



Planning Commission Online Meeting Agenda Wednesday, December 15, 2021

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REGULAR MEETING

6:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. OPENING STATEMENT

4. APPROVAL OF MINUTES

Planning Commission will consider approval of the 11/17/2021 Planning Commission Meeting minutes.

5. PUBLIC HEARING ITEMS

a. FAIRWAY COMMERCE CENTER – MINOR GENERAL PLAN AMENDMENT – APPLICATION PL-21-0113

Planning Commission will hold a public hearing and consider a request by Carolyn Oberholtzer, of Bergin, Frakes, Smalley & Oberholtzer, PLLC, on behalf of property owner LaPour, for a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Fairway Commerce Center, a proposed 28.53 gross acre commerce park development located approximately 1,026 feet north of the northeast corner of Van Buren Street and Fairway Drive. The proposed Minor General Plan Amendment, if approved, will amend the General Plan 2030 Land Use Map designation from Urban Residential to Business Park. The requested Business Park category accommodates development of campuses for light manufacturing, corporate commerce, office, research and development, limited warehouse and distribution uses, and other similar light industrial uses. The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Michelle Simerdla, Senior Planner

b. FAIRWAY COMMERCE CENTER – REZONE – APPLICATION PL-21-0112

Planning Commission will hold a public hearing and consider a request by Carolyn Oberholtzer, of Bergin, Frakes, Smalley & Oberholtzer, PLLC, on behalf of property owner LaPour, to rezone approximately 28.53 gross acres located approximately 1,026 feet north of the northeast corner of Van Buren Street and Fairway Drive from Agricultural (AG) to Planned Area Development (PAD). The proposed Fairway Commerce Center PAD will allow a mix of light industrial, flex industrial, and commercial uses based on a mix of the City's Commerce Park (CP) and General Industrial (A-1) zoning districts. A request to change the General Plan 2030 Land Use Map designation from Urban Residential to Business Park will be considered separately. The

Commission will take appropriate action and forward a recommendation to City Council.
Staff Contact: Michelle Simerdla, Senior Planner

c. THE RESIDENCES AT THE AGUA FRIA – MINOR GENERAL PLAN AMENDMENT – APPLICATION PL-21-0335

Planning Commission will hold a public hearing and consider a request by Adam Baugh, Withey Morris PLC, on behalf of property owners Gisela and Carlos Roberto Blancas and Carl and Patricia Weiler, to amend the General Plan 2030 Land Use Map for approximately 7.16 acres of a larger 22-acre property, located approximately 500 west of the southwest corner of Buckeye Road and El Mirage Road, for The Residences at the Agua Fria which is a proposed 22 acre multi-family development. The proposed Minor General Plan Amendment (GPA), if approved, will amend the General Plan 2030 Land Use Map designation from Medium Density Residential (MDR) to High Density Residential (HDR). Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Michelle Simerdla, Senior Planner

d. THE RESIDENCES AT THE AGUA FRIA – REZONE – APPLICATION PL-21-0192

Planning Commission will hold a public hearing and consider a request by Adam Baugh, Withey Morris PLC, on behalf of property owners Mattfeld Holdings LLC, Gisela and Carlos Roberto Blancas and Carl and Patricia Weiler, to rezone approximately 22.3 net acres located approximately 500 west of the southwest corner of Buckeye Road and El Mirage Road from Urban Residential-6 (R1-6), Rural Residential-43 (RR-43), and Diamond Ridge PAD zoning to The Residences at the Agua Fria PAD for a multi-family residential use. Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Michelle Simerdla, Senior Planner

6. ACTION ITEMS

7. DISCUSSION ITEMS

8. COMMISSION ANNOUNCEMENTS

9. PLANNING DIVISION REPORT

10. CALENDAR

11. ADJOURNMENT

Members will attend either in person or by telephone or video conference call. Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1200 or TDD 623-333-0010 at least two business days prior to the meeting.

Los miembros participaran ya sea en persona o por medio de llamada Telefonica o por video. 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.

Wednesday, November 17, 2021
6:00 P.M.

Note from the Clerk: The November 17, 2021 Planning Commission meetings was hosted online using the online Zoom Cloud Meeting platform.

1. CALL TO ORDER

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

2. ROLL CALL

The following members and representatives were present:

COMMISSIONERS PRESENT IN PERSON/PHONE/VIDEO

Lisa Osborne, Vice Chair
Alisha Meginnis, Commissioner
Denise Stanfield, Commissioner
Linda Warren, Commissioner
Larry White, Commissioner
Blanca Uvari, Commissioner
Alan Agundez Castillo, Alternate

COMMISSIONERS ABSENT

Christopher Thompson, Chair

CITY STAFF PRESENT

Charles Montoya, City Manager
Kevin Murphy, Director
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

Vice Chair Osborne read the Opening Statement.

4. APPROVAL OF MINUTES

a. October 20, 2021

Commissioner White moved to approve the October 20, 2021 minutes as presented; Commissioner Uvari seconded the motion.

Upon vote, the motion was carried 6 to 0.

Commissioner Osborne, Vice Chair	Aye
Commissioner Meginnis	Aye
Commissioner Stanfield	Aye
Commissioner Warren	Aye
Commissioner White	Aye
Commissioner Uvari	Aye

5. PUBLIC HEARING ITEMS

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

Michelle Simerdla, Senior Planner, stated that the purpose of the item is to consider rezoning of approximately 7.11 acres from C-2 to C-3 for Clearsky, conduct a public hearing and forward a recommendation to the City Council for their vote on December 13, 2021. The site location was identified as currently being farmed and zoned C-2 in the County. Upon annexation, it will be assigned the equivalent C-2 City zoning. There is a pending annexation request, which will be heard December 13th before City Council for a final vote. Surrounding zoning districts were reviewed. The General Plan designates the location as Freeway Commercial, intended for more intense usage along the I-10. A medical use fits with the designation. The request is to rezone from C-2 to C-3 with a proposal to construct a 40,000 square foot building in a single phase. The proposed use is specialty rehabilitation facility, which will provide care for patients recovering from stroke, heart attack and brain injuries. An overview of the site plan and renderings was provided. Staff supports the rezoning, as it conforms to the general land use map designation of C-3 and is located within the City's Health Tech Corridor. The development is in conformance with the commercial and industrial design manual and the C-3 standards. It will result in development that is compatible with and complementary to existing uses in the area. Any required infrastructure improvements will be completed by the developer. All required notifications were completed. There were three comments on aVOICE, all in support of the project. Staff recommends approval.

Vice Chair Osborne invited questions from Commissioners. There were no questions from Commissioners. Vice Chair Osborne identified a section near I-10 and asked what it would be used for. Ms. Simerdla stated her understanding that it is intended as an outdoor seating area. She invited the applicant to chime in.

Applicant, Robert George, DPS Design, clarified that the area is designated as a possible location for a staff respite area.

Vice Chair Osborne invited further questions. There were none.

Vice Chair Osborne opened the public hearing. There were no public comments and the City Clerk has received no requests to speak. There being no questions, Vice Chair Osborne closed the public hearing and invited a motion.

Commissioner White moved to approve Application PL-21-0149 subject to six (6) recommended conditions of approval; Commissioner Meginnis seconded the motion.

Upon vote, the motion was carried 6 to 0.

Commissioner Osborne, Vice Chair	Aye
Commissioner Meginnis	Aye
Commissioner Stanfield	Aye
Commissioner Warren	Aye
Commissioner White	Aye
Commissioner Uvari	Aye

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

It was noted that items B and C would be presented together.

Ms. Simerdla stated that the purpose of B and C is to review a proposed minor General Plan amendment and a rezone for the proposed Shadow Ridge Development, conduct separate public hearings for each item and forward a recommendation to City Council for each item. The site location and surrounding uses were reviewed. There is an electrical easement going through the property as well as a canal on the south side of the property and along Avondale Boulevard. The parcel is currently in the County with zoning as R1-6 Residential Planned Development (RUPD), with the intent for it to be assigned a City-equivalent of R1-6 once annexed. The current General Plan land use designation is Estate Low Density Residential (ELDR). The project consists of 118.4 acres with a pending annexation request. City Council authorized the annexation to proceed on October 25th. City Council also held a public hearing for discussion only. The final public hearing and vote for adoption will take place on December 13th. For the General Plan amendment request, the intent is to amend the General Plan land use designation from Estate Low Density Residential (ELDR) to Medium Density Residential (MDR).

The proposal is for 3.6 dwelling units per acre and a total of 430 dwelling units. Lot sizes and open space plans were discussed. Staff supports the major General Plan amendment, as it affects only 6 percent of the Estate Low Density Residential (ELDR) designations north of the Estrella Mountains. The Medium Density Residential (MDR) category would be more appropriate and compatible, as the site is in proximity to the future SR-30 freeway a mile south of the project. The increase in units does not represent a significant change to the City's development pattern. There are other nearby Medium Density Residential (MDR) developments. The proposed development does not adversely affect land uses in the area. The developer will be required to construct required infrastructure and improvements. There will be two main access points on Avondale Boulevard. The developer is required to have a connection to Miami Avenue. Most likely, access will occur via 111th Avenue with a half-street constructed to Miami. A future traffic

signal may be planned for the intersection of Miami Avenue and Avondale boulevard. The proposal is consistent with the goals in the General Plan 2030. Staff supports the rezoning, as the PAD will be in conformance with the requested General Plan land use designation of Medium Density Residential (MDR) as well as the Single Family Design Manual. It is compatible with adjacent uses.

In conjunction with notification requirements, there was a 60-day review period for other agency input in regards to the Major General Plan amendment. There were no responses. All required notifications were completed. Certificates of adequate school facilities were received from Littleton Elementary and Tolleson Union High School District. There were three comments on aVOICE. One was in support, one against, and one had a question. One comment was received via email not in support of the amendment. Staff recommends approval of the application.

Eric Fitzer, Planning Manager, noted that during the public hearing with City Council in terms of the annexation, Council did express concern regarding the 45-foot-wide lot size.

Vice Chair Osborne invited questions from the Commission.

Commissioner Warren cited the comment on aVOICE against the project and the submitted email comment also against the project and asked what reasons were given. Ms. Simerdla stated that the emailed comment was not in support of the General Plan amendment as it would make the parcel more dense and increase the number of homes in the area. They preferred maintaining the rural character. The aVOICE comment referenced not wishing to have “more concrete jungles and fast food.”

Vice Chair Osborne noted the potential installation of a traffic light and asked whether a traffic study has been conducted. Ms. Simerdla confirmed that the developer has submitted a traffic study, which has been reviewed by the City’s traffic engineering staff, however, the exact location and timing for the traffic signal have not yet been determined. Other improvements identified in the study include a deceleration lane for traffic going northbound. For southbound, they will be constructing a protected left turn pocket.

Vice Chair Osborne referenced City Council’s lack of support for the 45-foot lot widths and asked how the project will proceed if City Council ultimately withholds approval. Mr. Fitzer stated that there is the potential for negotiations between the developer and City Council. The rezone request depends upon the Planning & Zoning Commission’s feeling regarding the overall project.

Vice Chair Osborne opened the public meeting. There were no requests to speak from the public.

Vice Chair Osborne invited comments from the applicant.

Andrew Yancy, Bergin, Frakes, Smalley & Oberholtzer, representing the applicant and property owner, provided an update, stating that the homebuilder for the project will be Pulte Homes. In terms of City Council’s comments regarding the lot sizes, City Council was holding the public hearing for the annexation at that time and did not actually have the rezone application before them.

Mr. Fitzer clarified that there are two public hearings on this item. One is for the General Plan. Comments specific to the General Plan should be addressed at this time. This will be followed by the public hearing on the rezone request.

There being no further questions, Chair Thompson closed the public hearing and invited a motion on Application PL-21-0021.

Commissioner Warren moved to approve Application PL-21-0021; Commissioner White seconded the motion.

Upon vote, the motion was carried 5 to 1.

Commissioner Osborne, Vice Chair	Aye
Commissioner Meginnis	Nay
Commissioner Stanfield	Aye
Commissioner Warren	Aye
Commissioner White	Aye
Commissioner Uvari	Aye

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

Vice Chair Osborne opened the public hearing for this item. There were no comments from the public.

Vice Chair Osborne invited Mr. Yancy to continue with his response to the lot size concerns addressed by City Council. Mr. Yancy stated that the area of development is becoming much more suburban in character. The development plan represents a balanced approach, including four different lot widths, at 45, 50, 55 and 63 feet. There are some constraints to the property, including a 100-foot electrical easement running through the center. There is a pump station on the southwest corner. There is also an adjacent irregularly shaped canal on the south. As such, flexibility is required to mitigate the constraints. Only one of the five inner parcels is designed with 45-foot parcels. There is also significant buffering along Avondale Boulevard. The developer is also extending lot depth beyond what is required in the zoning district. This provides additional backyard space. There is a density of 3.6 dwelling units per acre, which is consistent with the surrounding areas and is a decrease from existing county zoning, which allows 3.9 dwelling units per acre.

Commissioner White asked whether the school site in the northwest corner is part of the annexation. Mr. Yancy stated that the annexation does not include the school site, already owned by the Littleton School District.

There being no further questions, Vice Chair Osborne closed the public hearing and invited a motion.

Commissioner Warren moved to approve Application PL-21-0087 subject to nine (9) recommended conditions of approval; Commissioner Stanfield seconded the motion.

Upon vote, the motion was carried 6 to 0.

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

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

Eric Fitzer, Planning Manager, noted that items 5d and 5e would be presented together, with separate votes for each. There are two requests, including review of a proposed request for a major General Plan amendment and public hearing as well as review for a proposed request for rezoning and public hearing. The site location, details and surrounding uses were discussed. The current General Plan land use designation is Estate Low Density Residential (ELDR), Medium Density Residential (MDR) and Local Commercial (LC). The proposed General Plan land use is business park over the entire site. Staff made findings based on the General Plan analysis. There are adequate business park and employment uses within Avondale to support future development. The amendment constitutes overall improvement to the 2012 plan. The proposal is surrounded by all residential land uses; inclusion of an employment use business park is not advisable at this time.

The General Plan analysis resulted in a number of findings. The amendment will significantly alter acceptable land use patterns, require large and more expensive public infrastructure and potentially impact existing land uses. Staff's analysis reveals that the amendment alters acceptable land use patterns by introducing employment uses in a residential land use area. One of the potential uses will result in significant utilization of City water resources. The City's water portfolio can handle housing, commercial and light industrial, however one of the potential uses of a data center may place too much strain on the system. The amendment is consistent with the overall intent of the 2012 plan, other adopted plans, codes and ordinances. Currently the land uses of the site and surrounding properties support residential and like uses and not employment uses.

In terms of the rezoning, the current zoning is P Ranch PAD on approximately 248 acres, Fleming Farms Pad on approximately 52 acres and agriculture on approximately 18 acres. Proposed zoning is for Hermosa Ranch Tech Campus PAD. Surrounding zoning was reviewed. The conceptual design was discussed, which consists of four parcels, including commercial, business park and associated uses such as battery storage. Staff completed a PAD analysis and based on lack of conformance with the General Plan, staff recommends denial. All public notifications have been completed. One email comment was received. Next steps include a City Council hearing potentially on December 13, 2021 concurrent with the PAD rezoning application. Staff and the applicant are in agreement to table this item at this time.

Vice Chair Osborne asked for a definition of the employment usage section. Mr. Fitzer stated that this was in reference to the business park area.

Vice Chair Osborne opened the public hearing. There were no comments from the public.

Vice Chair Osborne invited the applicant to address the Commission.

Carolyn Oberholtzer, Bergin, Frakes, Smalley & Oberholtzer, presented slides and spoke on behalf of the Vanderway family. She thanked staff for their presentation this evening as well as their work on the application. The applicant is in agreement with tabling the PAD as they work through issues presented by the City. She provided a historical overview of the property since ownership by the Vanderway family. The property has unique attributes beneficial to tech users, including being adjacent to the Rudd substation and power infrastructure. They are not equally beneficial for residential uses. As such, the

applicant withdrew its prior applications and revised its requests to a business park major General Plan amendment to allow the companion tech park PAD to move forward. It would bring a technology campus to the location as a nonresidential use. There is a requirement that the City hold its public hearing on the application in the year the application was made. While they would like to request a continuance, they do not have the luxury of time. As such, they are looking for a recommendation this evening regarding the major General Plan amendment. They would then return next year for the PAD. In 2017, the Tres Rios Opportunity Zone applied to the property. It creates favorable tax treatment if a business use is established on the property and held for a certain period of time. The properties were designated by the federal government in cities with lagging economic indicators. Residential development does not qualify for tax treatment in an opportunity zone, as it is not a business use. The elements of the major amendment tests were reviewed with arguments for justification of the proposed development provided.

Charles Montoya, City Manager, noted that the environment has changed and what has been stated about the Opportunity Zone is incorrect. The Opportunity Zone can be used for multifamily, but must be over a ten-year period, as required by the federal government. The development is concerning, because the corridor going down Avondale Boulevard has the viewpoint of the Estrella Mountains and is “part of what Avondale has always wanted to be in the southern area of the community.” A few years ago, there was availability of water and its treatment to hold a data center. However, the original estimate of 2028 for expansion of the treatment plan has been revised to July of next year. Staff is concerned, even with a closed loop water system in terms of development and height requirement. City Council is also concerned with the proposed building heights of 54 feet for this area. Given the volume of concerns, he recommends denial at this time.

Vice Chair Osborne invited questions from Commissioners.

Commissioner Warren asked how the a closed loop data center will impact the water supply. Ms. Oberholtzer said it is a relatively new and more expensive technology. It is an air chilled cooler system which operates on a zero gallon megawatt operation.

In response to a question from Commissioner White, Mr. Fitzer confirmed that the developer is free to reapply next year. Applications generally take about a year to process.

There being no further questions, Vice Chair Osborne closed the public hearing and invited a motion.

Commissioner White moved to deny Application PL-21-0001; Commissioner Meginnis seconded the motion.

Upon vote, the motion was carried 4 to 2.

Commissioner Osborne, Vice Chair	Aye
Commissioner Meginnis	Aye
Commissioner Stanfield	Nay
Commissioner Warren	Nay
Commissioner White	Aye
Commissioner Uvari	Aye

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

Vice Chair Osborne invite a motion.

Commissioner White moved to table Application PL-21-0183; Commissioner Warren seconded the motion.

Upon vote, the motion was carried 6 to 0.

Commissioner Osborne, Vice Chair	Aye
Commissioner Meginnis	Aye
Commissioner Stanfield	Aye
Commissioner Warren	Aye
Commissioner White	Aye
Commissioner Uvari	Aye

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

Mr. Fitzer stated that the purpose is to review a proposed request for a major General Plan amendment, conduct a public hearing and take action. The site location, attributes and owners were discussed. The application is meant to better define land uses south of the Estrella area and to plan the area specifically around future transportation corridors. The current General Plan land use is a mixture of Estate Low Density Residential (ELDR), Local Commercial (LC), open space and parks. With this staff-initiated request, the City is looking to better define land uses in the area while planning for future growth south of the Estrellas. The proposed General Plan land use is a mixture of Rural Residential (RR), Estate Low Density Residential (ELDR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Local Commercial (LC), Resort, Open Space and Parks, Floodways and Washes. Transportation access will be achieved in partnership with neighbors to the west, such as Goodyear. The goal of the General Plan amendment is to broaden uses to allow for a more cohesive development area that will provide for future growth. Required notifications were completed. Staff received four phone calls, most requesting information. One was in favor of the application. The Planning and Zoning Commission heard the major General Plan amendment application during a public hearing on October 20th, 2021. Next steps include a City Council hearing on December 13th, 2021. Staff recommends approval.

Vice Chair Osborne invited questions from Commissioners.

Commissioner Uvari asked whether staff is proposing to change the land use designation for privately owned land. Mr. Fitzer clarified that the request would not actually change the zoning. A General Plan land use is what the City envisions in the future. The zoning of specific properties apply to what can actually be done with the individual property. The majority of the property is located within Maricopa County. This would change the allowable land uses not zoning.

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

Vice Chair Osborne closed the public hearing and invited a motion.

Commissioner Meginnis moved to approve Application PL-21-0014; Commissioner Warren seconded the motion.

Upon vote, the motion was carried 6 to 0.

Commissioner Osborne, Vice Chair	Aye
Commissioner Meginnis	Aye
Commissioner Stanfield	Aye
Commissioner Warren	Aye
Commissioner White	Aye
Commissioner Uvari	Aye

6. COMMISSION ANNOUNCEMENTS

There were no action items discussed.

7. PLANNING DIVISION REPORT

There was no report.

8. CALENDAR

The next meeting is December 15, 2021.

9. ADJOURNMENT

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

Upon vote, the motion was carried 6 to 0.

Commissioner Osborne, Vice Chair	Aye
Commissioner Meginnis	Aye
Commissioner Stanfield	Aye
Commissioner Warren	Aye
Commissioner White	Aye
Commissioner Uvari	Aye

Meeting adjourned at 7:24 p.m.

Chair

Date



AGENDA ITEM REPORT

SUBJECT: Fairway Commerce Center – Minor General Plan Amendment – Application PL-21-0113

MEETING DATE: 12/15/2021

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 Carolyn Oberholtzer, of Bergin, Frakes, Smalley & Oberholtzer, PLLC, on behalf of property owner LaPour, for a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Fairway Commerce Center, a proposed 28.53 gross acre commerce park development located approximately 1,026 feet north of the northeast corner of Van Buren Street and Fairway Drive. The proposed Minor General Plan Amendment, if approved, will amend the General Plan 2030 Land Use Map designation from Urban Residential to Business Park. The requested Business Park category accommodates development of campuses for light manufacturing, corporate commerce, office, research and development, limited warehouse and distribution uses, and other similar light industrial uses. The Commission will take appropriate action and forward a recommendation to City Council.

BACKGROUND:

The approximately 28.53 gross acre subject property (Exhibits A and B) is located at the northeast corner of Fairway Drive and the Corporate Street alignment, approximately 1,026 feet north of the northeast corner of Van Buren Street and Fairway Drive.

The property was annexed into the City's corporate limits on July 29, 1976, and the zoning district is Agricultural (AG), which allows agricultural, ranching, and related uses. The AG zoning district also serves as a holding zone for land until suitable for rezoning and development. The site is designated by the General Plan 2030 Land Use Map (Exhibit C) as Urban Residential, which is residential land that will contain more than 30 dwelling units per acre.

Additionally, the site is located within the Freeway Corridor, a growth area identified in the General Plan. The Fairway Drive and I-10 Freeway interchange opened in early 2021, and the area is trending towards becoming a business/commerce park corridor. The Fairway 10 project, a large-scale business/commerce park development located directly to the east of the subject property, is completing construction.

The existing uses and zoning of surrounding properties include:

- **NORTH:** Two single-family residences with an associated agricultural business use zoned Suburban Residential (R1-35).
- **EAST:** Fairway 10, a large-scale business/commerce park development.
- **SOUTH OF CORPORATE STREET:** From west to east, a single-family residence with an associated

agricultural business uses zoned AG, a single-family residence zoned AG, vacant land zoned AG, and the River Crossing Mini Storage Facility zoned Community Commercial (C-2).

- **WEST OF FAIRWAY DRIVE:** Avondale Commerce Center, a commerce park development with multi-tenant warehouse buildings.

SUMMARY OF REQUEST:

The applicant is requesting approval of a Minor General Plan Amendment (GPA) to the General Plan 2030 Land Use Map to facilitate development of the Fairway Commerce Center, a planned light industrial commerce park development (Exhibit D).

The requested Minor GPA will change the designation of the subject property to Business Park from Urban Residential. The Business Park designation allows for large scale campus development that provides abundant employment opportunities and offers amenities such as attractive streetscapes with excess landscaped setbacks, appropriate screening from the I-10 Freeway, pedestrian connections, efficient circulation, and refuge areas for active and passive activities to maintain a healthy lifestyle for all employees. The category accommodates enclosed light manufacturing, corporate commerce, hotel, multi-story offices, research and development industries, solar and renewable energy manufacturers, motor sports related manufacturing, and limited warehouse and support services that support these primary employment uses.

There is a separate request to rezone the subject property to Planned Area Development (PAD). Approval of this GPA request is required for the rezoning to be approved, which is scheduled for the same Planning Commission and City Council meetings. The proposed Fairway Commerce Center Development Plan also incorporates the design measures listed in the Business Park category definition, will provide for efficient on-site and off-site circulation, attractive and spacious landscaped setbacks, pedestrian connections, and usable open space areas for employees.

PUBLIC PARTICIPATION:

A neighborhood meeting was held on October 28, 2021. Due to the ongoing Covid-19 pandemic, the meeting was held virtually via Zoom. All required notices of the meeting were completed at least fifteen days prior to the meeting. In addition to City Staff and the applicant's team, no people outside Staff or the development team attended the virtual meeting (Exhibit F).

All required notifications for the Planning Commission and City Council public hearings were completed. No comments have been received to date.

ANALYSIS:

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

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

The majority of properties designated Business Park have been developed or are currently under development. Of the undeveloped properties with a Business Park designation, the majority are located between 101st Avenue and 107th Avenue, north of Van Buren Street, and south of Roosevelt Street. These alternative sites do not enjoy direct frontage on I-10 and provide less efficient access to the freeway, making them less ideal for a development similar to the proposed Fairway Commerce Center.

The new Fairway Drive/I-10 interchange, which opened in early 2021, was not fully conceptualized when the General Plan 2030 Land Use Map was adopted. With the inclusion of this new interchange in the City's transportation network, it is sensible to reconsider land uses that may not have been appropriate if an interchange was not provided.

The BLVD Specific Plan area, approximately 0.5 miles east of the project, was adopted after the adoption of the General Plan and offers more opportunities to replace the approximately 28 acres of Urban Residential land at locations more appropriate for high-density, urban residential development in a live/work/play

environment along Avondale Blvd.

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.

There is a high demand for light industrial commerce park developments, as evidenced by several new developments under construction or newly built in Avondale and the surrounding region. While the developer benefits from making the property more developable under current market conditions, the City also benefits through the creation of new jobs, added tax revenues, and an enhanced appearance from the perspective of the I-10 Freeway.

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

The amendment will not significantly alter acceptable land use patterns, considering the new Fairway Drive interchange has created an opportunity for business park uses to have close access to the I-10 corridor and also limits business park interactions with residential uses.

The proposed development has been reviewed by City Staff and is likely to require less public infrastructure improvements than a high-density residential type of development. The developer of Fairway Commerce Center will bear all costs of required off-site improvements.

Through the accompanying PAD rezoning, the proposed development incorporates several measures intended to mitigate any impacts on surrounding land uses, particularly the residential uses to the north of the property and south of Corporate Street such as buffering, additional landscaping, and building placement.

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

- Land Use Goal #3, Policy D “Ensure adequate transitions and/or buffers are provided when adjacent land uses vary in character and intensity”.
- Economic Vitality Goal #1 “Grow and diversify Avondale’s economy and employment base through business retention, expansion, and development.”
- Economic Vitality Goal #10 “Reserve adequate land to accommodate business parks, light industrial uses, and higher education facilities.”
- Economic Vitality Goal #10, Policy B “Promote business park employment uses adjacent to high capacity roadway corridors, such as the I-10 Freeway and Van Buren Street.”
- Freeway Corridor Specific Plan Objective #1 “Prioritize the City’s appearance from the I-10 and Loop 101 freeways, limiting heavy industrial uses and establishing strict design requirements where necessary.”

DISCUSSION:

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

STRATEGIC OUTCOME: Creative and Sustainable Community Development.

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

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-21-0113 Fairway Commerce Center, a request for a Minor Amendment to the General Plan 2030 Land Use Map, changing the land use designation from Urban Residential to Business Park.

PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-21-0113 Fairway Commerce Center, a request for a Minor Amendment to the General Plan 2030 Land Use Map changing the land use designation from Urban Residential to Business Park.



Aerial Photograph





Zoning Vicinity



Subject Property



General Plan Land Use



Avondale

-  Business Park
-  Urban Residential
-  High Intensity Office
-  Education
-  Medium/High Density Residential

 Subject Property

Fairway Commerce Center



Initial Submittal: April 7, 2021
1st Resubmittal: August 6, 2021
2nd Resubmittal: November 3, 2021
Case No. PL-21-0113

Narrative

Minor General Plan Amendment

Approximately 26.027 acres (APN 500-01-001Z, 500-01-597, and 500-01-598) Located on North Fairway Drive between the I-10 Papago Freeway and West Van Buren Street

Development Team

Developer



LaPour

2801 E. Camelback Rd. Suite 200
Phoenix, AZ. 85016
Phone: 702.222.3022

Zoning/Entitlements



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Phone: 602.888.7860
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Land Planning & Architect & Engineer



Ware Malcomb

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Introduction

LaPour Avondale One LLC/ETAL (“LaPour”) owns approximately 26.027 acres at the northeast corner of Corporate Drive and Fairway Drive, known as Maricopa County Assessor’s Parcel Numbers 500-01-001Z, 500-01-597, and 500-01-598 (“Property”), and is requesting an amendment to the Avondale General Plan 2030 (the “General Plan”) to change the Land Use designation of the Property from Urban Residential (UR) to Business Park (BP) (the “Amendment”). LaPour develops business parks in key logistics corridors throughout the country and in Arizona and has owned the Property for over a decade. The recent opening of the Fairway Drive and I-10 interchange has created an ideal time to bring this prime location to market. An application to rezone the Property to PAD is submitted in conjunction with this request to facilitate the development of a modern distribution, warehouse, and office facility with a focus on sophisticated design that goes above and beyond the typical, bland “industrial box” typology.

The Property is included in the City’s Freeway Corridor Specific Plan (the “Specific Plan” or “FCSP”). The Specific Plan establishes policies for properties surrounding the I-10 freeway in order to drive future development along the corridor toward the goal of creating the City’s premier business and employment area. The proposed Amendment is a “minor” amendment because the Property is located within the FCSP and the requested map change does not conflict with the goals and policies of the Specific Plan and General Plan as is more specifically set forth below.

Site Features; Surrounding Uses

The Property is vacant, agricultural land and located in an area that is transitioning to logistics and business uses typical of freeway interchange locations as envisioned in the Specific Plan.



Figure A: Aerial

The Urban Residential Land Use is well suited for areas away from the interchange and more proximate to Avondale Boulevard. The proposed change will not affect the southern portion of UR designated land that is directly adjacent to Van Buren. See Figure B: Existing vs. Proposed General Plan Map, which is also included as Appendix A.

