



Planning Commission
Notice & Agenda
Wednesday, July 20, 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 5/18/2022 Planning Commission Meeting minutes.

5. PUBLIC HEARING ITEMS

a. FUZE 623 - MINOR GENERAL PLAN AMENDMENT - APPLICATION PL-21-0307

Planning Commission will hold a public hearing and consider a request by Ms. Hannah Blead of Withey Morris PLC, on behalf of Z-Modular Avondale LLC, for a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Fuze 623, a proposed 38.86-acre site located at the northeast corner of 119th Avenue and Van Buren Street. If approved, the proposed Minor General Plan Amendment will amend the General Plan 2030 Land Use Map designation from Mixed Use to High Density Residential and Local Commercial. The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Ann Dolmage, Senior Planner

b. FUZE 623 - REZONE - APPLICATION PL-21-0306

Planning Commission will hold a public hearing and consider a request by Ms. Hannah Blead of Withey Morris PLC, on behalf of Z-Modular Avondale LLC, for a request for a Rezone of approximately 38.86 gross acres (31.77 net acres) at the northeast corner of 119th Avenue and Van Buren Street. The site is currently zoned City Center District (CCD), and the proposal would change the zoning to Fuze 623 Planned Area Development (PAD) with underlying zoning of Multi-Family Residential (R-4) and Community Commercial (C-2). The proposed Rezone will facilitate the development of the site with a 681-unit apartment complex and commercial uses. Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Ann Dolmage, Senior Planner

c. FAIRWAY RESIDENCES - REZONE - APPLICATION PL-22-0068

Planning Commission will hold a public hearing and consider a request by Ms. Carolyn Oberholtzer of Bergin, Frakes, Smalley & Oberholtzer, PLLC, on behalf of HAM Fairway, LLC / FWVB, LLC, for a request to Rezone approximately 14.17 net acres at the southwest corner of Fairway Drive and Van Buren Street. A portion of the site is currently zoned R1-6 and the remaining portion is zoned Coldwater Springs PAD. The proposal will change the zoning of both portions to Fairway Residences PAD. The proposed Rezone will allow for a 286-unit multi-family residential project. Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Ann Dolmage, Senior Planner

6. PLANNING DIVISION REPORT

7. CALENDAR

Next Meeting August 17, 2022 In person at Avondale City Hall

8. ADJOURNMENT

Members will attend either in person or by telephone conference call. Los miembros asistirán en persona o vía 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 Secretaría de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.

**Wednesday, May 18, 2022
6:00 pm**

Note from the Clerk: The May 18, 2022, Planning Commission meeting was held in-person at City of Avondale 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, Linda Warren
Commissioner Larry White
Commissioner, Alan Castillo
Alternate Commissioner, Julia Arnette

COMMISSIONERS ABSENT

Vice Chair, Lisa Osborne (Excused)

CITY STAFF PRESENT

Eric Fitzer, Planning Manager
Ann Dolmage, Senior Planner
Steven Kemp, City Attorney
Barbara Cason, Administrative Assistant

3. OPENING STATEMENT AND INSTRUCTIONS

Chair Thompson read the opening statement.

4. APPROVAL OF MINUTES

Chair Thompson asked if everyone had a chance to read through the meeting minutes, he then called for a motion on the minutes. Commissioner Linda Warren moved to approve the April 20, 2022 minutes as presented; Commissioner Larry White seconded the motion.

Chair, Christopher Thompson	Aye
Commissioner Alisha Meginnis	Aye
Commissioner Denise Stanfield	Aye
Commissioner, Linda Warren	Aye
Commissioner Larry White	Aye
Commissioner, Alan Castillo	Aye

Upon vote, the motion passed 6 to 0.

5. PUBLIC HEARING ITEMS:

a. **Griffith Commerce Park – Major PAD Amendment – Application PL-22-0034**

Ann Dolmage, Senior Planner, stated the purpose of this hearing is to review a proposed major amendment to the Griffith Commerce Park Planned Area Development, conduct a public hearing and take-action on the item.

A little bit of background, the PAD was originally adopted in 2003 and there have been three minor amendments in the years since. The PAD comprises of approximately 80 acres containing lots for Commercial Park uses and C2 Community Commercial uses. It is bound on the North by Roosevelt, Van Buren on the South, 105th Avenue on the East and 107th Avenue on the West. This amendment requests affects just one lot, the SW corner of Roosevelt Street and 105th Avenue which is approximately 2.11 net acres in size and there is a map showing the location of the site.

Caliber Collision seeks to develop the site with an auto body repair and paint facility, approximately 16,964 square feet in size with 23 parking spaces available to the public and 64 additional vehicle storage spaces in a screened area to the side and rear of the building.

Conceptual Site Plan. Just a few talking points:

- There is one main entry on Roosevelt Street. Right in/right out only
- Secondary entrance on 105th Avenue
- The building's orientated with and the entrance on the North side of the building
- Parking as well is on the North side
- The vehicle storage area and roll up doors on the building will be shielded by a block screen wall along the East and South sides of the property
- There is ample landscaping along both street frontages

Conceptional Elevations:

- All rooftop equipment will be screened
- There is variation in the rooftop line
- Variety of exterior materials
- Neutral color palette

This site is currently designated for C2 or Community Commercial uses. Auto body repair is not a permitted C2 use so the amendment will add this as a permitted for this lot only. Permitted uses for other lots within this PAD will not be modified.

The PAD amendment will be in conformance with the existing GP general plan land use designation and it furthers goals in the General Plan and the Freeway Corridor Specific Plan. All development standards for setbacks, landscaping, building coverage, all meet or exceed the Zoning Ordinance and PAD requirements and the site is close to the Avondale Auto Park; so, this is a compatible land use area.

All required notifications of this hearing have been done. There was also a neighborhood meeting on April 11 and there were no attendees other than the applicants and staff. We did receive three comments from the public on the aVoice platform; all of which expressed approval for this project.

Staff Recommendations:

It is our recommendation is to make a motion to recommend approval of application PL-22-0034, a request for a major amendment to the Griffith Commerce Park PAD, to allow an auto body repair facility as a permitted use on Lot 12 of the "Final Plat for Griffith Commerce Park" subdivision subject to the two conditions of approval of the staff report. I am available for questions if you have any.

Questions and Answers/Telephone Requests:

Q. Commissioner Warren – What is currently on the other side of this site; are they businesses or empty lots?

A: Ann Dolmage – Chair Thompson and Commissioner Warren, to the West is an empty lot. Across 105th Avenue to East is a rubber manufacturing company, Copper State Rubber. To the North is auto park and to the South is a Business Park with large, mostly, warehouse-oriented buildings.

Q. Chair Thompson – I think there at least two to three more body repair places within a mile of this location. I'm assuming that the applicant sees need or there is work for that. What that discussed?

A: Ann Dolmage – Thank you Chair Thompson. They did not provide an analysis of the that to us. He may be able to speak to that; we have the applicant here.

Comments from applicant, Paul Gilbert. To be absolutely honest in answer to your inquiry, "would the applicant like to speak?" No. It would be redundant for me to add anything to this report, but I can answer your question Mr. Chairman, first of all, I zoned the auto mall, so I am very familiar with it. We made several amendments to the auto mall lately and the auto mall is a perfect location for this facility. That's where we will get most of our businesses. In fact, Caliber Collision, we represented them on several cases throughout the valley. Their method of business is; they only go when they've been requested to go somewhere. So basically, that was the case here. Again, this is an ideal location, I frankly am not even familiar with those other locations. This location, feeding off the auto mall is ideal and, of course, we are very compatible with the surrounding businesses.

Thank you for holding live hearings; this is one of the few communities where this happens. Although tonight's hearing could have been handled well within a virtual hearing, but I am glad we're holding live hearings so thank you.

Chair Thompson asked for comments from public. There were no requests from the pubic to speak. Chair Thompson closed the public hearing and invited a motion.

Commissioner Alisha Meginnis motioned to approve Application PL-22-0034. Commissioner Denise Stanfield seconded the motion.

Chair, Christopher Thompson	Aye
Commissioner Alisha Meginnis	Aye
Commissioner Denise Stanfield	Aye
Commissioner, Linda Warren	Aye
Commissioner Larry White	Aye
Commissioner, Alan Castillo	Aye

Upon vote, the motion passed 6 to 0.

5. **PLANNING DIVISION REPORT**

Eric Fitzer introduced Ann Dolmage to the Commission. Ann has been with the City since July 2022, so this is her first time addressing the Commission. She is our Senior Planner. She has been doing a great job, so I just wanted to recognize her.

6. **CALENDAR**

The next Planning Commission meeting is scheduled for June 15, 2022, in person.

7. **ADJOURNMENT**

Chair Thompson closed the public hearing and invited a motion to close. Commissioner Linda Warren moved to close and Commissioner Alan Castillo seconded the motion.

Chair, Christopher Thompson	Aye
Commissioner Alisha Meginnis	Aye
Commissioner Denise Stanfield	Aye
Commissioner, Linda Warren	Aye
Commissioner Larry White	Aye
Commissioner, Alan Castillo	Aye

Upon vote, the motion passed 6 to 0.

Meeting adjourned at 6:15 pm.

Chair Chris Thompson

Date



AGENDA ITEM REPORT

SUBJECT: Fuze 623 - Minor General Plan Amendment - Application PL-21-0307

MEETING DATE: 7/20/2022

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 Ms. Hannah Bleam of Withey Morris PLC, on behalf of Z-Modular Avondale LLC, for a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Fuze 623, a proposed 38.86-acre site located at the northeast corner of 119th Avenue and Van Buren Street. If approved, the proposed Minor General Plan Amendment will amend the General Plan 2030 Land Use Map designation from Mixed Use to High Density Residential and Local Commercial. The Commission will take appropriate action and forward a recommendation to City Council.

BACKGROUND:

The approximately 38.86 gross-acre subject site is located at the northeast corner of 119th Avenue and Van Buren Street. It is a portion of Maricopa County Assessor Parcel 500-01-010B and is located at the south end of that parent parcel.

The site is designated by the General Plan 2030 Land Use Map as Mixed Use. The Mixed Use designation is intended for a mixture of residential and commercial uses, and encourages innovatively-designed developments reflective of a village concept where residents can live, work, and recreate within the same development or nearby. Mixed use developments are expected to be at a reasonable scale to the surrounding neighborhood, contain proportionate ratios for each use, and encourage alternative modes of transportation (walking, bicycling, etc.) and a well-conceived plan with access to and integration of transit facilities.

The applicant proposes to amend the land use designation of the property to a combination of High Density Residential and Local Commercial to facilitate the development of a 681-unit apartment complex across 24.15 net acres and commercial uses across 7.62 net acres.

The existing uses and zoning of surrounding properties include:

NORTH: The northern portion of 500-10-010B is zoned City Center District (CCD), while a separate parcel between 500-10-010B and Interstate 10 is zoned in the County as Community Commercial (C-2). Both areas have a General Plan Designation of Mixed Use, and both are undeveloped.

EAST: Zoned THE BLVDD and located within the Village District of The BLVD Specific Plan. Avari Apartments are located just northeast of the project site, while the site to the direct east (south of Avari) is undeveloped.

SOUTH: Zoned Coldwater Springs Planned Area Development (PAD). The Club at Coldwater Springs (an apartment complex) has a General Plan Designation of High Density Residential, while the commercial

properties just east of the apartments are within the Promenade District of The BLVD Specific Plan.

WEST: Zoned Desert Springs Village PAD; General Plan Designation is Medium/High Density Residential. The site is developed as a community of single-family residences.

SUMMARY OF REQUEST:

The applicant is requesting approval of a Minor General Plan Amendment (GPA) to the General Plan 2030 Land Use Map to facilitate development of a 681-unit apartment complex across approximately 24.15 net acres and commercial uses across approximately 7.62 net acres.

Because the residential and commercial uses within this development will not be proportional (i.e., the residential component is approximately three times the size of the commercial component), the existing land use designation of Mixed Use is not appropriate. Therefore, the requested Minor GPA will change the designation of the subject property to a combination of High Density Residential and Local Commercial. The High Density Residential designation allows for residential land containing densities up to 30 dwelling units per acre. Units in the High Density Residential designation may include apartments, townhomes, condominiums, or patio homes, and have limited private outdoor space and rely on shared or common open space for recreation. They may have direct access to open space, transit, or other multi-modal amenities. The Local Commercial designation is intended for uses that fulfill the daily needs of residents in the surrounding area to promote a walkable community. Retail, restaurants, and office or medical uses are examples of appropriate uses for the Local Commercial designation.

The applicant has submitted a separate request for a Rezone of the subject property from City Center District (CCD) to Fuze 623 Planned Area Development (PAD) with underlying Multi-Family Residential (R-4) and Community Commercial (C-2) zoning. Approval of this GPA request is required for the Rezone to be approved, and the two requests are scheduled for the same Planning Commission and City Council meetings. The proposed Fuze 623 development plan incorporates design measures and development standards for the R-4 and C-2 zones with some deviations as described in the Rezone narrative. The development will provide for efficient on-site and off-site circulation, attractive and spacious landscaped setbacks, pedestrian connections, and private and common space with a range of amenities.

Additionally, a separate request is in process for a Final Plat to separate the area included in the General Plan Amendment request from its parent parcel, and to separate the residential portion of the project site from the commercial portion. The Final Plat request will be included on a future City Council consent agenda.

PUBLIC PARTICIPATION:

A neighborhood meeting was held on February 8, 2022, via Zoom. All notices of the meeting were completed at least fifteen days prior to the meeting as required and met notification requirements. Aside from City staff and the development team, no participants attended the meeting.

As of the writing of this staff report, seven anonymous comments were received through the aVoice/Polco web platform, expressing a range of views on the project. Two comments expressed approval for the project, and one of those comments stated that mixed-use and higher-density residential is needed in the area. Comments that were critical of the project cited the costs of new school construction, loss of farmland, visual impact of high-density residential developments, traffic congestion, lack of infrastructure and shopping opportunities in the area, lack of senior-friendly and low-income accommodations, and water usage as concerns.

Additionally, one phone call was received from a resident of the Desert Springs Village development. The caller mentioned the Avondale 50 Commerce Park development that is located north of Desert Springs Village and that contains three large employment-oriented buildings. The caller noted that he does not want to see similar structures on the commercial portion of the Fuze 623 site, and that he prefers uses that offer activities for local residents and that stay open into the evening and on weekends to deter crime and vandalism.

ANALYSIS:

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

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

Currently, the General Plan 2030 allots a very small percentage of land for high density residential uses. The current land use designation of this property is Mixed Use to align with its current zoning of City Center District (CCD). All other parcels once zoned CCD have since rezoned to The BLVD District (THE BLVDD). Since the City Center District was originally envisioned as a cohesive district of interconnected land uses, open space corridors, and circulation routes across multiple properties, CCD zoning is non-viable when confined to just one parcel. Amending the land use map from Mixed Use to a combination of High Density Residential and Local Commercial will allow a project that contains both multi-family and commercial uses, similar to uses expected in the adjacent Village District of The BLVD District.

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

The subject property is part of the only remaining parcel in Avondale with CCD zoning, and it is located within the Residential Mixed Use (RMU) subarea of the CCD. The Mixed Use designation is closely tied to that zoning. The proposed site development will contribute 681 units to Avondale's rental housing stock as well as over seven acres of commercial uses for the benefit of the surrounding neighborhoods; however, the Mixed Use designation is not an ideal match for this proposal, as the development will not contain residential and commercial uses in proportionate amounts. Changing the designation to a combination of High Density Residential and Local Commercial will enable the development to proceed.

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

The subject property is currently undeveloped. The proposed amendment will not significantly alter acceptable land use patterns in the area or impact nearby existing uses. The land uses proposed for the site are similar in type and intensity to those allowed by the current Mixed Use designation. Therefore, the amendment will not require larger and more expensive infrastructure improvements beyond what would already be expected for this property and its current designation. Public infrastructure exists for this development, and it will not be a significant burden on the existing systems that are in place.

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

The proposed amendment will facilitate a development containing uses that are similar in type to those allowed in the current Mixed Use designation. Additionally, uses on the site will be similar in type and intensity to uses in the adjacent The BLVD District.

The proposed Minor General Plan Amendment is also consistent with several goals of the General Plan, including the following:

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

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

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

DISCUSSION:

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

STRATEGIC PLAN:

Strategic Outcome Area: Creative and Sustainable Community Development.

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

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-21-0307 Fuze 623, a request for a Minor Amendment to the General Plan 2030 Land Use Map, changing the land use designation from Mixed Use to High Density Residential and Local Commercial.

PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-21-0307 Fuze 623, a request for a Minor Amendment to the General Plan 2030 Land Use Map, changing the land use designation from Mixed Use to High Density and Local Commercial.

