



Planning Commission
Online Meeting Agenda
Wednesday, October 20, 2021

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

Using a Mobile Device? Download the Zoom Cloud Meeting App

To join the meeting with audio only (no presentations), call 301-715-8592 (meeting ID: 308 355 7784)

REGULAR MEETING

6:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. OPENING STATEMENT

4. APPROVAL OF MINUTES

Review and approval of the 9/15/2021 Planning Commission Meeting minutes

5. PUBLIC HEARING ITEMS

a. SHADOW RIDGE – MAJOR GENERAL PLAN AMENDMENT – APPLICATION PL-21-0021

Planning Commission will hold a public hearing and consider a request by Cindy Paddock of HILGARTWILSON for a Major Amendment to the Avondale General Plan 2030 Land Use Map for Shadow Ridge, a proposed 118.4 gross acre planned development at the southeast corner of Miami Avenue and Avondale Boulevard. The proposed Major General Plan Amendment, if approved, will amend the General Plan 2030 Land Use Map designations for the property from Estate Low Density Residential to Medium Density Residential. As required by Arizona Statute for Major General Plan Amendments, the Commission will conduct two separate public hearings at different locations within the municipality to promote citizen participation. The first public hearing is an opportunity for the public to comment; no action will be taken by the Commission as that will occur at the second public hearing. The second public hearing, scheduled for November 17, 2021, is another opportunity for public comment and the Commission will take action on the request.

Staff Contact: Michelle Simerdla, Senior Planner

b. PUBLIC HEARING – HERMOSA RANCH MAJOR GENERAL PLAN AMENDMENT - APPLICATION PL-21-0001

Planning Commission will hold a public hearing on a Major General Plan Amendment submitted by Carolyn Oberholtzer with Bergin, Frakes, Smalley and Oberholtzer PLLC on behalf of TGV Investments Voting Trust and Rexco DC, LLC entitled the Hermosa Ranch Major General Plan Amendment concerning approximately 318 gross acres (308.9 net acres) of land located at the southwest corner of Avondale Boulevard and Lower Buckeye Road. The proposal would amend the land use designations of the area from Estate Low Density Residential (ELDR), Medium Density Residential (MDR) and Local Commercial (LC) to Business Park (BP).

Staff Contact: Eric Fitzer, Planning Manager

c. PUBLIC HEARING – PL-21-0014 SOUTH AVONDALE MAJOR GENERAL PLAN AMENDMENT

Planning Commission will hold a public hearing on a City-initiated Major General Plan Amendment entitled the South Avondale Major General Plan Amendment concerning approximately 38,820 gross acres of land located south of the Sierra Estrella Mountains at the southern end of the City of Avondale's Municipal Planning Area. The proposal would amend the land use designations of the area from a Estate Low Density Residential (ELDR); Open Space and Parks (OS) and; Local Commercial (LC) to Open Space and Parks (OS); Floodway and Washes; Rural Low Density Residential (RLDR); Estate Low Density Residential (ELDR); Medium Low Density Residential (MLDR); Medium Density Residential (MDR); Medium High Density Residential (MHDR); High Density Residential (HDR); Local Commercial (LC) and Resort uses. The area subject to the request is bounded generally by the alignments of Dobbins Road on the north, Litchfield Road on the west, Patterson Road on the south, and Avondale Boulevard on the east, until the boundary widens eastward to the 67th Avenue alignment at the Ocotillo Road alignment.

Staff Contact: Eric Fitzer, Planning Manager

6. ACTION ITEMS

7. DISCUSSION ITEMS

8. COMMISSION ANNOUNCEMENTS

9. PLANNING DIVISION REPORT

10. CALENDAR

Next meeting is November 17, 2021

11. ADJOURNMENT

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

Los miembros participaran ya sea en persona o por medio de llamada Telefonica o por vídeo. Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oído, o con necesidad de impresión grande o interprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1000 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta.

CITY COUNCIL REPORT

SUBJECT: APPROVAL OF MINUTES

MEETING DATE: 10/20/2021

TO: Mayor and Council

FROM: Jodie Novak, DES Assistant Director

THROUGH:

REVIEWED: Charles A. Montoya, City Manager, (623) 333-1016

STRATEGIC PLAN:

PURPOSE:

Planning Commission will consider approval of the 9/15/2021 Planning Commission Meeting minutes.

BACKGROUND:

DISCUSSION:

BUDGET IMPACT:

RECOMMENDATION:

Wednesday, September 15, 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.

1. CALL TO ORDER

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

2. ROLL CALL

The following members and representatives were present:

COMMISSIONERS PRESENT VIA ZOOM MEETING

Christopher Thompson, Chair
Lisa Osborne, Vice Chair
Blanca Uvari, Commissioner
Larry White, Commissioner

COMMISSIONERS ABSENT

Alisha Meginnis, Commissioner
Linda Warren, Commissioner

CITY STAFF PRESENT

Jodie Novak, DES Assistant Director
Michelle Simerdla, Senior Planner

Commissioner Stanfield arrived after the meeting started and was deemed present after initial roll call; however, Ms. Stanfield missed the minutes roll call vote.

3. OPENING STATEMENT

Chair Thompson read the Opening Statement.

4. APPROVAL OF MINUTES

a. August 18, 2021

Vice Chair Osborne moved to approve the August 18, 2021 minutes as presented; Commissioner Uvari seconded the motion.

Upon vote, the motion was carried 4 to 0.

Christopher Thompson, Chair	Aye
Commissioner Osborne, Vice Chair	Aye
Commissioner White	Aye
Commissioner Uvari	Aye

Commissioner Stanfield was not yet present.

5. PUBLIC HEARING ITEMS

a. OMNI AVONDALE SELF-STORAGE - CONDITIONAL USE PERMIT - (APPLICATION PL-21-0151)

Michelle Simerdla, Senior Planner, stated that the purpose is to review a proposed 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. The site is located approximately 323 feet north of the northeast corner of Avondale Boulevard and Lower Buckeye Road. 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. The property was annexed into the City's corporate limits on April 14, 1999 and rezoned to Durango Park Planned Area Development. Surrounding land uses were reviewed. The proposal will construct one office and four storage buildings with 613 storage units. No car or RV storage is proposed; 14 visitor parking spaces are provided. A review of the site plan and elevations were provided. Staff supports the project, as it will result in development that is compatible with and complementary to existing uses in the area. The development meets the City's design guidelines. Mini storage is considered a low intensity use, providing a service to the area. The development meets all setbacks, buffering, landscaping and parking requirements. All required notifications were completed. Staff recommends approval with six recommended conditions.

Chair Thompson invited comments from the applicant. Applicant representative, Jason Sanks with Sanks and Associates, the applicant, stated that significant time was spent on the architecture, which includes material diversity. It complements the McDonald's palette and expanded it to match the facility. Traffic to the site is expected to be low at less than two dozen trips per day. Buildings will only be 14 feet tall.

Chair Thompson welcomed Commissioner questions.

There being no questions, Chair Thompson opened the public meeting. The City Clerk has received no requests to speak. There being no questions, Chair Thompson closed the public hearing and invited a motion.

Commissioner White moved to approve Application PL-21-0150 subject to six (6) recommended conditions of approval; Commissioner Stanfield seconded the motion.

Upon vote, the motion was carried 5 to 0.

Christopher Thompson, Chair	Aye
Commissioner Osborne, Vice Chair	Aye
Commissioner White	Aye
Commissioner Stanfield	Aye
Commissioner Uvari	Aye

b. SIERRA ESTRELLA ENERGY STORAGE FACILITY - CONDITIONAL USE PERMIT - (APPLICATION PL-21-0116)

Ms. Novak, DES Assistant Director, stated that the request is to allow the development of an unstaffed, walled-in, open air battery energy storage facility located on property 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. The site location, details and surrounding uses were reviewed. The property is 11.5 acres, having been annexed and zoned many years ago to allow a mix of single family, residential, schools, churches and public facilities with a conditional use permit being approved. A minor amendment to the PAD in September, 2018, further allowed consideration of the use by allowing private utilities that would serve the general public at the substation. As such, it would be treated as a public facility, subject to City Council approval. The facility will store energy obtained from the adjacent red electrical substation during times of off-peak usage of the substation and will reintroduce the energy stored back to the power grid during periods of peak usage. Battery packs will not exceed nine feet in height and will be fully screened by a decorative ten-foot wall along the site perimeter. A solid metal gate at the southeast corner will allow access to the site for maintenance and emergency services.

The landscape plan was reviewed, including a double row of trees, which will serve as a screen buffer in addition to a ten-foot wall along the north, east and south property lines. Planning staff have analyzed the request and find it is consistent with General Plan 2030. It has a Medium Density Residential Designation, which allows for public utility facilities. It is a good transitional use to the existing substation to the west. It will not generate noise, smoke or odors. It complies with the zoning ordinance and meets or exceeds development standards for landscaping, lighting and setbacks. Because it is unstaffed, other than occasional maintenance, it will generate minimal traffic. All public notifications were provided. Planning staff recommends approval.

Chair Thompson invited the applicant to speak. Carolyn Oberholtzer, Bergin, Frakes, Smalley & Oberholtzer, the applicant, stated that the 11-acre battery facility, when fully operational, can power 150,000 homes.

There were no Commission questions.

Chair Thompson opened the public hearing. There were no public comments, and the Planning Commission Clerk has received no requests to speak.

Chair Thompson closed the public hearing and invited a motion.

Vice Chair Osborne moved to approve Application PL-21-0116 subject to two (2) recommended conditions of approval; Commissioner White seconded the motion.

Upon vote, the motion was carried 5 to 0.

Christopher Thompson, Chair	Aye
Commissioner Osborne, Vice Chair	Aye
Commissioner White	Aye
Commissioner Stanfield	Aye
Commissioner Uvari	Aye

6. ACTION ITEMS

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

Ms. Novak stated that the purpose of the preliminary plat is an engineering document for Phase 3 of the Master Plan Community, which includes 345 single family lots. An overview of the Alamar Master Planned Community was provided. The development overall will have 3,600 new single-family homes in one community. Phase 3 consists of 110 acres. A site history was given. The preliminary plat for Phase 3 was approved in 2019 and expired in May of 2021. It was not developed, due to conditions of the cost prohibitive Alamar Parkway, a street which was crossing over an effluent line. Changes needed to be made to the plat, which is the purpose for today's application. Phase 3 consists of 345 lots. Design details and amenities were discussed. City Staff believes the plat is in conformance with the adopted PAD zoning for Alamar, meets the subdivision standard regulations as well as the zoning ordinance. Theme and design are consistent with Phases 1, 2 and 4. Staff recommends approval.

Chair Thompson welcomed Commission questions or comments. There being no questions, he invited a motion.

Vice Chair Osborne moved to approve Application PL-21-0128 subject to four (4) conditions of approval; Commissioner White seconded the motion.

Upon vote, the motion was carried 5 to 0.

Christopher Thompson, Chair	Aye
Commissioner Osborne, Vice Chair	Aye
Commissioner White	Aye
Commissioner Stanfield	Aye
Commissioner Uvari	Aye

7. COMMISSION ANNOUNCEMENTS

Chair Thompson introduced himself as new Commission Chair and Lisa Osborne as new Vice Chair.

8. PLANNING DIVISION REPORT

Ms. Novak discussed staffing changes within the Division, including Mr. Galica and Mr. Craig's move to Buckeye. A new planning manager will begin with the City on Monday. Two new planners have also come onboard. The position of principal planner has been posted for hiring. She congratulated Mr. Thompson for his new role as Chair and Ms. Osborne in her position as Vice Chair. The upcoming meeting agenda will include major General Plan amendments.

9. CALENDAR

The next meeting is October 20, 2021.

10. ADJOURNMENT

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

Upon vote, the motion was carried 5 to 0.

Christopher Thompson, Chair	Aye
Commissioner Osborne, Vice Chair	Aye
Commissioner White	Aye
Commissioner Stanfield	Aye
Commissioner Uvari	Aye

Meeting adjourned at 6:46 p.m.

Chair

Date



AGENDA ITEM REPORT

SUBJECT: Shadow Ridge – Major General Plan Amendment – Application PL-21-0021

MEETING DATE: 10/20/2021

TO: Planning Commission

FROM: Michelle Simerdla, Senior Planner

THROUGH: Eric Fitzer, Planning Manager

PURPOSE:

Planning Commission will hold a public hearing and consider a request by Cindy Paddock of HILGARTWILSON for a Major Amendment to the Avondale General Plan 2030 Land Use Map for Shadow Ridge, a proposed 118.4 gross acre planned development at the southeast corner of Miami Avenue and Avondale Boulevard. The proposed Major General Plan Amendment, if approved, will amend the General Plan 2030 Land Use Map designations for the property from Estate Low Density Residential to Medium Density Residential. As required by Arizona Statute for Major General Plan Amendments, the Commission will conduct two separate public hearings at different locations within the municipality to promote citizen participation. The first public hearing is an opportunity for the public to comment; no action will be taken by the Commission as that will occur at the second public hearing. The second public hearing, scheduled for November 17, 2021, is another opportunity for public comment and the Commission will take action on the request.

BACKGROUND:

The 118.4 gross acre subject property (Exhibits A and B) is located at the southeast corner of Miami Avenue and Avondale Boulevard, in the jurisdiction of Maricopa County. The irregularly-shaped site is relatively flat with an irrigation canal that runs along Avondale Boulevard and is adjacent to an irrigation canal to the south that is not part of the project. There are above-ground utility lines along Avondale Boulevard and power lines that bisect the property.

The site is zoned in the County as Single-Family Residential with a Residential Unit Plan of Development Overlay District (R1-6/RUPD). The R1-6/RUPD zoning allows for development of 6,000 square foot single-family residential lots. It is the City's policy not to serve water or sewer to new developments in unincorporated areas; for the property to develop under its current County zoning, the developer would be required to provide private water and sewer services independent of the City's systems.

Approval of this Major General Plan Amendment request will revise the land use designation on the property as described later in this report. Presently, the property's City General Plan 2030 land use category designation is Estate Low Density Residential (ELDR) (Exhibit C). The ELDR category allows for development of detached single-family residential homes at a density of 1 to 2.5 dwelling units per acre. The target density in ELDR is 1 unit per acre.

The existing uses and zoning of surrounding properties include:

- **North of Miami Avenue:** Several unincorporated parcels, generally 1.2 acres in size, mostly developed

with single-family residences and related accessory structures. These properties are zoned County RU-43 (Rural-43).

- **East:** Entrada, a master planned community, zoned Planned Area Development and approved for 625 single-family dwelling units with lot sizes of 45' X 110', 50' X 115', and 55' X 120'. The property is undeveloped and the construction timeline is unknown.
- **South:** The master planned community, Entrada as described above, and a pump station owned by the City of Goodyear zoned Rural Residential (RR-43).
- **West of Avondale Boulevard:** Several undeveloped parcels in agricultural production which include two (2) projects: Fleming Farms, a platted Planned Area Development (allows for single-family use and includes a commercial component zoned under case number Z-05-18) and Diamond P Ranch Planned Area Development (allows for single-family uses and includes a commercial component zoned under case number Z-07-4)

Separate applications to annex the subject property into the City of Avondale and rezone the site to Planned Area Development (PAD) have been filed and are in process. Because the General Plan Land Use Map encompasses all property within the City's Municipal Planning Boundary regardless of current jurisdiction, the proposed Major General Plan Amendment can be approved prior to annexation. The proposed rezoning; however, may not be approved until the annexation has been finalized.

SUMMARY OF REQUEST:

The applicant is requesting approval of a Major General Plan Amendment (GPA) to the General Plan 2030 Land Use Map in order to facilitate development of a planned single-family residential community. As previously noted, the property has a General Plan land use designation of Estate Low Density Residential and the request for a Major GPA (Exhibit E) will revise the General Plan Land Use Map to Medium Density Residential (MDR). The MDR category accommodates development of suburban detached single-family residential within a density range of 2.5 to 4.0 dwelling units per acre, with a target density of 2.5. Density beyond the target of 2.5, but not to exceed 4 units per acre, may be approved if a proposed development exhibits a high quality design, exceptional open space, and the like.

This proposed GPA is the first step in the development process for the site. There is a statutory requirement that Major General Plan Amendments be heard by the City Council during the same calendar year the application request is filed. The purpose of this first Planning Commission meeting is to conduct a public hearing for discussion on the project only. The Planning Commission will make a recommendation on this request to the City Council after the second public hearing on this item, scheduled for November 17, 2021. This GPA request is scheduled for consideration by Council on December 13, 2021. The PAD rezone is scheduled to be heard before Planning Commission on November 17, 2021 and City Council on December 13, 2021. The proposed annexation City Council meetings are scheduled for the following 3 dates:

- October 18, 2021 – Council authorization to begin the annexation process
- November 15, 2021 - public hearing to discuss the proposed annexation
- December 13, 2021- public hearing and vote on the adoption of the ordinance approving the annexation

PROCESS:

The General Plan 2030 outlines criteria for what constitutes Minor and Major GPAs. The proposed request is considered a Major Amendment because it is necessary for the establishment of a Planned Area Development (PAD) encompassing over 80 gross acres and impacts over 10 percent of the total land area of the PAD being established. Major GPAs vary from the more common Minor GPAs in a few ways, as follows:

- **60-Day Review:** For major GPAs, Statute requires cities to identify a 60-day period in which notice is provided to potentially impacted adjoining jurisdictions and public agencies and comments are solicited from those jurisdictions and agencies. Though notice is often provided out of courtesy, no such formal interagency review is required for minor GPAs.

- **Planning Commission Hearing Process:** To encourage greater citizen participation, Major GPAs require two Planning Commission public hearings, one of which must be held at an off-site location. The first hearing is for public comment, and the second hearing is when Commission will take action on the request. Minor GPAs require a single Planning Commission public hearing.
- **Approval by City Council:** Major GPAs require approval by two-thirds majority vote of the City Council. Minor GPAs require approval by a simple majority of the City Council.

PUBLIC PARTICIPATION:

The required 60-day notification of potentially impacted adjoining jurisdictions and public agencies, as required by Arizona Revised Statutes, was transmitted on August 2, 2021. Sixteen cities, school districts, and other public entities were provided with a short summary of the proposal and a copy of the proposed amendment and asked to provide comments, if any, by October 4, 2021. Staff has not received comments from the agencies, jurisdictions, or districts on the proposal.

A neighborhood meeting (Exhibit G) to discuss the proposal with neighboring property owners and other interested parties was held on August 31st at 6:00 P.M.

Two (2) comments related to the proposal have been posted on the City's aVOICE digital forum:

- Rezone the property and build the residential community. Do it before the economy tanks.
- Please no more concrete jungles and fast food.

