Planning Commission
Online Meeting Agenda
Wednesday, November 17, 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

Planning Commission will consider approval of the 10/20/2021 Planning Commission Meeting minutes.

5. PUBLIC HEARING ITEMS

a. CLEARSKY - REZONING FROM COMMUNITY COMMERCIAL (C-2) TO FREEWAY COMMERCIAL (C-3) – APPLICATION PL-21-0149

Planning Commission will hold a public hearing and consider a request by Robert George, DPS Design, on behalf of property owner ClearSky Health of West Valley Property Company LLC, to rezone approximately 6.6 gross acres of land located at the southwest corner of McDowell Road and 109th Avenue from Community Commercial (C-2) to Freeway Commercial (C-3) to allow for the development of a rehabilitation hospital. The rezoning request includes the half-width of the adjacent McDowell Road right-of-way. There is a concurrent request to annex the property into Avondale's city limits. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Michelle Simerdla, Senior Planner

b. 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 held an initial public hearing for public comment on this request on October 20, 2021. At this November meeting, the Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Michelle Simerdla, Senior Planner

c. SHADOW RIDGE – REZONING FROM R1-6 TO PLANNED AREA DEVELOPMENT (PAD) – APPLICATION PL-21-0087

Planning Commission will hold a public hearing and consider a request by Cindy Paddock of HILGARTWILSON for a Rezone for Shadow Ridge, a proposed 118.4 gross acre planned development at the southeast corner of Miami Avenue and Avondale Boulevard. The proposed Rezone, if approved, will change the zoning from Urban Residential (R1-6) to Planned Area Development (PAD). The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Michelle Simerdla, Senior Planner

d. HERMOSA RANCH – MAJOR GENERAL PLAN AMENDMENT – APPLICATION PL-21-0001

Planning Commission will hold a public hearing and consider a request 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). The Commission will take action and forward a recommendation to City Council.

Staff Contact: Eric Fitzer, Planning Manager

e. HERMOSA RANCH TECH CAMPUS – REZONING – APPLICATION PL-21-0183

Planning Commission will hold a public hearing and consider a request submitted by Carolyn Oberholtzer with Bergin, Frakes, Smalley and Oberholtzer PLLC on behalf of TGV Investments Voting Trust and Rexco DC, LLC for an approximately 318 gross acre planned area development at the southwest corner of Avondale Boulevard and Lower Buckeye Road. The proposed rezone, if approved, will change the zoning from P Ranch Planned Area Development (PAD) on approximately 248 acres, Fleming Farms Planned Area Development (PAD) on approximately 52 acres and Agriculture (AG) on approximately 18 cares to Hermosa Ranch Tech Campus Planed Area Development (PAD). The commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Eric Fitzer, Planning Manager

f. SOUTH AVONDALE – MAJOR GENERAL PLAN AMENDMENT – APPLICATION PL-21-0014

Planning Commission will hold a public hearing and consider a request 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 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. The Commission will take action and forward a recommendation to City Council.

Staff Contact: Eric Fitzer, Planning Manager

6. COMMISSION ANNOUNCEMENTS

7. PLANNING DIVISION REPORT

8. CALENDAR

December 15, 2021

9. 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 oido, o con necesidad de impresion grande o interprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1000 o TDD 623-333-0010 cuando menos dos dias habiles antes de la junta.

PLANNING COMMISSION REGULAR MEETING MINUTES

Wednesday, October 20, 2021
6:00 P.M.

Note from the Clerk: The October 20, 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
Alisha Meginnis, Commissioner
Denise Stanfield, Commissioner
Linda Warren, Commissioner
Larry White, Commissioner
Alan Agundez Castillo, Alternate

COMMISSIONERS ABSENT
Blanca Uvari, Commissioner

CITY STAFF PRESENT
Jodie Novak, Assistant Director
Eric Fitzer, Planning Manager
Mary Grace McNear, Deputy City Attorney
Michelle Simerdla, Senior Planner
Brandon Cartwright, Attorney
Barbara Cason, Administrative Assistant

3. OPENING STATEMENT

Chair Thompson read the Opening Statement.

4. APPROVAL OF MINUTES

a. <u>September 15, 2021</u>

Vice Chair Osborne moved to approve the September 15, 2021 minutes as presented; Commissioner White seconded the motion.

Upon vote, the motion was carried 6 to 0.

Christopher Thompson, Chair	Aye
Commissioner Osborne, Vice Chair	Aye
Commissioner Meginnis	Aye
Commissioner Stanfield	Aye
Commissioner Warren	Aye
Commissioner White	Aye

5. PUBLIC HEARING ITEMS

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

Prior to the commencement of the presentation, DES Assistant Director Jodie Novak introduced new Planning Manager, Eric Fitzer. Chair Thompson welcomed Mr. Fitzer.

Michelle Simerdla, Senior Planner, stated that the property site is located within the jurisdiction of Maricopa County and that the amendment includes a request for annexation. The property is 118.4 gross acres, located at the southeast corner of Miami Avenue and Avondale Boulevard. The site includes an irrigation canal that runs along Avondale Boulevard and is adjacent to an irrigation canal to the south, which is not part of the project. There are above-ground utility lines along Avondale Boulevard and power lines that bisect the property. Surrounding uses were reviewed, including a site reserved to the north for the Littleton Elementary School District. North of Miami Avenue are larger lots located on County land. To the east is the Entrada Master Planned Community, not yet constructed. To the south is the Verde Trails Master Planned Community, as well as larger lots under the jurisdiction of the County. West of Avondale Boulevard are projects that were entitled in 2005 and 2007. South of that is the Alamar Master Planned Community.

The current designation for the subject property is Estate Low Density Residential (ELDR), which allows 1 to 2.5 dwelling units per acre. The request is to change the designation to Medium Density Residential (MDR), which allows 2.5 to 4 dwelling units per acre.

Ms. Simerdla reviewed the next steps in the process, which include a presentation of the findings of the Major General Plan Amendment at the next Planning Commission meeting on November 17th as well as presentation of the concurrent Planned Area Development (PAD) rezone for the project. The City Council hearing will take place on December 13th, which will include both the Major General Plan Amendment as well as concurrent PAD rezone application. Staff recommends holding a public hearing on Application PL-21-0021 with no action to be taken.

Chair Thompson invited comments from the applicant. No comments were provided from the applicant.

Chair Thompson opened the public hearing. There were no public comments and the City Clerk has received no requests to speak. There being no questions, Chair Thompson closed the public hearing on Application PL-21-0021.

b. HERMOSA RANCH - MAJOR GENERAL PLAN AMENDMENT - (APPLICATION PL-21-0001)

Mr. Fitzer stated that the purpose of the item is to review the proposed request for a Major General Plan Amendment and conduct a public hearing. No action will be taken. At the next Planning Commission meeting, the findings of fact and recommendation will be provided to the Commission. The property is located at the southeast corner of Lower Buckeye and Avondale. There is currently a dairy on the property site in conjunction with agricultural uses. To the south is the Alamar Master Planned Community and single family development to the north. The current General Plan land use shows the site as Low Density Residential (LDR), Medium Density Residential (MDR) and Local Commercial (LC). The proposed General Plan land use is Business Park (BP), which allows for light manufacturing, corporate commercial, hotel, multistory office, research and development industries, solar and renewable energy manufacturers, motor sports-related industry manufacturers and limited service uses that support the primary employment uses. The overall site is approximately 208 net acres. A subsequent PAD application has been, which will also be heard at the November meeting.

Mr. Fitzer reviewed next steps. The next Planning Commission meeting is on November 17th and there is the potential for a concurrent PAD rezone application. There will be City Council review with potential concurrent PAD rezone application. Staff recommends a public hearing on Application PL-21-0001. No other action will be taken at this time.

Chair Thompson invited the applicant to speak. Carolyn Oberholtzer, Bergin, Frakes, Smalley & Oberholtzer, stated that the applicant will return next month for the action item, likely with the companion PAD request. The applicant has been engaged with the community in the process thus far.

Mr. Fitzer invited questions from Commissioners.

Commissioner White stated that during its last meeting, the Planning Commission recommended approval to the City Council for a battery storage facility in the purple area indicated on the area map. He inquired whether battery storage facilities are designated as an allowable use for a business park. Ms. Novak confirmed that a battery storage facility is a permitted use. There is also zoning entitlement request filed for a nonresidential land use. The Sierra Estrella battery storage facility will be going before City Council for approval in November.
Commissioner Agundez Castillo stated that he lives in the area and asked what impacts the changing designation will have on the residential area surrounding this site. Mr. Fitzer stated that this is a definite area of focus as staff makes recommendations and provides findings of fact. There is a concurrent zoning request. The zoning request include further recommendations, such as buffering and other mitigation efforts proposed by the applicant. Findings of fact will be presented at the next meeting.

There were no further Commission questions.

Chair Thompson opened the public hearing. There were no public comments and the City Clerk has received no requests to speak. Chair Thompson closed the public hearing on Application PL-21-0001.

c. SOUTH AVONDALE - MAJOR GENERAL PLAN AMENDMENT - (APPLICATION PL-21-0014)

Mr. Fitzer stated that the application is being submitted on behalf of the City of Avondale. The site location was reviewed. Ownership consists of private and public property, both federal and state. The current General Plan land use designation consists of three designations: Estate Low Density Residential (ELDR), Local Commercial (LC) and Open Space and Parks (OS). The intent of the application is to greater define land uses in order to guide future development. The proposed General Plan land use is a mix of Rural Residential, 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), Resort, Open Space, Parks, Floodway and Washes. The City worked with a design firm to specifically designate the land uses as well as provide for population and future growth. Next steps in the process include a second Planning Commission hearing on November 17th, 2021. At that time, the Planning Commission will make a recommendation to City Council. No other zoning or applications are associated with the process, which is purely a Major General Plan amendment. There is the potential for the item to go before the City Council on December 13th, 2021. Staff recommends a public hearing on Application PL-21-0014. No other action will be taken at this time.

Chair Thompson noted that the zoning allows for a resort and asked whether the City has been approached by a developer for resort construction. Mr. Fitzer stated that the goal is to have a resort in the area, however the City has not yet been approached by a developer. Ms. Novak stated that one of the goals is to have a destination area at the site. The plan has not yet been adopted, but when this occurs, there will be efforts to begin promoting for this goal. The process may take up to 10 to 15 years.

There were no further Commission questions.

Chair Thompson opened the public hearing. There were no public comments and the City Clerk has received no requests to speak. Chair Thompson closed the public hearing.

6. ACTION ITEMS

There were no action items discussed.

7. PLANNING DIVISION REPORT

There was no report.

8. CALENDAR

The next meeting is November 17, 2021.

9. ADJOURNMENT

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

Upon vote, the motion was carried 6 to 0.

Christopher Thompson, Chair	Aye
Commissioner Osborne, Vice Chair	Aye
Commissioner Meginnis	Aye
Commissioner Stanfield	Aye
Commissioner Warren	Aye
Commissioner White	Aye

Meeting adjourned at 6:28 p.m.

_____ _____

Chair Date

AGENDA ITEM REPORT

SUBJECT: ClearSky - Rezoning from Community Commercial (C-2) to Freeway Commercial (C-3) – Application PL-21-0149

MEETING DATE: 11/17/2021

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 Robert George, DPS Design, on behalf of property owner ClearSky Health of West Valley Property Company LLC, to rezone approximately 6.6 gross acres of land located at the southwest corner of McDowell Road and 109th Avenue from Community Commercial (C-2) to Freeway Commercial (C-3) to allow for the development of a rehabilitation hospital. The rezoning request includes the half-width of the adjacent McDowell Road right-of-way. There is a concurrent request to annex the property into Avondale's city limits. The Commission will take appropriate action and forward a recommendation to the City Council.

BACKGROUND:
The 6.6-acre subject property (Exhibits A and B) is located at the southwest corner of McDowell Road and 109th Avenue. The relatively flat subject site includes approximately 6.12 net acres of undeveloped privately-owned property, previously in agricultural production, for which the ClearSky Health development is proposed. The adjacent half-width of McDowell Road right-of-way is approximately 0.48 acres in area.

The property is currently in the jurisdiction of Maricopa County, and there is a concurrent request to annex the property into Avondale city's limits. As required by Arizona statute, upon annexation, the property will initially be assigned City zoning equivalent to the existing Maricopa County Zoning. The City equivalent zoning to Maricopa County's C-2 district is Avondale's C-2 (Community Commercial) district, which allows for retail, service, and office uses similar to what is presently permitted in the County.

The subject property is designated by the General Plan 2030 Land Use Map as Freeway Commercial. The Freeway Commercial designation provides for regional retail, medical, office, higher educational complexes, hospitality, sports and family entertainment, commercial complexes, and service destinations serving a larger, more regional trade area. The City's Freeway Commercial (C-3) zoning district most directly conforms to the property's Freeway Commercial General Plan designation.

The existing uses and zoning of surrounding properties include:

NORTH OF MCDOWELL ROAD: Crystal Gardens, a single-family residential subdivision. Zoned Crystal Gardens Planned Area Development (PAD).
EAST: Akos Medical Campus, a partially constructed commercial office development consisting of a four-story, 68,000 square foot medical office building on the eastern portion of the site with the western half

reserved for future development of an additional medical office building. Zoned Avondale Integrated Medical Services (AIMS) PAD.
SOUTH: I-10 Freeway and a concrete lined drainage channel parallels the freeway on the north side, directly adjacent to the subject site's southern property line.
WEST: An undeveloped, 18.37-acre property located within the jurisdiction of Maricopa County, currently in farming production. Zoned Maricopa County C-2 (Intermediate Commercial), accommodates a range of retail, office, and service uses.

SUMMARY OF REQUEST:
The applicant is requesting to rezone the subject property to C-3 (Freeway Commercial), which will align with the site's General Plan Land Use designation of Freeway Commercial. The purpose of the Freeway Commercial (C-3) district is to promote freeway-oriented services and products with a community-wide to regional trade area while avoiding the disruption of less intensive commercial activities. A rehabilitation hospital is permitted in the C-3 district.

According to the ClearSky Narrative (Exhibit D): The ClearSky Rehabilitation Hospital of Avondale is a proposed facility that will provide care for patients recovering from stroke, heart attack, brain injury, spinal cord injury, orthopedic conditions, cancer, and pulmonary conditions. The facility will offer physical therapy, speech therapy, and occupational therapy services that bridge an important gap in transitioning patients from acute care facilities back to home living. With a 12-day average stay, the hospital strives to maintain a friendly environment that promotes healing of the body, mind and spirit. The facility is intended to be licensed as a specialty rehabilitation hospital.

Development will take the form of single-story building that is approximately 40,000 gross square feet (Exhibit E) and development is expected to occur within a single phase.

PUBLIC PARTICIPATION:
A Neighborhood Meeting to discuss the proposal with neighboring property owners and other interested parties was held on September 30, 2021. Due to the ongoing Covid-19 pandemic, the meeting was held virtually via Zoom. All notices of the meeting, including mailings to owners within 1,000 feet of the site, public hearing notice signs on the property, and display ads in the Southwest Valley Arizona Republic, were completed in at least fifteen (15) days prior to the meeting as required. In addition to City Staff and the applicant's team, one (1) Councilmember attended the virtual meeting (Exhibit G). The applicant gave an overview of the project and presented the building and site renderings in 3D. Discussion was primarily related to the following topics:

- **Access to the site.** Applicant indicated there might be a possible traffic signal in the neighborhood to the north and there will be a vehicular connection to Akos.
- **If the electric vehicle parking stalls will be open for public use.** The applicant noted the electric vehicle stalls will serve patients and staff of the hospital.

Four (4) comments pertaining to the proposal were posted on the City's aVOICE/Polco digital forum, as follows. No additional public comments have been received to date.

- As long as you are not changing it to more housing that will require more schools to be built!! There are already signs up to for a bond issue to build more elementary schools! Why are not the builders and new home owners paying for this????
- Let ClearSky build it quickly. I know they have to get annexed into the city but help them expedite that process. Too many projects in Avondale have fallen by the wayside (All of the Virtua Partners projects have lost their momentum and who knows if they will ever be built). So, Help Clearsky jump the hurdles and build the rehab hospital quickly. Thanks.
- I think this is great.
- No

All required notifications for the Planning Commission and City Council public hearings were completed. All

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

ANALYSIS:
The proposed Freeway Commercial (C-3 zoning) will allow for the development of a rehabilitation hospital. The subject property is located within the City's Health-Tech Corridor, a focused initiative by the City's Economic Development Department to attract medical related uses to the McDowell Road corridor. The proposed rehabilitation hospital will further the City's goals of medical related business attraction, bringing high quality jobs to Avondale, and will be in character with the existing medical uses in the McDowell Road corridor. Additionally, the building's architecture (Exhibit F) meets the City's Commercial and Industrial Design Guidelines and will enhance the McDowell Road appearance from the 1-10 Freeway. Further, the project is pedestrian and bicycle-friendly, with a sidewalk provided along McDowell Road, and bicycle parking provided.

The proposed development also conforms to the following goals and objectives in the Freeway Corridor Specific Plan:

- Objective #1: Prioritize the City's appearance from the I-10 and the Loop 101 freeways, limiting heavy industrial uses and establishing strict design requirements where necessary.
  -General Plan Urban Design Element Goal #2, Policy K: Maintain an upscale appearance from the I-10.
- Objective #3: The Freeway Corridor will be the southwest valley's premier job center.
  -General Plan Economic Element Goal #2, Policy A: Locate desired and targeted businesses in Avondale, specifically in the Bio Industry along Van Buren Street and Medical Support Services along McDowell Road.
  -General Plan Land Use Element Goal #3, Policy A: Develop the 1-10 Corridor into the City's premier business and employment area by encouraging uses that provide a high ratio of well-paying jobs to square footage.
  -General Plan Growth Area Element, Goal #1: Create destination employment centers in targeted areas of the City that will help improve balance between jobs and population.
- Objective #4: Ensure new development in the Plan area is pedestrian/bicyclist friendly and contributes to a walkable community.
  -General Plan Land Use Element, Goal #8, Policy C: Take alternative methods of transportation, including transit, bus, and walking into account when considering all proposals for development.
  -General Plan Public Buildings, Services, and Facilities Element, Goal #3: Protect the community from flooding and plan for long-term, effective stormwater services.

Lastly, the C-3 uses will be compatible with the goals of the General Plan 2030 Land Use Designation of Freeway Commercial, which as previously noted, provides for regional retail, medical, office, higher educational complexes, hospitality, sports and family entertainment, commercial complexes, and service destinations serving a larger, more regional trade area.

DISCUSSION:

- The proposed rezoning to C-3 (Freeway Commercial) is in conformance with the proposed General Plan Land Use Map designation of Freeway Commercial.
- The project conforms to the goals in the Freeway Corridor Specific Plan.
- The proposed rezoning will result in compatible land use relationships.
- Adequate public infrastructure to support the proposed development either presently exists or will be constructed by the developer.
- The recommended conditions of approval are reasonable to ensure conformance with the provisions of the Zoning Ordinance and all other applicable City codes, ordinances, and policies.

BUDGET IMPACT:
No budget impacts.

RECOMMENDATION:
The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-21-0149, a request to rezone approximately 6.6 acres from C-2 to C-3, subject to the following six (6) conditions of approval:

1. Development on the site shall conform to the Freeway Commercial (C-3) district standards and the Freeway Corridor Specific Plan.
2. The developer shall construct south half-street arterial improvements to McDowell Road adjacent to the subject site in the first phase of development, prior to issuance of a Certificate of Completion or Certificate of Occupancy for the project.
3. The developer will be responsible for ¼ of the 109th Avenue traffic signal contribution. For trombone style signal equipment, the contribution for design and construction is $175,000.
4. Power lines less than 69 kV and/or irrigation canals on or adjacent to the property shall be converted underground in the first phase of development.
5. Grandfathered groundwater rights for the property must be extinguished and pledged to the City of Avondale's designated account (26-002003.0000) prior to issuance of any construction permits for any portion of the project.
6. All development shall be completed in accordance with the City of Avondale General Engineering Requirements Manual and the City of Avondale Supplement to MAG Uniform Specifications and Details unless a standards deviation has been approved.

PROPOSED MOTION:
I move that Planning Commission recommend **APPROVAL** of Application PL-21-0149, a request to rezone approximately 6.6 acres from Community Commercial (C-2) to Freeway Commercial (C-3), subject to six (6) conditions listed in the staff report.

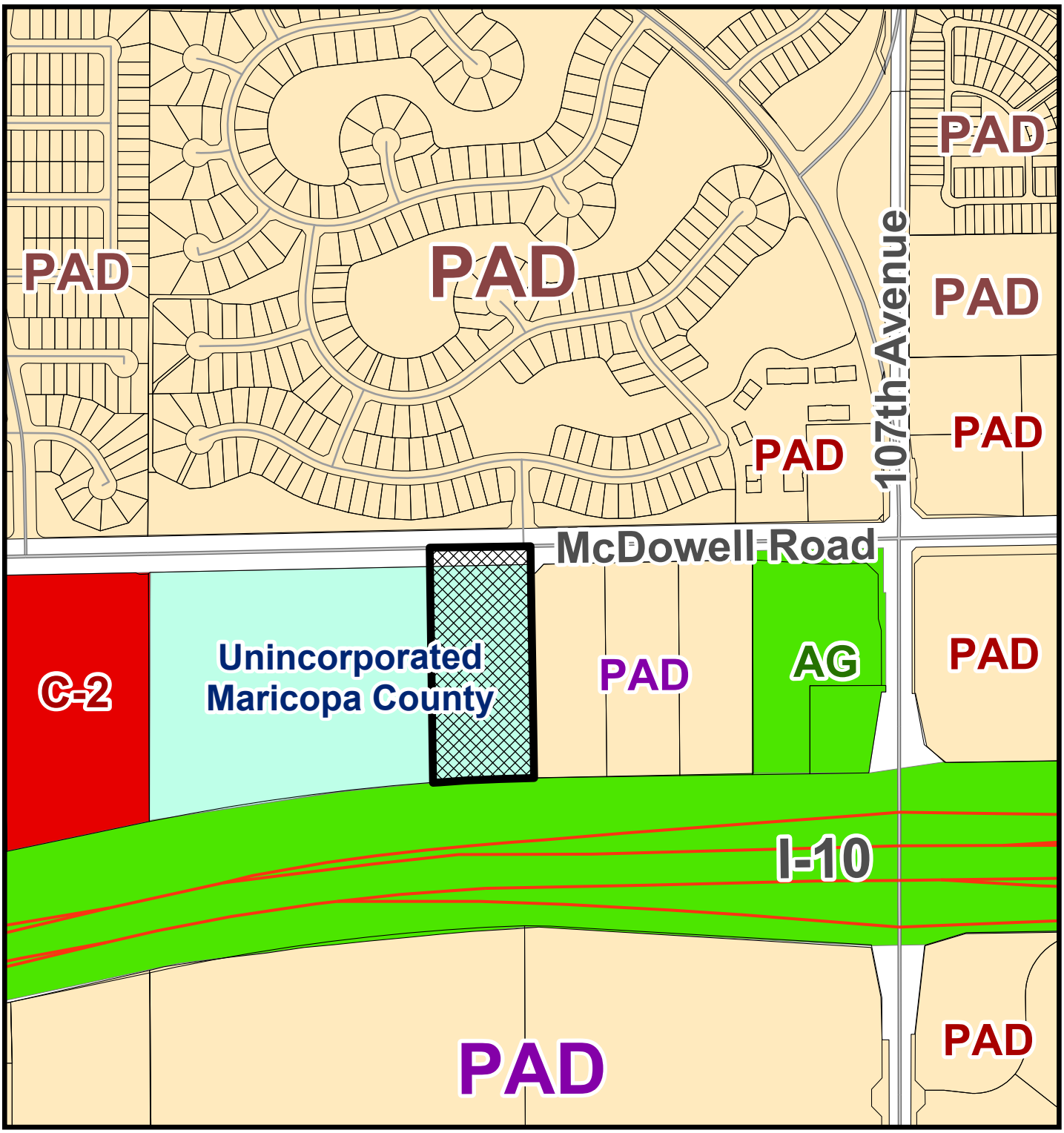
Exhibit A

Aerial Photograph

Avondale

Subject Property

Exhibit B

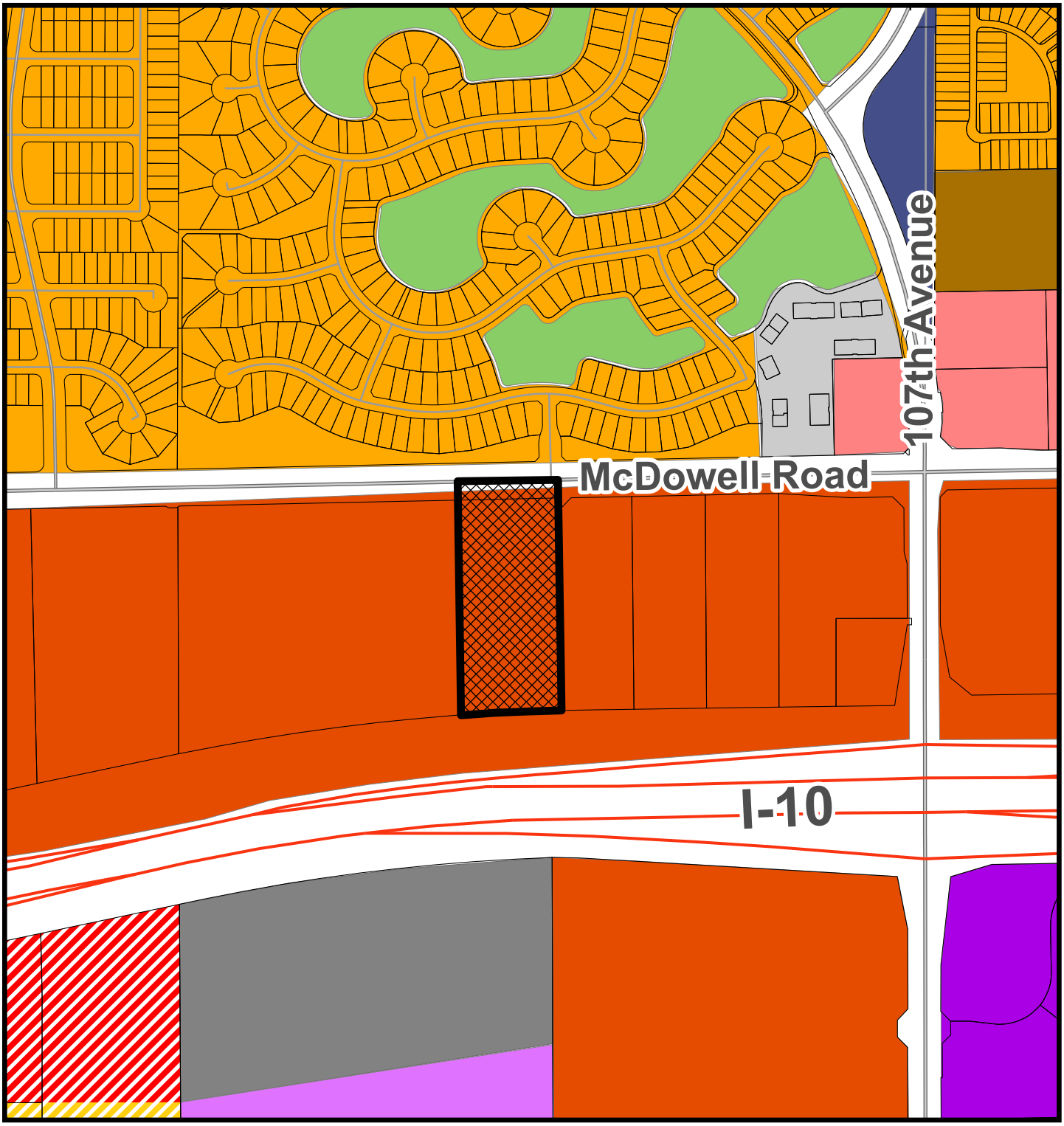


Zoning Vicinity map

Avondale

Subject Property

Exhibit C



General Plan Land Use Map

Avondale

- Freeway Commercial
- Office/Professional
- High Intensity Office
- Mixed Use
- Business Park
- Open Space and Parks
- Local Commercial
- Medium Density Residential
- High Density Residential
- The BLVD Gateway District
- The BLVD Residential District
- Public/Civic

Subject Property

Exhibit D

Electronically submitted July 19, 2021

DEKKER
PERICH
SABATINI

July 16, 2021

City of Avondale Arizona
Development & Engineering Service Department
11465 W. Civic Center Drive, #110
Avondale, AZ 85323

Application PL-21-0149 –
Rezone Narrative for the proposed ClearSky Rehabilitation Hospital of Avondale

1. *a. Describe unusual physical features or characteristics of the site which present opportunities or constraints to development.*

This site is very flat and used to be an irrigated farm field. The site is higher on the north end adjacent to McDowell Rd. and lower at the south end adjacent to the ADOT Interstate-10 Drainage Channel. Therefore, the site has been designed to grade from north to south with retention along the south end of the site. The site has so little fall in elevation that we needed to introduce a storm drain system to capture and convey runoff to the retention basins. The outfall for the site is the ADOT channel, which has overflow inlet structures at various locations. Irrigation for the site was provided by a large earthen irrigation ditch along the frontage. With the development of this site and pending development of the site to the West, this ditch is no longer required and will be removed.

b. Narrative or sheet identifying flood zones and other significant natural or manmade features such as rivers, canals, washes, wells, reservoirs, etc.

The FEMA Flood Insurance Rate Map (FIRM) Panel #04013C2160L dated September 18, 2020 shows that the study area is located in Zone X. Zone X areas are subject to inundation by the flood that has a 0.2 percent probability being equaled or exceeded during any given year. The area will not require any floodplain permits or revisions.

2. *Type of development and uses proposed by this zoning request.*

The ClearSky Rehabilitation Hospital of Avondale is a facility that will provide care for patients recovering from stroke, heart attack, brain injury, spinal cord injury, orthopedic conditions, cancer, and pulmonary conditions. The facility will offer physical therapy, speech therapy, and occupational therapy services that bridge an important gap in transitioning patients from acute care facilities back to home living. With a 12-day average stay, the hospital strives to maintain a friendly environment that promotes healing of the body, mind and spirit. The facility is intended to be licensed as a specialty rehabilitation hospital. The facility is a single-story building that is approximately 40,000 gross square feet. The uses and activities to occur on the site will be limited to only the uses and activities listed in this narrative. Any change in use or activity will be notified to the City for review and determination before commencing on the property.

3. *State how your proposal is consistent with the General Plan and applicable Specific Plans, referencing goals and objectives of the applicable plans.*

The area surrounding the site is identified as Freeway Commercial on the General Plan map on the City of Avondale website. Upon the approval annexation process the property will be initially zoned C-2 which does not conform to the general plan. The proposed request will rezone the property from the initial C-2 to the City's C-3 (Freeway Commercial) to be consistent with the General plan. The pre-application notes indicated that the rezone to a PAD would be required, but in following conversations with City staff the rezone to C-3 is supported. The proposed use of the project is permitted in the C-3 zone. The project site is located within the Freeway Corridor Specific Plan (FCSP). The primary goals listed in the FCSP are:

- Ensure new development in the Plan area is pedestrian/bicyclist friendly and contributes to a walkable community.
- Enhance the City's appearance from the I-10 and the Loop 101 freeways.
- Provide a seamless visual transition between the City Center and Freeway Corridor areas.
- Establish specifications for planned improvement projects within the Plan's boundaries, such as the Van Buren Drainage and Recreation Corridor and the Agua Fria Levee Trail.
- Minimize warehouse uses that compromise the aesthetic character of the area.

The proposed project supports the goals listed by creating an attractive development as being visible from the I-10 and having strong pedestrian connection to the sidewalks on McDowell road. The facility is not a large warehouse facility so it will not compromise the aesthetic of the area. The design team has also coordinated with the City to incorporate the upcoming roadway improvements to McDowell road into the planning for the project.

4. Discuss your proposal's compatibility with the surrounding land use and zoning patterns.

The subject property is located within the City's "Health-Tech Corridor", a focused initiative by the City's Economic Development Department to attract medical related uses to the McDowell Road corridor. The proposed rehabilitation hospital will further City goals of medical related business attraction, bringing high quality jobs to Avondale. The facility is planned in an area of the City that has recently seen an increase in medical related development. The planned hospital use is compatible with neighboring medical uses and the facility will not have a marked increase in traffic to the area

5. Describe in detail any proposed unique design considerations beyond Zoning Ordinance requirements that reduce development impacts and further compatibility with on-site and adjacent land uses and zoning.

The facility does specialize in caring for mobility impaired patients and the accessible stall requirement is 10% of provided spaces and not the typical count of the local zoning code. Having operated similar facilities for over 15 years, it has been determined that the optimum number of parking spaces for one of these facilities is 120 spaces. In calculating the number of parking spaces allowed by the City of Avondale zoning code, the number of spaces required is substantially more than this amount. We have provided a Parking Demand Study so that parking can be calculated at 1 space per 300 square feet in lieu of the 1 space per 200 square feet making the required parking 130 spaces. Our current site development plan shows a total of 131 parking spaces.

6. State why the property as zoned is not suitable for the uses allowed under the proposed zoning.

Upon the approval annexation process the property will be initially zoned C-2 which does not conform to the general plan. The proposed request will rezone the property from the initial C-2 zoning to the City's C-3 (Freeway Commercial) to be consistent with the General plan

7. Proposed circulation plan showing location of significant streets, etc.
McDowell Road is along the north frontage of the site. Our project includes a large commercial entrance driveway for access. The interior of the site includes access drives that allow vehicular circulation, including emergency vehicles, on all sides of the building. The proposed site plan provides cross-access to the abutting Akos Phase 2 parcel, affording both sites with access to the future traffic signal planned at McDowell Road and 109th Avenue.

8. a. Preliminary traffic analysis indicating traffic demands.
A preliminary traffic statement has been prepared by Y2K Engineering (Chris Williams, PE). These are the principal findings and recommendations:

The traffic generated from the site expansion is anticipated to be minimal and have a negligible impact to McDowell Road and the nearby roadway system. A 39,000 square foot rehabilitation center is proposed on the ± 5.82-acre site. The site is expected to generate 35 AM and 38 PM peak hour trips. The site is proposed to be accessed by one driveway, ClearSky Driveway. It will extend south from McDowell Road and will align with 109th Avenue. A cross-access has been provided between the ClearSky development and the adjacent AKOS MOB development. The cross-access drive aisle is located almost 150 south of McDowell Road (measured centerline to centerline). Approximately 2 vehicles may queue at ClearSky Driveway before extending into the cross-access. 109th Avenue is approximately ¼ mile west of 107th Avenue and is an appropriate location for a future traffic signal. It is recommended to pre-box the intersection of 109th Avenue (ClearSky Driveway) and McDowell Road in preparation for a future traffic signal. An eastbound right turn lane is recommended at ClearSky Driveway. While not warranted, a right turn lane would provide the opportunity for eastbound vehicles to safely remove themselves from the through stream on McDowell Road and decelerate without adversely affecting through traffic on McDowell Road. The City of Avondale does not provide guidance on the storage length for deceleration lanes; therefore, it is recommended to construct the lane with a minimum 100 feet of storage.

b. Preliminary water and sewer analysis discussing availability and demand of proposed zoning, necessary improvements, location of proposed connections, etc.
RPA completed preliminary plans and design reports for water and sewer improvements. There is an existing 12-inch waterline in McDowell Road adjacent to the site. A second 16-inch waterline will be extended across the front of the site in the south side of McDowell Road. For domestic water, it has been determined that two 3-inch domestic water services and one 1-inch landscaping service are needed. Two water services are expected because the project requires a redundant domestic service. One will be connected to the 12-inch main, one will be connected to the 16-inch main. For fire, we are providing an 8-inch loop water main line through the site and around the buildings, which will serve onsite fire hydrants and a 4-inch fireline to the building.

There is an existing 15-inch sewer main on the north side of McDowell Road. It is expected that a n 8-inch sewer main will be extended south across McDowell Road to the property and then to the west across the front parking drive to the west property line. A stub is provided for the development to the west for future connection. For onsite sewer, there will be one 6-inch sewer service and one 4-inch sewer service connecting to the new 8-inch main.

The analysis of the proposed water and sewer systems showed that the proposed water and sewer systems will operate well within design tolerances. Plans provide design information to include pipe material, lengths, and invert elevations. Special protection is provided at all locations where water or fire lines cross sanitary sewer lines.

When constructed in accordance with the plans and reports, the water and sewer systems will adequately serve the needs of the project.

c. Preliminary drainage analysis addressing area and site issues including proposed retention basins, on and off site flows, etc.

RPA completed preliminary plans and design reports for water and sewer improvements. There is an existing 12-inch waterline in McDowell Road adjacent to the site. A second 16-inch waterline will be extended across the front of the site in the south side of McDowell Road. For domestic water, it has been determined that two 3-inch domestic water services and one 1-inch landscaping service are needed. Two water services are expected because the project requires a redundant domestic service. One will be connected to the 12-inch main, one will be connected to the 16-inch main. For fire, we are providing an 8-inch loop water main line through the site and around the buildings, which will serve onsite fire hydrants and a 4-inch fire line to the building.

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When constructed in accordance with the plans and reports, the water and sewer systems will adequately serve the needs of the project.

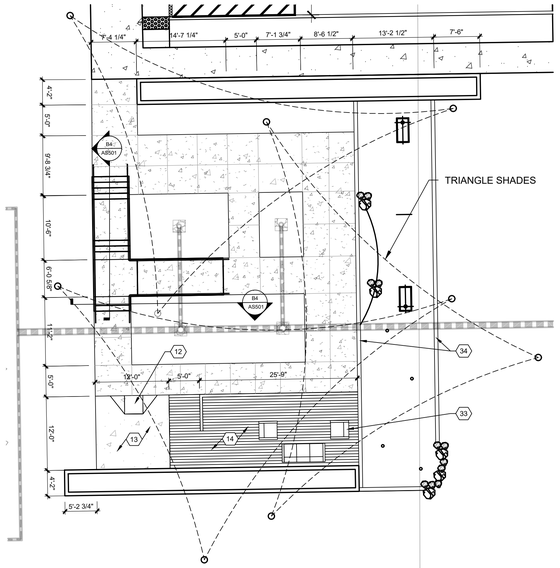
Very truly yours,

Dekker/Perich/Sabatini Ltd.

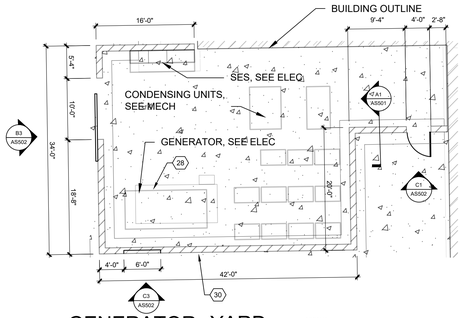
Robert C. George, AIA, LEED AP
Principal

Exhibit E

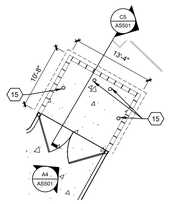
Electronically submitted September 8, 2021



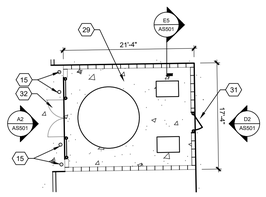
D1 OUTDOOR THERAPY
1" = 10'-0"



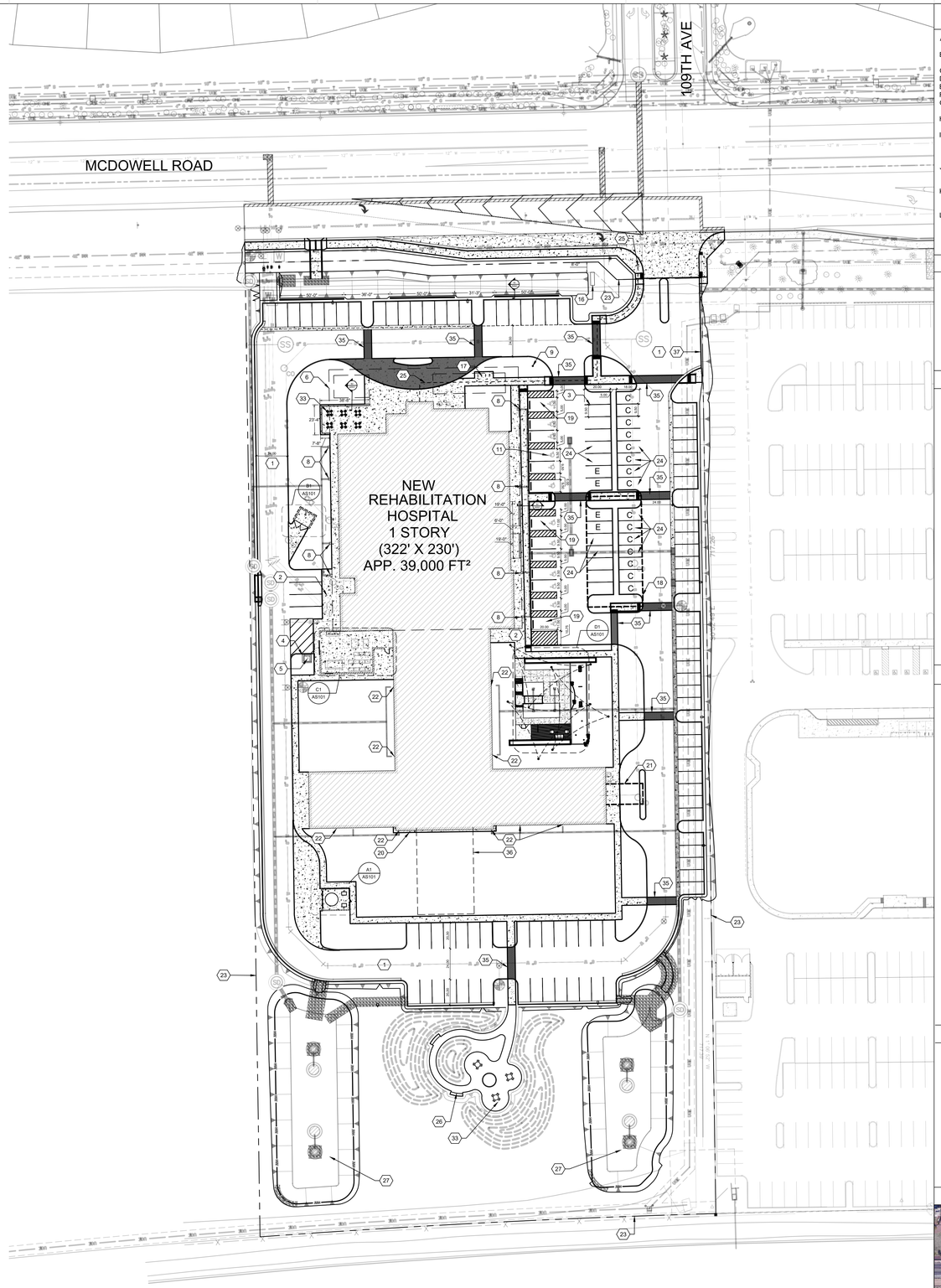
C1 GENERATOR YARD
1" = 10'-0"



B1 TRASH ENCLOSURE
1" = 10'-0"



A1 OXYGEN ENCLOSURE
1" = 10'-0"



A3 ARCHITECTURAL SITE PLAN
1" = 30'-0"

GENERAL SHEET NOTES

A. DIMENSIONS ARE IN FEET - TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED
B. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE
C. STANDARD PARKING SPACES ARE 9'-6" X 20'-0" PER AVONDALE ZONING CODE
D. STANDARD HANDICAP PARKING SPACES ARE 9'-6" X 20'-0" PER 2010 ADA STANDARDS
E. VAN ACCESSIBLE PARKING SPACES ARE 11'-0" X 20'-0" PER 2010 ADA STANDARDS
F. COMPACT STALLS ARE 9'-6" X 18'-0" PER AVONDALE ZONING CODE
G. ALL UTILITY LINES LESS THAN 69 KV SHALL BE UNDERGROUNDED WITH THE FIRST PHASE OF DEVELOPMENT.
H. ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.
I. PLANTS LOCATED WITHIN REQUIRED AASHTO SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIALS SHALL BE MAINTAINED TO BE LOWER THAN 2' (SHRUBS) OR TALLER THAN 7' (BOTTOM OF TREE CANOPY).
J. FUTURE DEVELOPMENT PADS WITHIN MASTER PLANNED DEVELOPMENTS SHALL BE COVERED WITH A MINIMUM OF 2" THICK DECOMPOSED GRANITE FOR DUST CONTROL AT TIME OF DEVELOPMENT.
K. ALL DEVELOPMENTS SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPROVED SITE PLAN AND LANDSCAPE PLAN. ANY CHANGES THERETO SHALL REQUIRE APPROVAL OF THE CITY OF AVONDALE.
L. THIS PROJECT IS SUBJECT TO THE CURRENT AVONDALE GENERAL ENGINEERING REQUIREMENTS (AND MAG SUPPLEMENTAL REGULATIONS), COMMERCIAL/INDUSTRIAL/MULTI-FAMILY DESIGN MANUAL, ZONING ORDINANCE, GENERAL PLAN, AVONDALE STREET TREE MASTER PLAN, AND ANY APPLICABLE SPECIFIC PLANS.