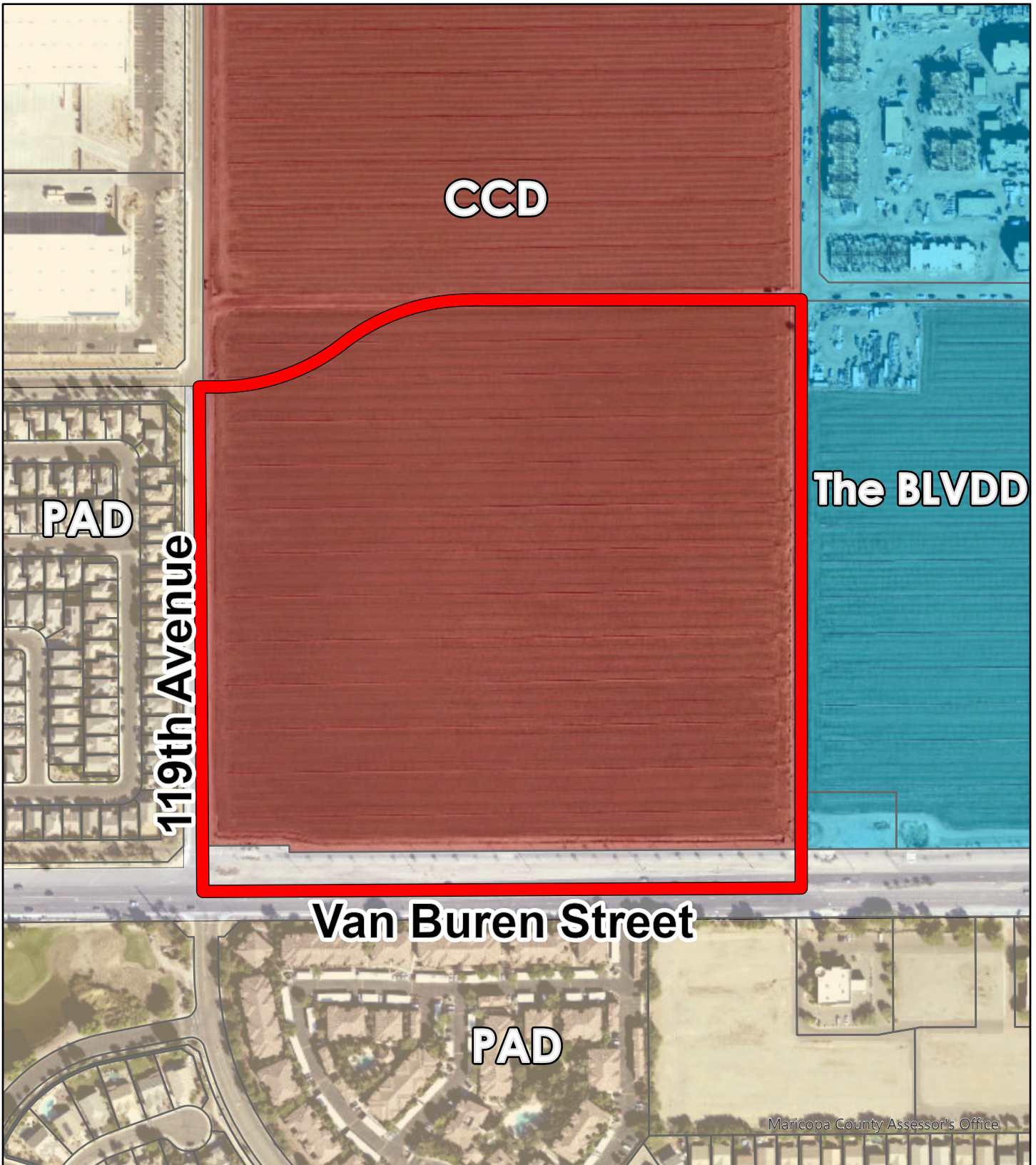


Aerial Photograph



Subject Property



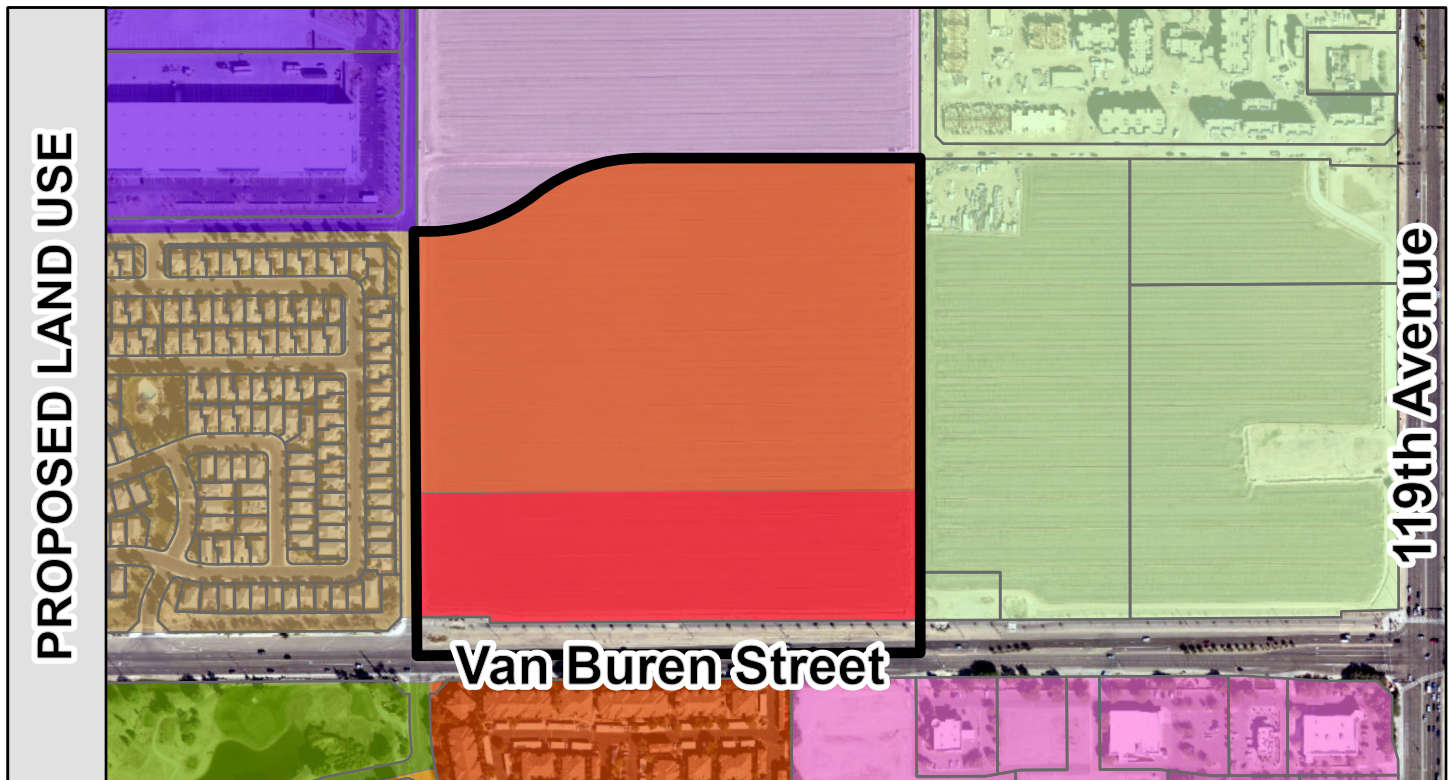
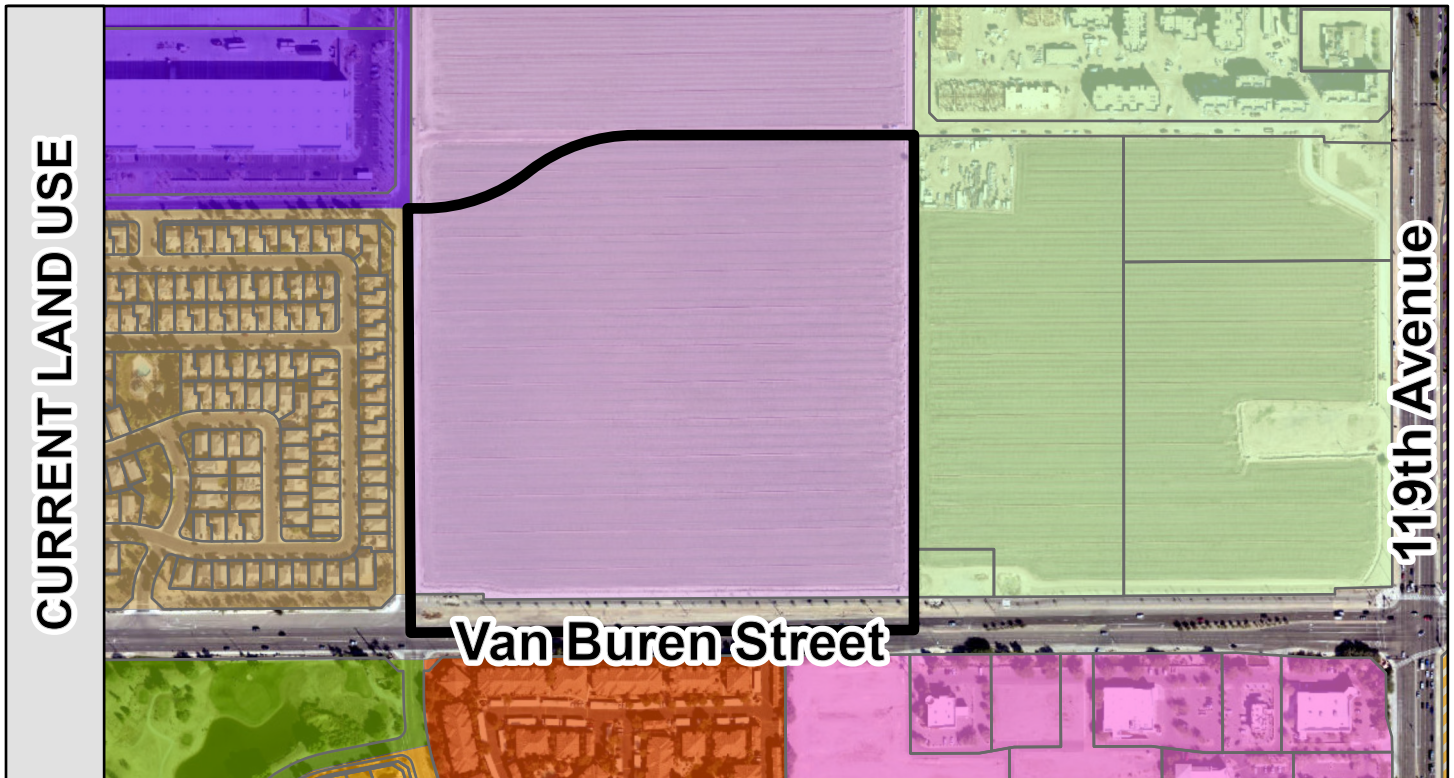


Zoning Vicinity



Subject Property





General Plan Land Use



- Local Commercial
- Medium/High Density Residential
- High Density Residential
- Open Space and Parks

- Business Park
- Mixed Use
- Promenade District
- Village District

Subject Property



Fuze 623

Minor General Plan Amendment Narrative

PL-21-0307



Initial Submittal: September 2021

2nd Submittal: December 2021

3rd Submittal: March 28, 2022

4th Submittal: June 10, 2022



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TABLE OF EXHIBITS

EXHIBIT A – SITE AERIAL

EXHIBIT B – EXISTING AND PROPOSED GENERAL PLAN LAND USE MAP

Minor General Plan Amendment Narrative

A. Request and Property Description

This is a proposal to amend the Avondale General Plan 2030 Land Use Map for approximately 38.86-acre property generally located at the northwest corner of 117th Avenue and Van Buren Street (the “Property”) (See **Exhibit A, Aerial Map**) from Mixed Use to High Density Residential (12 to 30 units) and Local Commercial. See **Exhibit B, Existing General Plan Land Use Map and Proposed General Plan Land Use Map**.

The Property is vacant, and has frontage along Van Buren Street, and proposed roadway alignments on its east (117th Avenue), west (119th Avenue) and north sides (Corporate Drive). The surrounding land uses consist of a single-family residential subdivision to the west; vacant land to the east and north; and an apartment community to the south. The larger area is part of the BLVD which is generally intended for greater intensity of uses and development.

A companion Planned Area Development (“PAD”) rezoning request has been filed with the City of Avondale under separate cover to establish site-specific permitted uses, as well as development standards and design criteria for a 681-unit multifamily community, which will be highly stylized, urban-designed, and pedestrian-friendly (the “Project”). The proposed community will provide new and diverse housing opportunities and will accommodate a variety of lifestyles and transitions. The proposed development also rezones +/- 8 acres of land for future commercial uses along Van Buren Street.

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

B. Minor General Plan Amendment Review and Analysis

1. Availability of Current and Future Water Supplies

The Project is proposed to tie into existing City of Avondale water system. There is a 12-inch water line in 119th Avenue and a 16-inch water line in Van Buren Street. There is a 36-inch sewer main in 119th Avenue and a 12-inch sewer main in Van Buren Street. A 12-inch PVC water line must be constructed in 117th Avenue from Van Buren Street to the water line being installed by Avari Apartments. The surrounding water infrastructure is able to support the Project in average day, max day, peak day, and max day plus fire flow demand scenarios. A new manhole will be constructed in the to tap into the existing sewer connection point.

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

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

A Traffic Impact Analysis has been provided to the City under separate cover with the PAD application. Ultimately, access to the Project will be from all four sides: south (Van Buren), east (117th Avenue), west (119th Avenue) and north sides (Corporate Drive). It is not anticipated that the change of land use will be any more intense than the Mixed Uses long planned here.

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

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

The Project will not significantly impact the surrounding natural environment, and it is not located within any hillside, riparian or floodway areas. The Project will provide significant improvements to the Property with quality and aesthetically pleasing features, including a meaningful amount of private open space, furthering several goals of the General Plan.

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

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

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

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

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

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

Housing Element

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

The Fuze 623 PAD provides a housing type that is prominent within the Valley but still relatively new to the City of Avondale. The Fuze 623 PAD provides a new housing product, and new way of construction, that provides diversity to the market and new efficiencies. With an emphasis on high quality design, community

open space and enriched amenities, Fuze 623 will attract a variety of new residents to Avondale including young professionals, millennials, and empty nesters.

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

Policies:

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

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

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

The Fuze 623 PAD incorporates a number of the City's Design Manuals policies to create a layout with ample open space and recreation areas that contain amenities throughout the project. It also ensures quality architecture and will endorse CPTED design. As shown in the site plan and exhibits, the project is using the CPTED design principle of natural access control, which encourages utilizes the use of walkways, fences, lighting, signage and landscape to clearly guide people and vehicles to and from the proper entrances.

Open Space Element

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

This PAD provides ample open space with common areas that incorporate natural vegetation consistent with surrounding developments. The common open space areas are linked with pedestrian connection to support a healthy lifestyle. In addition, there will be resident amenities to be enjoyed including open lawns, dog park, bocce ball court, movie lawn, picnic areas, and clubhouse pool.

Sustainable Element

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

Policies:

Work with the homebuilding industry in developing and amending green building/sustainable development initiatives and programs.

Fuze 623 construction type is a modular design, built off-site and assembled on-site which significantly reduces construction waste and negative environmental impacts to the surrounding community. Life-cycle sustainability of the proposed apartment complexes is maintained by equipping units with smart technology, energy and water saving fixtures, as well as a highly insulated exterior envelope made possible by modular

construction. The driving goal behind this development is providing access to high quality, sustainable, healthy design to all income levels.

Recreational Element

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

Policies:

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

The Fuze 623 PAD proposes ample open space. The shared amenities are dispersed through the Community, located both indoors and outdoors, and will include rooftop pools, clubhouse, golf simulator, lounge areas, business center, dog park, fitness center, game room, park space, outdoor kitchen and BBQ areas, and more. These amenities provide recreation activities to the residents, furthering the goal of City's recreational goals.

C. Avondale Strategic Five-Year Plan

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

Fuze 623 is compatible with existing development, supports housing diversity opportunities for the area, and synergizes with the nearby BLVD area. With the increase of employment, commercial and educational opportunities that are anticipated in the area in the near future, this site will provide a prime location for new residences and commercial uses which will support other land uses. This will complement and support the economic vision of the Strategic Five-Year Plan.

Additionally, the following goals of the Strategic Five-Year Plan will be met with the proposed residential development:

Creative and Sustainable Community Development, Strategic Goal: Develop diverse housing options, to include housing that is affordable to workers and close to their job

With its modern design focused on an urban living experience and high-quality amenities, the Project will provide a unique and diverse housing opportunity which is otherwise underrepresented within the City of Avondale. The Project will appeal to millennials, professionals, empty nesters and those looking for a premium urban lifestyle living. Fuze 623 is designed with highly stylized elevations using quality building materials and designed with a modern appeal. The design utilizes architectural embellishments including decorative metal balcony screens, canopies, standing seam metal roof elements, and wood-simulated accents to provide diversity of design. In addition this product will be close to the freeway and employment

opportunities nearby. Fuze 623 contributes to the diversity of housing that the Strategic Five-Year Plan envisions.

