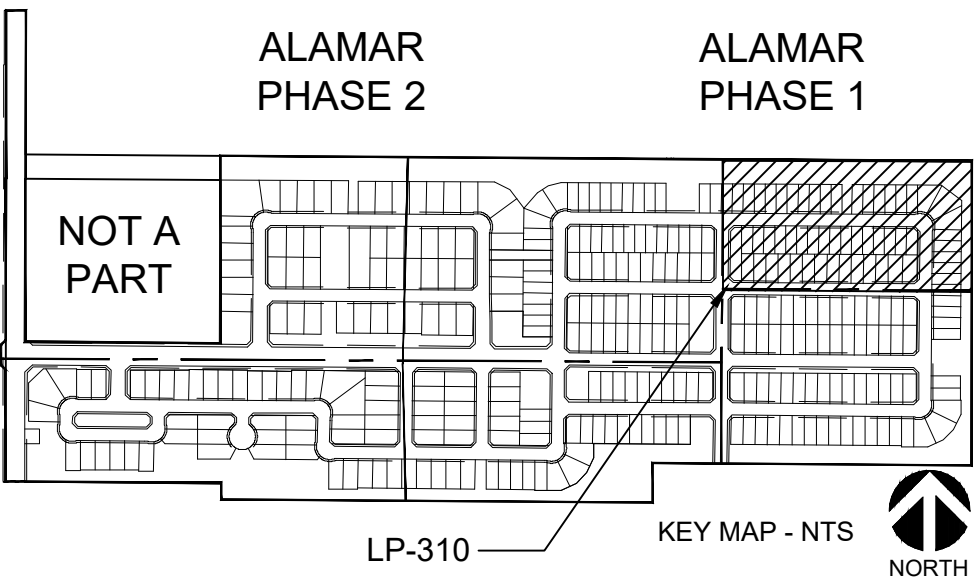
TREES

	Acacia aneura / Mulga
	Caesalpinia cacalaco `Smoothie` TM / Cascalote
	Chilopsis linearis `Arts Seedless` / Desert Willow
	Citrus x aurantiifolia `Thornless` / Thornless Mexican Lime
	Fraxinus velutina `Fan-Tex` / Fan-Tex Ash
	Olneya tesota / Desert Ironwood
	Parkinsonia x `Desert Museum` / Desert Museum Palo Verde
	Pistacia chinensis `Red Push` / Red Push Chinese Pistache
	Prosopis x `Phoenix` TM / Hybrid Mesquite
	Sophora secundiflora / Texas Mountain Laurel
	Ulmus parvifolia `Allee` / Allee Lacebark Elm

SHRUBS

	Agave parryi / Parry`s Agave
	Agave weberi / Weber`s Agave
	Agave x `Blue Glow` / Blue Glow Agave
	Aloe x `Blue Elf` / Aloe
	Bougainvillea x `Rosenka` / Bougainvillea
	Bougainvillea x `La Jolla` / Bougainvillea
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	Convolvulus cneorum / Bush Morning Glory
	Dasyliroon wheeleri / Grey Desert Spoon
	Dodonaea viscosa `Green` / Green Hopseed Bush
	Encelia farinosa / Brittle Bush
	Eremophila glabra `Kalgoortie` / Kalgoortie Emu Bush
	Eremophila glabra `Mingenew Gold` / Emu Bush
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	Hesperaloe parviflora `Brakelights` TM / Brakelights Red Yucca
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	Vauquelinia californica / Arizona Rosewood
	Wedelia trilobata / Wedelia
	Yucca pallida / Twistleaf Yucca
	Yucca rupicola / Texas Yucca

SEE LP-100, OVERALL PLANTING PLAN, FOR TOTAL QUANTITIES AND CONTAINER SIZES.



PROJECT PHASE		
☒	PRELIMINARY PLAT	06.16.21
☐	CONSTRUCTION DOCUMENTS	
☐	ISSUE FOR BID SET	
☐	ISSUE FOR CONSTRUCTION	

REVISIONS		
NO.	DESCRIPTION	DATE

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ALAMAR
CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA
PRELIMINARY PLAT - PHASE 3 LANDSCAPE
PLANTING PLAN - PHASE 3

DRAWN	TH
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JOB NO.	1704
SHEET	
LP-310	
16 OF 24 SHEETS	

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1 RAMADA SHADE STRUCTURES AT FORMATIVE PARKS

NOTE: CONCEPTUAL IN NATURE, TO BE REFINED AT TIME OF FINAL PLAT SUBMITTAL.



2 CREATIVE PLAY ELEMENTS AT FORMATIVE PARKS

NOTE: CONCEPTUAL IN NATURE, TO BE REFINED AT TIME OF FINAL PLAT SUBMITTAL.



3 PICNIC TABLE

NT.S.

4 TRASH RECEPTACLE

NT.S.

5 SINGLE GRILL BARBEQUE GRILL

NT.S.

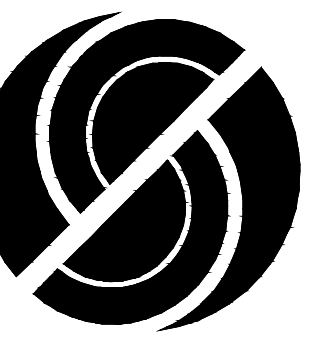
6 WATER FOUNTAIN

NT.S.

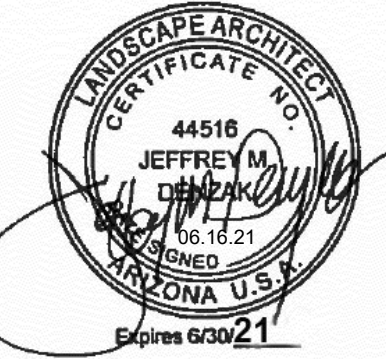
7 6' LONG BENCH

NT.S.

