Planning Commission
Online Meeting Agenda
Wednesday, January 19, 2022

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

Using a Mobile Device? Download the Zoom Cloud Meeting App

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

REGULAR MEETING

6:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. OPENING STATEMENT

4. APPROVAL OF MINUTES

Planning Commission will consider approval of the 12/15/2021 Planning Commission Meeting minutes.

5. PUBLIC HEARING ITEMS

a. M&P TRANSPORT COMPANY – REZONE – APPLICATION PL-21-0131

Planning Commission will hold a public hearing and consider a request by Mr. Shaine T. Alleman, Tiffany & Bosco, P.A., on behalf of the property Galaxy II Land LLC, to Rezone approximately 27.6 acres generally located one-half mile south of the Lower Buckeye Road and Litchfield Road intersection on the east side of Litchfield Road from Agriculture (AG) and Manufactured Home Park (MH) to General Industrial (A-1). The proposed M & P Transport Company project will allow for pneumatic trailers that are dispatched to deliver construction materials such as cement, fly ash, and lime. A Conditional Use Permit in conjunction with this request for the operation of a truck and trailer fueling, dispatch and weighing station as part of its overall business operations on the 27.6-acre subject property is being processed under a separate application. Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: FROM: Eric Fitzer, Planning Manager

THROUGH: Jodie Novak, Development & Engineering Services Department Assistant Director

b. M&P TRANSPORT COMPANY – CONDITIONAL USE PERMIT – APPLICATION PL-21-0132

Planning Commission will hold a public hearing and consider a request by Mr. Shaine T. Alleman, Tiffany & Bosco, P.A., on behalf of the property Galaxy II Land LLC, for approval of a Conditional Use Permit to allow for the operation of a truck and trailer fueling, dispatch and weighing station as part of its overall business operations on a 27.6-acre property generally located one-half mile south of the Lower Buckeye Road and Litchfield Road intersection on the east side of Litchfield Road. Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: FROM: Eric Fitzer, Planning Manager

THROUGH: Jodie Novak, Development & Engineering Services Department Assistant Director

c. QUIKTRIP AND BIG O TIRES – REZONING FROM AG TO C-3 – APPLICATION PL-21-0031

Planning Commission will hold a public hearing and consider a request by Tim Reardon, MCR Companies, on behalf of property owner FER Properties, to rezone approximately 7.37 gross acres of land located at the southwest corner of McDowell Road and 107th Avenue from Agricultural (AG) to Freeway Commercial (C-3). The Freeway Commercial zone accommodates a range of commercial uses including office, medical, hospitality, retail, and restaurants that serve a community-wide to regional trade area along freeway corridors. There is an accompanying Conditional Use Permit request to permit a gas station with convenience store use, which is contingent upon City Council approval of the rezoning request described above. The rezoning request applies to 7.37 gross acres inclusive of the 5.74 net acre. Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Michelle Simerdla, Senior Planner

d. QUIKTRIP – CONDITIONAL USE PERMIT – APPLICATION PL-20-0073

Planning Commission will hold a public hearing and consider a request by Tim Reardon, MCR Companies, on behalf of property owner FER Properties, for approval of a Conditional Use Permit to allow for a gas station with convenience store use. The subject property includes approximately 5.73 net acres of land located at the southwest corner of McDowell Road and 107th Avenue. There is a concurrent request to rezone the property from Agricultural (AG) to Freeway Commercial (C-3). The CUP approval is contingent on Council approval of the rezoning request. Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Michelle Simerdla, Senior Planner

6. ACTION ITEMS

a. LIV AVONDALE – DEVELOPMENT PLAN (SITE PLAN AND DESIGN REVIEW) – APPLICATION PL-21-0260

Planning Commission will consider a request by Mr. Dan Mann, 3engineering on behalf of Jason Lentz, LIV Development, for approval of PL-21-0260 LIV Avondale Development Plan (Site Plan and Design Review), a proposed 316-unit multi-family residential apartment community and 1,064 square foot retail space located within The BLVD Specific Plan on approximately 13.03 acres at the southwest corner of Avondale Boulevard and the Roosevelt Street. Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: FROM: Eric Fitzer, Planning Manager

THROUGH: Jodie Novak, Development & Engineering Services Department Assistant Director

7. PLANNING DIVISION REPORT

8. CALENDAR

February 16, 2022

9. ADJOURNMENT

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

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

PLANNING COMMISSION REGULAR MEETING MINUTES

Wednesday, December 15, 2021
6:00 P.M.

Note from the Clerk: The December 15, 2021 Planning Commission meetings was hosted online using the online Zoom Cloud Meeting platform.

1. CALL TO ORDER

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

2. ROLL CALL

The following members and representatives were present:

COMMISSIONERS PRESENT IN PERSON/PHONE/VIDEO
Christopher Thompson, Chair
Lisa Osborne, Vice Chair
Alisha Meginnis, Commissioner
Denise Stanfield, Commissioner
Larry White, Commissioner
Blanca Uvari, Commissioner
Alan Agundez Castillo, Alternate

COMMISSIONERS ABSENT
Linda Warren, Commissioner

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

3. OPENING STATEMENT

Chair Thompson read the Opening Statement.

4. APPROVAL OF MINUTES

a. November 17, 2021

Vice Chair Osborne moved to approve the November 17, 2021 minutes as presented; Commissioner White seconded the motion.

Upon vote, the motion was carried 6 to 0.

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

5. PUBLIC HEARING ITEMS

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

It was noted that Items 5(a) and 5(b) would be presented together.

Michelle Simerdla, Senior Planner, stated that the purpose of items 5(a) and (b) is to review a proposed minor General Plan Amendment (GPA) and rezone for the proposed Fairway Commerce Center Development, conduct separate public items for each item and forward a recommendation to City Council on each item. The site is located approximately 1,026 feet north of the northeast corner of Fairway Drive and Van Buren Street. There will be a future connection to Corporate Drive, which will be built with the project on the south side of the property. The parcel is currently zoned Agricultural (AG). To the north, there are a few homes and agricultural businesses zoned R1-35. To the east is the Avondale 50 Planned Area Development (PAD), with a large commerce park development being constructed. To the southeast corner is the Desert Springs Village Residential Planned Area Development (PAD) as well as an electrical corridor. The River Crossing Mini Storage development is zoned C-2 and the land west is zoned Agricultural (AG). In addition, there are a couple of houses with agricultural businesses. West of Fairway Drive is the Avondale Commerce Center Planned Area Development (PAD).

Ms. Simerdla provided a background of the parcel, which consists of approximately 28.53 gross acres annexed in 1976, remaining undeveloped, except for current farming. The property is zoned Agricultural (AG), which allows for residential agricultural uses and typically serves as a holding zone before properties are developed. The General Plan (GP) land use designation is currently Urban Residential (UR), typically for high density apartments. The property is located within the Freeway Corridor area in the General Plan and is close to the new Fairway Drive and I-10 Freeway Interchange which opened in early 2021.

The applicant proposes an approximately 450,260 square foot distribution and warehouse facility with offices located in each corner. Loading docks will be on the north and south ends of the building. The proposal is for 320 regular parking spaces as well as 110 trailer spaces and a ten-foot masonry screen wall along both truck courts. Driveway locations are still being determined; work with the engineering team is ongoing in this regard. Conceptual building renderings and designs were reviewed.

Ms. Simerdla stated that the first request is to amend the General Plan (GP) land use designation for Urban Residential (UR), which allows for 30 plus dwelling units per acre to Business Park (BP) to facilitate development of a light industrial commerce park development. Business Park (BP) allows for large-scale campus developments that provide for abundant employment opportunities. The land use map is currently Urban Residential (UR). There is also Urban Residential (UR) to the south, with Business Park (BP) to the east and Medium High Density Residential (MHDR). West of Fairway Drive consists of Business Park (BP) and Education. Staff is in support of the General Plan (GP) amendment request, as most Business Park (BP) sites in the City have already been developed or are currently under development. Alternative vacant sites do not have direct frontage on the I-10 and have less sufficient access to the freeway. The project has proximity to the new Fairway Drive/I-10 Interchange. The BLVD Specific Plan area offers more opportunities to replace the approximately 28 acres of Urban Residential (UR) land, as that area is better for apartment-type uses. The project will provide for creation of new jobs, added tax revenues and enhanced appearance from the perspective of the I-10 Freeway. The project furthers several goals in the General Plan (GP), in that it enhances the Avondale business climate and improves the balance between jobs and population.

Ms. Simerdla stated that the second request is to rezone from Agricultural (AG) to Planned Area Development (PAD). Proposed uses include a commerce park with a warehouse and distribution facilities. In terms of development standards, the applicant is requesting a mix of both Commerce Park (CP) and A-1 development standards with some requested modifications. The modifications include reducing setbacks, reducing the landscape buffer to the north from 35 to 25 feet as well as establishing a parking ratio for the project. Staff supports the rezone, as the PAD will be in conformance with the requested Business Park (BP) designation and design manual. It will result in compatible land use relationships. It will provide a buffer of evergreen trees to the residential area to the north and a double row of trees along Corporate Drive. There are other commerce parks in the area. The development offers employee refuge areas and advances several goals in the Freeway Corridor Specific Plan. Adequate public infrastructure to support the proposed development either presently exists or will be constructed by the developer. All required notifications were completed. The neighborhood meeting had no attendees. No comments were submitted to aVOICE and no other comments have been received to date.

Chair Thompson invited comments from the applicant. Andrew Yancy, Bergin, Frakes, Smalley & Oberholtzer, PLLC, thanked staff for their efforts in this project. Property owner, LaPour, has held the property for approximately 15 years. Considering current uses in the area, such as Commerce Park (CP) and logistics-type uses as well as the addition of the freeway interchange on Fairway, it makes sense to bring the property to market at this time. This is an excellent opportunity for an integrated corporate headquarters with office, manufacturing, distribution and warehouse all under one roof. Construction is planned for as soon as next year.

Chair Thompson welcomed questions from Commissioners.

Chair Thompson inquired as to whether Fairway Drive will sufficiently accommodate traffic and semis. Ms. Simerdla stated that staff is currently working on the site plan and design review application. Traffic engineering staff will review the driveway turning movements to ensure accommodation of semis and regular traffic. Mr. Yancey stated that the site plan has been submitted for staff comment and confirmed that Fairway Drive will accommodate the anticipated traffic.

Chair Thompson opened the public hearing and welcomed questions from the public. There were no requests to speak from the public. Chair Thompson closed the public hearing and invited a motion.

Vice Chair Osborne moved to approve Application PL-21-0113; Commissioner Meginnis seconded the motion.

Upon vote, the motion was carried 6 to 0.

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

b. FAIRWAY COMMERCE CENTER - REZONE - (APPLICATION PL-21-0112)

Chair Thompson opened the public hearing and welcomed questions from the public. There were no requests to speak from the public. Chair Thompson closed the public hearing and invited a motion.

Vice Chair Osborne moved to approve Application PL-21-0112 subject to six (6) recommend conditions of approval; Commissioner White seconded the motion.

Upon vote, the motion was carried 6 to 0.

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

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

It was noted that Items 5(c) and 5(d) would be presented together.

Ms. Simerdla stated the purpose of these items are to review a proposed minor General Plan Amendment (GPA) and rezone for the proposed Residences at the Agua Fria development, conduct separate public hearings for each item and forward a recommendation to City Council for each item. The overall project consists of 22.3 net acres. The portion subject to the General Plan Amendment (GPA) request is

7.16 acres. The property was annexed in 1976. A 4.11 acre portion of the site is located on County land. A request to annex that portion is scheduled for public hearing on January 24th, 2022 with a vote for adoption by City Council on February 7th. The site is developed with an industrial storage use, mobile home and four vacant parcels. Site issues include blight, environmental impacts, drainage and distance from utilities. These will be addressed through development of the project. The zoning for the overall project is R1-6, County Rural-43 and Diamond Ridge Planned Area Development (PAD).

Ms. Simerdla provided an overview of the site details, which includes an old tank farm building, mobile home and storage. Most of the zoning is R1-6 Urban Residential. There is a sliver, which is an exception parcel to the Diamond Ridge Planned Area Development (PAD). The Diamond Ridge Planned Area Development (PAD) is located to the east as a residential subdivision. In the east corner is the Fiesta Barn Liquor Store zoned C-2. North of Buckeye Road is the Del Rio Ranch Planned Area Development (PAD), golf course and residential subdivision. To the south and to the west is Phase 3 of Del Rio Ranch, which is not yet constructed. The applicant proposes a for-rent, multi-family residential apartment community that includes 266 one-story detached apartment units with some duplex units and 15 carriage units over garages, creating a two-story building. Included units are small one-bedroom, large one-bedroom and two to three bedroom floor plans. The proposed density is 11.95 dwelling units per acre. The conceptual site plan, elevations and amenities were reviewed. There will be two entrances on Buckeye Road. Buckeye Road is a county roadway, so the developer will have to go to the County for permits.

The first request is to amend the General Plan (GP) land use designation from Medium Density Residential (MDR) to High Density Residential (HDR) to facilitate a multi-family development. Medium Density Residential (MDR) is residential land that will contain up to 2.5 to 4 single family dwelling units per acre. High Density Residential (HDR) will contain densities up to 30 dwelling units per acre. The western portion of the site is already designated as High Density Residential (HDR). Staff supports the minor General Plan Amendment (GPA) request, as only 1.47 percent of land in Avondale is designated as High Density Residential (HDR) and most is already developed. This portion of the site has remained vacant since 1976 and will not adversely affect existing land uses. Residents will have direct access to Buckeye Road. The development will be a quality infill housing project that will enhance the area and promote a pedestrian environment. It furthers several goals in the General Plan (GP), including championing development of housing types not currently available in the City to allow for a variety of socioeconomic levels.

The second request is to rezone from R1-6, RR-43 and Diamond Ridge Planned Area Development (PAD) to the Residences at the Agua Fria Planned Area Development (PAD), a multi-family development that offers a single family home lifestyle. The Multi-Family Residential (R-3) is requested as the base zoning with some modifications. This includes reducing minimum building setbacks, open space, garage requirements, landscape setbacks and land use buffer to accommodate this unique development and provide for private backyards. The reason for this request is the City does not have a zoning district that suits this type of development. The development will exceed covered parking requirements. No two-story buildings will be adjacent to single family uses. The developer offers a variety of amenities, including clubhouse, pool, dog park and fitness center. Staff supports the rezone, as the Planned Area Development (PAD) will be in conformance with the requested High Density Residential (HDR) designation and design manual. It will result in compatible land use relationships. The design standards will ensure an interesting and varied streetscape. It provides most residents with a private backyard in addition to other usable

open space areas and amenities. The modifications requested are consistent with similar projects in the City that were approved last year. Through creative planning, the site issues previously mentioned will be addressed. Adequate public infrastructure to support the proposed development either presently exists or will be constructed by the developer.

All required notifications were completed. The neighborhood meeting had two attendees, including one neighbor. Discussion included garage parking data, relationship with future residential uses in Del Rio Ranch, potential wash impacts, vehicular access, setbacks to the east, environmental issues, swap meet parking, and timing of construction, planned to commence in 2022. There were no comments on aVOICE and no other comments were submitted.

Chair Thompson welcomed comments from the applicant. Adam Baugh, Withey Morris PLC, said it was interesting to note that this was the Cashion Tanks Farm property, as a location where tanks were brought for disassembly. For this reason, it has become an eyesore over the years and the City would love to see it cleaned up. The process will not be easy, due to various site impacts. However, with staff's assistance, the completed project will eliminate the longstanding blight.

Chair Thompson invited Commissioner questions.

Commissioner White asked for an overview of the parking requirement changes the applicant is requesting. Ms. Simerdla stated that the City's requirement is 99 total for the site. The proposal is for 66 garages, however the developer will exceed the number of covered canopy spaces.

Commissioner Uvari inquired whether everyone has access to backyard space. Ms. Simerdla stated that most units will have private backyard space. They will also have community access areas, such as pool, fitness center, barbeque areas and other outdoor areas. Commissioner White asked for clarification that the developer wants to count the private backyard space as part of the green space area. Ms. Simerdla confirmed this understanding. Mr. Baugh added that normally, the open space requirement exists because a traditional multi-family community is a vertical building with units stacked above and without private spaces. Instead, they have shared outdoor spaces. Because this is not a vertical development project, the community space will still be provided, however, they go beyond to provide individual private spaces as well.

Chair Thompson referenced the swap meet parking concerns noted at the neighborhood meeting and asked for clarification. Ms. Simerdla stated that one of the issues a neighbor brought up is that on weekends, there is a swap meet at the Fiesta Barn Market. Sometimes, people park in the right-of-way in front of the development. She did not know whether some cars are parking on the property on weekends at this time. The neighbor is concerned that with this area being developed, some people may begin to park in nearby neighborhoods to walk to the swap meet. In speaking with other staff, this issue would be resolved by the police department, which is responsible for parking issues in the right-of-way.

Chair Thompson asked whether the City has formulated or implemented strategies to address parking and communicate solutions to residents. Ms. Simerdla said that the discussion has not progressed to this point as yet. She offered to reach out before the City Council meeting to determine ways to address the issue. Mr. Baugh stated that the swap meet is not involved with property at all. The applicant is currently in escrow to purchase the property and as such, they are not yet the owner. The swap meet has no

correlation to the property. If there are people parking along the right-of-way, that is outside the purview of the property. He was in agreement with staff that this is a public enforcement issue.

Chair Thompson asked how the blight issues are to be addressed. Ms. Simerdla said that this issue will be resolved commensurate with the total redevelopment of the site.

Commissioner White agreed that the swap meet issue is not the developer's problem, but will definitely be a City problem. Just south of Buckeye Road in front of the property, there is a blacktop frontage road that accesses the Cashion Tank and Storage. On the weekends when the swap meet is active, there are hundreds of cars parked on both sides of the frontage road. The frontage road will disappear with this development. The City needs to be aware that once that road is gone, there will be no place to park. The other parking site is on the east side of El Mirage, which will also be developed. The City will have to address the parking issue in the near future in terms of parking and traffic at the swap meet location.

Commissioner Osborne asked for confirmation from the developer that upon completion of the purchase of the land, the swap meet will be eliminated and this parking issue will no longer exist. Commissioner White said this is incorrect, as the swap meet occurs on the corner around the liquor store. The site has a very limited parking space and no overflow parking available to accommodate swap meet shoppers. The overflow parking is on the east side of El Mirage off the road as well as on both sides of the blacktop frontage road between Buckeye Road and the subject property. Chair Thompson suggested that staff explore ways for the City to address the issue.

Chair Thompson opened the public hearing and welcomed questions from the public. There were no requests to speak from the public. Chair Thompson closed the public hearing and invited a motion.

Commissioner White moved to approve Application PL-21-0335; Vice Chair Osborne seconded the motion.

Upon vote, the motion was carried 6 to 0.

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

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

Chair Thompson opened the public hearing and welcomed questions from the public. There were no requests to speak from the public. Chair Thompson closed the public hearing and invited a motion.

Commissioner Uvari moved to approve Application PL-21-0192; subject to five (5) recommend conditions of approval; Vice Chair Osborne seconded the motion.

Upon vote, the motion was carried 6 to 0.

Chair Thompson	Aye
Commissioner Osborne, Vice Chair	Aye
Commissioner Meginnis	Aye
Commissioner Stanfield	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 January 19, 2022.

9. ADJOURNMENT

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

Upon vote, the motion was carried 6 to 0.

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

Meeting adjourned at 6:50 p.m.

_____ _____

Chair Date

AGENDA ITEM REPORT

SUBJECT: M&P Transport Company – Rezone – Application PL-21-0131

MEETING DATE: 1/19/2022

TO: Planning Commission

FROM: FROM: Eric Fitzer, Planning Manager

THROUGH: Jodie Novak, Development & Engineering Services Department Assistant Director

THROUGH: Eric Fitzer, Planning Manager

PURPOSE:
Planning Commission will hold a public hearing and consider a request by Mr. Shaine T. Alleman, Tiffany & Bosco, P.A., on behalf of the property Galaxy II Land LLC, to Rezone approximately 27.6 acres generally located one-half mile south of the Lower Buckeye Road and Litchfield Road intersection on the east side of Litchfield Road from Agriculture (AG) and Manufactured Home Park (MH) to General Industrial (A-1). The proposed M & P Transport Company project will allow for pneumatic trailers that are dispatched to deliver construction materials such as cement, fly ash, and lime. A Conditional Use Permit in conjunction with this request for the operation of a truck and trailer fueling, dispatch and weighing station as part of its overall business operations on the 27.6-acre subject property is being processed under a separate application. Commission will take appropriate action and forward a recommendation to City Council.

BACKGROUND:
This proposed Rezoning request is for the approximately 27.6 acres generally located one-half mile south of the Lower Buckeye Road and Litchfield Road intersection on the east side of Litchfield Road. The property address is 3605 S. Litchfield Road and is identified by the Maricopa County Assessor Office as parcel numbers 500-59-011C, -018A, -018B, -017, and -009D.

The subject property is currently zoned Agriculture (AG) and Manufactured Home Park (MH), the request is to rezone the property to General Industrial (A-1). There is a concurrent application (PL-21-0132) for a Conditional Use Permit (CUP) to allow for “truck and trailer fueling, dispatch and weighing stations”. Under the Avondale Zoning Ordinance, some uses are not permitted by right in zoning districts but may be acceptable as conditional uses. A site-specific review is required of these conditional uses to determine if the location, design, scale and operation of the use is appropriate at a given location. Under the A-1 zoning, “truck and trailer fueling, dispatch and weighing stations” are only allowed with a Conditional Use Permit.

The General Plan Land Use Designation of the subject property is Industrial and Open Space/Aggregate Site (the open space portion of the property is located within the Flood Plain and is undevelopable).

The applicant’s operation uses pneumatic trailers that are dispatched to deliver construction materials such as cement, fly ash, and lime to its customers across Arizona and surrounding sites. The property will be developed by M&P Transport Company (“M&P”). M&P currently operates in Phoenix, Arizona on leased

property. M & P desires to find a larger property that it can own and that can accommodate its growing operations. M&P currently has approximately 150 employees that it would be bringing to the property to conduct its operations.

The existing uses and zoning of surrounding properties include:
NORTH: Zoned General Industrial (A-1); General Plan Designation Industrial
EAST: Zoned General Industrial (A-1); General Plan Designation Open Space/Aggregate Site
SOUTH: Zoned Agriculture (AG); General Plan Designation Industrial and Open Space/Aggregate Site
WEST: City of Goodyear Industrial

SUMMARY OF REQUEST:
The applicant is requesting approval of a Rezoning of the site from Agriculture (AG) and Manufactured Home Park (MH) to General Industrial (A-1) and there is a concurrent application (PL-21-0132) for a Conditional Use Permit to allow for a portion of the project to have a "truck and trailer fueling, dispatch and weighing stations" use.

PUBLIC PARTICIPATION:
A Neighborhood Meeting to discuss the proposal with neighboring property owners and other interested parties was held on December 30, 2021. Due to the ongoing Covid-19 pandemic, the meeting was held virtually via Zoom. All notices of the meeting were completed in at least fifteen days prior to the meeting as required and met notification requirements.

ANALYSIS:
Conformance with the General Plan
The General Plan designation for the property is Industrial. As such the rezoning to from Agriculture (AG) and Manufactured Home Park (MH) to General Industrial (A-1) is in conformance with the General Plan.

Permitted Uses
The use proposed for the site is consistent with the General Industrial (A-1) designation subject to a Conditional Use Permit. As such, if the rezoning is approved and the Conditional Use Permit is approved, the proposed use to allow for pneumatic trailers that are dispatched to deliver construction materials such as cement, fly ash, and lime would be in conformance with the uses allowed in the General Industrial (A-1) zoning district, subject to the approval of application PL-21-0132 the M&P Transport Company Conditional Use Permit application.

Development Standards
The front, side, and rear yard minimum setbacks are consistent with the General Industrial (A-1) zoning district.

Parking
Parking proposed meets the Avondale Zoning Ordinance Requirements

Landscaping
Landscaping on the site will adhere to the Zoning Ordinance's landscaping requirements. Adherence to these requirements will ensure that significant landscape areas, tree sizes, plant quantities, are provided throughout the site.

Streets, utilities and Other Infrastructure
The development will have three (3) access points off of Litchfield Road. The two (2) northern driveways will be used primarily by the transport trucks that come and go to the property. The southern driveway will be used to access the gated employee parking area. The trips to and from the property will consist of the on-site employees and the transport trucks that are currently part of the operations.

DISCUSSION:
Staff recommends approval of the Rezone request for the following reasons:
1. The proposed rezone from Agriculture (AG) and Manufactured Home Park (MH) to General Industrial (A-

1) is in conformance with the General Plan.
2. The proposed rezone is in conformance with the Commercial and Industrial Design Manual.
3. The proposed rezone will result in compatible land use relationships.
4. Adequate public infrastructure to support the proposed development either presently exists or will be constructed by the developer.
5. The proposed land use will provide employment opportunities to residents.
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 Area: Creative and Sustainable Community Development
Strategy: Maintain and expand quality infrastructure and improve connectivity to city amenities.

BUDGET IMPACT:
No budget impacts at this time.

RECOMMENDATION:
Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-21-0131, a request to Rezone approximately 27.6 acres generally located one-half mile south of the Lower Buckeye Road and Litchfield Road intersection on the east side of Litchfield Road from Agriculture (AG) and Manufactured Home Park (MH) to General Industrial (A-1), subject to the following seven (7) conditions of approval:

CONDITIONS OF APPROVAL:
1. Demolition of both existing residences on the property must be complete before the City will issue permits for new construction on the site.
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 off-site improvements shall be completed in the first phase of development.
4. The proposed improvements within the Flood Control District of Maricopa County (FCDMC) easements must be reviewed, approved, and permitted by FCDMC.
5. Maricopa County Department of Transportation (MCDOT) must review, approve, and permit Litchfield Road proposed right-of-way and improvements.
6. A 50-foot trail easement will be required along Agua Fria River via a Minor Land Division (MLD). The easement must be dedicated to the City of Avondale prior to an issuance of a Certificate of Occupancy/Completion.
7. Dismantling, servicing, repairing, etc. of vehicles and/or equipment can only occur only within completely enclosed buildings.

PROPOSED MOTION:
I move that the Planning Commission recommend **APPROVAL** of application PL-21-0131 M&P Transport Company to Rezone approximately 27.6 acres from Agriculture (AG) and Manufactured Home Park (MH) to General Industrial (A-1), subject to the following seven (7) conditions of approval as listed in the staff report.

Exhibit A

Aerial Photograph

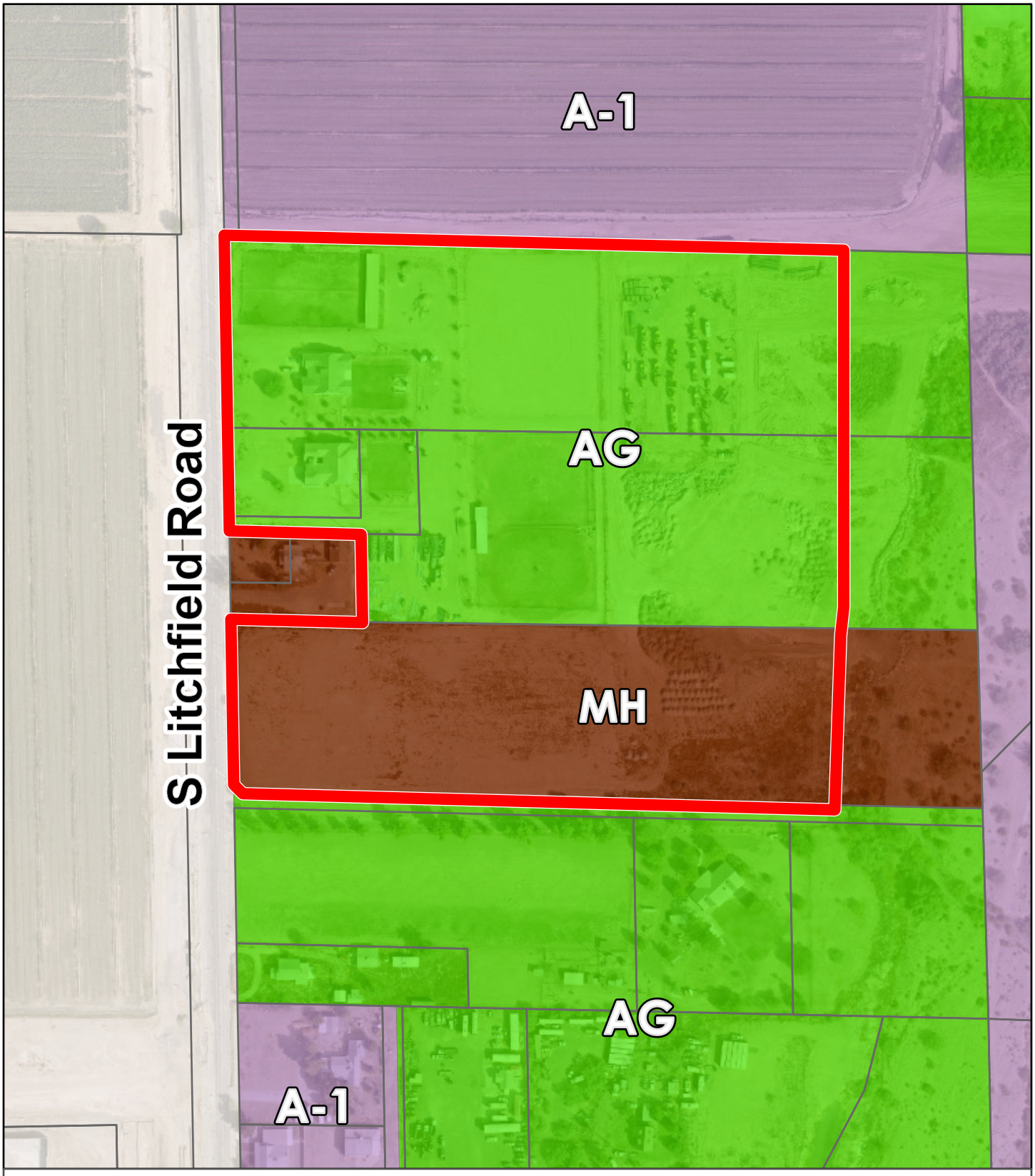
Avondale

Subject Property

N
W E
S

Date: 12/29/2021

Exhibit B



Zoning Vicinity

Avondale

Subject Property

N
W E
S

Date: 12/29/2021

Exhibit C

General Plan Land Use

Avondale

Open Space and Parks

Industrial

Subject Property

N
W E
S

Date: 12/29/2021

Electronically Submitted
December 22, 2021

M&P TRANSPORT Company, Inc.

A-1 Rezoning Application

City of Avondale

Case # PL-21-0131
1st Submittal: April 23, 2021
2nd Submittal: October 15, 2021
3rd Submittal: December 22, 2021

Applicant/Representative:

TIFFANY & BOSCO P.A.

Shaine Alleman
2525 E. Camelback Road
Phoenix, AZ 85016

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I. PROJECT PROFILE

Project Name	M&P Transport Company
Property Owner	Galaxy II Land, LLC
Assessor Parcel Numbers	500-59-011C, -018A, -018B, -017, and -009D
Project Location	East of S. Litchfield Road and approximately ½ mile south of W. Lower Buckeye Road, Avondale, Arizona
Project Area	27.6 Acres (gross) 26.6 Acres (net)
Current Zoning	Agricultural (AG) & Manufactured Home Park (MH)
General Plan	Industrial & Open Space and Parks
Development Team	<u>Legal Counsel</u> Tiffany & Bosco, P.A. Shaine T. Alleman Seventh Floor, Camelback Esplanade II 2525 East Camelback Road Phoenix, Arizona 85016 <u>Architecture</u> Adaptive Architects, Inc. Vincent Di Bella, AIA, CSI 1630 S. Stapley Drive, #229 Mesa, Arizona 85204 <u>Engineering</u> EPS Group Daniel "Ox" Auxier 1130 N. Alma School Road, Suite 120 Mesa, Arizona 85201

II. INTRODUCTION

This proposed A-1 Rezoning Application request is to rezone approximately 27.6 Acres (gross) generally located ½ mile south of the Lower Buckeye Road and Litchfield Road intersection on the east side of Litchfield Road. The property address is 3605 S. Litchfield Road and is identified by the Maricopa County Assessor Office as parcel numbers 500-59-011C, -018A, -018B, -017, and -009D (the "Property").

The Property is currently zoned with a mixture of Agricultural (AG) and Manufactured Home Park (MH) in the City of Avondale (the "City"). It is also identified with a General Plan land use designation of Industrial on the majority of the Property with the rear/eastern portion in the Agua Fria River area being Open Space and Parks in the Avondale General Plan 2030.

The Property will be developed by M&P Transport Company ("M&P"). M & P currently operates its successful operation in Phoenix, Arizona on leased property. M & P desires to find a larger property that it can own and that can accommodate its growing operations. M & P currently has approximately 150 employees that it would be bringing to the Property to conduct its operations. Its operation uses Pneumatic trailers that are dispatched to deliver construction materials such as cement, fly ash, and lime to its valued customers across Arizona and surrounding sites. They have a high safety rate and pride themselves on exceeding their customers' expectations and conducting their operations in a safe, clean, and efficient manner. M&P is excited to collaborate with the City to bring a quality development with enduring value that will support the City for many years.

Since M&P is operating a truck dispatch services as part of its use on the Property, it is required to process a Conditional Use Permit application to allow for this use in the A-1 zoning designation. As such, a concurrent Conditional Use Permit is being filed by separate application in conjunction with this rezoning application.

The approval of this application will change the Property zoning designation from the current AG and MG designations to A-1. This will allow for the development of M&P successful truck transport business and accommodate additional uses allowed within the A-1 zoning designation on the Property. Expansion of other uses will require further approvals from the City during the Site Plan/Design Review process.

The Applicant is aware of the City's strategic goals for this area of the City and its desire to promote uses that will bring development and economic vitality, employment opportunities, and quality architectural character. This development is in a prime location for the existing and the proposed industrial uses.

This proposed request is aimed at allowing the proposed industrial uses outlined in this application and also allow for other potential future uses as allowed in the A-1 zoning

district. This Application will conform to the development standards outlined in the City's Commercial and Industrial Design Manual

M&P intends to pursue immediate development of the Property as soon as possible. The site plan, land use and development standards will create a framework for M&P to develop a successful business that will accent the design and development goals for the surrounding area as stated in the General Plan 2030.

The prime location of the Property provides the opportunity to bring a quality development, increased employment opportunities, and economic benefits to the City of Avondale.

III. PROPERTY DESCRIPTION

Site Description

The Property is approximately 27.6 acres (gross) generally located ½ mile south of the Lower Buckeye Road and Litchfield Road intersection on the east side of Litchfield Road. The location provides an ideal opportunity for an industrial operation that is surrounded by future similar uses and near the Agua Fria River. The Property is surrounded by mostly large vacant properties, industrial-type businesses, with small agricultural uses supported by a farm house. (*Please see EXHIBIT A – Regional Aerial Context Map)*.

As illustrated in *EXHIBIT B – Aerial Context Map*, the Property is comprised of five (5) that have two residential homes on the fronting on S. Litchfield Road on the northern portion of the Property and the rest being vacant. These houses will be removed at the proper time, as required by the City of Avondale.

The Property is currently zoned with a mixture of Agricultural (AG) and Manufactured Home Park (MH) in the City of Avondale. It is also identified with a future land use designation of Industrial on the majority of the Property with the rear/eastern portion in the Agua Fria River area being Open Space and Parks in the Avondale General Plan 2030. (See attached *EXHIBIT C-City of Avondale General Plan Map* and *EXHIBIT D-City of Avondale Zoning Map*).

Relationship to Surrounding Properties

The Property is mostly surrounded by vacant property and agricultural uses with residential homes to the south. The following is the surrounding land use context:

- North:
  - Jurisdiction - City of Avondale
  - The property to the north is owned by IP Avondale Propco, LLC and is planned for a future industrial-type uses.
  - The property is zoned as A-1 (Industrial) and the Avondale General Plan designates this properties as Industrial.
- East:
  - Jurisdiction – City of Avondale
  - The property to the east is owned by the City of Avondale and is the Agua Fria wash area.
  - The property is zoned as A-1 (Industrial).
- South:
  - Jurisdiction – City of Avondale
  - The property to the south has agricultural uses, supportive residential, industrial, and some vacant property.

    - These properties are zoned as AG and A-1 with a General Plan land use of Industrial.
- West:
    - Jurisdiction - City of Goodyear
    - The property directly to the west is currently owned by SDC PHX I, LLC and is operated with the Stream Data Center.
    - The properties are zoned in the City of Goodyear as Industrial (I-1).

The nearby MC-85 and Interstate-10 Freeway provides prime regional access to the Property. Adequate water facilities for the industrial development currently exist in the surrounding roadways. Sewer services for the Property will be provided by septic.

Topography

There are no significant topographical or natural features of the property. The Property is undeveloped except for two residential homes built on the northern portion of the Property and fronting S. Litchfield Road. A Preliminary Grading and Drainage Report has been provided with this Application to give further information on the topographical conditions of the Property.

Current Circulation

The only developed street adjacent to the Property is S. Litchfield Road on the western boundary of the Property. This will be the primary road to access the Property. The developer will work with the City to ensure that all required right of way development standards are met.

Since the Property use is generating a low amount of traffic, it is anticipate that no negative effects from proposed industrial uses will occur on S. Litchfield Road.

Summary

Based on the current Property conditions and location, the proposed development is appropriate for the location and character of the general area. The proposed M&P development will provide quality building design, appropriate landscape and buffering, which will enhance the Property and create positive impacts to the surrounding properties.

IV. DEVELOPMENT & USE DESCRIPTION

The proposed rezoning will allow for the development of a long established and successful business on the Property. M&P will have economic value with opportunities for employment and economic vitality that will greatly enhance the City's value to the region.

The existing location of this proposal provides a perfect opportunity for M&P to find a new home for it business and also expand with similar types of industrial users on the Property. The approval of this request will to rezone the Property to General Industrial (A-1) to allow for the operation of M & P's a truck transport operation, its expansion, and other similar uses on the Property.

The following are the current A-1 development standards as outlined in the Avondale Zoning Ordinance, which the M&P Development will be following:

Avondale General Industrial (A-1) Development Standards	
Development Standard	**A-1 Standard**
Maximum height	45'
Maximum building coverage	-
Minimum setbacks: Front Yard/Street Side (West Property Line/S. Litchfield Rd)	30'
Side Yard (North Property Line)	10'
Rear Yard (West Property Line)	15'
Adjacent to residential Zoning District or use (South Property Line)	75'

All other applicable A-1 zoning standards including walls and fences, screening, lighting, etc. will be adhered to, as required.

M & P currently has approximately 150 employees that it be accommodating on the Property to conduct its operations. Its operation includes Pneumatic trailers that deliver construction materials such as cement, fly ash, and lime to its valued customers across Arizona and surrounding sites. This section will further explain the proposed site plan, landscaping and architectural design of the first phases of the development on the Property.

a. Preliminary Site Plan

A Preliminary Site Plan has been provided with this Application, which exhibits the proposed layout and design for the M&P portion of the Property. The southern portion of the Property will be reserved for future expansion of M&P and or other similar uses.

The initial development will consist of an approximately 10,064 SF office building, a 13,025 workshop building, truck washing station, fuel station, material storage, and parking areas for the employees and the transport trucks used on a daily basis.

The office building will is located near the northwest portion of the Property and will be used for various the administrative and office functions of the use. The workshop building is located east of the office building and will primarily be used to conduct maintenance activities for the transport trucks and to facilitate the trucking business's operations. To the east of the workshop building will be a truck washing station that will be used to regularly wash the transport trucks. To the south of the washing station is the fuel station used to fuel the trucks on a daily basis. All fuel pumps and related equipment will be property permitted per State and County requirements. The current material boards demonstrate that the proposed walls will be constructed using Concrete Masonry Block (Standard CMU-8x8x16, Ridgeline). Locations for walls and fences are shown on the Preliminary Site Plan. The specific location and height of wall and fences will be determine during the Site Plan/Design Review Application and will follow the required City of Avondale design guidelines and development standards.

A gated parking area will be located near S. Litchfield Road and will be used for the employees. Another parking area fronting S. Litchfield Road and west of the office building will be used for visitor parking and any overflow employee parking needs. The remainder of the parking areas on the center and eastern portion of the Property will be used for truck parking associated with M&P's use. These areas will be secured and gated. All parking will conform to the required Avondale Parking Standards, including all parking areas being appropriately paved with asphalt or concrete, as required.

The development will have three (3) access points off of Litchfield Road. The two (2) northern driveways will be used primary by the transport trucks that coming and going to the Property. The southern driveway will be used to access the gated employee parking area. The trips to and from the Property will consist of the on-site employees and the transport trucks that are currently part of the operations.

All required City development standard and design guidelines for A-1 General Industrial uses and development will be adhered to for future development. The end result will allow the Company to develop a vibrant industrial use while bringing more than one hundred jobs to the City of Avondale.

b. Preliminary Landscaping Plan

A Preliminary Landscape Plan have been provided with this Application to exhibit the proposed landscaping for the M&P development on the Property. As shown on these Plans, the required landscape buffering will be provided on S. Litchfield Road to create a pleasing and aesthetic environment when arriving on the Property. These buffers will include following all required City of Avondale requirements for setbacks, landscape easements, and the amount of trees/shrubbery as determined during the Site Plan/Design Review Application. This will include a 30' landscape buffer fronting Litchfield Road and a 35' landscape buffer around the existing residential parcel to the west (as shown on the provided Conceptual Landscape Plans). Additionally, any future development on the south boundary of the Property will include a 75' building setback, wall requirements, and all required landscaping easements.

All landscaping on the Property will be provided as required under the A-1 zoning development standards and the applicable Commercial and Industrial Design Manual standards, as shown on the provided Preliminary Landscape Plan.

c. Conceptual Architecture Design

All buildings on the Property for the M&P development will consist of a modern, industrial aesthetic with consistent architectural theming throughout the site.

The main office building will contain consisting coloring of steel and concrete that is designed to have a modern feel and promotes pleasing aesthetics to passersby on S. Litchfield Road. Emphasis will be placed on providing architectural aesthetics that recognizes the placement of the office building on S. Litchfield Road and being viewed by those entering the Property. This will consist of a variety of colors and materials, unique placement of architectural features and windows, and varying rooflines.

As shown on the Materials and Elevations sheets provided with this Application, material for the office building will consist of a mixture of masonry, metals, exposed concrete, and steel beams/columns. Colors will consist of charcoal greys, Ridgeline, Black Mountain, and natural greys as shown on the Materials and Elevation Sheets.

The other shop building and material storage structures will consist of masonry block, metals, steel beams/columns, and exposed concrete. These building will have consistent colors of greys, Black Mountain, Ridgeline, and Iron-ic. All these are shown on the Materials and Elevations Sheets.

Overall, the architectural will be consistent with the applicable Commercial and Industrial Design Manual standards providing a quality aesthetic for the Property that will promote

M&P's business operations and blend in with the current and future surrounding land uses in the area.

V. INFRASTRUCTURE

a. Water Services

The City is the water service provider for the Property. Existing water infrastructure adjacent to the Property includes an 8-inch within S. Litchfield Road. As shown on the Preliminary Utility Plan provided with this Application, water meters will be provided to the Property to provide water service for the fire sprinklers, landscaping, and other water requirements to the building. A 2-inch water line will be provided on-site to provide these water services. Additionally, an 8-inch water line loop system will be provided onsite to meet fire requirements. A Preliminary Water Report has also been provided to demonstrate the onsite demand of the M&P operations.

Precise locations for water connections and networks for any developments on the Property shall be determined at the required Site Plan phase. All infrastructure related to water services will be completed as they relate to the specific phase that will be developed and will be explicitly determined during the Site Plan phase.

b. Sewer Services

There are no existing sewer lines near the Property. As such, sewer services on the Property will be provided by a private onsite septic tank and leach field system. A 4" water line will be provided to serve the septic tank and leach field, which will be located in the northeast area of the Property.

Precise locations for sewer connections and networks for any developments on the Property shall be determined at the required Site Plan phase.

c. Grading and Drainage

A Preliminary Master Drainage Report and Preliminary Grading and Drainage Plan is provided with this Application submittal. The on-site retention requirements shall be per City of Avondale standards and will meet 100-year 2-hour storm event for both on-site and adjacent off-site flows, and dissipate the runoff through drywells. These retention basins will be expected to store enough volume equivalent to the runoff produced in a 100-year, 2-hour event. Historic flows may safely pass through or be routed around the Property. This is more thoroughly outlined in the report and plan submitted with this Application.

d. Right-of-Way Improvements

The developer of the Property will construct the adjacent half-street improvements, as required, for S. Litchfield Road along the western boundary of the Property as shown on

the Preliminary Site Plan. This will include curb, gutter, sidewalk, and landscaping as required by the City.

e. Traffic

Primary access to the Property is provided by S. Litchfield Road, which is currently a two-lane undivided road with a posted speed limit of 45 mph adjacent to the proposed site. It provides a connection to Lower Buckeye Road and MC 85 north of the site for regional access. No through access currently exists to the south. There are also no paved east-west through routes south of Lower Buckeye Road.

Access from Litchfield Road will be provided by three (3) separate driveways, which will consist of the following:

- Access A (Main Truck Exit) – provides access to the office building, as well as a gated exit from the other uses.
- Access B (Main Truck Entry) – provides access to the office building, as well as a gated entrance to the other uses.
- Access C (Employee Entry) – provides gated access only to / from the employee parking area.

Gate control will be provided to restrict access to the areas beyond the main office building.

A Traffic Impact Statement dated February 26, 2021 (the "TIA") has been provided with this Applicant demonstrates minimal traffic impacts to the adjacent roadways. Litchfield Road is classified by Maricopa County as a Principal Arterial, which has a capacity to take approximately 35,000 vehicle per day. The TIA anticipates a trip generation of 721 vehicles per day during an average weekday. Generally, the trip generation will be approximately 562 trips from truck/trailer traffic and 159 trips from employee traffic throughout the day.

The proposed development is also anticipated to generate a maximum of 107 vehicles per hour during the average morning peak hour of adjacent street traffic, and 86 vehicles per hour during the average evening peak hour of adjacent street traffic.

Overall, the rezoning and M&P development will have no negative traffic impacts to the City or the adjacent roadway systems.

VI. CONFORMANCE WITH AVONDALE PLANS

The developable portion of the Property is designated with a General Plan land use of Industrial. The remaining portion on the rear/eastern part of the Property is designated with a General Plan land use of Open Space and Parks, but is located within the Agua Fria River area and is not developable.

The Industrial land use category is "intended to provide employment opportunities for heavy manufacturing within enclosed or partially enclosed structures. This category is typically characterized by uses that may need special consideration and may include refining, assembly, fabrication of products, demolition, solar, or wholesaling. The areas designated for industrial uses have adequate transportation and activity access with an emphasis on minimal conflict with existing adjacent land uses."

As described in this Application the proposed M&P use is in conformance with this stated intent of the Avondale General Plan. This proposal will bring employment opportunities to the City and is in a prime location with nearby current and future-planned industrial/employment uses.

M&P has been designed with these goals in mind and has provided the framework for an attractive development that focuses on providing a quality industrial use and employment/economic opportunities for the City.

THE AVONDALE GENERAL PLAN 2030

The proposed rezoning Application and M&P development is consistent with a number of elements within the City's General Plan 2030 as follows.

> *LAND USE THEME – Land Use Element*
>
> *GOAL 3: Promote a strong balance of high quality residential, employment, recreation, and educational land uses.*
>
> > *Policy D. Ensure adequate transitions and/or buffers are provided when adjacent land uses vary in character and intensity.*
>
> *GOAL 4: Ensure all land use decisions meet the long-term social and economic goals of the community.*
>
> *GOAL 6: Promote regional land use planning and coordination with neighboring communities to develop and maintain sustainable land use patterns.*

This Application will provide a quality industrial and employment use that will encourage development of a large vacant portion of land within the City of Avondale. The development is positioned to provide further development that is compatible with the

surrounding current and future-planned industrial and employment uses. The proposed development will help transform underutilized parcels of land into a modern industrial use that is compatible with the land use goals outlined above. This will provide further economic stability for this area and bring employment opportunities to the City.

The development will not only be aesthetically pleasing, but will also provide appropriate buffering and transitions to all adjacent land uses. These buffers will include following all required City of Avondale requirements for setbacks, landscape easements, and the amount of trees/shrubbery as determined during the Site Plan/Design Review Application. This will include a 30' landscape buffer fronting Litchfield Road and a 35' landscape buffer around the existing residential parcel to the west (as shown on the provided Conceptual Landscape Plans). Additionally, any future development on the south boundary of the Property will include a 75' building setback, wall requirements, and all required landscaping easements. As the Preliminary Landscape Plan demonstrates additional landscape perimeter buffering has been provided to bring additional transitioning to the residential uses to the south.

> ***ECONOMIC VITALITY THEME - Economic Element***
>
> ***Goal 1:*** *Grow and diversify Avondale's economy and employment base through business retention, expansion and development.*
>
> > ***Policy A****. Identify and recruit targeted growth sectors based upon an understanding of Avondale's current and projected economy with an emphasis on professional and technical employment.*
>
> ***Goal 2****: Create employment centers to attract businesses that match the City's economic targets.*
>
> ***Goal 3****: Enhance and market Avondale's business climate.*
>
> ***Goal 10****: Reserve adequate lands to accommodate business parks, light industrial uses, and higher education facilities.*

M&P is a well-established business that is looking to relocate from Phoenix to Avondale, so it can expand its operations and continue to grow. M & P currently has approximately 150 employees that it would be bringing to the Property to conduct its operations. This will continue to attract employment opportunities and enhance Avondale's business climate.

The employment and economic benefits that M&P will provide as it continues to grow in Avondale will play an important role in contributing to Avondale's economic goals and

policies. The M&P development be provide another variety of industrial uses to this area and the City.

> *<u>OPEN SPACE THEME – Open Space Element</u>*
> *GOAL 1: Identify, protect, and preserve the natural amenities and environmental attributes that are unique to Avondale and contribute to a healthy lifestyle.*
>
> *<u>OPEN SPACE THEME – Recreational Amenities Element</u>*
> *GOAL 1: Ensure every person has convenient access to safe public parks and affordable recreation opportunities.*

The rezoning Application and M&P development preserves an important area of the Agua Fria wash area that provides usable and active open space to the City. The proposed rezoning will ensure that only the industrial General Plan area will be developed and that the open space area will be preserved as part of the overall Agua Fria wash area with its circulation trails, connectivity corridors, and natural vegetation.

VII. CONCLUSION

The proposed A-1 rezoning application will provide a quality industrial area with employment and economic opportunities for the City. The Applicant is aware of the great economic and development opportunities that exist here and that are recognized by the City of Avondale. M&P intends to work in partnership with the City to ensure that its goals and policies are met.

With M&P moving its business operations to the City of Avondale it desires to create a development that will be in place for a long time and wants to be a good neighbor and business operation for the City. M&P is confident that the proposed A-1 zoning will provide the foundation for moving forward with a quality development at this location.

As shown in this Application, the M&P development will complement the surrounding existing uses and the anticipation of future complementing uses. The design and layout of the Concept Plan demonstrates the design and open space elements that will be an important part of creating this developments.

As discussed herein, the proposed rezoning is consistent with many of the policies of the City of Avondale's General Plan 2030 and demonstrates that the development will follow Avondale Design Standards and Guidelines and continue the tradition of quality development in the City of Avondale. M&P looks forward to continuing to work in partnership with the City to bring a development that the City will be proud of for years to come.

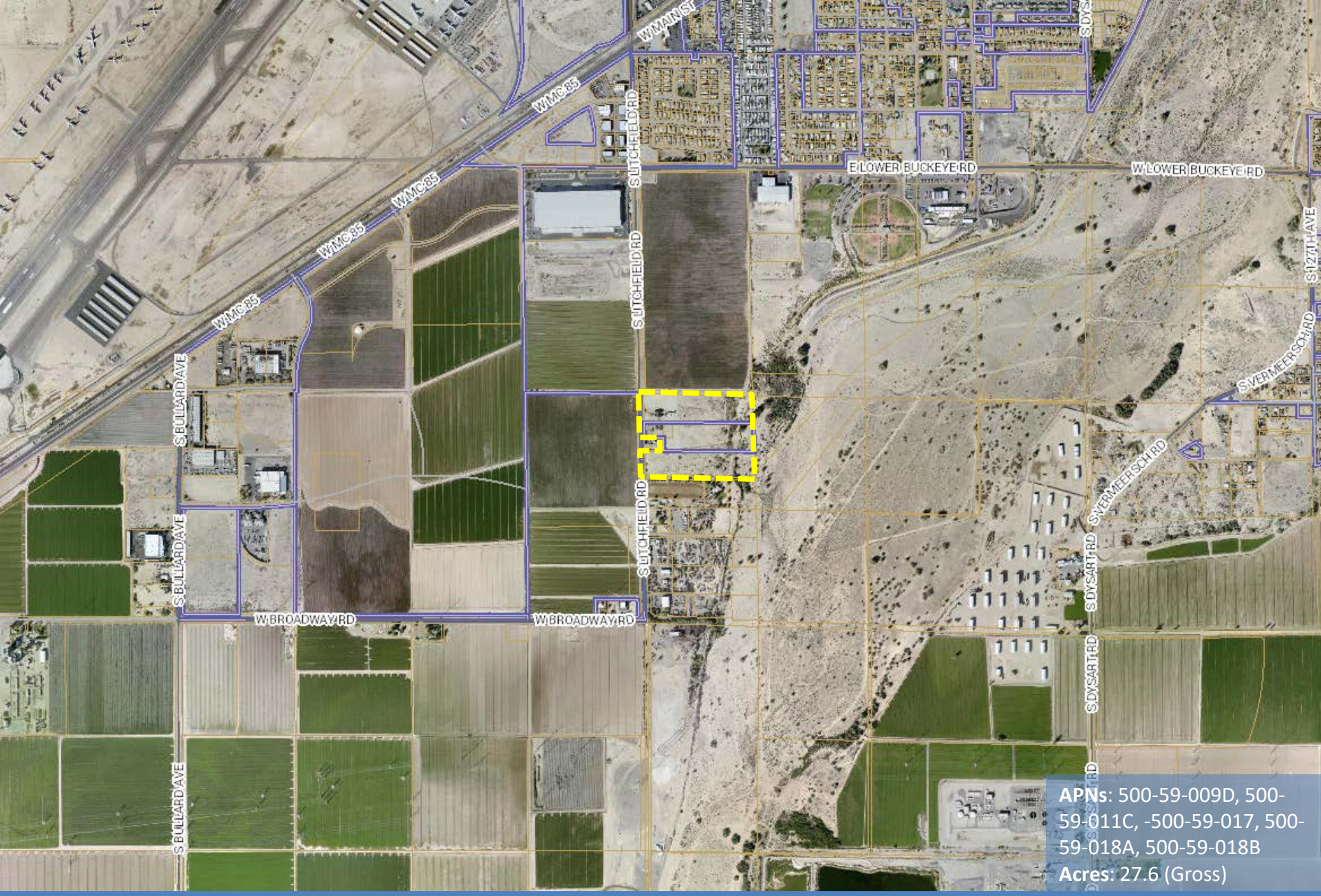


Exhibit A – Regional Context Aerial Map

M & P Transport Company – 3605 S. Litchfield Rd, Avondale, Arizona

TIFFANY & BOSCO P.A.

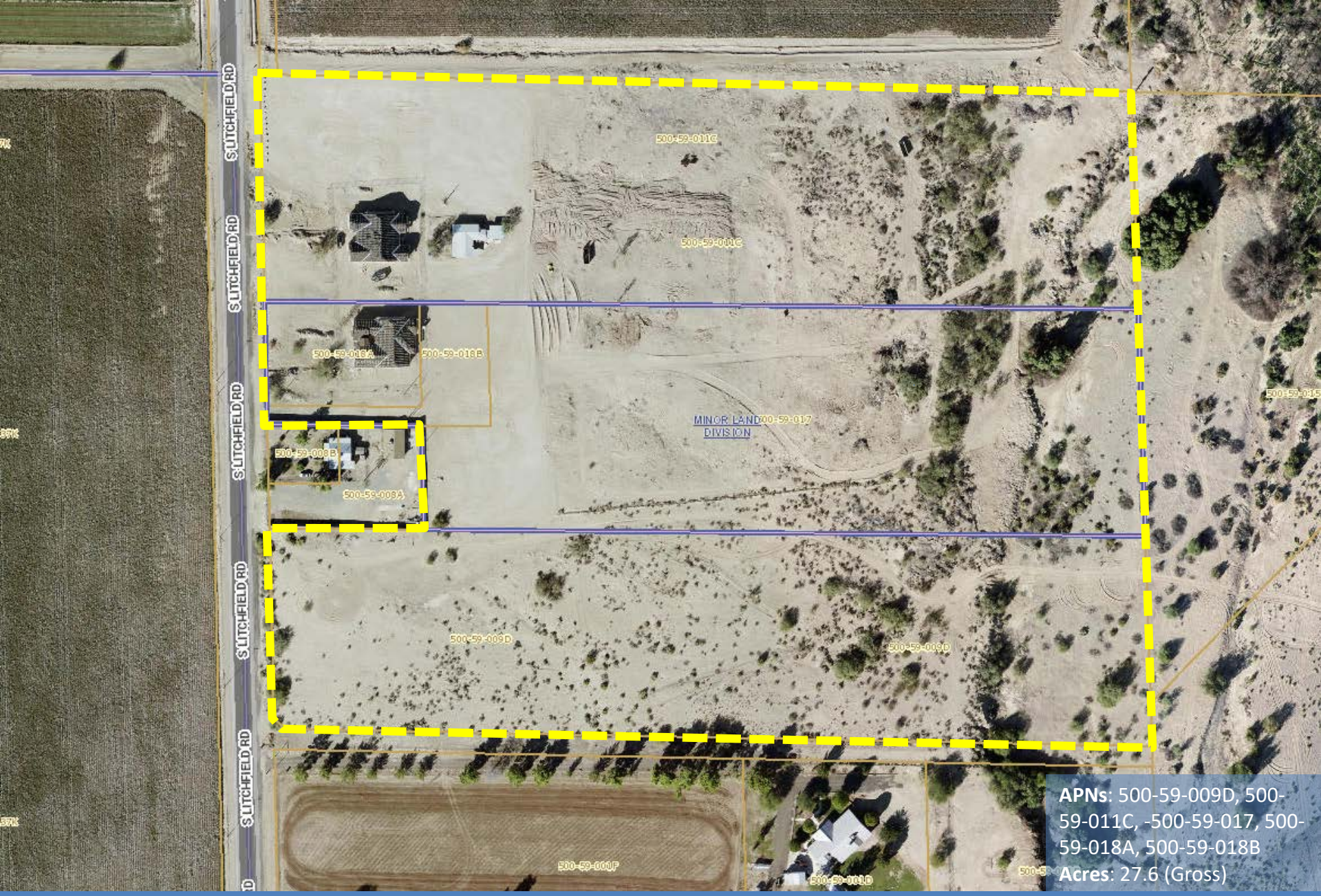


Exhibit B – Context Aerial Map

M & P Transport Company – 3605 S. Litchfield Rd, Avondale, Arizona

TIFFANY & BOSCO P.A.

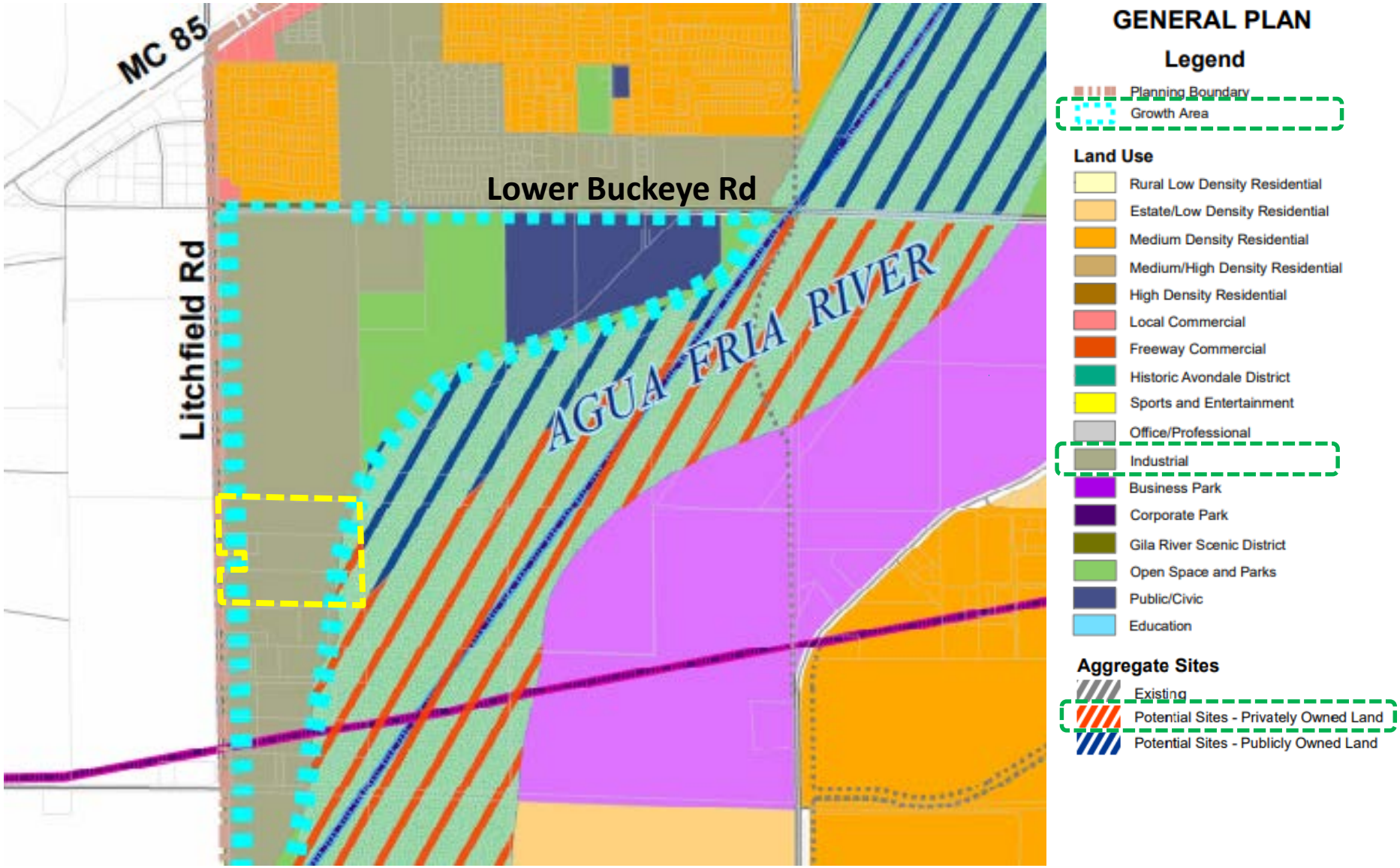
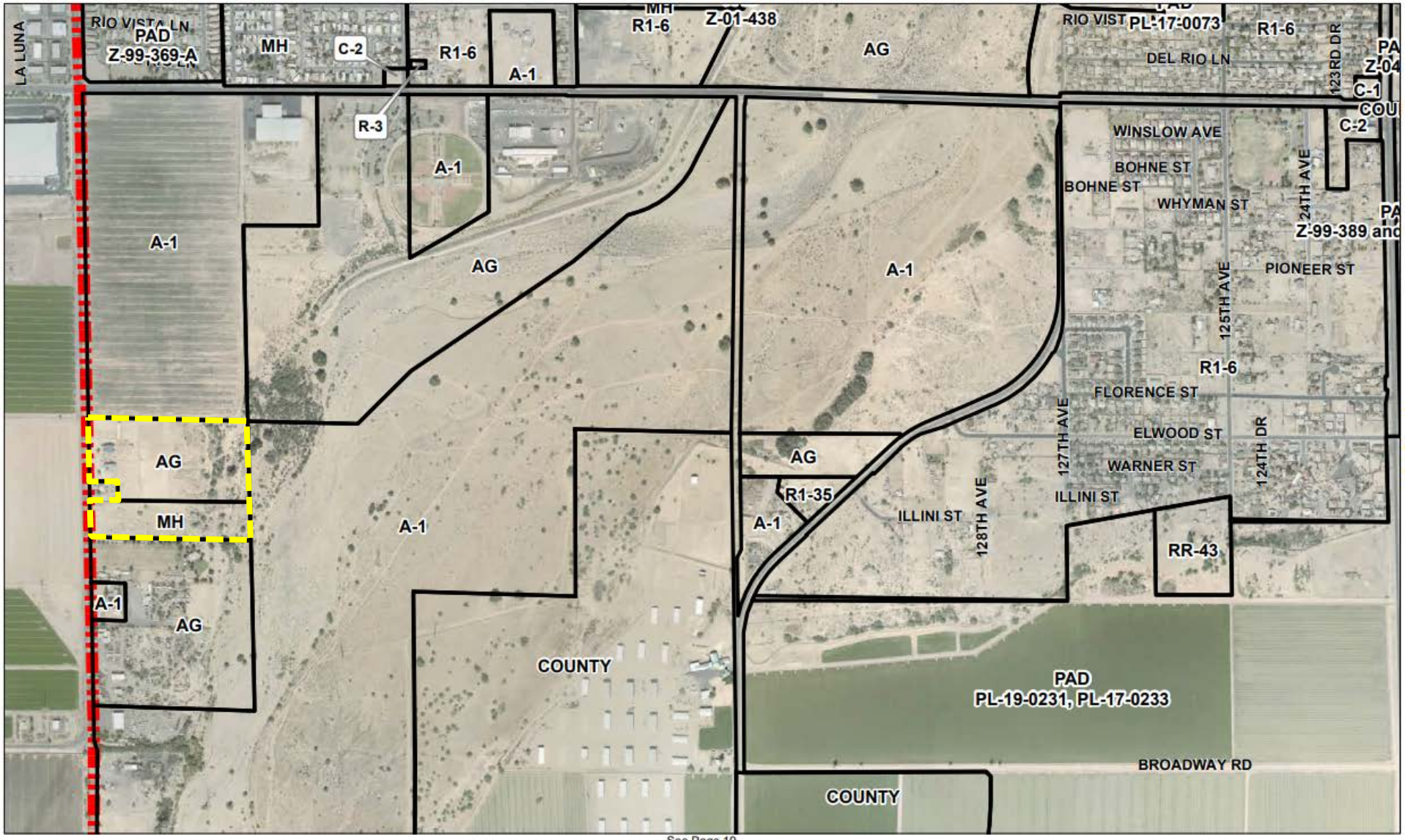


Exhibit C – Existing Avondale General Plan Map

M & P Transport Company – 3605 S. Litchfield Rd, Avondale, Arizona

TIFFANY & BOSCO P.A.



See Page 19

Avondale
Aspiring. Achieving. Accelerating.

Legend
CITY BOUNDARY
ZONING BOUNDARY

N
Approximate Scale
1 inch = 700 feet

City of Avondale
Zoning Atlas

April 2020

Exhibit D – Existing Avondale Zoning Map
M & P Transport Company – 3605 S. Litchfield Rd, Avondale, Arizona

TIFFANY & BOSCO P.A.

TIFFANY & BOSCO P.A.

December 31, 2021

Eric Fitzer, Planning Manager/Zoning Administrator
City of Avondale
Development and Engineering Services
11465 W Civic Center Drive
Avondale, AZ 85323

RE: PL-21-0131 &PL-21-0132 - M&P Transport, Rezoning & CUP Applications December 31th, 2021 Neighborhood Meeting Summary

Dear Mr. Fitzer:

The purpose of this letter is to inform you that our firm held a neighborhood meeting for the M&P Transport Rezoning and CUP Applications (*Case numbers: PL-21-0131 & -0132)* for the approximately 27.6 acre site located ½ mile south of Lower Buckeye Road and Litchfield Road (the "Property"). The meeting was held on Thursday, December 30th, 2021 at 6:00pm via Zoom Teleconference (as scheduled by the City of Avondale).

The neighborhood meeting was hosted by Shaine T. Alleman of Tiffany & Bosco and Michael Valente of M&P Transport, to review the proposed applications and answer questions regarding the project. Eric Fitzer, Avondale Planning Manager/Zoning Administrator, was also present and available for City-oriented questions.

The following individuals attended from the public:

- Margie White (and daughter), Avondale Resident
- Jason & Renee Keele, Avondale Resident

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

Margie White:

- Margie asked when the south parcel zoned as MH and expressed that she wanted to make sure that the MH zoning was being removed with this process and zoned for A-1. Eric said he would look into when it was rezoned. Shaine confirmed that the south parcel is included in the Rezoning Application.
- Margie asked about the upcoming General Plan Process that the City would undertake for the General Plan Update. Eric explained what that process would look like for the next update of the City General Plan.
- Margie asked about the parcels south of the M&P property and their residences and why they were zoned as AG, but operating as industrial uses and not

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following City regulations. Eric stated that he didn't know if there was legal conforming status with these south properties and would discuss with the proper City departments.

- Margie asked Eric about the potential for "cooling asphalt" because she is concerned with the "heat island effect" Eric stated that he would look into options related to this.

- Margie asked about the broken barbed wire fence on the south parcel the Applicant property and about cleaning up the City-owned 30' ROW adjacent to her property. Shaine said the Property owner is committed to working with the City and the neighbors to repair any fences that are their responsibility. Eric said he would look into the fence and ROW and discuss with the proper City departments to resolve.

Jason Keele:

- Jason expressed concerns with the City's process for changing this area to Industrial in the General Plan and he felt like the City doesn't notify them of when things happen and ignores them. Eric explained that the City has notification requirements and all of those have occurred for the requisite applications, including this one. He also explained that in the upcoming General Plan update, everyone should receive notices for it.

- Jason asked about the traffic review and (incorrectly) stated that he saw there would be 107 truck per hour to this property. Shaine explained the Traffic Analysis completed as required by this Application and explained that the 107 number was the morning "peak hour" number. Shaine further explained that there would not be 107 trucks per hours and explained, generally, how the traffic to the Property would likely work. It was also explained that developments such as these provide the necessary upgrades needed for adjacent streets.

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

Sincerely,

Shaine T. Alleman

Eric Fitzer

From: Michelle Simerdla
Sent: Thursday, December 16, 2021 10:21 AM
To: Eric Fitzer
Subject: FW: letter to the planning and zoning committee

From: Renee Keele <keelex3@gmail.com>
Sent: Thursday, December 16, 2021 10:16 AM
To: Michelle Simerdla <msimerdla@avondaleaz.gov>
Subject: letter to the planning and zoning committee

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

Hi Michelle,

I have a letter in the body of the email that I believe addresses my concerns. Thank you for reaching out yesterday and providing me with much needed information. Thank you.

12/16/2021

Dear Planning and Zoning committee,

I am writing this letter on behalf of my community and my family. It has come to my attention that the city plans on turning my neighborhood into an industrial strip, for which it is not currently zoned for. The current zoning according to the map and country assessors website is AG and MH, my property is the only A-1 zoning on the properties that are currently built out. Bringing in a trucking company to a neighborhood would destroy the neighborhood. I will get into more details on that later. Now I am going to address some of the statements made in the rezoning application the M & P trucking company has presented.

"*The Property is surrounded by mostly large vacant properties with some agricultural uses supported by farm houses.*" Pg 6
This statement is false. The only vacant lot is **#500-59-009D, which is the lot GALAXY II LAND LLC** currently owns according to the Maricopa County Assessor's website. The rest of the lots are owned and lived on with small and large farm animals. There are 10 homes, all lived on, south of Lower Buckeye road. There are two businesses operating, south of the last home which is separated by a privately owned dirt road. Therefore, there are currently more homes than businesses.

