



Planning Commission
Notice & Agenda
Wednesday, May 18, 2022

CITY COUNCIL CHAMBERS | 11465 WEST CIVIC CENTER DRIVE | AVONDALE, AZ 85323

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 4/20/2022 Planning Commission Meeting minutes.

5. PUBLIC HEARING ITEMS

a. GRIFFITH COMMERCE PARK- MAJOR PAD AMENDMENT - APPLICATION PL-22-0034

Planning Commission will hold a public hearing and consider a request by Andy Jochums of Beus Gilbert McGroder PLLC, for a Major Amendment to the Griffith Commerce Park Planned Area Development (PAD). The proposed Major PAD Amendment is to allow an auto body repair and paint facility to be permitted on Parcel J of the PAD development plan, also identified as Lot 12 of the recorded "Final Plat for Griffith Commerce Park" subdivision. This parcel consists of 2.11 net acres of vacant land located at the southwest corner of 105th Avenue and Roosevelt Street. Permitted uses on other parcels within the Griffith Commerce Park PAD are not modified by the proposed Amendment.

Staff Contact: Ann Dolmage, Senior Planner

6. PLANNING DIVISION REPORT

7. CALENDAR

Next Meeting June 15, 2022 In person at Avondale City Hall

8. ADJOURNMENT

Members will attend either in person or by telephone conference call. Los miembros asistirán en person o via teleconferencia.

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

**Wednesday, April 20, 2022
6:00 pm**

Note from the Clerk: The April 20, 2022, Planning Commission meeting was held in-person at City of Avondale in Council Chambers.

1. WELCOME AND CALL TO ORDER

Chair Thompson called the meeting to order at 6:00 pm

2. ROLL CALL

The following members and representatives were present:

COMMISSIONERS PRESENT IN PERSON/PHONE/VIDEO

Chair, Christopher Thompson
Commissioner Alisha Meginnis
Commissioner Denise Stanfield
Commissioner Larry White

COMMISSIONERS ABSENT

Vice Chair, Lisa Osborne
Commissioner Linda Warren
Commissioner Alan Agundez Castillo

CITY STAFF PRESENT

Eric Fitzer, Planning Manager
Stephen Kemp, City Attorney
Michelle Simerdla, Senior Planner
Barbara Cason, Administrative Assistant

3. OPENING STATEMENT AND INSTRUCTIONS

Chair Thompson read the opening statement

4. APPROVAL OF MINUTES

Chair Thompson called for a motion on the minutes. Commissioner White moved to approve the February 16, 2022; minutes as presented; Commissioner Stanfield seconded the motion.

Upon vote, the motion passed 4 to 0.

Chair Thompson	Aye
Commissioner Meginnis	Aye
Commissioner Stanfield	Aye
Commissioner White	Aye

5. PUBLIC HEARING ITEMS:

a. **CITY OF AVONDALE BRIDGE HOUSING -MINOR GENERAL PLAN AMENDMENT - APPLICATION PL-22-0017**

Items 5a and 5b were presented together.

Michelle Simerdla, Senior Planner, stated tonight I am here to present the Avondale Bridge Housing, Minor General Plan, Amendment and Rezone. The purpose of these items is to propose a minor general plan amendment and rezone City of Avondale Bridge Housing developments, conduct separate public hearings for each item, and take action on each item.

Some background: the property is approximately 0.46 net-acre property and annexed in 1960. It was created through an abandonment of Eliseo C. Felix roadway and is currently developed with a parking area for the former Coldwater Park, now a County-owned landfill.

Taking a look at outlined here in red is used for parking. Off to the east is landfill. To the North of Riley Drive is a solar generator storage business then to the west of Eliseo C. Felix is the new Resource Center and then in terms of the planning and zoning district is surrounded by A1 General Industrial and proposal is to change that to a PAD R2 Residential uses.

To give you an overview, the request to allow detached apartment units to assist Avondale's residents secure temporary housing; bridge housing is considered a missing link between shelter system and permanent housing. The estimated completion date June 30, 2022. Three (3) dwelling units with 2 bedrooms and 1 bathroom proposed, 3 potential additional units in future phase. A playground, parking area, and parking canopy will be constructed and there will be two (2) entrances to site off Eliseo C. Felix Jr. Way.

I'll walk you through the Conceptual Site Plan: these are the three (3) detached housing units. This is the playground area (bike rack, parking, shade structure, some possible retention) and this is where three (3) additional units will be. This is the Conceptual Floor Plan: bathrooms, bedrooms, living room, kitchen, porch, as well as covered patio and a courtyard. This is the Conceptual Building Renderings all the homes will have this modern elevation.

The first request is to amend the General Plan Designation from Open Space and Parks to High Density Residential (HDR) to facilitate a multi-family development. Open Space and Parks – land primarily used for City parks, Estrella Mtns., and rivers and corridors designated for public enjoyment and the HDR destination is residential land with densities up to 30 dwelling units per acre (du/acre) and permits patio homes, apartments, townhomes and the requested density of this project is 13.04 du/acre.

Staff is in support of general plan amendment request which was originally Minor percentage of land uses available for High Density Residential and it provides an opportunity to development an otherwise underutilized site. It does have close proximity to Resource Center and it furthers several goals in GP including promoting development of housing types not currently available in the City to allow for a variety of socio-economic levels and requiring excellence and innovation in residential design and construction and lastly provides open space – playground and turf yard for each unit.

The second request is to rezone from General Industrial (A-1) to City of Avondale Bridge Housing Planned Area Development (PAD), a multi-family development. The Multi-Family Residential (R-2) will be the base zoning and the

requested deviations for the project from City development standards are due to small size of the site and site constraints.

Staff is in support of the rezone because PAD will be in conformance with requested High Density residential designation. It does further several goals in the General Plan. The uses allowed in PAD consistent with R-2 Multi-family residential district. The minimum lot width, height, open space, and max. lot coverage meets or exceeds Zoning Ordinance requirements. It will result in compatible land use relationships and it will be a positive addition to the City and needed service for the residents of Avondale.

All required notifications were completed, and the Neighborhood meeting was held on Zoom on Feb. 28: we had no attendees outside of staff. We did have two (2) comments on aVoice site that were not in support of any more high-density residential zoning changes in the City. No comments to-date.

With that Staff recommends approval of Application PL-22-0017 City of Avondale Bridge Housing, a request for a Minor Amendment to the General Plan 2030 Land Use Map changing the land use designation from Open Space and Parks to High Density Residential and onto the second one we recommend approval of Application PL-00-0018 City of Avondale Bridge Housing request to rezone approximately 0.46 net acres from General Industrial (A-1) to Planned Area Development (PAD), subject to one (1) approval as listed in the staff report and the General Plan must be approved in order to rezone and we do need separate public hearings and separate motions for each item. I'm available for any questions.

Chair Thompson queried for any questions. Hearing none, he invited applicant to speak.

M. Simerdla, stated applicant is the City and she has no further comments.

Chair Thompson asked for comments from public. No requests from the public to speak. Chair Thompson closed the public hearing and invited a motion.

Commissioner Meginnis moved to approved Application PL-22-0017. Commissioner Stanfield seconded the motion.

Upon vote, the motion passed 4 to 0.

Chair Thompson	Aye
Commissioner Meginnis	Aye
Commissioner Stanfield	Aye
Commissioner White	Aye

b. CITY OF AVONDALE BRIDGE HOUSING-REZONING FROM GENERAL INDUSTRIAL (A-1) TO PLANNED AREA DEVELOPMENT (PAD) -APPLICATION PL-22-0018

Chair Thompson asked for comments from public. No requests from the public to speak. Chair Thompson closed the public hearing and invited a motion.

Commissioner Meginnis moved to approved Application PL-22-0018 subject to stated conditions. Commissioner White seconded the motion.

Upon vote, the motion passed 4 to 0.

Chair Thompson	Aye
Commissioner Meginnis	Aye

Commissioner Stanfield	Aye
Commissioner White	Aye

c. UPDATED AVONDALE GENERAL PLAN 2030-READOPTION -APPLICATION PL-22-0052

Eric Fitzer, Planning Manager, presented updated General Plan Readoption-Application PL-22-0052. The purpose, to review a proposed readoption of the updated Avondale 2030 General Plan and conduct a public hearing. Action will be taken.