D. Minor General Plan Amendment Findings Analysis

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

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

Currently, there is a minor percentage of land uses in Avondale that are available for mid-rise, high density residential. Additionally, the site's current Mixed Use general plan designation reflects the older CCD zoning that is no longer viable at this site. By changing the land use map to Local Commercial and High Density Residential, it allows the types of uses expected next to the BLVD village area.

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

Fuze 623 is in a unique location being that it is the only land in the city currently zoned City Center District (CCD), land located within the Residential Mixed-Use (RMU) subarea of the CCD. The CCD is a defunct zoning district that changed over into the BLVD but for this Property. While the proposed multi-family residential land use is permitted under the property's current CCD zoning, development standards required within the CCD district would preclude development of the site as proposed. For this reason, this application seeks a minor general plan amendment.

With the increase of employment, commercial and educational opportunities that are anticipated in the area, including within the City Center area, this proposal is a community benefit that better positions the property for long term success and supports the surrounding area land plan.

3. *The amendment will not adversely impact the community as a whole and/or a portion of the community by:*
 - a. *Significantly altering the acceptable land use patterns;*
 - b. *Requiring larger and more expensive public infrastructure improvements including, but not limited to, roads, water, wastewater, and public safety facilities than would otherwise be needed without the proposed change; or*
 - c. *Adversely impacting the existing land uses.*

The amendment will not significantly alter acceptable land use patterns in the area or impact nearby existing uses. The types of land uses proposed are similar intensity to the Mixed-Use designation today. For that reason, the amendment will not require larger and more expensive infrastructure improvements beyond what would already be expected for this property and its current designation. Public infrastructure exists for this development, and it will not be a significant burden on the existing systems that are in place. The development

is designed with landscaped buffering around the perimeter to provide a more appropriate pedestrian environment.

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

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

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

E. Conclusion

This Minor General Plan Amendment and the companion PAD are intended to provide a framework for development of a complementary land use in the area, while providing a new type of housing product within Avondale. Finally, the proposed amendment is consistent with the overall goals and objectives of the General Plan, and it will be a positive addition to the area.

EXHIBIT A

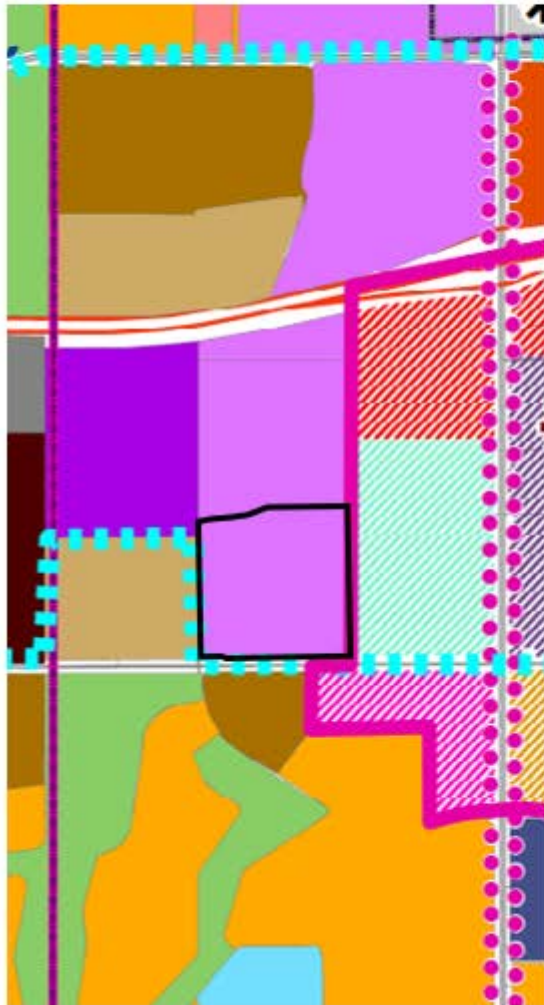
Aerial Map - NEC 119th Ave and Van Buren



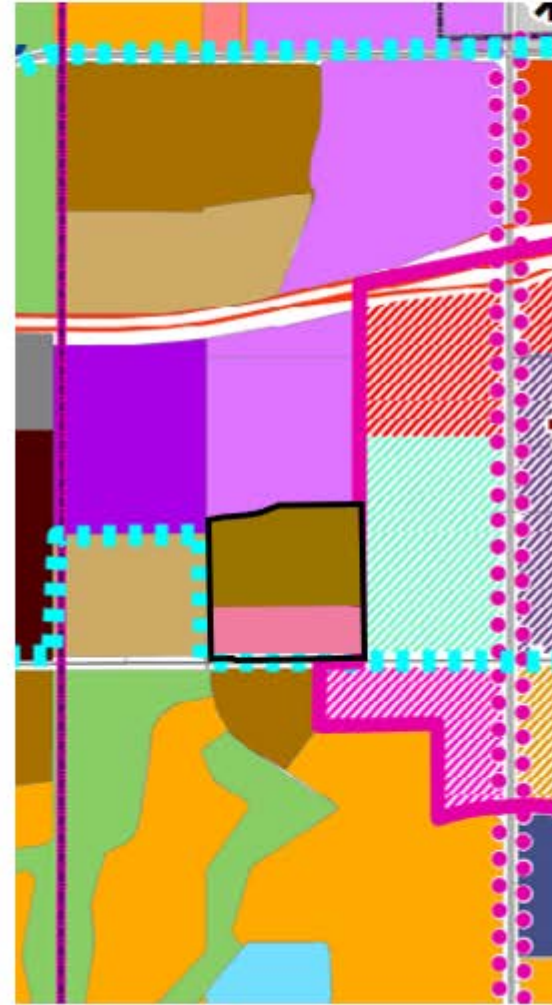
EXHIBIT B

General Plan - NEC 119th Ave and Van Buren

Existing:
Mixed Use



Proposed:
High Density Residential and Local Commercial





AGENDA ITEM REPORT

SUBJECT: Fuze 623 - Rezone - Application PL-21-0306

MEETING DATE: 7/20/2022

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 Ms. Hannah Bleam of Withey Morris PLC, on behalf of Z-Modular Avondale LLC, for a request for a Rezone of approximately 38.86 gross acres (31.77 net acres) at the northeast corner of 119th Avenue and Van Buren Street. The site is currently zoned City Center District (CCD), and the proposal would change the zoning to Fuze 623 Planned Area Development (PAD) with underlying zoning of Multi-Family Residential (R-4) and Community Commercial (C-2). The proposed Rezone will facilitate the development of the site with a 681-unit apartment complex and commercial uses. Commission will take appropriate action and forward a recommendation to City Council.

BACKGROUND:

The project site is at the northeast corner of 119th Avenue and Van Buren Street. The site is currently unaddressed and is located at the southern end of Parcel Number 500-10-010B as identified by the Maricopa County Assessor's Office. Parcel Number 500-10-010B is approximately 76.72 acres in size and has City Center District (CCD) zoning. It is the only parcel in the City with this zoning, as the remainder of the City Center District was incorporated into The BLVD Specific Plan in 2019 and rezoned to The BLVD District (THE BLVDD) in 2020. Per the City of Avondale Zoning Ordinance, no new rezones to CCD are allowed, and once no properties remain with CCD zoning, the descriptive section in the Zoning Ordinance will be removed through a text amendment.

The project site is designated as Mixed Use in the City of Avondale General Plan 2030 ("General Plan"). The Mixed Use designation is intended for projects that blend residential and commercial components within innovatively designed developments, reflective of a village concept where residents can live, work, and recreate within the same development or nearby. Development projects within the Mixed Use designation are expected to contain proportionate ratios for their residential and commercial uses. Because the residential component of the Fuze 623 PAD will occupy the majority of the PAD area, leaving less than one-third of the site for commercial uses, the developer was advised at the pre-application stage that the proportionality criteria would not be met. A General Plan Amendment is necessary to change the designation of the site to a combination of High Density Residential and Local Commercial, and that General Plan Amendment is being processed concurrently under PL-21-0307.

The existing uses and zoning of surrounding properties include:

NORTH: The northern portion of 500-10-010B is zoned City Center District (CCD), while a separate parcel between 500-10-010B and Interstate 10 is zoned in the County as Community Commercial (C-2). Both areas

have a General Plan Designation of Mixed Use, and both are undeveloped.

EAST: Zoned THE BLVDD and located within the Village District of The BLVD Specific Plan. Avari Apartments are located just northeast of the project site, while the site to the direct east (south of Avari) is undeveloped.

SOUTH: Zoned Coldwater Springs Planned Area Development (PAD). The Club at Coldwater Springs (an apartment complex) has a General Plan Designation of High Density Residential, while the commercial properties just east of the apartments are within the Promenade District of The BLVD Specific Plan.

WEST: Zoned Desert Springs Village PAD; General Plan Designation is Medium/High Density Residential. The site is developed as a community of single-family residences.

SUMMARY OF REQUEST:

The applicant is requesting approval of a Rezone of approximately 38.86 gross acres (31.77 net acres) from City Center District (CCD) to Fuze 623 Planned Area Development (PAD) with underlying Multi-Family Residential (R-4) and Community Commercial (C-2) zoning. The proposed Rezone will facilitate the construction of a 681-unit apartment development across approximately 24.15 net acres and commercial uses across approximately 7.62 net acres.

The apartment development will consist of 360 units within multiple three-story, garden-style buildings. Additionally, 321 units will be provided within a mid-rise building that will contain five stories of units wrapped around a six-level parking garage, with a raised swimming pool and lounge deck (bringing the total height of the building to nearly 90 feet). Buildings will utilize a modular design and will incorporate smart technology and water-saving and energy-saving fixtures. A variety of indoor and outdoor amenities will be provided throughout the development, including a clubhouse, business center, reading room, game room, swimming pools, fitness centers, lounges, dog park, outdoor kitchen and grilling spaces, and outdoor recreation areas. The complex will contain a network of interior streets and sidewalks that will connect to Van Buren Street to the south, Corporate Drive to the north, 119th Avenue to the west, and 117th Avenue to the east. Parking will be provided in the garage in the mid-rise building, in surface parking lots, and as parallel spaces lining the internal street network.

Specific uses have not been identified for the commercial portion of the PAD at this time, but Community Commercial (C-2) uses will be permitted in this section of the project.

The applicant has submitted a separate request for a Minor General Plan Amendment (PL-21-0307) to change the land use designation of the site from Mixed Use to a combination of High Density Residential and Local Commercial. The General Plan Amendment request is scheduled for the same Planning Commission and City Council meetings as the Rezone, and approval of the Rezone is contingent upon approval of the General Plan Amendment.

Additionally, a separate request is in process for a Final Plat (PL-22-0172) to separate the 38.86-acre PAD site from its 76.72-acre parent parcel and to divide the PAD into residential and commercial lots. The Final Plat request will be included on a future City Council consent agenda.

PUBLIC PARTICIPATION:

A Neighborhood Meeting to discuss the proposal with neighboring property owners and other interested parties was held on February 8, 2022 via Zoom. All notices of the meeting were completed at least fifteen days prior to the meeting as required and met notification requirements. Aside from City staff and the development team, no participants attended the meeting.

As of the writing of this staff report, seven anonymous comments were received through the aVoice/Polco web platform, expressing a range of views on the project. Two comments expressed approval for the project, and one of those comments stated that mixed-use and higher-density residential is needed in the area. Comments that were critical of the project cited the costs of new school construction, loss of farmland, visual impact of high-density residential developments, traffic congestion, lack of infrastructure and shopping opportunities in the area, lack of senior-friendly and low-income accommodations, and water usage as concerns.

Additionally, one phone call was received from a resident of the Desert Springs Village development. The

caller mentioned the Avondale 50 Commerce Park development that is located north of Desert Springs Village and that contains three large employment-oriented buildings. The caller noted that he does not want to see similar structures on the commercial portion of the Fuze 623 site, and that he prefers uses that offer activities for local residents and that stay open into the evening and on weekends to deter crime and vandalism.

ANALYSIS:

Conformance with the General Plan

The General Plan designation for the property is Mixed Use. This designation encourages developments that blend residential and commercial uses in proportionate amounts, to give citizens opportunities to live, work, and recreate within a village environment, while promoting alternative modes of transportation and access to and integration with transit facilities. Since the development proposed for the site does not meet the Mixed Use proportionality criteria, a separate General Plan Amendment is requested to change the designation to High Density Residential for the portion to be developed with apartments, and Local Commercial for the portion to be developed with commercial uses. The High Density Residential designation is appropriate for developments of 12 to 30 units per acre, and the proposed apartment project will conform to this range. The Local Commercial designation is appropriate for uses that fulfill daily needs for goods and services of residents in the surrounding area. While it is not known at this time what the specific tenants will be in the commercial portion of the development, the PAD will allow Community Commercial (C-2) uses in this portion, which are compatible with the Local Commercial land use designation.

Permitted Uses

The subject property is currently zoned City Center District (CCD), in the Residential Mixed Use (RMU) subarea. The proposed Rezone will change the zoning to Fuze 623 PAD with underlying Multi-Family Residential (R-4) and Community Commercial (C-2) zoning. The R-4 zone allows a maximum density of one unit for every 1,452 square feet of net site area, or 30 units per acre. The proposed apartment development will provide just under 30 units per acre and is in conformity with the R-4 zone. Uses that occupy the commercial portion of the site will need to be permitted or conditional uses for the C-2 zone as listed in Section 3 of the Zoning Ordinance.

Development Standards

For the commercial portion of the project, the typical C-2 development standards will apply. For the multi-family portion of the project, several deviations from the typical R-4 standards are requested, including the following:

- The maximum building height for R-4 is 45 feet. The project proposes a 90-foot maximum height to accommodate the mid-rise building, which will contain five stories of residential units wrapped around a six-story parking garage. This height is comparable to the maximum 110 feet permitted in the Village District of The BLVDD, to the immediate east of the site.
- An eight-foot setback for buildings and landscaping will be maintained along Corporate Drive and a 20-foot setback for buildings and landscaping will be maintained along 119th Avenue, instead of the typical 25 feet required for each. Additionally, the multi-family component of the project will maintain a minimum distance of 65 feet from single-family zoning instead of the 75 feet required by the Zoning Ordinance. Reduced setbacks will enable the project to centralize its common open space and to provide patios for ground-floor units around the outside of buildings, which will activate the surrounding streets.
- Usable open space in the amount of 12.77% will be provided across the site, instead of the 20% required for the R-4 zone. The 12.77% to be provided is similar to the 15% required in the Village District of The BLVDD, and the applicant believes the quality of shared amenities will justify the reduced open space percentage.
- The development proposes 32 square feet of private balcony space for each garden apartment above the ground floor, and 40 square feet of private balcony space for each mid-rise apartment above the ground floor, instead of the 80 square feet required. The balcony sizes proposed are the maximum possible for this modular construction type, and ground-floor units will still offer 80-square-foot patios as required.

- The mid-rise building will have 25% of its required parking (excluding guest parking) in the attached parking garage. No garages will be provided for the garden apartments, only surface parking. This is a deviation from the multi-family standards in the Zoning Ordinance (which require 20% of required parking to be in garage form, excluding guest parking) and the Multi-Family Residential Design Manual (which requires 25% of required parking to be garage form, excluding guest parking). The modular construction of the buildings will preclude tuck-under garages for the garden apartments.
- Parking spaces in the garage will be slightly smaller than called for in the Zoning Ordinance, due to building constraints. Surface parking spaces shall meet the minimum required dimensions.

Parking

The Zoning Ordinance requires 1,249 parking spaces for the apartment complex for the proposed mix of unit sizes, including 1,113 for residents and 136 for guests. The apartments will provide 1,213 parking spaces on-site, and 44 spaces will be shared with the commercial portion of the development, bringing the total available to 1,257. As described above, the project will contain fewer garage spaces than normally called for in the Zoning Ordinance and the Multi-Family Residential Design Manual.

Landscaping and Amenities

The plant palette for the development will consist of regionally-adapted, drought-tolerant species that will enhance community aesthetics. Shade trees will be utilized along pedestrian circulation routes. Amenities for the multi-family project will include a clubhouse, business center, reading room, game room, swimming pools, fitness centers, lounges, dog park, outdoor kitchen and grilling spaces, and outdoor recreation areas.

Streets and Utilities

The multi-family residential development will have access from Van Buren Street to the south, Corporate Drive to the north, 117th Avenue to the east, and 119th Avenue to the west. The project will improve the adjacent half-streets of Van Buren, 117th Avenue, and 119th Avenue, while the full section of Corporate Drive will be constructed with a raised median. All street improvements will occur within the first phase of development. All other internal streets will be private, and power lines along Van Buren Street will be converted to underground. As stipulated in the conditions of approval, a traffic signal shall be constructed at the Van Buren and 119th Avenue intersection as part of half-street improvements by year 2025 (the build-out year) or sooner if site traffic warrants a signal at the intersection.