All required notifications for the Planning Commission and City Council public hearings have been completed. All property owners within 1,000 feet of the subject site were notified of the time, date, and location of the Planning Commission and City Council meetings via postcards sent on September 24, 2021. The meetings were advertised in the Wednesday, September 29, 2021 edition of the Southwest Valley Arizona Republic. Lastly, two public hearing notice signs identifying meeting dates, times, and locations were installed on the property on August 12, 2021 and updated by October 4, 2021 with the public hearing dates.

One (1) public comment via email (Exhibit H) has been received to date from a property owner within 1,000 feet that was notified via postcard that expressed that they are not in support of the project and thinks the rural character area from Southern Avenue to Lower Buckeye Road, on the east side of Avondale Boulevard should be maintained.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

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

LESD has provided the City with a Certificate of Adequate School Facilities signed by Superintendent Roger Freeman (Exhibit F) which states that the district does have adequate capacity to accommodate the estimated enrollment from the proposed Shadow Ridge development and that the anticipated classroom impact will be addressed by developer agreement in place.

TUHSD has provided the City with a Certificate of Adequate School Facilities signed by Superintendent Nora Gutierrez (Exhibit F) stating that the district has adequate capacity and no school site within the development is needed.

CONCLUSION:

Per the requirements of the State of Arizona, two (2) public hearings before the Planning Commission are required for items processed under major General Plan Amendment procedures. This meeting, the first of the two required meetings, is for public hearing and discussion only. The Planning Commission will make a recommendation on this request to the City Council after the second public hearing on this item, scheduled for November 17, 2021. These meetings will be held through an online Zoom meeting at each location.

DISCUSSION:

The proposal meets the four required findings for General Plan Amendments as detailed in the Analysis

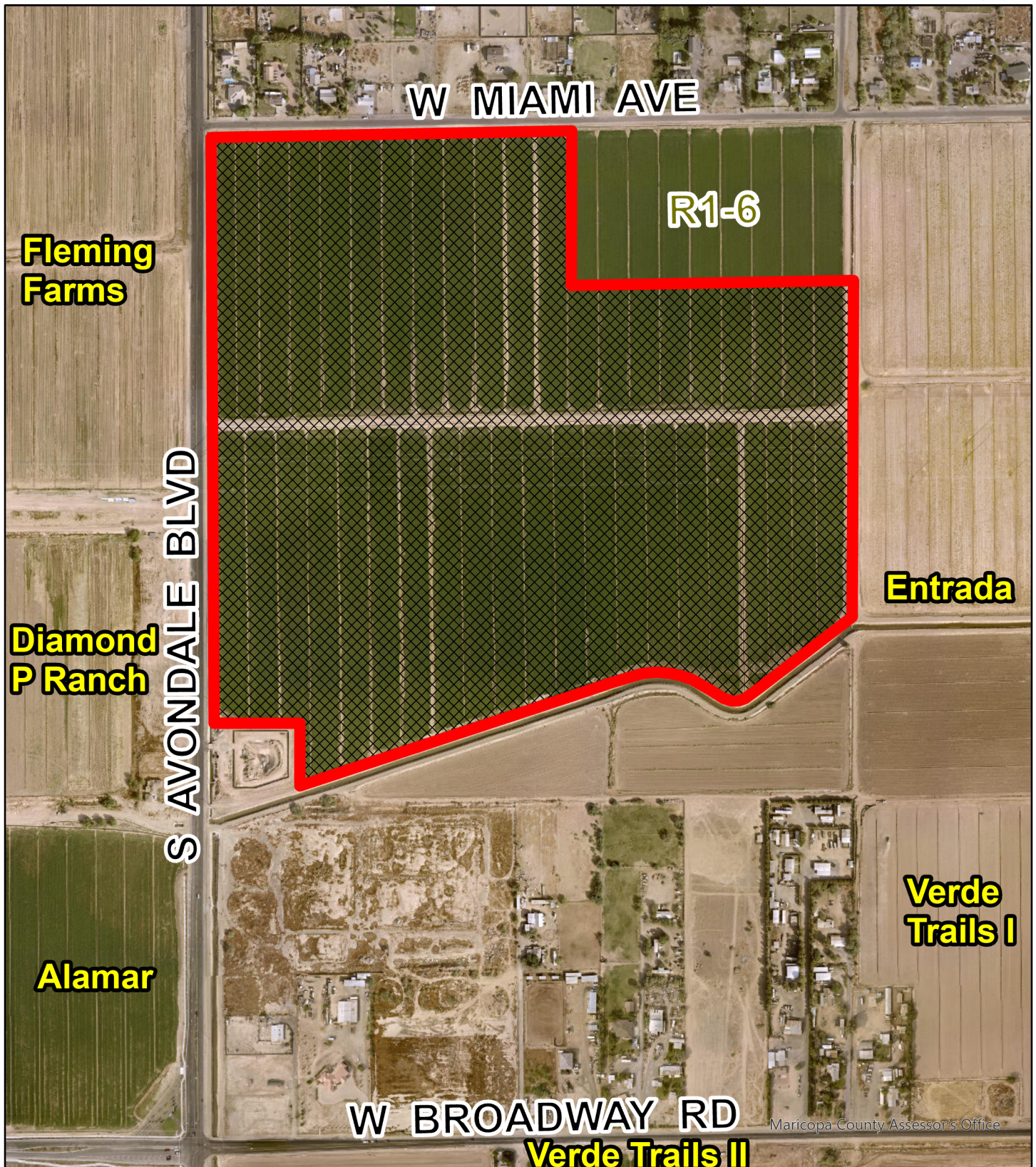
section, above.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

Planning Commission will conduct a public hearing for public comment; no action will be taken by the Commission, as that will occur at the second public hearing on November 17, 2021. Staff will provide a recommendation for the second hearing.

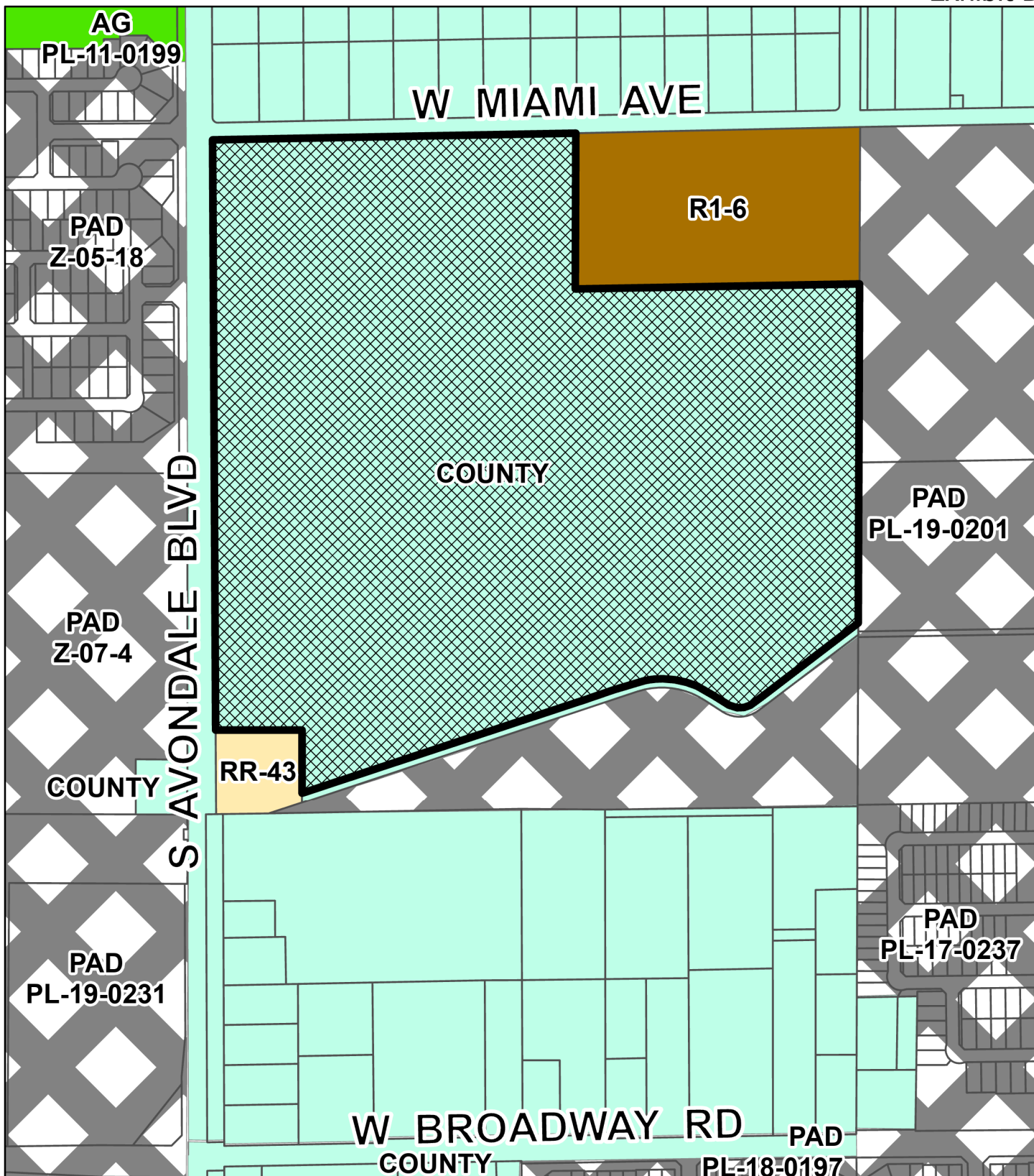


Aerial Photograph

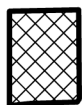


 Subject Property



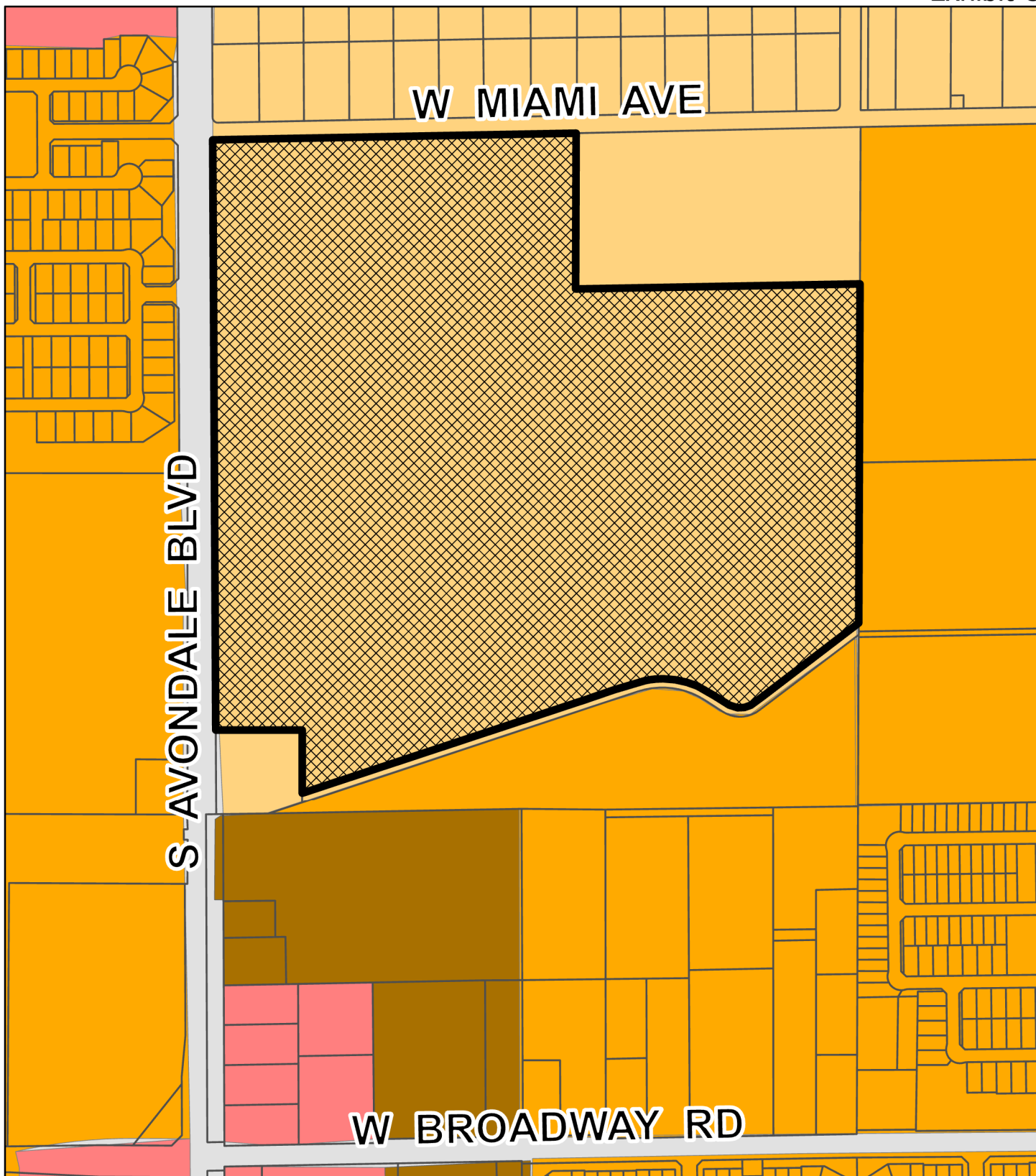


Zoning Vicinity



Subject Property





General Plan Land Use



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



Subject Property



*SUMMARY OF RELATED FACTS
APPLICATION PL-21-0021*

<i>THE PROPERTY</i>	
PROPERTY SIZE	Approximately 116.78 acres
LOCATION	Southeast corner of Avondale Boulevard and Miami Avenue
PHYSICAL CHARACTERISTICS	In agricultural production, undeveloped, generally flat, overhead power lines along Avondale Boulevard and bisecting the property, and an irrigation canal along Avondale Boulevard
GENERAL PLAN LAND USE DESIGNATION	Estate Low Density Residential
EXISTING ZONING	County R1-6/RUPD

<i>SURROUNDING ZONING AND LAND USE</i>	
NORTH OF MIAMI AVE.	Several unincorporated parcels, generally 1.2 acres in size, mostly developed with single-family residences and related accessory structures. These properties are zoned County RU-43 (Rural-43).
EAST	Entrada, a master planned community, zoned Planned Area Development and approved for 625 single-family dwelling units with lot sizes of 45' X 110', 50' X 115', and 55' X 120'. The property is undeveloped and the construction timeline is unknown.
SOUTH	The master planned community, Entrada as described above, and a pump station owned by the City of Goodyear zoned Rural Residential (RR-43).
WEST OF AVONDALE BLVD.	Several undeveloped parcels in agricultural production which includes two (2) projects: Fleming Farms, a platted Planned Area Development (allows for single-family use and includes a commercial component zoned Z-05-18) and Diamond P Ranch Planned Area Development (allows for single-family uses and includes a commercial component zoned Z-07-4)

<i>PUBLIC SCHOOLS</i>	
SCHOOL DISTRICT(S)	Littleton School District, Tolleson Union High School
ELEMENTARY SCHOOL	Students' choice
HIGH SCHOOL	La Joya School District

<i>STREETS</i>	
Miami Avenue	
Classification	Collector
Existing half street right-of-way	33
Standard half street right-of-way	County standards
Existing half street improvements	One travel lane
Standard half street improvements	County standards

<i>STREETS</i>	
Avondale Boulevard	
Classification	Minor Arterial
Existing half street right-of-way	70
Standard half street right-of-way	50
Existing half street improvements	Two travel lanes
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 once annexed. There is a 16-inch water line in and 36-inch sewer line in Avondale Boulevard and a 6-inch water line in Miami Avenue. SRP provides electrical service to this area.



Case Number PL-21-0021

Shadow Ridge

Major General Plan Amendment

SEC of Avondale Boulevard & Miami Avenue
Avondale, AZ

3rd Submittal: September 21, 2021

2nd Submittal: May 17, 2021

1st Submittal: January 14, 2021

PROJECT TEAM

Property Owner

EIEIO, LLC

Lisa Kazan
2415 E. Camelback Road
Suite 700
Phoenix, AZ 85016
602.346.5091

Land Broker

Land Advisors Organization

Mike Schwab
4900 North Scottsdale Road
Suite 3000
Scottsdale, Arizona 85251
480.483.8100

Land Use Counsel

Bergin, Frakes, Smalley & Oberholtzer

Carolyn Oberholtzer, Esq.
4343 E Camelback Road
Suite 210
Phoenix, Arizona 85018
602.888.7860

Applicant / Planning and Civil Engineering

HILGARTWILSON, LLC

Cindy Paddock, AICP
2141 East Highland Avenue
Suite 250
Phoenix, Arizona 85016
602.490.0535

TABLE OF CONTENTS

1.0 Project Summary..... 1

2.0 Site and Surrounding Properties..... 2

3.0 Infrastructure 4

 Water 4

 Wastewater 5

4.0 Conformance with City of Avondale Plans..... 5

 Land Use Element..... 7

 Economic Element 8

 Growth Area Element..... 9

 Housing Element..... 9

 Energy Element 9

 Open Space Element 10

 Recreational Amenities Element..... 10

5.0 General Plan Findings 11

6.0 Avondale Strategic Five Year Plan..... 15

FIGURES

Figure 1	Regional Vicinity Map
Figure 2	Existing Land Use Map
Figure 3	Proposed Land Use Map
Figure 4	Adjacent Property Information Map

TABLES

1	Surrounding Property Information
2	GP 2030 - Land Use Categories – Planned Land Uses

APPENDIX

Water and Wastewater Calculations

1.0 Project Summary

Shadow Ridge (Project, Community or Site) is an approximate 118.5-acre Project that is generally located at the southeast corner of Avondale Boulevard and Miami Avenue, in unincorporated Maricopa County. Refer to **Figure 1, Regional Vicinity Map** for Project location. A concurrent annexation and Planned Area Development application will be submitted to the City of Avondale (City) to facilitate the development of a master-planned community in this key Avondale Boulevard-fronting location. The property is currently zoned Maricopa County R1-6 Residential Unit Plan of Development (RUPD) per Maricopa County Zoning Case Z 99-30: Shadow Ridge, and is currently undeveloped and in agricultural production.