One of the major changes is land use on map. The changes will have been done since 2012 are up to date at this time and the majority of those changes subject to Avondale Land Use Map General Plan. There was one text amendment where there was an addition relative to the minor general plan amendments; the application timeframe was submitted by March 12, as well as a modification to medium density residential target density.

The background: Adopted by City Council Resolution 3036-412 on April 2, 2012. Ratified by voters on August 28, 2012. The City has approved 44 General Plan Amendments (including one text amendment) from 2012-2021 (three more in review). The General Plan (per ARS 9-461) is effective for up to ten years after adoption and ratification. Based on the statutes may be readopted in accordance with statutes with the following requirements. The General Plan may be "Readopted" in accordance with ARS 9-461 which requires: 60-day review, Two Planning Commission public hearings, One City Council public hearing, Ratification by voters. Sixty-day review began on February 16, 2022 and ended April 17, 2022.

The General Plan: total of 8 themes and 19 Elements including: Land Use Theme, Land Use Element. Economic Vitality Theme, Economic, Growth Area and Cost of Development Elements. Neighborhood Theme, Housing, Conservation, Rehabilitation, and Redevelopment, Neighborhood Preservation and Revitalization Elements. Sustainability Theme, Energy, Environmental Planning and Conservation Elements. Open Space Theme, Open Space, Recreational Amenities Elements. Community Mobility Theme, Circulation, Bicycling, Transit Oriented Development Elements. Community Facilities Theme, Public Buildings, Services and Facilities, Safety, Water Resources Elements. Quality of Life Theme, Urban Design, Art and Heritage, Public Participation Elements.

The General Plan which houses certain items relative to this General Plan amendment are considered major vs. minor.

Next Steps:

- *60-day review finalized: February 16, 2022, through April 17, 2022
- *Second Planning Commission Public Hearing and Action: April 20, 2022
- *City Council Public Hearing and Action: May 2, 2022
- *Election Date: August 2, 2022

That concludes my presentation. There is a public hearing item and staff recommendation is to approve application PL-22-0052 Updated Avondale General Plan 2030 Readoption. If you have any questions, I will be happy to answer them.

Q. Commissioner White: I was in Temple and I noticed a lot of scooters/electrics on the sidewalks. I do not recall reading or seeing anything about those in the General Plan about those scooters, Segway's, hover boards, electrics in the future; it needs to be addressed.

A. Eric Fitzer: I can look into this for you. That is something we can look into internally. We do not have anything on it.

Q. Commissioner White: Which ones can they use, sidewalks, bike paths, car lanes?

A. Eric Fitzer: I can check to see if there are any regulations, if not, we can start looking at that.

Commissioner Thompson: I read through this entire thing and I was just extraordinarily impressed with all the work everybody and done to get this done and all the changes incorporated. A lot of work went into this, you should be proud.

Open public hearing on PL-22-0052. No requests to speak. Public meeting closed.

Commissioner White moved to approved Application PL-22-0052. Commissioner Meginnis seconded the motion.

Upon vote, the motion passed 4 to 0.

Chair Thompson	Aye
Commissioner Meginnis	Aye
Commissioner Stanfield	Aye
Commissioner White	Aye

Eric Fitzner stated there is one item I wanted to highlight on the item you just approved. That project was run by Michelle. She did a fantastic job.

5. PLANNING DIVISION REPORT

There is an adjournment also an Executive Session.

6. CALENDAR

The next Planning Commission meeting is scheduled for May 18, 2022 in person.

7. ADJOURNMENT

The Planning Commission will consider a request to adjourn the Regular Meeting and hold an executive session pursuant to Ariz. Rev. Stat. § 38--431.03(A)(9) for discussions or consultations with designated representatives of the public body in order to discuss security plans, procedures, assessments, measures or systems relating to, or having an impact on, the security or safety of buildings, facilities, operations, critical infrastructure information and information technology maintained by the public body.

Commissioner Stanfield moved to adjourn the regular meeting; Commissioner White seconded the motion.

Upon vote, the motion was carried 4 to 0.

Chair Thompson	Aye
Commissioner Meginnis	Aye
Commissioner Stanfield	Aye
Commissioner White	Aye

Meeting adjourned at 6:59 p.m.

Now move into Executive Session

Chair, Christopher Thompson

Date



AGENDA ITEM REPORT

SUBJECT: Griffith Commerce Park- Major PAD Amendment - Application PL-22-0034

MEETING DATE: 5/18/2022

TO: Planning Commission

FROM: Ann Dolmage, Senior Planner

THROUGH: Eric Fitzer, Planning Manager

PURPOSE:

Planning Commission will hold a public hearing and consider a request by Andy Jochums of Beus Gilbert McGroder PLLC, for a Major Amendment to the Griffith Commerce Park Planned Area Development (PAD). The proposed Major PAD Amendment is to allow an auto body repair and paint facility to be permitted on Parcel J of the PAD development plan, also identified as Lot 12 of the recorded "Final Plat for Griffith Commerce Park" subdivision. This parcel consists of 2.11 net acres of vacant land located at the southwest corner of 105th Avenue and Roosevelt Street. Permitted uses on other parcels within the Griffith Commerce Park PAD are not modified by the proposed Amendment.

BACKGROUND:

The 2.11-net acre vacant subject property (Exhibits A and B) is located at the southwest corner of 105th Avenue and Roosevelt Street in the Griffith Commerce Park PAD. The site, which was annexed in May 1986, is rectangular, relatively flat, and features no unusual physical characteristics. The Griffith Commerce Park PAD was adopted by the City Council in January 2003 under Application A02-565. The PAD occupies a block of land bounded by Roosevelt Street on the north, Van Buren Street on the south, 105th Avenue on the east, and 107th Avenue on the west, with Pierce Street bisecting it across the middle. The PAD includes two large parcels in the middle, Parcel K on the north side of Pierce Street, which is approximately 26.28 acres in size and designated for Commercial Park (CP) uses, and Parcel L on the south side of Pierce Street, which is approximately 25.77 acres in size and designated for a mix of CP (Commercial Park) and C-2 (Community Commercial) uses. The PAD also includes five smaller parcels along Van Buren Street (Parcels A through E) and five along Roosevelt Street (Parcels F through J), ranging in size from 1.65 acres to 2.29 acres and allowing C-2 uses.

On May 29, 2008, a Minor PAD Amendment (Z-07-14) was approved that increased the maximum building height and expanded the architectural guidelines for the PAD. On May 1, 2019, a Minor PAD Amendment (PL-19-0040) was approved by City Staff to clarify language and allow warehousing and distribution within certain buildings on Parcel K, subject to floor area limits. The amendment also prohibited the construction of cross-dock facilities (front and rear truck loading and service areas) and reduced the minimum landscape setback along 105th Avenue from 25 feet to 15 feet. Lastly, on December 30, 2020, a Minor PAD Amendment (PL-20-0316) was approved by City Staff which removed all building and floor area restrictions on warehousing and distribution on Parcel K.

Griffith Commerce Park is presently designated by the General Plan 2030 Land Use Map as Business Park for Parcels K and L, and Local Commercial for the smaller lots along Van Buren and Roosevelt, including the lot

covered by this request (Exhibit C). The Local Commercial designation allows for uses that fulfill the needs of goods and services for residents in the surrounding area. These uses can include gas stations, grocery stores, retail services, professional and medical offices, and other similar uses. Preferred locations are arterial intersections, though other locations may be acceptable based on the merits of the project.