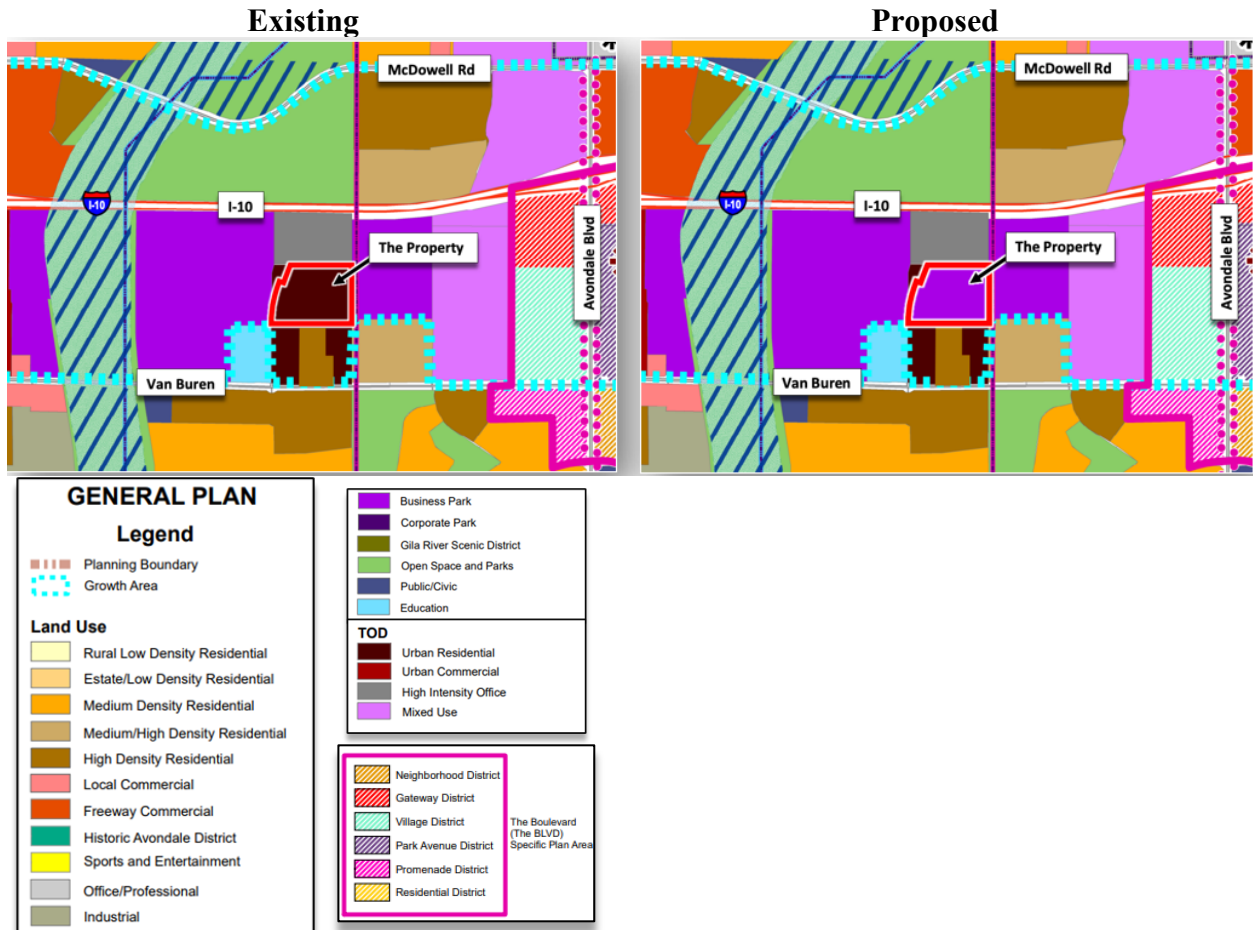


Figure B: Existing vs. Proposed General Plan Map

The proposed Amendment will allow for development that will complement the surrounding industrial warehouse uses and powerline corridor while not negatively affecting the agricultural and residential uses to the south. The Fairway 10 project recently rezoned the property directly adjacent to the east from Agriculture (AG) to PAD to facilitate a large business/commerce park themed development which will accommodate a variety of light industrial, flex industrial, and commercial uses. That project is currently under construction. The Property does not abut the interstate or Van Buren and as a result, will have limited visibility from both as the surrounding properties develop.

The surrounding uses and zoning are more specifically outlined in Table 1 below.

	General Plan Land Use	Existing Zoning	Existing Use
North	High-intensity Office (FCSP)	R1-35 & AG	Rural home with agricultural business uses.
East	Business Park (FCSP) & Med/High-Density Res.	PAD (PL-19-0160 <i>Vacant</i>) PAD (Z-99-385-A <i>Residential</i>)	230 KV Powerline corridor, Fairway 10 Commerce Park, sub-station, residential subdivision
South	Urban Residential, High Density Residential (FCSP)	AG, C-2, & R-4	Agricultural operations with associated residences, and RV/personal Storage Site
West	Business Park (FCSP) & Education	PAD (Z-05-13 <i>Industrial</i>) PAD (Z-04-01 <i>Industrial</i>) PAD (PL-12-0205 <i>Warehouse</i>) AG	Small and medium sized multi-tenant warehouses, large scale distribution centers, charter school

Table 1: Surrounding Land Uses

Amendment Criteria

This section provides certain findings and analysis required for approval of the Amendment as set forth in the General Plan's section for General Plan Amendment Process.

Minor General Plan Amendment Findings

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

The development pattern of the Avondale Land Use Plan inadequately provides optional sites for the proposed change. There are very few locations in the City that fall within the “premier business and employment” growth area along I-10, provide immediate freeway access (via the Fairway interchange), and are not on major arterials (Fairway is designated as a Collector on the General Plan Circulation Map). The Property is uniquely suited for major distribution and e-commerce business park as it is buffered from residential by a large powerline corridor and adjacent large-scale distribution and warehousing uses, including the Fairway 10 project currently under and the built-out Avondale Commerce Center to the west. The area has seen a general shift to a higher-intensity business park environment since the adoption of the General Plan, and the opening of the new Fairway interchange solidifies the change to an area uniquely tailored for business park uses.

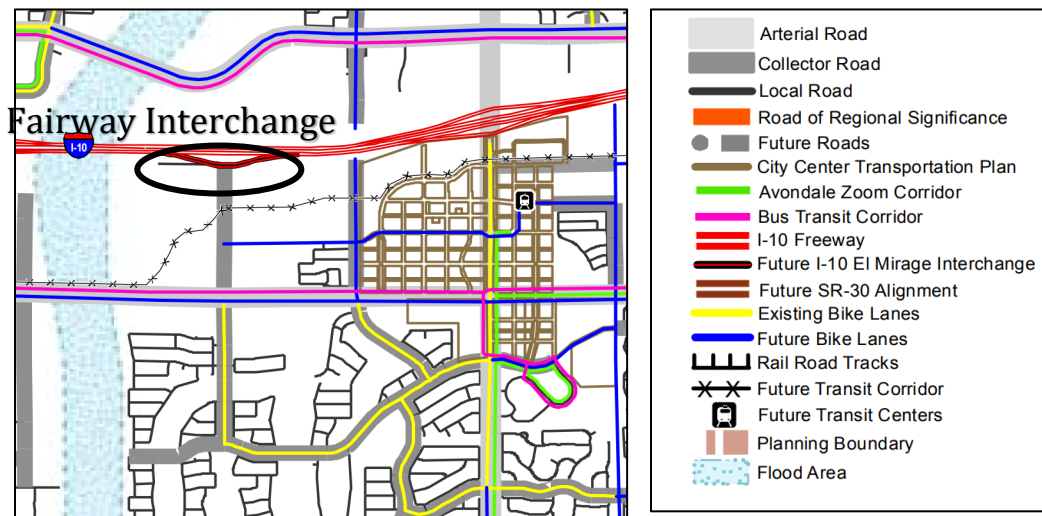


Figure C: General Plan Circulation Map

When the General Plan was adopted in 2012, designating the Property as UR, The BLVD Specific Plan had not yet been conceived. Today, the now-approved BLVD Specific Plan allows for more UR options that are proximate to entertainment, commercial, and transit corridors on Avondale Boulevard. Future high-density residential development will be more likely to develop in this BLVD area, and there are now more opportunities to replace the ~26 acres of UR subject to this Amendment at locations more appropriate for high-density urban residential development. Further, the proposed change will not affect the southern portion of UR and HDR designated land that is directly adjacent to Van Buren, a major transportation corridor, keeping intact the more ideal location for future high density residential development.

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

The completion of the Fairway interchange creates new access to the I-10 and a new regional benefit to nearby landowners. The Amendment recognizes this major transportation corridor and facilitates land uses that will gravitate to this location as an overall benefit to the City. This area presents unique business park and distribution center logistics opportunities where truck activity will be limited to high-intensity areas and will have little comingling with residential uses to the south. The positive impact of shifting away from residential in this area is explained further below.

3. *The amendment will not adversely impact the community as a whole and/or portion of the community by:*
 - a. *Significantly altering acceptable land use patterns*
 - b. *Adversely impacting existing land uses*
 - c. *Requiring 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*

a) The proposed change will not significantly alter acceptable land use patterns as the proposed warehouse/office use fits with the current surrounding business park uses and also the General Plan and Specific Plan's goals to create a "premier business and employment area" along Avondale's I-10 corridor. The proposed change of ~26 acres will not significantly alter the overall intent of the General Plan. The Planned Land Uses table in the General Plan, inserted below, designates over 630 total acres for future high-density residential, not including the new BLVD designated City Center area. If the ~26-acre Property (which represents only 4% of the total 632 planned acres of high-density residential) were to be developed for Urban Residential at approximately ~30 du/ac as currently designated, this would allow for over 800 residential units on a parcel that is almost completely surrounded by high-intensity business park, warehouse, and distribution uses. Further, if developed as high-density residential, the Property's limited access to Fairway Drive and Corporate Drive would cause residential trips to intermingle with the increased truck traffic that will result from completion of the Fairway interchange.

Land Use Category	Total Area in Acres	NORTH of ESTRELLAS Total Area in Acres	Percent of Total	NORTH of ESTRELLAS Percent of Total	Target Density per/acre	Projected Dwelling Units at Buildout**	Projected Population at Buildout**
Estate/Low Density Residential	30,297	1,866	50.94%	8.94%	1.0 DU/AC	30,297	80,893
Open Space & Parks	13,866	4,208	23.31%	20.17%	-	-	-
Medium Density Residential	6,351	6,351	10.68%	30.44%	2.5 DU/AC	15,878	42,393
Local Commercial	1,279	755	2.15%	3.62%	-	-	-
Rural Low Density Residential	1,056	1,056	1.78%	5.06%	0.2 DU/AC	211	566
Sports & Entertainment	935	935	1.57%	4.48%	2 DU/AC	1,870	4,993
Mixed Use	809	809	1.36%	3.88%	20 DU/AC	16,180	43,201
Freeway Commercial	711	711	1.20%	3.41%	-	-	-
Medium/High Density Residential	614	614	1.03%	2.94%	8 DU/AC	4,912	13,115
Business Park	595	595	1.00%	2.85%	-	-	-
High Density Residential****	572	572	0.96%	2.74%	20 DU/AC	11,440	30,545
Education	517	517	0.87%	2.48%	-	-	-
Industrial	418	418	0.70%	2.00%	-	-	-

City Center*	386	386	0.65%	1.85%	Varies	2,900***	7,743
Public/Civic	290	290	0.49%	1.39%	-	-	-
Corporate Park	191	191	0.32%	0.92%	-	-	-
Urban Commercial	131	131	0.22%	0.63%	20 DU/AC	2,620	6,995
Gila River Scenic District	129	129	0.22%	0.62%	-	-	-
High Intensity Office	108	108	0.18%	0.52%	-	-	-
Historic Avondale District	85	85	0.14%	0.41%	8 DU/AC	680	1,816
Office/Professional	80	80	0.13%	0.38%	-	-	-
Urban Residential	60	60	0.10%	0.29%	30 DU/AC	1,815	4,845
TOTAL	59,480	20,867	100.00%	100.00%	-	88,802	237,102

* The City Center Area contains additional land use subcategories identified within the City Center Specific Plan.

** Population estimated using Average Household Size in Maricopa County from 2010 US Census (2.67 Persons per Household).

*** City Center Housing Unit Projections based on Market Analysis in City Center Specific Plan (Page 2-13).

****Target density is for estimating purposes only.

Figure D: General Plan 2030 – Planned Land Uses

b) The Amendment will not adversely impact existing land uses as the Property is mostly surrounded by high-intensity business park and distribution uses as well as vacant land. Further, the closest existing residential development is buffered by multiple other high-intensity uses such as a 125-foot wide 230 KV powerline corridor, a sub-station, and an RV/personal storage lot. See Figure E: Separation from Residential. A multi-family development is also proposed to the south and oriented toward Van Buren Street. Pursuant to standards set forth in the companion rezoning submittal, the Project will provide screening along its southern Property boundary.

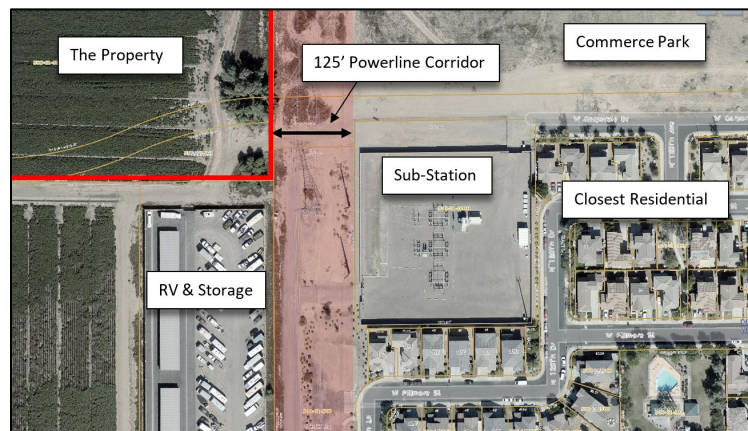


Figure E: Separation from Existing Single-Family Residential

c) The proposed Amendment will not require more expensive public infrastructure improvements and may require less public infrastructure in general compared to a UR use.

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

The proposed Amendment is consistent with specific General Plan and Specific Plan Objectives, Goals, and Policies described below.

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

Policy A (Specific Plan Objective #3): *Develop the I-10 corridor into the City's premier business and employment area by encouraging uses that provide a high ratio of well-paying jobs to square footage.*

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

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

The proposed Amendment will allow for development that will help Avondale achieve its long-term goals of creating a “premier business and employment area” along the I-10 corridor and work toward adding many highly-skilled jobs to balance the City’s job-to-population ratio. The current job-to-population ratio in Avondale is 0.20, and the Project will help the City achieve its targeted 0.50 ratio. The Amendment will ensure adequate transitions and buffers to the only nearby

existing residential development given multiple high-intensity uses located in between. Further, the future Fairway interchange will limit truck activity through residential areas providing a natural buffer from the I-10 to single family residential uses south of Van Buren.

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

Economic Vitality Goal 2: *Create employment centers to attract businesses that match the City's economic targets.*

Policy A (Specific Plan Objective #3): *Locate desired and targeted businesses in Avondale, specifically in Bio-Industry (along Van Buren Street).*

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

The proposed Amendment will allow for development that continues to fill in the gaps in the employment corridor along Van Buren to grow and diversify Avondale's economy and employment base. The Amendment will facilitate the development of a high-quality destination employment center including both warehousing and office uses that directly complement the surrounding Business Park and high-intensity Office land uses as designated by the General Plan to the east, west, and north of the Property. See Figure F: General Plan Map.

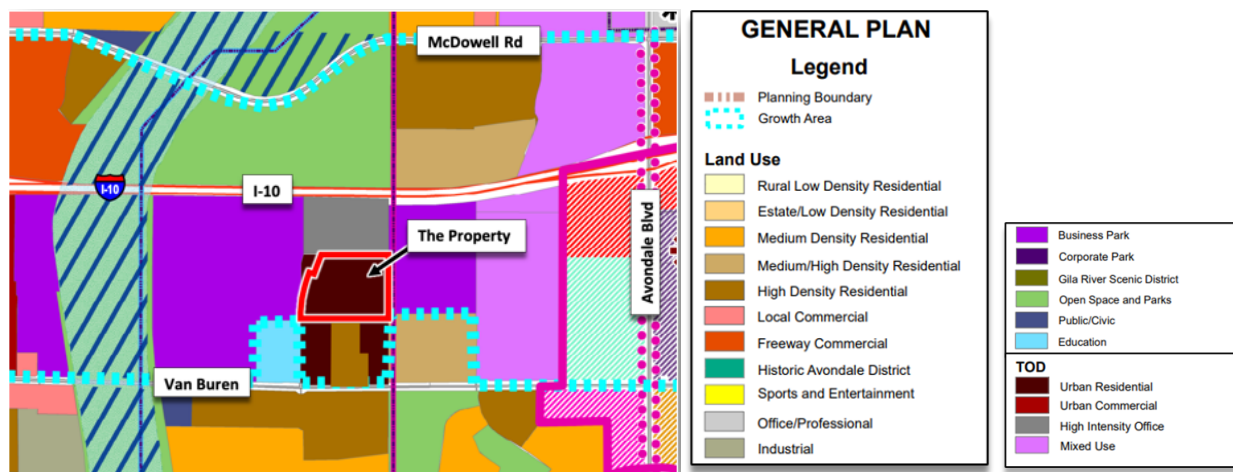


Figure F: Avondale General Plan 2030

The recent completion of the Fairway interchange creates an incredible opportunity for business park and distribution center logistics where truck activity will be completely limited to high-intensity areas along the I-10 corridor and will not interact with residential uses. This will provide the City with a key asset to draw a large user to the area which will in turn, bring many new high-quality jobs and future tax revenue.

Economic Vitality Goal 3: Enhance and market Avondale's business climate.

Policy A: *Establish economic vitality and competitiveness as core City priorities and areas of policy focus.*

Policy D: *Support new development that accommodates business attraction opportunities.*

Policy E: *Increase the supply of developable business park land and promote a flexibility of uses within.*

The proposed Amendment and companion PAD will support the enhancement of Avondale's business climate and accommodate new development and business attraction opportunities by increasing the supply of developable business park land, with the PAD tool enabling the flexibility of uses to yield high-quality combined warehousing and distribution uses at an infill location in a partially developed employment corridor directly adjacent to the I-10.

Minor General Plan Amendment Analysis

1. Availability of current and future water supplies

The Amendment will not negatively impact the City's water supplies and may constitute a net gain by replacing a future high-intensity water use of multi-family with distribution and office.

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

The Amendment will allow future development to provide necessary infill to the employment corridor along Van Buren, bolstering the area as a key transportation node in the City. It is anticipated that development of the Property would require a 30' right-of-way dedication for the south half of Corporate Drive at the southeast corner of the Property and would facilitate half-street improvements along Corporate Drive. Anticipated improvements to Fairway Drive include a sidewalk, landscaping, and driveways, as well as dedication of an 8' utility easement. Pursuant to a Traffic Impact Analysis prepared by Southwest Traffic Engineers and submitted with the companion PAD application, a light industrial development on the Property would generate 1,764 vehicle trips per day on weekdays and all intersections within the study area would function at an adequate level of services in 2022 and 2025 with and without such project. As such, a traffic signal is not anticipated.

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

The Amendment will not adversely impact the natural environment as the Property does not encroach on hillsides, floodways, or riparian areas.

4. *Extent to which the proposal contributes to achieving the General Plan goals of:*
- (i) *job to population ratio*
 - (ii) *square foot per capita ratio*
 - (iii) *multi-family housing ratio*

(i) As described above the proposed change will work toward the City's goals of adding more high-quality jobs to balance the overall jobs to population ratio.

(ii) This Amendment will not affect the square-foot per capita ratio of residential homes.

(iii) Multi-family residential will likely develop within the newly entitled The BLVD Specific Plan area on Avondale Boulevard, and with the updated land use categories that now provide for this use in that location, the multi-family housing ratio is not negatively impacted by this request.

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

The Amendment will not negatively impact City services and may constitute a savings in services needed for a more industrial use compared to the current high-density residential designation.

6. *Extent to which the goals of this 2012 Plan are accomplished*

The Amendment will achieve the General Plan's goals by allowing for future business park development with access to the I-10 at the new Fairway interchange consistent the surrounding area's recent transition. Further discussion of how the proposed Amendment is consistent with specific General Plan and Specific Plan Objectives, Goals, and Policies is provided in #4 of the Minor General Plan Amendment Findings section above.

The Amendment Will Help Achieve the Goals of the Avondale Five-Year Strategic Plan

The Amendment will help achieve the goals laid out in the City's Five-Year Strategic Plan, in particular to help drive economic development in furtherance of the "Creative and Sustainable Community Development" goal. The Property will attract numerous high-wage and other jobs to an infill area that is adjacent to the I-10, surrounded by other large-scale manufacturing and warehouse uses, and less than 1,500 feet from the BLVD district. The location is uniquely suited to complement surrounding uses while being in close proximity to Avondale's high-density BLVD District core allowing residents to easily walk or ride to future jobs. Further, the Project's planned use adds flexibility in terms of end-users and job opportunities with a modern building concept that includes an office component built into the distribution building.

Conclusion

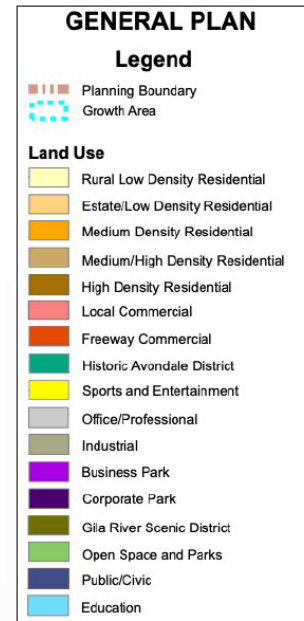
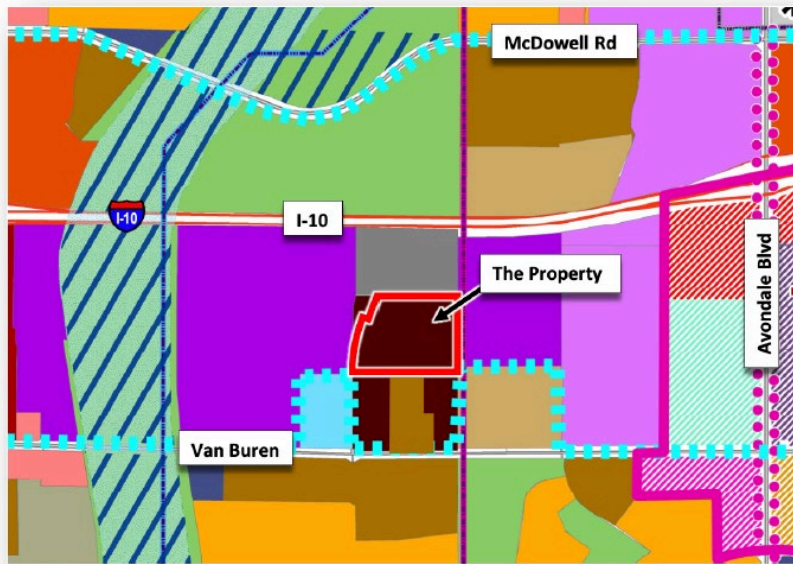
The proposed Amendment will allow for future development that not only that fits the land use and character of the area as laid out by the General Plan and Specific Plan, but also works toward accomplishing multiple economic goals, such as balancing the City's jobs-to-population

ratio. The companion PAD application ensures that the Property will be developed to achieve the use-flexibility, design, and aesthetic goals articulated in the Plans.

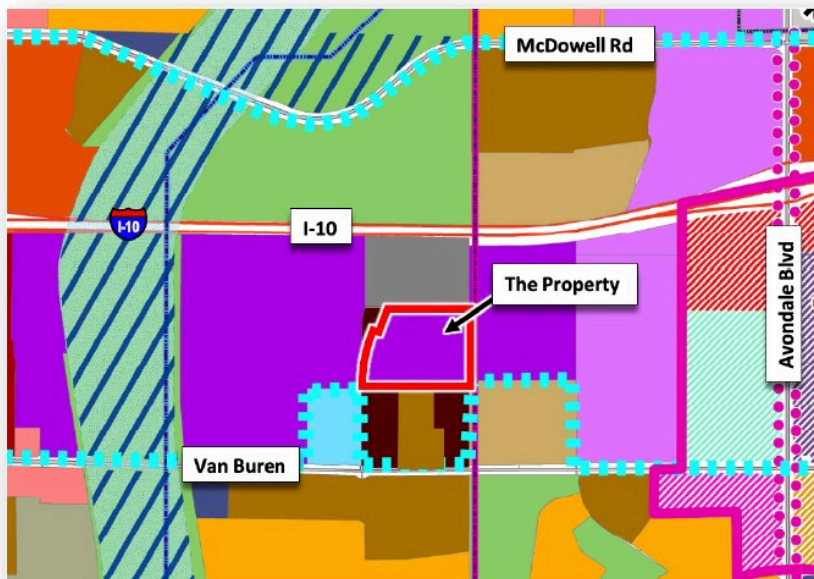
Appendix A

Existing and Proposed General Plan Map

Current



Proposed



Fairway Commerce Center
Summary of Neighborhood Meeting
PL-21-0112 and PL-21-0113
October 28, 2021



Neighborhood Meeting Summary

A neighborhood meeting was held via Zoom at 6:00pm on October 28th, 2021, for case numbers PL-21-0112 and PL-21-0113 (“Applications”) for the property at the northeast corner of Fairway Drive and Corporate Drive, Maricopa County Assessor’s Parcel Nos. 500-01-001Z, 500-01-597, and 500-01-598 (“Property”). The Applications would rezone the Property from Agricultural (AG) to Planned Area Development (PAD) and amend the Property’s General Plan land use designation from Urban Residential to Business Park to accommodate an industrial building with integrated light manufacturing, office, and distribution uses.

Members of the Development Team in attendance:

Braden Blake – Ware Malcomb

Jeff LaPour - LaPour

Kari Laurent – LaPour

Tim Daugherty – Studio DPA

Carolyn Oberholtzer – Bergin, Frakes, Smalley & Oberholtzer, PLLC (“BFSO”)

Andrew Yancey – BFSO

Nicholas Gonzales – BFSO

Members of City staff were also in attendance:

Michelle Simerdla

Eric Fitzer

Cheryl Covert

The Zoom meeting opened to the public at 5:55pm with members of the development team present and available to share information related to the Applications and answer any questions.

No members of the public attended the neighborhood meeting.

The meeting adjourned at 6:30pm.



AGENDA ITEM REPORT

SUBJECT: Fairway Commerce Center – Rezone – Application PL-21-0112

MEETING DATE: 12/15/2021

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 Carolyn Oberholtzer, of Bergin, Frakes, Smalley & Oberholtzer, PLLC, on behalf of property owner LaPour, to rezone approximately 28.53 gross acres located approximately 1,026 feet north of the northeast corner of Van Buren Street and Fairway Drive from Agricultural (AG) to Planned Area Development (PAD). The proposed Fairway Commerce Center PAD will allow a mix of light industrial, flex industrial, and commercial uses based on a mix of the City's Commerce Park (CP) and General Industrial (A-1) zoning districts. A request to change the General Plan 2030 Land Use Map designation from Urban Residential to Business Park will be considered separately. The Commission will take appropriate action and forward a recommendation to City Council.

BACKGROUND:

The approximately 28.53 gross acre subject property (Exhibits A and B) is located at the northeast corner of Fairway Drive and the future Corporate Street, approximately 1,026 feet north of the northeast corner of Van Buren Street and Fairway Drive.

The property was annexed into the City's corporate limits on July 29, 1976, and the zoning district is Agricultural (AG), which is to allow agricultural, ranching, and related uses. The district also serves as a holding zone for land until suitable for rezoning and development. The site is designated by the General Plan 2030 Land Use Map (Exhibit C) as Urban Residential, which is residential land that will contain more than 30 dwelling units per acre. Urban Residential products could be both attached and stacked and may be part of a mixed-use development. There is a concurrent request to change the General Plan 2030 Land Use Map designation for a portion of the property from Urban Residential to Business Park will be considered separately. Approval of the applicant's GPA request is required for this rezoning to be approved.

Additionally, the site is located within the Freeway Corridor, a growth area identified in the General Plan. The Fairway Drive and the I-10 Freeway interchange opened in early 2021, and the area is tending towards becoming a business/commerce park and distribution corridor. The Fairway 10 project, a large-scale business/commerce park development approved in 2019 and located directly to the east of the subject property, is currently under construction.

The existing uses and zoning of surrounding properties include:

- **NORTH:** Two single-family residences with an associated agricultural business use zoned Suburban Residential (R1-35).

- **EAST:** Fairway 10, a large-scale business/commerce park development.
- **SOUTH OF CORPORATE STREET:** From west to east, a single-family residence with an associated agricultural business use zoned AG, a single-family residence zoned AG, vacant land zoned AG, and the River Crossing Mini Storage Facility zoned Community Commercial (C-2).
- **WEST OF FAIRWAY DRIVE:** Avondale Commerce Center, a commerce park development with multi-tenant warehouse buildings.

SUMMARY OF REQUEST:

The applicant is requesting to rezone the subject property from Agricultural (AG) to Planned Area Development (PAD) zoning. The proposed Fairway Commerce Center PAD Narrative, included as Exhibit D, details permitted uses, development standards, and other requirements that will guide future development of the site.

The project will feature a rectangular, approximately 450,260 square foot distribution and warehouse facility with offices located in each corner, planned to be developed in a single phase. Loading docks are proposed on the north and south end of the building. A driveway for access to employee parking/regular car traffic will be provided, separate from driveways for truck court access only. The conceptual design for the building is a modern warehouse designed to appear like a Class A office building. Landscaping requirements will meet requirements in Section 12, aside from one modification listed below. The development provides 320 parking spaces, which does include some electric vehicle charging stations and spaces. In addition, the development includes 110 truck trailer parking spaces.

The applicant is proposing a commerce park with warehouse and distribution facilities including, but not limited to, the distribution of products manufactured or assembled on-site, professional offices, motion picture productions (studio), sale of products manufactured or assembled on-site, warehousing, and wholesaling (Exhibit D).

The proposed PAD utilizes a mix of the City's CP and A-1 zoning districts as the basis for development standards with some requested modifications which include:

- Increase the maximum height from 35 feet in CP and 45 feet in A-1 to 55 feet.
- Increase the minimum front yard setback from 25 feet in CP to 30 feet. A-1 requires a minimum of 30 feet.
- Reduce the minimum side yard setback from 15 feet in CP to 10 feet. A-1 requires a minimum of 10 feet.
- Reduce the minimum rear yard setback from 15 feet in CP to 10 feet. A-1 requires a minimum of 10 feet.
- Propose a maximum parking ratio of one (1) parking space per 1,200 square feet of floor area.