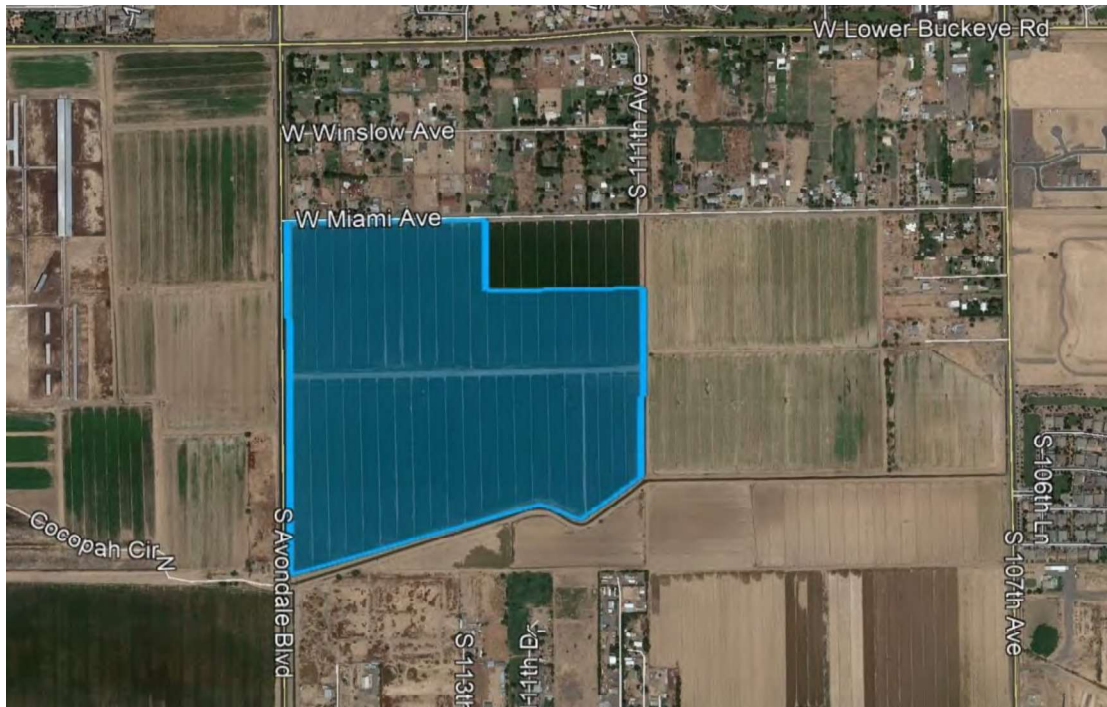
The Shadow Ridge property is located in the portion of Avondale between Interstate 10 and the Estrella Mountains, an area that is experiencing increased development interest and within the path of growth. This Avondale area will be easily accessible from the future SR30 freeway when constructed in 2030, with a planned alignment approximately one-mile south of the Shadow Ridge community on Avondale Boulevard. Coupled with SR30, the US Department of Treasury recently designated an Opportunity Zone in Census Tract 822.08, the Tres Rios Opportunity Zone, of approximately seven (7) square miles just west of the Project. This Zone will spur economic development and increase investment and growth in the area.

In anticipation of the improved access to the area there are several large scale master plan communities that have recently been entitled and/or have commenced development in the City to take advantage of the enhanced transportation access and meet housing demand. The communities of Verde Trails, Entrada and Alamar are initiating a transition in the area from a rural and agricultural development pattern to one of suburban communities with commensurate residential densities.

The Applicant is requesting a Major General Plan Amendment on approximately 113.7 acres, from Estate/Low Density Residential (ELDR) to Medium Density Residential (MDR). This amendment will moderately increase the existing density range from 1.0 – 2.5 du/ac to a density range of 2.5 - 4 du/ac (single family dwelling units per acre). The proposed amendment will permit a range of 285 to 455 single family dwelling units. This slight density increase will better support the adjacent General Plan 2030 (GP2030) Growth Area, the Avondale Boulevard Employment and Commercial Corridor, the Tres Rios Opportunity Zone, and the proximity to the future SR-30 freeway, and is consistent with the current R1-6 RUPD zoning. Refer to **Figure 2, Existing Land Use Map** and **Figure 3, Proposed Land Use Map** for existing and proposed land uses for the Project and surrounding area.

2.0 Site and Surrounding Properties

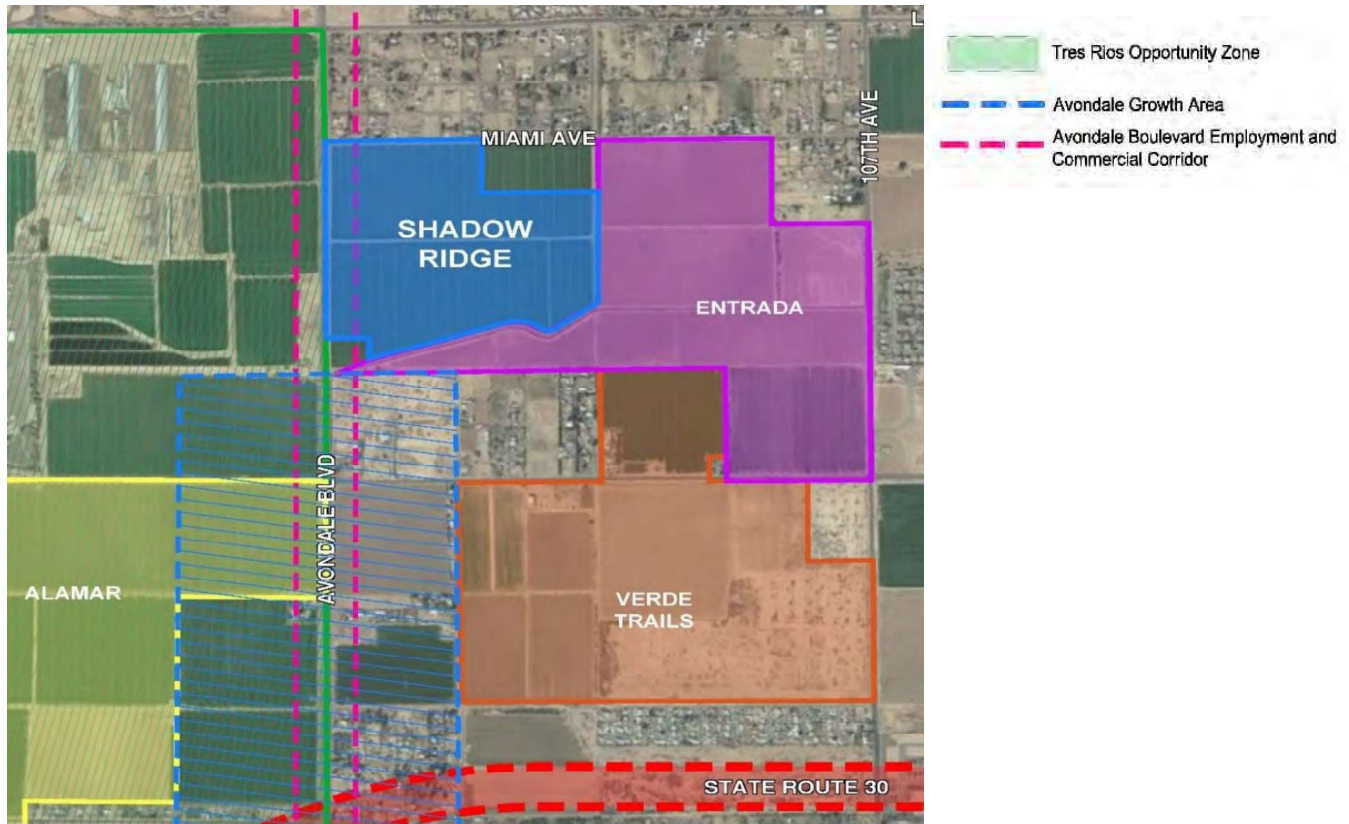
The Property is adjacent to Miami Avenue, which is developed as a large-lot single family residential area known as “Raceway Ranchos”, and zoned Rural – 43, 1 Acre per Dwelling Unit (RU-43) in Maricopa County. To the northeast of the Project is an approximate 15-acre parcel owned by the Littleton Elementary School District. The property to the east, south and west is presently undeveloped and being used for agricultural purposes however all have existing Avondale Planned Area Development (PAD) zoning. The Project site is impacted by major overhead power lines that traverse the property east to west, bisecting the Project roughly in two. Adjacent to the southern property boundary in separate ownership is a 40-foot wide parcel that includes a portion of an existing SRP irrigation canal, APN 101-21-004D. The canal is not part of the Project and Shadow Ridge has no need to improve it. Our understanding is that the canal may be conveyed to SRP in the future. The City of Goodyear owns and is developing a pump station on a parcel abutting the southwest corner of the Site. When complete the pump station will be screened by a wall to be constructed by Goodyear.



There are several large scale communities taking advantage of the accessibility to the SR30 freeway that have recently received GPA and entitlement approval through the City of Avondale. The communities of Entrada, Verde Trails and Alamar are helping to shape the changing vernacular in the area from a rural farming and agricultural development pattern to one with more suburban residential density master planned communities and subdivisions. Refer to **Figure 4, Adjacent Property Information Map**.

Shadow Ridge

Major General Plan Amendment
Project Narrative



Entrada is an approximate 185-acre planned community generally located northwest of Broadway Road and 107th Avenue and south of Miami Avenue, zoned PAD with 176-acres of residential land use and 9-acres of commercial. Residential lots are 45' x 110', 50' x 115', and 55' x 120'. The Commercial component of Entrada will consist of a neighborhood shopping center, which provides retail and service establishments, satisfying the everyday needs of the consumers residing in adjacent neighborhoods. The 9-acre commercial parcel is located at the northwest corner of 107th Avenue and Broadway Road. The gross residential density of Entrada is 3.5 du/ac.

South of Entrada is an approximate 310-acre master planned community known as Verde Trails. It is generally located at the southwest corner of 107th Avenue and Broadway Road. The project was originally approved in 2007 with lot sizes ranging from 4,500 to 10,000 square feet. The Verde Trails PAD was amended in 2018 to modify lot sizes to address the current home buying market; lot sizes range from 5,175 to 6,000 square feet. The total overall density for Verde Trails is 3.25 du/ac.

Southwest of Shadow Ridge, across Avondale Boulevard, is the approximate 1,124-acre master planned community known as Alamar. The community is planned for a mixture of lot sizes predominately ranging from 2,500 to 9,000 square feet with an anticipated residential density of 3.29 du/ac. Home sales have commenced in Alamar.

These new PAD master planned communities are generally developing in a residential density range of 2.4 du/ac to 3.8 du/ac. As proposed, the Project requested MDR land use will be similar to the surrounding developments in the City. The MDR land use (2.5 to 4 du/ac, Target Density of 2.5 du/ac) will permit Shadow Ridge to develop at the target density of 2.5 du/ac and up to 4.0 du/ac through the incorporation of exceptional characteristics as indicated by the 2030 General Plan. Per the General Plan, those characteristics may include such items as *“existing and planned adjacent developments; infrastructure to include streets and parks; neighborhood interaction and sustainability – its walkability, design, amenities, active and passive dedicated open space; and, the overall character of the areas proposed that includes energy efficient design and promotes a healthy and livable community.”* The appropriate density will be determined by a multitude of factors and characteristics that should be considered and integrated to increase densities above the target.

Table 1, Surrounding Property Information located below provides General Plan land use, zoning, and existing land uses on the surrounding properties.

TABLE 1: SURROUNDING PROPERTY INFORMATION

Directional Relationship to Project	General Plan Land Use	Zoning District	Existing Land Use
NORTH	Estate/Low Density Residential	RU-43 (Maricopa County) R1-6	Large Lot Residential School Site
EAST	Medium Density Residential	PAD	Agriculture
SOUTH	Medium Density Residential	PAD RR-43	Agriculture Pump Station
WEST	Medium Density Residential	PAD	Commercial Dairy, Agriculture

3.0 Infrastructure

Water

The City of Avondale will be the water service provider for the Project. Onsite water lines serving the Project will tie into offsite water lines in at least two locations to provide a looped system.

Adjacent to the Project is an existing 16-inch water line that runs south along Avondale Boulevard and to the north is an existing 6-inch water line that runs along Miami Avenue. A Preliminary Master Water Report will be provided with the PAD rezone application. Water infrastructure needed to serve each phase of development will be determined during the preliminary plat process.

Wastewater

The City of Avondale will be the wastewater service provider for the Project. Onsite sewer mains serving the Project are anticipated to tie into an existing 30-inch sewer line adjacent to the Project in Avondale Boulevard. A Preliminary Master Wastewater Report will be provided with the PAD rezone application. Sewer infrastructure needed to serve each phase of development will be determined during the preliminary plat process.

4.0 Conformance with City of Avondale Plans

The proposed GPA aligns with the General Plan 2030 Goals and Policies listed below.

Major and Minor General Plan Amendment Review and Analysis

1) Availability of current and future water supplies.

Water service will be provided by the City of Avondale. Onsite water lines serving the Project will tie into offsite water lines in at least two locations to provide a looped system. Adjacent to the Project is an existing 16-inch water line that runs south along Avondale Boulevard; to the north is a 6-inch water line that runs along Miami Avenue.

An analysis of the water and wastewater calculations based on the existing and proposed land use designation shows a commensurate increase of water and wastewater flows based on the increased density but within the available service capacities of the City's water and wastewater systems.

Water Demand Calculations (Existing Land Use)

237 DU / 2.0 DU/ac / Average Day Demand 83.9 gpm

Water Demand Calculations (Proposed Land Use)

430 DU / 3.6 DU/ac / Average Day Demand 130.2 gpm

A summary of the water and wastewater demand calculations under the existing and proposed land use designation is provided in the **Appendix, Water and Wastewater Calculations**.

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

The Project will construct adjacent half-street improvements per the GP2030 and the 2017 City of Avondale Transportation Plan, both of which classify Avondale Boulevard as

a 4-Lane Minor Arterial Road to accommodate a raised median with 100-feet of right-of-way. These improvements will benefit the overall Avondale community. Avondale Boulevard will provide primary access to the Project and will be owned and maintained by the City of Avondale. Miami Avenue is a minor collector road owned and maintained by Maricopa County. Half-street improvements to Miami Avenue per Maricopa County standards will be constructed by the Project. A connection to Miami Avenue will be provided on the preliminary plat. Secondary access is provided from 111th Avenue which is classified as a Minor Collector in the City of Avondale. The Traffic Impact Analysis (TIA) prepared by CivTech and dated July 2021 indicated that the minor collector road should be sufficient for projected traffic until the future school is constructed. The City does not intend to annex Miami Avenue.

The Traffic Impact Analysis (TIA) prepared by CivTech and dated July 2021 stated that it is not expected that the total traffic volumes on Avondale Boulevard and Miami Avenue will be sufficient to warrant a traffic signal at the intersection within buildout of the Project. As further development occurs in the area, especially to the south, traffic signal warrants at this intersection should be reevaluated. The TIA did recommend that a northbound right-turn deceleration lane be installed at Avondale Boulevard and Miami Avenue. Left turn lanes are required on all arterial road/development site access points. Turn lanes for site access to be constructed on Avondale Boulevard and Miami Avenue per the Shadow Ridge Traffic Impact Analysis (TIA) dated July 2021.

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

No impacts to the natural environment are anticipated as the Project is located in an area that has generally been used for agricultural purposes and is not on a hillside or in an environmentally sensitive area.

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

The Project will not impact the job to population ratio directly as it does not include any non-residential land uses, however the proposed Medium Density land use does support the GP2030 community vision of increased residential density to increase the available land for commercial and employment land use categories and achieve a more diverse residential housing mix in support of a robust workforce. No multi-family housing units are proposed in the Project so the amendment will have no impact on the multi-family housing ratio.

- 5) *Impact on City Services and facilities including, but not limited to, police, fire, water, and wastewater.*

The increase in population from this amendment will result in additional revenue sharing funds for the City. Revenue generated from the residents living within the Project will pay for police and fire maintenance costs and contribute to the water and wastewater systems.

6) *Extent to which the goals of this GP 2030 are accomplished.*

The proposed amendment accomplishes many of the goals and policies of the General Plan. A summary of the more significant element accomplishments is outlined below.

Land Use Element

Goal 3: *Promote a strong balance of high quality residential, employment, recreation, and educational land uses.*

Policies:

D. Ensure adequate transitions and/or buffers are provided when adjacent land uses vary in character and intensity.

The Project does not directly abut any other existing use except for residential at the present time. An elementary school site will abut in the future. The PAD for Shadow Ridge will ensure adequate transitions to the existing large lot residences north of Miami Avenue through placement of the largest lots and an open space tract adjacent to Miami Avenue. These measures will provide a buffer and reduce Project impacts on the large lot single family neighborhood north of Miami Avenue with a natural transition of land use intensity.

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

Policies:

A. Encourage annexations that benefit the quality of life for Avondale residents and are in the best interest of the City.

The Project is situated within unincorporated Maricopa County and the Avondale Planning Area, adjacent to one of the City's Growth Areas and the Avondale Boulevard Employment and Commercial Corridor. Water and sewer infrastructure is available along the Project's boundaries in Avondale Boulevard and Miami Avenue. Existing overhead power lines along Avondale Boulevard will be converted to underground. The proposed multi-use trail within the SRP power line corridor will provide connections for regional facilities planned in adjacent properties, enhancing the City's recreational opportunities and augmenting previous recreational facility investments.

The Project is currently zoned R1-6 RUPD in Maricopa County and could be developed at the approved RUPD density of 3.9 du/acre, which is higher than the proposed 3.6 du/acre. Lot sizes are similar in the existing RUPD and proposed PAD. Annexation allows the City to

have control over the subdivision process and product design to promote compatibility with surrounding single family neighborhoods.

Annexation of the Project will increase the City's allotment of revenue sharing funds as they are allocated based on population. This will increase the overall financial resources available to meet City needs and goals.

The Project's annexation into the City of Avondale will provide a revenue source for water, sewer, police, and fire services. The Project will advance the annexation of property into Avondale to bring all land within the Planning Area into the city limits.

B. Require all new development to participate in the required infrastructure enhancements including, but not limited to, street widening and connecting to city water and sewer systems.

The Project will construct required infrastructure improvements to adjacent streets and utility extensions and provide new infrastructure, enhancing integrated infrastructure for the overall Avondale community.

Goal 6: *Promote regional land use planning and coordination with neighboring communities to develop and maintain sustainable land use patterns.*

Policies:

D. Coordinate connectivity opportunities with neighboring communities when creating pedestrian and non-motorized trail systems.

The Project will provide opportunities for regional connectivity, such as a pedestrian system connection within the power line corridor to the Entrada pedestrian system, allowing for an interconnected open space network. The type and location of connectivity will be determined through the design process.