Signs

The applicant has provided a conceptual sign plan for the multi-family development, containing designs for two types of monument signs (large and small) to be placed at project entrances, as well as various wayfinding and building identification signs to be located throughout the interior. All signage will be appropriately scaled to the size of the development and stylized to coordinate with its modern aesthetic. A stipulation has been included with the Rezone to require the applicant to identify specific monument and wayfinding signage locations in the upcoming Site Plan & Design Review application submittal. The commercial portion of the project site will be subject to C-2 sign standards as described in the Zoning Ordinance.

DISCUSSION:

Staff recommends approval of the Rezone request for the following reasons:

1. The proposed Rezone, from City Center District (CCD) to Fuze 623 Planned Area Development (PAD), is in conformance with the General Plan.
2. The multi-family residential component of the proposed Rezone is in conformance with the Multi-Family Residential Design Manual as amended in the PAD. Both the multi-family residential component and the commercial component will be subject to Site Plan & Design Review approval, and the commercial component will be checked for conformance with the Commercial and Industrial Design Manual at that time. The commercial component will be subject to the typical C-2 development standards.
3. The proposed Rezone will result in compatible land use relationships. The types and intensities of proposed uses are similar to those allowed in the existing CCD zoning, and in The BLVD District to the east.

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 a mix of rental housing types (garden style and mid-rise) for residents, as well as commercial uses that will be available both to Fuze 623 residents and residents of the surrounding community.
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: Develop diverse housing options, to include housing that is affordable to workers and close to their jobs.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-21-0306, a request to Rezone approximately 38.86 gross acres from City Center District (CCD) to Fuze 623 Planned Area Development (PAD) with underlying Multi-Family Residential (R-4) and Community Commercial (C-2) zoning, subject to the following fifteen (15) conditions of approval:

1. Approval of this Rezone is contingent upon approval of Minor General Plan Amendment PL-21-0307.
2. Approval and recordation of Final Plat PL-22-0172 is required prior to issuance of any construction permits for the project.
3. Off-site parking needed to fulfill the multi-family residential development's parking requirement shall be installed in the same phase as the multi-family residential development.
4. The Site Plan & Design Review application submittal for the multi-family residential development shall include a revised sign plan that identifies specific locations of all monument and wayfinding signs.
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. The development shall be designed and constructed 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. Power lines less than 69kV must be converted underground.
8. Half-street improvements for 119th and 117th Avenues shall be completed in Phase 1.
9. Corporate Drive full-width street improvements shall be completed in Phase 1.
10. Van Buren Street half-street improvements shall be completed in Phase 1.
11. A minimum 150 feet of storage shall be provided for left/right-turn deceleration lanes at site driveways where calculated length is less than 150 feet.

12. A right-turn deceleration lane shall be provided for westbound site traffic at the Van Buren Street/117th Avenue intersection.

13. Along the site frontage on Van Buren Street, a roadway median shall be provided to discourage left-in and left-out turns to and from site driveways.

14. Until a signal is constructed at the Van Buren Street/117th Avenue intersection, the intersection shall be converted to a three-quarter ($\frac{3}{4}$)-access driveway (right-in/right-out/left-in) by placing a median in the roadway.

15. A traffic signal at the Van Buren Street /119th Avenue intersection should be constructed as part of half-street improvements by year 2025 (build-out year) or sooner when site traffic warrants a signal at the intersection.

PROPOSED MOTION:

I move that the Planning Commission recommend **APPROVAL** of application PL-21-0306 Fuze 623 PAD, a request to Rezone approximately 38.86 gross acres from City Center District (CCD) to Fuze 623 Planned Area Development (PAD), subject to the fifteen (15) conditions of approval as listed in the staff report.

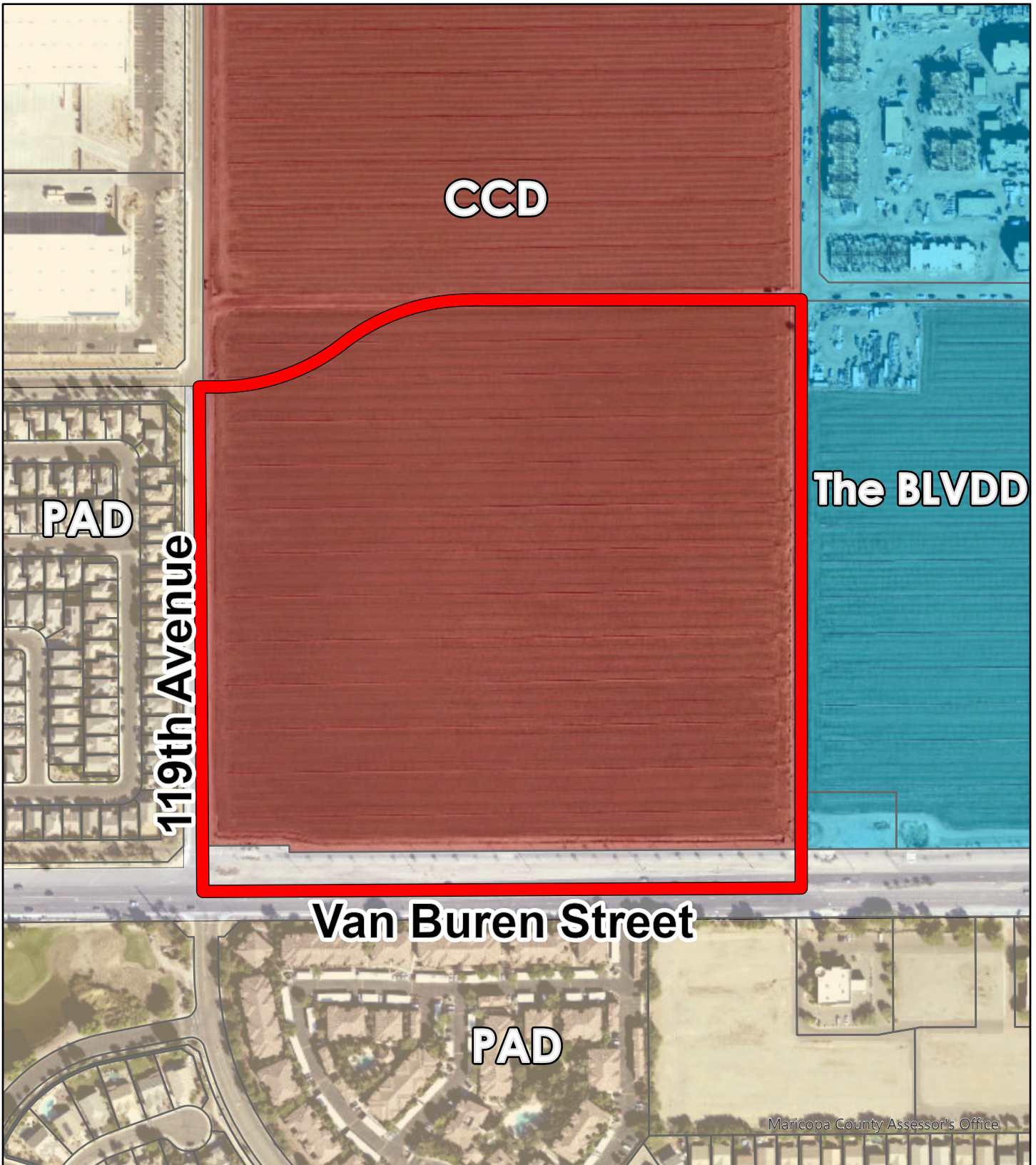


Aerial Photograph

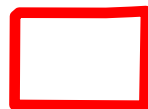


Subject Property



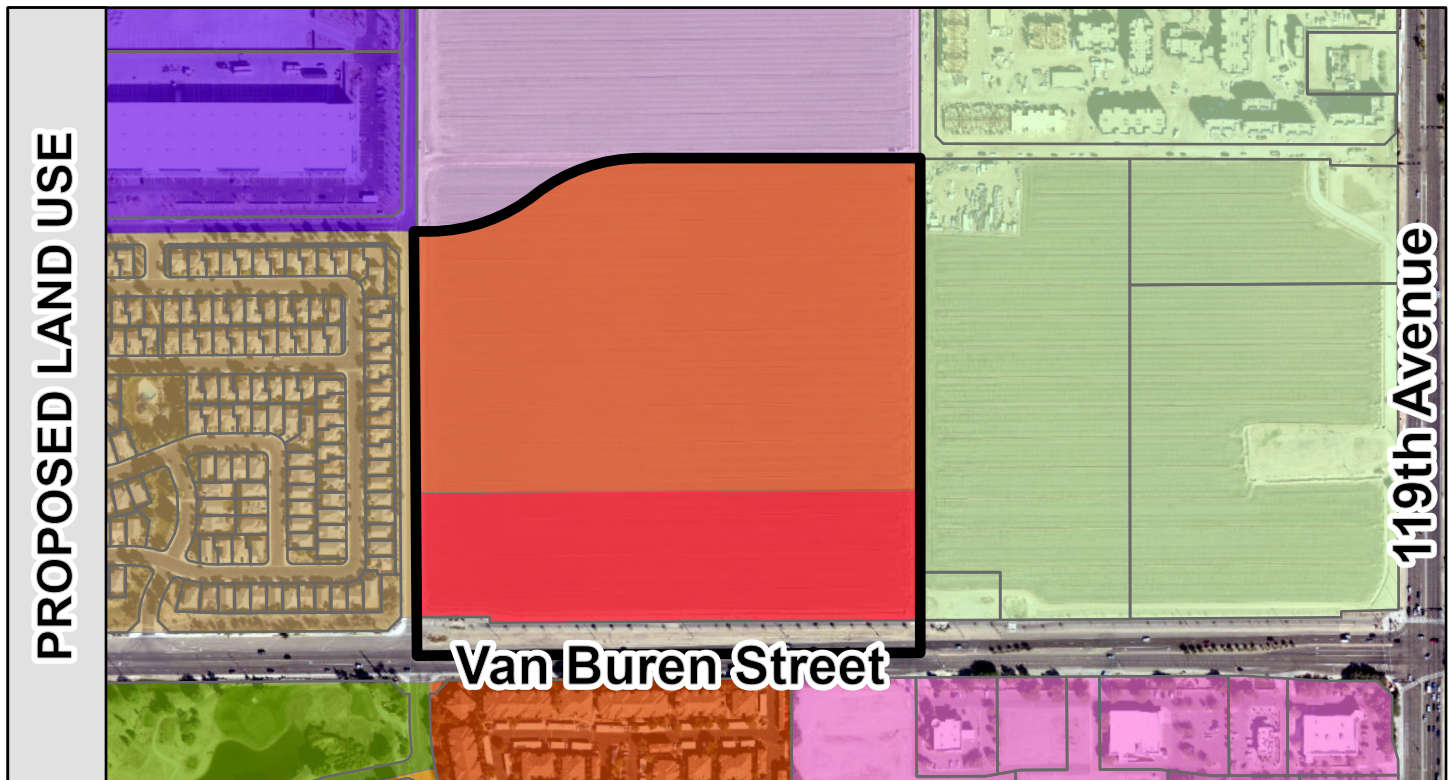
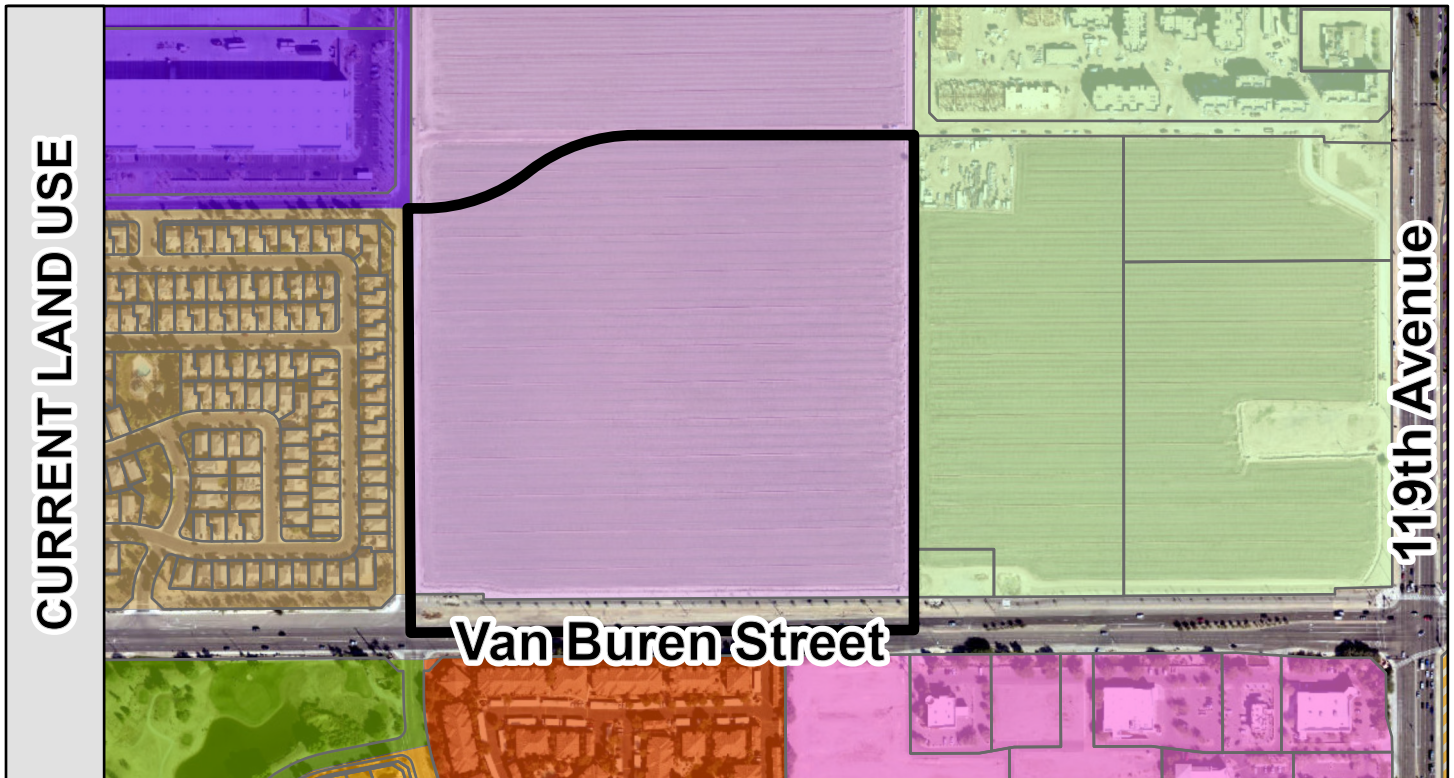


Zoning Vicinity



Subject Property





General Plan Land Use



- Local Commercial
- Medium/High Density Residential
- High Density Residential
- Open Space and Parks

- Business Park
- Mixed Use
- Promenade District
- Village District

Subject Property



Fuze 623

Planned Area Development Narrative



Submittal#1: September 2021

Submittal #2: December 2021

Submittal #3: March 28, 2022

Submittal #4: May 5, 2022

Submittal #5: June 10, 2022

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- 3. Site Plan
- 4. Renderings & Elevations
- 5. G&D Plan
- 6. Drainage Report

Fuze 623

Planned Area Development Narrative

A. Introduction

This application requests a Planned Area Development zoning for the approximate 38.86-acre (gross) property generally located at the northwest corner of 117th Avenue and Van Buren Street (the “Property”) and to establish site-specific permitted uses, as well as development standards and design criteria for a 681-unit multifamily community, which will be highly stylized, urban-designed, and pedestrian-friendly (the “Project”). The proposed community will provide new and diverse housing opportunities and will accommodate a variety of lifestyles and transitions. The proposed development also rezones ~~8.92~~ net acres of land for future commercial uses along Van Buren Street.

7.62 net ac

A companion General Plan Amendment (GPA) request has been filed with the City of Avondale under separate cover to amend the General Plan Land Use Map from Mixed Use to High Density Residential (12-30 dwelling units per acre) on 24.15 net acres and Local Commercial along Van Buren Street on 7.62 net acres.

B. Property Description

The Property is vacant, and has frontage along Van Buren Street, and proposed roadway alignments on its east (117th Avenue), west (119th Avenue) and north sides (Corporate Drive). The surrounding land uses consist of a single-family residential subdivision to the west; vacant land to the east and north; and an apartment community to the south. The larger area is part of the BLVD which is generally intended for greater intensity of uses and development.

Fuze 623 is in a unique location being that it is the only land in the city currently zoned City Center District (CCD), land located within the Residential Mixed-Use (RMU) subarea of the CCD. The CCD is a defunct zoning district that changed over into the BLVD but for this Property. While the proposed multi-family residential land use is permitted under the property’s current CCD zoning, development standards required within the CCD district would preclude development of the site as proposed. For this reason, this application seeks a new PAD zone change with modified standards.