Water and sewer services will be provided by the City of Avondale. The developer will complete improvements along both Fairway Drive and Corporate Drive, as well as dedicate right-of-way along Corporate Drive and a Public Utility Easement (P.U.E) along Fairway Drive. The developer will also extend the sewer line in Garfield Street on the northwest side of the property, loop a fire hydrant line, and extend the water and fire lines in Corporate Drive.

The applicant is requesting approval of a Comprehensive Sign Plan to allow for taller multi-tenant signs and larger wall-mounted signage (Exhibit E).

Any future amendments to the PAD, if needed, will follow Zoning Ordinance protocol. Major amendments which change the character of the development will require Planning Commission review and City Council approval. Minor amendments which do not affect the overall concept of the development will be processed administratively. A Site Plan for the project will be reviewed administratively to ensure conformance with the PAD Narrative.

PUBLIC PARTICIPATION:

A neighborhood meeting was held on October 28, 2021. Due to the ongoing Covid-19 pandemic, the meeting was held virtually via Zoom. All notices of the meeting were completed at least fifteen days prior to the meeting as required. In addition to City Staff and the applicant's team, no people outside Staff or the development team attended the virtual meeting (Exhibit E).

All required notifications for the Planning Commission and City Council public hearings were completed. No comments have been received to date.

ANALYSIS:

Conformance with the General Plan and Freeway Corridor Specific Plan and General Plan

A General Plan Amendment request to change the land use designation of the site to Business Park is being considered concurrently with this Rezoning request. The Business Park classification encourages uses that provide employment opportunities in a large-scale campus setting. The proposed Fairway Commerce Center PAD is in conformance with the requested Business Park designation.

The project will allow for development that will help Avondale achieve its long term goals of creating a premier business and employment area along the I-10 corridor, further the City's goals of enhancing Avondale's business climate, support new development on an infill lot, and help increase the City's job-to-population ratio. The PAD furthers several goals of the General Plan, most notably:

1. General Plan Land Use Element Goal #1, Policy D: "Enhance the attractiveness of infill parcels as an option for new development throughout Avondale."
2. Land Use Goal 3: Promote a strong balance of high quality residential, employment, recreation, and educational land uses.
3. Economic Vitality Goal 1: Grow and diversify Avondale's economy and employment base through business retention, expansion, and development.
4. Economic Vitality Goal 2: Create employment centers to attract businesses that match the City's economic targets.
5. Growth Area Goal 1: Create destination employment centers in targeted areas of the City that will help to improve the balance between jobs and population.
6. Economic Vitality Goal 3: Enhance and market Avondale's business climate.

The proposed Fairway Commerce Center PAD advances the goals in the Freeway Corridor Specific Plan by enhancing the City's appearance from the I-10 Freeway, ensuring the development is pedestrian/bicyclist friendly, and making sure the warehouse appears as though the entire building is a Class A office (rather than a typical, utilitarian light industrial building) from the I-10 Freeway through the enhanced 4-sided architecture of the building and screening of the loading docks.

Permitted Uses

The uses proposed by the PAD zoning are largely consistent with the City's Commerce Park (CP) zoning district, with the addition of some uses permitted in the A-1 district, such as warehousing and wholesaling. The CP district only permits the sale of products manufactured on-site and warehousing as an accessory use and does not permit wholesaling. The uses allowed in the CP district are fully consistent with the proposed Business Park designation. The conceptual site plan and building elevations have been designed to ensure that the addition of uses such as warehousing, wholesaling, and distribution will not negatively affect the surrounding properties and the site's aesthetic. The PAD also permits the sale of products manufactured or assembled on-site, whereas the CP and A-1 districts only permit that use as an accessory use. The uses proposed will generate jobs for area residents and tax revenue for the City of Avondale.

Development Standards

The development standards contained within the Fairway Commerce Center PAD are comparable to Zoning Ordinance requirements for development in the A-1 and CP zoning districts. Some standards have been increased, such as increasing the maximum height from 35 feet in CP and 45 feet in A-1 to 55 feet. The Freeway Corridor Specific Plan allows up to eight (8) stories on the subject property.

The front, side, and rear yard minimum setbacks are consistent with the A-1 zoning district.

The applicant is proposing 320 auto parking spaces for this development and 110 truck trailer spaces.

Lastly, the applicant is requesting to reduce the site's required minimum land use buffer from an employment district to single-family residential from 35 feet to 25 feet. There will be a ten (10) foot high masonry screen wall on the north property line to provide for screening. The land use buffer will be landscaped with both trees and shrubs.

Project Design

The conceptual design for the building is a modern, Class A office with glazing, variation in the roofline, and high-quality materials. According to a line of site study that was done, the truck loading docks will not be visible from the I-10 Freeway and will also include a ten (10) foot masonry wall and landscaping. On the south side of the building, the loading docks will be screened by both a ten (10) foot masonry screen wall and a double row of trees and will have limited visibility from Van Buren Street.

Landscaping on the site will adhere to the Zoning Ordinance's landscaping requirements, except for the previously noted modification to the land use buffer. Adherence to these requirements will ensure that significant landscape areas, tree sizes, plant quantities, are provided throughout the site. Furthermore, proposed pedestrian pathways will connect to outdoor employee refuge areas.

Streets, Utilities, and Other Infrastructure

Three (3) driveways on Fairway Drive and two (2) driveways on Corporate Drive are proposed. The developer is working with the City on the exact driveway movements and the traffic circulation for the site. The developer will complete the construction of half-streets adjacent to the site.

The City has adequate water and sewer capacity to serve the proposed development. The developer will be responsible for construction of all line extensions required to service the Fairway Commerce Center site.

DISCUSSION:

1. The proposed Fairway Commerce Center PAD is in direct conformance with the existing and proposed General Plan Land Use Map designation of Business Park.
2. The proposed Fairway Commerce Center PAD is in conformance with the Commercial and Industrial Design Manual.
3. The proposed Fairway Commerce Center PAD advances the goals in the Freeway Corridor Specific Plan.
4. The proposed Fairway Commerce Center PAD will result in compatible land use relationships.
5. Adequate public infrastructure to support the proposed development either presently exists or will be constructed by the developer.
6. The recommended conditions of approval are reasonable to ensure conformance with the provisions of the Zoning Ordinance and all other applicable City codes, ordinances, and policies.

STRATEGIC PLAN

STRATEGIC OUTCOME: Creative and Sustainable Community Development.

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

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-21-0112 Fairway Commerce Center, a request to Rezone approximately 28.53 gross acres located approximately 1,026 feet north of the northeast corner of Van Buren Street and Fairway Drive from Agricultural (AG) to the Fairway Commerce Center PAD, subject to the following six (6) conditions of approval:

1. Development shall generally conform to the Fairway Commerce Center PAD Narrative electronically date stamped November 3, 2021, except as modified by these conditions.
2. All development shall be completed in accordance with the City of Avondale General Engineering Requirements (GER) Manual and the City of Avondale Supplement to MAG Uniform Specifications and Details unless a standards deviation has been approved.
3. All required off-site improvements along Fairway Drive and Corporate Drive shall be completed in the first phase of development.
4. The developer will be responsible for one-quarter of the traffic signal contribution at Corporate Drive and Fairway Drive.
5. A minimum of ten (10) percent of parking spaces for the office portion are required to be covered. The covered parking locations will need to be identified for review on the site plan during the Site Plan and Design Review application.
6. Signage shall conform to the Fairway Commerce Center Comprehensive Sign Package.
7. Extinguishment of Grandfathered Groundwater Right 58-113898.0005 and pledging of those credits to the City's assured water supply account will be required prior to issuance of any permit.

PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-21-0112 Fairway Commerce Center PAD, a request to Rezone approximately 28.53 gross acres located approximately 1,026 feet north of the northeast corner of Van Buren Street and Fairway Drive from Agricultural (AG) to Fairway Commerce Center PAD, subject to six (6) recommended conditions of approval as listed in the staff report.



Aerial Photograph





Zoning Vicinity



Subject Property



General Plan Land Use



Avondale

-  Business Park
-  Urban Residential
-  High Intensity Office
-  Education
-  Medium/High Density Residential

 Subject Property

Fairway Commerce Center



Initial Submittal: April 7, 2021

1st Resubmittal: August 9, 2021

2nd Resubmittal: November 3, 2021

3rd Resubmittal: November 30, 2021

Case No. PL-21-0112

Narrative

Rezone from AG to PAD

Approximately 26.027 acres (APN 500-01-001Z, 500-01-597, and 500-01-598)
Located on North Fairway Drive between the I-10 Papago Freeway and West Van Buren Street

Development Team

Developer



LaPour

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Zoning/Entitlements



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Land Planning & Architect & Engineer



Ware Malcomb

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Traffic Engineer



3838 N Central Ave # 1810
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Phone: 602.266.7983

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I. Introduction and Property Description

LaPour Avondale One LLC/ETAL (“LaPour”) owns approximately 26.027 gross acres at the northeast corner of Corporate Drive and Fairway Drive, known as Maricopa County Assessor’s Parcel Numbers 500-01-001Z, 500-01-597, and 500-01-598 (the “Property”), and is requesting rezoning from Agricultural (AG) to Planned Area Development (PAD) with uses based upon the Commerce Park (CP) zoning district. A property aerial is provided in Figure 1, below. LaPour develops business parks in key logistics corridors throughout the country and in Arizona and has owned the Property for over a decade. This request will accommodate development of the Fairway Commerce Center, a modern distribution, warehouse, and office facility with a focus on sophisticated design that goes above and beyond the typical, bland “industrial box” typology (“Project”) to take advantage of this prime location along I-10 at the new Fairway Drive access point consistent with current build out of the area. An application to amend the Property’s Land Use designation in the Avondale General Plan 2030 (“General Plan”) is being submitted in conjunction with this request.

Figure 1 – Property Aerial



The Property is located within Avondale’s Freeway Corridor Specific Plan (“FCSP”), a growth area as defined by the General Plan. The area around the new interchange is transitioning to logistics and business uses typical of freeway interchange locations as envisioned in the FCSP. The area has consistently trended toward becoming a major business/commerce park and distribution corridor, and the Avondale Commerce Center is already built out to the west. In December 2019, the Fairway 10 project, located directly adjacent to the east of the Property, was approved for a rezoning from Agriculture (AG) to PAD and a Minor General Plan Amendment from High Intensity Office to Business Park to facilitate a large-scale business/commerce park themed development which will accommodate a variety of light industrial, flex industrial, and commercial uses. That project has already broken ground and is currently under construction. The Fairway Commerce Center’s use and design will complement these surrounding industrial warehouse uses. It is also surrounded by a powerline corridor to the east and will not negatively impact the RV and storage, agricultural, and residential uses to the south.

If the proposed rezoning to PAD were approved, the Property would be positioned to provide for uses matching the high-intensity designations directly adjacent to the north, west, and east. There are very few locations in the City that fall within the “premier business and employment” growth area along I-10, provide immediate freeway access (via the recent Fairway interchange), and are not located on major arterials. The recent opening of the Fairway interchange creates an ideal time to bring this Project to market. Further, the continuing challenges of the Covid-19 pandemic have driven a large increase in demand for E-commerce, which supports facilities such as the one proposed here.

A surrounding zoning map and surrounding General Plan Land Use Designation map are provided below as Figures 2 and 3, and a Surrounding Land Use Table is provided as Table 1 on the following page.

Figure 2 – Surrounding Zoning Map

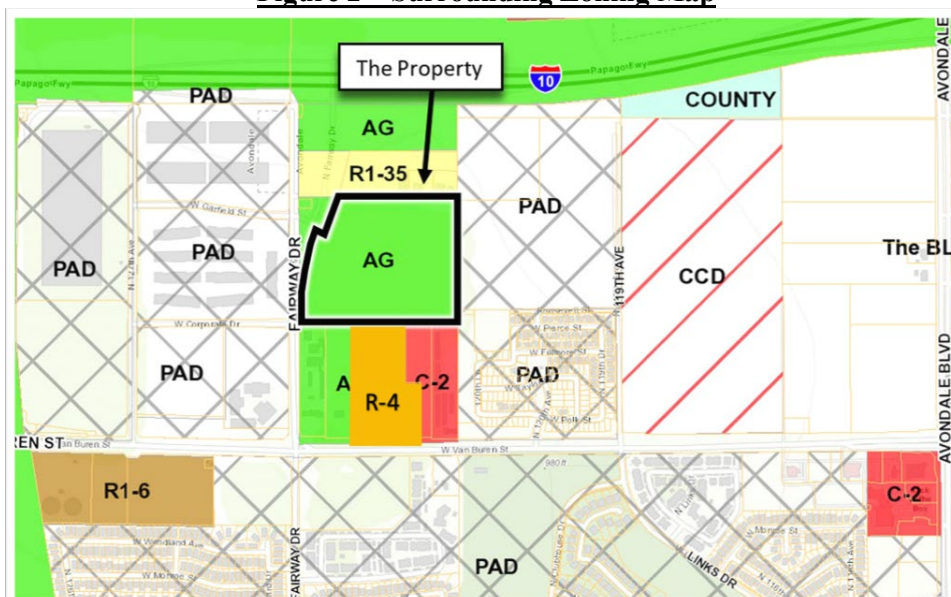


Figure 3 – Surrounding General Plan Land Use Map

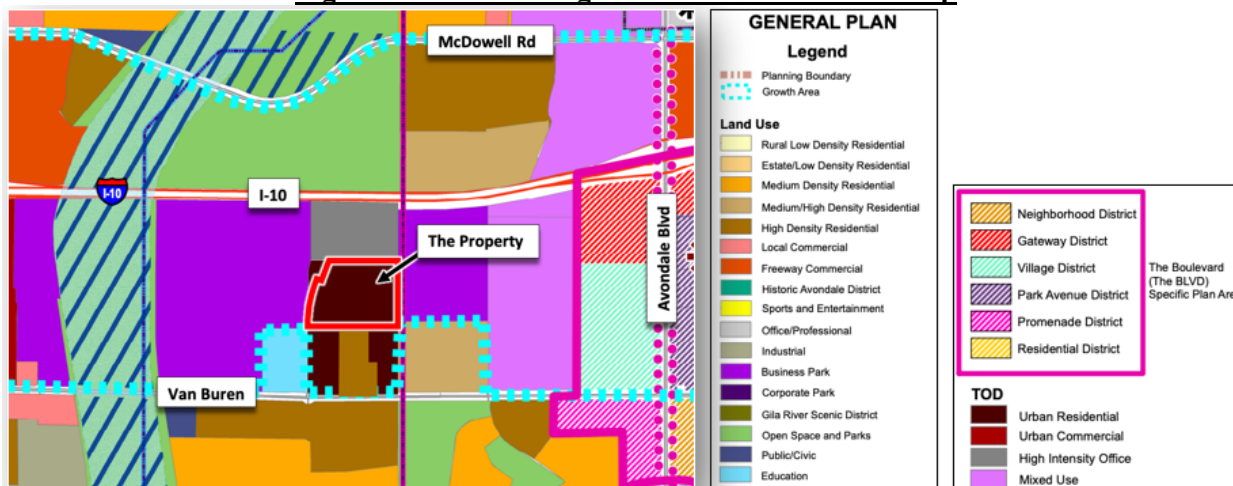


Table 1 - Surrounding Land Use Table

	General Plan Land Use	Existing Zoning	Existing Use
North	High-intensity Office (FCSP)	R1-35 & AG	Rural home with agricultural business uses
East	Business Park (FCSP) & Med/ High Density Res.	PAD (PL-19-0160 <i>Vacant</i>) PAD (Z-99-385-A <i>Residential</i>)	230 KV powerline corridor, Fairway 10 Commerce Park, sub-station, residential subdivision
South	Urban Residential, High Density Residential (FCSP)	AG, C-2, & R-4	Agricultural operations with associated residences, and RV/ personal storage site
West	Business Park (FCSP) & Education	PAD (Z-05-13 <i>Industrial</i>) PAD (Z-04-01 <i>Industrial</i>) PAD (PL-12-0205 <i>Warehouse</i>) AG	Small and medium sized multi-tenant warehouses, large scale distribution centers, charter school

II. Project Description

The Project will feature an approximately 450,260sf distribution and warehouse facility with up to four office suites surrounded on the site by drive aisles, parking, and landscaping. Modern business parks and warehouse facilities are beginning to host more sophisticated corporate users, and these companies are increasingly combining executive office, design, and engineering, along with production warehousing and e-commerce. The emerging focus on integrated logistics supply chains and seamless customer experiences are resulting in overlap of office and industrial uses; previously distinctive and separate uses are now more often combined in a cohesive business unit. The proposed development seeks to exceed the Avondale regulatory requirements while providing a sophisticated business park that integrates into the urban fabric and long-term goals of the City of Avondale. Figure 4 below provides conceptual building elevations.

Figure 4 – Conceptual Building Elevations



The Property is uniquely suited for major distribution and e-commerce business park uses as it is buffered from existing residential development by a large powerline corridor and adjacent large-scale distribution and warehousing uses, such as the Fairway 10 project under construction to the east and the built-out Avondale Commerce Center to the west. The closest existing residential development is buffered by multiple other high-intensity uses such as a 125' wide 230 KV powerline corridor, a sub-station, and an RV/ personal storage lot. See Figure 5 below. A multi-family development is proposed to the south and oriented toward Van Buren Street. The Project will provide screening along its southern Property boundary with a double row of trees, including a row of live oak trees 20' on center on the perimeter, as well as a 10' masonry screen wall along the truck court. The area has seen a general shift to a higher intensity business park environment since the adoption of the General Plan, and the recent opening of the Fairway interchange solidifies the change to an area uniquely tailored for a modern distribution, warehouse, and office facility. The Property does not abut the Interstate or Van Buren and as a result, will have limited visibility from both as the surrounding properties develop.

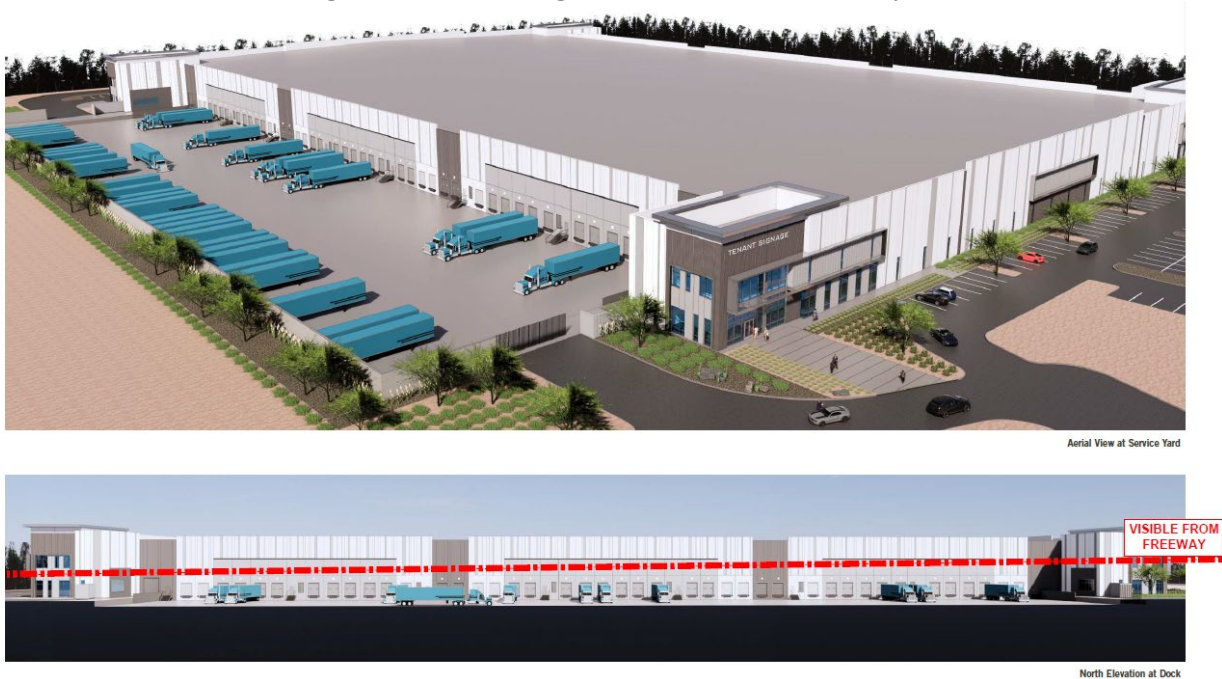
Figure 5 – Project Buffer from Residential



This request seeks to rezone the Property from Agricultural (AG) to PAD, with uses based upon the Commerce Park (CP) zoning district. The PAD will provide for uses and development standards that allow for fully enclosed light industrial uses beyond what is permitted in CP, such as warehousing and distribution.

The Project will minimize the appearance of trucks from adjacent roads and will feature a class A office appearance from I-10, Fairway Drive, and Corporate Drive in order to satisfy City requirements to allow for the additional uses such as light industrial and warehousing distribution. See Figure 6 below for a line of sight view from the I-10 Freeway where the red dashed line on the lower image shows the limited area that will be visible from the freeway.

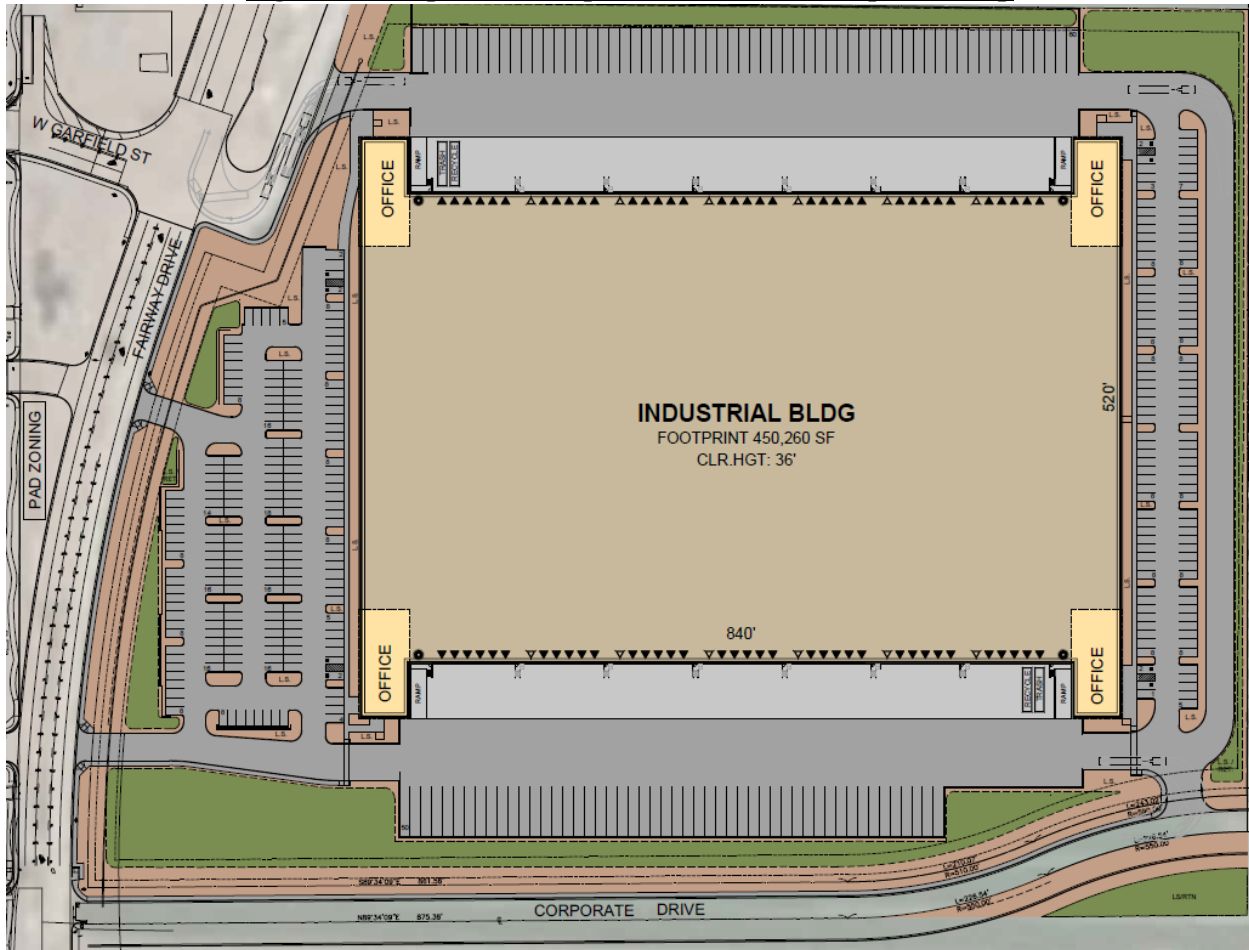
Figure 6 – Line of Sight View from I-10 Freeway



III. Proposed Land Use Development Map

The Project will be developed in a single phase with access points located strategically off the new frontage road and Corporate Drive. See Figure 7 below. Access directly to truck courts is provided at multiple locations on the site, with separate drives for vehicular access to serve employee parking and office tenant improvement areas. North driveway access was re-aligned in conformance with the pre-app comments to better relate to Garfield Street across Fairway Drive. A traffic impact analysis prepared by Southwest Traffic Engineering, LLC, has been submitted under separate cover.

Figure 7 – Proposed Conceptual Land Use Development Map



IV. Land Uses

The proposed PAD will most closely resemble the land uses permitted in CP zoning district with exceptions to provide for fully enclosed light industrial uses beyond what is permitted in CP, such as warehousing and distribution. Warehousing is currently allowed as an accessory use in the CP district and the proposed PAD will change this requirement to allow Warehousing as permitted by right. Similarly, the ‘Distribution of products manufactured or assembled onsite’ use will also be amended from an accessory use to a permitted use by right.

The use list for this PAD is set forth in full in Exhibit 1 and incorporated into this narrative. Table 2 below describes the PAD’s modifications to the current CP district use list. It also provides the current CP and A-1 district permissions for reference. Where the text of this PAD differs from the City of Avondale Zoning Ordinance (“Zoning Ordinance”), the text shall prevail. In the event a particular use is not listed in Exhibit 1 and such use is not otherwise prohibited by law, the Zoning Administrator or designee shall determine whether such use is analogous to other listed uses; the determination shall be made pursuant to Section 105 of the Zoning Ordinance.

Table 2 – PAD Land Use Modifications

Permitted Uses Changed from Underlying CP District	CP	A-1	PAD
Distribution of products manufactured or assembled on site	A	A	P
Motion picture productions (studio)	C	P	P
Sale of products manufactured or assembled on-site	A	A	P
Warehousing	A	P	P
Wholesaling	-	P	P
Prohibited Uses Changed from Underlying CP District	CP	A-1	PAD
Ambulance dispatch facility	P	P	-
Mini-storage warehouse, excluding outdoor storage of vehicle or trailers	C	C	-

Legend:

Permitted Use (P), Conditional Use Permit (C), Accessory Use (A), Not Permitted (-)

V. Development Standards

The PAD will reflect CP and A-1 development standards to facilitate a unique mix of employment district uses to support corporate office and operations, warehouse and distribution, and light manufacturing and assembly. See Table 3 below. As stated in Section 401.A. of the Zoning Ordinance, the purpose of the CP district is to accommodate employment uses including administrative, medical, and research industries, offices, hotels, and light manufacturing. The development standards of the proposed PAD are consistent with or exceed the desired character of development for the area.

The Proposed PAD development standards will exceed the maximum building height of the A-1 district by a total of 10 feet for a maximum height of 55 feet. This proposed maximum building height is significantly lower than the FCSP maximum height of eight stories for the area. The added height will accommodate the type of modern warehouse and distribution uses that will attract high-quality end users to the City.

Walls and fences will be provided around the perimeter of the Project as required to screen vehicles and truck courts from view from the street. Masonry parking screen walls approximately 3’-4” in height will be provided at parking locations along Fairway Drive, while a 10’ masonry screen wall will be provided at the north and south truck courts to screen trucks and trailers from view. Landscape and retention areas will serve as buffers to screen and soften the edges of the Property from adjacent users. Freestanding lighting will be provided in parking lots and wall lighting will be included along the building exterior for security and wayfinding. Light poles in the parking lot, site perimeter, and building mounted wall lighting will be aimed downward and shielded as appropriate to avoid impacts on adjacent residential properties.

The PAD’s setback to adjacent residential zoning will significantly exceed both the CP and A-1 districts’ requirements. The Property’s northern property line abuts a residential district that is currently primarily commercial land with agricultural structures and two associated houses. The Project will provide a 145’ setback to the north, which is nearly three times the 50’ setback to residential required in the CP district and nearly double the 75’ setback required in A-1. This 145’ setback will include an average 25’ landscaped area and a 10’ masonry screen wall along the property line to provide a buffer for the adjacent use. Because of the extensive 145’ building setback to the north and the 10’ screen wall, the PAD will reduce the required landscape buffer to the single-family residential district to the north to an average of 25’ from 35’. The PAD’s front, side, and rear yard building setbacks will match the A-1 district’s setbacks. See Table 3. Where the text of this PAD differs from the City of Zoning Ordinance, the text shall prevail.

Table 3 – PAD Development Standards

District	CP	A-1	PAD
Maximum Height	35’	45’	55’
Maximum Building Coverage	50%	-	50%
Minimum Setbacks:			
Front Yard	25’	30’	30’
Side Yard	15’	10’	10’
Rear Yard	15’	10’	10’
Adjacent to a Residential Zoning District or Use	50’	75’	145’
Landscape Buffer to Single-Family Residential Zoning District	35’	35’	25’ (average)

Vehicle parking is provided along the western and eastern sides of the property adjacent to intended office locations at each corner of the building. The vehicle parking stall count will meet the Zoning Ordinance’s minimum parking ratios, and a deviation from the required maximums is included in this PAD in order to accommodate the Project’s potential mix of uses, as described in more detail in Section VII below. Parking stalls will measure 9.5’ x 20’ with compact stalls at 8’ x 18’ in accordance with City requirements. Four charging stations for electric vehicles will be provided, with an additional six parking stalls wired with conduit infrastructure to provide the ability to add charging locations at a later date.

VI. Architectural Design Criteria

Except where otherwise provided in this PAD, design standards shall be in conformance with the CP/A-1 Zoning Ordinance requirements, the FCSP, the Street Tree Master Plan (“STMP”), and the Commercial and Industrial Design Manual (“CIDM”).

The Project seeks to exceed the Avondale regulatory requirements while providing a sophisticated business park that integrates into the urban fabric and long-term goals of the City of Avondale. The design character of the proposed building with a modern, Class A office appearance is critical to success

of the Project, and the development team will take great effort to deliver an elevated, sophisticated design above and beyond the typical, bland “industrial box” typology. This commitment to design character has been executed by the development team on projects of similar size across the Valley and throughout the region.