"Since the Property use is generating a low amount of traffic, it is anticipate that no negative effects from proposed industrial uses will occur on S. Litchfield Road." pg 6

"The proposed development is also anticipated to generate a maximum of 107 vehicles per hour during the average morning peak hour of adjacent street traffic, and 86 vehicles

per hour during the average evening peak hour of adjacent street traffic.
Overall, the rezoning and M&P development will have no negative traffic impacts to the City. " pg 11
These two statements made in the application contradict each other. You cannot say that 107 vehicles per hour, mostly large trucks, is not a large amount of traffic on a two lane road. School bus stops are located on Litchfield road to pick up high school and elementary school aged children, how can a two lane road support that amount of traffic without negatively impacting the community. The city currently has a large neighborhood, on Rio Vista Lane and a Mobile home park, just east of that neighborhood. It is not possible to flood both Lower Buckeye Rd and Litchfield road with that amount of traffic and not have it negatively affect all the homeowners in the surrounding communities if this company, according to their website, operates 6 days a week. Their current location on 43 rd avenue south of Lower Buckeye road is an entirely industrial area, not a home or neighbor within a mile, the perfect location for such a company. This location, which they are trying to rezone, has several neighborhoods, and not to mention a fantastic city park, which will be very difficult to drive to or safely walk to with over 200 trucks driving on the roads. And I circle back to the children, how do they safely get to school with 107 semi-trucks per hour on the same road? How does anyone get out of their home and safely to work or back from work with that amount of heavy traffic? Litchfield Rd alone was not built for this type of traffic. And the city of Goodyear will be tearing up Litchfield road starting at Yuma rd for new pipes. This will make it impossible to navigate the roadways.

"create positive impacts to the surrounding Properties." Pg 7
How can a large trucking company and a massive increase to traffic, not being able to safely or timely get to a job or school bring a positive impact to a neighborhood?

Adequate water facilities for the industrial development currently exist in the surrounding roadways. Sewer services for the Property will be provided by septic.
Pg 7
Where is the water runoff for the truck washing station going? Into the septic system, into the ground? Where are the chemicals going? Car washes have to go through a very strict and rigid system to ensure the water waste and chemical runoff does not go back into the drinking water. How are they going to plan for this? I see nothing in the current plan for this, and it makes me nervous.

"GOAL 4: Ensure all land use decisions meet the long-term social and economic goals of the community.
GOAL 6: Promote regional land use planning and coordination with neighboring communities to develop and maintain sustainable land use patterns."
Pg 13
If these are the goals for the city, how is putting a large operation trucking company in a neighborhood and south of a neighborhood meeting these goals? How is clogging up a roadway sustainable?

"The development will not only be aesthetically pleasing,"
pg 14.
How? I've seen the current site, it's ugly. Industrial areas are ugly, that's why they are not placed near a neighborhood community or near a beautiful new park.

Goal 10: Reserve adequate lands to accommodate business parks, light industrial uses, and higher education facilities. Pg 14.
It's a trucking company which handles concrete and fly ash is not light industrial. Is this really meeting that goal? The residents do not believe so.

GOAL 1: Identify, protect, and preserve the natural amenities and environmental attributes that are unique to Avondale and contribute to a healthy lifestyle. Pg14
Preserve? Bringing in increased traffic, and waste water is not my idea of protection and preservation. Bringing in a hauling company that transports concrete and fly ash does not contribute to a healthy lifestyle. Unless the entire site is also paved, which in the company's current location it is not, they will also contribute to more dust pollution. Not to mention the light pollution from the lighting they will bring in, and the noise pollution from operating such a large business. These are again not issues in their current location since it is not near a neighborhood but in an industrial zone in Phoenix. Dust, noise, and light pollution are all negative impacts on an environment and on a neighborhood.

"M&P TRANSPORT COMPANY

A-1 Rezoning Application 14
OPEN SPACE THEME – Recreational Amenities Element
GOAL 1: Ensure every person has convenient access to safe public parks and affordable recreation opportunities.
The rezoning Application and M&P development preserves an important area of the Agua Fria wash area that provides usable and active open space to the City. The proposed rezoning will ensure that only the industrial General Plan area will be developed and that the open space area will be preserved as part of the overall Agua Fria wash area with its circulation trails, connectivity corridors, and natural vegetation."
Pg 14-15
This is laughable. How does a company that hauls concrete and fly ash with over 150 employees, and over 100 trucks ensure safe access to public parks? How does rezoning ensure usable and active open space when they are going to fill that space with semi trucks? We do have burrowing owls, which are endangered in the area. Where are those owls going? Is a semi truck going to ensure those animals are protected?

In conclusion, this rezoning application will have a negative effect not only on my small neighborhood, but also to the surrounding communities, and pose serious safety issues with the amount of traffic they propose is coming in. Not to mention the negative environmental issues a company of its size can cause with dust, light, and noise pollution. My home is 75 years old, I bought it with the plan of raising my family in an area I love, and now this is being threatened. I am not new to the area, as a matter of fact, I was born and raised in the Goodyear/Avondale area. I went to Avondale Elementary and graduated from Agua Fria High School in 1997. My son currently attends Agua Fria and husband is a local teacher. I love this area, and would love to continue to raise my family here, but now I am being forced out of my home as it is being turned into an industrial zone by the city.

I truly hope the city takes this letter into account as they make their decision about granting this rezoning application.

Sincerely,

Renee Keele
4015 S Litchfield Rd
Avondale

623-910-9784

Renee1608@yahoo.com

keelex3@gmail.com

TIFFANY & BOSCO P.A.

Shaine T. Alleman
Attorney at Law
602.452.2712
sta@tblaw.com

December 16, 2021

DELIVERED VIA ELECTRONIC MAIL
Eric Fitzer, Planning Manager
Michelle Simerdla, Division Lead Planner
City of Avondale, Development & Engineering Services Department
11465 W. Civic Center Dr. #110
Avondale, AZ 85323

RE: M&P Transport | Applications PL-21-0131 and PL-21-0132

Dear Eric and Michelle,
Our firm represents M&P Transport in its ownership of approximately 27.6 acres located ½ mile south of the Lower Buckeye Road and Litchfield Road (the "Property") and as the Applicant in the current Rezone and Conditional Use Permit Applications, referenced above, with the City of Avondale (the "Applications").

The purpose of this letter is provide a response to an emails sent by Renee Keele on December 16, 2021 regarding the Applications. Please find below the Applicant response (in **bold**) and the related attachments as listed below each of the comments from from Ms. Keele (in *italics*).

Please note that since we have received Ms. Keele's email, we met with her and another neighbor, Margie White, at the Applications property on December 21, 2021 to review and discuss any questions they had. At the end of the 2 hour meeting, we felt that many questions had been answered and additional information provided to them.

Ms. Keele:

> "*The Property is surrounded by mostly large vacant properties with some agricultural uses supported by farm houses.*" Pg 6
>
> > *This statement is false. The only vacant lot is #500-59-009D, which is the lot Galaxy II Land, LLC currently owns according to the Maricopa County Assessor's website. The rest of the lots are owned and lived on with small and large farm animals. There are 10 homes, all lived on, south of Lower Buckeye road. There are two businesses operating, south of the last home which is separated by a privately owned dirt road. Therefore, there are currently more homes than businesses.*

M&P:

There are many other vacant lots beside the Application property as shown on the attached Exhibits. Also attached is a Surrounding Context Map and property photos showing the current state of land uses south of the Applications property. After visiting the properties in the area and noting the state of land uses, this is not as straightforward as Ms. Keele purports it to be as follows:

- **Ms. Keele and the small parcel to the south is zoned as A-1;**

- **To the east of Ms. Keele there are businesses operating in AG zoning (i.e. outdoor storage and landscaping company);**
- **To the south of Ms. Keele there is a large construction company operating in AG zoning with piles of trash, vehicles, large equipment, construction materials all stored without screening and on dust surfaces (in violation of Avondale's parking ordinances);**
- **South of the Quality Construction Company are 2 large industrial businesses operating in A-1 zoning. Also, it was noted that BioScientific, Inc. (manufacturer of fertilizer products) is storing vehicles and equipment on dust surfaces (in violation of Avondale's parking ordinances).**

This does not include all the industrial uses occurring to the west of Litchfield Road. It is disingenuous for Ms. Keele to allude that this a neighborhood that will be destroyed by the proposed uses of the Applications.

It should be noted that M&P will be required to follow all zoning development standards for parking surfaces, landscaping, buffering, architectural aesthetics, etc. This is development will be in stark contrast to the dilapidated industrial uses surrounding Ms. Keele, which appear to not follow many of Avondale's development or aesthetic standards.

Ms. Keele:

> *"Since the Property use is generating a low amount of traffic, it is anticipate that no negative effects from proposed industrial uses will occur on S. Litchfield Road." pg 6*
>
> *"The proposed development is also anticipated to generate a maximum of 107 vehicles per hour during the average morning peak hour of adjacent street traffic, and 86 vehicles per hour during the average evening peak hour of adjacent street traffic. Overall, the rezoning and M&P development will have no negative traffic impacts to the City. " pg 11*
>
>> *These two statements made in the application contradict each other. You cannot say that 107 vehicles per hour, mostly large trucks, is not a large amount of traffic on a two lane road. School bus stops are located on Litchfield road to pick up high school and elementary school aged children, how can a two lane road support that amount of traffic without negatively impacting the community. The city currently has a large neighborhood, on Rio Vista Lane and a Mobile home park, just east of that neighborhood. It is not possible to flood both Lower Buckeye Rd and Litchfield road with that amount of traffic and not have it negatively affect all the homeowners in the surrounding communities if this company, according to their website, operates 6 days a week. Their current location on 43rd avenue south of Lower Buckeye road is an entirely industrial area, not a home or neighbor within a mile, the perfect location for such a company. This location, which they are trying to rezone, has several neighborhoods, and not to mention a fantastic city park, which will be very difficult to drive to or safely walk to with over 200 trucks driving*

on the roads. And I circle back to the children, how do they safely get to school with 107 semi-trucks per hour on the same road? How does anyone get out of their home and safely to work or back from work with that amount of heavy traffic? Litchfield Rd alone was not built for this type of traffic. And the city of Goodyear will be tearing up Litchfield road starting at Yuma rd for new pipes. This will make it impossible to navigate the roadways.

M&P:

As required by the City of Avondale, a Traffic Impact Statement ("TIS") was provided with the Applications. The TIS demonstrates minimal traffic impacts to the adjacent roadways. Litchfield Road is classified by Maricopa County as a Principal Arterial, which has a capacity to take approximately 35,000 vehicles per day. The TIS anticipates a trip generation of 721 vehicles per day during an average weekday. Generally, the trip generation will be approximately 562 trips from truck/trailer traffic and 159 trips from employee traffic throughout the day.

Ms. Keele is incorrect in the assumption that 107 large trucks will be on the road per hour. The TIS anticipates a generation of a maximum of 107 vehicles per hour during the average morning peak hour of adjacent street traffic, and 86 vehicles per hour during the average evening peak hour of adjacent street traffic. Traffic generation outside of the peak hour traffic are typically calculated to be approximately 25-30% of the peak hour.

So, overall, the M&P development will have no negative traffic impacts to the City or the adjacent roadway systems. Additionally, there were no negative issues raised by the City of Avondale Traffic Department from this analysis.

Ms. Keele

"create positive impacts to the surrounding Properties." Pg 7

How can a large trucking company and a massive increase to traffic, not being able to safely or timely get to a job or school bring a positive impact to a neighborhood?

M&P:

M&P is not considered a large "trucking company" by any means. Also, the traffic analysis done as part of the Applications clearly show that traffic generation is minimal and the adjacent roadway systems can easily accommodate the proposed uses.

Ms. Keele

"Adequate water facilities for the industrial development currently exist in the surrounding roadways. Sewer services for the Property will be provided by septic." Pg 7

Where is the water runoff for the truck washing station going? Into the septic system, into the ground? Where are the chemicals going? Car washes have to go through a very strict and rigid system to ensure the water waste and chemical

runoff does not go back into the drinking water. How are they going to plan for this? I see nothing in the current plan for this, and it makes me nervous.

M&P:

M&P is required to retain all onsite drainage and/or runoff water on the Property and will follow all required standards for doing so. No wastewater or chemicals will be running into drinking water.

Ms. Keele

"GOAL 4: Ensure all land use decisions meet the long-term social and economic goals of the community.
GOAL 6: Promote regional land use planning and coordination with neighboring communities to develop and maintain sustainable land use patterns." Pg 13

If these are the goals for the city, how is putting a large operation trucking company in a neighborhood and south of a neighborhood meeting these goals? How is clogging up a roadway sustainable?

M&P:

M&P is not considered a large "trucking company" by any means. Also, the traffic analysis done as part of the Applications clearly show that traffic generation is minimal and the adjacent roadway systems can easily accommodate the proposed uses.

Additionally, the proposed uses are not in a "neighborhood" as discussed above.

Ms. Keele

"The development will not only be aesthetically pleasing," pg 14.

How? I've seen the current site, it's ugly. Industrial areas are ugly, that's why they are not placed near a neighborhood community or near a beautiful new park.

M&P:

The City of Avondale has design and development standards that control the architectural, landscaping, and aesthetic standards that the Property will need to meet. The Applications provide elevations and material boards showing the quality of development that will be on the Property.

This is in direct contrast to the current dilapidated industrial uses that are directly adjacent to Ms. Keele's property to the east and south.

Ms. Keele

Goal 10: Reserve adequate lands to accommodate business parks, light industrial uses, and higher education facilities. Pg 14.

It's a trucking company which handles concrete and fly ash is not light industrial. Is this really meeting that goal? The residents do not believe so.

M&P:

M&P is not proposing to manufacture or process concrete or fly ash material on the Property. No operations on the Property include the manufacturing or processing of any

materials that are transported by the trucks. The vehicles leave the Property empty, pick up material at other off-site locations, deliver those materials, and then return to the Property empty. The proposed use is allowed under A-1, General Industrial.

Ms. Keele

GOAL 1: Identify, protect, and preserve the natural amenities and environmental attributes that are unique to Avondale and contribute to a healthy lifestyle. Pg14

Preserve? Bringing in increased traffic, and waste water is not my idea of protection and preservation. Bringing in a hauling company that transports concrete and fly ash does not contribute to a healthy lifestyle. Unless the entire site is also paved, which in the company's current location it is not, they will also contribute to more dust pollution. Not to mention the light pollution from the lighting they will bring in, and the noise pollution from operating such a large business. These are again not issues in their current location since it is not near a neighborhood but in an industrial zone in Phoenix. Dust, noise, and light pollution are all negative impacts on an environment and on a neighborhood.

M&P:

Most of the issues raised by Ms. Keele have been previously addressed in this letter (i.e. traffic, wastewater, on-site materials).

The Property is required to be paved for vehicle parking by the City of Avondale, so there should be no dust issues.

The Property will also be required to follow the City of Avondale light standards and approve a photometric plan as part of the Site Plan Application, so there should be no light pollution.

Overall, the proposed will be a clean and organized operation that intends to follow all City ordinances and regulations, unlike the industrial uses and businesses east and south of Ms. Keele's property.

Ms. Keele

OPEN SPACE THEME – Recreational Amenities Element

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

The rezoning Application and M&P development preserves an important area of the Agua Fria wash area that provides usable and active open space to the City. The proposed rezoning will ensure that only the industrial General Plan area will be developed and that the open space area will be preserved as part of the overall Agua Fria wash area with its circulation trails, connectivity corridors, and natural vegetation." Pg 14-15

This is laughable. How does a company that hauls concrete and fly ash with over 150 employees, and over 100 trucks ensure safe access to public parks? How does rezoning ensure usable and active open space when they are going to fill that space with semi trucks? We do have burrowing owls, which are endangered in the area. Where are those owls going? Is a semi truck going to ensure those animals are protected?

M&P:

M&P has demonstrated in the Applications that it will follow all required ordinances and development standards. Additionally, there will be no manufacturing or processing of chemicals or materials on the Property and M&P is preserving all areas designated as Open Space and Parks on the General Plan.

If you should have any questions, please contact me to discuss further.

Sincerely,

Shaine T. Alleman

ATTACHMENTS:
Surrounding Context Map
Surrounding Property Photos

Surrounding Context Map

M & P Transport Company – 3605 S. Litchfield Rd, Avondale, Arizona

TIFFANY & BOSCO P.A.

Various Industrial and Heavy Commercial Businesses
Zoning: AG, Agricultural

Location: Approximately 370' south of M&P Property;
Directly adjacent to south and east of residential homes
Use: Landscaping company, construction, maintenance shop, outdoor equipment/material storage, etc.

Surrounding Property Photos
M & P Transport Company – 3605 S. Litchfield Rd, Avondale, Arizona

TIFFANY & BOSCO P.A.

Quality Construction Company
Zoning: AG, Agricultural

<u>Location</u>: Approximately 700’ south of M&P Property; Directly adjacent to south of residential homes
<u>Use</u>: Construction Company, outdoor vehicle and material storage, etc.

Surrounding Property Photos
M & P Transport Company – 3605 S. Litchfield Rd, Avondale, Arizona

TIFFANY & BOSCO P.A.

Chas Robert Air Conditioning
Zoning: A-1, General Industrial

Location: Approximately 1,300’ south of M&P Property;
Use: Air Conditioning Service Company, outdoor vehicle and material storage, etc.

Bio Scientific, Inc.
Zoning: AG, Agricultural

Location: Approximately 1,700’ of M&P Property
Use: Manufacturing fertilizer products

Surrounding Property Photos
M & P Transport Company – 3605 S. Litchfield Rd, Avondale, Arizona

TIFFANY & BOSCO P.A.

AGENDA ITEM REPORT

SUBJECT: M&P Transport Company – Conditional Use Permit – Application PL-21-0132

MEETING DATE: 1/19/2022

TO: Planning Commission

FROM: FROM: Eric Fitzer, Planning Manager

THROUGH: Jodie Novak, Development & Engineering Services Department Assistant Director

THROUGH: Eric Fitzer, Planning Manager

PURPOSE:
Planning Commission will hold a public hearing and consider a request by Mr. Shaine T. Alleman, Tiffany & Bosco, P.A., on behalf of the property Galaxy II Land LLC, for approval of a Conditional Use Permit to allow for the operation of a truck and trailer fueling, dispatch and weighing station as part of its overall business operations on a 27.6-acre property generally located one-half mile south of the Lower Buckeye Road and Litchfield Road intersection on the east side of Litchfield Road. Commission will take appropriate action and forward a recommendation to City Council.

BACKGROUND:
This proposed Conditional Use Permit (CUP) request is for the approximately 27.6 acres generally located one-half mile south of the Lower Buckeye Road and Litchfield Road intersection on the east side of Litchfield Road. The property address is 3605 S. Litchfield Road and is identified by the Maricopa County Assessor's Office as parcel numbers 500-59-011C, -018A, -018B, -017, and -009D.

The subject property is currently zoned Agriculture (AG) and Manufactured Home Park (MH). There is a concurrent application (PL-21-0131) to rezone the subject property to General Industrial (A-1).

The General Plan Land Use Designation of the subject property is Industrial and Open Space/Aggregate Site; the open space portion of the property is located within the floodplain and is undevelopable.

The applicant is concurrently filing a Rezoning Application to change the property zoning from the current AG and MH zoning to an A-1 zoning designation. Under the Avondale Zoning Ordinance, some uses are not permitted by right in zoning districts but may be acceptable as conditional uses. A site-specific review is required of these conditional uses to determine if the location, design, scale and operation of the use is appropriate at a given location. Under the A-1 zoning, “truck and trailer fueling, dispatch and weighing stations” are only allowed with a Conditional Use Permit.

The applicant’s operation uses pneumatic trailers that are dispatched to deliver construction materials such as cement, fly ash, and lime to its customers across Arizona and surrounding sites. The property will be developed by M&P Transport Company (“M&P”). M&P currently operates in Phoenix, Arizona on leased property. M&P desires to find a larger property that it can own and that can accommodate its growing

operations. M&P currently has approximately 150 employees that it would be bringing to the property to conduct its operations.

The existing uses and zoning of surrounding properties include:
NORTH: Zoned General Industrial (A-1); General Plan Designation Industrial
EAST: Zoned General Industrial (A-1); General Plan Designation Open Space/Aggregate Site
SOUTH: Zoned Agriculture (AG); General Plan Designation Industrial and Open Space/Aggregate Site
WEST: City of Goodyear Industrial

SUMMARY OF REQUEST:
The applicant is requesting approval of a Conditional Use Permit (CUP) to allow for "truck and trailer fueling, dispatch and weighing stations" as a portion of their overall business enterprises and there is a parallel application (PL-21-0131) to rezone the property to General Industrial (A-1)

PUBLIC PARTICIPATION:
A Neighborhood Meeting to discuss the proposal with neighboring property owners and other interested parties was held at 6:00 P.M. on December 30, 2021. Due to the ongoing Covid-19 pandemic, the meeting was held virtually via Zoom. All notices of the meeting, including mailings to owners within 1,000 feet of the site, public hearing notice signs on the property, and display ads in the Southwest Valley Arizona Republic, were completed in at least fifteen days prior to the meeting as required.

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

1. That the proposed use (a) is consistent with the land use designation set forth in the general plan, (b) will further the City's general guidelines and objectives for development of the area, as set forth in the general plan and (c) will be consistent with the desired character for the surrounding area.
The developable portion of the property is designated with a General Plan land use of Industrial. The remaining portion on the rear/eastern part of the property is designated with a General Plan land use of Open Space and Parks, but is located within the Agua Fria River area and is not developable.

The Industrial land use category is "intended to provide employment opportunities for heavy manufacturing within enclosed or partially enclosed structures. This category is typically characterized by uses that may need special consideration and may include refining, assembly, fabrication of products, demolition, solar, or wholesaling. The areas designated for industrial uses have adequate transportation and activity access with an emphasis on minimal conflict with existing adjacent land uses."

The application for the Conditional Use Permit is being processed concurrently with rezoning application (PL-21-0131) to General Industrial (A-1). If the rezoning application is approved Conditional Use Permit proposed by M&P to allow for the operation of a truck and trailer fueling, dispatch and weighing station is consistent with the General Plan and Zoning requirements.

2. That the use will be (a) compatible with other adjacent and nearby land uses and (b) will not be detrimental to persons residing or working in the area, adjacent property, the neighborhood or the public welfare in general.
The surrounding area is planned and is being developed with Industrial type uses; this includes the City of Goodyear to the west. That said there is existing residential to the south and west of the site. The applicant has included enhanced landscaping adjacent to the parking area and the large truck parking, fuel station and truck washing station have been located as far away from the residentially utilized property as possible on the site.

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

The proposed development meets the development standards for setbacks, buffering, parking, on-site circulation, landscaping, and screening as required by the Zoning Ordinance.

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

The development will have three (3) access points off of Litchfield Road. The two (2) northern driveways will be used primary by the transport trucks that come and go to the property. The southern driveway will be used to access the gated employee parking area. The trips to and from the property will consist of the on-site employees and the transport trucks that are currently part of the operations.

The Traffic Impact Analysis (TIA) demonstrates minimal traffic impacts to the adjacent roadways. The TIA anticipated a trip generation of 721 vehicles per day during an average weekday. The proposed development is also anticipated to generate a maximum of 107 vehicles per hour during the average morning peak hour of adjacent street traffic, and 86 vehicles per hour during the average evening peak hour of adjacent street traffic. Overall, the proposed M&P development will have no negative traffic impacts to the City infrastructure.

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

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

1. Ensuring the proposed use develops in accordance with the site plan, landscape plan, narrative and building elevations provided to the City and attached as exhibits to this staff report.
2. Per the Zoning Ordinance, the Conditional Use Permit will expire within two (2) years if the use has not commenced on the property.

Staff has also included a number of stipulations associated with the accompanying case PL-21-0131 Rezoning of the site which include:

1. Demolition of both existing residences on the property must be complete before the City will issue permits for new construction on the site.
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 off-site improvements shall be completed in the first phase of development.
4. The proposed improvements within the Flood Control District of Maricopa County (FCDMC) easements must be reviewed, approved, and permitted by FCDMC.
5. Maricopa County Department of Transportation (MCDOT) must review, approve, and permit Litchfield Road proposed right-of-way and improvements.
6. A 50-foot trail easement will be required along Agua Fria River via a Minor Land Division (MLD). The easement must be dedicated to the City of Avondale prior to an issuance of a Certificate of Occupancy/Completion.
7. Dismantling, servicing, repairing, etc. of vehicles and/or equipment can only occur only within completely enclosed buildings.

DISCUSSION:

Staff recommends approval of the Conditional Use Permit request for the following reasons:

1. The proposed land use meets the five (5) required findings for a Conditional Use Permit in Section 108.B of the Zoning Ordinance.
2. Approval of the proposal will result in a development compatible with the Industrial General Plan designation, and the proposed General Industrial (A-1) designation.
3. The proposed Conditional Use Permit is in conformance with the Commercial and Industrial Design Manual.
4. The proposed land use will not be detrimental to persons residing or working in the area, on adjacent properties, or to the public welfare in general.
5. Adequate public infrastructure to support the proposed development either presently exists of will be constructed by the developer.
6. The proposed land use will provide employment opportunities to residents.

STRATEGIC PLAN:
Strategic Outcome Area: Creative and Sustainable Community Development
Strategy: Maintain and expand quality infrastructure and improve connectivity to city amenities.

BUDGET IMPACT:
No budget impacts at this time.

RECOMMENDATION:
Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-21-0132, a request for approval of a of a Conditional Use Permit to allow for the operation of a truck and trailer fueling, dispatch and weighing station as part of its overall business operations on a 27.6-acre property generally located one-half mile south of the Lower Buckeye Road and Litchfield Road intersection on the east side of Litchfield Road, subject to the following two (2) conditions of approval:

CONDITIONS OF APPROVAL:
1. Development and use of the site shall generally conform to the CUP narrative (submitted on December 22, 2021).
2. In accordance with Section 108 of the Zoning Ordinance, the CUP shall expire within two (2) years from the date of approval if the use has not commenced.

PROPOSED MOTION:
I move that the Planning Commission recommend **APPROVAL** of application PL-21-0132 M&P Transport Company Conditional Use Permit subject to two (2) conditions of approval as listed in the staff report.

Exhibit A

Aerial Photograph

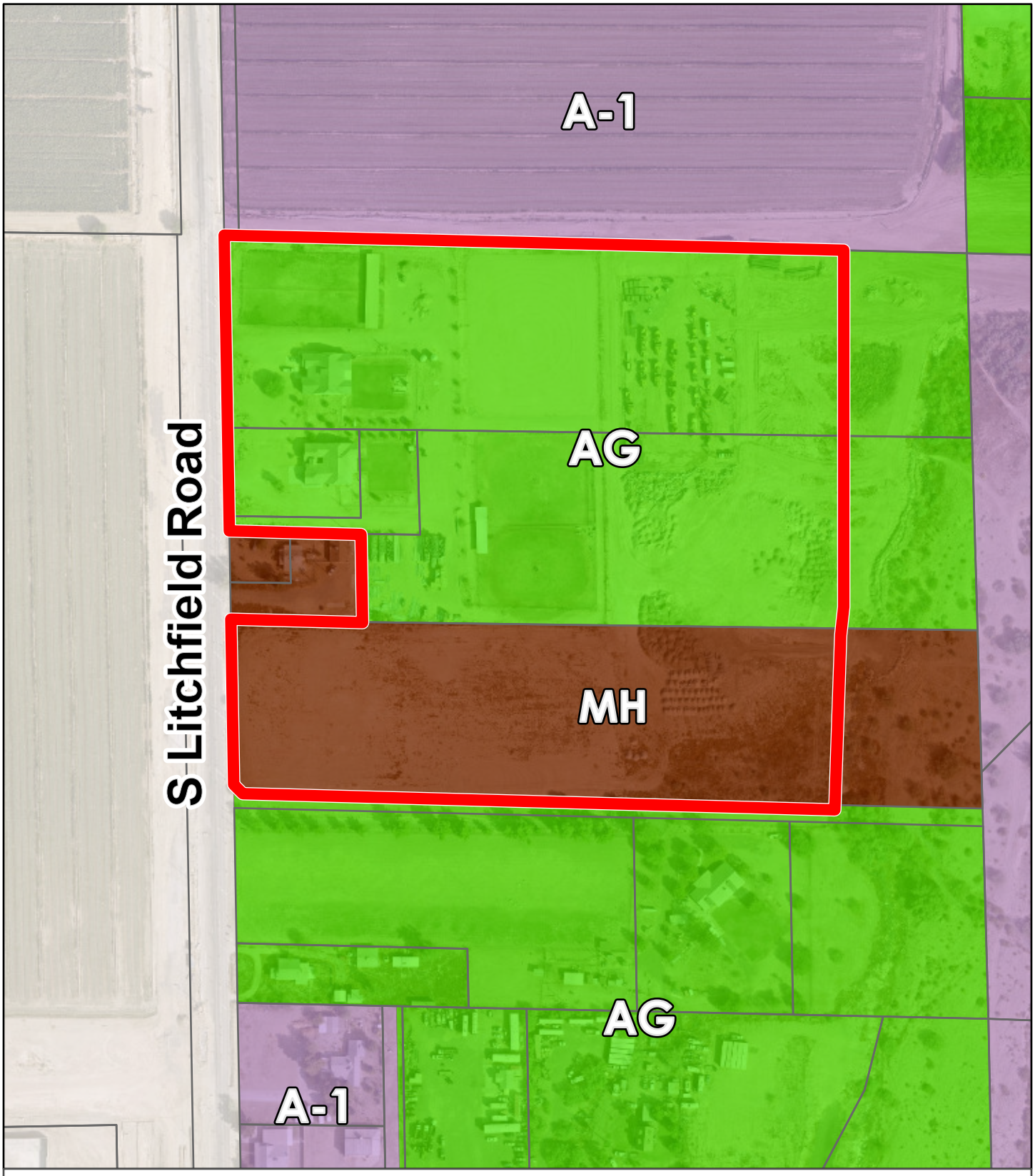
Avondale

Subject Property

N
W E
S

Date: 12/29/2021

Exhibit B



Zoning Vicinity

Avondale

Subject Property

N
W E
S

Date: 12/29/2021

Exhibit C

General Plan Land Use

Avondale

Open Space and Parks

Industrial

Subject Property

N
W E
S

Date: 12/29/2021

Electronically Submitted
December 22, 2021

M&P TRANSPORT Company, Inc.

Conditional Use Permit Application

City of Avondale

Case # PL-21-0132
1st Submittal: April 23, 2021
2nd Submittal: October 15, 2021
3rd Submittal: December 22, 2021

Applicant/Representative:

TIFFANY & BOSCO P.A.

Shaine Alleman
2525 E. Camelback Road
Phoenix, AZ 85016

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Exhibit A – Regional Context Aerial Map

Exhibit B – Context Aerial Map

Exhibit C – Existing Avondale General Plan Map

Exhibit D – Existing Avondale Zoning Map

I. PROJECT PROFILE

Project Name	M&P Transport Company
Property Owner	Galaxy II Land, LLC
Assessor Parcel Numbers	500-59-011C, -018A, -018B, -017, and -009D
Project Location	East of S. Litchfield Road and approximately ½ mile south of W. Lower Buckeye Road, Avondale, Arizona
Project Area	27.6 Acres (gross) 26.6 Acres (net)
Current Zoning	Agricultural (AG) & Manufactured Home Park (MH)
General Plan	Industrial & Open Space and Parks
Development Team	<u>Legal Counsel</u> Tiffany & Bosco, P.A. Shaine T. Alleman Seventh Floor, Camelback Esplanade II 2525 East Camelback Road Phoenix, Arizona 85016 <u>Architecture</u> Adaptive Architects, Inc. Vincent Di Bella, AIA, CSI 1630 S. Stapley Drive, #229 Mesa, Arizona 85204 <u>Engineering</u> EPS Group Daniel "Ox" Auxier 1130 N. Alma School Road, Suite 120 Mesa, Arizona 85201

II. INTRODUCTION

This proposed Conditional Use Permit request is for the approximately 27.6 acres (gross) generally located ½ mile south of the Lower Buckeye Road and Litchfield Road intersection on the east side of Litchfield Road. The property address is 3605 S. Litchfield Road and is identified by the Maricopa County Assessor Office as parcel numbers 500-59-011C, -018A, -018B, -017, and -009D (the "Property").

The Property is currently zoned with a mixture of Agricultural (AG) and Manufactured Home Park (MH) in the City of Avondale (the "City"). It is also identified with a future land use designation of Industrial on the majority of the Property with the rear/eastern portion in the Agua Fria River area being Open Space and Parks in the Avondale General Plan 2030.

The Property will be developed by M&P Transport Company ("M&P"). M & P currently operates its successful operation in Phoenix, Arizona on leased property. M & P desires to find a larger property that it can own and that can accommodate its growing operations. M & P currently has approximately 150 employees that it would be bringing to the Property to conduct its operations. Its operation uses Pneumatic trailers that are dispatched to deliver construction materials such as cement, fly ash, and lime to its valued customers across Arizona and surrounding sites. No operations on the Property include the manufacturing or processing of any materials that are transported by the trucks. The vehicles leave the Property empty, pick up material at other off-site locations, deliver those materials, and then return to the Property empty.

M&P Transport has a high safety rate and pride themselves on exceeding their customers' expectations and conducting their operations in a safe, clean, and efficient manner. M&P is excited to collaborate with the City to bring a quality development with enduring value that will support the City for many years.

M&P is concurrently filing a Rezoning Application to change the Property zoning from the current AG and MH zoning to an A-1 zoning designation. Under the Avondale Zoning Ordinance, some uses are not permitted by right in zoning districts, but may may be acceptable as conditional uses. A site-specific review is required of these conditional uses to determine if the location, design, scale and operation of the use is appropriate at a given location. Under the A-1 zoning, "truck and trailer fueling, dispatch and weighing stations" are only allowed with a Conditional Use Permit.

Since M&P is operating a business that will include truck and trailer fueling, dispatch and weighing as part of its overall business operations, it is required to process a Conditional Use Permit application to allow for this use in the A-1 zoning designation. As such, this Application is filed concurrently with the proposed A-1 Rezoning Application. The

approval of this application will allow for these proposed uses and will accommodate the development of M&P's successful truck transport business on the Property.

The Applicant is aware of the City's strategic goals for this area of the City and its desire to promote uses that will bring development and economic vitality, employment opportunities, and quality architectural character. This development is in a prime location for the existing and the proposed industrial uses.

This overall proposed request will conform to the A-1 zoning development standards and other guidelines outlined in the City's Commercial and Industrial Design Manual.

M&P intends to pursue immediate development of the Property as soon as possible. The site plan, land use and development standards will create a framework for M&P to develop a successful business that will accent the design and development goals for the surrounding area as stated in the General Plan 2030.

The prime location of the Property provides the opportunity to bring a quality development, increased employment opportunities, and economic benefits to the City of Avondale.

III. PROPERTY DESCRIPTION

Site Description

The Property is approximately 27.6 acres (gross) generally located ½ mile south of the Lower Buckeye Road and Litchfield Road intersection on the east side of Litchfield Road. The location provides an ideal opportunity for an industrial operation that is surrounded by future similar uses and near the Agua Fria River. The Property is surrounded by mostly large vacant properties with some agricultural uses supported by farm houses. (*Please see EXHIBIT A – Regional Aerial Context Map)*.

As illustrated in *EXHIBIT B – Aerial Context Map*, the Property is comprised of five (5) that have two residential homes on the fronting on S. Litchfield Road on the northern portion of the Property and the rest being vacant.

The Property is currently zoned with a mixture of Agricultural (AG) and Manufactured Home Park (MH) in the City of Avondale. It is also identified with a General Plan land use designation of Industrial on the majority of the Property with the rear/eastern portion in the Agua Fria River area being Open Space and Parks in the Avondale General Plan 2030. (See attached *EXHIBIT C-City of Avondale General Plan Map* and *EXHIBIT D-City of Avondale Zoning Map*).

Relationship to Surrounding Properties

The Property is mostly surrounded by vacant property and agricultural uses with residential homes to the south. The following is the surrounding land use context:

- North:
  - Jurisdiction - City of Avondale
  - The property to the north is owned by IP Avondale Propco, LLC and is planned for a future industrial-type uses.
  - The property is zoned as A-1 (Industrial) and the Avondale General Plan designates this properties as Industrial.
- East:
  - Jurisdiction – City of Avondale
  - The property to the east is owned by the City of Avondale and is the Agua Fria wash area.
  - The property is zoned as A-1 (Industrial).
- South:
  - Jurisdiction – City of Avondale
  - The property to the south has agricultural uses, supportive residential, industrial, and some vacant property.

  - These properties are zoned as AG and A-1 with a General Plan land use of Industrial.
- West:
  - Jurisdiction - City of Goodyear
  - The property directly to the west of Litchfield Road is currently owned by SDC PHX I, LLC and is operated with the Stream Data Center. There is also a single-family residence east of Litchfield Road with a MH zoning designation.
  - The properties west of Litchfield Road are zoned in the City of Goodyear as Industrial (I-1).

The nearby MC-85 and Interstate-10 Freeway provides prime regional access to the Property. Adequate water facilities for the industrial development currently exist in the surrounding roadways. Sewer services for the Property will be provided by septic.

Topography

There are no significant topographical or natural features of the property. The Property is undeveloped except for two residential homes built on the northern portion of the Property and fronting S. Litchfield Road. A Preliminary Grading and Drainage Report has been provided with the concurrent A-1 Rezoning Application to provide further information on the topographical conditions of the Property.

Current Circulation

The only developed street adjacent to the Property is S. Litchfield Road on the western boundary of the Property. This will be the primary road to access the Property. The developer will work with the City to ensure that all required right of way development standards are met.

Since the Property use is generating a low amount of traffic, it is anticipate that no negative effects from proposed industrial uses will occur on S. Litchfield Road.

Summary

Based on the current Property conditions and location, the proposed Conditional Use Permit use is appropriate for the location and character of the general area. The proposed M&P development will provide quality building design, appropriate landscape and buffering, which will enhance the Property and create positive impacts to the surrounding properties.

IV. DEVELOPMENT & USE DESCRIPTION

The proposed Conditional Use Permit and concurrent A-1 Rezoning Application will allow for the development of a long established and successful business on the Property. M&P will have economic value with opportunities for employment and economic vitality that will greatly enhance the City's value to the region.

The existing location of this proposal provides a perfect opportunity for M&P to find a new home for it business and also expand with similar types of industrial users on the Property. The approval of this request will allow for the operation of M & P's truck transport operation. Overall, the Property will follow the City's A-1 development standards, including those for walls and fences, screening, lighting, etc. The current material boards demonstrate that the proposed walls will be constructed using Concrete Masonry Block (Standard CMU-8x8x16, Ridgeline).

M & P currently has approximately 100-125 employees that it be accommodated on the Property to conduct its operations. Its operation includes Pneumatic trailers that deliver construction materials such as cement, fly ash, and lime to its valued customers across Arizona and surrounding sites. The proposed uses will need to operate throughout the day and night, Monday through Saturday. Nighttime operations are minimal and include the return of some vehicles, as needed when returning from far locations. If any machinery use is required during nighttime hours, they will be conducted within the maintenance building where noises should not be heard outside of the building. This section will further explain the proposed site plan, landscaping and architectural design of the first phases of the development on the Property.

a. Conceptual Site Plan

A Conceptual Site Plan has been provided with this Application, which exhibits the proposed layout and design for the M&P portion of the Property. The southern portion of the Property will be reserved for future expansion of M&P and or other similar uses.

The initial development will consist of the following buildings:

- Office Building - Approximately 10,064 SF office building that will serve as the office space for employees and headquarters for the Property operations.
- Workshop Building – Approximately 13,025 SF workshop building that will be used for regular light maintenance of the trucks and the storage of related operations materials and related equipment.

Other areas will consist of a truck washing station, fuel station, material storage, and parking areas for the employees and the transport trucks used on a daily basis. Trucks to

the Property will have 24/7 access, but no persons will be allowed to sleep on-site in the trucks or otherwise.

The office building will is located near the northwest portion of the Property and will be used for various the administrative and office functions of the use. The workshop building is located east of the office building and will primarily be used to conduct maintenance activities for the transport trucks and to facilitate the trucking business's operations. To the east of the workshop building will be a truck washing station that will be used to regularly wash the transport trucks. The truck wash area will consist of hoses for washing the trucks, a wash rack, and drainage system.

To the south of the washing station is the fuel station used to fuel the trucks on a daily basis. All fuel pumps and related equipment will be property permitted per State and County requirements.

A gated parking area will be located near S. Litchfield Road and will be used for the employees. Another parking area fronting S. Litchfield Road and west of the office building will be used for visitor parking and any overflow employee parking needs. The total parking spaces for the employee area provided are 116 spaces with 5 ADA spaces.

The remainder of the parking areas on the center and eastern portion of the Property will be used for truck yard parking associated with M&P's use and will consist of 201 spaces. These larger vehicles will consist of Class 5-8 medium duty trucks. There will be approximately 60-70 – sixty foot (60') trucks and 15-20 – twenty to thirty foot (20'-30') trucks. The storage areas on the Property will contain general construct-type materials and will be screen as required by the City. These parking and storage areas will be secured and gated.

All parking will conform to the required Avondale Parking Standards, including all parking areas being appropriately paved with asphalt or concrete, as required.

The development will have three (3) access points off of Litchfield Road. The two (2) northern driveways will be used primary by the transport trucks that coming and going to the Property. The southern driveway will be used to access the gated employee parking area. The trips to and from the Property will consist of the on-site employees and the transport trucks that are currently part of the operations.

All required City development standard and design guidelines for A-1 General Industrial uses and development will be adhered to for future development. The end result will allow the Company to develop a vibrant industrial use while bringing more than one hundred jobs to the City of Avondale.

b. Conceptual Landscaping

Conceptual Landscape Plans have been provided with this Application to exhibit the proposed landscaping for the M&P development on the Property. As shown on these Plans, the required landscape buffering will be provided on S. Litchfield Road to create a pleasing and aesthetic environment when arriving on the Property.

All landscaping on the Property will be provided as required under the A-1 zoning development standards and the applicable Commercial and Industrial Design Manual standards, as shown on the provided Illustrative Landscape Plan.

c. Conceptual Architecture Design/Floor Plan

All buildings on the Property for the M&P development will consist of a modern, industrial aesthetic with consistent architectural theming throughout the site.

The main office building will contain consisting coloring of steel and concrete that is designed to have a modern feel and promotes pleasing aesthetics to passersby on S. Litchfield Road. Emphasis will be placed on providing architectural aesthetics that recognizes the placement of the office building on S. Litchfield Road and being viewed by those entering the Property. This will consist of a variety of colors and materials, unique placement of architectural features and windows, and varying rooflines.

As shown on the Materials and Elevations sheets provided with this Application, material for the office building will consist of a mixture of masonry, metals, exposed concrete, and steel beams/columns. Colors will consist of charcoal greys, Ridgeline, Black Mountain, and natural greys as shown on the Materials and Elevation Sheets.

The other shop building and material storage structures will consist of masonry block, metals, steel beams/columns, and exposed concrete. These building will have consistent colors of greys, Black Mountain, Ridgeline, and Iron-ic. All these are shown on the Materials and Elevations Sheets.

Overall, the architectural will be consistent with the applicable Commercial and Industrial Design Manual standards providing a quality aesthetic for the Property that will promote M&P's business operations and blend in with the current and future surrounding land uses in the area.

Floor Plans have also been provided with this Application exhibit the floor plan layouts of the main office building, shop building, material storage areas, fueling area, and shop/wash area.

V. INFRASTRUCTURE

a. Water Services

The City is the water service provider for the Property. Existing water infrastructure adjacent to the Property includes an 8-inch within S. Litchfield Road. As shown on the Preliminary Utility Plan provided with the concurrent A-1 Rezoning Application, water meters will be provided to the Property to provide water service for the fire sprinklers, landscaping, and other water requirements to the building. A 2-inch water line will be provided on-site to provide these water services. Additionally, an 8-inch water line loop system will be provided onsite to meet fire requirements. A Preliminary Water Report has also been provided to demonstrate the onsite demand of the M&P operations.

Precise locations for water connections and networks for any developments on the Property shall be determined at the required Site Plan phase. All infrastructure related to water services will be completed as they relate to the specific phase that will be developed and will be explicitly determined during the Site Plan phase.

b. Sewer Services

There are no existing sewer lines near the Property. As such, sewer services on the Property will be provided by a private onsite septic tank and leach field system. A 4" water line will be provided to serve the septic tank and leach field, which will be located in the northeast area of the Property.

Precise locations for sewer connections and networks for any developments on the Property shall be determined at the required Site Plan phase.

c. Grading and Drainage

A Preliminary Master Drainage Report and Preliminary Grading and Drainage Plan is provided with the concurrent A-1 Rezoning Application submittal. The on-site retention requirements shall be per City of Avondale standards and will meet 100-year 2-hour storm event for both on-site and adjacent off-site flows, and dissipate the runoff through drywells. These retention basins will be expected to store enough volume equivalent to the runoff produced in a 100-year, 2-hour event. Historic flows may safely pass through or be routed around the Property.

d. Right-of-Way Improvements

The developer of the Property will construct the adjacent half-street improvements, as required, for S. Litchfield Road along the western boundary of the Property as shown on the Conceptual Site Plan. This will include curb, gutter, sidewalk, and landscaping as required by the Maricopa County.

e. Traffic

Primary access to the Property is provided by S. Litchfield Road, which is currently a two-lane undivided road with a posted speed limit of 45 mph adjacent to the proposed site. It provides a connection to Lower Buckeye Road and MC 85 north of the site for regional access. No through access currently exists to the south. There are also no paved east-west through routes south of Lower Buckeye Road.

Access from Litchfield Road will be provided by three (3) separate driveways, which will consist of the following:

- Access A (Main Truck Exit) – provides access to the office building, as well as a gated exit from the other uses.
- Access B (Main Truck Entry) – provides access to the office building, as well as a gated entrance to the other uses.
- Access C (Employee Entry) – provides gated access only to / from the employee parking area.

Gate control will be provided to restrict access to the areas beyond the main office building.

A Traffic Impact Statement dated February 26, 2021 (the "TIA") has been provided with the concurrent A-1 Rezoning Application, which demonstrates minimal traffic impacts to the adjacent roadways. The TIA anticipated a trip generation of 721 vehicles per day during an average weekday. The proposed development is also anticipated to generate a maximum of 107 vehicles per hour during the average morning peak hour of adjacent street traffic, and 86 vehicles per hour during the average evening peak hour of adjacent street traffic. Overall, the rezoning and M&P development will have no negative traffic impacts to the City.

VI. CONDITIONAL USE PERMIT CRITERIA COMPLIANCE

Under Section 108 of the City's Zoning Ordinance, Conditional Use Permit requests must meet the criteria and requirements as outlined therein. This Application has met all of the requirements outlined in Section 108. Specifically, in Section 108.B.1 through 5 it lists "Required Findings" that must be met for the approval of the Conditional Use Permit. Below is a summary and description of how this Application meets those Findings.

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

The developable portion of the Property is designated with a General Plan land use of Industrial. The remaining portion on the rear/eastern part of the Property is designated with a General Plan land use of Open Space and Parks, but is located within the Agua Fria River area and is not developable.

The Industrial land use category is "intended to provide employment opportunities for heavy manufacturing within enclosed or partially enclosed structures. This category is typically characterized by uses that may need special consideration and may include refining, assembly, fabrication of products, demolition, solar, or wholesaling. The areas designated for industrial uses have adequate transportation and activity access with an emphasis on minimal conflict with existing adjacent land uses."

As described in this Application and the concurrent A-1 Rezoning Application, the proposed M&P use is in conformance with this stated intent of the Avondale General Plan. This proposal will bring employment opportunities to the City and is in a prime location with nearby current and future-planned industrial/employment uses.

M&P has been designed with these goals in mind and has provided the framework for an attractive development that focuses on providing a quality industrial use and employment/economic opportunities for the City.

THE AVONDALE GENERAL PLAN 2030

The proposed rezoning Application and M&P development is consistent with a number of elements within the City's General Plan 2030 as follows.

LAND USE THEME – Land Use Element

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

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

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

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

This development will provide a quality industrial and employment use that will encourage development of a large vacant portion of land within the City of Avondale. The development is positioned to provide further development that is compatible with the surrounding current and future-planned industrial and employment uses. The proposed development will help transform underutilized parcels of land into a modern industrial use that is compatible with the land use goals outlined above. The development will not only be aesthetically pleasing, but will also provide appropriate buffering and transitions to all adjacent land uses. These buffers will include following all required City of Avondale requirements for setbacks, landscape easements, and the amount of trees/shrubbery as determined during the Site Plan/Design Review Application. This will include a 30' landscape buffer fronting Litchfield Road and a 35' landscape buffer around the existing residential parcel to the west (as shown on the provided Conceptual Landscape Plans). Additionally, any future development on the south boundary of the Property will include a 75' building setback, wall requirements, and all required landscaping easements. This will provide further economic stability for this area and bring employment opportunities to the City.

ECONOMIC VITALITY THEME - Economic Element

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

Policy A. Identify and recruit targeted growth sectors based upon an understanding of Avondale's current and projected economy with an emphasis on professional and technical employment.

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

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

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

M&P is a well-established business that is looking to relocate from Phoenix to Avondale, so it can expand its operations and continue to grow. The employment and economic benefits that M&P will provide as it continues to grow in Avondale will play an important

role in contributing to Avondale's economic goals and policies. The M&P development be provide another variety of industrial uses to this area and the City.

> *<u>OPEN SPACE THEME – Open Space Element</u>*
> *GOAL 1: Identify, protect, and preserve the natural amenities and environmental attributes that are unique to Avondale and contribute to a healthy lifestyle.*
>
> *<u>OPEN SPACE THEME – Recreational Amenities Element</u>*
> *GOAL 1: Ensure every person has convenient access to safe public parks and affordable recreation opportunities.*

The rezoning Application and M&P development preserves an important area of the Agua Fria wash area that provides usable and active open space to the City. The proposed rezoning will ensure that only the industrial General Plan area will be developed and that the open space area will be preserved as part of the overall Agua Fria wash area with its circulation trails, connectivity corridors, and natural vegetation.

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

The surrounding area has been developed and is planned for other industrial and employment uses. This include several businesses to the south of the Property that operating as a landscaping business, vehicle and storage yards (not on asphalt/concrete surfaces), a construction company, and a large air conditioning company. These businesses have been operating in this area for some time. The few residences in the area have been surrounded by these uses for many years. The City of Goodyear to the west has also been planned for similar industrial land uses.

The Applicant has carefully determined the appropriate site plan configuration, architectural design, and the proposed uses for the Property, which will be compatible with all surrounding land uses. In fact, unlike the currently operating industrial businesses south of the Property, the Applicant is proposing to follow all City ordinance and regulations to ensure that the proper setbacks, landscaping, architecture, and other aesthetics are complied with to ensure a top-notch business operation and will be enhance the surrounding area from the dilapidated business operations and junk yards that have accumulated over the years.

Any noise will comply with the City of Avondale noise ordinance and be contained within the enclosed maintenance building. Dust will not be an issue as the Property will be paved where vehicles drive and park. Additionally, appropriate buffering and landscaping will be provided as required to all adjacent land uses. This provides the perfect opportunity for

the proposed development to bring a quality development that is designed in a way that is harmonious with the surrounding uses and is supported by current market conditions.

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

The approximate 27 acres and the mostly square shape of the Property provide adequate area to accommodate all aspects of the proposed use. As described herein, M&P's operations and site plan design demonstrate that all on-site circulation is safe and that all A-1 zoning development standards have been incorporated to ensure the appropriate setbacks, parking, screening, landscaping have been provided. The approval of this application will allow for these proposed uses and will accommodate the development of M&P's successful truck transport business on the Property.

This overall proposed request will conform to the A-1 zoning development standards and other guidelines outlined in the City's Commercial and Industrial Design Manual.

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

The only developed street adjacent to the Property is S. Litchfield Road on the western boundary of the Property. This will be the primary road to access the Property. The developer will work with the City to ensure that all required right of way development standards are met.

The development will have three (3) access points off of Litchfield Road. The two (2) northern driveways will be used primary by the transport trucks that coming and going to the Property. The southern driveway will be used to access the gated employee parking area. The trips to and from the Property will consist of the on-site employees and the transport trucks that are currently part of the operations.

A gated parking area will be located near S. Litchfield Road and will be used for the employees. Another parking area fronting S. Litchfield Road and west of the office building will be used for visitor parking and any overflow employee parking needs. The remainder of the parking areas on the center and eastern portion of the Property will be used for truck parking associated with M&P's use. These areas will be secured and gated. All parking will conform to the required Avondale Parking Standards, including all parking areas being appropriately paved, as required.

The TIA demonstrates minimal traffic impacts to the adjacent roadways. The TIA anticipated a trip generation of 721 vehicles per day during an average weekday. The proposed development is also anticipated to generate a maximum of 107 vehicles per hour during the average morning peak hour of adjacent street traffic, and 86 vehicles per

hour during the average evening peak hour of adjacent street traffic. Overall, the proposed M&P development will have no negative traffic impacts to the City.

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

Conceptual Landscape Plans have been provided with this Application to exhibit the proposed landscaping for the M&P development on the Property. As shown on these Plans, the required landscape buffering will be provided on S. Litchfield Road to create a pleasing and aesthetic environment when arriving on the Property.

All landscaping on the Property will be provided as required under the A-1 zoning development standards and the applicable Commercial and Industrial Design Manual standards, as shown on the provided Illustrative Landscape Plan.

This Application will provide a quality industrial and employment use that will encourage development of a large vacant portion of land within the City of Avondale. The development is positioned to provide further development that is compatible with the surrounding current and future-planned industrial and employment uses. The proposed development will help transform underutilized parcels of land into a modern industrial use that is compatible with the land use goals outlined herein. The development will not only be aesthetically pleasing, but will also provide appropriate buffering and transitions to all adjacent land uses.

All noises on the Property will comply with the City of Avondale noise ordinance and requirements. Vehicle maintenance noises are anticipated to occur on the Property, but these will all be contained within the enclosed maintenance building.

While the M&P Transport operations include the delivery of different building materials, these materials are not manufactured or processed on the Property. The transport vehicles leave the Property empty and return empty after picking up and delivering materials off-site.

As such, any potential adverse effect will be mitigated.

VII. CONCLUSION

The proposed Conditional Use Permit with the concurrent A-1 Rezoning Application will provide a quality industrial area with employment and economic opportunities for the City. The Applicant is aware of the great economic and development opportunities that exist here and that are recognized by the City of Avondale. M&P intends to work in partnership with the City to ensure that its goals and policies are met.

With M&P moving its business operations to the City of Avondale it desires to create a development that will be in place for a long time and wants to be a good neighbor and business operation for the City. M&P is confident that the proposed Conditional Use Permit and A-1 zoning will provide the foundation for moving forward with a quality development at this location.

As shown in this Application, the M&P development will complement the surrounding existing uses and the anticipation of future complementing uses. The design and layout of the Concept Plan demonstrates the design and open space elements that will be an important part of creating this developments.

As discussed herein, the proposed Conditional Use Permit and Rezoning Application is consistent with many of the policies of the City of Avondale's General Plan 2030 and demonstrates that the development will follow Avondale Design Standards and Guidelines and continue the tradition of quality development in the City of Avondale. M&P looks forward to continuing to work in partnership with the City to bring a development that the City will be proud of for years to come.

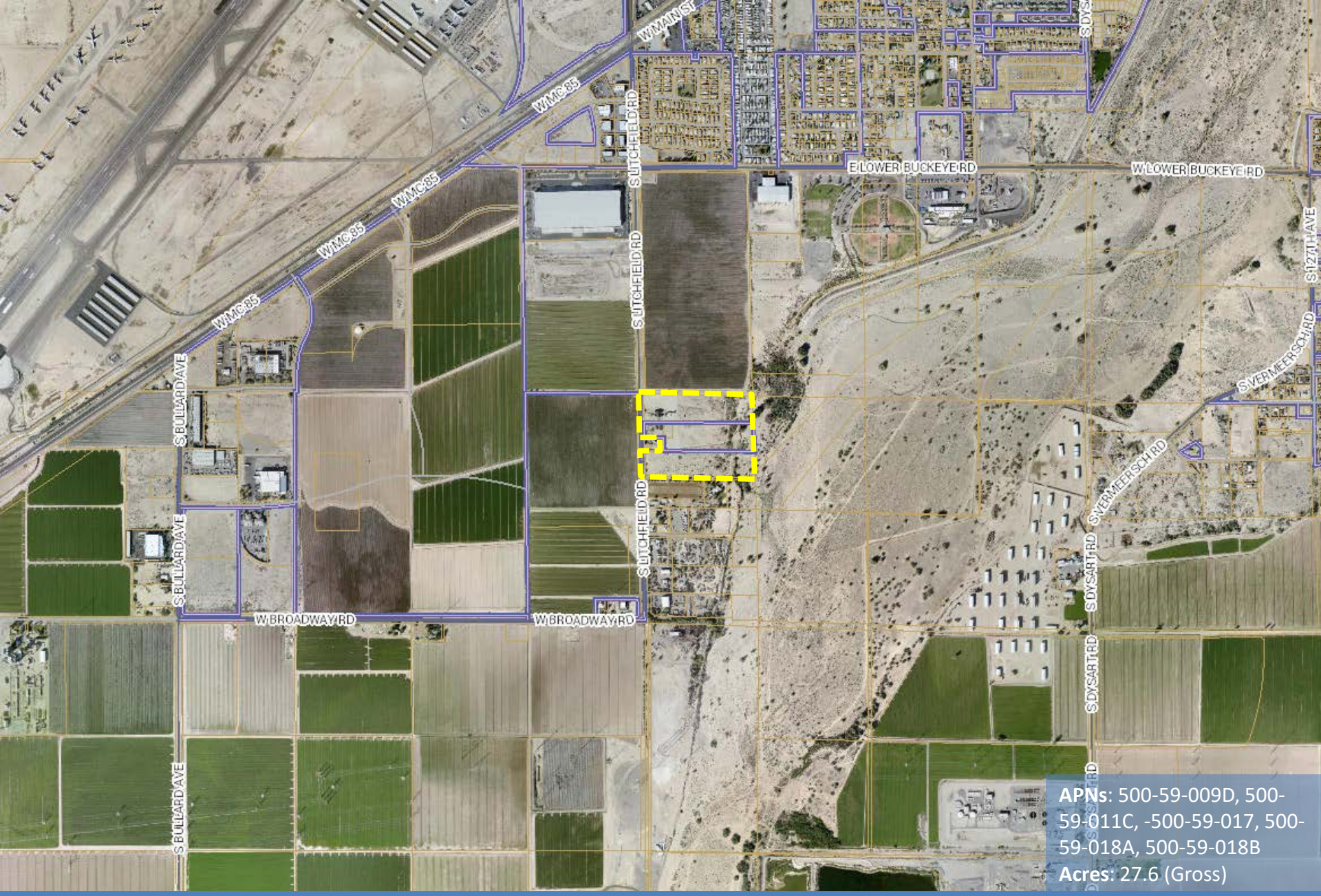


Exhibit A – Regional Context Aerial Map

M & P Transport Company – 3605 S. Litchfield Rd, Avondale, Arizona

TIFFANY & BOSCO P.A.

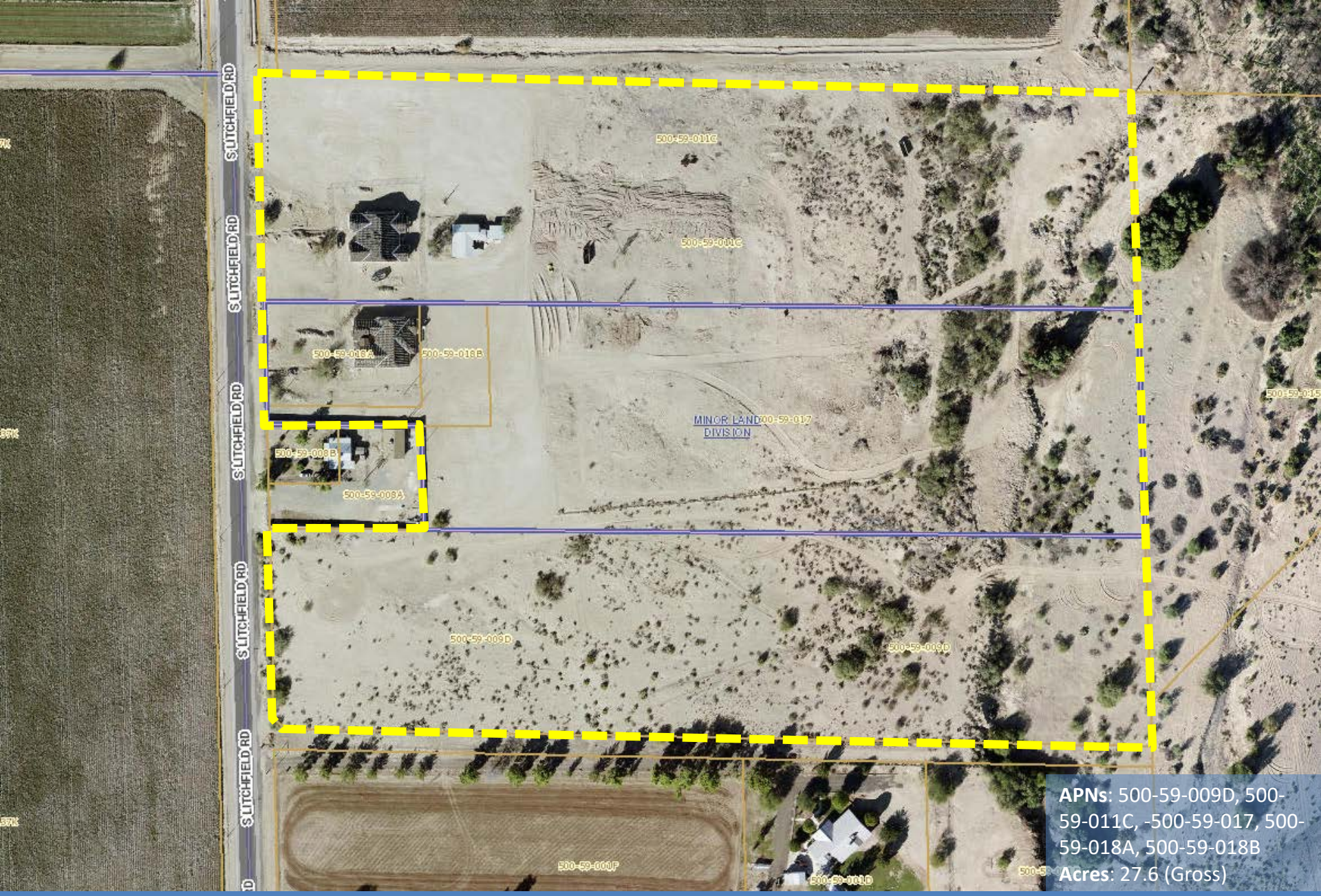


Exhibit B – Context Aerial Map

M & P Transport Company – 3605 S. Litchfield Rd, Avondale, Arizona

TIFFANY & BOSCO P.A.

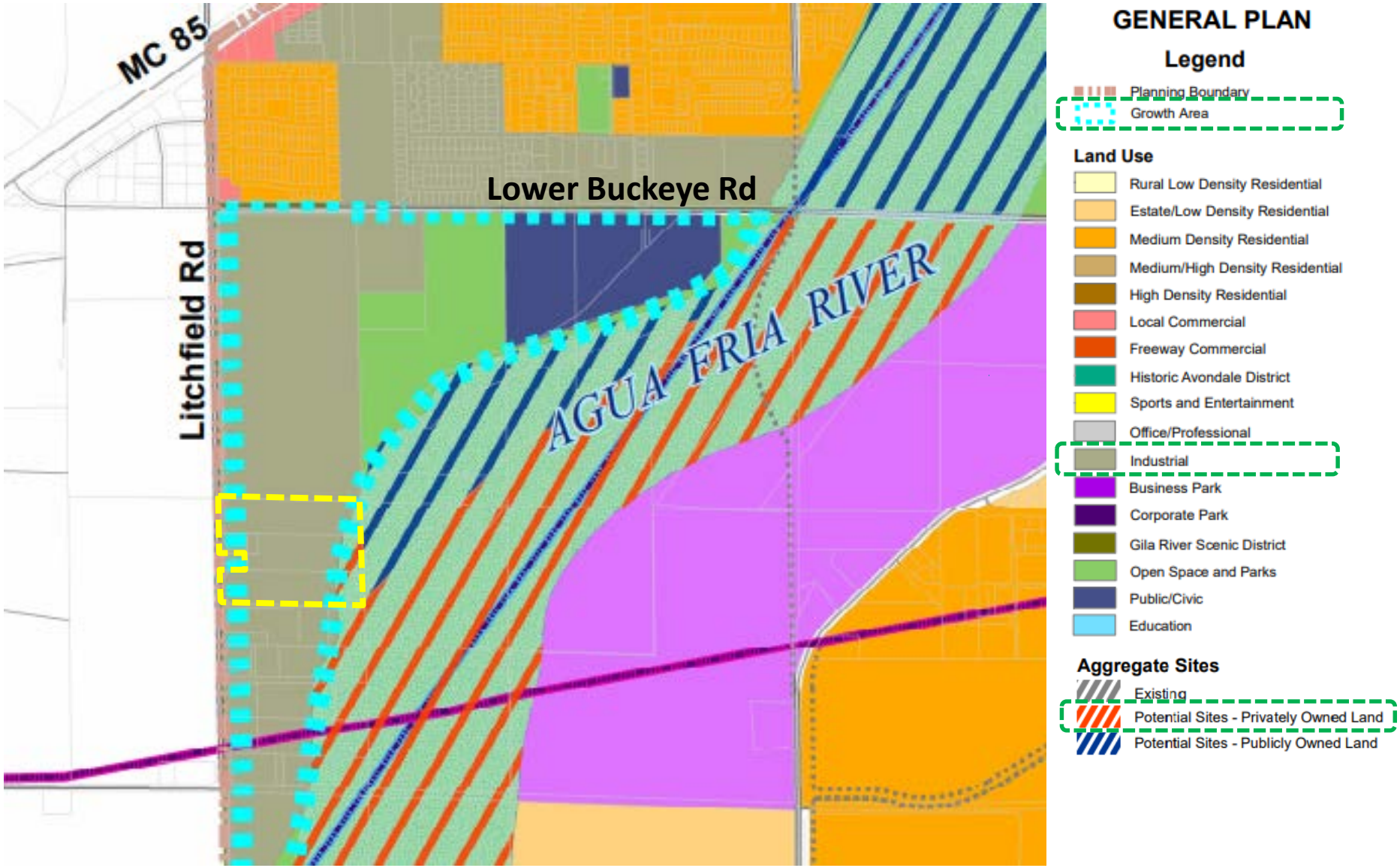
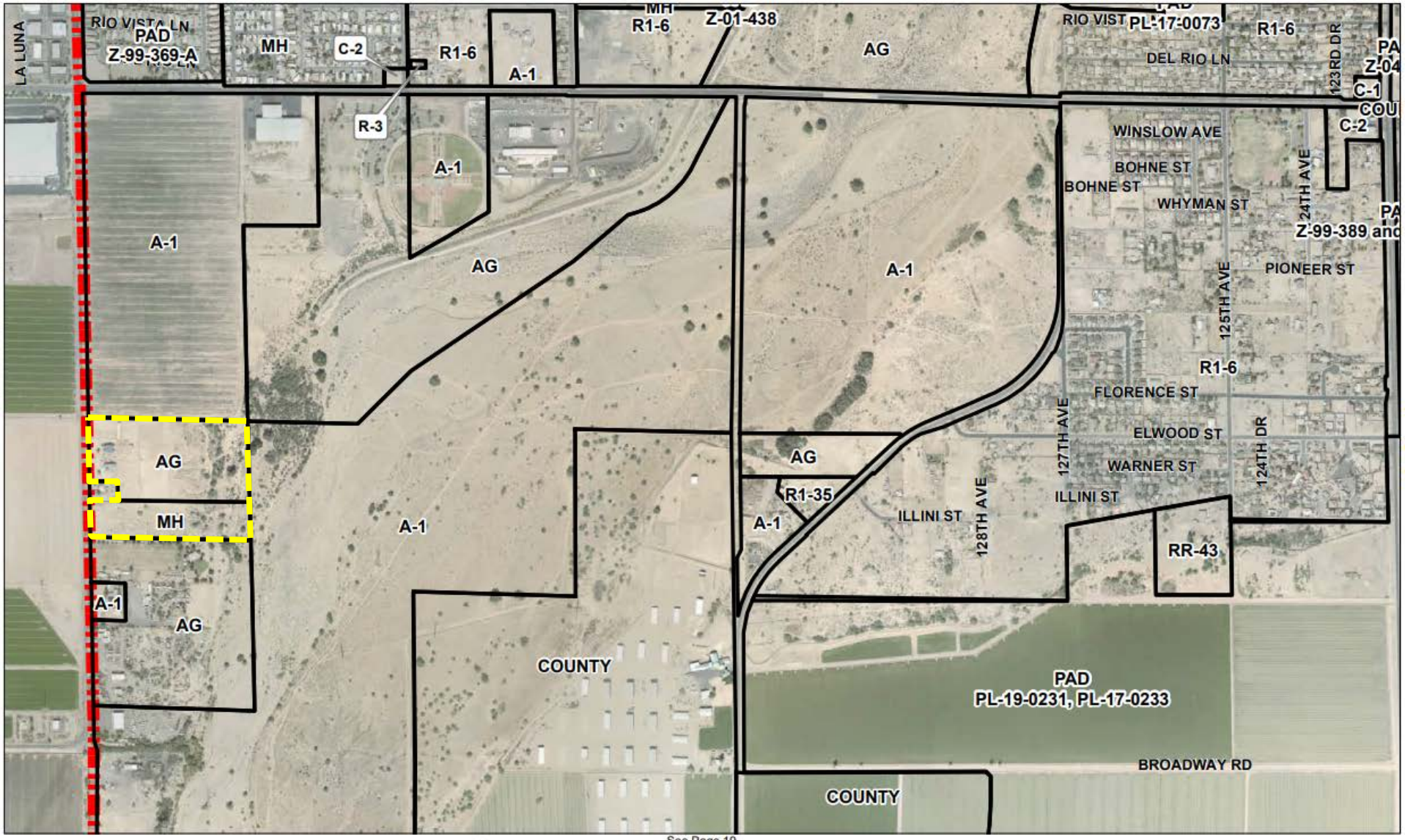


Exhibit C – Existing Avondale General Plan Map

M & P Transport Company – 3605 S. Litchfield Rd, Avondale, Arizona

TIFFANY & BOSCO P.A.



See Page 19

Avondale
Aspiring. Achieving. Accelerating.