PROJECT DATA

SITE ADDRESS:	N 109TH AVE & W MCDOWELL RD, AVONDALE, AZ 85392
APN:	102-56-001N
GROSS ACREAGE:	6.65 ACRES
NET ACREAGE:	6.12 ACRES
BUILDING AREA	39,000 SF (1 STORY)
SITE COVERAGE %	46949SF / 6.12 ACRES = 17.6% SITE COVERAGE
MAX HEIGHT:	40'
PROPOSED HEIGHT:	24'
EXISTING ZONING:	C-3 *(TO BE ANNEXED & REZONED)
PLANNED USE:	REHABILITATION HOSPITAL

PARKING CALCULATIONS

(REQUIRED PARKING CALCULATIONS ARE BASED UPON RECOMMENDATIONS OF A PARKING DEMAND STUDY SUBMITTED CONCURRENTLY WITH THIS PROPOSAL)

PARKING REQUIRED: 1 SPACE PER 300 SF OF NET AREA ON GROUND FLOOR
39,000 SF / 300 = 130 SPACES

REQUIRED PARKING: 130 PARKING SPACES
ON-SITE PARKING PROVIDED: 131 PARKING SPACES

HANDICAP ACCESSIBLE PARKING
REQUIRED: 9 STANDARD SPACES AND 1 VAN ACCESSIBLE
PROVIDED: 10 SPACES AND 3 VAN ACCESSIBLE

COMPACT STALLS
(SHALL NOT EXCEED 15% OF THE TOTAL STALLS REQUIRED)
MAX ALLOWED: 136 x 15% = 20.4 OR 20 STALLS COMPACT STALLS MAX
COMPACT STALLS PROVIDED = 15

ELECTRIC VEHICLE (*EV*) PARKING
REQUIRED PER CITY OF AVONDALE:
2% OF REQUIRED PARKING MUST BE SPACES WITH EV CHARGING STATIONS
8% OF REQUIRED PARKING SPACES MUST BE FUTURE EV-CAPABLE SPACES
PROVIDED: 4 E.V. STALLS
8 FUTURE E.V. CAPABLE STALLS

COVERED PARKING
MIN. REQUIRED (10% OF REQUIRED):
10% OF 130 STALLS = 13 COVERED STALLS REQUIRED
PROVIDED: 14

BICYCLE PARKING
MIN REQUIRED:1 FOR EVERY 50 STALLS = 131 STALLS / 50 = 2.62 OR 3 BICYCLE STALLS
PROVIDED: 4

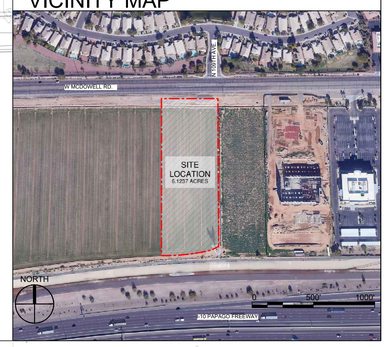
SHEET KEYED NOTES

1. ASPHALT PARKING AREAS
2. CONCRETE SIDEWALK
3. PARKING STRIPING, 4" WIDE WHITE PAINT
4. UTILITY TRANSFORMER CONCRETE PAD
5. UTILITY TRANSFORMER
6. PEMB ROOF FOOTPRINT
7. CONCRETE CONTROL JOINT/EXPANSION JOINT, SEE E2 AND E3/AS501
8. ROOF DRAINAGE CHAIN & CATCH BASIN LOCATION
9. FLAG POLE, SEE C4/AS501
10. ADA PARKING SIGNAGE, SEE CIVIL
11. ACCESSIBLE PAVEMENT MARKING, SEE CIVIL
12. 6" HIGH CONCRETE CURB & RAMP W/ ASPHALT PLATFORM
13. ASPHALT PLATFORM
14. 6" HIGH WOOD DECK W/ RAMP - CONCRETE PAVING UNDERNEATH
15. BOLLARD, SEE D4/AS501
16. MONUMENT SIGN
17. BIKE RACK, SEE LANDSCAPING
18. COVERED PARKING
19. VAN ACCESSIBLE PARKING STALL
20. 2'-0" CONCRETE APRON
21. AMBULANCE DROP-OFF CANOPY
22. ROOF DRAIN OVERFLOW
23. PROPERTY LINE
24. FUTURE E.V. CAPABLE STALL
25. DASHED LINE INDICATES ADA ACCESSIBLE ROUTE
26. REFERENCE LANDSCAPE
27. REFERENCE CIVIL
28. EMERGENCY DIESEL GENERATOR PAD - 12" THICK, TOP OF PAD 4" ABOVE ADJACENT APRON, WITH #5 REBAR AT 12" O.C., EACH WAY, TOP & BOTTOM, WITH 12" WIDE TURN DOWN EDGE EXTENDING 24" BELOW GRADE. DO NOT DOWEL INTO ADJACENT APRON. COORDINATE FINAL DESIGN OF PAD AND APRON WITH VENDOR'S SITE SPECIFIC DRAWINGS.
29. EMERGENCY OXYGEN SUPPLY CONNECTION PAD - 7" THICK PCCP CONCRETE ON 4" COMPACTED AGGREGATE ON COMPACTED SUBGRADE. SEE CIVIL.
30. DRAINAGE OPENING AT BOTTOM COURSE EVERY 4'-0", TYP.
31. 7'-0" DECORATIVE METAL MESH GATE.
32. 7'-0" DECORATIVE METAL MESH FENCE AND GATE
33. FURNITURE BY OWNER
34. 6" CONCRETE CURB
35. STAMPED CONCRETE/DECORATIVE PAVEMENT
36. AREA OF FUTURE EXPANSION
37. CROSS-ACCESS CONNECTION TO FUTURE AKOS PHASE 2 PARCEL

LEGEND

- PROPERTY LINE
- ADA ACCESSIBLE ROUTE
- ACCESSIBLE PARKING
- C — COMPACT PARKING
- E — E.V. PARKING
- FIRE HYDRANT
- BUILDING FOOTPRINT
- CONCRETE

VICINITY MAP



DEKKER PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION

ARCHITECT

ENGINEER

PROJECT

CLEARSKY - REHABILITATION HOSPITAL OF AVONDALE
N 109TH AVE & W MCDOWELL RD
AVONDALE, AZ 85392

99% CONSTRUCTION DOCUMENTS

REVISIONS

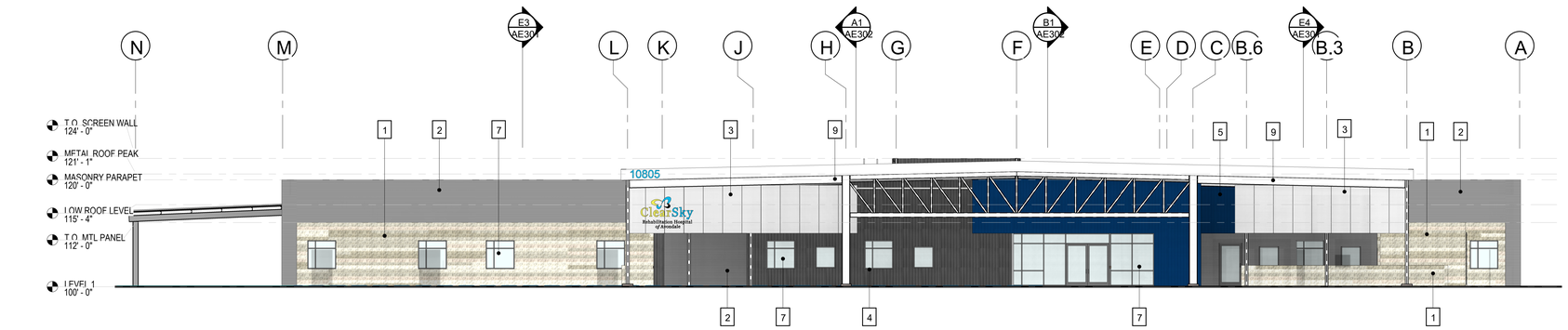
DRAWN BY	MA/SR
REVIEWED BY	MR
DATE	06/14/2021
PROJECT NO.	20-7032.001

DRAWING NAME
ARCHITECTURAL SITE PLAN

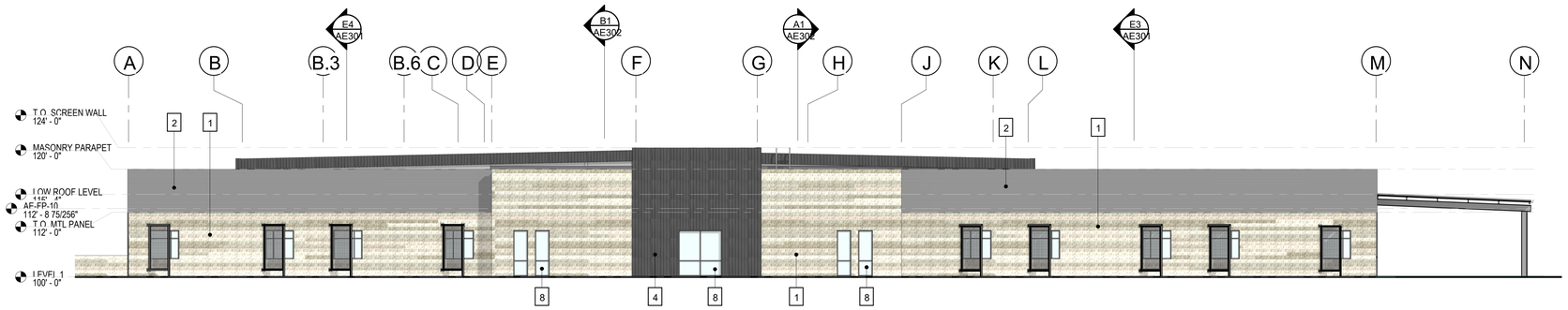
SHEET NO.
AS101
OF

Exhibit G

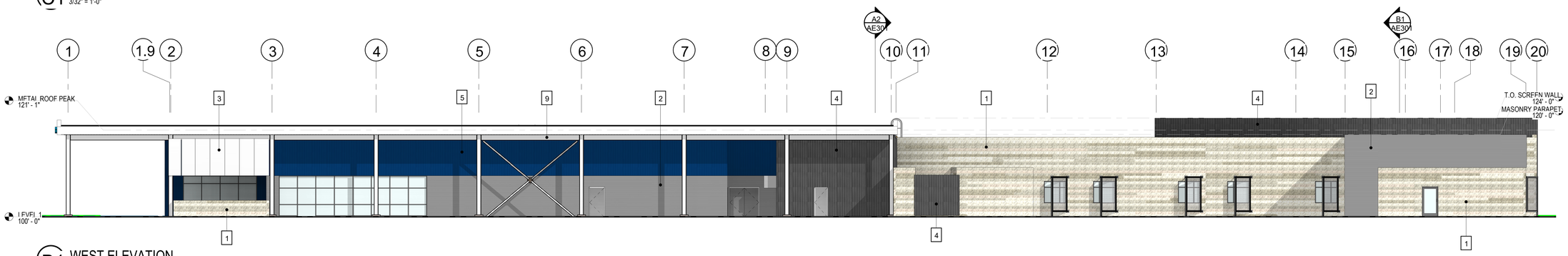
Elevations electronically received 9/21/21
Renderings electronically submitted October 14, 2021



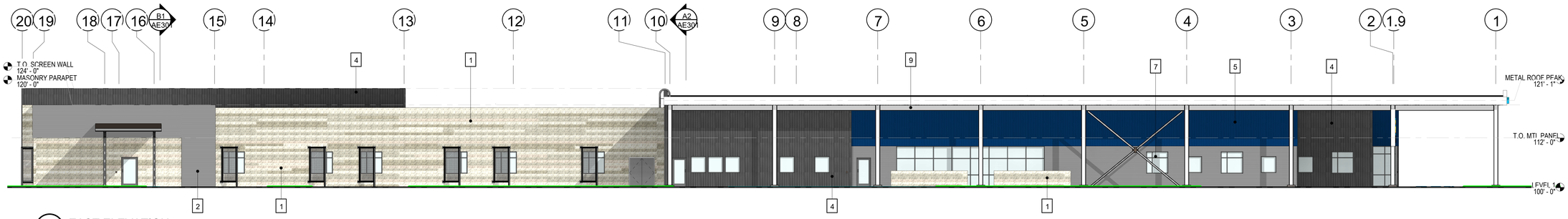
D1 NORTH ELEVATION
3/32" = 1'-0"



C1 SOUTH ELEVATION
3/32" = 1'-0"



B1 WEST ELEVATION
3/32" = 1'-0"



A1 EAST ELEVATION
3/32" = 1'-0"

LEGEND (BASIS OF DESIGN)

1 — BASIS OF DESIGN
PRODUCT: CONCRETE MASONRY UNIT
MFR: SEE SPECIFICATION
FINISH: SPLIT FACE
NOTES: COLOR VARIES, SEE CMU ELEVATIONS ON AE202

2 — BASIS OF DESIGN
PRODUCT: METAL WALL PANEL
MFR: WESTERN STATES METAL ROOFING
FINISH: CHAMPAGNE
NOTES: 7/8" CORRUGATED

3 — BASIS OF DESIGN
PRODUCT: METAL WALL PANEL
MFR: WESTERN STATES METAL ROOFING
FINISH: ASH GREY
NOTES: 7/8" PERFORATED CORRUGATED

4 — BASIS OF DESIGN
PRODUCT: METAL WALL PANEL
MFR: WESTERN STATES METAL ROOFING
FINISH: MATTE BLACK
NOTES: 36" WESTERN RIB METAL PANELS

5 — BASIS OF DESIGN
PRODUCT: METAL WALL PANEL
MFR: WESTERN STATES METAL ROOFING
FINISH: SLATE BLUE
NOTES: 36" WESTERN RIB METAL PANELS

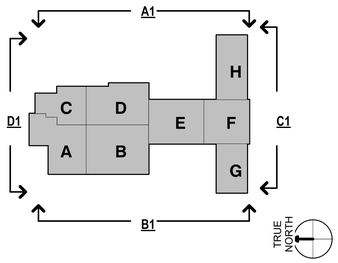
6 — BASIS OF DESIGN
PRODUCT: WINDOW, STOREFRONT
MFR: TUBELITE INC
FINISH: CLEAR ANNODIZED ALUMINUM
NOTES: -

7 — BASIS OF DESIGN
PRODUCT: INSULATED GLAZING UNIT
MFR: SEE SPECIFICATION
FINISH: 1" CLEAR LOW-E
NOTES: -

8 — BASIS OF DESIGN
PRODUCT: INSULATED GLAZING UNIT
MFR: SEE SPECIFICATION
FINISH: 1" CLEAR LOW-E
NOTES: TEMPERED

9 — BASIS OF DESIGN
PRODUCT: PAINT FOR EXPOSED STRUCTURAL STEEL
MFR: SHERWIN WILLIAMS
FINISH: SW 6203 SPARE WHITE
NOTES: SEE P-8 ON AF621

KEY PLAN



DEKKER PERICH SABATINI
ARCHITECTURE DESIGN INSPIRATION

CLEARSKY - REHABILITATION HOSPITAL OF AVONDALE

N 109TH AVE & W MCDOWELL RD
AVONDALE, AZ 85392

9/21/2021 3:34:14 PM

ClearSky Rehabilitation Hospital *of* Avondale

ClearSky HEALTH

MedCore

DEKKER PERICH SABATINI ARCHITECTURE IN PROGRESS

ClearSky Rehabilitation Hospital *of* Avondale

ClearSky HEALTH

MedCore

DEKKER PERICH SABATINI | ARCHITECTURE IN PROGRESS

ClearSky Rehabilitation Hospital *of* Avondale

ClearSky HEALTH

MedCore

DEKKER PERICH SABATINI | ARCHITECTURE IN PROGRESS

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DEKKER PERICH SABATINI | ARCHITECTURE IN PROGRESS

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DEKKER PERICH SABATINI ARCHITECTURE IN PROGRESS

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ClearSky HEALTH

MedCore

DEKKER PERICH SABATINI | ARCHITECTURE IN PROGRESS

ClearSky Rehabilitation Hospital *of* Avondale

ClearSky HEALTH

MedCore

DEKKER PERICH SABATINI | ARCHITECTURE IN PROGRESS

Exhibit H

Electronically received 10-19-21

DEKKER PERICH SABATINI

Meeting Notes

Project No.:	20-7032.001
Project:	**ClearSky Health Rehabilitation Hospital of Avondale**
Date:	September 30th, 2021
Place:	Teams
Attending:	**DPS:** Robert C. George Michael Root, Felipe Mancero **City of Avondale:** Michelle Simerdla, Eric Fitzer, Kevin Murphy **City of Avondale Council Member:** Pat Dennis
Issue Date:	10/19/2021

Discussion Items:

- The DPS team introduced the project by sharing a rendered flythrough, members of the city were able to see the proposed building, materials, and site layout in 3D.
- The DPS team further introduced the site layout clarifying that the proposed site plan includes access drives that allow vehicular circulation, including emergency vehicles, on all sides of the building.
    - DPS showed that the proposed site plan provides cross-access to the abutting Akos Phase 2 parcel, affording both sites with access to the future traffic signal planned at McDowell Road and 109th Avenue.
    - The design team clarified that the project has coordinated with the City to incorporate the upcoming roadway improvements to McDowell road into the planning for the project.
- Council woman Pat Dennis asked if the EV parking stalls will be open for public use
    - DPS clarified that the EV parking stalls are planned to serve the patients and staff of the Clearsky Rehabilitation Hospital.

General Items:

- The Neighborhood Meeting for the Clearsky Rehabilitation Hospital Rezone took place on Thursday, September 30, 2021 and was started at 6:00 PM via Zoom
- The DPS team presented the proposed project and answered the City's questions for 30 minutes.
- The meeting attendants remained on the call, waiting 30 minutes to give members of the public an opportunity to attend & voice their opinions.
- No members from the public/neighborhood attended.
- The meeting was ended at 7:00 PM.

This report is assumed to be a true and accurate account of this communication unless notice to the contrary is received within 10 calendar days of issue.
End of Report

AGENDA ITEM REPORT

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

MEETING DATE: 11/17/2021

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 held an initial public hearing for public comment on this request on October 20, 2021. At this November meeting, the Commission will take appropriate action and forward a recommendation to City Council.

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 residential use and includes a commercial component zoned under case number Z-05-18) and Diamond P Ranch Planned Area Development (allows for single-family residential 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.

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 D) 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 City Council during the same calendar year the application request is filed. The purpose of the first Planning Commission meeting on October 20, 2021, was to conduct a public hearing for discussion on the project only. At this November meeting, Planning Commission will conduct a public hearing and forward a recommendation to Council. This GPA request is scheduled for consideration by City 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 25, 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 City Council. Minor GPAs require approval by a simple majority of 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 F) to discuss the proposal with neighboring property owners and other interested parties was held on August 31, 2021. Due to the ongoing Covid-19 pandemic, the meeting was held virtually via Zoom. All notices of the meeting, including mailings to owners within 1,000 feet of the site, public hearing notice signs on the property, and display ads in the Arizona Republic, were completed in at least fifteen days prior to the meeting as required. In addition to City Staff and the applicant's team, two (2) people attended the virtual meeting which included two (2) Councilmembers. The applicant gave an overview presentation on the project and answered questions relating to the project. Discussion was primarily related to the following topics:

- **Concerns with Avondale maintaining sufficient Estate Low Density Residential (ELDR) land and future land for half acre to acre lots:**

The applicant's team responded that the property is along the Avondale Commercial and Employment Growth corridor in the General Plan and strong market activity within the nearby planned and existing master-planned suburban density communities. The request only represents a six (6) percent reduction in the available ELDR land north of the Estrella Mountains and there are over 30,000 acres of ELDR land designated within Avondale's Planning area. There are large lot opportunities north of Miami Avenue where acre lots stretch one (1) mile between Avondale Boulevard and 107thAvenue. With this site being adjacent to the future school site, the area south of Miami Avenue is well-suited for suburban densities. The City-wide General Plan update could be an opportunity to look at other potential ELDR sites that may be better suited for more rural designations.

- **What are the large lots to the north? Are they under County standards?**

Those lots are low density ranchettes in the County but after the annexation of the subject property, those lots would be eligible for annexation.

- **Concerns with increased future traffic on Avondale Boulevard south of Lower Buckeye and what the project does to address that:**

The Traffic Impact Analysis does recommend deceleration lanes for the project entrances. The property's physical limitations with the irrigation canal to the south limits north and south connectivity and the project's design would limit direct access to Miami Avenue and instead utilize access to 111th Avenue. Staff indicated that comments would be forthcoming that may require a connection to Miami Avenue from within the property. The future Littleton school site was also discussed as a factor in analyzing circulation options.

As required for Major General Plan Amendments, Planning Commission held a public hearing on this item to allow for public comment on October 20, 2021 on Zoom. No persons spoke on the item from the public, and the Commission did not have any questions or comments.

No action was taken by the Commission at the October 20, 2021 meeting.

Three (3) 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.
- Are they building around the farm? Will it be affording housing units? How many houses will be built?

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 G) 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 the Superintendent (Exhibit E) which states that the district has 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 (Exhibit E) stating that the district has adequate capacity and no school site within the development is needed.

ANALYSIS:
The Planning Commission must determine that the proposed amendment meets four (4) findings prior to recommending approval. Staff's analysis of each of the required findings is presented below.

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

- Most of the City's inventory of undeveloped Medium Density Residential (MDR) land has been planned over the past 2-4 years, with Alamar (formerly Lakin Ranch), Entrada, Verde Trails, and Del Rio Ranch III all under construction or moving towards construction. Even with these planned communities, there is significant additional demand for development of single-family residences at a suburban density in the southern portion of Avondale. Because there are no remaining large assemblages of land designated MDR, development of new homes at a suburban density would be limited to these already approved communities. Approval of the proposed GPA would accommodate the next wave of residential development in southern Avondale.
- The City has conveyed to the developer that the City would support a rezoning proposal if 20 percent or more of the proposed lots are minimum 60 feet wide, a proportionate percentage at 50 or 55 feet wide, and the remaining lots not smaller than 45 feet wide. Shadow Ridge is proposing 430 single-family dwelling units, and the Medium Density Residential designation will allow up to 455 dwelling units. The resulting density for 430 dwelling units on 118.5 gross acres is expected to be between 3.6 dwelling units per acre.
- The City greatly supports development of Estate Low Density Residential in order to diversify Avondale's housing stock and attract a wider demographic of potential residents. Significant amounts of land to develop estate-sized lots will remain in Avondale, primarily in two locations: the north bank of

the Gila River and south of the Estrella Mountains. These alternate sites are more isolated and feature fewer visual obstructions (e.g. power lines, future freeways, etc.), making those parcels more attractive to large lot subdivisions and custom home developers. The project narrative indicates that this General Plan Amendment will only affect six (6) percent of the land designated as Estate Low Density Residential north of the Estrella Mountains, and overall, including the area south of the Estrella Mountains, the reduction will result in less than 0.4 percent of land area.

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

- Compared to low density or rural residential uses, suburban residential densities such as those allowed in the MDR category are more appropriate and compatible with the future SR30 freeway that is expected to be constructed less than a mile south of the Shadow Ridge property. As noted in the General Plan, Estate Low Density Residential is most appropriate in locations where homeowners are afforded significant privacy and isolation; the future freeway limits the privacy and isolation of the subject property, reducing the likelihood it can effectively be developed as originally intended.
- It is in the best interest of all parties, including the City, for the property to develop. Development of this property will include undergrounding an irrigation canal. Physical benefits of developing the site include beautification of a large power line corridor, undergrounding of an unsightly irrigation canal, and improvement to adjacent arterial and collector streets. Less noticeably, development will generate additional tax revenue and create additional spending power to support local businesses.
- Additionally, the project is adjacent to the Avondale Boulevard Growth Area identified in the General Plan 2030, and will be approximately one (1) mile north of the future SR-30, a planned state highway that will be a reliever for I-10. Compared to low density or rural residential uses, suburban residential densities are more appropriate and compatible in proximity to the future SR30 freeway. As noted in the General Plan, Estate Low Density Residential is most appropriate in locations where homeowners are afforded significant privacy and isolation; the future freeway limits the privacy and isolation of the subject property, reducing the likelihood it can effectively be developed as originally intended.

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

- Development of the property with residential uses has always been envisioned. Under the property's current land use designations, 47 dwelling units could be built on the site. With the proposed GPA, up to 455 units could be constructed on the property. This 408-unit increase in density does not represent a significant alteration to the City's desired development pattern, considering the nearby Medium Density Residential developments such as Entrada and Verde Trails.
- Should the increase in density require larger infrastructure to support the development, such as larger water or sewer lines, additional water rights, and traffic signals, the developer will be required to construct said infrastructure.
- The proposal will not adversely impact the existing land uses in the area. The amendment will assist in facilitating development of a planned community that will deliver enhanced infrastructure and an upgraded roadway network.

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

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

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

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

DISCUSSION:

The proposal meets the four (4) required findings for General Plan Amendments as detailed in the Analysis section, above.

STRATEGIC PLAN:

STRATEGIC OUTCOME AREA: Creative and Sustainable Community Development

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

BUDGET IMPACT:

No budget impacts.

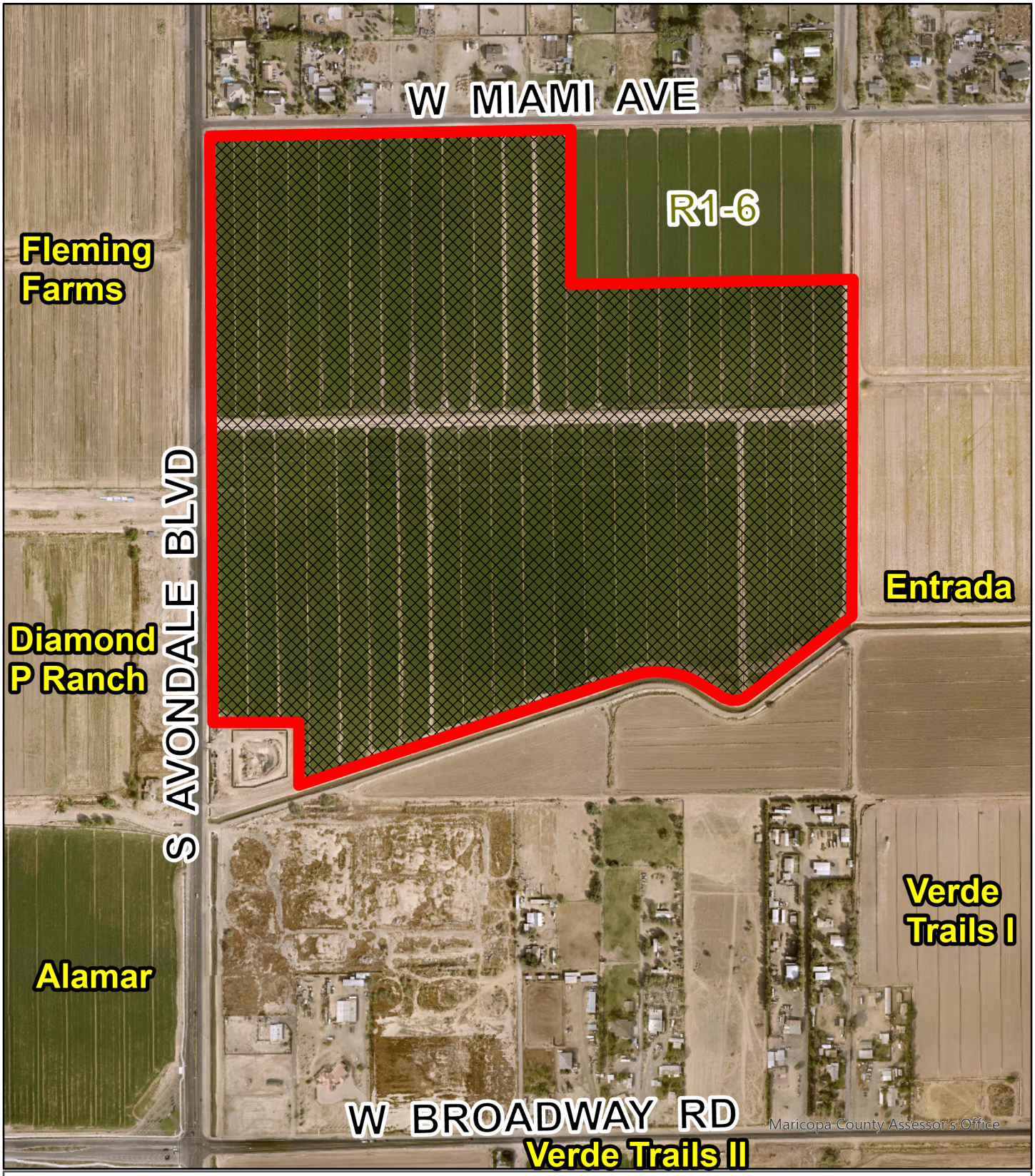
RECOMMENDATION:

Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-21-0021, Shadow Ridge, a Major Amendment to the General Plan 2030 Land Use Map changing the Land Use designation of the subject property from Estate Low Density Residential (ELDR) to Medium Density Residential (MDR).

PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-21-0021 Shadow Ridge, a Major Amendment to the General Plan 2030 Land Use Map changing the Land Use designation of the property from Estate Low Density Residential (ELDR) to Medium Density Residential (MDR).

Exhibit A



Aerial Photograph

Avondale

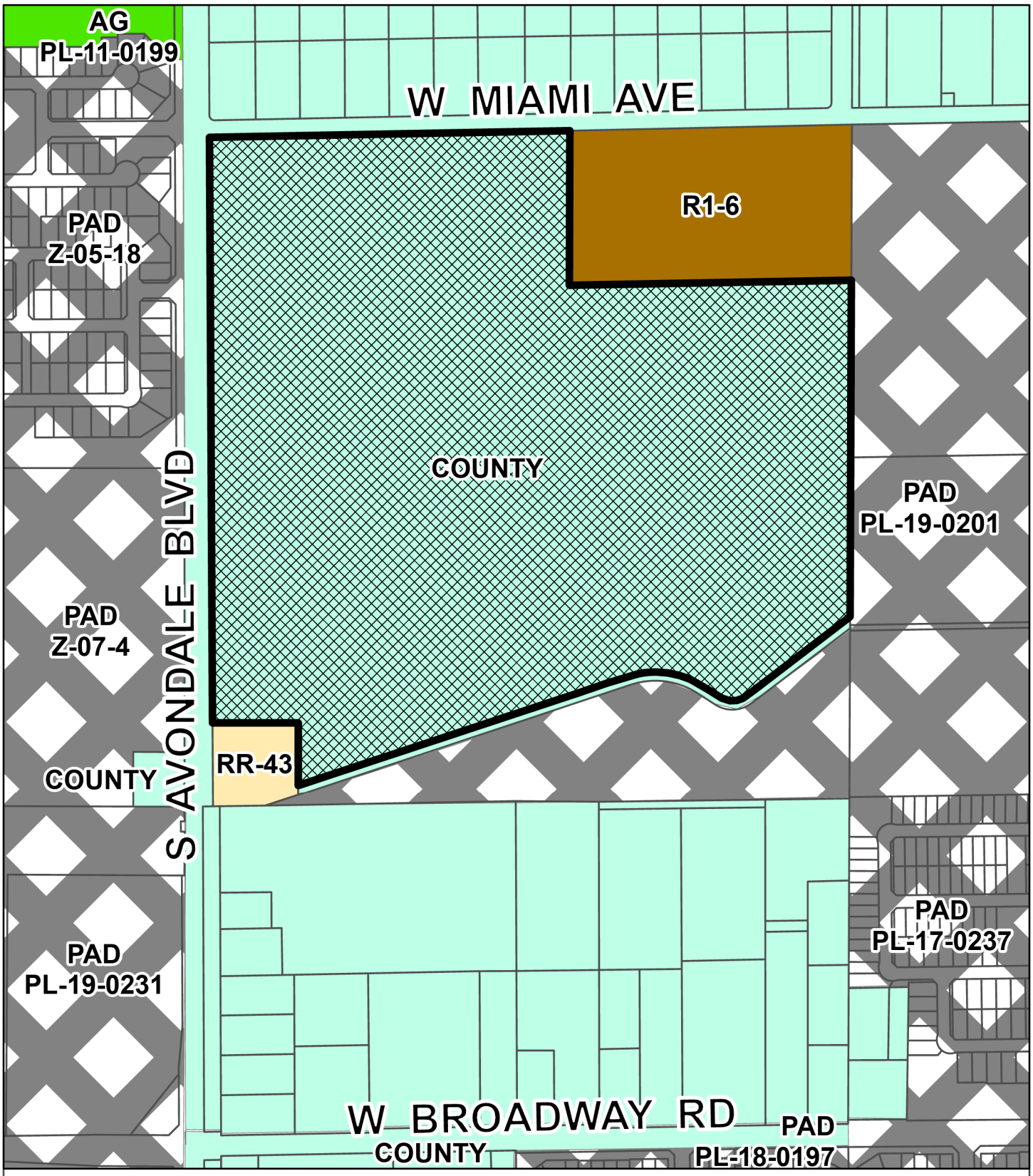
Subject Property

N
W E
S

Shadow Ridge

Date: 9/28/2021

Exhibit B



Zoning Vicinity

Avondale

Subject Property

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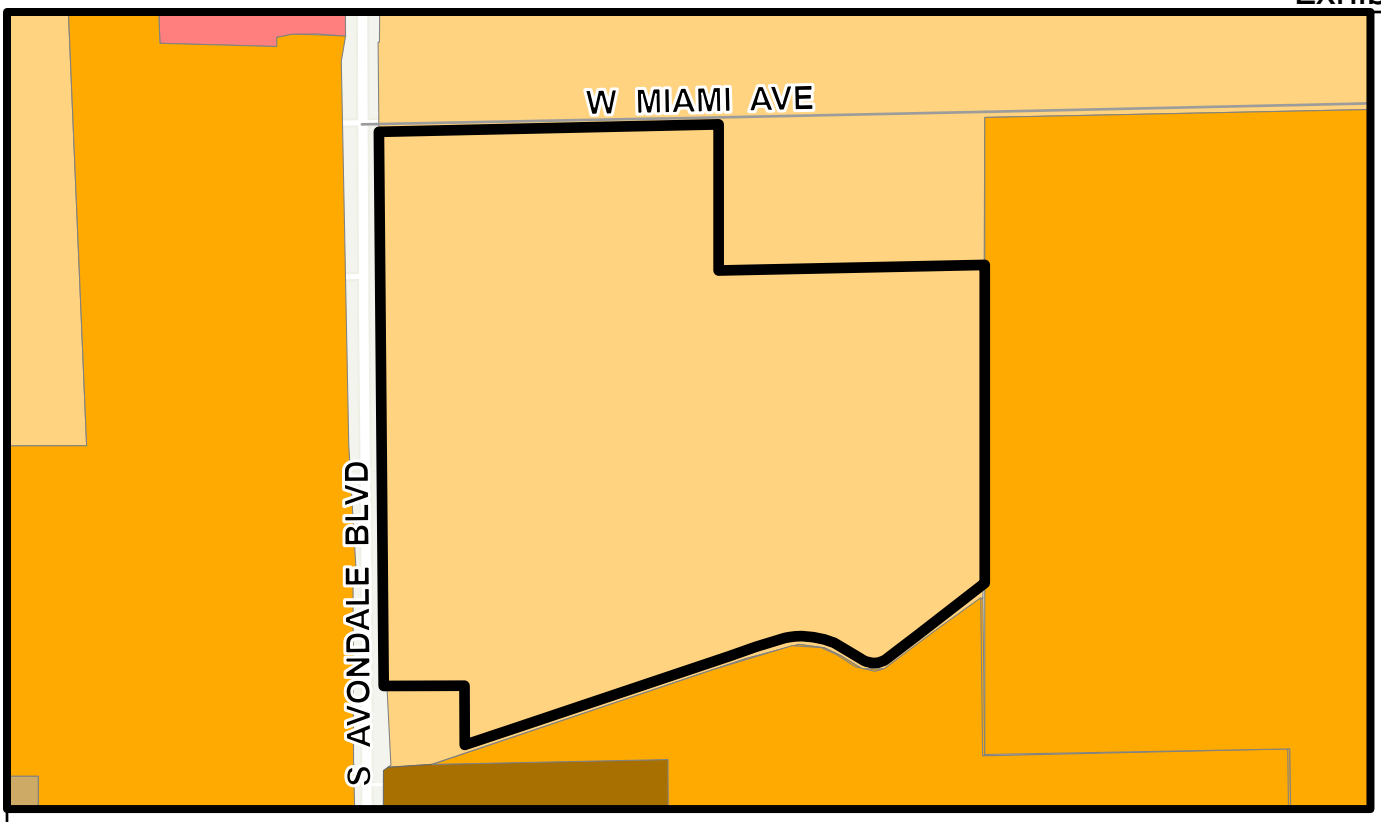
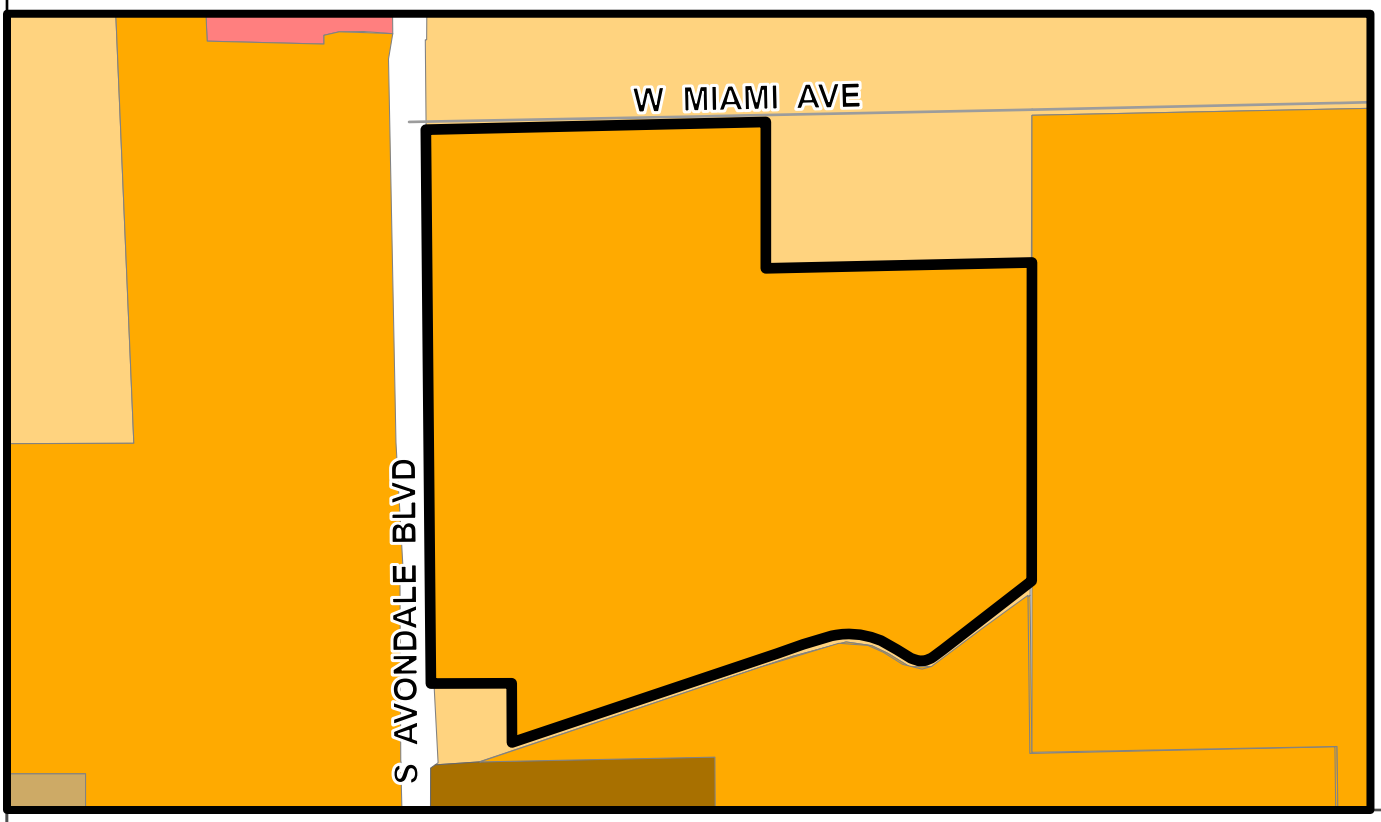
Shadow Ridge

Date: 9/28/2021

Exhibit C



CURRENT LAND USE MAP



PROPOSED LAND USE MAP

General Plan Land Use

Avondale

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

Subject Property

N
W E
S

Shadow Ridge

Date: 10/14/2021

Exhibit D

Electronically submitted 9/21/21

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

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

PROJECT TEAM

Property Owner	**EIEIO, LLC** Lisa Kazan 2415 E. Camelback Road Suite 700 Phoenix, AZ 85016 602.346.5091
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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.

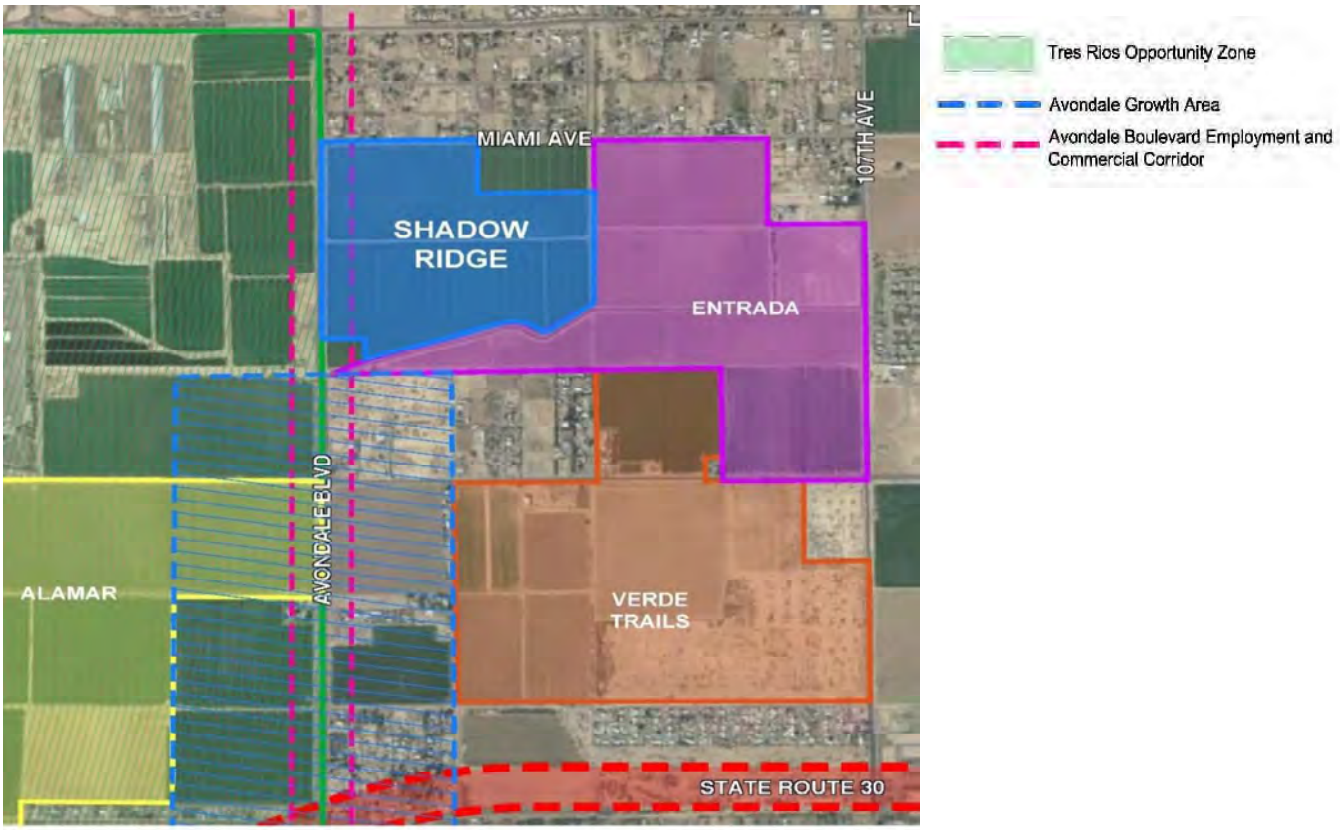
In anticipation of the improved access to the area there are several large scale master plan communities that have recently been entitled and/or have commenced development in the City to take advantage of the enhanced transportation access and meet housing demand. The communities of Verde Trails, Entrada 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.**



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

N NOT TO SCALE

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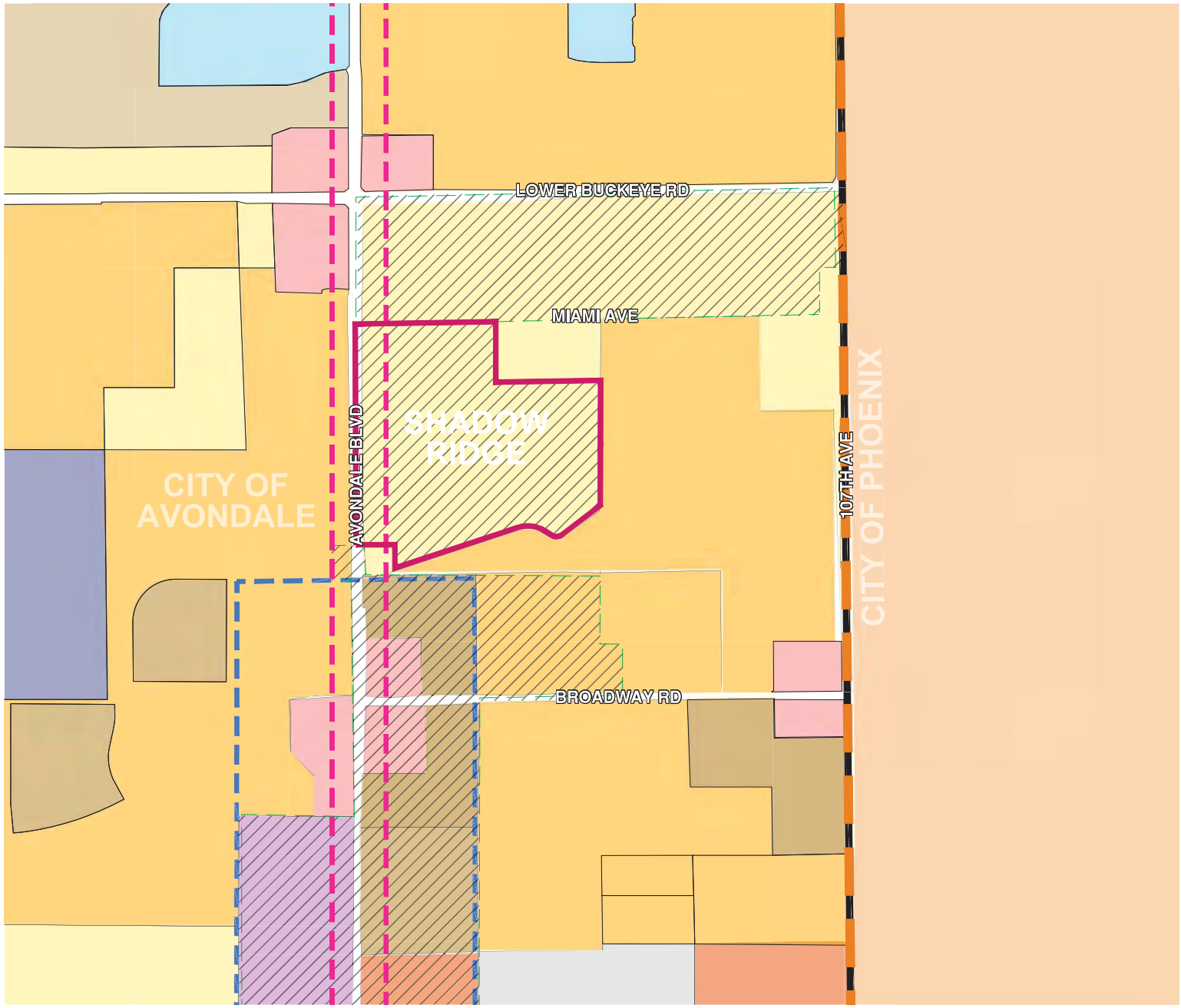
JANUARY 2021



SHADOW RIDGE

AVONDALE, ARIZONA

GENERAL PLAN AMENDMENT
FIGURE 2

EXISTING LAND USE MAP

N

0 500' 1000' 2000'

SCALE: 1" =1000'

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

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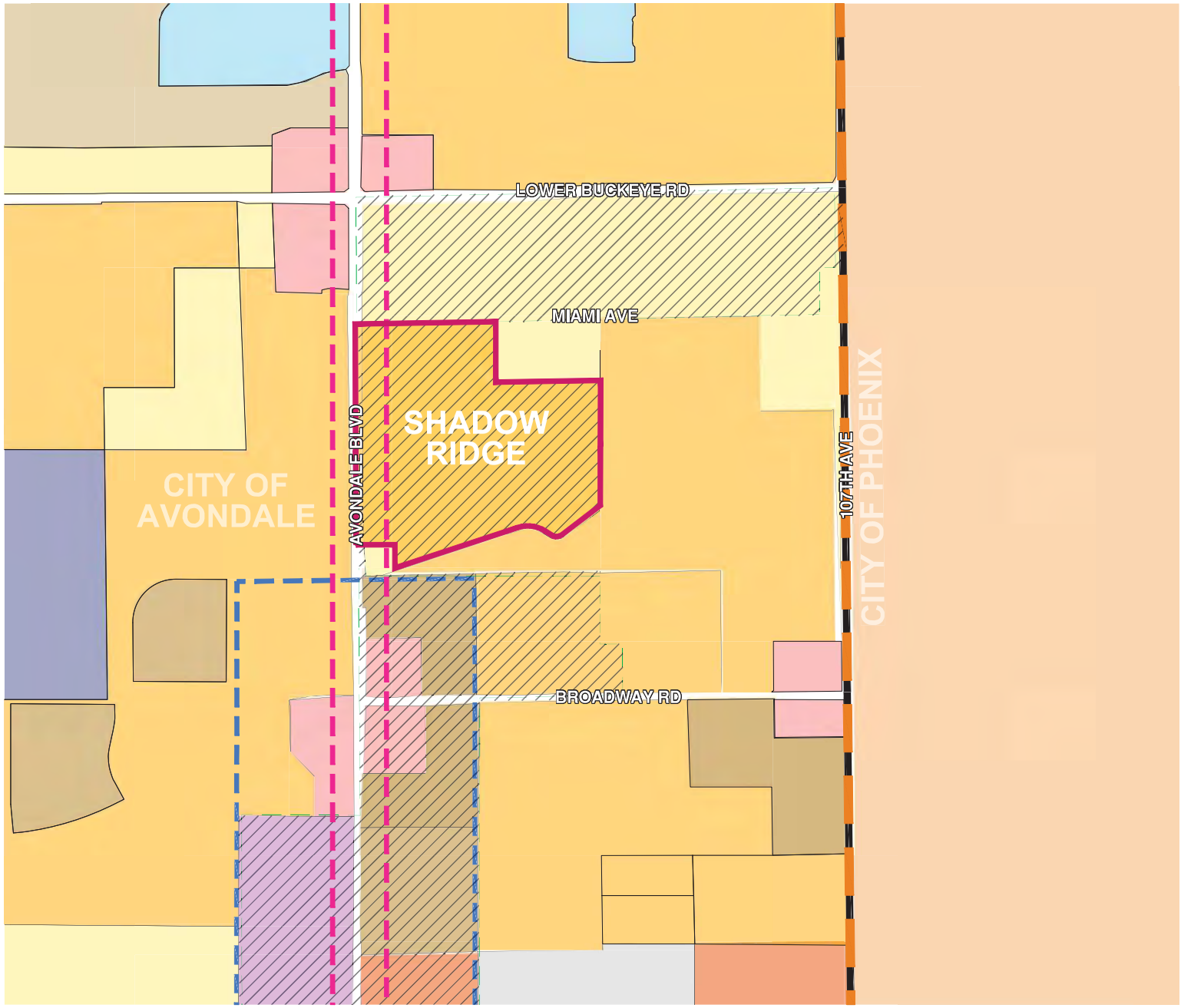
\\Server01\projects\2200-2297\2297.01 Trenton Management Company\PLANNING\ENTITLEMENT\MAJOR GPA\EXHIBITS\BASEFILES\FIGURE 2 - Existing Land Use Plan.dwg 1/14/2021 4:40:02 PM



SHADOW RIDGE

AVONDALE, ARIZONA

GENERAL PLAN AMENDMENT
FIGURE 3

PROPOSED LAND USE PLAN

N

0 500' 1000' 2000'

SCALE: 1" =1000'

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

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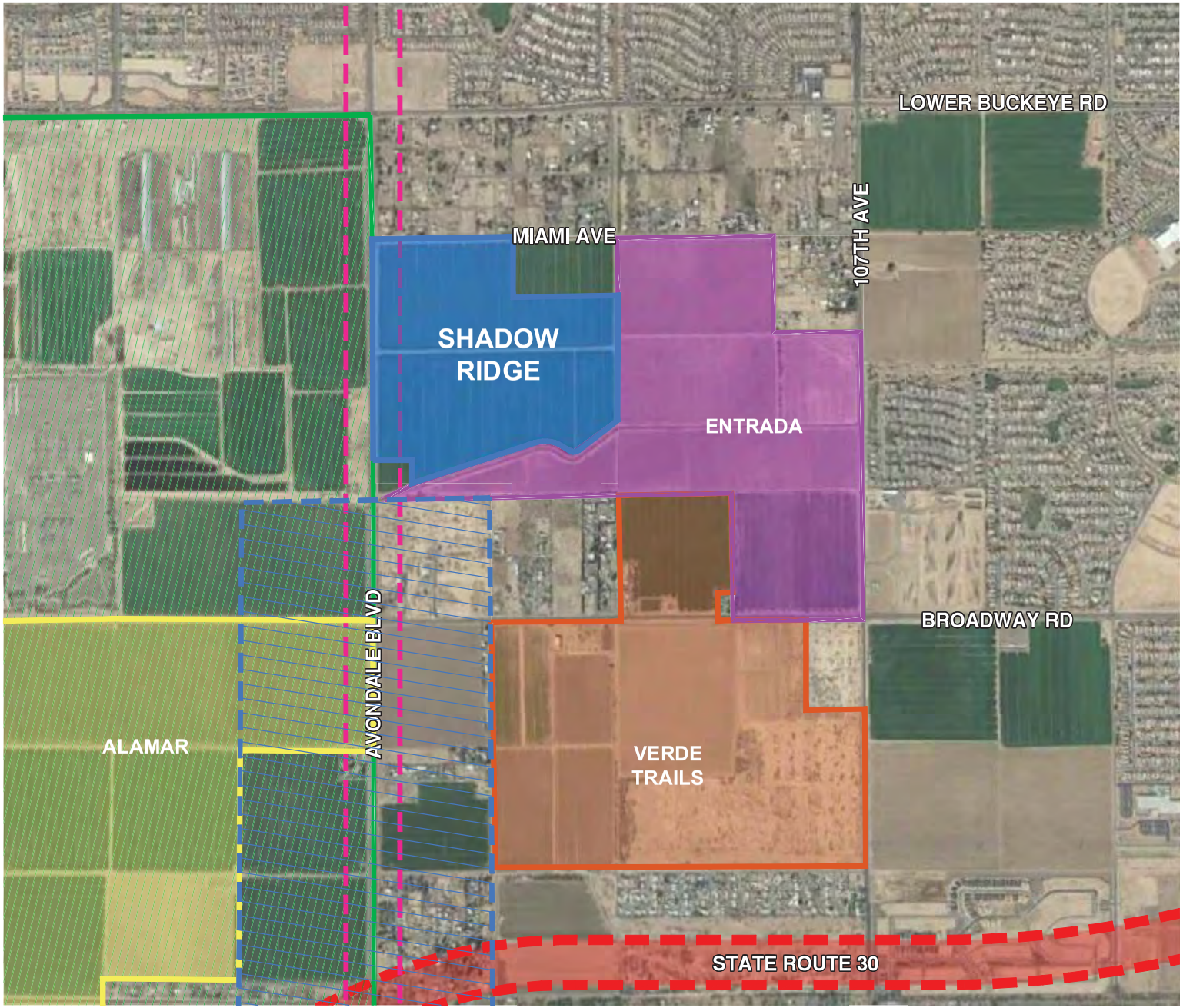
\\Server01\projects\2200\2297\2297.01 Trenton Management Company\PLANNING\ENTITLEMENT\MAJOR GPA\EXHIBITS\BASEFILES\FIGURE 3 - Proposed Land Use Plan.dwg 1/14/2021 4:14:50 PM



SHADOW RIDGE

AVONDALE, ARIZONA

GENERAL PLAN AMENDMENT

FIGURE 4

ADJACENT PROPERTY INFORMATION

N

0 500' 1,000' 2,000'

SCALE: 1" = 1,000'

- 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/ac)	Year Rezoned
Entrada (1)	177.8	625	45' x 110' 50' x 115' 55' x 120'	3.5	2019
Verde Trails (1)	310	738	40' x 55' 50' x 100' 45' x 115' 50' x 120' 58' x 120' 68' x 120' 65' x 115' 70' x 120'	3.25	2018
Alamar (3)	1,124	2,203 - 4,212	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 PAD.
(3) Lot Count and Gross Density range represents 'target' and 'maximum' numbers.