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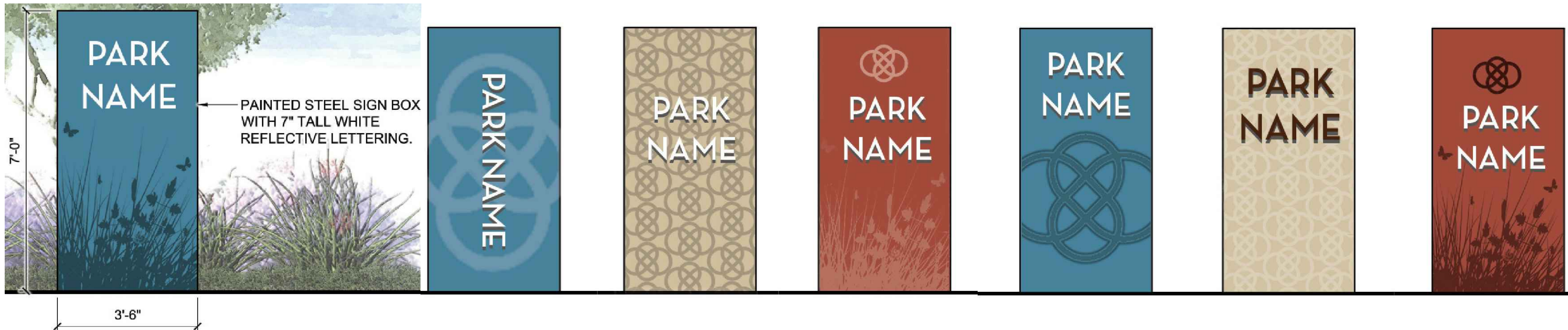
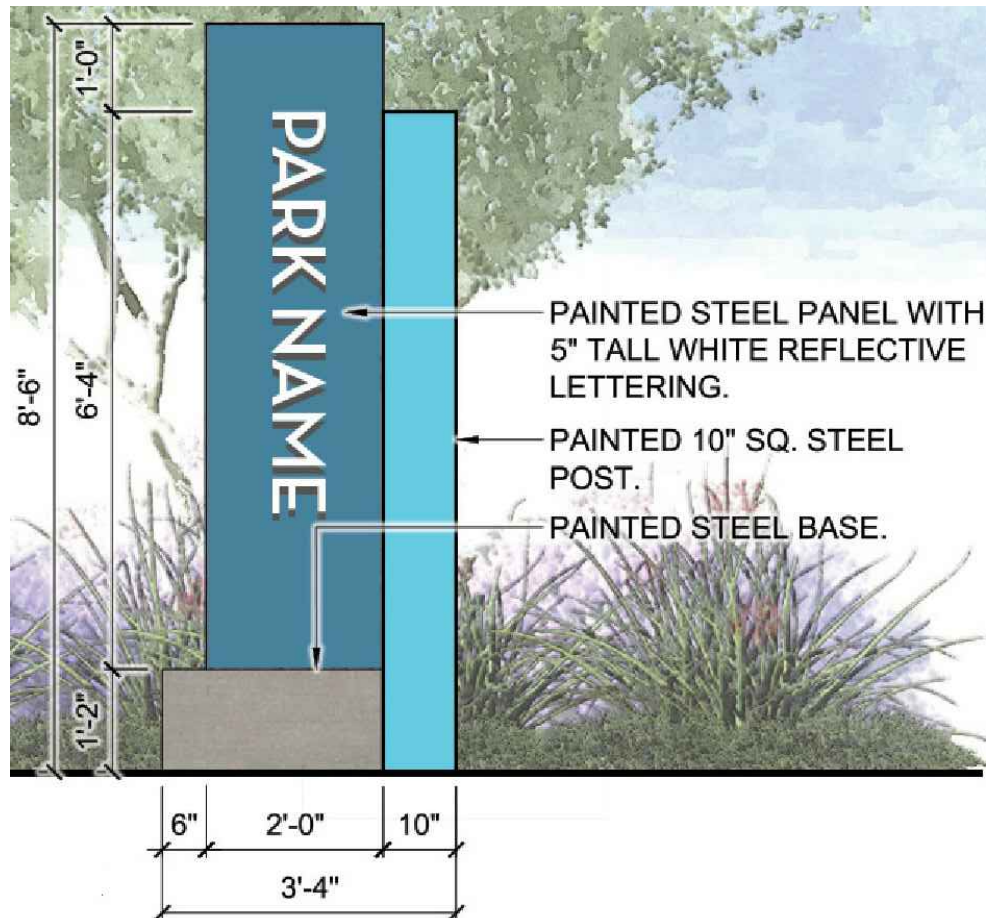
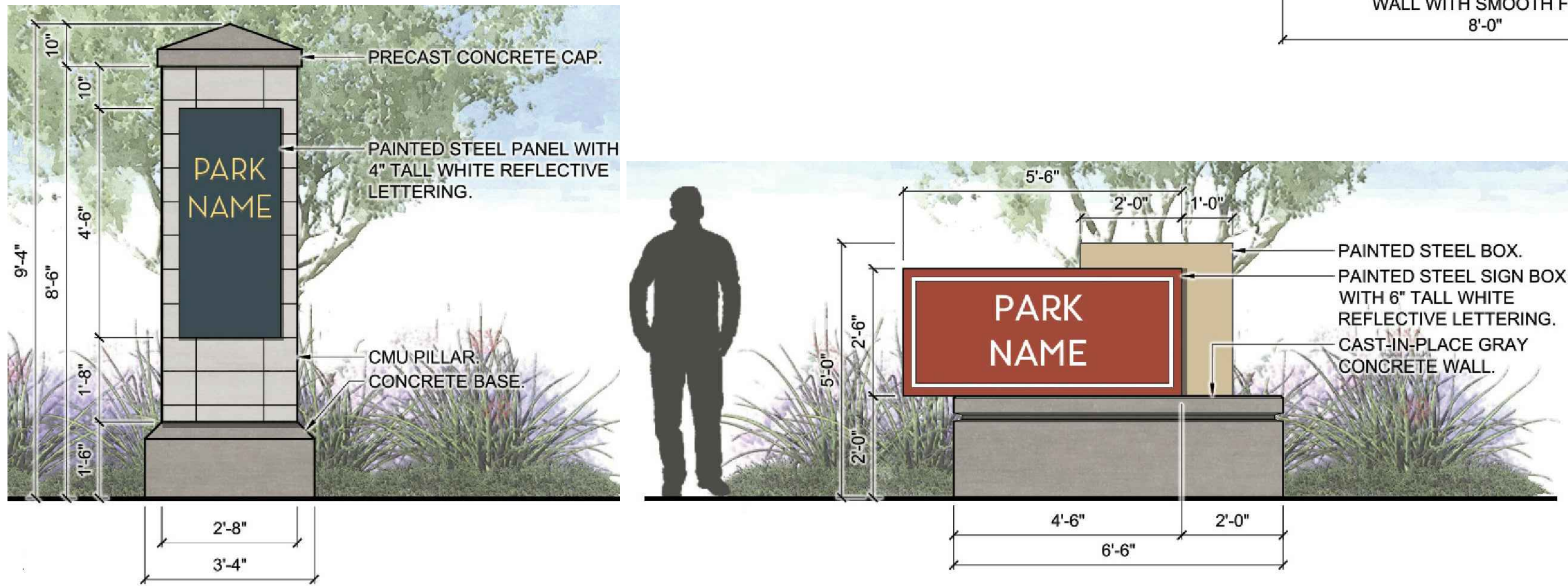
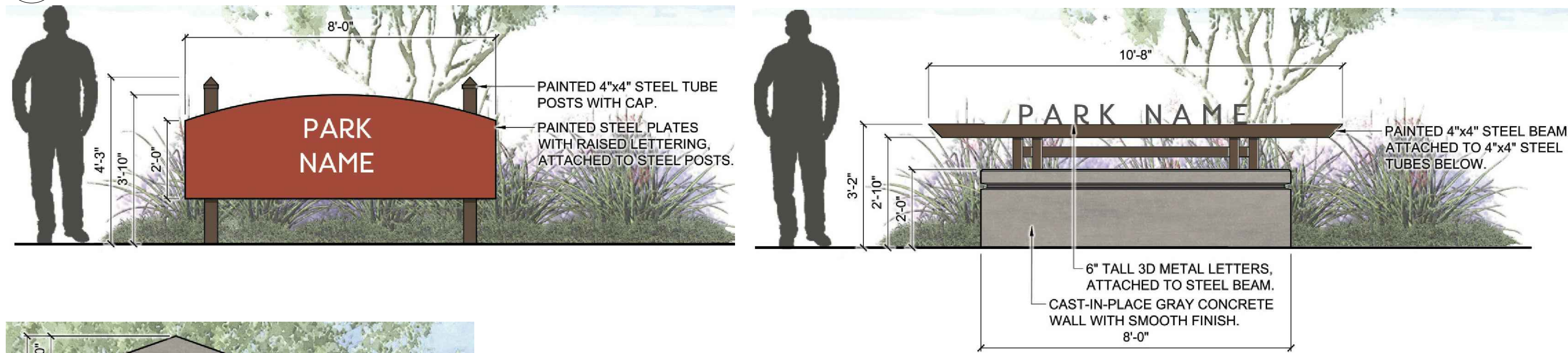
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PRELIMINARY PLAT - PHASE 3 LANDSCAPE
SITE AMENITIES - NEIGHBORHOOD PARKS

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SHEET	LP-401
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1 OPEN SPACE PROGRAM



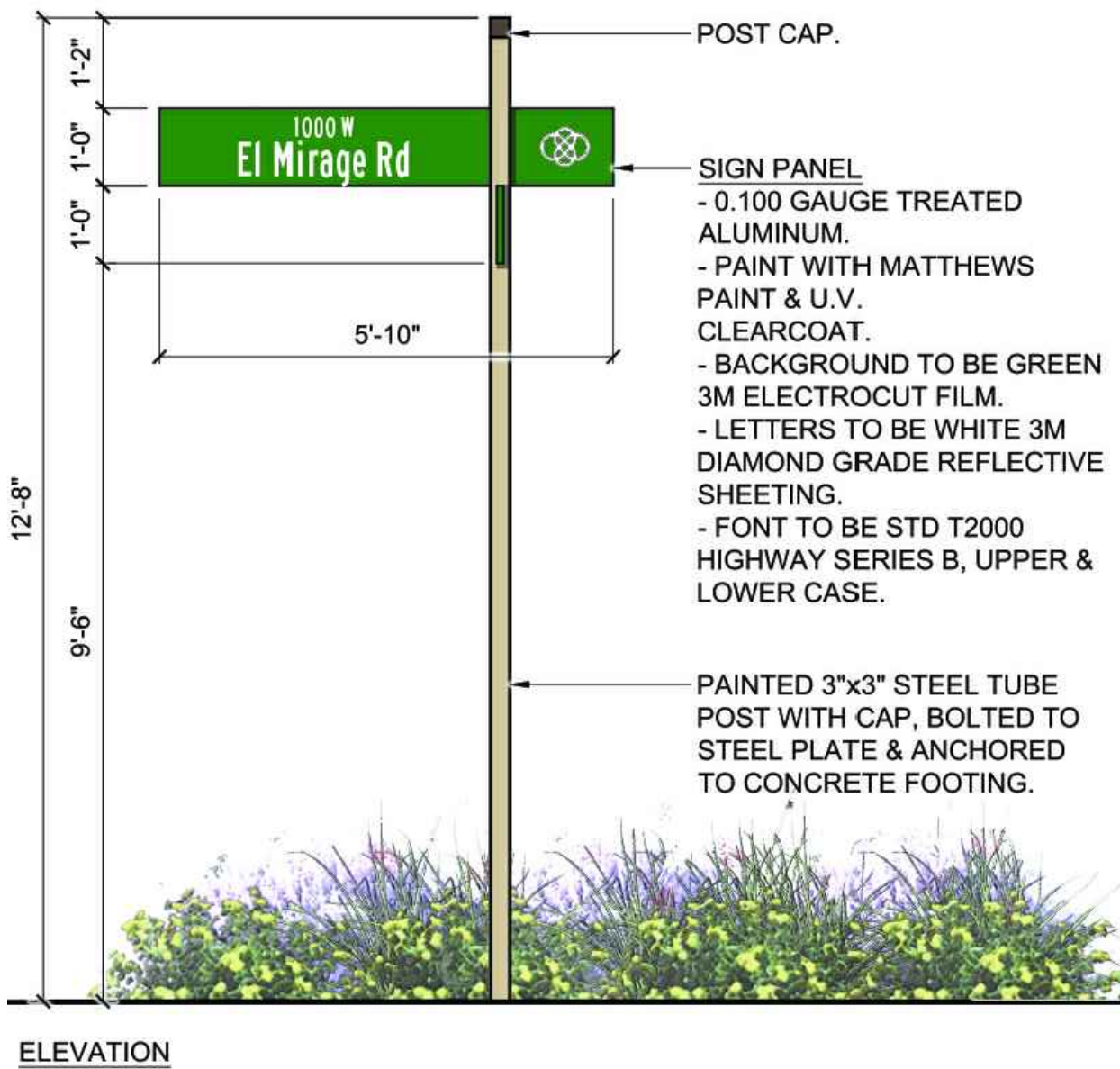
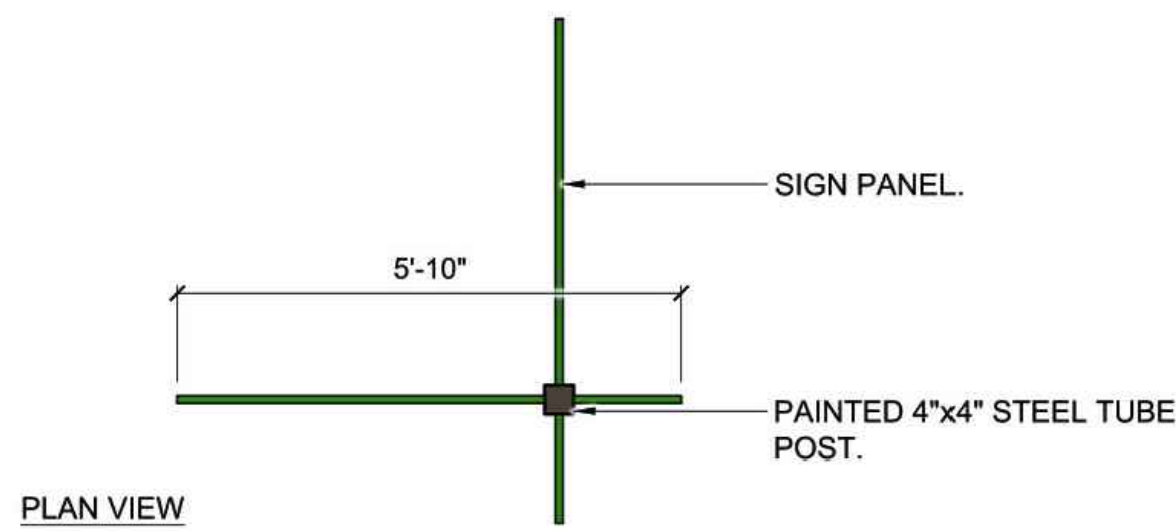
2 FORMATIVE PARK SIGNAGE