The existing uses and zoning of surrounding properties include:

- **NORTH:** Zoned Avondale Auto Mall PAD, containing automobile and recreational vehicle dealerships and associated services; General Plan designation is Business Park
- **EAST:** Zoned CP (Commercial Park) and containing a manufacturing use; General Plan designation is Business Park
- **SOUTH:** Zoned Griffith Commerce Park PAD and developed with four buildings for warehousing, distribution, manufacturing, and similar uses; General Plan designation is Business Park
- **WEST:** Zoned Griffith Commerce Park PAD for commercial uses. The parcel to the immediate west is undeveloped. Further west is a car rental facility and a vehicle sales business; General Plan designation is Local Commercial

SUMMARY OF REQUEST:

The proposed Major Amendment (Exhibit D) will amend the Griffith Commerce Park PAD to allow an auto body repair and paint shop as a primary use to be permitted on Lot 12 of the Final Plat for Griffith Commerce Park, which is 2.11 net acres of vacant land at the southwest corner of 105th Avenue and Roosevelt Street (Assessor Parcel: 102-55-015).

The proposed Amendment will not modify permitted uses on other parcels within the Griffith Commerce Park PAD. Furthermore, the Amendment will not modify any of the PAD's existing development standards or design criteria. The development of the site, as it proceeds through site planning and permit approvals, will be required to generally conform to required building and landscaping setbacks established by the PAD, which are the same as those established for the C-2 zoning district.

The Site Plan (Exhibit E) shows the proposed building will be oriented in a north/south direction with roll-up service doors and an outdoor vehicle storage area on the east and south sides of the building. The service doors and the outdoor storage area will be screened by a six-foot solid block wall. Vehicle storage within this walled area is expected to be short-term for vehicles receiving repair services.

A 30-foot landscape setback will be provided along the Roosevelt frontage, and a landscape setback exceeding 40 feet will be provided along the 105th Avenue frontage; these landscape setbacks meet or exceed requirements designated by the PAD and the Zoning Ordinance. Additional landscaping will be provided along the interior property lines.

The proposed building elevations (Exhibit F) show that the facility will utilize a neutral color palette, with exterior insulation finishing system (EIFS) and cast stone in taupe shades for the primary exterior building materials, black single-score CMU block as backing for the wall signage, and black trim. Required rooftop screening will be provided to shield rooftop equipment from view.

Main vehicular access to the site will be provided via a right-in, right-out only driveway on Roosevelt Street shared with the property directly to the west via a cross-access easement. An additional, gated driveway leading into the walled vehicle storage area will be provided on 105th Avenue.

A Site Plan for the project will be reviewed administratively, following any approval of this Major PAD Amendment by the City Council, to ensure conformance with the PAD Narrative and exhibits thereto.

PUBLIC PARTICIPATION:

A Neighborhood Meeting to discuss the proposal with neighboring property owners and other interested parties was held Monday, April 11, 2022. The meeting was held virtually via Zoom. All notices of the meeting, including mailings to owners were in conformance with notification requirements. The meeting had no attendees aside from City Staff and the applicant's team.

As of the writing of this staff report, three comments about the proposal have been posted on the City's aVOICE/Polco digital forum conveying that the use would be a good fit with auto uses in the area, no more homes and traffic, approve project and develop. No additional public comments have been received to date.

All required notifications for Planning Commission and City Council public hearings have been completed in accordance with notification requirements.

ANALYSIS:

Conformance with the General Plan and Freeway Corridor Specific Plan

The Local Commercial classification of the General Plan encourages uses that provide goods and services to the surrounding community. The proposed use will provide auto body repair and painting services for Avondale residents, in a location adjacent to other auto-oriented uses, such as the Avondale Auto Mall to the direct north and the Wii Auto Sales and Enterprise Rent-A-Car facilities to the west.

The proposed use is designed such that roll-up doors will be oriented toward the east and south sides of the property rather than the north side (i.e., the side facing Interstate 10), and will be screened by a six-foot solid block wall to limit visibility from surrounding properties or streets. Additionally, the proposed PAD Amendment furthers several goals of the General Plan, and advances multiple goals of the Freeway Corridor Specific Plan, most notably:

General Plan 2020 Economic Vitality Goal #1: "Grow and diversify Avondale's economy and employment base through business retention, expansion, and development." Development of a body shop on the property will supplement the auto-oriented uses already present in this area of the City.

Freeway Corridor Specific Plan (FCSP) Objective #1: "Prioritize the City's appearance from the I-10 and Loop 101 freeways, limiting heavy industrial uses and establishing strict design requirements where necessary." The proposed building includes strong architecture, site design, and landscaping standards to ensure that the site aesthetically enhances the Freeway Corridor area as a whole. The outdoor vehicle storage area and roll-up doors for vehicle service bays will be obscured by a screen wall and ample landscaping.

Development Standards

The proposed Amendment will not modify any development standards already in effect for the Griffith Commerce Park PAD. The subject property is subject to the same setbacks as the C-2 zoning district, and the proposed development will meet or exceed these setbacks.

The FCSP identifies a maximum height of six stories for development on this property, while the PAD limits heights to 60 feet. With one-story and a maximum building height of 26 feet, the proposed auto body repair facility will conform to both height standards.

Parking

Parking for the project, as proposed, will meet requirements in Section 8 of the Avondale Zoning Ordinance.

Project Design

The proposed building incorporates a neutral color palette and a variety of building materials including EIFS, cast stone, and single-score CMU block. Storefront windows and a metal awning will identify the main entrance on the north side of the building. Roofline variation has been provided and all rooftop equipment will be adequately screened.

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

Streets, Utilities, and Other Infrastructure

Vehicular access to the site will be provided via a main entrance on Roosevelt Street (right-in/right-out only) and a secondary gated access on 105th Avenue.

The City has adequate water and sewer capacity to serve the proposed development.

The developer will be responsible for construction of all utility line extensions required to service the site.

DISCUSSION:

The proposed PAD Amendment meets the following findings:

1. The proposed amended Griffith Commerce Park PAD is in conformance with the proposed General Plan Land Use Map designation of Local Commercial.
2. The proposed amended Griffith Commerce Park PAD meets the PAD requirements of the Zoning Ordinance, Subdivision Regulations, Design Manuals, and other applicable regulations and requirements, unless otherwise modified by the PAD Narrative.
3. Adequate public infrastructure and services exist to serve the proposed development or all necessary public infrastructure and services to serve the proposed development will be completed in connection with development within the PAD.
4. The proposed amended Griffith Commerce Park PAD will result in compatible land use relationships.
5. The development standards of the proposed amended Griffith Commerce Park PAD are consistent with or exceed the desired character of development for the area.

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:

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-22-0034, a Major PAD Amendment request to the Griffith Commerce Park PAD to allow an auto body repair facility as a primary use to be permitted on Lot 12, subject to the following two conditions of approval:

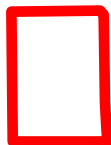
1. Development shall substantially conform to the Griffith Commerce Park PAD Amendment Narrative, Site Plan, and Building Elevations, all date stamped April 12, 2022.
2. All development shall be completed in accordance with the City of Avondale General Engineering Requirements Manual and the City of Avondale Supplement to MAG Uniform Specifications and Details unless a standards deviation has been approved.

PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-22-0034 to amend the Griffith Commerce Park PAD to allow an auto body repair shop on Lot 12 subject to two (2) recommended conditions of approval as listed in the staff report.