The primary visible side of the site features a new curved roadway along Corporate Drive offering the ability to maximize the use of varying site walls, landscape masses, entries, and more natural planting locations. Any truck courts or yards will be located on less immediately visible frontages and fully screened behind the offices located on the corners, as well as by textured block walls and fully opaque decorative metal gates. Mature landscaping will be utilized at the base of long building walls to break up facades. Site signage will feature landscape monument plinth masses and a consistent custom themed signage package will provide on-site wayfinding and themed labeling of all non-code dictated sign opportunities.

Building masses will include variation in roofline or parapet, varied or stepped wall plane every 50 feet, and utilization of high texture, high-quality materials providing visual enhancement to the public way and primary visible areas of the building. The Project’s building design takes care to differentiate all four sides of the building and remain consistent in composition and appropriate to scale. Building features of color, mass, and texture will be enhanced by utilizing windows and shade elements in rhythm and depth of recess to create shadow and movement over larger masses. Pedestrian reception, features, and amenities will be used to create attractive outdoor employee areas and connection to the street. Quality materials will consist of site-cast concrete panels, earth tone colors, texture panel patterns for shadows and reveals, accent metals, expansive shade canopies, multi-story glass entry elements, stone masses, and decorative metal elements.

VII. Site Design Criteria

Building Orientation

The building footprint will total approximately 450,260sf with approximately 428,260sf dedicated to warehouse or industrial use and approximately 22,000sf (~5%) dedicated to office, with allocations subject to change as result of tenant selection. The building will constitute 38% gross lot coverage or 41% net lot coverage. It is oriented with primary truck dock locations along the north and south frontages, with office locations proposed at each of the four corners of the building. The size of all parking spaces, driveways, parking lot islands, and other improvements in the parking lot areas shall conform to Section 8 of the Zoning Ordinance.

Parking

Parking is provided in two zones on the Property, along both the western and eastern portions, to support up to four potential future tenant office locations. 320 stalls are provided to meet the range of requirements for future users, including warehouse, manufacturing, and industrial users. For the Project as described in the conceptual site plan, the Avondale Zoning Ordinance would require a minimum 96 stalls for warehouse or industrial use and 80 stalls for office use, for a minimum of 176 total stalls. The Zoning Ordinance also would set a maximum of 174 stalls for the warehouse or industrial use. Although the Zoning Ordinance does not provide a maximum number of stalls for office use under 50,000sf, if the

maximum ratio for office use over 50,000sf (1 space per 140sf) were applied, the Project as set forth in the conceptual site plan would have a maximum of 332 spaces.

To facilitate the mix of uses intended for the Project, this PAD includes a deviation from the maximum parking requirements set forth in Section 802.B of the Zoning Ordinance to set the maximum parking ratio for the Project at 1 space per 1,200sf of floor area.

The Project will also include approximately 110 trailer parking stalls, 72 dock-high doors, and four grade level doors. The Project will also meet the requirements of Section 804.G of the Zoning Ordinance for at least of one percent parking spaces to include an electric vehicle charging station and at least three percent to include electrical capacity necessary to accommodate a charging station. Four charging stations for electric vehicles will be provided, with an additional six parking stalls wired with conduit infrastructure to provide the ability to add charging locations at a later date.

Screening

Screening of parking areas, service areas, equipment, and trash enclosures shall be provided in accordance with the FCSP, the STMP, and the CIDM. Importantly, natural grade difference and the construction of the new Fairway Drive offramp will shield a significant portion of the building's north truck court from view from the freeway. See Figure 6 above. Masonry parking screen walls 3'-4" in height will be provided at parking locations along Fairway Drive, while a 10' masonry screen wall will be provided at the north and south truck courts to screen trucks and trailers from view. Trash enclosures will be constructed of similar materials to the parking and truck screening walls. Landscape and retention areas will serve as a buffer to screen and soften the edges of the Property from adjacent users.

VIII. Walls and Fences

Ten foot walls will be provided along the truck courts around the northern and southern perimeters of the Project in accordance with Section 12 of the Zoning Ordinance, the FCSP, the STMP, and the CIDM to screen vehicles and truck courts from view of the street. Parking and truck screen walls will be constructed of integrally colored, textured concrete masonry units with subtle accent colors to achieve a balanced, contemporary wall design applied consistently around the Property. Motorized gates at the truck entrances will be constructed of painted metal decking for a durable and complimentary appearance to the adjacent screen walls.

IX. Landscaping, Pedestrian Open Space and Amenities

All landscaping will meet the minimum requirements of the Zoning Ordinance Section 12, the FCSP, the STMP, and the CIDM. Generous areas of landscaped open space and retention basins buffer all four sides of the Property to insulate the Project from the surrounding roads and neighboring properties and soften the Project's edges. Planting material will be low water use and in conformance with the approved planting list for City of Avondale. The primary visible side of the site features a new curved roadway along Corporate Drive offering the ability to maximize the use of varying site walls, landscape masses, entries, and more natural planting locations. Any truck courts or yards will be located on less immediately visible frontages and fully screened behind offices located on the corners, as well as textured block walls and fully opaque decorative metal gates. Mature landscaping will be utilized at the base of long building walls to break up facades. A Preliminary Landscape Plan included with this submittal incorporates a mixture of trees, shrubs, and groundcover, and includes a row of live oak trees 20' on center along the Corporate Drive and Fairway Drive frontages as well as along the northern property boundary adjacent to truck stalls.

Entrances to the Property will be landscaped to provide a sense of arrival and complement their surroundings. Stamped concrete walkways will be located at each entry point to provide visual distinction

from typical asphalt material. Along with these walkways, new concrete sidewalks and ADA access ramps will provide a clean and modern look. The Project proposes three multi-tenant monument signs to display names and logos of future tenants with one at the northern entrance along Fairway Drive, one at the corner of Fairway Drive and Corporate Drive, and one at the eastern entrance along Corporate Drive. The monument signage will reflect the Project's sleek modern architecture and is further described in Section X below and in the Project's comprehensive sign plan ("CSP")

The Project's primary pedestrian entrances are intended to occur at the four corners of the building at the anticipated office locations. Entry features are differentiated by areas of double height glazing, clean metal surrounds, textured concrete panels, and a metal decorative cornice at the parapet. The massing and materiality of the corner entries to the office help break the mass of the overall building with a variety of heights and overlapping elements for a modern, Class A office appearance. Large islands of landscaping and decorative hardscape adjacent to the office entries create an entry plaza and outdoor amenity space for employees to enjoy. Outdoor gathering areas for employees are proposed to be located adjacent to all office entrances. Future tenants may provide tables and shade features at these locations.

Parking and truck screen walls will be constructed of integrally colored, textured concrete masonry units with subtle accent colors to achieve a balanced, contemporary wall design applied consistently around the Property. Motorized gates at the truck entrances will be constructed of painted metal decking for a durable and complimentary appearance to the adjacent screen walls.

X. Signs

Project signage will include monument signage, tenant signage, and addressing as defined in a CSP requiring separate approval. The CSP includes a request for two sets of multi-tenant signs along Fairway Drive on the western edge of the Property at a height of 14', which is greater than a 25 percent increase from the allowed 8' maximum height. This proposed additional height is needed for visibility for vehicles exiting the I-10 off-ramp and turning from Van Buren Street. The proposal does not increase sign face area, but instead sets 8' monument signs on top of 6' perforated aluminum bases to allow for visibility. A third set of monument signs at the southeast corner of the Property along Corporate Drive will meet the 8' maximum height requirement. The CSP also requests wall-mounted signs on all building elevations and designation of each elevation as a primary elevation to accommodate signage needs for the multiple potential tenants within the building.

XI. Infrastructure

The Project will be constructed in a single phase. It includes a 30' right-of-way dedication for the south half of Corporate Drive at the southeast corner and will facilitate half-street improvements along Corporate Drive. The alignment of Corporate Drive on the south side will curve slightly north to meet the adjacent roadway creating a landscape tract in the southeast corner that is still part of PAD. An 8' public utility easement will be dedicated along Fairway Drive. A 6' detached sidewalk will be constructed within the right-of-way of Corporate Drive and Fairway Drive.

Drainage will be dispersed around the perimeter of the site with surface retention basins, and an underground retention tank may be included. Some drainage will be directed to storm sewer and the remaining will sheet flow to the surface basins. The surface basins will be attractively landscaped to provide an aesthetic amenity and buffer from the freeway and adjacent surface streets. The Project will meet the City's requirement to retain the runoff volume for the 100 year 2-hour storm event for both on-site and adjacent half-street for Corporate Drive. Fairway Drive was recently constructed, and drainage flows to the south of this Property. The drainage will ultimately dissipate the runoff through drywells.

Sewer service will be extended from an existing 8" sewer in line with Garfield Street on the northwest side of the Property. A hydrant line will be looped through the Property connecting at the northwest corner of the site in the ADOT access road and in the southeast corner of the site in Corporate Drive. Domestic water and fire lines will connect to Corporate Drive in the southeast corner of the site. Offsite improvements are limited to drive approaches on Fairway Drive, the ADOT access road, and Corporate Drive.

XII. Ownership and Maintenance

It is anticipated that multiple tenants will lease space within the building and that a third party property management firm will manage the Property.

XIII. Justification and Mitigation of Modifications to CP District Development Standards

To accommodate development of a modern distribution, warehouse, and office facility with a focus on sophisticated design that will attract high-quality tenants, this PAD modifies the CP and A-1 districts' development standards for building setbacks, landscape buffer, and height as set forth in Section V. The modifications allow the Project to meet the intent of the CP and A-1 districts to facilitate a unique mix of employment opportunities in this transportation corridor with an increasingly high-intensity business park character.

The PAD significantly exceeds the otherwise required setback from a residential zoning district or use by extending it to 145', which is nearly three times the 50' setback to residential required in the CP district and nearly double the 75' setback required in A-1. This setback will apply along the Property's northern boundary, which abuts a residential district that is currently used for agriculture. The A-1 district's setbacks will apply on the western, southern, and eastern boundaries of the Property.

With the extensive separation between the building and the residential district to the north, the PAD decreases the landscape buffer between an employment district and a single-family residential district from 35' to an average of 25' to allow additional area for vehicle parking and maneuvering. A 10' masonry wall will screen all truck parking areas along the northern property boundary, and landscaped screening will be provided according to Zoning Ordinance requirements with one tree and three shrubs every 15 lineal feet. While the property to the north is zoned residential, it is currently primarily commercial land with agricultural structures and two associated houses, and it is likely to transition to a commercial or industrial district for future development, at which time the landscape buffer from a residential district would not be required.

The PAD's maximum building height of 55' will help to attract high-quality tenants seeking integrated modern warehouse, distribution, and office facilities. This height remains well below the FCSP limitation of eight stories for this area. The building height will not impact surrounding properties in this area that is transitioning to business and commerce park uses, and the required 145' setback from residential property will mitigate any potential height impacts to residents.

This PAD also includes a deviation from Section 802.B of the Avondale Zoning Ordinance in order to set the maximum parking ratio for the Project at 1 space per 1,200sf of floor area. This request is necessary to accommodate the potential mix of warehouse, light industrial, and office uses as part of the Project. This maximum parking requirement accounts for the increased on-site employee parking needed for light industrial uses and is in line with other nearby jurisdictions' industrial parking requirements. In particular, the minimum parking requirement for industrial use in Glendale and Mesa is 1 space per 600sf, which would result in twice as many *minimum* spaces as the proposed *maximum* for the Project of 1 space per

1,200sf. In addition, because employee parking will be separated into two zones on the east and west sides of the building and the Project will be screened with robust landscape buffers on all sides, the parking fields do not dominate the site and are aesthetically incorporated.

In addition, the CSP includes a request for two sets of multi-tenant signs along Fairway Drive on the western edge of the Property at a height of 14', which is greater than a 25 percent increase from the allowed 8' maximum height. One set of 14' monument signs will be located at the Project's main entrance on Fairway Drive across from Garfield Street, and the additional height is needed for visibility for vehicles exiting the I-10 off-ramp approximately 775' from the sign. The other set of 14' monument signs will be located at the southwest corner of the Property near the intersection of Fairway Drive and Corporate Drive, and the additional height is necessary to provide adequate visibility for vehicles turning off of Van Buren Street approximately 975' away. In particular, semi-trucks seeking the Property will benefit from the additional height allowing effective identification and increased time for turning movements. This improved wayfinding will enhance safety by reducing the need for U-turns. In addition, the monument signs are designed to be compatible with the Project's architecture. The proposal does not increase sign face area, but instead sets 8' monument signs on top of 6' perforated aluminum bases to allow for visibility.

The CSP also requests wall-mounted signs on all building elevations and designation of each elevation as a primary elevation. The Project is designed with the flexibility to accommodate a variety of different tenant suites in various configurations within the overall floor area of the building, and there is the potential for each of the four building elevations to house the primary elevation and entrance for a tenant suite. To accommodate signage needs for the multiple potential tenants within the building, each of the four elevations would need to display a wall-mounted sign for the tenant occupying that elevation. In, addition, designating each of the four building elevations as a "primary elevation" would allow wall-mounted tenant identification signs the same maximum size of one square foot of sign area per one linear foot of business frontage, instead of the formula 0.5 square foot of sign area for every one linear foot of business frontage for "secondary elevations." These requested deviations from wall-mounted sign requirements would avoid unnecessary disparity between tenants and support the Project's intended flexibility to lease multiple tenant suites within the building.

XIV. Conformance with Plans

As discussed above, a Minor General Plan Amendment is being processed concurrently to change the Land Use designation of the Property from Urban Residential (UR) to Business Park (BP), which is intended to allow for large scale campus development that provides abundant employment opportunities. The Property is within the FCSP, which establishes policies for properties surrounding the I-10 freeway in order to drive future development along the corridor toward the goal of creating the City's premier business and employment area. The Project is consistent with goals and policies of the General Plan and FCSP, and several noteworthy objectives, goals, and policies are discussed below.

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

Policy A (FCSP Objective #3): *Develop the I-10 corridor into the City's premier business and employment area by encouraging uses that provide a high ratio of well-paying jobs to square footage.*

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

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

The Project will allow for development that will help Avondale achieve its long-term goals of creating a "premier business and employment area" along the I-10 corridor and work toward adding many highly-skilled jobs to balance the City's job-to-population ratio. The current job-to-population ratio in Avondale is 0.20, and the Project will help the City achieve its targeted 0.50 ratio. The Project will ensure adequate transitions and buffers to the only nearby existing residential development to the east given multiple high-intensity uses located in between. The Fairway interchange will also limit truck activity through residential areas providing a natural buffer from the I-10 to single family residential uses south of Van Buren.

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

Economic Vitality Goal 2: *Create employment centers to attract businesses that match the City's economic targets.*

Policy A (Specific Plan Objective #3): *Locate desired and targeted businesses in Avondale, specifically in Bio-Industry (along Van Buren Street).*

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

The Project will allow for development that continues to fill in the gaps in the employment corridor along Van Buren, growing and diversifying Avondale's economy and employment base. The Project will facilitate the development of a high-quality destination employment center including both warehousing and office uses that directly complement the surrounding business park and high-intensity office land uses as designated by the General Plan.

The recent completion of the Fairway interchange creates an incredible opportunity for business park and distribution center logistics where truck activity will be completely limited to high-intensity areas along the I-10 corridor and will minimize interaction with residential uses. This will provide the City with a key asset to draw a large user to the area which will in turn, bring many new high-quality jobs and future tax revenue.

Economic Vitality Goal 3: Enhance and market Avondale's business climate.

Policy A: Establish economic vitality and competitiveness as core City priorities and areas of policy focus.

Policy D: Support new development that accommodates business attraction opportunities.

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

The Project will further the City's goals of enhancing Avondale's business climate and will provide support for new development and business attraction opportunities by allowing for high-quality warehousing and office uses infilled into a partially developed employment corridor directly adjacent to the I-10.

XV. Master Site Plan and Site Plan Review

The development team will prepare and maintain a current site plan establishing the intended scale, circulation, and character of the development. A conceptual site plan is included in this submittal under separate cover. The development is intended to be platted as a single parcel for a single building with no freestanding pads or vacant parcels for future development.

XVI. The Proposal Is in Compliance with Section 603.A of the Avondale Zoning Ordinance

Section 603.A of the Avondale Zoning Ordinance sets forth specific findings to be addressed in a PAD application narrative. As described below, the Project meets the criteria of the required findings.

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

The Project is in conformance with the General Plan and the FCSP as discussed in detail in Section XIV above.

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 Project meets the intent of the CP and A-1 employment districts by developing a modern distribution, warehouse, and office facility in a growing business park area near the recently completed Fairway interchange. The modifications to the use list through the PAD permit the distribution and warehouse uses that will be central to the Project's success and are appropriate for the location surrounded by similar uses and vacant or agricultural land. The closest residential development is buffered by multiple other high-intensity uses such as a 125' wide 230 KV powerline corridor, a sub-station, and an RV/ personal storage lot. The Project will be platted in a single phase consistent with the Subdivision Regulations and will comply with the FCSP, STMP, and CIDM as described in Section VI.

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 Project includes a 30' right-of-way dedication for the south half of Corporate Drive at the southeast corner and will facilitate half-street improvements along Corporate Drive. The alignment of Corporate Drive on the south side will curve slightly north to meet the adjacent roadway creating a landscape tract in the southeast corner that is still part of PAD. Anticipated improvements to Fairway Drive include a sidewalk, landscaping, and driveways, as well as dedication of an 8' utility easement. A 6' detached sidewalk will be constructed within the right-of-way of Corporate Drive and Fairway Drive.

Sewer service will be extended from an existing 8” sewer in line with Garfield Street on the northwest side of the Property. A hydrant line will be looped through the Property connecting at the northwest corner of the site in the ADOT access road and in the southeast corner of the site in Corporate Drive. Domestic water and fire lines will connect to Corporate Drive in the southeast corner of the site.

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

There are very few locations in the City that fall within the “premier business and employment” growth area along I-10, provide immediate freeway access (via the Fairway interchange), and are not on major arterials. The Property is uniquely suited for major distribution and e-commerce business park as it is buffered from residential by a large powerline corridor and adjacent large-scale distribution and warehousing uses, such as the OPUS Fairway 10 project to the east that is currently under construction and the built-out Avondale Commerce Center to the west. The area has seen a general shift to a higher-intensity business park environment since the adoption of the General Plan, and the opening of the new Fairway interchange solidifies the change to an area uniquely tailored for business park uses.

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

The PAD’s development standards accommodate development of a modern distribution, warehouse, and office facility in a growing employment area. The PAD significantly increases building separation from the residential district to the north. It modifies the landscape buffer requirement to the residential district to the north to accommodate maneuverability where extensive separation and screening is otherwise provided. The PAD also increases the maximum building height to be consistent with the expectation of high-quality integrated warehouse, distribution, and office tenants.

XVII. Conclusion

The proposed PAD has been carefully designed to mesh seamlessly with the rapidly changing character of the surrounding area that is transitioning to higher intensity logistics and business uses as envisioned in the FCSP. The Project will provide a sophisticated, modern, and holistically designed center that will enhance the aesthetic character of the area. The proposed PAD meets numerous economic and land use goals of the General Plan and will position the Property to provide the best possible use in context with the area and attract large-scale, high-end users to the City of Avondale.

Exhibit 1

Fairway Commerce Center PAD Use List

The following land use matrix provides the uses that are permitted outright (P), permitted subject to a conditional use permit (C), permitted with conditions provided herein (PC), as an accessory use to an otherwise permitted use (A) or prohibited (-) in the Fairway Commerce Center PAD. Where the text of this PAD land use matrix differs from the Zoning Ordinance, this land use matrix shall prevail. Uses not listed as a permitted, permitted with conditions, or conditional use shall be prohibited. In the event a particular use is not listed and such use is not otherwise prohibited by law, the Zoning Administrator or designee shall determine whether such use is analogous to other listed uses; the determination shall be made pursuant to Section 105 of the Zoning Ordinance.

LAND USE	PAD
Ambulance dispatch facility	-
Animal shelter	-
Auto body and engine repair, upholstery, painting facilities, and similar uses for trucks, automobiles, boats, motorcycles, recreational vehicles, and similar	-
Aviation related business, including aircraft repair, sales and service	-
Banks and chartered financial institutions	P
Business support services - photocopy centers, office supply stores, and package delivery services.	P
Catering	P
Child care center	C
Clinic for dental and medical	P
Contractor's materials storage yard	-
Data and call centers	P
Day laborers hiring center	-
Design centers	P
Distribution of products manufactured or assembled onsite	P
Dry cleaning drop-off establishment	P
Dry cleaning plant	-
Employment agency	P
Emissions testing facility	-
Extraction of rock, sand, gravel, etc. operations	-
Garages for repair of trucks, buses and heavy equipment	-
Government offices and facilities - federal, state, county and city.	P
Health and exercise centers, intended to serve the surrounding employment uses (maximum 10,000 square feet gross building area)	P
Hospital and urgent-care facility	P
Hotel and conference center	P
Impound Lot	-
Laboratories for product development, testing, experimenting and investigating - bio-science, medical, dental, pharmaceutical, electronic and similar uses.	P
Landscaping and agricultural supplies and equipment, wholesaling, and storage	-
Manufacturing and assembly, light	P

Manufacturing and assembly, heavy	-
Manufacturing of hazardous materials (explosives, chemicals, dry ice, gases, gasoline, petroleum, paints, varnishes, and other similar) manufacturing or processing	-
Medical, dental, or health offices, excluding plasma centers and medical marijuana uses	P
Medical Marijuana Dispensary	-
Medical Marijuana Cultivation Location	-
Mini-storage warehouse, excluding outdoor storage of vehicles or trailers	-
Mining or drilling operations	-
Mixing plant for cement or paving	-
Mobile food vendor	P
Motion picture productions (studio)	P
Motor vehicle assembly	-
Outdoor storage associated with an on-site primary use, excluding vehicles	C
Pharmacy, when integral to a multi-tenant building (no drive-through)	P
Processing of meats, fats or oils	-
Professional offices	P
Public utility facilities	P
Recycling facility, metals collecting and crushing	-
Restaurant, Full Service (no drive-through)	P
Retail sales that primarily support the businesses and employees of the commerce park and not the general population	C
Sale of products manufactured or assembled on-site	P
Schools, vocational, business, trade, college, university	P
Sexually oriented businesses, subject to the requirements of Section 10 of the Zoning Ordinance	-
Signs and monuments, including sales, manufacturing and assembly of signs or sign components	P
Transmitting and receiving towers	C
Truck and trailer fueling, dispatch and weighing stations	-
Veterinary hospital, clinic	P
Vehicle storage facility, excluding dead vehicle storage	-
Warehousing	P
Wholesaling	P

Fairway Commerce Center
Summary of Neighborhood Meeting
PL-21-0112 and PL-21-0113
October 28, 2021



Neighborhood Meeting Summary

A neighborhood meeting was held via Zoom at 6:00pm on October 28th, 2021, for case numbers PL-21-0112 and PL-21-0113 (“Applications”) for the property at the northeast corner of Fairway Drive and Corporate Drive, Maricopa County Assessor’s Parcel Nos. 500-01-001Z, 500-01-597, and 500-01-598 (“Property”). The Applications would rezone the Property from Agricultural (AG) to Planned Area Development (PAD) and amend the Property’s General Plan land use designation from Urban Residential to Business Park to accommodate an industrial building with integrated light manufacturing, office, and distribution uses.

Members of the Development Team in attendance:

Braden Blake – Ware Malcomb

Jeff LaPour - LaPour

Kari Laurent – LaPour

Tim Daugherty – Studio DPA

Carolyn Oberholtzer – Bergin, Frakes, Smalley & Oberholtzer, PLLC (“BFSO”)

Andrew Yancey – BFSO

Nicholas Gonzales – BFSO

Members of City staff were also in attendance:

Michelle Simerdla

Eric Fitzer

Cheryl Covert

The Zoom meeting opened to the public at 5:55pm with members of the development team present and available to share information related to the Applications and answer any questions.

No members of the public attended the neighborhood meeting.

The meeting adjourned at 6:30pm.



AGENDA ITEM REPORT

SUBJECT: The Residences at the Agua Fria – Minor General Plan Amendment – Application PL-21-0335

MEETING DATE: 12/15/2021

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 Adam Baugh, Withey Morris PLC, on behalf of property owners Gisela and Carlos Roberto Blancas and Carl and Patricia Weiler, to amend the General Plan 2030 Land Use Map for approximately 7.16 acres of a larger 22-acre property, located approximately 500 west of the southwest corner of Buckeye Road and El Mirage Road, for The Residences at the Agua Fria which is a proposed 22 acre multi-family development. The proposed Minor General Plan Amendment (GPA), if approved, will amend the General Plan 2030 Land Use Map designation from Medium Density Residential (MDR) to High Density Residential (HDR). Commission will take appropriate action and forward a recommendation to City Council.

BACKGROUND:

The approximately 7.16-acre subject property (Exhibits A and B) is located approximately 500 west of the southwest corner of Buckeye Road and El Mirage Road. The property was annexed into the City's corporate limits on August 3, 1976. The property is a portion of four (4) parcels owned by the Blancas and one (1) triangular-shaped parcel owned by the Weilers. The land is vacant and undeveloped, except for some personal storage on the properties. A portion of the 22-acre development is occupied by the Cashion Tank and Steel Co, and the other portion of the site in the County developed with a mobile home.

There are two (2) zoning designations for the property. The majority of the site is designated as Urban Residential (R1-6) and the triangular-shaped property is zoned Diamond Ridge PAD but is an exception parcel to the Diamond Ridge single-family residential subdivision.

The site is designated by the General Plan 2030 Land Use Map (Exhibit C) as Medium Density Residential, which is residential land that will contain densities that range from 2.5 to 4 single-family dwelling units per acre. This land use category provides for a suburban lifestyle with planned, detached single-family residential communities with larger setbacks and neighborhood facilities.

The western portion of the overall project is designated as High Density Residential, which is residential land that will contain densities up to 30 dwelling units per acre. These residences have limited private outdoor space and rely on shared or common open space for recreation. Patio homes, apartments, condominiums, or townhomes are suitable for this land use.

The existing uses and zoning of surrounding properties include:

- **NORTH OF BUCKEYE ROAD:** A residential development zoned Coldwater Springs PAD.
- **EAST:** A residential development zoned Diamond Ridge PAD.
- **SOUTH:** Vacant land zoned Del Rio Ranch PAD.
- **WEST:** An industrial development, known as the Tanks Cashion Tank and Steel Co., zoned R1-6.

A separate application to annex a portion of the overall project site, property located southwest of the site and a part of this GPA request, into the City of Avondale has been filed and is in process.

The Minor GPA narrative (Exhibit D), advises that there are some site challenges for this infill property including blight, drainage, and environmental concerns that will need to be addressed prior to development.

SUMMARY OF REQUEST:

The applicant is requesting to amend the General Plan 2030 Land Use Map from Medium Density Residential (MDR) to High Density Residential (HDR) to accommodate The Residences at the Agua Fria multi-family development. As previously noted, the High Density Residential designation allows densities up to 30 dwelling units per acre that would have limited private outdoor space and rely on shared or common open space for recreation. Patio homes, apartments, condominiums, or townhomes are suitable for this land use.

There is a concurrent request to Rezone the subject property to Planned Area Development (PAD) to allow a multi-family development. The Rezoning PAD Narrative (Exhibit D) details permitted uses, development standards, landscaping and open space, design guidelines, and other requirements that will guide future development of the site.

Approval of the GPA request to High Density Residential, increasing the allowable density on the site to up to 30 dwelling units per acre, is required to consider approval of the concurrent Rezoning request.

PUBLIC PARTICIPATION:

A neighborhood meeting was held on November 4, 2021. Due to the ongoing Covid-19 pandemic, the meeting was held virtually via Zoom. All notices of the meeting were completed at least fifteen days prior to the meeting as required. In addition to City Staff and the applicant's team, two (2) people attended the virtual meeting including one (1) Planning Commissioner. The applicant gave an overview presentation on the project, site challenges and constraints, and answered questions about the project. An overview of the discussion topics is outline in the Neighborhood Meeting Summary, attached as Exhibit F.

All required notifications for the Planning Commission and City Council public hearings were completed. No comments have been received to date.

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).

The LESD no longer assigns students to particular elementary schools based upon geographical location. As such, elementary age students living in the future The Residences at the Agua Fria community will have an opportunity to choose which school they will attend within the LESD system. Estrella Vista Elementary, generally located 0.4 miles southwest of the southwest corner of Avondale Boulevard and Buckeye Road, is geographically closest to the Residences at the Agua Fria property. High school aged students will attend La Joya Community High School located at the southwest corner of Avondale Boulevard and Durango Street.

LESD has provided the City with a Certificate of Adequate School Facilities signed by their Superintendent (Exhibit E) which states that the district does not have adequate capacity to accommodate the estimated enrollment from the proposed The Residences at the Agua Fria development. Please see Exhibit E for a summary of the school district's needs. A school site within the proposed development is not needed. The developer is working with the school on this matter.

TUHSD has provided the City with a Certificate of Adequate School Facilities signed by their 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 on the Land Use Plan inadequately provides the appropriate optional sites for the use or change proposed in the amendment.

The General Plan notes that as of 2010, only 1.47 percent of land uses in Avondale were developed as High Density Residential, most of which are developed. The proposed amendment will allow the property to be rezoned to accommodate for a multi-family development which will further the goal of the General Plan to attract a diverse range of residential products. As represented in the Rezoning case, the type of multi-family residential use is a low-profile, one-story, for-rent detached apartment product.

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.

It is in the best interest of all parties, including the City for the property to develop. The property has remained vacant since annexation into the City in 1976. This amendment is an opportunity to redevelop an industrial storage infill site that will benefit the community by providing residents with another type of housing option.

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

The property will not adversely impact the existing land uses in the area. The surrounding uses as previously mentioned are compatible with a multi-family residential development to be located along the Agua Fria River and Buckeye Road.

The allowance of additional residential density for this project provides residents direct access to the adjacent arterial street without contributing traffic to the local street network. The developer will be responsible for all required off-site improvements.

The amendment will not adversely impact the existing land use. A portion of the overall project site is already designated as High Density Residential, and this project will provide a quality infill housing project that will enhance the area and promote a pedestrian environment.

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:

1. Land Use Element, Goal 1: Establish an Avondale identity based on a healthy lifestyle that promotes land uses which foster an economically sustainable and socially dynamic community.
2. Land Use Element, Goal 3: Promote a strong balance of high quality residential, employment, recreation, and educational land.
3. Housing Element, Goal 2: Champion the development of housing types not currently available in the City to allow for a variety of socio-economic levels.
4. Housing Element, Goal 4: Require excellence and innovation in residential design and construction.