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MARCH 2021

APPENDIX

Water Demand Calculations (Existing Land Use)

Shadow Ridge

Avondale, Arizona
April 2021

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Parcel	Land Use [1]	Total Area (ac)	Developed Open Space (ac)	Dwelling Units	Density (DU/ac)	Average Day Demand (gpd)	Average Day Demand (gpm)	Maximum Day Demand (gpd)	Maximum Day Demand (gpm)	Peak Hour Demand (gpd)	Peak Hour Demand (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):	445	gpd/DU
Medium Density Residential (4-8 DU/ac):	371	gpd/DU
Public Park/Open Space:	552	gpad

Peaking Factors:

Maximum Day Demand:	1.65	x Average Day Demand
Peak Hour 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

Water Demand Calculations (Proposed Land Use)

Shadow Ridge

Avondale, Arizona
April 2021

HILGARTWILSON
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Parcel	Land Use[1]	Total Area (ac)	Developed Open Space (ac)	Dwelling Units	Density (DU/ac)	Average Day Demand (gpd)	Average Day Demand (gpm)	Maximum Day Demand (gpd)	Maximum Day Demand (gpm)	Peak Hour Demand (gpd)	Peak Hour Demand (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):	445	gpd/DU
Medium Density Residential (4-8 DU/ac):	371	gpd/DU
Public Park/Open Space:	552	gpad

Peaking Factors:

Maximum Day Demand:	1.65	x Average Day Demand
Peak Hour 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 (gpd)	Average Daily Flow (gpm)	Equivalent Population	AAC Peaking Factor	Peak Flow (gpd)	Peak Flow (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

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Parcel	Land Use	Gross Area (ac)	Dwelling Units	Density (DU/ac)	Average Daily Flow (gpd)	Average Daily Flow (gpm)	Equivalent Population	AAC Peaking Factor	Peak Flow (gpd)	Peak Flow (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 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.

Exhibit E

Avondale
Aspiring. Achieving. Accelerating.

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

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

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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

Exhibit F

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 G

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: Shadow Ridge – Rezoning from R1-6 to Planned Area Development (PAD) – Application PL-21-0087

MEETING DATE: 11/17/2021

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 Rezone for Shadow Ridge, a proposed 118.4 gross acre planned development at the southeast corner of Miami Avenue and Avondale Boulevard. The proposed Rezone, if approved, will change the zoning from Urban Residential (R1-6) to Planned Area Development (PAD). The Commission will take appropriate action and forward a recommendation to City Council.

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 roughly bisect the property.

A separate application to annex the subject property into the City of Avondale is in process. 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. Upon annexation, the subject property will be assigned the City equivalent zoning of Urban Residential (R1-6).

There is a concurrent Major General Plan Amendment request to revise the land use designation on the property. 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 request is to revise the designation to Medium Density Residential (MDR) which allows 2.5-4 dwelling units per acre, with a target density of 2.5.

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: 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).

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)

SUMMARY OF REQUEST:
The applicant is requesting to rezone the subject property to Planned Area Development (PAD) to allow for single-family residential use. The proposed Shadow Ridge PAD Narrative, included as Exhibit D, details permitted uses, development standards, open space, conceptual landscape plan, conceptual hardscape details, conceptual wall plan, a phasing plan, and other requirements that will guide future development of the site. The developer is requesting deviations to setbacks, lot width, and lot coverage, which is further explained in the analysis section of this report.

430 single-family residential dwelling units are proposed that include five (5) lot sizes:

- 45 feet by 120 feet - 120 lots
- 50 feet by 115 feet - 64 lots
- 50 feet by 120 feet - 76 lots
- 55 feet by 120 feet - 83 lots
- 63 feet by 120 feet - 86 lots

The development is partitioned into five (5) parcels (Parcel A, B, C, D, and E) and development of the property is expected to occur in a two (2) phases, with Phase 1 anticipated to commence in 2022 and Phase 2 in 2024. Phase 1 is located south of the electrical easement bisecting the property and Phase 2 is located north of the electrical easement, see Figure 18 in Exhibit E. Access to the site will be provided from two (2) entry points off Avondale Boulevard and access to Miami Avenue, currently planned via 111th Avenue.

The design theme of the proposed Shadow Ridge community is “outdoor experience”. This theme will be reflected throughout the development’s central park and themed gardens, landscaping, walls, and hardscapes.

The proposed Shadow Ridge PAD provides for open space across 20.3 acres. This includes unique features including a Central Park that has interconnected gardens (i.e. butterfly garden, multi-sensory garden, citrus edible garden). This also includes a disc golf course, two (2) pickleball courts, gaming area, multi-use trail, multiple playgrounds, gathering nodes, and the like.

As previously noted, the property is currently designated by the General Plan Land Use Map for Estate Low Density Residential (ELDR) use. Approval of the companion General Plan Amendment request, changing the Land Use Map designation of the property to Medium Density Residential (MDR), is required to consider approval of this rezoning request that will allow for development at a density of 3.6 dwelling units per acre.

PUBLIC PARTICIPATION:
A neighborhood meeting (Exhibit F) to discuss the proposal with neighboring property owners was held on August 31, 2021. Due to the ongoing Covid-19 pandemic, the meeting was held virtually via Zoom. All notices of the meeting, including mailings to owners within 1,000 feet of the site, public hearing notice signs on the property, and display ads in the Arizona Republic, were completed in at least fifteen days prior to the meeting as required. In addition to City Staff and the applicant’s team, two (2) people attended the virtual meeting

which included two (2) Councilmembers. The applicant gave an overview presentation on the project and answered questions about the project. Discussion was primarily related to the following topics:

- **Concerns with Avondale maintaining sufficient Estate Low Density Residential (ELDR) land and future land for half acre to acre lots:**

The applicant's team responded that the property is along the Avondale Commercial and Employment Growth corridor in the General Plan and strong market activity within the nearby planned and existing master planned suburban density communities. The request only represents a six (6) percent reduction in the available ELDR land north of the Estrella Mountains and there are over 30,000 acres of ELDR land designated within Avondale's Planning area. There are large lot opportunities north of Miami Avenue where acre lots stretch one (1) mile between Avondale Boulevard and 107thAvenue. With this site being adjacent to the future school site, the area south of Miami Avenue is well-suited for surburban densities. The City-wide General Plan update could be an opportunity to look at other potential ELDR sites that may be better suited for more rural designations.

- **What are the large lots to the north? Are they under County standards?**

These are low density ranchettes in the County but after the annexation of the subject property, they would be eligible for annexation.

- **Concerns with increased future traffic on Avondale Boulevard south of Lower Buckeye and what the project does to address that:**

The Traffic Impact Analysis does recommend deceleration lanes for the project entrances. The property's physical limitations with the irrigation canal to the south limits north and south connectivity and the project's design would limit direct access to Miami Avenue and instead uses access to 111th Avenue. Staff indicated that comments would be forthcoming that may require a connection to Miami Avenue from within the property. The future Littleton school site was also discussed as a factor in analyzing circulation options.

Three (3) 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.
- Are they building around the farm? Will it be affording housing units? How many houses will be built?

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 G) 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 (Exhibit E) stating that the district has 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 (Exhibit E) stating that the district has adequate capacity and no school site within the development is needed.

ANALYSIS:
Section 603 of the Zoning Ordinance establishes five (5) criteria that any request for PAD zoning must meet. Listed below are each of the five (5) criteria followed by an analysis of each:

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

The proposed Shadow Ridge PAD conforms to the property's proposed General Plan Land Use Map designations of Medium Density Residential (MDR). The MDR category allows for development of single-family residential homes with an allowable density range of 2.5 to 4.0 units per acre, with a target density of 2.5 units per acre; density beyond the target can be permitted if a proposed development exhibits exceptional design, including provision of open space beyond minimum requirements. The proposed Shadow Ridge PAD provides for open space across 20.3 acres, accounting for eighteen (18) percent net site area and more than half of the open space contains active recreational amenities. This includes with unique features including a Central Park that has interconnected gardens (i.e. butterfly garden, multi-sensory garden, citrus edible garden). This also includes a disc golf course, two (2) pickleball courts, gaming area, multi-use trail, multiple playgrounds, gathering nodes, and the like. The proposed design concept exceeds the City's minimum fifteen (15) percent open space requirement and, in Staff's view, justifies the proposed density of 3.6 units/acre.

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

The City's R1-5, R1-6, and R1-7 zoning districts are used as the basis for the PAD's development standards for the 5,175 square foot, 5,500 and 6,325 square foot, and 7,245 square foot lot types, respectively. These lot sizes are in character with surrounding proposed and existing suburban developments. The developer is requesting modifications to these base standards as they relate to lot dimensions, lot coverage, and front and side yard setbacks, as requested in Section 3.1.2, Figure 2 in Exhibit E:

- Minimum lot width - Reduce the lot width for R1-5 equivalent lot from 50 feet to 45 feet, the R1-6 equivalent lot from 65 feet to 50 and 55 feet, and the R1-7 equivalent lot width from 70 to 63 feet. The dimensions of all proposed lot depths exceed the R1-5, R1-6, and R1-7 depths; however. The developer is also requesting for all lots that the minimum lot depth can be decreased by five (5) feet when fronting a street knuckle.

- Lot coverage - Increase the lot coverage from 45 percent to 55 percent for all lot sizes to allow for product diversity with single-story options and accessory rear-yard structures. This request is in line with surrounding proposed and existing suburban developments and allows for homebuilders to provide larger homes on smaller lots.

- Front yard setbacks - Reduce the minimum front yard setbacks from 20 feet to 10 feet to livable area and side entry garages for all lots. Within the R1-5, R1-6, and R1-7 zones, the minimum front yard setback may be reduced by five (5) feet when providing a side-entry garage. This request is in line with the approved suburban developments planned or under construction in proximity to the Shadow Ridge site.

- Side yard setbacks - Reduce the minimum side yard setbacks as follows:
    - 45 ft X 120 ft lot - from (10/0) to (5/5)
    - 50 ft X 115 ft lot - from (10/0) to (5/5)
    - 55 ft X 120 ft lot - from 8 to (5/5)
    - 63 ft X 120 ft lot - from 8 to (5/8)

Total side yard setbacks – Reduce the total side yard setbacks as follows:

1. 45 X 120 - from 15 to 10
2. 50 X 115 – from 15 to 10
3. 55 X 120 – from 18 to 10
4. 63 X 120 – from 18 to 13

- Street side yard setbacks - Reduce street side yard setback for all lots from ten (10) feet to five (5) feet when adjacent to a twelve (12) foot landscape tract with the exception that a landscape tract with root barrier to accommodate tree planting outside the eight (8) foot Public Utility Easement (PUE) may be less than twelve (12) feet wide but will be a minimum of ten (10) wide.

With those exceptions, proposed development standards meet or exceed Zoning Ordinance minimums. Smaller lot sizes and reduced setbacks can pose challenges, particularly in regard to ensuring that streetscapes are not dominated by homes that are homogeneous in appearance and where the garage door becomes the focal point of the neighborhood. To alleviate these concerns, the proposed PAD contains design standards, such as the modification to the front yard setbacks for the livable area and side entry garages allow more forward living space, recessed front garages a minimum of five (5) feet from the front façade, staggered setbacks, and porches and/or courtyards. The Shadow Ridge PAD also requires a variety of floor plans, color schemes, and different architectural styles throughout the community. Adherence to the design requirements of the PAD along with the City's Design Manual will ensure that streetscapes are interesting and provide for ample variety.

The PAD meets all applicable planning, zoning, and engineering requirements and regulations or provides for alternate standards that achieve the City's goals for quality development.

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

As noted previously, primary access to Shadow Ridge will be from two (2) entrances off Avondale Boulevard and access to Miami Avenue (a County roadway) in the first phase.

The developer of Shadow Ridge will be required to complete adjacent portions of Avondale Boulevard in the project's first phase, the half-street of 111th Avenue by the issuance of the 31st home permit if the access to Miami Avenue is to be provided via 111th Avenue, and the adjacent portion of Miami Avenue in the project's second phase.

In addition to street improvements, the developer will construct water and sewer system improvements necessary to serve the future residents of Shadow Ridge and will underground the existing above-ground irrigation canal and utility poles under 69kV along Avondale Boulevard to enhance both the functionality and aesthetics of the site.

The developer may be responsible for additional water rights and infrastructure necessary to support the demand of the subdivision, due to the increased water demand from the proposed increase in allowable density.

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

The proposed PAD, with a planned density of 3.6 dwelling units per acre, is consistent with the Alamar, Entrada, and Verde Trails master planned communities planned or under construction in proximity to the Shadow Ridge site. The largest lot sizes in the Shadow Ridge development (63 feet wide by 120 feet deep) are planned in the northern portion of the site and do not face Miami Avenue to limit impacts on existing large lot, rural residences north of the site. The planned Shadow Ridge development is compatible with existing and planned adjacent development.

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

character of development for the area.
As noted in the analysis of Finding #2, the City's R1-5, R1-6, and R1-7 zoning districts are used as the basis for the PAD's development standards. Where modifications are proposed, they are consistent with previously approved developments in proximity to the Shadow Ridge site, such as Alamar, Entrada, and Verde Trails. By developing in accordance with the design and development standards contained within the PAD, the proposed Shadow Ridge community will help to further Avondale's goals and objectives as they relate to development in the southeastern portion of the City.

DISCUSSION:
The proposed PAD meets the following findings:

1. The proposed Shadow Ridge PAD will be in direct conformance with the proposed General Plan Land Use Map designation of Medium Density Residential.
2. The proposed Shadow Ridge PAD is in conformance with the Design Manual.
3. The proposed Shadow Ridge PAD will result in compatible land use relationships.
4. Adequate public infrastructure to support the proposed development either presently exists or will be constructed by the developer.
5. The recommended conditions of approval are reasonable to ensure conformance with the provisions of the Zoning Ordinance and all other applicable City codes, ordinances, and policies.

STRATEGIC PLAN:
Strategic Outcome Area: Creative and Sustainable Community Development.
Strategy: Avondale is committed to creating a sense of place, a community of residents and local businesses unified by pride and common values.

BUDGET IMPACT:
No budget impacts.

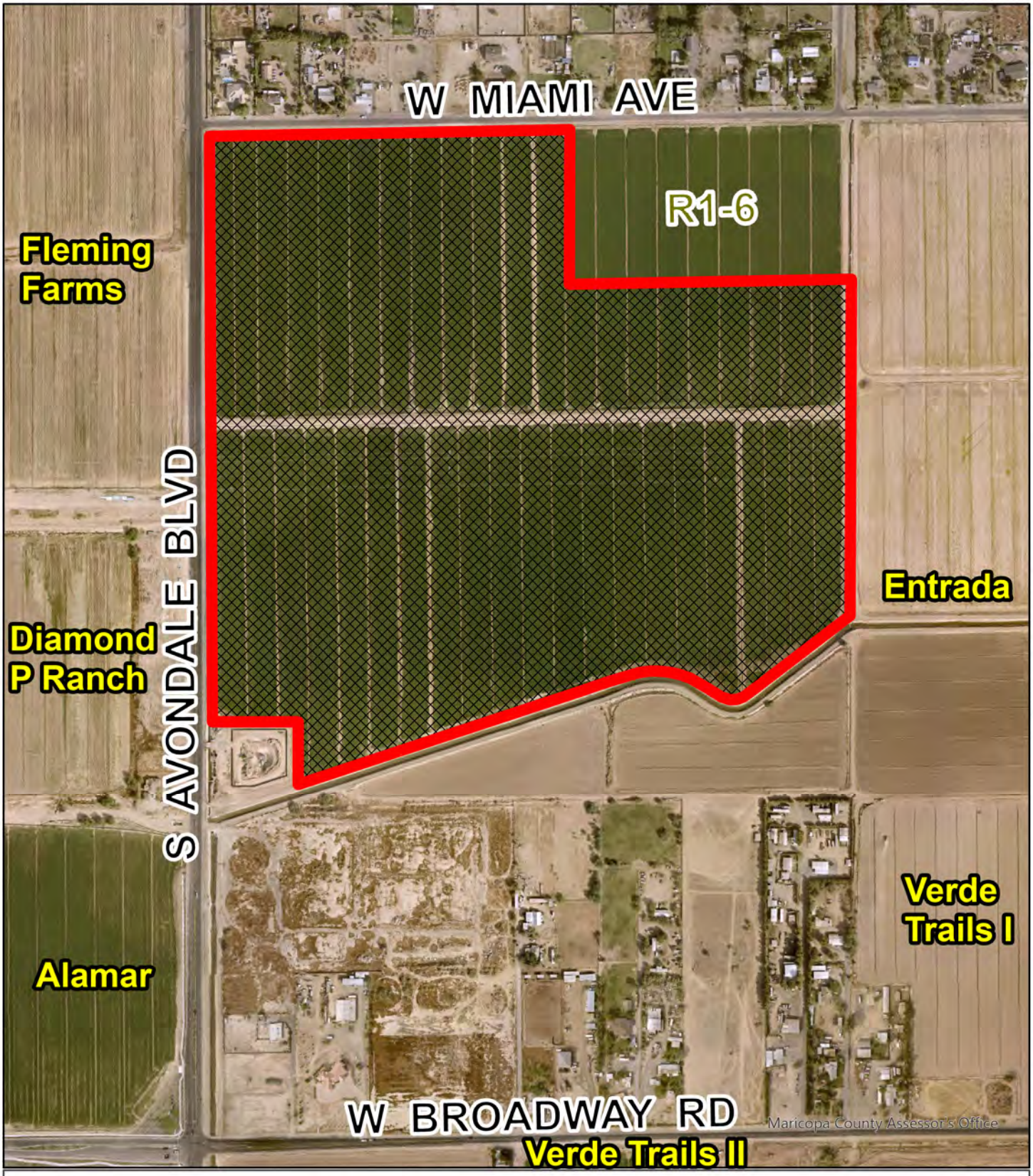
RECOMMENDATION:
The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-21-0087, a request to rezone approximately 118.4-acres from Urban Residential (R1-6) to Planned Area Development (PAD), subject to the following nine (9) conditions of approval:

1. Development shall generally conform to the Shadow Ridge PAD Narrative date stamped October 12, 2021, except as modified by these conditions.
2. All perimeter off-site improvements to Avondale Boulevard shall be completed in the first phase of development. All perimeter off-site improvements to Miami Avenue, shall be completed in the 2nd phase of development.
3. Phase 1 shall have a connection to Avondale Boulevard and to Miami Avenue completed prior to the City issuing the 31st house permit in Phase 1.
4. Developer will be responsible for ¼ of the design and construction costs of a future traffic signal at Miami Boulevard. The developer's contribution will not exceed $175,000. Payment is due before Phase 2 permits are issued.
5. The SRP channel along Avondale Blvd shall be tiled in Phase 1.
6. If the parcel to the south of the subject property is purchased by the property owner of Shadow Ridge and becomes part of the Shadow Ridge project, the SRP channel will be required to be tiled.
7. The developer may be responsible for additional water rights and infrastructure necessary to support the demand of the subdivision.
8. A trail connection to the school shall be coordinated during the Preliminary Plat phase.
9. Grandfathered groundwater rights for the property shall be extinguished and pledged to the City of Avondale's designated account (58-106097.0004) prior to issuance of any construction permits for any portion of the project.

PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-21-0087, a request to rezone approximately 118.4 gross acres from Urban Residential (R1-6) to Planned Area Development (PAD), subject to nine (9) conditions listed in the staff report.

Exhibit A



Aerial Photograph

Avondale

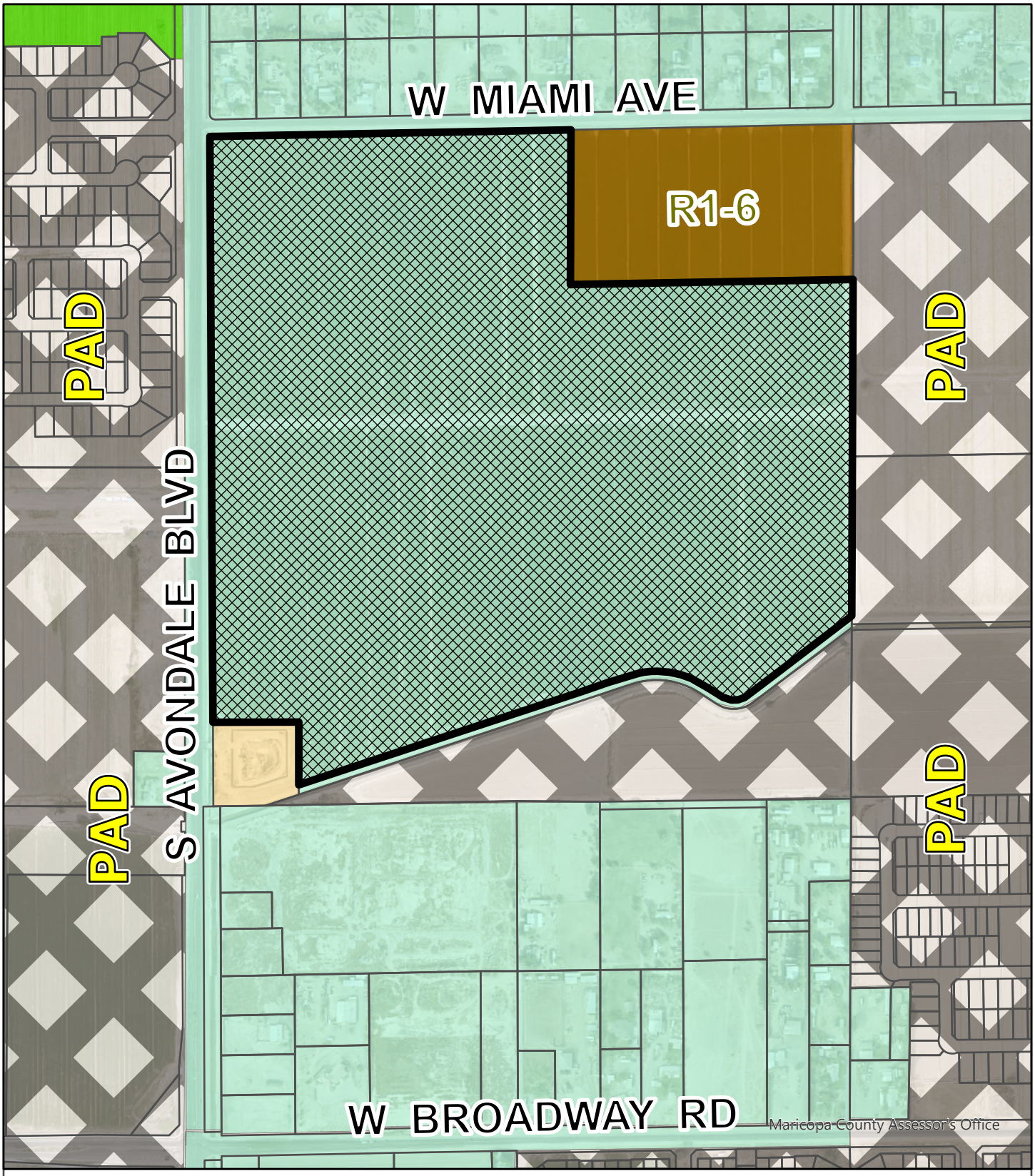
Subject Property

N
W E
S

Shadow Ridge

Date: 9/28/2021

Exhibit B



Zoning Vicinity

Avondale

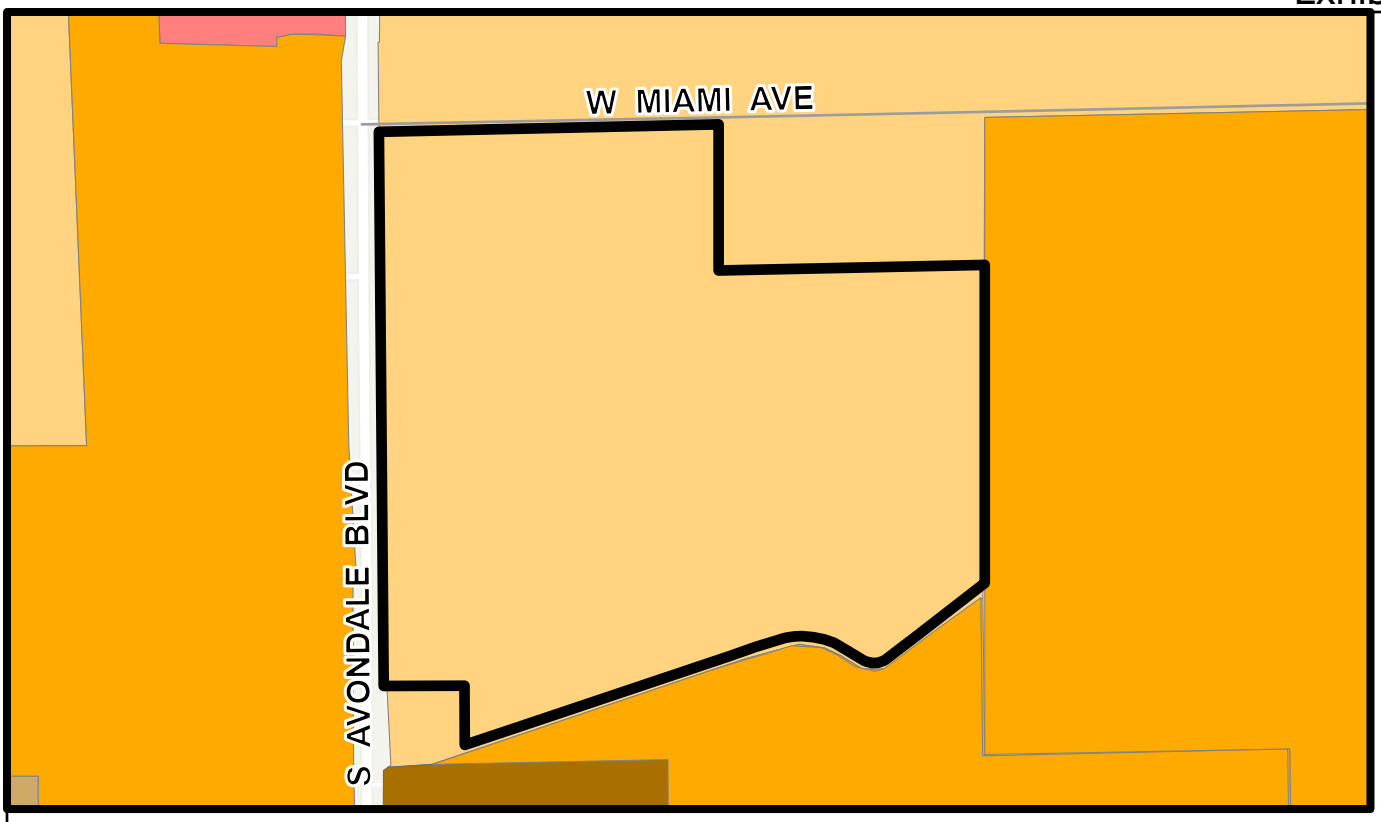
Subject Property

N
W E
S

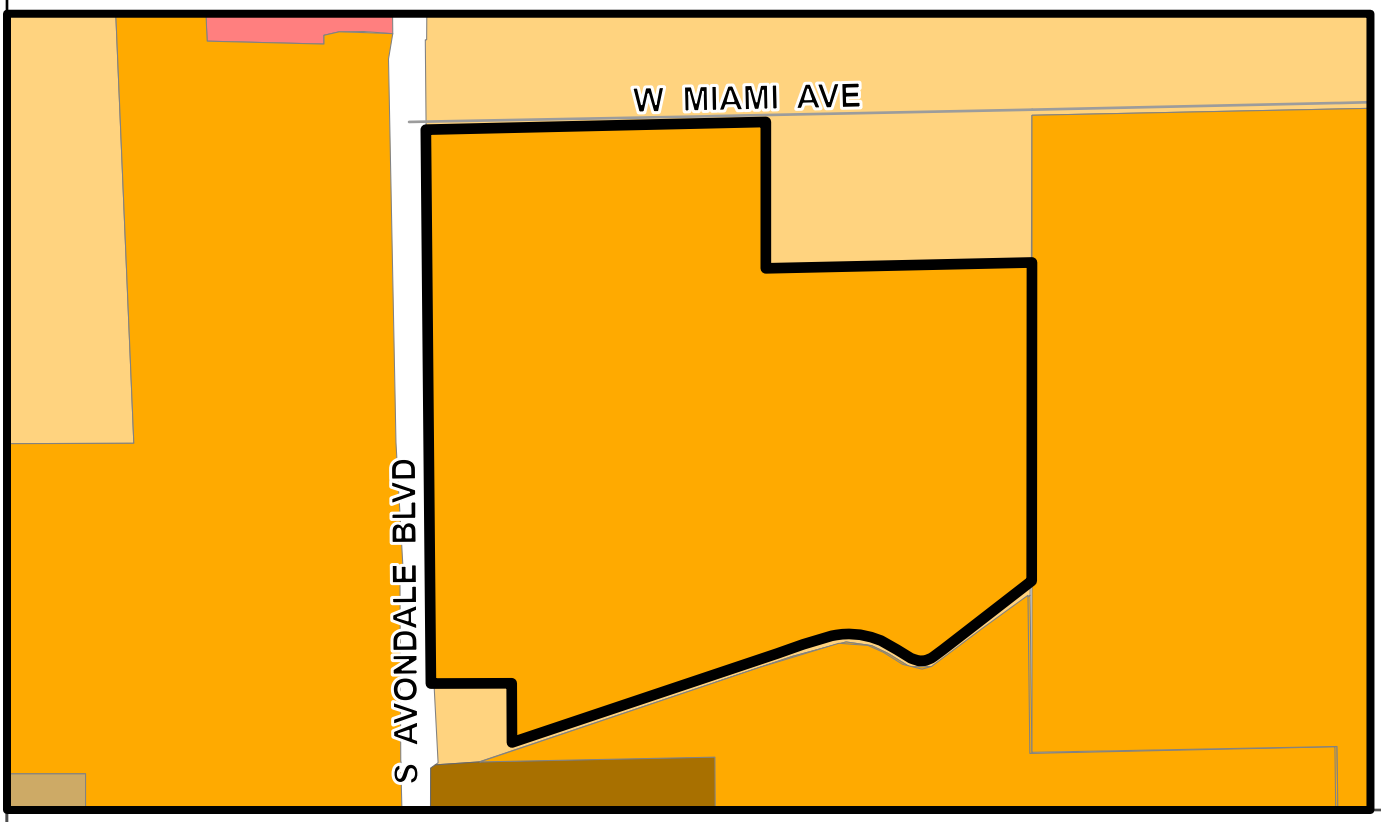
Shadow Ridge Rezone

Date: 9/21/2021

Exhibit C



CURRENT LAND USE MAP



PROPOSED LAND USE MAP

General Plan Land Use

Avondale

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

Subject Property

N
W E
S

Shadow Ridge

Date: 10/14/2021

Exhibit D

Electronically submitted 10-12-21

Case Number PL-21-0087

Shadow Ridge

Planned Area Development Narrative

SEC of Avondale Boulevard & Miami Avenue
Avondale, AZ

3rd Submittal: October 12, 2021
2nd Submittal: July 22, 2021
1st Submittal: January 26, 2021

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

Project Team

Owner	**EIEIO, LLC**
	Lisa Kazan 2415 E. Camelback Road Suite 700 Phoenix, Arizona 85016 602.346.5091
Land Broker	**Land Advisors Organization**
	Mike Schwab 4900 N. Scottsdale Road Suite 3000 Scottsdale, Arizona 85251 480.483.8100
Legal Counsel	**Bergin, Frakes, Smalley & Oberholtzer**
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Table of Contents

1.0 PROPERTY OVERVIEW 1

1.1 Introduction 1
1.2 Existing Property and Surrounding Area Conditions 2
1.3 Existing General Plan 4
1.4 Zoning 5

2.0 PROJECT DESCRIPTION 5

2.1 Development Plan 5
2.2 Project Character and Theme 7
2.3 Circulation 7
2.4 Density and Land Use Justification 8

3.0 LAND USES AND DEVELOPMENT STANDARDS 9

3.1 Residential 9
3.1.1 Permitted, Conditional, Accessory Land Uses 9
3.1.2 Development Standards Modifications 10
3.1.3 Development Standards Justification 11

4.0 OPEN SPACE, THEMING, AND LANDSCAPING 12

4.1 Open Space, Trails, and Amenities 12
4.2 Walls and Monumentation 14
4.3 Landscape 14
4.4 Signage 14

5.0 DESIGN GUIDELINES 14

5.1 Residential Design Guidelines 14
5.1.1 Residential 14

6.0 INFRASTRUCTURE 17

6.1 Roadway Improvements 17
6.2 Utilities 17
6.3 Water 18
6.4 Wastewater 19
6.5 Drainage 19
6.6 Phasing 21

7.0 MAINTENANCE OF COMMON AREAS AND FACILITIES 21

8.0 CONFORMANCE WITH CITY PLANS 21
8.1 General Plan Conformance 21
8.2 Avondale Strategic Five-Year Plan 26

Figures

Figure 1 Regional Vicinity Map
Figure 2 Surrounding Residential Property
Figure 3 Existing General Plan
Figure 4 Context Map
Figure 5 Existing Zoning Map
Figure 6 Proposed Zoning Map
Figure 7 Conceptual Development Plan
Figure 8 Street Circulation Plan
Figure 9 Street Cross Sections
Figure 10 Conceptual Pedestrian Circulation Plan
Figure 11 Conceptual Open Space Plan
Figure 12A Conceptual Landscape Master Plan
Figure 12B Central Park Enlargement
Figure 13 Conceptual Outdoor Game Areas
Figure 14 Conceptual Electrical Corridor Amenity Exhibit
Figure 15 Conceptual Wall Plan
Figure 16 Conceptual Hardscape Details
Figure 17 Master Water Plan
Figure 18 Master Wastewater Plan
Figure 19 Master Drainage Plan
Figure 20 Conceptual Phasing Plan

Under Separate Cover

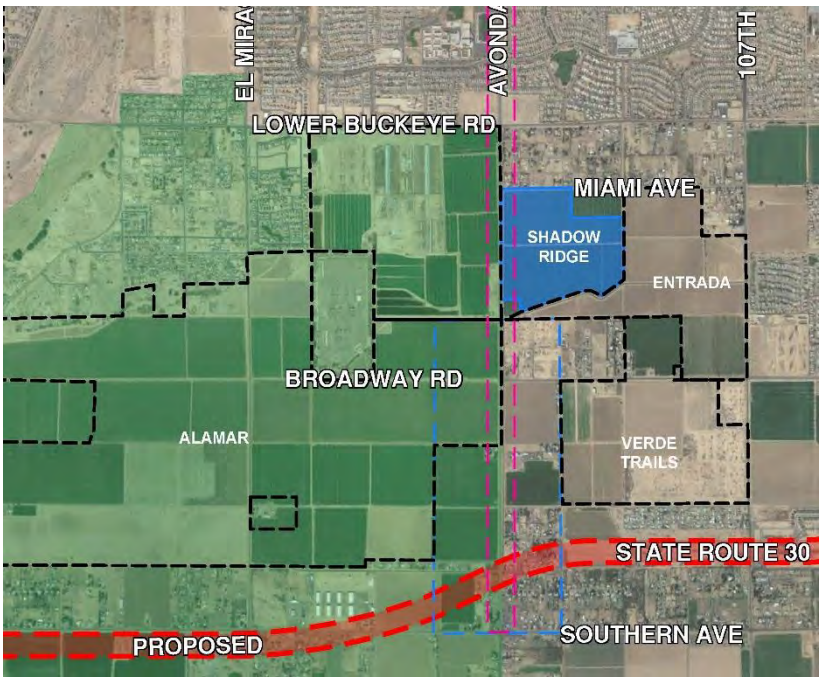
Property Legal Description and Exhibit
Preliminary Master Water Report
Preliminary Master Wastewater Report
Preliminary Master Drainage Report
Preliminary Traffic Study

1.0 PROPERTY OVERVIEW

1.1 Introduction

Shadow Ridge (Project, Community or Site) is an approximately 118.5-gross acre property in unincorporated Maricopa County at the southeast corner of Avondale Boulevard and Miami Avenue. A Site legal description and exhibit is provided under separate cover. Refer to **Figure 1, Regional Vicinity Map** for Project location. This request to rezone the Project from Maricopa County R1-6 RUPD (County Case Z99-30) to Planned Area Development (PAD) is coupled with companion General Plan Amendment (GPA) and annexation requests. The proposed Project applications will facilitate the development of a residential community with a mix of lot sizes consistent with the evolving demands of today's homebuyers and the surrounding area's transition to a more suburban lifestyle.

This area of Avondale is experiencing increased development interest with the communities of Entrada, Verde Trails and Alamar nearby and plans for future commercial development along Avondale Boulevard. The area will be easily accessible by the future SR30 freeway, with a planned alignment approximately one-mile south of the Shadow Ridge community. SR30 is projected to be constructed in 2030. To complement plans for the future SR30, the US Department of Treasury has recently designated the Tres Rios Opportunity Zone in Census Tract 822.08 to spur economic development and increase investment and growth in approximately seven square miles just west of the Project. The Project is also adjacent to the Avondale Boulevard Growth Area, and the proposed PAD maximizes available infrastructure for more intensive development supported by planned transportation access and the



Avondale Boulevard Employment and Commercial Corridor.

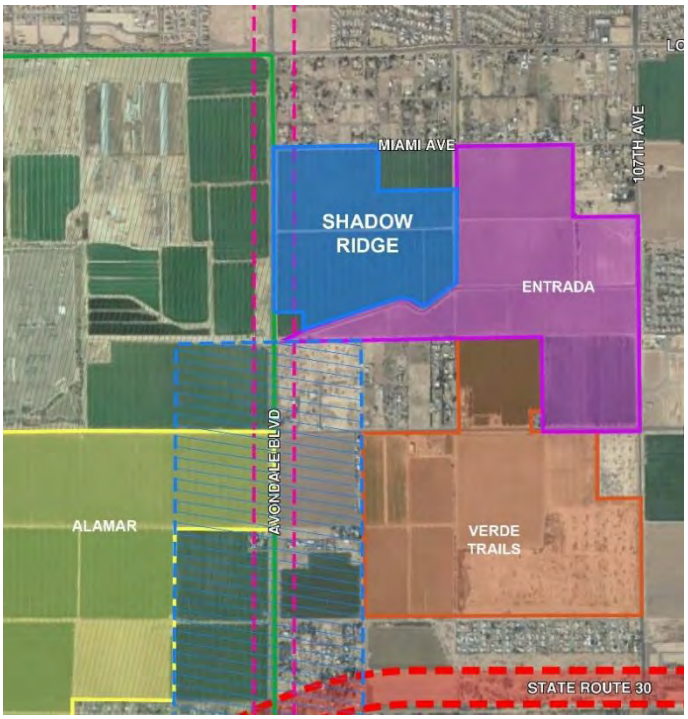
With its proximity to future employment areas and diversity of housing product, the Project will support the Avondale General Plan 2030 (GP2030 or GP) goal of increasing housing options for the local workforce to fuel growing employment opportunities.

The Property is currently undeveloped and in agricultural production. It is adjacent to a future K-8 elementary school site (School), which has been acquired by the Littleton Elementary School District. This request provides for a master-planned community that will complement the School and facilitate a coordinated circulation pattern in line with the adjacent Entrada master planned community.

1.2 Existing Property and Surrounding Area Conditions

The Property is adjacent to Miami Avenue and a large-lot single family residential area to the north known as "Raceway Ranchos", which is zoned Rural – 43, 1 Acre per Dwelling Unit (RU-43) in Maricopa County. The northeast corner of the Project is adjacent to the School, and the southern boundary borders an SRP irrigation channel. The Project is impacted by major overhead power lines that traverse the property east to west, bisecting it roughly in half. 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 zoned RR-43 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 communities zoned PAD in the immediate area taking advantage of the accessibility to the SR30 freeway. The communities of Entrada, Verde Trails and Alamar are helping to transition the area from a rural farming and agricultural development pattern to one with more suburban residential density master planned communities and subdivisions. See **Figure 2, Surrounding Residential Property** and below aerial map.



SURROUNDING RESIDENTIAL DEVELOPMENT SITE DATA

Subdivision	Acreage	Lot Count	Lot Size	Gross Density (du/ac)	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' 70' x 120'	3.25	2018
Alamar [3]	1,124	2,203 - 4,212	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 PAD.
(3) Lot Count and Gross Density range represents 'target' and 'maximum' numbers.

Entrada is an approximately 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. The approved 625 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 gross residential density of Entrada is 3.5 DU/ac.

South of Entrada is an approximately 310-acre master planned community known as Verde Trails, approved for 738 residential lots. It is generally located at the southwest corner of 107th Avenue and Broadway Road. The Verde Trails PAD was amended in 2018 to modify lot sizes to address the current home buying market; approved lot sizes range from 2,200 to 8,400 square feet. The total overall gross density for Verde Trails is 3.25 DU/ac.

Southwest of Shadow Ridge, across Avondale Boulevard, is the approximately 1,124-acre master planned community known as Alamar. The community is planned for a variety of lot sizes ranging from 1,500 to 9,000 square feet with an anticipated residential density of 3.29 DU/ac. Approved maximum lot count and gross density is 4,212 lots and 3.7 DU/ac respectively per the PAD.

Table 1, Surrounding Property Information located below provides General Plan Land Use, Zoning, and Existing Land Uses for the surrounding properties.

TABLE 1
SURROUNDING PROPERTY INFORMATION

	General Plan Land Use	Zoning District	Existing Land Use
North	Estate/Low Density Residential	RU-43 (Maricopa County)	Large Lot Rural Residential
East	Medium Density Residential	PAD (Avondale)	Agriculture
South	Medium Density Residential	PAD (Avondale) RR-43	Agriculture
West	Medium Density Residential	PAD (Avondale)	Commercial Dairy & Agriculture

1.3 Existing General Plan

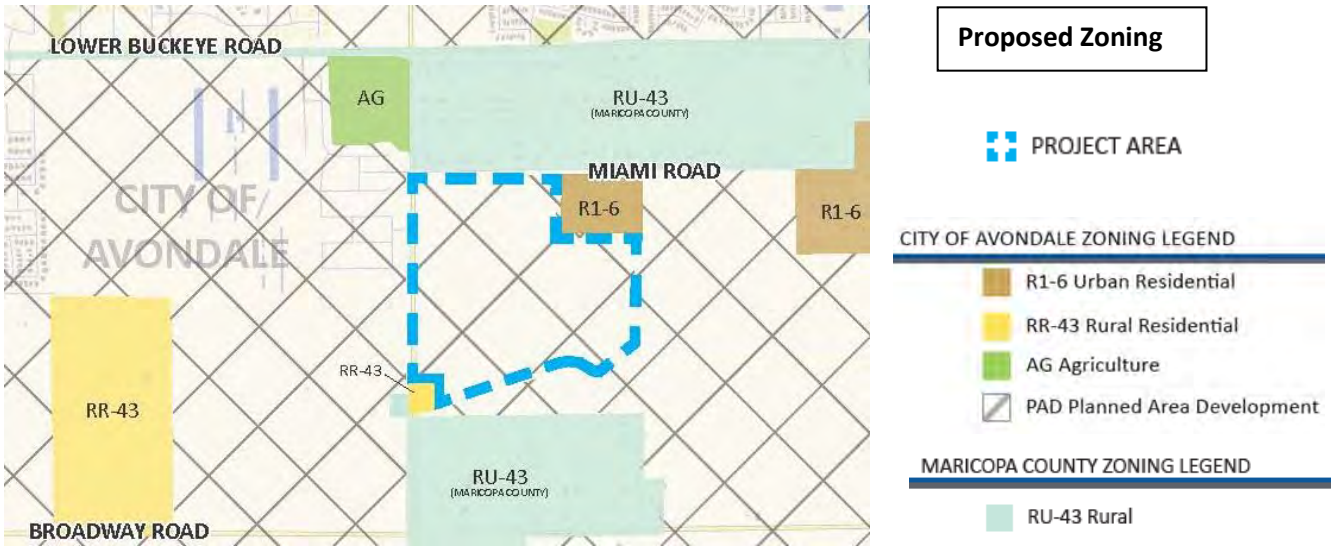
The Site's current land use designation in the GP is Estate/Low Density Residential (ELDR). See **Figure 3, Existing General Plan**. A Major GPA for the Project, filed as Case PL-21-0021, requests an amendment to the Medium Density Residential (MDR) land use designation to moderately increase the existing density range from 1.0 – 2.5 DU/ac to a density range of 2.5 - 4 DU/ac (dwelling units per acre) with a Target Density of 2.5 DU/ac. With 118.5-gross acres the proposed GP Amendment will permit a range of 285 to 455 single family dwelling units. The MDR land use category provides for a suburban lifestyle with planned detached single-family residential communities and neighborhood facilities consistent with the Project's proposed design and with surrounding residential projects. Parks, trails, other open space amenities, and public facilities are also permitted in this category.