NOTE: CONCEPTUAL IN NATURE, TO BE REFINED AT TIME OF FINAL PLAT SUBMITTAL.



NOTE: CONCEPTUAL IN NATURE, TO BE REFINED AT TIME OF FINAL PLAT SUBMITTAL.

4 TRAIL SIGNAGE



NOTE: CONCEPTUAL IN NATURE, TO BE REFINED AT TIME OF FINAL PLAT SUBMITTAL.

3 STREET SIGNAGE

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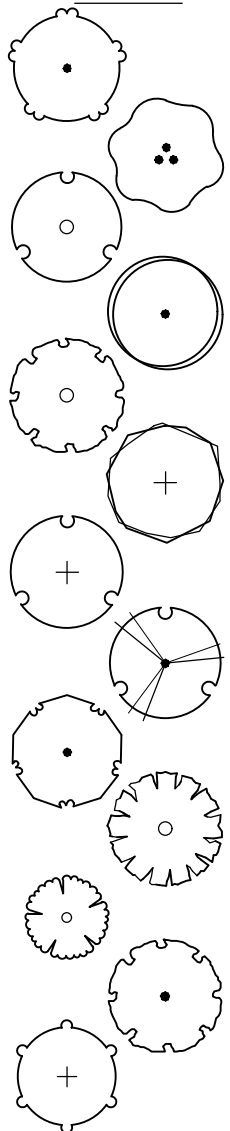
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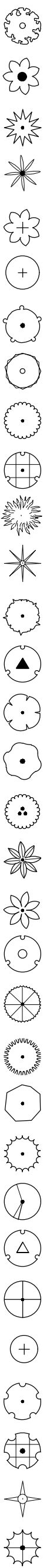
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CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA
PRELIMINARY PLAT - PHASE 3 LANDSCAPE
OPEN SPACE PROGRAM AND NEIGHBORHOOD PARK SIGNAGE

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DATE 06/16/21
SCALE AS SHOWN
JOB NO. 1704
SHEET
LP-402
18 OF 24 SHEETS

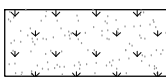
TREES



SHRUBS



GROUND COVERS



NOTES:
CONTRACTOR TO VERIFY ALL QUANTITIES.
CONTRACTOR TO PROVIDE DECOMPOSED GRANITE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL.
MAINTAIN 2' TO 3' TREE AND SHRUB CLEARANCE FROM WALLS.
MAINTAIN 2' TO 3' TREE CLEARANCE FROM SIDEWALKS.

BOTANICAL NAME / COMMON NAME	CONT	EMITTER APPLICATION	MAINTENANCE NOTES
Acacia aneura / Mulga	15 Gal.	See tree emitter schedule	Stake as required/ trim as needed
Caesalpinia cacalaco `Smoothie` TM / Cascalote	24" Box	See tree emitter schedule	Stake as required/ trim as needed
Citrus x aurantiifolia `Thornless` / Thornless Mexican Lime	36" Box	See tree emitter schedule	Stake as required/ trim as needed
Chilopsis linearis `Arts Seedless` / Desert Willow	15 Gal.	See tree emitter schedule	Stake as required/ trim as needed
Dalbergia sissoo / Rosewood	15 Gal.	See tree emitter schedule	Stake as required/ trim as needed
Fraxinus velutina `Fan-Tex` / Fan-Tex Ash	24" Box	See tree emitter schedule	Stake as required/ trim as needed
Olneya tesota / Desert Ironwood	24"box	See tree emitter schedule	Stake as required/ trim as needed
Parkinsonia x `Desert Museum` / Desert Museum Palo Verde	24" Box	See tree emitter schedule	Stake as required/ trim as needed
Pistacia chinensis `Red Push` / Red Push Chinese Pistache	24" Box	See tree emitter schedule	Stake as required/ trim as needed
Prosopis x `Phoenix` TM / Hybrid Mesquite	24" Box	See tree emitter schedule	Stake as required/ trim as needed
Prunus persica `Earligrande` / Earligrande Peach	15 Gal.	See tree emitter schedule	Stake as required/ trim as needed
Sophora secundiflora / Texas Mountain Laurel	24" Box	See tree emitter schedule	Stake as required/ trim as needed
Ulmus parvifolia `Allee` / Allee Lacebark Elm	24" Box	See tree emitter schedule	Stake as required/ trim as needed
BOTANICAL NAME / COMMON NAME	CONT		
Acacia redolens / Bank Catclaw	5 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
Agave parryi / Parry's Agave	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
Agave weberi / Weber's Agave	5 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
Agave x `Blue Glow` / Blue Glow Agave	5 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
Aloe x `Blue Elf` / Aloe	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
Ambrosia deltoidea / Triangle Bur Ragweed	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
Bougainvillea x 'La Jolla' / Bougainvillea	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
Bougainvillea x `Rosenka` / Bougainvillea	5 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
Caesalpinia pulcherrima / Red Bird Of Paradise	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
Convolvulus cneorum / Bush Morning Glory	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
Dalea greggii / Trailing Indigo Bush	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
Dasyliiron wheeleri / Grey Desert Spoon	5 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
Dodonaea viscosa `Green` / Green Hopseed Bush	5 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
Encelia farinosa / Brittle Bush	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
Eremophila glabra `Kalgoorlie` / Kalgoorlie Emu Bush	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
Eremophila glabra `Mingenew Gold` / Emu Bush	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
Eremophila glabra carnosa / Winter Blaze Emu Bush	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
Hesperaloe funifera / Giant Yucca	5 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
Hesperaloe parviflora `Brakelights` TM / Brakelights Red Yucca	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
Lantana camara `Dallas Red` / Dallas Red Lantana	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
Lantana montevidensis `Purple` / Purple Trailing Lantana	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
Lantana x `New Gold` / New Gold Lantana	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
Nerium oleander `Petite Pink` / Petite Pink Oleander	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
Rosmarinus officinalis `Prostratus` / Dwarf Rosemary	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
Ruellia brittoniana / Blue Bellls	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
Tecoma x `Crimson Flare` / Red Yellow Bells	5 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
Tecoma x `Orange Jubilee` / Orange Jubilee Yellow Bells	15 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
Tecoma x `Sierra Apricot` / Sierra Apricot Yellow Bells	5 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
Vauquelinia californica / Arizona Rosewood	5 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
Wedelia trilobata / Wedelia	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
Yucca pallida / Twistleaf Yucca	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
Yucca rupicola / Texas Yucca	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
BOTANICAL NAME / COMMON NAME	CONT		
Cynodon dactylon `Midiron` / Bermuda Grass	Sod	See turf watering schedule	

LANDSCAPE DESIGN

The Landscape design is intended to complement and reinforce the overall theme and character for the community. The proposed palette of trees, shrubs, ground covers and lawn areas will be utilized to establish a strong link to the overall community design intent, and will complement the South Avondale Character Area as defined in the COA Street Tree Master Plan. The plants natural size, shape, leaf, texture, water use and seasonal color interest are all important elements of the landscape design.