DISCUSSION:

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

STRATEGIC PLAN

STRATEGIC OUTCOME: Creative and Sustainable Community Development

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

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

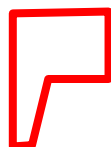
The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-21-0335 The Residences at the Agua Fria, a request for a Minor Amendment to the General Plan 2030 Land Use Map changing the land use designation of the subject property from Medium Density Residential to High Density Residential.

PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-21-0335 The Residences at the Agua Fria, a request for a Minor Amendment to the General Plan 2030 Land Use Map changing the land use designation of the subject property from Medium Density Residential to High Density Residential.

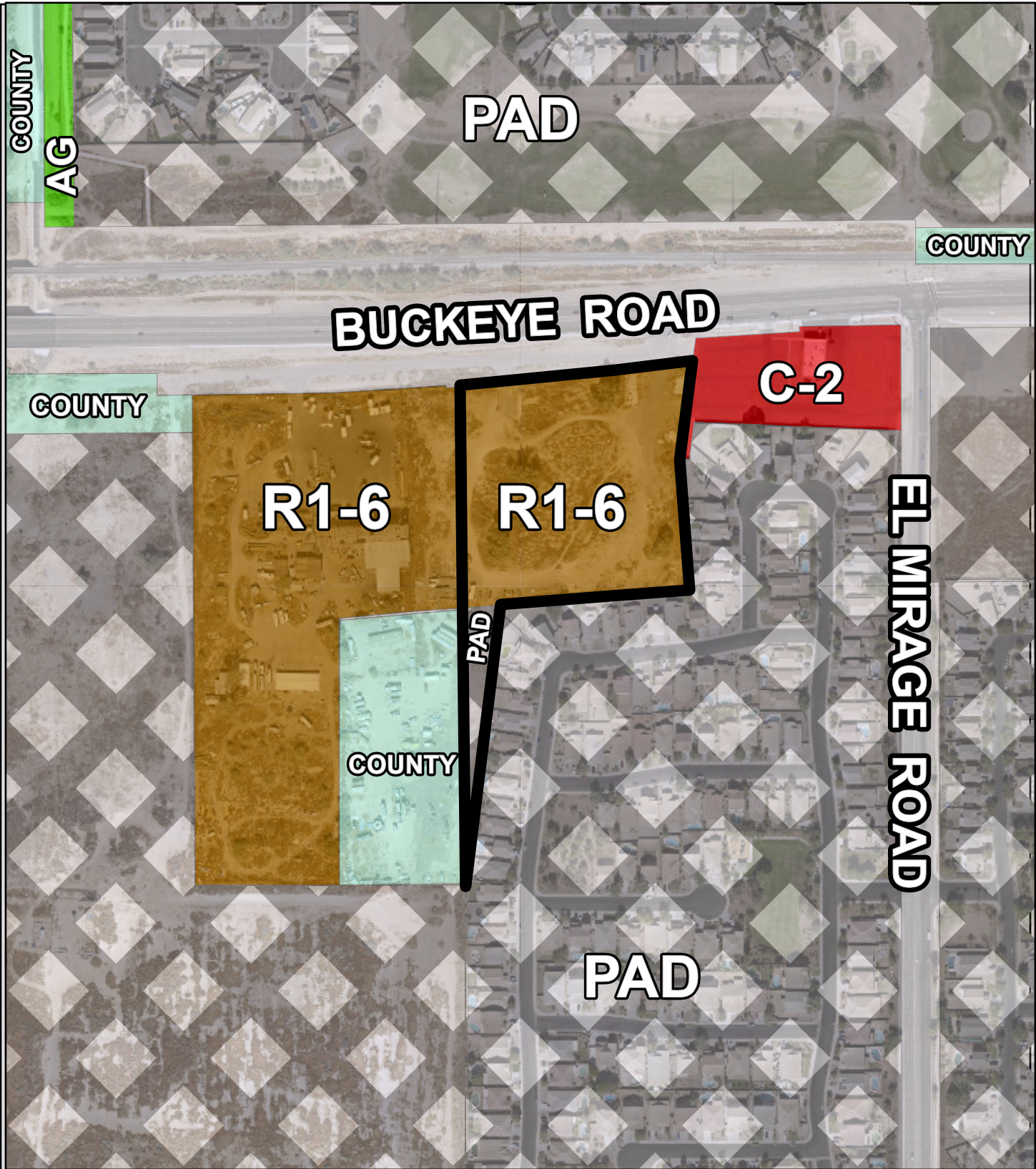


Aerial Photograph



Project Location



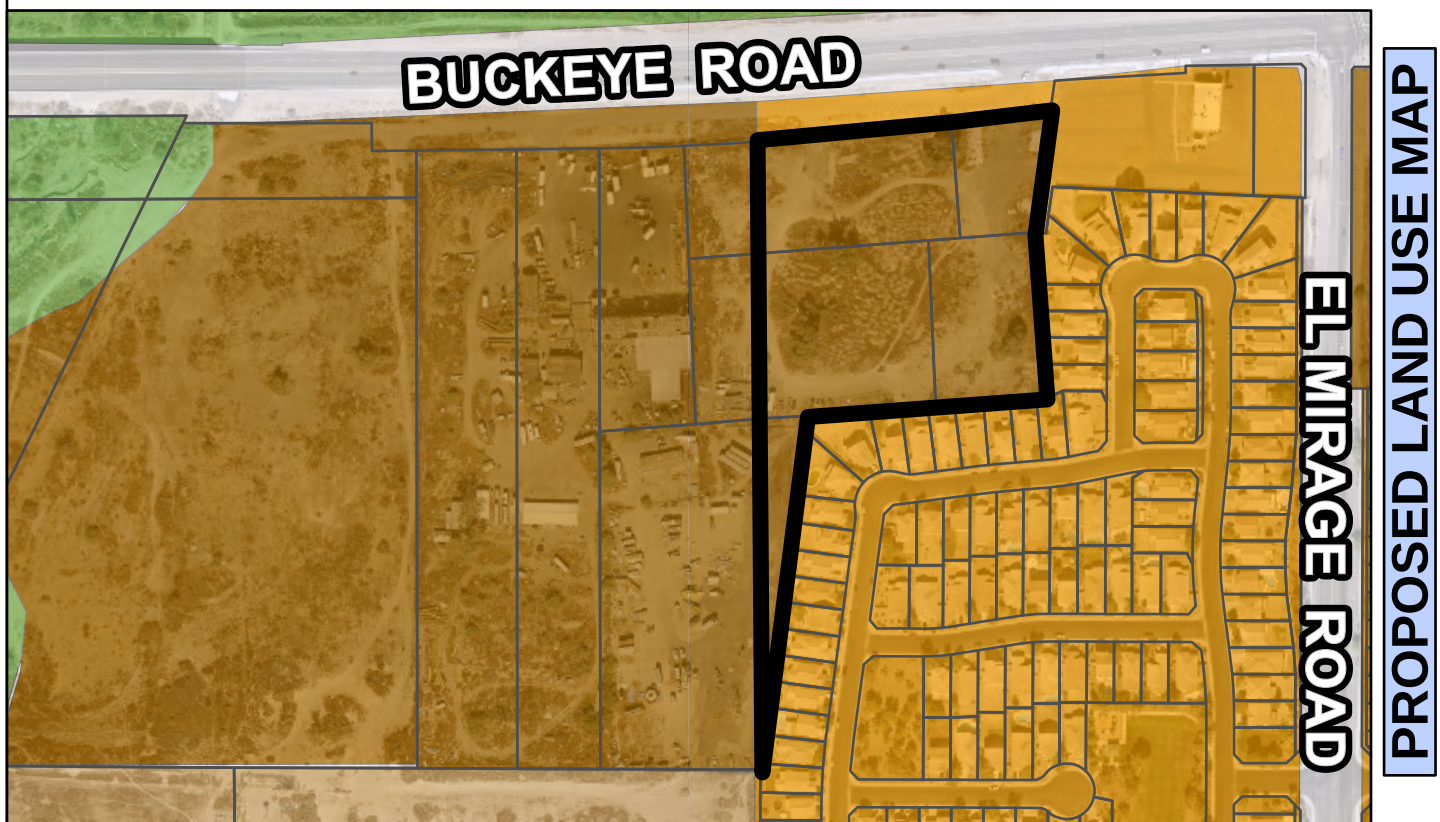
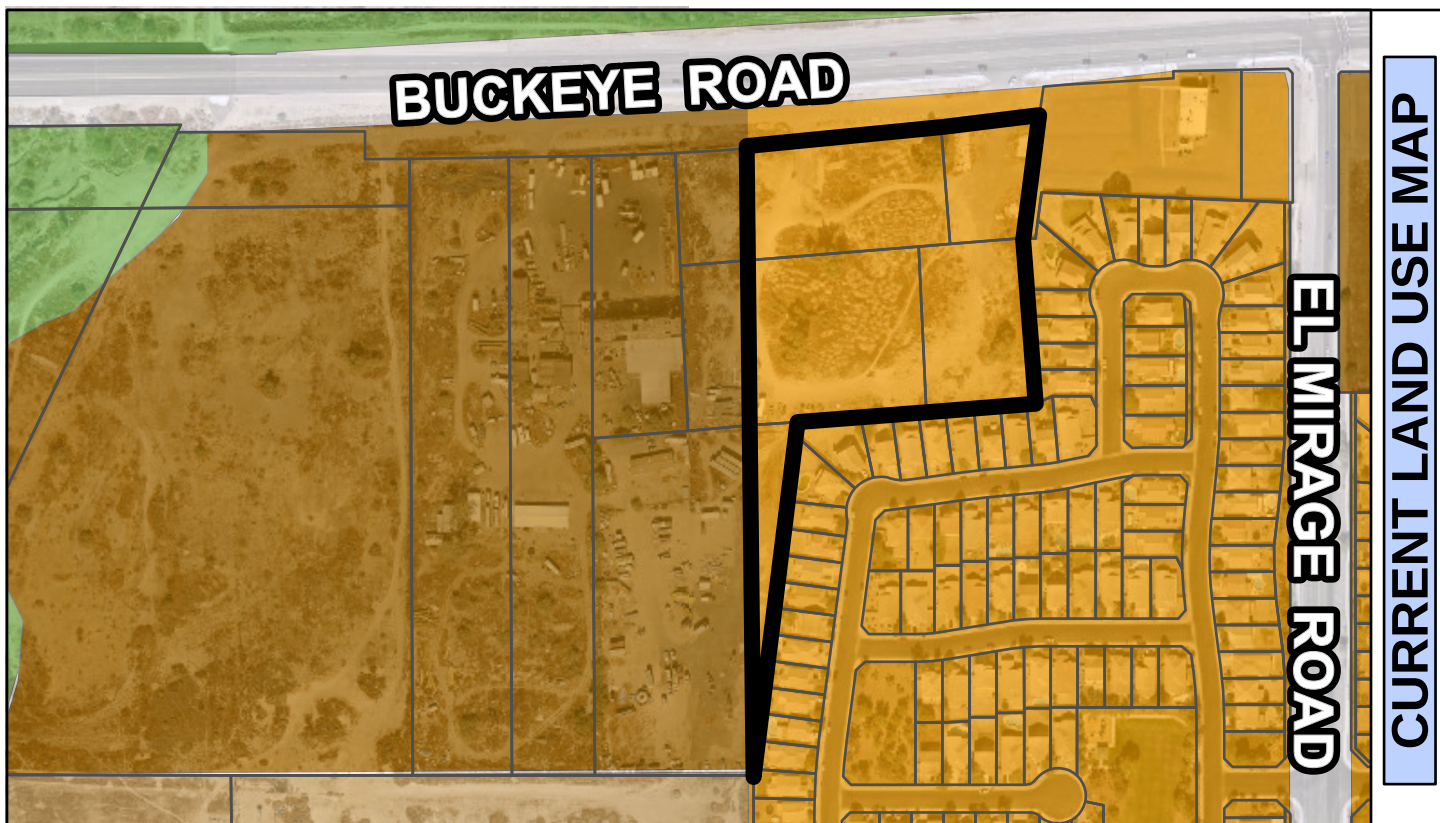


Zoning Vicinity



Project Location





General Plan Land Use



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



Subject Property



Exhibit D

Electronically submitted

November 17, 2021

SONOMA
COMMUNITIES

THE RESIDENCES AT THE AGUA FRIA

GPA Narrative

Final Submittal: Nov 2021

1st Submitted: Oct 2021



Development Team

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TABLE OF EXHIBITS

EXHIBIT A – SITE AERIAL
EXHIBIT B – EXISTING GENERAL PLAN LAND USE MAP
EXHIBIT C – PROPOSED GENERAL PLAN LAND USE MAP

A. Request & Property Description

This is a proposal to amend the Avondale General Plan 2030 Land Use Map for approximately 7.16 acres generally located west of the southwest corner of Buckeye Road and El Mirage Road (the “Property”) (**See Exhibit A, Aerial Map**) from Medium Density Residential (up to 4 dwelling units per acre) to High Density Residential (up to 30 dwelling units per acre). See **Exhibit B, Existing General Plan Land Use Map and Exhibit C, Proposed General Plan Land Use Map**. The Medium Density Residential category contemplates residential density ranging from 2.5 dwelling units per acre to 4 dwelling units per acre with a targeted density of 2.5 dwelling units per acre. This category is most suitable for suburban detached single-family communities with large setbacks and neighborhood facilities. The High Density Residential category contemplates residential density ranging from 12 to 30 dwelling units per acre, with a targeted density of 12 dwelling units per acre. The High Density Residential category envisions patio homes, apartments, condominiums or townhomes as suitable for this land use. The proposed development, as described below, provides for an overall density of approximately 12 dwelling units per acre.

The property is surrounded by vacant and residential land to the east, vacant residential land to the south and west and a golf course to the north, beyond Buckeye Road.

The site is currently utilized for industrial uses which has been allowed over the years although not compatible with the surrounding area. Its present condition is an eyesore for the area and need of revitalization. At the same time, the property has some significant drainage, parcel shape and environmental impacts, offsites as well as distance from utilities, that have limited its development potential. Fortunately, Sonoma Communities is able to address these items through creative planning and design, and new land use entitlements, that will position this property for a high-quality development along Buckeye Road.

A companion Planned Area Development (“PAD”) rezoning request has been filed with the City of Avondale under separate cover to establish site-specific permitted uses, as well as development standards and design criteria for a gated 266-unit rental home community, which will be highly stylized, urban-designed, and pedestrian-friendly (the “Project”). The proposed community will provide new and diverse housing opportunities and will accommodate a variety of lifestyles and transitions.

Amendment of the General Plan Land Use Map will facilitate a quality development and it will not adversely impact the community by significantly altering the acceptable land use pattern or impact existing uses in the area. The justifications for this request are provided herein.

B. Minor GPA Review and Analysis

1. Availability of Current and Future Water Supplies

The Project is proposed to tie into existing City of Avondale water system. The Del Rio subdivision to the south of the Community will include improvements for a new 8” public water line, which the Community will tap in to. We anticipate that the Community will be required to extend an additional water main within West Buckeye Road to provide a looped supply to the Community. We estimate that line to be a new 12” water line.

The Del Rio subdivision will also include improvements for a new 8" sewer, which will allow for the Community to stub into sewer; however, that sewer line will be shallow and necessitate the construction of a private lift station on-site to accommodate the Community's flows.

It is the Applicant's understanding that the Project will not create any issues for current or future water supplies. The companion PAD case includes further information related to water infrastructure and supports that the existing or planned water infrastructure will be adequate for the Project.

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

A Traffic Impact Analysis has been provided to the City under separate cover with the PAD application. Ultimately, access to the Project will be from Buckeye Road with a secondary right-in/right-out access onto Buckeye Road. The primary access and street frontage will feature an enhanced landscape setback with trees and a landscaped driveway median. It is not anticipated that the change of land use will have any negative impact on the City transportation system.

Buckeye Road is under the jurisdiction of Maricopa County. Proposed improvements consist of widening the existing roadway to provide deceleration lanes at both entrances and restriping of the existing lanes to provide a wider striped center turn lane to accommodate the full access movement at the main entrance. Typical driveway apron improvements including a directional divider at the secondary access will be constructed along with the replacing portions of the existing 6' wide sidewalk along the new deceleration lanes.

The applicant will comply with the City's current engineering policies and standards and work to provide solutions that will enhance the City's transportation networks as applicable for the development.

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

The Project will not significantly impact the surrounding natural environment, and it is not located within any hillside or riparian area. The site is known to have some environmental challenges which have plagued the site and which the city has received grant money to assess. While these issues were not created by the applicant, the applicant will be addressing and solving them through its development plan. Overall, the Project will provide significant improvements to the Property with quality and aesthetically pleasing features, including a meaningful amount of private open space, furthering several goals of the General Plan.

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 the GP2030

The proposed General Plan Amendment will not have an overall negative impact on the total City's current job-to-population ratio as the Property's designation is already medium density residential. Additionally, it is anticipated that, with the addition of new residents, support for existing and future employment and commercial uses will occur. The re-designation of the Property to a different residential designation will be in accordance with the City's goals and policies and will be aimed at furthering additional diverse residential housing opportunities in Avondale, which are currently limited.

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

The proposed General Plan Amendment will not have a negative impact on the City's services. There are adequate facilities and/or connections to serve the Project, which will be improved by the developer, as required. Exact infrastructure improvements for the Property will be determined during the platting and/or site plan and design review application phase.

6. *Extent to which the goals of the GP2030 are accomplished*

The proposed development furthers several goals and policies of the General Plan 2030, as further detailed below.

Housing Element

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

The PAD provides a housing type that is prominent within the Valley but still relatively new to the City of Avondale. The proposed single-family rental product provides homes with private backyards and lots, allowing for a "lock and leave" lifestyle which requires less maintenance and promotes the use of the neighborhood common and amenity areas. This increases a sense of place within the neighborhood and ultimately encourages more community interaction. This product type also creates optimal density to support surrounding employment, educational and commercial uses.

GOAL 4: Require excellence and innovation in residential design and construction.

Policies:

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

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

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

The Residences at Agua Fria PAD incorporates a number of the City's Design Manuals policies to create a layout with ample open space and recreation areas that contain amenities throughout the project. It also ensures quality architecture and will endorse CPTED design.

Open Space Element

GOAL 1: Identify, protect, and preserve the natural amenities and environmental attributes that are unique to Avondale and contribute to a healthy lifestyle.

This Residences at Agua Fria PAD provides 48.5 percent of open space (roughly 10.52 acres) with common areas that incorporate natural vegetation consistent with surrounding developments. The common open space areas are linked with pedestrian connection to support a healthy lifestyle.

Recreational 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 Residences at Agua Fria community is designed to cater to active lifestyles and primary circulation routes are planned from each courtyard or home to the common open spaces. In addition to the fitness amenities available to residents, landscaped walking paths wind through the development. The development will provide approximately 48.5% total open space, roughly 10.52 acres overall. This includes usable open space, private rear yard open space and general landscape areas between buildings.

The community incorporates some pocket park/courtyard planning techniques into its site plan which will contribute to a more livable environment. Enhanced paving is proposed to make the areas between building entrances feel more like a courtyard which may include turf and seating areas. A significant amount of open space is provided (including active areas for games (Bag Toss, etc.), barbecue stations, fire pits, dog park, and more. The community will be professionally managed and will provide amenities and recreation activities to the residents, furthering the goal of City's recreational goals.

C. Avondale Strategic Five-Year Plan

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

The Residences at Agua Fria development provides the opportunity to develop a severely challenged site along Buckeye Road that is compatible with existing development, supports housing diversity opportunities for the area, and complements surrounding development. With the increase of employment, commercial and educational opportunities that are anticipated in the area in the near future, this site will provide a prime location for new residences which will support other land uses. This will complement and support the economic vision of the Strategic Five-Year Plan.

Additionally, the following goals of the Strategic Five-Year Plan will be met with the Residences at Agua Fria:

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

With its modern design focused on an urban living experience and high-quality amenities, the Project will provide a unique and diverse housing opportunity which is otherwise underrepresented within the City of Avondale. The Project will appeal to millennials, professionals, empty nesters and those looking for a “lock and leave” lifestyle throughout the Valley. While adding to the existing housing in the area, the Project will provide a modern housing development that caters to those looking for something different than the typical traditional housing offered in Avondale. The Residences at Agua Fria contributes to the diversity of housing that the Strategic Five-Year Plan envisions.

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

The Avondale Villages Townhome development provides for connectivity and pedestrian access to Buckeye Road, which promotes pedestrian and bicycle connectivity for residents. The Developer will ensure access to the surrounding sidewalks and promote connectivity to the larger trails master plan for Avondale.

D. Minor GPA Findings Analysis

This request for a Minor General Plan Amendment meets or exceeds the required findings established by the City of Avondale, as detailed below.

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

Currently, there is a minor percentage of land uses in Avondale that are available for high density residential. Additionally, the current land use designation does not take into account the tremendous costs of environmental remediation that is required for this site. By changing the land use map to High Density Residential, it provides the perfect infill opportunity to address the site challenges and provide a unique housing development that would otherwise not generally be available here.

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*

As noted herein, there are some severe site challenges at this location including blight, drainage, and environmental concerns. These items can be overcome but are generally cost prohibitive unless sufficient density is allowed to leverage those costs. This GPA is the perfect opportunity to address these items and create a unique infill development that will benefit the site and, more importantly, the surrounding area.

The Residences at Agua Fria development will provide a variety of housing that attracts new residents including young professionals, millennials, and empty nesters who are looking for a “lock and leave” lifestyle. The Applicant is excited to provide this product which is underrepresented in the City of Avondale and this amendment will not be solely for the good or benefit of the owner.

3. *The amendment will not adversely impact the community as a whole and/or a portion of the community by:*
 - a. *Significantly altering the acceptable land use patterns;*
 - b. *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*
 - c. *Adversely impacting the existing land uses.*

The amendment will not significantly alter acceptable land use patterns in the area or impact nearby existing uses. Being only 7.16 acres, the Property accommodates moderate housing density which will not be overbearing for the surrounding single family that already exists in the area. Public infrastructure exists for this development and it will not be a significant burden on the existing systems that are in place. The development is designed with landscaped buffering around the perimeter to provide a more appropriate pedestrian environment.

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

Overall, the amendment consists of an improvement to the General Plan with the overall enhancements as outlined below:

- The Project provides for open space above the required amount and it will be dispersed throughout the development, uniquely ensuring long-term quality for residents of the Project.
- The Project will provide enhanced and quality amenities, including a pool area and significant open space.
- The Project will focus housing product onto community open spaces.
- Enhanced vegetation will be provided at entryways.
- There will be strategically placed open space areas to provide a sense of arrival to the development.
- A unique housing product is proposed which provides a single-family vernacular with private yards.

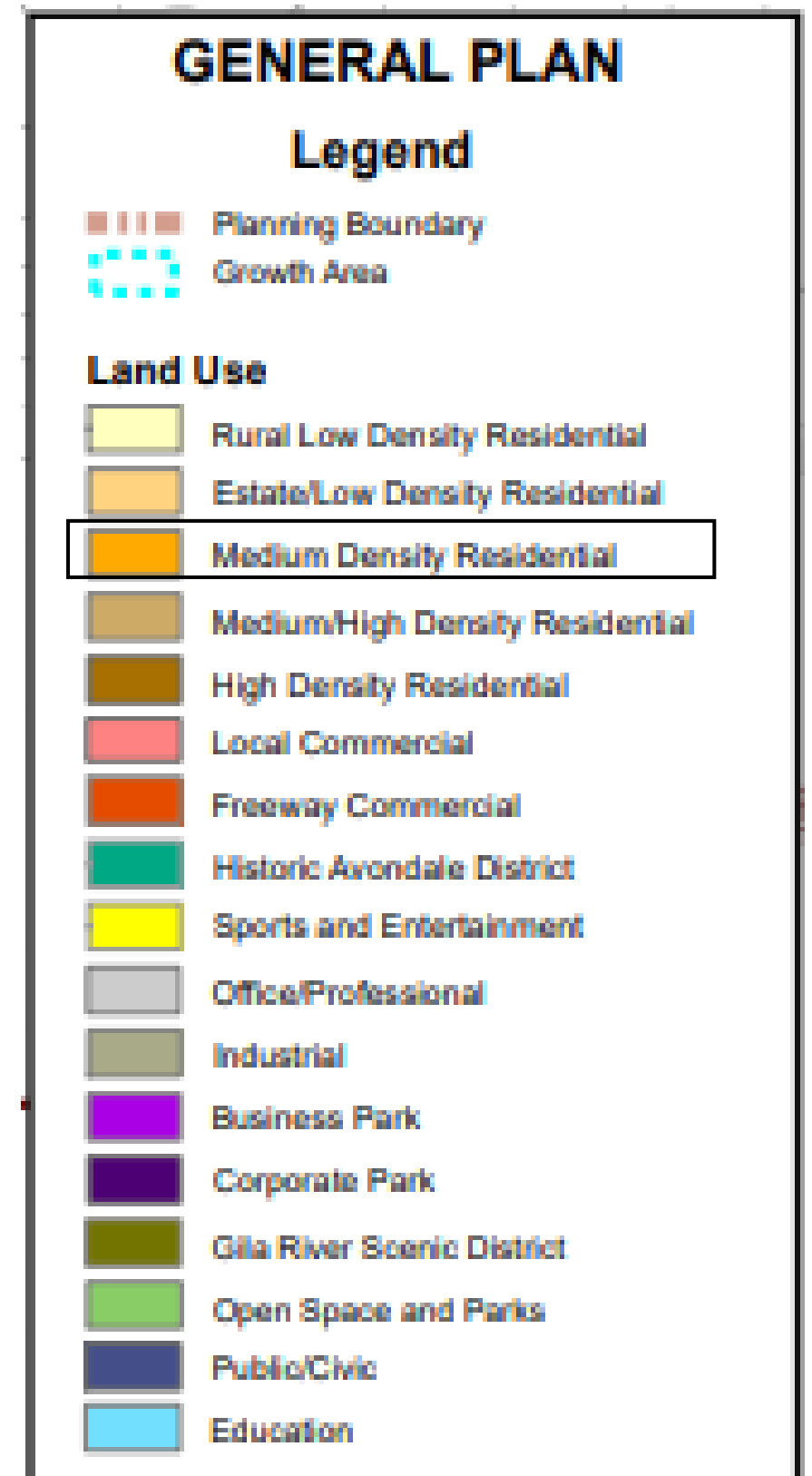
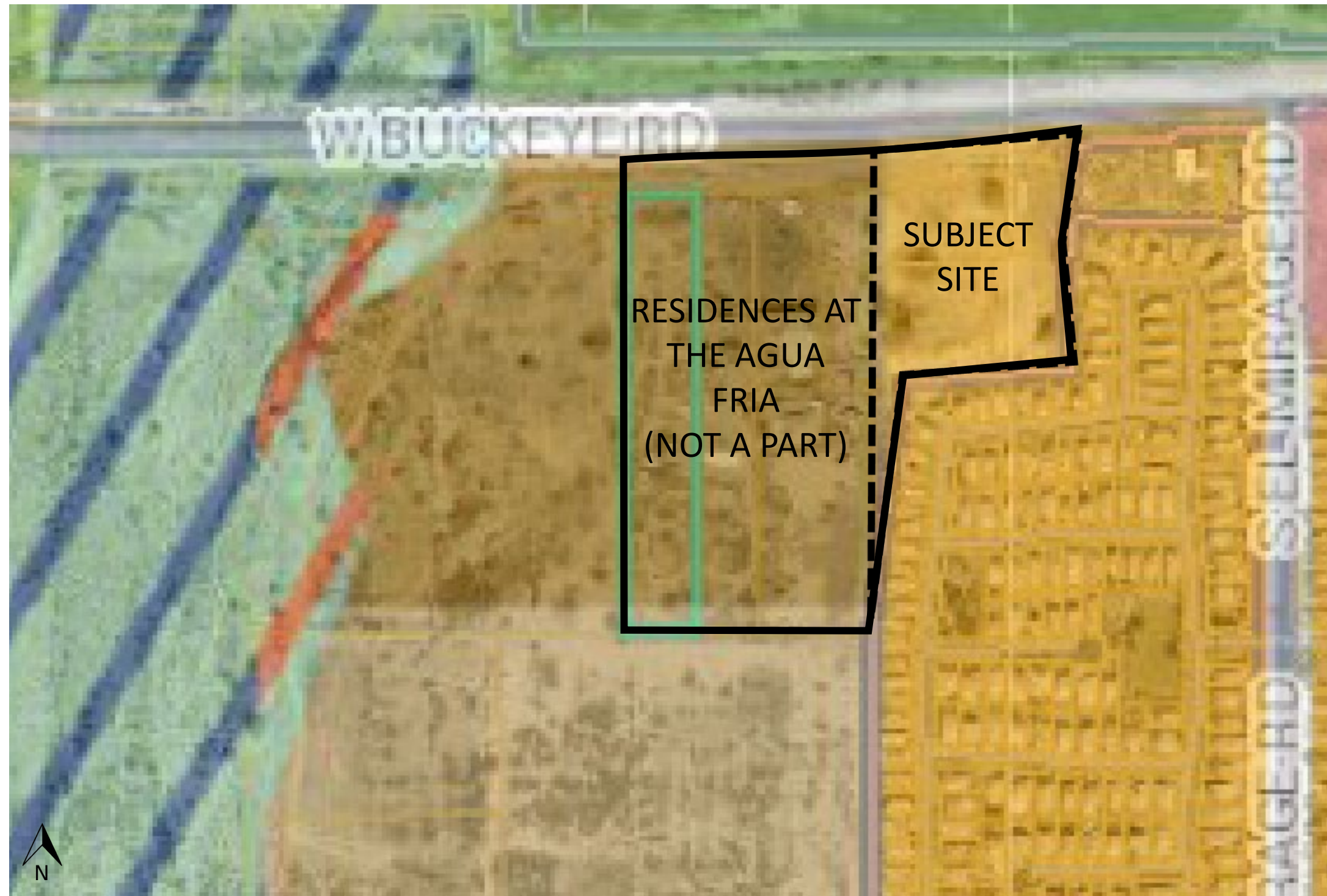
E. Conclusion

The Property is a unique infill site which provides the perfect location for a quality single-family rental community option that is needed and in high demand within the City. This Minor General Plan Amendment and the companion PAD are intended to provide a framework for development of a complementary land use in the area, while providing a new type of housing product within Avondale. Finally, the proposed amendment is consistent with the overall goals and objectives of the General Plan and will be a positive addition to the area.