Economic Element

Goal 8: Invest in neighborhood infrastructure, public spaces, and amenities

Policies:

B. Assess and implement methods requiring new residential developments to incorporate specific amenities and designate a specific amount of space for common use by neighborhoods.

The Shadow Ridge community will meet all City requirements for open space, including passive and active recreational amenities. Opportunities for recreation, including the power line easement corridor, will be utilized to the extent possible and will add value to

the Avondale community and residents through the incorporation of a pedestrian network that also proposes to provide connectivity to the abutting Entrada development.

Growth Area Element

Goal 2: Encourage economic diversity within growth areas

Policies:

C. Encourage the development of growth areas identified in this 2012 Plan through zoning and other practical and affordable mechanisms.

The Project is adjacent to the Avondale Boulevard Growth Area and its proposed Medium Density residential land use designation maximizes available infrastructure for more intensive development supported by the future SR 30 transportation access.

Housing Element

Goal 4: Require excellence and innovation in residential design and construction

Policies:

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

A unified, cohesive community will be created by incorporating the power line corridor and associated easements into a central primary recreation area that provides a connection between the northern and southern portions of the Project. Pedestrian connections to this central recreation area will be maintained throughout the Community via open spaces and a pedestrian system.

E. Endorse the use of Crime Prevention Through Environmental Design (CPTED) principles when designing residential communities.

Crime prevention and neighborhood safety will be incorporated throughout the Project by focusing natural visibility and awareness of open space and recreation areas through careful design and siting of the homes.

Energy Element

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

Policies:

C. Encourage “walkable” communities, vertical development where appropriate, transit, and efficient land use patterns to minimize fuel consumption and energy usage.

The Project is adjacent to a growth area and the Avondale Boulevard Employment and Commercial Corridor as identified in GP2030 and allows for residential uses near

commercial and employment uses. A pedestrian system will be designed utilizing the power line corridor to integrate non-motorized connectivity throughout the Community and connectivity with Entrada to the east and other properties to the west.

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

Policies:

B. Require that electric power line corridors and regional drainage channels be developed as active and passive open space amenities for the community allowing for non-motorized connections between neighborhoods.

The power line corridor provides opportunities for regional non-motorized connectivity, such as a trail system that spans multiple projects and enhances the breadth of the trail system for residents of several communities. Specifics of the design and location will be determined through the entitlement and design stage.

Open Space Element

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

Policies:

D. Utilize all High Voltage corridors (greater than 69Kv) for passive recreational use to connect to a greenway corridor system.

The power line corridor will incorporate landscaping, and potential recreational opportunities, in accordance with SRP guidelines, and in conjunction with other land connect to the Agua Fria River Trail Corridor.

Recreational Amenities Element

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

Policies:

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

The Project will provide neighborhood recreation facilities integrated into the Community within walking distance of all homes. All recreation facilities will be maintained by the Community's Homeowners Association. Specifics of the recreation facilities design and location will be determined through the entitlement and design stages.

5.0 General Plan Findings

The following findings provide support and justification for a Major Amendment to the Avondale General Plan 2030:

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

*Avondale currently has an abundance of ELDR acreage throughout the City (1,866 acres north of the Estrella Mountains, and over 30,000 acres when combined with the area south of the Estrellas). The proposed General Plan Amendment, modifying 113.7 acres from ELDR to MDR, will reduce the amount of ELDR acreage by approximately 6% (1,866 acres to 1,752), within areas north of the Estrella Mountains. Refer to **Table 2: GP 2030 - Land Use Categories – Planned Land Uses**. There is ample area throughout the City for ELDR development, principally in the area south of the Estrella Mountains. Overall, throughout the entirety of Avondale, the ELDR acreage will be reduced by less than 0.4% with this amendment (from 30,297 acres to 30,183 acres), including areas south of the Estrella Mountains.*

TABLE 2: GP 2030 - LAND USE CATEGORIES – PLANNED LAND USES

Land Use Designation	Current (Acres)	Proposed (Acres)
ELDR	30,297	30,183
MDR	6,351	6,455

The City's General Plan Land Use Map provides inadequate appropriate land use designations for the Site, given the current homebuyer demographics, housing demand, urbanization of the surrounding area, recent adoption of the nearby federally designated Tres Rios Opportunity Zone (which was not anticipated when the General Plan was drafted), and the approved master planned developments in the immediate vicinity. This Project and the surrounding areas are actively urbanizing this portion of Avondale by providing infrastructure, recreation and a suburban lifestyle for a more robust workforce through an increase in residential densities in accordance with the GP2030 evolution as sustainable city. The lifestyle and density of a suburban development, and subsequent increase in the City's population, also accelerate retail and commercial services such as grocers, entertainment, and personal services; and create opportunities for small businesses.

The Tres Rios Opportunity Zone advances potential opportunities for suburban style development on the Project as it focuses attention on the general area and spurs developer interest. Opportunity zones provide preferential tax treatment to money invested in real estate or businesses based in the zones. Banyan Residential out of Los Angeles has \$650 million in multifamily and mixed-use construction projects

underway in metro Phoenix, with another \$100 million project in the pipeline. Banyan develops primarily in opportunity zones in the Valley, Houston, Dallas and Denver through management of a development pipeline. As stated by Max Friedman, partner at Banyan Residential in April 2021, "We are constantly looking for new sites in Phoenix," Friedman said. "We love Phoenix. It's where the bulk of our business is located, really. It's the market where we're most familiar with. A lot of our institutional equity partners want more of Phoenix. We're very bullish." While Banyan has Opportunity Zone projects in other markets, Friedman said metro Phoenix has the best runway for these type of projects. "Other markets typically have only so many good Opportunity Zone locations," Friedman said. "A lot of those have been picked off. There's a lot of well-located sites in Phoenix that are certainly easier to finesse."

According to the Avondale GP "It will be imperative for our future residential developers to understand the City's needs when designing new residential communities." More diverse housing options support the increased demand for a local workforce to fuel the growing employment opportunities in Avondale. New residential communities are also strong drivers for future economic growth in the City. A vibrant sustainable city requires housing diversity. Large lots and large homes do not match the demand of current potential homebuyers. In today's market, potential homebuyers are seeking affordability and homes with less square footage than previous generations, nor are they interested in maintaining large yards. Data from Belfiore Real Estate Consulting for the average sales per month in 2020 in adjacent communities by lot width (45' – 100' Lot Width) supports this:

For the Alamar community:

- 45' wide lots averaged 18.00 sales / month
- 50' wide lots averaged 10.75 sales / month
- 60' wide lots averaged 11.50 sales / month
- 70' wide lots averaged 7.50 sales / month

For the Roosevelt Park community:

- 45' wide lots averaged 9.08 sales / month
- 50' wide lots averaged 5.92 sales / month
- 60' wide lots averaged 2.50 sales / month

For the Del Rio community:

- 45' wide lots averaged 5.20 sales / month
- 53' wide lots averaged 1.00 / sales / month

For the Vista Del Verde community:

- 53' wide lots averaged 7.33 sales / month
- 63' wide lots averaged 2.00 sales / month

The proposed MDR land use designation is consistent with the majority of adjacent property which is also designated MDR and reflects the changing demographics of

homebuyers. The MDR designation for this Site further supports the future SR30 transportation access with focusing increased residential density closer to improved access, promoting workforce development. Commuting costs are a very important consideration for younger homebuyers.

2. The amendment constitutes an overall improvement to the GP2030 and is not solely for the good or benefit of a particular landowner or owners.

Amending the existing General Plan land use for this Project benefits the City, its future residents, and overall community. The proposed increased residential density, coupled with the surrounding planned developments, will enhance the overall marketability of this rapidly growing area in Avondale by increasing the availability of the range of homes in the lot sizes with the highest average sales in 2020. As the existing communities in this area are built out Shadow Ridge will be commencing sales and maintaining buyer interest and economic activity in the area.

3. The amendment will not adversely impact the community as a whole and/or a portion of the community by:

- Significantly altering the acceptable land use patterns;

The amended land use will provide a transition of land uses from the more intense uses identified in the Growth Area and Avondale Boulevard Employment and Commercial Corridor to the adjacent ELDR land uses. The amendment is consistent with the surrounding land use pattern and area transition to a more suburban lifestyle.

- Requiring larger and more expensive public infrastructure improvements including, but not limited to, roads, water, wastewater, and public safety facilities than would otherwise be needed without the proposed change; or

Public infrastructure is nearby and readily available. The Project will take primary access from adjacent Avondale Boulevard which will be improved to City standards. Existing water lines and sewer lines in Avondale Boulevard will serve the Project.

- Adversely impacting the existing land uses.

The proposed MDR (2.5 to 4 du/ac) provides a transition from the adjacent ELDR on the north to the higher density residential uses, HDR (High Density Residential - 12 to 30 du/ac), M/HDR (Medium/High Density Residential - 4 to 12 DU per acre) and non-residential land uses, Commercial and Business Park, to the south of the Project in the Growth Area and the Avondale Boulevard Employment and Commercial Corridor.

Understanding the need to provide a transition to the large lot residential north of Miami Avenue, the Project will incorporate design measures to minimize the impact.

While these measures will be further defined in the PAD rezone, lots that back to Miami Avenue will be restricted to one-story in height. This limits potential impacts with those existing homes on Miami Avenue. The proposed primary entrances for Project access are on Avondale Boulevard and a secondary entrance is on 111th Avenue. A traffic study has been prepared and submitted with the PAD application as access will be finalized through the entitlement and design stage.

4. That the amendment is consistent with the overall intent of the GP2030 and other adopted plans, codes, and ordinances.

The proposed amendment is consistent with the overall intent of the GP2030 as represented in the General Plan policies indicated below.

Land Use Element Goal 4, Policy A: “Encourage annexations that benefit the quality of life for Avondale residents and are in the best interest of the City”.

The Project is within unincorporated Maricopa County, within the Avondale Planning Area and immediately adjacent to one of the City’s growth areas, and the Avondale Boulevard Employment and Commercial Corridor.

The Project is currently zoned R1-6 in Maricopa County and could be developed at the approved R1-6 RUPD density of 3.9 du/acre, which is higher than the proposed 3.6 du/acre. Lot sizes are similar in the existing RUPD and proposed PAD. Annexation into the City will allow City control of the future residential development, ensuring more compatibility with the surrounding City single family neighborhoods.

Annexation of the Project will increase the City’s allotment of revenue sharing funds as they are allocated based on population. This will increase City’s overall financial resources available to meet their needs and goals.

Water and sewer infrastructure is readily available along Avondale Boulevard. In conjunction with the GPA approval, the Project anticipates annexation into the City of Avondale, which will provide a revenue source for water, sewer, police, and fire services.

Growth Area Element Goal 2, Policy C: “Encourage the development of growth areas identified in this 2012 Plan through zoning and other practical and affordable mechanisms”.

The Project is adjacent to the Avondale Boulevard Growth Area and its proposed Medium Density residential land use designation maximizes available infrastructure for more intensive development supported by the future SR30 transportation access and is also a driver for future economic growth.

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

A unified, cohesive community will be created by incorporating the power line corridor and associated easements into a central primary recreation area that provides a connection between the northern and southern portions of the Project. Residents’ connections to this central open space will be integrated throughout the Community via open spaces and a pedestrian network.

Energy Element Goal 5, Policy B: “Require that electric power line corridors and regional drainage channels be developed as active and passive open space amenities for the community allowing for non-motorized connections between neighborhoods”.

The power line corridor provides opportunities for regional connectivity, such as a pedestrian trail system that spans multiple projects. The exact location will be determined through the entitlement and design stage.

6.0 Avondale Strategic Five Year Plan

The Avondale Strategic Five Year Plan (Plan) provides a comprehensive vision to create a community that is both family friendly and economically robust. With a young and vibrant population, providing housing options to meet the needs of this demographic is paramount to achieving the goals of the Plan. Focusing on the goals of fostering sustainable community development, and encouraging and supporting creative innovations in development, the requested General Plan Amendment will allow for a suburban residential community in a growing area of Avondale that is responsive to market trends, workforce development and the needs of the community. Shadow Ridge will provide housing options for the labor pool needed to support the many businesses and corporations that look to locate within the City. Ultimately supporting the economic development corridor planned for Avondale Blvd, accessing the enhanced transportation network available from future SR30, and capitalizing on the City’s desire to grow a sustainable city, Shadow Ridge will be a highly desirable development that will provide varied housing options coupled with integrated open space that will create and promote a sense of community.

FIGURES

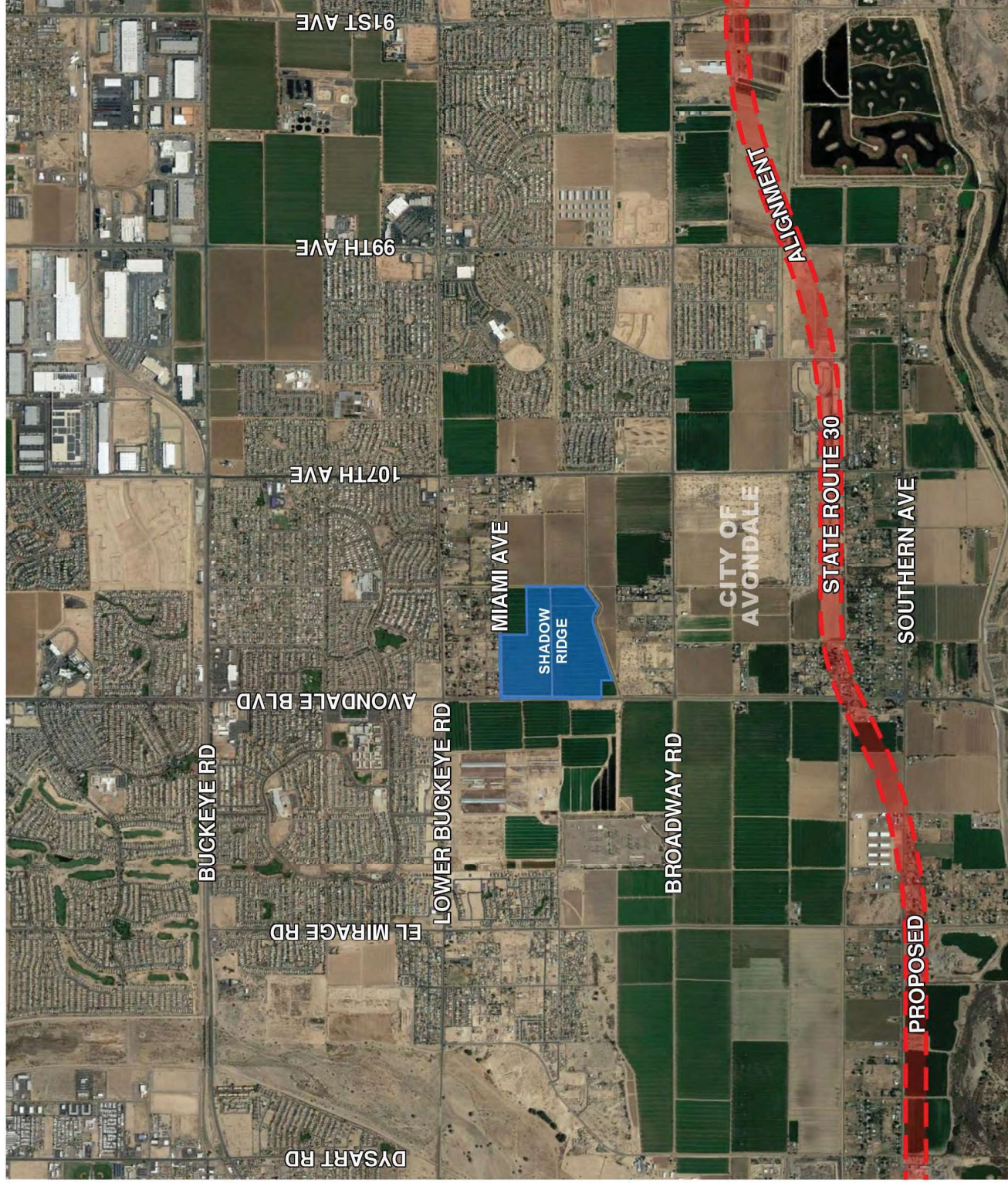
SHADOW RIDGE

AVONDALE, ARIZONA

GENERAL PLAN AMENDMENT

FIGURE 1

REGIONAL VICINITY MAP



SHADOW RIDGE

AVONDALE, ARIZONA

GENERAL PLAN AMENDMENT FIGURE 2

EXISTING LAND USE MAP



LEGEND

- Planning Area Boundary
- Maricopa County
- Avondale Growth Area
- Avondale Boulevard Employment and Commercial Corridor