With the increase of employment, commercial and educational opportunities that are anticipated in the area, including within the City Center area, this site is a prime location for new residences which will in turn support other land uses.

C. Project Description

The intent of the Fuze 623 PAD is to establish site-specific permitted uses, as well as development standards and design criteria for a new multifamily residential community and future commercial uses. The proposed development will offer two different types of residential apartment living. Part of the community will be approximately 360 units, 3 stories in a traditional garden-style building. The other portion of the development will be a mid-rise building consisting of 321 units and 7 stories. The overall combined net density is 28.2 du/ac over the residential portion.

The overall development will share a common architectural theme across the multi-family residential components. Though materials and colors may vary across the site, incorporation of a common architectural style and carryover of theming elements is provided. The commercial site plan will be part of later development phase and this PAD will ensure that a common architectural style and carryover of theming elements will be a part of that future commercial design.

The Fuze 623 PAD provides a new housing product, and new way of construction, that provides diversity to the market and new efficiencies. With an emphasis on high quality design, community open space and enriched amenities, Fuze 623 will attract a variety of new residents to Avondale including young professionals, millennials, and empty nesters.

D. Request / Proposed Land Use Map

This application requests a Planned Area Development amendment to rezone the Property from CCD to PAD with underlying Multi-Family Residential (R-4) and commercial (C-2) zoning.

E. PAD Permitted Uses

Permitted R-4 land uses include: 1) Residential Units, 2) Accessory Vehicle Garages and Canopies, 3) Leasing office, 4) Residential Clubhouse and Community Pool, and 5) Accessory resident storage buildings and those uses which are permitted in Section 202.B of the Avondale Zoning Ordinance.

Uses permitted with conditions or a conditional use permit shall be in accordance with Section 203 and 204 of the Avondale Zoning Ordinance.

C-2 (Community Commercial) land uses and development standards shall apply to the +/- 8 acres along Van Buren Street.

F. Development Standards

Development of the Project shall conform to the standards set forth in the R-4 Zoning District of the Avondale Zoning Ordinance and the standards set forth in this PAD Amendment. Should a conflict between the Zoning Ordinance and this PAD, the standards of this PAD shall apply.

Table A: Residential Development Standards Table*

	R-4	PAD Proposal
Max. Units Permitted	70: 1 unit for every 1,452 sf net site area	70: 1 unit for every 1,452-sf net site area
Min. Lot Width	50'	50'
Min. Lot Depth	100	100'
Max. Height	45'	90' (5 stories residential, 6 stories parking)
Max. building coverage (Overall)	50%	50%
Building Setbacks Front Rear Side Street Side	25' 15' 15' 25'	25' 15' 15' 25'* *8' along Corporate Drive and 20' along 119th Avenue
Landscape Setback Street Side	25'	25' *20' along 119th Avenue and 8' along Corporate Drive
Open Space	20% useable open space	12.77% useable open space
Private Open Space	80 sf per unit	32 square foot balcony per unit for garden apartments 40 square foot balcony per unit for wrap apartment Ground floor patios will be 80 square feet per unit
Building Separation	1 story - 20 feet 2 story - 30 feet	30 feet (all buildings) Between principal entrances and exits, 15' min. all other sides
Garage Parking	25% percent of required parking for multi-family residential projects (excluding guest parking) to take the form of enclosed garages	25% percent of required parking for the wrap apartment project (excluding guest parking) will be in an enclosed

		garage. No enclosed garages will be required for the garden style apartment units. Surface and/or covered parking will meet the parking requirement.
Parking Space Dimensions	Minimum dimensions for standard parking spaces are 9.5' wide by 20' long Up to 2 feet (24 inches) of overhang may be counted towards the minimum depth of a parking space if the overhang occurs over a landscape area with a minimum depth of 10 feet. Up to 2 feet (24 inches) of overhang may be counted towards the minimum depth of a parking space if the overhang occurs over a private sidewalk with a minimum width of 6 feet.	For parking structure/garage parking the minimum dimension for the parking spaces shall be 9' wide by 18' long wide stalls with a 26' aisle width. Surface parking spaces will maintain the 9.5' wide by 20' long dimension and utilizing the overhang allowances, per Section 805.A.
MF setback from SFR zoning	75'	65'

*Please note that the deviation proposed are **bolded** in the above table.

Justification for Deviations

- Section 205.B Footnote 3 – Request increase in maximum height given proximity to The BLVD district which allows up to 110 feet in height and adjacency to major commercial/mixed use areas. Additionally, previously approved CCD RMU zoning designation for this site allowed buildings above 45' height with 5 stories of residential. To accommodate the parking required for the 5-story residential mid-rise, a 7-story parking garage is required at the center of the building.
- Section 206.B.2.d – Request exception to allow parking within required landscape setback along 119th Ave. to provide landscape amenities and greenspace for residences in accordance with Section 206.B.2.a (not interrupting central open space with parking or roads).
- Section 206.B.2.e – Request Private outdoor space per unit be reduced to 32 square feet per unit (garden apartments) and 40 square feet per unit (wrap apartments) on stories above ground floor. Ground floor units would satisfy 80 sf per unit requirement. There are limitations in the construction type that prevent any modifications to the mid-rise residential building where cantilever balconies are limited in depth.
- Section 206.B.5.c – Requirement for multifamily states 25% of parking, excluding visitor parking, in apartment developments is required for projects over 100 units. The wrap development is over 100 units and includes an enclosed parking garage and will meet the 25% parking requirements. However, we request a deviation for the garden-style apartments. We propose that these will not

require the enclosed garages. Tuck-under parking is not a viable option given the modular construction necessary for the project, which allows higher quality units and more sustainable construction.

- Section 805.A – We are requesting a deviation to allow 9' wide by 18' long wide stalls with a 26' aisle width count as a standard stall dimension at the mid-rise parking garage. Surface parking at the Garden-style units will be designed per city guidelines (9.5' by 20'). The parking garage at the midrise faces limitations in length and width due to site constraints that favor a 9' wide by 18' parking stall dimension. A 9' by 18' stall is also consistent with the highest Level of Service (LOS) Grade A requirements and state/federal Accessibility guidelines. Parking in the garage will only be for residents. Parking for guests, deliveries, and staff will not be located in the garage, and will comply with the 9.5' by 20' dimension requirement.
- Avondale Multi-Family Residential Design Manual – Open space requirements are 20% and we are requesting a deviation to allow 12.77% open space. The BLVD district which is adjacent to the Property allows a minimum of 15% open space, which we are close to meeting. In addition, we are providing high quality active and centralized recreational areas and amenities within the larger development to provide residents with usable open space area.
- Section 205.B & Section 12.3.c.ii building and landscape setback along 119th Avenue is requesting to be 20 feet. The proposed development would like to include patios along the bottom floor to activate the street and therefore a small setback reduction is needed to accommodate the patios and landscaping along the streetscape. In addition, we are requesting that the landscape and building setback along Corporate Drive to be 8 feet. With the relocation of the wrap building, we need some relief to accommodate that building within the northeast corner of the Property.

G. Residential Design & Architecture

Fuze 623 will provide new and diverse housing opportunities for the residents of Avondale, by providing high quality, luxury style apartment housing at an attainable price point. Construction of multiple apartment buildings on the site would be of a modular design, significantly reducing construction waste and negative environmental impacts to the surrounding community. Life-cycle sustainability of the proposed apartment complexes would be maintained by equipping units with smart technology, energy and water saving fixtures, as well as a highly insulated exterior envelope made possible by modular construction. The driving goal behind this development is providing access to high quality, sustainable, healthy design to all income levels.

The apartment community will feature covered surface parking for garden-style units, and secured garage parking for the mid-rise multifamily complex. Multiple parks located in open space will include walking paths, lawns, dog parks, corn hole and leisure spaces all available outside the units front door. In addition, the mid-rise complex includes two central courtyards that units overlook. Two pools – one at the roof top of the mid-rise complex and one as park of the garden-style clubhouse – provide ample access to luxury amenities for residents to mingle. Each building is arranged surrounding these open spaces, sub-dividing the development into smaller communities.

Every apartment in the community will feature an open floor plan and generous natural light while incorporating smart home features, EnergyStar rated fixtures, LED lighting, quartz counters, stainless appliances, and modern design selections.

Fuze 623 is designed with highly stylized elevations using quality building materials and designed with a modern appeal. The design utilizes architectural embellishments including decorative metal balcony screens, canopies, standing seam metal roof elements, and wood-simulated accents to provide diversity of design. Conceptual elevations are provided herein.

Architectural Elements and Details

The community elevations may utilize a variety of the following elements to enhance and diversify the community's character, including but not limited to the following:

1. Recessed or projecting balconies
2. Awnings
3. Porches
4. Roof overhangs
5. Stucco (garden-style apartments only)
6. Fiber cement panel
7. Wood and metal accents
8. Decorative lighting
9. Full height glass
10. Painted Architecturally Exposed Steel Structure
11. Neutral stone at landscaping
12. Copper or galvanized metal gutters, roof drain downspouts, metal roofing on awnings
13. Metal entry canopy and carport for shade and a distinguished building entrance
14. Reveal lines
15. Recesses
16. Decorative metal and wood for accent elements and/or plantings

Ultimately, the development will provide the framework for a sustainable, healthy, active community to bolster the nearby commercial and mixed-use developments.

H. Site Design Criteria / Details

1. Product

Fuze 623 will offer two different types of residential apartment living. Part of the community will be approximately 360 units, 3 stories in a traditional garden-style building. The other portion of the development will be a mid-rise building consisting of 321 units and 7 stories.

The development will feature Studios, (64 units), 1-bedroom, (303 units), 2-bedroom (263 units) and 3-bedroom (51 units) configurations. The Studio units are approximately 557 square feet of livable area, 1-bedroom units are approximately 627 square feet of livable area. The 2-bedroom units area approximately 976 square feet of livable area. The 3-bedroom units are approximately 1,102 square feet of livable area.

2. Streetscape

Building setbacks are 25 feet along 117th Avenue and 20 feet along 119th Avenue, and 8 feet along Corporate Drive. The streetscape will feature detached, tree-lined sidewalks with complementary landscaping. The landscape setback along Corporate Drive will be 8 feet and 20 feet along 119th Avenue.

3. Access & Circulation

Pedestrian connections will be provided to the north, south, east, and west due to the central sidewalks and drive aisles that provide an enhanced pedestrian experience with landscaping along these internal pathways.

Vehicular access to the Community is proposed via Van Buren Street to the south, Corporate Drive to the north, 119th Avenue to the west, and 117th Avenue to the east. These will be connected to the project with main internal roadways with on-street parking, landscaping, and sidewalks to make it feel like an urban setting.

The site has excellent circulation from all sides through a street grid system connecting each project component to its street frontage and internal boulevards. Vehicular circulation will be provided via a primary north/south main boulevard, as well as an east/west drive (Fillmore Street) through the center.

4. Refuse

There are 8 enclosed trash/refuse dumpsters provided within the development provided with trash compactors. The layout of the enclosures will be intentional to allow for a one-pass route for collection purposes.

5. Parking

The parking spaces required for the project is 1,249 spaces, and the total parking spaces provided is 1,257 for the overall residential project which includes 44 spaces of shared parking with the adjacent commercial parcels to the south.

The breakdown per phase is as follows:

The wrap building will include 415 spaces in the garage and 134 spaces for surface parking, totaling 549 spaces. The surface parking will be used by guests, staff and resident overflow parking. 4% of these stalls will have EV charging with 16% EV Capable for future installation.

The garden apartments will provide 639 spaces, including one covered space per unit. 4% of these stalls will have EV charging with 16% EV Capable for future installation.

There are also 25 additional surface parking spots located for use by the clubhouse staff and visitors and 44 shared parking spaces on the commercial parcels. This brings the total parking provided to 1,257, which exceeds the code requirements.

6. Amenities & Clubhouse Area

Shared amenities will be dispersed through the Community, located both indoors and outdoors, and will include the following:

- Lounges
- Business center
- Reading room
- Dog Park/ Run
- Strength training room
- Fitness room and movement lawn
- Game room
- Golf Simulator
- Rooftop cabanas and lounge
- Rooftop pool deck
- Clubhouse pool deck
- Clubhouse full fitness center
- Outdoor kitchen and grilling spaces
- Yard games
- Outdoor lounge spaces and gathering space
- Shaded outdoor recreation areas and lawns

I. Landscaping & Open Space

Landscape Theme and Details

The plant palette will consist of regionally adapted drought tolerant species that will enhance the community aesthetics. Shade trees will be utilized along pedestrian circulation routes ensuring a pleasant and inviting pedestrian experience.

Open Space Concept

Fuze 623 has been designed with ample open space and recreation areas with quality amenities distributed throughout the community. The open space and recreation areas are intended to encourage resident interaction and sense of place. The development will provide approximately 12.77% total open space, roughly 134,328 square feet overall.

Entrance Design Concept

A long, linear entry drive that is tree lined on both sides of the street will provide a strong entry design for the community and thoughtful entry monumentation will welcome residents and their guests.

Amenity Area Landscape

Landscaping amenities are provided throughout the site for activity and leisure functions, including open green space, pathways, dog park, resort-style pools, grilling stations, yard games and hammock gardens.

J. Infrastructure

Roadway Improvements

The site is accessed locally via Van Buren Street, 119th Avenue, 117th Avenue, and Corporate Drive. Regional access is expected to be provided by Interstate 10 (I-10) and Loop 101 and by the other arterial streets in the vicinity such as Avondale Boulevard and Fairway Drive. The Fuze 623 project proposes to improve the adjacent half streets of Van Buren Street (Major Arterial), and 117th & 119th Avenues (Minor Collectors). The full section of Corporate Drive (Minor Collector) will be constructed with a raised median in place of a paved turn lane. All other internal streets will be private, designed to meet City of Avondale Fire Code requirements. Power lines along Van Buren Street are required to be converted underground, and the existing multiuse trail will remain in place.

Utilities

Sewer: There is an existing 36-inch sewer main in 119th Avenue and an existing 12-inch sewer main in Van Buren Street. The Fuze 623 project proposes a private sewer main within the center east-west private drive. The main will connect to the existing main within 119th Avenue via a proposed manhole tap. Private sewer taps will service each building.

Water/Fire: There is an existing 12-inch water line in 119th Avenue and an existing 16-inch water line in Van Buren Street. The Fuze 623 project proposes a private looped water line system within the private drives running east-west and north-south throughout the project. Public water lines are proposed within 117th Avenue and Corporate Drive. Fire sprinkler taps and domestic service taps will come off the public mains to service each building, with water meters (for domestic) and backflow preventors located at the taps. Water meters will be located within public right-of-way.

Fire: The proposed looped water line system will include fire hydrants placed so no point along the fire apparatus road to a hydrant exceeds 150 feet. Additional design requirements include a minimum 26-foot road width, minimum 14-foot height, inside turning radii of 35 feet, outside turning radii of 55 feet, an approved all-weather surface, and approved marking.

Grading and Drainage

Onsite retention will be provided for runoff generated by the 100-yr, 2-hr storm event onsite and well as within the adjacent half street of Van Buren Street, 117th Avenue, 119th Avenue, and Corporate Drive. Fuze 623 proposes a mix of surface retention basins and underground storage tanks. Stormwater retained within basins and tanks will be dissipated within 36 hours following the end of the storm through drywells.

Phasing

The development will be built in a single phase with the first work being the installation of infrastructure and improvement of the street frontage, access way, and retention basins. The remaining sequence of construction is planned in the following order: 1) setting the four southernmost garden-style apartment buildings and clubhouse / pool (between W Polk and W Fillmore Streets); 2) setting the four garden-style apartment buildings in the northeast corner (between W Fillmore Street and Corporate Drive), and 3) setting the mid-rise building in the northwest corner (between W Fillmore Street and Corporate Drive), which will be submitted to the City of Avondale separately to ensure proper and orderly development. A future phase will include the commercial frontage as market conditions dictate.

K. Conclusion

Fuze 623 will activate a long-time vacant parcel with a new urban style apartment community which will provide new housing opportunities with quality shared amenities and ample open space. The proposed community will provide new housing opportunities with both garden style and mid-rise apartments that are appropriately located just south of Interstate 10 and in a prime location in the city. In addition, the Community aligns with the City Center Zoning District and the Residential Mixed Use sub-area and is the type of development that is envisioned for this area.