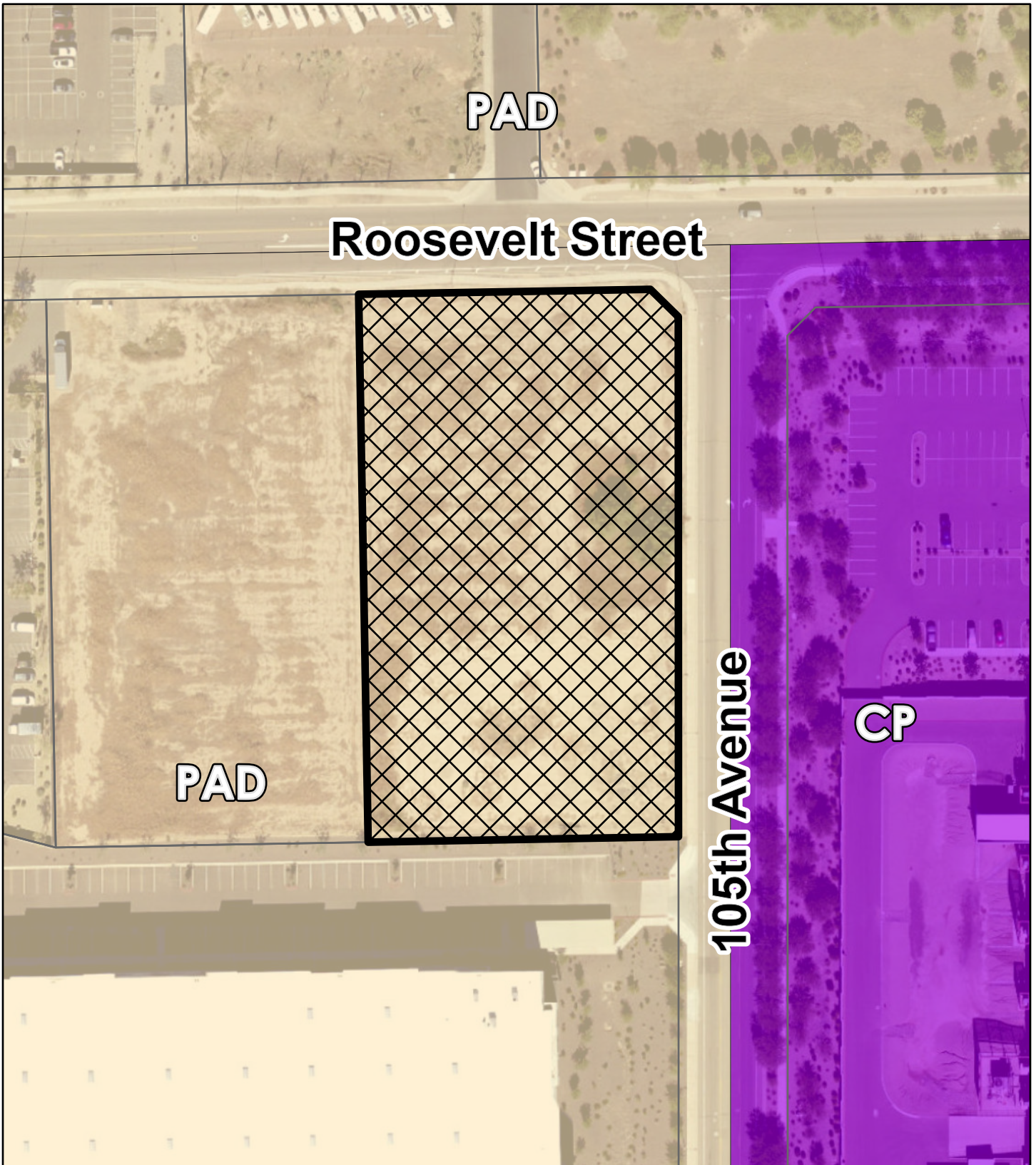


Aerial Photograph

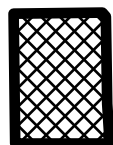


Subject Property



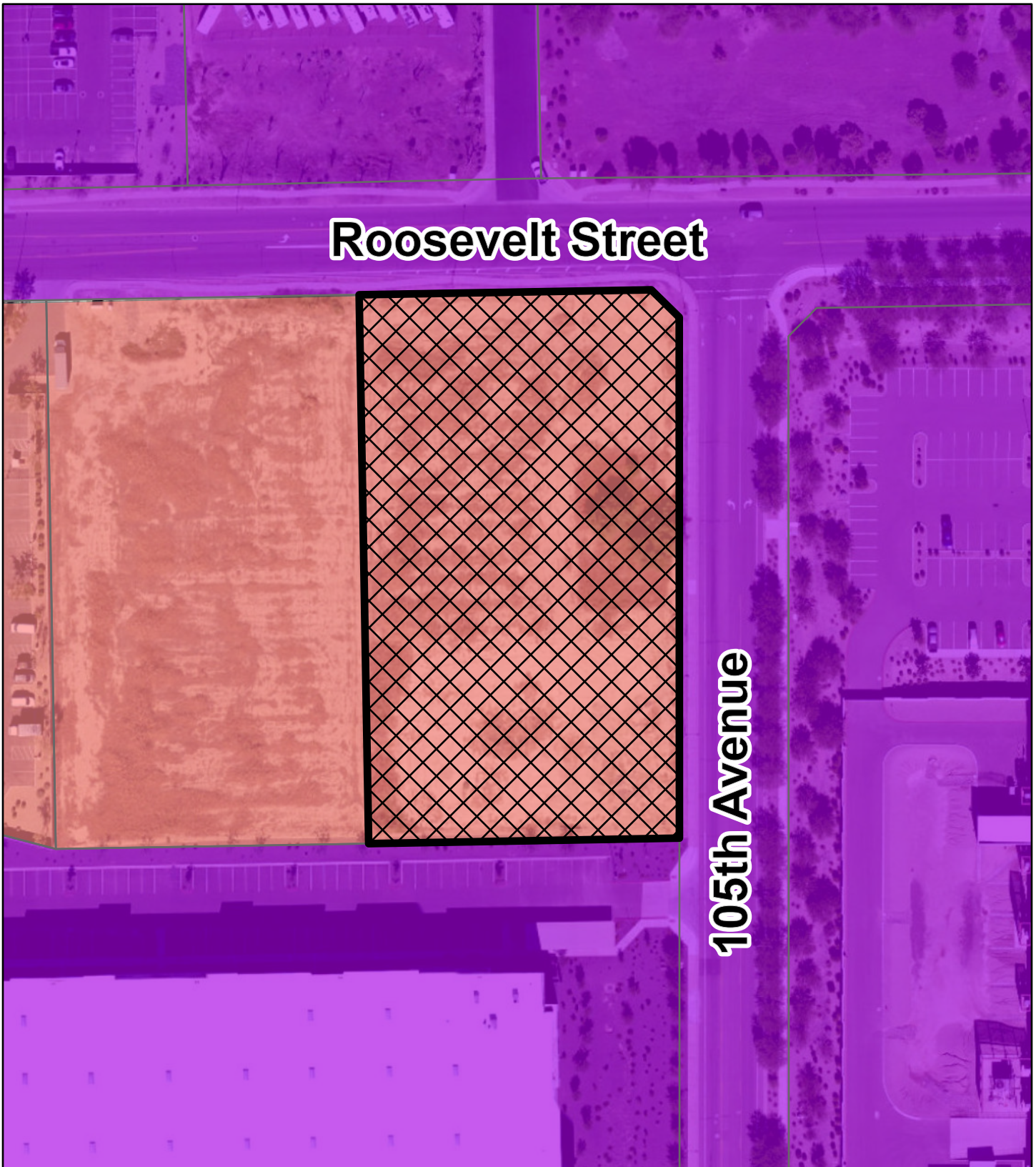


Zoning Vicinity



Subject Property

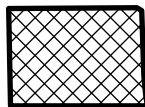




General Plan Land Use



Local Commercial
Business Park



Subject Property



Griffith Commerce Park

PAD Zoning – Lot 12 Major Amendment

March 15, 2022

History and Narrative

- The City of Avondale City Council approved the General Development Plan for the Griffith Planned Area Development on January 6, 2003, in Ordinance No. 904-03;
- On May 29, 2008, a Minor PAD Amendment to the Griffith PAD was approved in Application Z-07014;
- On May 1, 2019, a Minor PAD Amendment to clarify distribution use as a permitted use for the site except for Building A and restrict warehouse distribution use to a gross leasable floor area total of 225,00 sf was approved in Application PL-19-0040;
- On December 30, 2020 a Minor PAD Amendment was approved to remove “Additional Permitted Use Stipulations” #1 and #3 added in the 2019 Minor PAD Amendment.

The subject property, located at the southwest corner of Roosevelt Street and 105th Avenue, is currently designated within the Griffith Commerce Park PAD for “commercial” land uses. This designation allows for uses found within the City’s C-2 (Community Commercial) zoning district. The potential purchaser of the property desires to develop the property with a Caliber Collision facility that performs automobile body work and repair and such a use is not currently permitted in the C-2 zoning district.