Miami Avenue is within the City of Avondale Municipal Planning Area and therefore part of the GPA; however, it is and will remain under the jurisdiction of Maricopa County and has not been included in the companion annexation request.

The Project site is located close to the municipal Planning Areas of the City of Phoenix and the City of Tolleson, both lying east of 107th Avenue and separated by Buckeye Road. Refer to **Figure 4**, **Context Map.**

1.4 Zoning

The Shadow Ridge Project is currently zoned R1-6 RUPD in Maricopa County with a mix of lot sizes including 45' x 110', 50' x 110', 55' x 110', and a single-loaded street on the south side of Miami Avenue with a typical lot dimension of 80' x 110'. With the School now located on Miami Avenue, the proposed site layout provides for four lot sizes that will yield a diversity of product, similar to the original intent, with extended lot depths. This home diversity will provide opportunities for multiple market segments - first time homebuyers, move-up buyers and buyers who are downsizing - with an overall gross density of 3.6 DU/ac based on 430 maximum lots. The Project includes approximately 28.64-acres of overall open space with 20.3 acres of useable open space, 18% of the net site area of approximately 113.16-acres. Project open space and amenities are centrally located for accessibility to all homes and linked through a multi-faceted pedestrian circulation network. Open space is further detailed below in Sections 2.1 Development Plan and 4.1 Open Space, Trails, and Amenities. See **Figure 5, Existing Zoning Map** and **Figure 6, Proposed Zoning Map,** and below. The proposed PAD zoning is consistent with the nearby master-planned communities.



2.0 PROJECT DESCRIPTION

2.1 Development Plan

Shadow Ridge is proposing a maximum of 430 single-family residential lots on 118.5-gross acres, for a gross residential density of 3.6 DU/ac. The Community consists of four (4) lot sizes: 45' x 120', 50' x 115'/120', 55' x 120' and 63' x 120' with amenities and open spaces connecting the neighborhoods. The development plan proposes a master planned residential community with approximately 25% of the net site area as open space and 18% of the net site area allocated to useable open space. The majority of the useable open space is centralized and accessible to all residents via an extensive pedestrian system. Shadow Ridge residents enjoy meaningful interaction and enhanced quality of life through the

pedestrian circulation system and multiple amenity areas. The electrical easement serves as a central open space, connecting all residents of the Community. The spine of the pedestrian network is a multi-use trail that runs the length of the electrical easement and creates regional connection opportunities with Entrada and other adjacent properties. Integrated trails and sidewalks link all neighborhoods to this central pedestrian network and provide non-vehicular access to all recreation amenities. An approximate 9.2-acre disc golf course spans the length of the electrical easement. The focal point of the Project amenities is a minimum 7.9-acre central park with a series of themed, interactive gardens linked via a turf ribbon that intersects the electrical easement while connecting the residential parcels north and south of the easement as illustrated in **Figure 12A, Conceptual Landscape Master Plan**. The proposed interactive gardens offer a range of multi-generational recreation opportunities for active and passive enjoyment – a cactus specimen garden, multi-sensory garden, biking hub garden, boulder garden, interactive water garden, citrus/edible garden and a butterfly garden; refer to **Figure 12B, Central Park Enlargement** exhibit. An approximate 3.1-acre informal turf play field with adjacent gathering node and seating area is located between Parcel D and the electrical easement. An abutting trail provides connectivity to the disc golf course, central park and community pedestrian network. The central park and gardens are the social focus of the Community, and a green oasis that lead to an outdoor game area within each phase. The gardens also provide access to the integrated pedestrian system, intersecting the multi-use trail, secondary trail and community sidewalks. Multi-generational recreational amenities are proposed in the outdoor game areas, including shaded playground facilities, two pickleball courts, a gaming area and several ramadas located in the game area north of the electrical easement. The outdoor game area located south of the electrical easement includes a half basketball court, shaded playground facilities and a ramada. Integrated shade sails over the playground areas provide a colorful landmark and frame either end of the turf ribbon. The outdoor game areas, playground equipment and gardens are located within ¼ mile of any home and multiple gathering nodes with seating for social interaction are also within a short walk of all residents. Specific parcel densities, lot sizes and areas may be revised during the platting process but the maximum number of dwelling units per the approved PAD for the Project will not be exceeded.

Primary Project vehicular access is provided from Avondale Boulevard with a full movement entrance serving Parcels A and B north of the electrical easement and another full movement entrance into Parcel D south of the electrical easement. Parcels C and E share an access to 111th Avenue located within Parcel C, north of the electrical easement. Avondale Boulevard and 111th Avenue both intersect Miami Avenue. Adjacent perimeter street improvements with be coordinated with the development of the adjacent property, Entrada to the east and the school site at the southwest corner of 111th Avenue and Miami Avenue. A connection to 111th Avenue and Miami Avenue is required in Phase 1.

The Site is laid out with the larger 63'-wide lots along Miami Avenue to the north, nearest to the Raceway Ranchos community. These larger lots wrap around to the west along Avondale Boulevard north of the electrical easement. The remaining Avondale Boulevard frontage south of the electrical easement is open space and several 45'-wide lots. The electrical

easement runs east-west between parcels creating a point of delineation between the neighborhoods. See **Figure 7, Conceptual Development Plan**, and below.

Conceptual Development Plan

- PAD Boundary
- Park
- Power Pole
- Electrical Easement

Site Data Table			
Parcel No.	Typical Lot Size	Lot Count	Gross Acres
A	63' x 120'	86	25.4
B	50' x 115'	64	14.3
C	50' x 120'	77	17.5
D	45' x 120'	120	29.0
E	55' x 120'	83	21.7
Electrical Easement		-	10.6
Total		430	118.5

2.2 Project Character and Theme

The primary theme for the Community is the "outdoor experience" through the central park and themed gardens within a turf ribbon as a focal point and a guidepost to the more active amenity areas. The gardens and turf serve as a central visual and physical link to the outdoor game areas within the central park, one on either side of the electrical easement. The landscaping theme further supports the outdoor experience and themed gardens with edible, desert-adapted landscape plants such as date palms and aloes mixed with colorful, lush plant material and turf focused in areas of pedestrian activity to promote outdoor livability accented with simple manmade materials in walls and hardscapes that convey a casual lifestyle.

2.3 Circulation

Primary Project access is provided from the west along Avondale Boulevard and secondary access is provided from 111th Avenue on the east. Per the 2017 City of Avondale Transportation Plan, Avondale Boulevard is classified as a 4-Lane Minor Arterial to accommodate a raised median. Miami Avenue is classified as an Urban Minor Collector by Maricopa County and will be improved to Maricopa County standards and maintained by Maricopa County. 111th Avenue is classified as a Minor Collector in the City of Avondale. Parcels south of the electrical easement are proposed to be developed in Phase 1. Avondale Boulevard and 111th Avenue shall be improved with the first phase of development. 111th

Avenue improvements will be coordinated with Entrada. The 111th Avenue/Miami connection is required in Phase 1 regardless if Entrada develops or not. Miami Avenue improvements shall be completed in Phase 2. Interior circulation will be via public streets constructed per City of Avondale standards. 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. Project entrance roads to Avondale Boulevard will include a landscaped median. Further details of the proposed circulation system and roadway improvements are provided in the TIA. As noted in the TIA, 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.

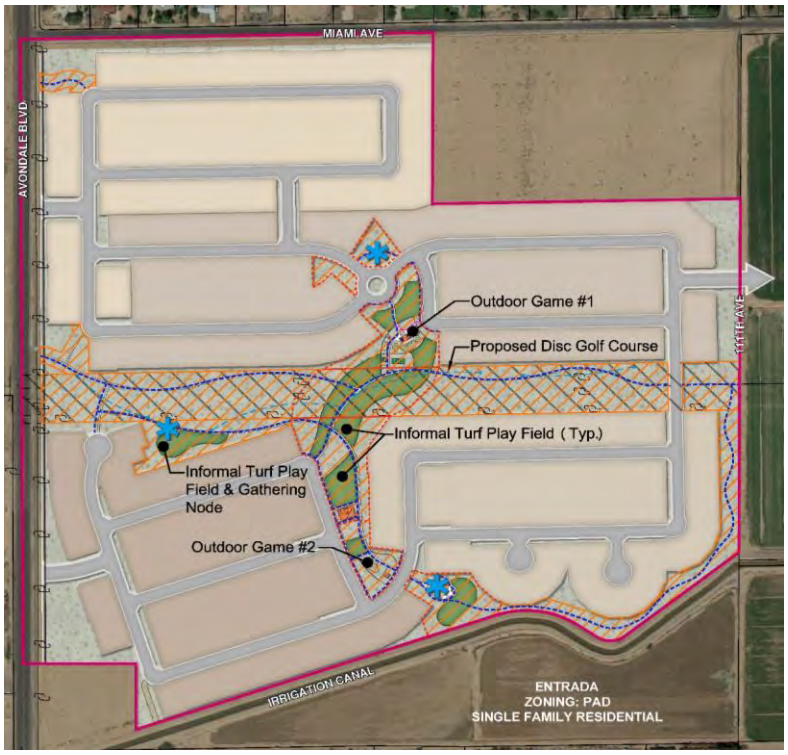
Figure 8, Street Circulation Plan, and **Figure 9, Street Cross Sections** depict the vehicular circulation and street cross sections, respectively. The Project is almost 3-miles south of Interstate 10 via the Avondale Boulevard access and the future SR-30 freeway will be located approximately 1-mile to the south.

A non-motorized pedestrian network serves the Community, providing walkability and connectivity to recreational amenities, open space and adjacent property. The central park and gardens serve as the hub of the pedestrian network, connecting the multi-use trail in the electrical easement, the secondary trail and the sidewalk system. Sidewalks serving the homes connect them to the Community open space, enhancing residents' access to recreational opportunities. Each of the active open spaces are connected by a trail or sidewalk. A multi-use trail within the electrical easement allows for regional connectivity and connectivity to Entrada. **Figure 10, Conceptual Pedestrian Circulation Plan**, depicts the pedestrian circulation for the Community.

2.4 Density and Land Use Justification

Avondale is experiencing high demand for new homes with single-family permits increasing over 400 percent in 2020. This increase was driven in large part by projects located in the area surrounding Shadow Ridge, such as Alamar and Verde Trails. This high-growth area between Interstate 10 and the Estrella Mountains allows residents to take advantage of the enhanced transportation access and limit commute times. With proximity to the future SR30 freeway, GP2030 Growth Area, Avondale Boulevard Employment and Commercial Corridor and the Tres Rios Opportunity Zone, these communities and the proposed Project provide a robust array of new housing options for a young and vibrant population to support an expanding workforce, growing families, out-of-state transplants and help attract additional employment opportunities to Avondale. The lot sizes within the Project have been increased to ensure ample opportunities for rear yard improvements such as pools, outdoor kitchens and ramadas.

The Project total open space, at 25%, is more than required and includes over 20-acres of useable open space with centralized amenities and recreational opportunities throughout. The electrical easement corridor is fully utilized for recreation through the provision of a proposed disc golf course which offers play for multiple age groups. A multi-use trail extends the length of the corridor, allowing for connection to Entrada on the east and regional facilities. See **Figure 11, Conceptual Open Space Plan** and excerpt below.



Conceptual Open Space Plan

LEGEND
- PAD Boundary
- Proposed Trail/Walk (see Conceptual Pedestrian Circulation Plan)
- Proposed Useable Open Space Areas (18% of Net Site Area)
- Existing Electric Easement
- Central Park
- Proposed Disc Golf Course
- Gathering Node - Shaded Pedestrian Seating

CENTRAL PARK - Min. 7.9 ac
Amenities:
Outdoor Game #1
Outdoor Game #2
Gathering Node
Informal Turf Play Fields & Gathering Node

DISC GOLF COURSE - Min. 9.2 ac

INFORMAL TURF PLAY FIELD & GATHERING NODE - Min. 3.1 ac

3.0 LAND USES AND DEVELOPMENT STANDARDS

The requirements of the Zoning Ordinance and Avondale Subdivision Regulations shall apply except where explicitly stated otherwise herein by this PAD. The approved PAD sets forth the development standards for Shadow Ridge. Should a conflict exist between any provision in this PAD and the Avondale Zoning Ordinance and Avondale Subdivision Regulations the PAD shall apply.

3.1 Residential

3.1.1 Permitted, Conditional, Accessory Land Uses

All uses not specifically provided for herein are prohibited, unless a subsequent determination by the Zoning Administrator finds a specific use to be an analogous use to a permitted use.

The following uses are permitted by right:

- Single-family detached dwelling
- Multigenerational living units, including range/oven, subject to the following conditions:

  i. The unit shall not be rented, leased, or sold separately from the principal residence or otherwise used for compensation.

  ii. A separate address, water meter, utility meter, driveway, or parking area shall not be permitted for the living unit.

  iii. If detached from the principal residence, the unit shall apply materials, colors, and architectural style of the principal residence.

  iv. A detached multigenerational living unit shall meet the location, height and setback requirements required for the principal residence.
- Child care in the home for four (4) or fewer children not related to the residents as an accessory to the primary residential use of the dwellings
- Community garden, one acre or less
- Group home
- Parks and recreation areas, HOA-operated
- School, public

The following uses are permitted with conditions per the City Zoning Ordinance:

- Home occupation, as an accessory to the primary residential use of a dwelling
- Public utility facility required for local service

The following uses are permitted with a Conditional Use Permit:

- Child care in the home for five (5) to ten (10) children not related to the residents as an accessory to the primary residential use of the dwelling
- Child care center in conjunction within a school
- Public utility facility with the exception of those allowed as a Use Permitted with Conditions

3.1.2 Development Standards Modifications

The Residential Development Standards below, **Table 2**, **Residential Development Standards** shall replace the development standards as shown in the City of Avondale Zoning Ordinance. Deviations from the City's standard are shown in **bold**. It is the intent of these development standards to be comparable to the Avondale R1-5, R1-6 and R1-7 (Single Family Residential) zoning districts with modifications.

TABLE 2
RESIDENTIAL DEVELOPMENT STANDARDS

	Avondale R1-7	63' x 120'	Avondale R1-6	55' x 120'	Avondale R1-6	50' x 115'	Avondale R1-5	45' x 120'
Min. Lot Width (ft.)	70	**63**	65	**55**	65	**50**	50	**45**
Min. Lot Depth (ft.)	110	**120 (3)**	100	**120 (3)**	100	**115 (3)**	100	**120 (3)**
Min. Lot Area (square feet)	7,000	**7,245**	6,000	**6,325**	6,000	**5,500**	5,000	**5,175**
Max. Building Coverage (%)	45	**55**	45	**55**	45	**55**	45	**55**
Max. Building Height (ft.)	30	30	30	30	30	30	30	30
Minimum Yard Setbacks:								
Front Yard (ft.)	20 (1)	20 **10 to livable area and side entry garage (4)**	20 (1)	20 **10 to livable area and side entry garage (4)**	20 (1)	20 **10 to livable area and side entry garage (4)**	20 (1)	20 **10 to livable area and side entry garage (4)**
Side Yard (ft.)	8	**5/8**	8	**5/5**	8	**5/5**	10/0 (2)	**5/5**
Street Side Yard (ft.)	10	10 **5 when adjacent to a 12' landscape tract (6)**	10	10 **5 when adjacent to a 12' landscape tract (6)**	10	10 **5 when adjacent to a 12' landscape tract (6)**	10	10 **5 when adjacent to a 12' landscape tract (6)**
Total Side Yards (ft.)	18	**13**	18	**10**	18	**10**	15	**10**
Rear Yard (ft.)	15	15 (5)	15	15 (5)	15	15 (5)	15	15 (5)

(1) Minimum front yard setback may be reduced by five (5) feet when providing a side-entry garage.
(2) Minimum 10' separation between buildings on adjacent lots.
(3) Minimum lot depth can be decreased by 5' when fronting a street knuckle.
(4) Minimum 3' stagger required on adjacent lots.
(5) Minimum 3' stagger required on adjacent lots when backing onto collector and arterial streets.
(6) A landscape tract with root barrier to accommodate tree planting outside the 8' public utility easement may be less than 12' wide but will be will be a minimum of 10' wide. See Figure 16, Conceptual Hardscape Details for root barrier detail.

3.1.3 Development Standards Justification

The proposed modifications to development standards support housing diversity and are necessary to develop a high-quality and diverse mix of housing products while providing neighborhoods with ample open space, a range of active and passive recreational opportunities for all ages, and an interconnected pedestrian system. As discussed in Section 2.4 above, the Project provides 18% net useable open space, which exceeds the minimum 15% requirement. More than half of the open space contains active recreational amenities. The proposed development standards are also consistent with the surrounding master planned communities' development standards and transition to a more suburban lifestyle.

Modifications to lot dimensions reflect the evolution of the homebuying market. Shadow Ridge is designed to provide product to multiple buyer segments including first-time buyers, all the way up to growing families looking to relocate into a larger home within a modern community, and empty nesters. The modified dimensions result in increased overall lot area for three of the four proposed lot sizes and increasing the lot coverage allows for more product diversity with single-story options and accessory rear-yard structures.

Proposed modifications to front yard setbacks for livable area and side entry garages allow for more forward living space, reduce garage dominance and provide for additional variation in the street scene. Decreased street side yard setbacks adjacent to 12-foot landscaped tracts (minimum 10-foot landscaped tracts with root barriers), acknowledge that the separation function is achieved by the minimum 10-foot tract and 5-foot setback resulting in 15-feet of separation, which exceeds the 10-foot street side setback requirement.

4.0 OPEN SPACE, THEMING, AND LANDSCAPING

4.1 Open Space, Trails, and Amenities

Diverse and meaningful open space totaling approximately 25% of the net site area is placed throughout the Community and useable open space is focused on a central location accessible to all residents. Useable open space includes both active and passive amenities offered for multiple age groups. The location, type, and programming of useable open space areas are designed to emphasize the Project's "outdoor experience" theme, integrate recreational opportunities and create cohesiveness for all neighborhoods. The 18% net useable open space (approximately 20-acres), exceeds the minimum required 15% open space (net area) as depicted on **Figure 11, Conceptual Open Space Plan**. This open space includes recreational amenity areas, parks, playground facilities, interactive gardens, gathering spaces, turf play fields, non-motorized trails and walks, and improvements to retention areas and the electrical easement corridor. Recreation areas and open spaces are within walking distance of all homes and have been designed to enhance Community safety and security through careful design and siting. Recreation area safety will be further enhanced with lighting. Pole lighting shall be used adjacent to all sport court facilities. Pedestrian scale lighting to be used along open space sidewalks and trails that are within or adjacent to open space amenities and gathering nodes with a minimum of 100-foot spacing. However, no trail lighting to be installed in any electrical easement.

Trails are designed to connect the sidewalk system to the active open space amenity areas internal to the Community, providing pedestrian circulation for all residents of Shadow Ridge. A Utility Access Road/Multi-Use Trail spans the length of the corridor. The Utility Access Road/Multi-Use Trail is a 20-foot wide dual-purpose trail and access to the power lines as needed for maintenance. The power line corridor is fully amenitized with a multi-use trail, sidewalk and trail connections, and disc golf course inclusive of signage and tee boxes. See **Figure 10, Conceptual Pedestrian Circulation Plan** for trail types and locations, and **Figure 14, Conceptual Electrical Corridor Amenity Exhibit** for the electrical easement corridor cross section and anticipated amenities. A trail connection to the adjacent school site will be addressed at the preliminary plat stage if a site plan for the school is available. The school site will be accessible via the sidewalk on 111th Avenue.

Highly amenitized, useable open spaces are centrally and visibly situated, encouraging social interaction and access to a broad range of activities. Themed gardens and gathering nodes

with seating areas supplement the more active amenities and are accessible from the pedestrian network. The central park and turf ribbon is the focal point of the Project amenities while connecting the residential parcels north and south of the electrical easement. Amenities offered in the Community provide recreational opportunities for all generations from tots to seniors through features such as active recreation, passive gathering, or walking/exercise activities. Multiple recreational activities are offered through outdoor game areas, playground facilities, disc golf course, various garden activities and informal turf play fields. Amenities are depicted in **Figures 12A, 13,** and **14, Conceptual Landscape Master Plan; Conceptual Outdoor Game Areas;** and **Conceptual Electrical Corridor Amenity Exhibit,** respectively.

Within the central park, outdoor game area #1 is located north of the electrical easement and accessible from the multi-use trail system that meanders through the easement corridor and to the sidewalk network. Multi-generational recreation activities define this outdoor game area with two pickleball courts; a gaming area consisting of sport courts, bag toss and options for hopscotch, four square or other hardscape surface games; playground facilities; several ramadas; turf play fields and seating. Two gardens are planned adjacent to outdoor game area #1.

Within the central park south of the electrical easement is outdoor game area #2. It includes a half basketball court, playground facilities, a ramada and informal turf play fields. Two gardens are planned adjacent to outdoor game area #2. Three additional gardens are within the central park.

An informal turf play field that could be used for games such as soccer or football, kite flying, family celebrations, picnics, Frisbee and similar outdoor games, plus a gathering node with seating, is adjacent to Parcel D south of the electrical easement. It provides integration with the Project pedestrian network through connectivity to the sidewalk network and the secondary trail that connects to the multi-use trail system in the power line corridor.

The themed, interactive gardens offer various passive and active amenities – a cactus specimen garden, multi-sensory garden, biking hub garden, boulder garden, interactive water garden, citrus/edible garden and a butterfly garden are proposed. They provide activities of interest to all age groups. Each garden will be 2,000-square feet minimum and include trees, seating and the thematic element.

A trail around Parcel E provides a Community walking path and connects to the multi-use trail and the central park.

In addition to the recreational activities within the central park, there are three (3) planned gathering nodes that each have a seating area adjacent to the pedestrian system. These spaces encourage walking and strolling; casual places to gather and socialize.

4.2 Walls and Monumentation

Walls in the Community serve to reinforce the Project theming and offer a sense of security for Community residents. Walls that abut offsite streets are enhanced, solid theme walls for buffering vehicular noise and traffic. The walls abutting Avondale Boulevard shall be 8-feet high for additional privacy. Walls that abut interior Community spaces have been designed to maximize safety and create natural surveillance of open space and recreation areas. Walls that back to open space areas will utilize partial view fence to create an environment focused on natural visibility and observation of adjacent property. Refer to **Figure 15, Conceptual Wall Plan** for wall types and locations and **Figure 16, Conceptual Hardscape Details** for theme walls and entry feature details. Project walls and monumentation shall generally conform to the standards in the Single Family Residential Design Manual unless otherwise amended by this PAD.

4.3 Landscape

The landscape palette and plant material locations have been selected to exemplify the Project theme and focus. **Figure 12A, Conceptual Landscape Master Plan**, depicts parks, amenities and open space, and lists plant sizes and types permitted in the Community. Project landscaping shall generally conform to the standards in the Single Family Residential Design Manual unless otherwise amended by this PAD.

Per the City of Avondale Street Tree Master Plan, the Thornless Mesquite tree is to be used as the primary tree along Avondale Boulevard and the Red Push Pistache tree is to be used as the secondary tree.

4.4 Signage

Signage shall conform to the standards in Section 9, Signs of the City of Avondale Zoning Ordinance unless a comprehensive sign package is approved for the Project.

5.0 DESIGN GUIDELINES

5.1 Residential Design Guidelines

5.1.1 Residential

The majority of the Project will meet the requirements of the Single Family Residential Design Manual. The Project's significant site constraints require certain modifications and clarifications to the subdivision guidelines of the City of Avondale Single Family Residential Design Manual as set forth below. The proposed modifications and clarifications are tailored to meet the intent of the guidelines as applied to the Project.

Section 1 – Subdivision Design

Section 1.1 Lot Design and Street Layout

1.1.B "Maximize the number of lots that front onto common open spaces and maximize opportunities for view corridors."

Shadow Ridge has a significant amount of open space. Lots will front onto the common open space where feasible with the primary goal being a north/south orientation of the lots to maximize the utilization of shade and energy efficiency. Where not feasible, such as along the electrical easement, a view wall may be utilized.

1.1.E "Group wider side yards together on some adjoining lots to provide a separation of 20 feet or more between houses."

Wider yard separation, greater than the minimum side yard setbacks but less than 20-feet will be applied where feasible.

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

Lots placed on a "T" intersection will be avoided where feasible; however, driveways may be placed opposite a "T" intersection to prevent headlight spillage into the livable part of the home.

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

Direct vehicular, bicycle, and pedestrian connections to adjacent residential and non-residential areas will be provided through street and trail development. Buffered bike lanes are not necessary, because the roadways within Shadow Ridge are limited to local street classification.

1.1.N "Recess front facing garages a minimum of five feet from the front façade or provide side entry garages to break the uniformity and to vary the street scene."

In order to create a varied street scene recess or projection of front facing garages a minimum of five-feet from the front façade, side entry garages, staggered front setbacks, livable space forward and/or architectural enhancements such as front porches and/or courtyards will be used to break the uniformity of the street scene.

Section 1.3 Project Theming/Walls & Entry Areas/Landscape

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

Shadow Ridge will provide a 12-foot wide landscape tract where feasible, and a minimum 10-foot landscape tract with root barrier to accommodate tree planting beyond the PUE, on the side of the lot adjacent to the street.

Section 2 – Home Design

Section 2.1 Architectural Design/Materials and Colors

2.1.A "Articulate all facades, including variation in massing, roof forms, and wall planes, as well as surface articulation."

Shadow Ridge will articulate facades visible to public view, which include variation in massing, roof forms, and wall planes, as well as surface articulation.

2.1.B "Incorporate architectural elements and details that add visual interest, scale, and character to all sides of the home to include, four-sided pop outs."

Incorporate architectural elements and details that add visual interest, scale, and character to visible sides of the home from adjacent properties and can include, for example, four-sided pop outs.

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

Driveway material or treatment, such as plain, salt finish, scored concrete, brick paver, or stamped concreted will be commensurate with the architectural detail of the home.

2.1.H "Utilize high-quality, durable, natural materials. Synthetic materials are acceptable if they are sustainable products."

High-quality, durable, natural materials are encouraged. Synthetic materials are acceptable if they are sustainable or eco-friendly products such as cultured stone or faux shutters.

Section 2.3 Architectural Elements and Details

2.3.E. "Incorporate decorative garage doors to assist with the overall design of the front façade. Utilizing "carriage-style" and other non-conventional sectional garage door styles is recommended to provide additional diversity and to better tie in with architectural themes."

Decorative garage doors are encouraged to assist with the overall design of the front façade. Utilizing "carriage-style" and other non-conventional sectional garage door styles, commensurate with the architectural detail of the home, is recommended to provide additional diversity and to better tie in with architectural themes.

2.3.F "Incorporate driveway pavers into more or more homes in each model home complex and provide as an option with each elevation."

Driveway material or treatment, such as plain, salt finish, scored concrete, brick paver, or stamped concreted will be commensurate with the architectural detail of the home.

Section 2.5 Required Home Diversity

"Single-Family subdivisions shall include a diversity of architectural types as set forth in Table 1.1"

The diversity of architectural types for Shadow Ridge has been modified as follows:

- The minimum of 3 floor plans and 4 elevations per plan (0-99 units per plat) remains unchanged.
- The minimum of 4 floor plans and 4 elevations per plan (100+ units per plat) remains unchanged.
- The minimum of 3 different roof styles per plat (0-99 units per plat) remains unchanged.
- The minimum of 4 different roof styles per plat (100+ units per plat) remains unchanged.
- The minimum of 8 different color schemes per plan (0-99 units per plat) remains unchanged.
- The minimum of **10 different color schemes** per plan (100+ units per plat) has been revised to **8 different color schemes**.
- The minimum of 3 different roof colors (0-99 units per plat) remains unchanged.
- The minimum of 4 different roof colors (100+ units per plat) remains unchanged.

6.0 INFRASTRUCTURE

6.1 Roadway Improvements

Half-street improvements for Avondale Boulevard and 111th Avenue will be completed with Phase 1 development. Improvements to 111th Avenue are to be coordinated with the Entrada development. The 111th Avenue/Miami Avenue connection is required in Phase 1 regardless if Entrada develops or not. Miami Avenue is and will remain a County-maintained roadway. Miami Avenue improvements will be completed with Phase 2.

6.2 Utilities

Table 3, Utility Providers, shown below indicates the utility providers for Shadow Ridge.

TABLE 3
UTILITY PROVIDERS

Utility	Provider
Water	City of Avondale
Wastewater	City of Avondale
Electric	Salt River Project
Natural Gas	Southwest Gas
Phone	Century Link
Cable	Cox Communications

6.3 Water

The City of Avondale will be the water service provider for the Project. The Project will be served by a network of looped 8-inch onsite water mains as well as an existing offsite 16-inch water main along Avondale Boulevard and a future 12-inch main along 111th Avenue. It is anticipated that the Project will be developed in two separate phases. Development improvements for Parcels D and E will occur in Phase 1 and development improvements for Parcels A, B, and C will occur in Phase 2. Phase 1 will make a connection to the existing 16-inch main in Avondale Boulevard. Parcel E will be served by onsite 8-inch mains that will connect through Parcel C to a future 12-inch main in 111th Avenue. This allows Parcel E and all of Phase 1 to independently have multiple points of connection without the Phase 2 developments. The 12-inch water main is proposed to be installed by the Entrada development in 111th Avenue to the east of the Project. However, if the 12-inch main is not installed by the adjacent development prior to the Shadow Ridge improvements, then this 12-inch main will be installed by the Shadow Ridge development. Additionally, an 8-inch water main is proposed along the northern boundary of the Project in Miami Avenue. This water main will extend from Avondale Boulevard east to the northwest corner of the adjacent future school site. It is anticipated that this proposed water main will be parallel to the existing 6-inch main in Miami Avenue to serve the future school site. See **Figure 17, Master Water Plan**.

As Shadow Ridge is developed, the water system will be constructed so that each phase meets all applicable City of Avondale water system requirements for pressure and fire flow, as well as providing for two points of connection to the City's existing water system. Phase 1 improvements will include connecting through Parcel C to the future 12-inch water main in 111th Avenue to the east of the Project. The water infrastructure within each phase will be installed as said phase is developed. All water system infrastructure will be sized for build-out conditions. Water infrastructure needed to serve each phase of development will be determined during the preliminary plat process.

6.4 Wastewater

The City of Avondale will be the wastewater service provider for the Project. Currently, no wastewater infrastructure exists within the Project site. According to the City of Avondale *115th Avenue Sewer Line* plans (AZTEC), there is an existing 30-inch sewer main along Avondale Boulevard (115th Avenue) that transitions to a 36-inch main at the intersection of Broadway Road and Avondale Boulevard. This sewer main runs south along Avondale Boulevard to just north of Roeser Road, where it turns west along overhead power line infrastructure. The sewer main continues west to the City of Avondale Wastewater Treatment Plant (WWTP) located on the west side of Dysart Road. Wastewater flows from the Project will be routed to this plant, which will have a build-out capacity of 15 MGD. See **Figure 18, Master Wastewater Plan**.

The conceptual wastewater infrastructure proposed for Shadow Ridge is comprised of onsite 8-inch gravity sewer mains that generally flow west to one of two separate the tie-in points on the existing 30-inch sewer main along Avondale Boulevard. Due to the electrical easement, which separates the Project into Phase 1 and Phase 2, the Project will convey wastewater to two separate outfalls within Avondale Boulevard. Wastewater from Phase 1 (Parcels D and E) will be conveyed to Outfall #1 and wastewater from Phase 2 (Parcels A, B, C and future offsite school site) will be conveyed to Outfall #2. An 8-inch sewer stub is provided for the future school site in Parcel C. The outfalls along the existing 30-inch sewer main in Avondale Boulevard will serve as the collection points for the proposed sewer network.

The system layout is optimized to minimize sewer depths and facilitate proper phasing. Based on existing grade and cover constraints on the Project site, some portions of the longest stretch of sewer mains are proposed at a slope of 0.0040 ft/ft as a steeper slope of 0.0050 ft/ft would result in insufficient cover at the upstream end of the onsite sewer system. The shallower slopes were used only where required, and a steeper slope of 0.0050 ft/ft was used everywhere that the existing grade allows a minimum cover of five feet to be maintained.

The proposed layout of the Project, coupled with the phasing, enables the development of each parcel with dependence on the downstream parcels. For any given phase, the downstream sewer mains required to serve that phase will be constructed at the same time as the sewer mains within that phase. All sewer mains will be sized for build out conditions. Sewer infrastructure needed to serve each phase of development will be determined during the preliminary plat process.

6.5 Drainage

The Project site as well as the surrounding area generally slopes south toward the Buckeye Feeder Canal. The site is currently comprised of agricultural fields, which are divided by irrigation canals and ditches which convey flows toward the Canal. Runoff draining through this area consists of shallow sheet flows over relatively flat terrain, intercepted by the existing irrigation system. The half-street frontage of Avondale Boulevard is not improved with any curbs, and any flows which are not contained within the roadway are conveyed south along

the western edge of the site within an existing concrete lined tailwater ditch. Similarly, the adjacent half-street frontage of Miami Avenue drains east, and flows not contained within the roadway are intercepted by a concrete lined irrigation ditch and conveyed east along the northern edge of the Project.

Existing offsite flows drain south and west towards the intersection of Miami Avenue and Avondale Boulevard and continue to drain south along the western edge of the Project within the existing roadway, or contained within an existing concrete lined tailwater ditch on the east side of Avondale Boulevard. The majority of offsite flows impacting the site from the north drain south and east toward the intersection of Miami Avenue and 111th Avenue, ultimately discharging to an existing tailwater ditch at the southeastern corner of the intersection of Miami Avenue and 111th Avenue. These offsite flows are conveyed south within this tailwater ditch, ultimately discharging to the Canal near the southeastern corner of the site. As stated in the *Master Drainage Report for Entrada*, regional runoff generated east of the Project drains through the Entrada property from the existing Durango Regional Conveyance Channel (DRCC) outfall. A portion of these flows enter the Entrada site north of the Canal and drain west, however are shown to overtop the Canal before reaching the site, and do not impact the Project.

Flows within Miami Avenue frontage will primarily drain to the northeast corner of the site as they do currently. The roadside ditch will be improved to convey these flows within an engineered channel. These flows, along with runoff flows, will be collected in a temporary channel and continue to drain east toward the existing outfall to the earthen tailwater ditch at the southeastern corner of the Miami Avenue and 111th Avenue alignment. It should be noted that this channel may be equipped with an outlet control structure such as an overflow weir, in order to provide retention for the half-street frontage of Miami Avenue, and allow offsite flows to continue to drain east. A temporary drainage basin will be constructed near the southern boundary of the future school site. At this time, it is anticipated that Shadow Ridge will be developed prior to the school, and the proposed temporary basin will retain the 100-year, 2-hour retention volume required for offsite drainage areas.

Onsite retention volume requirements for new developments in Avondale is predicated on the 100-year, 2-hour rainfall depth. The freeboard within retention basins is used to store volume in excess of the 100-year, 2-hour rainfall event, such as a 100-year, 6-hour rainfall. The Project will be designed to provide 100-year, 2-hour retention with an additional 1-foot of freeboard.

Phase 1 contains Parcels D and E. Phase 2 includes Parcels A, B, C and improvements within the electrical corridor. Some additional temporary drainage facilities may be required if Phases 1 and 2 are not mass graded simultaneously. The development is predicated on the assumption that neither the future school site nor the Entrada property are developed prior to Shadow Ridge. In the event that these properties are developed before the Project, the temporary drainage facilities proposed in this report may no longer be required. Additional

detail shall be provided in subsequent drainage reports. See **Figure 19, Master Drainage Plan**.

6.6 Phasing

Development of the Project is anticipated to be completed in two phases as depicted in **Figure 20, Conceptual Phasing Plan**. Phase 1 (estimated start date of 2022) is planned south of the electrical easement and Phase 2 (estimated start date of 2024) is planned to include the electrical easement and north to Miami Avenue. Avondale Boulevard and 111th Avenue will be improved as part of the first phase of development. Improvements to 111th Avenue are to be coordinated with the Entrada development. A 111th Avenue/Miami Avenue connection is required in Phase 1 regardless if Entrada develops or not. Miami Avenue will be improved as part of the second phase of development. The water and wastewater infrastructure needed to serve each phase of development will be determined during the preliminary plat process.

7.0 MAINTENANCE OF COMMON AREAS AND FACILITIES

The Homeowners Association (HOA) will be responsible for maintaining all common areas and facilities within the Community such as the parks, amenity areas, landscaped areas, power line easement corridor, and landscaping along all internal and perimeter streets.

8.0 CONFORMANCE WITH CITY PLANS

8.1 General Plan Conformance

A Major GPA is being processed to amend the Site's land use designation from ELDR to MDR, Case PL-21-0021. 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. Upon approval of the Major GPA, the Project will meet the following goals of GP 2030:

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 abuts a future School and the incorporation of that use into the Project makes this a prime location for a balanced, residential community. The PAD for Shadow Ridge is structured to ensure adequate transitions 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 along the Avondale Boulevard arterial and SRP irrigation channel.

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 anticipates annexation into the City of Avondale, which 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, enhancing the infrastructure for the 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 located within the power line corridor, allowing for an interconnected open space network. The type and location of connectivity will be determined through the design process. A multi-use trail within the electrical easement allows for regional connectivity and connectivity to Entrada.

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 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.

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 SR30 transportation access and increasing workforce demand.

Housing Element

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

Policies:

A. Encourage builders to construct homes that use the latest energy conservation materials, methods, and techniques.

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 park 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 in accordance with SRP guidelines.

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 recreational opportunities, in accordance with SRP guidelines. In conjunction with other land, the Project can be connected to the Agua Fria River Trail Corridor.

Bicycling Element

Goal 3: ***Increase recreational opportunities for bicyclists throughout Avondale.***

Policies:

A. Take advantage of electrical power line corridors, canals, regional drainage channels, and rivers to develop and enhance a regionally connected multi-modal recreation trail system.

The power line corridor provides opportunities for regional connectivity, such as a multi-modal trail system. The exact design and location will be determined through the design process in accordance with SRP guidelines.

Recreational Amenities Element

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

Policies:

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 lighted and maintained by the Community's Homeowners Association. Specifics of the recreation facilities design and location will be determined through the entitlement and design stages.

8.2 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. The Plan's Creative and Sustainable Community Development Outcome Area includes a strategy to "[d]evelop diverse housing options, to include housing that is affordable to workers and close to their jobs." The requested PAD will help implement this strategy by allowing 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 SR-30, 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

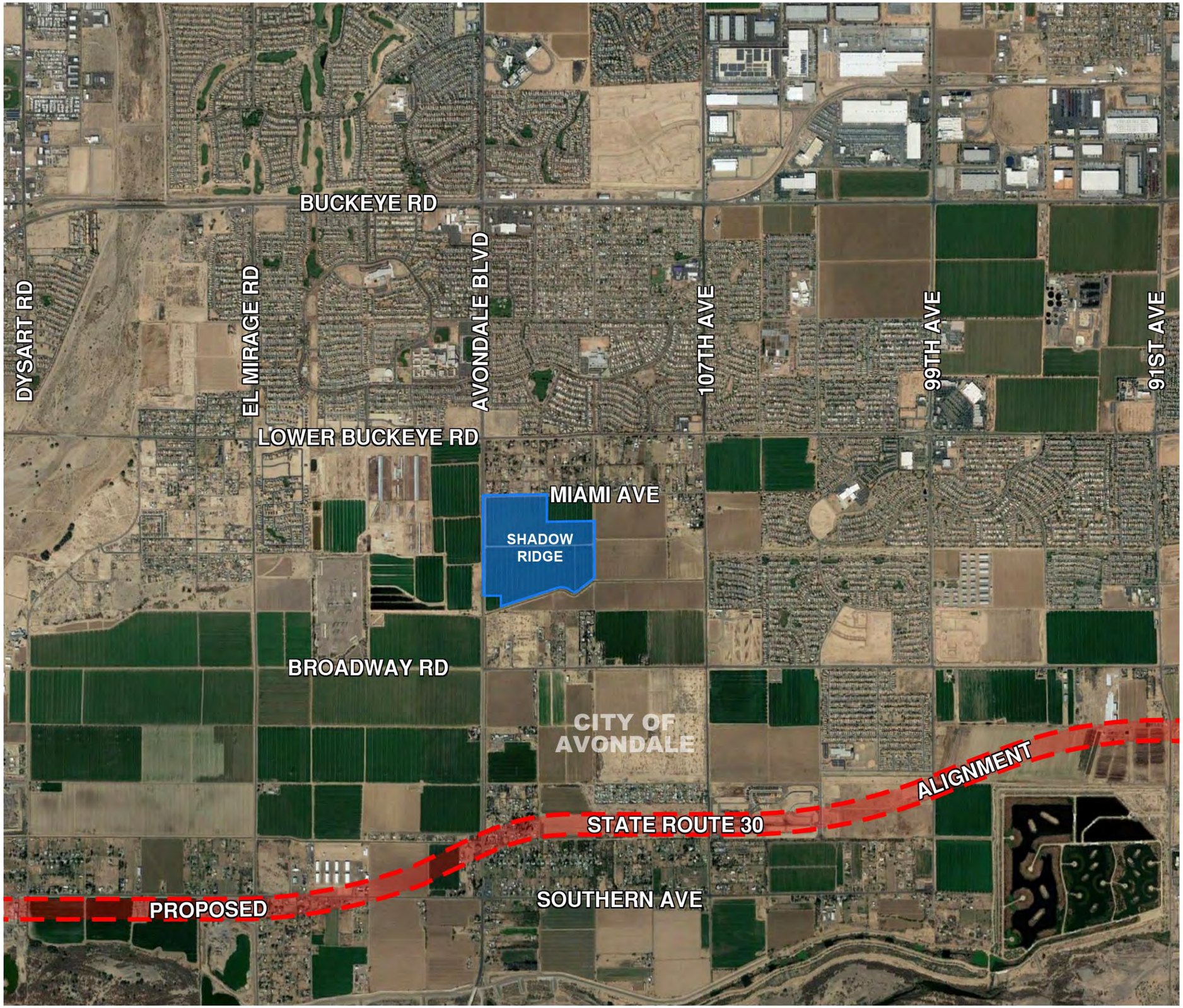
SHADOW RIDGE

AVONDALE, ARIZONA

PLANNED AREA DEVELOPMENT
FIGURE 1

REGIONAL VICINITY MAP

N NOT TO SCALE



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PROJECT NUMBER: 2297
FEBRUARY 2021

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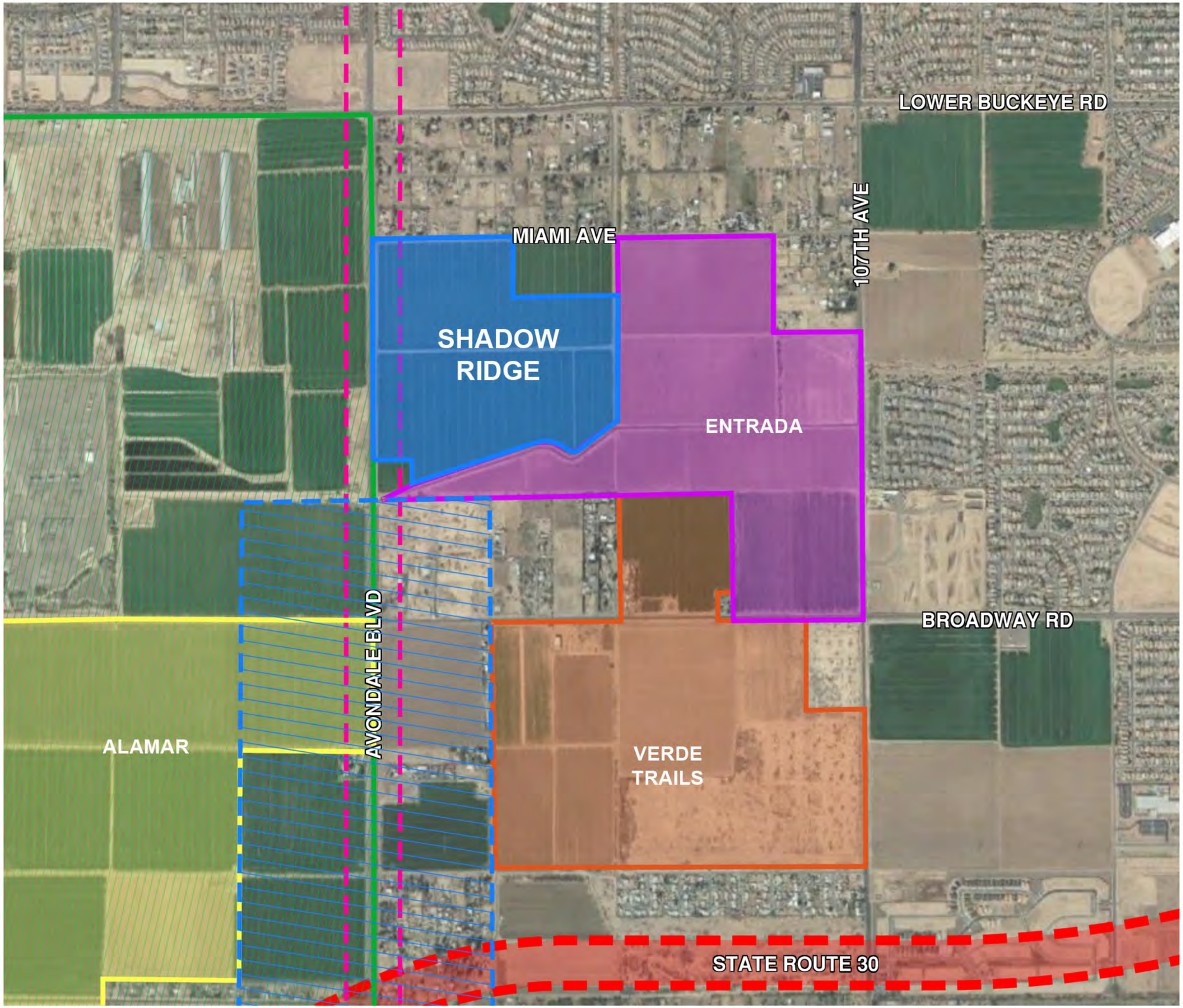
SHADOW RIDGE

AVONDALE, ARIZONA

FIGURE 2

SURROUNDING RESIDENTIAL PROPERTY INFORMATION



N

0 500' 1,000' 2,000'

SCALE: 1" = 1,000'

- 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/ac)	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' 70' x 120'	3.25	2018
Alamar (3)	1,124	2,203 - 4,212	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 PAD.
(3) Lot Count and Gross Density range represents 'target' and 'maximum' numbers.