Exhibit 1

Aerial Map - NEC 119th Ave and Van Buren



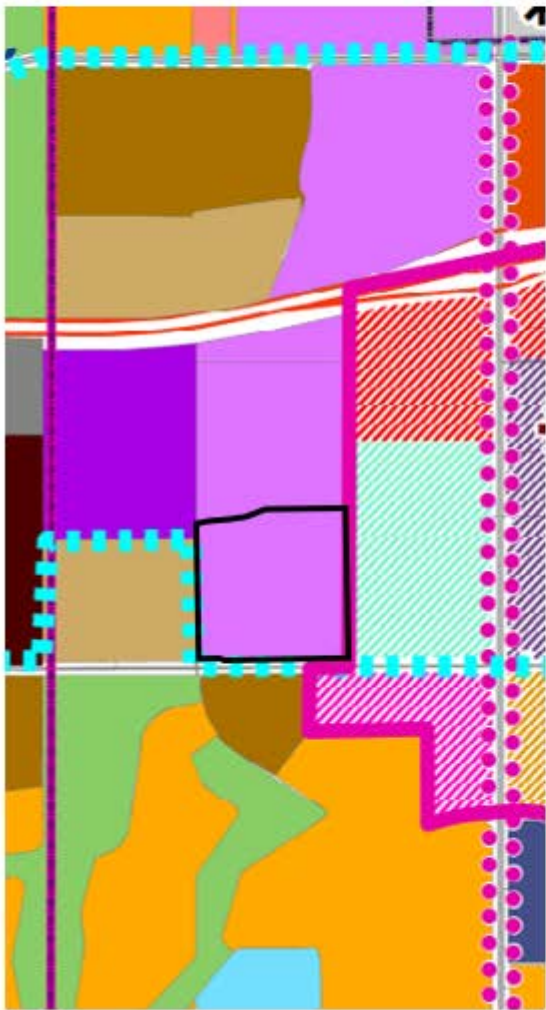
Exhibit 2

Zoning Map - NEC 119th Ave and Van Buren



General Plan - NEC 119th Ave and Van Buren

Existing:
Mixed Use



Proposed:
High Density Residential and Local Commercial

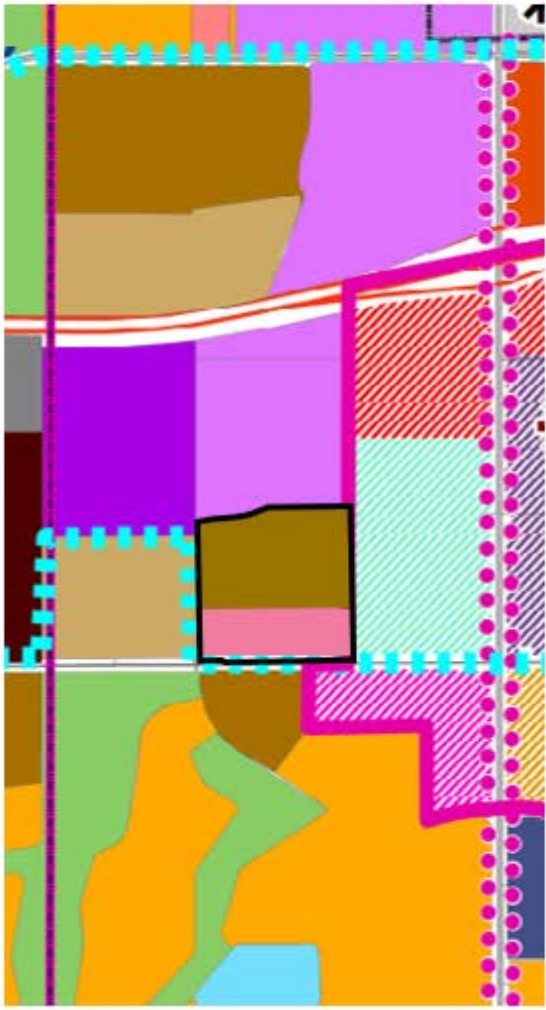
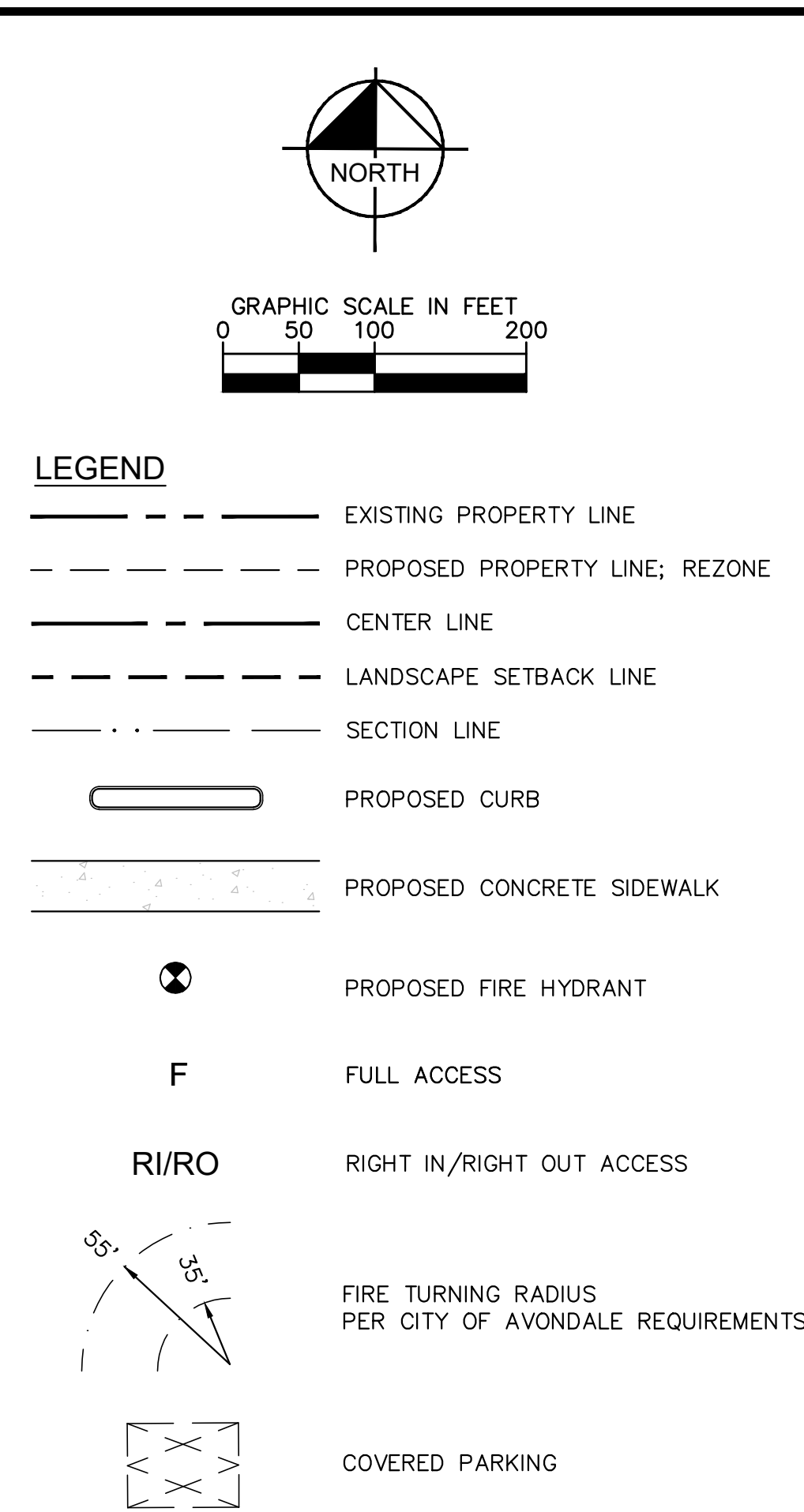


Exhibit 3

	X:\EAV_Oiv\291588001 - Avondale 2 Modular\CADD\Exhibits\Avondale 2 Modular - Overall Site Plan.dwg, Layout:EXI.01 Jun 13, 2022 - 2:56pm HeatherD	REV
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SITE DATA

AVENUE/DALE PARKING RATIOS	# of Space(s)	Unit	Loading Spaces
MULTI-FAMILY			
STUDIO	1.5	per unit	
1 BEDROOM	1.5	per unit	
2 BEDROOM	1.75	per unit	
3 BEDROOM	2	per unit	
GUEST PARKING	1	per 10 units	
SINGLE FAMILY RESIDENTIAL	2	per unit	
AMENITY / CLUB HOUSE (Fitness Center/Family Activity Center)	1	200sf	1

ZMODULAR MULTI-FAMILY BUILDINGS - AVONDALE SITE				SUM OF UNIT TYPES	SUM OF UNIT TYPES	PARKING REQUIRED	PARKING REQUIRED
UNIT TYPE	PICOMA 4	L48	WRAP	WRAP	GARDEN	WRAP	GARDEN
STUDIO	12	0	40	40	24	60	36
1 BEDROOM / 3 BATH	12	17	171	171	126	256.5	189
TYPE-A: 1 BEDROOM / 1 BATH	0	1	0	0	6	0	9
2 BEDROOM / 2 BATH	11	23	95	95	160	166.25	280
TYPE-A: 2 BEDROOM / 2 BATH	1	1	0	0	8	0	14
3 BEDROOM / 2 BATH	0	5	15	15	30	30	60
TYPE-A: 3 BEDROOM / 3 BATH	0	1	0	0	6	0	12
UNIT SUB TOTAL	36	48	321				
TOTAL OF EACH BUILDING	2	6	1				
UNIT TOTAL (681)	72	288	321	321	360	513	600
						TOTAL REQ'D EXCLUSIVE OF GUEST	1113

PARKING TYPE	PARKING MATRIX	
	REQUIRED	PROVIDED
BICYCLE PARKING REQUIRED	26	26
ACCESSIBLE PARKING SPACE (2% ^{Total})	22	25
VAN PARKING SPACE (1/6 of ADA)	4	4
RESIDENTIAL PARKING SPACES	1113	1182
CLUBHOUSE PARKING SPACES	25	25
GUEST PARKING (1 PER 5 UNITS)	137	137
SHARED PARKING		68
BUS & TRUCK LOADING	1	1
TOTAL PARKING SPACES	1275	1275

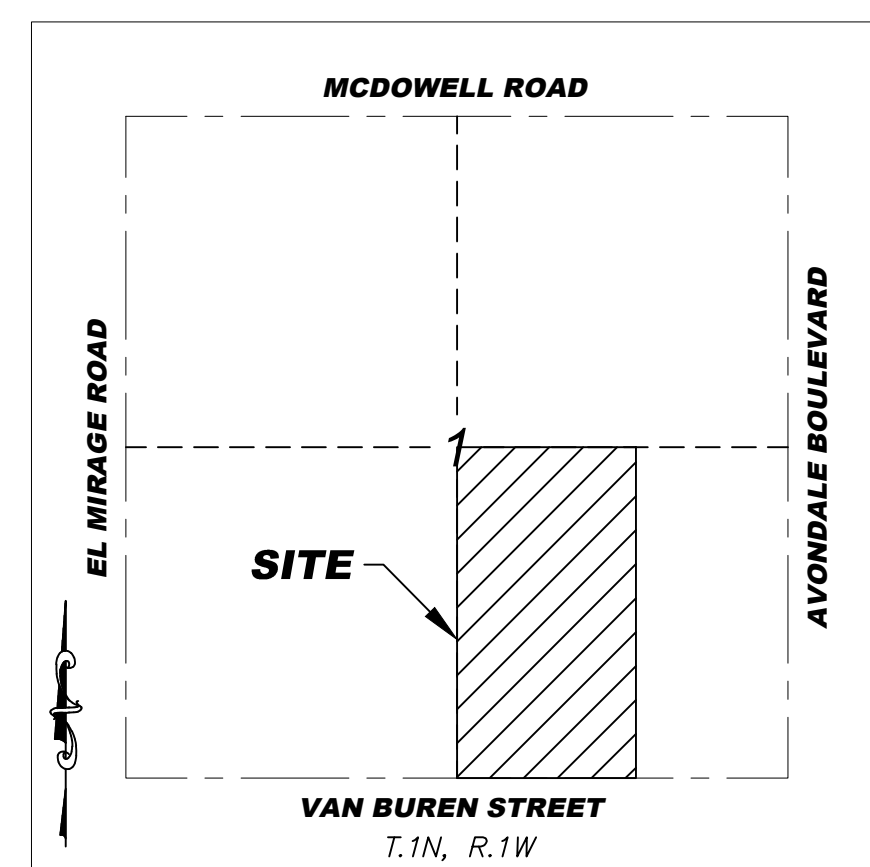
Total parking provided to be 1,257 spaces as explained in the narrative (inclusive of resident, guest, ADA, etc.) Updated matrix to be provided with Site Plan & Design Review submittal.

NOTES

1. PROPOSED SURFACE STALLS ARE 9.5' X 20'. PROPOSED GARAGE STALLS ARE 9' X 18'. PARALLEL PARKING STALLS ARE 10' X 20'.

CITY OF AVONDALE SITE PLAN 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' (SILVER) 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 THERE TO SHALL REQUIRE APPROVAL OF THE CITY OF AVONDALE.
6. THIS PROJECT IS SUBJECT TO THE CURRENT AVONDALE GENERAL ENGINEERING REQUIREMENTS AND TO ANY SUPPLEMENTAL ORDINANCES, COMMERCIAL DEVELOPMENT AND MULTIFAMILY DESIGN MANUAL, ZONING ORDINANCE, GENERAL PLAN, AVONDALE STREET TREE MASTER PLAN, AND ANY APPLICABLE SPECIFIC PLANS.



SITE PLAN CONSTRUCTION NOTES

- 1 DRIVEWAY ENTRANCE
- 2 SCREENED TRASH COMPACTOR
- 3 AMENITIES
- 4 DECORATIVE PAVEMENT
- 5 SIDEWALK
- 6 FIRE HYDRANT (MAX 300' SPACING)
- 7 FIRE DEPT. TURNING RADIUS
- 8 PARKING STALL (9.5' X 20' & 9' X 18')
- 9 WATER METER
- 10 MAIN ACCESS, RESTRICTED ACCESS MOVEMENT
- 11 SECONDARY ACCESS, FULL ACCESS MOVEMENT
- 12 PAVEMENT STRIPING
- 13 PARALLEL PARKING STALL (20' X 10')
- 14 LOADING SPACE (10' X 40')
- 15 STORAGE/MAINTENANCE BUILDING (22'X18')

Kimley»»Horn
1001 WEST SOUTHERN AVENUE, Suite 131
Mesa, Arizona 85210 (480) 207-2666
© 2022



FUZE 623
PRELIMINARY SITE PLAN
AVONDALE, AZ

PROJECT No.	291588001
SCALE (H):1"=100'	
SCALE (V):---	
DRAWN BY:SSR/SJB	
DESIGN BY: PAC	
CHECK BY: HDR	
DATE:06/08/2022	



Avondale Z Modular - Overall Site Plan.dwg

01 OF 02 SHEETS





FUZE MID-RISE BUILDING PARKING:

Garage: 415
Surface: 134
Total: 549

GARDEN STYLE PARKING:

Units: 639
Clubhouse: 25

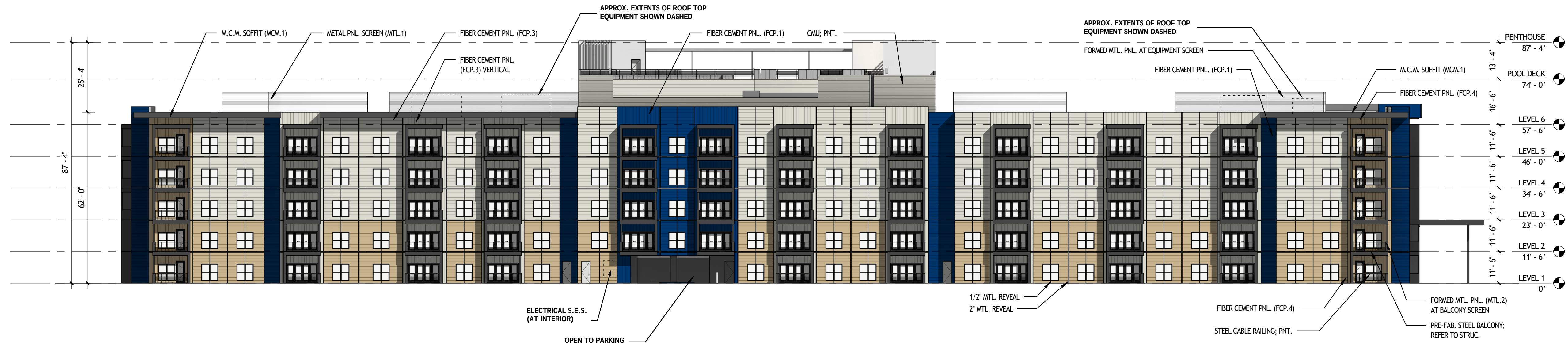
(Guest Parking at 1 per 5 units:137)