Legend
CITY BOUNDARY
ZONING BOUNDARY

N
Approximate Scale
1 inch = 700 feet

City of Avondale
Zoning Atlas

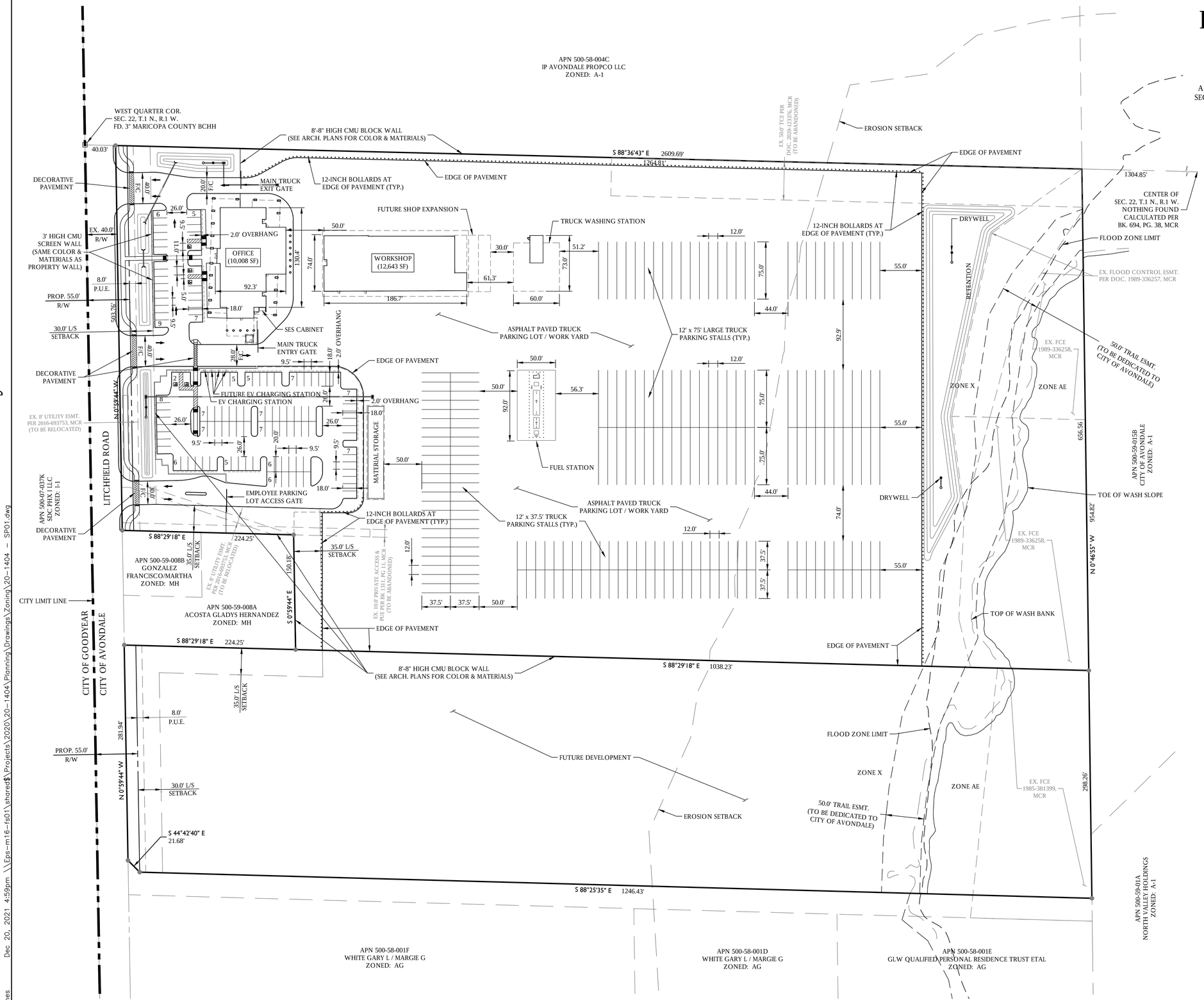
April 2020

Exhibit D – Existing Avondale Zoning Map
M & P Transport Company – 3605 S. Litchfield Rd, Avondale, Arizona

TIFFANY & BOSCO P.A.

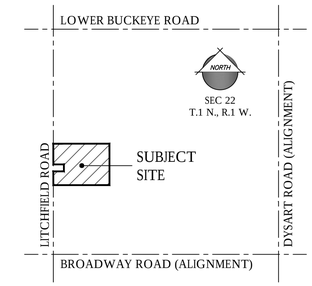
PRELIMINARY SITE PLAN
FOR
M & P TRANSPORT

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP

N.T.S.



PROJECT TEAM

DEVELOPER:
VALENTE CONTRACTING, INC.
3635 S. 43RD AVENUE
PHOENIX, AZ 85009
TEL: (602)-278-3696
CONTACT: MICHAEL VALENTE
michaelv@mjvd.net

CIVIL ENGINEER:
EPS GROUP, INC.
1130 N. ALMA SCHOOL, SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
CONTACT: DANIEL AUXIER, P.E.
dan.auxier@epsgroupinc.com

ATTORNEY:
TIFFANY & BOSCO, P.A.
2525 E. CAMELBACK ROAD, 7TH FLOOR
PHOENIX, AZ 85016
TEL: (602)-255-6000
CONTACT: SHAINE ALLEMAN
sta@tblaw.com

ARCHITECT:
ADAPTIVE ARCHITECTS
1630 S. STAPLEY DRIVE, SUITE 229
MESA, AZ 85204
TEL: (480)-655-0633
CONTACT: VINCENT DI BELLA, AIA, CSI
vince@adaptivearchitectsinc.com

PROJECT DATA

APN:	500-59-011C; 018A; 018B; 017; 009D
EXISTING GENERAL PLAN:	INDUSTRIAL
EXISTING ZONING:	AG, MH
PROPOSED ZONING:	A-1
GROSS AREA:	27.6 AC. (1,200,237 SF)
NET AREA:	26.6 AC. (1,156,879 SF)
FLOOR AREA:	
OFFICE	10,008 SF
WORKSHOP	12,643 SF
TOTAL	22,651 SF
LOT COVERAGE:	2.0% OF NET AREA
PARKING REQUIRED:	
OFFICE	36 SPACES (1 PER 250 SF)
AUTO/TRUCK REPAIR	23 SPACES (1 PER 500 SF)
TOTAL	59 SPACES
PARKING PROVIDED:	
STANDARD	116 SPACES
ADA	5 SPACES (1 VAN)
TRUCK YARD	201 SPACES
TOTAL	322 SPACES
REQUIRED LANDSCAPE AREA:	115,688 SF (10% OF NET AREA)
PROVIDED LANDSCAPE AREA:	151,634 SF (13.1% OF NET AREA)

EPS GROUP
1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

Project:
M & P Transport
City of Avondale
Preliminary Site Plan

Revisions:
MARCH 5, 2021 - 1ST ZONING SUBMITTAL
AUGUST 25, 2021 - 2ND ZONING SUBMITTAL
DECEMBER 20, 2021 - 3RD ZONING SUBMITTAL

Call at least two full working days before you begin excavation
ARIZONA 811
Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
IN Maricopa County: (602)263-1100

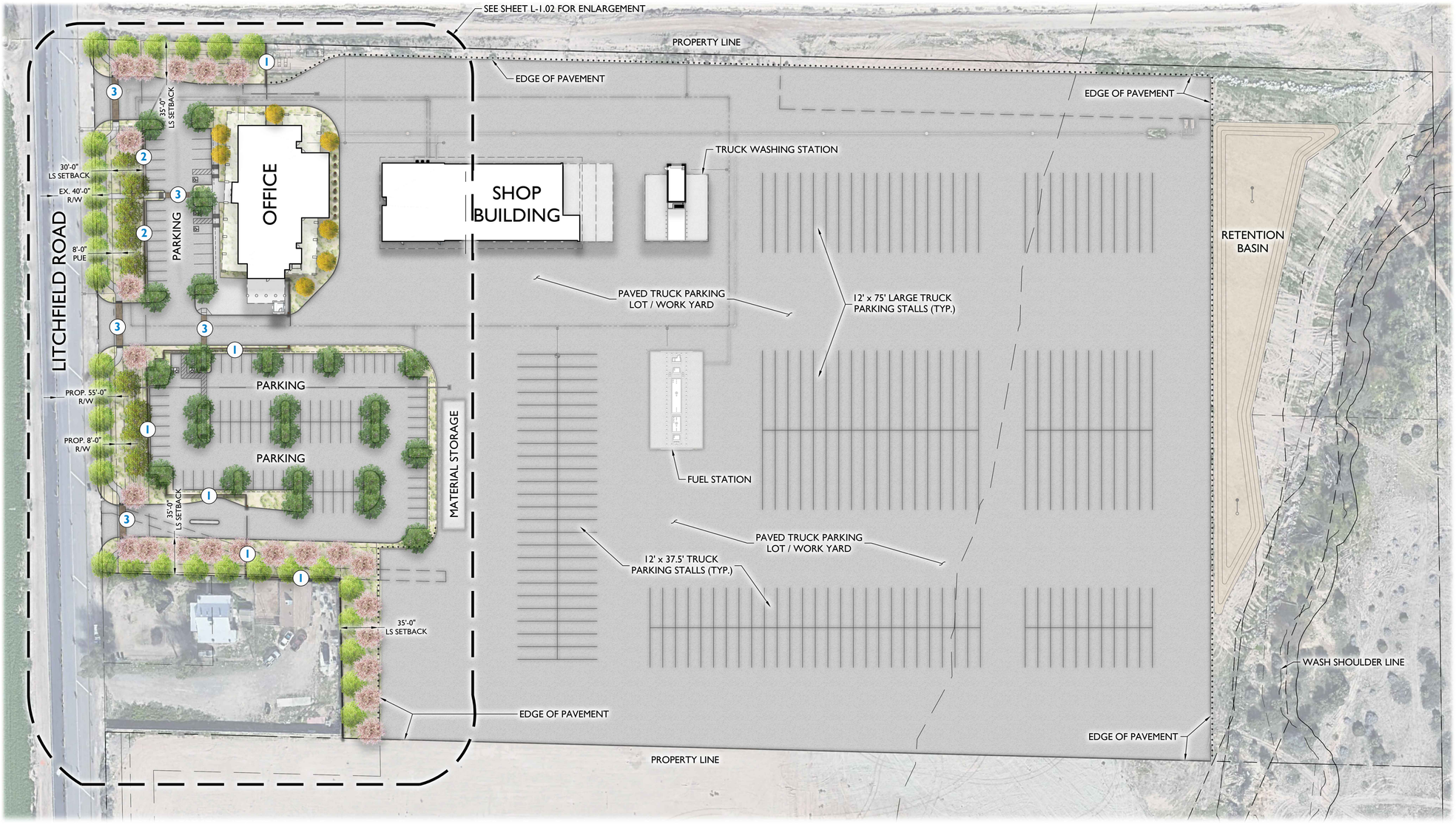
Designer:
Drawn by: DCH

Registered Professional Engineer (Civil)
CERTIFICATE NO. 50291
DANIEL B. AUXIER
Date Signed 12-20-21
ARIZONA U.S.A.

Job No.
20-1404
SP01
Sheet No.
1
of 1

20-1404 - Litchfield & Broadway Industrial

dhughes Dec 20, 2021 4:59pm \\Eps-m16-fs01\shared$\Projects\2020\20-1404\Planning\Drawings\Zoning\20-1404 - SP01.dwg

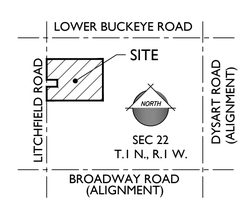


KEYNOTES

1. PROPERTY SCREEN WALL (SEE ARCH FOR ELEVATION AND MATERIALS)
2. PARKING SCREEN WALL (SEE ARCH FOR ELEVATION AND MATERIALS)
3. DECORATIVE VEHICULAR PAVING

VICINITY MAP

N.T.S.



NORTH

0' 25' 50' 100'

SCALE: 1" = 50'-0"

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	Acacia farnesiana 'Sierra Sweet'	Sweet Acacia	24" Box	9
	Caesalpinia cacalaco 'Smoothie'	Thornless Cascalote	24" Box	7
	Chilopsis linearis	Desert Willow	24" Box	23
	Parkinsonia florida	Blue Palo Verde	24" Box	30
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box	24

SHRUBS/ACCENTS	COMMON NAME	SIZE
Asclepias subulata	Desert Milkweed	5 Gal
Bouteloua gracillis	Blonde Ambition	5 Gal
Calliandra californica	Baja Fairy Duster	5 Gal
Dasylirion wheeleri	Desert Spoon	5 Gal
Ericameria larcifolia 'Aguirre'	Turpentine Bush	5 Gal
Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal
Larrea tridentata	Creosote Bush	5 Gal
Opuntia violacea 'Santa Rita'	Purple Prickly Pear	5 Gal
Ruellia pennisularis	Desert Ruellia	5 Gal
Senna artemisiodes	Feathery Cassia	5 Gal
Simmondsia chinensis 'Vista'	Compact Jojoba	5 Gal

GROUNDCOVERS	COMMON NAME	SIZE
Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'	1 Gal
Lantana montevidensis	Trailing Purple Lantana	1 Gal
Lantana x 'New Gold' with Planting	New Gold Lantana	1 Gal

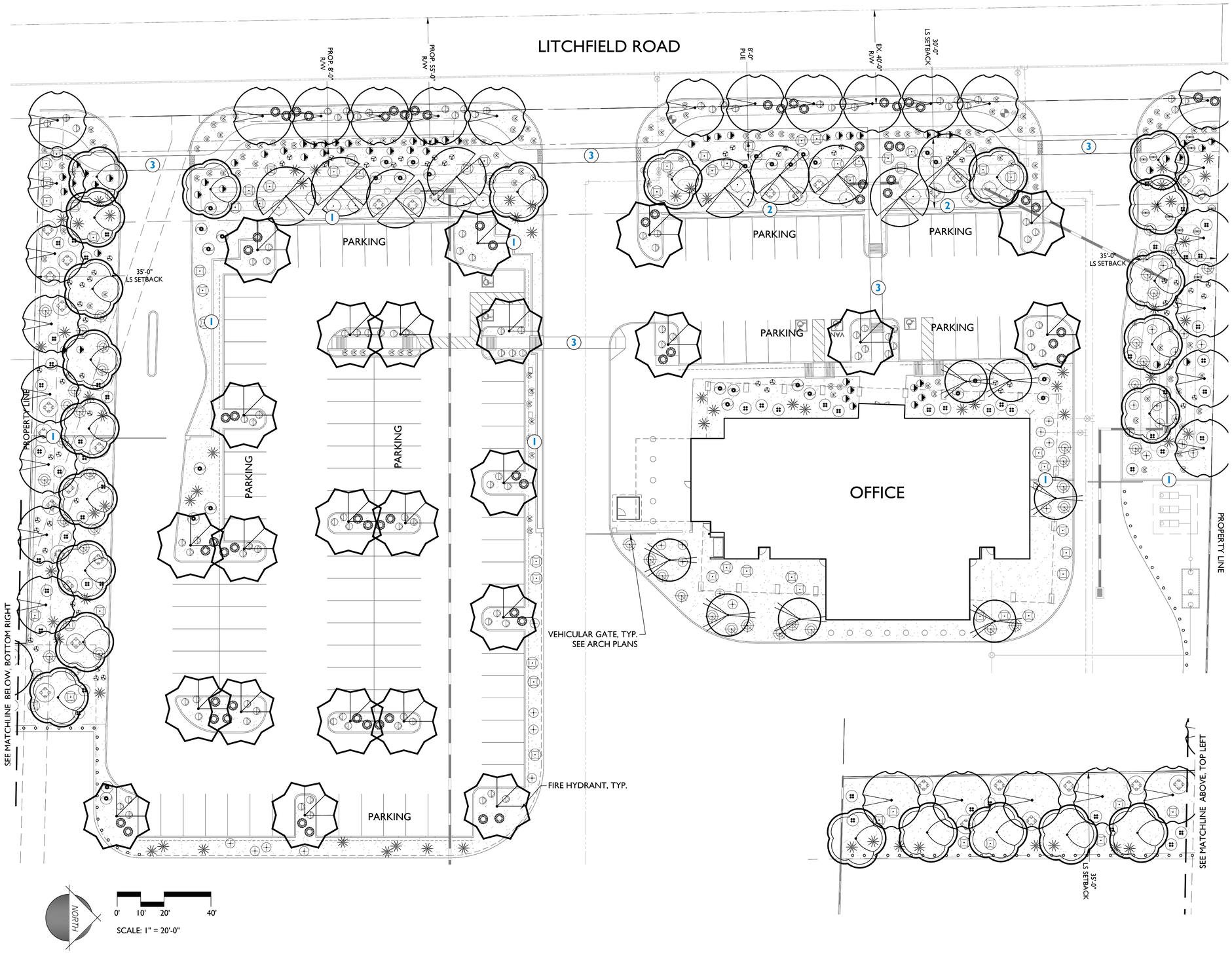
MATERIAL		QTY
"Santa Fe Gold" Decomposed Granite or Equal	3/4" Screened 2" Depth Min.	85,360 S.F.

LANDSCAPE DATA

GROSS SITE AREA	27.6 ACRES
NET SITE AREA	26.6 ACRES
REQUIRED LANDSCAPE AREA:	115,688 S.F. (10% NET SITE AREA
PROVIDED LANDSCAPE AREA:	151,634 S.F. (13.1% NET SITE AREA)

CITY OF AVONDALE PLANT DATA

LITCHFIELD ROAD FRONTAGE (325 L.F.)	REQUIRED	PROVIDED
1 TREE/25 L.F. OF STREET FRONTAGE	13 TREES	13 TREES
10 SHRUBS/25 L.F. OF STREET FRONTAGE	130 SHRUBS	130 SHRUBS
30' LANDSCAPE SETBACK (325 L.F.)	**REQUIRED**	**PROVIDED**
1 TREE/20 L.F. OF LANDSCAPE SETBACK	16 TREES	16 TREES
10 SHRUBS/20 L.F. OF LANDSCAPE SETBACK	163 SHRUBS	163 SHRUBS
35' LANDSCAPE BUFFER (485 L.F.)	**REQUIRED**	**PROVIDED**
1 TREE/15 L.F. OF PROPERTY BOUNDARY	33 TREES	33 TREES
3 SHRUBS/15 L.F. OF PROPERTY BOUNDARY	97 SHRUBS	97 SHRUBS
PARKING AREA	**REQUIRED**	**PROVIDED**
1 TREE/PARKING ISLAND	25 TREES	25 TREES
5 SHRUBS/PARKING ISLAND	125 SHRUBS	125 SHRUBS



PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	Acacia farnesiana 'Sierra Sweet'	Sweet Acacia	24" Box	9
	Caesalpinia cacalaco 'Smoothie'	Thornless Cascalote	24" Box	7
	Chilopsis linearis	Desert Willow	24" Box	23
	Parkinsonia florida	Blue Palo Verde	24" Box	30
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box	24

SHRUBS/ACCENTS	COMMON NAME	SIZE	QTY
Asclepias subulata	Desert Milkweed	5 Gal	56
Bouteloua gracillis	Blonde Ambition	5 Gal	67
Calliandra californica	Baja Fairy Duster	5 Gal	31
Dasylirion wheeleri	Desert Spoon	5 Gal	66
Ericameria larcifolia 'Aguirre'	Turpentine Bush	5 Gal	10
Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal	120
Larrea tridentata	Creosote Bush	5 Gal	33
Opuntia violacea 'Santa Rita'	Purple Prickly Pear	5 Gal	62
Ruellia pennisularis	Desert Ruellia	5 Gal	69
Senna artemisiodes	Feathery Cassia	5 Gal	12
Simmondsia chinensis 'Vista'	Compact Jojoba	5 Gal	34

GROUNDCOVERS	COMMON NAME	SIZE	QTY
Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'	1 Gal	42
Lantana montevidensis	Trailing Purple Lantana	1 Gal	60
Lantana x 'New Gold'	New Gold Lantana	1 Gal	110

MATERIAL			QTY
	"Santa Fe Gold" Decomposed Granite or Equal	3/4" Screened 2" Depth Min.	85,360 S.F.

LANDSCAPE DATA

GROSS SITE AREA	27.6 ACRES
NET SITE AREA	26.6 ACRES
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CITY OF AVONDALE PLANT DATA

LITCHFIELD ROAD FRONTAGE (325 L.F.)	REQUIRED	PROVIDED
1 TREE/25 L.F. OF STREET FRONTAGE	13 TREES	13 TREES
10 SHRUBS/25 L.F. OF STREET FRONTAGE	130 SHRUBS	130 SHRUBS
30' LANDSCAPE SETBACK (325 L.F.)	**REQUIRED**	**PROVIDED**
1 TREE/20 L.F. OF LANDSCAPE SETBACK	16 TREES	16 TREES
10 SHRUBS/20 L.F. OF LANDSCAPE SETBACK	163 SHRUBS	163 SHRUBS
35' LANDSCAPE BUFFER (485 L.F.)	**REQUIRED**	**PROVIDED**
1 TREE/15 L.F. OF PROPERTY BOUNDARY	33 TREES	33 TREES
3 SHRUBS/15 L.F. OF PROPERTY BOUNDARY	97 SHRUBS	97 SHRUBS
PARKING AREA	**REQUIRED**	**PROVIDED**
1 TREE/PARKING ISLAND	25 TREES	25 TREES
5 SHRUBS/PARKING ISLAND	125 SHRUBS	125 SHRUBS

KEYNOTES

1. PROPERTY SCREEN WALL (SEE ARCH FOR ELEVATION AND MATERIALS)
2. PARKING SCREEN WALL (SEE ARCH FOR ELEVATION AND MATERIALS)
3. DECORATIVE VEHICULAR PAVING

1 Office Floor Plan
1/8" = 1'-0"

NORTH

PRELIMINARY NOT FOR CONSTRUCTION

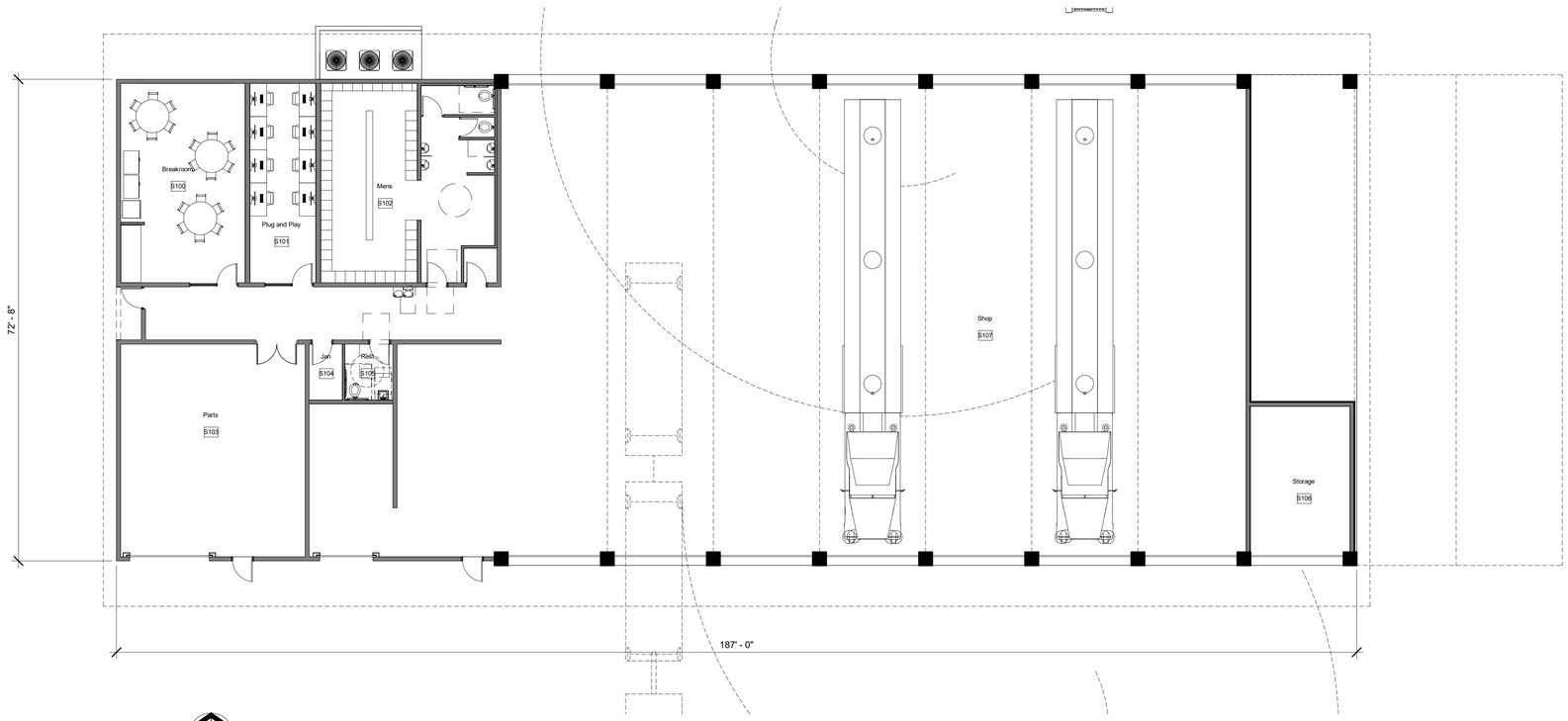
adaptive ARCHITECTS
1630 S. Stapley Drive
Suite 229
Mesa AZ 85204
480 655-0633
www.adaptivearchitectsinc.com

Phase:
Schematic Design

M and P Transport
3605 S. Litchfield Rd.
Avondale, AZ 85323

New Office Floor Plan

Project Number:	Revisions:			Sheet Number:
2103	Number	Description	Date	A1.0
Date: 7/30/2021				

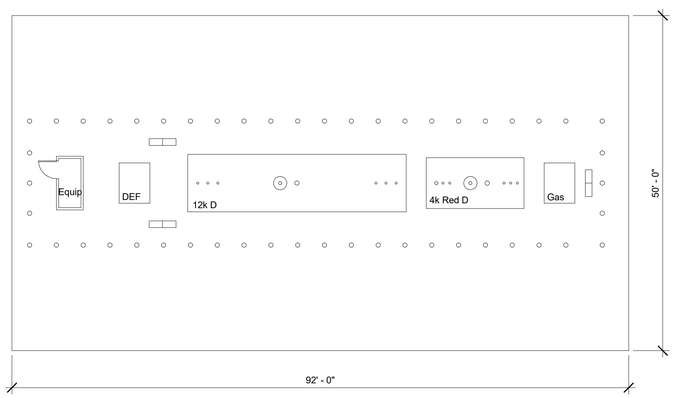


1 Shop
3/32" = 1'-0"

NORTH

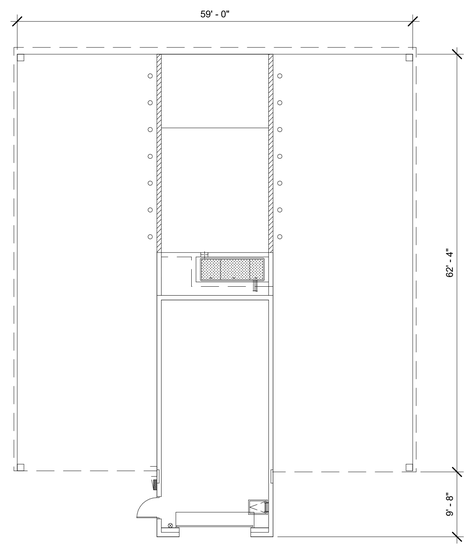
2 Material Storage Yard
3/32" = 1'-0"

NORTH



3 Fuel Island
3/32" = 1'-0"

NORTH



4 Wash Station
3/32" = 1'-0"

NORTH

PRELIMINARY
NOT FOR
CONSTRUCTION

adaptive
ARCHITECTS
16305 S. Stapley Drive
Suite 229
Mesa AZ 85204
480.655-0633
www.adaptivearchitectsinc.com

Phase:
Schematic Design

M and P Transport
3605 S. Litchfield Rd.
Avondale, AZ 85323

New Shop/Misc Floor Plans

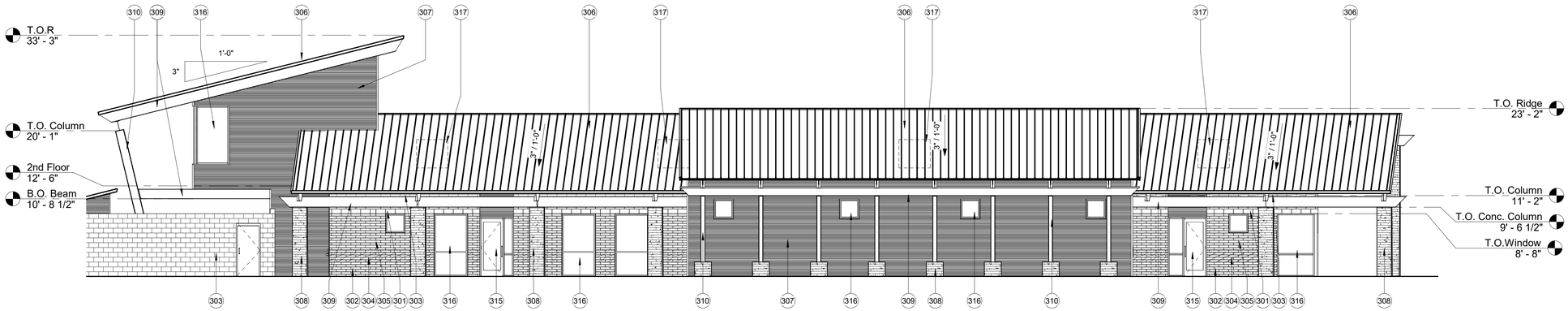
Project Number:
2103

Date:
7/30/2021

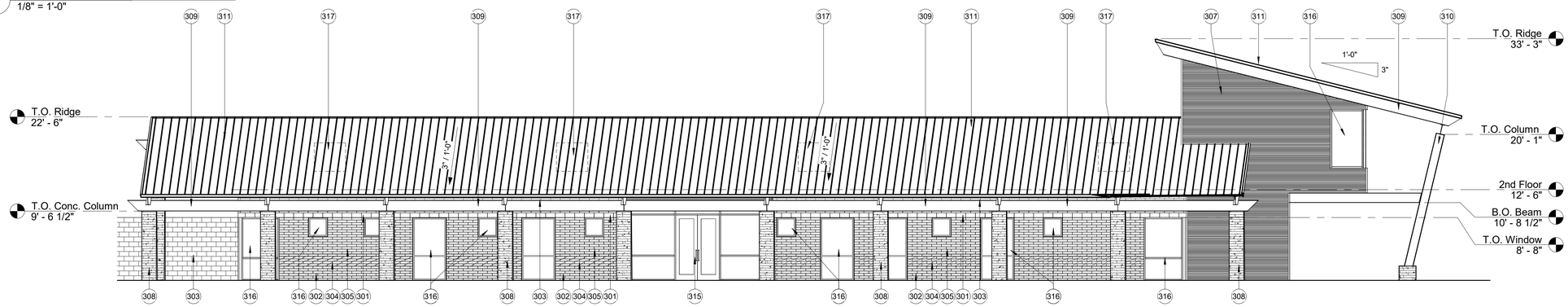
Revisions:

Number	Description	Date

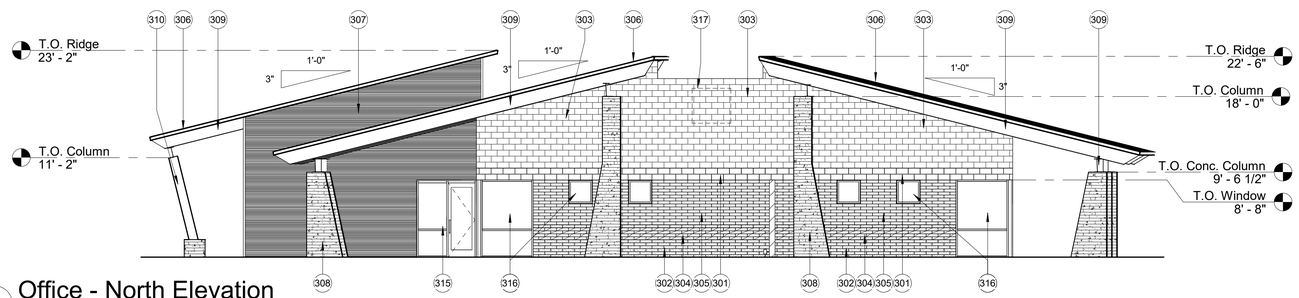
Sheet Number:
A1.1



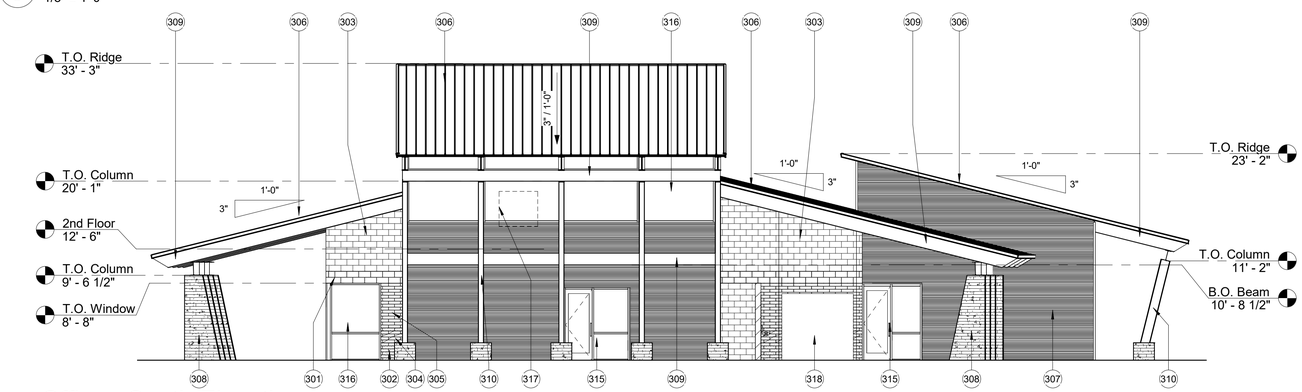
1 Office - East Elevation
1/8" = 1'-0"



2 Office - West Elevation
1/8" = 1'-0"



3 Office - North Elevation
1/8" = 1'-0"



4 Office - South Elevation
1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

301	8" X 8" X 16" CMU - STANDARD CMU - COLOR: BLACK MOUNTAIN
302	4" X 8" X 16" CMU - STANDARD CMU - COLOR: BLACK MOUNTAIN
303	8" X 8" X 16" CMU - STANDARD CMU - COLOR: RIDGELINE
304	4" X 8" X 16" CMU - STANDARD CMU - COLOR: RIDGELINE
305	4" X 8" X 16" CMU - STANDARD CMU - COLOR: CHARCOAL
306	1 1/2" STANDING SEAM METAL ROOF - ATAS METALS - COLOR/FINISH: ACRYLIC COATED GALVALUME
307	METAL WALL PANEL - ATAS METALS - TYPE: METAFOR - COLOR: CHARCOAL GREY
308	EXPOSED CONCRETE COLUMN - BOARD-FORMED FINISH - NATURAL COLOR
309	EXPOSED STEEL BEAM - PAINT TO MATCH DUNN EDWARDS DET611 - IRON-IC
310	EXPOSED STEEL COLUMN - PAINT TO MATCH DUNN EDWARDS DET611 - IRON-IC
311	1 1/2" STANDING SEAM METAL ROOF - ATAS METALS - COLOR/FINISH: DOVE GREY
315	ALUMINUM FRAMED ENTRANCE AND STOREFRONT - COLOR/FINISH - ANODIZED ALUMINUM - GLAZING: 1" THICKNESS
316	ALUMINUM FRAMED STOREFRONT - COLOR/FINISH - ANODIZED ALUMINUM - GLAZING: 1" THICKNESS
317	DASHED LINE REPRESENTS CONDESNING UNIT ON ROOF. UNIT IS COMPLETELY SCREENED
318	ELECTRICAL SERVICE ENTRANCE SECTION; PAINT TO MATCH DOORS

MATERIAL LEGEND:

	4" X 8" X 16" CMU STANDARD CMU COLOR: BLACK MOUNTAIN
	4" X 8" X 16" CMU STANDARD CMU COLOR: RIDGELINE
	4" X 8" X 16" CMU STANDARD CMU COLOR: CHARCOAL
	8" X 8" X 16" CMU STANDARD CMU COLOR: RIDGELINE
	8" X 8" X 16" CMU STANDARD CMU COLOR: BLACK MOUNTAIN
	CONCRETE COLUMN BOARD-FORMED FINISH COLOR: NATURAL
	ATAS METAL WALL PANEL METAFOR PANEL COLOR: CHARCOAL GREY

PRELIMINARY NOT FOR CONSTRUCTION

adaptive ARCHITECTS
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Phase:
Schematic Design

M and P Transport
3605 S. Litchfield Rd.
Avondale, AZ 85323

Office Exterior Elevations

Project Number: 2103

Date: 7/30/2021

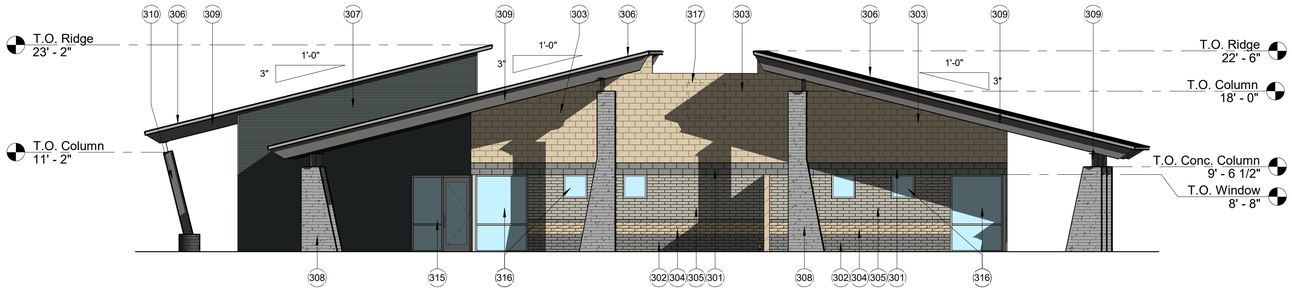
Revisions:

Number	Description	Date

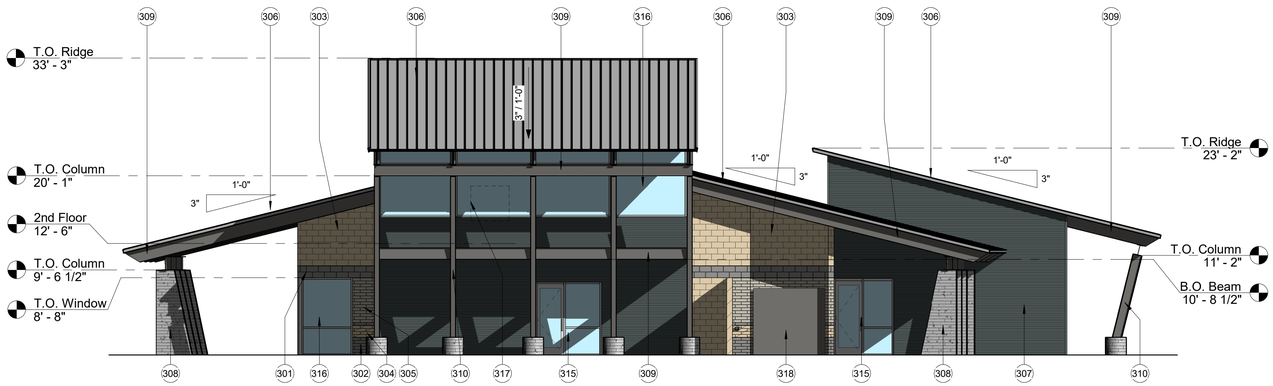
Sheet Number: **A3.0**

1 Office - East Elevation Colored
1/8" = 1'-0"

2 Office - West Elevation Colored
1/8" = 1'-0"



3 Office - North Elevation Colored
1/8" = 1'-0"



4 Office - South Elevation Colored
1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

301	8" X 8" X 16" CMU - STANDARD CMU - COLOR: BLACK MOUNTAIN
302	4" X 8" X 16" CMU - STANDARD CMU - COLOR: BLACK MOUNTAIN
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MATERIAL LEGEND:

	4" X 8" X 16" CMU STANDARD CMU COLOR: BLACK MOUNTAIN
	4" X 8" X 16" CMU STANDARD CMU COLOR: RIDGELINE
	4" X 8" X 16" CMU STANDARD CMU COLOR: CHARCOAL
	8" X 8" X 16" CMU STANDARD CMU COLOR: RIDGELINE
	8" X 8" X 16" CMU STANDARD CMU COLOR: BLACK MOUNTAIN
	CONCRETE COLUMN BOARD-FORMED FINISH COLOR: NATURAL
	ATAS METAL WALL PANEL METAFOR PANEL COLOR: CHARCOAL GREY

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www.adaptivearchitectsinc.com

Phase:
Schematic Design

M and P Transport
3605 S. Litchfield Rd.
Avondale, AZ 85323

Office Exterior Elevations

Project Number: 2103

Date: 7/30/2021

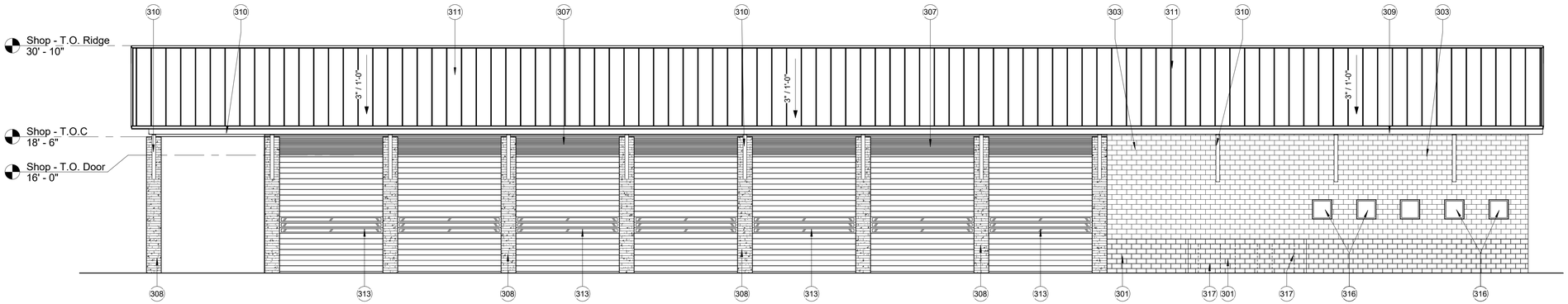
Revisions:

Number	Description	Date

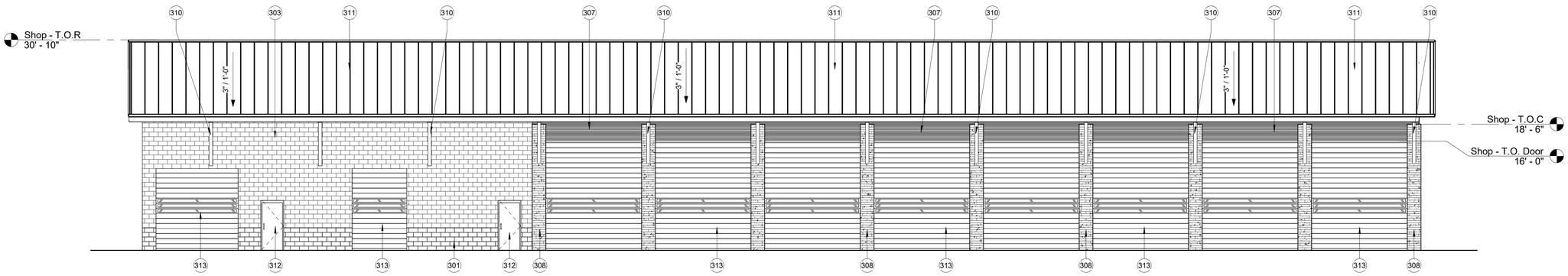
Sheet Number: **A3.1**

EXTERIOR ELEVATION KEYNOTES

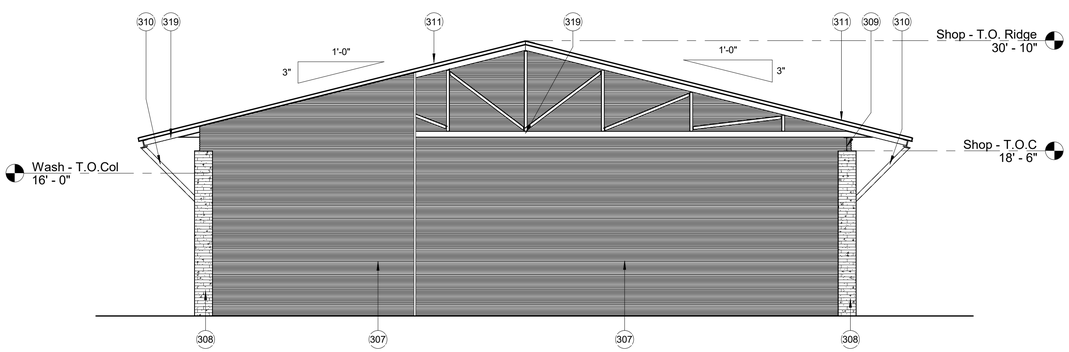
301	8" X 8" X 16" CMU - STANDARD CMU - COLOR: BLACK MOUNTAIN
303	8" X 8" X 16" CMU - STANDARD CMU - COLOR: RIDGELINE
307	METAL WALL PANEL - ATAS METALS - TYPE: METAFOR - COLOR: CHARCOAL GREY
308	EXPOSED CONCRETE COLUMN - BOARD-FORMED FINISH - NATURAL COLOR
309	EXPOSED STEEL BEAM - PAINT TO MATCH DUNN EDWARDS DET611 - IRON-IC
310	EXPOSED STEEL COLUMN - PAINT TO MATCH DUNN EDWARDS DET611 - IRON-IC
311	1 1/2" STANDING SEAM METAL ROOF - ATAS METALS - COLOR/FINISH: DOVE GREY
312	HOLLOW METAL DOOR AND FRAME - PAINT TO MATCH EXPOSED STEEL
313	OVERHEAD COILING DOOR WITH GLAZING - ALUMINUM FINISH
315	ALUMINUM FRAMED ENTRANCE AND STOREFRONT - COLOR/FINISH - ANODIZED ALUMINUM - GLAZING: 1" THICKNESS
316	ALUMINUM FRAMED STOREFRONT - COLOR/FINISH - ANODIZED ALUMINUM - GLAZING: 1" THICKNESS
317	DASHED LINE REPRESENTS CONDESNING UNIT ON ROOF. UNIT IS COMPLETELY SCREENED
319	EXPOSED STEEL TRUSS - PAINT TO MATCH DUNN EDWARDS DET611 - IRON-IC



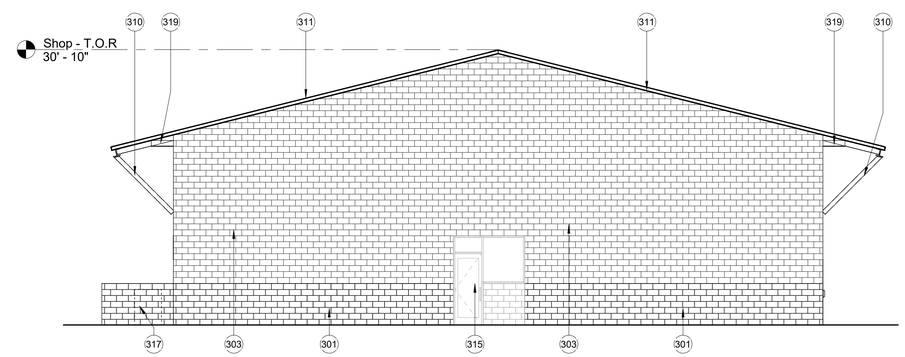
1 Shop - North Elevation
1/8" = 1'-0"



2 Shop - South Elevation
1/8" = 1'-0"



3 Shop - East Elevation
1/8" = 1'-0"



4 Shop - West Elevation
1/8" = 1'-0"

MATERIAL LEGEND:

	4" X 8" X 16" CMU STANDARD CMU COLOR: BLACK MOUNTAIN
	4" X 8" X 16" CMU STANDARD CMU COLOR: RIDGELINE
	4" X 8" X 16" CMU STANDARD CMU COLOR: CHARCOAL
	8" X 8" X 16" CMU STANDARD CMU COLOR: RIDGELINE
	8" X 8" X 16" CMU STANDARD CMU COLOR: BLACK MOUNTAIN
	CONCRETE COLUMN BOARD-FORMED FINISH COLOR: NATURAL
	ATAS METAL WALL PANEL METAFOR PANEL COLOR: CHARCOAL GREY

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Shop Exterior Elevations

Project Number:	Revisions:	Sheet Number:
2103	Number / Description / Date	A3.2
Date: 7/30/2021		

EXTERIOR ELEVATION KEYNOTES

301	8" X 8" X 16" CMU - STANDARD CMU - COLOR: BLACK MOUNTAIN
303	8" X 8" X 16" CMU - STANDARD CMU - COLOR: RIDGELINE
307	METAL WALL PANEL - ATAS METALS - TYPE: METAFOR - COLOR: CHARCOAL GREY
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317	DASHED LINE REPRESENTS CONDESNING UNIT ON ROOF. UNIT IS COMPLETELY SCREENED
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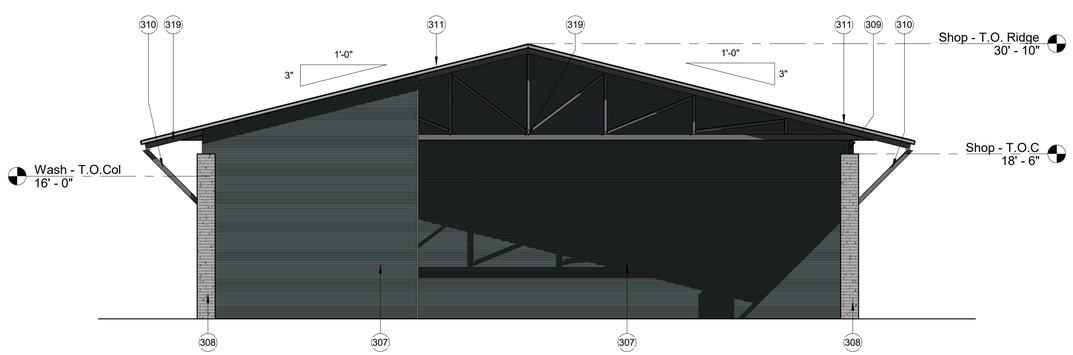
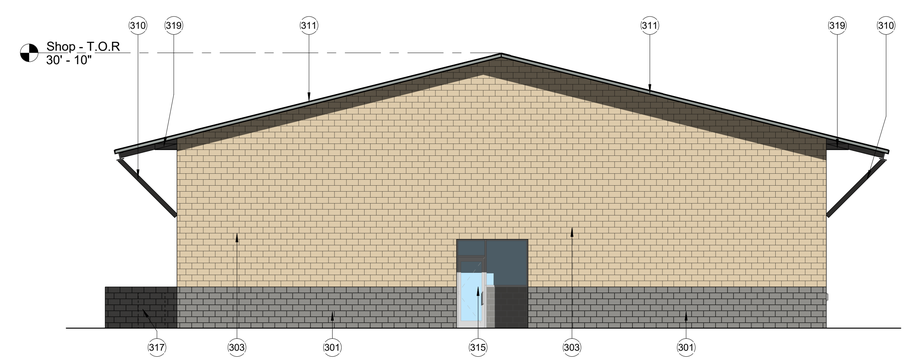
1 Shop - North Elevation Colored
1/8" = 1'-0"

2 Shop - South Elevation Colored
1/8" = 1'-0"



3 Shop - East Elevation Colored
1/8" = 1'-0"



4 Shop - West Elevation Colored
1/8" = 1'-0"

MATERIAL LEGEND:

	4" X 8" X 16" CMU STANDARD CMU COLOR: BLACK MOUNTAIN
	4" X 8" X 16" CMU STANDARD CMU COLOR: RIDGELINE
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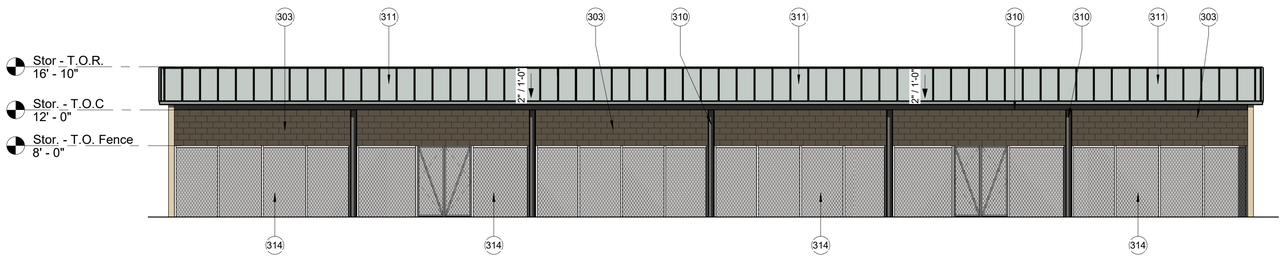
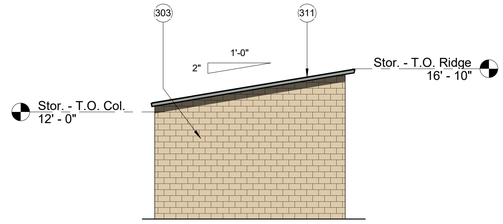
Shop Exterior Elevations

Project Number:	Revisions:	Sheet Number:
2103	Number / Description / Date	A3.3
Date: 7/30/2021		



1 Material Storage - East Elevation
1/8" = 1'-0"



2 Material Storage - North/South Elevation TYP
1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES	
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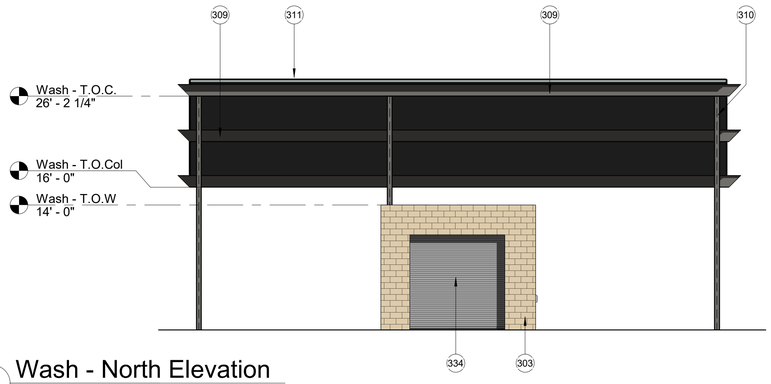
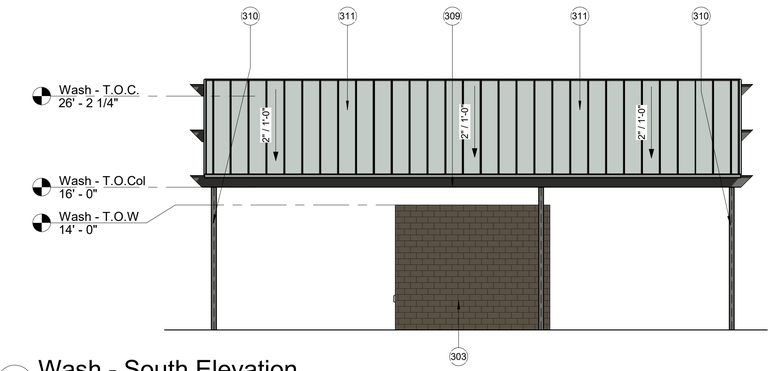
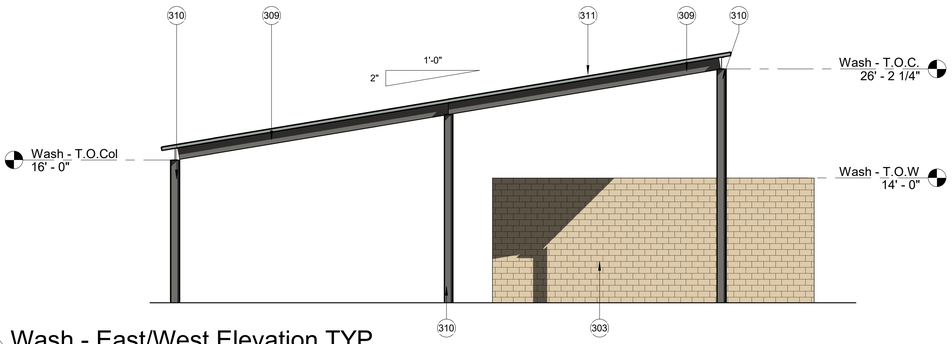
314	CHAIN LINK FENCE
334	OVERHEAD ROLL-UP DOOR - CLEAR ALUMINUM FINISH



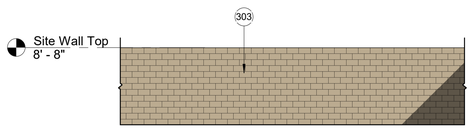
3 Wash - North Elevation
1/8" = 1'-0"



4 Wash - South Elevation
1/8" = 1'-0"



5 Wash - East/West Elevation TYP
1/8" = 1'-0"



6 Site CMU Wall TYP.
1/8" = 1'-0"

MATERIAL LEGEND:	
	4" X 8" X 16" CMU STANDARD CMU COLOR: BLACK MOUNTAIN
	4" X 8" X 16" CMU STANDARD CMU COLOR: RIDGELINE
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	CONCRETE COLUMN BOARD-FORMED FINISH COLOR: NATURAL
	ATAS METAL WALL PANEL METAFOR PANEL COLOR: CHARCOAL GREY

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Misc. Building Elevations

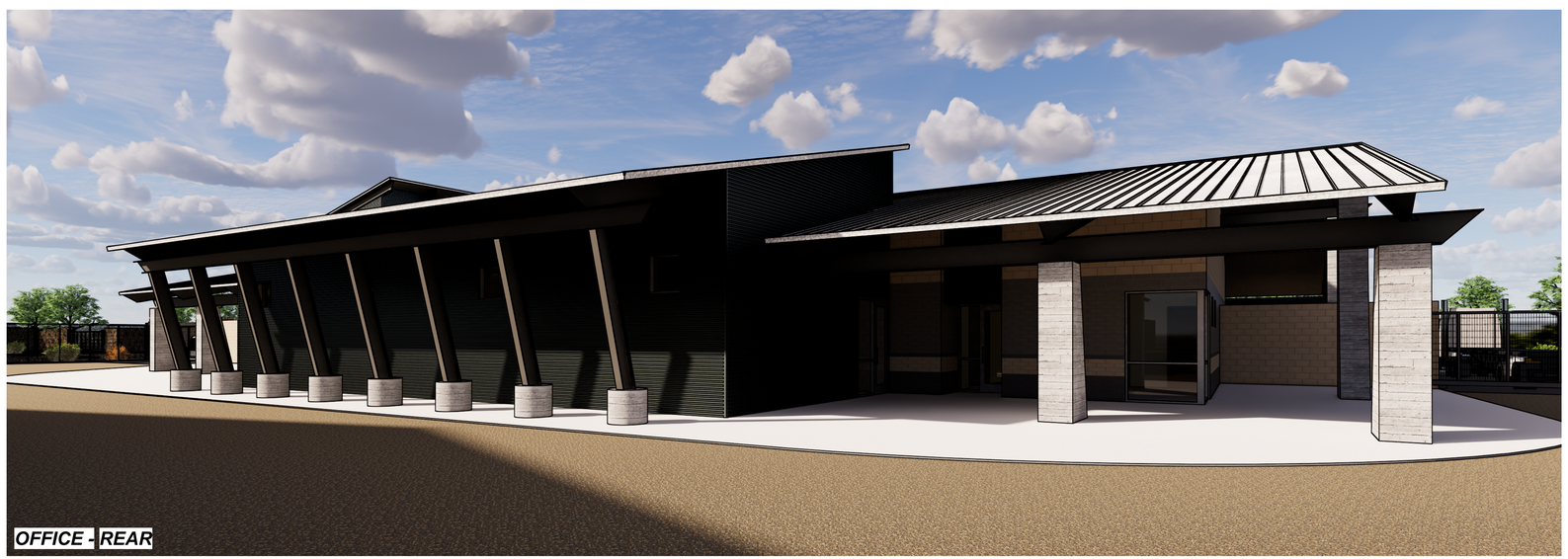
Project Number:
2103

Date:
7/30/2021

Revisions:

Number	Description	Date

Sheet Number:
A3.4



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Office Renderings

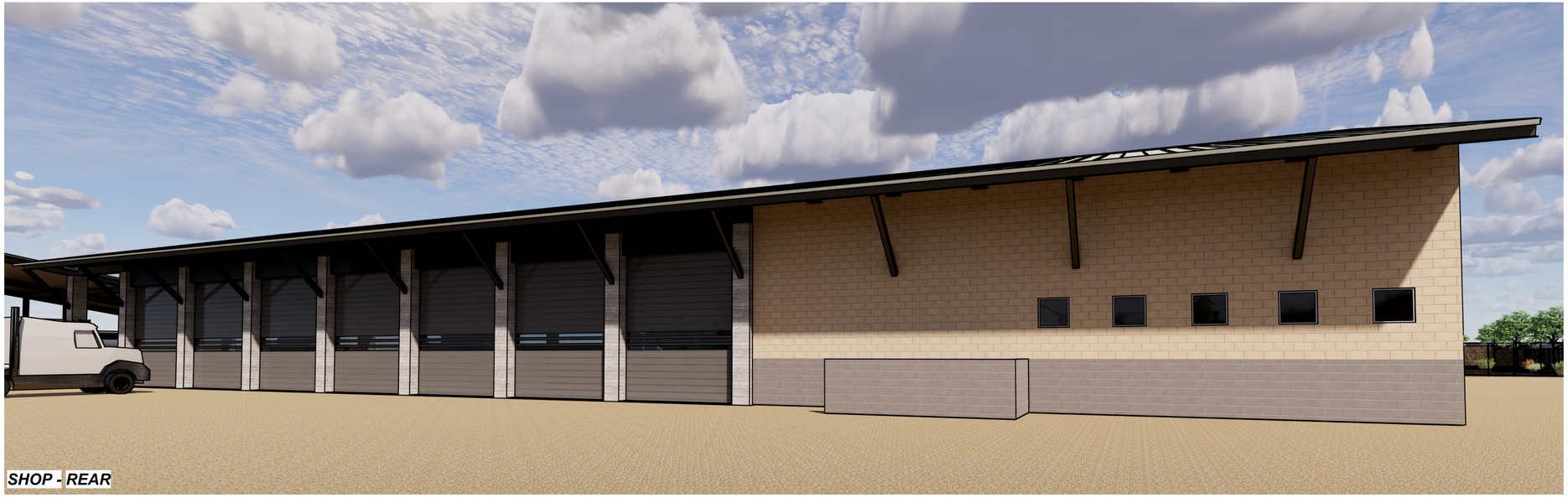
Project Number:
2103

Date:
7/30/2021

Revisions:

Number	Description	Date

Sheet Number:
A5.6



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Shop Renderings

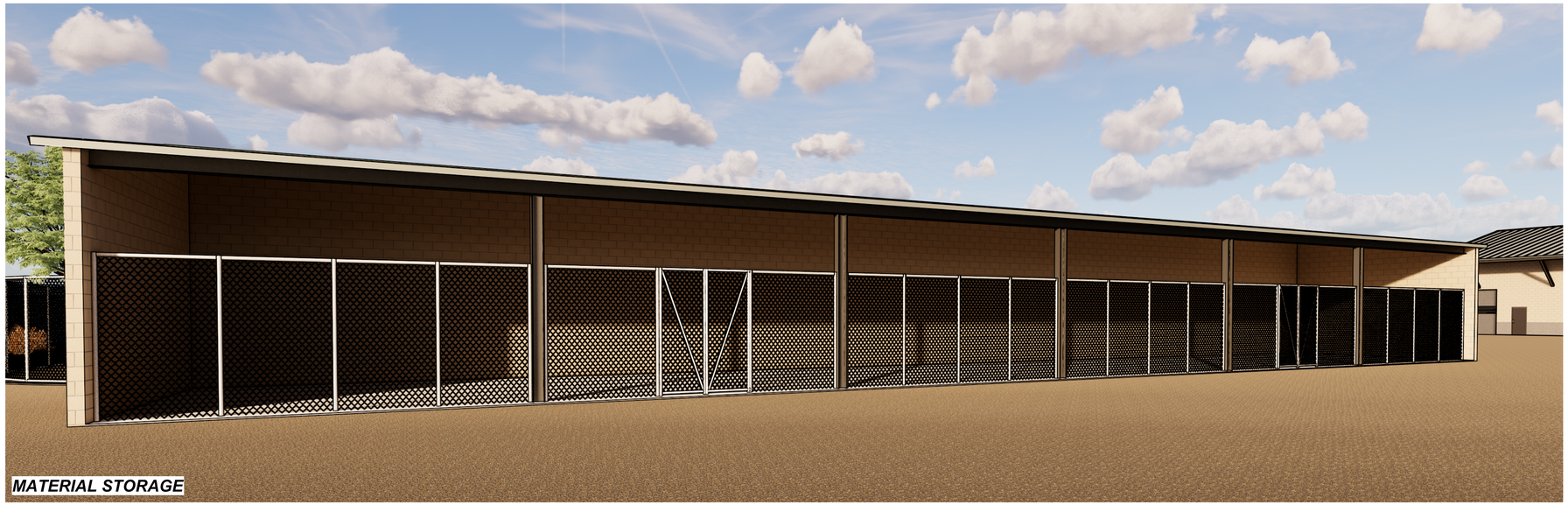
Project Number:
2103

Date:
7/30/2021

Revisions:

Number	Description	Date

Sheet Number:
A5.7



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Misc. Building Renderings

Project Number:
2103

Date:
7/30/2021

Revisions:

Number	Description	Date

Sheet Number:
A5.8

TIFFANY & BOSCO P.A.

December 31, 2021

Eric Fitzer, Planning Manager/Zoning Administrator
City of Avondale
Development and Engineering Services
11465 W Civic Center Drive
Avondale, AZ 85323

RE: PL-21-0131 &PL-21-0132 - M&P Transport, Rezoning & CUP Applications December 31th, 2021 Neighborhood Meeting Summary

Dear Mr. Fitzer:

The purpose of this letter is to inform you that our firm held a neighborhood meeting for the M&P Transport Rezoning and CUP Applications (*Case numbers: PL-21-0131 & -0132)* for the approximately 27.6 acre site located ½ mile south of Lower Buckeye Road and Litchfield Road (the "Property"). The meeting was held on Thursday, December 30th, 2021 at 6:00pm via Zoom Teleconference (as scheduled by the City of Avondale).

The neighborhood meeting was hosted by Shaine T. Alleman of Tiffany & Bosco and Michael Valente of M&P Transport, to review the proposed applications and answer questions regarding the project. Eric Fitzer, Avondale Planning Manager/Zoning Administrator, was also present and available for City-oriented questions.

The following individuals attended from the public:

- Margie White (and daughter), Avondale Resident
- Jason & Renee Keele, Avondale Resident

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

Margie White:

- Margie asked when the south parcel zoned as MH and expressed that she wanted to make sure that the MH zoning was being removed with this process and zoned for A-1. Eric said he would look into when it was rezoned. Shaine confirmed that the south parcel is included in the Rezoning Application.
- Margie asked about the upcoming General Plan Process that the City would undertake for the General Plan Update. Eric explained what that process would look like for the next update of the City General Plan.
- Margie asked about the parcels south of the M&P property and their residences and why they were zoned as AG, but operating as industrial uses and not

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

following City regulations. Eric stated that he didn't know if there was legal conforming status with these south properties and would discuss with the proper City departments.

- Margie asked Eric about the potential for "cooling asphalt" because she is concerned with the "heat island effect" Eric stated that he would look into options related to this.

- Margie asked about the broken barbed wire fence on the south parcel the Applicant property and about cleaning up the City-owned 30' ROW adjacent to her property. Shaine said the Property owner is committed to working with the City and the neighbors to repair any fences that are their responsibility. Eric said he would look into the fence and ROW and discuss with the proper City departments to resolve.

Jason Keele:

- Jason expressed concerns with the City's process for changing this area to Industrial in the General Plan and he felt like the City doesn't notify them of when things happen and ignores them. Eric explained that the City has notification requirements and all of those have occurred for the requisite applications, including this one. He also explained that in the upcoming General Plan update, everyone should receive notices for it.

- Jason asked about the traffic review and (incorrectly) stated that he saw there would be 107 truck per hour to this property. Shaine explained the Traffic Analysis completed as required by this Application and explained that the 107 number was the morning "peak hour" number. Shaine further explained that there would not be 107 trucks per hours and explained, generally, how the traffic to the Property would likely work. It was also explained that developments such as these provide the necessary upgrades needed for adjacent streets.

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

Sincerely,

Shaine T. Alleman

Eric Fitzer

From: Michelle Simerdla
Sent: Thursday, December 16, 2021 10:21 AM
To: Eric Fitzer
Subject: FW: letter to the planning and zoning committee

From: Renee Keele <keelex3@gmail.com>
Sent: Thursday, December 16, 2021 10:16 AM
To: Michelle Simerdla <msimerdla@avondaleaz.gov>
Subject: letter to the planning and zoning committee

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

Hi Michelle,

I have a letter in the body of the email that I believe addresses my concerns. Thank you for reaching out yesterday and providing me with much needed information. Thank you.

12/16/2021

Dear Planning and Zoning committee,

I am writing this letter on behalf of my community and my family. It has come to my attention that the city plans on turning my neighborhood into an industrial strip, for which it is not currently zoned for. The current zoning according to the map and country assessors website is AG and MH, my property is the only A-1 zoning on the properties that are currently built out. Bringing in a trucking company to a neighborhood would destroy the neighborhood. I will get into more details on that later. Now I am going to address some of the statements made in the rezoning application the M & P trucking company has presented.

"*The Property is surrounded by mostly large vacant properties with some agricultural uses supported by farm houses.*" Pg 6
This statement is false. The only vacant lot is **#500-59-009D, which is the lot GALAXY II LAND LLC** currently owns according to the Maricopa County Assessor's website. The rest of the lots are owned and lived on with small and large farm animals. There are 10 homes, all lived on, south of Lower Buckeye road. There are two businesses operating, south of the last home which is separated by a privately owned dirt road. Therefore, there are currently more homes than businesses.

"Since the Property use is generating a low amount of traffic, it is anticipate that no negative effects from proposed industrial uses will occur on S. Litchfield Road." pg 6

"The proposed development is also anticipated to generate a maximum of 107 vehicles per hour during the average morning peak hour of adjacent street traffic, and 86 vehicles

per hour during the average evening peak hour of adjacent street traffic.
Overall, the rezoning and M&P development will have no negative traffic impacts to the City. " pg 11
These two statements made in the application contradict each other. You cannot say that 107 vehicles per hour, mostly large trucks, is not a large amount of traffic on a two lane road. School bus stops are located on Litchfield road to pick up high school and elementary school aged children, how can a two lane road support that amount of traffic without negatively impacting the community. The city currently has a large neighborhood, on Rio Vista Lane and a Mobile home park, just east of that neighborhood. It is not possible to flood both Lower Buckeye Rd and Litchfield road with that amount of traffic and not have it negatively affect all the homeowners in the surrounding communities if this company, according to their website, operates 6 days a week. Their current location on 43 rd avenue south of Lower Buckeye road is an entirely industrial area, not a home or neighbor within a mile, the perfect location for such a company. This location, which they are trying to rezone, has several neighborhoods, and not to mention a fantastic city park, which will be very difficult to drive to or safely walk to with over 200 trucks driving on the roads. And I circle back to the children, how do they safely get to school with 107 semi-trucks per hour on the same road? How does anyone get out of their home and safely to work or back from work with that amount of heavy traffic? Litchfield Rd alone was not built for this type of traffic. And the city of Goodyear will be tearing up Litchfield road starting at Yuma rd for new pipes. This will make it impossible to navigate the roadways.

"create positive impacts to the surrounding Properties." Pg 7
How can a large trucking company and a massive increase to traffic, not being able to safely or timely get to a job or school bring a positive impact to a neighborhood?

Adequate water facilities for the industrial development currently exist in the surrounding roadways. Sewer services for the Property will be provided by septic.
Pg 7
Where is the water runoff for the truck washing station going? Into the septic system, into the ground? Where are the chemicals going? Car washes have to go through a very strict and rigid system to ensure the water waste and chemical runoff does not go back into the drinking water. How are they going to plan for this? I see nothing in the current plan for this, and it makes me nervous.

"GOAL 4: Ensure all land use decisions meet the long-term social and economic goals of the community.
GOAL 6: Promote regional land use planning and coordination with neighboring communities to develop and maintain sustainable land use patterns."
Pg 13
If these are the goals for the city, how is putting a large operation trucking company in a neighborhood and south of a neighborhood meeting these goals? How is clogging up a roadway sustainable?

"The development will not only be aesthetically pleasing,"
pg 14.
How? I've seen the current site, it's ugly. Industrial areas are ugly, that's why they are not placed near a neighborhood community or near a beautiful new park.

Goal 10: Reserve adequate lands to accommodate business parks, light industrial uses, and higher education facilities. Pg 14.
It's a trucking company which handles concrete and fly ash is not light industrial. Is this really meeting that goal? The residents do not believe so.

GOAL 1: Identify, protect, and preserve the natural amenities and environmental attributes that are unique to Avondale and contribute to a healthy lifestyle. Pg14
Preserve? Bringing in increased traffic, and waste water is not my idea of protection and preservation. Bringing in a hauling company that transports concrete and fly ash does not contribute to a healthy lifestyle. Unless the entire site is also paved, which in the company's current location it is not, they will also contribute to more dust pollution. Not to mention the light pollution from the lighting they will bring in, and the noise pollution from operating such a large business. These are again not issues in their current location since it is not near a neighborhood but in an industrial zone in Phoenix. Dust, noise, and light pollution are all negative impacts on an environment and on a neighborhood.