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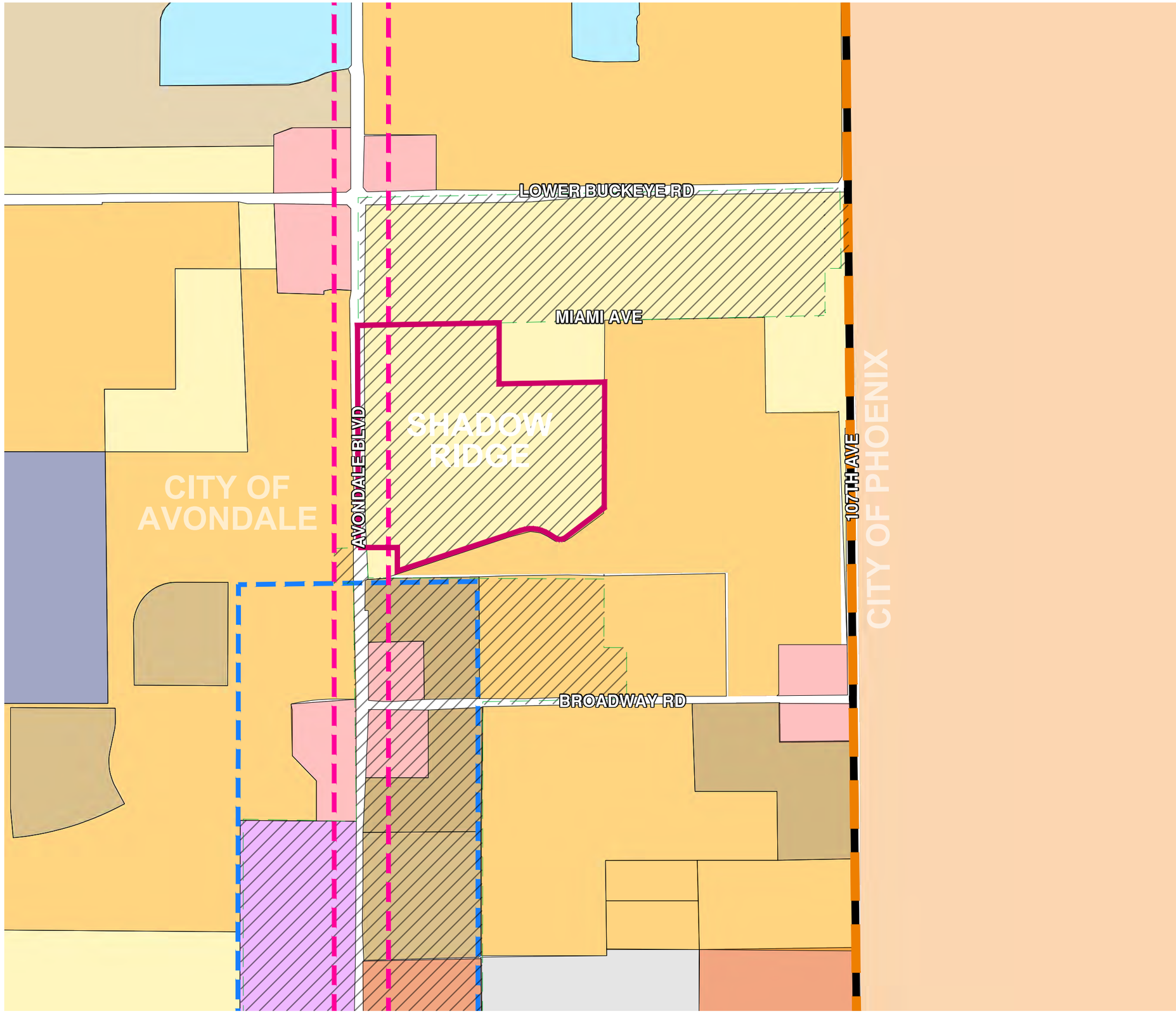
MARCH 2021



SHADOW RIDGE

AVONDALE, ARIZONA

PLANNED AREA DEVELOPMENT
FIGURE 3

EXISTING GENERAL PLAN MAP

N

0 500' 1000' 2000'

SCALE: 1" =1000'

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

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\\Server01\project\2200\2297\2297.01 Trenton Management Company\PLANNING\ENTITLEMENT\PAD REZONE\EXHIBITS\FIGURE 3 - Existing General Plan.dwg
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SHADOW RIDGE

AVONDALE, ARIZONA

FIGURE 4

CONTEXT MAP

N

0 1500' 3000' 6000'

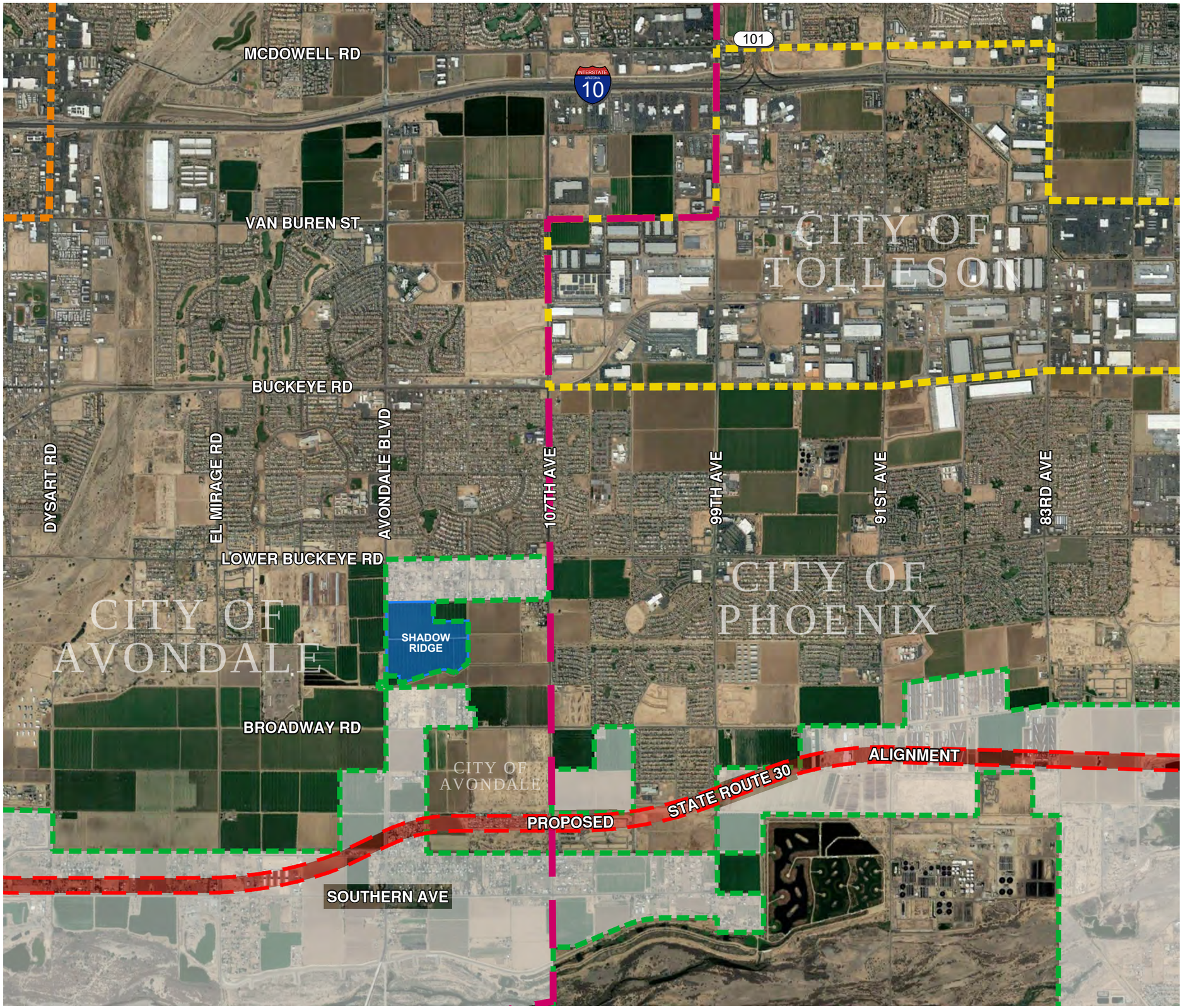
SCALE: 1" =3000'

City of Avondale Planning Area Boundary

Unincorporated Maricopa County

City of Goodyear Planning Area Boundary

City of Tolleson Planning Area Boundary



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\\Server01\project\2200\2297\2297.01 Trenton Management Company\PLANNING\ENTITLEMENT\PAD REZONE\EXHIBITS\FIGURE 4 - Context Map.dwg 3/12/2021 8:43:33 AM

SHADOW RIDGE
AVONDALE, ARIZONA

PLANNED AREA DEVELOPMENT
FIGURE 5

EXISTING ZONING

PROJECT AREA

CITY OF AVONDALE ZONING LEGEND

- R1-6 Urban Residential
- RR-43 Rural Residential
- AG Agriculture
- PAD Planned Area Development

MARICOPA COUNTY ZONING LEGEND

- RU-43 Rural
- R1-6 RUPD

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SHADOW RIDGE

AVONDALE, ARIZONA

PLANNED AREA DEVELOPMENT
FIGURE 6

PROPOSED ZONING

- PROJECT AREA

CITY OF AVONDALE ZONING LEGEND

- R1-6 Urban Residential
- RR-43 Rural Residential
- AG Agriculture
- PAD Planned Area Development

MARICOPA COUNTY ZONING LEGEND

- RU-43 Rural

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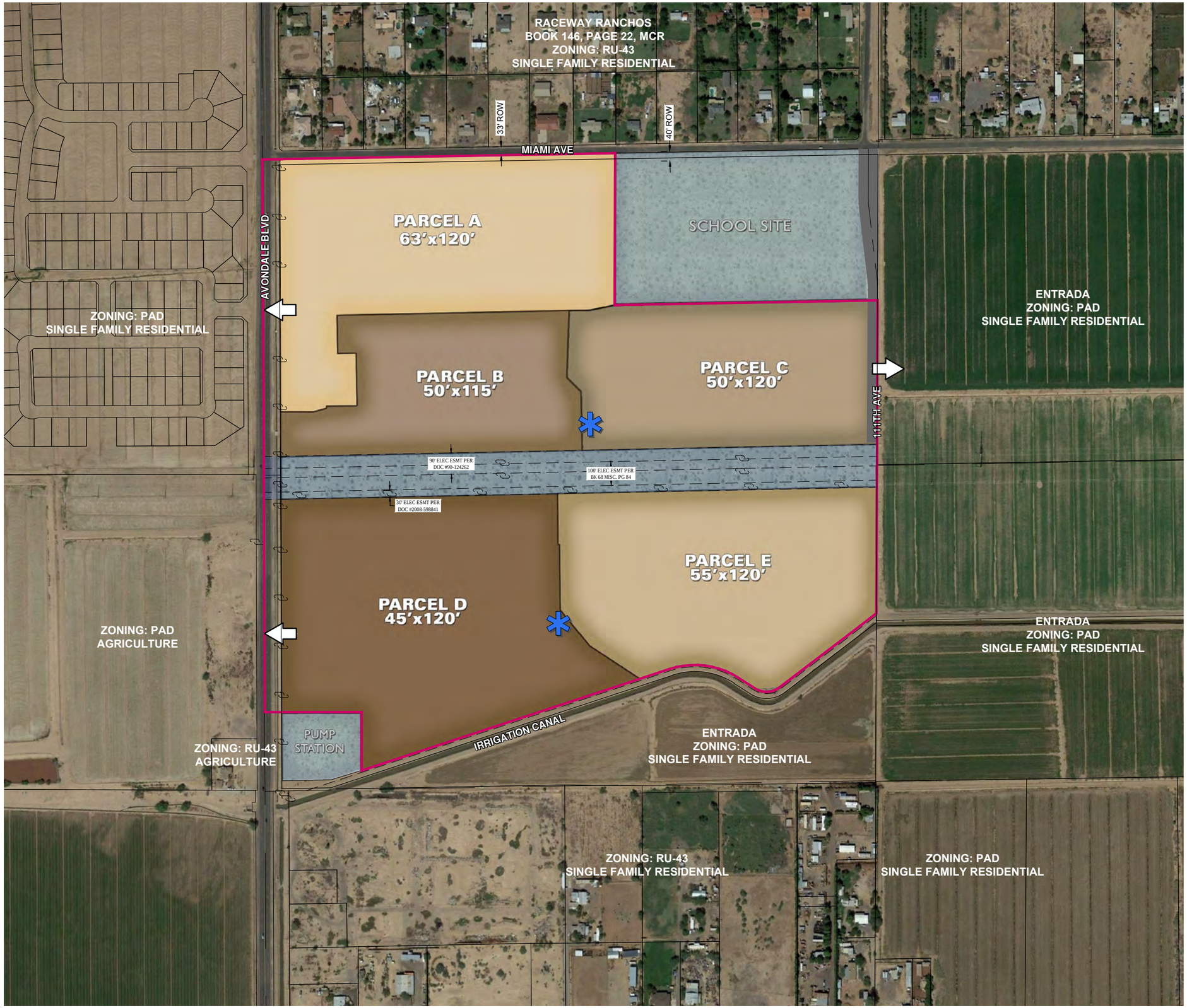

SHADOW RIDGE

AVONDALE, ARIZONA

PLANNED AREA DEVELOPMENT
FIGURE 7

CONCEPTUAL DEVELOPMENT PLAN

N

0 200' 400' 800'

SCALE: 1" = 400'

LEGEND

- PAD Boundary
- Park
- Power Pole
- Electrical Easement
- 45' x 120' Lot Size
- 50' x 115' Lot Size
- 50' x 120' Lot Size
- 55' x 120' Lot Size
- 63' x 120' Lot Size

Site Data Table			
Parcel No.	Typical Lot Size	Lot Count	Gross Acres
A	63' x 120'	86	12.3
B	50' x 115'	64	26.7
C	50' x 120'	77	18.2
D	45' x 120'	120	31.8
E	55' x 120'	83	18.9
Electrical Easement		-	10.6
Total		430	118.5

NOTES:

AREA DOES NOT INCLUDE ELECTRICAL EASEMENTS.

NOTE:

1. ELECTRICAL EASEMENTS PLOTTED TO THE BEST OF OUR ABILITY PER LAND SURVEY SERVICES PLC ALTA DATED 4-8-19.

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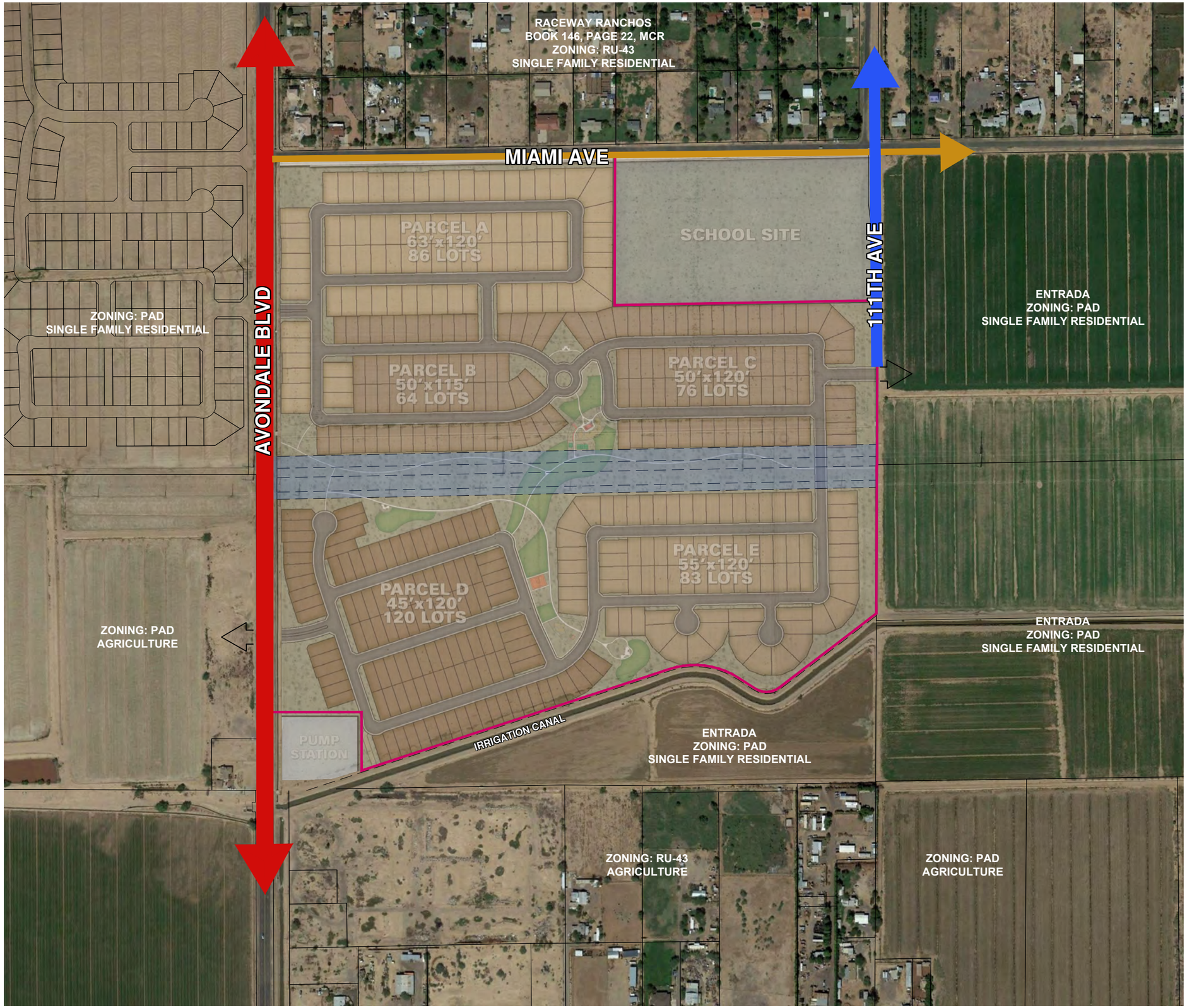
U:\2200\2297\2297.01 Trenton Management Company\PLANNING\ENTITLEMENT\PAD REZONE\EXHIBITS\FIGURE 7- Conceptual Development Plan.dwg
10/11/2021 11:35:27 AM



SHADOW RIDGE

AVONDALE, ARIZONA

PLANNED AREA DEVELOPMENT
FIGURE 8

STREET CIRCULATION PLAN

N

0 200' 400' 800'

SCALE: 1" = 400'

LEGEND

- Arterial (Avondale Boulevard)
- Minor Collector (111th Ave)
- Maricopa County Urban Minor Collector (Miami Avenue)

NOTE:

1. ELECTRICAL EASEMENTS PLOTTED TO THE BEST OF OUR ABILITY PER LAND SURVEY SERVICES PLC ALTA DATED 4-8-19.

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U:\2200\2297\2297.01 Trenton Management Company\PLANNING\ENTITLEMENT\PAD REZONE\EXHIBITS\FIGURE 8- Street Circulation Plan.dwg 7/15/2021 12:30:49 PM

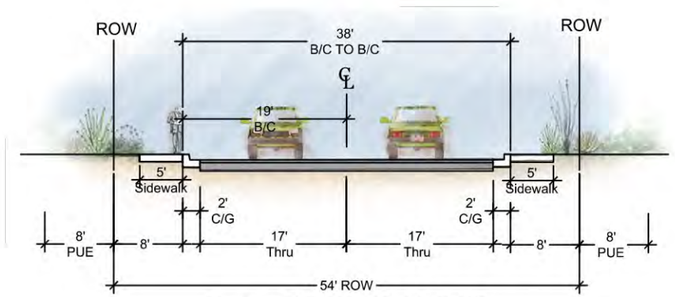
SHADOW RIDGE

AVONDALE, ARIZONA

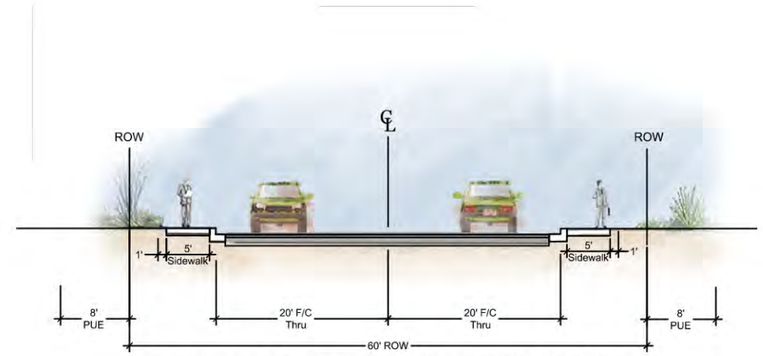
PLANNED AREA DEVELOPMENT
FIGURE 9

STREET CROSS SECTIONS

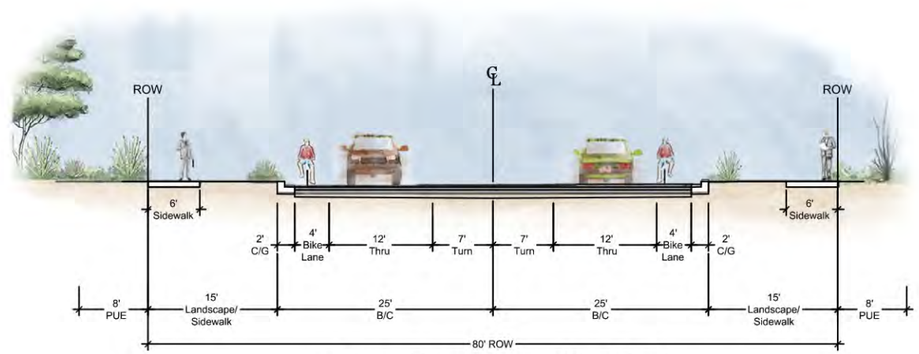
N



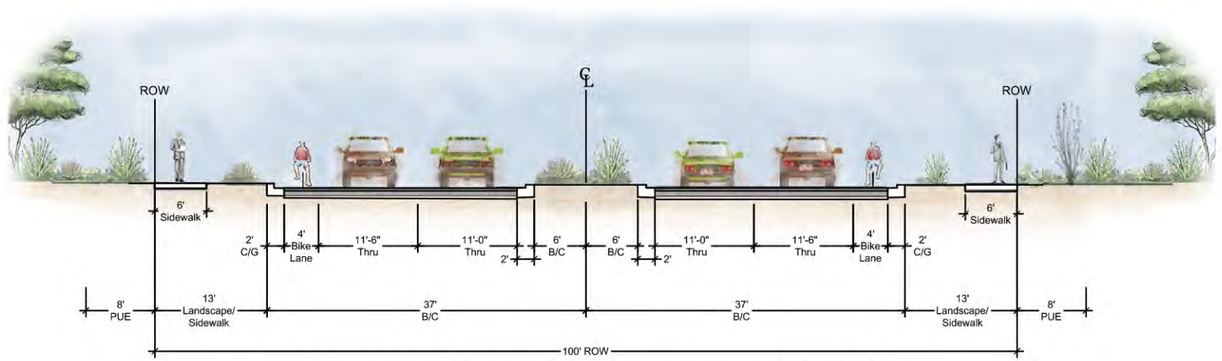
Local - 54' ROW



Urban Minor Collector - 60' ROW
Miami Avenue
(to remain in Maricopa County)



Minor Collector - 80' ROW
111th Avenue



Minor Arterial with Raised Median - 100' ROW
Avondale Boulevard (Existing 70' Road Easement)

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U:\2200\2297\2297.01 Trenton Management Company\PLANNING\ENTITLEMENT\PAD REZONE\EXHIBITS\FIGURE 9 - Street Sections.dwg 5/3/2021 10:00:12 AM

SHADOW RIDGE

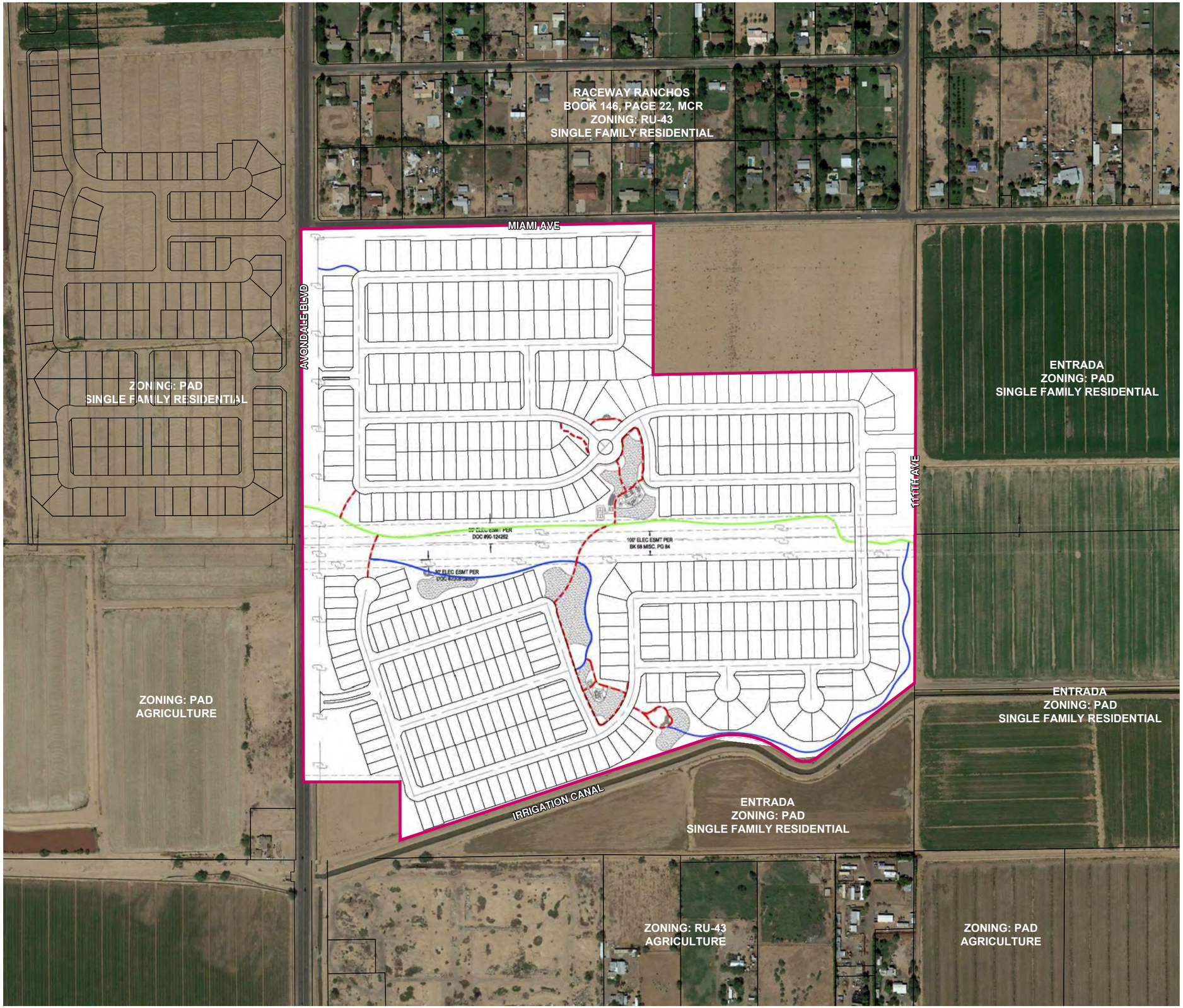
AVONDALE, ARIZONA

PLANNED AREA DEVELOPMENT
FIGURE 10
CONCEPTUAL PEDESTRIAN CIRCULATION PLAN

N

0 200' 400' 800'

SCALE: 1" = 400'



CIRCULATION LEGEND

- - - - -	TYPICAL CONCRETE SIDEWALK CONNECTIONS
———	UTILITY ACCESS ROAD/MULTI-USE TRAIL
———	SECONDARY TRAIL

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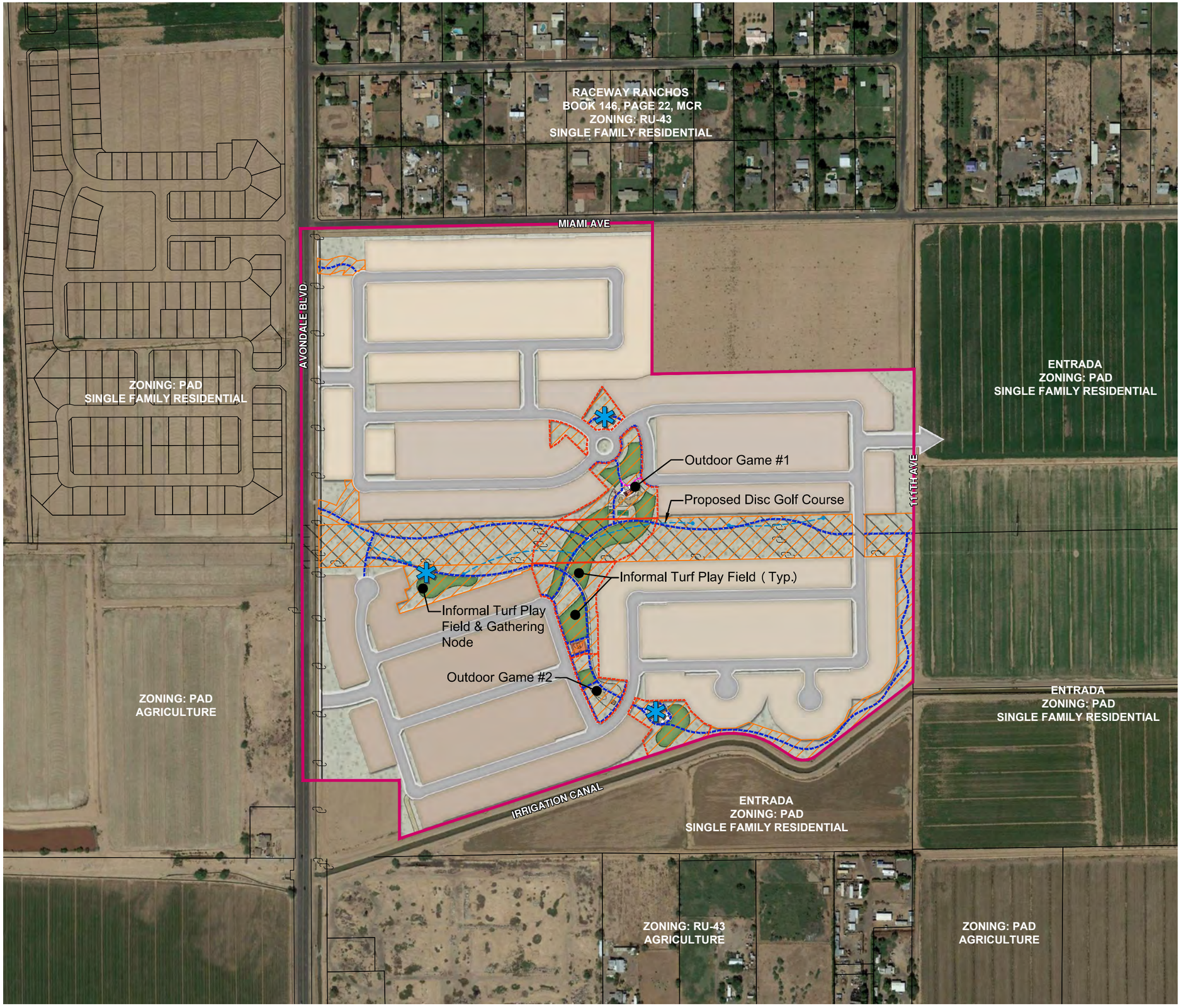
U:\2200\2297\2297.01 Trenton Management Company\PLANNING\ENTITLEMENT\PAD REZONE\EXHIBITS\FIGURE 10 - Conceptual Pedestrian Circulation Plan.dwg 10/11/2021 11:16:54 AM

SHADOW RIDGE

AVONDALE, ARIZONA

PLANNED AREA DEVELOPMENT
FIGURE 11

CONCEPTUAL OPEN SPACE PLAN



N

0 200' 400' 800'

SCALE: 1" = 400'

LEGEND

- PAD Boundary
- Proposed Trail/Walk (see Conceptual Pedestrian Circulation Plan)
- Proposed Useable Open Space Areas (18% of Net Site Area)
- Existing Electric Easement
- Central Park
- Proposed Disc Golf Course
- Gathering Node - Shaded Pedestrian Seating

CENTRAL PARK - Min. 7.9 ac

Amenities:
- Outdoor Game #1
- Outdoor Game #2
- Gathering Node
- Informal Turf Play Fields & Gathering Node

DISC GOLF COURSE - Min. 9.2 ac

INFORMAL TURF PLAY FIELD & GATHERING NODE - Min. 3.1 ac

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U:\2200\2297\2297.01 Trenton Management Company\PLANNING\ENTITLEMENT\PAD REZONE\EXHIBITS\FIGURE 11 - Open Space Plan.dwg 10/4/2021 7:32:02 AM

FIGURE 12A

PLANT LEGEND

LARGE - MEDIUM CANOPY TREES* (24" BOX MIN.)

PHOENIX DACTYLIFERA	DATE PALM
PARKINSONIA 'HYBRID'	(THORNLESS PALO VERDE)
FRAXINUS VELUTINA sp.	FAN-TEX ASH
OLEA EUROPEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE
PARKINSONIA PRAECOX	PALO BREA
PROSOPIS SP.	THORNLESS MESQUITE SP.
QUERCUS VIRGINIANA	LIVE OAK
ULMUS PARVIFOLIA	CHINESE EVERGREEN ELM

MEDIUM- SMALL CANOPY TREES* (24" BOX MIN.)

ACACIA ANEURA	MULGA TREE
PITHECELLOBIUM FLEXICAULE	TEXAS EBONY
CHILOPSIS LINEARIS	DESERT WILLOW
PISTACIA LENTISCUS	MASTIC TREE
PISTACIA SPECIES	RED PUSH PISTACHE
CAESALPINIA CACALACO 'SMOOTHIE'	THORNLESS CASCALOTE

SHRUBS* (5 GALLON MIN.)

BOUGAINVILLEA SPECIES	B. KARST BOUGAINVILLEA
BOUGAINVILLEA 'FLAME'	BUSH BOUGAINVILLEA
CASSIA PHYLLODENIA	SILVERY CASSIA
CASSIA NEMOPHILA	GREEN CASSIA
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE
EREMOPHILA SP.	EMU BUSH
LEUCOPHYLLUM CANDIDUM	SAGE SP.
LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE SP.
LEUCOPHYLLUM LANGMANAIE	RIO BRAVO TEXAS SAGE
MUHLENBERGIA CAPILLARIS	REGAL MIST DEER GRASS
MUHLENBERGIA RIGENS	DEER GRASS
MUHLENBERGIA RIGIDA	'NASHVILLE' GRASS
RUELLIA PENINSULARIS	BAJA RUELLIA
SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL
SIMMONDSIA CHINENSIS	JOJOBA
TECOMA SPECIES	'LYDIA'
AMBROSIA DELTOIDEA	TRIANGLE LEAF BURSAGE
ENCELIA FARINOSA	BRITTLE BUSH
LARREA TRIDENTATA	CREOSOTE BUSH

ACCENTS* (5 GALLON MIN.)

AGAVE SPECIES	AGAVE
ALOE SP.	ALOE SP.
DASYLIRION WHEELERI	DESERT SPOON
HESPERALOE PARVIFLORA	RED YUCCA
EUPHORBIA ANTISYPHILITICA	CANDELILLA
CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM
YUCCA SPECIES	YUCCA

GROUNDCOVER* (3 GALLON MIN.)

ACACIA REDOLENS	DESERT CARPET
CALLISTEMON SPECIES	LITTLE JOHN BOTTLEBRUSH
EUPHORBIA RIGIDA	GOPHER PLANT
LANTANA CAMARA SP.	MOUNDING LANTANA SP.
LANTANA MONTEVIDENSIS SP.	TRAILING LANTANA SP.
EREMOPHILA SP.	'OUTBACK SUNRISE'

DECOMPOSED GRANITE - 3/4" SCREENED, 2" DEPTH - COLOR TBD

TURF 'MIDIRON' HYBRID BERMUDA SOD

NOTES:

1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADWR LOW WATER USE PLANT LIST.

2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.

3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR H.O.A. REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.

4. NO TREES TO BE LOCATED WITHIN THE P.U.E., ELECTRICAL EASEMENTS OR ANY OTHER NOTED ESMT.

5. PER THE CITY OF AVONDALE STREET TREE MASTER PLAN, THE THORNLESS MESQUITE TREE IS TO BE USED AS THE PRIMARY TREE ALONG AVONDALE BLVD, AND THE RED PUSH PISTACHE USED AS THE SECONDARY TREE.

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Land Planning
Irrigation

SHADOW RIDGE
CONCEPTUAL LANDSCAPE MASTER PLAN

SEC OF MIAMI AVE. & AVONDALE BLVD.

OCTOBER 7TH, 2021

SHEET 1

SCALE: 1"=200'-0"

0' 200' 400' 600'

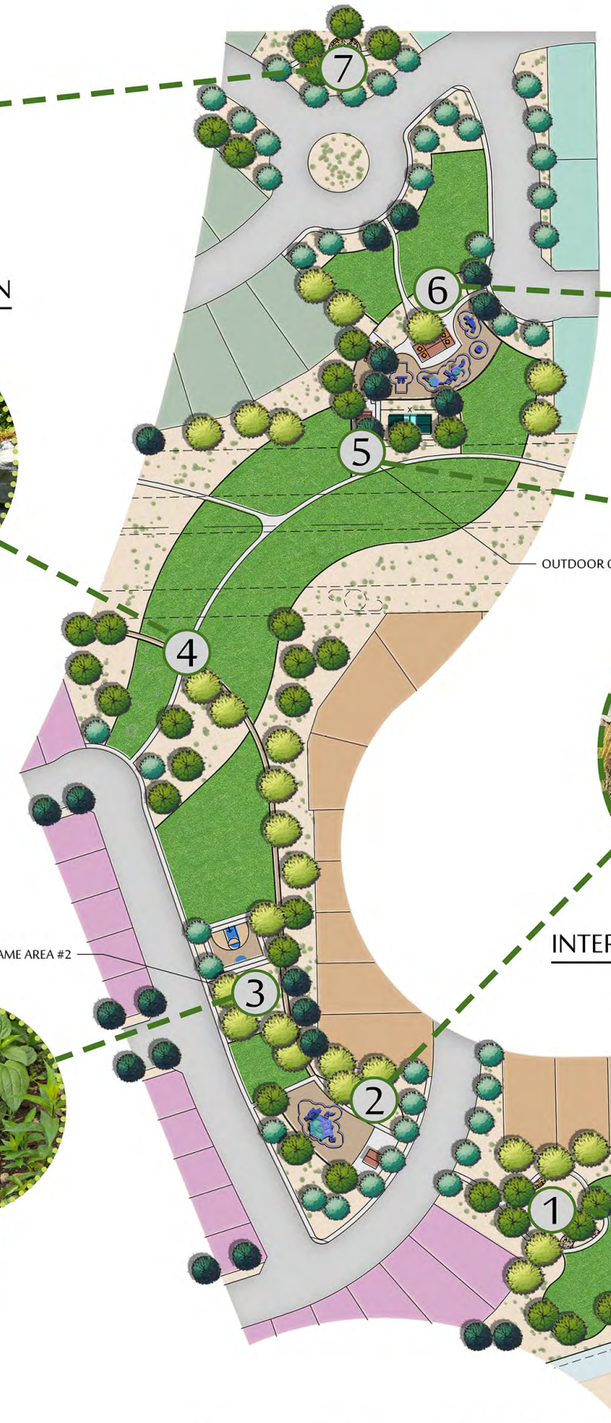
NORTH

FIGURE 12B

CACTI SPECIMEN GARDEN

BOULDER GARDEN

CITRUS / EDIBLE GARDEN



MULTI-SENSORY GARDEN

INTERACTIVE WATER GARDEN

BIKING HUB GARDEN

BUTTERFLY GARDEN

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SHADOW RIDGE

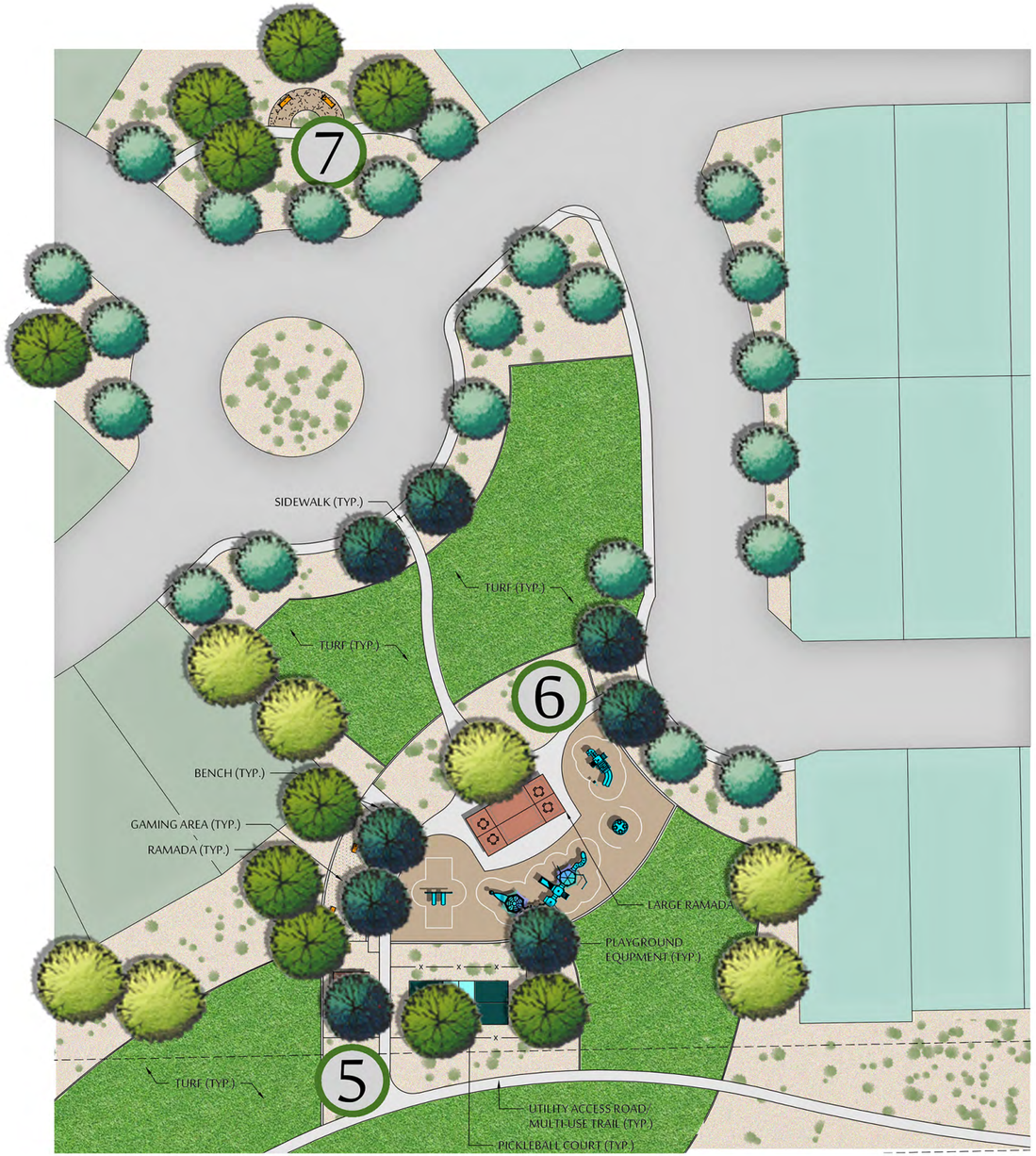
CENTRAL PARK ENLARGEMENT

SEC OF MIAMI AVE. & AVONDALE BLVD.

OCTOBER 7TH, 2021

SHEET 3

FIGURE 13



OUTDOOR GAME AREA #1

OUTDOOR GAME AREA #2

NOTES:

1. POLE LIGHTING TO BE USED ADJACENT TO ALL SPORT COURT AMENITIES.

2. PEDESTRIAN SCALE LIGHTING TO BE USED ALONG OPEN SPACE SIDEWALKS AND TRAILS THAT ARE WITHIN OR ADJACENT TO OPEN SPACE AMENITIES AREAS AND GATHERING NODES WITH A MINIMUM OF 100' SPACING. HOWEVER, NO TRAIL LIGHTING TO BE INSTALLED IN ANY ELECTRICAL EASEMENTS OR ADJACENT TO ANY IRRIGATION OR CONVEYANCE CHANNELS.

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CONCEPTUAL OUTDOOR GAME AREAS

SEC OF MIAMI AVE. & AVONDALE BLVD.

OCTOBER 7TH, 2021

SHEET 2

SCALE: 1"=200'-0"

0' 200' 400' 600'

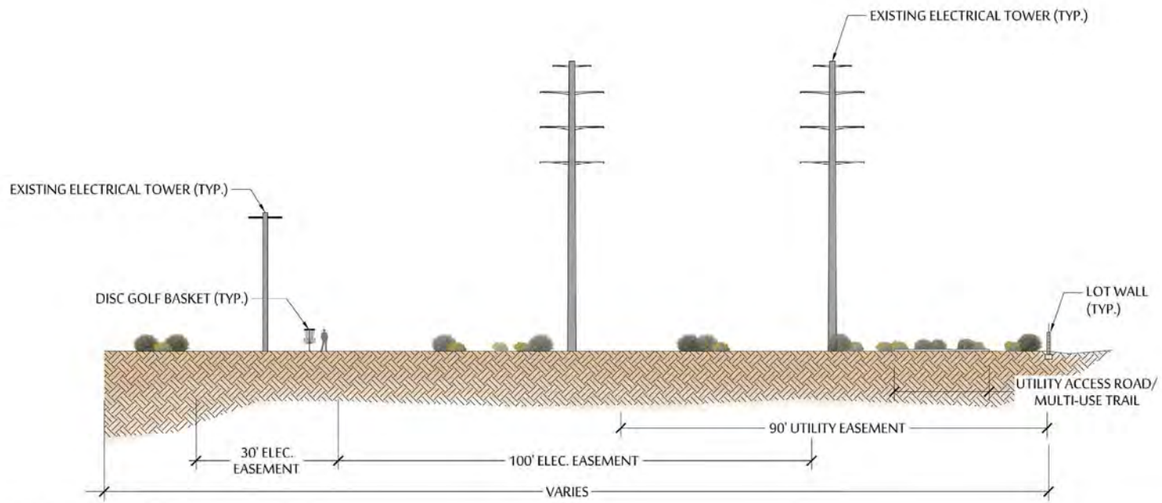
NORTH

SHADOW RIDGE

AVONDALE, ARIZONA

PLANNED AREA DEVELOPMENT
FIGURE 14
CONCEPTUAL ELECTRICAL AMENITY EXHIBIT

N



ELECTRICAL CROSS SECTION

UTILITY ACCESS ROAD/MULTI-USE TRAIL

DISC GOLF COURSE

DISC GOLF BASKET

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SHADOW RIDGE
CONCEPTUAL ELECTRICAL AMENITY EXHIBIT
SEC OF MIAMI AVE. & AVONDALE BLVD.
JULY 13, 2021

SHEET 7

NOTE: CHARACTER IMAGES ARE FOR REFERENCE ONLY AND INTENDED TO SHOW PROPOSED AMENITIES ACTUAL SPECIFICATIONS MAY VARY.

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SHADOW RIDGE

AVONDALE, ARIZONA

PLANNED AREA DEVELOPMENT
FIGURE 15

CONCEPTUAL WALL PLAN

N

WALL PLAN LEGEND

	PRIMARY THEME WALL - SEE DETAIL 'B'
	SECONDARY THEME WALL - SEE DETAIL 'C'
	PARTIAL VIEW FENCE - SEE DETAIL 'D'
	PRIMARY THEME COLUMNS - SEE DETAIL 'B'
	SECONDARY THEME COLUMNS - SEE DETAIL 'C'
	PRIMARY ENTRANCE MONUMENT - SEE DETAIL 'A'
	SECONDARY ENTRANCE MONUMENT - SEE DETAIL 'A'

NOTE: SEE THE "CONCEPTUAL HARDSCAPE DETAILS" SHEET FOR ALL DETAILS REFERENCED ABOVE.

LOTS WITH VIEW FENCING MUST MAINTAIN VIEW FENCING AND CANNOT PROPOSE A BLOCK WALL WHERE VIEW FENCING IS SHOWN.

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SHADOW RIDGE
CONCEPTUAL WALL PLAN

SEC OF MIAMI AVE. & AVONDALE BLVD.