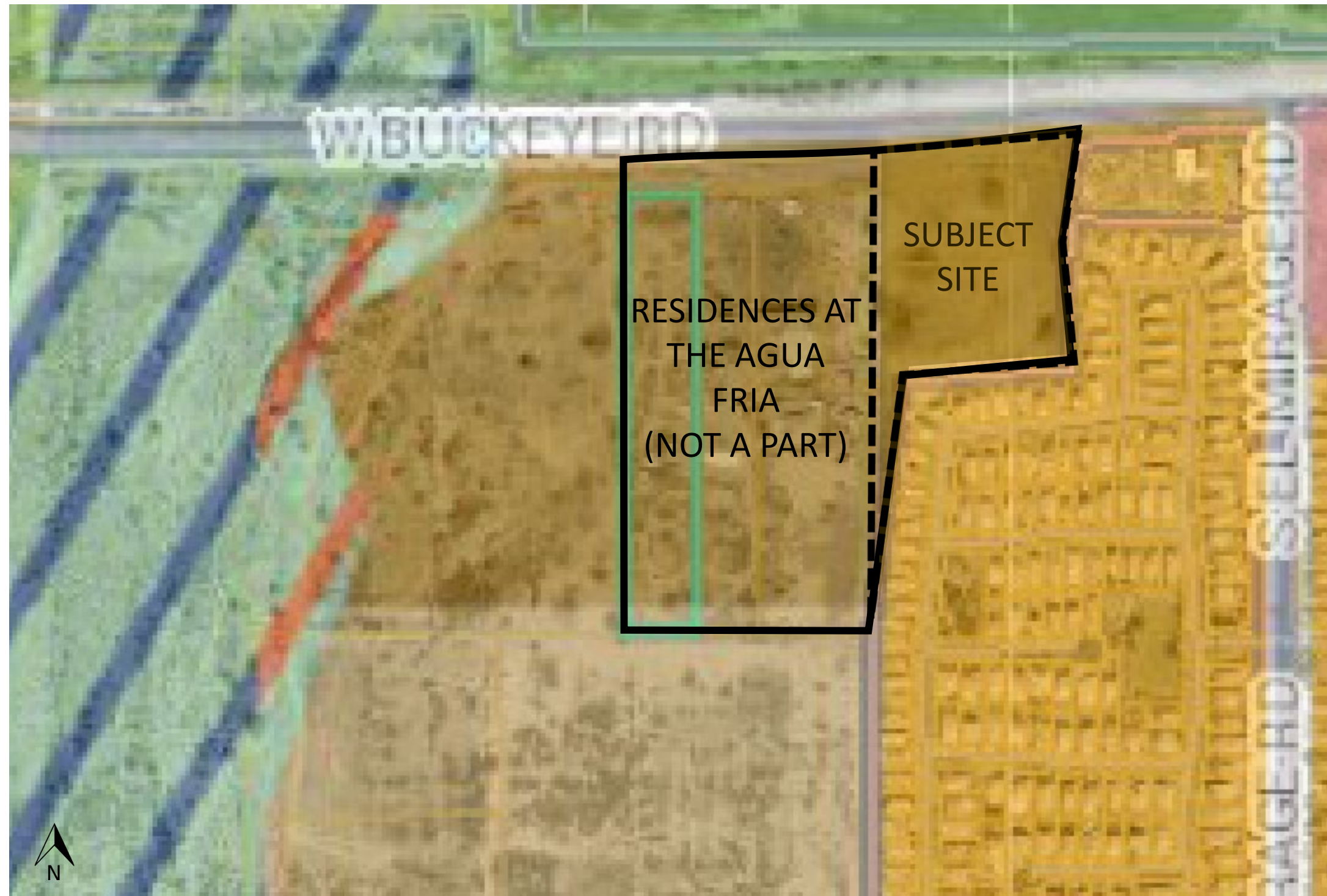
Site Aerial



Existing General Plan Land Use Map: Medium Density Residential



Proposed General Plan Land Use Map: High Density Residential

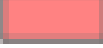
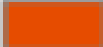
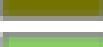


GENERAL PLAN

Legend

-  Planning Boundary
 Growth Area

Land Use

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



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

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

Project: Residences at the Agua Fria Project Manager: Michelle Simerdla
Request: Rezone to PAD Acreage/Parcel Size: 22.26 net acres
Current Density Allowed: 136 units +/- Density Proposed: 11.95 du/ac +/-
Total number of residential units proposed: 266

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.

Estimated enrollment impact of 88.7 stu. First year impact of \$1,350,500
and ongoing impact of \$226,125 per year (\$422) plus inflation

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

Yes ☐ No ☒

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

If answered yes, please explain below:

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

Date Reviewed: 10/11/2021

School District: Littleton Elementary School District

District Superintendent: Dr. Roger Freeman

Phone #: (623) 478-5611

E-mail: freeman.roger@littletonaz.org

Signature: 

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

Development & Engineering Services Department

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

www.avondale.org/developmentservices

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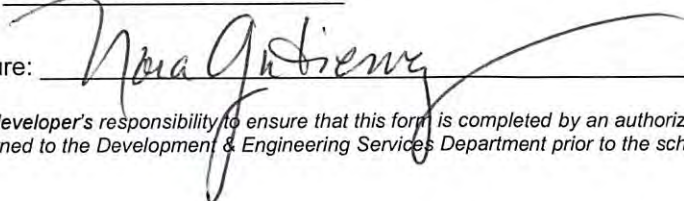
Date Reviewed: 10/11/2021

School District: Tolleson Union High School District

District Superintendent: Nora Gutierrez

Phone #: (623) 478-4001

E-mail: Nora.gutierrez@tuhsd.org

Signature: 

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

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NEIGHBORHOOD
MEETING SUMMARY
FOR THE
RESIDENCES AT THE
AGUA FRIA
(CASE NO. PL21-0080)

Submitted:
November 10, 2021



A. Date, Time, and Location of the Meeting

The required neighborhood meeting for Case No. PL-21-0192 was held on Thursday, November 4, 2021 at 6:00 PM. Due to the COVID-19 pandemic and city requirements for neighborhood meetings, the meeting was a virtual meeting that was hosted via the City's Zoom platform.

The neighborhood meeting notification was noticed in accordance with the City's Zoning Ordinance Requirements. The applicant completed the legal newspaper advertisement with a publishing in the October 20, 2021 edition of the Southwest Valley Republic newspaper. Additionally, the applicant posted a public notice sign by October 18, 2021 as well. The affidavits are enclosed at **Tab A**.

B. Number of Participants

The applicant, along with the project development team, and a City of Avondale Planning representative attended the virtual neighborhood meeting. Commissioner White also attended the meeting in addition to one (1) interested neighbor from the Diamond Ridge Place neighborhood to the east.

C. Summary of Presentation, Questions and Applicant Responses

The applicant commenced the neighborhood meeting with introductions of the development team followed by an overview of the application request. The applicant provided a description of the surrounding area context, existing land use designations, site challenges and constraints, and specifics regarding the proposed community. The applicant also shared the proposed community plans. The applicant then offered an opportunity for questions and comments.

The neighborhood meeting attendees had general questions regarding: (1) garage parking data; (2) the relationship of the Property with the future residential uses within Del Rio; (3) potential for wash impacts; (4) vehicular access; (5) setbacks along the east perimeter of the community; and, (6) timing for construction. The applicant responded to attendee questions and provided a summary of the provided garage parking, mitigation techniques for wash impacts and neighbor adjacency, and expanded upon access to the site and timing for construction, which is anticipated to commence in 2022.

There was also a general discussion by attendees regarding concerns about the commercial site to the east (not owned by the applicant), however city staff advised that the city would review that issue. There was also a general question regarding contamination due to existing uses. The applicant advised that studies have been performed to review possible environmental issues and that the results have confirmed that there is no contamination occurring on-site that would be above a safe residential limit and that compliance with ADEQ requirements would be met.

To summarize, we are not aware of any community opposition or concerns at this time. The Applicant will continue to be available to discuss the proposal with interested parties throughout the application process.

D. Summary

The feedback received regarding the proposed project was generally positive. An issue was raised regarding uses occurring on an adjacent property to the east, however city staff advised that the city

would review that issue. The applicant will continue to be available to discuss the proposal with interested parties throughout the process.



AGENDA ITEM REPORT

SUBJECT: The Residences at the Agua Fria – Rezone – Application PL-21-0192

MEETING DATE: 12/15/2021

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 Adam Baugh, Withey Morris PLC, on behalf of property owners Mattfeld Holdings LLC, Gisela and Carlos Roberto Blancas and Carl and Patricia Weiler, to rezone approximately 22.3 net acres located approximately 500 west of the southwest corner of Buckeye Road and El Mirage Road from Urban Residential-6 (R1-6), Rural Residential-43 (RR-43), and Diamond Ridge PAD zoning to The Residences at the Agua Fria PAD for a multi-family residential use. Commission will take appropriate action and forward a recommendation to City Council.

BACKGROUND:

The 22.3 net-acre subject property (Exhibits A and B) is located approximately 500 west of the southwest corner of Buckeye Road and El Mirage Road. The majority of the property was annexed into the City's corporate limits on August 3, 1976. There is a 4.11-acre parcel that is included as part of the project that is currently in the jurisdiction of Maricopa County, and there is a request in progress to annex this County parcel.

A portion of the site is developed with an industrial storage use known as Cashion Tank and Steel Co. The eastern portion of the site, four (4) parcels, is vacant and undeveloped with personal storage on the property. The triangular-shaped piece is vacant and undeveloped.

There are three (3) zoning designations for the property. Most of the site is designated as Urban Residential-6 (R1-6) (Exhibit B). The County parcel is designated as Maricopa County Rural-43, which allows for development of both farm and non-farm residential uses, farms and recreational and institutional uses. It will be assigned the comparable zoning designation of Rural Residential-43 (RR-43), the purpose of which is to encourage and preserve low-density residential developments with low intensity agricultural operations in a growing area, upon annexation. Lastly, a triangular-shaped parcel adjacent to the County parcel is zoned Diamond Ridge PAD but is an exception parcel to the Diamond Ridge single-family residential subdivision.

The site is designated by the General Plan 2030 Land Use Map (Exhibit C) as two (2) different designations. The western portion is designated as High Density Residential (HDR), which allows for densities up to 30 dwelling units per acre with housing products having limited private outdoor space and rely on shared or common open space for recreation. Patio homes, apartments, condominiums, or townhomes are suitable for this land use. The eastern portion of the site is designated as Medium Density Residential (MDR), which allows densities that range from 2.5 to 4 single-family dwelling units per acre. There is a concurrent request to amend the eastern portion of the site's General Plan land use designation from Medium Density Residential to High Density Residential to align with the goals in the General Plan and the existing HDR on the abutting

property.

The existing uses and zoning of surrounding properties include:

- **NORTH OF BUCKEYE ROAD:** A residential development zoned Coldwater Springs PAD.
- **EAST:** A residential development zoned Diamond Ridge PAD.
- **SOUTH:** Vacant land zoned Del Rio Ranch PAD.
- **WEST:** Vacant land zoned Del Rio Ranch PAD.

A separate application to annex a portion of the subject property into the City of Avondale has been filed and is in process. The proposed Rezoning; however, may not be approved until the Annexation has been finalized.

SUMMARY OF REQUEST:

The applicant is requesting to rezone the subject property to Planned Area Development (PAD). The proposed The Residences at the Agua Fria PAD Narrative, included as Exhibit D, details permitted uses, development standards, landscaping and open space, design guidelines, and other requirements that will guide future development of the site.

The PAD proposes a for-rent, multi-family residential apartment community that includes 266 one-story, detached apartment units, some are duplex units, offering a 1-bedroom small, 1-bedroom large, 2-bedroom, and 3-bedroom floor plan configurations with an overall density of 11.95 dwelling units per acre. The project also includes 15 carriage units over garages creating a two-story building. Approval of the Minor GPA request changing the land use to High Density Residential, increasing the allowable density on the eastern portion of the site to up to 12 dwelling units per acre, is required to consider approval of this Rezoning request.

The homes will be arranged around several active and inactive open space areas and will include individual private backyards and front covered patios. Open space is provided throughout the project, with the most prominent open space being the amenity area that includes a clubhouse, pool, fitness center.

The community will be accessed by a full access driveway on Buckeye Road, a County roadway, and a secondary, right-in, right-out only access on Buckeye Road, as well as emergency access. The entrance will include a linear drive with a median that leads to the leasing office/clubhouse. Proposed improvements include two deceleration lanes into the project as well as widening the center turn lane.

Surface parking spaces and covered parking spaces exceed the minimum parking requirements.

Significant steps have been taken to ensure that the development incorporates a high quality, diverse mix of architectural styles similar to two other projects approved in Avondale, and greatly exceeds what has been provided on similar developments of this type built outside of Avondale. Three (3) elevation styles that include three (3) color schemes each are proposed. The elevation styles and colors will be altered from home to home to provide variety and placed on a curve to enhance the arterial streetscape.

The proposed PAD utilizes the City's Multi-Family Residential (R-3) zoning district as the basis for development standards within the community. However, because the apartment product is quite different from the more typical 2- and 3-story garden style apartment complexes that the R-3 standards were intended to guide, some modifications to those R-3 standards are needed to support the proposed development. These deviations include reducing the minimum building setbacks as follows:

Front – 25 feet to 10 feet; Side – 15 feet to 10 feet; Rear – 25 feet to 10 feet; Separation between buildings with no common walls - 15 feet to 10 feet; and Distance of 2-story building from a single-family zoning district from 75 feet to 70 feet. Other deviations include the following:

- Reduce the useable open space from 20 percent to 15 percent since a 10 percent rear yard open space will be provided, as well as a total of 25 percent overall open space. Typically, multi-family projects do not include private rear yards.

- Reduce the covered garages from 20 percent of required parking (494 parking spaces), which equates to 99 spaces, to 22.5 percent of the unit count, which equates to 60 garages since the amount of covered parking spaces provided (318) exceeds minimum requirements.
- Reduce the landscape setback adjacent to Buckeye Road from 20 feet to 0 feet. This allows the project to accommodate private backyard open space for its residents. The right-of-way on Buckeye Road ranges from about 90-113 feet in length and will be landscaped with trees and shrubs.
- Reduce the land use buffer between multi-family and single family uses from 15 feet to 10 feet. The homes along the perimeter of the site adjacent to single-family are single-story, detached, and duplex homes with private backyards versus a multi-story garden-style apartment building which would necessitate a larger landscape buffer.

PUBLIC PARTICIPATION:

A neighborhood meeting was held on November 4, 2021. Due to the ongoing Covid-19 pandemic, the meeting was held virtually via Zoom. All notices of the meeting were completed at least fifteen days prior to the meeting as required. In addition to City Staff and the applicant's team, two (2) people attended the virtual meeting including one (1) Planning Commissioner. The applicant gave an overview presentation on the project, site challenges and constraints, and answered questions about the project. An overview of the discussion topics is outlined in the Neighborhood Meeting Summary, attached as Exhibit F.

All required notifications for the Planning Commission and City Council public hearings were completed. No comments have been received to date.

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).

The LESD no longer assigns students to particular elementary schools based upon geographical location. As such, elementary-age students living in the future The Residences at the Agua Fria community will have an opportunity to choose which school they will attend within the LESD system. Estrella Vista Elementary, generally located 0.4 miles southwest of the southwest corner of Avondale Boulevard and Buckeye Road, is geographically closest to The Residences at the Agua Fria property. High school aged students will attend La Joya Community High School located at the southwest corner of Avondale Boulevard and Durango Street.

LESD has provided the City with a Certificate of Adequate School Facilities signed by their Superintendent (Exhibit E) which states that the district does not have adequate capacity to accommodate the estimated enrollment of the proposed The Residences at the Agua Fria development. Please see Exhibit E for a summary of the school district's needs. A school site within the proposed development is not needed. The developer is working with the school on this matter.

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

ANALYSIS:

Open space is provided throughout the project, with the most prominent open space being the amenity area that includes a clubhouse, pool, fitness center.

The proposed The Residences at the Agua Fria PAD with a density of 11.95 acres is in conformance with the existing High Density Residential designation on the western portion of the property, and the requested High Density Residential land use designation on the eastern portion of the property.

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

- General Plan Land Use Element Goal #1, Policy C: "Diversify Avondale's housing stock by providing for varied residential types...." The proposed The Residences at the Agua Fria is a residential concept that will be the first few of its kind in the City of Avondale, combining the convenience of apartment

living with benefits typically reserved for single-family homes, such as private rear yards.

- General Plan Land Use Element Goal #1, Policy D: “Enhance the attractiveness of infill parcels as an option for new development throughout Avondale.” The subject property includes a blighted industrial development and vacant land that will benefit from redevelopment.

Open space is provided throughout the project, with the most prominent open space being the amenity area that includes a clubhouse, pool, fitness center.

Sufficient vehicular access to the gated community will be provided via two (2) entrances from Buckeye Road. One (1) pedestrian gate has been provided, just south of the primary entrance to the development.

The developer will need to construct driveway entrances, deceleration lanes for both entrances, and widen the center turn lane on Buckeye Road to accommodate the full access driveway. Buckeye Road is in the jurisdiction of Maricopa County and will need to coordinate with MCDOT on requirements and permits.

All drive aisles internal to the development will be private. The property owner/manager will be responsible for all maintenance of these private streets and associated facilities. Internal circulation has been reviewed by the City’s Fire Marshal and deemed satisfactory.

Permitted Uses

The uses proposed by the PAD are the uses allowed in the City’s R-3 zoning district. The uses allowed in the R-3 district are fully consistent with the existing and proposed High Density Residential designation and are appropriate within a future multi-family residential community.

Development and Design Standards

The proposed multi-family residential development is a hybrid between a multi-family residential apartment complex and a compact, single-family residential development. Because of the uniqueness of this concept, none of the City’s zoning districts contain development standards perfectly suited to this type of proposal. As such, the applicant has proposed several modifications to the base R-3 standards. The applicant’s justification for the proposed modifications can be found on page 6 of the PAD Narrative (Exhibit E). In all instances, Staff concurs with the applicant’s justification and supports the deviations as proposed.

Site design, architecture, landscaping, and open space within The Residences at the Agua Fria development meets or exceeds the expectations within the Zoning Ordinance and Multi-Family Residential Design Manual, except as noted above. The proposed building elevations and color/material schemes contained in the PAD provide for a significant amount of variety within the development, resulting in three (3) different architectural styles and three (3) color scheme combinations. This variety will ensure that the community presents an attractive appearance from inside the site as well as from Buckeye Road.

DISCUSSION:

1. The proposed Residences at the Agua Fria PAD is in direct conformance with the existing and proposed General Plan Land Use Map designation of High Density Residential.
2. The proposed Residences at the Agua Fria PAD is in conformance with the Multi-Family Residential Design Manual.
3. The proposed Residences at the Agua Fria 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.

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

STRATEGIC PLAN

STRATEGIC OUTCOME: Creative and Sustainable Community Development

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

BUDGET IMPACT:

No budget impacts.

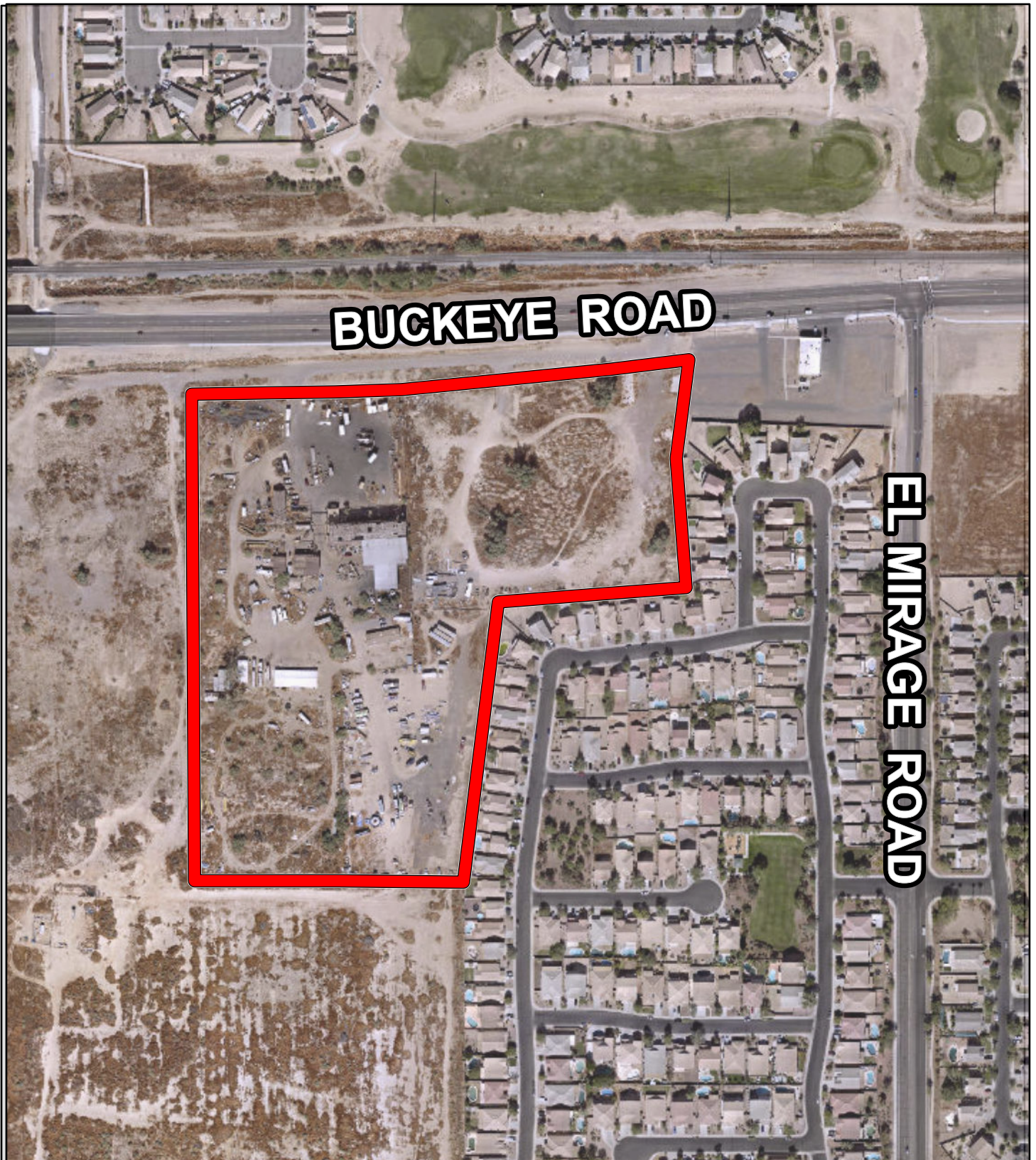
RECOMMENDATION:

Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-21-0192 The Residences at the Agua Fria, a request to Rezone approximately 22.3 net acres located approximately 500 west of the southwest corner of Buckeye Road and El Mirage Road from Urban Residential-6 (R1-6), Rural Residential-43 (RR-43), and Diamond Ridge PAD to The Residences at the Agua Fria PAD, subject to the following five (5) conditions of approval:

1. Development shall substantially conform to The Residences at the Agua Fria PAD Narrative and exhibits thereto, electronically date stamped November 16, 2021, except as modified by these conditions.
2. The approved plans shall expire two (2) years from the date of this approval, on XX/XX/XXXX, unless a construction permit has been issued.
3. Approval of a Minor Land Division (MLD) will be required prior to the City issuing any permit for construction of the proposed The Residences the Agua Fria development. The MLD shall:
 - Combine all lots.
 - Dedicate rights-of-way, public utility easements, and other easements as needed.
4. All development shall be completed in accordance with the City of Avondale General Engineering Requirements (GER) Manual and the City of Avondale Supplement to MAG Uniform Specifications and Details unless a standards deviation has been approved.
5. All required off-site improvements shall be completed in the first phase of development prior to issuance of the first Certificate of Occupancy for the project.

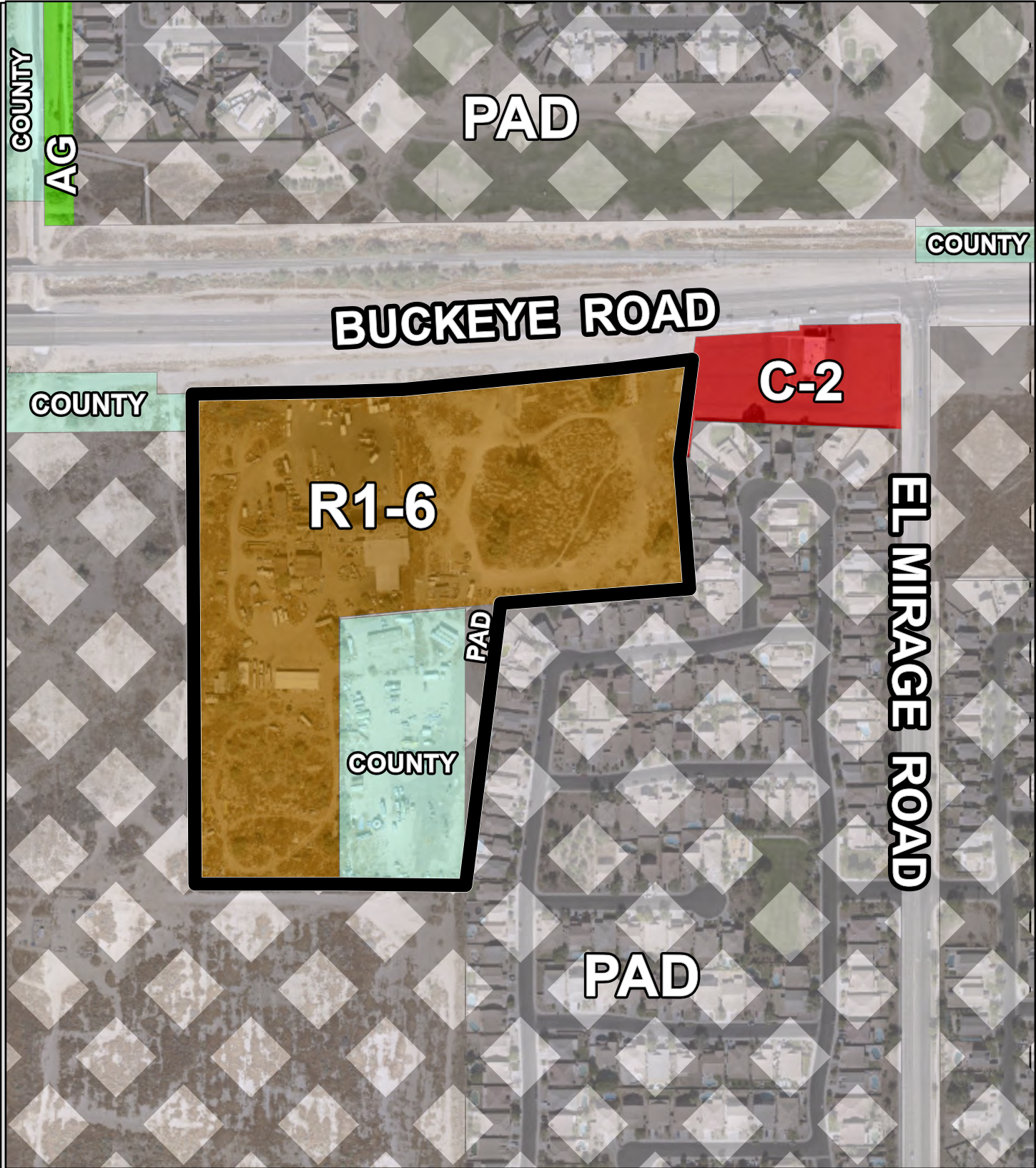
PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-21-0192 The Residences at the Agua Fria, a request to Rezone approximately 22.3 net acres located approximately 500 west of the southwest corner of Buckeye Road and El Mirage Road Urban Residential-6 (R1-6), Rural Residential-43 (RR-43), and Diamond Ridge PAD to The Residences at the Agua Fria PAD, subject to five (5) recommended conditions of approval as listed in the staff report.