LANDSCAPE MAINTENANCE INTENT:

- Provide good horticultural and ecological practice to all landscape operations to ensure best growing environment for all plant material.
- Promote healthy growth and establishment of all plants, trees, and grass areas.
- Ensure development of optimum plant form, shape, and planting density.

MONTHLY MAINTENANCE SCHEDULE:

JANUARY
LAWN MAINTENANCE/ PERENNIAL RYE GRASS
FERTILIZE ONCE WITH A 3-1-2 RATIO (E.G. 21-7-14)
ADJUST SEASONAL WATERING SCHEDULE FOR TREES AND SHRUBS
ANY PLANTS THAT EXPERIENCE FROST DAMAGE SHALL NOT BE PRUNED UNTIL AFTER BEGINNING OF MARCH.
RAKE DECOMPOSED GRANITE AND REMOVE ALL DEAD PLANT MATERIAL AND DEBRIS

FEBRUARY
LAWN MAINTENANCE/ PERENNIAL RYE GRASS
PRE-EMERGENT TO CONTROL WEEDS, APPLY ONE TIME FEB 25 - MARCH 5.
ADJUST IRRIGATION TO WINTER WATERING SCHEDULE.
RAKE DECOMPOSED GRANITE AND REMOVE ALL DEAD PLANT MATERIAL AND DEBRIS.

MARCH
LAWN MAINTENANCE - PERENNIAL RYE GRASS
BY MID-MONTH FROST DAMAGED PLANTS CAN BE PRUNED. PRUNING SHOULD BE DONE TO MAINTAIN PLANT HEALTH (REMOVE DEAD, DAMAGED OR DISEASED PORTIONS, CROSS BRANCHING, ETC.)
SPENT STALKS OF ALOES, AGAVES AND OTHER SUCCULENTS CAN BE REMOVED.
RAKE DECOMPOSED GRANITE AND REMOVE ALL DEAD PLANT MATERIAL AND DEBRIS.

APRIL
LAWN MAINTENANCE - PERENNIAL RYE GRASS
MAINTAIN RYE GRASS AT 3/4" OR LOWER TO ENCOURAGE SPRING TRANSITION BACK TO BERMUDA GRASS
ADJUST SEASONAL WATERING SCHEDULE FOR TREES AND SHRUBS
RAKE DECOMPOSED GRANITE AND REMOVE DEBRIS FROM LANDSCAPE AREAS.

MAY
LAWN MAINTENANCE - PERENNIAL RYE GRASS
FERTILIZE ONCE WITH A 3-1-2 RATIO (E.G. 21-7-14)
MAINTAIN RYE GRASS AT 1/2" WITH A REEL LAWN MOWER UNTIL THE OVERSEED DIES.
EARLY MAY, CHECK FOR PLANT DEFICIENCIES AND APPLY FERTILIZER TO LANDSCAPE IF NEEDED.
BY THE END OF MAY AND AS TEMPERATURE RISE, ADJUST SEASONAL WATERING SCHEDULE FOR TREES AND SHRUBS.

JUNE
LAWN MAINTENANCE OF BERMUDA GRASS/ MOW AT A RECOMMENDED HEIGHT.
REMOVE THATCH WHEN MORE THAN 1/2" THICK.

JULY
LAWN MAINTENANCE - BERMUDA GRASS, FERTILIZE ONCE WITH A 3-1-2 RATIO (E.G. 21-7-14). MOW AT A RECOMMENDED HEIGHT.

AUGUST
LAWN MAINTENANCE - BERMUDA GRASS
MOW AT MAXIMUM RECOMMENDED HEIGHT TO INCREASE STRESS TOLERANCE.

SEPTEMBER
LAWN MAINTENANCE - BERMUDA GRASS
MOW AT MAXIMUM RECOMMENDED HEIGHT TO INCREASE STRESS TOLERANCE. TURN OFF TURF IRRIGATION ONE WEEK PRIOR TO SCALPING BERMUDA GRASS.

OCTOBER
LAWN MAINTENANCE - PERENNIAL RYE GRASS
SCALP AND LIGHTLY DETHATCH BERMUDA GRASS NO EARLIER THAN SEPTEMBER 25.
PLANT PERENNIAL RYE GRASS AT A RATE OF 15 POUNDS PER 1,000 SQUARE FEET. DO NOT FERTILIZE OVERSEEDDED RYE GRASS UNTIL A 2 WEEKS AFTER THE SEED IS DOWN.

NOVEMBER
LAWN MAINTENANCE - PERENNIAL RYE GRASS
SCALP AND LIGHTLY DETHATCH BERMUDA GRASS NO EARLIER THAN SEPTEMBER 25.
PLANT PERENNIAL RYE GRASS AT A RATE OF 15 POUNDS PER 1,000 SQUARE FEET. DO NOT FERTILIZE OVERSEEDDED RYE GRASS UNTIL AFTER FIRST MOWING.
ADJUST SEASONAL WATERING SCHEDULE FOR TREES AND SHRUBS

DECEMBER
LAWN MAINTENANCE - PERENNIAL RYE GRASS
FERTILIZE ONCE WITH A 3-1-2 RATIO (E.G. 21-7-14)
SPRAY PRE-EMERGENT (SURFLAN) IN DECOMPOSED GRANITE PLANTING AREAS TO CONTROL WEEDS.
RAKE DECOMPOSED GRANITE AND REMOVE DEBRIS FROM LANDSCAPE AREAS.
DO NOT PRUNE ANY DAMAGE ON PLANTS DUE TO FROST AND DO NOT PRUNE COLD-TENDER PLANTS, UNTIL SPRINGTIME.

NOTES:
TREES WILL NEED TO BE TRIMMED AT LEAST ONCE IN THE SPRING. SOME TREE SPECIES WILL ALSO NEED TO BE PRUNED DURING THE SUMMER AND FALL MONTHS.
PALM TREES, AGAVES, YUCCAS, AND DESERT SPOON SPECIES WILL NEED TO BE MAINTAINED ON AN INDIVIDUAL BASIS AND AS NEEDED THROUOUT THE YEAR.
RAKE DECOMPOSED GRANITE AREAS.
DO NOT CUT LOWER LEAVES OF THE AGAVE TO MAINTAIN NATURAL FORM.

IRRIGATION DESIGN

The intent is to design an irrigation system that will maintain aesthetically pleasing plant material with a reasonable initial construction cost and minimal annual maintenance costs.

The irrigation system anticipated will be a combination sprinkler/drip system using pop-up rotor or pop-up spray sprinklers on turf grasses, pop-up and point source drip emitters on non-turf plant materials located outside of turf areas. The primary plant material types (turf, trees, shrubs) will be irrigated on separate control valves.

The water source will be potable water from multiple points-of-connection (POC's) that will be located at strategic locations throughout the site. The irrigation meters will be from 1-inch and 1.5-inches in size with a capacity of 10 to 80 GPM. At each POC a curb stop valve, water meter, and backflow prevention device will be provided. Additionally, a solenoid operated master valve and flow sensor will provide for additional protection in the event of a mainline break.

Control of the landscape irrigation system will be facilitated by smart, weather sensing controllers located near each POC. Controllers will be pedestal and/or wall mounted in a stainless steel enclosure. Low voltage (24 VAC) wiring from the controller to solenoid valves will be single strand wire suitable for direct burial. It is recommended that controllers be located at or near POC locations, or as coordinated with the Civil or Electrical Engineer, where 110 VAC power (low amperage) will be required.

The mainline will be Class 200 PVC pipe and sprinkler lateral pipe will be Class 200 and drip lateral pipie will be Class 315 PVC. Specified pipe burial depths will be 24 inches for mainline pipe and 18 inches for lateral pipe. Control wiring will be adjacent to or below mainline burial depths. Where irrigation mainline and control wire must cross under hard surface, pipe and wire will be routed through separate PVC Class 200 sleeves.

Plastic solenoid valves will be rated at 200 PSI, having a flow control and pressure regulation capability. Sprinkler laterals will be designed for 10 to 50 GPM +, depending on required zone flows, and will utilize 1-inch to 1.5-inch solenoid valves. Multiple laterals will operate simultaneously as programmed from the controller. Each manual and solenoid valve will be housed in a single valve box for valve access.

Quick coupling valves will be located on approximately 200 to 250 foot centers for incidental water needs.

Sprinklers will be spaced so as not to exceed the manufacturer's recommended maximum spacing and to minimize over-spray onto hard surfaces or non-irrigated areas. All sprinklers and bubblers will be specified to be installed on swing joints.