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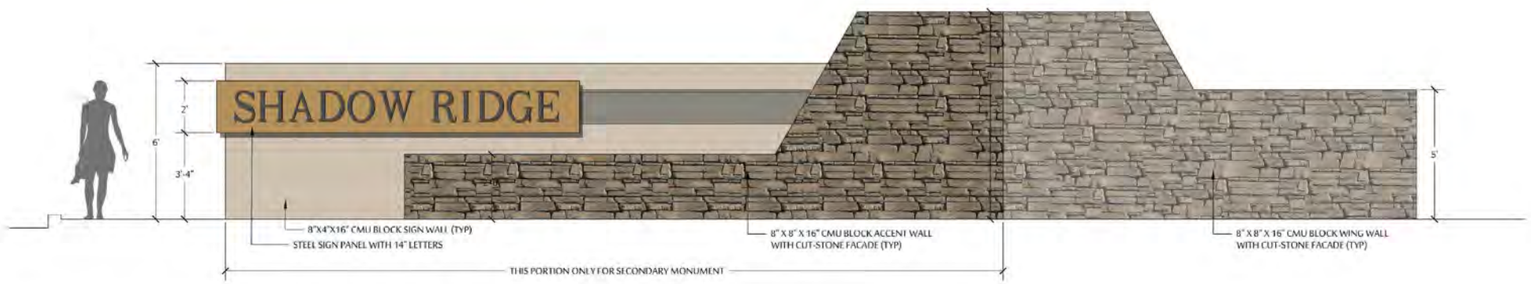
SHADOW RIDGE

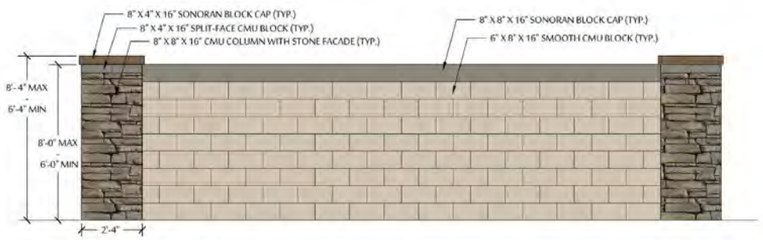
AVONDALE, ARIZONA

PLANNED AREA DEVELOPMENT
FIGURE 16
CONCEPTUAL HARDSCAPE DETAILS

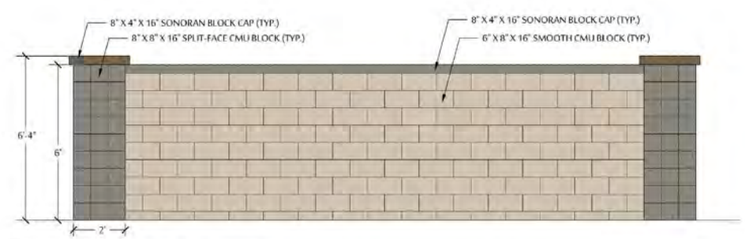
N



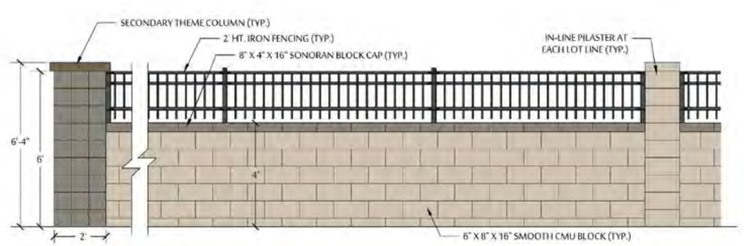
A PRIMARY ENTRANCE MONUMENT ELEVATION



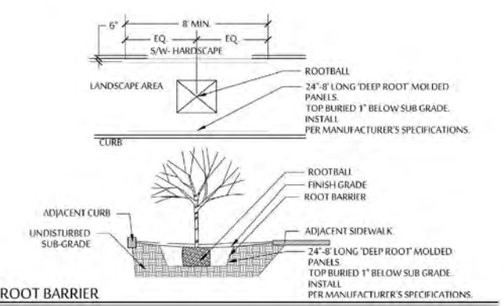
B PRIMARY THEME WALL ELEVATION



C SECONDARY THEME WALL ELEVATION



D PARTIAL VIEW FENCE ELEVATION



E TREE ROOT BARRIER

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SHADOW RIDGE
CONCEPTUAL HARDSCAPE DETAILS

SEC OF MIAMI AVE. & AVONDALE BLVD.

JULY 13, 2021

SHEET 6

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F: 602.368.2436
PROJECT MANAGER:
C. PADDOCK, AICP
PROJECT NUMBER: 2297
JULY 2021

U:\2200\2297\2297.01 Trenton Management Company\PLANNING\ENTITLEMENT\PAD REZONE\EXHIBITS\FIGURE 16 - Conceptual Hardscape Details.dwg
10/11/2021 11:28:30 AM

FIGURE 17

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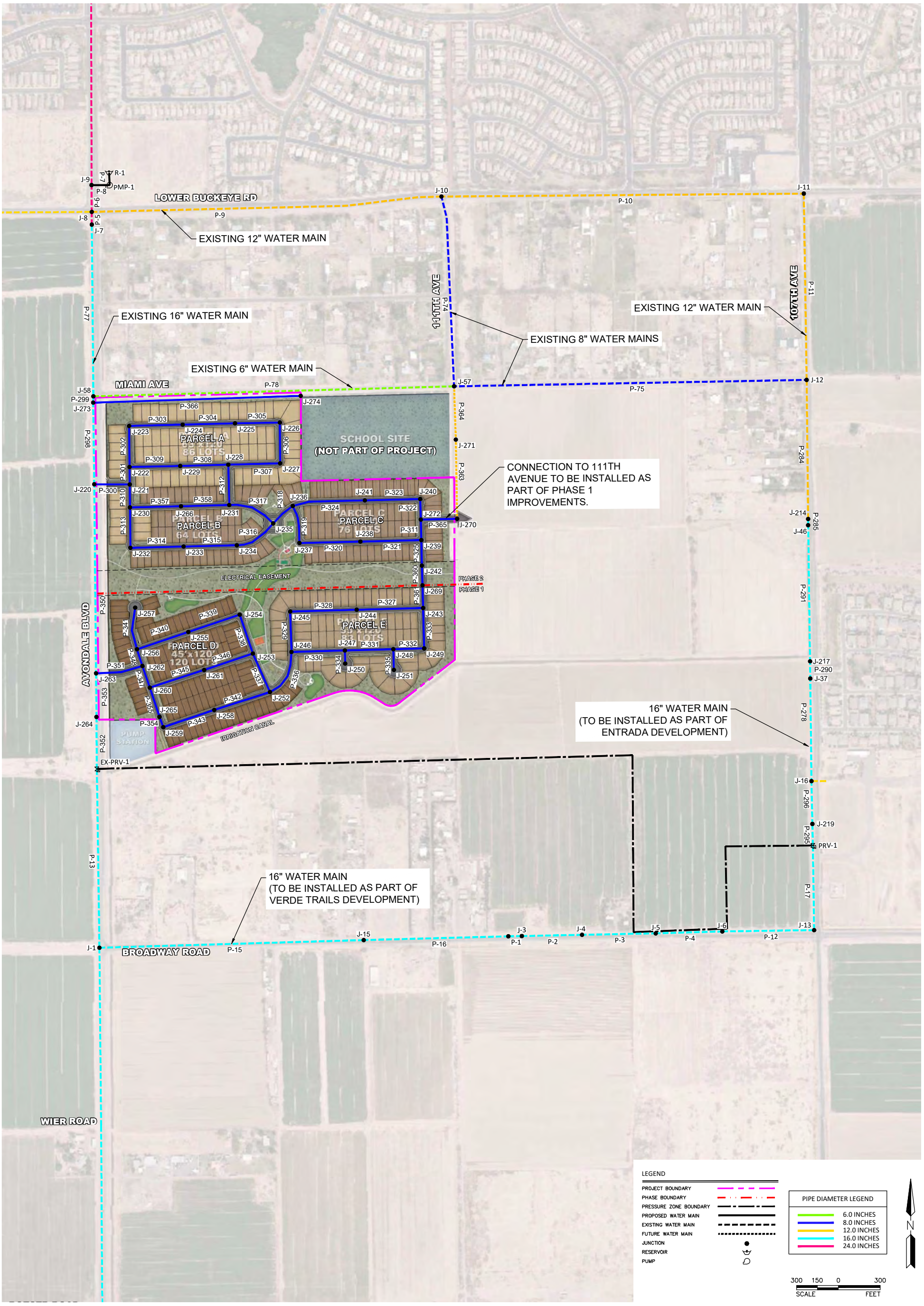

HILGARTWILSON

PROJ NO.:	2297
DATE:	OCT 2021
SCALE:	1"=300'
DRAWN:	HW
DESIGNED:	AP
APPROVED:	KP

SHT. OF DWG. NO.

SHADOW RIDGE

AVONDALE BOULEVARD & MIAMI AVENUE
AVONDALE, ARIZONA

FIG 2: WATER SYSTEM IMPROVEMENTS

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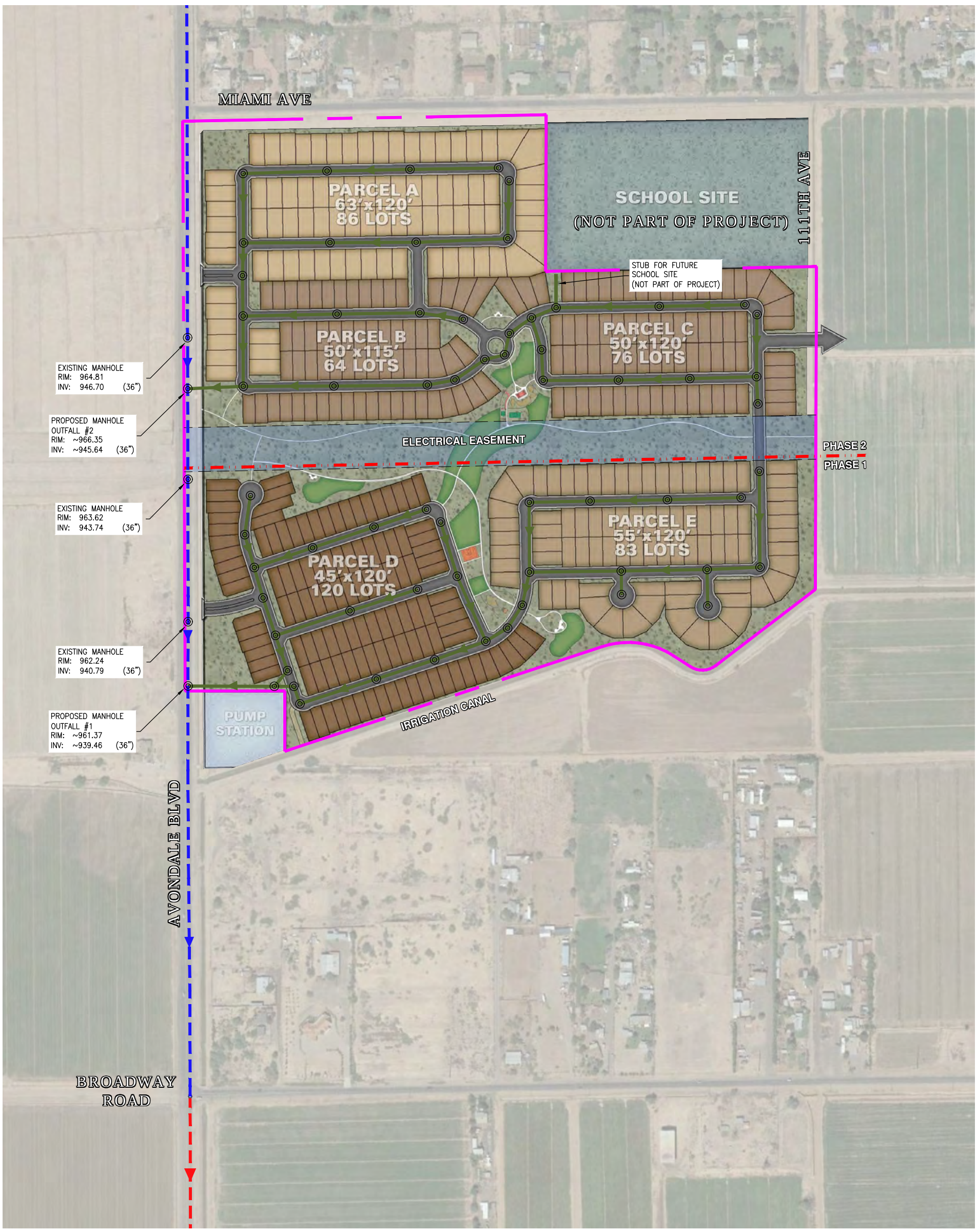
www.hilgartwilson.com

REV.:

U:\2200\2297\2297.01 Trenton Management Company\REPORTS\WATER\WaterCAD\Preliminary\SHDOW2-1006-2297_ShadowRidge - Water Model.dwg 10/11/2021 10:43 AM

FIGURE 18



LEGEND

- PROJECT BOUNDARY
- PROPOSED SEWER MAIN
- EXISTING SEWER MAIN
- SEWER MANHOLE

COLOR CODING LEGEND
CONDUIT: DIAMETER (IN)

- <= 8.0
- <= 30.0
- <= 36.0

N

400 200 0 400

SCALE: 1" = 400'

PROJ. NO.:	2297
DATE:	OCT 2021
SCALE:	1"=400'
DRAWN BY:	AP
CHECKED BY:	KP

SHADOW RIDGE
AVONDALE BOULEVARD & MIAMI AVENUE
AVONDALE, ARIZONA

FIG 2: WASTEWATER SYSTEM IMPROVEMENTS

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SHADOW RIDGE

AVONDALE, ARIZONA

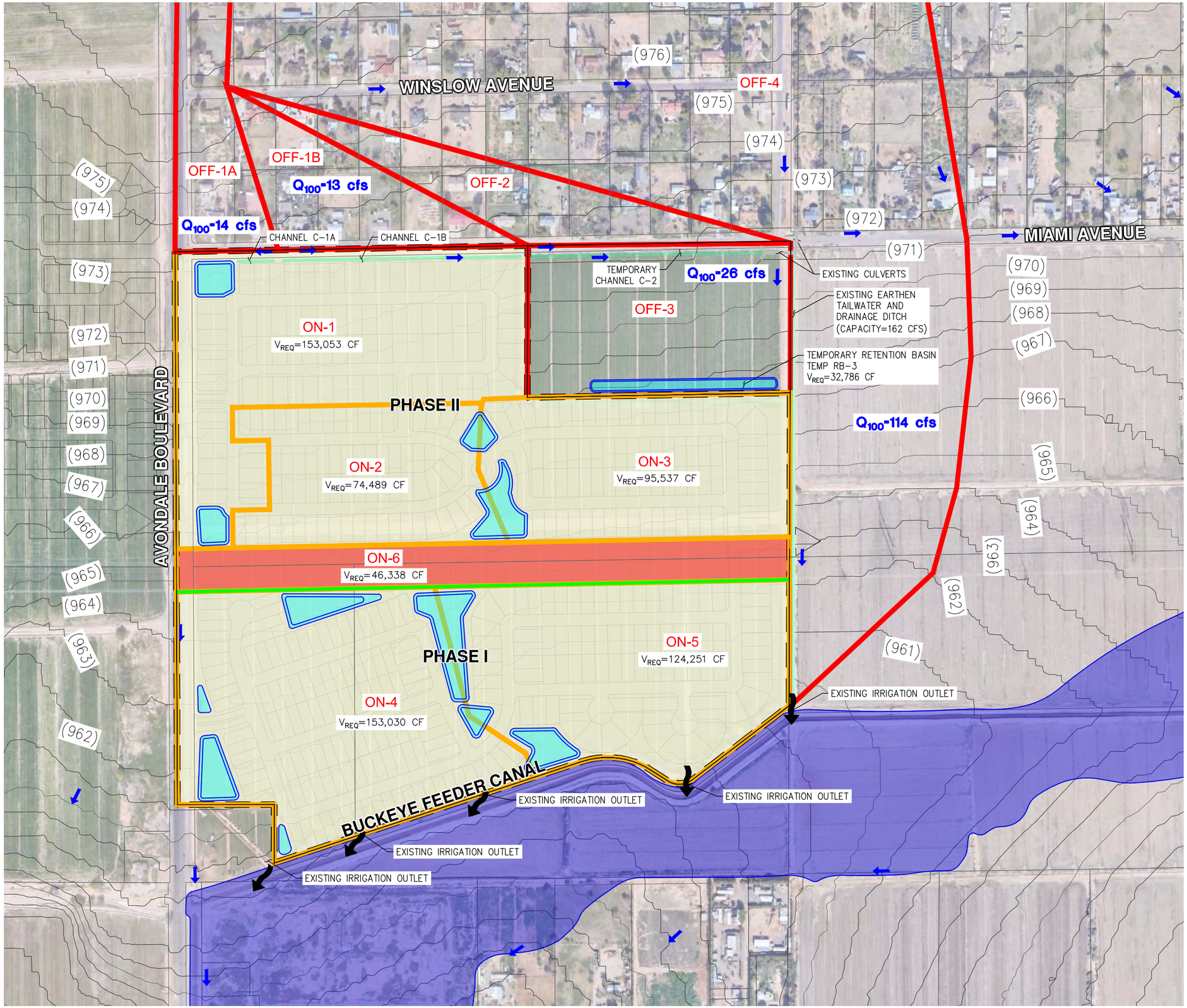
PLANNED AREA DEVELOPMENT
FIGURE 19

MASTER DRAINAGE PLAN

N

0 200' 400' 800'

SCALE: 1" = 400'



LEGEND

- Project Boundary
- Drainage Area (Onsite)
- Drainage Area (Offsite)
- Drainage Channel (Proposed)
- Fema Flood Plan
- ON/OFF-XX — Drainage Area ID
- Q_{100}-XXX cfs — 100-year Peak Flow
- Retention Basin
- Existing Retention Basin
- Flow Arrow (Offsite)
- Ultimate Outfall
- Culvert Crossing (Existing)

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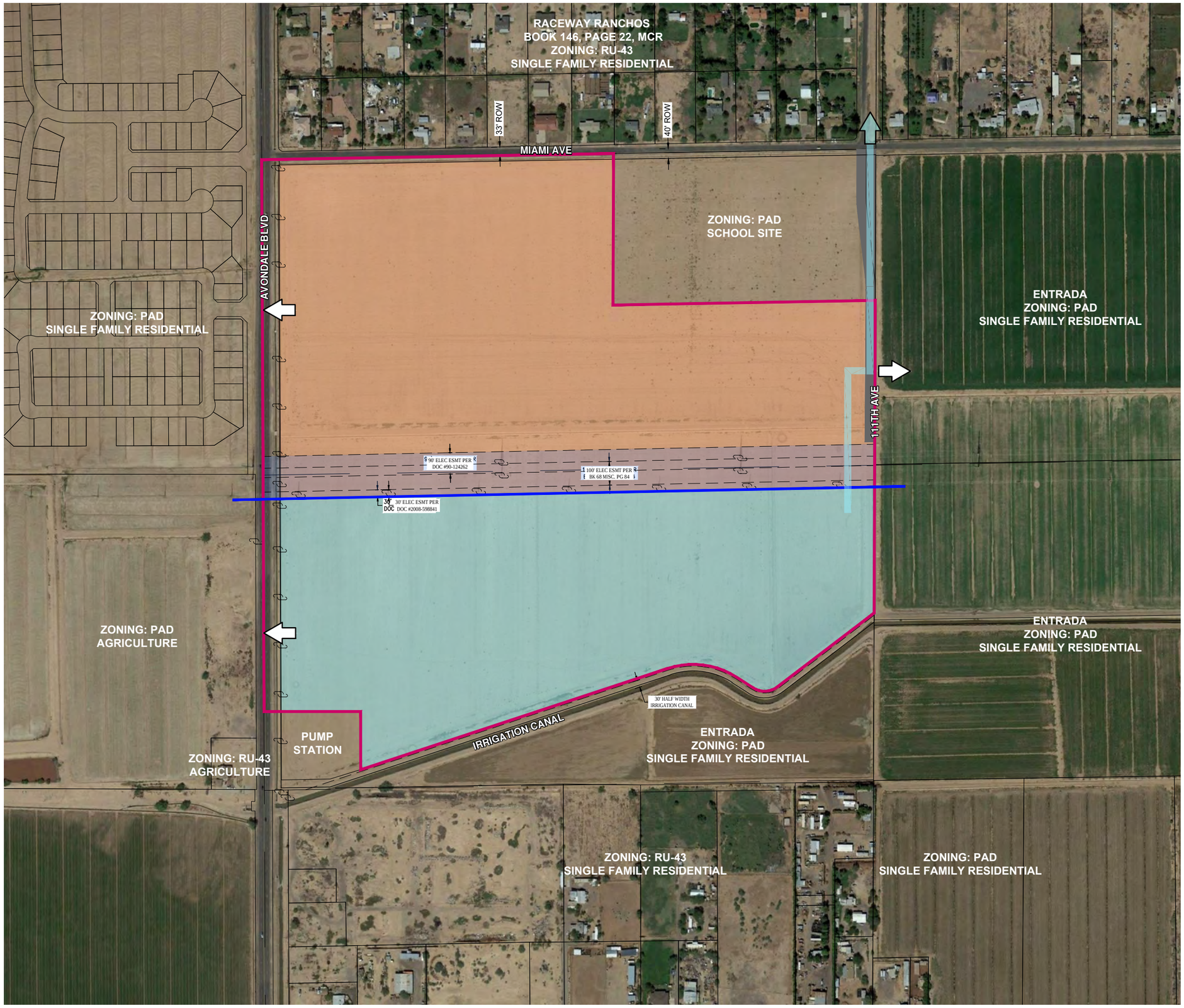
PROJECT MANAGER: C. PADDOCK, AICP
PROJECT NUMBER: 2297
JULY 2021

U:\2200\2297\2297.01 Trenton Management Company\PLANNING\ENTITLEMENT\PAD REZONE\EXHIBITS\FIGURE 19 - Master Drainage Plan.dwg 7/16/2021 9:47:20 AM



SHADOW RIDGE

AVONDALE, ARIZONA

PLANNED AREA DEVELOPMENT
FIGURE 20

CONCEPTUAL PHASING PLAN

N

0 200' 400' 800'

SCALE: 1" = 400'

LEGEND

- Project Boundary
- Phase Line
- Phase 1
- Phase 2
- 111th Avenue Improvements

NOTES:

1. Electrical easements plotted to the best of our ability per Land Survey Services PLC ALTA dated 4-8-19.

2. 111th Avenue improvements to be coordinated with Entrada. 111th Avenue/Miami connection is required in Phase 1 regardless if Entrada develops or not.

3. Phasing Schedule:

Development Type - Max. 430 Single Family Residential Lots
Gross Density - 3.6 du/ac
Improvements - Phase 1: (estimated start date 2022)
- 111th Ave/Miami Ave improvements & connection
- Avondale Blvd. improvements
- Road improvements per TIA
- Water improvements per Prelim. Master Water Report & Prelim. Plat
- Wastewater improvements per Prelim. Master Wastewater Report & Prelim. Plat
- Drainage improvements per Prelim. Master Drainage Report & Prelim. Plat

Phase 2: (estimated start date 2024)
- Miami Ave improvements
- Road improvements per TIA
- Water improvements per Prelim. Master Water Report & Prelim. Plat
- Wastewater improvements per Prelim. Master Wastewater Report & Prelim. Plat
- Drainage improvements per Prelim. Master Drainage Report & Prelim. Plat

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PROJECT MANAGER: C. PADDOCK, AICP
PROJECT NUMBER: 2297
JULY 2021

U:\2200\2297\2297.01 Trenton Management Company\PLANNING\ENTITLEMENT\PAD REZONE\EXHIBITS\FIGURE 20 - Conceptual Phasing Plan.dwg 10/11/2021 1:38:53 PM

Exhibit E

Avondale
Aspiring. Achieving. Accelerating.

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

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.

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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

Exhibit F

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 G

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

MEETING DATE: 11/17/2021

TO: Planning Commission

FROM: Eric Fitzer, Planning Manager

THROUGH: Eric Fitzer, Planning Manager

PURPOSE:
Planning Commission will hold a public hearing and consider a request 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). The Commission will take action and forward a recommendation to City Council.

BACKGROUND:
The subject property includes the Diamond P Ranch Planned Area Development (PAD) on approximately 248 acres, Fleming Farms PAD on approximately 52 acres, and an additional approximately 18 acres or Agriculture (AG) 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 (AG) zoning district. The property is currently operated as a commercial dairy and associated agricultural uses.

The surrounding General Plan Land Uses are below:
North: Local Commercial (LC); Rural Low Density Residential (RLDR)
South: Medium High Density Residential (MDHR)
East: Estate Low Density Residential (ELDR); Medium Density Residential (MDR) “proposed”
West: Medium Density Residential (MDR); Public/Civic

SUMMARY OF REQUEST:
The Major General Plan Amendment (MGPA) request (Application PL-21-0001) will change the land use designations of the property 308.9 net-acres of 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 (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.

PUBLIC PARTICIPATION:
The sixty (60) day review period, as required by statute began on July 22, 2021 and ended September 20, 2021. Staff provided public hearing notices in accordance with state statute and the City of Avondale Zoning Code. As required by the Arizona Revised Statutes, the Commission held a public hearing for public comment on this request on October 20, 2021. Staff received no comments for or against the application.

ANALYSIS:
The Planning Commission must determine that the proposed amendment meets four (4) findings prior to recommending approval. Staff's analysis of each of the required findings is presented below.

1. The development pattern contained on the land use Plan inadequately provides sufficient sites for the use or change proposed in the amendment.
- Based on the General Plan analysis there is adequate Business Park and Employment uses within Avondale to support future development.

2. The amendment constitutes an overall improvement to the 2012 Plan and is not solely for the good or benefit of a particular landowner or owners.
- The proposal is surrounded by all residential land uses and inclusion of an employment use (Business Park) is not advisable.

3. The amendment will not adversely impact the community as a whole 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 and wastewater, and public safety facilities than would otherwise be needed without the proposed change; (3) Adversely impacting the existing land uses.
- The amendment alters acceptable land use patterns by introducing employment land uses in a residential land use area.
- The City's water portfolio can handle the growth of housing, commercial, and light industrial; however, the addition of a data center would put too much demand and strain on the system to produce and treat capacity. Water usage for a data center can use amounts that would serve tens of thousands of single-family residential homes. The City needs to complete a study for a new or expansion of a water treatment plant which would be occurring in the next fiscal year and potential construction around 2025. Developing a data center during a time of uncertain water supplies can negatively impact overall residential and commercial development plans for Avondale

4. That the amendment is consistent with the overall intent of the 2012 Plan and other adopted plans, codes and ordinances.
- Currently, the land uses of the site and surrounding properties support residential uses and like uses not that of employment uses

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 employment based uses that require significant infrastructure and would function quite differently than residential uses which the site currently allows for.

STRATEGIC PLAN:
Strategic Outcome: Creative and Sustainable Development
- Strategy: Develop diverse housing options, to include housing that is affordable to workers and close to their jobs.

BUDGET IMPACT:
No budget impacts at this time.

RECOMMENDATION:

Planning Commission will conduct a public hearing and recommend **DENIAL** of application PL-21-0001 Hermosa Ranch, a Major Amendment to the General Plan 2030 Land Use Map changing the Land Use Designation of the subject property from Estate Low Density Residential (ELDR), Medium Density Residential (MDR) and Local Commercial (LC) to Business Park (BP) to the City Council.

PROPOSED MOTION:

I move that the Planning Commission recommend **DENIAL** of application PL-21-0001 Hermosa Ranch, a Major Amendment to the General Plan 2030 Land Use Map changing the Land Use Designation of the subject property from Estate Low Density Residential (ELDR), Medium Density Residential (MDR) and Local Commercial (LC) to Business Park (BP) to the City Council.

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)
General Plan Water Demand (Estimated)						
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**
Hermosa Ranch Water Demand[1]						
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**
Hermosa Ranch Tech Campus Water Demand[3]						
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 Flow[2]						
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 Flow[3]						
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.

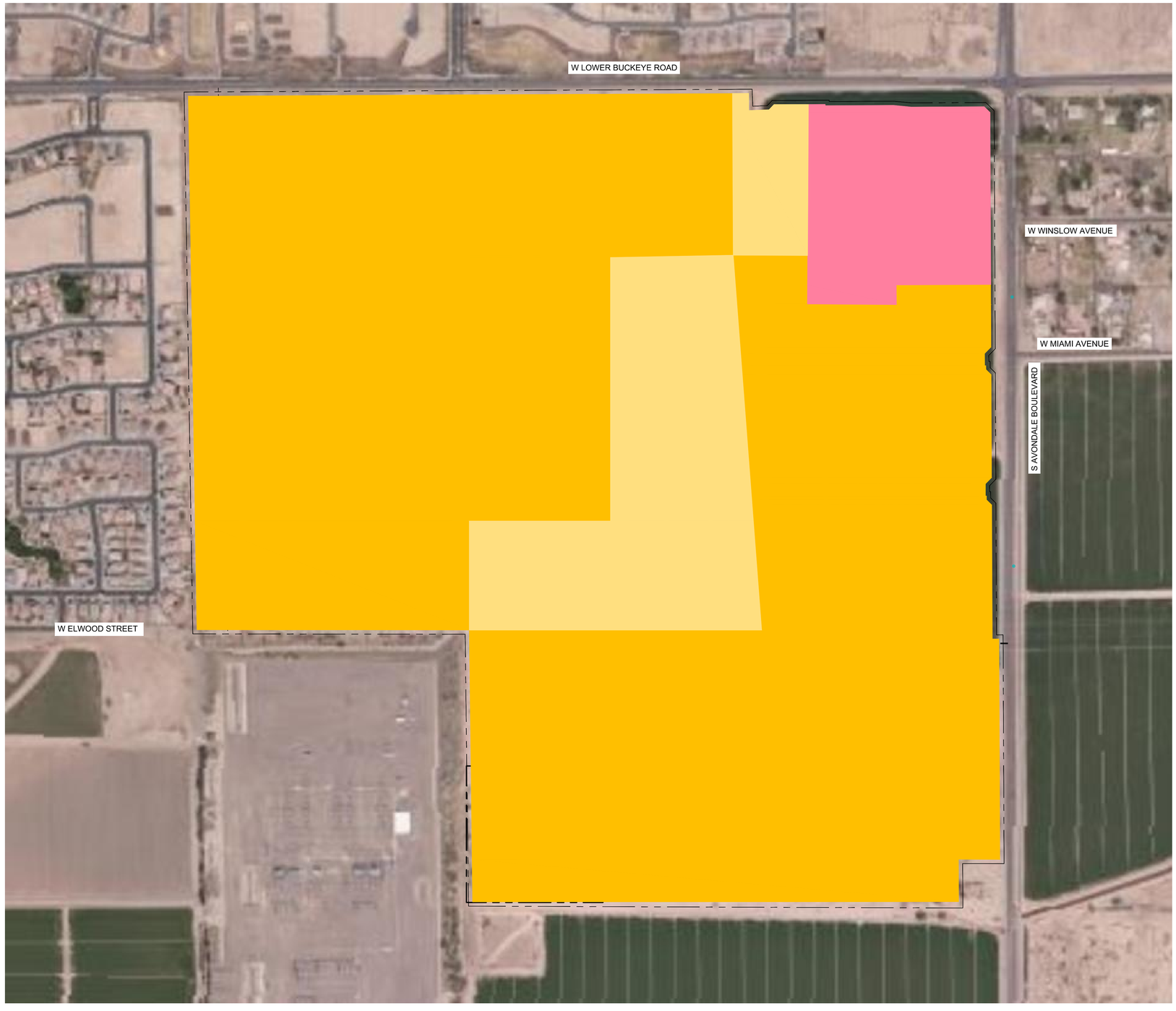
This MGPA is consistent with the overall intent of the General Plan 2030, and the Avondale Boulevard Employment and Commercial Corridor. This amendment encourages new investment, job creation, and a change to land use that advances economic sustainability and employment diversity.

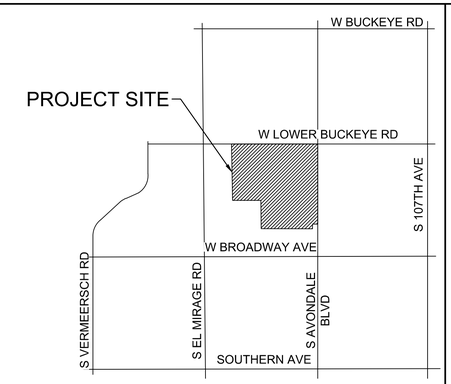
There is also support for this request in Avondale's' Five-Year Strategic Plan. The Strategic Plan provides in its Creative and Sustainable Community Development Strategic Outcome Area that "economic development is also a key focus area for the city". Identified strategies include "housing that is affordable 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.

EXISTING LAND USE PLAN
HERMOSA RANCH TECHNOLOGY PARK
AVONDALE, ARIZONA 85353





SECTION 24, T1N, R1W, G&SRM
VICINITY MAP
NTS

LEGEND

- PROPERTY LINE
- MEDIUM DENSITY RESIDENTIAL
- ESTATE/LOW DENSITY RESIDENTIAL
- LOCAL COMMERCIAL

N

150' 250' 500'
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REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

EXISTING LAND USE PLAN

HERMOSA RANXH TECHNOLOGY PARK

AVONDALE, AZ 85353

2020

drawn by:	SS/THW
designed by:	CAII
checked by:	CAII
project no.:	020-1829
date:	10.23.2020

EXHIBIT
2

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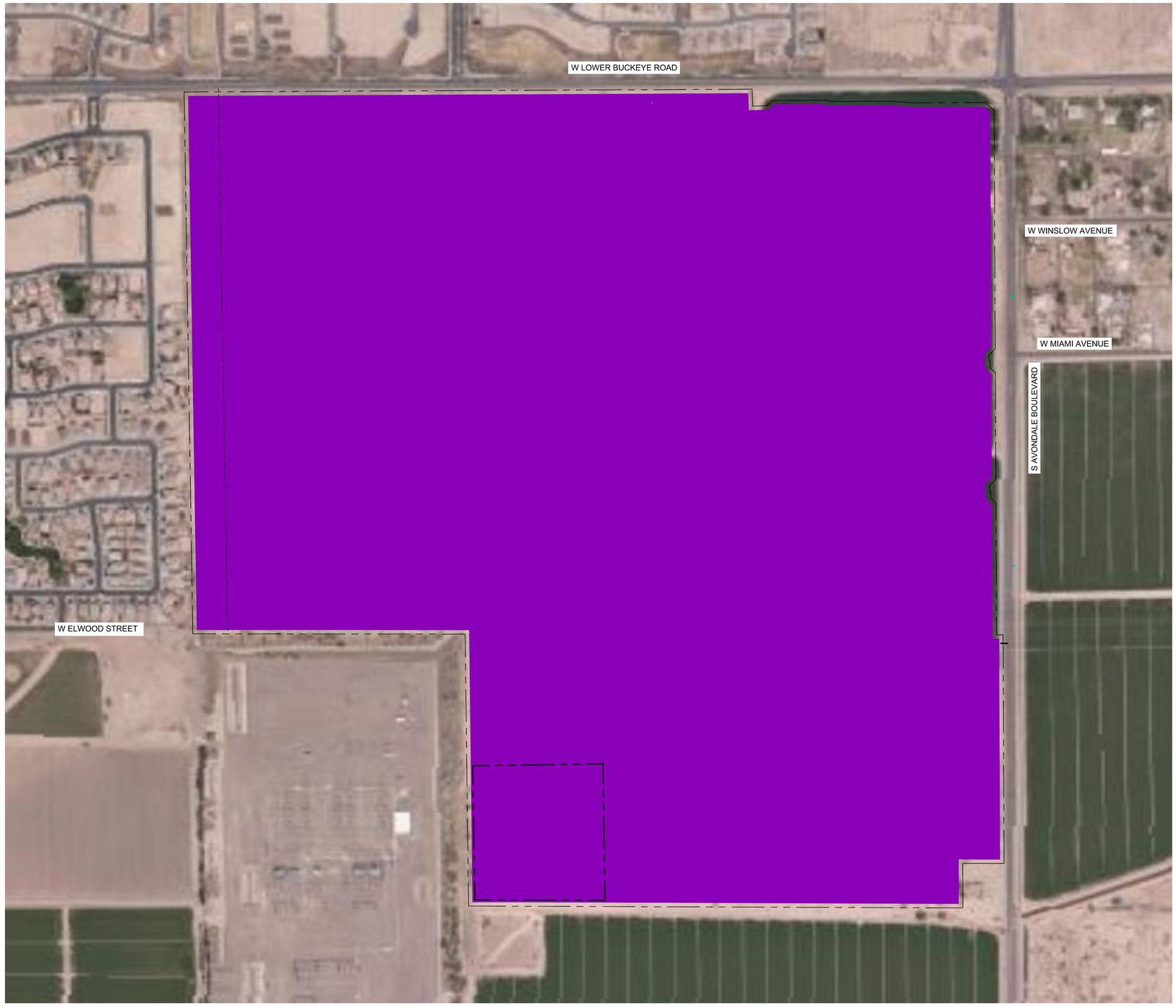
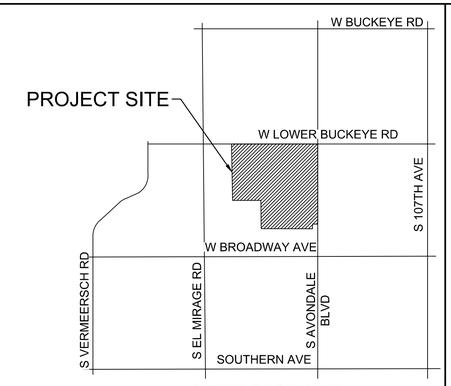
DATE: Oct 26, 2020 9:32am XREFS: 020-1829 Avondale_GISMS C_PBASE-Avondale-modified_0191409 C_PTBLK_0201829 AMY_SCHWENNER_LA_AZ

PROPOSED LAND USE PLAN
HERMOSA RANCH TECHNOLOGY PARK
AVONDALE, ARIZONA 85353





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LEGEND

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REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

PROPOSED LAND USE PLAN

HERMOSA RANXH TECHNOLOGY PARK

AVONDALE, AZ 85353

2020

drawn by: SS/THW
designed by: CAII
checked by: CAII
project no.: 020-1829
date: 10.23.2020

EXHIBIT
3

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AGENDA ITEM REPORT

SUBJECT: Hermosa Ranch Tech Campus – Rezoning – Application PL-21-0183

MEETING DATE: 11/17/2021

TO: Planning Commission

FROM: Eric Fitzer, Planning Manager

THROUGH: Eric Fitzer, Planning Manager

PURPOSE:
Planning Commission will hold a public hearing and consider a request submitted by Carolyn Oberholtzer with Bergin, Frakes, Smalley and Oberholtzer PLLC on behalf of TGV Investments Voting Trust and Rexco DC, LLC for an approximately 318 gross acre planned area development at the southwest corner of Avondale Boulevard and Lower Buckeye Road. The proposed rezone, if approved, will change the zoning from P Ranch Planned Area Development (PAD) on approximately 248 acres, Fleming Farms Planned Area Development (PAD) on approximately 52 acres and Agriculture (AG) on approximately 18 cares to Hermosa Ranch Tech Campus Planed Area Development (PAD). The commission will take appropriate action and forward a recommendation to City Council.

BACKGROUND:
The property includes the Diamond P Ranch Planned Area Development (PAD) on approximately 248 acres, Fleming Farms PAD on approximately 52 acres, and an additional approximately 18 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. The property is currently operated as a commercial dairy and associated agricultural uses.

The applicant submitted for a Major General Plan Amendment (PL-21-0001) to amend the General Plan Land use Designation of the subject property from Estate Low Density Residential (ELDR, Medium Density Residential (MDR), and Local Commercial (LC) to Business Park (BP). The request is being heard at the same hearing as this request.

The surrounding Zoning designations and existing land uses are below:
North: Del Rio Ranch Planned Area Development (PAD); Single Family Residential and Vacant
South: Alamar Planned Area Development (PAD) and Rural Residential 43 (RR-43); Vacant and Substation
East: County Zoned Single Family Residential with a Residential Planned Unit Development Overlay District (R1-6/RUPD) and County Zoned Rural Residential (RU-43); Large Lot Single Family Residential and Vacant
West: Cantada Ranch Planned Area Development (PAD) and Rural Residential 43 (RR-43); Single Family Residential and Substation

SUMMARY OF REQUEST:
The rezoning request (Application PL-21-0183) will change the rezoning of the property 318 acres gross (308.9 net-acres) of property from P Ranch Planned Area Development (PAD) on approximately 248 acres, Fleming Farms Planned Area Development (PAD) on approximately 52 acres and Agriculture (AG) on approximately 18 cares to Hermosa Ranch Tech Campus Planed Area Development (PAD). See Exhibit A.

Development of high-quality employment uses have long been a priority to the City, as evidenced by the significant development of a multitude of commerce parks in the Van Buren Street corridor (with more planned) and the development of medical, health and technology related uses in the McDowell Road corridor. The Tres Rios Opportunity Zone was established following the adoption of the Avondale General Plan 2030 as one of three Opportunity Zones in the City, and this property is in the northern gateway location of that Opportunity Zone.

In addition to being located within the Tres Rios Opportunity Zone, Avondale Boulevard, which borders the eastern edge of the property, is designated as an Employment and Growth Corridor. Avondale Boulevard will be the major north/south corridor that will link I-10 on the north to the future SR-30 to the south. The project will provide some much needed employment opportunities to the area, which currently is predominantly residential, and Avondale Boulevard is planned as the conduit to generate and support this use. The project's location adjacent to two existing arterial roadways and immediate access to critical utility and power infrastructure, including the adjacent 230 kV Rudd Substation, provides further support for the proposed PAD request.

This PAD establishes customized zoning that will facilitate the development of a large-scale employment user(s) and creates tailored landscape, buffer and development standards that will appropriately scale the anticipated development for this prime location that is unique given its adjacency to the Substation and location within the Opportunity Zone. The requirements of the City of Avondale Zoning Ordinance and Avondale Subdivision Regulations shall apply except where explicitly stated otherwise herein by this PAD.

PUBLIC PARTICIPATION:
Staff and the applicant provided public hearing notices in accordance with state statute and the City of Avondale Zoning Ordinance. The applicant held a neighborhood meeting on August 31, 2021, the neighborhood meeting summary is attached as Exhibit C. Staff received one comment via email see Exhibit D.

ANALYSIS:
Section 603 of the Zoning Ordinance establishes five (5) criteria that any request for PAD zoning must meet. Listed below are each of the five (5) criteria followed by staff's analysis of each:

1. The proposed PAD is in conformance with the General Plan and applicable specific plan(s).
- Based on staff's recommendation of Denial of application PL-21-0001, the proposed PAD is not in conformance with the City of Avondale General Plan..

2. The proposed PAD meets the PAD requirements of the Zoning Ordinance, Subdivision Regulations, Design Manuals and other applicable regulations and requirements, unless otherwise modified by the PAD Narrative.
- Based on staff's recommendation of Denial of application PL-21-0001, the proposed PAD is not in conformance with the City of Avondale General Plan.

3. That adequate public infrastructure and services exist to serve the proposed development or all necessary public infrastructure and services to serve the proposed development will be completed in connection with development within the PAD.
- The infrastructure which is currently in place is not adequate to serve the proposed development.

4. The proposed PAD will result in compatible land use relationships within the proposed development and with adjacent properties.
- The proposed PAD will introduce land uses which are not compatible with adjacent properties.

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

- The proposed development standards outlined in this PAD are not consistent with the residential character and land uses of the area.

DISCUSSION:

The proposed PAD does not meet the following findings:

1. The proposed Hermosa Ranch Tech Campus PAD will is not in direct conformance with the proposed General Plan Land Use Map designations as they currently exist.
2. The proposed Hermosa Ranch Tech Campus PAD is not in conformance with the Design Manual.
3. The proposed Hermosa Ranch Tech Campus PAD will result land use relationships which are not compatible.
4. Adequate public infrastructure to support the proposed development either does not exist.

STRATEGIC PLAN:

Strategic Outcome: Creative and Sustainable Development

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

BUDGET IMPACT:

No budget impacts at this time.

RECOMMENDATION:

Planning Commission will conduct a public hearing and recommend **DENIAL** of application PL-21-0183 Hermosa Ranch Tech Campus, a rezoning from Diamond P Ranch Planned Area Development (PAD) on approximately 248 acres, Fleming Farms Planned Area Development (PAD) on approximately 52 acres, and Agriculture (AG) on approximately 18 cares to Hermosa Ranch Tech Campus Planed Area Development (PAD) on approximately 318 acres.

PROPOSED MOTION:

I move that the Planning Commission recommend **DENIAL** of application PL-21-0183 Hermosa Ranch Tech Campus, a rezoning from Diamond P Ranch Planned Area Development (PAD) on approximately 248 acres, Fleming Farms Planned Area Development (PAD) on approximately 52 acres, and Agriculture (AG) on approximately 18 cares to Hermosa Ranch Tech Campus Planed Area Development (PAD) on approximately 318 acres to the City Council.

EXHIBIT A

HERMOSA RANCH TECH CAMPUS

PLANNED AREA DEVELOPMENT

Application PL-21-0183

June 7, 2021
Revised: October 1, 2021
Revised: November 4, 2021

Southwest Corner of Avondale Boulevard
and Lower Buckeye Road

Property Owner

TGV Investments Voting Trust / Rexco DC, LLC

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Terry@rexcollc.com

Planning + Landscape

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Zoning Attorney

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602.888.7860

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DOCUMENT CONTENTS

I. INTRODUCTION 1

Property Description

TABLE 1 | EXISTING CONDITIONS

EXHIBIT 1 | CONTEXT MAP

EXHIBIT 2 | TRES RIOS OPPORTUNITY ZONE

EXHIBIT 3 | VICINITY MAP

EXHIBIT 4 | GENERAL PLAN

EXHIBIT 5 | ZONING

EXHIBIT 6 | CONCEPTUAL DEVELOPMENT PLAN

II. PERMITTED USES 9

TABLE 2A | PERMITTED USES (Parcels A, B & C)

TABLE 2B | PERMITTED USES (Parcel D)

III. DEVELOPMENT STANDARDS 15

TABLE 3 | PAD DEVELOPMENT STANDARDS

IV. PARKING 16

V. OPEN SPACE 16

Landscaping

Walls, Gates & Entry Feature Designs + Materials

VI. DESIGN STANDARDS + GUIDELINES 19

VII. SIGNAGE 20

VIII. MAINTENANCE OF COMMON AREAS + ADJACENT RIGHTS-OF-WAY 20

IX. PUBLIC UTILITIES + OFFSITE IMPROVEMENTS 20

X. JUSTIFICATION + MITIGATION 20

XI. PAD REQUIRED FINDINGS 20

*NOTE: ALL IMAGES LOCATED WITHIN THIS PAD ARE INTENDED TO CONVEY DESIGN INTENT AND ARE CONCEPTUAL IN NATURE.

I. INTRODUCTION

TGV Investments Voting Trust/Rexco DC, LLC (together, "Applicant") proposes to develop the Hermosa Ranch Tech Campus, (the "Project") on approximately 318 gross acres located at the southwest corner of Avondale Boulevard and Lower Buckeye Road (the "Property"), within the Tres Rios Opportunity Zone and along the Avondale Employment and Growth Corridor, as designated on the General Plan. This application requests Planned Area Development (PAD) zoning alongside a companion Major General Plan Amendment to amend the General Plan land use designation for the Property to "Business Park" (BP). (See Exhibit 1 | Context Map)

The Applicant has successfully created a combined assemblage of multiple properties to facilitate the development of a large-scale technology campus and communtiy commerical corner. The Project area consists of properties that include the Diamond P Ranch PAD (Case No. Z-07-4), Fleming Farms PAD (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 and the site remains vacant. 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) and is currently a vacant commercial corner. Presently the Project area contains a commercial dairy and associated agriculture uses.

Development of high-quality employment uses has long been a priority to the City, as evidenced by the significant development of a multitude of commerce parks in the Van Buren Street corridor (with more planned) and the development of medical, health and technology related uses in the McDowell Road corridor. The Tres Rios Opportunity Zone (the "Opportunity Zone") was established following the adoption of the Avondale General Plan 2030 ("General Plan") as one of three Opportunity 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 zones asset for qualified projects such as a major employment user. (See Exhibit 2 | Tres Rios Opportunity Zone)

In addition to being located within the Tres Rios Opportunity Zone, Avondale Boulevard, which borders the eastern edge of the Property, is designated as an Employment and Growth Corridor. Avondale Boulevard will be the major north/south corridor that will link I-10 on the north to the future SR-30 to the south. The Project will provide commercial services and some much-needed employment opportunities to the area, which currently is predominantly residential, and Avondale Boulevard is planned as the conduit to generate and support this use. The Project's location adjacent to two existing arterial roadways and immediate access to critical utility and power infrastructure, including the adjacent 230 kV Rudd Substation (the "Substation), provides further support for the proposed PAD request.