TOTAL PARKING: 1,213

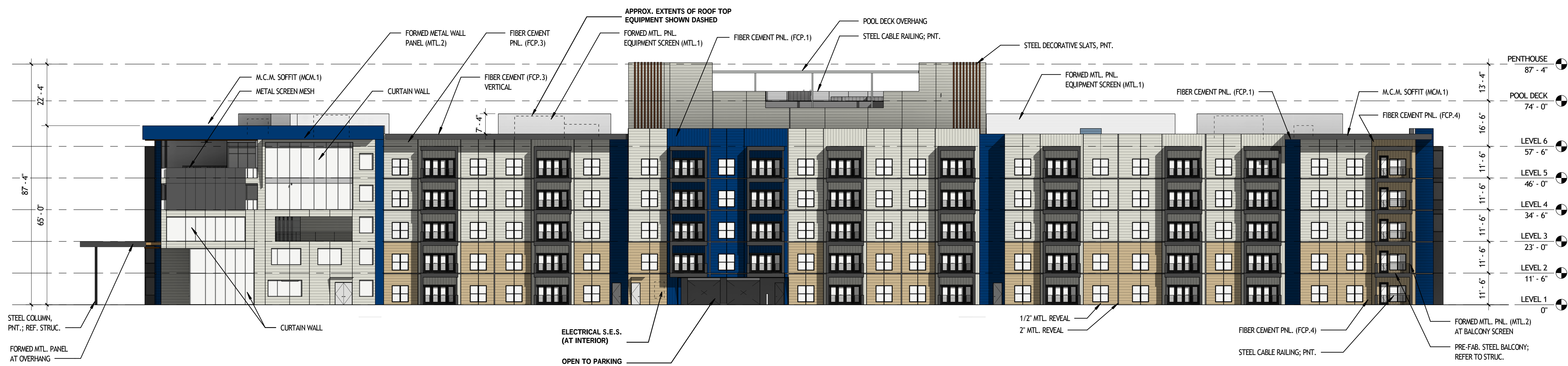
REFERENCE CIVIL SITE PLAN FOR
DETAILED PARKING INFORMATION



Exhibit 4



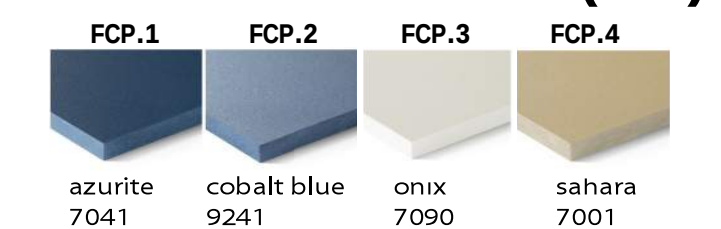
F1 **OVERALL ELEVATION SOUTH**
3/64" = 1'-0"



A1 **OVERALL ELEVATION NORTH**
3/64" = 1'-0"

EXTERIOR FINISH COLOR LEGEND

**SWISSPEARL HIGH DENSITY
FIBER CEMENT PANELS (FCP)**



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

L

K

J

H

G

F

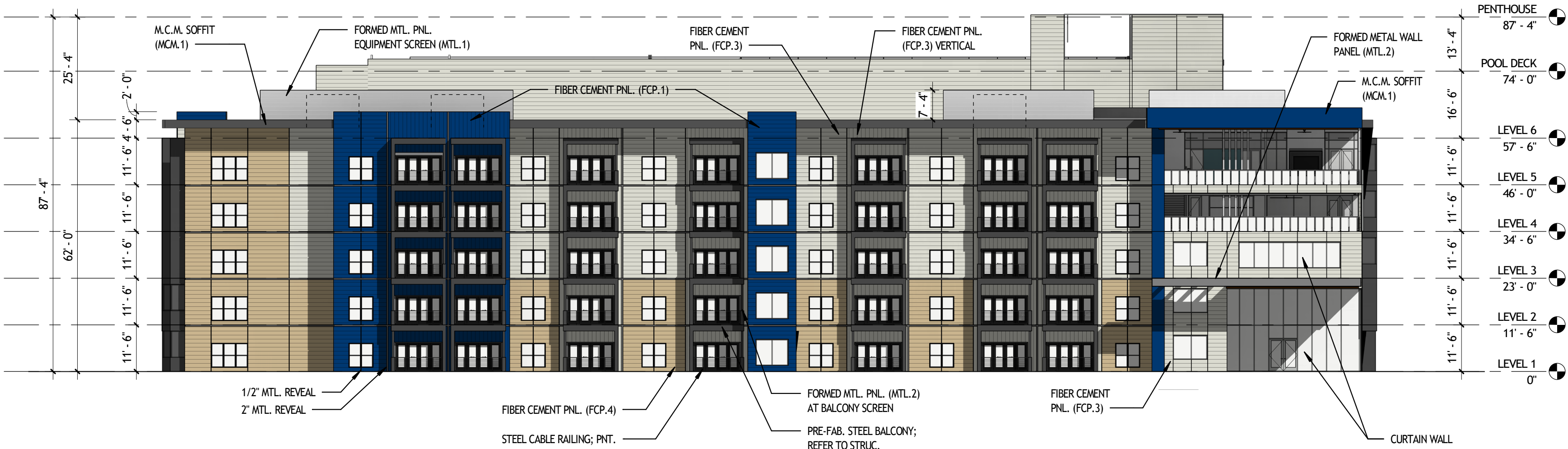
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D

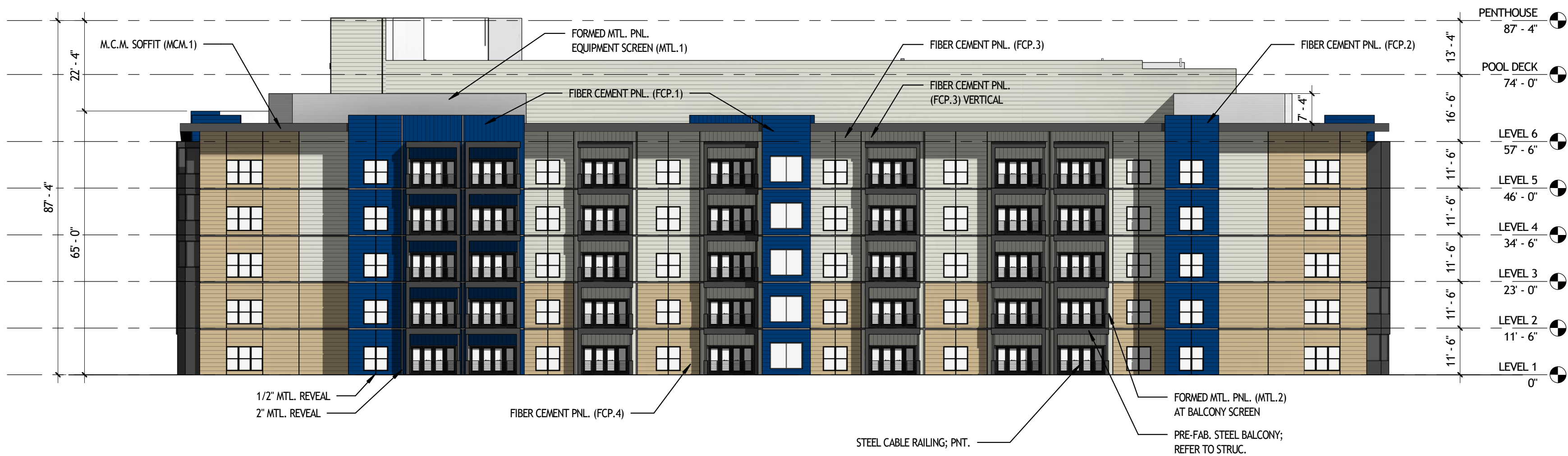
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B

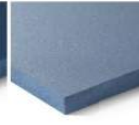
A



F6 OVERALL ELEVATION EAST
3/64" = 1'-0"



A6 OVERALL ELEVATION WEST
3/64" = 1'-0"

EXTERIOR FINISH COLOR LEGEND			
SWISSPEARL HIGH DENSITY FIBER CEMENT PANELS (FCP)			
FCP.1	FCP.2	FCP.3	FCP.4
			
azurite 7041	cobalt blue 9241	onix 7090	sahara 7001



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Wrap - FUZE 623
XXXXX W. Corporate Dr.
Avondale, AZ 85323



PRINT THIS SHEET IN COLOR

0 Design Review Board Submission 09/17/21

△ Issues

Project Number: 16.21255.00

Project Lead: BH

EXTERIOR BUILDING ELEVATIONS

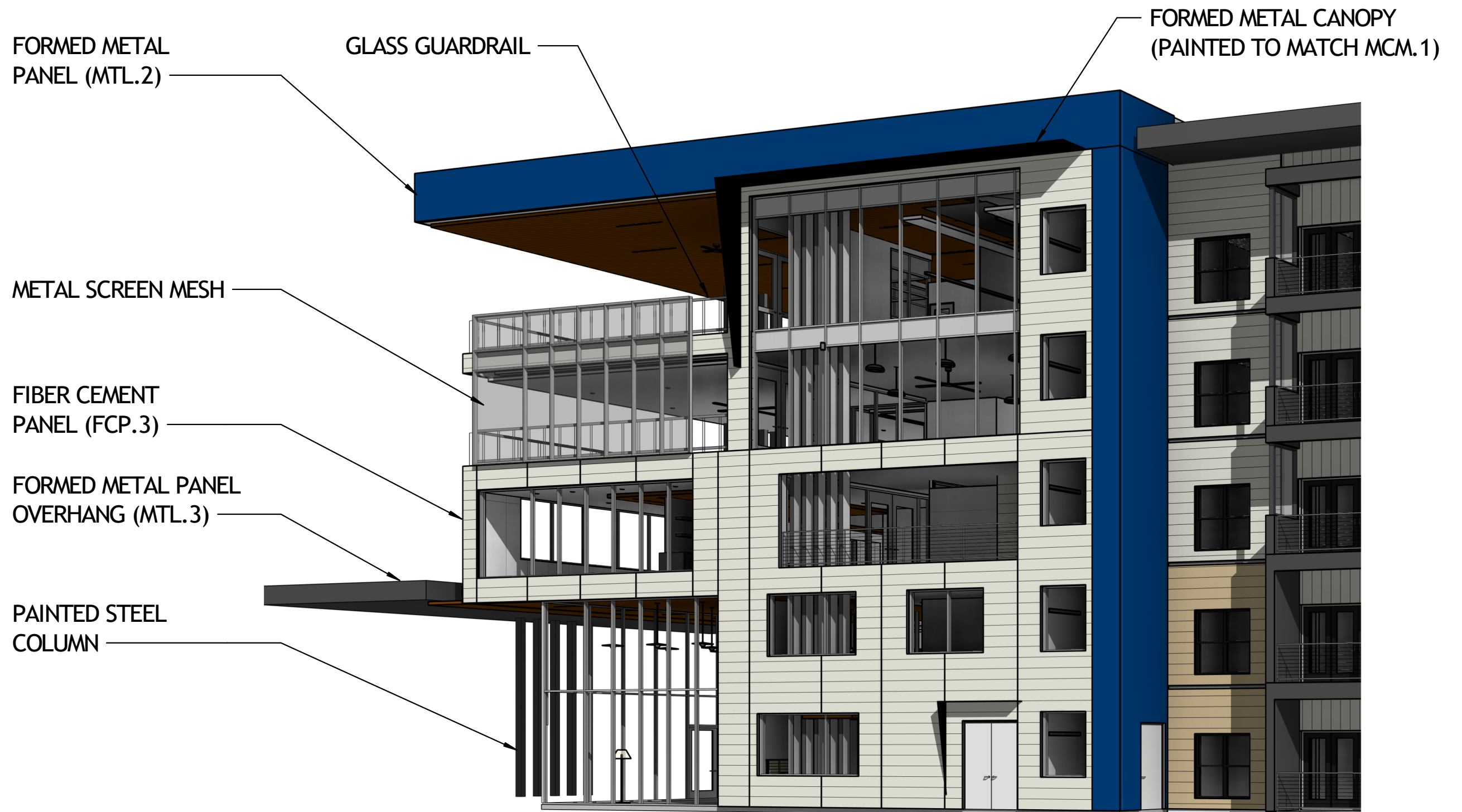
A-202

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Local File Path: B:\40\70202-42 Texas Wrap\2020-42-AVONDALE (Central 2021).rvt

Plot Date: 9/18/2021 1:29:19 PM







FORMED METAL PANEL
EQUIPMENT SCREEN
(MTL.1)

FIBER CEMENT
PANEL (FCP.3)

FORMED METAL
PANEL (MTL.2)

FORMED METAL PANEL
AT BALCONY (MTL.3)

FORMED METAL
CANOPY (PAINTED
TO MATCH MCM.1)

CABLE RAIL

FIBER CEMENT PANEL
(FCP.3)

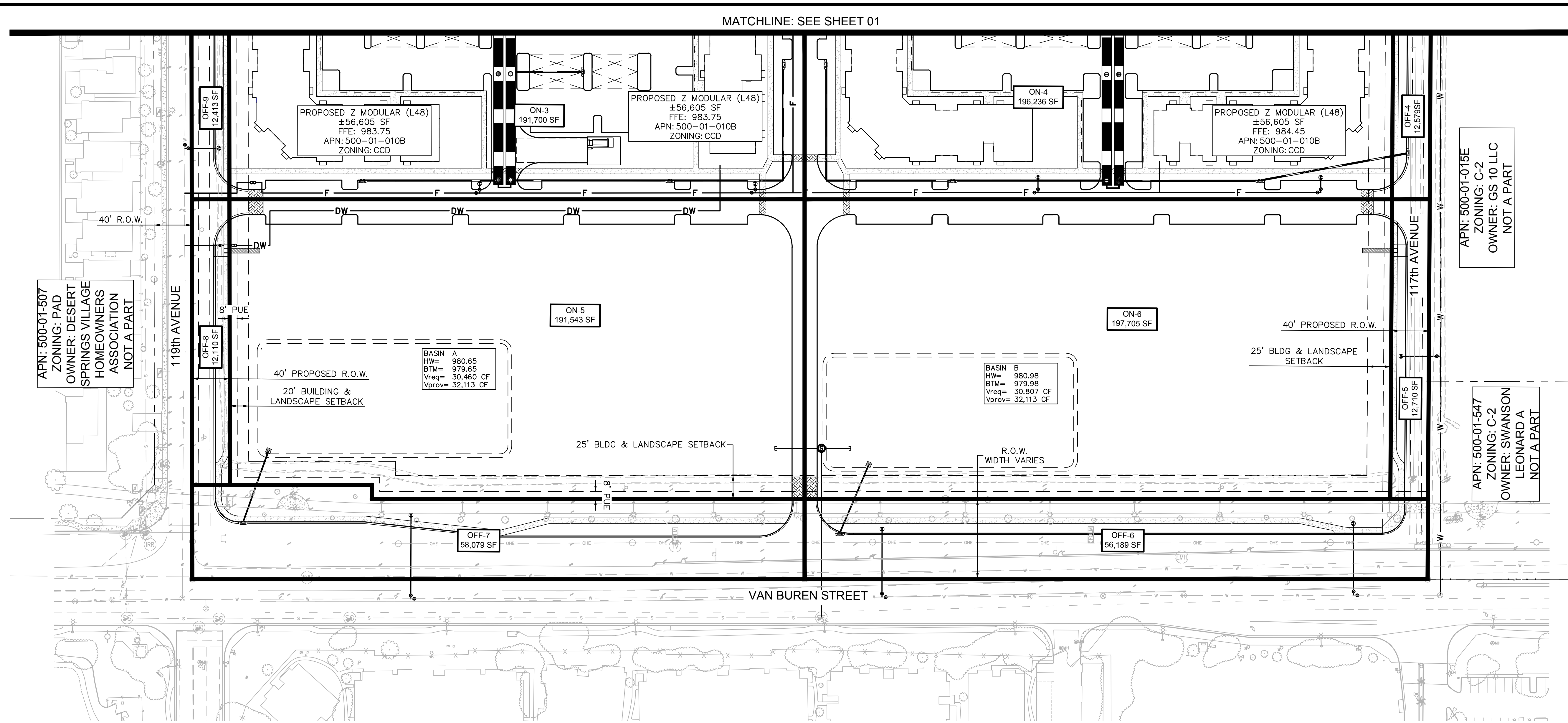
FORMED METAL
PANEL OVERHANG
(MTL.3)





Exhibit 5

K:\EAV_Civil\291586001 - Avondale 2 Modular\CAD\Exhibits\Avondale 2 Modular - Drainage Exhibit.dwg, Layout: EX1.02 Mar 23, 2022 -- 2:14pm Heather Roberts
XREFS: x586001B x586001W x586001V EXHIBIT_SHEETMAP x586001SD -PAUSE x586001BMOFF x586001UT Clubhouse-Morale Falls_X-A20-Central -- Floor Plan -- 1st Floor
x586001T x586001E EXHIBIT_SHEETMAP x586001SD -PAUSE x586001BMOFF x586001UT Clubhouse-Morale Falls_X-A20-Central -- Floor Plan -- 1st Floor
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STORMWATER RETENTION CALCULATIONS