DRIP EMITTER SCHEDULE

PLANT TYPE	PLANT SIZE	EMITTERS PER PLANT	GPH PER OUTLET	NUMBER OF OUTLETS	TOTAL GPH PER PLANT
TREES	15 GAL.	1 MULTI	2 GPH	3	6 GPH
TREES	24" BOX	1 MULTI	2 GPH	4	8 GPH
TREES	36" BOX	2 MULTI	2 GPH	4	8 GPH
TREES	48" BOX	2 MULTI	2 GPH	5	10 GPH
SHRUBS	1 GAL.	1 SINGLE	1 GPH	1	1 GPH
SHRUBS	5 GAL.	1 SINGLE	1 GPH	1	2 GPH
GROUND COVERS	1 GAL.	1 SINGLE	1 GPH	1	1 GPH
CACTI	1 GAL.	1 SINGLE	0.6 GPH	1	0.6 GPH

NOTE: ALL EMISSION POINTS TO BE LOCATED ON THE UPHILL SIDE OF THE PLANT.

DRIP IRRIGATION WATERING SCHEDULE

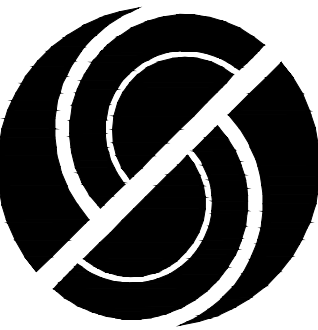
DAILY HIGH TEMP.	WATERING HRS.	DAY INTERVAL
50-75 DEGREES	0.5 HOURS	EVERY 5TH DAY
75-100 DEGREES	1.0 HOURS	EVERY 3RD DAY
100-115+ DEGREES	1.5 HOURS	EVERY OTHER DAY

NOTE: SEE DRIP EMITTER SCHEDULE FOR EMITTER ALLOCATION.

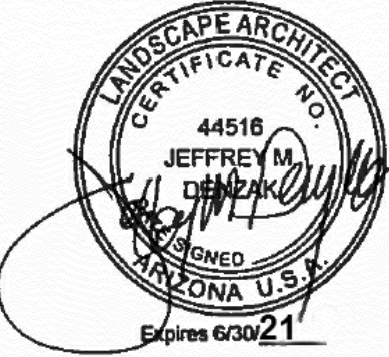
TURF IRRIGATION WATERING SCHEDULE

MONTH	HIGH TURF QUALITY	ACCEPTABLE TURF QUALITY
JANUARY	1.7"	1.4"
FEBRUARY	2.4"	2.0"
MARCH	4.0"	3.4"
APRIL	5.9"	5.2"
MAY	7.3"	6.3"
JUNE	7.4"	6.4"
JULY	7.7"	6.7"
AUGUST	7.3"	6.4"
SEPTEMBER	5.6"	4.8"
OCTOBER	4.2"	3.6"
NOVEMBER	2.5"	2.1"
DECEMBER	1.6"	1.4"
ANNUAL TOTAL	57.5"	49.9"

NOTE: TURF GRASS WATER USE VALUES WERE PROVIDED BY THE UNIVERSITY OF ARIZONA COOPERATIVE EXTENSION SERVICE.



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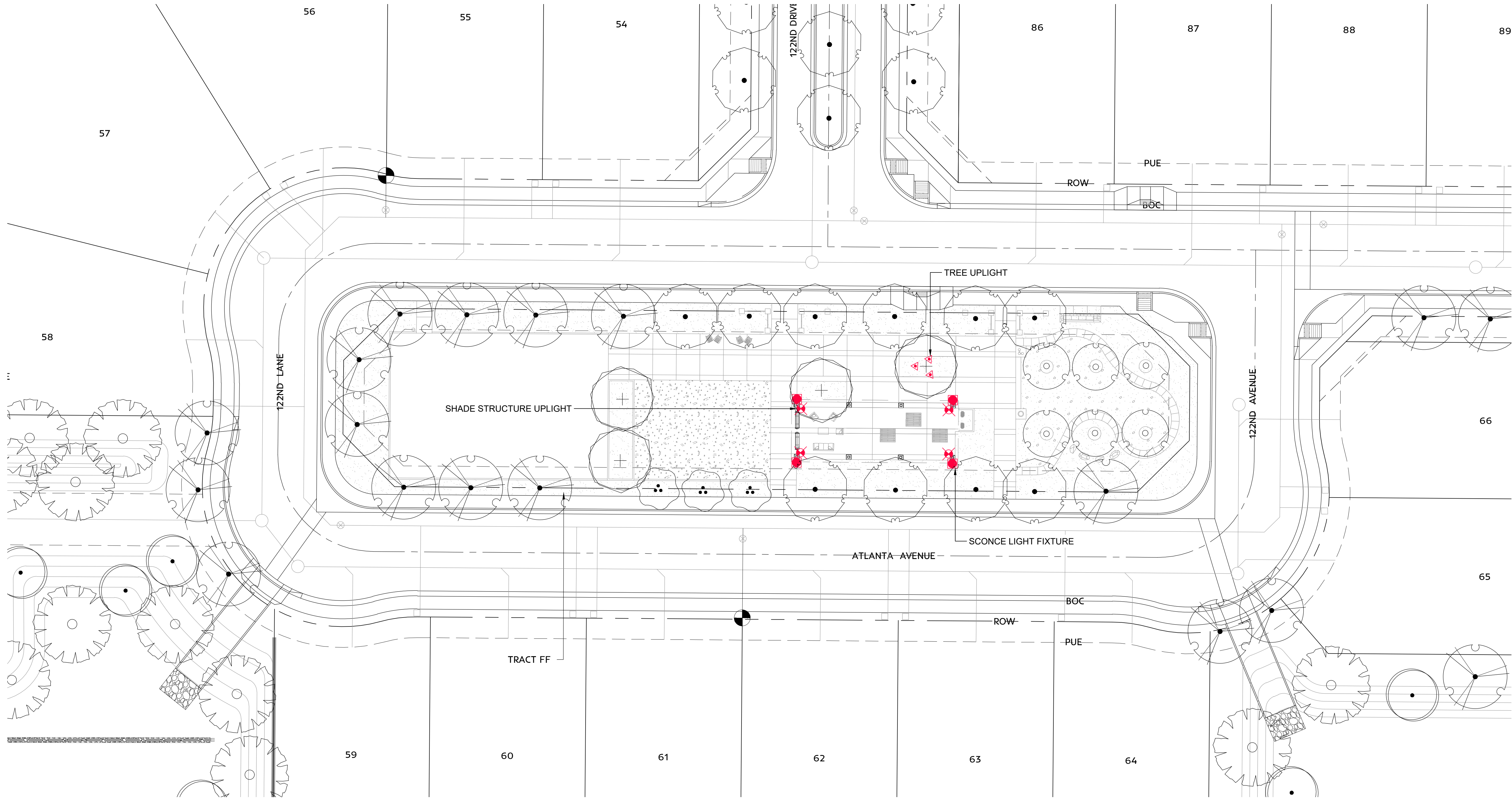
PROJECT PHASE		
☒	PRELIMINARY PLAT	06.16.21
☐	CONSTRUCTION DOCUMENTS	
☐	ISSUE FOR BID SET	
☐	ISSUE FOR CONSTRUCTION	

REVISIONS		
NO.	DESCRIPTION	DATE

ALAMAR
CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA
PRELIMINARY PLAT - PHASE 3 LANDSCAPE
LANDSCAPE MAINTENANCE SCHEDULE

PRELIMINARY-
NOT FOR
CONSTRUCTION

DRAWN	SY/ TH
CHECKED	JD
DATE	06/16/21
SCALE	AS SHOWN
JOB NO.	1704
SHEET	
LP-501	
19 OF 24 SHEETS	

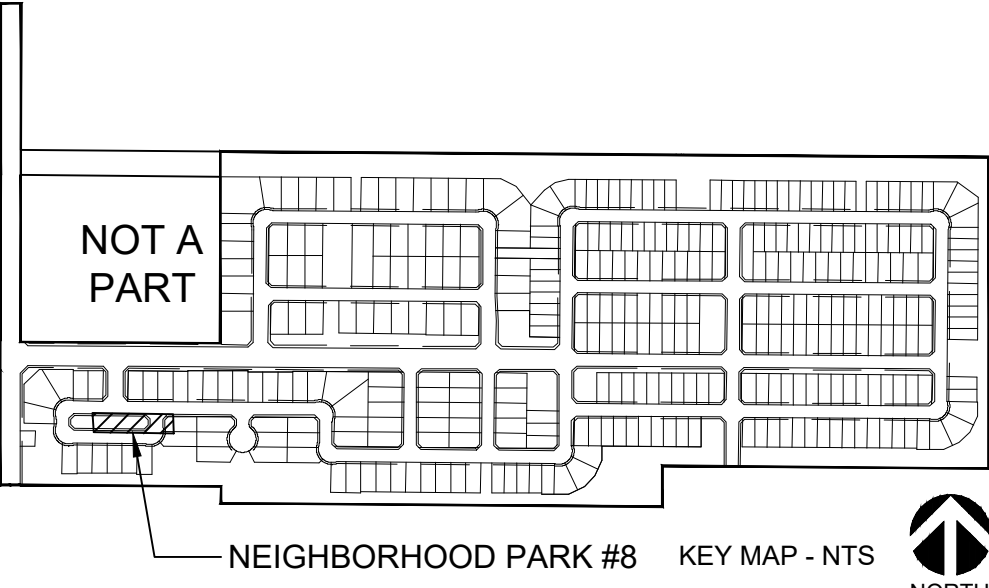
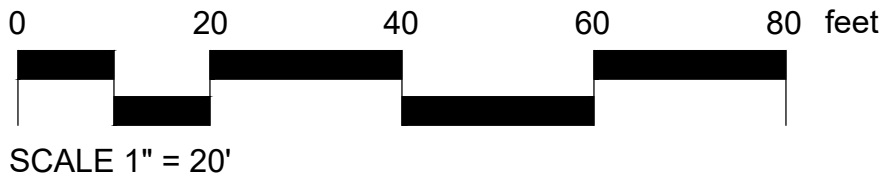