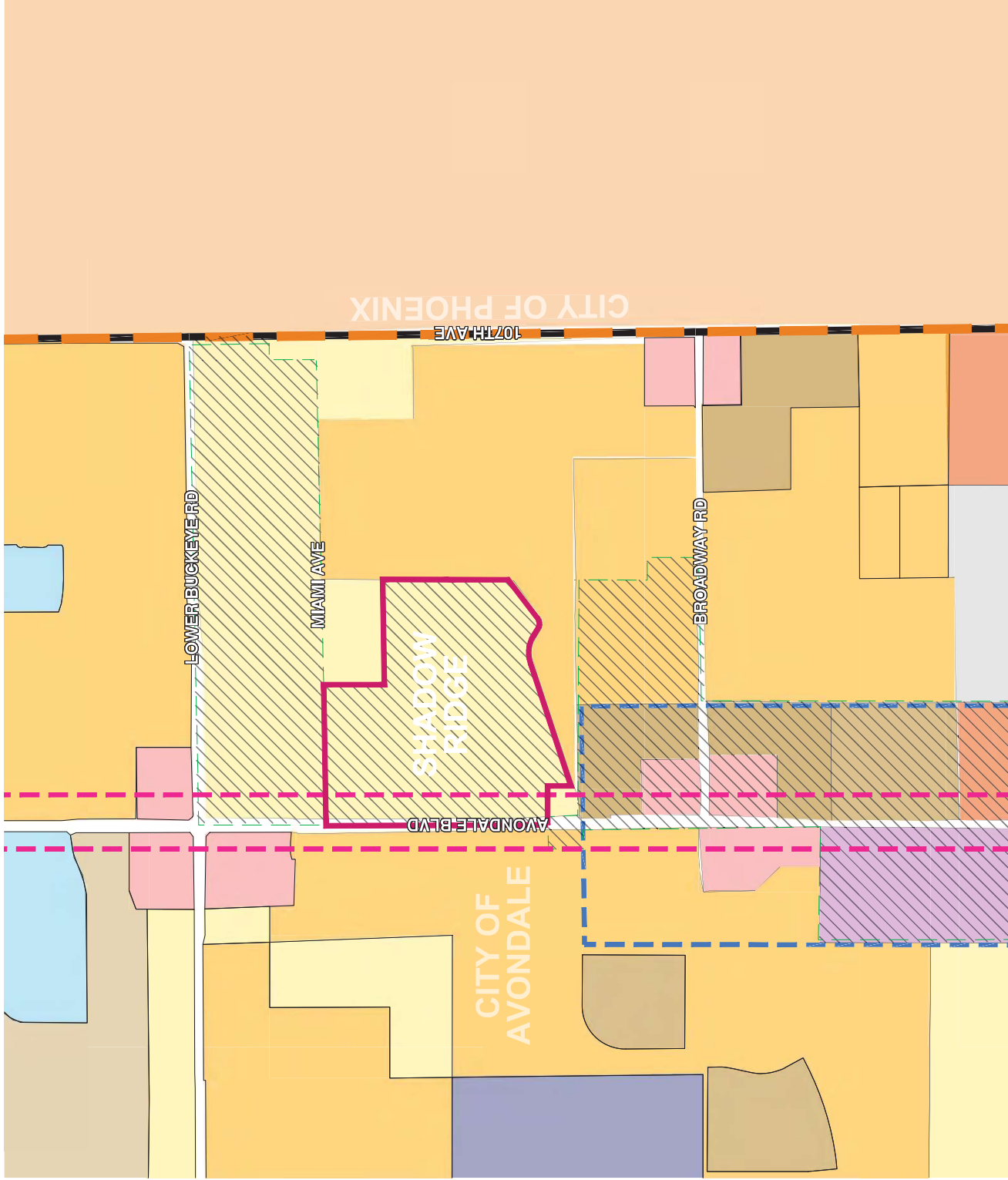
CITY OF AVONDALE GENERAL PLAN LAND USE LEGEND

LAND USE

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

CITY OF PHOENIX GENERAL PLAN LAND USE LEGEND

- Residential 2-3.5 du/ac



SHADOW RIDGE

AVONDALE, ARIZONA

GENERAL PLAN AMENDMENT FIGURE 3

PROPOSED LAND USE PLAN



LEGEND

- Planning Area Boundary
- Maricopa County
- Avondale Growth Area
- Avondale Boulevard Employment and Commercial Corridor

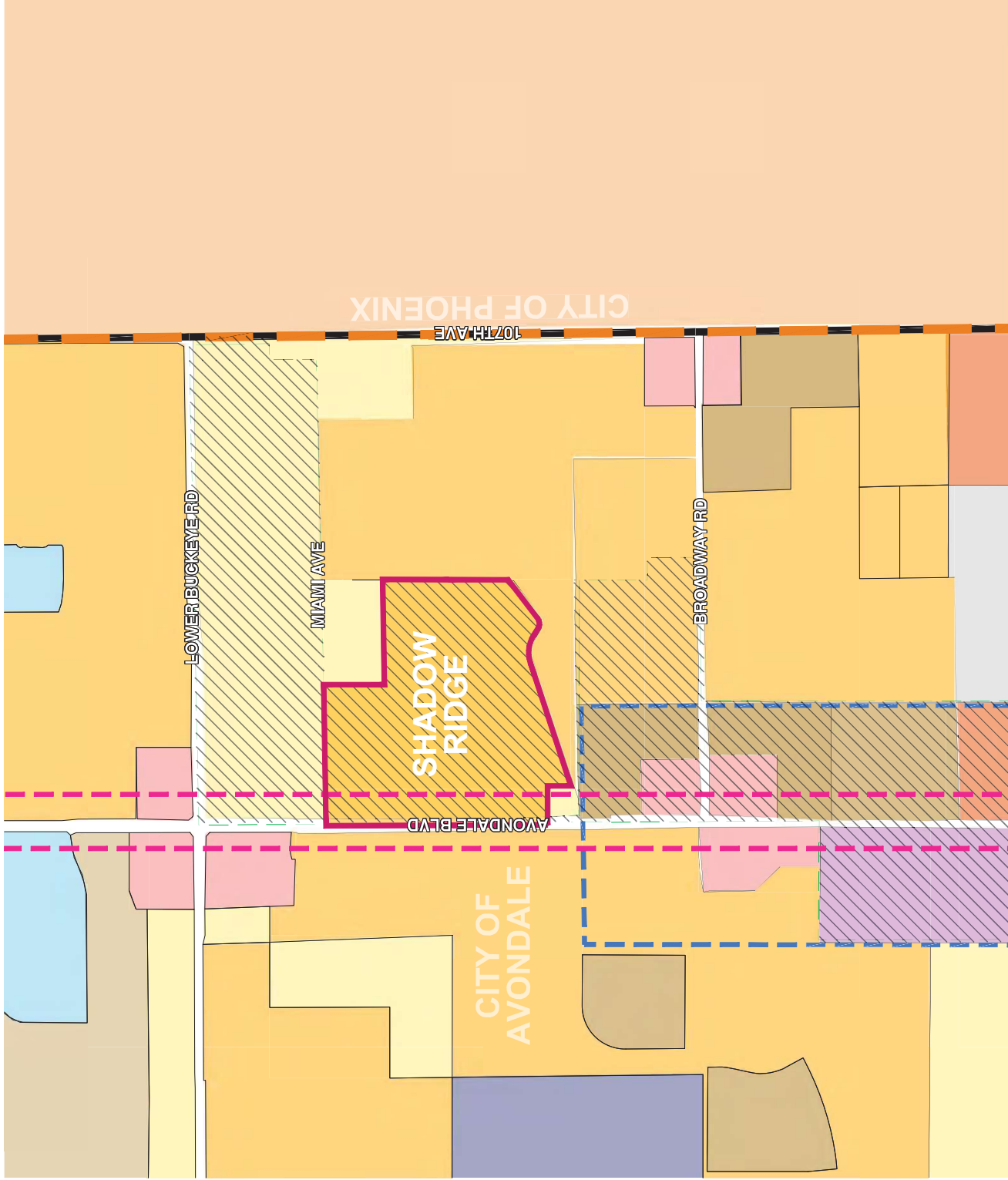
CITY OF AVONDALE GENERAL PLAN LAND USE LEGEND

LAND USE

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

CITY OF PHOENIX GENERAL PLAN LAND USE LEGEND

- Residential 2-3.5 du/ac

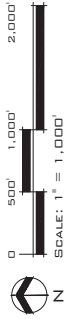


SHADOW RIDGE

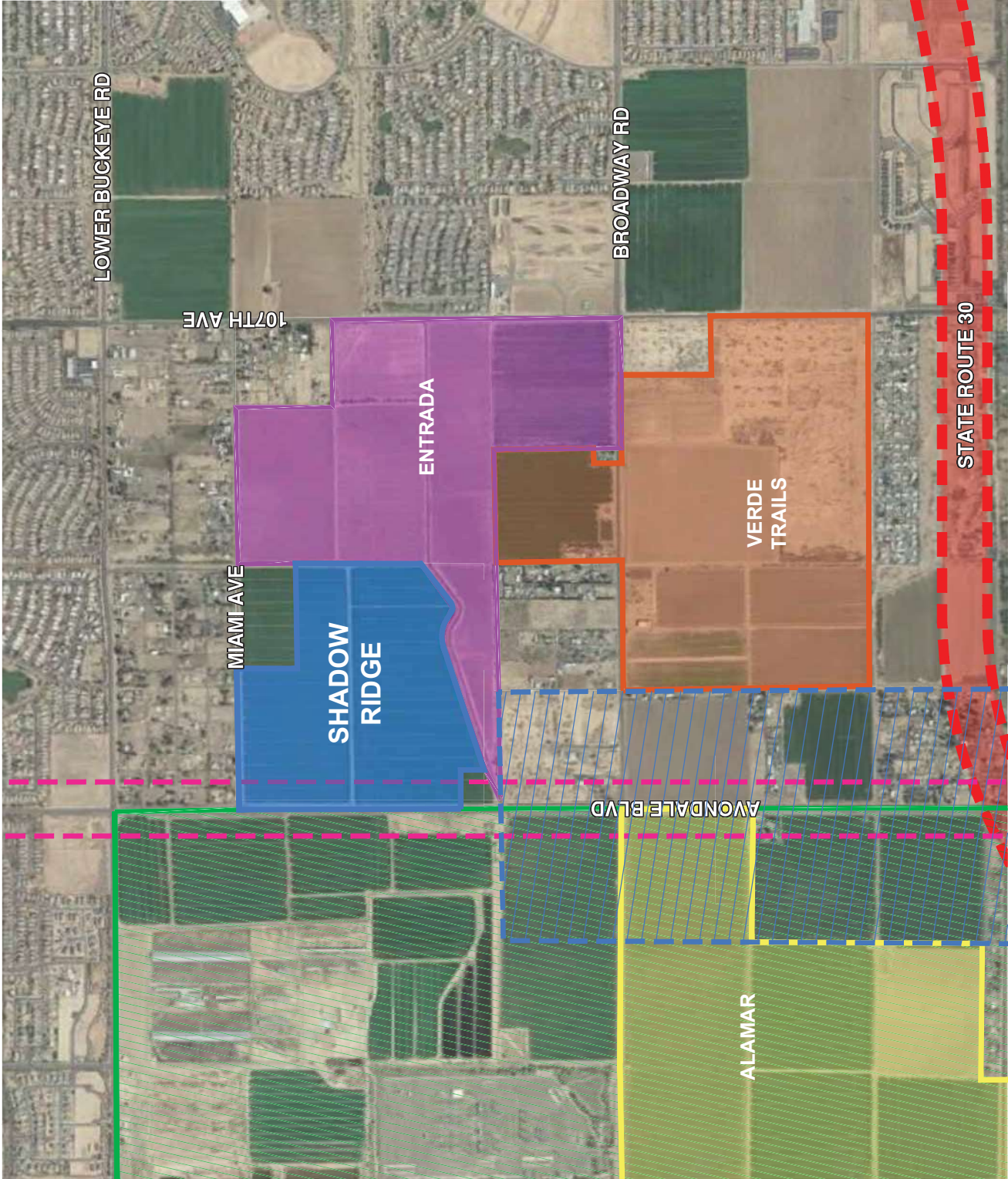
AVONDALE, ARIZONA

GENERAL PLAN AMENDMENT

FIGURE 4 ADJACENT PROPERTY INFORMATION



- Project Area
- Entrada
- Verde Trails
- Alamar
- Tres Rios Opportunity Zone
- Avondale Growth Area
- Avondale Boulevard Employment and Commercial Corridor



SURROUNDING RESIDENTIAL DEVELOPMENT SITE DATA					
Subdivision	Acreage	Lot Count	Lot Size	Gross Density (du/acre)	Year Rezoned
Entrada ⁽¹⁾	177.8	625	45' x 110' 50' x 115' 55' x 120'	3.5	2019
Verde Trails ⁽²⁾	310	738	40' x 55' 50' x 100' 45' x 115' 50' x 120' 58' x 120' 68' x 120' 65' x 115'	3.25	2018
Alamar ⁽³⁾	1,124	2,203 - 4,232	1,500 - 9,000+ sf	2.0 - 3.7	2018

(1) Lot Count and Gross Density shown are "target" numbers.
(2) Gross Density shown is "maximum" allowable, per FAD.
(3) Lot Count and Gross Density shown represents "target" and "maximum" numbers.

APPENDIX

Water Demand Calculations (Existing Land Use)

Shadow Ridge

Avondale, Arizona

April 2021



Parcel	Land Use ¹	Total Area (ac)	Developed Open Space (ac)	Dwelling Units	Density (DU/ac)	Average Day Demand		Maximum Day Demand		Peak Hour Demand	
						(gpd)	(gpm)	(gpd)	(gpm)	(gpd)	(gpm)
						PHASE 1 & 2					
Shadow Ridge	Single-Family Residential	118.5	-	237	2.0	105,465	73.2	174,017	120.8	334,324	232.2
Shadow Ridge	Open Space	-	27.9	-	-	15,401	10.7	15,401	10.7	15,401	10.7
TOTAL:	-	118.5	27.9	237	-	120,866	83.9	189,418	131.5	349,725	242.9

Notes:

- 1) Land Use Classification per City of Avondale 2008 General Engineering Requirements Manual, Table 4-1.
- 2) Developed open space demands are not peaked, as these are anticipated to remain constant.

Demand Factors:

Single Family Residential (0-4 DU/ac):
Medium Density Residential (4-8 DU/ac):
Public Park/Open Space:

445 gpd/DU
371 gpd/DU
552 gpad

Peaking Factors:

Maximum Day Demand:
Peak Hour Demand:

1.65 x Average Day Demand
3.17 x Average Day Demand

Fire Flow Demand:

Residential:
Commercial & Industrial:

1,000 gpm for 2 hours
3,500 gpm for 4 hours

Water Demand Calculations (Proposed Land Use)

Shadow Ridge

Avondale, Arizona

April 2021



Parcel	Land Use ¹	Total Area (ac)	Developed Open Space (ac)	Dwelling Units	Density (DU/ac)	Average Day Demand		Maximum Day Demand		Peak Hour Demand	
						(gpd)	(gpm)	(gpd)	(gpm)	(gpd)	(gpm)
PHASE 1											
D	Medium Density Residential	27.7	-	120	4.3	44,520	30.9	73,458	51.0	141,128	98.0
D	Open Space	-	5.7	-	-	3,169	2.2	3,169	2.2	3,169	2.2
E	Single Family Residential	23.0	-	83	3.6	36,935	25.6	60,943	42.3	117,084	81.3
E	Open Space	-	5.2	-	-	2,864	2.0	2,864	2.0	2,864	2.0
Phase 1 Subtotal:		50.7	10.9	203	-	87,488	60.8	140,434	97.5	264,245	183.5
PHASE 2											
A	Single Family Residential	26.3	-	86	3.3	38,270	26.6	63,146	43.9	121,316	84.2
A	Open Space	-	2.6	-	-	1,444	1.0	1,444	1.0	1,444	1.0
B	Medium Density Residential	13.3	-	64	4.8	23,744	16.5	39,178	27.2	75,268	52.3
B	Open Space	-	1.5	-	-	807	0.6	807	0.6	807	0.6
C	Medium Density Residential	17.6	-	77	4.4	28,567	19.8	47,136	32.7	90,557	62.9
C	Open Space	-	3.1	-	-	1,704	1.2	1,704	1.2	1,704	1.2
Electrical Easement	-	10.6	9.8	-	-	5,415	3.8	5,415	3.8	5,415	3.8
Phase 2 Subtotal:		67.8	17.0	227	-	99,950	69.4	158,828	110.3	296,511	205.9
Grand Total:		118.5	27.9	430	-	187,438	130.2	299,262	207.8	560,756	389.4

Notes:

- 1) Land Use Classification per City of Avondale 2008 General Engineering Requirements Manual, Table 4-1.
- 2) Developed open space demands are not peaked, as these are anticipated to remain constant.

Demand Factors:

Single Family Residential (0-4 DU/ac):
Medium Density Residential (4-8 DU/ac):
Public Park/Open Space:

445 gpd/DU
371 gpd/DU
552 gpad

Peaking Factors:

Maximum Day Demand:
Peak Hour Demand:

1.65 x Average Day Demand
3.17 x Average Day Demand

Fire Flow Demand:

Residential:

1,000 gpm for 2 hours

Commercial & Industrial:

3,500 gpm for 4 hours

Wastewater Flow Calculations (Existing Land Use)

Shadow Ridge

Avondale, Arizona

April 2021



Parcel	Land Use	Gross Area (ac)	Dwelling Units	Density (DU/ac)	Average Daily Flow		Equivalent Population	AAC Peaking Factor	Peak Flow	
					(gpd)	(gpm)			(gpd)	(gpm)
PHASE 1 & 2										
Shadow Ridge	Single-Family Residential	118.5	237	2.0	61,620	42.8	770	2.46	151,585	105.3
TOTAL:		118.5	237	-	61,620	42.8	770	2.46	151,585	105.3

Notes:

Flow Factors:

Single-Family Residential:

260 gpd/DU

Equivalent Population:

80 gpcd

Peaking Factors:

Peak Flow

per Arizona Administrative Code (AAC) R18-9-E301

1) Peak Grand Total is cumulative and accounts for upstream populations, peaking factors, and flows from both Outfall #1 and Outfall #2.

Wastewater Flow Calculations (Proposed Land Use)

Shadow Ridge

Avondale, Arizona

April 2021



Parcel	Land Use	Gross Area (ac)	Dwelling Units	Density (DU/ac)	Average Daily Flow		Equivalent Population	AAC Peaking Factor	Peak Flow	
					(gpd)	(gpm)			(gpd)	(gpm)
PHASE 1 (OUTFALL #1)										
D	Single Family Residential	27.7	120	4.3	31,200	21.7	390	2.74	85,488	59.4
E	Single Family Residential	23.0	83	3.6	21,580	15.0	270	2.90	62,582	43.5
PHASE 1 (OUTFALL #1) SUBTOTAL:		50.7	203	-	52,780	36.7	660	2.50	131,950	91.6
PHASE 2 (OUTFALL #2)										
A	Single Family Residential	26.3	86	3.3	22,360	15.5	280	2.90	64,844	45.0
B	Single Family Residential	13.3	64	4.8	16,640	11.6	208	2.90	48,256	33.5
C	Single Family Residential	17.6	77	4.4	20,020	13.9	250	2.90	58,058	40.3
Electrical Easement	-	10.6	-	-	-	-	-	-	-	-
PHASE 2 (OUTFALL #2) SUBTOTAL:		67.8	227	-	59,020	41.0	738	2.46	145,189	100.8
GRAND TOTAL ¹ :										
		118.5	430	-	111,800	77.6	1,398	2.28	255,131	177.2

Notes:

Flow Factors:

Single-Family Residential:

260 gpd/DU

Equivalent Population:

80 gp/cd

Peaking Factors:

Peak Flow

per Arizona Administrative Code (AAC) R18-9-E301

1) Peak Grand Total is cumulative and accounts for upstream populations, peaking factors, and flows from both Outfall #1 and Outfall #2.



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

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

Project: Shadow Ridge Project Manager: Cindy Paddock
 Request: Land use change from Estate/Low Density to MDR Acreage/Parcel Size: 113.7 AC
 Current Density Allowed: 2.5 du/ac Density Proposed: 3.6 du/ac
 Total number of residential units proposed: 430

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

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

Yes ☒ No ☐

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

Is a school site within the proposed development needed?