"M&P TRANSPORT COMPANY

A-1 Rezoning Application 14
OPEN SPACE THEME – Recreational Amenities Element
GOAL 1: Ensure every person has convenient access to safe public parks and affordable recreation opportunities.
The rezoning Application and M&P development preserves an important area of the Agua Fria wash area that provides usable and active open space to the City. The proposed rezoning will ensure that only the industrial General Plan area will be developed and that the open space area will be preserved as part of the overall Agua Fria wash area with its circulation trails, connectivity corridors, and natural vegetation."
Pg 14-15
This is laughable. How does a company that hauls concrete and fly ash with over 150 employees, and over 100 trucks ensure safe access to public parks? How does rezoning ensure usable and active open space when they are going to fill that space with semi trucks? We do have burrowing owls, which are endangered in the area. Where are those owls going? Is a semi truck going to ensure those animals are protected?

In conclusion, this rezoning application will have a negative effect not only on my small neighborhood, but also to the surrounding communities, and pose serious safety issues with the amount of traffic they propose is coming in. Not to mention the negative environmental issues a company of its size can cause with dust, light, and noise pollution. My home is 75 years old, I bought it with the plan of raising my family in an area I love, and now this is being threatened. I am not new to the area, as a matter of fact, I was born and raised in the Goodyear/Avondale area. I went to Avondale Elementary and graduated from Agua Fria High School in 1997. My son currently attends Agua Fria and husband is a local teacher. I love this area, and would love to continue to raise my family here, but now I am being forced out of my home as it is being turned into an industrial zone by the city.

I truly hope the city takes this letter into account as they make their decision about granting this rezoning application.

Sincerely,

Renee Keele
4015 S Litchfield Rd
Avondale

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TIFFANY & BOSCO P.A.

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December 16, 2021

DELIVERED VIA ELECTRONIC MAIL
Eric Fitzer, Planning Manager
Michelle Simerdla, Division Lead Planner
City of Avondale, Development & Engineering Services Department
11465 W. Civic Center Dr. #110
Avondale, AZ 85323

RE: M&P Transport | Applications PL-21-0131 and PL-21-0132

Dear Eric and Michelle,
Our firm represents M&P Transport in its ownership of approximately 27.6 acres located ½ mile south of the Lower Buckeye Road and Litchfield Road (the "Property") and as the Applicant in the current Rezone and Conditional Use Permit Applications, referenced above, with the City of Avondale (the "Applications").

The purpose of this letter is provide a response to an emails sent by Renee Keele on December 16, 2021 regarding the Applications. Please find below the Applicant response (in **bold**) and the related attachments as listed below each of the comments from from Ms. Keele (in *italics*).

Please note that since we have received Ms. Keele's email, we met with her and another neighbor, Margie White, at the Applications property on December 21, 2021 to review and discuss any questions they had. At the end of the 2 hour meeting, we felt that many questions had been answered and additional information provided to them.

Ms. Keele:

> "*The Property is surrounded by mostly large vacant properties with some agricultural uses supported by farm houses.*" Pg 6
>
> > *This statement is false. The only vacant lot is #500-59-009D, which is the lot Galaxy II Land, LLC currently owns according to the Maricopa County Assessor's website. The rest of the lots are owned and lived on with small and large farm animals. There are 10 homes, all lived on, south of Lower Buckeye road. There are two businesses operating, south of the last home which is separated by a privately owned dirt road. Therefore, there are currently more homes than businesses.*

M&P:

There are many other vacant lots beside the Application property as shown on the attached Exhibits. Also attached is a Surrounding Context Map and property photos showing the current state of land uses south of the Applications property. After visiting the properties in the area and noting the state of land uses, this is not as straightforward as Ms. Keele purports it to be as follows:

- **Ms. Keele and the small parcel to the south is zoned as A-1;**

- **To the east of Ms. Keele there are businesses operating in AG zoning (i.e. outdoor storage and landscaping company);**
- **To the south of Ms. Keele there is a large construction company operating in AG zoning with piles of trash, vehicles, large equipment, construction materials all stored without screening and on dust surfaces (in violation of Avondale's parking ordinances);**
- **South of the Quality Construction Company are 2 large industrial businesses operating in A-1 zoning. Also, it was noted that BioScientific, Inc. (manufacturer of fertilizer products) is storing vehicles and equipment on dust surfaces (in violation of Avondale's parking ordinances).**

This does not include all the industrial uses occurring to the west of Litchfield Road. It is disingenuous for Ms. Keele to allude that this a neighborhood that will be destroyed by the proposed uses of the Applications.

It should be noted that M&P will be required to follow all zoning development standards for parking surfaces, landscaping, buffering, architectural aesthetics, etc. This is development will be in stark contrast to the dilapidated industrial uses surrounding Ms. Keele, which appear to not follow many of Avondale's development or aesthetic standards.

Ms. Keele:

> *"Since the Property use is generating a low amount of traffic, it is anticipate that no negative effects from proposed industrial uses will occur on S. Litchfield Road." pg 6*
>
> *"The proposed development is also anticipated to generate a maximum of 107 vehicles per hour during the average morning peak hour of adjacent street traffic, and 86 vehicles per hour during the average evening peak hour of adjacent street traffic. Overall, the rezoning and M&P development will have no negative traffic impacts to the City. " pg 11*
>
>> *These two statements made in the application contradict each other. You cannot say that 107 vehicles per hour, mostly large trucks, is not a large amount of traffic on a two lane road. School bus stops are located on Litchfield road to pick up high school and elementary school aged children, how can a two lane road support that amount of traffic without negatively impacting the community. The city currently has a large neighborhood, on Rio Vista Lane and a Mobile home park, just east of that neighborhood. It is not possible to flood both Lower Buckeye Rd and Litchfield road with that amount of traffic and not have it negatively affect all the homeowners in the surrounding communities if this company, according to their website, operates 6 days a week. Their current location on 43rd avenue south of Lower Buckeye road is an entirely industrial area, not a home or neighbor within a mile, the perfect location for such a company. This location, which they are trying to rezone, has several neighborhoods, and not to mention a fantastic city park, which will be very difficult to drive to or safely walk to with over 200 trucks driving*

on the roads. And I circle back to the children, how do they safely get to school with 107 semi-trucks per hour on the same road? How does anyone get out of their home and safely to work or back from work with that amount of heavy traffic? Litchfield Rd alone was not built for this type of traffic. And the city of Goodyear will be tearing up Litchfield road starting at Yuma rd for new pipes. This will make it impossible to navigate the roadways.

M&P:

As required by the City of Avondale, a Traffic Impact Statement ("TIS") was provided with the Applications. The TIS demonstrates minimal traffic impacts to the adjacent roadways. Litchfield Road is classified by Maricopa County as a Principal Arterial, which has a capacity to take approximately 35,000 vehicles per day. The TIS anticipates a trip generation of 721 vehicles per day during an average weekday. Generally, the trip generation will be approximately 562 trips from truck/trailer traffic and 159 trips from employee traffic throughout the day.

Ms. Keele is incorrect in the assumption that 107 large trucks will be on the road per hour. The TIS anticipates a generation of a maximum of 107 vehicles per hour during the average morning peak hour of adjacent street traffic, and 86 vehicles per hour during the average evening peak hour of adjacent street traffic. Traffic generation outside of the peak hour traffic are typically calculated to be approximately 25-30% of the peak hour.

So, overall, the M&P development will have no negative traffic impacts to the City or the adjacent roadway systems. Additionally, there were no negative issues raised by the City of Avondale Traffic Department from this analysis.

Ms. Keele

"create positive impacts to the surrounding Properties." Pg 7

How can a large trucking company and a massive increase to traffic, not being able to safely or timely get to a job or school bring a positive impact to a neighborhood?

M&P:

M&P is not considered a large "trucking company" by any means. Also, the traffic analysis done as part of the Applications clearly show that traffic generation is minimal and the adjacent roadway systems can easily accommodate the proposed uses.

Ms. Keele

"Adequate water facilities for the industrial development currently exist in the surrounding roadways. Sewer services for the Property will be provided by septic." Pg 7

Where is the water runoff for the truck washing station going? Into the septic system, into the ground? Where are the chemicals going? Car washes have to go through a very strict and rigid system to ensure the water waste and chemical

runoff does not go back into the drinking water. How are they going to plan for this? I see nothing in the current plan for this, and it makes me nervous.

M&P:

M&P is required to retain all onsite drainage and/or runoff water on the Property and will follow all required standards for doing so. No wastewater or chemicals will be running into drinking water.

Ms. Keele

"GOAL 4: Ensure all land use decisions meet the long-term social and economic goals of the community.
GOAL 6: Promote regional land use planning and coordination with neighboring communities to develop and maintain sustainable land use patterns." Pg 13

If these are the goals for the city, how is putting a large operation trucking company in a neighborhood and south of a neighborhood meeting these goals? How is clogging up a roadway sustainable?

M&P:

M&P is not considered a large "trucking company" by any means. Also, the traffic analysis done as part of the Applications clearly show that traffic generation is minimal and the adjacent roadway systems can easily accommodate the proposed uses.

Additionally, the proposed uses are not in a "neighborhood" as discussed above.

Ms. Keele

"The development will not only be aesthetically pleasing," pg 14.

How? I've seen the current site, it's ugly. Industrial areas are ugly, that's why they are not placed near a neighborhood community or near a beautiful new park.

M&P:

The City of Avondale has design and development standards that control the architectural, landscaping, and aesthetic standards that the Property will need to meet. The Applications provide elevations and material boards showing the quality of development that will be on the Property.

This is in direct contrast to the current dilapidated industrial uses that are directly adjacent to Ms. Keele's property to the east and south.

Ms. Keele

Goal 10: Reserve adequate lands to accommodate business parks, light industrial uses, and higher education facilities. Pg 14.

It's a trucking company which handles concrete and fly ash is not light industrial. Is this really meeting that goal? The residents do not believe so.

M&P:

M&P is not proposing to manufacture or process concrete or fly ash material on the Property. No operations on the Property include the manufacturing or processing of any

materials that are transported by the trucks. The vehicles leave the Property empty, pick up material at other off-site locations, deliver those materials, and then return to the Property empty. The proposed use is allowed under A-1, General Industrial.

Ms. Keele

GOAL 1: Identify, protect, and preserve the natural amenities and environmental attributes that are unique to Avondale and contribute to a healthy lifestyle. Pg14

Preserve? Bringing in increased traffic, and waste water is not my idea of protection and preservation. Bringing in a hauling company that transports concrete and fly ash does not contribute to a healthy lifestyle. Unless the entire site is also paved, which in the company's current location it is not, they will also contribute to more dust pollution. Not to mention the light pollution from the lighting they will bring in, and the noise pollution from operating such a large business. These are again not issues in their current location since it is not near a neighborhood but in an industrial zone in Phoenix. Dust, noise, and light pollution are all negative impacts on an environment and on a neighborhood.

M&P:

Most of the issues raised by Ms. Keele have been previously addressed in this letter (i.e. traffic, wastewater, on-site materials).

The Property is required to be paved for vehicle parking by the City of Avondale, so there should be no dust issues.

The Property will also be required to follow the City of Avondale light standards and approve a photometric plan as part of the Site Plan Application, so there should be no light pollution.

Overall, the proposed will be a clean and organized operation that intends to follow all City ordinances and regulations, unlike the industrial uses and businesses east and south of Ms. Keele's property.

Ms. Keele

OPEN SPACE THEME – Recreational Amenities Element

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

The rezoning Application and M&P development preserves an important area of the Agua Fria wash area that provides usable and active open space to the City. The proposed rezoning will ensure that only the industrial General Plan area will be developed and that the open space area will be preserved as part of the overall Agua Fria wash area with its circulation trails, connectivity corridors, and natural vegetation." Pg 14-15

This is laughable. How does a company that hauls concrete and fly ash with over 150 employees, and over 100 trucks ensure safe access to public parks? How does rezoning ensure usable and active open space when they are going to fill that space with semi trucks? We do have burrowing owls, which are endangered in the area. Where are those owls going? Is a semi truck going to ensure those animals are protected?

M&P:

M&P has demonstrated in the Applications that it will follow all required ordinances and development standards. Additionally, there will be no manufacturing or processing of chemicals or materials on the Property and M&P is preserving all areas designated as Open Space and Parks on the General Plan.

If you should have any questions, please contact me to discuss further.

Sincerely,

Shaine T. Alleman

ATTACHMENTS:
Surrounding Context Map
Surrounding Property Photos

Surrounding Context Map

M & P Transport Company – 3605 S. Litchfield Rd, Avondale, Arizona

TIFFANY & BOSCO P.A.

Various Industrial and Heavy Commercial Businesses
Zoning: AG, Agricultural

Location: Approximately 370' south of M&P Property;
Directly adjacent to south and east of residential homes
Use: Landscaping company, construction, maintenance shop, outdoor equipment/material storage, etc.

Surrounding Property Photos
M & P Transport Company – 3605 S. Litchfield Rd, Avondale, Arizona

TIFFANY & BOSCO P.A.

Quality Construction Company
Zoning: AG, Agricultural

<u>Location</u>: Approximately 700’ south of M&P Property; Directly adjacent to south of residential homes
<u>Use</u>: Construction Company, outdoor vehicle and material storage, etc.

Surrounding Property Photos
M & P Transport Company – 3605 S. Litchfield Rd, Avondale, Arizona

TIFFANY & BOSCO P.A.

Chas Robert Air Conditioning
Zoning: A-1, General Industrial

Location: Approximately 1,300’ south of M&P Property;
Use: Air Conditioning Service Company, outdoor vehicle and material storage, etc.

Bio Scientific, Inc.
Zoning: AG, Agricultural

Location: Approximately 1,700’ of M&P Property
Use: Manufacturing fertilizer products

Surrounding Property Photos
M & P Transport Company – 3605 S. Litchfield Rd, Avondale, Arizona

TIFFANY & BOSCO P.A.

AGENDA ITEM REPORT

SUBJECT: QuikTrip and Big O Tires – Rezoning from AG to C-3 – Application PL-21-0031

MEETING DATE: 1/19/2022

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 Tim Reardon, MCR Companies, on behalf of property owner FER Properties, to rezone approximately 7.37 gross acres of land located at the southwest corner of McDowell Road and 107th Avenue from Agricultural (AG) to Freeway Commercial (C-3). The Freeway Commercial zone accommodates a range of commercial uses including office, medical, hospitality, retail, and restaurants that serve a community-wide to regional trade area along freeway corridors. There is an accompanying Conditional Use Permit request to permit a gas station with convenience store use, which is contingent upon City Council approval of the rezoning request described above. The rezoning request applies to 7.37 gross acres inclusive of the 5.74 net acre. Commission will take appropriate action and forward a recommendation to City Council.

BACKGROUND:
The 7.37 gross acre, irregularly shaped subject property (Exhibits A and B) is located at the corner of McDowell Road and 107th Avenue. The site is also adjacent to the I-10 Freeway to the south. The subject site includes approximately 5.74 net acres of land currently being farmed and the adjacent half width right-of-way of both McDowell Road and 107th Avenue, approximately 1.3 acres in area.

The property was annexed into the City's corporate limits on June 17, 2003 and zoned Agricultural (AG) upon annexation.

The property is designated by the General Plan 2030 Land Use Map as Freeway Commercial, which is a land use designation to accommodate the more intense uses of the I-10 Freeway, Loop 101, SR 30, and other future parkway corridors. Freeway commercial development patterns will provide concentrated retail, hospitality, and related activity along these corridors. This category allows for a broad range of non-residential uses and development flexibility by promoting community-wide and regional retail, medical, office, higher educational complexes, hospitality, sports and family entertainment, commercial complexes, and service destinations to a larger trade area. It offers amenities such as attractive streetscapes, pedestrian activity connections, and efficient circulation.

The site is currently being farmed and there is an SRP irrigation canal along both McDowell Road and 107th Avenue.

The existing uses and zoning of surrounding properties include:
NORTH OF MCDOWELL ROAD: Medical office complex and Walgreens, a pharmacy and convenience store

zoned Garden Lakes PAD.
EAST OF 107TH AVENUE: Vacant land zoned Park 10 PAD.
SOUTH: Walled in SRP substation on the hard corner that includes a wireless communication facility. South of the 1-10 Freeway is vacant land zoned Avondale Gateway PAD that is currently being farmed.
WEST: Multi-story medical office building zoned AKOS PAD.

SUMMARY OF REQUEST:
The applicant is requesting to rezone the subject property to C-3. The project narrative, included as Exhibit D, details proposed uses of the site.

The applicant is proposing development of a QuikTrip gas station and convenience store use on the immediate corner with a Big O Tire store south of the QuikTrip (Exhibit E). Two (2) vacant pads will remain for future development; PAD 1 is approximately 1.29 gross acres along McDowell Road and PAD 2 is approximately 0.99 gross acres in size. The conceptual site plan also shows 60 parking spaces in the southern portion of the site for the adjacent AKOS medical office building. This will be reviewed with a separate Site Plan and Design Review submittal.

The QuikTrip convenience store is planned to be approximately 4,993 square feet in size with a fuel canopy for eight (8) fuel pumps. A gas station with a convenience store use requires approval of a Conditional Use Permit in the C-3 zoning district.

The Big O Tire store is planned to be approximately 7,200 square feet in size with planned cross-access to the QuikTrip gas station site. Tire sales, repair, and mounting is permitted in the C-3 district with conditions. Buildings will need to be sited to ensure garage bay doors do not face public streets or are immediately adjacent to residentially zoned property or uses. The Big O Tire store also provides limited servicing of automobiles, such as brake repair, wheel alignment, oil change, lube and filters, and routine auto services and fluids. Auto service and diagnostic facilities are permitted in the C-3 zoning district, excluding any facility that performs body work, engine repair, transmission overhauls, or other major repair or conditioning.

In terms of access, the developer will construct a driveway on McDowell Road that allows for right-in/right-out only movements. Traffic will not be able to exit westbound on McDowell Road. On 107th Avenue, the developer will construct a driveway that provides for three-fourths (¾) access for left-in, right-in, and right-out movements.

The preliminary contemporary architectural design of the building meets the City's Commercial and Industrial Design Guidelines. The fuel canopy is designed with architectural enhancements, including offsets and a cornice (Exhibit G) and will utilize materials found on the main building.

A seating area with benches and landscaping is proposed on the corner of McDowell Road and 107th Avenue.

PUBLIC PARTICIPATION:
A Neighborhood Meeting was held on October 5, 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 (15) days prior to the meeting in accordance with notice requirements. In addition to City Staff and the applicant's team, one (1) Councilmember attended the virtual meeting (Exhibit H). Discussion was primarily related to access to the site, color scheme of QuikTrip, and number of gas pumps

Four (4) comments pertaining to the proposal were posted on the City's aVOICE/Polco digital forum stating support as long as site is maintained in a clean manner, support for a QuickTrip business, no support for another QuikTrip, and a concern for increased traffic. No additional public comments have been received to date.

All required notifications for the Planning Commission and City Council public hearings were completed in accordance with notice requirements.

ANALYSIS:

The proposed rezoning to Freeway Commercial (C-3) will allow for the proposed gas station with a convenience store use having tire sales, repair, mounting, and auto service diagnostic facility along with Conditional Use Permit approval and with conditions, respectively. The subject property has remained undeveloped since annexation in 2003. The proposed development will enhance the corridor with new and attractive buildings, while also bringing an economic boost to the area.

DISCUSSION:

- The proposed rezoning to C-3 (Freeway Commercial) is in direct conformance with the property's General Plan Land Use Map designation of Freeway Commercial.
- The proposed rezoning to C-3 will allow for the proposed gas station with a convenience store use with tire sales, repair, mounting, and auto service diagnostic facility along with a Conditional Use Permit approval and with conditions, respectively.
- The proposed rezoning will result in compatible land use relationships.
- Adequate public infrastructure to support the proposed development either presently exists or will be constructed by the developer.
- The recommended conditions of approval are reasonable to ensure conformance with the provisions of the Zoning Ordinance and all other applicable City codes, ordinances, and policies.

STRATEGIC PLAN:
STRATEGIC OUTCOME AREA**:** 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-21-0031, a request to rezone approximately 7.37 gross acres of land located at the southwest corner of McDowell Road and 107th Avenue from Agricultural (AG) to Freeway Commercial (C-3), subject to the following five (5) conditions of approval:

1. All development shall be completed in accordance with the City of Avondale General Engineering Requirements Manual and City of Avondale Supplement to MAG Uniform Specifications and Details unless a standards deviation has been approved.

2. The developer shall process a Minor Land Division or Final Plat dedicating an eight (8) foot public utility easement (PUE) along McDowell Road and 107th Avenue at the back of the ultimate right-of-way line prior to issuance of any permits for development on the project site.

3. All perimeter off-site improvements to McDowell Road and 107th Avenue, excluding any improvements that are part of the City's planned McDowell Road/107th Avenue Capital Improvement Project, shall be completed by the developer in the first phase of development. Improvements must extend across the property's full frontage, not only the portion to be developed with QuikTrip.

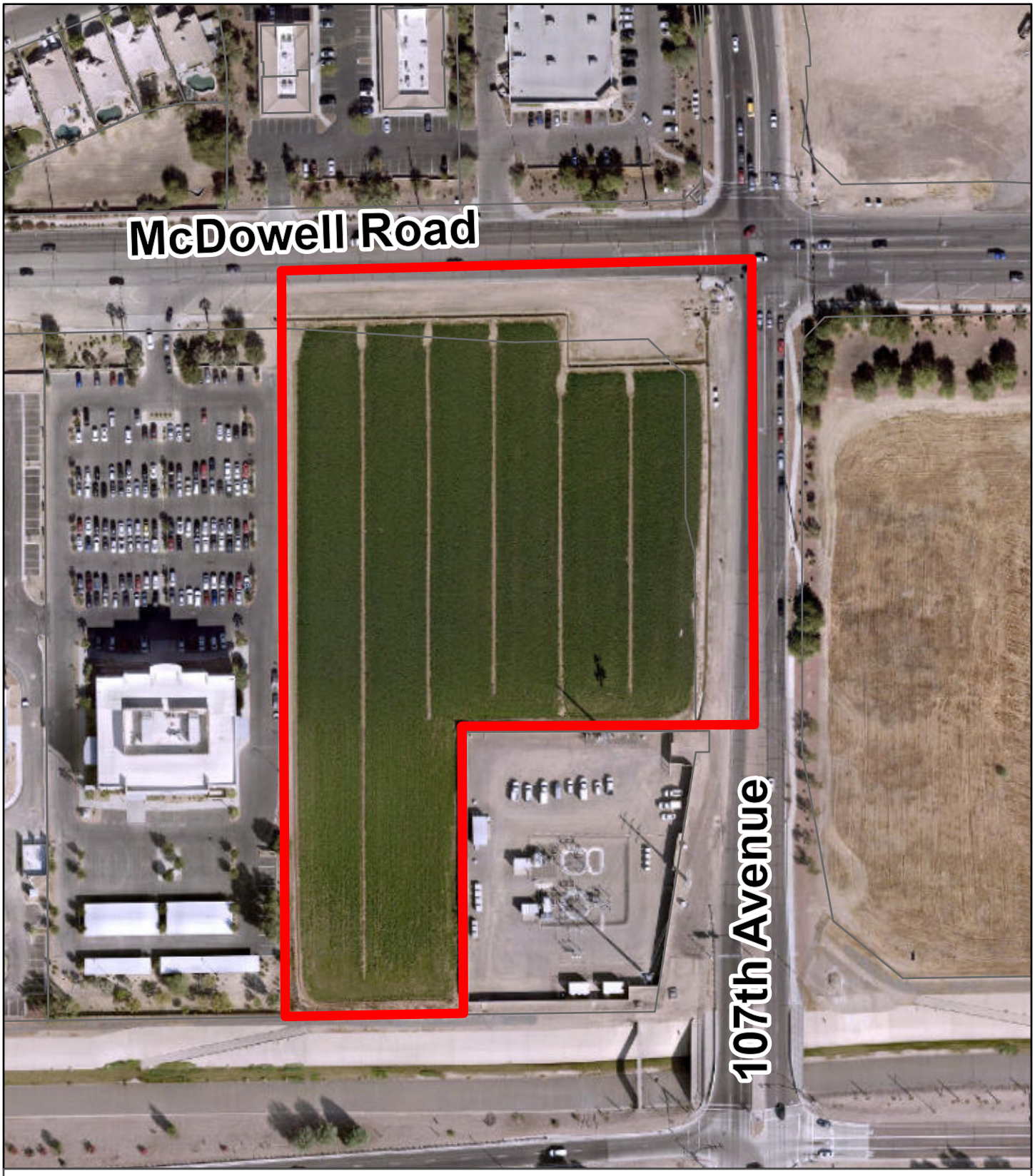
4. Powerlines less than 69 kV and/or irrigation canals on or adjacent to the property shall be converted underground in the first phase of development.

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

PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-21-0031, a request to rezone approximately 7.37 gross acres of land located at the southwest corner of McDowell Road and 107th Avenue from Agricultural (AG) to Freeway Commercial (C-3), subject to five (5) conditions listed in the staff report.

Exhibit A



Aerial Photograph

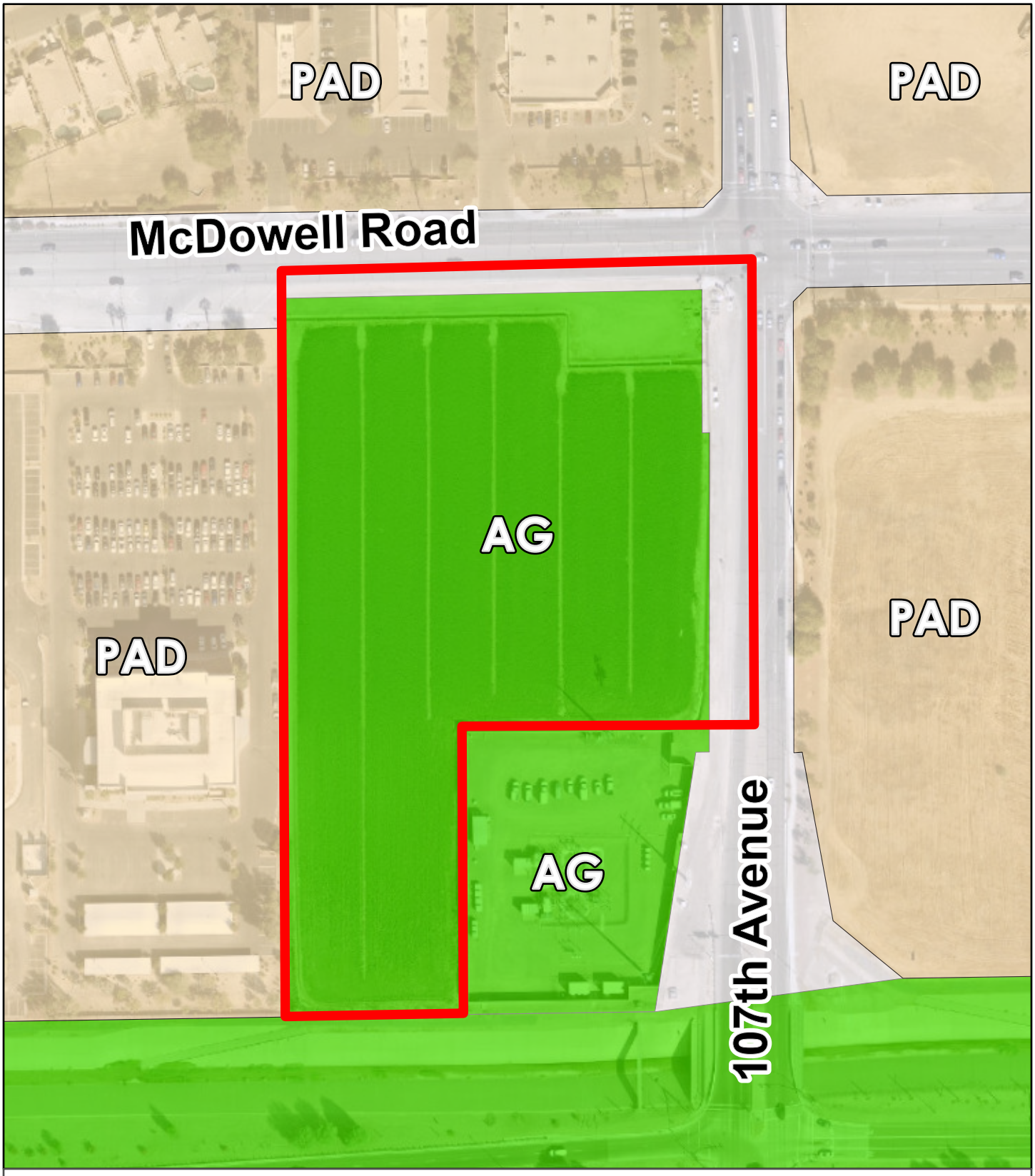
Avondale

Subject Property

N
W E
S

Date: 12/29/2021

Exhibit B



Zoning Vicinity

Avondale

Subject Property

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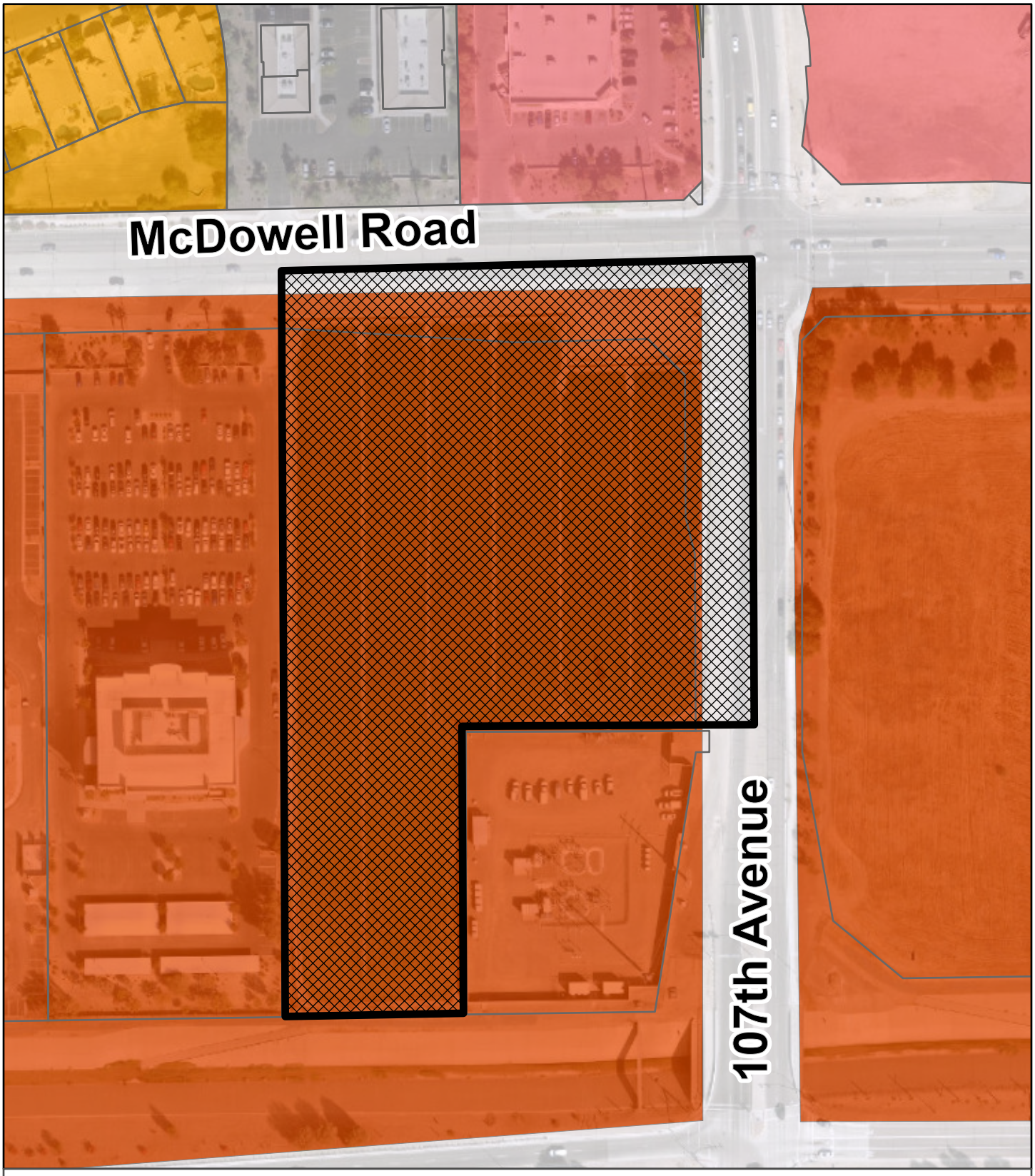
Date: 12/29/2021

Exhibit C



General Plan Land Use

Avondale

- Office/Professional
- Freeway Commercial
- Medium Density Residential
- Local Commercial

Subject Property

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Date: 12/29/2021

Exhibit D
Electronically received
October 18, 2021

MCR | Companies

Real Estate Investment & Development

Project Narrative

SWC of McDowell and 107th Avenue
APN 102-56-001J

Summary:
We are requesting a rezoning approval of our property located on the Southwest corner of McDowell and 107th Avenue (APN 102-56-001J) ("The Property"). The Property is currently zoned AG and consists of 7.377 gross acres of undeveloped land. We will be asking the City of Avondale, as well as our fellow citizens, to allow us to rezone The Property to a Freeway Commercial (C-3) district as intended by the City of Avondale's 2030 General Plan.

Property Description:
Located on the Southwest corner of McDowell and 107th Avenue (APN 102-56-001J), The Property is fronted on three sides by major transportation corridors. McDowell on the North frontage, 107th Avenue along the East, and Interstate 10 to the South. The property to the West has been developed as a multi-story medical office building within the past few years and is zoned PAD. Across McDowell to the North, the existing development consist of a multi-tenant office complex and retail on the hard corner which is zoned PAD. The property to the East across 107th Avenue remains undeveloped and is also zoned PAD. Additionally, The Property has an SRP substation attached at the Southeast corner along the SRP irrigation channel near Interstate-10.

Project Description:
The intended thematical use of The Property is meant to match the City of Avondale's 2030 General Plan. The elements we will be drawing upon to develop the project support a Freeway Commercial district by providing a mix of retail, hospitality, and transportation services. The Property's expected land uses will be complementary to the existing retail and medical sites that sit adjacent to The Property. Additionally, as the SRP sub-station will no longer be the sole 'visual' on this undeveloped land, we will greatly improve the streetscapes along this corridor by constructing new and attractive buildings while bringing an economic boost to the area.

Land Uses:
Based on the City of Avondale's most recent General Plan and Zoning Ordinance, the intended use of The Property is meant "to allow for a broad range of nonresidential uses including retail, medical, office, higher education, hospitality, sports and family entertainment, and commercial complexes." Additionally, "the C-3 district is designed to promote freeway-oriented services and products with a community-wide to regional trade area." Our conceptual site plan does not include any land uses inconsistent with current zoning ordinances.

Additionally, separate from this application, we filed for a Conditional Use Permit (CUP) (application PL-20-0073) on behalf of Quiktrip Gas station and are seeking both the rezoning and CUP be processed concurrently on the same neighborhood meeting, planning commission, and city council meeting schedules.Quiktrip

Proposed Land Use Development Map:
The proposed conceptual Site Plan allows for two main entry and exit points: One to the North along McDowell Rd. and the other to the East along 107th Avenue. Given feedback in our Pre-App, and ongoing discussions with Staff, we will be putting in a deceleration lane along McDowell Road that will allow for maximum separation from the 107th Avenue intersection. This driveway will be limited to right-in/right-out only movements given its the proximity to the intersection. Additionally, the property's second entry/exit point along 107th Avenue will provide 3/4 access allowing for left-in, right-in, and right-out movements. The City of Avondale has agreed to provide a median break that will allow the left-in movement to the property.

Development Standards:
Any future development shall conform, meet, and adhere to all applicable Development Standards outlined in the current Avondale Zoning Ordinance.

Architectural Design Criteria:
By following feedback from our Pre-App, as well as adhering to the framework outlined in the most recent Commercial and Industrial Design Manual, any future development shall meet or exceed the standards set forth by City of Avondale.

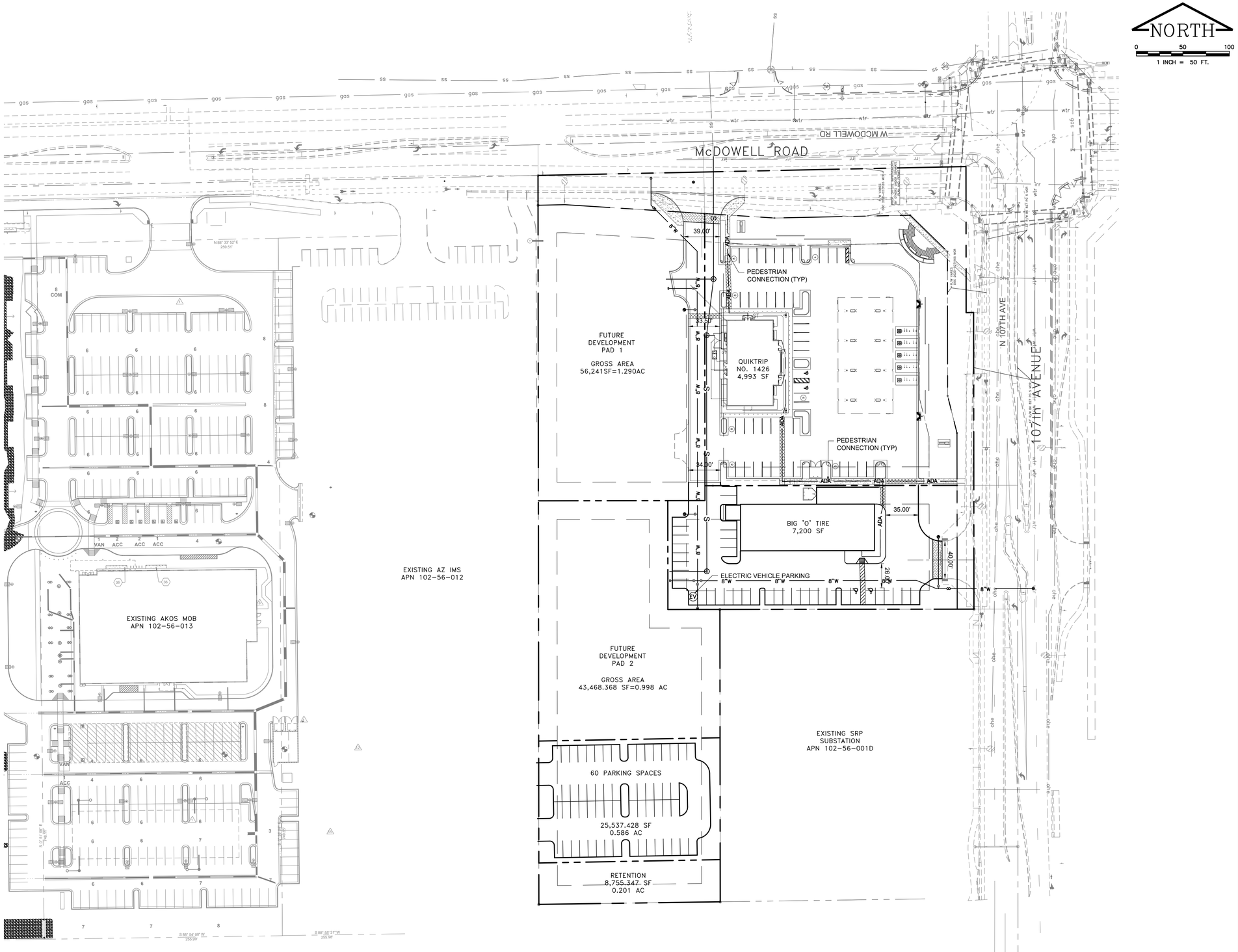
Landscaping:
By following the framework outlined in the most recent Commercial and Industrial Design Manual, Landscaping, with respect to functionality and design, shall meet the standards set forth by City of Avondale.

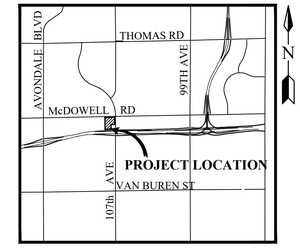
Signs:
Currently, there is no sign plan as our conceptual Site Plan is subject to change. However, any future sign plan will be expected to meet the City of Avondale's required ordinances.

Infrastructure:
Onsite infrastructure including driveways, curbing, lighting, water, sewer and irrigation will be provided as part of a comprehensive Site Plan submittal. However, before any future Site Plan is submitted, we are waiting on final design feedback from the City of Avondale on its planned Capital Improvement Project (Project No. 1224) at the intersection of 107th Avenue and McDowell Rd. We have been advised the City will be making significant offsite improvements including the relocation of our water well.

Conformance with Plans:

The proposed rezoning of The Property is intended to support and promote the vision set forth in the City of Avondale's 2030 General Plan. From a Land Use perspective, the Freeway Commercial (C-3) District has been a part of the General Plan since its original designation in 2002. As we've seen in subsequent reports, including the 2010 Existing Conditions update, there is still a desire to support this classification and an opportunity to encourage development as many of the ideal sites along Interstate-10 remain undeveloped. Additionally, The Property is in a designated Growth Area with plans underway by both the City of Avondale, and the development team, to invest in maximizing public infrastructure including roads and sewers at the site. The intended use of The Property, once completed, will have a positive economic impact to the City and will support many of the City focused initiatives. By helping grow and diversify the economic and employment base, we hope to provide opportunities that encourage and facilitates small and local business development. Moreover, the rezoning and approval of Permitted Uses with Conditionals, will have additional positive effects including branding opportunities that promote Avondale through targeted communication and outreach.





VICINITY MAP

N.T.S.

PROJECT DATA

APN: 102-56-001J

CURRENT ZONING: AG
PROPOSED ZONING: C3

PROJECT TYPE:
PAD 1: QUIKTRIP
PAD 2: BIG 'O' TIRES

LOT SIZE:
284,165 SF = 6.52 AC (GROSS)
253,644 SF = 5.82 AC (NET)

BUILDING SETBACK = 20'
LANDSCAPE SETBACK = 30'

PARKING SPACE DIMENSIONS:
9.5' x 20' TYPICAL
9.5' x 18' WHERE 2' OVERHANG OCCURS

PARKING DATA

	QUIKTRIP	BIG 'O' TIRES
BUILDING AREA	4,993 SF	7,200 SF
LAND USE	GAS STATION	AUTO SERVICE
PARKING RATIO REQUIRED	1 SPC PER 300 SF	1 SPC PER 400 SF
PARKING SPACES REQ'D	17	18
PARKING SPACES PROV.	50	38
ADA PARKING SPACES PROV.	2	2

NOTES

1. ROADWAY IMPROVEMENTS AND PROPOSED RIGHT-OF-WAY LINES ARE TAKEN FROM FUTURE IMPROVEMENT PLANS OF McDOWELL ROAD AND 107th AVENUE.
2. ALL PARKING SPACES CURRENTLY SHOWN ARE FULL-WIDTH SPACES. PER CODE, SOME SPACES MAY BE REVISED TO COMPACT SPACES DURING DESIGN.
3. ADDITIONAL PARKING SHOWN ON SOUTH SIDE OF PARCEL WILL BE PROVIDED PENDING AGREEMENT WITH WITH IMS.

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811 BLUE STAKE, INC.
Call 811 or click Arizona811.com

CIVIL DESIGN SOLUTIONS, LLC
15925 W. Glenrosa Avenue
Goodyear, Arizona 85395
480.205.8434

NO.	DATE	INIT.	REVISIONS	APPV'D	DATE

SITE PLAN
107th AVE & McDOWELL RD
APN 102-56-001J
MCR COMPANIES

PRELIMINARY NOT FOR CONSTRUCTION

DESIGN/DRAWN/CHECK: BTB / BTB / WEG
DATE: 10/2021
PROJ. NO. P1139-20
DWG NO. C001
SHEET 1 OF 1

Exhibit E
Electronically received October 18, 2021

BENCHMARK:

PER SURVEY INNOVATION GROUP, INC, THE BENCHMARK IS A 3" CITY OF AVONDALE BRASS DISK IN HANDHOLE AT THE INTERSECTION OF 107TH AVENUE AND ROOSEVELT STREET. ELEVATION = 1011.15

BASIS OF BEARING:

PER SURVEY INNOVATION GROUP, INC, THE BASIS OF BEARING IS THE NORTH LINE OF NORTHEAST QUARTER OF SECTION 6. SAID LINE BEARS SOUTH 88 DEGREES 48 MINUTES 15 SECONDS WEST.

PROJECT CONTACT LIST:

SURVEYOR OF RECORD
SURVEY INNOVATION GROUP, INC.
JARED HANSMANN R.L.S.
22425 N 16TH STREET SUITE 1.
PHOENIX, AZ, 850242
TEL: (480) 922-0780
JAREDH@SIGSURVEYAZ.COM

ENGINEER OF RECORD
KIMLEY-HORN AND ASSOCIATES, INC.
GARRETT FRAME, P.E.
7740 N. 16TH STREET, STE 300
PHOENIX, AZ, 85020
TEL: (602) 944-5500
GARRETT.FRAME@KIMLEY-HORN.COM

QT REAL ESTATE PROJECT MANAGER
QUIKTRIP CORPORATION-
PHOENIX DIVISION
JESSICA GLAVAS
1116 E BROADWAY RD
TEMPE, AZ 85282
TEL: (480) 446-6318
JESSICA.GLAVAS@QUIKTRIP.COM

QT CIVIL PROJECT MANAGER
QUIKTRIP CORPORATION
ASHLEY GOODRICH
4705 SOUTH 129TH EAST AVE.
TULSA, OK 74134
TEL: (918) 615-7273
AGOODRIC@QUIKTRIP.COM

PROJECT DESCRIPTION:

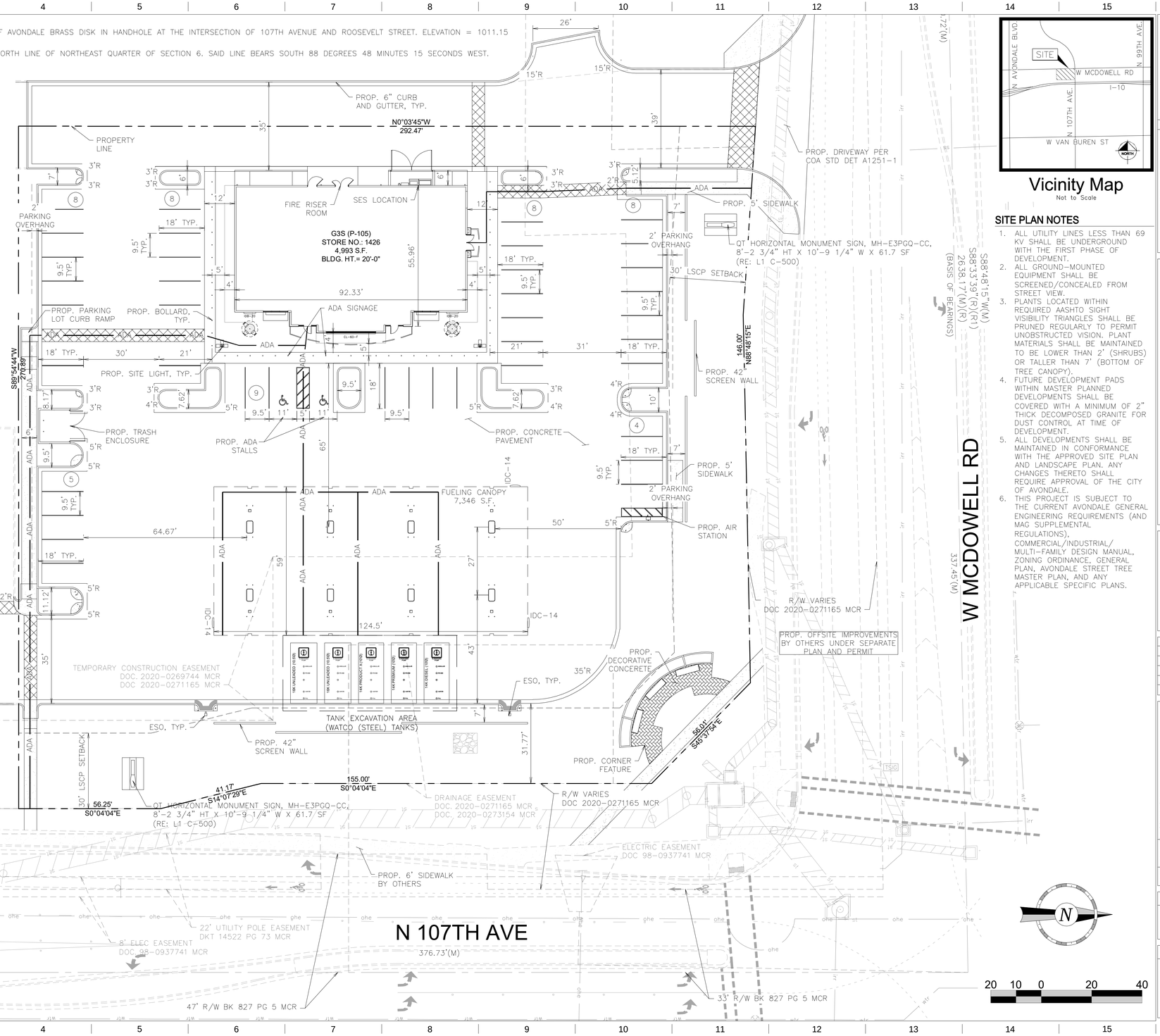
THE SCOPE INCLUDES THE CONSTRUCTION OF A CONVENIENCE STORE AND AN AUTO FUELING CANOPY WITH EIGHT MPD'S.

PROJECT DATA:

1. EXISTING ZONING: AG
   PROPOSED ZONING: C-3
2. GROSS SITE AREA: 107,236 SQ. FT. (2.46 ACRES)
   GROSS NET AREA: 86,821± SQ. FT. (1.99 ACRES)
3. TOTAL BUILDING FLOOR AREA: 4,993 S.F.
   TOTAL FUEL CANOPY AREA: 7,346 S.F.
4. PERCENT OF SITE COVERAGE:
   (4,993 S.F. + 7,346 S.F.)/86,821 S.F. = 14.2%
5. PARKING SPACES REQUIRED: 17 SPACES
   (4,993 S.F. X 1 SPACE/300 S.F. FLOOR AREA)
   PARKING SPACES PROVIDED: 50 SPACES (2 ADA PARKING SPACES)
6. LANDSCAPE REQUIRED: 15,104 S.F.
   LANDSCAPE PROVIDED: 16,324 S.F.

SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TFR — TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY
- DECORATIVE PAVEMENT



Vicinity Map
Not to Scale

SITE PLAN NOTES

1. ALL UTILITY LINES LESS THAN 69 KV SHALL BE UNDERGROUND WITH THE FIRST PHASE OF DEVELOPMENT.
2. ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.
3. 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).
4. 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.
5. 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.
6. THIS PROJECT IS SUBJECT TO THE CURRENT AVONDALE GENERAL ENGINEERING REQUIREMENTS (AND MAG SUPPLEMENTAL REGULATIONS), COMMERCIAL/INDUSTRIAL/ MULTI-FAMILY DESIGN MANUAL, ZONING ORDINANCE, GENERAL PLAN, AVONDALE STREET TREE MASTER PLAN, AND ANY APPLICABLE SPECIFIC PLANS.

PROJECT NO.: 291443001

Kimley»Horn

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
7740 NORTH 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020 (602) 944-5500

QuikTrip No. 1426

SWC W MCDOWELL RD & N 107TH AVE
AVONDALE, AZ

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PROTOTYPE:	P-105 (02/01/21)
DIVISION:	05
VERSION:	001
DESIGNED BY:	CGF
DRAWN BY:	RRO
REVIEWED BY:	CGF

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 10/06/2021

SHEET TITLE:
PRELIMINARY SITE PLAN

SHEET NUMBER:
SP1

FILE LOCATION:K:\PHX_Civil\291443001 - QT1426 - McDowell & 107th Ave\CADD\05-1426 Civil.dwg TAB NAME:Site (Prelim) USER:Hunter.Older SAVED:10/7/2021 8:49 AM PLOTTED:10/7/2021 8:55 AM

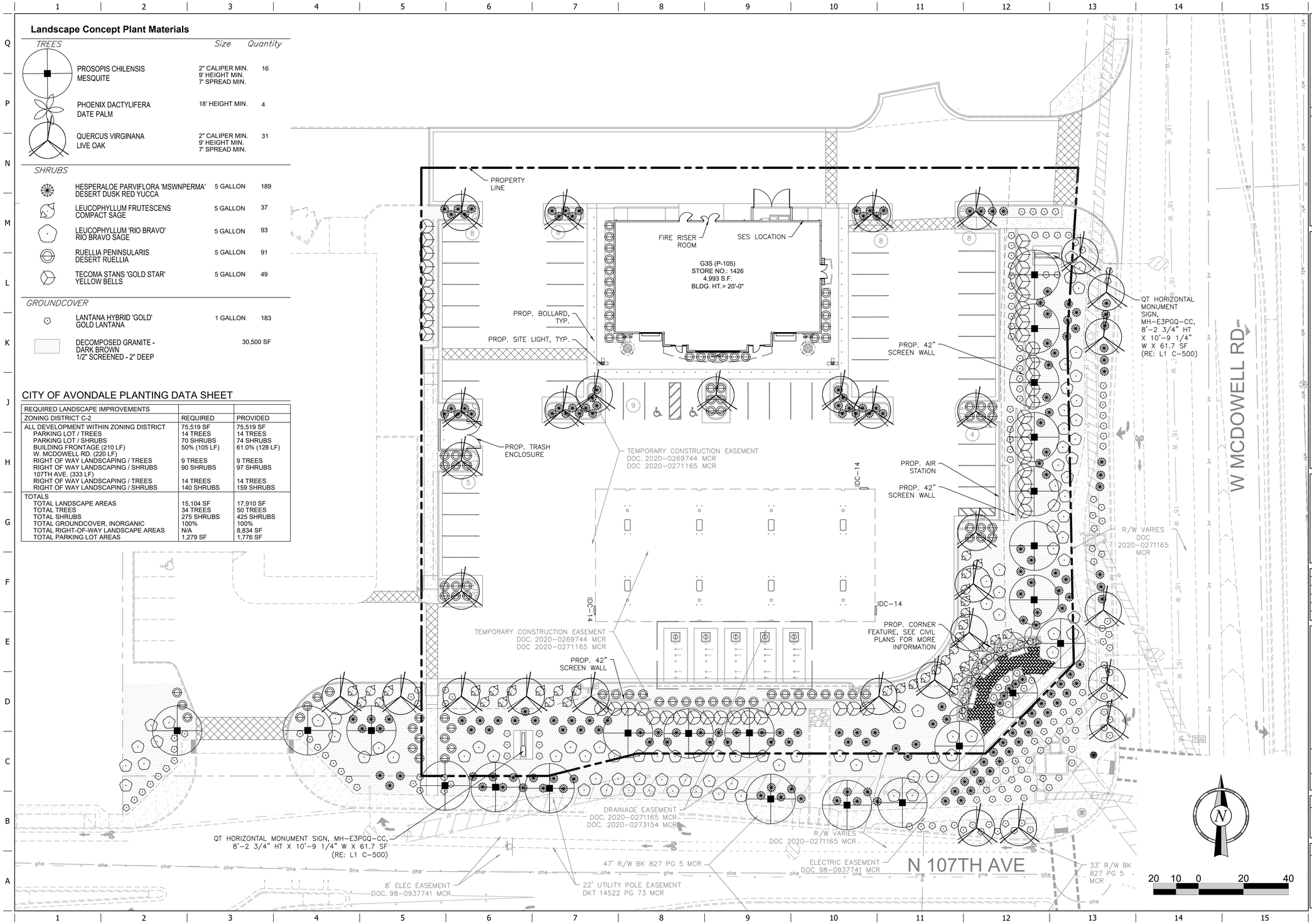
Exhibit F
Electronically received October 18, 2021

Landscape Concept Plant Materials

	Size	Quantity
TREES		
PROSOPIS CHILENSIS MESQUITE	2" CALIPER MIN. 9' HEIGHT MIN. 7' SPREAD MIN.	16
PHOENIX DACTYLIFERA DATE PALM	18' HEIGHT MIN.	4
QUERCUS VIRGINANA LIVE OAK	2" CALIPER MIN. 9' HEIGHT MIN. 7' SPREAD MIN.	31
SHRUBS		
HESPERALOE PARVIFLORA 'MSWNPERMA' DESERT DUSK RED YUCCA	5 GALLON	189
LEUCOPHYLLUM FRUTESCENS COMPACT SAGE	5 GALLON	37
LEUCOPHYLLUM 'RIO BRAVO' RIO BRAVO SAGE	5 GALLON	93
RUELLIA PENINSULARIS DESERT RUELLIA	5 GALLON	91
TECOMA STANS 'GOLD STAR' YELLOW BELLS	5 GALLON	49
GROUNDCOVER		
LANTANA HYBRID 'GOLD' GOLD LANTANA	1 GALLON	183
DECOMPOSED GRANITE - DARK BROWN 1/2" SCREENED - 2" DEEP		30,500 SF

CITY OF AVONDALE PLANTING DATA SHEET

REQUIRED LANDSCAPE IMPROVEMENTS		
ZONING DISTRICT C-2	REQUIRED	PROVIDED
ALL DEVELOPMENT WITHIN ZONING DISTRICT	75,519 SF	75,519 SF
PARKING LOT / TREES	14 TREES	14 TREES
PARKING LOT / SHRUBS	70 SHRUBS	74 SHRUBS
BUILDING FRONTAGE (210 LF)	50% (105 LF)	61.0% (128 LF)
W. MCDOWELL RD. (220 LF)		
RIGHT OF WAY LANDSCAPING / TREES	9 TREES	9 TREES
RIGHT OF WAY LANDSCAPING / SHRUBS	90 SHRUBS	97 SHRUBS
107TH AVE. (333 LF)		
RIGHT OF WAY LANDSCAPING / TREES	14 TREES	14 TREES
RIGHT OF WAY LANDSCAPING / SHRUBS	140 SHRUBS	159 SHRUBS
TOTALS		
TOTAL LANDSCAPE AREAS	15,104 SF	17,910 SF
TOTAL TREES	34 TREES	50 TREES
TOTAL SHRUBS	275 SHRUBS	425 SHRUBS
TOTAL GROUNDCOVER, INORGANIC	100%	100%
TOTAL RIGHT-OF-WAY LANDSCAPE AREAS	N/A	8,834 SF
TOTAL PARKING LOT AREAS	1,279 SF	1,776 SF



REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 60494 ANDREW A. VALESTIN Date Signed 9/28/21 ARIZONA U.S.A.

PROJECT NO.:291443001

Kimley»Horn
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7740 NORTH 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020 (602) 944-5500

QuikTrip No. 1426

SWC W MCDOWELL RD & N 107TH AVE
AVONDALE, AZ

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PROTOTYPE: P-105 (02/01/21)
DIVISION: 05
VERSION: 001
DESIGNED BY: CGF
DRAWN BY: RRO
REVIEWED BY: CGF

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 10/06/2021

SHEET TITLE: LANDSCAPE PLAN

SHEET NUMBER: L100

FILE LOCATION:K:\PHX_Civil\291443001 - QT1426 - McDowell & 107th Ave\CADD\05-1426 Landscape.dwg TAB NAME:Landscape (Prelim) USER:Jacob.Jurgens SAVED:10/7/2021 9:15 AM PLOTTED:10/7/2021 10:21 AM

Avondale
Aspiring. Achieving. Accelerating.

QuikTrip

CITY OF AVONDALE PLANTING DATA SHEET

REQUIRED LANDSCAPE IMPROVEMENTS		
ZONING DISTRICT C-2	REQUIRED	PROVIDED
ALL DEVELOPMENT WITHIN ZONING DISTRICT	75,519 SF	75,519 SF
PARKING LOT / TREES	14 TREES	14 TREES
PARKING LOT / SHRUBS	70 SHRUBS	74 SHRUBS
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W. MCDOWELL RD. (220 LF)		
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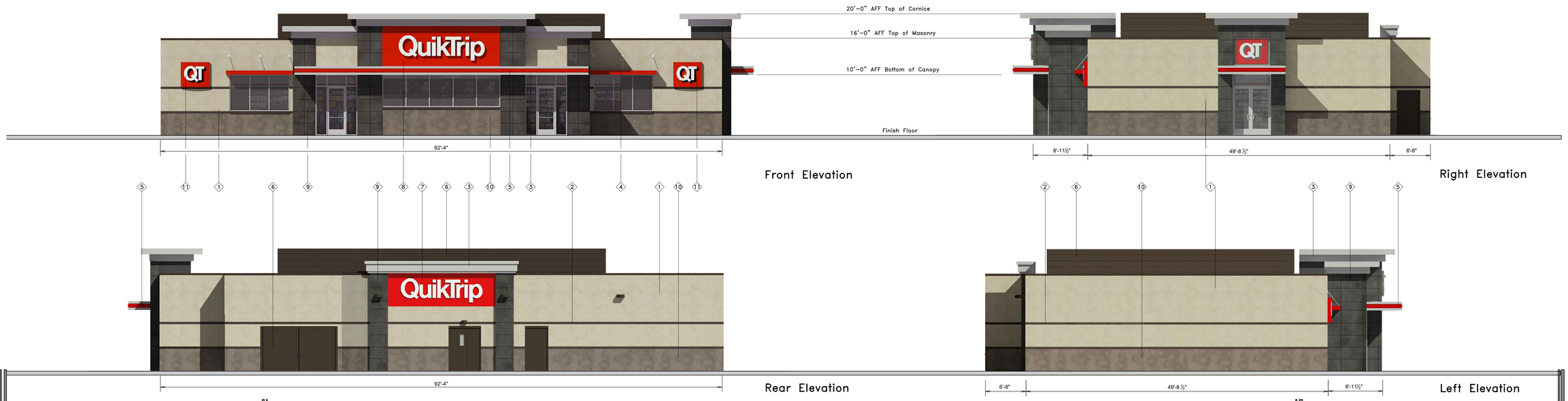
RIGHT OF WAY LANDSCAPING / SHRUBS	90 SHRUBS	97 SHRUBS
107TH AVE. (333 LF)		
RIGHT OF WAY LANDSCAPING / TREES	14 TREES	14 TREES
RIGHT OF WAY LANDSCAPING / SHRUBS	140 SHRUBS	159 SHRUBS
TOTALS		
TOTAL LANDSCAPE AREAS	15,104 SF	17,910 SF
TOTAL TREES	34 TREES	50 TREES
TOTAL SHRUBS	275 SHRUBS	425 SHRUBS
TOTAL GROUNDCOVER, INORGANIC	100%	100%
TOTAL RIGHT-OF-WAY LANDSCAPE AREAS	N/A	8,834 SF
TOTAL PARKING LOT AREAS	1,279 SF	1,776 SF

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
60494
ANDREW A.
VALESTIN
Date Signed 10/06/2021
ARIZONA, U.S.A.

Andrew Valestin

Exhibit G
Electronically received October 18, 2021



QuikTrip.

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #	Address:	City, State:
1426 Custom G3S Building Elevations	SWC McDowell & 107th	Avondale, AZ

Serial #	Scale:	Issue Date:	Drawn By:	Rev/Notes:
05-1426-G3S	1/8"=1'-0"	10.05.21	BP	

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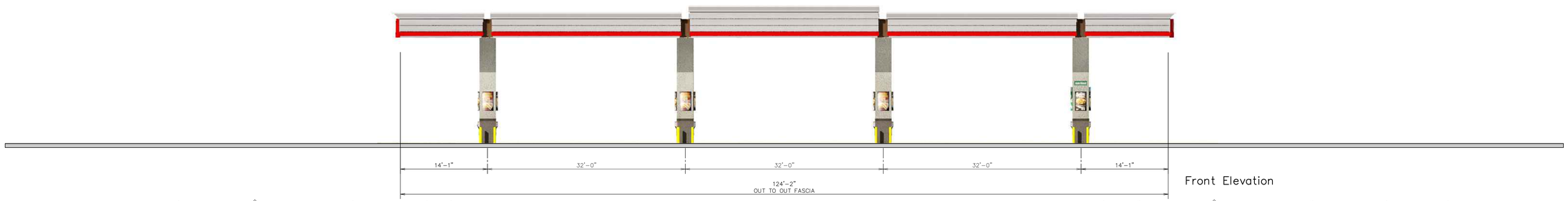
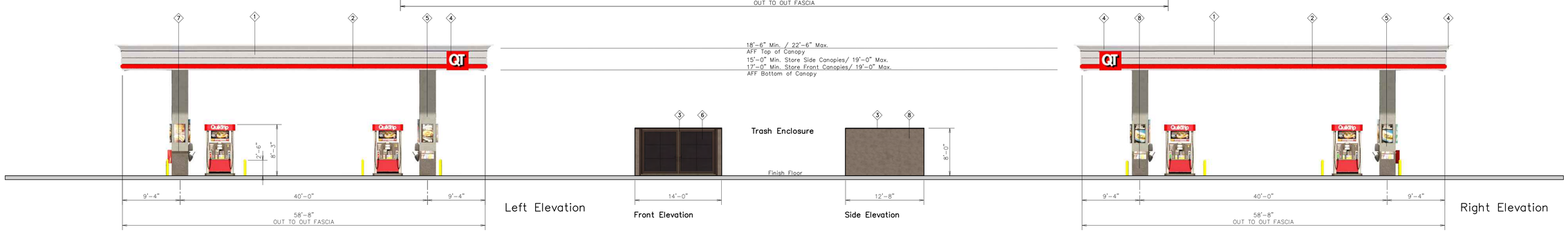
#	FINISH	MANUFACTURER	SPECIFICATION
1	LIGHT BEIGE	STO	A100G EIFS
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRUSHED ALUMINUM	REYNOBOND	FASCIA
4	QT RED	SHERWIN - WILLIAMS	METAL CANOPIES
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	DARK BRONZE	SHERWIN - WILLIAMS	METAL/PAINT
7	CL-44R	ALLEN INDUSTRIES	SIGNAGE
8	CL-60R	ALLEN INDUSTRIES	SIGNAGE
9	BLACK	STO	TILE SYSTEM
10	PERFECT GREIGE	STO	A100G EIFS
11	IDB-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE



Front Elevation



Left Elevation

Front Elevation

Side Elevation

Right Elevation

QuikTrip

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #		Address:	City, State:
1426	Custom DS8 Canopy	SWC McDowell & 107th	Avondale, AZ

Serial #	Scale:	Issue Date:	Drawn By:	Rev/Notes:
05-1426-GD08	1/8"=1'-0"	10.05.21	BP	

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②	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOBOND	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	SHERWIN — WILLIAMS	METAL/PAINT
4	IDC-9	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	LIGHT BEIGE	STO	A100 EIFS
6	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
7	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
8	PERFECT GREIGE	STO	A100 EIFS

Exhibit H

QuikTrip Neighborhood Meeting
10/5/21- 6 PM

Attendees:
Patricia Dennis
Charles Montoya
Jessica Glavas
Robert McGeorge
Brian Greathouse
Ricki Horowitz
Eric Fitzer
Ann Dolmage
Jodie Novak

Charles Montoya asked about the cross-hatch area across the AIMS site. Said access from QuikTrip across this site is not recommended; we want to keep traffic on McDowell going east, not west. Access point on 107th Avenue should line up with Park 10 and should be right-in, right-out, and left-in. Applicant is aware of these restrictions.

The site plan has been updated to include just one entry on McDowell.

The length of the left-turn lane was discussed.

Brian Greathouse: Brown/tan is not a typical color scheme for QT but was chosen for this project for visual quality

Pat Dennis asked how many gas pumps would be provided (8 pumps)

Charles reiterated the concern about westbound traffic on McDowell. Said that charter schools in the area have affected traffic and presented safety concerns.

AGENDA ITEM REPORT

SUBJECT: QuikTrip – Conditional Use Permit – Application PL-20-0073

MEETING DATE: 1/19/2022

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 Tim Reardon, MCR Companies, on behalf of property owner FER Properties, for approval of a Conditional Use Permit to allow for a gas station with convenience store use. The subject property includes approximately 5.73 net acres of land located at the southwest corner of McDowell Road and 107th Avenue. There is a concurrent request to rezone the property from Agricultural (AG) to Freeway Commercial (C-3). The CUP approval is contingent on Council approval of the rezoning request. Commission will take appropriate action and forward a recommendation to City Council.

BACKGROUND:
The 5.73 net acre, irregularly shaped subject property (Exhibits A and B) is located at the southwest corner of McDowell Road and 107th Avenue. The site is also bordered by the I-10 Freeway to the south.

The property was annexed into the City's corporate limits on June 17, 2003 and zoned Agricultural (AG) upon annexation.

The property is designated by the General Plan 2030 Land Use Map as Freeway Commercial, which is a land use designation to accommodate the more intense uses of the I-10 Freeway, Loop 101, SR 30, and other future parkway corridors. Freeway commercial development patterns will provide concentrated retail, hospitality, and related activity along these corridors. This category allows for a broad range of non-residential uses and development flexibility by promoting community-wide and regional retail, medical, office, higher educational complexes, hospitality, sports and family entertainment, commercial complexes, and service destinations to a larger trade area. It offers amenities such as attractive streetscapes, pedestrian activity connections, and efficient circulation.

The site is currently being farmed and there is an SRP irrigation canal along both McDowell Road and 107th Avenue.

The City has started widening improvements to the intersection of 107th Avenue and McDowell Road. Improvements include relocating SRP irrigation pipes, SRP electrical, traffic signals, paving, medians, landscaping, street lighting, curb and sidewalk. The CIP project will provide additional lanes on McDowell Road east and west of 107th Avenue, an additional lane northbound and southbound between McDowell Road and the I-10 Freeway on 107th Avenue, bike lanes, dual left-turn lanes, and northbound/eastbound right

turn lane at the intersection. Work is expected to be completed by the end of October 2022.

The existing uses and zoning of surrounding properties include:
NORTH OF MCDOWELL ROAD: Medical office complex and Walgreens, a pharmacy and convenience store zoned Garden Lakes PAD.
EAST OF 107TH AVENUE: Vacant land zoned Park 10 PAD.
SOUTH: Walled in SRP substation on the hard corner that includes a wireless communication facility. South of the I-10 Freeway is vacant land zoned Avondale Gateway PAD that is currently being farmed.
WEST: Multi-story medical office building zoned AKOS PAD.

SUMMARY OF REQUEST:
The applicant is requesting approval of a Conditional Use Permit (CUP) to allow for a gas station with a convenience store use (Exhibit D). As previously mentioned, a gas station with or without a convenience store is a conditionally permitted use within the C-3 zoning district requiring CUP approval by City Council.

The applicant is proposing development of a QuikTrip gas station and convenience store on the immediate corner. The convenience store building is planned to be approximately 4,993 square feet in size with a fuel canopy for eight (8) fuel pumps.

Parking is proposed on three (3) sides of the building with three (3) customer entrances. Fuel deliveries will occur on the east side of the fuel canopies, away from customer areas. Vendor delivery will occur on the rear (west) side of the building.

In terms of access, the developer will construct a driveway on McDowell Road that allows for right-in/right-out only movements. Traffic will not be able to exit westbound on McDowell Road. On 107th Avenue, the developer will construct a driveway that provides for three-fourths (¾) access allowing left-in, right-in, and right-out vehicular movements.

The preliminary contemporary architectural design of the building meets the City's Commercial and Industrial Design Guidelines. The fuel canopy is designed with architectural enhancements, including offsets and a cornice (Exhibit G) and will utilize materials found on the main building.

A seating area with benches and landscaping is proposed on the corner of McDowell Road and 107th Avenue.

PUBLIC PARTICIPATION:
A Neighborhood Meeting was held on October 5, 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 (15) days prior to the meeting in accordance with notice requirements. In addition to City Staff and the applicant's team, one (1) Councilmember attended the virtual meeting (Exhibit H). Discussion was primarily related to access to the site, color scheme of QuikTrip, and number of gas pumps

Four (4) comments pertaining to the proposal were posted on the City's aVOICE/Polco digital forum stating support as long as site is maintained in a clean manner, support for a QuickTrip business, no support for another QuikTrip, and a concern for increased traffic. No additional public comments have been received to date.