LIGHTING SCHEDULE

SYMBOL	DESCRIPTION
	SIGN LIGHTING
	SHADE STRUCTURE UPLIGHT
	SCONCE
	LANDSCAPE TREE UPLIGHT
	WALL ACCENT LIGHT
	COURT LIGHT

LEGEND

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



PROJECT PHASE	
☒	PRELIMINARY PLAT 06.16.21
☐	CONSTRUCTION DOCUMENTS
☐	ISSUE FOR BID SET
☐	ISSUE FOR CONSTRUCTION

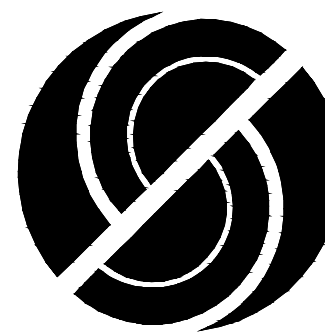
REVISIONS		
NO.	DESCRIPTION	DATE

ALAMAR
CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA
PRELIMINARY PLAT - PHASE 3 LANDSCAPE
LIGHTING PLAN - NEIGHBORHOOD PARK #8

PRELIMINARY -
NOT FOR
CONSTRUCTION

DRAWN	TH
CHECKED	JD
DATE	06/16/21
SCALE	AS SHOWN
JOB NO.	1704
SHEET	
LP-601	
20 OF 24 SHEETS	

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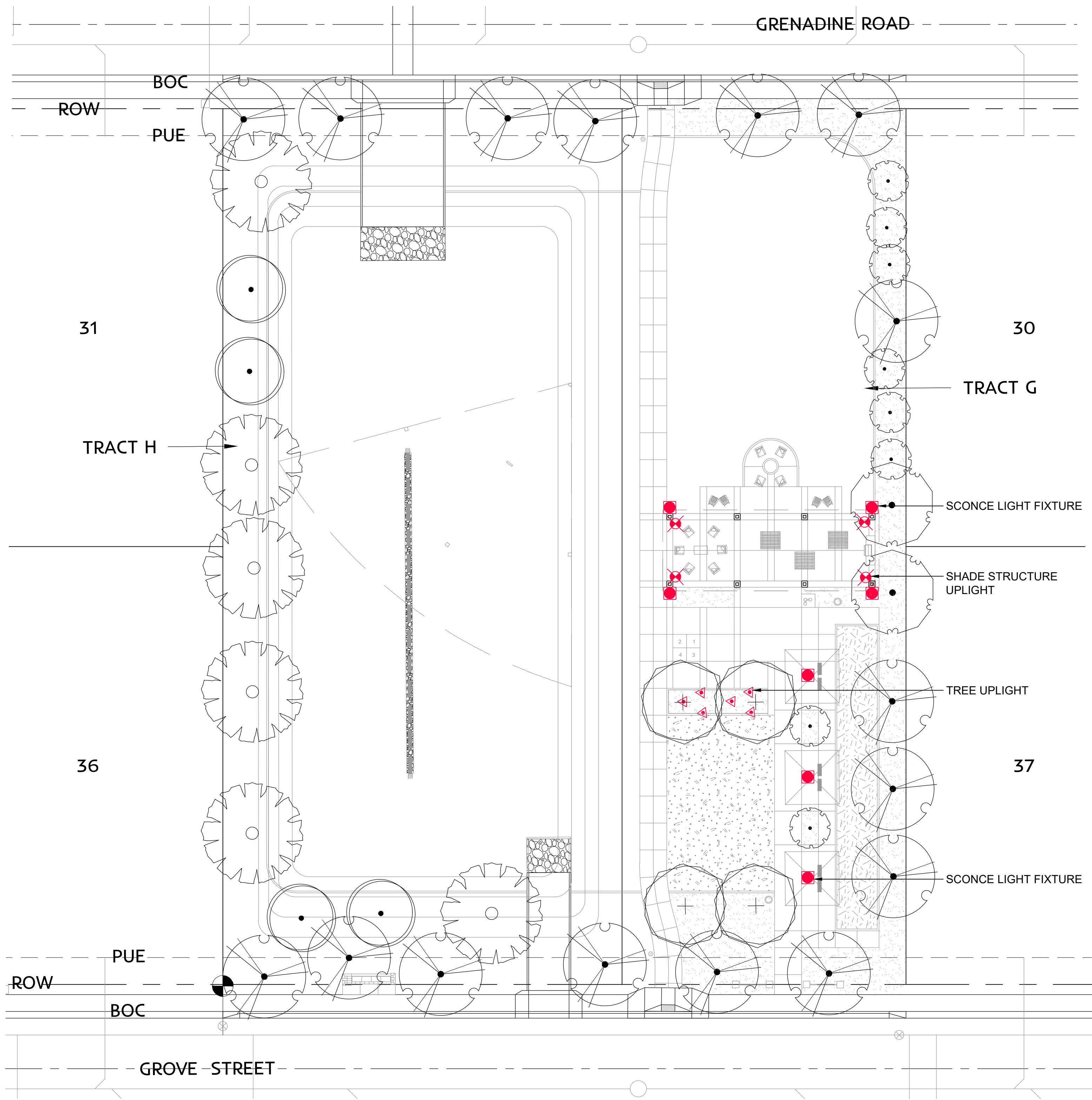
PROJECT PHASE	
☒	PRELIMINARY PLAT 06.16.21
☐	CONSTRUCTION DOCUMENTS
☐	ISSUE FOR BID SET
☐	ISSUE FOR CONSTRUCTION

REVISIONS		
NO.	DESCRIPTION	DATE

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CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA
PRELIMINARY PLAT - PHASE 3 LANDSCAPE
LIGHTING PLAN - NEIGHBORHOOD PARK #9