Yes ☐

No ☒

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

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

If answered yes, please explain below:

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

Date Reviewed: February 18, 2021

School District: Tolleson Union High School District #214

District Superintendent: Nora Gutierrez

Phone #: 623-478-4001

E-mail: nora.gutierrez@tuhsd.org

Signature: Nora Gutierrez

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

Development & Engineering Services Department

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



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

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

Project: Shadow Ridge Project Manager: Cindy Paddock
Request: Land use change from Estate/Low Density to MDR Acreage/Parcel Size: 113.7 AC
Current Density Allowed: 2.5 du/ac Density Proposed: 3.6 du/ac
Total number of residential units proposed: 430

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

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

Yes ☒ No ☐

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

The anticipated classroom impact will be addressed by developer agreement in place.

Is a school site within the proposed development needed?

Yes ☒ No ☐

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

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

If answered yes, please explain below:

A District impact agreement has been signed by Larry Management INC/Littleton ESD #65.

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

Date Reviewed: 5-12-2021

School District: Littleton ESD #65

District Superintendent: Dr. Roger Freeman

Phone #: (623) 478-5611

E-mail: Freeman.roger@littletonaz.org

Signature: R. Freeman

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

Development & Engineering Services Department

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

Shadow Ridge

Summary of Neighborhood Meeting

August 31, 2021
PL-20-007 & PL-20-0021



Neighborhood Meeting – Shadow Ridge

PL-20-007 & PL-20-0021

August 31, 2021

City staff and the development team joined at 5:52 PM. Andrew Yancey began the presentation at 6:02 PM. The following members of the project team were in attendance:

Carolyn Oberholtzer – BFSO Law
Andrew Yancey – BFSO Law
Cindy Paddock – Hilgart Wilson
Lisa Kazan – Trenton Management Company
Mike Schwab – Land Advisors

The following members of City staff were in attendance:

Michelle Simerdla – Avondale Planning Staff
Kevin Murphy - Director of Development and Engineering Services

Mr. Yancey introduced the project with a PowerPoint presentation, showing exhibits detailing the region, jurisdiction, and nearby infrastructure. He noted the property is zoned R1-6 RUPD in Maricopa County and explained that the existing zoning case from 1999 allows for 4 lot sizes and covered more area than just the Shadow Ridge property. He then described the applicant's proposal to annex the Shadow Ridge property into City of Avondale and request PAD zoning for 430 single-family residential lots on 118 acres. Since the County approved the existing zoning case, a portion of the original area was included in the adjacent Entrada rezoning in the City of Avondale, and the Littleton Elementary School district acquired the property at the southwest corner of 111th Avenue and Miami Avenue for the development of a K-8 school. The remaining 118 acres make up Shadow Ridge.

Mr. Yancey went on to present the current and proposed General Plan designations and the conceptual development plan which includes 4 lot sizes with 18% usable open space and 25% overall open space. The development plan includes the largest lots along Miami Avenue, and the open space is oriented with a disc golf course and multi-use trail running east-west through a 10-acre electrical easement that bisects the property and a north/south amenitized green belt including 7 themed gardens with active and passive recreation activities and a connected trail system. Within the greenbelt, he noted there are gaming areas, water features for kids, playgrounds, and a half basketball court. He then showed the landscape plan with trees lining the perimeter of the Project and showed how no homes will be more than a quarter mile from the themed garden amenity area.

The presentation included the pedestrian circulation plan with trail connectivity throughout the project as well as detail about the proposed vehicular circulation. Lastly, he outlined upcoming hearing dates.

Vice Mayor Malone and Councilmember Dennis attended the meeting with no members of the public joining. The Development Team then engaged in the following general dialogue with the councilmembers.

Councilmember Dennis asked about the change in General Plan designation from ELDR to MDR and expressed concerns about Avondale maintaining sufficient ELDR land and future land for half-acre and acre lots.

Mr. Yancey pointed out that the Property is along the Avondale Commercial and Employment Growth corridor in the General Plan along which there is strong market activity in the nearby master plans for traditional suburban densities. The request represents only a 6% reduction in the ELDR land north of the Estrellas and that there are over 30,000 acres of ELDR designated land within Avondale's Planning area.

Ms. Oberholtzer added that there are large lot opportunities north of Miami where acre lots stretch for one mile between Avondale Boulevard and 107th Avenue. With this property being adjacent to the future school site, the area south of Miami is well-suited for suburban densities. She also noted that the city-wide General Plan update that is underway is a great opportunity to look at other potential ELDR areas that may be better suited for the more rural designations.

Councilmember Dennis asked what the large lots to the north are. Councilmember Dennis also asked if those lots were under County standards.

Ms. Oberholtzer responded that they are low density ranchettes and remain in the County but with the annexation of this property, would be eligible for annexation.

Vice Mayor Malone also had concerns about losing low density areas. Vice Mayor Malone asked about Avondale Boulevard south of Lower Buckeye having higher traffic in the future and what the project will do for that.

Mr. Yancey explained that the TIA does recommend deceleration lanes for the project entrances. Ms. Oberholtzer noted out the property's physical limitations with the irrigation channel to the south limits north/south connectivity and that the project design sought to limit direct access to Miami from within the project and instead use 111th. Staff added that additional comments would be forthcoming that may require connection to Miami from within the property. Littleton's plans for the school site were also discussed as a factor in analyzing circulation options.

The meeting concluded at 6:55 PM.

Exhibit H

From: [Alison Alison](#)
To: [Michelle Simerdla](#)
Subject: Shadow Ridge Rezoning
Date: Wednesday, September 15, 2021 8:39:24 AM

⚠ This email arrived from an external source. Please exercise caution when opening attachments or clicking on links. ⚠

Dear Ms. Simerdla,

I am writing to ask about the rezoning of Shadow Ridge Development at the SE corner of Miami Road and Avondale Blvd. I received a postcard about a hearing that took place August 31st. I was out of state that day and unable to "attend".

I am not knowledgeable about how local government works so I don't know where to look to see the decisions about zoning etc...

Could you tell me how to find the decisions about this rezoning proposition? I can see it was not a public hearing (which doesn't make sense to me since the public was invited to attend and had the opportunity to ask questions...) and that "no official action will be taken". So, I realize that this rezoning request may not have been addressed yet.

If I had a say, I would request it not be rezoned. I think keeping the corridor from Southern to Lower Buckeye, the east side of Avondale Blvd, as rural as possible is much more ideal than packing in houses as absolutely as tightly as possible. There is already so many neighborhoods jam packed with houses and they are being built as I write in this very area. The rural quality of our area is being diminished and that is a loss we will all regret.

I appreciate your help!
Alison Hall



AGENDA ITEM REPORT

SUBJECT: Public Hearing – Hermosa Ranch Major General Plan Amendment - Application PL-21-0001

MEETING DATE: 10/20/2021

TO: Planning Commission

FROM: Eric Fitzer, Planning Manager

THROUGH: Eric Fitzer, Planning Manager

PURPOSE:

Planning Commission will hold a public hearing on a Major General Plan Amendment submitted by Carolyn Oberholtzer with Bergin, Frakes, Smalley and Oberholtzer PLLC on behalf of TGV Investments Voting Trust and Rexco DC, LLC entitled the Hermosa Ranch Major General Plan Amendment concerning approximately 318 gross acres (308.9 net acres) of land located at the southwest corner of Avondale Boulevard and Lower Buckeye Road. The proposal would amend the land use designations of the area from Estate Low Density Residential (ELDR), Medium Density Residential (MDR) and Local Commercial (LC) to Business Park (BP).

BACKGROUND:

The Property includes the Diamond P Ranch Planned Area Development (PAD) on approximately 245 acres (Case No. Z-07-4), Fleming Farms PAD on approximately 50 acres (Case No. Z-05-18), and an additional approximately 16.6 acres at the southwest corner of Lower Buckeye Road and Avondale Boulevard, formerly known as Fleming Farms Commercial. Preliminary plats were prepared for Diamond P Ranch, but never approved. Subdivision plats were approved for Fleming Farms and recorded in 2008, and a final plat for the residential portion of the development was recorded in 2008. Fleming Farms Commercial was originally part of the Fleming Farms PAD but removed from the PAD in 2011 and reverted to the Agricultural zoning district (Ordinance 1493-412). The Property is currently operated as a commercial dairy and associated agricultural uses.

SUMMARY OF REQUEST: The Major General Plan Amendment request (Application PL-21-0001) will change the land use designations of the 308.9 net acre property from Estate Low Density Residential (ELDR) on approximately 48.1 net acres, Medium Density Residential (MDR) on approximately 244.4 net acres, and Local Commercial (LC) on approximately 16.4 net acres to Business Park (BP) for the full 308.9 net acres. Avondale Boulevard, which borders the eastern edge of the property, is designated as the Avondale Boulevard Employment and Commercial Growth Corridor, which is identified in the Avondale General Plan 2030 as a Development Corridor Emphasis Area. The property is also located just north of, and adjacent to, the South Core Growth Area, which calls for “medium density commercial and employment uses”.

PUBLIC PARTICIPATION: The sixty (60) day review period, as required by State statute, began on July 22, 2021 and ended September 20, 2021. Staff provided public hearing notices in accordance with State Statute and the City's Zoning Ordinance.

PROCESS:

The General Plan 2030 outlines criteria for what constitutes Minor and Major GPAs. The proposed request is considered a Major Amendment because it is necessary for the establishment of a Planned Area Development (PAD) encompassing over 80 gross acres and impacts over 10 percent of the total land area of the PAD being established. Major GPAs vary from the more common Minor GPAs in a few ways, as follows:

- **60-Day Review:** For major GPAs, Statute requires cities to identify a 60-day period in which notice is provided to potentially impacted adjoining jurisdictions and public agencies and comments are solicited from those jurisdictions and agencies. Though notice is often provided out of courtesy, no such formal interagency review is required for minor GPAs.
- **Planning Commission Hearing Process:** To encourage greater citizen participation, Major GPAs require two Planning Commission public hearings, one of which must be held at an off-site location. The first hearing is for public comment, and the second hearing is when Commission will take action on the request. Minor GPAs require a single Planning Commission public hearing.
- **Approval by City Council:** Major GPAs require approval by two-thirds majority vote of the City Council. Minor GPAs require approval by a simple majority of the City Council.

DISCUSSION:

The entirety of the site, approximately 308.9 net acres, is proposed to be amended to Business Park (BP). The Business Park designation allows for large scale campus development that provides abundant employment opportunities and offers amenities such as attractive streetscapes with excess landscaped setbacks, pedestrian connections, efficient circulation, and refuge areas for active and passive activities to keep a healthy lifestyle for all employees. The category accommodates enclosed light manufacturing, corporate commerce, offices, data centers, research and development industries, solar and renewable energy manufacturers, motor sports related manufacturing, and limited warehouse and support services that support these primary employment uses.

BUDGET IMPACT:

No budget impacts at this time.

RECOMMENDATION:

No recommendation at this time.



Hermosa Ranch Tech Campus

MAJOR GENERAL PLAN AMENDMENT

PL-21-0001

Submitted January 4, 2021

Re-Submitted June 29, 2021

3rd Submittal August 06, 2021

Carolyn Oberholtzer

Bergin, Frakes, Smalley + Oberholtzer, PLLC

4343 E. Camelback Rd., Suite 210

Phoenix, Arizona 85018

coberholtzer@bfsolaw.com



Table of Contents

I.	Introduction	2
II.	Summary of Request.....	3
III.	Major General Plan Amendment Review and Analysis	3
IV.	Findings	8
V.	Conclusion.....	9
	TAB A, Appendix	10

Exhibit 1 | Aerial Map

Exhibit 2 | General Plan Map

Exhibit 3 | Zoning Map

Exhibit 4 | Tres Rios Opportunity Zone



Involved Parties

Property Owner

TGV Investments Voting Trust / Rexco DC, LLC

Nick Vanderwey + Terry Klinger

2241 E. Colter St.

Phoenix, Arizona 85016

602.955.0582

NickVdwey@aol.com

Terry@rexcollc.com

Zoning Attorney

Bergin, Frakes, Smalley + Oberholtzer, PLLC

Carolyn Oberholtzer

4343 E. Camelback Rd., Suite 210

Phoenix, Arizona 85018

602.888.7860

coberholtzer@bfsolaw.com

I. Introduction

TGV Investments Voting Trust/Rexco DC, LLC (together, "Applicant") has successfully assembled approximately 318 gross acres (308.9 net acres) at the southwest corner of Avondale Boulevard and Lower Buckeye Road (the "Property") to facilitate the development of a large-scale employment center, within the Tres Rios Opportunity Zone (the "Opportunity Zone") and along the Avondale Boulevard Employment and Commercial Corridor, established in the Avondale General Plan 2030 ("General Plan"). See Exhibit 1 | Aerial Map attached at **Tab A**. The Opportunity Zone was established following the adoption of the General Plan as one of three Opportunity Zones (the "Zones") in the City, and this Property is in the northern gateway location of that Opportunity Zone. These Zones attract new investment through the opportunity to defer capital gains taxes on the sale of any opportunity zone assets for qualified projects such as a major employment user, and this Major General Plan Amendment will help to harness the interest that these Zones generate.

This Major General Plan Amendment ("MGPA") requests a change from Estate Low Density Residential ("ELDR") on approximately 48.1 net acres, Medium Density Residential ("MDR") on approximately 244.4 net acres, and Local Commercial ("LC") on approximately 16.4 net acres to Business Park ("BP") for the full 308.9 net acres. Avondale Boulevard, which borders the eastern edge of the property, is designated as the Avondale Boulevard Employment and Commercial Growth Corridor which is identified in the Avondale General Plan 2030 ("General Plan") as a Development Corridor Emphasis Area. The Property is also located just north of, and adjacent to, the South Core Growth Area which calls for "medium density commercial and employment uses". Employment uses at the Property will provide a transition of intensity in alignment with these planning efforts.

Avondale experienced significant new growth along the Van Buren Street corridor with the planning and development of commerce parks, and the McDowell Road corridor has seen the development of medical, health and technology related uses. The requested land use modification of BP on this Property will help to establish the Avondale Boulevard Employment and Commercial Corridor as envisioned in the General Plan in this rapidly increasing growth area near existing infrastructure and the SR 30. Further, the Property has access to existing utility and power infrastructure, and the 230 kV Rudd Substation (the "Substation"), which provides reliable, available power capacity for major employment uses.

Property History

The Property includes the Diamond P Ranch Planned Area Development ("PAD") on approximately 245 acres (Case No. Z-07-4), Fleming Farms PAD on approximately 50 acres (Case No. Z-05-18), and an additional approximately 16.6 acres at the southwest corner of Lower Buckeye Road and Avondale Boulevard, formerly known as Fleming Farms Commercial. See Exhibit 3 | Zoning Map. Preliminary plats were prepared for Diamond P Ranch, but never approved. Subdivision plats were approved for Fleming Farms and recorded in 2008, and a final plat for the residential portion of the development was recorded in 2008. Fleming Farms Commercial was originally part of the Fleming Farms PAD but removed from the PAD in 2011 and reverted to the Agricultural zoning district (Ordinance 1493-412). The Property is currently operated as a commercial dairy and associated agricultural uses.

II. Summary of Request

This MGPA introduces employment uses into a planned employment corridor, and by doing so, supports the following General Plan vision: "the attainment of an independent, full-service municipal status; characterized as a larger city, with a corporate presence, while maintaining a diverse, small town charm." The BP land use category is intended to attract "large scale campus development that provides abundant employment opportunities." This MGPA will allow for such employment opportunities and promotes economic growth in a manner compatible with the area's existing and planned land uses. Additional land uses may also include renewable energy battery storage, subject to City Council approval of a Conditional Use Permit.

III. Major General Plan Amendment Review and Analysis

A. Availability of current and future water supplies.

The Property is served by Avondale with water lines adjacent to the Property in both Lower Buckeye Road (12-inch) and Avondale Boulevard (16-inch). The City's 2018 Integrated Utility Master Plan shows a 16-inch waterline in Lower Buckeye Road. A discussion of future water supplies is provided in Section E, below.

B. Impact on and potential support of the City's transportation system;

Avondale Boulevard and Lower Buckeye Road are designated as Arterial Roads on the General Plan Circulation and Streets Classification Map. With the planned SR 30 approximately one mile to the south, employment use is ideally located at this Property to integrate with this transportation system. Offsite improvements may include widening of Avondale Boulevard and Lower Buckeye Road adjacent to the Property and installation of new driveways and a traffic signal, subject to the approved Traffic Study for the Project at Site Plan approval.

Driveway locations and circulation will be designed to create an efficient, functional, and safe framework that is easily accessible and have minimal impact on traffic in the surrounding area which further supports the Property as a prime location for employment uses that are easily accessible to both nearby and distant residents. Further, there is access to public transportation at the northwest corner of Lower Buckeye Road and Avondale Boulevard which makes the Property well suited to be accessible by future employees.

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

This MGPA will not impact the natural environment, including, but not limited to, hillsides, riparian areas, and floodways, as an environmental assessment of the Property has been performed and no natural environmental features were present.

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

This MGPA supports a significant concentration of capital investment in new employment space compared to the currently planned uses and will advance the City's efforts to meet the targeted jobs-to-population ratio of 0.50 jobs for every resident. Within the southern portion of the City, there are no BP sites in excess of 300 acres, so this amendment represents a significant opportunity to bring end users that will drive employment growth.

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

Replacing residential with employment uses will generate less demand for public safety services. As a workplace, and not a new residential community, the type of service calls will likely be fewer in scope and frequency. Also, a technology campus will provide on-site private security, which further reduces reliance on public safety services.