All required notifications for the Planning Commission and City Council public hearings were completed in accordance with notice requirements.

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

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

the general plan and (c) will be consistent with the desired character for the surrounding area.
A gas station and convenience store are uses that align with the Freeway Commercial General Plan land use designation. The type of uses allowed in this category include a broad range of non-residential uses and development flexibility by promoting community-wide and regional retail, medical, office, higher educational complexes, hospitality, sports and family entertainment, commercial complexes, and service destinations to a larger trade area.

The proposed development furthers several goals in the General Plan for the area including:

- Ensure adequate transition and/or buffers are provided when adjacent land uses vary in character or intensity.
- Supporting new development that accommodates business attraction opportunities.
- Encourage development that will increase sales tax revenue.

Lastly, the development will be consistent with the character of the area in terms of architecture and use.

2. That the use will be (a) compatible with other adjacent and nearby land uses and (b) will not be detrimental to persons residing or working in the area, adjacent property, the neighborhood or the public welfare in general.
A gas station with a convenience store is a compatible use for the adjacent medical office building and nearby retail and medical office uses. It is also an appropriate use for the corner of two (2) major arterial roads. The nearest residential area to this project, the Garden Lakes neighborhood to the north, across McDowell Road, will not be negatively impacted by this development. The proposed use will provide goods and service services for motorists in the McDowell Road corridor and the nearby I-10 Freeway.

3.That the site is adequate in size and shape to accommodate the proposed use, allow safe on-site circulation, and meet all required development standards including, but not limited to, setbacks, parking, screening, and landscaping.
Staff has reviewed a preliminary site plan (Exhibit E) and preliminary landscape plan (Exhibit F). The proposed development meets the development standards for setbacks, parking, and landscaping, etc. as required by the Zoning Ordinance. All circulation internal to the site meets City requirements. Adequate width is provided to allow City fire trucks to enter and exit the site, if necessary.

4.That the site has appropriate access to public streets with adequate capacity to carry the type and quantity of traffic generated by the proposed use.
Public access to the facility will be from both McDowell Road and 107th Avenue. As previously mentioned, the new driveway on McDowell Road will allow for right-in/right-out only movements. Traffic will not be able to exit westbound on McDowell Road. On 107th Avenue, the new driveway will provide for three-fourths (¾) access for left-in, right-in, and right-out movements. Both McDowell Road and 107th Avenue have adequate capacity to carry the type and quantity generated by the proposed use.

5.That adequate conditions have been incorporated into the approval to ensure that any potential adverse effects will be mitigated.
According to the project narrative, there are no anticipated adverse effects from this QuikTrip development. The development will be required to conform to the narrative and associated documents as listed in the conditions of approval below.

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

1. The proposed land use meets the five (5) required findings for a CUP in Section 108 B. of the Zoning Ordinance.

2. Approval of the proposal will result in development compatible with the Freeway Commercial General

Plan designation, the proposed C-3 zoning, and existing development in the area.

3. The proposed land use will not be detrimental to persons residing or working in the area, on adjacent properties, or to the public welfare in general.

4. The proposed land use will provide goods and services for current and future residents in Avondale, as well as motorists on the McDowell Road corridor and 1-10 Freeway.

STRATEGIC PLAN:
STRATEGIC OUTCOME AREA: 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-20-0073, a request for approval of a Conditional Use Permit to allow for a gas station with a convenience store use, subject to the following three (3) conditions of approval:

1. The use and development of the site with a gas station and convenience store shall conform to the Conditional Use Permit Project Narrative, Conceptual Site Plan, Preliminary Landscape Plan, electronically date stamped October 18, 2021.

2. Any uses shown on the Conceptual Site Plan will be reviewed and approved with submittal of a Site Plan and Design Review application.

3. In accordance with Section 108.D of the Zoning Ordinance, the Conditional Use Permit shall expire within two (2) years from the date of approval if the use has not commenced.

PROPOSED MOTION:
I move that Planning Commission recommend **APPROVAL** of Application PL-20-0073, a request for approval of a Conditional Use Permit to allow for operation of a gas station with a convenience store use, subject to three (3) conditions listed in the staff report.

Exhibit A

Aerial Photograph

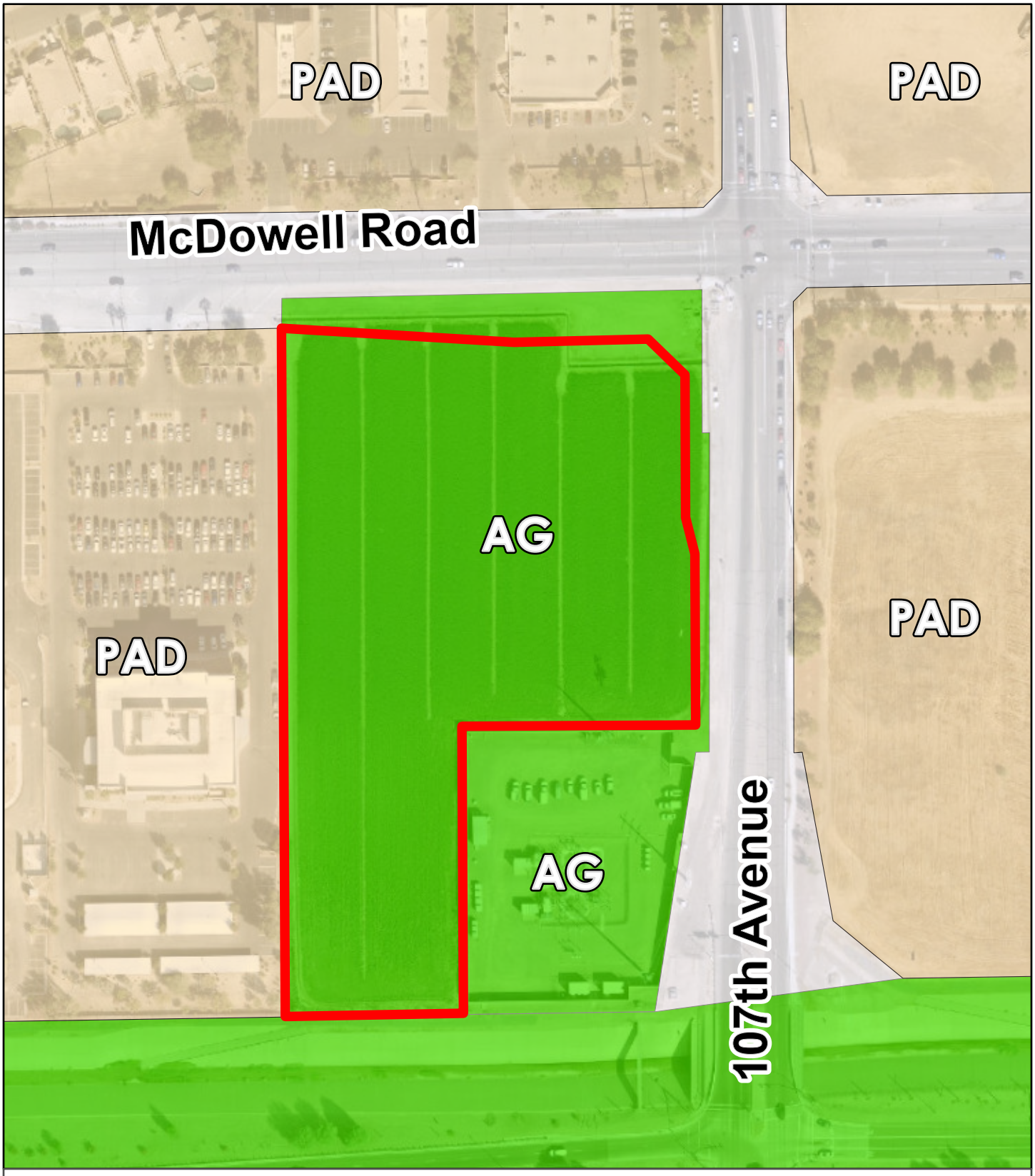
Avondale

Subject Property

N
W E
S

Date: 12/29/2021

Exhibit B



Zoning Vicinity

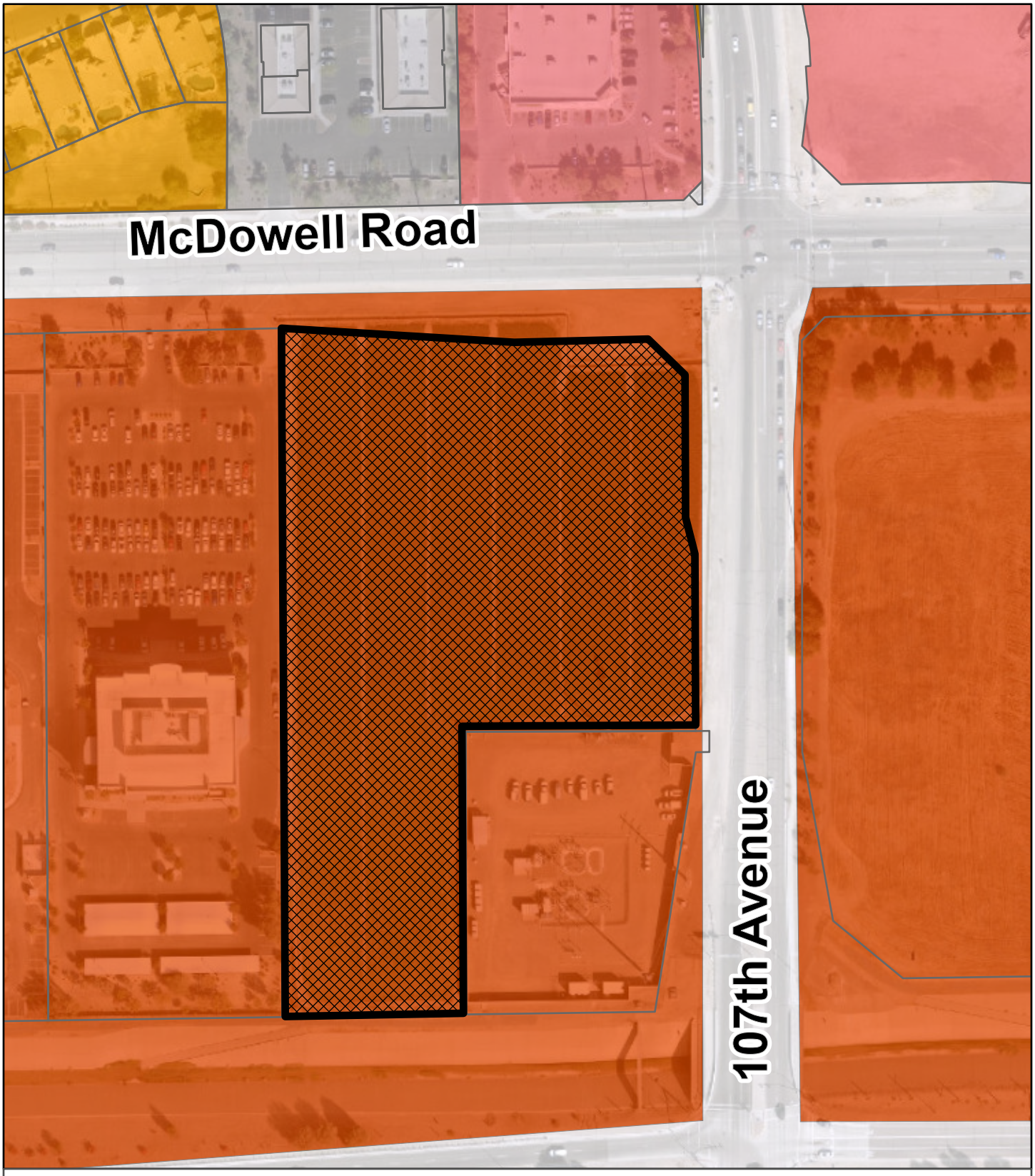
Avondale

Subject Property

N
W E
S

Date: 12/29/2021

Exhibit C



General Plan Land Use

Avondale

- Office/Professional
- Freeway Commercial
- Medium Density Residential
- Local Commercial

Subject Property

N
W E
S

Date: 12/29/2021

Exhibit D
Electronically received October 18, 2021

Conditional Use Permit Narrative

QuikTrip #1426
SWC of McDowell Road & 107th Avenue
Avondale, Arizona

1. Description

QuikTrip Corporation ("QT") is developing approximately 1.99 net acres (2.56 gross acres) of real property located at the southwest corner of McDowell Road and 107th Avenue in Avondale, Arizona ("Site"). QT requests a Conditional Use Permit ("CUP") to allow the development of a new QT Convenience Store and Gas Station ("QT Store") on this vacant, underutilized Site. QT's new Gen 3S concept Store will serve a variety of freshly made foods and drinks from a "full service counter" such as pizzas, flatbread sandwiches, soft pretzels, and tacos. Specialty coffee drinks, espressos, shakes, smoothies, and ice cream cones will be offered as well.

QT has two existing developments within the City of Avondale and looks forward to expanding its business within the City and continuing to increase its presence as a business member in the community.

2. Conformance with the General Plan

The proposed QT Store and this CUP request are supported by the General Plan. The Site is designated Freeway Commercial on the General Plan's Land Use Plan. The Freeway Commercial designation indicates areas that accommodate more intense uses of I-10 Freeway, Loop 101, SR 30 and other future parkway corridors, and provides concentrated retail, hospitality, and related activities and allows a broad range of non-residential uses. The Freeway Commercial designation is one of the most intense designations within the General Plan map and is suitable for the proposed QT Store development. Further, below is a summary of QT's conformance to the City's General Plan Land Use Goals and Policies:

General Plan

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

The Site and surrounding area are vacant land. The Site is bounded on the south by vacant land and an existing APS substation. Arterial streets (McDowell Road and 107th Ave) border the Site on the north and east, respectively. The Site is bordered on the west by vacant land and an existing office building. Appropriate buffers and transitions to/from the Site are being provided through the companion rezoning case being processed concurrently with this CUP request.

Economic Vitality Goal 3 Policy D: "*Support new development that accommodates business attraction opportunities.*"

The proposed QT Store will be QT's third store in Avondale. The new QT Store represents a significant $8MM+ investment and QT is excited about supporting the City's goal of Economic Vitality.

Cost of Development Goal 1 Policy E: *"Encourage development that will increase the City's sales tax revenues."*

This QT Store (and other existing QT Stores within the City) significantly increases the City's sales tax revenue. QT's Store will likely be welcomed and well used by area residents, employees in the area, and other visitors to Avondale and the surrounding area.

3. Compliance with Site's Zoning

This CUP request is related to a companion rezoning case on the Site and the surrounding properties. The rezoning request allows C-3 uses on the Site. Gas Stations are a permitted use with a CUP within the C-3 Zoning District. Further, the City's C-3 Zoning District "is designed to promote freeway-oriented services and products within a community-wide to regional trade area." This CUP request (and pending rezoning request) will permit the QT Store to be developed on the Site in compliance with the intent and purpose of the C-3 Zoning District.

4. QT's Compatibility with Surrounding Area

The Site and surrounding area are vacant land. The Site is bounded on the south by vacant land and an existing APS substation. Arterial streets (McDowell Road and 107th Ave) border the Site on the north and east, respectively. The Site is bordered on the west by vacant land and an existing office building.

5. Site Design

The proposed QT development will include the construction of a new 5,000 +/- square building with 8 fuel stations covered by a canopy appropriately located on the east portion of the Site along 107th Avenue. A Preliminary Site Plan is enclosed with the CUP submittal materials.

Access to/from the Site will occur at two separate locations. There is one right-in, right-out point of ingress/egress to and from McDowell Road (shared with adjacent property to the west) and one right-in, right-out, left-in point of ingress/egress along 107th Ave (through the proposed Big O Tire property south of the Site). Both access points utilize shared driveways with cross access agreements in place with adjacent landowners.

The front of the building will face 107th Avenue, providing store front architecture and appealing building design that is viewable from the well-traveled adjacent arterial street. QT's building architecture is high quality and top-of-the-class compared to other gas station and c-store businesses around the Valley.

The customer parking experience is very important to QT. The QT Store provides three "front doors," providing up-front parking for all customers. There are two "front doors" provided along the east side, and one "front door" at the north side of the building. Parking is provided along three sides (south, east and north) of the building to allow easy access for customers. Fuel deliveries will occur on the east side of the fuel station canopy, away from customer areas. The Vendor delivery area is located at the rear of the building (west). Locating the Vendor delivery area at the west side of the building places the delivery trucks away from the flow of customers. Further, screen walls have been placed along the north and east sides of the Site along parking areas.

The Site has been designed with durable materials. Concrete will be used on all paved surfaces of the Site. QT prefers concrete to asphalt because it is a much more durable material and more appealing than asphalt. Further, compared to asphalt, concrete creates less of a "heat island effect." Further, there is decorative concrete at all three point of access to the Site. The Site's design is a direct result of QT's commitment to a great customer experience.

6. Building Design

QT's new Gen 3S Store provides architectural articulation on four sides of the building, adding character to the building and Site. Conceptual Building Elevations and Fuel Station Canopy Elevations are enclosed with the CUP submittal materials. The proposed QT Store and Fuel Station Canopy comply with the City's Commercial and Industrial Design Manual and incorporate contemporary architecture unique to this Site that is compatible with the proposed surrounding uses and the City's McDowell Road Health Tech Corridor. The building includes a variety of colors to create diversity and appeal. A variety of material types are used to provide visual and textural contrast, including tile and metal panels to create a contemporary feel. The windows are shaded with flat metal awnings to reduce heat gain and increase energy efficiency. The fuel station canopy is designed to match the architecture of the QT Store. The solid face of the canopy fascia will be broken up by four offsets, with increased height in the center, and topped with a cornice, providing horizontal articulation and enhanced architectural styling.

7. Landscape Theme and Pedestrian Amenities

The landscape theme incorporates various types of desert themed trees, shrubs and groundcovers. A Preliminary Landscape Plan is enclosed with the CUP submittal materials. The trees include Date Palms, Mesquites, and Live Oaks. The bushes and ground cover include a variety of desert succulents and other low water usage plants.

Further, QT will provide an enhanced corner feature at the northeast corner of the Site to provide pedestrian relief, a pleasant seating area, and to be a "welcoming" feature at this gateway location. See Preliminary Landscape Plan.

8. Signage

One freestanding monument sign will be located along McDowell Road and one freestanding monument sign will be located along 107th Avenue. The freestanding monument sign

locations are shown on the Preliminary Site Plan. Further, there is a "QuikTrip" sign located on the east side of the building, along with two "QT" button signs, a "QT" sign on the north end of the building (that is technically located within the interior of the building), and three QT button signs are located on the Fuel Station Canopy. See Building and Fuel Station Canopy Elevations. A Comprehensive Sign Plan will be submitted to City Staff in the future.

9. Hours of Operation

The QT Store will operate 24 hours per day, Sunday through Saturday.

10. Meets and Exceeds Objective Criteria for Use Permit Approvals

The QT development meets and exceeds the required findings for a Conditional Use Permit under the City's Zoning Ordinance. When these objective criteria are met by a proposed development, it is appropriate for City Staff to recommend approval of a CUP and it is appropriate for the Planning & Zoning Commission to recommend approval and City Council to approve the CUP. QT meets the criteria and requests approval of its CUP.

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

   The QT development is consistent with the Freeway Commercial land-use designation, which specifically describes a broad range of non-residential uses and is one of the most commercial intense designations on the Land Use Map. Further, as described above, the QT development on this vacant, underutilized Site is consistent with the goals and policies of the General Plan and general guidelines and objectives for the development of the area. Further, the development will be consistent with the character of the area at the corner of arterial intersection with other commercial and office uses within the vicinity. There are no existing approvals or entitlements for other gas station uses at this intersection of McDowell Road and 107th Avenue.

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

   The QT development is compatible with other commercial and office uses requested within the companion rezoning case adjacent to the Site and the Site abuts two arterial roadways. The QT development will not be detrimental to persons residing in the area, with the nearest residential homes located a significant distance to the north of the Site across McDowell Road. Further, the proposed QT development will provide goods and services that are necessary for persons residing and working in the area.

3. *That the site is adequate in size and shape to accommodate the proposed use, allow safe on-site circulation, and meet all required development standards including, but*

not limited to, setbacks, parking, screening, and landscaping.

The vacant, underutilized Site is more than adequate in size and shape to accommodate the proposed use, as is demonstrated on the Conceptual Site Plan. There is safe on-site circulation demonstrated on the Conceptual Site Plan and the plan meets and exceeds all required development standards under the Site's proposed C-3 Zoning District.

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

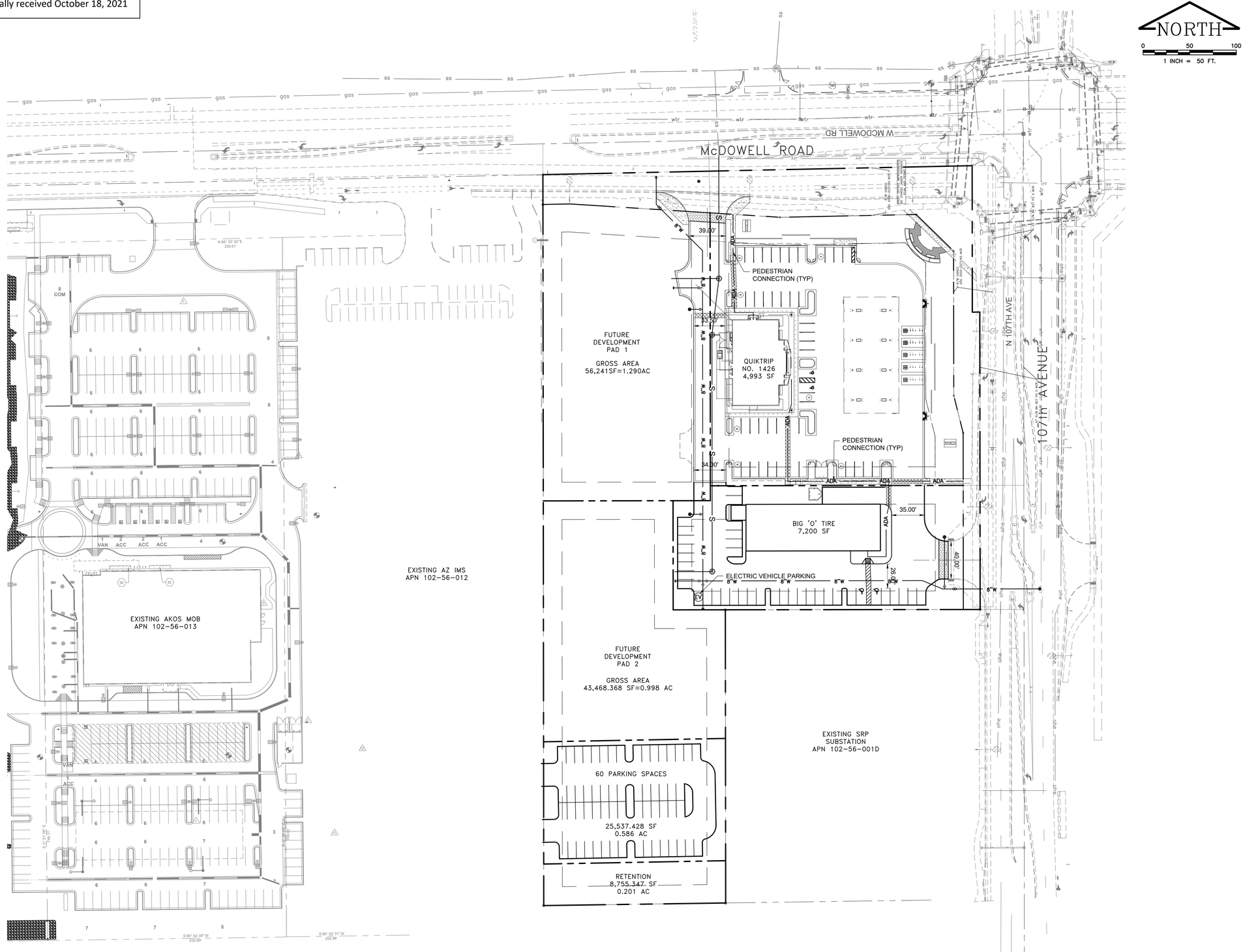
   QT customers will have safe and convenient access to enter and exit the Site to/from McDowell Road and 107th Avenue. The access on McDowell road will be shared with the property to the west, and will be right-in, right-out only. A median in McDowell is planned to be added through a City Public Improvement Project. The access on 107th Avenue will be shared with the property to the south, and will be right-in, right-out, left-in access only. A median and a northbound left turn lane are planned to be constructed in 107th with Avondale's Public Improvement Project. A Traffic Impact Analysis has been submitted with this application.

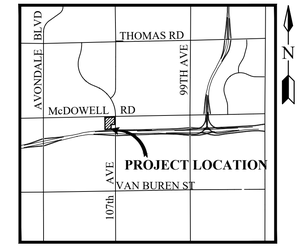
5. *That adequate conditions have been incorporated into the approval to ensure that any potential adverse effects will be mitigated*.

   There are no adverse effects by this QT development. We will work with City Staff to ensure any adequate conditions are incorporated into the approval of this CUP.

We request approval of this CUP. Thank you.

Exhibit E
Electronically received October 18, 2021





VICINITY MAP

N.T.S.

PROJECT DATA

APN: 102-56-001J

CURRENT ZONING: AG
PROPOSED ZONING: C3

PROJECT TYPE:
PAD 1: QUIKTRIP
PAD 2: BIG 'O' TIRES

LOT SIZE:
284,165 SF = 6.52 AC (GROSS)
253,644 SF = 5.82 AC (NET)

BUILDING SETBACK = 20'
LANDSCAPE SETBACK = 30'

PARKING SPACE DIMENSIONS:
9.5' x 20' TYPICAL
9.5' x 18' WHERE 2' OVERHANG OCCURS

PARKING DATA		
	QUIKTRIP	BIG 'O' TIRES
BUILDING AREA	4,993 SF	7,200 SF
LAND USE	GAS STATION	AUTO SERVICE
PARKING RATIO REQUIRED	1 SPC PER 300 SF	1 SPC PER 400 SF
PARKING SPACES REQ'D	17	18
PARKING SPACES PROV.	50	38
ADA PARKING SPACES PROV.	2	2

NOTES

1. ROADWAY IMPROVEMENTS AND PROPOSED RIGHT-OF-WAY LINES ARE TAKEN FROM FUTURE IMPROVEMENT PLANS OF McDOWELL ROAD AND 107th AVENUE.
2. ALL PARKING SPACES CURRENTLY SHOWN ARE FULL-WIDTH SPACES. PER CODE, SOME SPACES MAY BE REVISED TO COMPACT SPACES DURING DESIGN.
3. ADDITIONAL PARKING SHOWN ON SOUTH SIDE OF PARCEL WILL BE PROVIDED PENDING AGREEMENT WITH WITH IMS.

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811 BLUE STAKE, INC.
Call 811 or click Arizona811.com

CIVIL DESIGN SOLUTIONS, LLC
15925 W. Glenrosa Avenue
Goodyear, Arizona 85395
480.205.8434

NO.	DATE	INIT.	REVISIONS	APPV'D	DATE

SITE PLAN
107th AVE & McDOWELL RD
APN 102-56-001J
MCR COMPANIES

PRELIMINARY NOT FOR CONSTRUCTION

DESIGN/DRAWN/CHECK: BTB / BTB / WEG
DATE: 10/2021
PROJ. NO. P1139-20
DWG NO. C001
SHEET 1 OF 1

Exhibit E
Electronically received October 18, 2021

BENCHMARK:

PER SURVEY INNOVATION GROUP, INC, THE BENCHMARK IS A 3" CITY OF AVONDALE BRASS DISK IN HANDHOLE AT THE INTERSECTION OF 107TH AVENUE AND ROOSEVELT STREET. ELEVATION = 1011.15

BASIS OF BEARING:

PER SURVEY INNOVATION GROUP, INC, THE BASIS OF BEARING IS THE NORTH LINE OF NORTHEAST QUARTER OF SECTION 6. SAID LINE BEARS SOUTH 88 DEGREES 48 MINUTES 15 SECONDS WEST.

PROJECT CONTACT LIST:

SURVEYOR OF RECORD
SURVEY INNOVATION GROUP, INC.
JARED HANSMANN R.L.S.
22425 N 16TH STREET SUITE 1.
PHOENIX, AZ, 850242
TEL: (480) 922-0780
JAREDH@SIGSURVEYAZ.COM

ENGINEER OF RECORD
KIMLEY-HORN AND ASSOCIATES, INC.
GARRETT FRAME, P.E.
7740 N. 16TH STREET, STE 300
PHOENIX, AZ, 85020
TEL: (602) 944-5500
GARRETT.FRAME@KIMLEY-HORN.COM

QT REAL ESTATE PROJECT MANAGER
QUIKTRIP CORPORATION-
PHOENIX DIVISION
JESSICA GLAVAS
1116 E BROADWAY RD
TEMPE, AZ 85282
TEL: (480) 446-6318
JESSICA.GLAVAS@QUIKTRIP.COM

QT CIVIL PROJECT MANAGER
QUIKTRIP CORPORATION
ASHLEY GOODRICH
4705 SOUTH 129TH EAST AVE.
TULSA, OK 74134
TEL: (918) 615-7273
AGOODRIC@QUIKTRIP.COM

PROJECT DESCRIPTION:

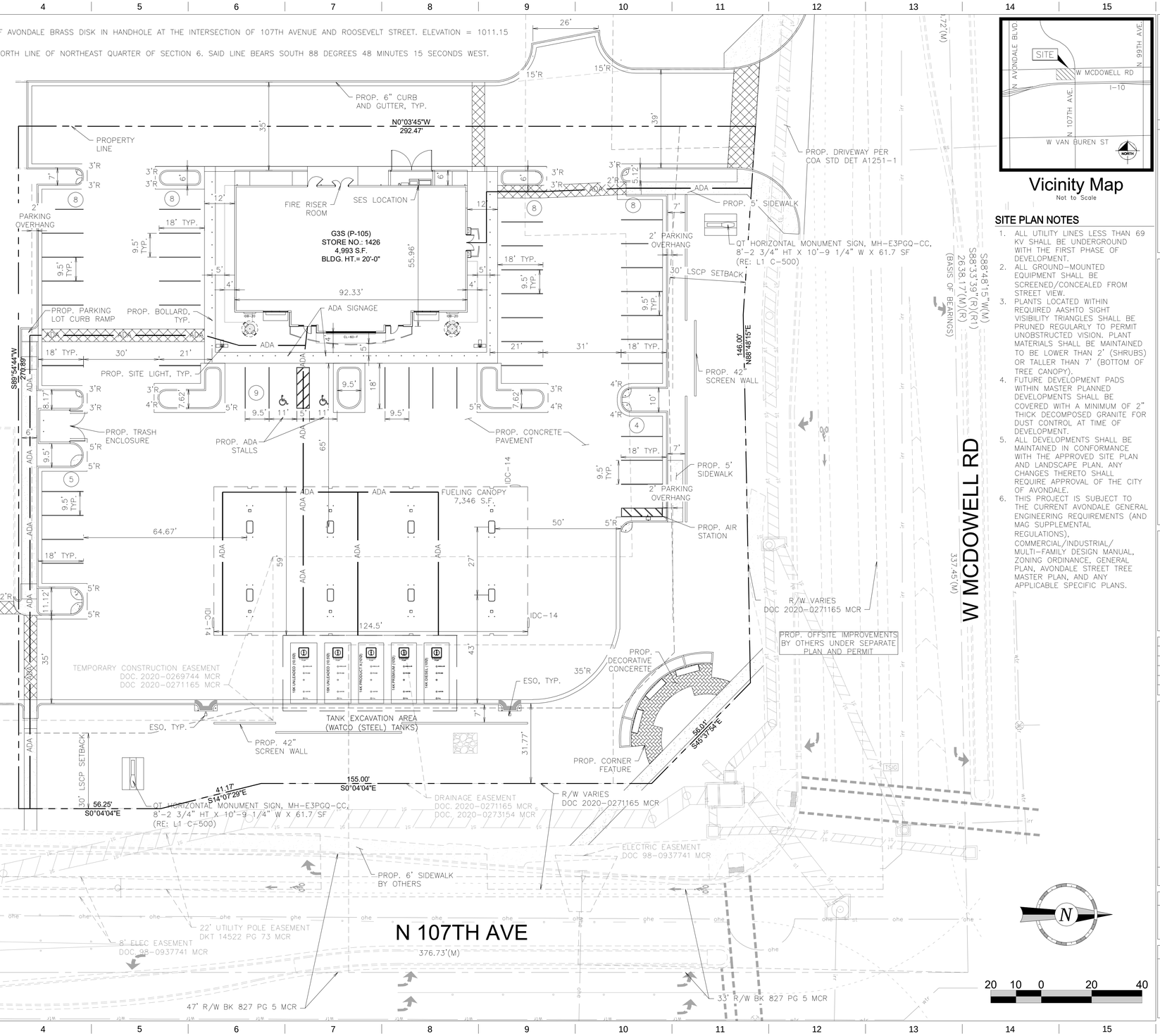
THE SCOPE INCLUDES THE CONSTRUCTION OF A CONVENIENCE STORE AND AN AUTO FUELING CANOPY WITH EIGHT MPD'S.

PROJECT DATA:

1. EXISTING ZONING: AG
   PROPOSED ZONING: C-3
2. GROSS SITE AREA: 107,236 SQ. FT. (2.46 ACRES)
   GROSS NET AREA: 86,821± SQ. FT. (1.99 ACRES)
3. TOTAL BUILDING FLOOR AREA: 4,993 S.F.
   TOTAL FUEL CANOPY AREA: 7,346 S.F.
4. PERCENT OF SITE COVERAGE:
   (4,993 S.F. + 7,346 S.F.)/86,821 S.F. = 14.2%
5. PARKING SPACES REQUIRED: 17 SPACES
   (4,993 S.F. X 1 SPACE/300 S.F. FLOOR AREA)
   PARKING SPACES PROVIDED: 50 SPACES (2 ADA PARKING SPACES)
6. LANDSCAPE REQUIRED: 15,104 S.F.
   LANDSCAPE PROVIDED: 16,324 S.F.

SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TFR — TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY
- DECORATIVE PAVEMENT



Vicinity Map
Not to Scale

SITE PLAN NOTES

1. ALL UTILITY LINES LESS THAN 69 KV SHALL BE UNDERGROUND WITH THE FIRST PHASE OF DEVELOPMENT.
2. ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.
3. 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).
4. 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.
5. 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.
6. THIS PROJECT IS SUBJECT TO THE CURRENT AVONDALE GENERAL ENGINEERING REQUIREMENTS (AND MAG SUPPLEMENTAL REGULATIONS), COMMERCIAL/INDUSTRIAL/ MULTI-FAMILY DESIGN MANUAL, ZONING ORDINANCE, GENERAL PLAN, AVONDALE STREET TREE MASTER PLAN, AND ANY APPLICABLE SPECIFIC PLANS.

PROJECT NO.: 291443001

Kimley»Horn

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
7740 NORTH 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020 (602) 944-5500

QuikTrip No. 1426

SWC W MCDOWELL RD & N 107TH AVE
AVONDALE, AZ

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PROTOTYPE:	P-105 (02/01/21)
DIVISION:	05
VERSION:	001
DESIGNED BY:	CGF
DRAWN BY:	RRO
REVIEWED BY:	CGF

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 10/06/2021

SHEET TITLE:
PRELIMINARY SITE PLAN

SHEET NUMBER:
SP1

FILE LOCATION:K:\PHX_Civil\291443001 - QT1426 - McDowell & 107th Ave\CADD\05-1426 Civil.dwg TAB NAME:Site (Prelim) USER:Hunter.Older SAVED:10/7/2021 8:49 AM PLOTTED:10/7/2021 8:55 AM

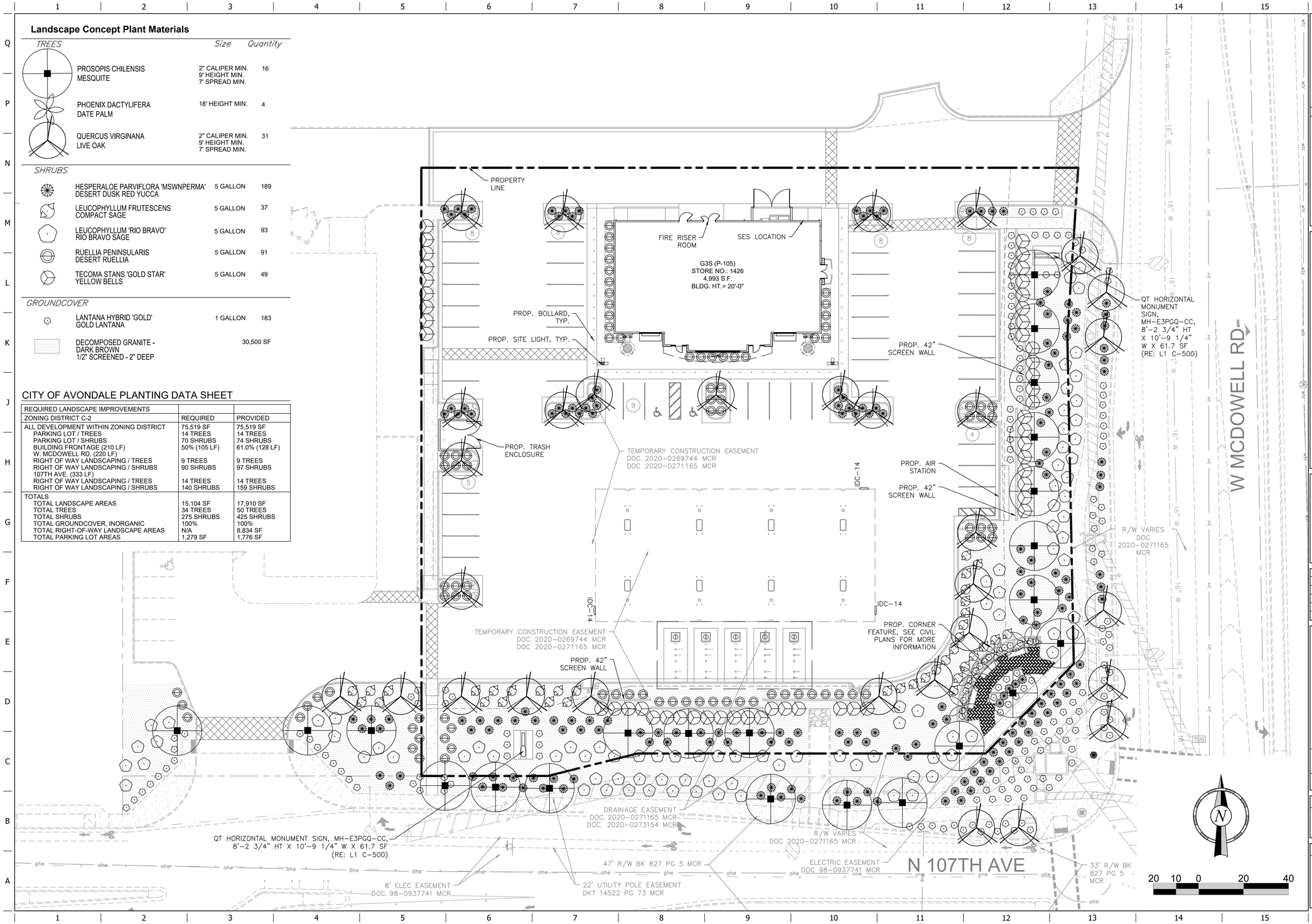
Exhibit F
Electronically received October 18, 2021

Landscape Concept Plant Materials

	Size	Quantity
TREES		
PROSOPIS CHILENSIS MESQUITE	2" CALIPER MIN. 9' HEIGHT MIN. 7' SPREAD MIN.	16
PHOENIX DACTYLIFERA DATE PALM	18' HEIGHT MIN.	4
QUERCUS VIRGINANA LIVE OAK	2" CALIPER MIN. 9' HEIGHT MIN. 7' SPREAD MIN.	31
SHRUBS		
HESPERALOE PARVIFLORA 'MSWNPERMA' DESERT DUSK RED YUCCA	5 GALLON	189
LEUCOPHYLLUM FRUTESCENS COMPACT SAGE	5 GALLON	37
LEUCOPHYLLUM 'RIO BRAVO' RIO BRAVO SAGE	5 GALLON	93
RUELLIA PENINSULARIS DESERT RUELLIA	5 GALLON	91
TECOMA STANS 'GOLD STAR' YELLOW BELLS	5 GALLON	49
GROUNDCOVER		
LANTANA HYBRID 'GOLD' GOLD LANTANA	1 GALLON	183
DECOMPOSED GRANITE - DARK BROWN 1/2" SCREENED - 2" DEEP		30,500 SF

CITY OF AVONDALE PLANTING DATA SHEET

REQUIRED LANDSCAPE IMPROVEMENTS		
ZONING DISTRICT C-2	REQUIRED	PROVIDED
ALL DEVELOPMENT WITHIN ZONING DISTRICT	75,519 SF	75,519 SF
PARKING LOT / TREES	14 TREES	14 TREES
PARKING LOT / SHRUBS	70 SHRUBS	74 SHRUBS
BUILDING FRONTAGE (210 LF)	50% (105 LF)	61.0% (128 LF)
W. MCDOWELL RD. (220 LF)		
RIGHT OF WAY LANDSCAPING / TREES	9 TREES	9 TREES
RIGHT OF WAY LANDSCAPING / SHRUBS	90 SHRUBS	97 SHRUBS
107TH AVE. (333 LF)		
RIGHT OF WAY LANDSCAPING / TREES	14 TREES	14 TREES
RIGHT OF WAY LANDSCAPING / SHRUBS	140 SHRUBS	159 SHRUBS
TOTALS		
TOTAL LANDSCAPE AREAS	15,104 SF	17,910 SF
TOTAL TREES	34 TREES	50 TREES
TOTAL SHRUBS	275 SHRUBS	425 SHRUBS
TOTAL GROUNDCOVER, INORGANIC	100%	100%
TOTAL RIGHT-OF-WAY LANDSCAPE AREAS	N/A	8,834 SF
TOTAL PARKING LOT AREAS	1,279 SF	1,776 SF



REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 60494 ANDREW A. VALESTIN Date Signed 9/28/21 ARIZONA U.S.A.

PROJECT NO.:291443001

Kimley»Horn
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7740 NORTH 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020 (602) 944-5500

QuikTrip No. 1426

SWC W MCDOWELL RD & N 107TH AVE
AVONDALE, AZ

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PROTOTYPE: P-105 (02/01/21)
DIVISION: 05
VERSION: 001
DESIGNED BY: CGF
DRAWN BY: RRO
REVIEWED BY: CGF

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 10/06/2021

SHEET TITLE: LANDSCAPE PLAN

SHEET NUMBER: L100

FILE LOCATION:K:\PHX_Civil\291443001 - QT1426 - McDowell & 107th Ave\CADD\05-1426 Landscape.dwg TAB NAME:Landscape (Prelim) USER:Jacob.Jurgens SAVED:10/7/2021 9:15 AM PLOTTED:10/7/2021 10:21 AM

Avondale
Aspiring. Achieving. Accelerating.

QuikTrip

CITY OF AVONDALE PLANTING DATA SHEET

REQUIRED LANDSCAPE IMPROVEMENTS		
ZONING DISTRICT C-2	REQUIRED	PROVIDED
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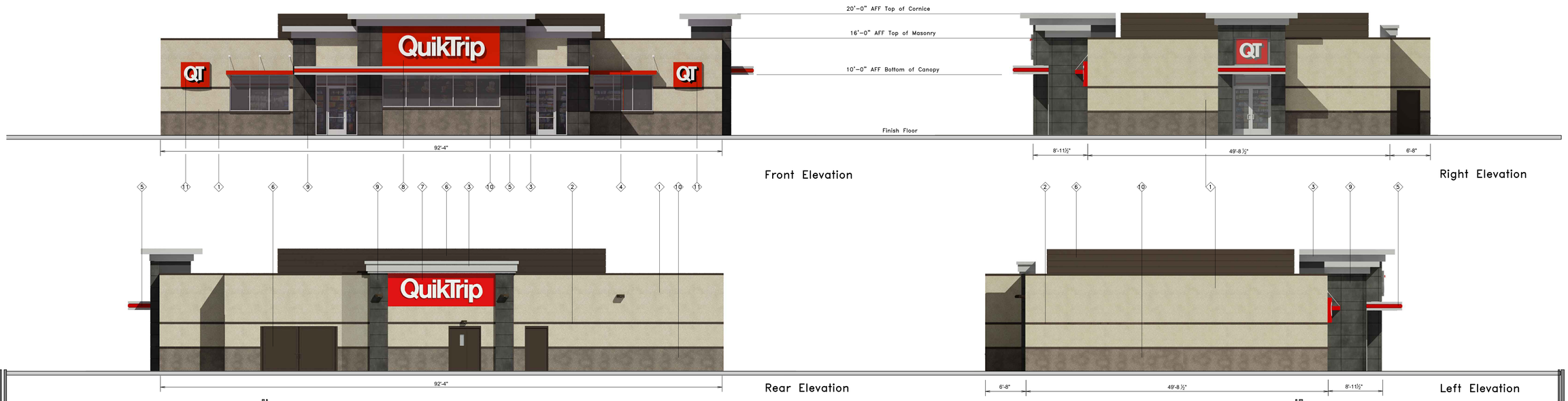
TOTAL RIGHT-OF-WAY LANDSCAPE AREAS	N/A	8,834 SF
TOTAL PARKING LOT AREAS	1,279 SF	1,776 SF

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
60494
ANDREW A.
VALESTIN
Date Signed 10/06/2021
ARIZONA, U.S.A.

Andrew Valestin

Exhibit G
Electronically received October 18, 2021



QuikTrip.

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #	Address:	City, State:
1426 Custom G3S Building Elevations	SWC McDowell & 107th	Avondale, AZ

Serial #	Scale:	Issue Date:	Drawn By:	Rev/Notes:
05-1426-G3S	1/8"=1'-0"	10.05.21	BP	

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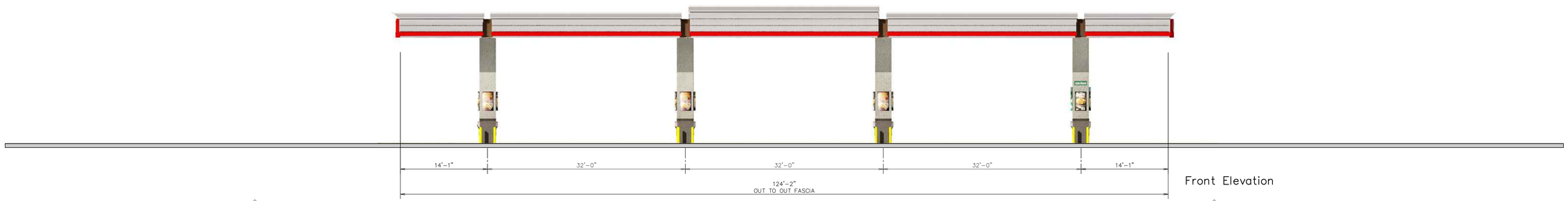
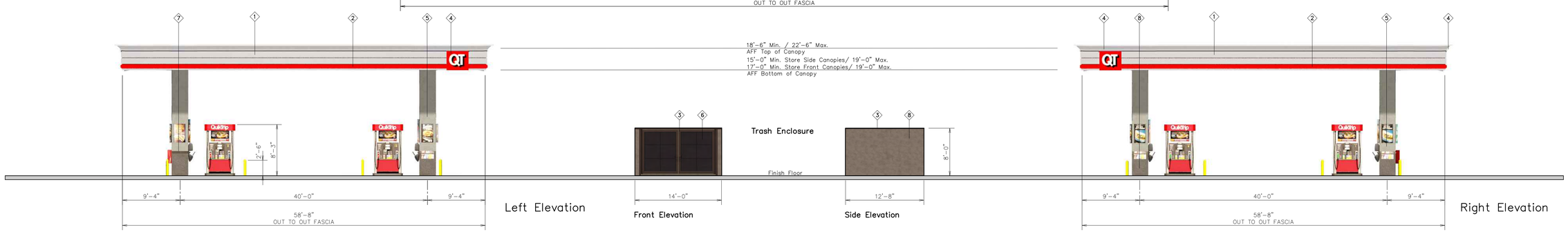
#	FINISH	MANUFACTURER	SPECIFICATION
1	LIGHT BEIGE	STO	A100G EIFS
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRUSHED ALUMINUM	REYNOBOND	FASCIA
4	QT RED	SHERWIN - WILLIAMS	METAL CANOPIES
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	DARK BRONZE	SHERWIN - WILLIAMS	METAL/PAINT
7	CL-44R	ALLEN INDUSTRIES	SIGNAGE
8	CL-60R	ALLEN INDUSTRIES	SIGNAGE
9	BLACK	STO	TILE SYSTEM
10	PERFECT GREIGE	STO	A100G EIFS
11	IDB-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE



Front Elevation



Left Elevation

Front Elevation

Side Elevation

Right Elevation

QuikTrip

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #		Address:	City, State:
1426	Custom DS8 Canopy	SWC McDowell & 107th	Avondale, AZ

Serial #	Scale:	Issue Date:	Drawn By:	Rev/Notes:
05-1426-GD08	1/8"=1'-0"	10.05.21	BP	

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②	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOBOND	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	SHERWIN — WILLIAMS	METAL/PAINT
4	IDC-9	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	LIGHT BEIGE	STO	A100 EIFS
6	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
7	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
8	PERFECT GREIGE	STO	A100 EIFS

Exhibit H

QuikTrip Neighborhood Meeting
10/5/21- 6 PM

Attendees:
Patricia Dennis
Charles Montoya
Jessica Glavas
Robert McGeorge
Brian Greathouse
Ricki Horowitz
Eric Fitzer
Ann Dolmage
Jodie Novak

Charles Montoya asked about the cross-hatch area across the AIMS site. Said access from QuikTrip across this site is not recommended; we want to keep traffic on McDowell going east, not west. Access point on 107th Avenue should line up with Park 10 and should be right-in, right-out, and left-in. Applicant is aware of these restrictions.

The site plan has been updated to include just one entry on McDowell.

The length of the left-turn lane was discussed.

Brian Greathouse: Brown/tan is not a typical color scheme for QT but was chosen for this project for visual quality

Pat Dennis asked how many gas pumps would be provided (8 pumps)

Charles reiterated the concern about westbound traffic on McDowell. Said that charter schools in the area have affected traffic and presented safety concerns.

AGENDA ITEM REPORT

SUBJECT: LIV Avondale – Development Plan (Site Plan and Design Review) – Application PL-21-0260

MEETING DATE: 1/19/2022

TO: Planning Commission

FROM: FROM: Eric Fitzer, Planning Manager

THROUGH: Jodie Novak, Development & Engineering Services Department Assistant Director

THROUGH: Eric Fitzer, Planning Manager

PURPOSE:
Planning Commission will consider a request by Mr. Dan Mann, 3engineering on behalf of Jason Lentz, LIV Development, for approval of PL-21-0260 LIV Avondale Development Plan (Site Plan and Design Review), a proposed 316-unit multi-family residential apartment community and 1,064 square foot retail space located within The BLVD Specific Plan on approximately 13.03 acres at the southwest corner of Avondale Boulevard and the Roosevelt Street. Commission will take appropriate action and forward a recommendation to City Council.

BACKGROUND:
The property was annexed in August 1976 and rezoned from Agricultural (AG) to City Center District (CCD) in August 2009. The property was again rezoned, this time from CCD to The BLVD District (BLVDD) in March 2020 following adoption of The BLVD Specific Plan the previous year. The property is located within The BLVD's Gateway District, which allows commercial uses that would typically be classified as development catalysts, including, but may not be limited to, post-secondary education campuses, medical campuses and/or hospital(s), resort hotels, and/or 4-story or greater Class-A corporate headquarters. In addition to catalyst type uses, dense urban form residential developments (minimum 22 dwelling units per acre), 2- to 3-story mid-rise office, and urban form retail/restaurant uses are appropriate.

The existing uses and zoning of surrounding properties include:
NORTH: General Plan Designation The BLVD Gateway; Zoning The BLVDD Gateway District; Vacant in agricultural production
EAST: General Plan Designation The BLVD Park Avenue; Zoning The BLVDD Park Avenue District; Vacant and My Place Hotel
SOUTH: General Plan Designation The BLVD Village; Zoning The BLVDD Village District; Avari Apartments under construction
WEST: General Plan Designation City Center Mixed Use; Zoning City Center District Mixed Use; Vacant in agricultural production

SUMMARY OF REQUEST:
The applicant is requesting approval of a Development Plan (Site Plan Design Review) for a 316-unit multi-

family apartment urban form community and 1,064 square foot coffee shop/retail space. The site consists of multiple 3-story and 4-story apartment buildings, and various single-story support buildings, centered around an active clubhouse and various community gathering spaces. The amenities include retail space; a community lounge overlooking the Avondale/ Roosevelt intersection; pet care center (for residents use only) with dog park; a central lawn space; various covered grill areas/small outdoor gathering spaces; and pool area.

The proposal includes 126 one-bedroom units; 149 two-bedroom units; 35 three-bedroom units and six (6) carriage units for a total of 316 units. Primary access to the site is from Roosevelt Street with a secondary egress (exit) to 117th Avenue, no ingress (entry) will be allowed from 117th Ave.

Properties in The BLVD Specific Plan and The BLVD District zoning are required to submit a Development Plan (Site Plan and Design Review) for administrative Council approval prior to administrative staff approval of any construction plans.

ANALYSIS:

Conformance with the General Plan

The General Plan designation for the property is The BLVD Gateway. As such the request is in conformance with the General Plan.

Conformance with The BLVD Specific Plan

The BLVD Specific Plan designates the site as Gateway with a minimum dwelling unit per acre requirement of 22 units per acre. The proposal is for 24.25 dwelling units per acre exceeding the minimum requirements and is therefore in conformance with The BLVD Specific Plan.

Permitted Uses

The use proposed for the site is consistent with the The BLVDD Gateway District zoning designation and is in conformance with the zoning of the site.

Development Standards

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

Parking

Parking proposed meets the Avondale Zoning Ordinance Requirements

Landscaping

Landscaping on the site will adhere to the Zoning Ordinance's landscaping requirements. Adherence to these requirements will ensure that significant landscape areas, tree sizes, plant quantities, are provided throughout the site.

Streets, utilities and Other Infrastructure

The development will have one (1) access point off of Roosevelt Street and one (1) egress to 117th Avenue. There is also a subsequent parking lot provided for the retail space with access from Roosevelt Street. The applicant will be constructing Roosevelt Street improvements and 117th Avenue improvements adjacent to their development. The applicant will also be constructing a 12” water line in Roosevelt Street and 117th Avenue. A 10” sewer main in Roosevelt Street as well as private fire, water, and sewer lines within the development.

DISCUSSION:

Staff recommends approval of the Development Plan (Site Plan and Design Review) request for the following reasons:

1. The proposed Development Plan is in conformance with the property’s The BLVD Gateway District General Plan Designation,
2. The proposed Development Plan is in conformance with The BLVD Specific Plan,
3. The proposed Development Plan is in conformance with the BLVDD Gateway District zoning.
4. The proposed Development Plan, including the Site Plan, Landscape Plan, Building Elevations, and Site

Details, meet or exceed development standards and requirements contained within the City of Avondale Zoning Ordinance, The BLVD Specific Plan, and Multi-Family Residential Design Manual.
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 AREA: Foster sustainable community development
STRATEGY: Encourage build-out in residential housing opportunities that support diverse housing options.

BUDGET IMPACT:
No budget impacts at this time.

RECOMMENDATION:
The Planning Commission will recommend **APPROVAL** of Application PL-21-0260 LIV Avondale, a request for Development Plan (Site Plan and Design Review) for a proposed 316-unit multi-family residential community, subject to the following seven (7) conditions of approval:

CONDITIONS OF APPROVAL:
1. Development of LIV Avondale shall substantially conform to the following documents, except as modified by these conditions of approval:
   a. Narrative dated October 21, 2021
   b. Site Plan dated October 1, 2021
   c. Landscape Plan dated October 21, 2021
   d. Building Elevations dated October 20, 2021
   e. Photometrics Plan dated December 13, 2021
   f. Signage Plan December 6, 2021

Further, the development will be reviewed for conformance with these stipulations unless otherwise approved by the City Engineer.

2. The Development Plan will expire two (2) years from approval unless a building permit has been issued for the project.

3. Powerlines less than 69 kV and/or irrigation canals on or adjacent to the property shall be converted to underground transmission/conveyance in the first phase of development.

4. 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.

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

6. All development shall be completed in accordance with the City of Avondale General Engineering Requirements (GER) Manual and the City of Avondale Supplement to MAG Uniform Specifications and Details unless a standards deviation has been approved.

7. Monument signage shall be located as it relates to the sign plan dated December 6, 2021. However monument signage design shall be worked out with staff and shall not exceed seven (7) feet in height.

PROPOSED MOTION:
I move that Planning Commission recommend **APPROVAL** of Application PL-21-0260 LIV Avondale, a request for Development Plan (Site Plan and Design Review) for a proposed 316-unit multi-family residential

community, subject to seven (7) conditions of approval as listed in the staff report.

Exhibit A

Aerial Photograph

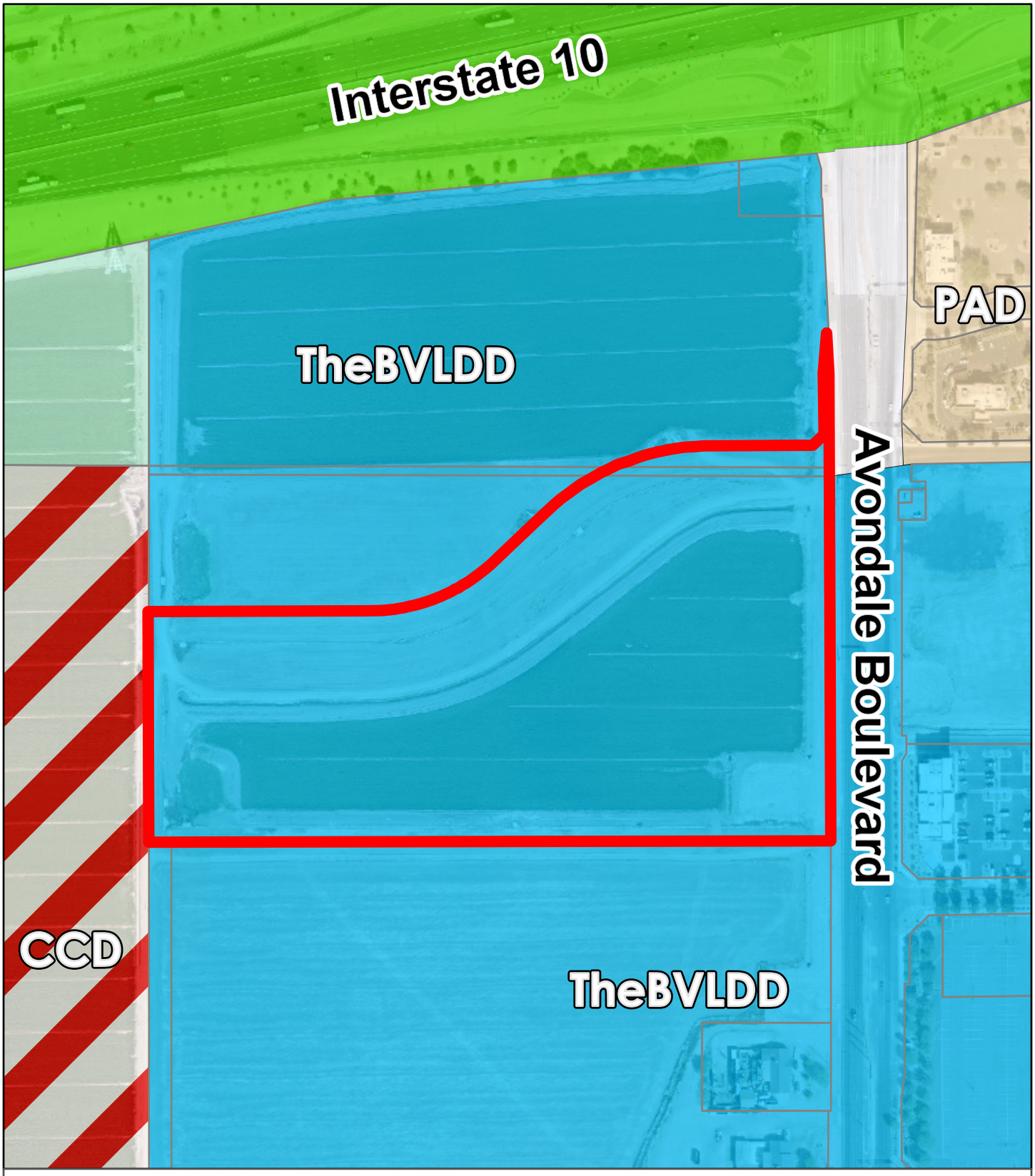
Avondale

Subject Property

N
W E
S

Date: 12/29/2021

Exhibit B



Zoning Vicinity

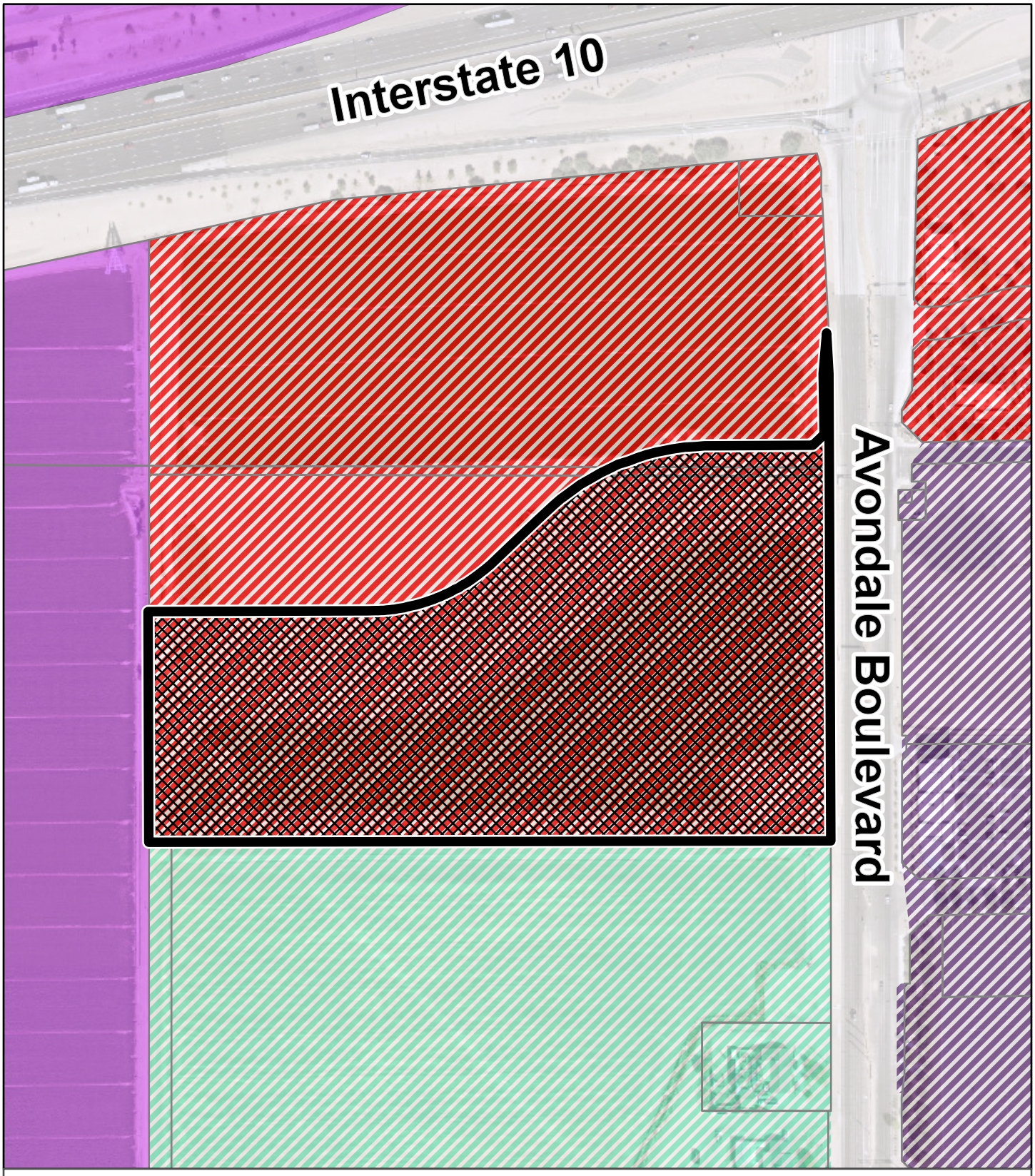
Avondale

Subject Property

N
W E
S

Date: 12/29/2021

Exhibit C



General Plan Land Use

Avondale

- Park Avenue District
- Village District
- Gateway District
- Mixed Use

Subject Property

N
W E
S

Date: 12/29/2021

EXHIBIT D

LIV Avondale Multifamily Development – Site Plan Project Narrative
October 21, 2021

LIV Development (www.livdev.com) is proposing a new multifamily development (comprised of approximately 316 units) at the southwest corner of N. Avondale Blvd, and W. Roosevelt St. Currently the site is vacant, though various utilities from a previously proposed development (not accepted by the City) remain on site. Primary access to the site is from W. Roosevelt St. with secondary access from 117th Ave. Required open space complies with City requirements and is indicated on Site Plan. Setback minimums and maximums, as well as parking requirements are being met and are indicated on Site Plan. Parking calculations are provided on the attached site plan, with separate parking been provided for potential coffee shop.

As part of the Gateway District within the BLVD District, the project aims to further the City goals for this area through function, aesthetic, and walkability. The site consists of multiple 3-story and 4-story apartment buildings (and various single-story support buildings) centered around an active clubhouse and various community gathering spaces. Amenities include:

- Corner apartment building to include community space to help activate this intersection.
    - Potential coffee shop
    - Community Lounge overlooking Avondale/ Roosevelt intersection.
- Pet Care center with dog park
- Central lawn space
- Various covered grill areas/ small outdoor gathering spaces
- Clubhouse with:
    - Swimming Pool and outdoor activity amenities
    - Fitness/ Yoga Studio
    - Lounge
    - Game Room
    - Office space for residents

The overall design is to convey a "southwest modern" aesthetic--Clean and simple design with thoughtful details that represent a comfortable modern Southwestern feel. The amenities and interiors will reveal open spaces with natural materials that create a sophisticated social space but also alcoves for relaxation. The larger enclosed courtyard space will have relaxing nooks and

3535 Travis Street | Suite 265
Dallas, Texas 75204
214.915.8410
prdgarch.com

pool layout space with overhead lighting. The smaller scale buildings to have intimate spaces covered in lighter colors.

The forms and features of the landforms of the Sierra Estrella and Gila River provide inspiration for the organic spaces between the Southwestern Modern residential buildings. Structured plantings around the buildings transition to a more organic, informal massing of landscape material. Larger areas of gravel with boulders and informal plantings meander around multi-purpose sod areas. Small berms and rounded land forms provide movement within the landscape. Trees will be grouped to provide shade over walks, seating areas, and throughout the amenity spaces. Plant material is intended to either be native or appropriate for the specific microclimates across the site.

Recycling and Waste Disposal

Facilities are located at the southwest corner of the site. A large compactor and two recycling bins are to be provided for use by the entire community. These areas are surrounded by enclosures and gates complimenting the other buildings, and are to follow City of Avondale design standards, as applicable.

Perimeter fencing allows for secure site for residents. Various gates provide pedestrian access to City sidewalks at multiple locations. Fire access to be provided at each vehicle access gate per City requirements.

Utilities

A 12" water main is proposed in Roosevelt Street and 117th Avenue.
A 10" sewer main is proposed in Roosevelt Street
An 8" private fireline is proposed onsite along with a 6" private domestic line. These lines will have a connection to Roosevelt and a connection to 117th Avenue.
Multiple private 8" sewer mains are proposed onsite will connection to the 10" main in Roosevelt.

On-site retention

On-site retention for the 100-yr, 2-hr storm event for the site and the adjacent half streets will be provided in 10' underground retention tanks.

Screening

All mechanical equipment to be screened from view per City requirements.

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Dallas, Texas 75204
214.915.8410
prdgarch.com

Signage
A monument sign at each entry and building signage are to be designed and submitted at a later date for separate permit.

Development Timing and Building Operations
Once the development has secured the necessary permits and approvals, construction during is assumed to be 20-22 months.
Operating hours for the leasing office are typically 9-6. The proposed coffee shop would carry longer hours (specific hours TBD) to service from breakfast through the evening.

Pet Center Operations
The pet building is to be used by residents only as a pet day care amenity. Overnight boarding is not part of the program. Pet Center will be a "doggie day care" for residents to drop off their pet in the morning and pick-up in the evening. Staff will care for pets during day, feed, play and/or groom if requested. Additionally, residents can groom their pets themselves at any time in the grooming portion of the building.

3535 Travis Street | Suite 265
Dallas, Texas 75204
214.915.8410
prdgarch.com

EXHIBIT E

ARCHITECTURAL SITE PLAN NOTES BY NUMBER

1. CONTROLLED ENTRY DOUBLE SWING VEHICLE GATE W/ FIRE DEPT APPROVED PREEMPTIVE DEVICE, BATTERY BACKUP, & KNOX BOX FOR FIRE DEPT ACCESS
2. CONTROLLED EXIT ONLY DOUBLE SWING VEHICLE GATE W/ FIRE DEPT APPROVED PREEMPTIVE DEVICE, BATTERY BACKUP, & KNOX BOX FOR FIRE DEPT ACCESS
3. PERIMETER FENCE; REF. LANDSCAPE
4. ACCESSIBLE VAN PARKING
5. TRANSFORMER PADS, REF MEP DRAWINGS
6. 8'-0" TALL CMU W/ STUCCO TRASH ENCLOSURE; FINISH TO MATCH BLDGS
7. SECURED PEDESTRIAN GATE; REF. LANDSCAPE
8. COMPACTED DG FIRELANE ENGINEERED TO SUPPORT FIRE ENGINE
9. ENTRY MONUMENT SIGN - DEFERRED SUBMITTAL / SEPARATE PERMIT; REF. LANDSCAPE
10. SITE WALL; REF. LANDSCAPE
11. TRASH COMPACTOR
12. SITE LIGHTING POLE LIGHT; REF. ELEC.
13. SITE PEDESTRIAN LIGHTING; REF. ELEC.
14. FIRE RISER DIESEL GENERATOR W/ 6'-0" TALL STUCCO OVER CMU ENCLOSURE WALL; REF. ELEC & SITE DETAILS
15. "RECESSED" FACE-MOUNTED SES / ELEC METER; REF. ELEC
16. COVERED CARPORT PARKING W/ INTEGRAL LIGHTING, MIN. 98" VERTICAL CLEARANCE @ ACCESSIBLE SPACES
17. COVERED GRILL AREA; REF. LANDSCAPE
18. ELECTRIC VEHICLE (EV) CHARGING STATIONS (DUAL) - 12 DUAL STATIONS FOR A TOTAL OF 24 EV PARKING STALLS
19. LEVEL 2-ELECTRIC VEHICLE (EV) CAPABLE PARKING STALL - 88 TOTAL (X) REPRESENTS QUANTITY OF CAPABLE PARKING STALLS
20. STRIPED FIRELANE ACCESS, NO PARKING ZONE
21. ANSI TYPE A UNIT PER IBC CHAPTER 11 (7 TOTAL); REF. UNIT PLANS
22. ACCESSIBLE CROSSWALK W/ DECORATIVE PAVING. REF LANDSCAPE FOR FINISH
23. ACCESSIBLE BARRIER FREE CURB RAMP
24. BUILDING FIRE RISER ROOM
25. SECURED GENERATOR ENCLOSURE GATE
26. FIRE TRUCK TURNING RADIUS W/ 35' MIN INT. RADIUS, 45' MIDLINE RADIUS, & 55' MIN. EXT. RADIUS
27. BICYCLE PARKING
28. SECONDARY ENTRY MONUMENT SIGN - DEFERRED SUBMITTAL / SEPARATE PERMIT; REF. LANDSCAPE
29. NEW 7'-0" WIDE, COMPACTED STABILIZED DG MULTI-USE PATH SEPARATE FROM PUBLIC SIDEWALK LOCATED OUTSIDE OF ANY WALLS/FENCING
30. PEDESTRIAN LINK TO PUBLIC SIDEWALK
31. PRIVATE UNIT PATIO GATE & PEDESTRIAN LINK TO PUBLIC SIDEWALK
32. ACCESSIBLE GARAGE UNIT (3 TOTAL)
33. INDICATES BUILDING TYPE & NUMBER, SEE BUILDING DATA
34. VISITOR CALL STATION AND ADDRESS DIRECTORY LOCATION
35. ENHANCED DECORATIVE PAVERS; REF. LANDSCAPE
36. PUBLIC R.O.W. ACCESSIBLE BARRIER FREE CURB RAMP W/ TACTILE DETECTABLE TRUNCATED DOME WARNING
37. 5'-0" TALL POOL SECURITY FENCE / WALL ENCLOSURE; REF. LANDSCAPE
38. HAMMOCK SWINGS; REF. LANDSCAPE
39. DOG PARK AREA W/ SURROUNDING 4' TALL DOG FENCE; REF. LANDSCAPE
40. BBQ GRILL
41. BENCH SEATING AREA; REF. LANDSCAPE
42. POOL AREA & ASSOCIATED AMENITIES; REF. LANDSCAPE
43. POOL EQUIPMENT ENCLOSURE; REF. LANDSCAPE
44. STRIPED NO PARKING ZONE
45. TRASH ENCLOSURE PAD W/ 4" PCCP ON COMPACTED SUB-GRADE
46. FIRE HYDRANTS; REF. CIVIL
47. RECYCLING ENCLOSURE PER CITY STANDARD DETAILS
48. DEDICATED REMOTE COFFEE SHOP PARKING LOT
49. GROUND-MOUNTED HVAC CONDENSER UNIT; REF. MECH
50. PEDESTAL-MOUNTED VEHICLE GATE ACCESS READER
51. 12' (MIN.) WIDE SES/TRANSFORMER ACCESS (REQUIRES ROLLED/MOUNTABLE CURB FOR ACCESS)
52. VEHICULAR / TRAFFIC STEEL ENCASED CONCRETE BOLLARD; REF. SITE DETAILS & STRUCT.