DRAWN	TH
CHECKED	JD
DATE	06/16/21
SCALE	AS SHOWN
JOB NO.	1704
SHEET	LP-602
21 OF 24 SHEETS	

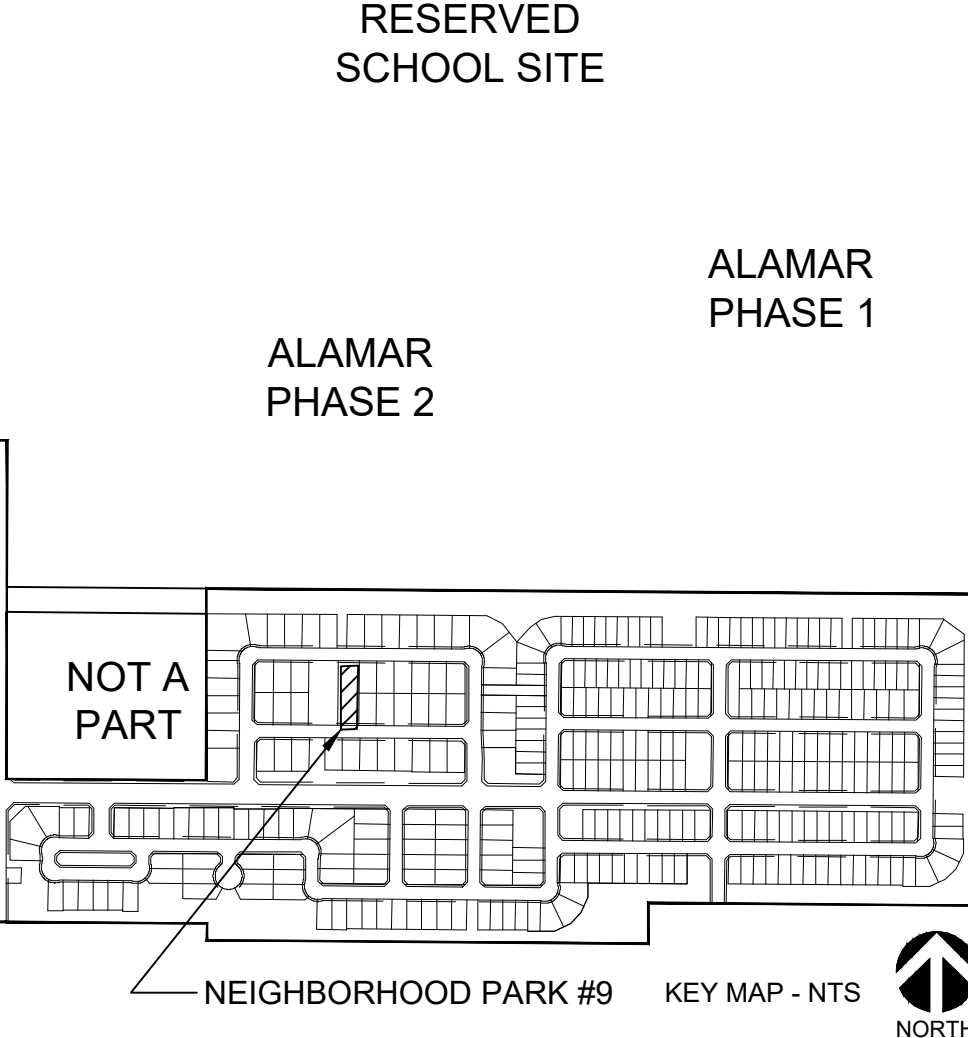


LIGHTING SCHEDULE

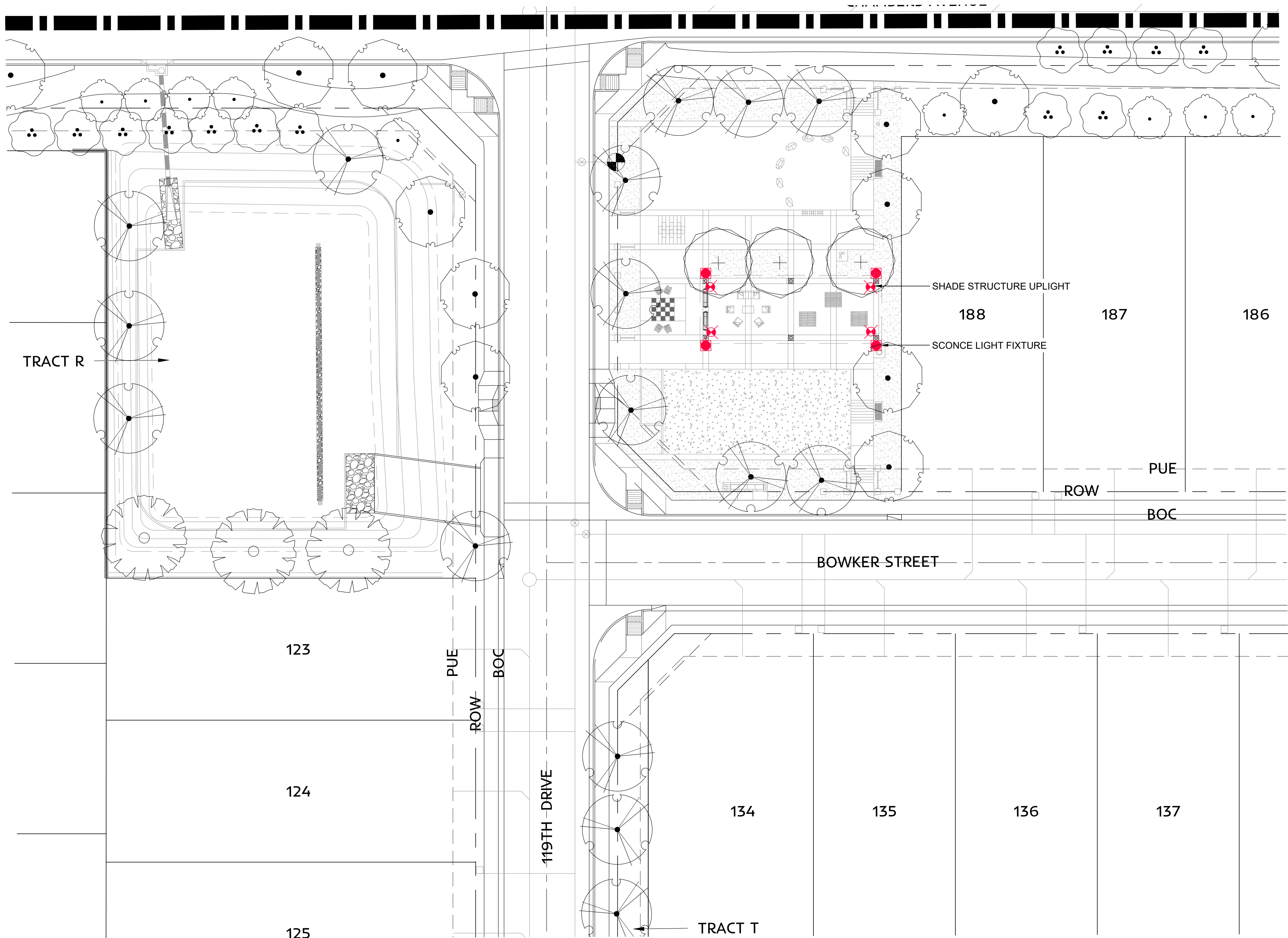
SYMBOL	DESCRIPTION
	SIGN LIGHTING
	SHADE STRUCTURE UPLIGHT
	SCONCE
	LANDSCAPE TREE UPLIGHT
	WALL ACCENT LIGHT
	COURT LIGHT

LEGEND

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



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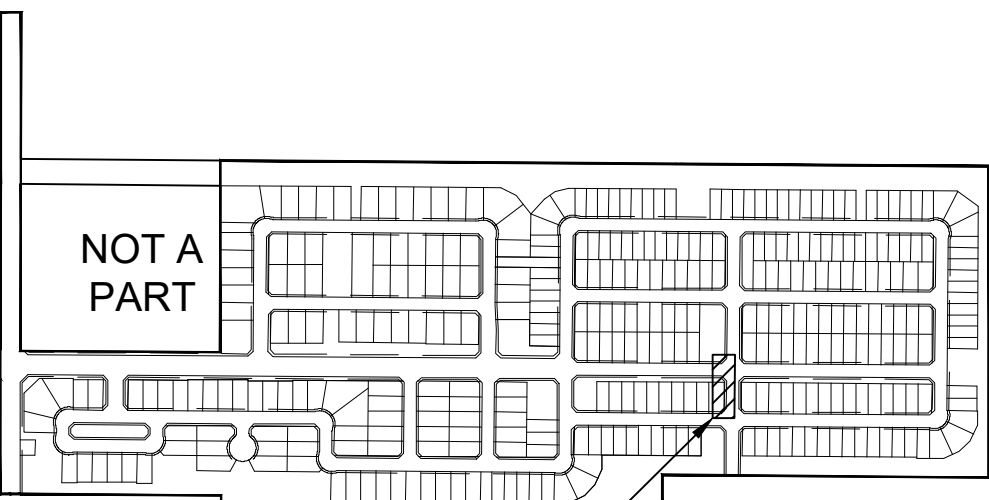
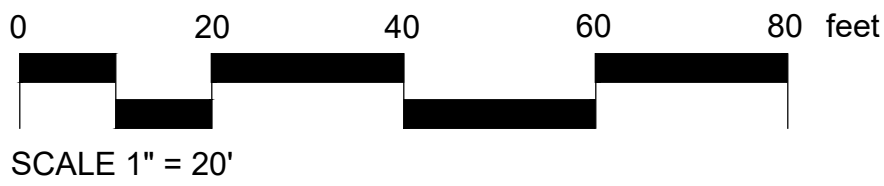


LIGHTING SCHEDULE

SYMBOL	DESCRIPTION
	SIGN LIGHTING
	SHADE STRUCTURE UPLIGHT
	SCONCE
	LANDSCAPE TREE UPLIGHT
	WALL ACCENT LIGHT
	COURT LIGHT

LEGEND

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



RESERVED
SCHOOL SITE

ALAMAR
PHASE 2

ALAMAR
PHASE 1

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PROJECT PHASE	
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☐	CONSTRUCTION DOCUMENTS
☐	ISSUE FOR BID SET
☐	ISSUE FOR CONSTRUCTION