With regard to the impact on water and wastewater, the following table summarizes theoretical scenarios for development of the property under both the current and proposed General Plan land use designations, comparing estimated water and wastewater demand:

TABLE 1 - COMPARISON OF ESTIMATED WATER DEMANDS AND WASTEWATER FLOWS
HERMOSA RANCH TECH CAMPUS
AVONDALE, ARIZONA

ZONING	ACRES	DWELLING UNITS	NON-RESIDENTIAL UNIT DEMAND/FLOW	RESIDENTIAL UNIT DEMAND/FLOW	AVERAGE DAY DEMAND/FLOW	PEAK DEMAND/FLOW
	(AC)	(DU)	(GPAD)	(GPD/DU)	(GPD)	(GPD)
<u>General Plan Water Demand (Estimated)</u>						
Medium Density Residential	251.35	1,131		445	503,328	1,595,551
Estate/Low Density Residential	49.62	200		445	89,000	282,130
Local Commercial	16.63		570		9,479	30,049
Medium/High Density Residential						
Education						
Mixed Use						
High Density Residential						
Industrial						
Total	317.6				601,807	1,907,730
<u>Hermosa Ranch Water Demand¹</u>						
Medium Density Residential	256.62	1,156		445	514,420	1,630,711
Estate/Low Density Residential						
Local Commercial (Battery Storage)	17.48		0		0	0
Medium/High Density Residential						
Education	23.7		764		18,107	57,399
Mixed Use (Commercial)	6.5		570		3,705	11,745
Mixed Use (High Density Residential)	13.3	240		227	54,480	172,702
Industrial						
Total	317.6				590,712	1,872,556
<u>Hermosa Ranch Tech Campus Water Demand³</u>						
Medium Density Residential						

Estate/Low Density Residential						
Local Commercial	17.48		0		0	0
Medium/High Density Residential						
Education						
Mixed Use						
High Density Residential						
Industrial	300.12				1,030,000	6,416,640
Total	317.6				1,030,000	6,416,640
General Plan Wastewater Flow (Estimated)						
Medium Density Residential	251.35	1,131		260	294,080	932,232
Estate/Low Density Residential	49.62	200		260	52,000	164,840
Local Commercial	16.63		502		8,348	26,464
Medium/High Density Residential						
Education						
Mixed Use						
High Density Residential						
Industrial						
Total	317.6				354,428	690,893
Hermosa Ranch Wastewater Flow²						
Medium Density Residential	256.62	1,156		260	300,560	612,962
Estate/Low Density Residential						
Local Commercial (Battery Storage)	17.48		0		0	0
Medium/High Density Residential						
Education	23.7		382		9,053	21,525
Mixed Use (Commercial)	6.5		502		3,263	10,504
Mixed Use (High Density Residential)	13.3	240		159	38,160	101,620
Industrial						
Total	317.6				351,036	688,997
Hermosa Ranch Tech Campus Wastewater Flow³						
Medium Density Residential						
Estate/Low Density Residential						
Local Commercial (Battery Storage)	17.48		0		0	0
Medium/High Density Residential						
Education						
Mixed Use						
High Density Residential						
Industrial	300.12				520,000	3,260,000
Total	317.6				520,000	3,260,000
¹ Ref.: Hermosa Ranch Water Master Plan (CVL, February 22, 2019)						
² Ref.: Hermosa Ranch Wastewater Master Plan (CVL, February 22, 2019)						
³ Ref.: Technical Memorandum - Huckleberry Utility Feasibility (Carollo, June 2021)						

The assessment of actual demand will occur at site planning and to the extent that additional resources are required, the City will address those requirements in those subsequently approvals which may include a development agreement that requires the developer to provide future capacity.

F. Extent to which the goals of this GP2030 are accomplished.

This MGPA meets many of the City's goals and policies set forth in the Avondale General Plan 2030. The following summary highlights a few of the General Plan goals which this Major GPA supports:

Land Use Element

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

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

The amendment introduces BP into the Avondale Boulevard Employment and Commercial Corridor, which, for the mile south of Lower Buckeye Road, consists largely of low and medium density residential on both sides of the road. This MGPA increases the mix of land uses for the Corridor and places new jobs in proximity to residents.

The existing land use is agricultural and underdeveloped land, and is not as visually attractive as surrounding, developed areas. The proposed BP land use category supports employment uses that can incorporate modern campus planning, design, and architecture that will take into account the City's expectations for design quality and consideration of surrounding existing and planned uses. The companion PAD application will establish ample setbacks to create buffers between the surrounding commercial and residential areas, and provide aesthetic landscaping, as the General Plan encourages.

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

Policy C: Ensure Avondale is at the forefront of any emerging markets by continuously updating codes and policies to include standards for new business types and technologies.

Avondale has significantly grown its employment base with major medical, warehousing and office uses. However, it has limited land available with access to the required power infrastructure necessary to attract the technology companies looking to locate in the area. This MGPA will add to the City's land use mix an opportunity to attract this increasingly growing technology market to Avondale, and enable the city to rapidly respond to a mix of Business Park opportunities. This would reinforce the General Plan's goal to provide a mix of employment (including commercial and industrial activities) areas, with a wide range of salary levels that increase the stability and diversity of Avondale's economy.

Economic Element

Goal 1: Grow and diversify Avondale's economy and employment base through business retention, expansion, and development.

Policy E: Leverage the City's proximity to the west coast and port districts to attract international industries and high-tech companies.



This MGPA leverages access to the west coast via I-10 and the future State Route 30 through direct access to Avondale Boulevard. Also important is adjacency to power infrastructure. Few west valley properties can compare to this site with its access to the Rudd Substation. This is further enhanced by the Property's inclusion within an Opportunity Zone. This amendment aligns with the General Plan's mission to identify and recruit targeted growth sectors with an emphasis on professional and technical employment.

Goal 2: Enhance and market Avondale's business climate.

Policy E: Increase the supply of developable Business Park land and promote a flexibility of uses within.

This MGPA increases the supply of developable BP and the city's competitiveness, which is a core City priority and policy focus. The BP land use category will open up the area to additional opportunities from national and international industries, bringing additional business and visits, increasing the potential for new investment. The BP land use category also incorporates enough flexibility to provide many diverse employment opportunities, as well as ensure full utilization of the Property over time.

Goal 10: Reserve adequate lands to accommodate Business Parks, light industrial uses, and higher education facilities.

Policy A: Support efforts to locate and develop additional Business Park and industrial land along Avondale's business corridor.

The Property fronts on the Avondale Boulevard Employment and Commercial Corridor, which is recognized as a major corridor for employment and commercial uses and envisioned a range of businesses in the area. The BP category fulfills the purpose for this corridor and would adequately accommodate additional Business Park and industrial land within underutilized areas, as the General Plan intended. The addition of BP land use opportunities will create diversity in the area, which, according to the General Plan, will be more economically sustainable for the City.

Goal 10: Reserve adequate lands to accommodate Business Parks, light industrial uses, and higher education facilities.

Policy B: Promote Business Park employment uses adjacent to high capacity roadway corridors, such as the I-10 Freeway and Van Buren Street.

This MGPA provides a vast area of BP south of the I-10 Freeway and Van Buren Street, and promotes employment uses adjacent to the Avondale Boulevard Employment and Commercial Corridor as previously discussed. The Property is located adjacent to current and future high-capacity corridors, providing for efficiency in trip generation and access to employment for residents.

IV. Findings

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

This amendment will facilitate employment uses at an appropriate location where alternatives are not available. The Property's current land use designations of LC, ELDR, and MDR do not allow for a major employment center, and as a result, do not advance the Avondale Boulevard Employment and Commercial Corridor. This Property is ideally located within a planned Growth Corridor, Opportunity Zone, and adjacent to supportive power and transportation infrastructure. The current General Plan does not have other BP sites with these advantages. Within the southern portion of the City, there are no BP sites in excess of 300 acres.

B. The amendment constitutes an overall improvement to the GP2030 and is not solely for the good or benefit of a particular landowner or owners.

This MGPA improves the General Plan by introducing supportive land uses to planning areas designed to attract employment investment. This MGPA provides new business opportunities within Avondale, particularly within the technological market that continues to rapidly grow and is attracted to areas with access to reliable power. This amendment reinforces Avondale's economic stability and sustainability.

C. The amendment will not adversely impact the community as a whole and/or a portion of the community by:

1. Significantly altering the acceptable land use patterns;
2. Requiring larger and more expensive public infrastructure improvements including, but not limited to, roads, water, wastewater, and public safety facilities than would otherwise be needed without the proposed change; or
3. Adversely impacting the existing land uses.

The amendment does not significantly alter acceptable land use patterns, but rather, advances the General Plan's land use goals and brings new jobs close to where residents live. This MGPA advances the goals of the Avondale Boulevard Employment and Commercial Corridor, recognized in the General Plan as a major corridor for employment.

This MGPA will not require larger and more expensive public infrastructure improvements. Replacing residential with employment uses will likely generate less demand for public safety services, and less traffic impact while providing a significant revenue enhancement to the City. As stated previously, this Property is ideally located to take advantage of the existing arterials and transportation network. Offsite improvements may include widening of Avondale Boulevard and Lower Buckeye Road adjacent to the Property and installation of new driveways and a traffic signal, subject to Site Plan approval. These improvements are not beyond the type of offsite improvements that would be required if the currently planned uses are developed. The companion PAD will establish future water and wastewater infrastructure to the site and the associated Mater Plans will establish sufficient water and sewer capacity. Adjacency to the Rudd Substation is ideal for the proposed change.



This MGPA will not adversely impact land uses. Avondale has expectations for high-quality site design and landscaping in the Avondale Boulevard Employment and Commercial Corridor. The proposed Project, through the companion PAD, will establish setbacks to ease transitions to surrounding existing and planned uses.

D. That the amendment is consistent with the overall intent of the GP2030 and other adopted plans, codes, and ordinances.

This MGPA is consistent with the overall intent of the General Plan 2030, and the Avondale Boulevard Employment and Commercial Corridor. This amendment encourages new investment, job creation, and a change to land use that advances economic sustainability and employment diversity.

There is also support for this request in Avondale's Five-Year Strategic Plan. The Strategic Plan provides in its Creative and Sustainable Community Development Strategic Outcome Area that "economic development is also a key focus area for the city". Identified strategies include "housing that is affordable to workers and close to their jobs." With the Alamar and Verde Trails neighborhoods in close proximity to the Property, there are thousands of residents within 5 miles of the proposed employment use.

V. Conclusion

This MGPA request provides an opportunity to introduce a land use designation for the Property that will support the employment corridor planning and business park goals established in Avondale's General Plan. The Property's location is ideally located for employment uses along a highly traveled and prominent transportation corridor, with great existing infrastructure. This amendment reinforces Avondale's economic stability and supports a higher quality of life for residents.

DWG: C:\Users\thuchinw\OneDrive - Olsson\020-1829_Huckleberry\Avondale\3-PC003_EX_LND_USE_0201829.dwg USER: thuchinw
DATE: Oct 26, 2020 9:32am XREFS: 020-1829 Avondale\GSMS C:\PBASE-Avondale-modified\0191409 C:\PBK_0201829 AMY_SCHWENNER_LA_AZ



DWG: C:\Users\thutchinsw\OneDrive - Olsson\020-1829_Huckleberry\Avondale\3-PC003_EX_LND_USE_0201829.dwg USER: thutchinsw
DATE: Oct 26, 2020 9:32am XREFS: 020-1829 Avondale_GSIMS C_PBASE-Avondale-modified_0191409 C_PBLK_0201829 AM



DWG: C:\Users\thutchinsw\OneDrive - Olsson\020-1829_Huckleberry\Avondale\3-PC003_EX_LND_USE_0201829.dwg USER: thutchinsw
DATE: Oct 26, 2020 9:32am XREFS: 020-1829 Avondale_GSIMS C_PBASE-Avondale-modified_0191409 C_PBLK_0201829 AM

DWG: C:\Users\thutchinsw\OneDrive - Olsson\020-1829_Huckleberry\Avondale\3-PC003_EX_LND_USE_0201829.dwg USER: thutchinsw
DATE: Oct 26, 2020 9:32am XREFS: 020-1829 Avondale_GSIMS C_PBASE-Avondale-modified_0191409 C_PBLK_0201829 AM

DWG: C:\Users\thutchinsw\OneDrive - Olsson\020-1829_Huckleberry\Avondale\3-PC003_EX_LND_USE_0201829.dwg USER: thutchinsw
DATE: Oct 26, 2020 9:32am XREFS: 020-1829 Avondale_GSIMS C_PBASE-Avondale-modified_0191409 C_PBLK_0201829 AM

DWG: C:\Users\thutchinsw\OneDrive - Olsson\020-1829_Huckleberry\Avondale\3-PC003_EX_LND_USE_0201829.dwg USER: thutchinsw
DATE: Oct 26, 2020 9:32am XREFS: 020-1829 Avondale_GSIMS C_PBASE-Avondale-modified_0191409 C_PBLK_0201829 AM

AVONDALE, ARIZONA 85353

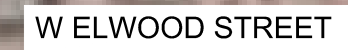


EXHIBIT
3



AGENDA ITEM REPORT

SUBJECT: Public Hearing – PL-21-0014 South Avondale Major General Plan Amendment

MEETING DATE: 10/20/2021

TO: Planning Commission

FROM: Eric Fitzer, Planning Manager

THROUGH: Eric Fitzer, Planning Manager

PURPOSE:

Planning Commission will hold a public hearing on a City-initiated Major General Plan Amendment entitled the South Avondale Major General Plan Amendment concerning approximately 38,820 gross acres of land located south of the Sierra Estrella Mountains at the southern end of the City of Avondale's Municipal Planning Area. The proposal would amend the land use designations of the area from a Estate Low Density Residential (ELDR); Open Space and Parks (OS) and; Local Commercial (LC) to Open Space and Parks (OS); Floodway and Washes; Rural Low Density Residential (RLDR); Estate Low Density Residential (ELDR); Medium Low Density Residential (MLDR); Medium Density Residential (MDR); Medium High Density Residential (MHDR); High Density Residential (HDR); Local Commercial (LC) and Resort uses. The area subject to the request is bounded generally by the alignments of Dobbins Road on the north, Litchfield Road on the west, Patterson Road on the south, and Avondale Boulevard on the east, until the boundary widens eastward to the 67th Avenue alignment at the Ocotillo Road alignment.

BACKGROUND:

The 2012 adopted General Plan 2030 land use designations south of the Estrella Mountains (referred to as the South Planning Area) include Open Space and Parks, Sports and Entertainment, Estate Low Density Residential, and Local Commercial with a Resort (Exhibit B). A guiding principal of the General Plan is "Unique Lifestyle and Character" of Avondale. This principal emphasizes Avondale's natural landscape setting that promotes growth and conservation, tourism, and outdoor recreation among the Estrella Mountains, Gila River, open space, and riparian areas. These areas would provide attractive public spaces and have a variety of living, working, and leisure opportunities for the community. The master land use plan concept responds to this guiding principle, taking into consideration land use placement in relation to various area property ownerships and the natural environment.

The South Avondale Planning Area is approximately 38,400 acres, and through the land analysis process, only about 11,300 acres can be considered for development due to existing property assigned to a County Regional Park, Bureau of Land Management Sierra Estrella Wilderness Area, Gila River Indian Community, and private ownership (Exhibit E). The northern edge of this planning area is bordered to the west by the City of Goodyear's jurisdictional planning area, the Maricopa County Estrella Mountain Regional Park, the Bureau of Land Management, and the Sierra Estrella Mountain Wilderness. To the south, there lies a combination of Arizona State Trust Department lands and other properties retained by

the Bureau of Land Management.

SUMMARY OF REQUEST:

The Major General Plan Amendment request (Application PL-21-0014) will change the land use designations of the property from a combination of approximately 28,700 acres of Estate Low Density Residential (ELDR); approximately 9,600 acres of Open Space and Parks (OS) and; approximately 520 acres of Local Commercial (LC) to approximately 25,760 acres of Open Space and Parks (OS); approximately 1,300 acres of Floodway and Washes; approximately 1,280 acres of Rural Low Density Residential (RLDR); approximately 2,220 acres of Estate Low Density Residential (ELDR); approximately 7,110 acres of Medium Low Density Residential (MLDR); approximately 180 acres of Medium Density Residential (MDR); approximately 340 acres will be designated Medium High Density Residential (MHDR); approximately 140 acres of High Density Residential (HDR); approximately 120 acres of Local Commercial (LC), and approximately 370 acres of Resort (Exhibit D).

The Land Use Program (Exhibit C) provides a detailed listing of each respective land use, inclusive of residential density ranges, residential density targets, and commercial development intensity projections. Overall, residential unit density projections range from approximately 30,395 to 45,910 total units for this planning area. Commercial intensity projections on 120 acres range from approximately 821,800 to 1,643,700 total square feet. A resort hotel, inclusive of amenities and convention facilities, should target 600 to 1000 rooms. Residential density categories include Rural Low Density 1,120 acres with 2,240 units (target density of 3 du/ac); Estate Low Density Residential 2,240 acres with 6,720 lots (target density of 1 du/ac); Medium Low Density 5,250 acres with 21,000 lots; Medium Density Residential 180 acres with 1,080 lots (target density 8 du/ac); and High Density 140 acres with 2,800 lots (target density 12 du/ac). The residential range is 25,095 to 36,890 new residential lots/units with a potential population of 86,884 in this area.

PUBLIC PARTICIPATION:

The sixty (60) day review period, as required by Statute began on August 17, 2021 and ended October 16, 2021. Staff provided public hearing notices in accordance with State Statute and the City of Avondale Zoning Ordinance.

PROCESS:

The General Plan 2030 outlines criteria for what constitutes Minor and Major GPAs. The proposed request is considered a Major Amendment because it is necessary for the establishment of a Planned Area Development (PAD) encompassing over 80 gross acres and impacts over 10 percent of the total land area of the PAD being established. Major GPAs vary from the more common Minor GPAs in a few ways, as follows:

- **60-Day Review:** For major GPAs, Statute requires cities to identify a 60-day period in which notice is provided to potentially impacted adjoining jurisdictions and public agencies and comments are solicited from those jurisdictions and agencies. Though notice is often provided out of courtesy, no such formal interagency review is required for minor GPAs.
- **Planning Commission Hearing Process:** To encourage greater citizen participation, Major GPAs require two Planning Commission public hearings, one of which must be held at an off-site location. The first hearing is for public comment, and the second hearing is when Commission will take action on the request. Minor GPAs require a single Planning Commission public hearing.
- **Approval by City Council:** Major GPAs require approval by two-thirds majority vote of the City Council. Minor GPAs require approval by a simple majority of the City Council.

DISCUSSION:

The proposed South Avondale Major General Plan Amendment is intended to establish a thriving area of

Avondale with a land use layout showcasing opportunity for development. The mix of residential densities support commercial services, and a resort property creates a city within a city. The mountain vistas, existing regional park and wilderness area make for a special community nestled among the Estrella Mountains. Development of this area requires planning for utility infrastructure and facilities, partnerships with City of Goodyear and other land ownerships, school sites, public safety facilities, transportation/street systems, transit, and parks/open space.

BUDGET IMPACT:

No budget impacts at this time.

RECOMMENDATION:

No recommendation at this time.

EXHIBIT A

South Avondale Planning Area Land Plan – Major General Plan Amendment

Overview

The subject area of the proposed amendment is an L-shaped piece of land south bounding generally by Dobbins Road on the north, Litchfield Road alignment to the west, Patterson Road alignment to the south, Avondale Boulevard alignment on the east until the Ocotillo Road alignment where the boundary widens eastward to the 67th Avenue alignment, more accurately displayed in the attached exhibit. The City intends to amend the existing two (2) land uses of Estate/Low Density Residential and Open Spaces and Parks to a broader range of residential land uses and supportive commercial uses, including a planned resort as exhibited in the attached land plan proposal. The proposed land use classification changes will allow Avondale to continue to have balanced residential and employment opportunities well into the future.