As illustrated by the Aerial Photo (Exhibit A) this property is bounded by industrial/employment buildings on the south and east. To the north, across Roosevelt Street is the Avondale Automall which allows “Motor Vehicle Body Shop” pursuant to its PAD Zoning.

Given the property’s limited visibility for any retail type commercial and its location next to large employment operations and the automall, the property is appropriately sited for a more intense service commercial use such as an automobile body work and repair facility.

General Plan Conformance

The subject property has a Land Use Map Designation within the Avondale General Plan for “Local Commercial”. It should also be noted that to the immediate north, east, and south is the “Employment” Designation.

The General Plan description of the Local Commercial Land use category is one that is used primarily for providing daily needs of goods and services to the residents residing within the surrounding area. While the General Plan lists examples of uses allowed in this category such as “grocery stores, gas stations, neighborhood/retail services, and office and medical uses”, a place to repair one vehicle is a necessary service and sometimes unfortunately that repair includes paint and autobody repair. The other General Plan Land Use designations of “Freeway Commercial”, “Business Park” and “Industrial” are not obvious fits either. For that reason, we believe that the requested PAD Amendment to allow a single additional service use in the current designation is in conformance with the General Plan.

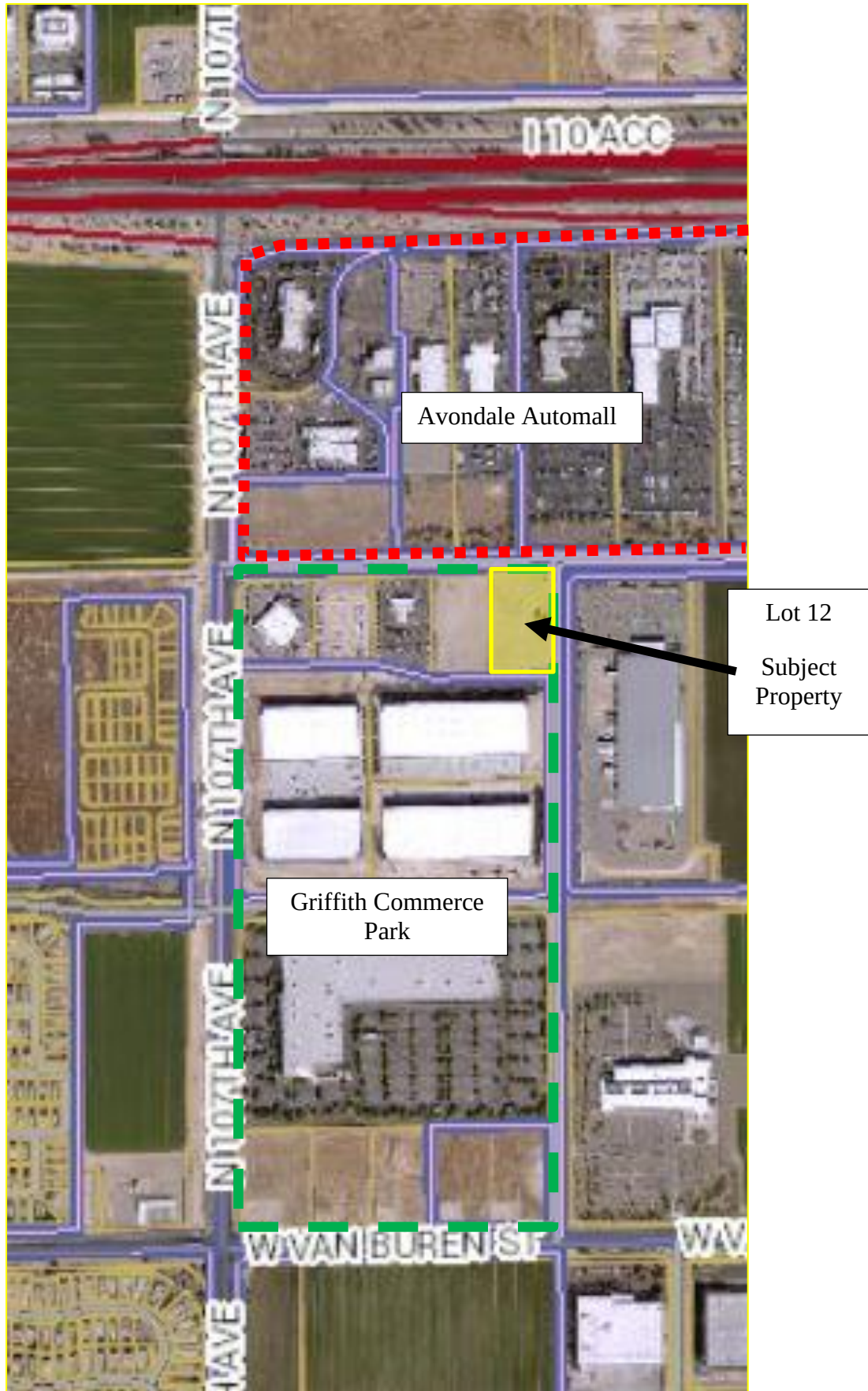
Rezoning Request

In addition to the allowed uses provided within the Griffith Commerce Park Planned Area Development (PAD), as amended, the following additional use shall be allowed on Lot 12 of “Final Plat for Griffith Commerce Park” as recorded in Book 670, Page 18 in the Official Records of Maricopa County:

Automobile Collision Repair Facility – providing body and frame repair along with painting of automobiles but shall not include major component repairs such engine, transmission and other drivetrain repair. Minor automobile service such as tires, oil and lubrication, and washing is allowed as an accessory use.

This use shall only be considered in the area depicted on the Aerial Photo (Exhibit A) and as further described in the legal description (Exhibit B).

With the exception of the above additional use, all applicable development standards and sign standards shall be subject to the existing Griffith Commerce Park Planned Area Development (PAD), as amended.





PAGE 1 OF 3

JANUARY 28, 2022
PROJECT # 90831-01-001

**LEGAL DESCRIPTION
GROSS AREA
LOT 12, "FINAL PLAT OF GRIFFITH COMMERCE PARK"
BOOK 670 OF MAPS, PAGE 18 M.C.R.**

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 15 BEING MARKED BY A BRASS CAP IN HANDHOLE;

THENCE NORTH 88°49'01" EAST, 1045.29 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15 AND THE CENTERLINE OF ROOSEVELT STREET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 88°49'01" EAST, 273.97 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 AND THE CENTERLINE OF 105TH LANE;

THENCE DEPARTING SAID NORTH LINE AND SAID CENTERLINE, SOUTH 00°13'06" EAST, 435.74 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 AND THE CENTERLINE OF 105TH LANE;

THENCE DEPARTING THE SAID EAST LINE AND SAID CENTERLINE, SOUTH 89°47'01" WEST, 40.00 FEET TO THE WEST RIGHT OF WAY LINE OF 105TH LANE AND THE SOUTHEAST CORNER OF LOT 12 OF THE "FINAL PLAT OF GRIFFITH COMMERCE PARK," ACCORDING TO BOOK 670 OF MAPS, PAGE 18 OF MARICOPA COUNTY RECORDS;

THENCE SOUTH 88°49'01" WEST, 226.64 FEET ALONG THE SOUTH LINE OF SAID LOT 12 TO THE SOUTHWEST CORNER OF SAID LOT 12;