Aerial Photograph



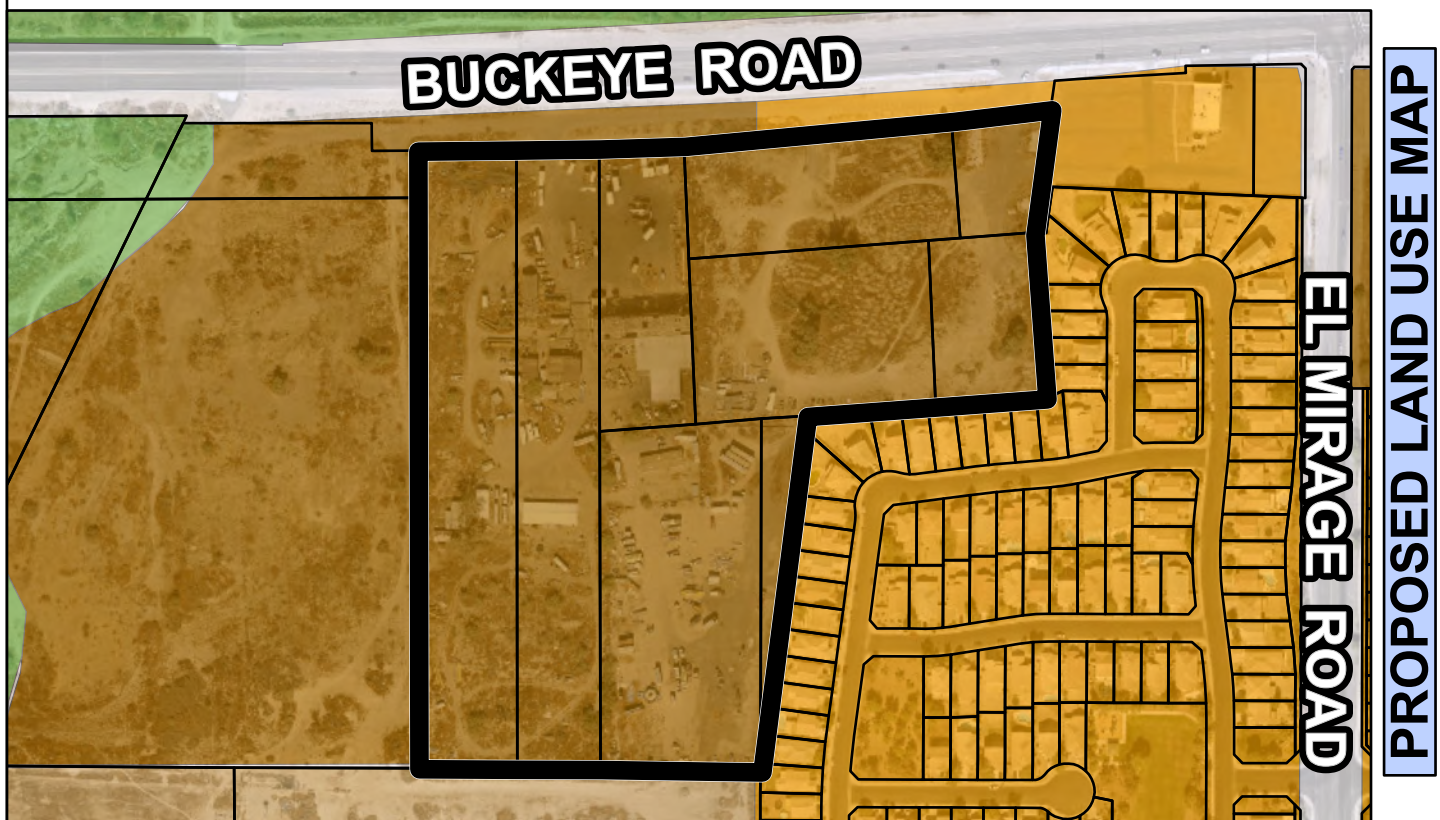
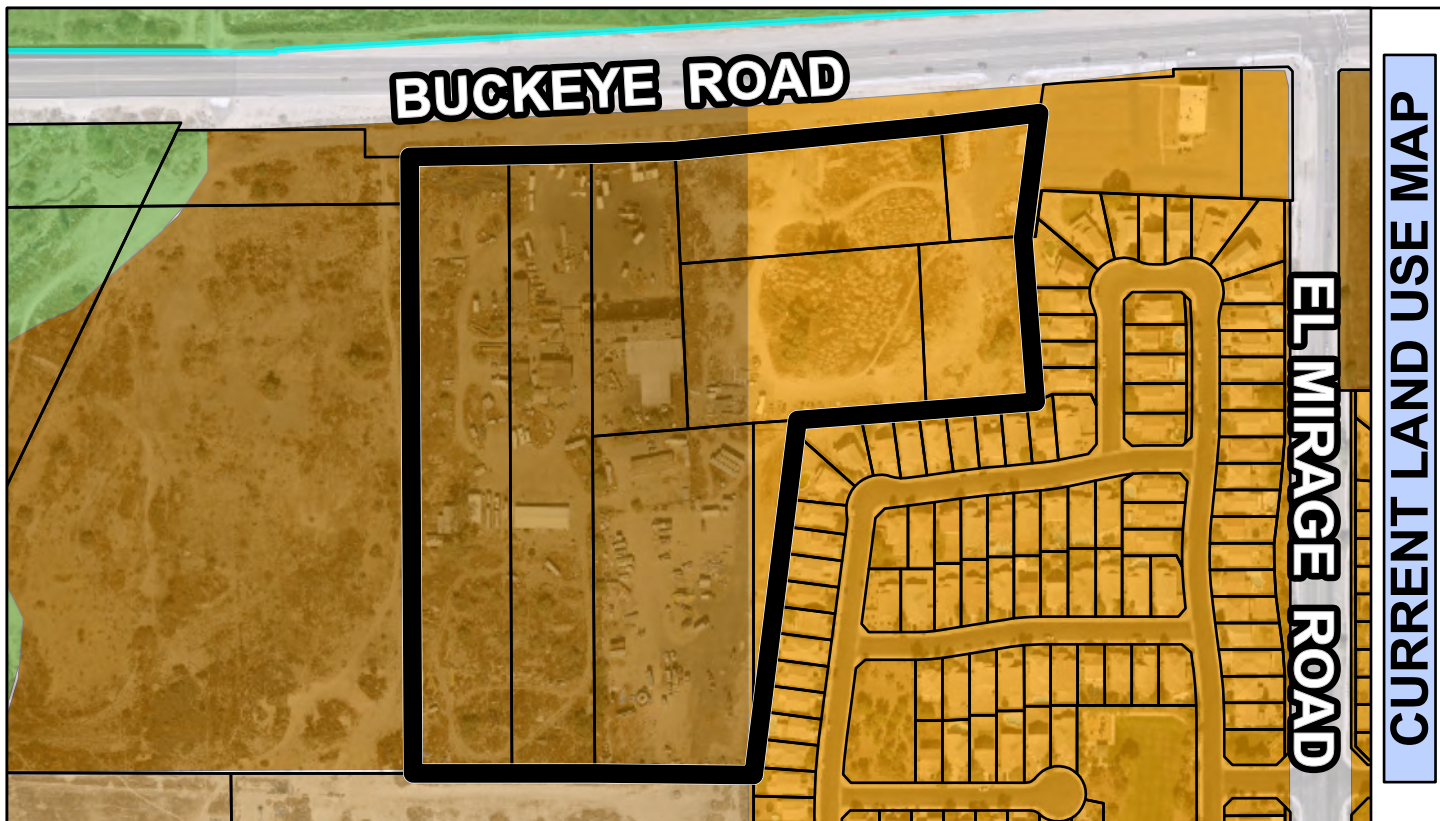


Zoning Vicinity



Project Location

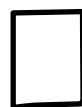




General Plan Land Use



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



Subject Property



SONOMA COMMUNITIES

THE RESIDENCES AT AGUA FRIA

PAD Narrative

Final Submittal: November 2021
3rd Submittal: October 2021
2nd Submittal: August 2021
Submitted: May 2021



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LIST OF EXHIBITS

1. Aerial and Vicinity Map
2. Zoning Map
3. General Plan Map
4. Site Plan

A. Introduction

Sonoma Communities (“Sonoma”) plans to develop 22.26 net acres located approximately 460 feet west of the southwest corner of Buckeye Road and El Mirage Road (the “Property”). The property is composed of nine parcels and is surrounded by residential land to the east, vacant residential land to the south and west and a golf course to the north, beyond Buckeye Road. See Vicinity Map and Aerial Map attached at **Tab 1**.

The Avondale General Plan land use map designates the majority of the property as “High Density Residential” and “Medium Density Residential.” A small portion of the property at the south is designated as “Medium/High Density Residential.” A minor General Plan Amendment is being concurrently processed to re-designate the “Medium Density Residential” portion of the Property to “High Density Residential”. The existing zoning for the Property is Urban Residential (R1-6) and County RU-43, with a small .56-acre portion which is zoned PAD; one parcel of the Property is currently within Maricopa County and will be annexed into Avondale. See current Zoning Map at **Tab 2** and General Plan Land Use Map at **Tab 3**.

The majority of the Property is currently utilized for industrial uses which has been allowed over the years although not compatible with the surrounding area. Its present condition is an eyesore for the area and need of revitalization. At the same time, the property has some significant drainage, parcel shape and environmental impacts, offsites as well as distance from utilities, that have limited its development potential. Fortunately, Sonoma Communities is able to address these items through creative planning and design, and new land use entitlements, that will position this property for a high-quality development along Buckeye Road.

To this end, the applicant is requesting to rezone the subject property from Urban Residential (R1-6), County RU-43 and PAD to Planned Area Development (“PAD”) with underlying Multi-Family Residential-3 (R-3) uses to allow a new residential rental community that offers single-family homes with private outdoor patio spaces for lease. The Applicant seeks to develop the Property in accordance with the R-3 zoning districts with modified development standards to create a superior level of expectation along this corridor. A 3.77-acre portion of the subject property will be annexed into the City.

B. Request

This application requests to rezone the Property from Urban Residential (R1-6), PAD and County RU-43 to Planned Area Development (“PAD”) with underlying Multi-Family Residential-3 (R-3) zoning.

C. Project Overview

The intent of the Residences at Agua Fria PAD is to allow a high-end rental home community. The PAD proposed some modified development standards to ensure appropriate flexibility necessary to address and design around some of the inherent site constraints.

The PAD proposes a single-family rental home community that will offer a total of 266 homes in 1-bedroom small, 1-bedroom large, 2-bedroom and 3-bedroom configurations with an overall density of

approximately 11.95 du/ac including 15 carriage units located over the garages. While the vast majority of the homes are single story, fifteen (15) will be two-story carriage units located above a garage, which will further diversify the community's housing options.

The Residences at Agua Fria will offer the benefit of a single-family home lifestyle without the cost, hassle of maintenance or the long-term commitment of a mortgage. Residents will enjoy the amenities and property management services of a high-end multi-family development without the confines of apartment living. Retirees, empty nesters, military service members and millennials are looking for a less burdensome lifestyle that is more "lock-and-leave" and does not require the typical maintenance of traditional living. Additionally, residents are looking for a diversity of housing that can accommodate a variety of lifestyles and transitions. This housing option has gained tremendous popularity in the recent years and serves an emerging market segment. The Residences on Agua Fria is a community where residents can live free of the maintenance and cost obligations of traditional homeownership.

As noted above, the Property is surrounded by residential land to the east, vacant residential land to the south and west and a golf course to the north, beyond Buckeye Road. The proposed community will be an overall improvement for the site, given the existing non-conforming use that exists today. The community will feature appropriate screening, including a six-foot-tall privacy block wall along the east perimeter of the site, to ensure compatibility with the existing residential to the east. Additionally, all homes on the east perimeter will be limited to 1-story, furthering the compatibility of this proposal with the area.

The cottage, desert modern and farmhouse architecture include substantial front porches that deliver an attractive product to the marketplace. All units will be single story, however a small number (15) of two-bedroom carriage units will be provided over garages. The proposed community has a residential scale that is appropriate for the surrounding area. Further, this development offers multiple types of highly stylized homes with enhanced architectural elements. The overall architectural design emphasizes the use of interior natural light, spacious open floor plans and high ceilings.

This development proposal aims to provide convenient access to services in the area, employment opportunities and amenities. The proposed plan will create an intimate community designed to foster connections and caring relationships amongst other residents by a series of interconnected trails and view corridors along with gathering spaces for all residents.

D. PAD Permitted Uses

Permitted R-3 land uses include: 1) Residential Units, 2) Accessory Vehicle Garages and Canopies, 3) Leasing office, 4) Residential Clubhouse and Community Pool, and 5) Accessory resident storage buildings.

E. Development Standards

Development of the Project shall conform to the standards set forth in the R-3 Zoning District of the Avondale Zoning Ordinance and the standards set forth in this PAD Amendment. Should a conflict between the Zoning Ordinance and this PAD, the less restrictive standard shall apply.

Table A: Residential Development Standards Table

	R-3	PAD
Density	267: 1 unit for every 3,630 sf net site area	266: 1 unit for every 3,630 sf net site area
Min. Lot Width	50'	50'
Min. Lot Depth	100'	100'
Max. Height	30'	Single-Story Units: 25' Garage/Carriage Units: 30' Leasing Office/ Club House: 30'
Max. Lot Coverage	45%	45%
Min. Yards		
Front	25'	10'
Side	15'	10'
Rear	15'	10'
Street Side	20'	N/A
Minimum Separation Between Buildings (With No Common Walls)	15'	10'*
Minimum Distance of Two-Story Buildings from a Single-Family Residential Area or District	75'	70'
Landscape Setback Adjacent to Buckeye Road	20'	0'
Land Use Buffers Adjacent to Single-Family Residential	15'	0'
Open Space (Min.)	20%	Usable Common OS: 15% Private Rear Yard OS: 10% Total Open Space 25%
Covered Garages	20% of Required Parking	22.5% of Unit Count

*Zero (0) feet for buildings with common walls; ten (10) feet for buildings with no common walls.

Deviations & Justification

The requested development standard deviations are necessary to allow some flexibility from rigid multi-family standards including for garages, building separation, open space, and perimeter setbacks and buffers, which are more applicable for traditional multi-family apartment development (i.e. garden style apartments).

- A. Garages: The community will exceed the minimum covered parking requirements, which is important for the tenant base. In order to accommodate an excess of covered parking, which is a benefit to a meaningful number of residents, a deviation is requested to allow for covered garages for 22.5 percent of units.
- B. Open Space: The applicant requests a deviation to count the private rear spaces as part of its open space calculations. Typically, multi-family communities do not provide private rear yard spaces and so the 20% requirement should be reconsidered with this unique type of development. The applicant provides a private amenity not normally provided and therefore should be considered

as part of the overall amenity calculations.

- C. Yard, Landscape Setback and Landscape Buffer Deviations: This development seeks reduced yard setbacks, a reduced landscape setback along Buckeye Road and reduced landscape buffers along the perimeter of the Property adjacent to residential, all of which are necessary in order to achieve the superior characteristics of the community—including private backyard open space. In lieu of traditional landscape buffers which are more commonly associated with garden style apartments, this development will provide single story buildings along the perimeter of the site and rear private yards, more consistent with single family living. Additionally, the landscape setback for Buckeye Road is reduced to 0' due to the extensive frontage road between Buckeye Road and the Property, which will serve as a meaningful buffer. The requested deviations will not be detrimental to community residents or surrounding property values. Additionally, with very little frontage on Buckeye Road, the minor deviation will not be perceivable from public right-of-way.

F. Residential Design & Architecture

The Residences at Agua Fria has a higher-quality focus on single family living with single-story and some carriage style rental homes complete with individual private yards, front covered patios, courtyard concept land plan and resort-like amenities all within a lush landscape palette (still low water tolerant) and detailed architectural vernacular like patio homes for lease under twenty-four-hour professional management. A very small number of the homes (15) will be two-bedroom carriage units located over the garages.

The homes will be arranged around several active and inactive space areas, with a dog park, multiple barbecue stations, fire pits, pool and indoor amenity areas, creating a gathering place for residents and cultivating a sense of community. Covered, uncovered and garage parking for residents and guests will be provided within a looped private drive for convenient access to each residential unit. The proposed project will feature a lush, drought-tolerant landscape palette consistent with the area.

Every home in the community will be single-story in a modern, open floor plan design with high ceilings, abundant natural light, and a private outdoor patio and backyard except for a small number of two bedroom carriage units (15) located over the garages. Private rear yards throughout the development make up a significant portion of private open space. Each home will incorporate energy efficient design, full smart home automation and will feature high-end finishes and appliances. The homes will be designed in cottage and desert contemporary style, utilizing pitched roofs and clustered architectural themes to create a unique residential environment.

Each single-story floor plan will have 3 elevation types to provide diversity of design and improve aesthetics. Two (2) elevation types are provided for the carriage units given the predominance of other unit types. The Residence Club / leasing office building will provide a central gathering area for residents and their guests. The Leasing Office will provide a central location for residents and potential residents to view available residences. Garage and resident storage buildings are available to residents only. All buildings are single story other than the few (15) aforementioned two bedroom carriage units. Homes will meander back and forth through the community streets to create a sense of depth and architectural interest while avoiding the feel of an entry level production home subdivision where all homes are lined up in a straight line on each street.

The unique open space areas, scattered throughout the project, deep backyards and significant front and porches are signature elements of this concept. Homes are being designed to include oversized rear sliding glass doors, large marble or natural stone kitchen islands and backsplashes, a great room, larger livable interior space, upgraded stainless steel appliances, technology packages, valet-trash, onsite storage and enclosed garages.

G. Design Guidelines

The Residences at Agua Fria is designed with enhanced four-sided architecture. The landscaping along the streetscape will aid in transitioning uses from the building into the pedestrian experience. In addition to the attractive design of the buildings, the proposed density, building height, lot coverage, open space and landscape setbacks meets (or is less intensive than) the underlying zoning district standards. Further, the design elements have been carefully chosen to further the relationship between the homes and the surrounding environment. In addition, the developer has taken great care in designing an entry that feels more like a small, single family community than a traditional multifamily one.

Architectural Elements and Details

The architectural designs of the buildings will utilize building forms and colors consistent with the chosen architectural styles – Cottage, Farmhouse and Desert Modern. Style specific coach lights and entry doors have also been incorporated to blend well with each style, while window grids remain consistent to maintain the character of each elevation on all 4 sides. All elevation styles include 3 colors to be mixed between the main body, accent body/trim and fascia/entry doors/shutters.

Other features of each style may include the following:

Cottage

- Gables with accent color and brackets
- Traditional coach lights to accent address blocks
- Plank Shutters located on prominent windows
- Oversize entry columns or pilasters with base and head wraps
- Defined head, jamb and sill pop-out trim on all windows

Farmhouse

- Gables with board & batten accent color
- Gable end corbels reminiscent of farm house vernacular
- Farmhouse style coach lights to accent address blocks
- Plank Shutters located on prominent windows
- Oversized entry columns or pilasters with clean profiles
- Clean pop-out trim on all windows

Desert Modern

- All hip roofs with key massing elements raised above main eave line
- Horizontal banding with color highlighted panels
- Contemporary coach lights to accent address blocks
- Plank Shutters located on prominent windows

- Oversize entry columns or pilasters with base and head wraps
- Clean pop-out trim mixed with horizontal banding at all windows

Elevation styles and colors will be alternated from home to home.

H. Site Plan Details

Product

The community will offer a total of 266 homes in small 1-bedroom (18), large 1-bedroom (92), 2-bedroom (128), 2-bedroom carriage (15), and 3-bedroom (13) configurations with an overall net density of 11.95 du/ac. The development proposal is a mix of 1-bedroom small (554 livable sf), 1-bedroom large (671 livable sf), two-bedroom detached (975 livable sf), two-bedroom carriage (1,242 livable sf), and three-bedroom detached homes (1,249 livable sf).

Streetscape

Building setbacks along Buckeye Road (10') meet city requirements. A 6-foot wide sidewalk currently exists adjacent to the existing curb, portions will be replaced adjacent to the new deceleration lanes to match the existing sidewalk.

Access

The primary entrance to the Property will be full access from Buckeye Road, with a secondary right-in/right-out access onto Buckeye Road. The primary access and street frontage will feature an enhanced landscape setback with trees and a landscaped driveway median.

Circulation

The site has two access points onto Buckeye Road. The primary entrance will be centered and gated. The secondary access will be right-in/right-out only, as well as emergency access. The homes will be arranged around a central open space greenbelt, dog park, pool and indoor amenity area. Parking for residents and guests will be provided within a looped private drive for convenient access to each residential home.

Refuse

Enclosed trash dumpsters are provided throughout the development. Trash layout will utilize a single direction collection path.

Parking

494 parking spaces are required including 53 visitor parking spaces; 506 are provided (446 surface spaces and 60 garages). Garage spaces have exterior storage spaces to ensure garage spaces can adequately park cars. See **Tab 4**, Conceptual Site Plan. The code requirements related to EV parking spaces and capabilities will be complied with.

I. Landscaping & Open Space

Landscape Theme and Details

Thoughtfully designed monuments and fences will help create a rural feel to the community. The plant palette will consist of regionally adapted species that will provide a lush feel to the landscape while still functioning as a low water use design. This includes ample shade trees over pedestrian routes and thornless plant material that will make all open spaces comfortable and inviting.

Open Space Concept

The Residences at Agua Fria community is designed to cater to active lifestyles and primary circulation routes are planned from each courtyard or home to the common open spaces. In addition to the fitness amenities available to residents, landscaped walking paths wind through the development. The development will provide approximately 25.9% total open space, roughly 5.76 acres overall. This includes usable open space (15.72%), private rear yard open space (10.18%) and general landscape areas between buildings. As noted above, the applicant requests a deviation to count the private rear spaces as part of its open space calculations. Typically, multi-family communities do not provide private rear yard spaces and so it is appropriate to reconsider the 20% requirement with this unique type of development. The applicant provides a private amenity not normally provided and therefore should be considered as part of the overall amenity calculations. Together with the unique private backyard open space, quality amenities will be provided for the development, as described below.

The community incorporates some pocket park/courtyard planning techniques into its site plan which will contribute to a more livable environment. Enhanced paving is proposed to make the areas between building entrances feel more like a courtyard which may include turf and seating areas. A significant amount of open space is provided (including active areas for games (Bag Toss, etc.), barbecue stations, fire pits, dog park, and more.

Entrance Design Concept

The community is entered via a long, linear entry drive that is tree lined on both sides and in a median. The front façade of the leasing office/clubhouse becomes the focal point framed with open space and amenities on the sides and behind the building. Thoughtful entry monumentation will welcome residents and their guests.

Perimeter Walls and Signs

Walls and fencing will be decorative block walls as shown on the Thematic Detail Exhibit.

J. Infrastructure

Roadway Improvements

Buckeye Road is the only adjacent public roadway to the community. Two (2) driveway entrances are

proposed via Buckeye Road to access the community. The main (west) entrance is proposed to be a full access entry that will allow movement in all directions. The secondary (east) access will be restricted to a “right-in / right-out” movement. Buckeye Road is under the jurisdiction of Maricopa County. Proposed improvements consist of widening the existing roadway to provide deceleration lanes at both entrances and restriping of the existing lanes to provide a wider striped center turn lane to accommodate the full access movement at the main entrance. Typical driveway apron improvements including a directional divider at the secondary access will be constructed along with the replacing portions of the existing 6’ wide sidewalk along the new deceleration lanes.

Utilities

The Del Rio subdivision to the south of the Community will include improvements for a new 8” public water line, which the Community will tap in to. We anticipate that the Community will be required to extend an additional water main within West Buckeye Road to provide a looped supply to the Community. We estimate that line to be a new 12” water line.

The Del Rio subdivision will also include improvements for a new 8” sewer, which will allow for the Community to stub into sewer; however, that sewer line will be shallow and necessitate the construction of a private lift station on-site to accommodate the Community’s flows.

Any existing onsite utilities including power & gas that serve the existing industrial use will need to be relocated to accommodate development of the Community.

Grading and Drainage

Grading and drainage will adhere to City of Avondale land development standards and retain the 100-year 2-hour storm event. The site generally drains in a southwesterly direction to the Agua Fria. A series of storm drains will capture and convey storm water runoff to both underground chambers and surface retention basins. A series of drywells will be installed to dissipate storm water within 36 hours. The ultimate outfall of the site will be at the southwest corner at a location that is coordinated with the design of the Del Rio subdivision.

Required Off-sites

Significant offsite improvements include the extension of a new 12” waterline within Buckeye Road, deceleration lanes at the entrances, restriping of Buckeye Road for a turn lane, driveway entrances and sidewalk improvements.

Phasing

The development will be built in one phase. The intent is to install infrastructure and improve the street frontage, access way, and retention basins. Plans for individual buildings will be submitted to the City of Avondale to ensure proper and orderly development.

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K. General Plan Conformance

The proposed multifamily development is consistent with the Avondale General Plan. The Avondale General Plan land use map designates the majority of the property as “High Density Residential”. A small portion of the property at the south is designated as “Medium/High Density Residential.”

High Density Residential contains densities up to 30 dwelling units per acre. Per the General Plan, “these residences have limited private outdoor space and rely on shared or common open space for recreation. Patio homes, apartments, condominiums or townhomes are suitable for this land use.”

In this instance, the proposed development perfectly fits the definition and intent of the land use category and hence, the proposed development is in conformance with the designation.

L. Conclusion

This rezone provides the highest and best use for a severely challenged site. This is an excellent low-impact housing option for new residents to Avondale and is more closely aligned with the City’s General Plan map. Abundant landscaping and planned open space is provided, along with ample parking throughout the site. The building elevations provide rich and durable building materials. Sonoma Communities looks forward to bringing a high quality community to Avondale.

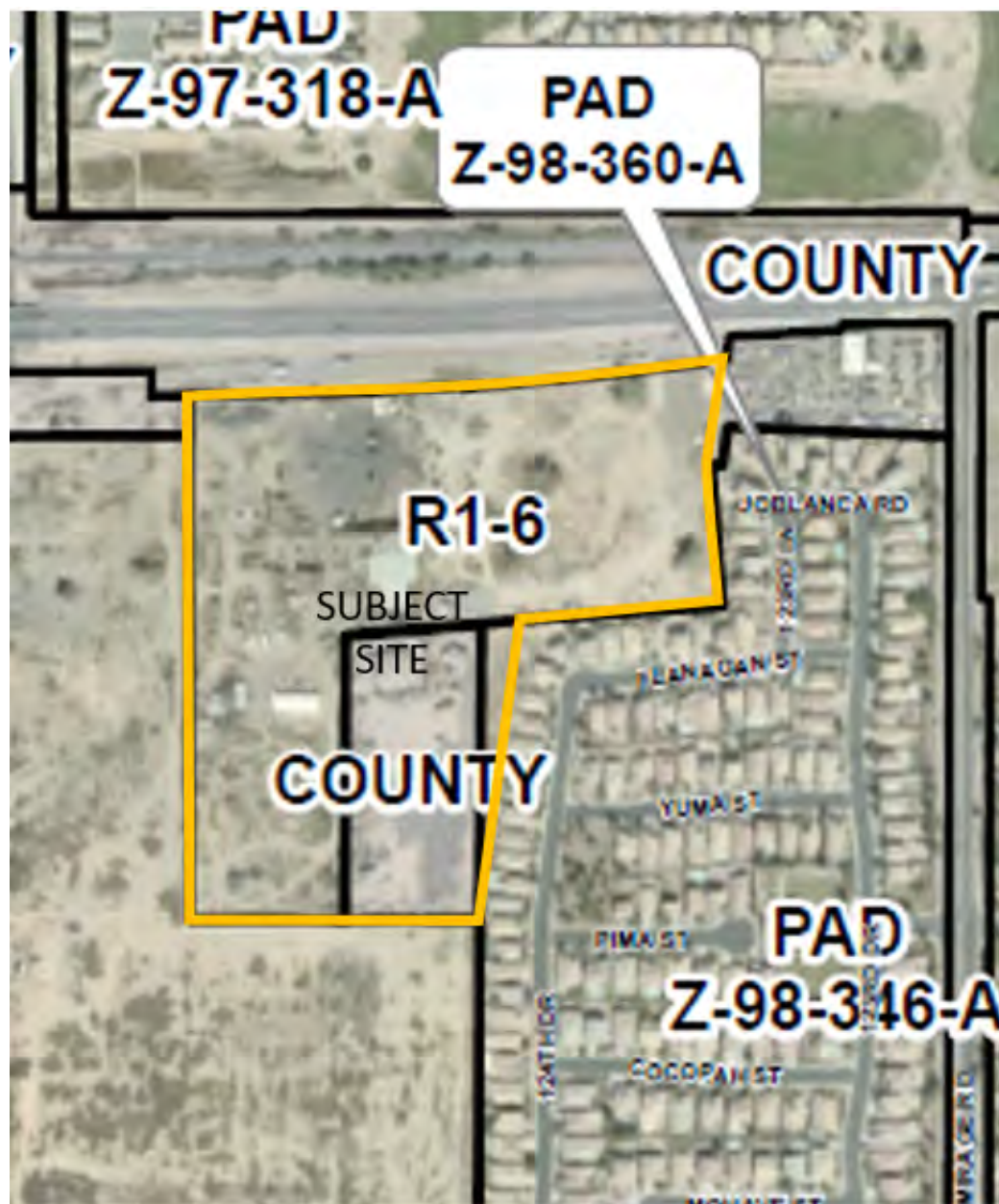
TAB 1

Site Aerial Map



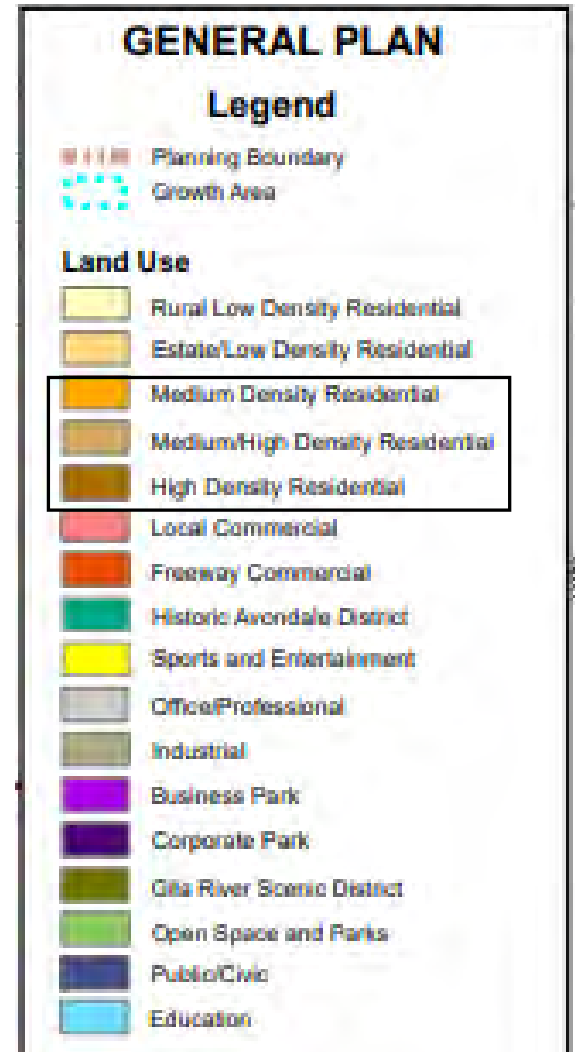
TAB 2

Existing Zoning Atlas Map



TAB 3

Existing General Plan Land Use Map



TAB 4

SITE PLAN FOR THE RESIDENCES AT AGUA FRIA

NEC BUCKEYE ROAD & EL MIRAGE ROAD

AVONDALE, ARIZONA

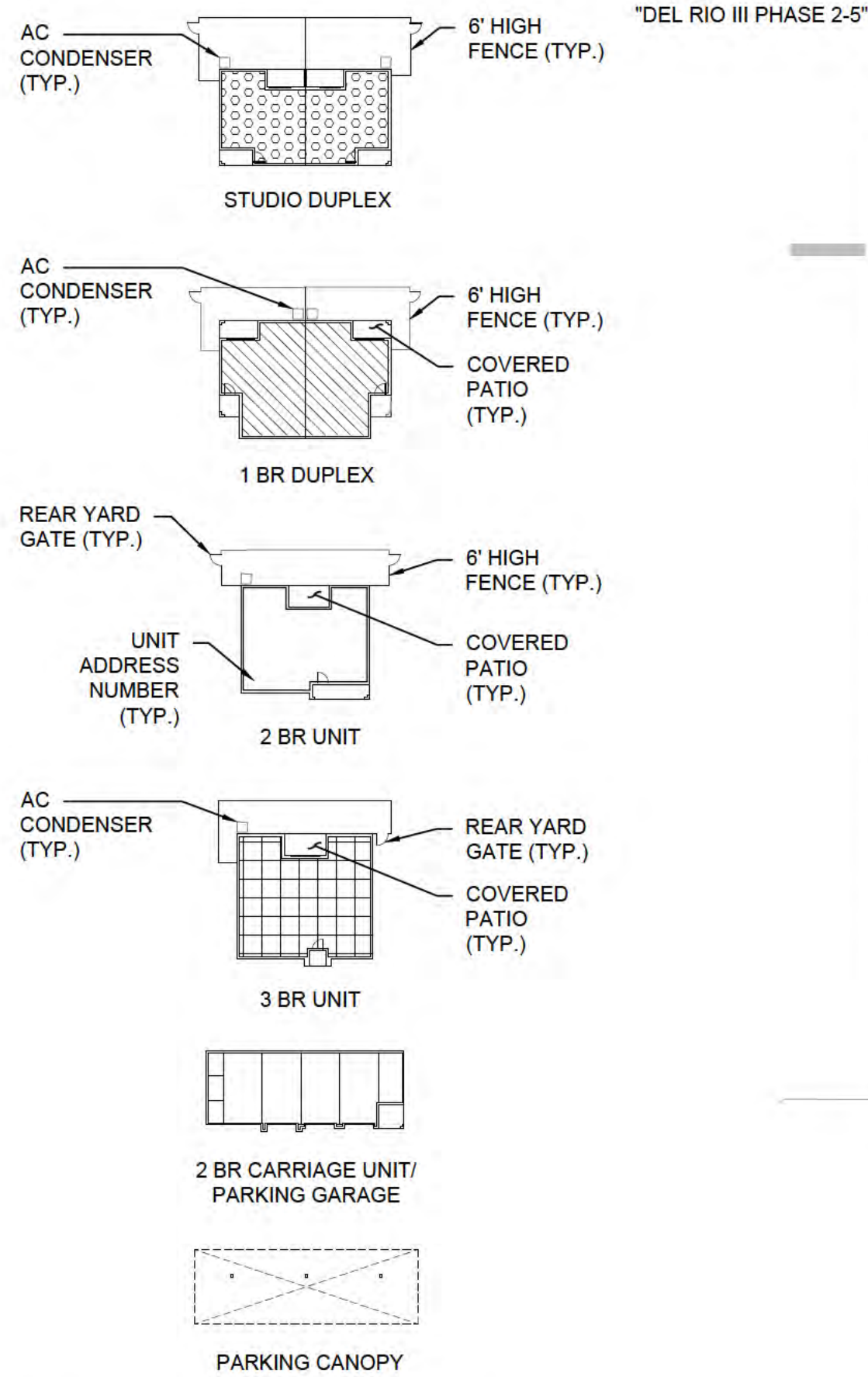
LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

LEGEND & ABBREVIATIONS

BLDG	BUILDING	B/C	BACK OF CURB
ESMT	EASEMENT	OS	OPEN SPACE
EX	EXISTING	TYP	TYPICAL
F/C	FACE OF CURB	SW	SIDEWALK
LS	LANDSCAPE	BS	BUILDING
	SETBACK		SETBACK
PUE	PUBLIC UTILITY	EOP	EDGE OF
	ESMT		PAVEMENT
PROP	PROPOSED	C	COMPACT
ROW	RIGHT-OF-WAY		PARKING SPACE

BOUNDARY	---
EX PROPERTY LINE	---
CENTERLINE	---
SETBACK	---
EASEMENT	---
FENCE	---
ACCESSIBLE ROUTE	○ ○ ○ ○ ○
STREET LIGHT	○
PROPOSED FIRE HYDRANT	○
SIDEWALK RAMP	▢
CANOPY (WIDTH VARIES)	▢
LOW IMPACT DESIGN ELEMENT	●
EV CHARGERS	▢
EV CAPABLE	▲

TYPICAL BUILDING FOOTPRINTS



CITY OF AVONDALE SITE PLAN NOTES

- ALL UTILITY LINES LESS THAN 69 KV SHALL BE PLACED UNDERGROUND WITH THE FIRST PHASE OF DEVELOPMENT.
- ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.
- 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).
- 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.
- 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.
- 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.