SITE PLAN LEGEND

- NEW ENHANCED CONCRETE SIDEWALK OR PAVING
- PARKING SPACES
- PROPERTY LINE
- EASEMENT, BUILDING SETBACK & R.O.W.
- FENCE
- (12) NEW PARKING SPACE COUNT
- ACCESSIBLE PARKING SPACE
- SITE LIGHT POLE, REF ELEC
- SITE PATHWAY BOLLARD LIGHT AND PEDESTRIAN POLE LIGHT, REF ELEC & LANDSCAPE
- C COMPACT PARKING STALL
- FL FIRE LANE

PARKING SPACES

TOTAL SPACES REQUIRED:
MULTIFAMILY - 595 SPACES (13 ACCESSIBLE)
RETAIL - 12 SPACES (1 ACCESSIBLE)
GRAND TOTAL - 607 SPACES

TOTAL SPACES PROVIDED:
GARAGE - 139 SPACES (6 ACCESSIBLE - 1 VAN ACCESIBLE)
CARPORT - 181 SPACES (7 ACCESSIBLE - 2 VAN ACCESSIBLE)

SURFACE - 190 SPACES (10 ACCESSIBLE - 2 VAN ACCESSIBLE)
TANDEM - 90 SPACES

TOTAL - 600 SPACES (23 ACCESSIBLE)

COFFEE SHOP
PARKING LOT - 12 SPACES (2 ACCESSIBLE)
GRAND TOTAL - 612 SPACES (22 ARE COMPACT)

NOTES:

1. 1 IN EVERY 6 ACCESSIBLE SPACES SHALL BE SERVED BY A 96 INCH WIDE ACCESS AISLE AND SHALL BE DESIGNATED AS "VAN ACCESSIBLE".
2. AT LEAST ONE (1) SPACE PER MULTI-FAMILY UNIT MUST BE COVERED AND ASSIGNED TO A UNIT.
3. PARKING STALL SIZES
   A. STANDARD PARKING STALL - 9'-6" X 20'-0"
   B. COMPACT PARKING STALL - 8'-0" X 18'-0" (MINIMUM)
4. MINIMUM DRIVE WIDTH IS 26'-0".
5. ALL PARKING STALLS TO BE STANDARD PARKING STALL U.N.O. AS COMPACT PARKING STALL.

SITE DATA

CURRENT ZONING:
The BLVDD, PL-19-0307
GATEWAY DISTRICT
THE BLVD DISTRICT

DENSITY:
316 UNITS / 13.03 ACRES = 24.25 UNITS / ACRE

APARTMENT SITE AREA:
GROSS SITE AREA: 634,660 SF - 14.57 ACRES
NET SITE AREA: 567,710 SF - 13.03 ACRES

OPEN SPACE:
TOTAL OPEN SPACE AREA REQUIRED: 15% OF NET AREA
15% X 13.03 X 43,560 = 85,138 SF
TOTAL OPEN SPACE AREA PROVIDED: 88,130 SF - 15.52% OF NET AREA

TOTAL BUILDING FLOOR AREA (BY OCCUPANCY USE & TOTAL):

R-2 (APARTMENTS):	396,540 SF
U (GARAGES):	41,453 SF
S-1 (STORAGE):	4,377 SF
M (COFFEE SHOP):	1,094 SF
A-2 (SKY LOUNGE/CLUBHOUSE)	10,461 SF
B (PET CENTER)	1,721 SF
TOTAL BUILDING FLOOR AREA:	**455,646 GSF**

PERCENT OF SITE COVERAGE UNDER ROOF
184,856 SF - 4.24 ACRES - 32.57% OF NET AREA

GENERAL NOTES

1. ALL UTILITY LINES LESS THAN 69 KV SHALL BE UNDERGROUNDED WITH THE FIRST PHASE OF DEVELOPMENT.
2. ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.
3. 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).
4. 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.
5. 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.
6. 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.
7. ALL DWELLING UNIT PATIOS / BACLONIES TO BE MIN. 80 SQUARE FEET.
8. ALL UNDERGROUND STRUCTURES BENEATH OR WITHIN 10'-0" OF A FIRE APPARATUS ROAD MUST MEET THE ADDITIONAL LOADING REQUIREMENTS AS IDENTIFIED IN THE AVONDALE AMENDMENTS TO THE FIRE CODE, SECTION 503.9.4.

CODE DATA

AVONDALE CITY CODES:
2018 INTERNATIONAL BUILDING CODE WITH AMENDMENTS
2018 INTERNATIONAL PLUMBING CODE WITH AMENDMENTS
2018 INTERNATIONAL ENERGY CONSERVATION CODE WITH AMENDMENTS
2018 INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS
2018 INTERNATIONAL FUEL & GAS CODE WITH AMENDMENTS
2018 INTERNATIONAL FIRE CODE WITH AMENDMENTS
2017 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
MULTI-FAMILY RESIDENTIAL DESIGN MANUAL

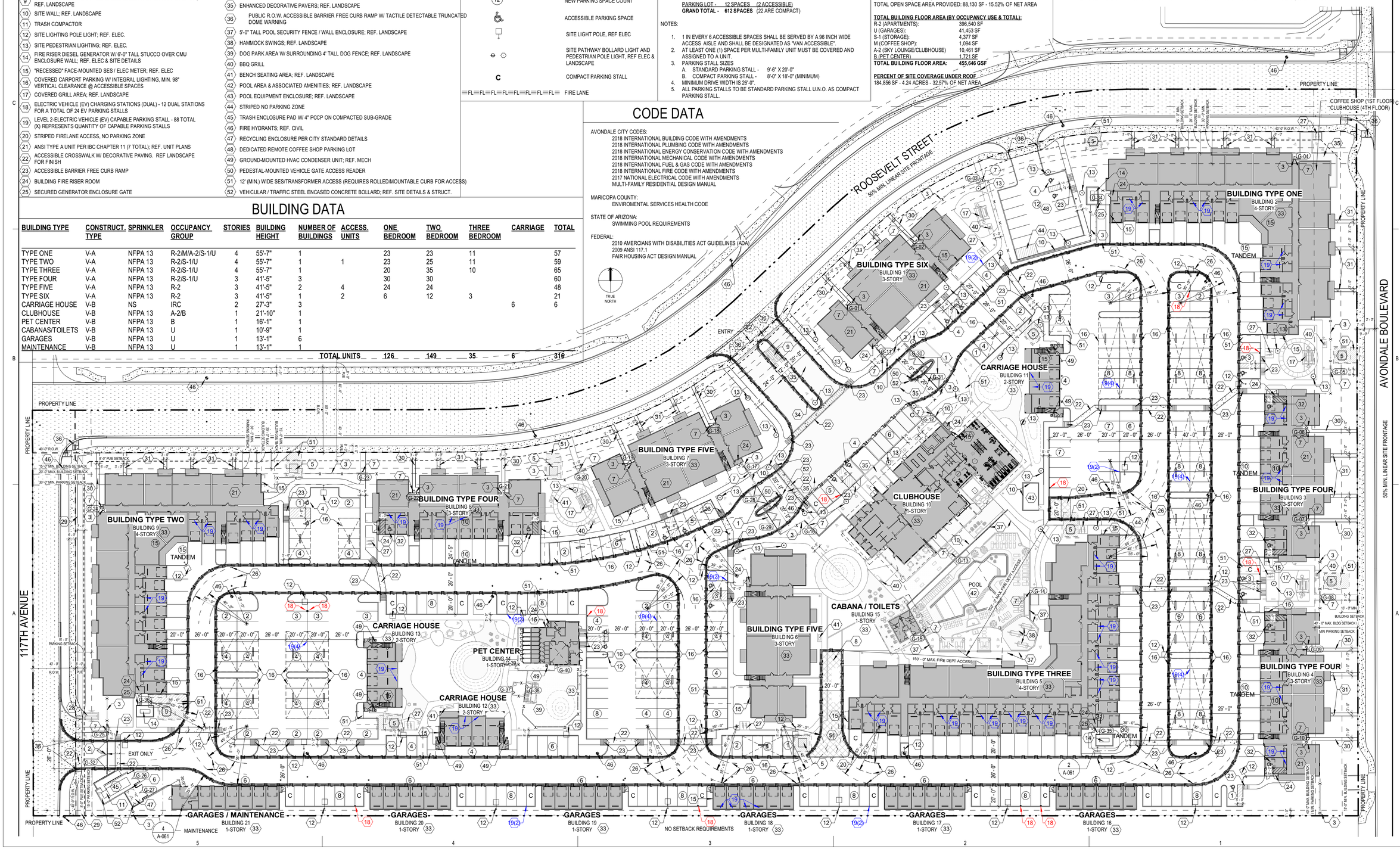
MARICOPA COUNTY:
ENVIROMENTAL SERVICES HEALTH CODE

STATE OF ARIZONA:
SWIMMING POOL REQUIREMENTS

FEDERAL:
2010 AMERCIANS WITH DISABILITIES ACT GUIDELINES (ADA)
2009 ANSI 117.1
FAIR HOUSING ACT DESIGN MANUAL

BUILDING DATA

BUILDING TYPE	CONSTRUCT. TYPE	SPRINKLER	OCCUPANCY GROUP	STORIES	BUILDING HEIGHT	NUMBER OF BUILDINGS	ACCESS. UNITS	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	CARRIAGE	TOTAL
TYPE ONE	V-A	NFPA 13	R-2/M/A-2/S-1/U	4	55'-7"	1		23	23	11		57
TYPE TWO	V-A	NFPA 13	R-2/S-1/U	4	55'-7"	1	1	23	25	11		59
TYPE THREE	V-A	NFPA 13	R-2/S-1/U	4	55'-7"	1		20	35	10		65
TYPE FOUR	V-A	NFPA 13	R-2/S-1/U	3	41'-5"	3		30	30			60
TYPE FIVE	V-A	NFPA 13	R-2	3	41'-5"	2	4	24	24			48
TYPE SIX	V-A	NFPA 13	R-2	3	41'-5"	1	2	6	12	3		21
CARRIAGE HOUSE	V-B	NS	IRC	2	27'-3"	3					6	6
CLUBHOUSE	V-B	NFPA 13	A-2/B	1	21'-10"	1						
PET CENTER	V-B	NFPA 13	B	1	16'-1"	1						
CABANAS/TOILETS	V-B	NFPA 13	U	1	10'-9"	1						
GARAGES	V-B	NFPA 13	U	1	13'-1"	6						
MAINTENANCE	V-B	NFPA 13	U	1	13'-1"	1						
						TOTAL UNITS		126	149	35	6	316



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SWC AVONDALE BLVD & ROOSEVELT ST.
AVONDALE, AZ 85323

ISSUE FOR PERMIT / GMP

OCTOBER 1, 2021

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PAUL DONALDSON
LICENSE NO: 62255

NOT FOR CONSTRUCTION

Title
SITE PLAN

Sheet
SP-01

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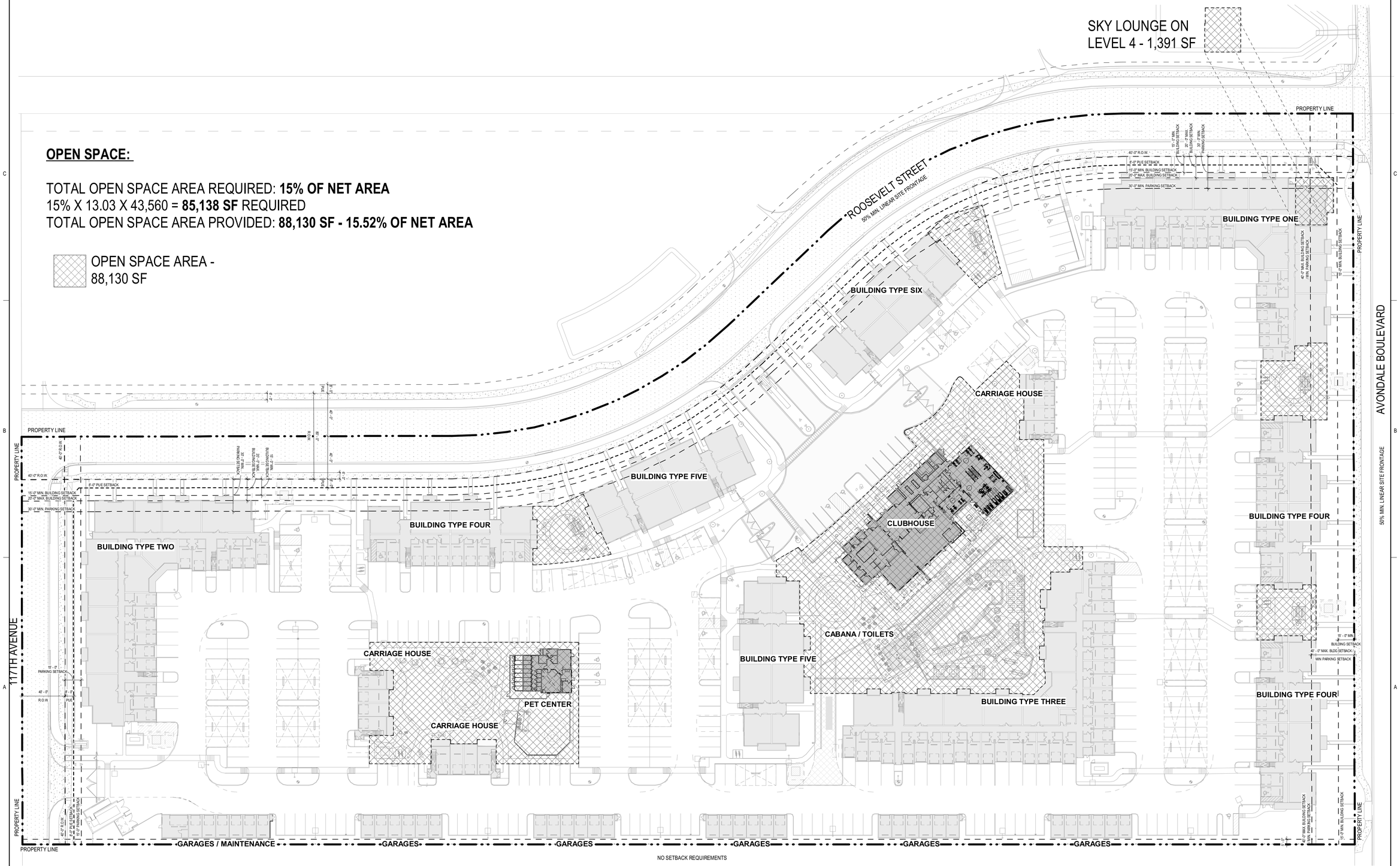
OPEN SPACE:

TOTAL OPEN SPACE AREA REQUIRED: **15% OF NET AREA**
15% X 13.03 X 43,560 = **85,138 SF** REQUIRED
TOTAL OPEN SPACE AREA PROVIDED: **88,130 SF - 15.52% OF NET AREA**

OPEN SPACE AREA -
88,130 SF



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Title
OPEN SPACE DIAGRAM

Sheet
SP-02

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EXHIBIT F

LIV AVONDALE

LANDSCAPE PERMIT DRAWINGS

ISSUED FOR PERMIT

OCTOBER 20, 2021

Prepared For

LIV DEVELOPMENT

1 Revised October 29, 2021 - Addendum 1

2 Revised December 13, 2021 - Site Plan Resubmission

DIX·HITE

150 WEST JESSUP AVENUE
LONGWOOD, FLORIDA 32750
407.667.1777

Date:	10/20/2021
Drawn by:	KV
Reviewed by:	JG/TM
Job Number:	210505

Issued for:	Date:
ADDENDUM 1	10/29/2021
RESUBMISSION	12/13/2021

LIV AVONDALE
AVONDALE, ARIZONA

LIV DEVELOPMENT
2204 LAKESHORE DRIVE, SUITE 450, BIRMINGHAM, AL 35209

LANDSCAPE PERMIT DRAWINGS

COVER SHEET

FOR PERMIT ONLY

Sheet Number:

LC000

Sheet List Table	
Sheet Number	Sheet Title
LC000	COVER SHEET
LC001	SHEET INDEX
LC002	OVERALL SITE PLAN
LC003	GENERAL NOTES
LC004	TREE DISPOSITION PLAN
LC500	CODE LANDSCAPE KEY SHEET
LC510	CODE LANDSCAPE PLAN
LC511	CODE LANDSCAPE PLAN
LC512	CODE LANDSCAPE PLAN
LC513	CODE LANDSCAPE PLAN
LC514	CODE LANDSCAPE PLAN
LC515	CODE LANDSCAPE PLAN
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LC517	CODE LANDSCAPE PLAN
LC518	CODE LANDSCAPE PLAN
LC600	CODE LANDSCAPE DETAILS
LC700	CODE PLANT MATERIAL SCHEDULE
LC800	SITE DETAILS

DIX·HITE
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LIV AVONDALE
AVONDALE, ARIZONA

LIV DEVELOPMENT
2204 LAKESHORE DRIVE, SUITE 450, BIRMINGHAM, AL 35209

LANDSCAPE PERMIT DRAWINGS

SHEET INDEX

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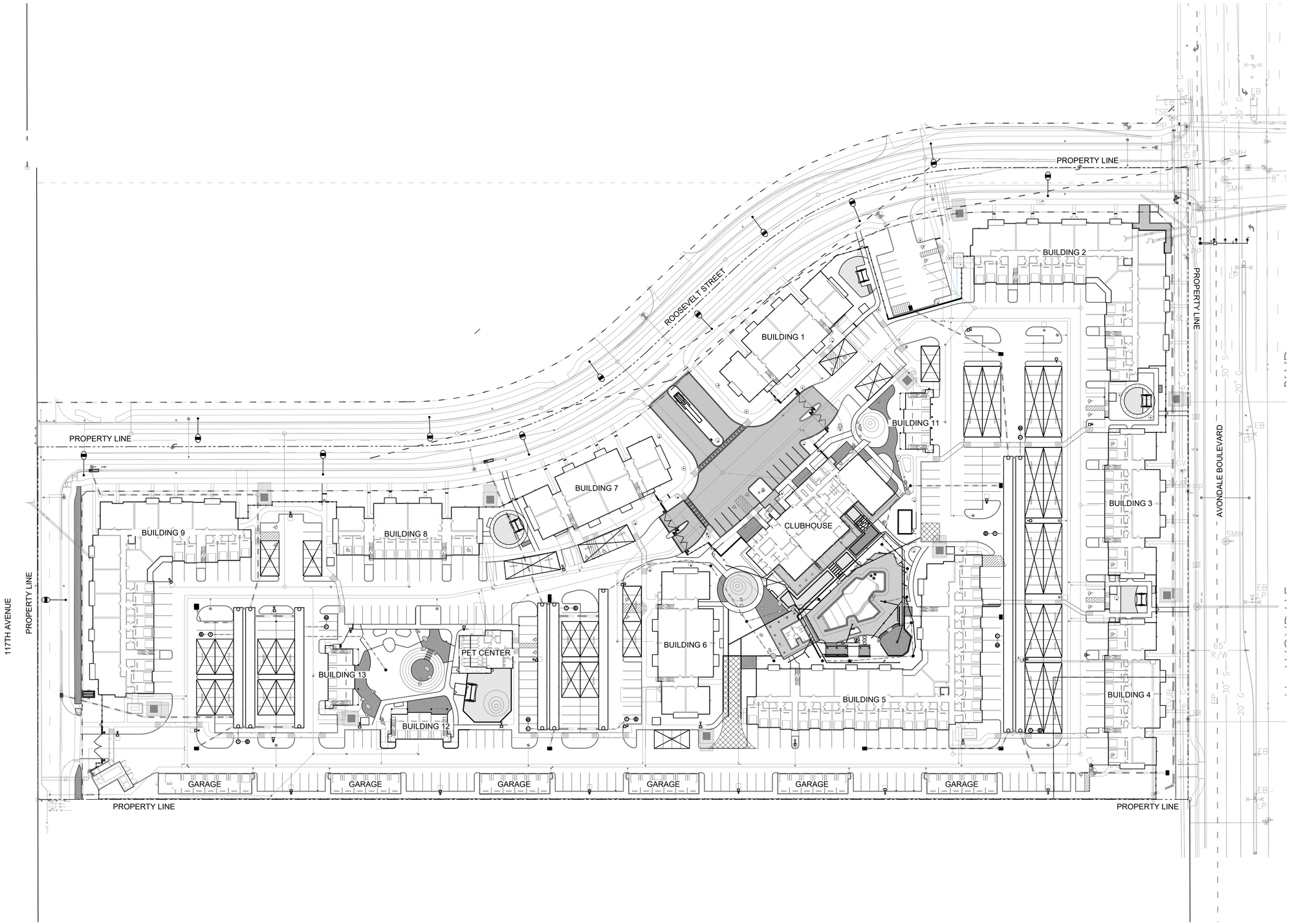
Sheet Number:
LC001



SCALE: 1" = 50'

0 50 100

DIX·HITE
150 WEST JESSUP AVENUE
LONGWOOD, FLORIDA 32750
407.667.1777

Date:	10/20/2021
Drawn by:	KV
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Issued for:	Date:

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AVONDALE, ARIZONA

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LANDSCAPE PERMIT DRAWINGS

OVERALL SITE PLAN

FOR PERMIT ONLY

Sheet Number:
LC002

12/13/2021 8:16am C:\Users\kvarney\AppData\Local\Temp\AcPublish_33604\Y-Code.dwg LC002 kvarney

GENERAL

1. AS REFERRED TO HEREIN, "CONTRACTOR" IS THE BIDDER OR SELECTED CONTRACTOR RESPONSIBLE FOR INSTALLATION OF WORK REFLECTED IN DIX.HITE + PARTNERS, INC. (HEREIN AFTER REFERRED TO AS "LANDSCAPE ARCHITECT") CONTRACT DOCUMENTS.
2. IF THE OWNER HAS DESIGNATED AN OWNER'S REPRESENTATIVE OTHER THAN LANDSCAPE ARCHITECT, THEN THE OWNER'S REPRESENTATIVE WILL ASSUME THE RESPONSIBILITIES OF LANDSCAPE ARCHITECT AS DESCRIBED IN THESE NOTES.
3. CONTRACTOR IS EXPECTED TO CARRY OUT ALL RESPONSIBILITIES SET FORTH IN THESE NOTES AND IN THE CONTRACT DOCUMENTS WHICH WILL BE STRICTLY ENFORCED BY LANDSCAPE ARCHITECT.
4. IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES REPRESENTED ON THE PLAN VS. QUANTITIES SHOWN ON ANY LIST, THE PLAN SHALL CONTROL.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THIS WORK PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL PROVIDE THE DRAWINGS AND OTHER INFORMATION NECESSARY TO OBTAIN ALL REQUIRED PERMITS AND SCHEDULE ALL INSPECTIONS AND TESTING ACCORDING TO THE REQUIREMENTS OF SAID AGENCIES AND THE CONTRACT DOCUMENTS. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR SECURING CONSTRUCTION PERMITS.
6. ALL WORK PERFORMED BY CONTRACTOR AND BY THOSE FOR WHOM CONTRACTOR IS RESPONSIBLE SHALL COMPLY WITH APPLICABLE CODES, STANDARDS, REGULATIONS, REQUIREMENTS, AND ORDINANCES OF ANY AGENCY HAVING JURISDICTION OVER THE WORK.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE PUBLIC AND ALL PERSONNEL ASSOCIATED WITH THE WORK FOR WHICH CONTRACTOR IS RESPONSIBLE. ALL SAFETY REGULATIONS REQUIRED BY APPLICABLE CODES, REGULATIONS AND RECOGNIZED LOCAL PRACTICES SHALL BE ENFORCED BY CONTRACTOR DURING THE CONSTRUCTION AND/OR MAINTENANCE OF CONTRACTOR'S WORK ON THIS PROJECT.
8. CONTRACTOR SHALL COORDINATE WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT SO AS NOT TO IMPEDE THE ORDERLY PROGRESS OF THE WORK.
9. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED FOR THE SAFE EXECUTION AND TIMELY COMPLETION OF THE WORK.
10. CONTRACTOR SHALL EMPLOY, AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND/OR GOVERNING AUTHORITIES, A QUALIFIED TESTING LABORATORY APPROVED BY LANDSCAPE ARCHITECT TO CONDUCT ALL TESTS NECESSARY TO ENSURE COMPLIANCE WITH THE CONTRACT DOCUMENTS, APPLICABLE STANDARDS, AND CODES.
11. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, CONTRACTOR SHALL VERIFY THE CONDITION AND COMPLETENESS OF RELATED WORK PERFORMED BY OTHERS WORKING ON THIS PROJECT. WITHIN 48 HOURS OF DISCOVERY, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING OF ANY POTENTIAL DEVIATIONS AFFECTING CONTRACTOR'S SCOPE OF WORK. LANDSCAPE ARCHITECT SHALL NOT BE LIABLE FOR ANY ERROR OR OMISSION THAT MAY RESULT FROM CONTRACTOR'S FAILURE TO SO NOTIFY LANDSCAPE ARCHITECT.
12. CONTRACTOR SHALL IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT UPON DISCOVERY OF ANY POTENTIAL ERROR OR OMISSION IN THE CONTRACT DOCUMENTS. LANDSCAPE ARCHITECT WILL PROVIDE AMENDMENT, INTERPRETATION, OR CORRECTION OF THE CONTRACT DOCUMENTS.
13. IN ADDITION TO LANDSCAPE ARCHITECT'S CONTRACT DOCUMENTS, CONTRACTOR SHALL REFER TO THE CONTRACT DOCUMENTS PREPARED BY OTHERS FOR ADDITIONAL REQUIREMENTS. REFERENCE TO "OTHERS" THROUGHOUT THESE NOTES SHALL INCLUDE BUT IS NOT LIMITED TO ARCHITECT, MECHANICAL / ELECTRICAL / PLUMBING / POOL ENGINEER, IRRIGATION, STRUCTURAL AND CIVIL ENGINEER.
14. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THE SITE AND BE RESPONSIBLE FOR THE ACCURACY AND CORRECTNESS OF SAME.
15. WRITTEN DIMENSIONS, COORDINATES, AND/OR ELECTRONIC FILES PREVAIL OVER SCALED DIMENSIONS. DO NOT SCALE FROM THE CONTRACT DOCUMENTS.
16. LANDSCAPE ARCHITECT SHALL HAVE THE RIGHT AT ANY STAGE OF CONSTRUCTION TO REJECT ALL WORK OR MATERIALS WHICH IN THEIR OPINION DOES NOT MEET WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
17. REFER TO MANUFACTURERS' RECOMMENDATIONS AND INSTALLATION GUIDELINES / INSTRUCTIONS. IF THERE IS A DISCREPANCY BETWEEN THE MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING WITHIN 48 HOURS OF DISCOVERY. LANDSCAPE ARCHITECT SHALL NOT BE LIABLE FOR ANY ERROR OR OMISSION THAT MAY RESULT FROM CONTRACTOR'S FAILURE TO SO NOTIFY LANDSCAPE ARCHITECT.

SITE PROTECTION

1. THE CONTRACT DOCUMENTS WERE PREPARED USING INFORMATION READILY AVAILABLE OR PROVIDED TO LANDSCAPE ARCHITECT REGARDING EXISTING CONDITIONS, INCLUDING LOCATIONS, ELEVATIONS AND DIMENSIONS OF UTILITIES, STRUCTURES, AND OTHER FEATURES. LANDSCAPE ARCHITECT AND THEIR CONSULTANTS ARE NOT LIABLE FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION SHOWN HEREIN OR ANY RESULTING ERRORS OR OMISSIONS.
2. CONTRACTOR SHALL FIELD LOCATE, VERIFY, AND IDENTIFY THE LOCATION, ELEVATIONS AND DIMENSIONS OF ALL WORK CONTAINED IN THE CONTRACT DOCUMENTS PRIOR TO THE START OF EACH PHASE OF CONSTRUCTION. DISCREPANCIES, CONFLICTS, OR POTENTIAL DEVIATIONS SHALL BE BROUGHT TO THE ATTENTION OF LANDSCAPE ARCHITECT IN WRITING WITHIN 48 HOURS OF DISCOVERY. LANDSCAPE ARCHITECT SHALL NOT BE LIABLE FOR ANY ERROR OR OMISSION THAT MAY RESULT FROM CONTRACTOR'S FAILURE TO COMPLY WITH NOTIFICATION REQUIREMENTS.
3. ALL EXISTING SITE FEATURES TO REMAIN SHALL BE PROTECTED FROM DAMAGE OR DESTRUCTION THROUGHOUT ALL CONSTRUCTION PHASES. IF FEATURES ARE DAMAGED OR DESTROYED BECAUSE OF ACTION OR INACTION BY CONTRACTOR, CONTRACTOR SHALL REMEDY THE DAMAGE, INCLUDING BUT NOT LIMITED TO REPAIR OR REPLACEMENT AT THE OWNER'S SOLE DISCRETION.
4. ALL REQUIRED TREE PROTECTION, SEDIMENT AND EROSION CONTROL MEASURES INSTALLED AS PART OF THIS PROJECT SHALL REMAIN IN PLACE AND SHALL BE MAINTAINED IN GOOD CONDITION UNTIL CONSTRUCTION IS COMPLETE. SEE THE CIVIL ENGINEERING CONTRACT DOCUMENTS FOR ADDITIONAL REQUIREMENTS.
5. PRIOR TO CLEARING TREES, CONTRACTOR SHALL INSTALL REQUIRED TREE PROTECTION MEASURES AND REVIEW WITH LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR PROTECTING TREES TO BE SAVED FROM DAMAGE OR REMOVAL AND WILL REPLACE ALL TREES DAMAGED OR REMOVED THAT ARE DESIGNATED TO BE PROTECTED.
6. CONTRACTOR SHALL PROTECT ALL PLANT MATERIAL TO REMAIN. CONTRACTOR SHALL INSTALL AND/OR MAINTAIN BARRICADES AS DETAILED ON THE DRAWINGS AND AS OUTLINED IN THE CONTRACT DOCUMENTS.

FINE GRADING

1. REFER TO THE CIVIL ENGINEERING CONTRACT DOCUMENTS FOR COMPREHENSIVE GRADING OF THE SITE, INCLUDING BUT NOT LIMITED TO, GRADING FOR ALL VEHICULAR AREAS, BUILDINGS, DRAINAGE, AND UTILITY STRUCTURES. REFER TO THE LANDSCAPE CONTRACT DOCUMENTS FOR FINE GRADING OF PEDESTRIAN HARDSCAPE AREAS AND PLANTING AREAS. FINE GRADING OF THESE AREAS SHOULD BE FINISHED AND COORDINATED WITH CIVIL ENGINEER'S GRADING PLANS TO ELIMINATE GAPS / DISCREPANCIES.
2. CONTRACTOR SHALL NOT SUBSTANTIALLY VARY FINE GRADING FROM THE FINE GRADING PLAN WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT MAY ADJUST FINE GRADING SHOWN ON THE PLANS DURING CONSTRUCTION TO ACCOMMODATE UNFORESEEN CONDITIONS OR TO ACCOMPLISH DESIGN INTENT.
3. PRIOR TO INITIATING FINE GRADING, CONTRACTOR SHALL INSPECT THE SITE TO CONFIRM THAT ROUGH GRADING AND DRAINAGE STRUCTURES HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CIVIL ENGINEER'S CONTRACT DOCUMENTS. CONTRACTOR SHALL SUBMIT IN WRITING DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND FIELD CONDITIONS TO LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT WILL PROVIDE DIRECTION REGARDING AMENDMENT, CORRECTION, OR INTERPRETATION NECESSARY TO RESOLVE SUCH DISCREPANCIES.
4. PROTECT SITE FEATURES TO REMAIN FROM DAMAGE BY FINE GRADING OPERATIONS. THESE FEATURES MAY INCLUDE, BUT ARE NOT LIMITED TO BENCHMARKS, SURVEY CONTROL POINTS, EXISTING STRUCTURES, UTILITIES, AND PAVING.
5. UNDERGROUND UTILITIES, CONDUITS, SLEEVES, AND UTILITY STRUCTURES MAY HAVE BEEN INSTALLED PRIOR TO CONTRACTOR'S START OF WORK. CONTRACTOR SHALL CONDUCT FINE GRADING TO AVOID DAMAGE TO UNDERGROUND ELEMENTS.
6. WHERE NEW CONSTRUCTION ABUTS EXISTING PAVEMENT TO REMAIN, MATCH PAVEMENT GRADES WITH EXISTING PAVEMENT SURFACE GRADES TO PROVIDE FLUSH TRANSITIONS WITH ABUTTING SURFACES.
7. SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES UNLESS OTHERWISE NOTED.
8. SUBGRADE ELEVATIONS SHALL MAKE ALLOWANCE FOR THE THICKNESS OF PAVEMENT OR PREPARED PLANTING MEDIUM (E.G., SOIL, MULCH) AS APPROPRIATE.
9. CONTRACTOR SHALL RELIEVE OVER COMPACTION OF THE SOILS IN DESIGNATED PLANTING AREAS AS NEEDED TO MEET REQUIREMENTS FOR MAXIMUM COMPACTION IN PLANTING AREAS AS OUTLINED WITHIN THE CONTRACT DOCUMENTS.
10. FINE GRADE PEDESTRIAN AND LANDSCAPE AREAS TO MAINTAIN POSITIVE FLOW TO DRAINAGE STRUCTURES.
11. FINE GRADING TOLERANCES:
    a. FOR PEDESTRIAN HARDSCAPE AREAS ARE PLUS OR MINUS (+/-) 0.02 FOOT (1/4 INCH)
    b. FOR LANDSCAPE AREAS ARE PLUS OR MINUS (+/-) 0.04 FOOT (1/2 INCH).
12. CROSS SLOPE ON HARDSCAPE PAVING SHALL NOT EXCEED 2%. RUNNING SLOPE SHALL NOT EXCEED 5% UNLESS NOTED OTHERWISE IN THE CONTRACT DOCUMENTS. SEE HARDSCAPE GRADING PLANS FOR ADDITIONAL REQUIREMENTS.
13. FINE GRADE PEDESTRIAN PAVEMENT AND LANDSCAPE AREAS TO ACHIEVE POSITIVE FLOW AWAY FROM VERTICAL ELEMENTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, WALLS, AND COLUMNS.
14. FINE GRADE LANDSCAPE AREAS SMOOTHLY, AVOIDING UNINTENTIONAL DEPRESSIONS AND MAKING MATERIAL TRANSITIONS THAT ALLOW RUNOFF TO ENTER LANDSCAPE AREAS.
15. CONTOURS FOR LANDSCAPE AREAS, INCLUDING BUT NOT LIMITED TO BERMS, MOUNDS AND SWALES SHALL BE SMOOTH CONTINUOUS ARCS VOID OF SURFACE IRREGULARITIES AND SHALL BLEND INTO SURROUNDING TERRAIN IN A NATURAL MANNER. BLEND IN SMALL IMPERFECTIONS AND ROUND OFF ANY SHARP EDGES ON ALL LANDSCAPE AREAS. THESE AREAS MAY BE DRAGGED WITH A DRAG MAT TO ACHIEVE A SMOOTH SURFACE.
16. CONTRACTOR SHALL MAINTAIN A SMOOTH SURFACE ON ALL LANDSCAPE AREAS UNTIL FINAL ACCEPTANCE. AT NO ADDITIONAL COST TO THE OWNER, CONTRACTOR SHALL REPAIR AND CLEAN UP AREAS WHERE SETTLEMENT, WASHOUTS, EROSION, OR OTHER GRADE CHANGES OCCUR TO MAINTAIN A SMOOTH SURFACE.

HARDSCAPE

GENERAL HARDSCAPE

1. CONTRACTOR SHALL SURVEY, LAYOUT AND STAKE THE LOCATION OF ALL FOOTINGS, PIERS, WALLS, COLUMNS, AND PAVEMENT FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY FOR ANY RECONSTRUCTION OF HARDSCAPE RESULTING FROM CONSTRUCTION THAT IS UNDERTAKEN PRIOR TO THE APPROVAL BY LANDSCAPE ARCHITECT.
2. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND/OR FIELD MOCKUPS FOR ALL ITEMS LISTED ON THE CONTRACT DOCUMENTS UNLESS SPECIFICALLY NOTED OTHERWISE. MOCKUPS SHALL BE SET UP IN A SECURED LOCATION ON THE SITE FOR REFERENCE AS DIRECTED BY LANDSCAPE ARCHITECT. MOCKUPS WILL REMAIN ON SITE UNTIL FINAL ACCEPTANCE OF HARDSCAPE CONSTRUCTION.
3. INFORMATION ON STRUCTURAL REINFORCEMENT, ANCHORS, FASTENERS, FOUNDATIONS, OR OTHER STRUCTURAL ELEMENTS IN LANDSCAPE ARCHITECT'S CONTRACT DOCUMENTS RELATED TO HARDSCAPE ELEMENTS SUCH AS WALLS, SLABS, STRUCTURES AND CAST IN PLACE CONCRETE IS SHOWN FOR MATERIALS RELATIONSHIPS ONLY. REFER TO CONTRACT DOCUMENTS PREPARED BY OTHERS FOR RELEVANT INFORMATION.
4. REFERENCES IN THE CONTRACT DOCUMENTS TO BRANDED PRODUCTS, PROCEDURES OR PATENTED PROCESSES IS ASSUMED TO CARRY AN IMPLIED STATEMENT OF "OR APPROVED EQUAL" UNLESS SPECIFICALLY NOTED OTHERWISE WITH "NO SUBSTITUTIONS PERMITTED". APPROVAL OF SUBSTITUTIONS SHALL BE MADE BY LANDSCAPE ARCHITECT.
5. REFER TO ARCHITECTURAL PLANS FOR THE DIMENSIONS OF ALL BUILDINGS.
6. REFER TO CIVIL ENGINEERING PLANS FOR OVERALL SITE LAYOUT/DIMENSIONS.
7. HARDSCAPE DIMENSIONS ARE FROM THE FACE AND/OR CENTERLINE OF THE OBJECT AT 90-DEGREE ANGLES UNLESS NOTED OTHERWISE. ALL RADII AND CURVES ARE TO HAVE SMOOTH AND CONTINUOUS TRANSITIONS WITHOUT ABRUPT CHANGES OR BENDS.
8. PAVER DIMENSIONS ARE NOMINAL. VERIFY ACTUAL PAVER DIMENSIONS PRIOR TO LAYOUT OF PAVER FIELDS.
9. ALL REFERENCES TO "GRAY CONCRETE" SHALL MEAN NATURAL CONCRETE WITH NO COLOR ADDITIVE.

HARDSCAPE ON-STRUCTURE

1. SITE HARDSCAPE ELEMENTS FOR PODIUM, ROOF LEVEL AND OTHER BUILDING SURFACES ARE SHOWN FOR MATERIAL RELATIONSHIPS ONLY. REFER TO CONTRACT DOCUMENTS PREPARED BY OTHERS FOR CONSTRUCTION DETAILS.
2. CONSTRUCTION DOCUMENTS FOR ITEMS RELATED TO HARDSCAPE ON STRUCTURE THAT HAVE BEEN PREPARED BY OTHERS INCLUDE, BUT ARE NOT LIMITED TO ANCHORS, REINFORCING, WATERPROOFING, DRAINAGE, MATERIAL ATTACHMENTS, SETTING METHODS AND SLAB PENETRATIONS.

SITE FEATURES

1. REFER TO CONTRACT DOCUMENTS FOR SHOP DRAWING/FIELD MOCK-UP/SUBMITTAL REQUIREMENTS.
2. SHADE STRUCTURES: DRAWINGS OF SHADE STRUCTURES IN LANDSCAPE ARCHITECT'S PLANS ARE PROVIDED TO ESTABLISH THE BASIS OF DESIGN FOR CONTRACT DOCUMENTS PREPARED BY OTHERS. SHADE STRUCTURES MAY INCLUDE ARBORS, PERGOLAS, AND/OR CABANAS.
3. SITE WALLS: DRAWINGS OF SITE WALLS IN LANDSCAPE ARCHITECT'S PLANS ARE PROVIDED TO ESTABLISH THE BASIS OF DESIGN FOR CONTRACT DOCUMENTS PREPARED BY OTHERS.
4. DECKS AND WOOD CONSTRUCTION: DRAWINGS OF WOOD CONSTRUCTION IN LANDSCAPE ARCHITECT'S PLANS ARE PROVIDED TO ESTABLISH THE BASIS OF DESIGN FOR CONTRACT DOCUMENTS PREPARED BY OTHERS.
5. SITE FURNISHINGS: SHALL BE INSTALLED AS DETAILED IN THE CONSTRUCTION DOCUMENTS UNLESS NOTED OTHERWISE. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ANCHORING DETAILS WITH THE ITEM'S MANUFACTURER PRIOR TO PURCHASE/ INSTALLATION.
6. WATER FEATURES: DRAWINGS OF WATER FEATURES / POOLS / SPAS / FOUNTAINS IN LANDSCAPE ARCHITECT'S PLANS ARE PROVIDED TO ESTABLISH THE BASIS OF DESIGN FOR CONTRACT DOCUMENTS PREPARED BY OTHERS.
7. LIGHT FIXTURES: DRAWINGS OF LIGHT FIXTURES IN LANDSCAPE ARCHITECT'S PLANS ARE PROVIDED TO ESTABLISH THE BASIS OF DESIGN FOR CONTRACT DOCUMENTS PREPARED BY OTHERS.

LANDSCAPE

SOIL PREPARATION AND SOIL MIX

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PLANT HEALTH IN ON-SITE SOILS AND SITE CONDITIONS. COMMENCEMENT OF PLANTING ACTIVITY IS AN ACKNOWLEDGEMENT OF CONTRACTOR'S ACCEPTANCE OF SOILS AND CONDITIONS. IF, DURING DIGGING, CONTRACTOR DISCOVERS SOIL THAT IS WATER-LOGGED, CLAY-LIKE, COMPACTED, POORLY DRAINED, OR OTHER HIDDEN CONDITIONS DETRIMENTAL TO PLANT HEALTH, IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT.
2. CONTRACTOR SHALL CLEAN SUBGRADE SOIL IN PLANTING AREAS OF LIME ROCK AND CONSTRUCTION DEBRIS TO THE SATISFACTION OF LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL TEST THE SOILS TO BE USED FOR PLANTING IN ACCORDANCE WITH STATE AND LOCAL RECOMMENDATIONS AND LAWS. TESTING SHALL BE PERFORMED BY A STATE ACCREDITED LABORATORY FOR AGRICULTURAL SOIL TESTING.
4. CONTRACTOR SHALL OBTAIN SAMPLES OF EXISTING SOILS TO BE USED IN PLANTING AREAS FROM STOCKPILES AND FROM THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. REFER TO CONTRACT DOCUMENTS FOR THE NUMBER OF SOIL SAMPLES TO OBTAIN AND TEST.
5. PRIOR TO AMENDING SOIL, CONTRACTOR SHALL SUBMIT A COMPLETE SOIL TEST REPORT OF THE CHEMICAL ANALYSIS PROVING NUTRIENT COMPOSITION AND PH AND THE PHYSICAL ANALYSIS PROVING THE SOIL TEXTURE TO DETERMINE THE REQUIRED AMENDMENTS OF THE TESTED SOIL TO MEET THE PLANTING MIX SPECIFICATIONS. SUBMIT AN AMENDED PLANTING MIX SAMPLE ALONG WITH SPECIFICATIONS, MATERIAL DATA SHEETS AND TEST RESULTS FOR ORGANIC MATERIAL, FERTILIZER AND/OR OTHER AMENDMENTS NECESSARY TO MEET PLANTING MIX SPECIFICATIONS. THE COMPOSITION OF THE PREPARED PLANTING MIX MAY BE MODIFIED BY LANDSCAPE ARCHITECT BASED ON RECOMMENDATIONS RESULTING FROM SOILS TEST RESULTS.
6. CONTRACTOR SHALL AMEND THE SOIL BASED ON THE RECOMMENDATION OF THE SOIL TESTS AND LANDSCAPE ARCHITECT'S APPROVAL OF THE SAMPLE AND AMENDMENT PLAN. IT SHOULD BE ASSUMED THAT A SOIL AMENDMENT WILL BE NECESSARY TO MEETING PLANTING MIX SPECIFICATIONS. REFERENCE THE BID FORM FOR LINE ITEMS REGARDING SOIL AMENDMENTS. COMPONENTS OF THE PREPARED PLANTING MIX SHALL BE BLENDED OUTSIDE OF THE PLANTING BEDS. IN PLANTING AREAS TO BE SODDED, UNIFORMLY APPLY REQUIRED AMENDMENTS TO EXISTING SOIL AND CULTIVATE BY MECHANICAL TILLING TO THE SPECIFIED DEPTH OF PLANTING MIX.
7. MANUFACTURED PLANTING MIX SHALL CONFORM TO THE CONTRACT DOCUMENTS.
8. TOPSOIL, SAND, ORGANIC MATERIAL, PEAT, FERTILIZER, AND OTHER AMENDMENTS FOR PLANTING MIX SHALL CONFORM TO THE CONTRACT DOCUMENTS.
9. IF APPROVED BY LANDSCAPE ARCHITECT, ON-SITE SOIL MAY BE SUBSTITUTED FOR TOPSOIL AND/OR SAND BASED ON A SOILS TEST REPORT INDICATING ACCEPTABLE CHARACTERISTICS. ACCEPTED ON-SITE SOIL MAY BE USED IN EITHER THE PREPARED OR AMENDED PLANTING MIXES. REFER TO GEOTECHNICAL REPORT AND CIVIL ENGINEER'S PLANS FOR USE OF ON-SITE SOILS IN OTHER APPLICATIONS.
10. SOIL TESTING FOR CONTAMINATION OR HAZARDOUS MATERIALS IS NOT THE PURPOSE OF THESE TESTS AND IS BEYOND THE SCOPE OF LANDSCAPE ARCHITECT'S RESPONSIBILITY.

PLANTING

1. PRIOR TO PLANT INSTALLATION, CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS. CONTRACTOR SHALL SUBMIT DATED PHOTOGRAPHS OF ALL THE PLANT MATERIAL NOT TAGGED BY LANDSCAPE ARCHITECT TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO DELIVERY OF MATERIALS TO THE PROJECT. ALL PHOTOGRAPHS OF TREES AND PALMS SHALL HAVE A MEASURING DEVICE AND PERSON IN THE PHOTO FOR SCALE. NURSERY SOURCE, HEIGHT, WIDTH, AND CALIPER OF PLANT MATERIAL SHALL BE INCLUDED WITH THE PHOTOGRAPH.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT MATERIAL QUANTITIES AND NOTIFYING LANDSCAPE ARCHITECT OF ANY DISCREPANCIES FOR CLARIFICATION PRIOR TO THE AWARD OF CONTRACT AND/OR COMMENCEMENT OF WORK.
3. LANDSCAPE ARCHITECT SHALL HAVE THE RIGHT AT ANY STAGE OF THE OPERATION TO REJECT ANY PLANT MATERIAL THAT DOES NOT COMPLY WITH THE REQUIREMENTS AS SPECIFIED IN THE CONTRACT DOCUMENTS AND WILL REQUIRE CONTRACTOR TO REPLACE THE REJECTED MATERIAL WITH MATERIAL MEETING THE REQUIREMENTS. MAINTENANCE OF ALL MATERIAL SHALL CONTINUE UNTIL FINAL ACCEPTANCE.
4. LANDSCAPE ARCHITECT MAY ADJUST THE LOCATION OF THE PLANT MATERIAL SHOWN ON THE PLANS TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS OR TO ACCOMPLISH DESIGN INTENT.
5. NO PLANT MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF LANDSCAPE ARCHITECT.
6. THE INSTALLATION OF ALL PLANT MATERIAL SHALL COMPLY WITH THE CODES, STANDARDS, REGULATIONS, REQUIREMENTS, AND ORDINANCES OF ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK.
7. ALL AREAS DISTURBED ON THE SITE BY CONSTRUCTION ACTIVITY, NOT COVERED ON THE HARDSCAPE PLANS, SHALL RECEIVE PERMANENT VEGETATIVE GROUND COVER. NOTIFY LANDSCAPE ARCHITECT OF ANY DIFFICULTY INTERPRETING THE PLANS.
8. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE FOLLOWING REQUIREMENTS:
    a. AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1
    b. FLORIDA GRADE NO. 1 (SOURCE: FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS FOR NURSERY PLANTS LATEST EDITION).
9. PLANTS SHALL BE SYMMETRICAL AS IS TYPICAL FOR THEIR VARIETY AND SPECIES. THEY SHALL BE FREE FROM DISEASE AND INSECTS OR THEIR EGGS.
10. NURSERY GROWN STOCK SHALL BE GROWN UNDER CLIMATE CONDITIONS LIKE THOSE IN THE LOCALITY OF THE PROJECT.
11. ALL SPECIFIED PLANT MATERIAL SIZES ARE MINIMUM SIZES. ANY MATERIAL NOT MEETING THE REQUIREMENTS OF THE CONTRACT DOCUMENTS SHALL BE REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
12. CONTAINER PLANTS SHALL HAVE BEEN GROWN IN A RIGID CONTAINER FOR A MINIMUM TIME AS FOLLOWS:

MATERIALMINIMUM TIMETREES2 YEARSSHRUBS1 YEARGROUNDCOVER6 MONTHS13. ALL CONTAINER PLANTS SHALL HAVE ROOTS SUFFICIENTLY DEVELOPED TO HOLD TOGETHER THE SOIL WHEN THE PLANT IS REMOVED FROM ITS CONTAINER. NO PLANT MATERIAL SHALL BE BOUND TO THE CONTAINER NOR HAVE CIRCULAR ROOTS.

14. BALLED AND BURLAPPED PLANTS WILL NOT BE ACCEPTED WHEN THE ROOT BALL HAS BEEN CRACKED OR BROKEN.
15. PLANTS GROWN IN GROW BAGS ARE PROHIBITED.
16. SOD SHALL BE THE SPECIES AS CALLED FOR ON THE DRAWINGS. SOD SHALL BE WELL MATTED WITH HEAVY ROOT DEVELOPMENT AND FREE OF WEEDS, FUNGUS, AND OTHER DISEASES.
17. SOD SHALL BE MACHINE CUT TO A COMMERCIAL SIZE WITH A UNIFORM THICKNESS.
18. PRIOR TO THE INSTALLATION OF PLANT MATERIAL, CONTRACTOR SHALL CONFIRM IN WRITING TO LANDSCAPE ARCHITECT THAT THE SOIL CONDITIONS AND SUBGRADE ELEVATIONS IN ALL PLANTING AREAS ARE ACCEPTABLE BY CONTRACTOR AND CONFORM TO THE PROPOSED GRADES NOTED ON THE FINE GRADING PLANS. COMMENCEMENT OF PLANTING OPERATIONS CONFIRMS CONTRACTOR'S ACCEPTANCE OF THE SITE CONDITIONS.
19. PLANTING SHALL NOT COMMENCE UNTIL IRRIGATION HAS BEEN INSTALLED AND IS OPERATIONAL. TREES MAY BE INSTALLED PRIOR TO THE INSTALLATION OF IRRIGATION PROVIDED THAT A HAND WATERING SCHEDULE IS APPROVED BY LANDSCAPE ARCHITECT.
20. CONTRACTOR SHALL ENSURE TOTAL WEED ERADICATION PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR SHALL SUBMIT WEED CONTROL SOLUTIONS THAT CONFORM TO STATE AND LOCAL CODES. PROTECT EXISTING PLANTS TO REMAIN FROM OVERSPRAY. DO NOT APPLY WITHIN ROOT ZONES OF EXISTING PLANT MATERIAL TO REMAIN.
21. CONTRACTOR SHALL CONFIRM THAT ALL ORGANICS, SOD, WEEDS, ROOTS AND DEBRIS HAVE BEEN REMOVED FROM ALL AREAS WHERE PLANT MATERIALS ARE TO BE INSTALLED. ALL PAVEMENT AND PAVEMENT BASE MATERIAL SHALL BE REMOVED COMPLETELY IN ALL AREAS WHERE PLANT MATERIAL IS TO BE INSTALLED. ANY DEPRESSIONS OR EXCAVATIONS BELOW THE APPROVED FINISHED GRADES CREATED FOR OR BY THE REMOVAL OF SUCH OBJECTS SHALL BE FILLED WITH APPROVED PLANTING MIX AND COMPACTED TO A DENSITY CONFORMING TO THE SURROUNDING GROUND.
22. CONTRACTOR SHALL OUTLINE EACH SHRUB AND GROUNDCOVER BED AND STAKE THE LOCATION OF ALL TREES / PALMS FOR APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. IF PLANT MATERIAL IS INSTALLED PRIOR TO APPROVAL, CONTRACTOR WILL REPLANT THE MATERIAL TO THE SATISFACTION OF LANDSCAPE ARCHITECT AT NO COST TO THE OWNER.
23. ALL SHRUBS AND TREES SHALL BE PLANTED ABOVE SURROUNDING FINISH GRADE. REFER TO PLANTING DETAILS FOR TOLERANCES.
24. CONTRACTOR SHALL MAINTAIN TREES IN A STRAIGHT AND PLUMB POSITION FOR ONE YEAR. IF CONTRACTOR CHOOSES TO STAKE TREES CONTRACTOR SHALL SUBMIT A STAKING PLAN / PROCEDURE / DETAIL TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
25. TREE / PALM PITS SHALL BE TESTED FOR DRAINAGE BY FILLING WITH WATER TWICE IN SUCCESSION. CONDITIONS PERMITTING THE RETENTION OF MORE THAN 6 INCHES (6") OF WATER IN ONE (1) HOUR SHALL BE BROUGHT TO THE ATTENTION OF LANDSCAPE ARCHITECT. CONTRACTOR SHALL SUBMIT A WRITTEN PROPOSAL FOR CORRECTION OF SUCH CONDITIONS AND RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH INSTALLATION.
26. AREAS TO RECEIVE SOD SHALL BE GRADED TO LEVEL OUT ALL UNDULATIONS OR IRREGULARITIES IN THE SURFACE RESULTING FROM TILLAGE, FERTILIZING OR OTHER OPERATIONS. THE RESULTING SURFACE SHALL BE ROLLED WITH THE RESULTING GRADE TO BE NO HIGHER THAN THE ADJACENT PAVING OR OTHER GRADE ELEMENTS AFTER SOD HAS BEEN INSTALLED.
27. PLANTING BEDS SHALL BE FINE GRADED TO A SMOOTH AND EVEN SURFACE ASSURING POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ELIMINATING ANY DEPRESSIONS WHICH MAY COLLECT WATER.
28. APPLY APPROVED PRE-EMERGENT HERBICIDE TO ALL PLANTING BEDS ACCORDING TO THE MANUFACTURER'S RECOMMENDED RATE.

MAINTENANCE AND CLEANING

1. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS INSTALLED AND SHALL CONTINUE UNTIL FINAL ACCEPTANCE. THIS WORK AND MATERIALS REQUIRED ARE INCLUDED IN THE CONTRACT SCOPE OF WORK.
2. MAINTENANCE SHALL INCLUDE THE FOLLOWING ACTIVITIES AND NECESSARY LABOR, EQUIPMENT, AND MATERIALS FOR:
    a. PROTECTING, WATERING, IRRIGATING, MOWING, PRUNING AND/OR TRIMMING, FERTILIZING, AND PEST CONTROL FOR EACH PLANT INSTALLED AS REQUIRED TO WARRANTY THE PLANT'S HEALTH AND CONDITION AT FINAL ACCEPTANCE.
    b. WEED CONTROL IN LAWNS, BEDS, AND NATURAL AREAS WITHIN THE PROJECT LIMITS.
    c. SUPPLEMENTAL APPLICATIONS OF MULCH TO PROVIDE THE SPECIFIED DEPTH AND CONDITION AT FINAL ACCEPTANCE.
    d. RESETTING AND/OR STRAIGHTENING PLANTS THAT HAVE FALLEN, SETTLED, LEANED, OR OTHERWISE CHANGED FROM THE ACCEPTED INSTALLED CONDITION.
    e. CLEAN UP OF MATERIALS AND DEBRIS FROM LANDSCAPES AND HARDSCAPES WITHIN THE PROJECT LIMITS.
    f. REMOVING DEAD PLANT MATERIALS.
3. MAINTENANCE WORK SHALL CONFORM TO GOVERNING LAWS AND ACCEPTED HORTICULTURAL PRACTICES. CONTRACTOR SHALL FOLLOW OWNER'S LANDSCAPE MAINTENANCE STANDARDS, SPECIFICATIONS, AND INSTRUCTIONS.
4. CONTRACTOR SHALL MONITOR THE WATERING NEEDS OF PLANT MATERIAL THROUGHOUT OPERATIONS AND UNTIL FINAL ACCEPTANCE. CONTRACTOR IS RESPONSIBLE FOR SUPPLEMENTAL WATERING AS REQUIRED TO AUGMENT THE IRRIGATION SYSTEM, INCLUDING HAND WATERING, TEMPORARY IRRIGATION, OR OTHER MEANS ACCEPTABLE TO LANDSCAPE ARCHITECT.
5. CONTRACTOR SHALL, DAILY, MAINTAIN A CLEAN WORK AREA BY REMOVING TRASH, DEBRIS, UNUSED, DELETERIOUS, OR SURPLUS MATERIAL FROM THE SITE, KEEPING EQUIPMENT IN DESIGNATED AREAS, AND WASHING PAVED SURFACES OF MUD AND DIRT IN ACCORDANCE WITH THE EROSION CONTROL PLAN.
6. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR DIRECTION REGARDING DISPOSITION OF SURPLUS MATERIALS RESULTING FROM CONTRACTORS WORK.
7. ALL STRUCTURES DAMAGED OR DEFACED BECAUSE OF CONTRACTOR'S OPERATIONS SHALL BE CORRECTED BY CONTRACTOR TO THE OWNER'S SATISFACTION AND ACCEPTANCE AT NO COST TO OWNER.
8. CONTRACTOR SHALL PROTECT FINISHED WORK FROM DAMAGE AND IS RESPONSIBLE FOR REPAIRING DAMAGED OR DEFACED WORK AT NO COST TO THE OWNER. CONTRACTOR SHALL REPAIR RUTS AND/OR COMPACTED AREAS, RESET OR REPLACE PLANT MATERIALS, RESEED, RESOD, MULCH, OR OTHERWISE RESTORE THE WORK TO SPECIFIED AND ACCEPTABLE FINISHED CONDITION.

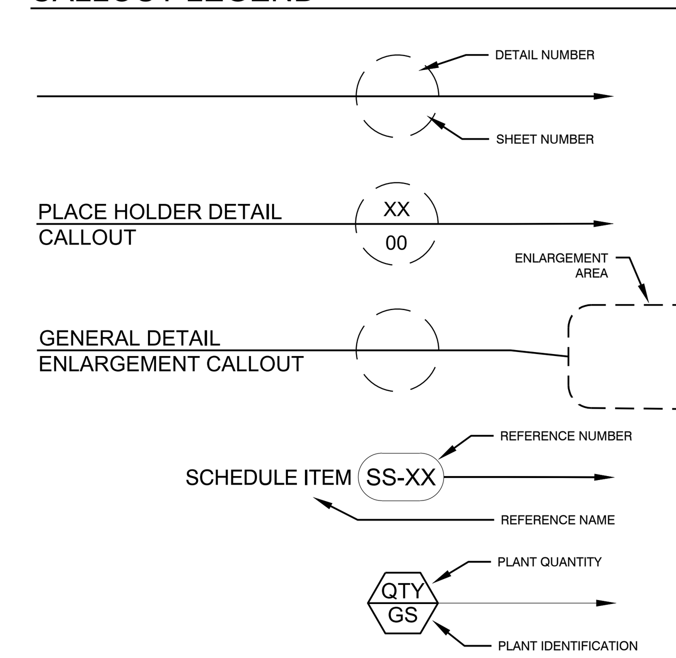
ACCEPTANCE

1. CONTRACTOR SHALL CORRECT DEFECTIVE AND/OR REJECTED WORK IMMEDIATELY UPON NOTIFICATION OF THE REJECTION OF THE WORK.
2. ACCEPTED MATERIALS SHALL, AT MINIMUM, EXHIBIT THE CHARACTERISTICS SPECIFIED IN THE CONTRACT DOCUMENTS AT THE TIME OF INSTALLATION AND SHALL CONTINUE TO EXHIBIT THOSE CHARACTERISTICS AT MINIMUM THROUGH FINAL ACCEPTANCE AND THE DURATION OF THE WARRANTY PERIOD.
3. UPON COMPLETION OF ALL INSTALLATION WORK, CONTRACTOR MAY REQUEST REVIEW FOR ESTABLISHING THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK. THE DATE OF SUBSTANTIAL COMPLETION SHALL MARK THE BEGINNING OF PUNCH LIST WORK WHICH MAY INCLUDE MAINTENANCE AND REMEDIAL WORK.
4. UPON COMPLETION OF ALL WORK, INCLUDING CLEANING, MAINTENANCE AND REMEDIAL WORK, CONTRACTOR MAY REQUEST FINAL ACCEPTANCE OF THE WORK. THE DATE OF FINAL ACCEPTANCE SHALL MARK THE BEGINNING OF THE WARRANTY PERIOD. IF THE WORK IS ACCEPTED IN PHASES, THERE MAY BE MULTIPLE WARRANTY PERIODS.
5. DURING THE WARRANTY PERIOD, THE OWNER MAY INSPECT THE WORK AT ANY TIME FOR DEFECTS. CONTRACTOR SHALL IMMEDIATELY REPAIR ALL DEFECTS IN WARRANTIED MATERIAL, CONDITIONS, AND WORKMANSHIP.

STANDARD ABBREVIATIONS

BS -BOTTOM OF STEP	LP -LOW POINT
BW -BOTTOM OF WALL	NTS -NOT TO SCALE
CF -CUBIC FEET	NWL - NORMAL WATER LINE
CIP - CAST IN PLACE	OC - ON CENTER
CL -CENTER LINE	PA -PLANTING AREA
CMU -CONCRETE BLOCK	PT - PRESSURE TREATED
CONT - CONTINUOUS	R -RADIUM
CT - CLEAR TRUNK	ROW - RIGHT OF WAY
CY -CUBIC YARD	SF -SQUARE FEET
DI -DRAIN INLET	SS - STAINLESS STEEL
DIA -DIAMETER	SYM - SIMILAR
DIM -DIMENSION	TC -TOP OF CURB
FFL -FINISH FLOOR	TS -TOP OF STEP
GA - GAUGE	TW -TOP OF WALL
HP -HIGH POINT	
LF -LINEAR FEET	

CALLOUT LEGEND



GENERAL DETAIL CALLOUT

PLACE HOLDER DETAIL CALLOUT

GENERAL DETAIL ENLARGEMENT CALLOUT

SITE STRUCTURES SCHEDULE CALLOUT

PLANT CALLOUT

DIX·HITE
150 WEST JESSUP AVENUE
LONGWOOD, FLORIDA 32750
407.667.1777

Date:	10/20/2021
Drawn by:	KV
Reviewed by:	JG/TM
Job Number:	210505

Issued for:	Date:

LIV AVONDALE
AVONDALE, ARIZONA

LIV DEVELOPMENT
2204 LAKESHORE DRIVE, SUITE 450, BIRMINGHAM, AL 35209

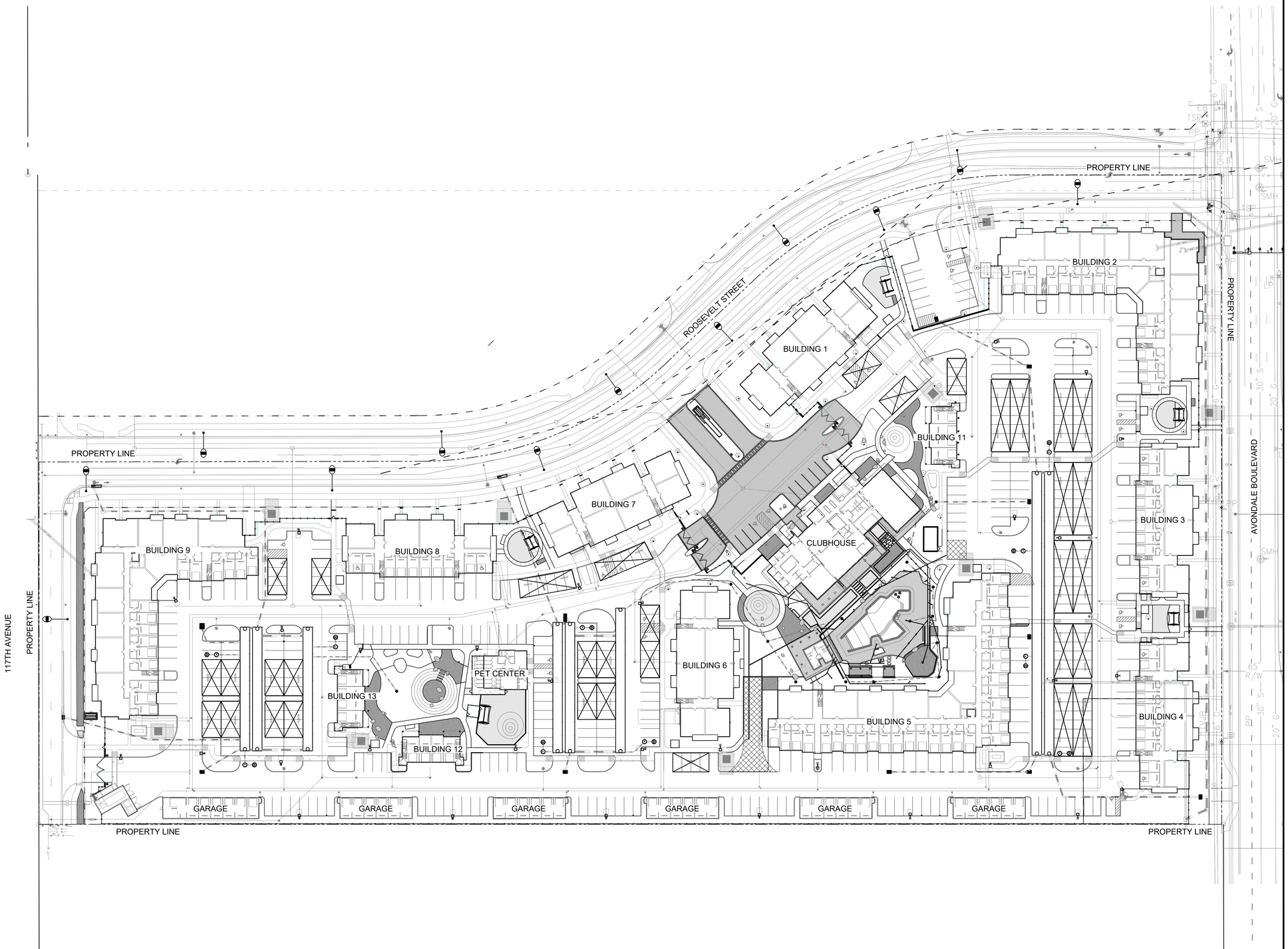
LANDSCAPE PERMIT DRAWINGS

GENERAL NOTES

FOR PERMIT ONLY

Sheet Number:
LC003

12/13/2021 8:16am C:\Users\kvarney\AppData\Local\Temp\AcPublish_33924\X-Code.dwg,LC003, kvarney



LEGEND

EXISTING TREES TO BE SAVED (TYP.)

EXISTING TREES TO BE REMOVED (TYP.)

NOTE : THERE ARE NO EXISTING TREES ON THE SITE TO REMOVE OR PRESERVE.