Compatibility with the goals of the General Plan

The proposal meets the following goals of the General Plan:

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

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

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

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.

Land Use Goal 6: Promote regional land use planning and coordination with neighboring communities to develop and maintain sustainable land use patterns.

Availability of current and future water supplies

Currently, the City of Avondale's Designation of Assured Water Supply (DAWS) covers the area north of the Estrella's. This designation is up for renewal in 2025, at which time new water resource acquisitions and existing resource use will be evaluated for both Avondale (north of the Sierra Estrella Mountain Range) and Southern Avondale (south of Sierra Estrella Mountain Range), otherwise future development will be required to obtain their own Assured Water Supply Certificates prior to plat recordation.

Water demands for Southern Avondale are estimated to be about 12,650 Acre-Feet per year (AFY).

Impact on Public Infrastructure

Water:

The City of Avondale will be the water service provider. Water service in Avondale is split geographically by the Gila River and the Sierra Estrella Mountain Range (aka Estrella's or Estrella Mountains). The developed northern area of Avondale uses three separate water sources: groundwater; surface water; and reclaimed water. Many facilities exist to distribute water to Avondale residents and commercial

businesses, and these facilities are owned and operated by the City of Avondale. Existing facilities and proposed improvements to serve full development within the City are identified in the 2018 Integrated Utility Master Plan prepared by Carollo Engineers. The southern portion (south of the Estrella's) of Avondale was not studied as part of the 2018 Integrated Utility Master Plan, and due to the geographical separation, the southern area requires the planning and development of a stand-alone water system that would most likely be served with a combination of groundwater and reclaimed water.

Wastewater:

The City of Avondale will be the wastewater service provider. Wastewater service in Avondale is split geographically by the Gila River and the Sierra Estrella Mountain Range. The developed northern area of Avondale is served by a single wastewater treatment plant. The Charles M. Wolf Water Reclamation Facility (WRF) is a 9 million gallons per day (MGD) plant with two planned 3 MGD expansions to reach a build out capacity of 15 MGD. Many facilities exist to collect and treat wastewater produced by Avondale residents and commercial business, and these facilities are owned and operated by the City of Avondale. Existing facilities and proposed improvements to serve full development within the City are identified in the 2018 Integrated Utility Master Plan prepared by Carollo Engineers. The southern portion (south of the Estrella's) of Avondale was not studied as part of the 2018 Integrated Utility Master Plan, and due to the geographical separation, the southern area requires the planning and development of a stand-alone collection and treatment system.

Transportation:

The South Avondale General Plan area encompasses roughly 24 square miles. Although much of the far eastern portion of this area is mountainous and likely not to develop, the remaining 18-20 square miles will still require an extensive transportation network to support development activity. There currently is no notable road system in the South Avondale General Plan area. However, much of the western half of the area has been subdivided into a pattern that would be best served by a mile by mile grid network of arterial streets, similar to Avondale's road network north of the Estrella Mountains. The grid network would minimize the amount of impact to the development of these properties yet provide an efficient travel network.

The major challenge for the City of Avondale is the initial investment of providing a basic network of roads from scratch that would encourage development in an orderly pattern from the north and west areas and gradually extend the transportation network to the east and south. Other transportation challenges involve the discontinuity with northern Avondale because of the Estrella Mountains. It is uncertain if a contiguous arterial street (following the Litchfield Road alignment) can be built that would lay entirely (or partially) within the city limits and connect the southern area and northern areas of Avondale. Avondale will rely on cooperation with the City of Goodyear for a supportive road network west of Avondale's boundary, requiring the extension of the one-mile grid network.

There is also a significant parcel owned by the Bureau of Land Management (BLM) that lies in the central core of southern Avondale that could limit the completeness of an arterial grid network. One option to address this issue is to build a curvilinear parkway (ultimately 6 lanes perhaps) that could be extended through the non-BLM area of south Avondale to provide the principal spine for transportation, supported by an arterial grid network. Such a parkway would allow for the development of eastern areas of southern Avondale to develop sooner if needed.

Impact on City Services:

The population projected for this South Avondale area could be greater than 85,000 residents which would nearly double the current population of Avondale. Based on this projection, Public Safety may require an equivalent of their current facilities for the South Avondale area and look at opportunities to provide joint Public Safety services with the City of Goodyear. Public Safety projects for this area would potentially require a medium sized Police Headquarters with Property and Evidence sized for full build out, a Detention Center, a communications tower (if city fiber is not provided to area), one (1) Public Safety Facility with a Police Substation and a Fire Station, and two (2) additional Fire Stations.

Additional community resources such as one (1) additional public library, a satellite Community Resource Center, and satellite Senior Center are anticipated to serve the projected population in the South Avondale area.

Impacts on the Environment:

The Southern Avondale Planning Area consists of numerous property ownerships including Bureau of Land Management (BLM), Gila River Indian Community (GRIC), Maricopa County Parks, State Lands, and individual private property owners. The area is bordered on the north and east by the Sierra Estrella Mountains, the County's Estrella Mountain Park, and the BLM's Sierra Wilderness Area.

According to BLM, the Sierra Wilderness Area is a 14,400-acre wilderness, located just 15 miles southwest of Phoenix, that contains one of the most rugged mountain ranges in Arizona. The knife-edged ridgelines, steep slopes and rough rocky canyons provide challenges for hikers, backpackers, climbers, and hunters. Butterfly Mountain rises 2,600 feet above the desert plain to an elevation of 4,119 feet in only two miles. The Quartz Peak Trail takes you to the summit of the Sierra Estrella.

The extreme elevation differences create diverse plant and animal communities. Plants in lower areas include Saguaro and Cholla, Ocotillo, Palo Verde, and Elephant Bush. Small protected sites on top of the mountains have shrub Live Oak and even Juniper. A remnant herd of desert bighorn sheep roam the mountains and Gila monster, desert tortoise, mountain lion, mule deer, coyote, javelina, giant spotted whiptail lizard, golden eagle, prairie falcon, and Cooper's hawk also inhabit the wilderness.

Although distinguished as one of the closest wilderness areas to metropolitan Phoenix, four-wheel-drive vehicles are required to approach the wilderness boundary. Primitive dirt roads near the wilderness boundary are extremely sandy or silty, and wash crossings are rugged and deep. Only the western boundary of the wilderness is accessible to the public; elsewhere the area is bounded by the Gila River Indian Community.

According to Maricopa County, Estrella Mountain Regional Park includes seasonal wetland or riparian areas during rainy seasons. The majority of the park remains pristine desert. Estrella Mountain Regional Park is perched on a ridgeline where one could have witnessed the unfolding of many interesting events and lives that have been lived out in the desert landscape below. The park's 19,840 acres of desert and mountains became the first regional park in the Maricopa County Park System in 1954.

A National Recreation Association study completed in 1958 prompted the Maricopa County Parks and Recreation Department to begin applying the concept of Regional Parks to their young parks system. Estrella Mountain Park was one of the parks to be designated as a regional park. By 1962, Estrella

Mountain Regional Park, had grown considerably in size and during that fall the first nine holes of the Sierra Estrella Golf Course were opened.

Even though there has been a steady growth and expansion of facilities in the park, development is still limited to a very small portion of the park. Most of the landscape of the park today remains pristine desert, very similar in appearance to the landscape seen by the first European explorers who traveled past these mountains and foothills. These factors that have worked to resist development have preserved a very valuable resource for the Maricopa County Parks system. Estrella Mountain Regional Park contains many untapped resources and excellent potential for providing a greater variety of quality recreation opportunities.

The Southern Avondale area includes existing natural drainageways formed by the mountain range. The area includes hillsides and slopes as part of the natural forming Estrella Mountain range.

EXHIBIT B

South of Estrella Mountains

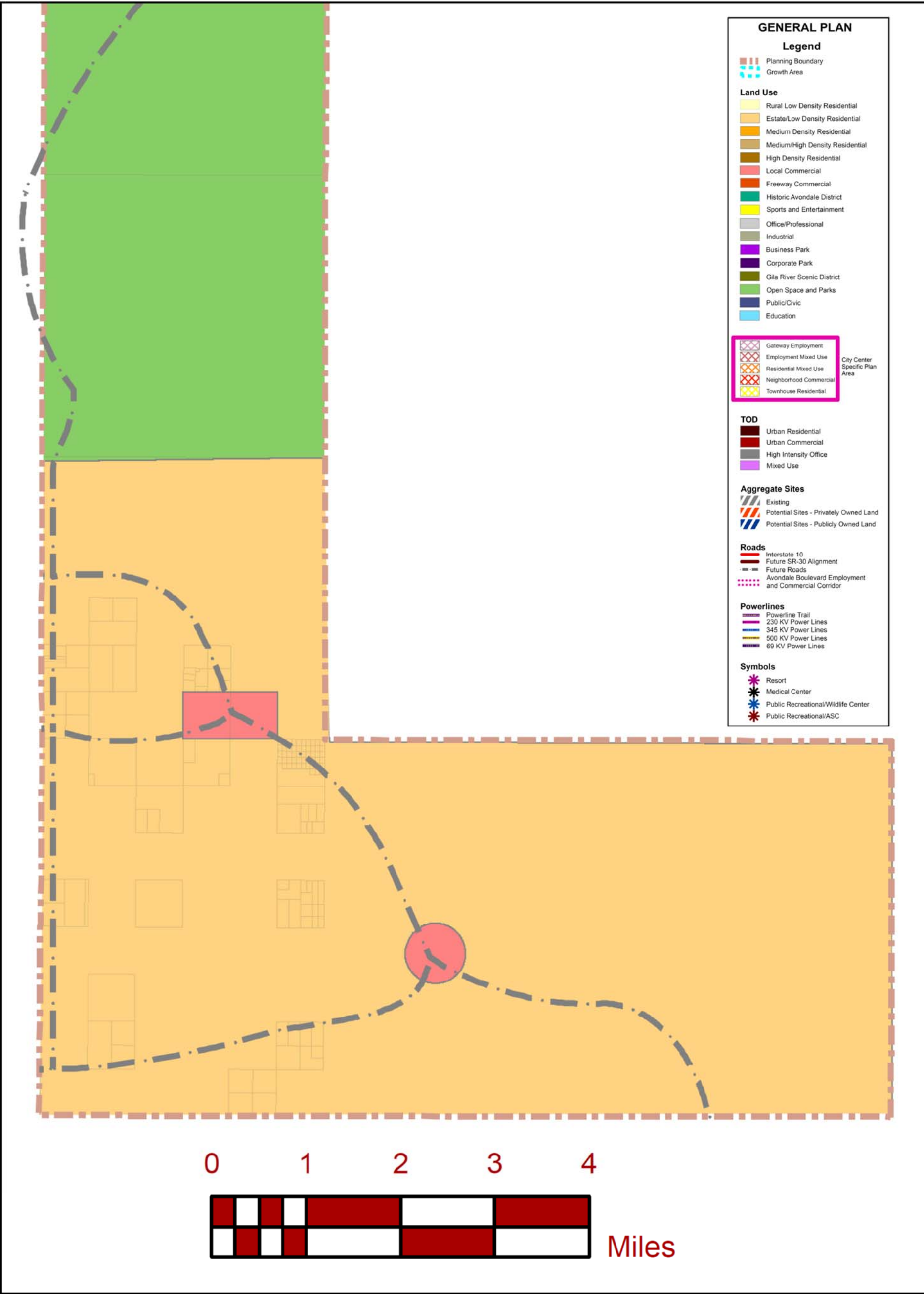


EXHIBIT C

AVONDALE SOUTH PLANNING AREA - LAND USE PROGRAM

DATE: 3/09/2021

LAND USE CATEGORY	SUBAREA #	GROSS SF	GROSS ACREAGE	DENSITY (DWELLING UNITS)			INTENSITY (FAR SF)			NOTES
				LOW	TARGET	HIGH	LOW	TARGET	HIGH	
R RURAL LOW DENSITY RESIDENTIAL					1.0	2.0	2.5			GP density range: 0 - 1 DU/AC, Target = .3
	30	19,488,267	450		450	900	1,125	-	-	
	47	8,667,805	200		200	400	500	-	-	
	49	19,688,161	450		450	900	1,125	-	-	
	50	661,375	20		20	40	50	-	-	
	60	6,968,794	160		160	320	400	-	-	
SUBTOTAL		55,474,402	1,280		1,280	2,560	3,200	-	-	
E ESTATE LOW DENSITY RESIDENTIAL					2.5	3.0	3.5			GP density range: 0 - 2.5 DU/AC, Target = 1
	7	39,784,733	910		2,275	2,730	3,185	-	-	
	15	20,605,825	470		1,175	1,410	1,645	-	-	
	19	772,868	20		50	60	70	-	-	
	29	4,291,502	100		250	300	350	-	-	
	43	1,884,372	40		100	120	140	-	-	
	45	16,243,809	370		925	1,110	1,295	-	-	
	48	8,262,474	190		475	570	665	-	-	
	59	5,367,218	120		300	360	420	-	-	
SUBTOTAL		97,212,801	2,220		5,550	6,660	7,770	-	-	
ML MEDIUM LOW DENSITY RESIDENTIAL					3.5	4.0	5.0			GP density range: This category does not exist in Avondale
	2	6,779,681	160		560	640	800	-	-	
	8	15,712,024	360		1,260	1,440	1,800	-	-	
	10	6,294,773	140		490	560	700	-	-	
	12	23,119,977	530		1,855	2,120	2,650	-	-	
	13	16,154,572	370		1,295	1,480	1,850	-	-	
	14	15,430,590	350		1,225	1,400	1,750	-	-	
	16	8,809,769	200		700	800	1,000	-	-	
	17	7,943,807	180		630	720	900	-	-	
	18	423,502	10		35	40	50	-	-	
	20	6,716,471	150		525	600	750	-	-	
	23	1,566,834	40		140	160	200	-	-	
	24	4,845,961	110		385	440	550	-	-	
	25	5,698,046	130		455	520	650	-	-	
	26	9,267,514	210		735	840	1,050	-	-	
	27	6,393,299	150		525	600	750	-	-	
	31	15,520,547	360		1,260	1,440	1,800	-	-	
	32	19,011,738	440		1,540	1,760	2,200	-	-	
	33	4,497,903	100		350	400	500	-	-	
	42	7,927,292	180		630	720	900	-	-	
	44	6,175,594	140		490	560	700	-	-	
	46	40,212,757	920		3,220	3,680	4,600	-	-	
	51	2,171,975	50		175	200	250	-	-	
	52	21,886,135	500		1,750	2,000	2,500	-	-	
	53	35,147,345	810		2,835	3,240	4,050	-	-	
	54	1,669,198	40		140	160	200	-	-	
	55	710,298	20		70	80	100	-	-	
	56	957,832	20		70	80	100	-	-	
	57	10,195,421	230		805	920	1,150	-	-	
	58	9,301,836	210		735	840	1,050	-	-	
SUBTOTAL		310,442,691	7,110		24,885	28,440	35,550	-	-	
M MEDIUM DENSITY RESIDENTIAL					5.0	6.0	8.0			GP density range: 2.5-4.0 DU/AC, target = 2.5
	9	3,828,112	90		450	540	720	-	-	
	11	3,735,605	90		450	540	720	-	-	
	21	6,673,306	150					-	-	
	22	957,517	20					-	-	
SUBTOTAL		15,194,540	180		900	1,080	1,440	-	-	
MH MEDIUM HIGH DENSITY RESIDENTIAL					8.0	10.0	12.0			GP density range: 4-12 DU/AC, Target = 8.0
	34	5,236,778	120		960	1,200	1,440	-	-	
	36	2,892,747	70		560	700	840	-	-	
	38	3,530,592	80		640	800	960	-	-	
	40	3,252,260	70		560	700	840	-	-	
SUBTOTAL		14,912,377	340		2,720	3,400	4,080	-	-	
H HIGH DENSITY RESIDENTIAL					12.0	20.0	25.0			GP density range: 12-30 DU/AC, Target = 12.0
	3	1,655,229	40		480	800	1,000	-	-	
	6	1,295,001	30		360	600	750	-	-	
	35	1,745,238	40		480	800	1,000	-	-	
	37	1,312,791	30		360	600	750	-	-	
SUBTOTAL		6,008,259	140		1,680	2,800	3,500	-	-	
R RESORT										GP density range: 2.5-4.0 DU/AC, target = 2.5
	1	16,120,378	370	-	-	-	-	-	-	
SUBTOTAL		16,120,378	370	-	-	-	-	-	-	
OS OPEN SPACE AND PARKS										
PARK	28	6,183,842	140	-	-	-	-	-	-	
OPEN SPACE		1,116,062,254	25,620	-	-	-	-	-	-	
SUBTOTAL		1,122,266,096	25,760	-	-	-	-	-	-	
FP FLOODPLAIN/WASHES										
FLOOD ZONE		34,526,095	790	-	-	-	-	-	-	
ALL WASHES		22,046,073	510	-	-	-	-	-	-	
SUBTOTAL		56,572,168	1,300	-	-	-	-	-	-	
PF PUBLIC FACILITIES										
SUBTOTAL		0	0	-	-	-	-	-	-	
LC LOCAL COMMERCIAL							0.15	0.22	0.30	
	4	1,838,664	40	-	-	-	275,800	404,500	551,600	Currently Calculated Using Gross Acreage
	5	1,731,531	40	-	-	-	259,700	380,900	519,500	Currently Calculated Using Gross Acreage
	39	963,170	20	-	-	-	144,500	211,900	289,000	
	41	945,251	20	-	-	-	141,800	208,000	283,600	
SUBTOTAL		5,478,616	120	-	-	-	821,800	1,205,300	1,643,700	
ROADWAY RIGHT-OF-WAY		-	-	-	-	-	-	-	-	
TOTAL (SUM)		583,600,074	13,200		37,015	44,940	55,540	821,800	1,205,300	1,643,700

Planning Area Projections

Average Blended Density (Net) ⁽¹⁾	3.4
Projected Population	130,326
Projected Elementary School Age Children	22,470
Demand for Elementary Schools (number)	18.7
Projected High School, School Age Children	11,235
Demand for High Schools (number)	4.5
Projected Purchasing Power	\$ 1,101,030,000
Projected Retail Demand (Square Feet)	\$ 7,340,200
Projected Retail Demand (Acres)	\$ 674
Demand for Emergency Response (Stations)	5.2
Water Demand	tbd
Wastewater Discharge	tbd

(1) Net density excludes mountainous open space areas.