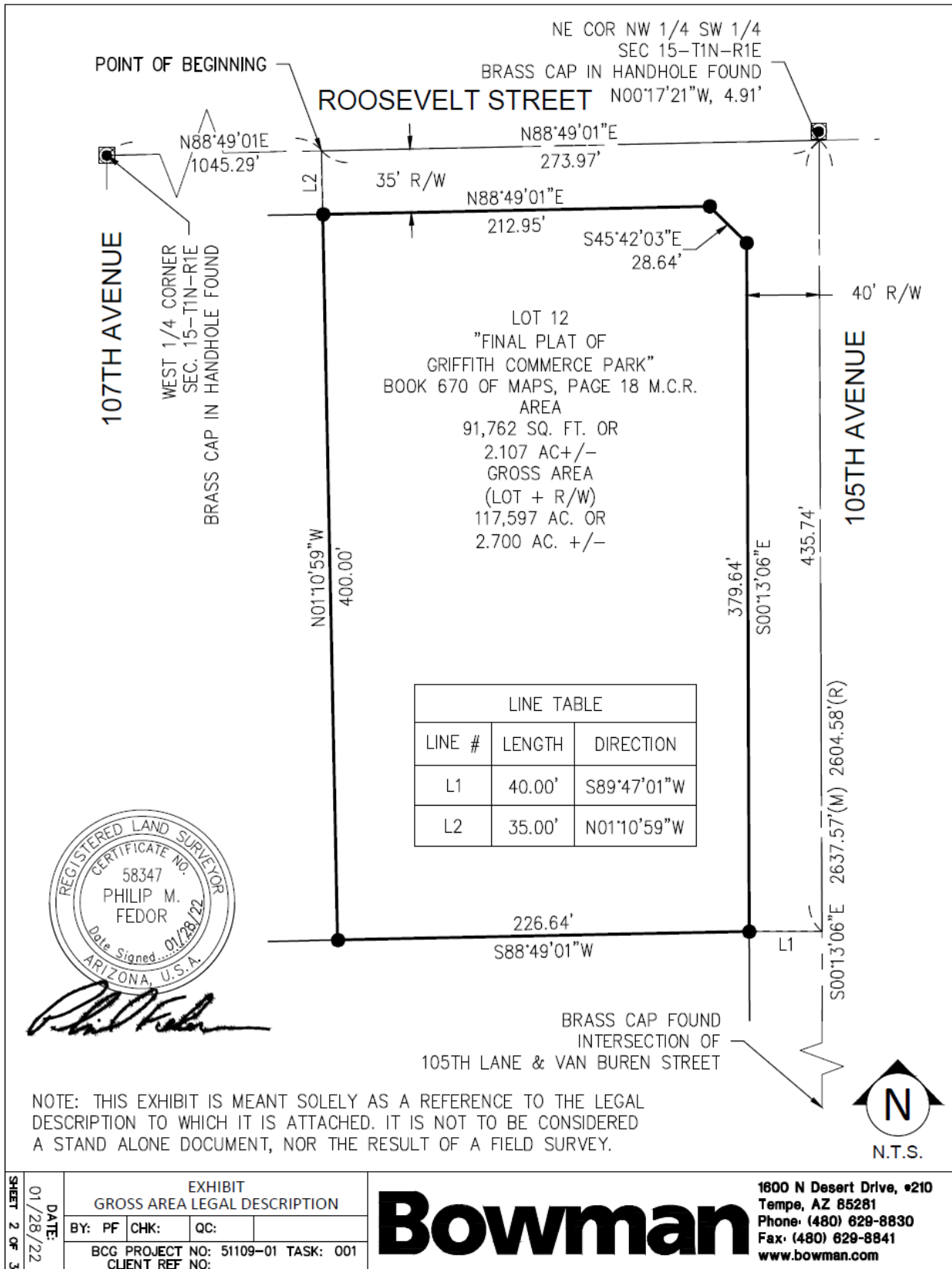
THENCE NORTH 01°10'59" WEST, 400.00 FEET ALONG THE WEST LINE OF SAID LOT 12 TO THE SOUTH RIGHT OF WAY LINE OF ROOSEVELT STREET AND THE NORTHWEST CORNER OF SAID LOT 12;

THENCE CONTINUING NORTH 01°10'59" WEST, 35.00 FEET TO THE **POINT OF BEGINNING**.

DESCRIBED AREA CONTAINS 117,597 SQUARE FEET
OR 2.700 ACRES, MORE OR LESS.



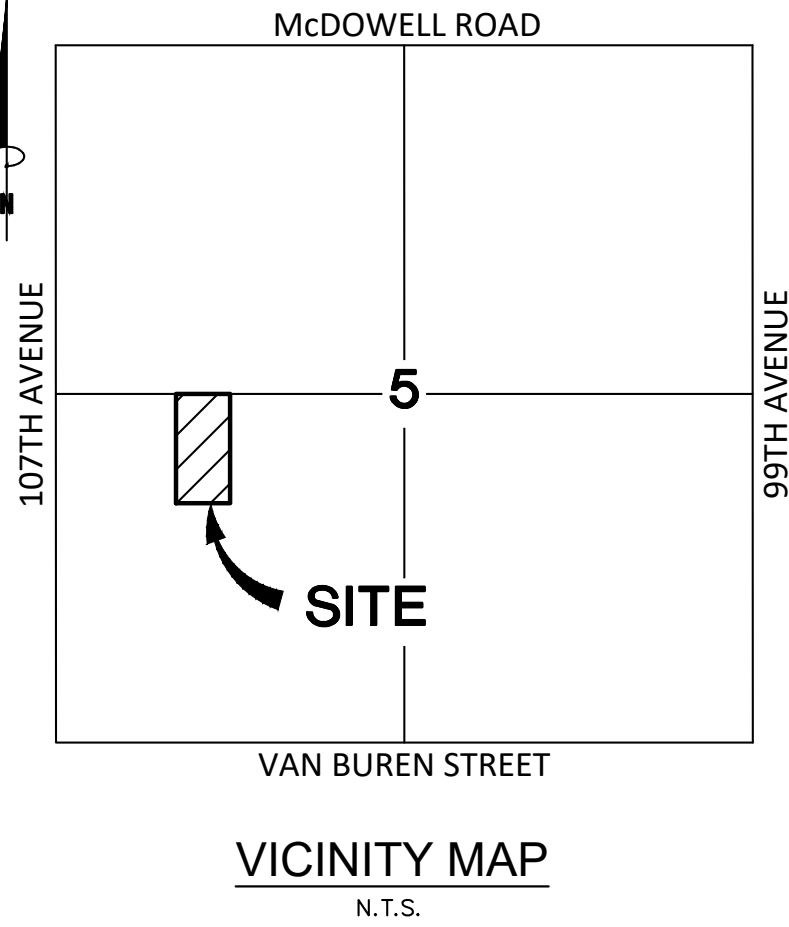
A handwritten signature in black ink, appearing to read "Philip M. Fedor", written over the bottom portion of the surveyor's seal.