SCALE: 1" = 50'

0 50 100

DIX·HITE
150 WEST JESSUP AVENUE
LONGWOOD, FLORIDA 32750
407.667.1777

Date:	10/20/2021
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LIV AVONDALE
AVONDALE, ARIZONA

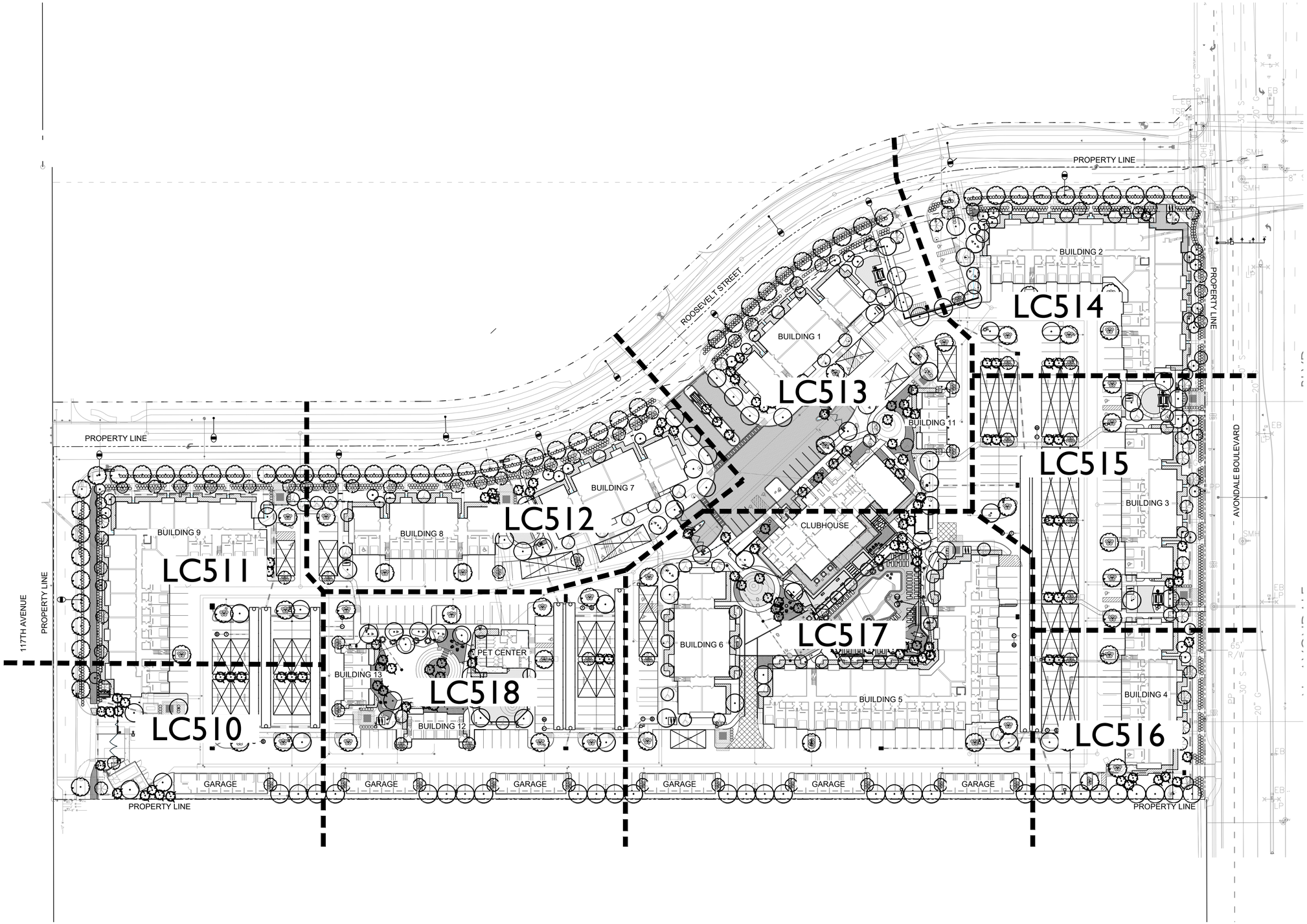
LIV DEVELOPMENT
2204 LAKESHORE DRIVE, SUITE 450, BIRMINGHAM, AL 35209

LANDSCAPE PERMIT DRAWINGS

TREE DISPOSITION PLAN

FOR PERMIT ONLY

Sheet Number:
LC004



SCALE: 1" = 50'

0 50 100

DIX·HITE
150 WEST JESSUP AVENUE
LONGWOOD, FLORIDA 32750
407.667.1777

Date:	10/20/2021
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LIV AVONDALE
AVONDALE, ARIZONA

LIV DEVELOPMENT
2204 LAKESHORE DRIVE, SUITE 450, BIRMINGHAM, AL 35209

LANDSCAPE PERMIT DRAWINGS

CODE LANDSCAPE KEY SHEET

FOR PERMIT ONLY

Sheet Number:
LC500

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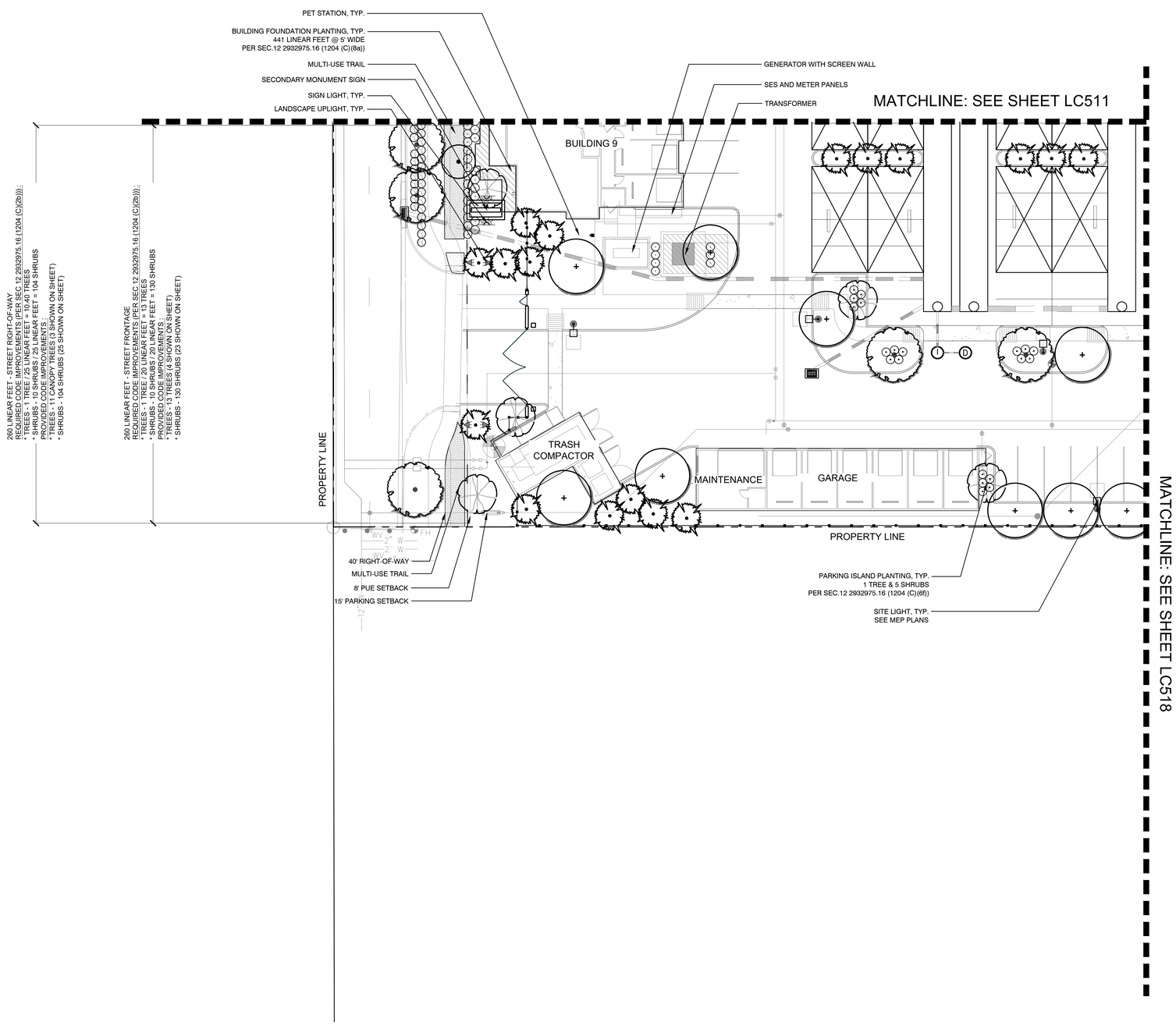
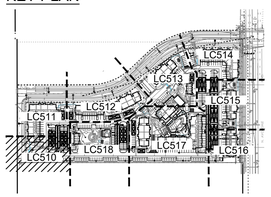


PLANT LEGEND

- CANOPY TREE
- CANOPY TREE -SITE
- UNDERSTORY TREE
- UNDERSTORY TREE - SITE
- PALM
- PALM - SITE
- ROW SHRUBS
- PARKING ISLAND SHRUBS
- STREET FRONTAGE SHUBS
- SCREENING HEDGE
- FOUNDATION PLANTING

KEY PLAN



SCALE: 1" = 20'

0 20 40

DIX·HITE
150 WEST JESSUP AVENUE
LONGWOOD, FLORIDA 32750
407.667.1777

Date:	10/20/2021
Drawn by:	KV
Reviewed by:	JG/TM
Job Number:	210505

Issued for:	Date:
ADDENDUM 1	10/29/2021
RESUBMISSION	12/13/2021

LIV AVONDALE
AVONDALE, ARIZONA

LIV DEVELOPMENT
2204 LAKESHORE DRIVE, SUITE 450, BIRMINGHAM, AL 35209

LANDSCAPE PERMIT DRAWINGS

CODE LANDSCAPE PLAN

FOR PERMIT ONLY

Sheet Number:
LC510

1129 LINEAR FEET - STREET RIGHT-OF-WAY
REQUIRED CODE IMPROVEMENTS (PER SEC 12 2932975.16 (1204 (C)(2b))) :
* TREES - 1 TREE / 25 LINEAR FEET = 45.16 TREES
* SHRUBS - 10 SHRUBS / 25 LINEAR FEET = 451.6 SHRUBS
PROVIDED CODE IMPROVEMENTS :
* TREES - 46 CANOPY TREES (10 SHOWN ON SHEET)
* SHRUBS - 455 SHRUBS (67 SHOWN ON SHEET)

1129 LINEAR FEET - STREET FRONTAGE
REQUIRED CODE IMPROVEMENTS (PER SEC 12 2932975.16 (1204 (C)(2b))) :
* TREES - 1 TREE / 20 LINEAR FEET = 56.45 TREES
* SHRUBS - 10 SHRUBS / 20 LINEAR FEET = 564.5 SHRUBS
PROVIDED CODE IMPROVEMENTS :
* TREES - 56 TREES (9 SHOWN ON SHEET)
* SHRUBS - 565 SHRUBS (127 SHOWN ON SHEET)

MATCHLINE: SEE SHEET LC512

40' RIGHT-OF-WAY
15' PARKING SETBACK

PROPERTY LINE

MULTI-USE TRAIL
40' RIGHT-OF-WAY
15' MIN. BUILDING SETBACK
20' MAX. BUILDING SETBACK
30' MIN. PARKING SETBACK

TRANSFORMER
SES AND METER PANELS

BUILDING FOUNDATION PLANTING, TYP.
441 LINEAR FEET @ 5' WIDE
PER SEC.12 2932975.16 (1204 (C)(8a))

BUILDING 9

PET STATION, TYP.

260 LINEAR FEET - STREET RIGHT-OF-WAY
REQUIRED CODE IMPROVEMENTS (PER SEC.12 2932975.16 (1204 (C)(2b))) :
* TREES - 1 TREE / 25 LINEAR FEET = 10.40 TREES
* SHRUBS - 10 SHRUBS / 25 LINEAR FEET = 104 SHRUBS
PROVIDED CODE IMPROVEMENTS :
* TREES - 11 CANOPY TREES (8 SHOWN ON SHEET)
* SHRUBS - 104 SHRUBS (79 SHOWN ON SHEET)

260 LINEAR FEET - STREET FRONTAGE
REQUIRED CODE IMPROVEMENTS (PER SEC.12 2932975.16 (1204 (C)(2b))) :
* TREES - 1 TREE / 20 LINEAR FEET = 13 TREES
* SHRUBS - 10 SHRUBS / 20 LINEAR FEET = 130 SHRUBS
PROVIDED CODE IMPROVEMENTS :
* TREES - 13 TREES (9 SHOWN ON SHEET)
* SHRUBS - 130 SHRUBS (107 SHOWN ON SHEET)

SITE LIGHT, TYP.
SEE MEP PLANS

PARKING ISLAND PLANTING, TYP.
1 TREE & 5 SHRUBS
PER SEC.12 2932975.16 (1204 (C)(6f))

PROPERTY LINE

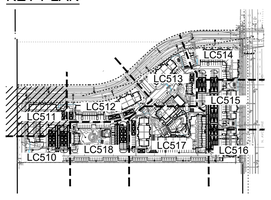
MATCHLINE: SEE SHEET LC518

MATCHLINE: SEE SHEET LC510

PLANT LEGEND

- CANOPY TREE
- CANOPY TREE -SITE
- UNDERSTORY TREE
- UNDERSTORY TREE - SITE
- PALM
- PALM - SITE
- ROW SHRUBS
- PARKING ISLAND SHRUBS
- STREET FRONTAGE SHUBS
- SCREENING HEDGE
- FOUNDATION PLANTING

KEY PLAN



SCALE: 1" = 20'

0 20 40

DIX·HITE
150 WEST JESSUP AVENUE
LONGWOOD, FLORIDA 32750
407.667.1777

Date:	10/20/2021
Drawn by:	KV
Reviewed by:	JG/TM
Job Number:	210505

Issued for:	Date:
ADDENDUM 1	10/29/2021

LIV AVONDALE
AVONDALE, ARIZONA

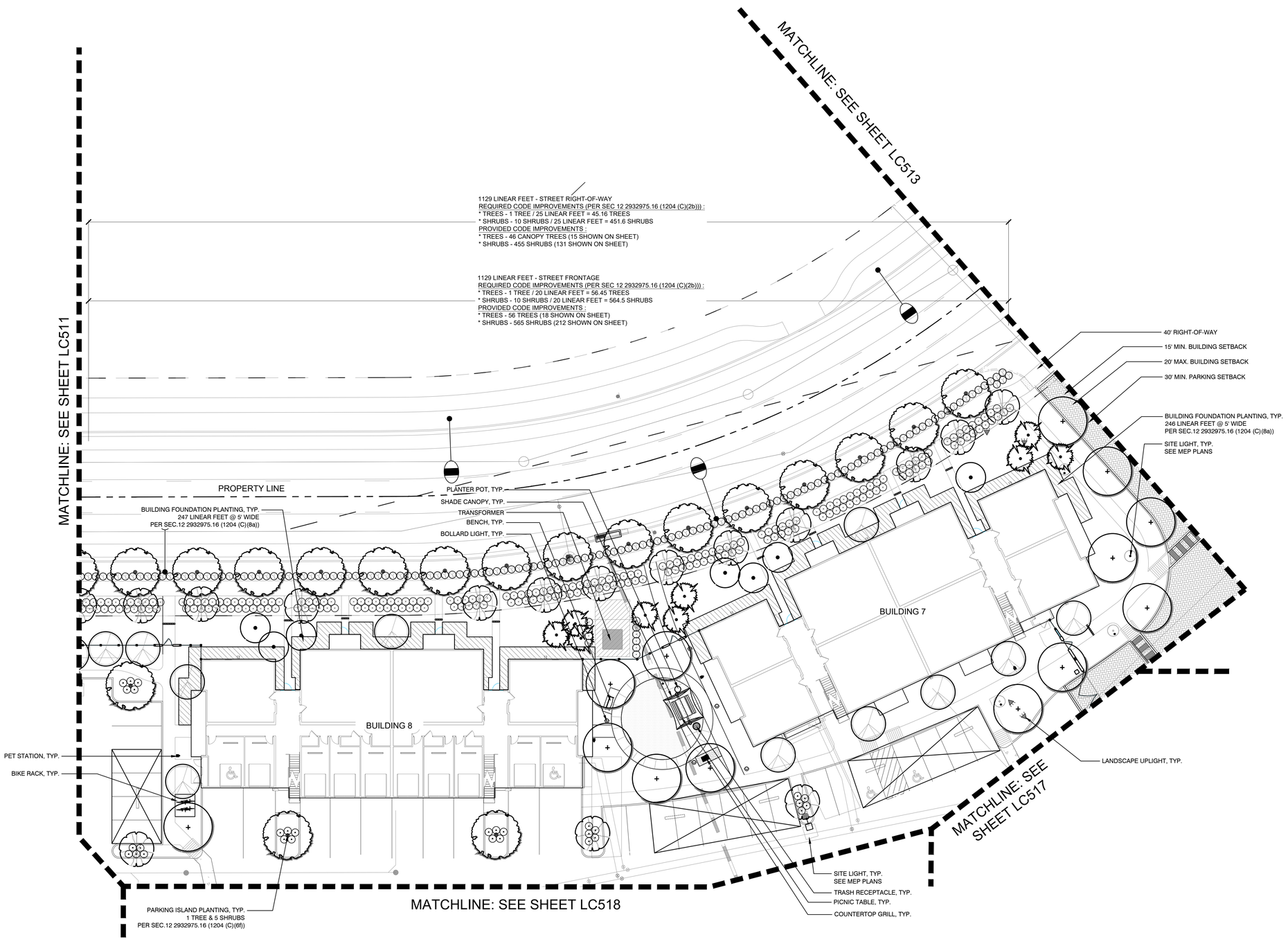
LIV DEVELOPMENT
2204 LAKESHORE DRIVE, SUITE 450, BIRMINGHAM, AL 35209

LANDSCAPE PERMIT DRAWINGS

CODE LANDSCAPE PLAN

FOR PERMIT ONLY

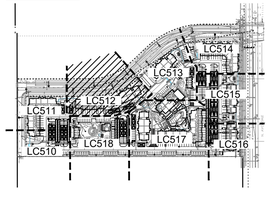
Sheet Number:
LC511



PLANT LEGEND

- CANOPY TREE
- CANOPY TREE -SITE
- UNDERSTORY TREE
- UNDERSTORY TREE - SITE
- PALM
- PALM - SITE
- ROW SHRUBS
- PARKING ISLAND SHRUBS
- STREET FRONTAGE SHUBS
- SCREENING HEDGE
- FOUNDATION PLANTING

KEY PLAN



SCALE: 1" = 20'

0 20 40

DIX·HITE
150 WEST JESSUP AVENUE
LONGWOOD, FLORIDA 32750
407.667.1777

Date:	10/20/2021
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ADDENDUM 1	10/29/2021

LIV AVONDALE
AVONDALE, ARIZONA

LIV DEVELOPMENT
2204 LAKESHORE DRIVE, SUITE 450, BIRMINGHAM, AL 35209

LANDSCAPE PERMIT DRAWINGS

CODE LANDSCAPE PLAN

FOR PERMIT ONLY

Sheet Number:
LC512

1129 LINEAR FEET - STREET RIGHT-OF-WAY
REQUIRED CODE IMPROVEMENTS (PER SEC 12 2932975.16 (1204 (C)(2b))) :
* TREES - 1 TREE / 25 LINEAR FEET = 45.16 TREES
* SHRUBS - 10 SHRUBS / 25 LINEAR FEET = 451.6 SHRUBS
PROVIDED CODE IMPROVEMENTS :
* TREES - 46 CANOPY TREES (10 SHOWN ON SHEET)
* SHRUBS - 455 SHRUBS (162 SHOWN ON SHEET)

1129 LINEAR FEET - STREET FRONTAGE
REQUIRED CODE IMPROVEMENTS (PER SEC 12 2932975.16 (1204 (C)(2b))) :
* TREES - 1 TREE / 20 LINEAR FEET = 56.45 TREES
* SHRUBS - 10 SHRUBS / 20 LINEAR FEET = 564.5 SHRUBS
PROVIDED CODE IMPROVEMENTS :
* TREES - 56 TREES (14 SHOWN ON SHEET)
* SHRUBS - 565 SHRUBS (94 SHOWN ON SHEET)

PROPERTY LINE

40' RIGHT-OF-WAY
15' MIN. BUILDING SETBACK
20' MAX. BUILDING SETBACK
30' MIN. PARKING SETBACK

TRASH RECEPTACLE, TYP.
SHADE CANOPY, TYP.
PICNIC TABLE, TYP.
PLANTER POT, TYP.
COUNTERTOP GRILL, TYP.
BIKE RACK, TYP.
SITE LIGHT, TYP.
SEE MEP PLANS

MATCHLINE: SEE SHEET LC514

PARKING ISLAND PLANTING, TYP.
1 TREE & 5 SHRUBS
PER SEC.12 2932975.16 (1204 (C)(6f))

TRANSFORMER
BOLLARD LIGHT, TYP.
PET STATION, TYP.

MATCHLINE: SEE SHEET LC512

BUILDING 1

SIGHT TRIANGLE
ALL PLANT MATERIAL WITHIN SIGHT TRIANGLE AREA TO MEET CITY REQUIREMENTS FOR HEIGHT AND CLEAR TRUNK SIZING.

BUILDING FOUNDATION PLANTING, TYP.
266 LINEAR FEET @ 5' WIDE
PER SEC.12 2932975.16 (1204 (C)(8a))

ENTRY SIGN

BUILDING 11

MATCHLINE: SEE SHEET LC515

CLUBHOUSE

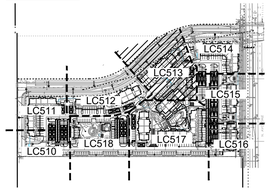
MATCHLINE: SEE SHEET LC517

BOULDER, TYP.
LANDSCAPE UPLIGHT, TYP.

PLANT LEGEND

- CANOPY TREE
- CANOPY TREE -SITE
- UNDERSTORY TREE
- UNDERSTORY TREE - SITE
- PALM
- PALM - SITE
- ROW SHRUBS
- PARKING ISLAND SHRUBS
- STREET FRONTAGE SHUBS
- SCREENING HEDGE
- FOUNDATION PLANTING

KEY PLAN



SCALE: 1" = 20'

0 20 40

DIX·HITE
150 WEST JESSUP AVENUE
LONGWOOD, FLORIDA 32750
407.667.1777

Date:	10/20/2021
Drawn by:	KV
Reviewed by:	JG/TM
Job Number:	210505
Issued for:	Date:
ADDENDUM 1	10/29/2021

LIV AVONDALE
AVONDALE, ARIZONA

LIV DEVELOPMENT
2204 LAKESHORE DRIVE, SUITE 450, BIRMINGHAM, AL 35209

LANDSCAPE PERMIT DRAWINGS

CODE LANDSCAPE PLAN

FOR PERMIT ONLY

Sheet Number:
LC513

1129 LINEAR FEET - STREET RIGHT-OF-WAY
REQUIRED CODE IMPROVEMENTS (PER SEC 12 2932975.16 (1204 (C)(2b))) :
* TREES - 1 TREE / 25 LINEAR FEET = 45.16 TREES
* SHRUBS - 10 SHRUBS / 25 LINEAR FEET = 451.6 SHRUBS
PROVIDED CODE IMPROVEMENTS :
* TREES - 46 CANOPY TREES (11 SHOWN ON SHEET)
* SHRUBS - 455 SHRUBS (95 SHOWN ON SHEET)

1129 LINEAR FEET - STREET FRONTAGE
REQUIRED CODE IMPROVEMENTS (PER SEC 12 2932975.16 (1204 (C)(2b))) :
* TREES - 1 TREE / 20 LINEAR FEET = 56.45 TREES
* SHRUBS - 10 SHRUBS / 20 LINEAR FEET = 564.5 SHRUBS
PROVIDED CODE IMPROVEMENTS :
* TREES - 56 TREES (14 SHOWN ON SHEET)
* SHRUBS - 565 SHRUBS (132 SHOWN ON SHEET)

690 LINEAR FEET - STREET FRONTAGE
REQUIRED CODE IMPROVEMENTS (PER SEC 12 2932975.16 (1204 (C)(2b))) :
* TREES - 1 TREE / 20 LINEAR FEET = 34.5 TREES
* SHRUBS - 10 SHRUBS / 20 LINEAR FEET = 34.5 SHRUBS
PROVIDED CODE IMPROVEMENTS :
* TREES - 35 TREES (12 SHOWN ON SHEET)
* SHRUBS - 133 SHRUBS (107 SHOWN ON SHEET)

PROPERTY LINE

15' MIN. BUILDING SETBACK
40' MAX. BUILDING SETBACK, MIN. PARKING SETBACK
BIKE RACK, TYP.
LANDSCAPE UPLIGHT, TYP.

40' RIGHT-OF-WAY
15' MIN. BUILDING SETBACK
20' MAX. BUILDING SETBACK
30' MIN. PARKING SETBACK

BUILDING 2

MATCHLINE: SEE SHEET LC513

SIGHT TRIANGLE
ALL PLANT MATERIAL WITHIN SIGHT TRIANGLE AREA TO MEET CITY REQUIREMENTS FOR HEIGHT AND CLEAR TRUNK SIZING.

TRANSFORMER

SITE LIGHT, TYP.
SEE MEP PLANS

BUILDING FOUNDATION PLANTING, TYP.
423 LINEAR FEET @ 5' WIDE
PER SEC.12 2932975.16 (1204 (C)(8a))

GENERATOR SCREEN WALL

SES AND METER PANELS

SITE LIGHT, TYP.
SEE MEP PLANS

PARKING ISLAND PLANTING, TYP.
1 TREE & 5 SHRUBS
PER SEC.12 2932975.16 (1204 (C)(6f))

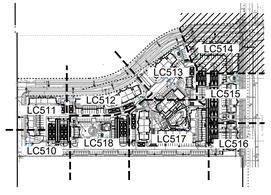
PROPERTY LINE

MATCHLINE: SEE SHEET LC515

PLANT LEGEND

- CANOPY TREE
- CANOPY TREE -SITE
- UNDERSTORY TREE
- UNDERSTORY TREE - SITE
- PALM
- PALM - SITE
- ROW SHRUBS
- PARKING ISLAND SHRUBS
- STREET FRONTAGE SHUBS
- SCREENING HEDGE
- FOUNDATION PLANTING

KEY PLAN



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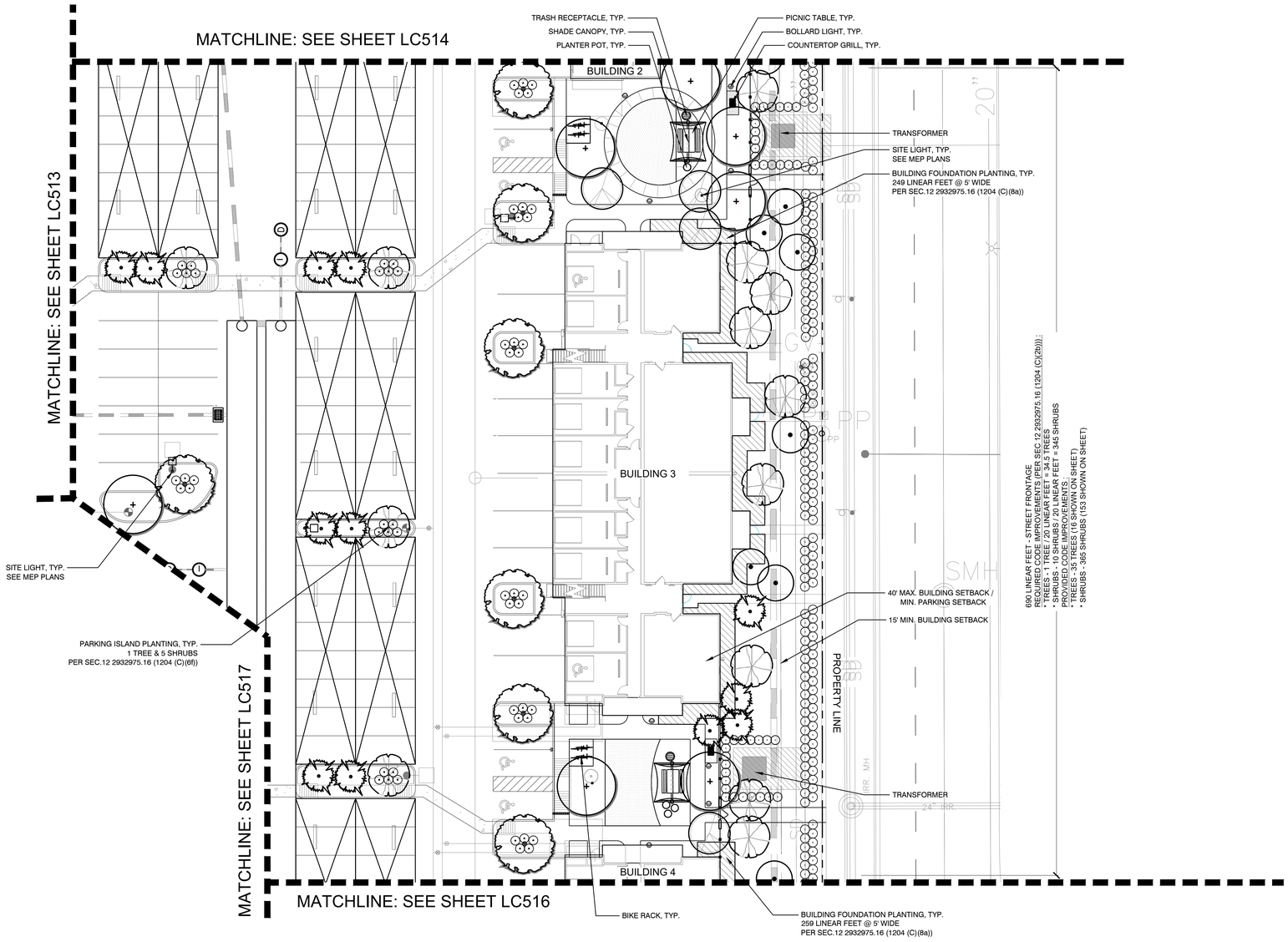
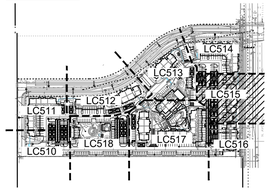
LC514



PLANT LEGEND

- CANOPY TREE
- CANOPY TREE -SITE
- UNDERSTORY TREE
- UNDERSTORY TREE - SITE
- PALM
- PALM - SITE
- ROW SHRUBS
- PARKING ISLAND SHRUBS
- STREET FRONTAGE SHUBS
- SCREENING HEDGE
- FOUNDATION PLANTING

KEY PLAN



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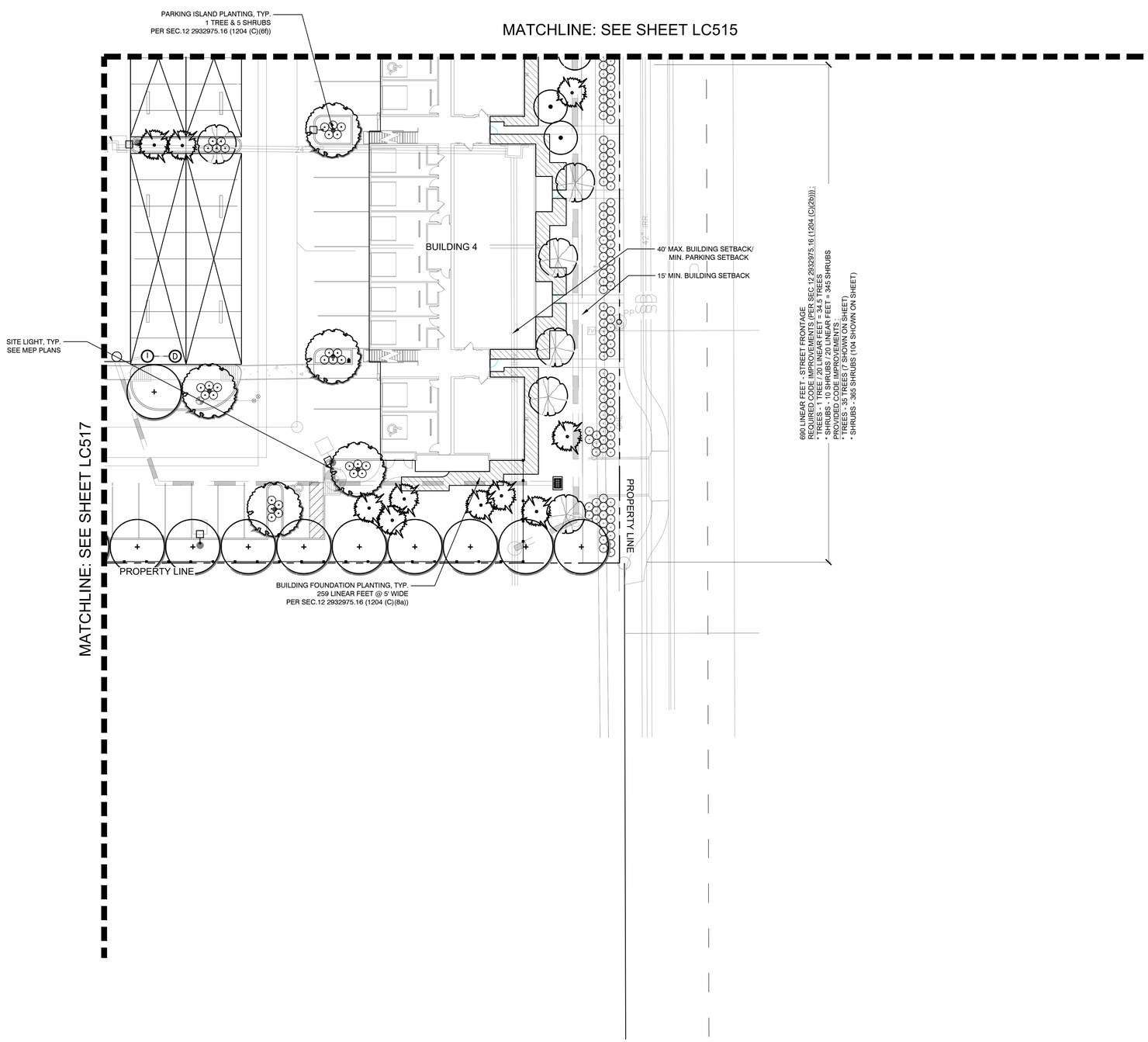
Sheet Number:

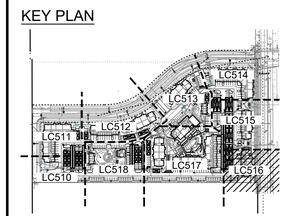
LC515



PLANT LEGEND

- CANOPY TREE
- CANOPY TREE -SITE
- UNDERSTORY TREE
- UNDERSTORY TREE - SITE
- PALM
- PALM - SITE
- ROW SHRUBS
- PARKING ISLAND SHRUBS
- STREET FRONTAGE SHUBS
- SCREENING HEDGE
- FOUNDATION PLANTING

KEY PLAN



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CODE LANDSCAPE PLAN

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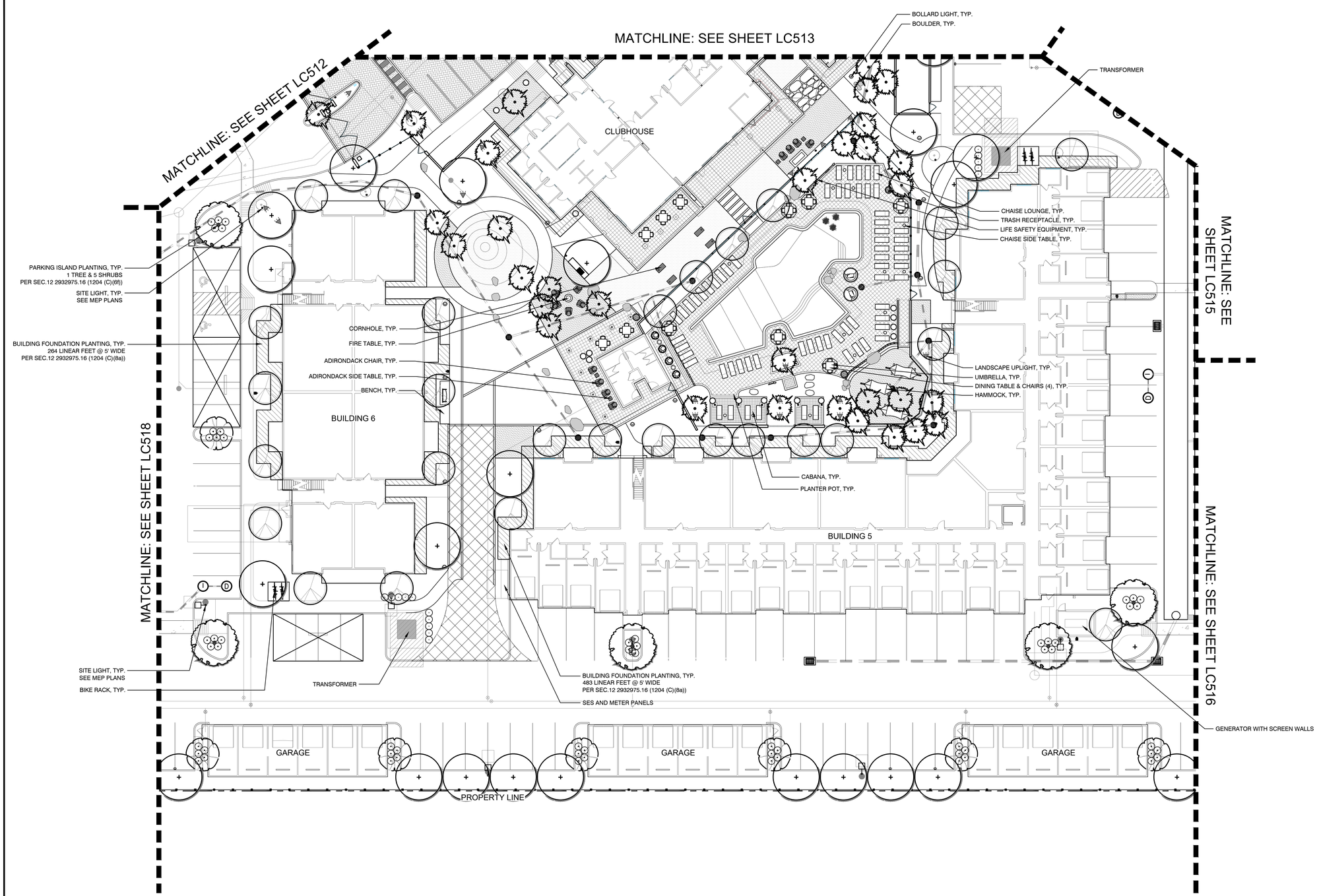
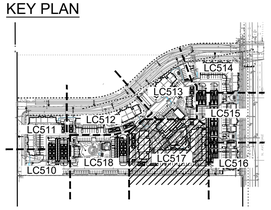
Sheet Number:
LC516



PLANT LEGEND

- CANOPY TREE
- CANOPY TREE -SITE
- UNDERSTORY TREE
- UNDERSTORY TREE - SITE
- PALM
- PALM - SITE
- ROW SHRUBS
- PARKING ISLAND SHRUBS
- STREET FRONTAGE SHUBS
- SCREENING HEDGE
- FOUNDATION PLANTING

KEY PLAN



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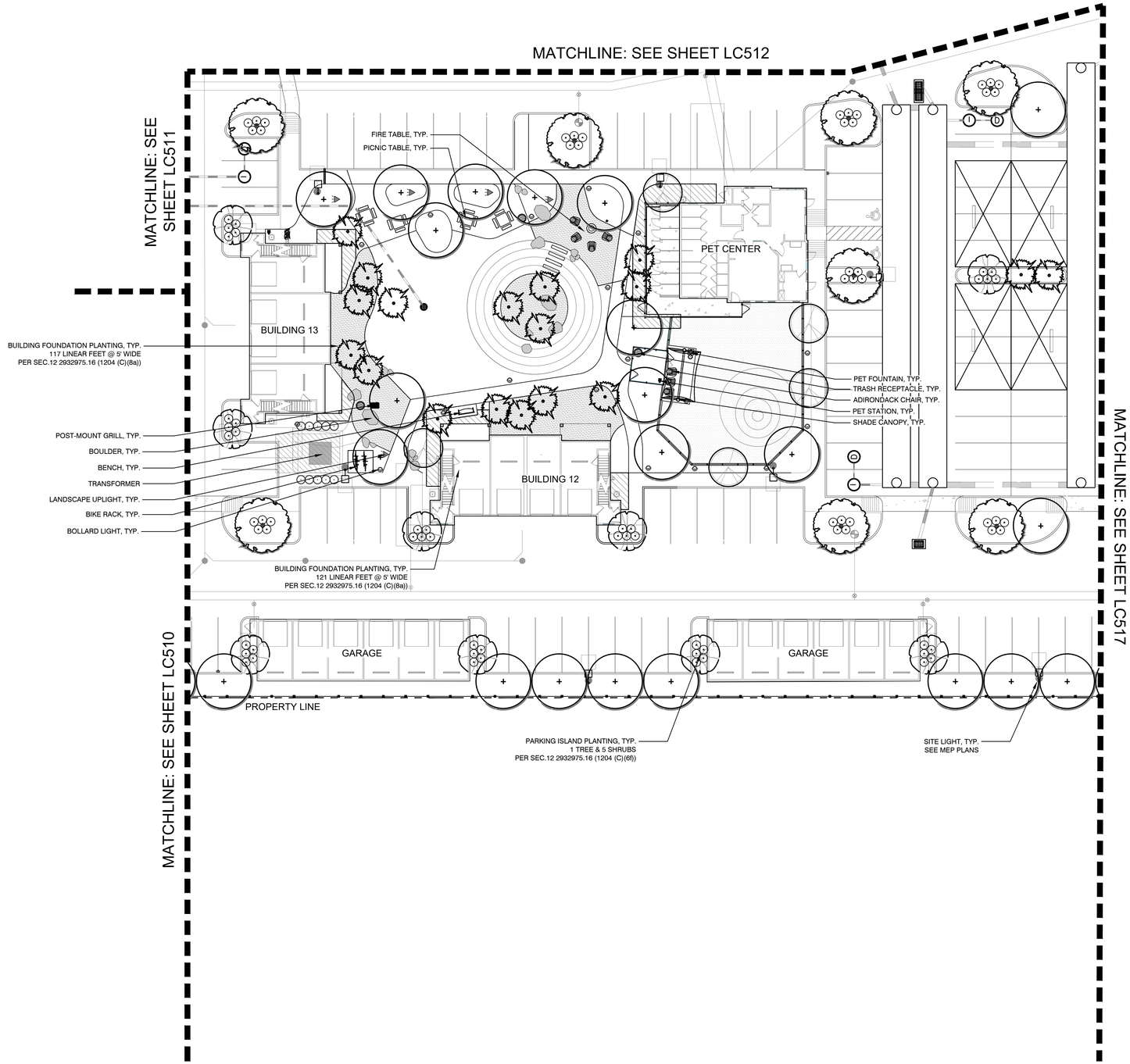
LC517



PLANT LEGEND

- CANOPY TREE
- CANOPY TREE -SITE
- UNDERSTORY TREE
- UNDERSTORY TREE - SITE
- PALM
- PALM - SITE
- ROW SHRUBS
- PARKING ISLAND SHRUBS
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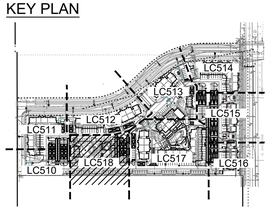

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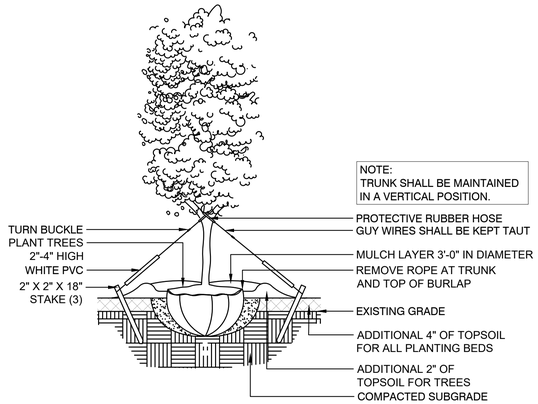
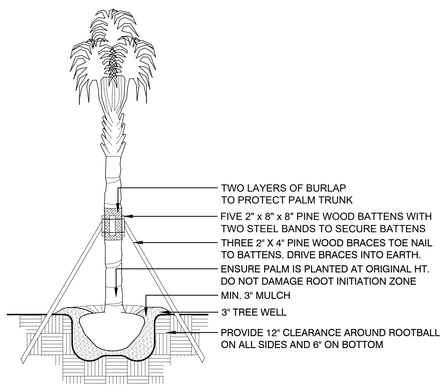
LC518



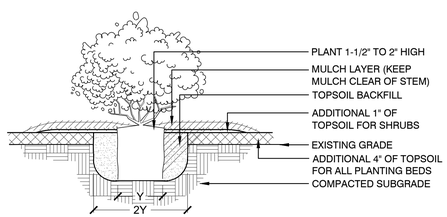
1 TYPICAL TREE PLANTING - CROSS SECTION

NTS P-MU-210505-02



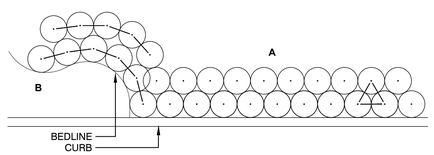
2 TYPICAL PALM PLANTING

6" = 1'-0" P-MU-210505-03



3 TYPICAL SHRUB PLANTING

6" = 1'-0" P-MU-210505-01



A SHRUBS AND GROUNDCOVERS ADJACENT TO STRAIGHT EDGES SHALL BE TRIANGULAR - SPACED IN ROWS PARALLEL TO THE STRAIGHT EDGE.

B SHRUBS AND GROUNDCOVERS ADJACENT TO CURVED EDGES SHALL BE PLANTED IN ROWS PARALLEL TO THE CURVED EDGE. CURVED EDGES TO BE VERY SMOOTH RADII.

4 TYPICAL SHRUB SPACING

1 1/2" = 1'-0" P-MU-210505-04

PLANTING DATA SHEET

REQUIRED LANDSCAPE IMPROVEMENTS BY ZOING DISTRICT	REQUIRED	PROVIDED
SINGLE FAMILY RESIDENTIAL (AG, RR-43, RR-18, R1-35, R1-15, R1-8, R1-6, R1-5)	N/A	N/A
MULTIPLE FAMILY RESIDENTIAL (R-2, R-3, R-4, MH)	474 TREES	310 TREES *
CITY CENTER	N/A	N/A

REQUIRED LANDSCAPE AREAS	REQUIRED	PROVIDED
CP WITHIN EMPLOYMENT	N/A	N/A
A-1 WITHIN EMPLOYMENT	N/A	N/A
ALL DEVELOPMENT WITHIN MULTIPLE FAMILY	14,683 SQ. FT.	14,683 SQ. FT.
ALL DEVELOPMENT WITHIN ALL OTHER ZONING DISTRICTS NOT LISTED ABOVE	N/A	N/A
LANDSCAPE SETBACKS / TREES	104 TREES	104 TREES
LANDSCAPE SETBACKS / SHRUBS	1,040 SHRUBS	1,055 SHRUBS
LANDSCAPE SETBACKS / GROUNDCOVER	N/A	N/A
LAND USE BUFFERS	N/A	N/A
PARKING LOT / TREES	74 TREES	74 TREES
BUILDING FRONTAGE	3,450 SQ. FT.	3,647 SQ. FT.
CACTUS / SUCCULENTS	N/A	N/A
RIGHT-OF-WAY LANDSCAPING / TREES	55 TREES	57 TREES
RIGHT-OF-WAY LANDSCAPING / SHRUBS	550 SHRUBS	554 SHRUBS
SPECIAL PLANTING REQUIREMENTS (PAD, ZONING, ETC.)	N/A	N/A

TOTALS	REQUIRED	PROVIDED
TOTAL TREES	708 TREES	546 TREES *
TOTAL SHRUBS	1,590 SHRUBS	1,619 SHRUBS
TOTAL GROUNDCOVER	N/A	N/A
TOTAL GROUNDCOVER - INORGANIC	N/A	N/A
TOTAL RIGHT-OF-WAY LANDSCAPE AREA	3,886 SQ. FT.	3,950 SQ. FT.
TOTAL PARKING LOT LANDSCAPE AREA	2,500 SQ. FT.	2,500 SQ. FT.
TOTAL USEABLE OPEN SPACE (PAD ONLY)	N/A	N/A
TOTAL USEABLE OPEN SPACE (PAD ONLY)	N/A	N/A

* NOTE: THE DESIGN INTENT IS TO MAKE UP THE DEFICIT OF 162 TREES BY UPSIZING THE SAME QUANTITY OF TREES TO PROVIDE LARGER MATERIAL AND MORE INSTANT SHADE FOR THE COMMUNITY.

MONTHLY LANDSCAPE MAINTENANCE GUIDELINES

MONTH	REQUIREMENTS
JANUARY	SOD WINTER FERTILIZATION WITH POTASH 0-0-62 AND PRE-EMERGENT WEED CONTROL. SPOT TREAT WEEDS.
FEBRUARY / MARCH	TREE AND SHRUB SPRING GRANULAR FERTILIZATION AND INSECT/DISEASE CONTROL AS NEEDED.
MARCH	SOD SPRIG GRANULAR FERTILIZATION AND WEED/DISEASE CONTROL.
MARCH / APRIL	TREE AD SHRUB INSECT/DISEASE CONTROL / FERTILIZATION AS NEEDED.
MAY	SOD EARLY SUMMER FERTILIZATION AND WEED/DISEASE CONTROL.
MAY / JUNE	TREE AND SHRUB INSECT/DISEASE CONTROL / FERTILIZATION AS NEEDED.
JULY	SOD SUMMER GRANULAR FERTILIZATION AND WEED/INSECT CONTROL.
JULY / AUGUST	TREE AND SHRUB INSECT/DISEASE CONTROL / FERTILIZATION AS NEEDED.
SEPTEMBER	SOD LATE SUMMER FERTILIZATION AND INSECT/DISEASE CONTROL AS NEEDED.
OCTOBER	SOD WINTER OVERSEEDING. TREE AND SHRUB FALL GRANULAR FERTILIZATION AND INSECT/DISEASE CONTROL AS NEEDED.
NOVEMBER	SOD FALL GRANULAR FERTILIZATION / PRE-EMERGENT HERBICIDE APPLICATION AFTER RYE SEED GERMINATION
DECEMBER	TREE AND SHRUB INSECT/DISEASE CONTROL / FERTILIZATION.

LANDSCAPE NOTES

1. CONTRACTOR IS EXPECTED TO CARRY OUT ALL RESPONSIBILITIES SET FORTH IN THESE LANDSCAPE NOTES AND IN THE LANDSCAPE SPECIFICATIONS. THEY WILL BE STRICTLY ENFORCED BY THE OWNER/L.A.
2. ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER ACCORDING TO THE CURRENT NURSERY GRADES AND STANDARDS.
3. ALL PLANT BEDS SHALL BE DRESSED WITH 3" LAYER OF MULCH. ALL OTHER AREAS SHALL RECEIVE SOD (SEE PLAN FOR TYPE).
4. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO INSTALLATION.
5. ALL PLANTS SHALL MEET SIZE, CONTAINER, AND SPACING SPECIFICATIONS. ANY MATERIAL NOT MEETING SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
6. CONTRACTOR SHALL BE RESPONSIBLE TO RECEIVE THE LANDSCAPE ARCHITECT'S APPROVAL OF ALL PLANT BED LAYOUTS AND TREE LOCATIONS PRIOR TO INSTALLATION. IF PLANT MATERIAL IS INSTALLED PRIOR TO LANDSCAPE ARCHITECT'S APPROVAL, CONTRACTOR WILL BE SUBJECT TO RELOCATING THE MATERIAL AT THE LANDSCAPE ARCHITECT'S REQUEST AND THE CONTRACTOR'S OWN EXPENSE.
7. ALL SHRUBS SHALL BE PLANTED 1-1/2" AND TREES 2-1/2" ABOVE GRADE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PLANT HEALTH IN ON-SITE SOILS.
8. CONTRACTOR SHALL PERFORM SOIL TESTING PRIOR TO CONSTRUCTION !) TO DETERMINE NUTRIENT STATUS AND PH OF SOIL AND 2) TO DETERMINE THE SOIL TEXTURE IN THE TOP 6" - 12" OF SOIL, AND THEN AMEND THE SOIL BASED ON THE RESULTS OF THE TESTS. SEE THE LANDSCAPE SPECIFICATIONS FOR MORE INFORMATION..
9. CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING. GRADING SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
10. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
11. CONTRACTOR SHALL SUBMIT UNIT PRICES FOR ALL BID ITEMS
12. SOIL SHALL BE FREE FROM LIME ROCK AND CONSTRUCTION DEBRIS.
13. IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES REPRESENTED ON THE PLAN VS. QUANTITIES SHOWN ON THE PLANT LIST, THE PLAN SHALL CONTROL.
14. CONTRACTOR SHALL MAINTAIN TREES IN A STRAIGHT AND PLUMB POSITION FOR ONE YEAR. CONTRACTOR SHALL STAKE ALL TREES IF REQUIRED BY THE JURISDICTION.
15. PRIOR TO REMOVAL OF ANY TREES, THE TREES TO BE RETAINED SHALL HAVE PROTECTIVE TREE BARRIERS.
16. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR OWN TAKE OFFS AND QUANTITIES. THE QUANTITIES ON THE PLANT LIST SERVE ONLY AS A GUIDE TO THE OWNER AND L.A. THIS INCLUDES SOD AND MULCH QUANTITIES OF WHICH THE CONTRACTOR SHALL BE HELD TO BID QUANTITIES.
17. SUCCESSFUL BIDDER SHALL LOCK UP ALL MATERIALS IMMEDIATELY AFTER CONTRACT ASSIGNMENT. PLANTS SHALL BE HELD DURING THE PERIOD FROM CONTRACT TO INSTALLATION TO ALLOW ADDITIONAL GROWTH. ALL PLANTS WILL BE REQUIRED TO BE FULL AND HEALTHY. CONTRACTOR SHALL ARRANGE FOR PLANT APPROVAL PRIOR TO DELIVERY, EITHER BY SAMPLES. PHOTOS, OR NURSERY VISITS.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR WARRANTY OF HEALTH OF PLANTS IN ON-SITE SOILS. IF, DURING DIGGING, CONTRACTOR DISCOVERS WATER-LOGGED, CLAYEY, COMPACTED OR SIMILARLY POORLY DRAINED SOILS, IT SHOULD BE BROUGHT TO THE ATTENTION OF OWNER/LANDSCAPE ARCHITECT FOR REMEDIAL ACTION.
19. CONTRACTOR SHALL ANTICIPATE THE FIRST FIVE FEET AROUND BUILDING PERIMETER WILL BE COMPACTED AND FOUNDATION BEDS SHOULD BE TILLED AND IMPROVED TO SUSTAIN VIGOROUS, HEALTHY PLANT GROWTH.

CITY OF AVONDALE GENERAL LANDSCAPE NOTES

1. ALL SINGLE-TRUNK TREES REQUIRED ON SITE SHALL BE TWO (2) INCH CALIPER AVERAGE SIZE. TREE CALIPERS FOR SINGLE-TRUNK TREES SHALL BE MEASURED AT TWELVE (12) INCHES ABOVE THE GROUND. ALL MULTI-TRUNK TREES SHALL BE ONE AND ONE-HALF (1-1/2) INCH CALIPER MINIMUM. TREE CALIPER FOR MULTI-TRUNK TREES SHALL BE MEASURED TWELVE (12) INCHES ABOVE THE FIRST FORK OR TWELVE (12) INCHES ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL. CALIPER OF MULTI-TRUNK TREES SHALL BE DETERMINED BY TAKING THE AVERAGE CALIPER OF ALL ITS TRUNKS. MULTI-TRUNK TREES SHALL HAVE NO MORE THAN THREE (3) TRUNKS.
2. TREE CALIPER AND HEIGHT SHALL GOVERN OVER ANY OTHER PLANTING SIZE INFORMATION PROVIDED ON THE DRAWINGS. TREES SPECIFIED BY CONTAINER SIZE ONLY SHALL NOT BE ACCEPTED.
3. THE PROPERTY OWNER AND/OR LESSEE SHALL BE RESPONSIBLE TO INSTALL/MAINTAIN ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY. ALL LANDSCAPING SHALL BE MAINTAINED AS APPROVED ON THE LANDSCAPE MAINTENANCE SCHEDULE (SEE SHEET LC701).
4. A 3-FOOT CLEAR SPACE IS REQUIRED AROUND ALL FIRE SUPPRESSION EQUIPMENT. NO PLATS MAY BE INSTALLED THAT WILL ENCROACH UPON THIS CLEAR SPACE WHEN MATURE.
5. PLANTINGS WITHIN ANY SIGHT VISIBILITY EASEMENT SHALL BE MAINTAINED SO THAT NO LIMBS HANG LOWER THAN SEVEN (7) FEET AND SHRUBS OR OTHER PLANTS PLANTED WITHIN ANY SIGH VISIBILITY EASEMENT SHALL BE NO TALLER THAN TWO (2) FEET AT FULL GROWTH.
6. THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY AND ACCEPTS NO LIABILITY FOR ERRORS OR OMISSIONS.

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

CITY OF AVONDALE GENERAL IRRIGATION NOTES

FULL IRRIGATION PLANS PROVIDING 100% COVERAGE FOR ALL REQUIRED LANDSCAPE AREAS SHALL BE DESIGNED AND INSTALLED TO CONFORM WITH THE REQUIREMENTS SET FORTH IN SECTION 12, SUBSECTION 1203 (C) OF THE CITY OF AVONDALE LAND DEVELOPMENT CODE. FULL IRRIGATION PLANTS TO BE PROVIDED IN THE FUTURE ALONG WITH ANY ENHANCEMENTS MADE TO THE OVERALL CODE MINIMUM LANDSCAPE PLANS. IRRIGATION SHALL CONFORM TO THE FOLLOWING REQUIREMENTS :

1. ALL LANDSCAPING SHALL BE SERVICED WITH A PERMANENT UNDERGROUND AUTOMATED IRRIGATION SYSTEM DESIGNED IN COMPLIANCE WITH THE "MINIMUM STANDARDS FOR LANDSCAPE IRRIGATION" AS PUBLISHED BY THE ARIZONA CHAPTER OF THE AMERICAN SOCIETY OF IRRIGATION CONSULTANTS. A BACKFLOW PREVENTION ASSEMBLY SHALL BE PROVIDED AND CAGED ACCORDING TO STANDARD DETAILS ADOPTED BY THE CITY. ALL IRRIGATION AND LANDSCAPED AREAS SHALL BE DESIGNED, CONSTRUCTED, AND MAINTAINED SO AS TO PROMOTE WATER CONSERVATION AND PREVENT WATER OVERFLOW OR SEEPAGE.
2. ANY AREAS REQUIRING NATIVE RE-VEGETATION OR RESTORATION SHALL BE IRRIGATED WITH AN UNDERGROUND AUTOMATED IRRIGATION SYSTEM UNTIL ALL PLANTS HAVE BEEN ESTABLISHED AS DETERMINED BY THE ZONING ADMINISTRATOR OR AUTHORIZED DESIGNEE.

DIX·HITE
150 WEST JESSUP AVENUE
LONGWOOD, FLORIDA 32750
407.667.1777

Date:	10/20/2021
Drawn by:	KV
Reviewed by:	JG/TM
Job Number:	210505
Issued for:	Date:

LIV AVONDALE
AVONDALE, ARIZONA

LIV DEVELOPMENT
2204 LAKESHORE DRIVE, SUITE 450, BIRMINGHAM, AL 35209

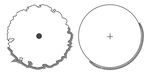
LANDSCAPE PERMIT DRAWINGS

CODE LANDSCAPE DETAILS

FOR PERMIT ONLY

Sheet Number:
LC600

PLANT SCHEDULE



CANOPY TREE / CANOPY TREE - SITE
QUANTITY - 212 TREES

26	Dalbergia sissoo / Rosewood	24"box	1.5"-2.5" cal., full + healthy
26	Fraxinus velutina 'Rio Grande' / Rio Grande Velvet Ash	24"box	1.5"-2.5" cal., full + healthy
26	Platanus wrightii / Arizona Sycamore	24"box	1.5"-2.5" cal., full + healthy
26	Platanus wrightii / Arizona Sycamore	48"box	3"-3.5" cal., full + healthy
27	Prosopis x 'Phoenix' TM / Phoenix Thornless Mesquite	24"box	1.5"-2.5" cal., full + healthy
27	Quercus virginiana / Southern Live Oak	24"box	1.5"-2.5" cal., full + healthy
27	Quercus virginiana / Southern Live Oak	65 gal	3"-3.5" cal., full + healthy
27	Ulmus parvifolia / Lacebark Elm	24"box	1.5"-2.5" cal., full + healthy

UNDERSTORY TREE / UNDERSTORY TREE - SITE
QUANTITY - 159 TREES

31	Elaeocarpus decipiens / Japanese Blueberry Tree	24"box	1.5"-2.5" cal., full + healthy
32	Parkinsonia florida / Blue Palo Verde	24"box	1.5"-2.5" cal., full + healthy
32	Parkinsonia praecox / Sonoran Palo Verde	24"box	1.5"-2.5" cal., full + healthy
32	Pistacia chinensis / Chinese Pistache	24"box	1.5"-2.5" cal., full + healthy
32	Pistacia 'Red Push' / Red Push Pistache	24"box	1.5"-2.5" cal., full + healthy

PALM / PALM - SITE
QUANTITY - 176 TREES

88	Phoenix dactylifera / Date Palm	FG	12' CT., full + healthy
88	Sabal palmetto / Sabal Palm	FG	12' CT., full + healthy

ROW SHRUBS / FRONTAGE SHRUBS / PARKING ISLAND SHRUBS / SCREENING HEDGE
QUANTITY - 2,115 SHRUBS

124	Agave desmettiana / Smooth Agave	5 gal	16" ht. x 16" sprd., full + healthy
124	Agave sisalana / Sisal Agave	5 gal	24" ht. x 24" sprd., full + healthy
124	Bougainvillea x 'La Jolla' / La Jolla Bougainvillea	5 gal	12" ht. x 12 sprd., full + healthy
124	Caesalpinia pulcherrima / Red Bird Of Paradise	5 gal	24" ht. x 12" sprd., full + healthy
124	Cassia phyllodinea / Silvery Cassia	5 gal	12" ht. x 24" sprd., full + healthy
124	Eremophila maculata / Spotted Emu Bush	5 gal	12" ht. x 12" sprd., full + healthy
124	Hamelia patens / Firebush	5 gal	12" ht. x 12" sprd., full + healthy
124	Hesperaloe parviflora / Red Yucca	5 gal	30" ht. x 30" sprd., full + healthy
124	Leucophyllum frutescens / Texas Sage	5 gal	24" ht. x 12" spr., full + healthy
124	Muhlenbergia capillaris 'Regal Mist' / Regal Mist Muhly Grass	5 gal	36" ht. x 36" sprd., full + healthy
125	Muhlenbergia rigens / Deer Grass	5 gal	24" ht. x 24" sprd., full + healthy
125	Pedilanthus macrocarpus / Slipper	5 gal	12" ht. x 12" sprd., full + healthy
125	Rosmarinus officinalis / Rosemary	5 gal	18" ht. x 18" sprd., full + healthy
125	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary	5 gal	18" ht. x 15" sprd., full + healthy
125	Ruellia peninsularis / Wild Petunia	5 gal	24" ht. x 12" sprd., full + healthy
125	Tecoma capensis / Cape Honeysuckle	5 gal	24" ht. x 24" sprd., full + healthy
125	Trachelospermum jasminoides / Chinese Star Jasmine	5 gal	24" ht. x 24" sprd., full + healthy

FOUNDATION PLANTING
QUANTITY - 16,644 SQ. FT.

1,664 SQ. FT.	Asparagus densiflorus 'Myersii' / Myers Asparagus Fern	1 gal	12" ht. x 12" sprd., full + healthy
1,664 SQ. FT.	Bougainvillea ssp. / Bougainvillia	1 gal	24" ht. min., assorted colors, full + healthy
1,664 SQ. FT.	Delosperma cooperi / Purple Ice Plant	1 gal	10" ht. x 10" sprd., full + healthy
1,664 SQ. FT.	Dietes bicolor / Fortnight Lily	5 gal	36" ht. x 24" sprd., full + healthy
1,664 SQ. FT.	Ilex vomitoria 'Stokes Dwarf' / Stokes Dwarf Yaupon Holly	5 gal	18" ht. x 18" sprd., full + healthy
1,664 SQ. FT.	Lantana camara 'Radiation' / Radiation Lantana	5 gal	18" ht. x 18" sprd., full + healthy
1,665 SQ. FT.	Lantana x 'New Gold' / New Gold Lantana	5 gal	18" ht. x 18" sprd., full + healthy
1,665 SQ. FT.	Malephora leteola / Yellow Ice Plant	1 gal	8" ht. x 8" sprd., full + healthy
1,665 SQ. FT.	Podranea ricasoliana / Pink Trumpet Vine	1 gal	18" ht. x 24" sprd., full + healthy
1,665 SQ. FT.	Wedelia trilobata / Creeping Oxeye	1 gal	8" ht. x 8" sprd., full + healthy

SOD

Bermuda Sod

GRAVEL

Aggregate Fines - Maximum Size 3/8" - Natural Tones; Colors to Compliment the Architecture

DIX·HITE
150 WEST JESSUP AVENUE
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Date:	10/20/2021
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Reviewed by:	JG/TM
Job Number:	210505

Issued for:	Date:
ADDENDUM 1	10/29/2021

LIV AVONDALE
AVONDALE, ARIZONA

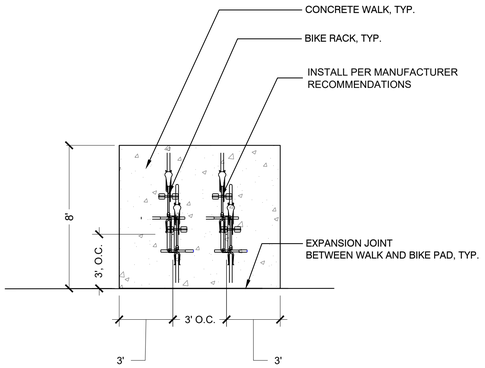
LIV DEVELOPMENT
2204 LAKESHORE DRIVE, SUITE 450, BIRMINGHAM, AL 35209

LANDSCAPE PERMIT DRAWINGS

CODE PLANT MATERIAL SCHEDULE

FOR PERMIT ONLY

Sheet Number:
LC700



BIKE RACK ON CONCRETE

ITEM SPECIFICATIONS :

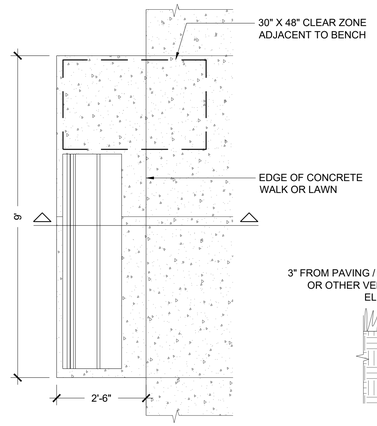
DERO HOOP RACK
MOUNTING OPTION : IN-GROUND MOUNTING
FINISH : TBD

DERO
www.dero.com

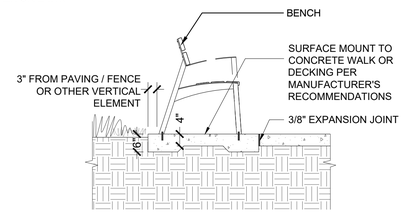
1 BIKE RACK

1/4" = 1'-0"

P-MU-210505-27



A. PLAN WITH ADA SPACE



B. SECTION ON CONCRETE WALK

ITEM SPECIFICATIONS :

FGP BENCH - BACKED 70"
FINISH : TBD
WOOD : TBD

LANDSCAPE FORMS
REP: KELLIE MOORE
800.441.1945 X 1322
www.landscapeforms.com

2 SITE BENCH

1/2" = 1'-0"

P-MU-210505-28

ITEM SPECIFICATIONS :

FGP LITTER
FINISH : TBD
WOOD : TBD

LANDSCAPE FORMS
REP: KELLIE MOORE
800.441.1945 X 1322
www.landscapeforms.com

3 TRASH RECEPTACLE

N.T.S.

P-MU-210505-29

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LIV AVONDALE
AVONDALE, ARIZONA

LIV DEVELOPMENT
2204 LAKESHORE DRIVE, SUITE 450, BIRMINGHAM, AL 35209

LANDSCAPE PERMIT DRAWINGS

SITE DETAILS

FOR PERMIT ONLY

Sheet Number:
LC800

EXHIBIT G

EXTERIOR MATERIAL LEGEND

MASONRY

STN-01
STONE VENEER
MANUFACTURED STONE

CS-01
CAST STONE

STUCCO

STU-01
CEMENT PLASTERING
SW7103
WHITETAIL

STU-02
CEMENT PLASTERING
SW7046
ANONYMOUS

SFT-01 (TYP U.N.O.)
CEMENT PLASTERING
PT-01
SW7103
WHITETAIL

STU-03
CEMENT PLASTERING
SW2860
SAGE

STU-04
CEMENT PLASTERING
SW7048
URBANE BRONZE

SFT-02
CEMENT PLASTERING
PT-05
SW2824
RENWICK GOLDEN OAK

MINERAL FIBER CEMENT

FA-01
MINERAL FIBER CEMENT FASCIA
FASCIA BOARD SIZE
PT-04
SW-7048
URBANE BRONZE

ROOFING

TPO-01
TPO

EXTERIOR PAINT COLORS

PT-01
SW7103
WHITETAIL

PT-02
SW7046
ANONYMOUS

PT-03
SW2860
SAGE

PT-04
SW7048
URBANE BRONZE

PT-05
SW2824
RENWICK GOLDEN OAK

METALS

MTL-01
METAL OVERHANGS
PAINTED WHITE

RL-01
WHITE METAL RAILING W/
INFILL PANEL

MTL-02
METAL OVERHANGS
PT-04

RL-02
WHITE METAL RAILING W/
PICKET INFILL (TYP U.N.O.)

3 BUILDING TYPE ONE - SOUTHWEST
BUILDING TYPE TWO - SOUTHEAST
1/8" = 1'-0"

2 BUILDING TYPE ONE - EAST
1/8" = 1'-0"

1 BUILDING TYPE ONE - NORTH
1/8" = 1'-0"

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LIV AVONDALE

AVONDALE, AZ

SITE PLAN RESUBMISSION

OCTOBER 20, 2021

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EXTERIOR ELEVATIONS

Sheet
SP-03

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EXTERIOR MATERIAL LEGEND

MASONRY

STN-01
STONE VENEER
MANUFACTURED STONE

CS-01
CAST STONE

STUCCO

STU-01
CEMENT PLASTERING
SW7103
WHITETAIL

STU-02
CEMENT PLASTERING
SW7046
ANONYMOUS

SFT-01 (TYP U.N.O.)
CEMENT PLASTERING
PT-01
SW7103
WHITETAIL

STU-03
CEMENT PLASTERING
SW2860
SAGE

STU-04
CEMENT PLASTERING
SW7048
URBANE BRONZE

SFT-02
CEMENT PLASTERING
PT-05
SW2824
RENWICK GOLDEN OAK

MINERAL FIBER CEMENT

FA-01
MINERAL FIBER CEMENT FASCIA
FASCIA BOARD SIZE
PT-04
SW-7048
URBANE BRONZE

ROOFING

TPO-01
TPO

EXTERIOR PAINT COLORS

PT-01
SW7103
WHITETAIL

PT-02
SW7046
ANONYMOUS

PT-03
SW2860
SAGE

PT-04
SW7048
URBANE BRONZE

PT-05
SW2824
RENWICK GOLDEN OAK

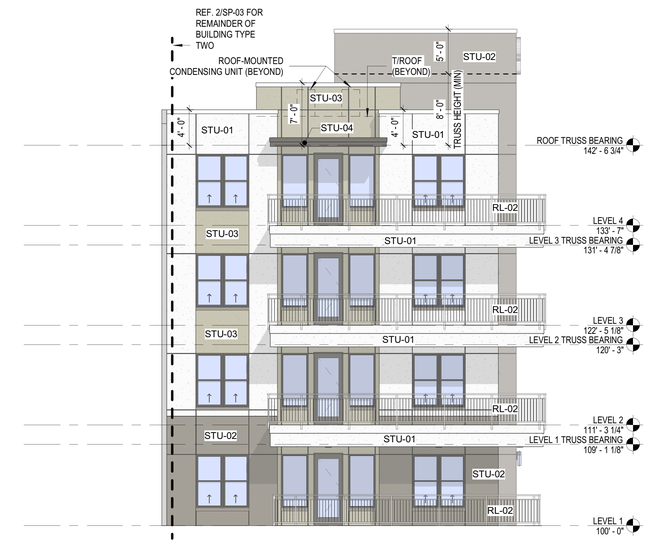
METALS

MTL-01
METAL OVERHANGS
PAINTED WHITE

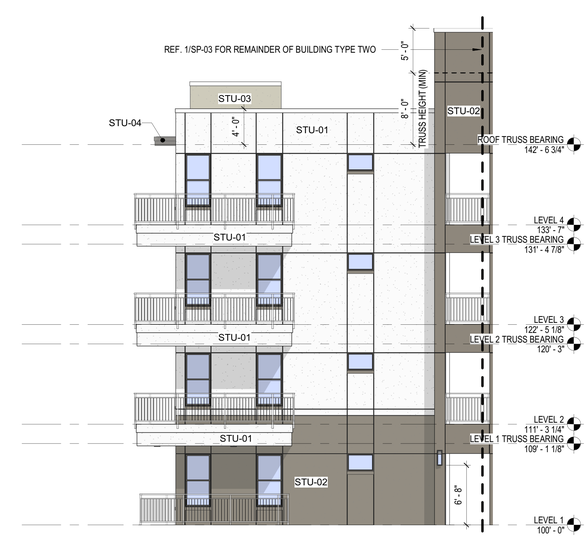
RL-01
WHITE METAL RAILING W/
INFILL PANEL

MTL-02
METAL OVERHANGS
PT-04

RL-02
WHITE METAL RAILING W/
PICKET INFILL (TYP U.N.O.)