NOTES

- ALL AUTOMATIC GATES WILL BE EQUIPPED WITH A PREEMPTION RECEIVER AND KNOX KEY SWITCH.
- DWELLING UNITS - NON RATED - RESIDENTIAL CONSTRUCTION TYPE. FIRE SPRINKLERS PROVIDED ON UNITS THAT EXCEED THE 150' HOSE LAY REQUIREMENT.
- TRASH BIN LAYOUT WILL COMPLY WITH THE CITY OF AVONDALE STANDARD DETAILS.
- TRASH BIN ENCLOSURES WILL BE OF THE SAME MATERIALS AND COLORS AS THE ADJACENT BUILDINGS.
- SES/METER WALLS WILL BE PAINTED TO MATCH ADJACENT ARCHITECTURE.
- UNIT AC CONDENSERS ARE GROUND MOUNTED LOCATED WITHIN UNIT PRIVATE YARDS.
- SIGNAGE WILL REQUIRE SEPARATE PERMIT, SUBMITTAL AND APPROVAL.

KEY MAP

EV CHARGER CALCULATIONS

PARKING SPACE TYPE	EV CHARGER STATION	EV CAPABLE *
RESIDENT (4%)	19	
VISITOR (1%)	1	
RESIDENT (16%)		75
VISITOR (3%)		2

* INCLUDES CONDUIT AND POWER SUPPLY FOR FUTURE LEVEL 2 EV CHARGING STATION.

SITE INFO

APN NO'S:	500-40-005H, 500-40-005G, 500-40-006T, 500-40-006L, 500-40-001A, 500-40-002A, 500-40-006D, 500-40-006F, 500-40-009A
NET AREA	22.26 AC (969,516 SF)
GROSS AREA (TO CL OF R/W)	25.60 AC (1,115,259 SF)
EXISTING ZONING:	PAD W/ R-3 UNDERLYING USE
PROPOSED UNITS:	266 DWELLING UNITS
PROPOSED DENSITY	266 / 22.26 = 11.95 DU/AC

ZONING STANDARDS

	EXISTING ZONING
500-40-001A	PAD / R-3
500-40-002A	PAD / R-3
500-40-006D	PAD / R-3
500-40-006F	PAD / R-3
500-40-006L	PAD / R-3
500-40-006T	PAD / R-3
500-40-005G	PAD / R-3
500-40-005H	PAD / R-3
500-40-009A	PAD / R-3
MAX DENSITY (NET)	11.95 DU/AC
MAX BLDG COVERAGE	24%
MAX BLDG HEIGHT	30'
SINGLE STORY	25' MAX.
2-STORY CARRIAGE UNITS	30' MAX.
MIN BUILDING SETBACK	
FRONT YARD -	10'
SIDE YARD -	10'
SIDE YARD -	10'
REAR YARD -	10'
REQUIRED COMMON OPEN SPACE (EXCLUDES BACKYARDS)	15.72%
PRIVATE OPEN SPACE	148,600 S.F.
TOTAL OPEN SPACE PROVIDED*	102,325 S.F.
* COMMON PLUS PRIVATE	25.9%

BUILDING AREA CALCULATIONS

*BUILDING TYPE	NO. BLDG.	AREA (SF)	TOTAL (SF)	TOTAL PRIVATE OPEN SPACE	TOTAL PRIVATE OPEN SPACE
STUDIO DUPLEX	9 (18 DU)	1,108	9,972	200	3,600
1 BR DUPLEX	46 (92 DU)	1,342	61,732	340	29,920
2 BR	128	975	124,800	464	62,370
3 BR	13	1,249	16,237	520	6,485
2 BR CARRIAGE GARAGE	15	1,242	18,630	N/A	N/A
SUBTOTAL	266 DU		231,371 SF		102,325 SF
* ALL BUILDINGS ARE SINGLE STORY EXCEPT CARRIAGE BUILDINGS					
LEASING OFFICE / CLUBHOUSE	1	3,391	3,391		
SUBTOTAL			264,762 SF		
GRAND TOTAL					

UNIT MIX RATIO

BUILDING TYPE	SINGLE	DUPLEX	TOTAL	PERCENT
SMALL 1-BED (ONE STORY)	0	18	18	6%
LARGE 1-BED (ONE STORY)	0	92	92	35%
2-BED (ONE STORY)	128	0	128	48%
2-BED CARRIAGE (TWO STORY)	15	0	15	6%
3-BDR (ONE STORY)	13	0	13	5%
TOTAL	156	110	266	100%

PARKING

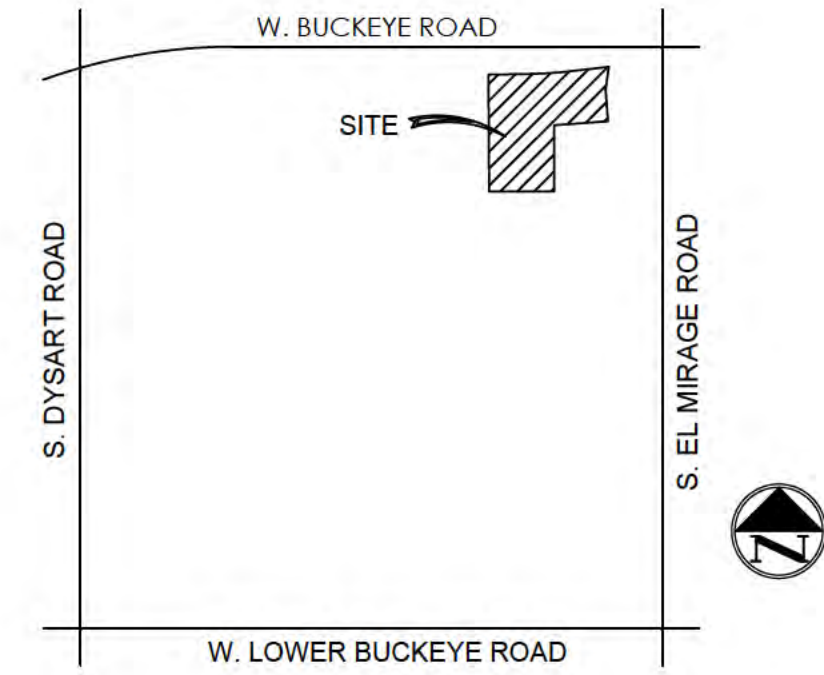
REQUIRED

ONE BEDROOM -	110 DU X 1.5 SPACES / DU	165 SPACES
TWO BEDROOM -	143 DU X 1.75 SPACES / DU	250 SPACES
THREE BEDROOM -	13 DU X 2.0 SPACES / DU	26 SPACES
VISITOR PARKING -	1 SPACE / 5 D.U. (266/5)	53
TOTAL		494 SPACES

PROVIDED

UNCOVERED	119
UNCOVERED ADA	6
COVERED ADA	3
COMPACT	0
GARAGE	60
CANOPY	318
TOTAL	506 SPACES

PARKING STALL SIZE: 9.5' X 20' (2' OVERHANG ALLOWED)
COMPACT PARKING STALL SIZE: 8' X 18' (MAX. 15%)



VICINITY MAP

DEVELOPER / APPLICANT

CC LAND ACQUISITIONS AV1, LLC
4340 E. INDIAN SCHOOL RD. SUITE 21-204
PHOENIX, ARIZONA 85018

CONTACT: JIM STOCKWELL, JR.
PHONE: (602) 777-0505
EMAIL: JSTOCKWELL@CLYDECAP.COM

PROPERTY OWNERS

CARLOS ROBERTO BLANCAS & GISELA BLANCAS
13133 W. SHERIDAN ST.
GOODYEAR, AZ 85395

APN 500-40-001
500-40-002 A
500-40-006 D
500-40-006 F

MATT FELDT HOLDINGS, LLC.
6201 W. PARADISE LN.
GLENDALE, AZ 85036

APN 500-40-005 G
500-40-005 H
500-40-006 L
500-40-006 T

CARL E. WEILER & PATRICIA J. WEILER
5451 N. 25TH STREET
PHOENIX, AZ 85016

APN 500-40-009A

ARCHITECT

FELTEN GROUP
18325 N. ALLIED WAY, SUITE 200
PHOENIX, ARIZONA, 85054

CONTACT: PAUL KNITTER
PHONE: (602) 867-2500
EMAIL: PAUL.KNITTER@FELTENGROUP.COM

LANDSCAPE ARCHITECT

McGOUGH ADAMSON
11110 N. TATUM BLVD. SUITE 100
PHOENIX, ARIZONA, 85028

CONTACT: NICK ADAMSON
PHONE: (602) 997-9093
EMAIL: NICKA@MG-AZ.COM

CIVIL ENGINEER

TERRASCOPE CONSULTING, LLC
645 E. MISSOURI AVE. SUITE 160
PHOENIX, ARIZONA 85012

CONTACT: TED LUTHER, P.E.
PHONE: (602) 297-8732
EMAIL: TLUTHER@TERRASCOPE.US

BENCHMARK

NGS POINT DESIGNATION "EL BUCK".
NAVD 88 ELEV. 970.30'

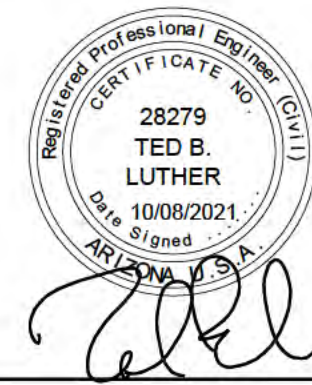
BASIS OF BEARING

SOUTH 89°42'32" WEST - BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. PER THE RECORD OF SURVEY PLSS SUBDIVISION, RECORDED IN BOOK 694, PAGE 38, MARICOPA COUNTY RECORDS.

FLOOD ZONE

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2165N, PANEL 2165 OF 4425, DATED SEPTEMBER 18, 2020.

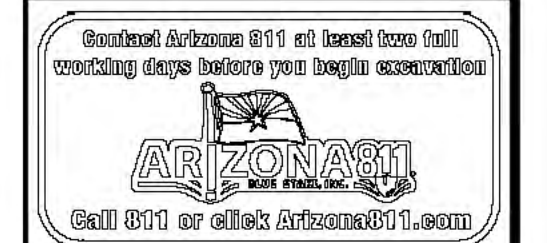
ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



THE RESIDENCES AT AGUA FRIA

SITE PLAN

SONOMA COMMUNITIES



DATE	DESCRIPTION
10/08/21	1ST SUBMITTAL

CHECKED BY: TBL

DRAWN BY: WMK

TITLE:

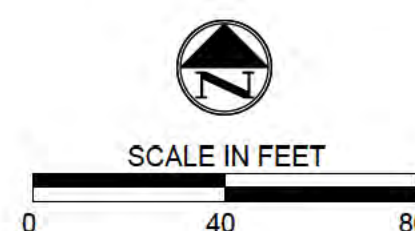
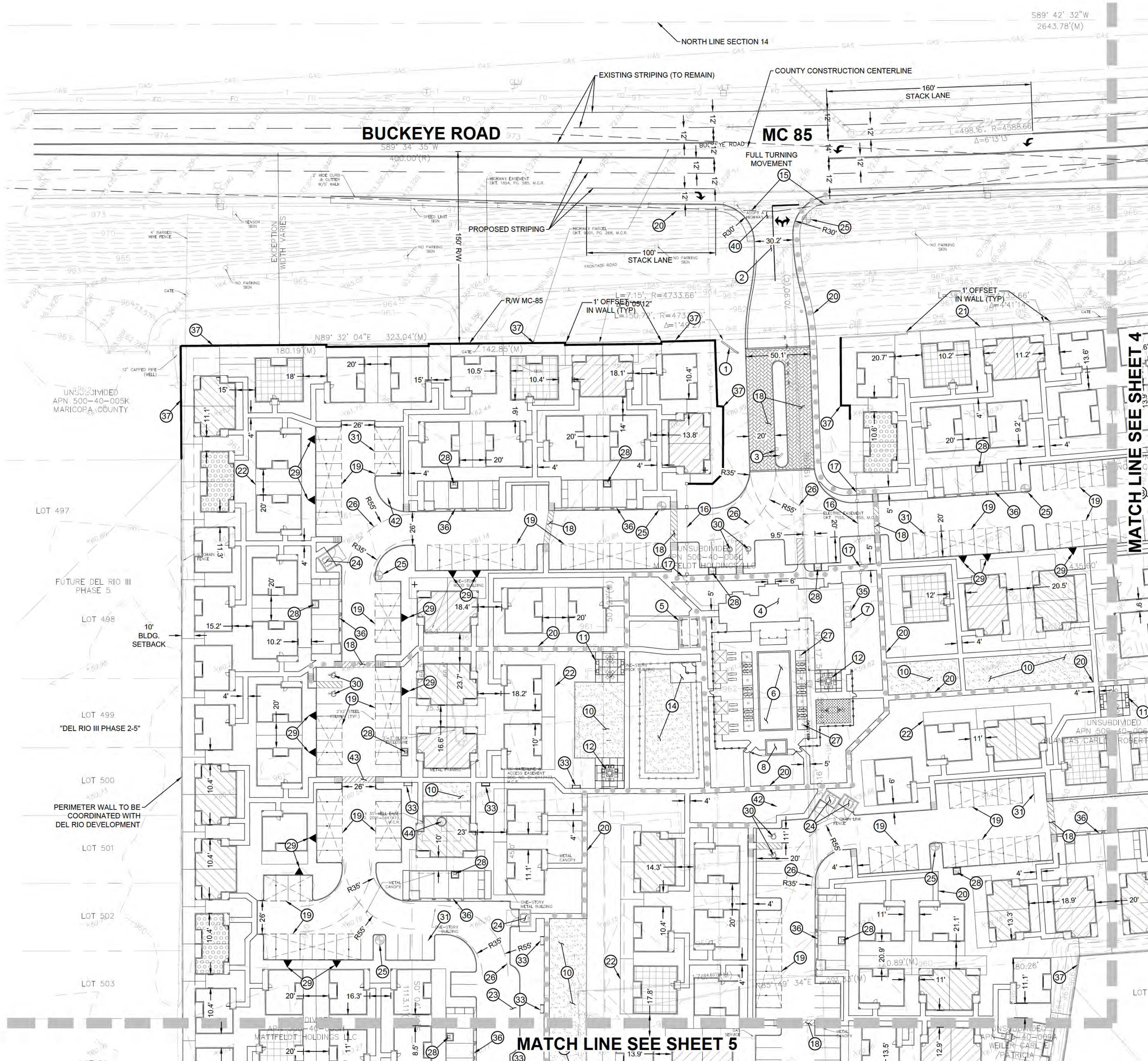
COVER

SHEET No.

1 of 4

PROJECT No.

1199

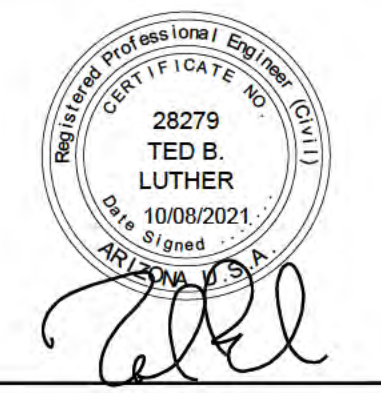


KEY NOTES

- ENTRANCE MONUMENT SIGN
- DRIVEWAY ENTRANCE PER MODIFIED C.O.G. STD. DETAIL G-458
- VISITOR CALL BOX & DIRECTORY
- LEASING OFFICE/POOL RESTROOMS
- MAILBOXES
- POOL
- POOL EQUIPMENT AREA
- SPA
- TURF AREA
- BBQ
- FIRE PIT
- DOG PARK AND AMENITIES
- SIGHT DISTANCE PER C.O.G. STD. DETAIL G-448
- VEHICLE ACCESS GATE
- PEDESTRIAN ENTRANCE GATE
- DECORATIVE PAVEMENT (STAMPED ASPHALT)
- METAL PARKING SHADE CANOPY
- SIDEWALK, WIDTH AS NOTED
- 6" HIGH CMU THEME WALL - OFFSET WHERE SHOWN ON PLAN
- 6" HIGH VINYL FENCE
- RIDESHARING - LOAD / UNLOAD
- TRASH ENCLOSURE PER C.O.G. STD. DETAIL G-934
- FIRE HYDRANT (MAX 300' SPACING)
- FIRE DEPT. TURNING RADII PER C.O.G. STD. DETAIL G-954
- PLANTER POTS
- EV CHARGER STATION
- EV CAPABLE LOCATION
- ADA PARKING STALL (11' X 20' MIN. W/ 2' OVERHANG & 5' STRIPED AISLE)
- PARKING STALL (9.5' X 20' W/ 2' OVERHANG)
- PLAYGROUND
- BENCH
- CABANA
- SCREEN WALL
- GARAGE
- RETAINING WALL WITH 6' PRIVACY WALL
- WATER METER
- IRRIGATION METER
- MAIN ACCESS, FULL MOVEMENT ENTRANCE
- SECONDARY ACCESS, RIGHT IN / RIGHT OUT
- LOW IMPACT DESIGN ELEMENT (LID)
- SPEED TABLE / TRAFFIC CALMING
- EXISTING WELL TO BE ABANDONED.

LEGEND & ABBREVIATIONS

BLDG	BUILDING	B/C	BACK OF CURB
ESMT	EASEMENT	OS	OPEN SPACE
EX	EXISTING	TYP	TYPICAL
F/C	FACE OF CURB	S/W	SIDEWALK
LS	LANDSCAPE	BS	BUILDING
			SETBACK
PUE	PUBLIC UTILITY	EOP	EDGE OF
	ESMT		PAVEMENT
PROP	PROPOSED	C	COMPACT
ROW	RIGHT-OF-WAY		PARKING SPACE
BOUNDARY			
EX PROPERTY LINE			
CENTERLINE			
SETBACK			
EASEMENT			
FENCE			
ACCESSIBLE ROUTE (5' SIDEWALK)			
STREET LIGHT			
PROPOSED FIRE HYDRANT			
SIDEWALK RAMP			
CANOPY (WIDTH VARIES)			
LOW IMPACT DESIGN ELEMENT			
EV CHARGERS			
EV CAPABLE			



THE RESIDENCES AT AGUA FRIA

SITE PLAN



DATE	DESCRIPTION
10/08/21	1ST SUBMITTAL

CHECKED BY: TBL

DRAWN BY: WMK

TITLE:

SITE PLAN 1

SHEET No.

2 of 4

PROJECT No.
1199



KEY NOTES

- ENTRANCE MONUMENT SIGN
- DRIVEWAY ENTRANCE PER MODIFIED C.O.G. STD. DETAIL G-458
- VISITOR CALL BOX & DIRECTORY
- LEASING OFFICE/POOL RESTROOMS
- MAILBOXES
- POOL
- POOL EQUIPMENT AREA
- SPA
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- FIRE PIT
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- SIGHT DISTANCE PER C.O.G. STD. DETAIL G-448
- VEHICLE ACCESS GATE
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- DECORATIVE PAVEMENT (STAMPED ASPHALT)
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- SIDEWALK, WIDTH AS NOTED
- 6" HIGH CMU THEME WALL - OFFSET WHERE SHOWN ON PLAN
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- RIDESHARING / PACKAGE DELIVERY
- TRASH ENCLOSURE PER C.O.G. STD. DETAIL G-934
- FIRE HYDRANT (MAX 300' SPACING)
- FIRE DEPT. TURNING RADII PER C.O.G. STD. DETAIL G-954
- PLANTER POTS
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- ADA PARKING STALL (11' X 20' MIN. W/ 2' OVERHANG & 5' STRIPED AISLE)
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LEGEND & ABBREVIATIONS

BLDG	BUILDING	B/C	BACK OF CURB
ESMT	EASEMENT	OS	OPEN SPACE
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F/C	FACE OF CURB	S/W	SIDEWALK
LS	LANDSCAPE	BS	BUILDING
	SETBACK		SETBACK
PUE	PUBLIC UTILITY	EOP	EDGE OF PAVEMENT
PROP	PROPOSED		COMPACT
ROW	RIGHT-OF-WAY	C	PARKING SPACE

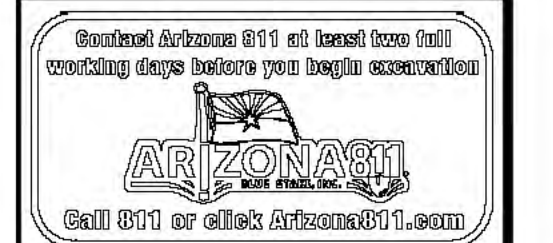
BOUNDARY	---
EX PROPERTY LINE	---
CENTERLINE	---
SETBACK	---
EASEMENT	---
FENCE	---
ACCESSIBLE ROUTE (5' SIDEWALK)	○ ○ ○ ○ ○
STREET LIGHT	○ ○ ○ ○ ○
PROPOSED FIRE HYDRANT	⊕
SIDEWALK RAMP	▤
CANOPY (WIDTH VARIES)	▭
LOW IMPACT DESIGN ELEMENT	●
EV CHARGERS	⊞
EV CAPABLE	▲



THE RESIDENCES AT AGUA FRIA

SITE PLAN

SONOMA
COMMUNITIES



DATE	DESCRIPTION
10/08/21	1ST SUBMITTAL
CHECKED BY:	TBL
DRAWN BY:	WMK
TITLE:	SITE PLAN 2
SHEET No.	3 of 4
PROJECT No.	1199



- # KEY NOTES**
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 - DRIVEWAY ENTRANCE PER MODIFIED C.O.G. STD. DETAIL G-458
 - VISITOR CALL BOX & DIRECTORY
 - LEASING OFFICE/POOL RESTROOMS
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 - POOL
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 - 6" HIGH CMU THEME WALL - OFFSET WHERE SHOWN ON PLAN
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 - PLANTER POTS
 - EV CHARGER STATION
 - EV CAPABLE LOCATION
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 - IRRIGATION METER
 - MAIN ACCESS, FULL MOVEMENT ENTRANCE
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LEGEND & ABBREVIATIONS

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ESMT	EASEMENT	OS	OPEN SPACE
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F/C	FACE OF CURB	S/W	SIDEWALK
LS	LANDSCAPE	BS	BUILDING
			SETBACK
PUE	PUBLIC UTILITY	EOP	EDGE OF PAVEMENT
	ESMT		COMPACT
PROP	PROPOSED	C	PARKING SPACE
ROW	RIGHT-OF-WAY		

BOUNDARY	---
EX PROPERTY LINE	---
CENTERLINE	---
SETBACK	---
EASEMENT	---
FENCE	---
ACCESSIBLE ROUTE (5' SIDEWALK)	---
STREET LIGHT	---
PROPOSED FIRE HYDRANT	---
SIDEWALK RAMP	---
CANOPY (WIDTH VARIES)	---
LOW IMPACT DESIGN ELEMENT	---
EV CHARGERS	---
EV CAPABLE	---

consulting

civil engineering • surveying • urban planning

645 East Missouri Ave, Suite 160, Phoenix, Arizona 85012
P: 402.297.8732 • info@terrascope.us • terrascopeconsulting.com

Professional Engineer
CERTIFICATE NO. 28279
TED B. LUTHER
10/08/2021
Signed

THE RESIDENCES AT AGUA FRIA

SITE PLAN

SONOMA COMMUNITIES

Consent: Arizona 811 not least two (2) working days before you begin excavation
Call 811 or click Arizona811.com

DATE	DESCRIPTION
10/08/21	1ST SUBMITTAL
CHECKED BY:	TBL
DRAWN BY:	WMK
TITLE:	SITE PLAN 3
SHEET No.	4 of 4
PROJECT No.	1199



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

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

Project: Residences at the Agua Fria Project Manager: Michelle Simerdla
Request: Rezone to PAD Acreage/Parcel Size: 22.26 net acres
Current Density Allowed: 136 units +/- Density Proposed: 11.95 du/ac +/-
Total number of residential units proposed: 266

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.

Estimated enrollment impact of 88.7 stu. First year impact of \$1,350,500
and ongoing impact of \$226,125 per year (\$422) plus inflation

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

Yes ☐ No ☒

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

If answered yes, please explain below:

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

Date Reviewed: 10/11/2021

School District: Littleton Elementary School District

District Superintendent: Dr. Roger Freeman

Phone #: (623) 478-5611

E-mail: freeman.roger@littletonaz.org

Signature: 

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

Development & Engineering Services Department

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

www.avondale.org/developmentservices

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

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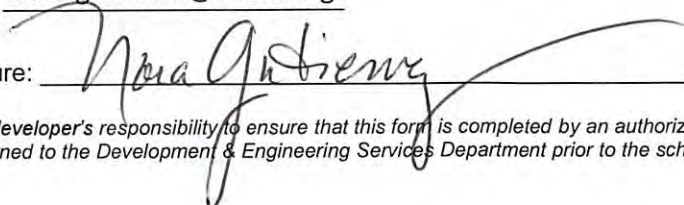
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Is the district currently working with the developer to provide or help meet the needs identified above through a developer assistance or impact agreement? Yes ☐ No ☐

If answered yes, please explain below:

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

Date Reviewed: 10/11/2021
School District: Tolleson Union High School District
District Superintendent: Nora Gutierrez
Phone #: (623) 478-4001
E-mail: Nora.gutierrez@tuhsd.org

Signature: 

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

Development & Engineering Services Department

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



NEIGHBORHOOD
MEETING SUMMARY
FOR THE
RESIDENCES AT THE
AGUA FRIA
(CASE NO. PL21-0080)

Submitted:
November 10, 2021



A. Date, Time, and Location of the Meeting

The required neighborhood meeting for Case No. PL-21-0192 was held on Thursday, November 4, 2021 at 6:00 PM. Due to the COVID-19 pandemic and city requirements for neighborhood meetings, the meeting was a virtual meeting that was hosted via the City's Zoom platform.

The neighborhood meeting notification was noticed in accordance with the City's Zoning Ordinance Requirements. The applicant completed the legal newspaper advertisement with a publishing in the October 20, 2021 edition of the Southwest Valley Republic newspaper. Additionally, the applicant posted a public notice sign by October 18, 2021 as well. The affidavits are enclosed at **Tab A**.

B. Number of Participants

The applicant, along with the project development team, and a City of Avondale Planning representative attended the virtual neighborhood meeting. Commissioner White also attended the meeting in addition to one (1) interested neighbor from the Diamond Ridge Place neighborhood to the east.

C. Summary of Presentation, Questions and Applicant Responses

The applicant commenced the neighborhood meeting with introductions of the development team followed by an overview of the application request. The applicant provided a description of the surrounding area context, existing land use designations, site challenges and constraints, and specifics regarding the proposed community. The applicant also shared the proposed community plans. The applicant then offered an opportunity for questions and comments.

The neighborhood meeting attendees had general questions regarding: (1) garage parking data; (2) the relationship of the Property with the future residential uses within Del Rio; (3) potential for wash impacts; (4) vehicular access; (5) setbacks along the east perimeter of the community; and, (6) timing for construction. The applicant responded to attendee questions and provided a summary of the provided garage parking, mitigation techniques for wash impacts and neighbor adjacency, and expanded upon access to the site and timing for construction, which is anticipated to commence in 2022.

There was also a general discussion by attendees regarding concerns about the commercial site to the east (not owned by the applicant), however city staff advised that the city would review that issue. There was also a general question regarding contamination due to existing uses. The applicant advised that studies have been performed to review possible environmental issues and that the results have confirmed that there is no contamination occurring on-site that would be above a safe residential limit and that compliance with ADEQ requirements would be met.

To summarize, we are not aware of any community opposition or concerns at this time. The Applicant will continue to be available to discuss the proposal with interested parties throughout the application process.

D. Summary

The feedback received regarding the proposed project was generally positive. An issue was raised regarding uses occurring on an adjacent property to the east, however city staff advised that the city

would review that issue. The applicant will continue to be available to discuss the proposal with interested parties throughout the process.