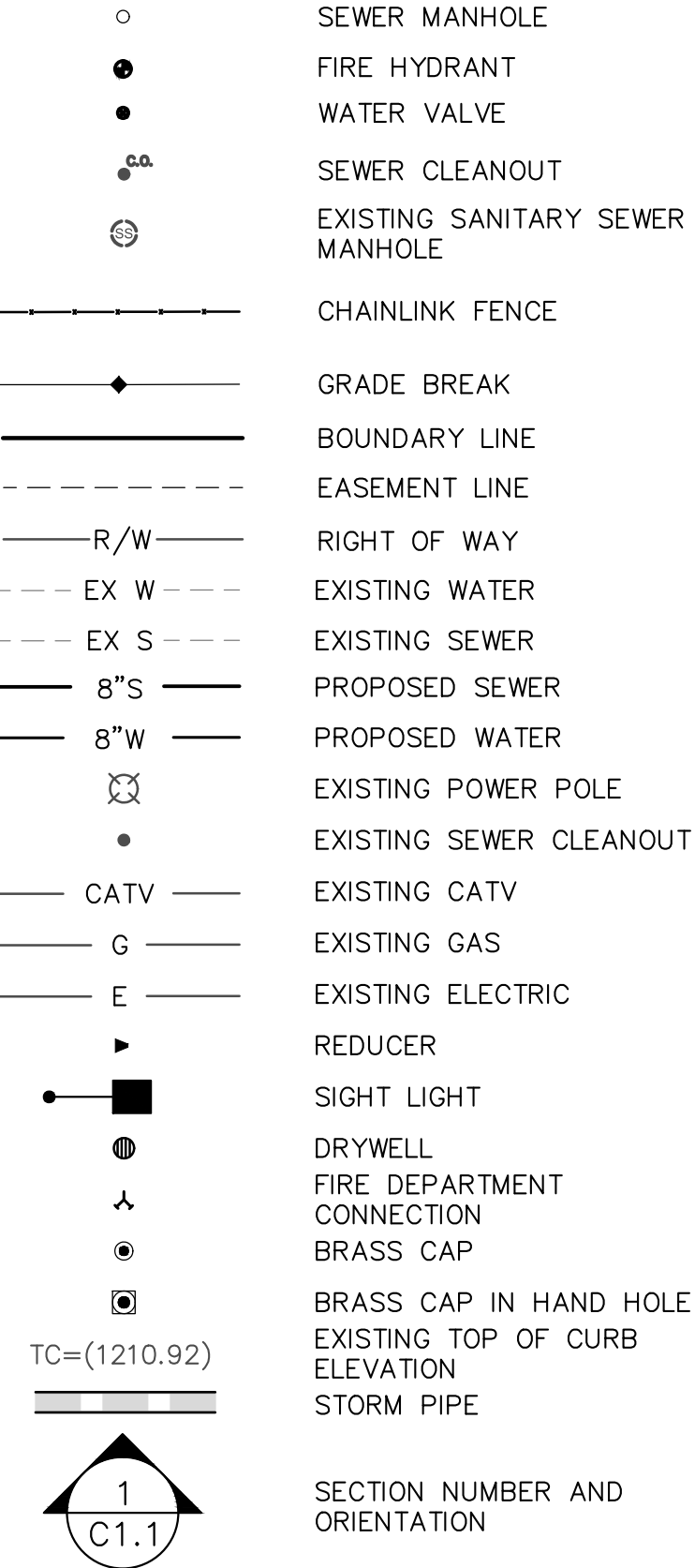
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF AVONDALE, COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
LOT 12, IN THE CITY OF AVONDALE, COUNTY OF MARICOPA, STATE OF ARIZONA, GRIFFITH COMMERCE CENTER, A SUBDIVISION RECORDED IN BOOK 670, PAGE 18 OF MAPS RECORDS OF MARICOPA COUNTY, ARIZONA.

CALIBER COLLISION - AVONDALE
PRELIMINARY PLANS
AVONDALE, ARIZONA

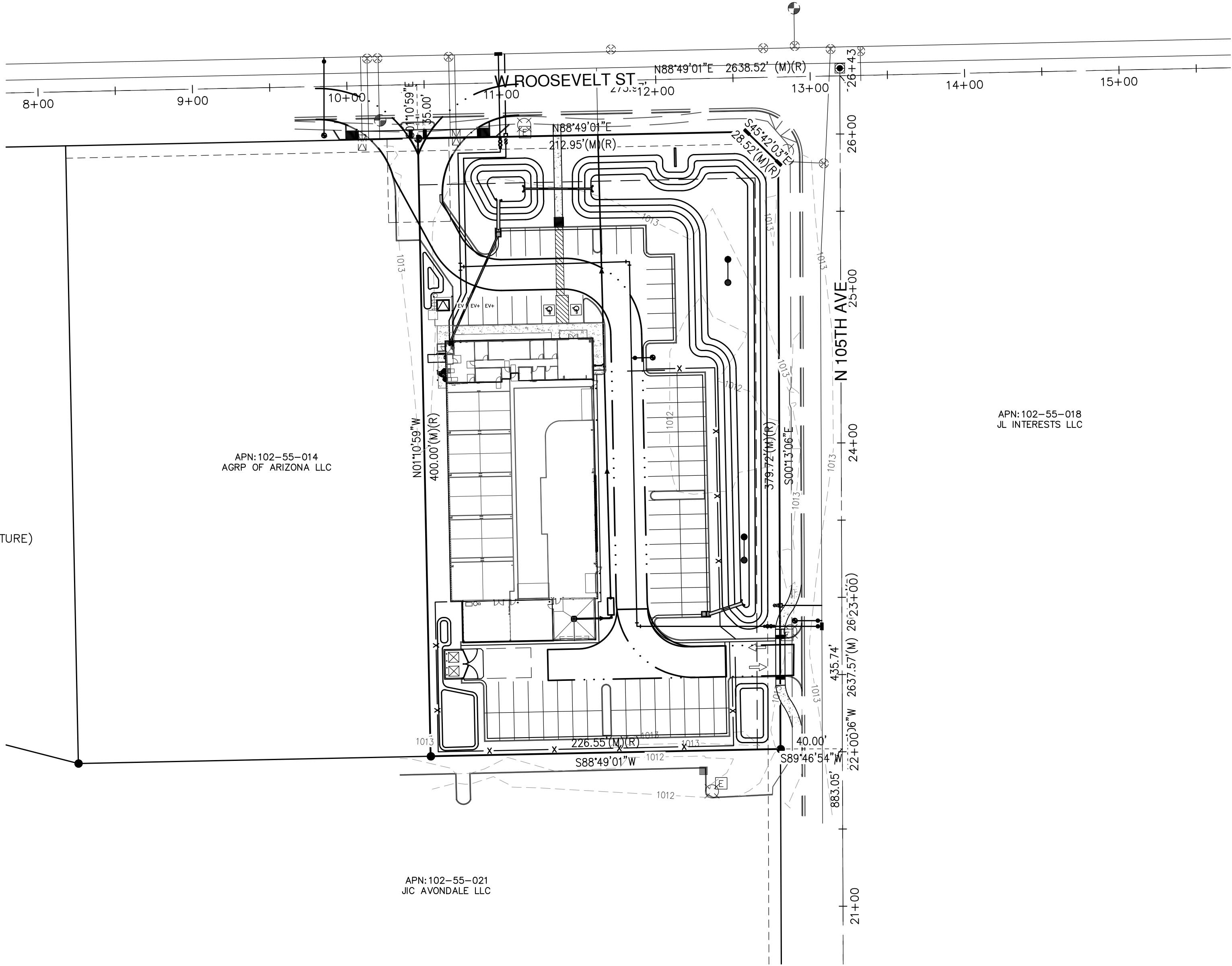


LEGEND



ABBREVIATIONS

R	RADIUS
N	NORTHING
E	EASTING
GB	GRADE BREAK
INV	INVERT ELEVATION
TC	TOP OF CURB
P	PAVEMENT
TYP	TYPICAL
EG	EXISTING GRADE
LF	LINEAR FEET
SF	SQUARE FEET
SY	SQUARE YARDS
CY	CUBIC YARDS
EA	EACH
EX	EXISTING
R/W	RIGHT-OF-WAY
FDC	FIRE DEPARTMENT CONNECTION
B/C	BACK OF CURB
SW	SIDEWALK
C&G	CURB & GUTTER
EOP	EDGE OF PAVEMENT
PUE	PUBLIC UTILITY EASEMENT
CB	CATCH BASIN
MH#	SEWER MANHOLE
SD	STORM DRAIN
ESMT	EASEMENT
W	WATER
EV	ELECTRIC VEHICLE SPACE
EV+	ELECTRIC VEHICLE SPACE (CAPABLE FOR FUTURE)



BENCHMARK

PER MCDOT SURVEY DATASHEETS PT#9243. 3" MCHD BRASS CAP FLUSH. LOCATED AT THE INTERSECTION OF 107TH AVENUE AND ROOSEVELT STREET. ELEVATION = 1011.68 FEET (NAVD88)

BASIS OF BEARINGS

NORTH 00°09'18" WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO BOOK 670 OF MAPS, PAGE 18 OF MARICOPA COUNTY RECORDS.