2 BUILDING TYPE TWO - OUTSIDE CORNER - NORTH
1/8" = 1'-0"



1 BUILDING TYPE TWO - OUTSIDE CORNER - WEST
1/8" = 1'-0"

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EXTERIOR ELEVATIONS

Sheet
SP-04

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EXTERIOR MATERIAL LEGEND

MASONRY

STN-01
STONE VENEER
MANUFACTURED STONE

CS-01
CAST STONE

STUCCO

STU-01
CEMENT PLASTERING
SW7103
WHITETAIL

STU-02
CEMENT PLASTERING
SW7046
ANONYMOUS

SFT-01 (TYP U.N.O.)
CEMENT PLASTERING
PT-01
SW7103
WHITETAIL

STU-03
CEMENT PLASTERING
SW2860
SAGE

STU-04
CEMENT PLASTERING
SW7048
URBANE BRONZE

SFT-02
CEMENT PLASTERING
PT-05
SW2824
RENWICK GOLDEN OAK

MINERAL FIBER CEMENT

FA-01
MINERAL FIBER CEMENT FASCIA
FASCIA BOARD SIZE
PT-04
SW-7048
URBANE BRONZE

ROOFING

TPO-01
TPO

EXTERIOR PAINT COLORS

PT-01
SW7103
WHITETAIL

PT-02
SW7046
ANONYMOUS

PT-03
SW2860
SAGE

PT-04
SW7048
URBANE BRONZE

PT-05
SW2824
RENWICK GOLDEN OAK

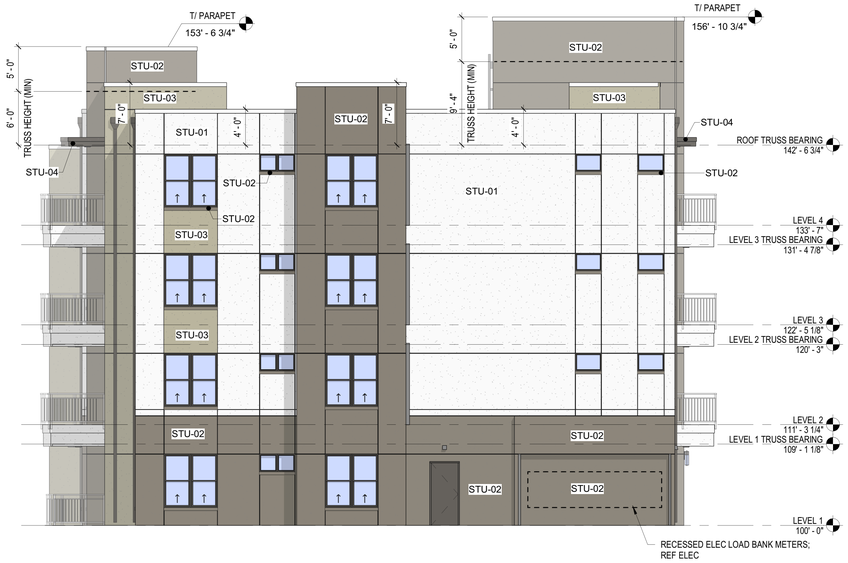
METALS

MTL-01
METAL OVERHANGS
PAINTED WHITE

RL-01
WHITE METAL RAILING W/
INFILL PANEL

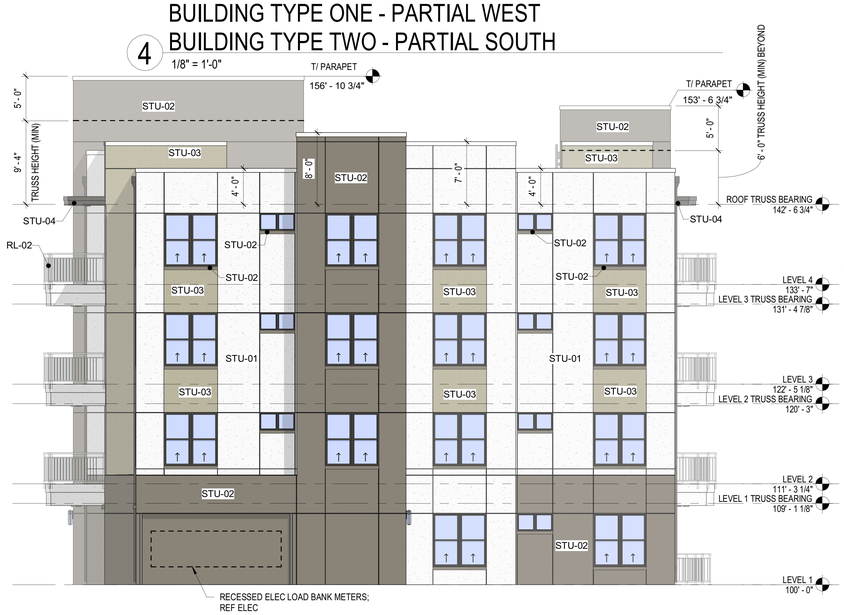
MTL-02
METAL OVERHANGS
PT-04

RL-02
WHITE METAL RAILING W/
PICKET INFILL (TYP U.N.O.)



4 BUILDING TYPE ONE - PARTIAL WEST
BUILDING TYPE TWO - PARTIAL SOUTH
1/8" = 1'-0"

3 BUILDING TYPE ONE - WEST
BUILDING TYPE TWO - SOUTH
1/8" = 1'-0"



2 BUILDING TYPE ONE - PARTIAL SOUTH
BUILDING TYPE TWO - PARTIAL EAST
1/8" = 1'-0"

1 BUILDING TYPE ONE - SOUTH
BUILDING TYPE TWO - EAST
1/8" = 1'-0"

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SITE PLAN RESUBMISSION

OCTOBER 20, 2021

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Sheet
SP-05

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EXTERIOR MATERIAL LEGEND

MASONRY

STN-01
STONE VENEER
MANUFACTURED STONE

CS-01
CAST STONE

STUCCO

STU-01
CEMENT PLASTERING
SW7103
WHITETAIL

STU-02
CEMENT PLASTERING
SW7046
ANONYMOUS

SFT-01 (TYP U.N.O.)
CEMENT PLASTERING
PT-01
SW7103
WHITETAIL

STU-03
CEMENT PLASTERING
SW2860
SAGE

STU-04
CEMENT PLASTERING
SW7048
URBANE BRONZE

SFT-02
CEMENT PLASTERING
PT-05
SW2824
RENWICK GOLDEN OAK

MINERAL FIBER CEMENT

FA-01
MINERAL FIBER CEMENT FASCIA
FASCIA BOARD SIZE
PT-04
SW-7048
URBANE BRONZE

ROOFING

TPO-01
TPO

EXTERIOR PAINT COLORS

PT-01
SW7103
WHITETAIL

PT-02
SW7046
ANONYMOUS

PT-03
SW2860
SAGE

PT-04
SW7048
URBANE BRONZE

PT-05
SW2824
RENWICK GOLDEN OAK

METALS

MTL-01
METAL OVERHANGS
PAINTED WHITE

RL-01
WHITE METAL RAILING W/
INFILL PANEL

MTL-02
METAL OVERHANGS
PT-04

RL-02
WHITE METAL RAILING W/
PICKET INFILL (TYP U.N.O.)

3 BUILDING TYPE THREE - NORTHWEST
1/8" = 1'-0"

2 BUILDING TYPE THREE - PARTIAL NORTH
1/8" = 1'-0"

1 BUILDING TYPE THREE - NORTH
1/8" = 1'-0"

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EXTERIOR MATERIAL LEGEND

MASONRY

STN-01
STONE VENEER
MANUFACTURED STONE

CS-01
CAST STONE

STUCCO

STU-01
CEMENT PLASTERING
SW7103
WHITETAIL

STU-02
CEMENT PLASTERING
SW7046
ANONYMOUS

SFT-01 (TYP U.N.O.)
CEMENT PLASTERING
PT-01
SW7103
WHITETAIL

STU-03
CEMENT PLASTERING
SW2860
SAGE

STU-04
CEMENT PLASTERING
SW7048
URBANE BRONZE

SFT-02
CEMENT PLASTERING
PT-05
SW2824
RENWICK GOLDEN OAK

MINERAL FIBER CEMENT

FA-01
MINERAL FIBER CEMENT FASCIA
FASCIA BOARD SIZE
PT-04
SW-7048
URBANE BRONZE

ROOFING

TPO-01
TPO

EXTERIOR PAINT COLORS

PT-01
SW7103
WHITETAIL

PT-02
SW7046
ANONYMOUS

PT-03
SW2860
SAGE

PT-04
SW7048
URBANE BRONZE

PT-05
SW2824
RENWICK GOLDEN OAK

METALS

MTL-01
METAL OVERHANGS
PAINTED WHITE

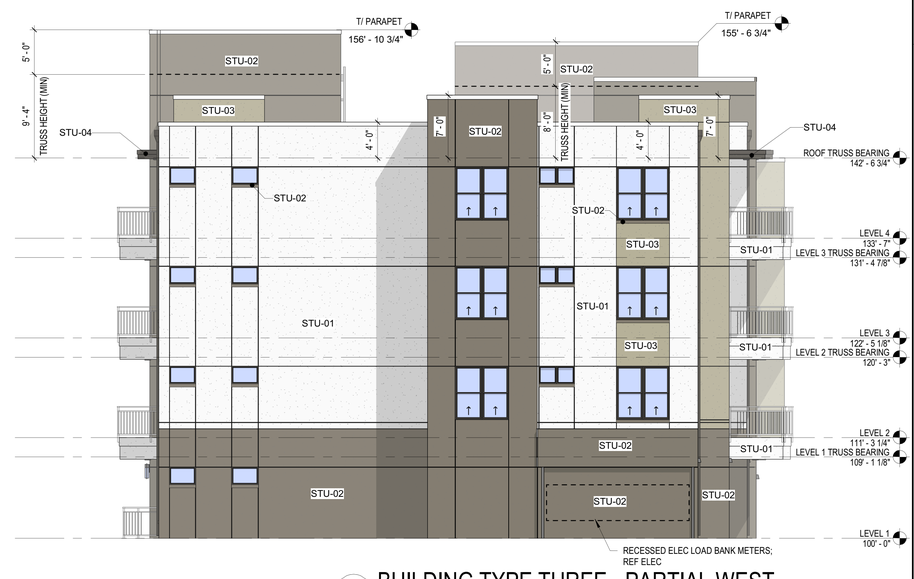
RL-01
WHITE METAL RAILING W/
INFILL PANEL

MTL-02
METAL OVERHANGS
PT-04

RL-02
WHITE METAL RAILING W/
PICKET INFILL (TYP U.N.O.)

3 BUILDING TYPE THREE - EAST
1/8" = 1'-0"

2 BUILDING TYPE THREE - WEST
1/8" = 1'-0"



1 BUILDING TYPE THREE - PARTIAL WEST
1/8" = 1'-0"

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LIV AVONDALE

AVONDALE, AZ

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Title
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Sheet
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EXTERIOR MATERIAL LEGEND

MASONRY

STN-01
STONE VENEER
MANUFACTURED STONE

CS-01
CAST STONE

STUCCO

STU-01
CEMENT PLASTERING
SW7103
WHITETAIL

STU-02
CEMENT PLASTERING
SW7046
ANONYMOUS

SFT-01 (TYP U.N.O.)
CEMENT PLASTERING
PT-01
SW7103
WHITETAIL

STU-03
CEMENT PLASTERING
SW2860
SAGE

STU-04
CEMENT PLASTERING
SW7048
URBANE BRONZE

SFT-02
CEMENT PLASTERING
PT-05
SW2824
RENWICK GOLDEN OAK

MINERAL FIBER CEMENT

FA-01
MINERAL FIBER CEMENT FASCIA
FASCIA BOARD SIZE
PT-04
SW-7048
URBANE BRONZE

ROOFING

TPO-01
TPO

EXTERIOR PAINT COLORS

PT-01
SW7103
WHITETAIL

PT-02
SW7046
ANONYMOUS

PT-03
SW2860
SAGE

PT-04
SW7048
URBANE BRONZE

PT-05
SW2824
RENWICK GOLDEN OAK

METALS

MTL-01
METAL OVERHANGS
PAINTED WHITE

RL-01
WHITE METAL RAILING W/
INFILL PANEL

MTL-02
METAL OVERHANGS
PT-04

RL-02
WHITE METAL RAILING W/
PICKET INFILL (TYP U.N.O.)

1 BUILDING TYPE THREE - SOUTH
1/8" = 1'-0"

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LIV AVONDALE

AVONDALE, AZ

SITE PLAN RESUBMISSION

OCTOBER 20, 2021

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Title
EXTERIOR ELEVATIONS

Sheet
SP-08

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EXTERIOR MATERIAL LEGEND

MASONRY

STN-01
STONE VENEER
MANUFACTURED STONE

CS-01
CAST STONE

STUCCO

STU-01
CEMENT PLASTERING
SW7103
WHITETAIL

STU-02
CEMENT PLASTERING
SW7046
ANONYMOUS

SFT-01 (TYP U.N.O.)
CEMENT PLASTERING
PT-01
SW7103
WHITETAIL

STU-03
CEMENT PLASTERING
SW2860
SAGE

STU-04
CEMENT PLASTERING
SW7048
URBANE BRONZE

SFT-02
CEMENT PLASTERING
PT-05
SW2824
RENWICK GOLDEN OAK

MINERAL FIBER CEMENT

FA-01
MINERAL FIBER CEMENT FASCIA
FASCIA BOARD SIZE
PT-04
SW-7048
URBANE BRONZE

ROOFING

TPO-01
TPO

EXTERIOR PAINT COLORS

PT-01
SW7103
WHITETAIL

PT-02
SW7046
ANONYMOUS

PT-03
SW2860
SAGE

PT-04
SW7048
URBANE BRONZE

PT-05
SW2824
RENWICK GOLDEN OAK

METALS

MTL-01
METAL OVERHANGS
PAINTED WHITE

RL-01
WHITE METAL RAILING W/
INFILL PANEL

MTL-02
METAL OVERHANGS
PT-04

RL-02
WHITE METAL RAILING W/
PICKET INFILL (TYP U.N.O.)

2 BUILDING TYPE FOUR - BUILDING 3 & 4 - EAST
BUILDING 8 - SOUTH
1/8" = 1'-0"

1 BUILDING TYPE FOUR - BUILDING 3 & 4 - WEST
BUILDING 8 - NORTH
1/8" = 1'-0"

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NOT FOR CONSTRUCTION

Title
EXTERIOR ELEVATIONS

Sheet
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EXTERIOR MATERIAL LEGEND

MASONRY

STN-01
STONE VENEER
MANUFACTURED STONE

CS-01
CAST STONE

STUCCO

STU-01
CEMENT PLASTERING
SW7103
WHITETAIL

STU-02
CEMENT PLASTERING
SW7046
ANONYMOUS

SFT-01 (TYP U.N.O.)
CEMENT PLASTERING
PT-01
SW7103
WHITETAIL

STU-03
CEMENT PLASTERING
SW2860
SAGE

STU-04
CEMENT PLASTERING
SW7048
URBANE BRONZE

SFT-02
CEMENT PLASTERING
PT-05
SW2824
RENWICK GOLDEN OAK

MINERAL FIBER CEMENT

FA-01
MINERAL FIBER CEMENT FASCIA
FASCIA BOARD SIZE
PT-04
SW-7048
URBANE BRONZE

ROOFING

TPO-01
TPO

EXTERIOR PAINT COLORS

PT-01
SW7103
WHITETAIL

PT-02
SW7046
ANONYMOUS

PT-03
SW2860
SAGE

PT-04
SW7048
URBANE BRONZE

PT-05
SW2824
RENWICK GOLDEN OAK

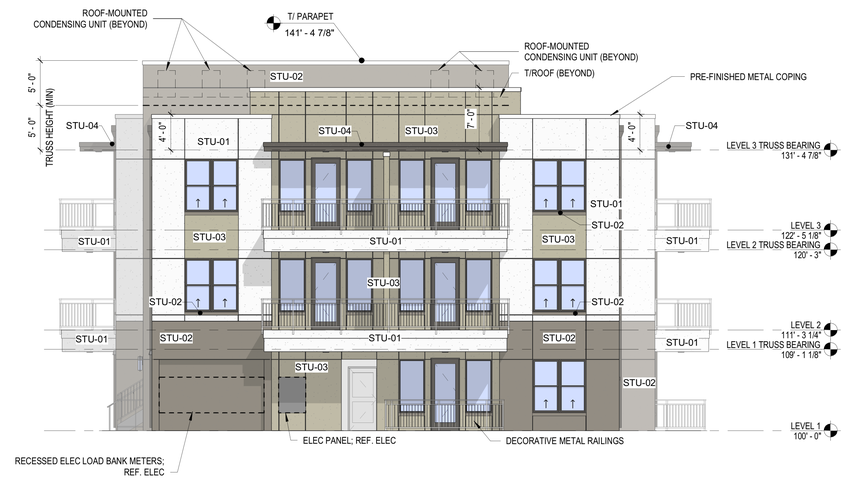
METALS

MTL-01
METAL OVERHANGS
PAINTED WHITE

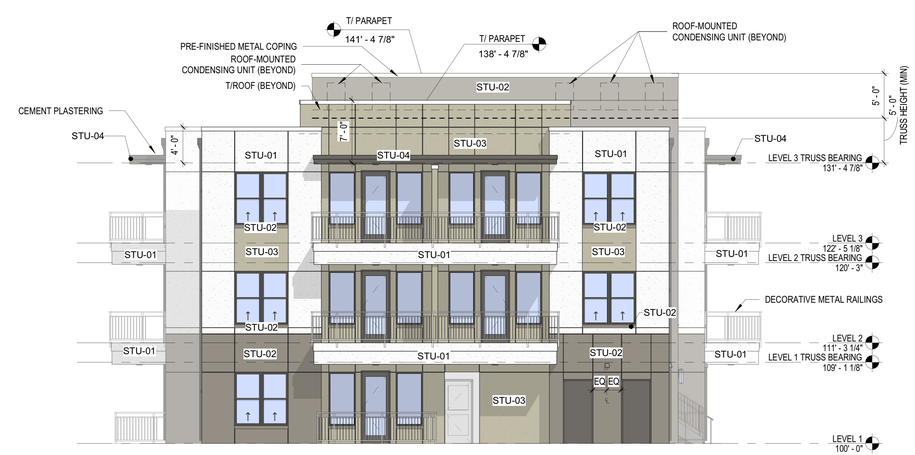
RL-01
WHITE METAL RAILING W/
INFILL PANEL

MTL-02
METAL OVERHANGS
PT-04

RL-02
WHITE METAL RAILING W/
PICKET INFILL (TYP U.N.O.)



2 BUILDING TYPE FOUR - BUILDING 3 & 4 - SOUTH
1/8" = 1'-0"
BUILDING 8 - EAST



1 BUILDING TYPE FOUR - BUILDING 3 & 4 - NORTH
1/8" = 1'-0"
BUILDING 8 - WEST

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EXTERIOR MATERIAL LEGEND

MASONRY

STN-01
STONE VENEER
MANUFACTURED STONE

CS-01
CAST STONE

STUCCO

STU-01
CEMENT PLASTERING
SW7103
WHITETAIL

STU-02
CEMENT PLASTERING
SW7046
ANONYMOUS

SFT-01 (TYP U.N.O.)
CEMENT PLASTERING
PT-01
SW7103
WHITETAIL

STU-03
CEMENT PLASTERING
SW2860
SAGE

STU-04
CEMENT PLASTERING
SW7048
URBANE BRONZE

SFT-02
CEMENT PLASTERING
PT-05
SW2824
RENWICK GOLDEN OAK

MINERAL FIBER CEMENT

FA-01
MINERAL FIBER CEMENT FASCIA
FASCIA BOARD SIZE
PT-04
SW-7048
URBANE BRONZE

ROOFING

TPO-01
TPO

EXTERIOR PAINT COLORS

PT-01
SW7103
WHITETAIL

PT-02
SW7046
ANONYMOUS

PT-03
SW2860
SAGE

PT-04
SW7048
URBANE BRONZE

PT-05
SW2824
RENWICK GOLDEN OAK

METALS

MTL-01
METAL OVERHANGS
PAINTED WHITE

RL-01
WHITE METAL RAILING W/
INFILL PANEL

MTL-02
METAL OVERHANGS
PT-04

RL-02
WHITE METAL RAILING W/
PICKET INFILL (TYP U.N.O.)

2 BUILDING TYPE FIVE - BUILDING 6 - WEST
BUILDING 7 - SOUTH
1/8" = 1'-0"

1 BUILDING TYPE FIVE - BUILDING 6 - EAST
BUILDING 7 - NORTH
1/8" = 1'-0"

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EXTERIOR ELEVATIONS

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EXTERIOR MATERIAL LEGEND

MASONRY

STN-01
STONE VENEER
MANUFACTURED STONE

CS-01
CAST STONE

STUCCO

STU-01
CEMENT PLASTERING
SW7103
WHITETAIL

STU-02
CEMENT PLASTERING
SW7046
ANONYMOUS

SFT-01 (TYP U.N.O.)
CEMENT PLASTERING
PT-01
SW7103
WHITETAIL

STU-03
CEMENT PLASTERING
SW2860
SAGE

STU-04
CEMENT PLASTERING
SW7048
URBANE BRONZE

SFT-02
CEMENT PLASTERING
PT-05
SW2824
RENWICK GOLDEN OAK

MINERAL FIBER CEMENT

FA-01
MINERAL FIBER CEMENT FASCIA
FASCIA BOARD SIZE
PT-04
SW-7048
URBANE BRONZE

ROOFING

TPO-01
TPO

EXTERIOR PAINT COLORS

PT-01
SW7103
WHITETAIL

PT-02
SW7046
ANONYMOUS

PT-03
SW2860
SAGE

PT-04
SW7048
URBANE BRONZE

PT-05
SW2824
RENWICK GOLDEN OAK

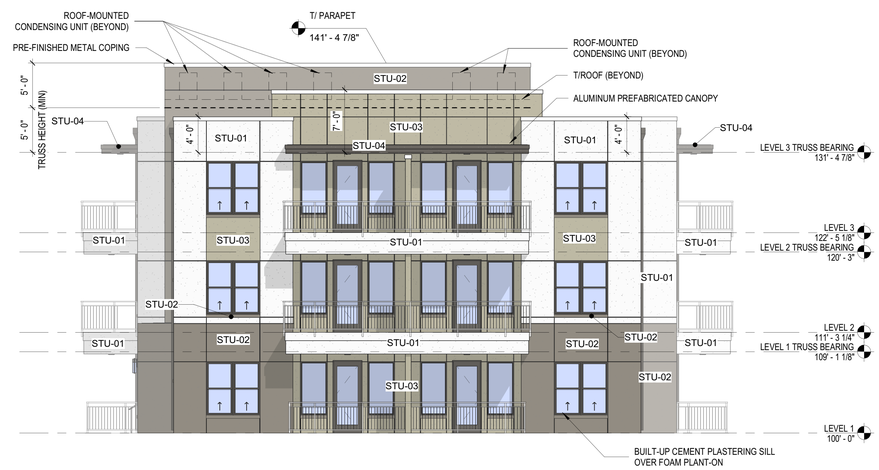
METALS

MTL-01
METAL OVERHANGS
PAINTED WHITE

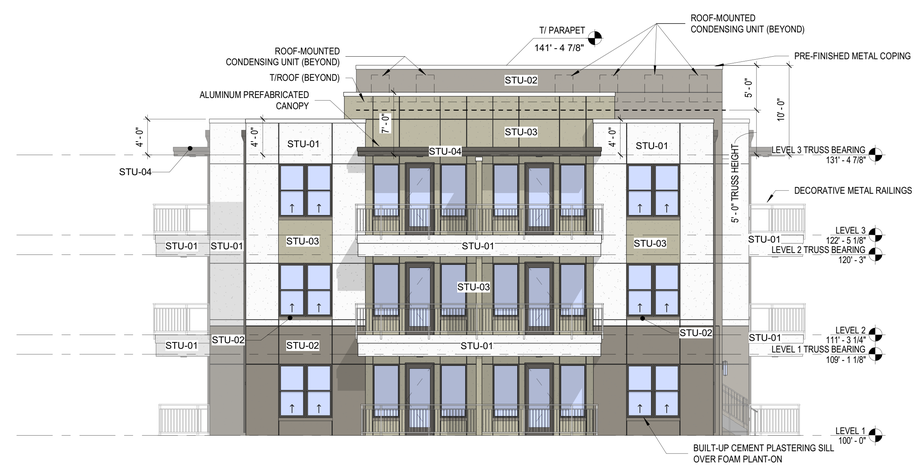
RL-01
WHITE METAL RAILING W/
INFILL PANEL

MTL-02
METAL OVERHANGS
PT-04

RL-02
WHITE METAL RAILING W/
PICKET INFILL (TYP U.N.O.)



2 BUILDING TYPE FIVE - BUILDING 6 - SOUTH
BUILDING 7 - EAST
1/8" = 1'-0"



1 BUILDING TYPE FIVE - BUILDING 6 - NORTH
BUILDING 7 - WEST
1/8" = 1'-0"

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EXTERIOR MATERIAL LEGEND

MASONRY

STN-01
STONE VENEER
MANUFACTURED STONE

CS-01
CAST STONE

STUCCO

STU-01
CEMENT PLASTERING
SW7103
WHITETAIL

STU-02
CEMENT PLASTERING
SW7046
ANONYMOUS

SFT-01 (TYP U.N.O.)
CEMENT PLASTERING
PT-01
SW7103
WHITETAIL

STU-03
CEMENT PLASTERING
SW2860
SAGE

STU-04
CEMENT PLASTERING
SW7048
URBANE BRONZE

SFT-02
CEMENT PLASTERING
PT-05
SW2824
RENWICK GOLDEN OAK

MINERAL FIBER CEMENT

FA-01
MINERAL FIBER CEMENT FASCIA
FASCIA BOARD SIZE
PT-04
SW-7048
URBANE BRONZE

ROOFING

TPO-01
TPO

EXTERIOR PAINT COLORS

PT-01
SW7103
WHITETAIL

PT-02
SW7046
ANONYMOUS

PT-03
SW2860
SAGE

PT-04
SW7048
URBANE BRONZE

PT-05
SW2824
RENWICK GOLDEN OAK

METALS

MTL-01
METAL OVERHANGS
PAINTED WHITE

RL-01
WHITE METAL RAILING W/
INFILL PANEL

MTL-02
METAL OVERHANGS
PT-04

RL-02
WHITE METAL RAILING W/
PICKET INFILL (TYP U.N.O.)

2 BUILDING TYPE SIX - SOUTHEAST
1/8" = 1'-0"

1 BUILDING TYPE SIX - NORTHWEST
1/8" = 1'-0"

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EXTERIOR MATERIAL LEGEND

MASONRY

STN-01
STONE VENEER
MANUFACTURED STONE

CS-01
CAST STONE

STUCCO

STU-01
CEMENT PLASTERING
SW7103
WHITETAIL

STU-02
CEMENT PLASTERING
SW7046
ANONYMOUS

SFT-01 (TYP U.N.O.)
CEMENT PLASTERING
PT-01
SW7103
WHITETAIL

STU-03
CEMENT PLASTERING
SW2860
SAGE

STU-04
CEMENT PLASTERING
SW7048
URBANE BRONZE

SFT-02
CEMENT PLASTERING
PT-05
SW2824
RENWICK GOLDEN OAK

MINERAL FIBER CEMENT

FA-01
MINERAL FIBER CEMENT FASCIA
FASCIA BOARD SIZE
PT-04
SW-7048
URBANE BRONZE

ROOFING

TPO-01
TPO

EXTERIOR PAINT COLORS

PT-01
SW7103
WHITETAIL

PT-02
SW7046
ANONYMOUS

PT-03
SW2860
SAGE

PT-04
SW7048
URBANE BRONZE

PT-05
SW2824
RENWICK GOLDEN OAK

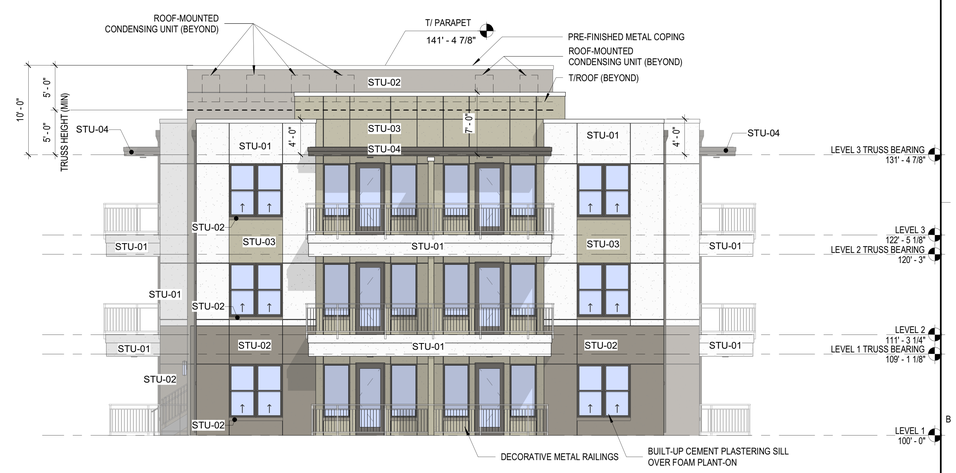
METALS

MTL-01
METAL OVERHANGS
PAINTED WHITE

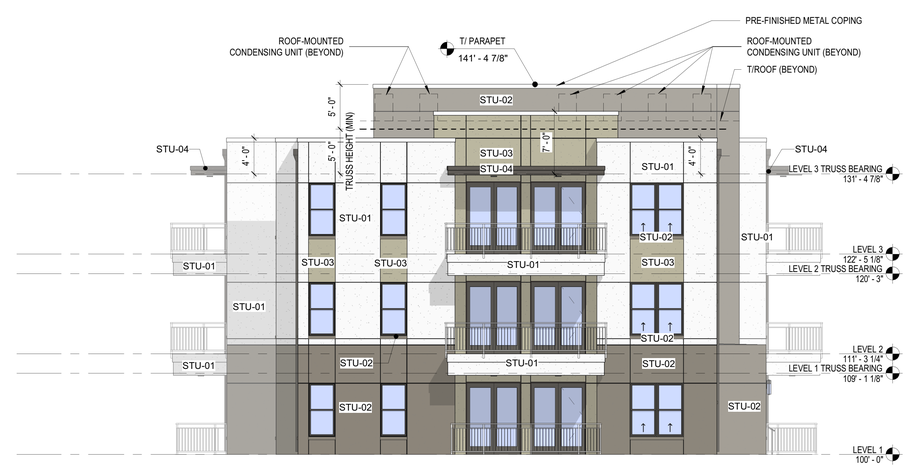
RL-01
WHITE METAL RAILING W/
INFILL PANEL

MTL-02
METAL OVERHANGS
PT-04

RL-02
WHITE METAL RAILING W/
PICKET INFILL (TYP U.N.O.)



2 BUILDING TYPE SIX - NORTHEAST
1/8" = 1'-0"



1 BUILDING TYPE SIX - SOUTHWEST
1/8" = 1'-0"

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EXTERIOR MATERIAL LEGEND

MASONRY

STN-01
STONE VENEER
MANUFACTURED STONE

CS-01
CAST STONE

STUCCO

STU-01
CEMENT PLASTERING
SW7103
WHITETAIL

STU-02
CEMENT PLASTERING
SW7046
ANONYMOUS

SFT-01 (TYP U.N.O.)
CEMENT PLASTERING
PT-01
SW7103
WHITETAIL

STU-03
CEMENT PLASTERING
SW2860
SAGE

STU-04
CEMENT PLASTERING
SW7048
URBANE BRONZE

SFT-02
CEMENT PLASTERING
PT-05
SW2824
RENWICK GOLDEN OAK

MINERAL FIBER CEMENT

FA-01
MINERAL FIBER CEMENT FASCIA
FASCIA BOARD SIZE
PT-04
SW-7048
URBANE BRONZE

ROOFING

TPO-01
TPO

EXTERIOR PAINT COLORS

PT-01
SW7103
WHITETAIL

PT-02
SW7046
ANONYMOUS

PT-03
SW2860
SAGE

PT-04
SW7048
URBANE BRONZE

PT-05
SW2824
RENWICK GOLDEN OAK

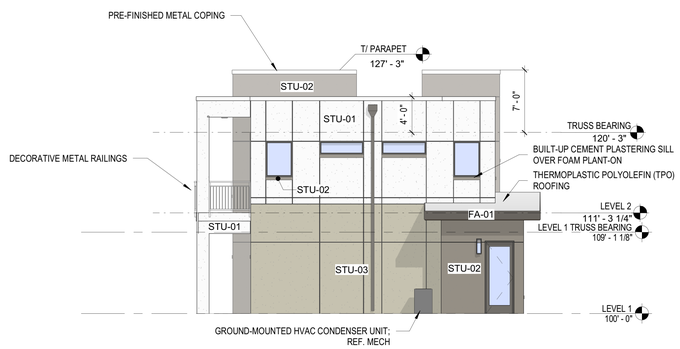
METALS

MTL-01
METAL OVERHANGS
PAINTED WHITE

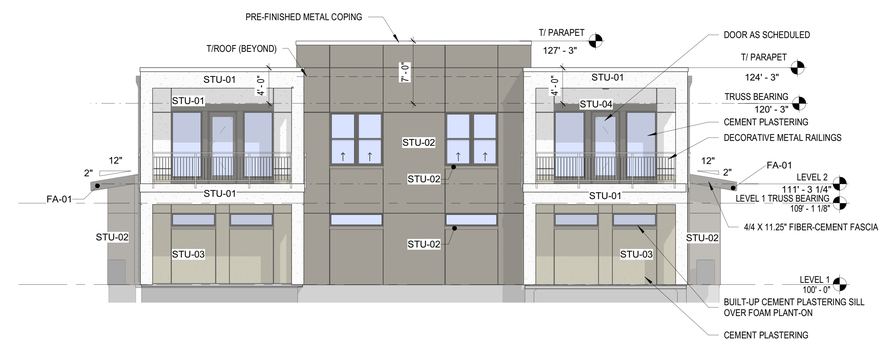
RL-01
WHITE METAL RAILING W/
INFILL PANEL

MTL-02
METAL OVERHANGS
PT-04

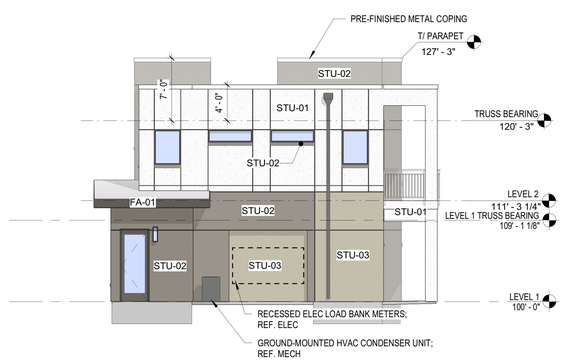
RL-02
WHITE METAL RAILING W/
PICKET INFILL (TYP U.N.O.)



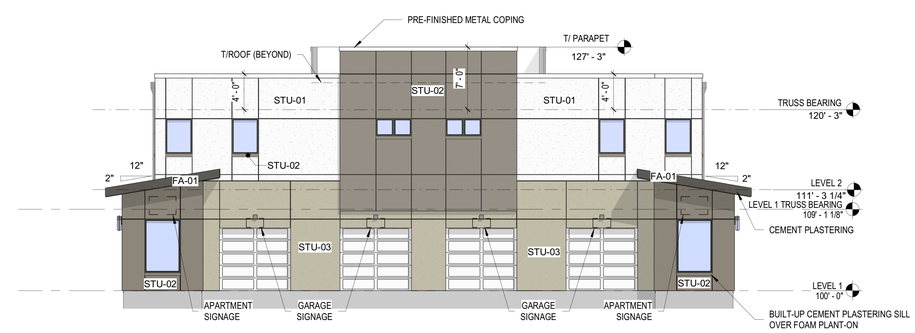
4 CARRIAGE HOUSE - BUILDING 11 - SOUTH
1/8" = 1'-0"
BUILDING 12 - WEST
BUILDING 13 - NORTH



3 CARRIAGE HOUSE - BUILDING 11 - WEST
1/8" = 1'-0"
BUILDING 12 - NORTH
BUILDING 13 - EAST



2 CARRIAGE HOUSE - BUILDING 11 - NORTH
1/8" = 1'-0"
BUILDING 12 - EAST
BUILDING 13 - SOUTH



1 CARRIAGE HOUSE - BUILDING 11 - EAST
1/8" = 1'-0"
BUILDING 12 - SOUTH
BUILDING 13 - WEST

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AVONDALE, AZ

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OCTOBER 20, 2021

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EXTERIOR MATERIAL LEGEND

MASONRY

STN-01
STONE VENEER
MANUFACTURED STONE

CS-01
CAST STONE

STUCCO

STU-01
CEMENT PLASTERING
SW7103
WHITETAIL

STU-02
CEMENT PLASTERING
SW7046
ANONYMOUS

SFT-01 (TYP U.N.O.)
CEMENT PLASTERING
PT-01
SW7103
WHITETAIL

STU-03
CEMENT PLASTERING
SW2860
SAGE

STU-04
CEMENT PLASTERING
SW7048
URBANE BRONZE

SFT-02
CEMENT PLASTERING
PT-05
SW2824
RENWICK GOLDEN OAK

MINERAL FIBER CEMENT

FA-01
MINERAL FIBER CEMENT FASCIA
FASCIA BOARD SIZE
PT-04
SW-7048
URBANE BRONZE

ROOFING

TPO-01
TPO

EXTERIOR PAINT COLORS

PT-01
SW7103
WHITETAIL

PT-02
SW7046
ANONYMOUS

PT-03
SW2860
SAGE

PT-04
SW7048
URBANE BRONZE

PT-05
SW2824
RENWICK GOLDEN OAK

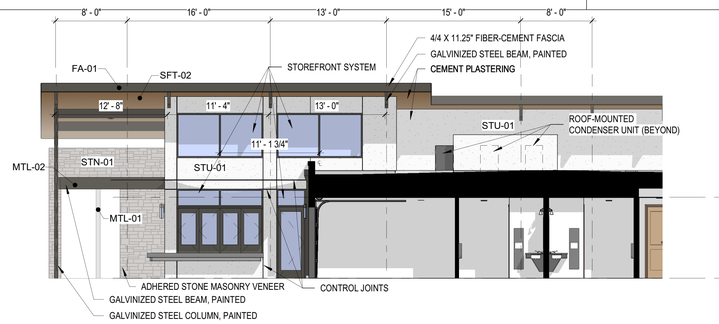
METALS

MTL-01
METAL OVERHANGS
PAINTED WHITE

RL-01
WHITE METAL RAILING W/
INFILL PANEL

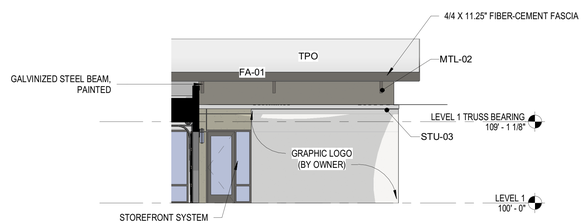
MTL-02
METAL OVERHANGS
PT-04

RL-02
WHITE METAL RAILING W/
PICKET INFILL (TYP U.N.O.)

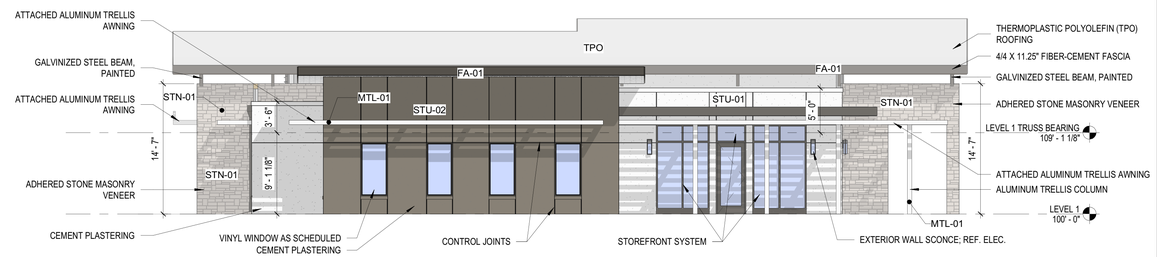


6 CLUBHOUSE - BAR
1/8" = 1'-0"

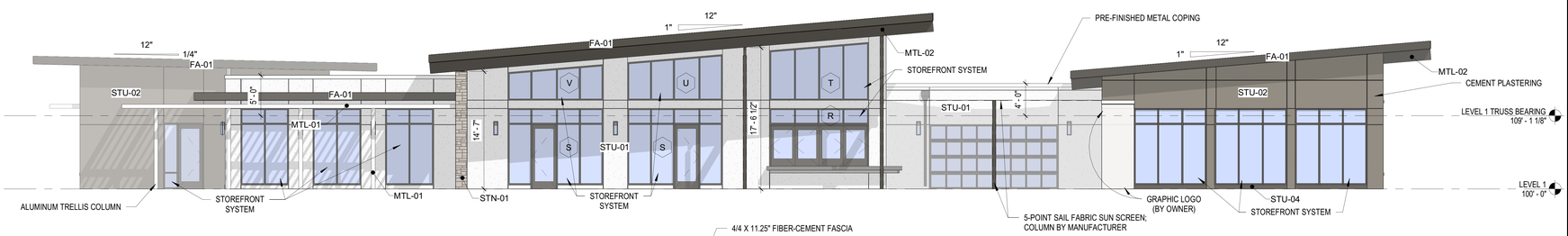
5 CLUBHOUSE - NORTHEAST
1/8" = 1'-0"



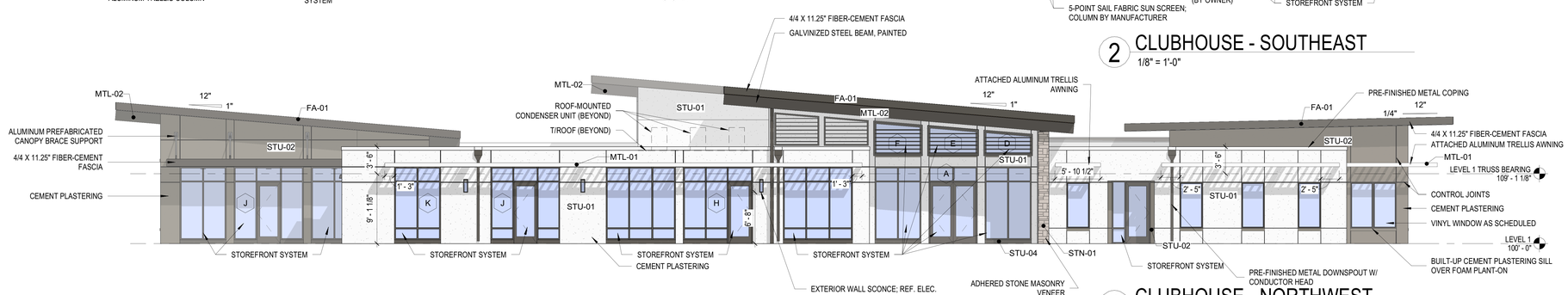
4 CLUBHOUSE - FITNESS
1/8" = 1'-0"



3 CLUBHOUSE - SOUTHWEST
1/8" = 1'-0"



2 CLUBHOUSE - SOUTHEAST
1/8" = 1'-0"



1 CLUBHOUSE - NORTHWEST
1/8" = 1'-0"

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SP-16

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EXTERIOR MATERIAL LEGEND

MASONRY

STN-01
STONE VENEER
MANUFACTURED STONE

CS-01
CAST STONE

STUCCO

STU-01
CEMENT PLASTERING
SW7103
WHITETAIL

STU-02
CEMENT PLASTERING
SW7046
ANONYMOUS

SFT-01 (TYP U.N.O.)
CEMENT PLASTERING
PT-01
SW7103
WHITETAIL

STU-03
CEMENT PLASTERING
SW2860
SAGE

STU-04
CEMENT PLASTERING
SW7048
URBANE BRONZE

SFT-02
CEMENT PLASTERING
PT-05
SW2824
RENWICK GOLDEN OAK

MINERAL FIBER CEMENT

FA-01
MINERAL FIBER CEMENT FASCIA
FASCIA BOARD SIZE
PT-04
SW-7048
URBANE BRONZE

ROOFING

TPO-01
TPO

EXTERIOR PAINT COLORS

PT-01
SW7103
WHITETAIL

PT-02
SW7046
ANONYMOUS

PT-03
SW2860
SAGE

PT-04
SW7048
URBANE BRONZE

PT-05
SW2824
RENWICK GOLDEN OAK

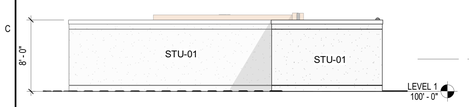
METALS

MTL-01
METAL OVERHANGS
PAINTED WHITE

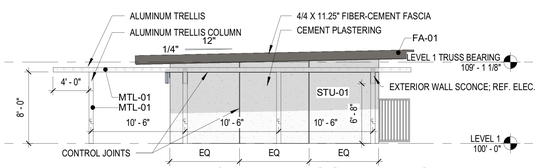
RL-01
WHITE METAL RAILING W/
INFILL PANEL

MTL-02
METAL OVERHANGS
PT-04

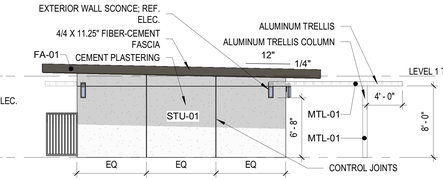
RL-02
WHITE METAL RAILING W/
PICKET INFILL (TYP U.N.O.)



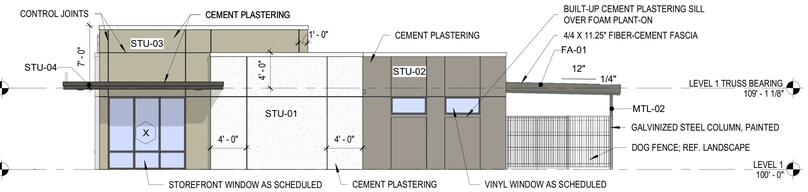
20 TRASH COMPACTOR - SOUTHEAST
1/8" = 1'-0"



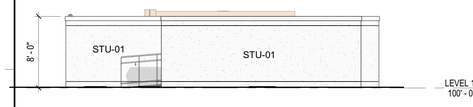
16 CABANA - SOUTHWEST
1/8" = 1'-0"



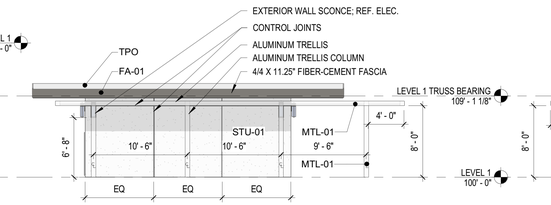
15 CABANA - NORTHEAST
1/8" = 1'-0"



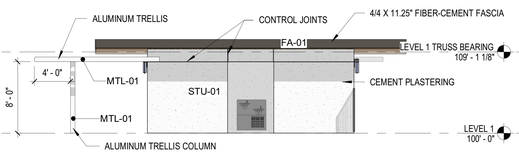
5 PET CENTER - NORTH
1/8" = 1'-0"



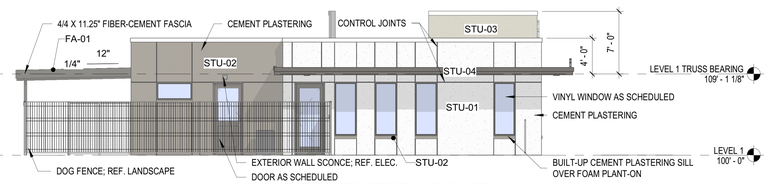
19 TRASH COMPACTOR - NORTHWEST
1/8" = 1'-0"



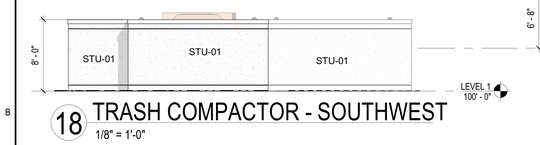
14 CABANA - NORTHWEST
1/8" = 1'-0"



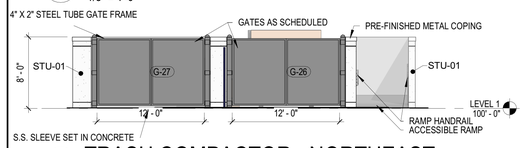
13 CABANA - SOUTHEAST
1/8" = 1'-0"



4 PET CENTER - SOUTH
1/8" = 1'-0"

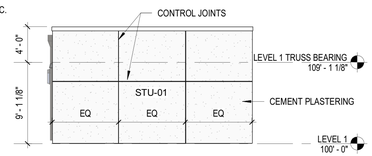


18 TRASH COMPACTOR - SOUTHWEST
1/8" = 1'-0"

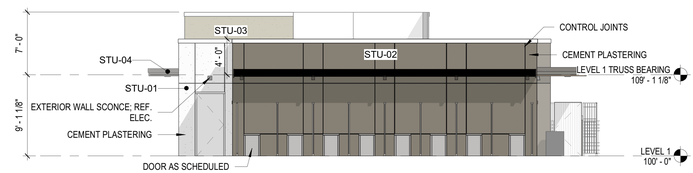


17 TRASH COMPACTOR - NORTHEAST
1/8" = 1'-0"

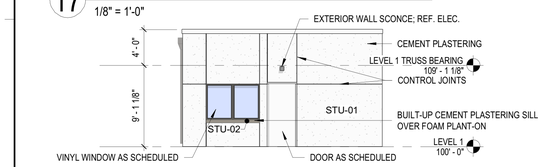
9 GARAGES - WEST
1/8" = 1'-0"



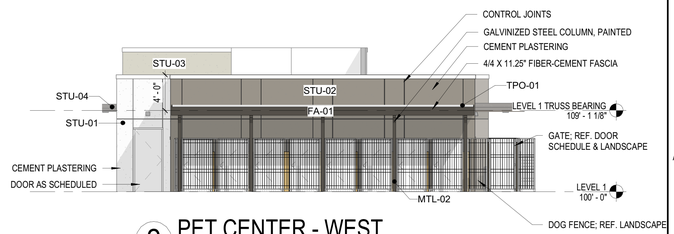
7 GARAGES - EAST
1/8" = 1'-0"



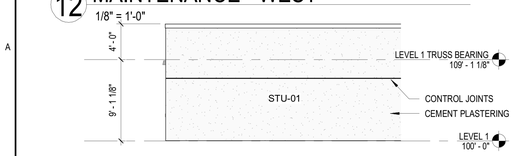
3 PET CENTER - RUNS
1/8" = 1'-0"



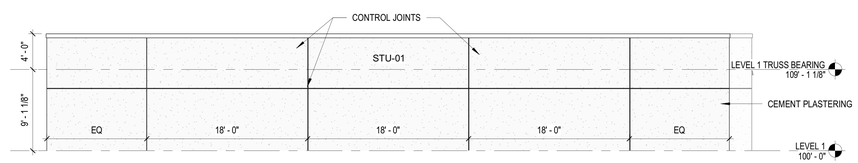
12 MAINTENANCE - WEST
1/8" = 1'-0"



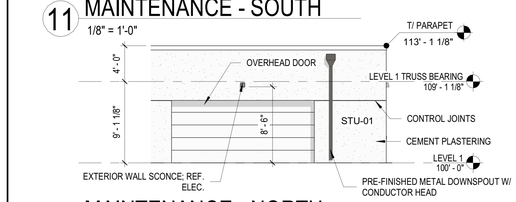
2 PET CENTER - WEST
1/8" = 1'-0"



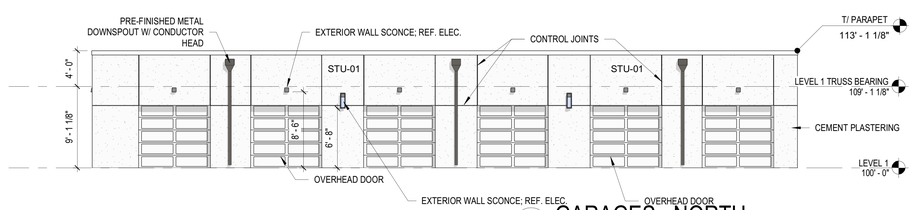
11 MAINTENANCE - SOUTH
1/8" = 1'-0"



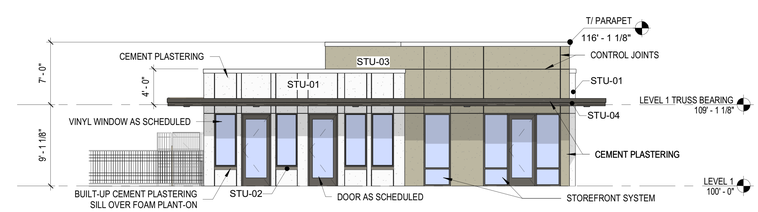
8 GARAGES - SOUTH
1/8" = 1'-0"



10 MAINTENANCE - NORTH
1/8" = 1'-0"



6 GARAGES - NORTH
1/8" = 1'-0"



1 PET CENTER - EAST
1/8" = 1'-0"

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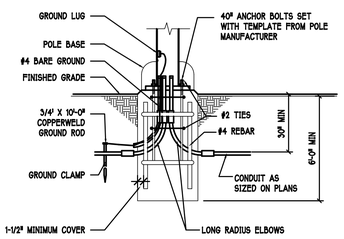
EXHIBIT H

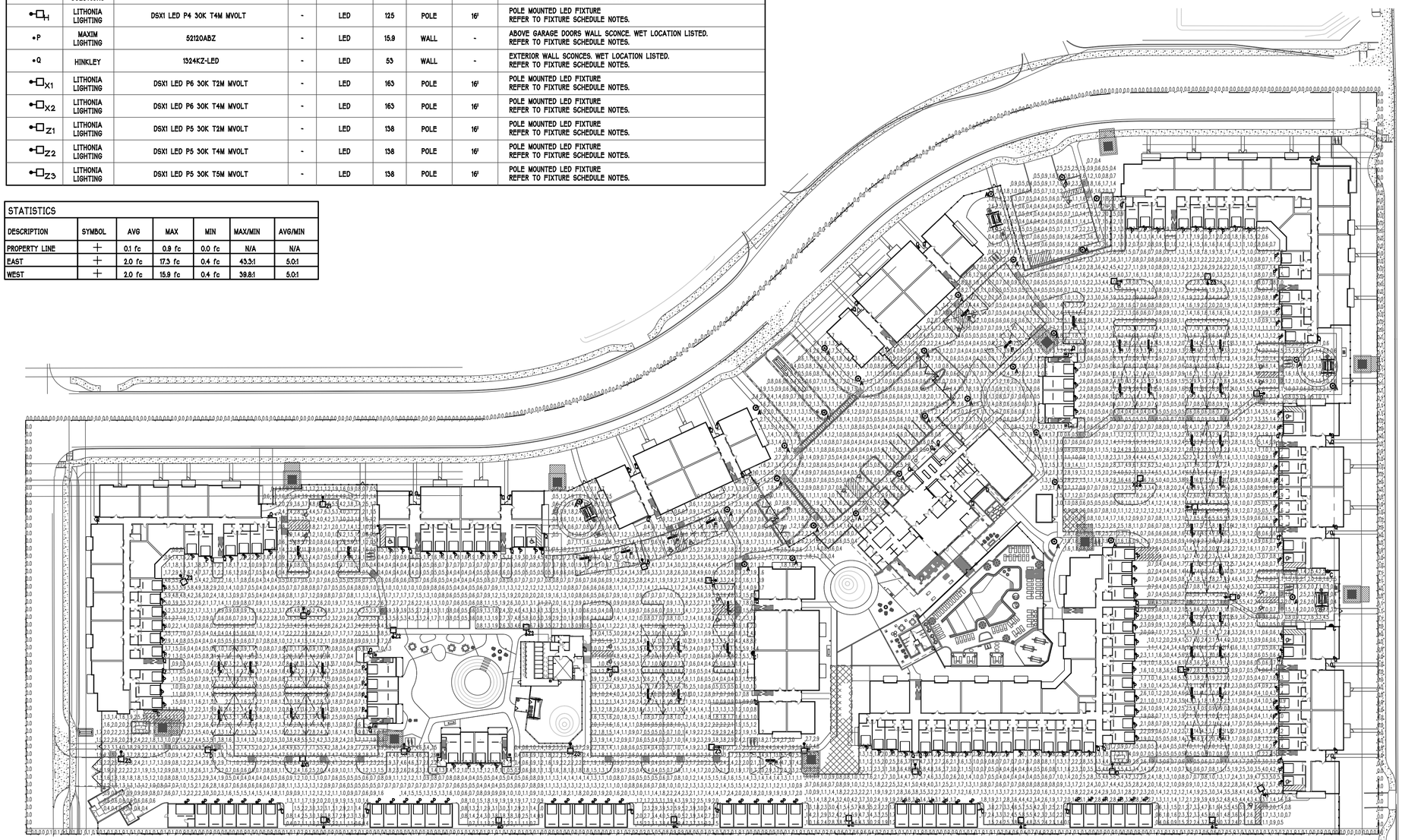


2 SE1.0 POLE BASE DETAIL
N.T.S.

SYMBOL OR TAG LETTER	MANUF.	CATALOG NUMBER	LAMP DATA NO.	LAMP DATA TYPE	WATTS	MOUNTING	MOUNTING HEIGHT	DESCRIPTION
A	SELUX CORPORATION	SA1L-TA-X-S162-30-XX-UNV	-	LED	48.3	POLE	12'	POLE MOUNTED LED FIXTURE REFER TO FIXTURE SCHEDULE NOTES.
B	LITHONIA LIGHTING	DSX1 LED P1 30K BLC-MVOLT	-	LED	54	POLE	16'	POLE MOUNTED LED FIXTURE REFER TO FIXTURE SCHEDULE NOTES.
C	SIGNIFY	LPW-32-50-WW-G3-2-EBP	-	LED	45.4	WALL	10'	EXTERIOR WALL MOUNTED LED FIXTURE REFER TO FIXTURE SCHEDULE NOTES.
D	LITHONIA LIGHTING	DSX1 LED P3 30K T2M MVOLT	-	LED	102	POLE	16'	POLE MOUNTED LED FIXTURE REFER TO FIXTURE SCHEDULE NOTES.
E	LITHONIA LIGHTING	DSX1 LED P3 30K T2M MVOLT HS	-	LED	102	POLE	16'	POLE MOUNTED LED FIXTURE REFER TO FIXTURE SCHEDULE NOTES.
F	PLT SOLUTIONS	PLT-90086	-	LED	54	SURFACE	-	8' LED VAPOR TIGHT FIXTURE IN CARPORT. REFER TO FIXTURE SCHEDULE NOTES.
H	LITHONIA LIGHTING	DSX1 LED P4 30K T4M MVOLT	-	LED	125	POLE	16'	POLE MOUNTED LED FIXTURE REFER TO FIXTURE SCHEDULE NOTES.
P	MAXIM LIGHTING	52120ABZ	-	LED	15.9	WALL	-	ABOVE GARAGE DOORS WALL SCONCE. WET LOCATION LISTED. REFER TO FIXTURE SCHEDULE NOTES.
Q	HINKLEY	1324KZ-LED	-	LED	53	WALL	-	EXTERIOR WALL SCONCES. WET LOCATION LISTED. REFER TO FIXTURE SCHEDULE NOTES.
X1	LITHONIA LIGHTING	DSX1 LED P6 30K T2M MVOLT	-	LED	163	POLE	16'	POLE MOUNTED LED FIXTURE REFER TO FIXTURE SCHEDULE NOTES.
X2	LITHONIA LIGHTING	DSX1 LED P6 30K T4M MVOLT	-	LED	163	POLE	16'	POLE MOUNTED LED FIXTURE REFER TO FIXTURE SCHEDULE NOTES.
Z1	LITHONIA LIGHTING	DSX1 LED P5 30K T2M MVOLT	-	LED	138	POLE	16'	POLE MOUNTED LED FIXTURE REFER TO FIXTURE SCHEDULE NOTES.
Z2	LITHONIA LIGHTING	DSX1 LED P5 30K T4M MVOLT	-	LED	138	POLE	16'	POLE MOUNTED LED FIXTURE REFER TO FIXTURE SCHEDULE NOTES.
Z3	LITHONIA LIGHTING	DSX1 LED P5 30K T5M MVOLT	-	LED	138	POLE	16'	POLE MOUNTED LED FIXTURE REFER TO FIXTURE SCHEDULE NOTES.

STATISTICS

DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
PROPERTY LINE	+	0.1 fc	0.9 fc	0.0 fc	N/A	N/A
EAST	+	2.0 fc	17.3 fc	0.4 fc	43.3:1	5.0:1
WEST	+	2.0 fc	15.9 fc	0.4 fc	39.8:1	5.0:1



1 SE1.0 ELECTRICAL SITE LIGHTING PLAN
1"=50'-0"

ELECTRICAL DRAWING INDEX

SE1.0 ELECTRICAL SITE PHOTOMETRIC PLAN
SE1.1 SITE LIGHTING FIXTURE CUTSHEETS

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SITE PLAN RESUBMISSION

DECEMBER 13, 2021

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ELECTRICAL SITE PHOTOMETRIC PLAN

Sheet
SE1.0

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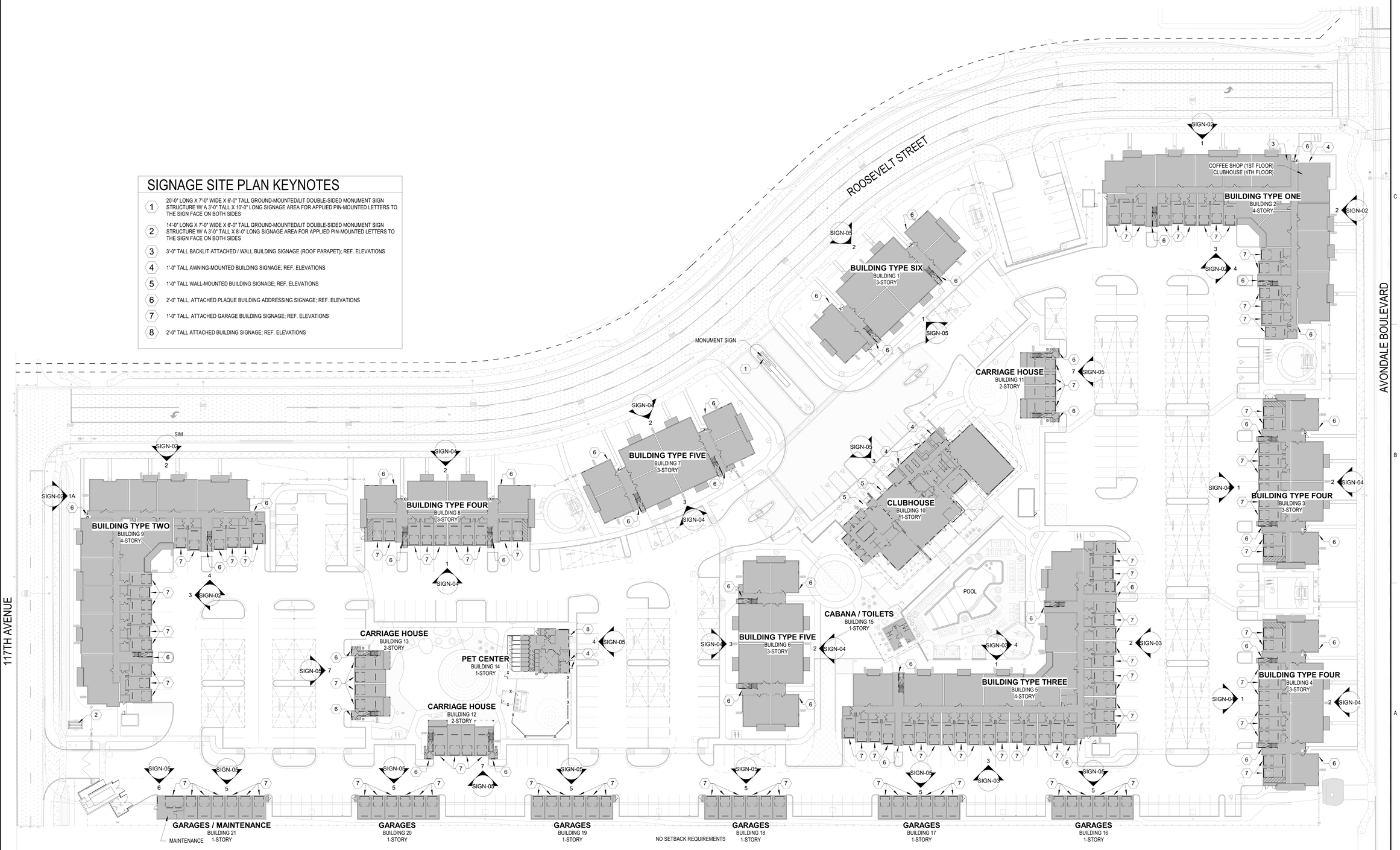
SIGNAGE SITE PLAN KEYNOTES

1. 20'-0" LONG X 7'-0" WIDE X 6'-0" TALL GROUND-MOUNTED/LIT DOUBLE-SIDED MONUMENT SIGN STRUCTURE W/ A 3'-0" TALL X 10'-0" LONG SIGNAGE AREA FOR APPLIED PIN-MOUNTED LETTERS TO THE SIGN FACE ON BOTH SIDES
2. 14'-0" LONG X 7'-0" WIDE X 6'-0" TALL GROUND-MOUNTED/LIT DOUBLE-SIDED MONUMENT SIGN STRUCTURE W/ A 3'-0" TALL X 8'-0" LONG SIGNAGE AREA FOR APPLIED PIN-MOUNTED LETTERS TO THE SIGN FACE ON BOTH SIDES
3. 3'-0" TALL BACKLIT ATTACHED / WALL BUILDING SIGNAGE (ROOF PARAPET); REF. ELEVATIONS
4. 1'-0" TALL AWNING-MOUNTED BUILDING SIGNAGE; REF. ELEVATIONS
5. 1'-0" TALL WALL-MOUNTED BUILDING SIGNAGE; REF. ELEVATIONS
6. 2'-0" TALL, ATTACHED PLAQUE BUILDING ADDRESSING SIGNAGE; REF. ELEVATIONS
7. 1'-0" TALL, ATTACHED GARAGE BUILDING SIGNAGE; REF. ELEVATIONS
8. 2'-0" TALL ATTACHED BUILDING SIGNAGE; REF. ELEVATIONS



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SITE PLAN - SIGNAGE

Sheet
SIGN-01

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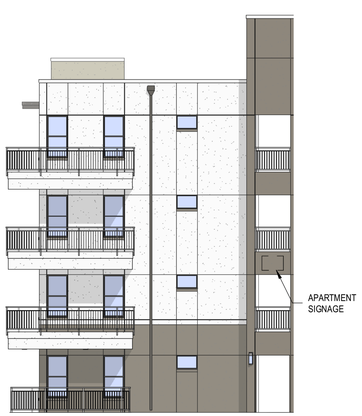
4 BUILDING TYPE ONE - WEST ELEVATION / BUILDING TYPE TWO - SOUTH ELEVATION - SIGNAGE
1" = 10'-0"

3 BUILDING TYPE ONE - SOUTH ELEVATION / BUILDING TYPE TWO - EAST ELEVATION - SIGNAGE
1" = 10'-0"

2 BUILDING TYPE ONE - EAST ELEVATION / BUILDING TYPE TWO - NORTH ELEVATION- SIGNAGE
1" = 10'-0"



1A BUILDING TYPE TWO - PARTIAL WEST ELEVATION - SIGNAGE
1" = 10'-0"

1 BUILDING TYPE ONE - NORTH ELEVATION / BUILDING TYPE TWO - WEST ELEVATION - SIGNAGE (REFERENCE ELEVATION 1A FOR BUILDING TYPE TWO CORNER CONDITION)
1" = 10'-0"

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Title
EXTERIOR ELEVATIONS - SIGNAGE - BUILDING TYPES ONE & TWO

Sheet
SIGN-02

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3 BUILDING TYPE THREE - SOUTH ELEVATION - SIGNAGE
1" = 10'-0"

2 BUILDING TYPE THREE - EAST ELEVATION - SIGNAGE
1" = 10'-0"

4 BUILDING TYPE THREE - WEST ELEVATION - SIGNAGE
1" = 10'-0"

1 BUILDING TYPE THREE - NORTH ELEVATION - SIGNAGE
1" = 10'-0"

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SIGNAGE PACKAGE

DECEMBER 6, 2021

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Title
EXTERIOR ELEVATIONS - SIGNAGE - BUILDING TYPE THREE

Sheet
SIGN-03

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3 BUILDING TYPE FIVE - REAR ELEVATION - SIGNAGE
1" = 10'-0"

2 BUILDING TYPE FOUR & FIVE - FRONT ELEVATION - SIGNAGE
1" = 10'-0"

1 BUILDING TYPE FOUR - REAR ELEVATION - SIGNAGE
1" = 10'-0"

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Title
EXTERIOR ELEVATIONS - SIGNAGE - BUILDING TYPES FOUR & FIVE

Sheet
SIGN-04

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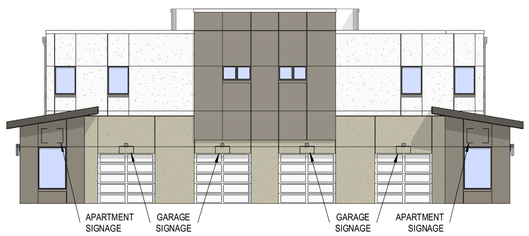
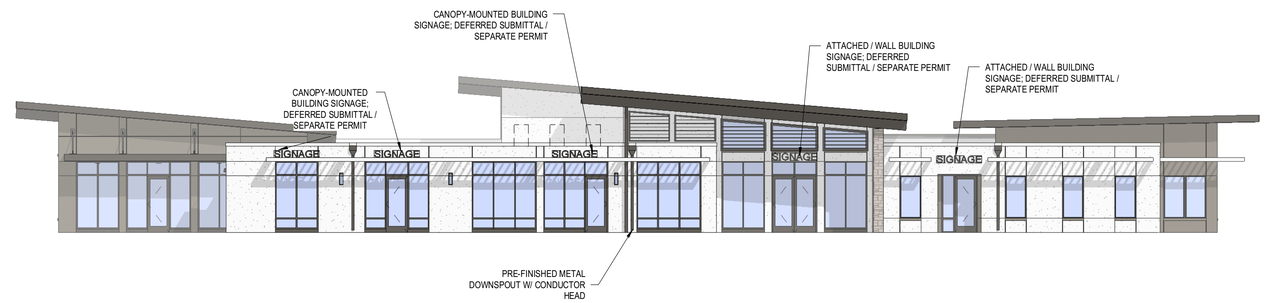
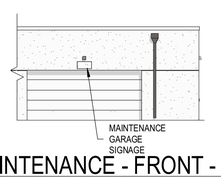


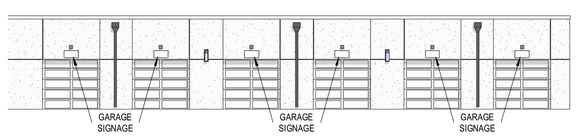
7 CARRIAGE HOUSE - FRONT - SIGNAGE
1" = 10'-0"



3 CLUBHOUSE - FRONT - SIGNAGE
1" = 10'-0"



6 MAINTENANCE - FRONT - SIGNAGE
1" = 10'-0"



5 GARAGES - FRONT - SIGNAGE
1" = 10'-0"

2 BUILDING TYPE SIX - FRONT ELEVATION - SIGNAGE
1" = 10'-0"

4 PET CENTER - FRONT - SIGNAGE
1" = 10'-0"

1 BUILDING TYPE SIX - REAR - SIGNAGE
1" = 10'-0"

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Title
EXTERIOR ELEVATIONS - SIGNAGE - BUILDING TYPES SIX, CLUBHOUSE, PET CENTER, GARAGES, & CARRIAGE HOUSE

Sheet
SIGN-05

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