REVISIONS		
NO.	DESCRIPTION	DATE

ALAMAR

CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT - PHASE 3 LANDSCAPE

LIGHTING PLAN - NEIGHBORHOOD PARK #7

PRELIMINARY -
NOT FOR
CONSTRUCTION

DRAWN	TH
CHECKED	JD
DATE	06/16/21
SCALE	AS SHOWN
JOB NO.	1704
SHEET	
LP-603	
22 OF 24 SHEETS	

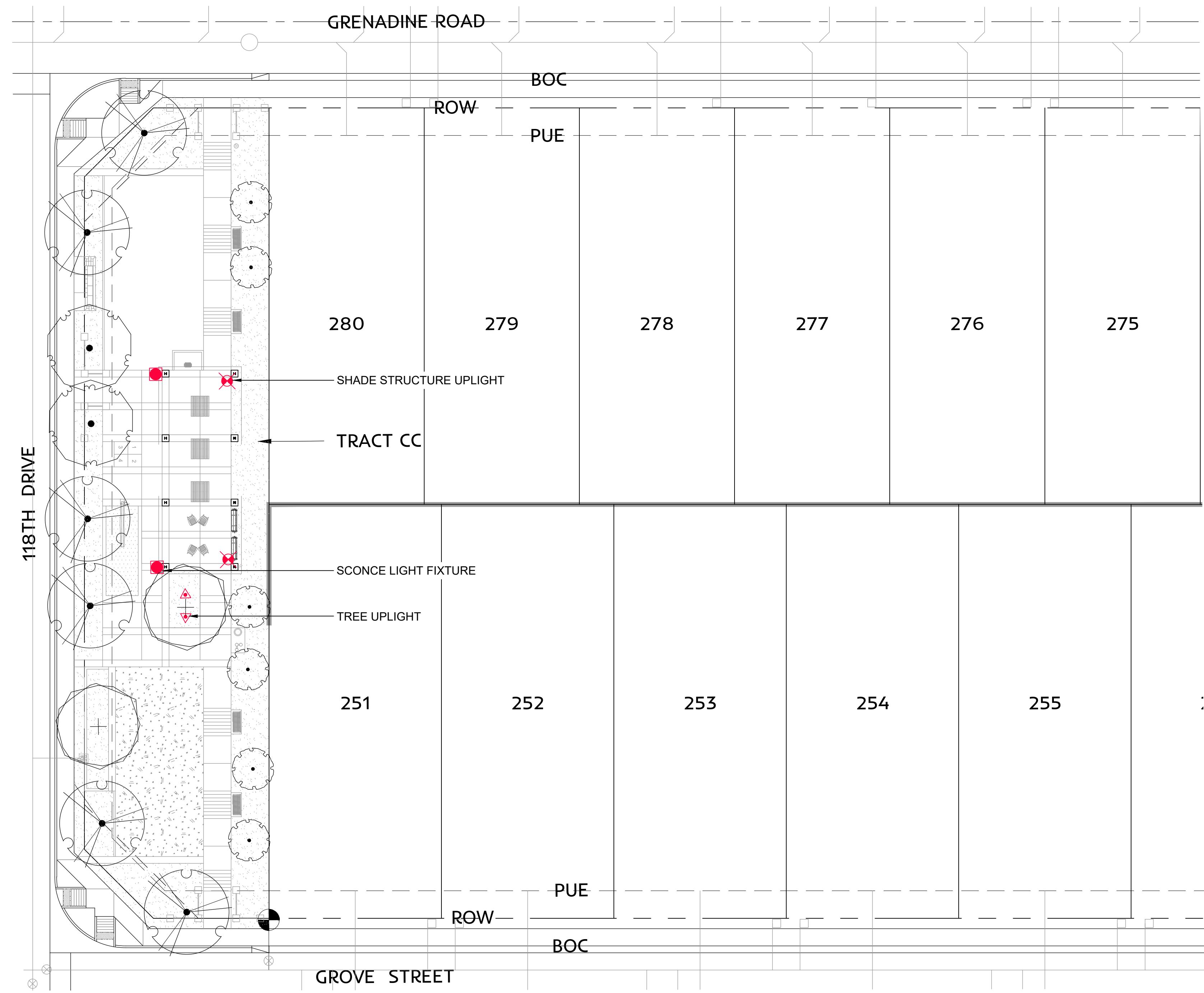
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PROJECT PHASE		
☒	PRELIMINARY PLAT	06.16.21
☐	CONSTRUCTION DOCUMENTS	
☐	ISSUE FOR BID SET	
☐	ISSUE FOR CONSTRUCTION	

REVISIONS		
NO.	DESCRIPTION	DATE

ALAMAR
CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA
PRELIMINARY PLAT - PHASE 3 LANDSCAPE
LIGHTING PLAN - NEIGHBORHOOD PARK #11

PRELIMINARY -
NOT FOR
CONSTRUCTION



LIGHTING SCHEDULE

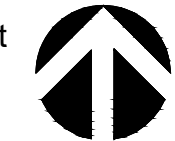
SYMBOL	DESCRIPTION
	SIGN LIGHTING
	SHADE STRUCTURE UPLIGHT
	SCONCE
	LANDSCAPE TREE UPLIGHT
	WALL ACCENT LIGHT
	COURT LIGHT

LEGEND

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



SCALE 1" = 20'

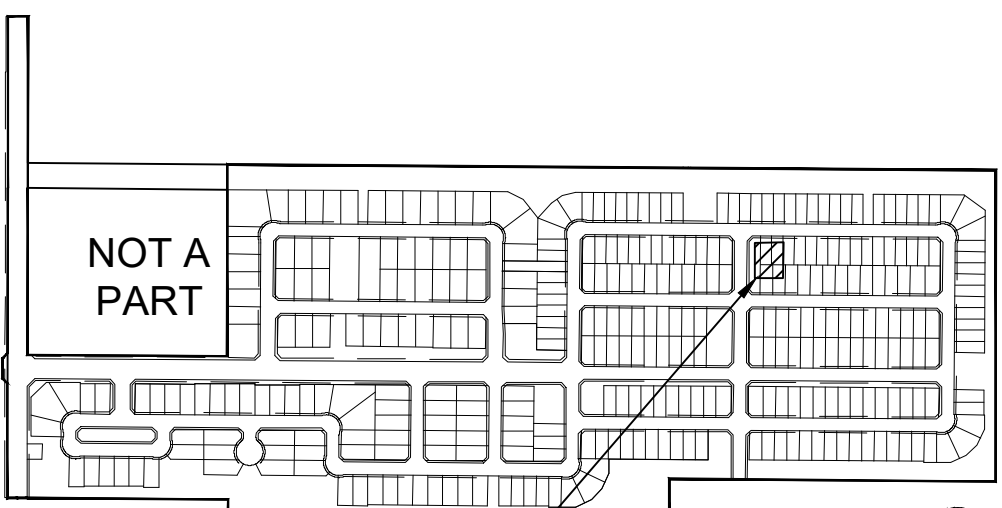


NORTH

RESERVED SCHOOL SITE

ALAMAR PHASE 1

ALAMAR PHASE 2



NOT A PART

NEIGHBORHOOD PARK #11

KEY MAP - NTS

DRAWN	TH
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DATE	06/16/21
SCALE	AS SHOWN
JOB NO.	1704
SHEET	
LP-604	
23 OF 24 SHEETS	

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PROJECT PHASE	
☒	PRELIMINARY PLAT 06.16.21
☐	CONSTRUCTION DOCUMENTS
☐	ISSUE FOR BID SET
☐	ISSUE FOR CONSTRUCTION

REVISIONS		
NO.	DESCRIPTION	DATE

ALAMAR

CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT - PHASE 3 LANDSCAPE

LIGHTING PLAN - LIGHT FIXTURES

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN	TH
CHECKED	JD
DATE	06/16/21
SCALE	AS SHOWN
JOB NO.	1704
SHEET	
LP-605	
24 OF 24 SHEETS	



MODEL 4300 SERIES. COLOR TBD.

MODEL CFL1. COLOR TBD.



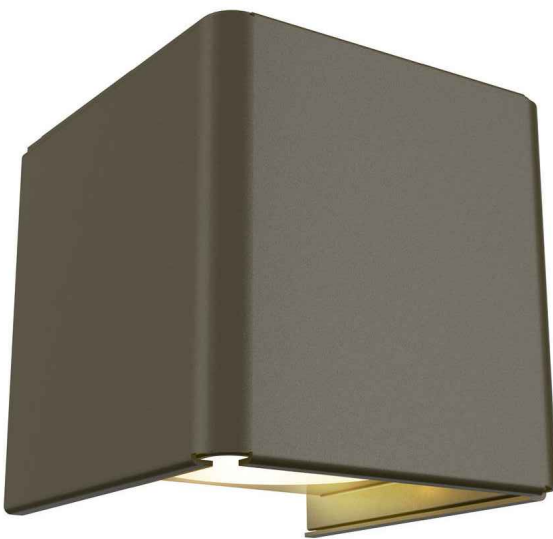


MODEL WDS - UP MOUNT. COLOR TBD.



1SIGN LIGHTING

2SHADE STRUCTURE UPLIGHT



MODEL S-QUAD-8. COLOR TBD.





MODEL KLV202. COLOR TBD.



3SCONCE

4LANDSCAPE TREE UPLIGHT



MODEL CFL1. COLOR TBD.





MODEL ARX16 - SINGLE ARM SIDE. COLOR TBD.



5WALL ACCENT LIGHT

6SPORTS COURT LIGHT

NOTE: CONCEPTUAL IN NATURE, TO BE REFINED AT TIME OF FINAL PLAT SUBMITTAL.

Exhibit H

Certificates of Adequate School Facilities

Littleton Elementary School District

Tolleson Union High School District



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

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

Project: Lakin Property Assigned Planner: Rob Gubser
Request: PAD Rezoning Acreage/Parcel Size: 1,128
Zoning: Existing RU-43 Proposed (if applicable): PAD
Density Allowed: 4.1 Density Proposed (if applicable): 3.36

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

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

Yes

☐ No

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

☐ Yes

No

Date Reviewed: 09-11-2017
School District: Littleton Elementary School District
Authorized District Representative Name/Title:
Dr. Roger Freeman, Superintendent
Phone #: (623) 478-5611
E-mail: freeman.roger@littletonaz.org
Signature: [Signature]



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

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

☒ Yes

No

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

☒ Yes

No

Date Reviewed: September 15, 2017

School District: Tolleson Union High School District #214

Authorized District Representative Name/Title: Nora Gutierrez, Superintendent

Phone #: 623-478-4000

E-mail: nora.gutierrez@tuhsd.org (copy Jeremy.calles@tuhsd.org)

Signature: _____

Development & Engineering Services Department

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

www.avondale.org/developmentservices