ENGINEER

BOWMAN CONSULTING
2420 S. POWER ROAD
SUITE 105
MESA, AZ 85209
PH: 480.605.2400
CONTACT: NATHAN LARSON
EMAIL: NLARSON@BOWMAN.COM

OWNER/DEVELOPER

VICTORY REAL ESTATE DEVELOPMENT, LLC
8201 PRESTON ROAD
SUITE 700
DALLAS, TX 75225
PH: 817.797.7287
CONTACT: TIM KRAFTSON

SITE DATA

APN: 102-55-015
ADDRESS:
AREA (gross): 117,597± sf (2.70 ac)
AREA (net): 91,762± sf (2.11 ac)

PARKING REQUIRED: 16,964 sf/500 sf= 34 SPACES

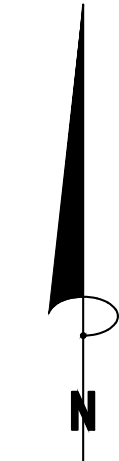
PARKING PROVIDED:
STANDARD: 21 SPACES
ADA PARKING: 2 SPACES
STORAGE: 64 SPACES
TOTAL: 87 SPACES

MAXIMUM LOT COVERAGE: N/A
LOT COVERAGE PROVIDED: 16,964 sf/91,762 sf = 18.49% (net)

BUILDING AREA UNDER ROOF
SERVICE BAY AREA: 14,486 sf
OFFICE AREA: 2,478 sf
TOTAL: 16,964 sf

BUILDING HEIGHT: 1-STORY / 26'

CURRENT ZONING: GRIFFITH COMMERCE PARK PAD
PROPOSED ZONING: PAD AMENDMENT
GENERAL PLAN LAND USE: COMMERCIAL
PROPOSED USE: AUTOMOBILE BODY REPAIR SHOP



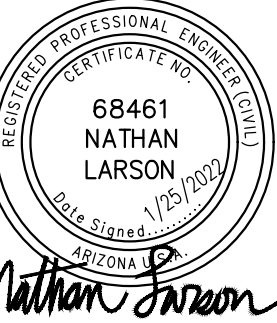
KEYMAP
1"=50'

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
2420 S. Power Road
Suite 105
Mesa, AZ 85209
Phone: (480) 605 2400
www.bowmanconsulting.com
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COVER SHEET
CALIBER COLLISION
NEC VANBRUEN STREET & 107TH AVENUE
AVONDALE, AZ
MARICOPA COUNTY

PROJECT NUMBER

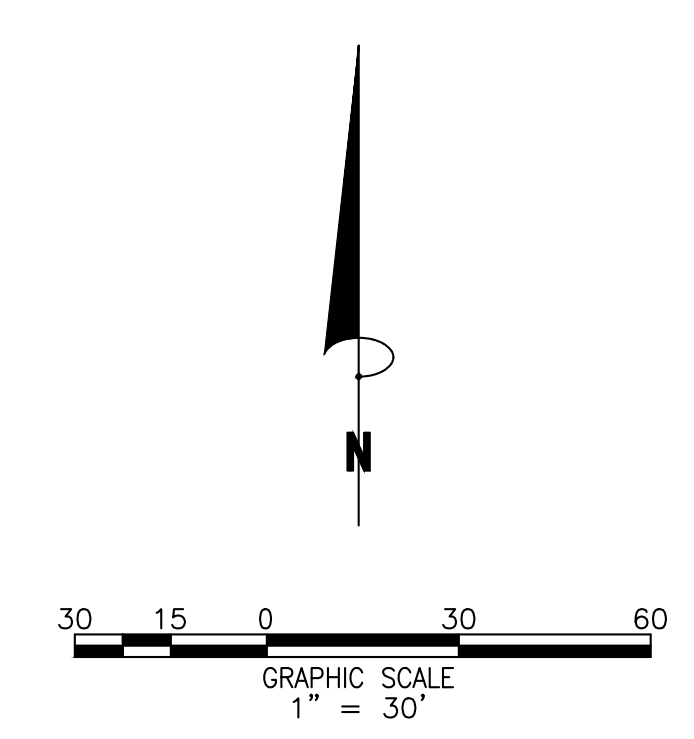


PLAN STATUS

DATE DESCRIPTION
JE JDG NL
DESIGN DRAWN CHKD
SCALE H: 1"=50'
V: NONE
JOB No. 051109-01-001
DATE : 1/25/2022

PP01
SHEET 01 OF 04





Submitted electronically 4/12/22

Exhibit F

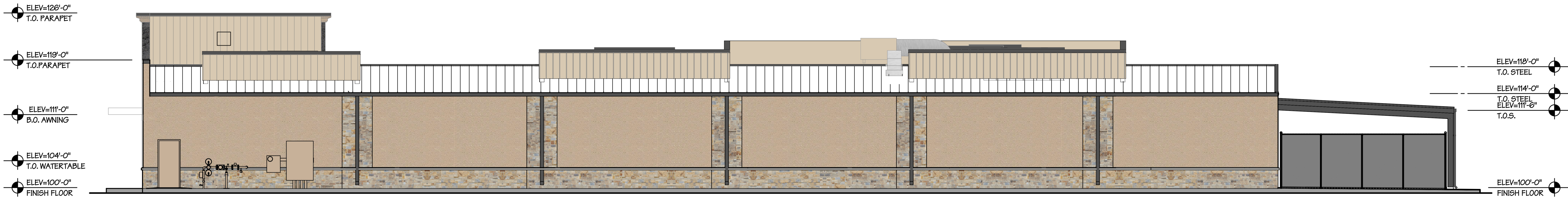
EXTERIOR FINISH SCHEDULE WITH COLORS											
ITEMS:	COLOR:	KEY#	ITEMS:	COLOR:	KEY#	ITEMS:	COLOR:	KEY#	ITEMS:	COLOR:	KEY#
1 ROOF SCREENS & BACK OF PARAPETS	MATCH SADDLE TAN	4	4 EIFS (FACADE) & EIFS (CORNICE)	MATCH NOMADIC DESERT	7	7 PREFINISHED SECTIONAL DOOR	MATCH DESERT TAN	10	10 STORE FRONT GLAZING TUBES	ANODIZED DARK BRONZE	13
2 CAST STONE	INTEGRAL COLOR BUFF	5	5 METAL COPING, TRIM, GUTTER AND DOWNSPOUTS, & AWNINGS	MATCH BURNISHED SLATE	8	8 CHAINLINK FENCE WITH PRIVACY SLATS	BLACK VINYL	11	11 BOLLARDS	SAFETY YELLOW	14
3 SINGLE SCORE CMU-SIGN BACKGROUND	DRYVIT SPECIAL MATCH BLACK	6	6 METAL DOORS AND FRAMES	MATCH NOMADIC DESERT	9	9 CAST STONE WATER TABLE	BUFF	12	12 EXPOSED STEEL STRUCTURE	MATCH URBANE BRONZE	



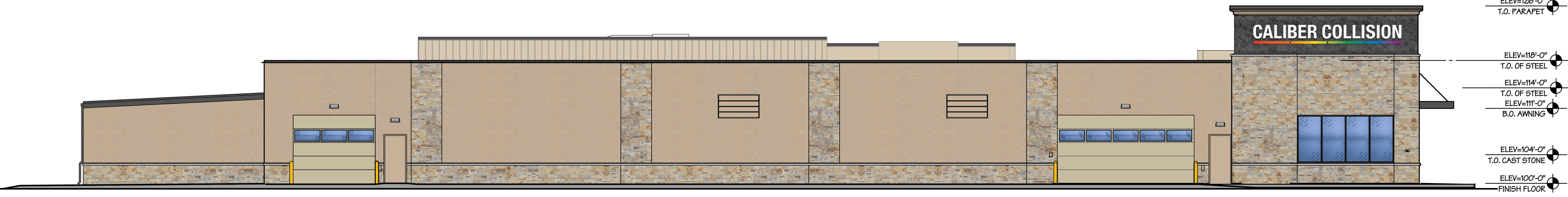
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



timothy m. gallup
architect of record
601 S. Boulder Ave., Suite 808
Tulsa, Oklahoma 74119
918.949.9600
DESIGNED BY T.M.G. FOR CALIBER COLLISION

REVISIONS			DESCRIPTION
NO.	DATE	BY	

FILE NAME: 212016		PROJECT NO. 212016
DRAWN BY: TRS		
DATE: xx/xx/2021		
REVIEWED BY: TMG		

COLOR ELEVATIONS	CALIBER COLLISION SEC OF ROOSEVELT AND 105TH AVE. AVONDALE, ARIZONA 85323
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COLORED ELEVATIONS
CALIBER COLLISION
SEC OF ROOSEVELT AND 105TH AVE.
AVONDALE, ARIZONA 85323