This PAD establishes customized zoning that will facilitate the development of a commercial corner and a large-scale employment use(s) through the use of tailored landscape, buffer and development standards that will appropriately scale the anticipated development for this prime location that is unique given its adjacency to the Substation and location within the Opportunity Zone. The requirements of the City of Avondale Zoning Ordinance, (the "Zoning Ordinance") and Avondale Subdivision Regulations shall apply except where explicitly stated otherwise herein by this PAD.

Property Description

Hermosa Ranch encompasses approximately 318 gross acres (308.8 net acres) in south Avondale. The Property is bounded on the east by Avondale Boulevard and on the north by Lower Buckeye Road. The western portion of the Property neighbors the existing residential development of Cantada Ranch and to the south is the master planned community of Alamar, with its first phase under construction. Adjacent to the southwest corner of the Property is the existing Rudd Substation which serves the electrical supply networks for both the Salt River Project (SRP) and the Arizona Public Service Company (APS).

SRP powerlines (230 kv) are present on the site, running the length of the western boundary and east to west separating the top 75 percent of the Property from the lower 25 percent of the Property. Currently,the Property is being used for dairy operations and other agricultural uses. (See Exhibit 3 | Vicinity Map)

The Avondale General Plan 2030 identifies the land use designations for the Property as Estate Low Density Residential (ELDR), Medium Density Residential (MDR), and Local Commercial (LC). (See Exhibit 4 | General Plan). A Major General Plan Amendment (GPA) application to amend the General Plan land use designation for the Property to "Business Park" (BP) has been submitted to the City of Avondale and is currently under review.

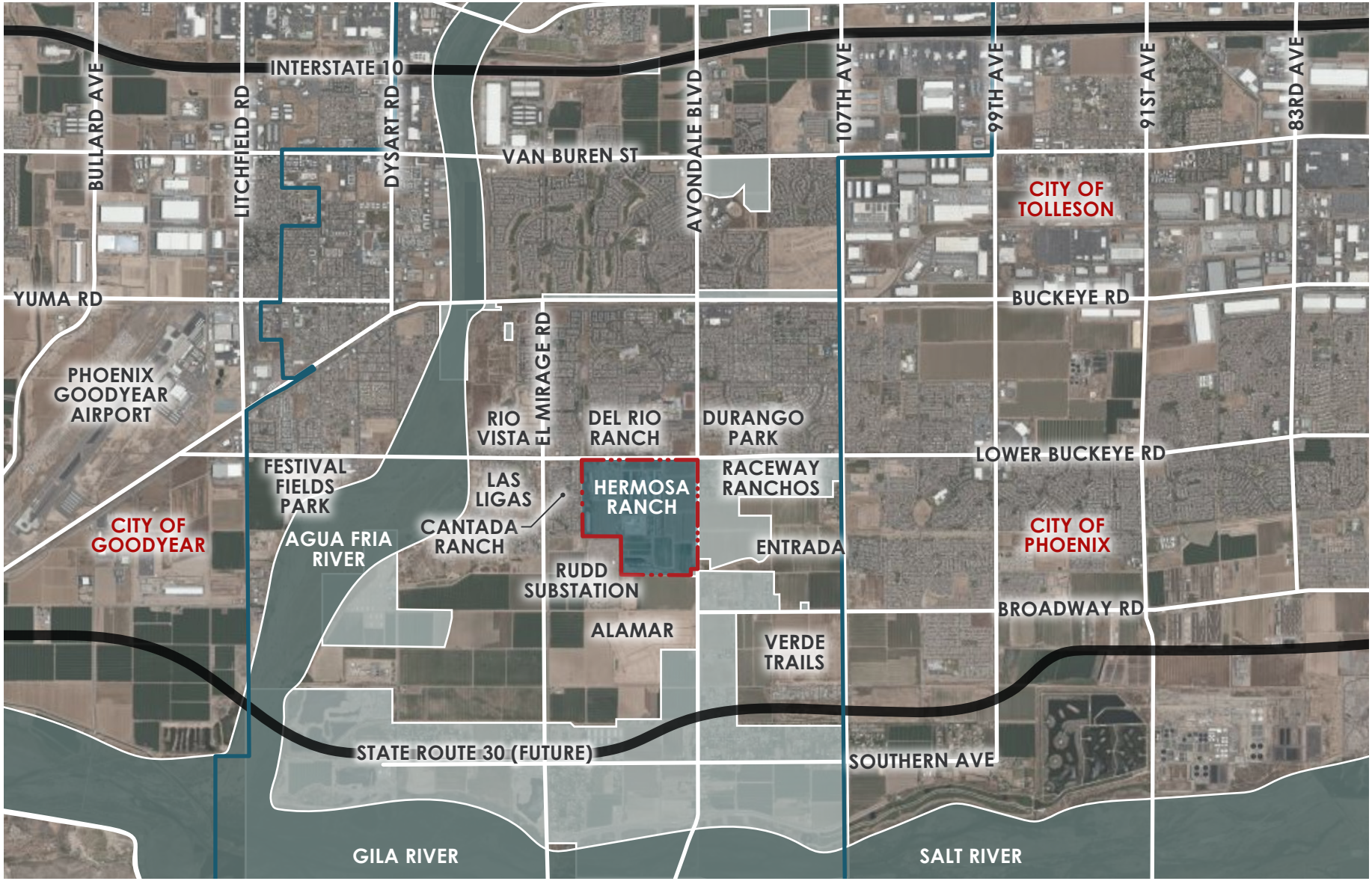
The majority of the Property is zoned PAD in association with Fleming Farms (Z-05-18) and Diamond P Ranch (Z-07-4). Additionally, approximately 19.4 gross acres (16.6 net acres) located at the southwest corner of Avondale Avenue and Lower Buckeye Road is zoned Agricultural (AG). (See Exhibit 5 | Zoning)

This PAD request would allow development under the Hermosa Ranch PAD to support an approximately 20-acre commerical corner and a cohesively planned and designed Technology Campus, providing jobs and services for the area as well as revenue for the City. (See Exhibit 6 | Conceptual Development Plan)

TABLE 1 | EXISTING CONDITIONS

LOCATION	GENERAL PLAN LAND USE	EXISTING ZONING	EXISTING USE
SITE	LOCAL COMMERCIAL, ESTATE LOW DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL	PAD (Z-05-15, Z-07-4), AGRICULTURAL	DAIRY, AGRICULTURE
NORTH	LOCAL COMMERCIAL, ESTATE LOW DENSITY RESIDENTIAL, MEDIUM HIGH DENSITY RESIDENTIAL	PAD (Z-04-05)	RESIDENTIAL (DEL RIO RANCH), VACANT
SOUTH	MEDIUM DENSITY RESIDENTIAL, MEDIUM HIGH DENSITY RESIDENTIAL, PUBLIC/CIVIC	PAD (PL-17-0233) RR-43	AGRICULTURE, RUDD SUBSTATION
EAST	ESTATE LOW DENSITY RESIDENTIAL	MARICOPA COUNTY RU-43, MARICOPA COUNTY R1-6	RESIDENTIAL (RACEWAY RANCHOS), AGRICULTURE
WEST	MEDIUM DENSITY RESIDENTIAL	PAD (Z-99-389, PL-17-0303)	RESIDENTIAL (CANTADA RANCH)

EXHIBIT 1 | CONTEXT MAP

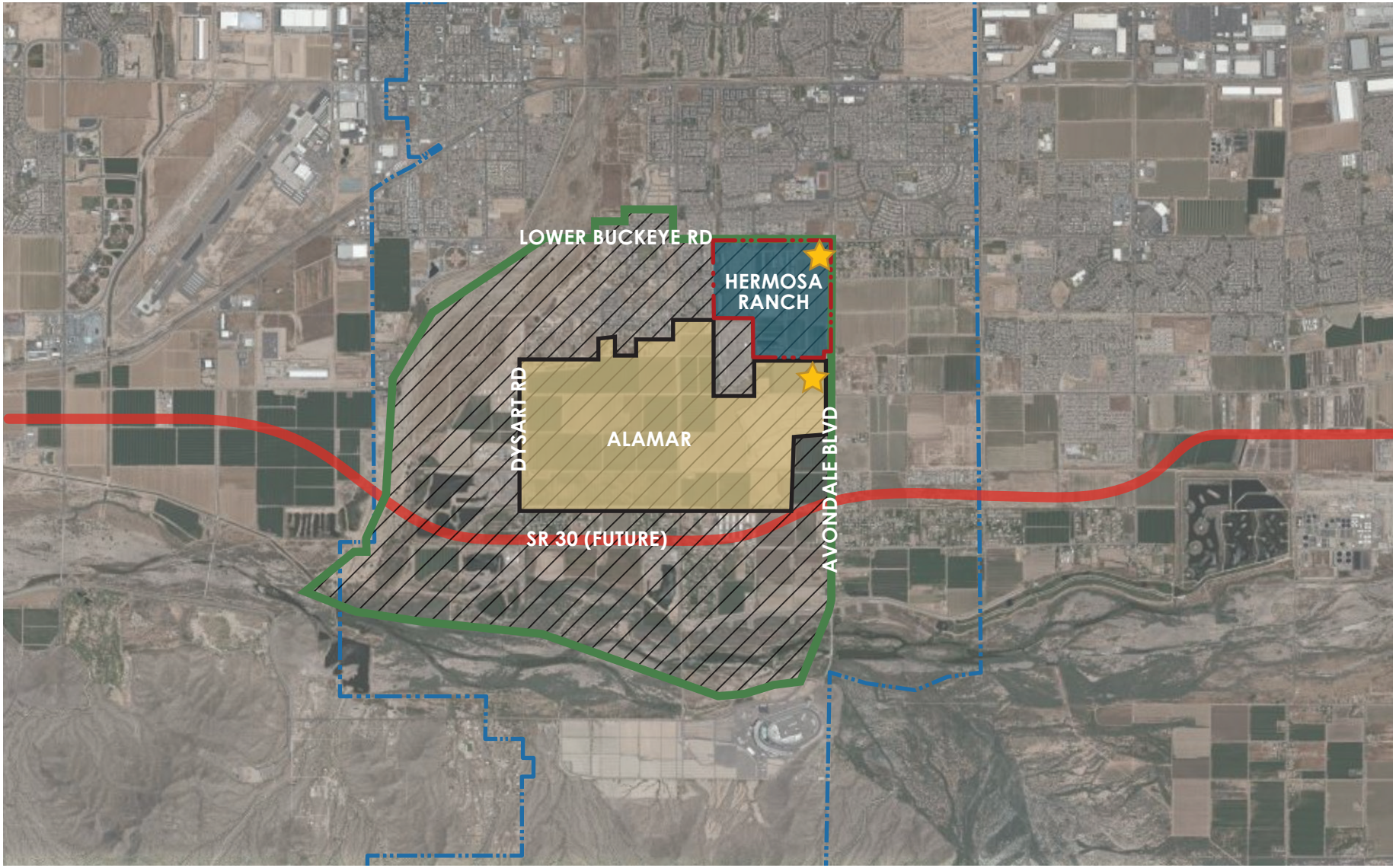


LEGEND

- HERMOSA RANCH TECHNOLOGY CAMPUS
- AVONDALE CITY LIMITS
- RIVER/WATERSHED AREA
- MARICOPA COUNTY JURISDICTION

NORTH

EXHIBIT 2 | TRES RIOS OPPORTUNITY ZONE

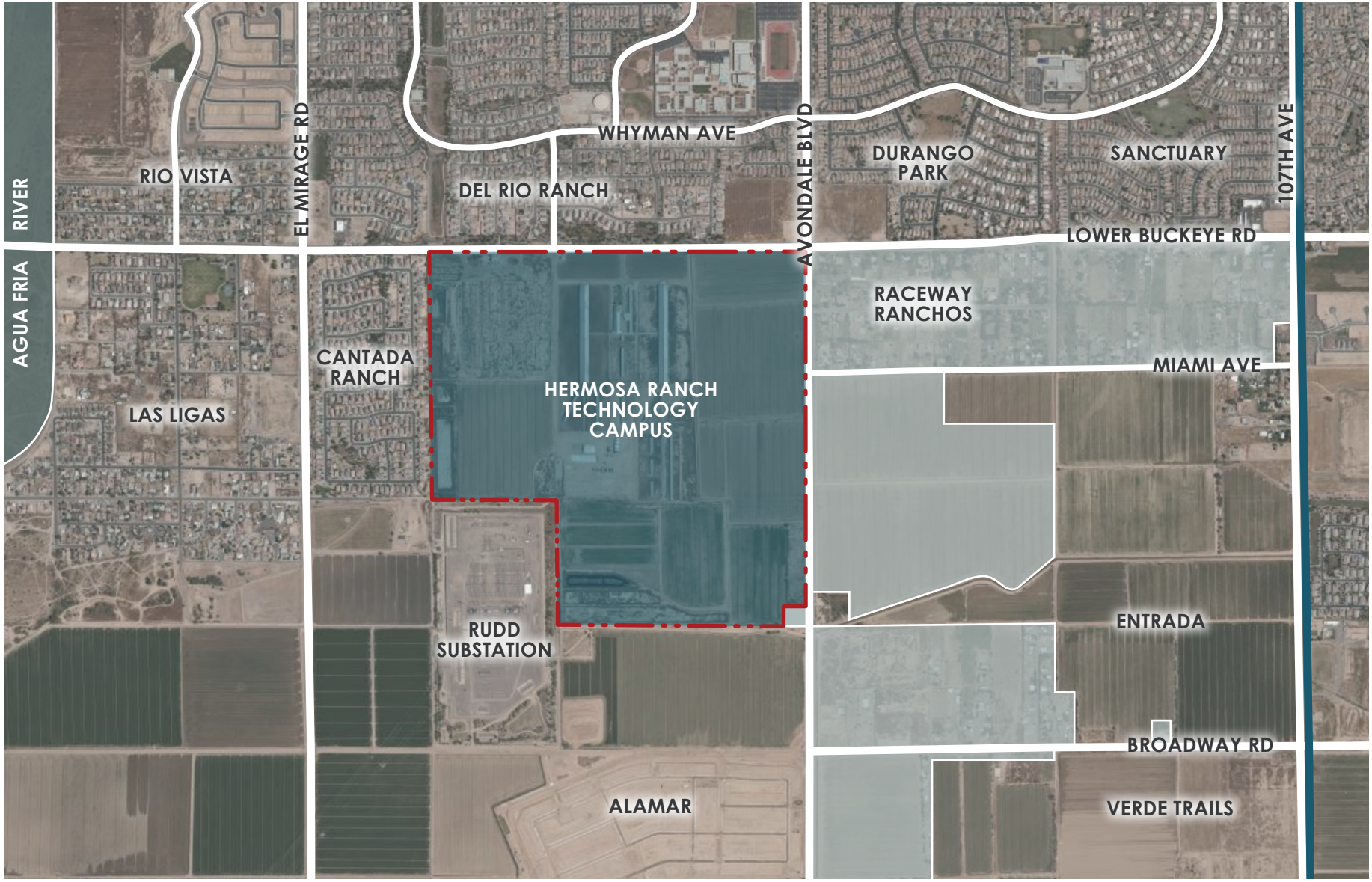


LEGEND

- HERMOSA RANCH TECHNOLOGY CAMPUS
- TRES RIOS OPPORTUNITY ZONE
- AVONDALE CITY LIMITS
- SR 30 (FUTURE)
- PROPOSED COMMERCIAL

NORTH

EXHIBIT 3 | VICINITY MAP



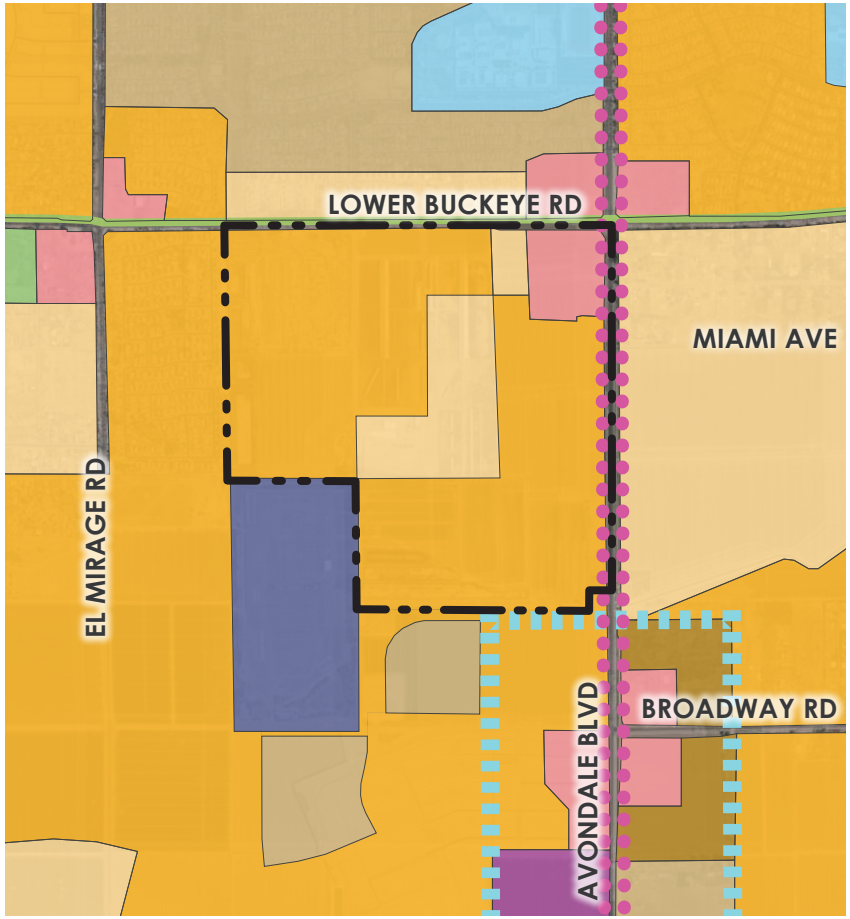
LEGEND

- HERMOSA RANCH TECHNOLOGY CAMPUS
- AVONDALE CITY LIMITS
- RIVER/WATERSHED AREA
- MARICOPA COUNTY JURISDICTION

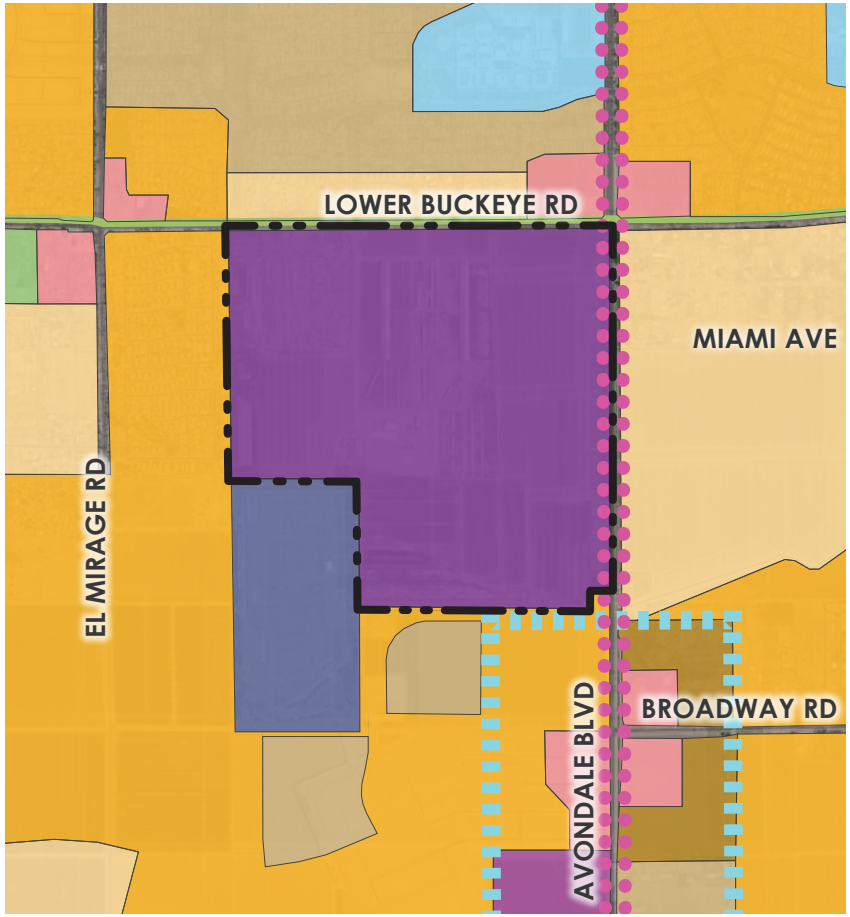
NORTH

EXHIBIT 4 | GENERAL PLAN

EXISTING GENERAL PLAN



PROPOSED GENERAL PLAN



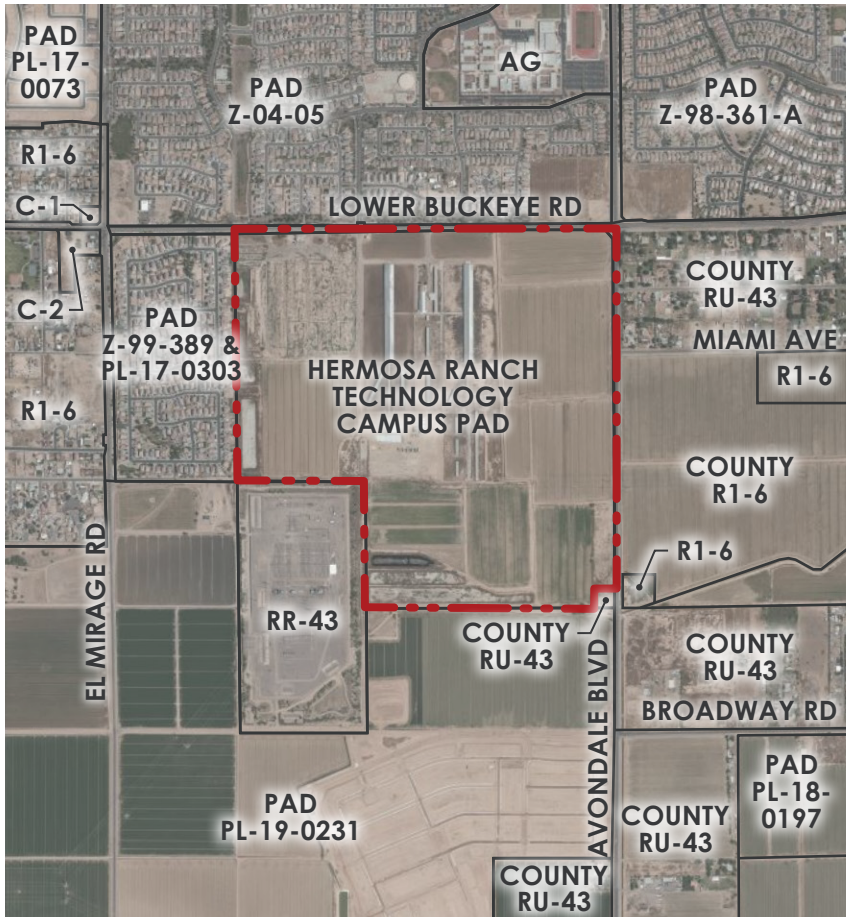
LEGEND

- MEDIUM DENSITY RESIDENTIAL
- ESTATE/LOW DENSITY RESIDENTIAL
- LOCAL COMMERCIAL
- BUSINESS PARK
- MEDIUM/HIGH DENSITY RESIDENTIAL
- PUBLIC/CIVIC
- OPEN SPACE AND PARKS

- EDUCATION
- MIXED USE
- HIGH DENSITY RESIDENTIAL
- GROWTH AREA
- AVONDALE BLVD EMPLOYMENT AND COMMERCIAL CORRIDOR
- HERMOSA RANCH TECHNOLOGY CAMPUS

EXISTING ZONING PLAN

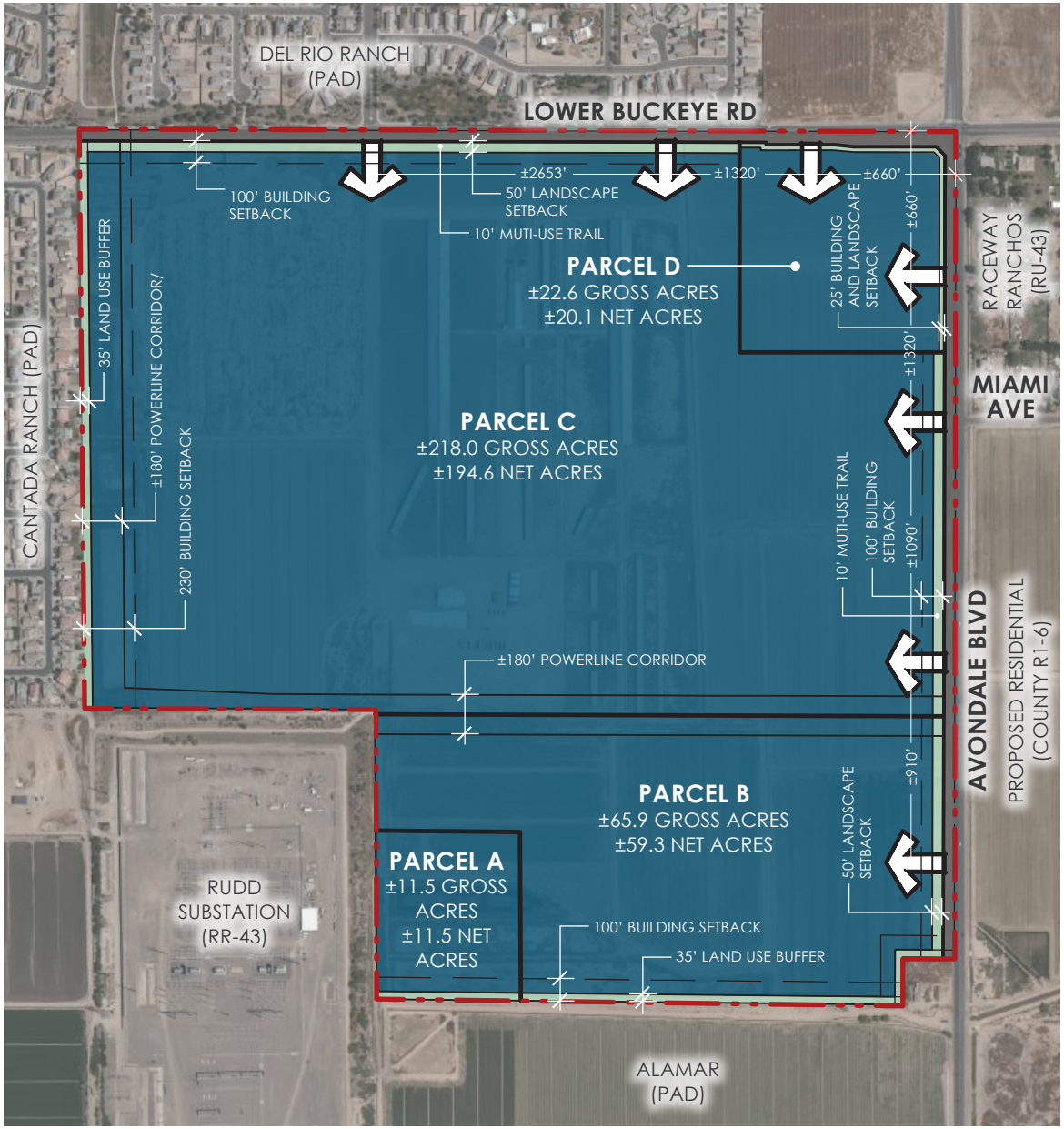
PROPOSED ZONING PLAN



LEGEND

HERMOSA RANCH TECHNOLOGY CAMPUS

EXHIBIT 6 | CONCEPTUAL DEVELOPMENT PLAN



NOTE:
ALL ACCESS LOCATIONS ILLUSTRATED ARE FOR ILLUSTRATIVE PURPOSES ONLY. QUANTITIES AND LOCATIONS OF ACCESSES ARE SUBJECT TO FURTHER REVIEW BY THE CITY ENGINEER; FINAL QUANTITIES AND LOCATIONS OF ACCESSES WILL BE DETERMINED WHEN A SITE PLAN AND DESIGN REVIEW APPLICATION IS SUBMITTED FOR THE PROPOSED DEVELOPMENT.

LEGEND

- HERMOSA RANCH TECHNOLOGY CAMPUS
- DEVELOPMENT PARCEL
- ROADWAY
- LANDSCAPE SETBACK / LAND USE BUFFER
- PRIMARY ACCESS

II. PERMITTED USES

This PAD establishes all of the permitted uses for the Property, and all uses not specifically provided for herein are prohibited unless a subsequent determination by the Zoning Administrator finds a specific use to be an analogous use to a permitted use.

(P) Permitted outright

(C) Permitted subject to a conditional use permit - must conform to all applicable use-based requirements contained in Zoning Ordinance Section 305

(PC) Permitted with conditions

(A) Accessory use to otherwise permitted use

TABLE 2A | PERMITTED USES (Parcels A, B & C)

The PAD uses most generally conform to the City's Commerce Park (CP) District as described in §402 of the Zoning Ordinance, with PAD deviations noted in **bold** and use specific conditions provided in the notes section at the end of this table:

LAND USE	AVONDALE §402 COMMERCE PARK DISTRICT	HERMOSA RANCH TECH CAMPUS PAD
DAIRY AND AGRICULTURAL FARMING	-	**PC[1]**
DATA CENTER	P	P
CALL CENTER	P	P
LABORATORIES FOR PRODUCT DEVELOPMENT, TESTING, EXPERIMENTING AND INVESTIGATING - BIO-SCIENCE, MEDICAL, DENTAL, PHARMACEUTICAL, ELECTRONIC AND SIMILAR USES	P	P
MANUFACTURING AND ASSEMBLY, LIGHT **AND SEMICONDUCTOR CHIP MANUFACTURING AND WAFER FABRICATION; ACCESSORY WAREHOUSING AND DISTRIBUTION IS PERMITTED FOR PRODUCTS MANUFACTURED OR ASSEMBLED ONSITE**	P	P[2]
OUTDOOR GENERATORS, SILOS, COOLING TOWERS, AND SIMILAR ACCESSORY STRUCTURES	-	**A[3]**
PRIVATE BATTERY STORAGE FACILITY	-	**C[4]**
PRIVATE SUBSTATION	-	**A**

LAND USE	AVONDALE §402 COMMERCE PARK DISTRICT	HERMOSA RANCH TECH CAMPUS PAD
PROFESSIONAL OFFICES	P	P
PUBLIC UTILITY FACILITIES	P	P
TRANSMITTING AND RECEIVING TOWERS	C	C

Notes:

1. Permitted if an existing use prior to PAD approval.

2. Permitted so long as dock doors do not face a) toward residential within 500-feet of residential uses (even with screening) or (b) adjacent public streets, and all dock doors shall be screened as specified in Section V herein. Uses must be fully enclosed in buildings.

3. Permitted if either screened or integrated into the design of the site such that they will not detract aesthetically from the proposed primary buildings and/or adjacent single-family residential neighborhoods.

4. A maximum aggregate acreage of 12 acres for a primary utility use. Battery Storage as an accessory use to a data center and/or advanced manufacturing use shall be allowed and is excluded from the 12-acre limitation.

Examples of existing Tech Campus sites within the Phoenix Metro area.

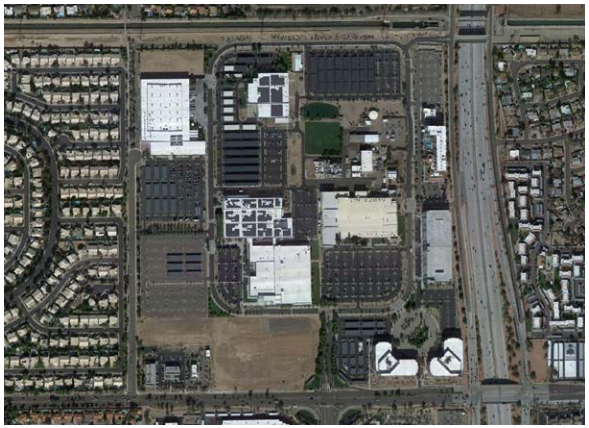


TABLE 2B | PERMITTED USES (Parcel D)

The PAD uses most generally conform to the City's Community Commercial (C-2) District as described in §303 of the Zoning Ordinance, with PAD deviations noted in **bold**:

Note: Uses permitted with conditions (PC), shall abide by the conditions outlined in §304 of the Zoning Ordinance.

LAND USE	AVONDALE C-2 DISTRICT	HERMOSA RANCH TECH CAMPUS PAD
ADMINISTRATIVE & FINANCIAL USERS		
BANKS AND FINANCIAL INSTITUTIONS WITHOUT DRIVE-THROUGH, EXCLUDING NON-CHARTERED FINANCIAL INSTITUTIONS	P	P
BANKS AND FINANCIAL INSTITUTIONS WITH DRIVE-THROUGH, EXCLUDING NON-CHARTERED FINANCIAL INSTITUTIONS	PC	PC
PROFESSIONAL OFFICES	P	P
AUTOMOBILE RELATED USES		
AUTOMOBILE RENTAL FACILITY WITH NO ON-SITE STORAGE	PC	PC
AUTOMOBILE RENTAL FACILITY WITH ON-SITE STORAGE	PC	PC
AUTOMOBILE SERVICE AND DIAGNOSTIC FACILITY	PC	PC
CAR WASH, ACCESSORY TO GAS STATION	A	A
CAR WASH, SELF-SERVICE	C	C
CAR WASH, FULL SERVICE	C	C
GAS STATION WITH OR WITHOUT CONVENIENCE STORE AND/OR CAR WASH	C	C
TIRE SALES, REPAIR, AND MOUNTING	PC	PC
EATING & DRINKING ESTABLISHMENTS		
BAR	PC	PC
BREWERY, ANCILLARY TO A BAR OR RESTAURANT	P	P
LIQUOR STORES	C	C

LAND USE	AVONDALE C-2 DISTRICT	HERMOSA RANCH TECH CAMPUS PAD
OUTDOOR DINING	A	A
RESTAURANT, WITH DRIVE-THROUGH	PC	PC
RESTAURANT, WITHOUT DRIVE-THROUGH	P	P
WINE BAR	PC	PC
EDUCATION, RELIGIOUS & INSTITUTIONAL USES		
ADULT DAYCARE	PC	PC
CHILD CARE CENTER	C	C
EMPLOYMENT AGENCIES - EXCLUDING DAY LABOR	P	P
LIBRARIES	P	P
PLACES OF WORSHIP	P	P
PRESCHOOLS AND SIMILAR USES	C	C
PUBLIC SERVICE AND NON-PROFIT COMMUNITY USES	C	C
PUBLIC USES	P	P
PUBLIC UTILITY BUILDINGS, STRUCTURES, USES, FACILITIES AND EQUIPMENT	PC	PC
ENTERTAINMENT AND RECREATION USES		
ART GALLERY	P	P
BOWLING ALLEY	P	P
HEALTH AND EXERCISE CENTER	P	P
INDOOR COMMERCIAL RECREATION / ENTERTAINMENT USES NOT OTHERWISE LISTED	P	P
MOVIE THEATER, INDOOR	P	P
NIGHT CLUB	C	C
RECEPTION CENTERS	C	C

LAND USE	AVONDALE C-2 DISTRICT	HERMOSA RANCH TECH CAMPUS PAD
SOCIAL / PRIVATE CLUBS	PC	PC
VIDEO ARCADE, GAME ROOM	P	P
GENERAL & INTENSE RETAIL USES		
ANTIQUE STORE	P	P
BUSINESS SUPPORT SERVICES - PHOTOCOPY, OFFICE SUPPLY STORES, AND PACKAGE DELIVERY SERVICES	P	P
CONSIGNMENT SHOPS	P	P
FARMERS MARKET	**-**	**P**
MINI-STORAGE WAREHOUSES AND PERSONAL STORAGE	C	C
NON-CONSIGNMENT SECONDHAND RETAIL STORE	P	P
RETAIL SALES OF NEW MERCHANDISE WITHIN CLOSED BUILDINGS, EXCLUDING LIQUOR STORES (INCLUDES GROCERY)	P	P
SPECIALTY RETAIL, INDOOR, EXCLUDING LIQUOR STORES	P	P
SURPLUS STORE	P	P
THRIFT STORE	PC	PC
LODGING		
HOTEL, EXCLUDING EXTENDED STAY HOTELS	P	P
MEDICAL		
EMERGENCY MEDICAL CARE FACILITY	P	P
MASSAGE THERAPY (MEDICAL)	P	P
MEDICAL, DENTAL OR HEALTH OFFICES, CLINICS AND LABORATORIES, EXCLUDING PLASMA CENTERS AND MEDICAL MARIJUANA USES	P	P
REHABILITATION FACILITIES AND HOSPITALS, EXCLUDING FACILITIES FOR SUBSTANCE ABUSE AND DETOXIFICATION	P	P

LAND USE	AVONDALE C-2 DISTRICT	HERMOSA RANCH TECH CAMPUS PAD
VETERINARY HOSPITAL, OFFICES AND CLINICS, EXCLUDING ANIMAL BOARDING	PC	PC
PERSONAL SERVICES		
APPLIANCE SERVICE AND REPAIR	P	P
ART STUDIO	P	P
BARBER SHOP / BEAUTY SALON	P	P
CLOTHING ALTERATION, CUSTOM DRESSMAKING OR TAILOR SHOP	P	P
DANCE STUDIO	P	P
LAUNDROMAT, SELF-SERVICE	P	P
MASSAGE OR DAY SPA	P	P
MUSIC STUDIO	P	P
NAIL SALON	P	P
PET BOARDING AND DAYCARE FACILITY	PC	PC
REAL ESTATE OFFICE	P	P
SPECIALTY SERVICES	P	P
TANNING SALON	P	P
TICKET AND TRAVEL AGENCY	P	P

III. DEVELOPMENT STANDARDS

The Property will be developed in accordance with the Development Standards, Table 3, set forth below. Deviations from Zoning Ordinance §405 development standards are noted in **bold**:

TABLE 3 | PAD DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	AVONDALE CP	HERMOSA RANCH TECH CAMPUS PAD (PARCELS A, B, C)	HERMOSA RANCH TECH CAMPUS PAD (PARCEL D)
MAXIMUM HEIGHT (3)	35'	35' AT SETBACK / **56' MAXIMUM WITHOUT CONDITIONAL USE PERMIT (1) (2) (4)**	**35'**
MAXIMUM BUILDING COVERAGE	50%	50%	NONE
MINIMUM PERIMETER BUILDING SETBACKS (5)			
ADJACENT TO ARTERIAL ROADWAY (6)	25'	**100'**	**25'**
ADJACENT TO RESIDENTIAL ZONING DISTRICT*, W. SIDE	50'	**230'**	**-**
ADJACENT TO RESIDENTIAL ZONING DISTRICT*, S. SIDE	50'	**100'**	**-**
ADJACENT TO EXISTING SUBSTATION	-	0'	-
MINIMUM BUILDING SEPARATION	-	PER BUILDING CODE	PER BUILDING CODE

* Not applicable to manufactured home parks

(1) Adjacent to existing residential to the west, building height at 230-foot setback is limited to 35-feet. Thereafter, a step back of 6-feet in setback for every 1-foot of building height will be required, for a maximum building height of 56-feet at 356-feet setback.

(2) Adjacent to perimeter arterials and the south boundary, building height at 100-feet setback is limited to 35-feet. Thereafter, a step back of 6-feet in setback for every 1-foot of building height will be required, for a maximum building height of 56-feet at 226-feet setback.

(3) The maximum building height may be increased 10 feet above the building height limit for unoccupied building architectural elements, such as parapet walls, domes and decorative masonry or metal framework, that are necessary to achieve the objectives and requirements of the applicable Design Guidelines to provide architectural interest and diversity in building elevations or variations in roof form and horizontal lines; provided that the total amount of such architectural elements that exceed the building height limit do not exceed 50% of the linear length of any building elevation or exceed 50% of the total roof area of the building.

(4) Accessory structures are unoccupied structures that include, but are not limited to, silos/tanks, exhaust towers, and cell towers. The structure must be setback one foot from building setback adjacent to perimeter property boundary or right-of-way for every one foot of height. Example: a 120-foot exhaust tower must be setback 220 feet from adjacent perimeter arterial right-of-way.

(5) Private battery storage facility and Substation use setbacks will be determined by the land use buffers, not building setbacks.

(6) A 50-foot landscape setback is required along Lower Buckeye Road and Avondale Boulevard adjacent to Parcels B and C. A 25-foot landscape setback is required along Lower Buckeye Road and Avondale Boulevard adjacent to Parcel D. A 10-foot landscape setback is required for any internal public roadway. The landscape setback shall be included within the building setback and be entirely landscaped except for driveway cuts, transit pads, and walkways as provided for in Section V herein.

All uses established, maintained, or conducted within the Project shall meet the following performance standards:

a. Smoke, gas and odor emissions shall comply with Regulation III of the Maricopa County Air Pollution Control rules and regulations.

b. The average noise level, measured at the property line, shall not exceed 65 dB (LDN) when measured on an "A-weighted" sound level meter and according to the procedures of the Environmental Protection Agency.

c. All direct sources of illumination, luminaries, shall be shielded so as not to be visible from adjacent residentially zoned property.

IV. PARKING

The parking standards provided for in §804 of the Zoning Ordinance will govern the parking for uses within the PAD except that Data Center use will be parked under the "Warehouse & Storage" category and as a result, will utilize the following calculation:

Warehousing & Storage	1 space/500 SF for the first 10,000 SF plus 1 space/5,000 SF for the remaining floor area MAXIMUM spaces allowed – 1 space/300 SF for the first 10,000 SF plus 1 space/3,000 SF for the remaining floor area

Required parking will be based on a calculated ninety (90) percent of the gross floor area of the building or use. Where a use is not listed in the Parking Schedule of §804, the Zoning Administrator shall determine the minimum/maximum permitted as provided for in the Zoning Ordinance. Further, the City may permit deviations from the required parking schedules via a shared parking regime or where a Parking Demand Study completed in accordance with the City's requirements is provided with a Site Plan submittal.

V. OPEN SPACE

Open Space for the Project will be provided in the form of landscape setbacks, land use buffers, power line corridors, drainage retention and stormwater conveyance, and employee common areas. These open space elements will complement each other in form, texture and visual appearance creating an open space fabric that will play as a backdrop to the built environment. Common areas within the Project will vary in scale from quiet locations for private moments of solitude to larger gathering areas for social interaction. All outdoor amenitized areas will be designed to maximize shade using shade tree canopies or shade structures.

A 10-foot multi-use trail will be provided within the landscape setbacks adjacent to Avondale Boulevard and Lower Buckeye Road. The intent of the multi-use trail is to connect residents from the north, south, east and west to the proposed commercial corner and to provide pedestrian connectivity to the existing trail located north of Lower Buckeye Road within the power line corridor.

Landscaping

The overall planting design for the Project will be designed to enhance the desert environment through the use of native desert and desert adapted low water use plant material. Landscape will be utilized to provide shade, visual interest, and buffering. Street trees along Avondale Boulevard and Lower Buckeye Road will be per the Avondale Street Tree Master Plan and will maintain the aesthetic character for major streets and routes within the City.

General Landscape Provisions provided for in §1203 of the Zoning Ordinance and the Landscape Design Standards of §1204 of the Zoning Ordinance will govern landscaping for the Project except that Required Landscape Areas will be determined utilizing the following alternate standards.

- Landscaped areas shall be provided in an amount equal to or greater than ten (10) percent of the ground floor area of all buildings or ten (10) percent of the net site area, whichever is lesser.
- A 50-foot landscape setback shall be provided along Lower Buckeye Road and Avondale Boulevard adjacent to Parcels B and C. A 25-foot landscape setback shall be provided along Lower Buckeye Road and Avondale Boulevard adjacent to Parcel D. These setbacks will include one (1) 24-inch box tree and ten (10) shrubs, planted for every twenty-five (25) feet of street frontage, except for driveways, utility easements, sight visibility triangles, and walkways. Trees may be planted in groupings to maximize viability and buffering as approved by the City in Site Plan review. Parking and maneuvering area shall not be permitted within the landscape setback adjacent to perimeter streets.
- Adjacent to the western project boundary, the required land use buffer adjacent to single family residential is thirty-five (35) feet and may be located within the power line easement that runs along the common boundary. Due to planting limitations within power line easements, no trees will be allowed within this thirty-five (35) foot landscaped buffer. Three (3) shrubs for every fifteen (15) lineal feet of the property boundary being screened will be provided and the incorporation of larger shrubs along this property edge shall be considered where feasible.
- Adjacent to the southern perimeter of the Project, the required land use buffer adjacent to residential is also thirty-five (35) feet and will include a minimum of one (1) tree and three (3) shrubs for every fifteen (15) lineal feet of the property boundary being screened. Parking, drive aisles, and maneuvering area shall not be permitted within the landscaped land use buffer, except for emergency pullouts.
- Required parking islands shall be installed at least every ten (10) consecutive parking spaces and located at the ends of each row of parking spaces.

Walls, Gates & Entry Feature Designs + Materials

Entry features incorporated into the campus design will reflect the overall architectural identity, character, and theme of the development. The commercial corner will include design elements that create a sense of arrival and welcomes retail patrons. Wall and fence provisions provided for in §1207 of the Zoning Ordinance will govern the perimeter and internal walls and screening standards for the Project, except where alternate standards are provided below.

- All walls along arterial streets, including parking lot screen walls, with a continuous length greater than three hundred (300) feet shall use a horizontal undulating pattern or offset at maximum intervals of one hundred fifty (150) feet to provide variety and visual interest. The undulation/offset depth parallel to the street line shall be a minimum of three (3) feet.

Screening standards shall be observed as follows:

a. All outdoor storage areas for materials, trash, equipment, vehicles, or similar items, where allowed, shall be screened from view along all street frontages by a minimum eight

(8) foot wall, not to exceed ten (10) feet, constructed of slump block, brick, or masonry with a finish designed to match the main building on the site.

b. Loading, delivery, roll-up/dock doors, and service and wash bays, where allowed, may front onto a public street, provided all of the following circumstances are met:

    1. There is no existing residential use within two hundred fifty (250) feet of the building.

    2. The loading, delivery, roll-up/dock doors, and service and wash bays shall be fully screened from public view with a combination of a two (2) foot tall berm with a six (6) foot tall wall on top of the berm, or an eight (8) foot tall wall, or similar design that achieves the same screening result. The walls are to be constructed of brick, slump block, or masonry with a similar finish designed to match the main building on the site.

c. The storage of materials, trash, equipment, vehicles, or other items within an enclosed storage area, where allowed, shall not be visible from adjoining public streets or properties (excluding the areas adjacent to the Rudd Substation).

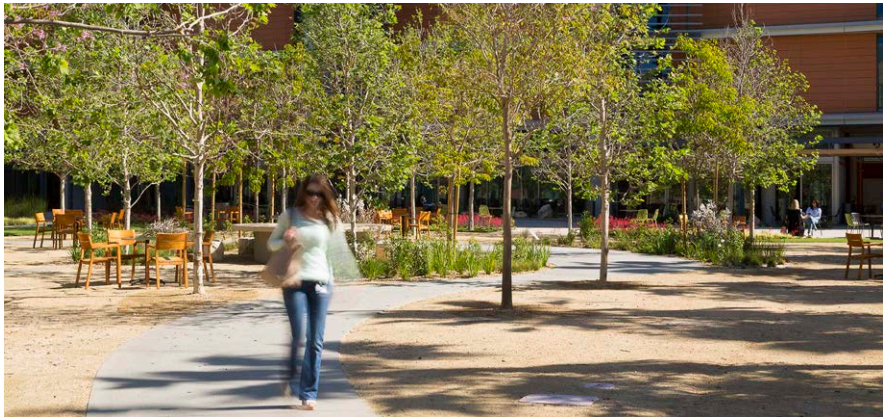
d. Dismantling, servicing, or repairing of vehicles and/or equipment, where allowed, shall be within a completely enclosed building.

e. All outdoor refuse enclosures shall be located a minimum of one hundred (100) feet away from any existing or planned residential use, or a minimum of fifty (50) feet away from any existing or planned residential use if a thirty-five (35) foot wide landscape buffer is established and maintained between the enclosure and the existing or planned residential use along the entire length of the industrially designated property, as measured from the exterior wall of the refuse enclosure to the nearest residential property line.

f. An eight (8) foot high screen wall and minimum thirty-five (35) foot landscape land use buffer shall be provided adjacent to a single-family residential district or use. This area shall be landscaped with a minimum of one (1) tree and three (3) shrubs every fifteen (15) lineal feet of the property boundary being screened.

VI. DESIGN STANDARDS + GUIDELINES

The Design Standards and Guidelines outlined in the City of Avondale's Commercial and Industrial Design Manual shall govern future development of the site.



VII. SIGNAGE

A comprehensive sign package will be made under a separate application.

VIII. MAINTENANCE OF COMMON AREAS + ADJACENT RIGHTS-OF-WAY

Site features within the Project, including but not limited to paving surfaces, landscaping, walls, gates, entry features, light poles, signs, paint, stone or brick, seating furniture, and other related items will be maintained by the property owner(s) or Owner's Association(s).

A statement shall be placed on the approved site plan or plat, as appropriate, stating that landscaping in adjacent rights-of-way areas shall be maintained by the Project.

IX. PUBLIC UTILITIES + OFFSITE IMPROVEMENTS

The City of Avondale is the water and sewer provider for the Project. The Master Water, Sewer, and Drainage Reports will be required with Site Plan approval or as otherwise approved in a Development Agreement. Existing water lines are located adjacent to the Project in both Lower Buckeye Road (12-inch) and Avondale Boulevard (16-inch). Wastewater service will be provided through an existing 30-inch sewer line adjacent to the Project in Avondale Boulevard and an existing 18-inch sewer line adjacent to the Project in Lower Buckeye Road. Coordination will occur with the Public Works Department for Project potable water supply and wastewater collection services.

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. It is anticipated that three access points along Lower Buckeye Road and three access points along Avondale Boulevard will be provided with the future development. The Project may be developed in phases as market conditions dictate.

X. JUSTIFICATION + MITIGATION

In addition to the proposed commercial corner, this Project includes a large-scale tech campus, with non-traditional energy and cooling needs unique to the operation of data center facilities and advanced manufacturing. Accordingly, the requested deviations directly support these needs and will encourage development on this uniquely situated property positioned adjacent to a regional power substation and within an Opportunity Zone. Project mitigation is achieved through a focus on design elements that provide additional community benefit and buffering, without applying traditional development standards that did not contemplate the scale of a high-tech employment campus. This PAD establishes increased building setbacks from adjacent existing properties by 200%-360% beyond requirements and limitations on proximity of uses based on heights.

A summary of the justifications for specific deviations is provided below.

- The City's parking standards associated with "Warehouse"

uses are applied to this data center campus, which is otherwise "parked" under the call-center use. Employee counts between these uses differ greatly and a data center is more akin to a "tech warehouse".

- Landscaped areas shall be provided in an amount equal to or greater than ten (10) percent of the ground floor area of all buildings or ten (10) percent of the net site area, whichever is lesser. With expansive power corridors that traverse the property at 180-foot widths, landscaping within these corridors may be limited. However, with landscaping installed adjacent to them, a large portion of the site will remain open in key locations. A strict application of the otherwise applicable landscaping standards would require critical portions of the Property be landscaped and diminish the building envelope.
- Custom screening standards have been applied in this PAD that take existing adjacent uses into account. Required emergency turnouts may be within the landscaped land use buffer. Parking and maneuvering areas are normally not permitted within landscaped areas. However, given the size and design of this campus, emergency turnouts in strategic locations may be necessary to facilitate response times from first responders.

XI. PAD REQUIRED FINDINGS

The Hermosa Ranch Tech Campus PAD meets the required findings outlined in §603 A of the Zoning Ordinance as demonstrated below.

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

The Avondale General Plan 2030 identifies the land use designations for the Property as Estate Low Density Residential (ELDR), Medium Density Residential (MDR), and Local Commercial (LC). A Major General Plan Amendment (GPA) application to amend the General Plan land use designation for the Property to "Business Park" (BP) has been submitted to the City of Avondale and is currently under review. This PAD will be in conformance with the BP designation and Avondale Employment and Commercial Corridor.

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

The Hermosa Ranch Tech Campus PAD clearly defines any requested deviations from the City's Code and Design Guidelines. Minor modifications to land uses and development standards are requested to accommodate a large-scale tech campus. Development standards proposed exceed the minimum requirements of Zoning Ordinance §405, providing larger setbacks from adjacent existing and proposed residential uses as well as the adjacent arterial roadways. No modifications to the City of Avondale's Commercial and Industrial Design Manual have been requested with this PAD.

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

Adequate public infrastructure and services exist in the immediate area to serve the proposed development. All necessary utility extensions and perimeter roadway improvements required as part of the development of the Property will be constructed as necessary. The adjacency of the Property to the existing Rudd Substation provides a mutual benefit and opportunity for the uses proposed with this PAD. To the extent that additional public infrastructure is required to serve the development, the developer will be obligated to provide for that infrastructure and/or capacity.

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

The Property is located at the intersection of two major

arterial roadways, which make up the north and eastern property frontages. Bordering the southern 2/3rd of the property is the future community of Alamar and the western 2/3rd is bordered by the existing single family residential community of Cantada Ranch. The Rudd Substation is immediately adjacent to the southwest portion of the property. Additionally, approximately 180-foot wide powerline corridors bisect the Property north and south, and run along the western property boundary. The land uses proposed with this PAD embrace the visual encumbrances of the site and provide the ability for commercial and tech campus development in an area of Avondale which does not currently offer these types of uses.

This PAD has purposefully included excessive setbacks adjacent to the existing and proposed single family residential land uses to the west and south, in conjunction with a building height stepback requirement, to mitigate any additional negative visual impact perceived with a tech campus use. In addition to heavily landscaped perimeter setbacks, the parcels proposed for tech campus uses will include a wider than required street frontage setback in order to push the buildings further into the site and provide additional landscape and screening. The more intense and higher traffic generating commercial land uses are planned for the immediate hard corner with direct access to Lower Buckeye Road to the north and Avondale Boulevard to the east. The proposed PAD has been thoughtfully crafted to set the stage for compatibility with adjacent land uses and site constraints.

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

The proposed development standards outlined in this PAD exceed the City's Commerce Park District requirements for all standards in order to provide compatibility with existing and future residential neighbors. By providing enhanced setbacks and landscape buffers, the proposed development will also provide a compatible transition and perhaps a visual buffer from the Rudd Substation to neighbors to the north. The commercial uses proposed for the immediate corner will complement the proposed development on the north side of this intersection and is consistent with the desired character of the area.

HERMOSA RANCH TECH CAMPUS

PLANNED AREA DEVELOPMENT

NORRIS DESIGN

Planning | Landscape Architecture | Branding

EXHIBIT B

EXISTING ZONING PLAN

PROPOSED ZONING PLAN

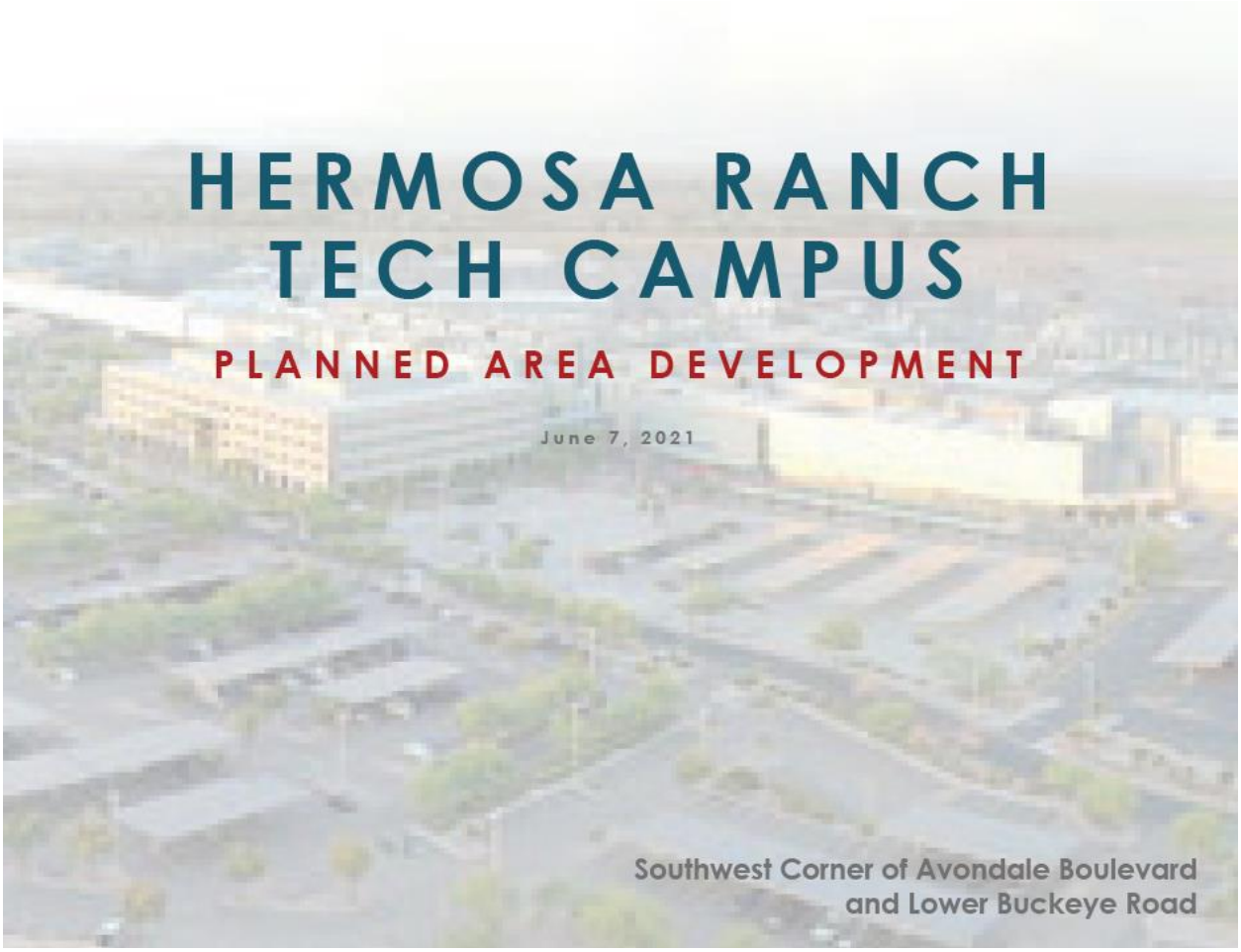
LEGEND

HERMOSA RANCH TECHNOLOGY CAMPUS

EXHIBIT D

Hermosa Ranch Tech Campus

Summary of Neighborhood Meeting
August 31, 2021
PL-21-0183 & PL-21-0001



August 31, 2021, Neighborhood Meeting

Hermosa Ranch Tech Campus

PL-21-0183 & PL-21-0001

The meeting opened to the public at 7:30 PM and the presentation began at 7:35 PM. City Planner Ken Galica introduced the project explaining the proposed ~320 acre technology campus with data center and light industrial commerce park uses. Mr. Galica noted that the developer presentation is not final and still subject to city staff recommended changes. The following representatives were present.

Alan Beaudoin – Norris Design
Jennifer Myers – Norris Design
Terry Klinger – Rexco LLC + TGV Investments LLC
Nick Vanderwey – Rexco LLC + TGV Investments LLC
Carolyn Oberholtzer – BFSO Law
Andrew Yancey – BFSO Law
Ken Galica – Avondale City Planning Staff
Jodie Novak – Avondale City Planning Staff

Mr. Beaudoin began the presentation by showing a map of the region and outlined the existing agricultural and dairy uses on the property. He pointed out that the property is within the Tres Rios Opportunity Zone and the General Plan's Avondale Boulevard Growth Corridor as well as adjacent to the Rudd Substation which is why the Technology Campus use is being proposed for the location. He then showed the existing and future general plan map, depicting the change from Local Commercial, Medium Density, and Low Density Residential to Business Park. He then explained the existing zoning of PAD and AG land that is currently zoned for residential development and compared it to the proposed PAD zoning to facilitate the technology campus development.

The presentation then explained the project's conceptual development plan, highlighting the power line easements that run through the property to the Rudd Substation splitting the property into three parcels separated by the electrical easements. He pointed out the two planned access points on Lower Buckeye and Avondale Blvd. and noted the large 30-35 ft. landscape setbacks from both roads. He presented a setback exhibit depicting a 180 ft. building setback to the west, and a 100 ft. setback to the north, west, and south. He explained that the next portion on the setback exhibit is a transition zone where there will be 1 ft. of extra building height allowed for each 5 ft. of setback and that the remainder of the property would be permitted to be the maximum 56 ft. high.

Mr. Beaudoin then discussed the development standards and how the development plan has been altered since the original submittal in response to both city and citizen comments to better accommodate compatibility with the adjacent properties and specifically, Cantada Ranch. He showed how this PAD proposal proposes a higher height limit, but also will have much larger setbacks than Avondale City Code. He noted that any future building would need to go through a CUP process to get higher than 56 ft. Mr. Beaudoin then showed photo examples of technology parks to reference in comparison with the proposed design guidelines and development standards. He pointed out the WL Gore Headquarters campus that has ~1,200 employees and also showed other valley data center campuses such as the Apple facility in Mesa. He said the PAD will require building massing and elements to utilize durable and maintainable materials and be attractive with changes in material and color for a well-proportioned, unified architectural form. He stated that the mechanical equipment shall be screened or located internally.

Mr. Beaudoin then showed conceptual elevations from multiple viewpoints around the property to visualize what the step-back maximum building height would look like behind the landscaping and tree lining. He showed a rendering of the adjacent Cantada Ranch neighborhood homes with the conceptual 56 ft. stepped back building in the background. Lastly, he noted what the development team had completed in terms of public notification and what the next stages of the process are with multiple Planning and Zoning Commission hearings, and then to City Council in December.

<u>The Development Team then opened up the meeting for attendee questions:</u>

A citizen asked what the Tres Rios opportunity zone is?

> **Ms. Oberholtzer responded that the federal government worked with localities to identify areas that were suitable for investment to spur new economic development. She explained that for a business to qualify for opportunity zone incentives they must develop and operate a project for 10 years in order to qualify for a tax break as part of the program. She pointed citizens to IRS website on opportunity zones so that attendees could learn more about where the eligible properties are in Avondale.**

A citizen asked what is low density residential how does that vary?

> **Ms. Oberholtzer explained that it is a General Plan land use designation that means it's designated as 1-2 DU/AC instead of Medium Density Residential which is 2.5 to 4 DU/AC.**

A citizen asked how tall are the example buildings on the design standards slide?

Mr. Beaudoin listed the various approximate heights; the WL Gore building is ~52', the Gateway Commerce Center is 40 feet, the Deer Valley building is ± 45 feet, and the Apple facility is ± 45 feet in height.

A citizen asked why this site for the Tech Campus and why not in an already built Goodyear site?

Ms. Oberholtzer explained that this development is end user driven by the market which has shown high interest in the area because the land is adjacent to the Rudd Substation with access to power capacity for a likely data center use. The Goodyear sites are likely distribution and warehousing which is not an intended permitted use for this site.

A citizen asked why not place buildings farther from homes?

Ms. Oberholtzer responded that there is a large powerline corridor with a 180 ft. buffer which is a significant setback distance that is actually much larger than Avondale City Code requires. She added that there will likely be ring roads and other intervening portions of a future development that would create further separation beyond 180 ft. It is meant to be a minimum that would likely be exceeded.

A citizen asked if there are plans to expand roadways for the trucks?

Ms. Oberholtzer responded that when there is an end user, final site plan, and building design there will be a Traffic Impact Analysis study done to determine exact traffic plans. Mr. Galica explained that the PAD will require the developer to complete additional traffic lanes, along with curb, gutter, sidewalks, street lights, and landscaping on adjacent roads. Mr. Galica also noted that there will be a traffic signal installed at Lower Buckeye and Avondale Blvd. within a year regardless of this PAD proposal.

A citizen asked how this project benefits them.

Ms. Oberholtzer explained that the employment use would bring jobs, tax revenues, and a very unique opportunity zone next to substation. She also noted that the end user may actually generate less traffic than a residential neighborhood.

A citizen asked what is the likelihood of low density developing here and not commercial?

Ms. Oberholtzer explained that the landowner is driving this change and they are working based on changes in the market such as the need for new data centers and major regional employment in Avondale that has a close employment base under development very close by. She also pointed out that the new State Route 30, Tres Rios Opportunity Zone, and growth corridor specifically called out in the General Plan

are major factors driving the direction of the project. Although residential development is possible, it is unlikely that low-density development demand will exist with so much of the land being adjacent to the substation. However, commercial sites are zoned for both the northwest and northeast corners of Avondale Boulevard and Lower Buckeye.

A citizen asked how the frequent shutdowns at the substation will affect the tech center?

Ms. Oberholtzer explained that the end user will work with them on power demands and that SRP has indicated they have capacity for this use.

A citizen asked if there will be a wall built between their retaining wall if there will be a gate so there are no transients?

Ms. Oberholtzer explained there will be a gate for SRP to access the electric easement and this will be a secured facility such that access by transients would be unlikely.

Councilmember Dennis asked what are the types of uses in Business Park vs. Commerce Park?

Ms. Oberholtzer explained that in the General Plan the land use category is Business Park but that there is no corresponding zoning category with the same name and that the Commerce Park category is the most consistent zoning district. Although the names are different, they are essentially corresponding categories.

Councilmember Dennis asked what are the allowed uses in the Business Park?

Ms. Oberholtzer responded that the uses are specifically tailored to this PAD for employment and light industrial uses to be conducted indoors with commercial development permitted only as an accessory use to the tech campus. The same is true for any warehouse or distribution use. It would have to be accessory to the manufacturing use and not stand-alone.

Councilmember Dennis asked what are examples of these types of uses in the region?

Ms. Oberholtzer responded that the Apple data center in Mesa used to be a First Solar manufacturing facility. It is in close proximity to residential. She also noted that the WL Gore facility is a medical device campus with office and research uses such as those found in Business Park and Commerce Park areas in North Phoenix. The PAD includes other examples from around the valley where these uses co-exist with residential.

Councilmember Dennis asked if the uses are specifically called out in PAD?

Ms. Oberholtzer responded that yes, they are all specifically spelled out in the PAD with certain standards for each.

Councilmember Dennis asked where the Commercial Park designated areas are located today and how much space is available for that type of use?

Mr. Galica responded that most Commerce Park areas that have been developed are north of Van Buren from 99th to 107th and between Fairway Dr. to the Agua Fria river. He noted that all existing developments of this kind are either full or recently completed construction.

Councilmember Dennis asked how many buildings would be on the development plan and is battery facility part of this?

Ms. Oberholtzer responded that the Battery Storage Facility is a separate CUP within this development plan and that yes, it is still going forward. She then explained how there is limited ability for buildings under the existing power line easements and there are no definite plans for building footprints but there is 50% building coverage limit within the zoning ordinance and PAD.

Councilmember Dennis asked that because centers use a lot of water, is there any idea of how much water this would use?

Ms. Oberholtzer answered that there is PAD language specific to how water demand will be handled and it may be the case that the end user will have to bring in more water if it exceeds city capacity. The PAD would require a development agreement for this.

Councilmember Dennis asked that for public safety in terms of ladder trucks for 5 story building, they have concerns with the City needing new machines to access the max height of 56'.

Ms. Oberholtzer noted that this was a concern with PIR and new hotels in 2008 and that the City had likely addressed this. Mr. Galica added that the City had obtained new fire ladder trucks to serve 45 ft. hotels and should cover the 56 ft. Ms. Oberholtzer reiterated that this is just the max height and there's no certainty that the final project will be that height.

A member of the public and Vice Mayor Malone asked why not retail or grocery in this area and is there a certain number of homes that will be needed to attract either?

Ms. Oberholtzer explained that the northeast and northwest corners of Avondale Blvd. and Lower Buckeye Road are zoned for commercial uses and that the proposed development will further drive demand for more retail and grocery in the area

specifically likely to develop on those corners. Mr. Galica noted that there are no grocery stores that have yet submitted plans for development in the area but the City is assuming and hoping grocery will end up developing on one of the surrounding commercially zoned corners. Mr. Galica further stated that he would need to reach out to the Economic Development Department for further information on how many homes would be needed to attract a grocery store.

A citizen asked if there is an end user lined up?

Ms. Oberholtzer responded that the property owner was processing the entitlements, but there was not an end user at this time. She explained that the property owner was not going to be building a speculative building that would then sit empty, the property was being entitled for future development.

A citizen asked if the 180 ft. setback on the west was from the back of wall?

Ms. Oberholtzer responded that yes, it is.

A citizen asked if there will be any possibility for hazardous chemicals in the buildings?

Ms. Oberholtzer responded that yes, there is a potential for that but the City has a very thorough review process if that is the case. She explained that if a building is placed in the western portion of the property there will be an internal loop road that would allow fire access and therefore setback even farther from residences.

A citizen asked what they can do as residents to petition for this not to happen?

Mr. Galica responded that they can circulate a petition to send to planning staff at city hall and attend the future meetings which they will receive notice for. He added that they can also email and write letters to staff for the file.

A citizen asked if Light industrial uses cause noise?

Ms. Oberholtzer responded that the PAD requires noise producing activities to be located indoors and noted that Avondale has a noise ordinance. Mr. Galica noted that the city manages noise and this wouldn't be a problem when indoors as there have been many indoor uses like that and no residents have complained.

A citizen asked if the buildings will be air conditioned?

Ms. Oberholtzer responded that yes, they will be.

A citizen asked if the City is looking to generate taxable revenue or jobs as priority?

Mr. Galica explained that they are both equal priorities and it just depends on exact location. Tax base creates revenue the city needs to provide services and jobs are important for residents to work in the city.

The meeting concluded at 8:57 PM.

Appendix A: List of Participants in Order Listed by Zoom

Jackie Grant	3909 S. 121st Dr. Avondale, AZ
Celya Davidson	2809 S. 121st Dr. Avondale, AZ
Councilmember Patricia Dennis	
Bernabe Hernandez	2809 S. 121st Dr. Avondale, AZ
Gene Bracken	12173 W Pioneer St. Avondale, AZ
Jonathan Navarro	12159 W. Winslow Ave. Avondale, AZ
Vice Mayor Veronica Malone	
Kmurphy	
Rickcristina	
Brandy Romero	
Cowtruck84!	
Al Cardenas	
Van Dishmon	
Krystal	
Ezequiel	

EXHIBIT E

Eric Fitzer

From: Jackie Grant <jackie.grant@kenblanchard.com>
Sent: Thursday, September 9, 2021 6:10 PM
To: Jodie Novak; Ken Galica
Cc: xcrysthyx@gmail.com; EGrant3420
Subject: Hermosa Ranch Concerns & Recommendations

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

Hello Jodie,

I just spoke with Ken about my concerns and suggestions for the Hermosa Ranch development and he suggested I connect with you.

First, I appreciate the cities interest to bring in commercial for the benefit of increased taxes, increase the surrounding income levels, and construction tax, and please consider the following for the current residence as you make this decision and consider making this a win / win for all involved. I am in support of bringing in more funds for the city, while minimizing the impact on current residents. Please consider the following in doing so. Note, I have included other residence on this email that have expressed the same concerns.

The following are key concerns from a resident perspective;

1. Set back from the Cantada Ranch wall on the west side
2. Height of Building
3. Reduction in Mixed retail

Concern	Disadvantage	Suggestion / Benefit
180 feet set back from wall is not a wide enough separation between residential and commercial.	180 ft. not a long distance between the wall and proposed building, and will be a major obstruction right up against our wall and current views that we paid extra for in these particular lots. We did not pay extra for these lots just to be looking at a building.	Provide at least 300 feet distance between the west wall and the building line – this would provide for the following: • Create a greenway that extends from the Del Rio community • Create a pathway that connects to the park going in behind Cantada Ranch, creating more bike and walking paths for families in Del Rio, Cantada, Alamar and other communities and future trails coming in around the river, Estrella Mountains and surrounding areas • Currently there are very little safe pathways in this area connecting different communities and parks, this could offer that • Reduce the feeling of a building in your backyard for those with lots against the west wall (feeling like you are living in a commercial area vs a residential area, driving down the value in this homes and the investments we have put into our homes to date)
Height of Building	The cities current height limit is 30-35 ft., this is not a commercial area, why	Keep the building height low, again to respect those who invested in houses in a residential area, not a commercial area, and did not expect commercial to come in, potentially driving down the value of our homes.

	should this height limit change in a residential area? In a commercial area, maybe, but residential?	A potential compromise could be the set back – the more the setback, the increase in height. So a minimum of 300 ft. set back and 35 height, if wider set back like 400 feet, then go to a 40 ft. height as a compromise. We would be very opposed to anything higher then 40 ft. as its past current restrictions, and again we did not buy into a commercial area and pay extra for our lots for this to happen.
Mixed Retail	The new bid does not equally benefit the current residence. In the original proposal there was a residential and mixed retail, now with the new proposal its heavy commercial with limited retail and limited contingencies for retail.	Make this a win for the current residence by putting more emphasis on zoning for more mixed retail that will serve the community to offset the commercial proposal in replace of residential. (restaurants, quick serve restaurants, gym/ health facilities, dry cleaning, health and beauty services, shops, etc.) Yes, commercial will bring in more jobs, and those that live here already have jobs, and yet we are lacking in mixed retail services and food options in the surrounding area. Bringing in only commercial does not serve the current residence, and those visiting to experience the raceway. Offering mixed retail will also support the 'community together' feel, offering a place to bike, walk and gather via the proposed trails above that could lead to the mixed retail area.

I welcome any thoughts and feedback.
Please let me know what more I can do to have these ideas seriously considered. Do I need to start a community petition? Do I need to talk to the developers, or others within the city?

Please advise on next steps.

Many Thanks!
~ Jackie

Jackie Grant | Director of Client Solutions
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www.linkedin.com/in/jackiegrant
The Ken Blanchard Companies | Training the World's Best Managers™

Disclaimer

AGENDA ITEM REPORT

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

MEETING DATE: 11/17/2021

TO: Planning Commission

FROM: Eric Fitzer, Planning Manager

THROUGH: Eric Fitzer, Planning Manager

PURPOSE:
Planning Commission will hold a public hearing and consider a request 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 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. The Commission will take action and forward a recommendation to City Council.

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 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, 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.

As required by the Arizona Revised Statutes, the Commission held a public hearing for public comment on this request on October 20, 2021.

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 Code. As required by the Arizona Revised Statutes the Commission held a public hearing for public comment on this request on October 20, 2021.

Staff received three phone calls; one in favor and two others asking for further information. Staff have not received comments against the application.

ANALYSIS:
The Planning Commission must determine that the proposed amendment meets four (4) findings prior to recommending approval. Staff's analysis of each of the required findings is presented below.

1. The development pattern contained on the land use Plan inadequately provides sufficient sites for the use or change proposed in the amendment.

- The current land use plan in the South Avondale area, under this request, includes two (2) land uses of Estate Low Density Residential and Open Spaces and Parks. The request is to broaden the range of residential land uses and supportive commercial uses, including a planned resort in order to guide development in the South Avondale Area. The proposed land use classification changes will allow Avondale to continue to develop balanced residential, commercial and employment opportunities well into the future.

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

- Compared to the existing two (2) land uses included in the South Avondale Area. The amendment broadens the range of residential land uses and supportive commercial uses, including a planned resort in order to guide development in the South Avondale Area. This request will allow Avondale to continue to grow with a balanced mix of balanced residential, commercial and employment opportunities.

3. The amendment will not adversely impact the community as a whole 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 and wastewater, and public safety facilities than would otherwise be needed without the proposed change; (3) Adversely impacting the existing land uses.

- The proposal better defines the land use patterns within Southern Avondale. The area is currently planned only as two specific land uses which do not take into account transportation corridors nor provide for employment and commercial land uses which would be able to support the future population of Southern Avondale.
- The South Avondale area 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 and collection and treatment system that would most likely be served with a combination of groundwater and reclaimed water.
- The City of 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 in order to provide necessary transportation infrastructure to the area.
- 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.

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

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

- 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.

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.

STRATEGIC PLAN:

Strategic Outcome: Creative and Sustainable Development

- Strategy: Plan for development south of the Estrella Mountains.

Strategic Outcome: Natural Resources and Open Space

- Strategy: Promote and expand Avondale's natural assets such as parks, trails, rivers, and wilderness areas to residents, visitors, and businesses.

BUDGET IMPACT:

No budget impacts at this time.

RECOMMENDATION:

Planning Commission will conduct a public hearing and recommend **APPROVAL** of application PL-21-0014 South Avondale, a Major Amendment to the General Plan 2030 Land Use Map changing the Land Use designation of the subject property 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.

PROPOSED MOTION:
I move that the Planning Commission recommend **APPROVAL** of application PL-21-0014 South Avondale, a Major Amendment to the General Plan 2030 Land Use Map changing the Land Use Designation of the subject property 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.

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

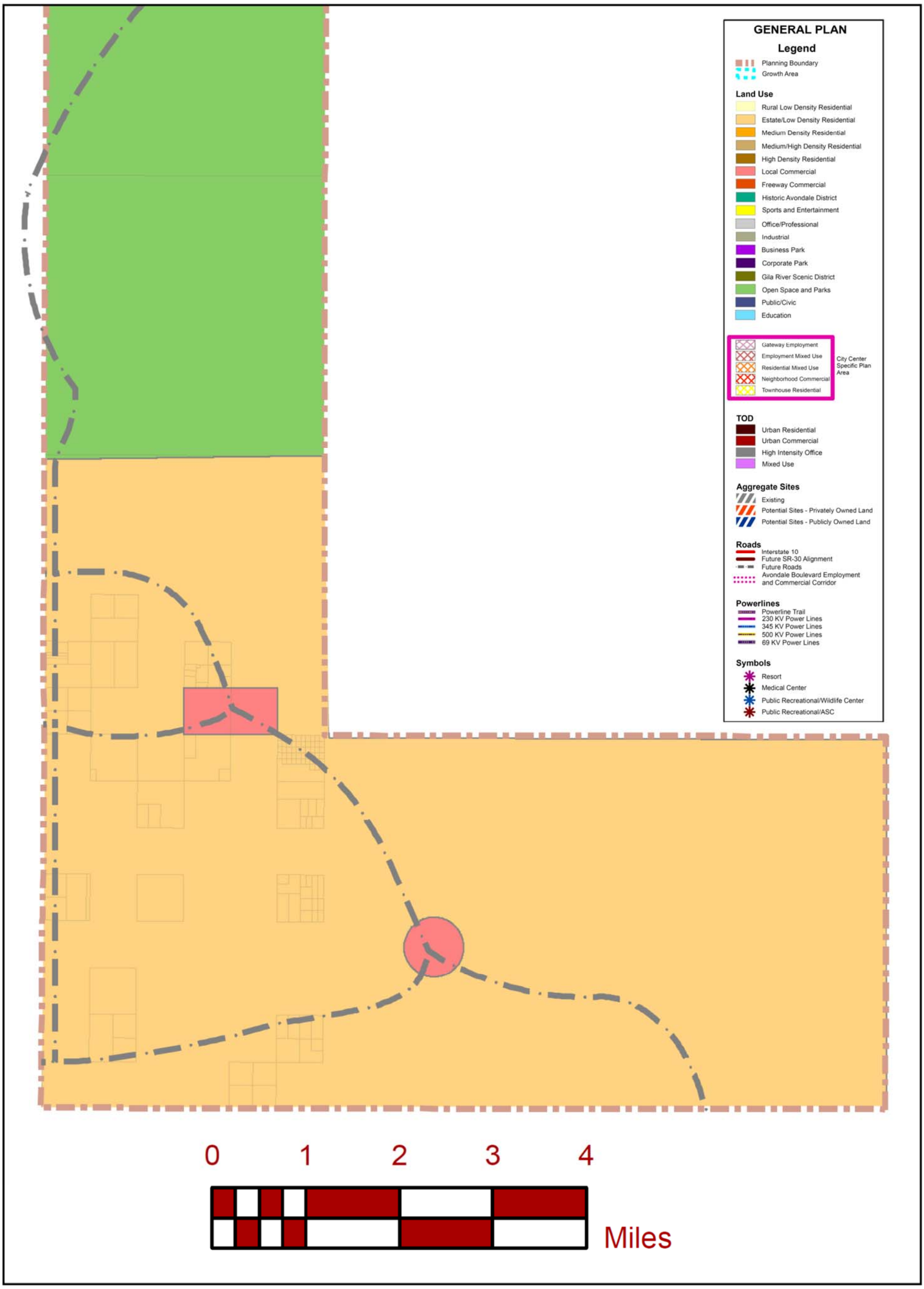
Mountain Regional Park, had grown considerably in size and during that fall the first nine holes of the Sierra Estrella Golf Course were opened.

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



EXHBIT C

AVONDALE SOUTH PLANNING AREA - LAND USE PROGRAM

DATE: 3/09/2021

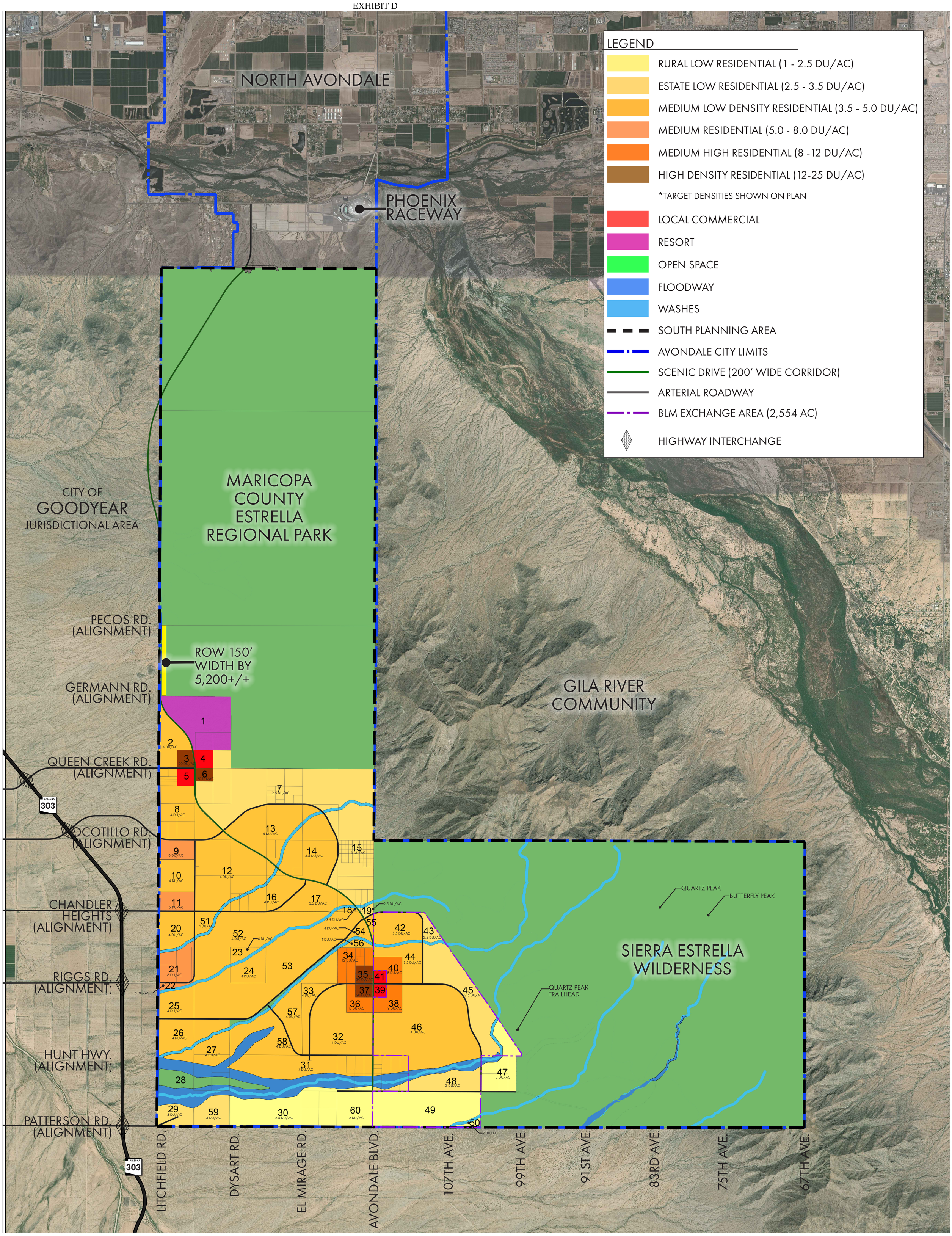
	LAND USE CATEGORY	SUBAREA #	GROSS SF	GROSS ACREAGE	DENSITY (DWELLING UNITS) LOW	TARGET	HIGH	INTENSITY (FAR SF) LOW	TARGET	HIGH	NOTES
R	RURAL LOW DENSITY RESIDENTIAL				**1.0**	**2.0**	**2.5**				GP density range: 0 - 1 DU/AC, Target = .3
		30	19,488,267	450	450	900	1,125	-	-	-	
		47	8,667,805	200	200	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	7,843,807	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		1,116,082,254	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**	-	-	-	-	-	-	
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.

EXHIBIT D



SOUTH AVONDALE PLANNING AREA | LAND USE PLAN

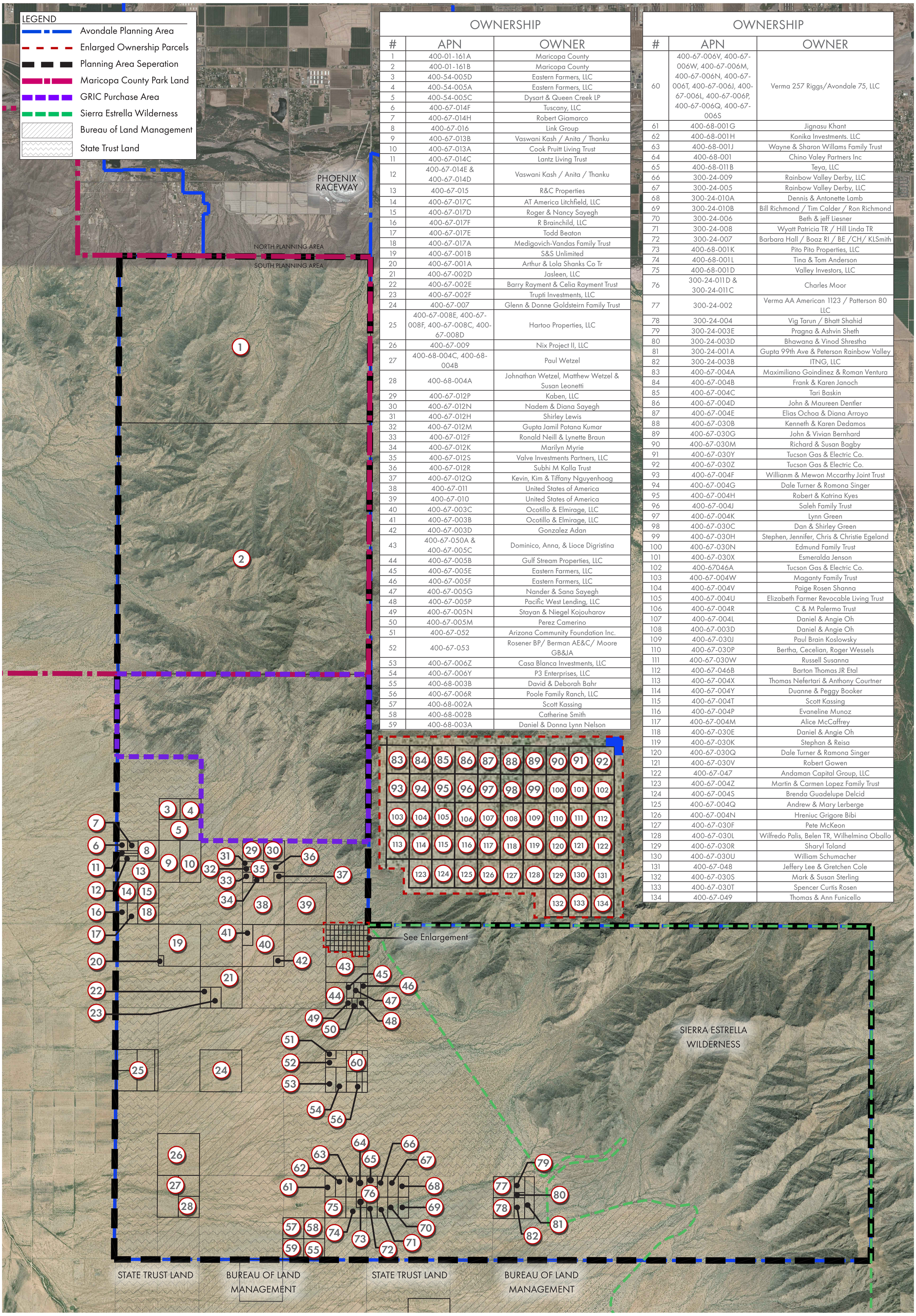
03/09/2021

NORTH 0 500 1000 2000 SCALE

Avondale Aspiring. Achieving. Accelerating.

NORRIS DESIGN Planning | Landscape Architecture | Branding

EXHIBIT E



OWNERSHIP

#	APN	OWNER
1	400-01-161A	Maricopa County
2	400-01-161B	Maricopa County
3	400-54-005D	Eastern Farmers, LLC
4	400-54-005A	Eastern Farmers, LLC
5	400-54-005C	Dysart & Queen Creek LP
6	400-67-014F	Tuscany, LLC
7	400-67-014H	Robert Giamarco
8	400-67-016	Link Group
9	400-67-013B	Vaswani Kash / Anita / Thanku
10	400-67-013A	Cook Pruitt Living Trust
11	400-67-014C	Lantz Living Trust
12	400-67-014E & 400-67-014D	Vaswani Kash / Anita / Thanku
13	400-67-015	R&C Properties
14	400-67-017C	AT America Litchfield, LLC
15	400-67-017D	Roger & Nancy Sayegh
16	400-67-017F	R Brainchild, LLC
17	400-67-017E	Todd Beaton
18	400-67-017A	Medigovich-Vandas Family Trust
19	400-67-001B	S&S Unlimited
20	400-67-001A	Arthur & Lola Shanks Co Tr
21	400-67-002D	Jasleen, LLC
22	400-67-002E	Barry Rayment & Celia Rayment Trust
23	400-67-002F	Trupti Investments, LLC
24	400-67-007	Glenn & Donne Goldsteirn Family Trust
25	400-67-008E, 400-67-008F, 400-67-008C, 400-67-008D	Hartoo Properties, LLC
26	400-67-009	Nix Project II, LLC
27	400-68-004C, 400-68-004B	Paul Wetzel
28	400-68-004A	Johnathan Wetzel, Matthew Wetzel & Susan Leonetti
29	400-67-012P	Kaben, LLC
30	400-67-012N	Nadem & Diana Sayegh
31	400-67-012H	Shirley Lewis
32	400-67-012M	Gupta Jamil Potana Kumar
33	400-67-012F	Ronald Neill & Lynette Braun
34	400-67-012K	Marilyn Myrie
35	400-67-012S	Valve Investments Partners, LLC
36	400-67-012R	Subhi M Kalla Trust
37	400-67-012Q	Kevin, Kim & Tiffany Nguyenhoag
38	400-67-011	United States of America
39	400-67-010	United States of America
40	400-67-003C	Ocotillo & Elmirage, LLC
41	400-67-003B	Ocotillo & Elmirage, LLC
42	400-67-003D	Gonzalez Adan
43	400-67-050A & 400-67-005C	Dominico, Anna, & Lioce Digristina
44	400-67-005B	Gulf Stream Properties, LLC
45	400-67-005E	Eastern Farmers, LLC
46	400-67-005F	Eastern Farmers, LLC
47	400-67-005G	Nander & Sana Sayegh
48	400-67-005P	Pacific West Lending, LLC
49	400-67-005N	Stayan & Niegel Kojouharov
50	400-67-005M	Perez Camerino
51	400-67-052	Arizona Community Foundation Inc.
52	400-67-053	Rosener BP/ Berman AE&C/ Moore GB&JA
53	400-67-006Z	Casa Blanca Investments, LLC
54	400-67-006Y	P3 Enterprises, LLC
55	400-68-003B	David & Deborah Bahr
56	400-67-006R	Poole Family Ranch, LLC
57	400-68-002A	Scott Kassing
58	400-68-002B	Catherine Smith
59	400-68-003A	Daniel & Donna Lynn Nelson

OWNERSHIP

#	APN	OWNER
60	400-67-006V, 400-67-006W, 400-67-006M, 400-67-006N, 400-67-006T, 400-67-006J, 400-67-006L, 400-67-006P, 400-67-006Q, 400-67-006S	Verma 257 Riggs/Avondale 75, LLC
61	400-68-001G	Jignasu Khant
62	400-68-001H	Konika Investments. LLC
63	400-68-001J	Wayne & Sharon Willams Family Trust
64	400-68-001	Chino Valey Partners Inc
65	400-68-011B	Teya, LLC
66	300-24-009	Rainbow Valley Derby, LLC
67	300-24-005	Rainbow Valley Derby, LLC
68	300-24-010A	Dennis & Antonette Lamb
69	300-24-010B	Bill Richmond / Tim Calder / Ron Richmond
70	300-24-006	Beth & jeff Liesner
71	300-24-008	Wyatt Patricia TR / Hill Linda TR
72	300-24-007	Barbara Hall / Boaz RI / BE /CH/ KLSmith
73	400-68-001K	Pito Pito Properties, LLC
74	400-68-001L	Tina & Tom Anderson
75	400-68-001D	Valley Investors, LLC
76	300-24-011D & 300-24-011C	Charles Moor
77	300-24-002	Verma AA American 1123 / Patterson 80 LLC
78	300-24-004	Vig Tarun / Bhatt Shahid
79	300-24-003E	Pragna & Ashvin Sheth
80	300-24-003D	Bhawana & Vinod Shrestha
81	300-24-001A	Gupta 99th Ave & Peterson Rainbow Valley
82	300-24-003B	ITNG, LLC
83	400-67-004A	Maximiliano Goindinez & Roman Ventura
84	400-67-004B	Frank & Karen Janoch
85	400-67-004C	Tari Baskin
86	400-67-004D	John & Maureen Dentler
87	400-67-004E	Elias Ochoa & Diana Arroyo
88	400-67-030B	Kenneth & Karen Dedamos
89	400-67-030G	John & Vivian Bernhard
90	400-67-030M	Richard & Susan Bagby
91	400-67-030Y	Tucson Gas & Electric Co.
92	400-67-030Z	Tucson Gas & Electric Co.
93	400-67-004F	Willianm & Mewon Mccarthy Joint Trust
94	400-67-004G	Dale Turner & Romona Singer
95	400-67-004H	Robert & Katrina Kyes
96	400-67-004J	Saleh Family Trust
97	400-67-004K	Lynn Green
98	400-67-030C	Dan & Shirley Green
99	400-67-030H	Stephen, Jennifer, Chris & Christie Egeland
100	400-67-030N	Edmund Family Trust
101	400-67-030X	Esmeralda Jenson
102	400-67046A	Tucson Gas & Electric Co.
103	400-67-004W	Maganty Family Trust
104	400-67-004V	Paige Rosen Shanna
105	400-67-004U	Elizabeth Farmer Revocable Living Trust
106	400-67-004R	C & M Palermo Trust
107	400-67-004L	Daniel & Angie Oh
108	400-67-003D	Daniel & Angie Oh
109	400-67-030J	Paul Brain Koslowsky
110	400-67-030P	Bertha, Cecelian, Roger Wessels
111	400-67-030W	Russell Susanna
112	400-67-046B	Barton Thomas JR Etal
113	400-67-004X	Thomas Nefertari & Anthony Courtner
114	400-67-004Y	Duanne & Peggy Booker
115	400-67-004T	Scott Kassing
116	400-67-004P	Evaneline Munoz
117	400-67-004M	Alice McCaffrey
118	400-67-030E	Daniel & Angie Oh
119	400-67-030K	Stephan & Reisa
120	400-67-030Q	Dale Turner & Ramona Singer
121	400-67-030V	Robert Gowen
122	400-67-047	Andaman Capital Group, LLC
123	400-67-004Z	Martin & Carmen Lopez Family Trust
124	400-67-004S	Brenda Guadelupe Delcid
125	400-67-004Q	Andrew & Mary Lerberge
126	400-67-004N	Hreniuc Grigore Bibi
127	400-67-030F	Pete McKeon
128	400-67-030L	Wilfredo Palis, Belen TR, Wilhelmina Oballo
129	400-67-030R	Sharyl Toland
130	400-67-030U	William Schumacher
131	400-67-048	Jeffery Lee & Gretchen Cole
132	400-67-030S	Mark & Susan Sterling
133	400-67-030T	Spencer Curtis Rosen
134	400-67-049	Thomas & Ann Funicello

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