Overall Retention Summary								
Drainage Area	Land Use	Area [A]		Runoff Coefficient [C]	Precipitation Depth [P]	Required Storage (V _{REQ} = CPA/12)		Retention Basin
		sf	ac			cf	ac-ft	
OFF 1	Pavement	26,158	0.60	0.95	2.25	4,659	0.107	UG 1
OFF 2	Pavement	25,118	0.58	0.95	2.25	4,474	0.103	UG 2
OFF 3	Pavement	22,856	0.52	0.95	2.25	4,071	0.093	UG 2
OFF 4	Pavement	12,579	0.29	0.95	2.25	2,241	0.051	UG 4
OFF 5	Pavement	12,710	0.29	0.95	2.25	2,284	0.052	B
OFF 6	Pavement	56,189	1.29	0.95	2.25	10,009	0.230	B
OFF 7	Pavement	58,079	1.33	0.95	2.25	10,345	0.237	A
OFF 8	Pavement	12,110	0.28	0.95	2.25	2,157	0.050	A
OFF 9	Pavement	12,413	0.28	0.95	2.25	2,211	0.051	UG 3
OFF 10	Pavement	15,542	0.36	0.95	3.25	3,999	0.092	UG 1
ON 1	Pavement	272,639	6.26	0.95	2.25	48,564	1.115	UG 1
ON 2	Pavement	334,007	7.67	0.95	2.25	59,495	1.366	UG 2
ON 3	Pavement	191,700	4.40	0.95	2.25	34,147	0.784	UG 3
ON 4	Pavement	196,236	4.50	0.95	2.25	34,955	0.802	UG 4
ON 5	Landscaping	191,543	4.40	0.50	2.25	17,957	0.412	A
ON 6	Landscaping	197,705	4.54	0.50	2.25	18,535	0.426	B
OFF 11	Pavement	33,480	0.77	0.95	2.25	5,964	0.137	Temp 1
TOTAL	-	1,671,064	38.36	-	-	266,046	6.108	-

Basin	Land Use	Runoff Coefficient	Drainage Area (ft²)	Required Volume (ft³)	Provided Volume (ft³)	Surplus (ft³)
UG 1	Landscaping	0.50	0	0		
	Building	0.95	0	0		
	Pavement	0.95	314,339	57,222		
			314,339	57,222		
					57,413	191

Retention Basin	Required Volume	Diameter	Required Length	Provided Length	Provided Storage
	cf	ft	If	If CMP	cf
UG 1	57,222	10	729	731	57,413

Basin	Land Use	Runoff Coefficient	Drainage Area (ft²)	Required Volume (ft³)	Provided Volume (ft³)	Surplus (ft³)
UG 2	Landscaping	0.50	0	0		
	Building	0.95	0	0		
	Pavement	0.95	381,981	68,040		
			381,981	68,040	68,173	132
Retention Basin	Required Volume	Diameter	Required Length	Provided Length	Provided Storage	
	cf	ft	lf	lf CMP	cf	
UG 2	68,040	10	867	868	68,173	
Basin	Land Use	Runoff Coefficient	Drainage Area (ft²)	Required Volume (ft³)	Provided Volume (ft³)	Surplus (ft³)
UG 3	Landscaping	0.50	0	0		
	Building	0.95	0	0		
	Pavement	0.95	204,113	36,358		
			204,113	36,358	36,914	556
Retention Basin	Required Volume	Diameter	Required Length	Provided Length	Provided Storage	
	cf	ft	lf	lf CMP	cf	
UG 3	36,358	10	463	470	36,914	
Basin	Land Use	Runoff Coefficient	Drainage Area (ft²)	Required Volume (ft³)	Provided Volume (ft³)	Surplus (ft³)
UG 4	Landscaping	0.50	0	0		
	Building	0.95	0	0		
	Pavement	0.95	208,815	37,195		
			208,815	37,195	37,385	190
Retention Basin	Required Volume	Diameter	Required Length	Provided Length	Provided Storage	
	cf	ft	lf	lf CMP	cf	
UG 4	37,195	10	474	476	37,385	

Basin	Land Use	Runoff Coefficient	Drainage Area (ft ²)	Required Volume (ft ³)	Provided Volume (ft ³)	Surplus (ft ³)
A	Landscaping	0.50	191,543	17,957		
	Building	0.95	0	0		
	Pavement	0.95	70,189	12,502		
			261,732	30,460	32,113	1,653

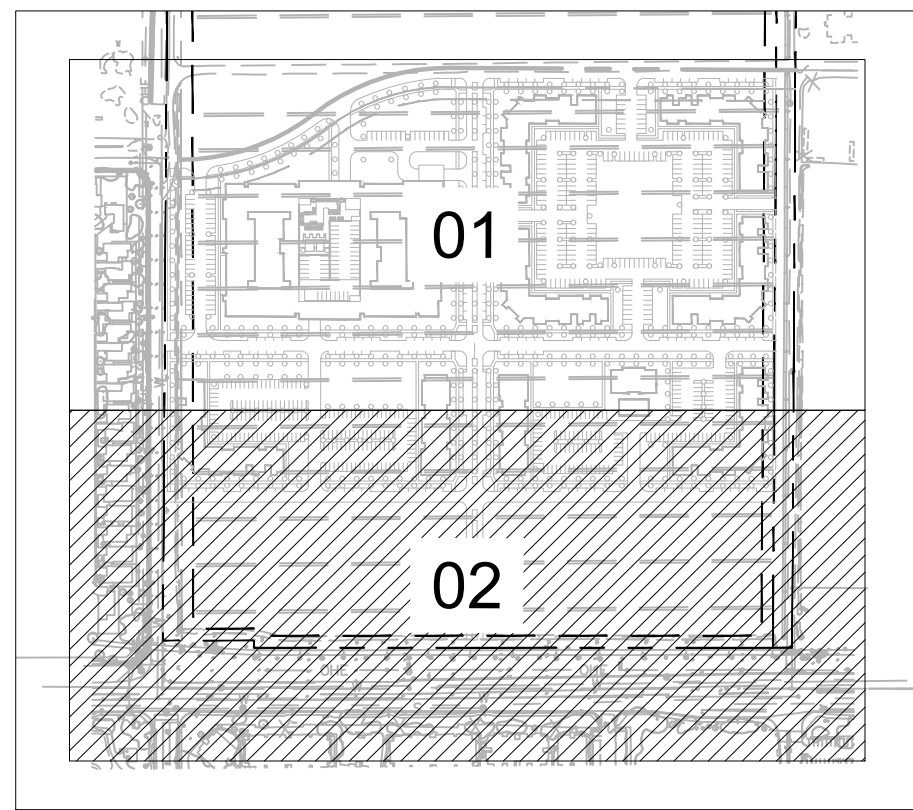
Basin	Land Use	Runoff Coefficient	Drainage Area (ft ²)	Required Volume (ft ³)	Provided Volume (ft ³)	Surplus (ft ³)
B	Landscaping	0.50	197,705	18,535		
	Building	0.95	0	0		
	Pavement	0.95	68,899	12,273		
			266,604	30,807	32,113	1,305

Drywell Summary				
Retention Basin	Volume <i>cf</i>	Percolation Rate <i>cfs</i>	Drywells Required <i>ea</i>	Drain Time <i>hr</i>
UG 1	57,222	0.1	5	32
UG 2	68,040	0.1	6	32
UG 3	36,358	0.1	3	34
UG 4	37,195	0.1	3	35

LEGEND

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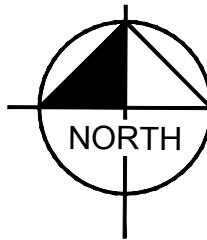


LEGEND

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|------------------------|---------------------|
| ————— | PROPERTY LINE |
| — · — · — | EASEMENT LINE |
| — > — · — · — | FLOW LINE |
| — · — · — | SAWCUT LINE |
| ————— HP ————— | PROPOSED HIGH POINT |
| ————— 74 ————— | PROPOSED CONTOUR |
| — · — · — 74 — · — · — | EXISTING CONTOUR |

KEY MAP

KEY MAP SCALE:
1"=400'



GRAPHIC SCALE IN FEET

0 30 60 120



Exhibit 6



PRELIMINARY DRAINAGE REPORT

FUZE 623
Avondale, Arizona

Prepared for:

Z-Modular
227 West Monroe Street
Suite 2600
Chicago, IL 60606

Prepared by:

Kimley-Horn and Associates, Inc.
1001 W Southern Ave, Suite 131
Mesa, Arizona 85210

Date: March 23, 2022

291588001
March 22
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Kimley»Horn

Preliminary Drainage Report

Prepared: March 2022

FUZE 623

City of Avondale, Arizona

Prepared for:

Z-Modular

227 West Monroe Street
Suite 2600
Chicago, IL 60606
(512) 845-6319

Prepared by:

Kimley-Horn and Associates, Inc.

1001 West Southern Avenue, Suite 131
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291588001

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March, 2022

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1.0 INTRODUCTION

1.1 Project Description

This Final Drainage Report has been prepared for FUZE 623 with the purpose of supporting the proposed FUZE 623 commercial and multi-family development. The FUZE 623 development consists of 23 acres of vacant farmland. The proposed development will constitute three phases and ultimately consist of eleven buildings, open space, amenity areas, and associated onsite site improvements. The proposed development will also include designing the half street for 119th Avenue, Van Buren Street, and 117th Avenue, as well as the full street for Corporate Drive.

1.2 Project Location

FUZE 623 is located the Southeast Quarter of Section 1, Township 1 North, Range 1 West of the Gila Salt River Base and Meridian, Maricopa County, Arizona. The site is bound to the north and east by undeveloped vacant farmland, to the south by Van Buren Street, and west by a developed subdivision. See **Figure 1** for the Site Map.

1.3 Topography and Field Reconnaissance

Topographic survey information presented in this study has been obtained from Survey Innovation Group, dated 06/14/2021. All topographic information is based on the state plane coordinate system and North American Vertical Datum of 1988 (NAVD88).

Field visits have been made to the proposed FUZE 623 development project to observe existing conditions. The impacts of offsite drainage have been assessed both in the field and with the use of recent aerial photography.

1.4 Site Conditions

The project site for FUZE 623 is currently undeveloped land with portions being used for agricultural purposed. The site also includes an existing pathway along Van Buren Street. The terrain generally slopes from the northeast to the southeast.

Onsite runoff is generally conveyed as sheet flow from northeast to southwest across the site. The ultimate outfall occurs at the southwest corner of the FUZE 623 property, where runoff is discharged to the Agua Fria River.

1.5 Design Criteria

This drainage report establishes drainage parameters and criteria for site planning for the FUZE 623 development. This report also presents hydrologic analysis of the project drainage system based on proposed slopes, basin locations, and ultimate outfall locations.

All hydrologic and hydraulic design criteria presented in this report is in accordance with the City of Avondale General Engineering Requirements Manual (GERM), dated 2018. Where certain criteria are not specified in the GERM, design criteria will then default to the

Drainage Design Manual for Maricopa County, Arizona, Volume I, Hydrology and the Drainage Design Manual for Maricopa County, Arizona, Volume II, Hydraulics, dated August 15, 2013.

1.6 FEMA Floodplain Classification

The FUZE 623 development is included on Flood Insurance Rate Map Number 04013C2160M and 04013C2155M, revised September 18, 2020. Refer to **Appendix A** for the FIRMette.

The proposed development is located in Zone X. Zone X is defined as:

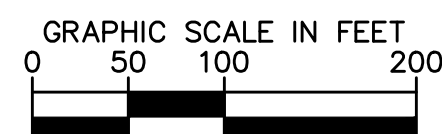
“Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and area protected by levees from 1% annual chance flood.”

FIRM information:

Community Number	Panel # Panel Date	Suffix	Date of FIRM (Index Date)	FIRM Zone	Base Flood Elevation (in AO Zone use Depth)
04013	2160	M	09/18/20	X	
04013	2155	M	09/18/20	X	

Figure 1: Site Map

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 REF: x386007B x386007M x386007N EXHIBITS_KC\MAP x386007BN\OFF x386007UJ Cibaotase-Marble Falls, TX A20-Central - Floor Plan - 1st--2212349-1-1e Falls, TX
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 REV



PROPOSED FIRE HYDRANT

FULL ACCESS

RIGHT IN/RIGHT OUT ACCESS

FIRE TURNING RADIUS
PER CITY OF AVONDALE REQUIREMENTS

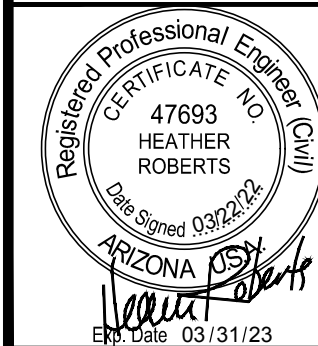


- ① DRIVEWAY ENTRANCE
- ② TURF AREA
- ③ AMENITIES
- ④ DECORATIVE PAVEMENT
- ⑤ SIDEWALK
- ⑥ FIRE HYDRANT (MAX 300' SPACING)
- ⑦ FIRE DEPT. TURNING RADII
- ⑧ PARKING STALL (9.5' X 20' & 9' X 18')
- ⑨ WATER METER
- ⑩ MAIN ACCESS, FULL MOVEMENT ENTRANCE
- ⑪ SECONDARY ACCESS, RIGHT IN/RIGHT OUT
- ⑫ PAVEMENT STRIPING
- ⑬ PARALLEL PARKING STALL (20' X 10')
- ⑭ LOADING SPACE (10' X 40')

ZMODULAR MULTI-FAMILY BUILDINGS - PICOMA LINE						
UNIT TYPE	PICOMA 4	L42	L48	L54	L66	WRAP
STUDIO	12	0	0	0	12	40
1 BEDROOM / 1 BATH	12	11	17	23	22	171
TYPE-A1 BEDROOM / 1 BATH	0	1	1	1	2	0
2 BEDROOM / 2 BATH	11	23	23	23	28	95
TYPE-A2 BEDROOM / 2 BATH	1	1	1	1	2	0
3 BEDROOM / 2 BATH	0	5	5	5	0	15
TYPE-A3 BEDROOM / 3 BATH	0	1	1	1	0	0
TOTAL	36	42	48	54	66	321

SITESIDE PARKING MATRIX		
PARKING TYPE	REQUIRED	PROVIDED
BICYCLE PARKING REQUIRED	24	24
ACCESSIBLE PARKING SPACE (2% total)	25	25
VAN PARKING SPACE (1/6 of ADA)	4	4
STANDARD PARKING SPACE	1156	1163
CLUBHOUSE PARKING SPACES	25	25
BUS & TRUCK PARKING	2	2
TOTAL PARKING SPACES	1232	1239

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 NO HIGHER THAN 2' (SUBS) AND SHALL BE LOCATED TOGETHER WITHIN THE SAME TRIANGLE.
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 ANY SUBSEQUENT REGULATIONS, COMMERCIAL/INDUSTRIAL/MULTI-FAMILY DESIGN MANUAL, ZONING ORDINANCE, GENERAL PLAN, AVONDALE STREET TREE MASTER PLAN, AND ANY APPLICABLE SPECIFIC PLANS.



2.0 OFFSITE HYDROLOGY

2.1 General Discussion

The offsite flow from the proposed half-streets will be conveyed through the use of catch basins and scuppers which will transfer the water into onsite retention basins and underground retention basins.

2.2 Existing Studies

There are no existing studies of the proposed development.

3.0 ONSITE HYDROLOGY

3.1 General Discussion

Onsite runoff generally flows south across the site. Following the development of FUZE 623, runoff will be conveyed in onsite retention basins and underground retention tanks through a series of catch basins, storm drain pipes, two-foot wide curb cuts, and scuppers.

Two large temporary retention basins will be placed at the southern portion of the development to capture offsite flow and half-street onsite flow. See **Appendix B** for onsite hydraulic calculations.

3.2 Methodology

A detailed hydrologic analysis has been performed for FUZE 623 and is in conformance with the methodologies and parameters included with the scope of this study. The 100-year, 2-hour storm event volume requirements were calculated for each sub-basin using the Rational Method. The 10-year and 100-year peak runoff was calculated for each sub-basin using the Rational Method. Normal depth calculations were performed to confirm that the 10-year runoff is contained within the curb limits and the 100-year runoff will be contained within the right-of-way. See **Appendix B** for onsite hydrology calculations.

Precipitation data was obtained from NOAA Atlas 14 for the project area.

Retention basins will be provided throughout the development to accommodate the 100-year, 2-hour storm event.

3.3 Storm Water Storage Requirements

Retention basins within FUZE 623 are designed to store the runoff generated from the 100-year, 2-hour storm event onsite. Required runoff volumes for the development are available in **Appendix B**.

The 100-year, 2-hour retention volume was calculated as follows:

$$V_r = C \times (P/12) \times A$$

Where:

V_r = Volume required (ac-ft)

C = Runoff coefficient)

P = NOAA-14 Precipitation Data (Use 2.25 inches)

A = Drainage area (acres)

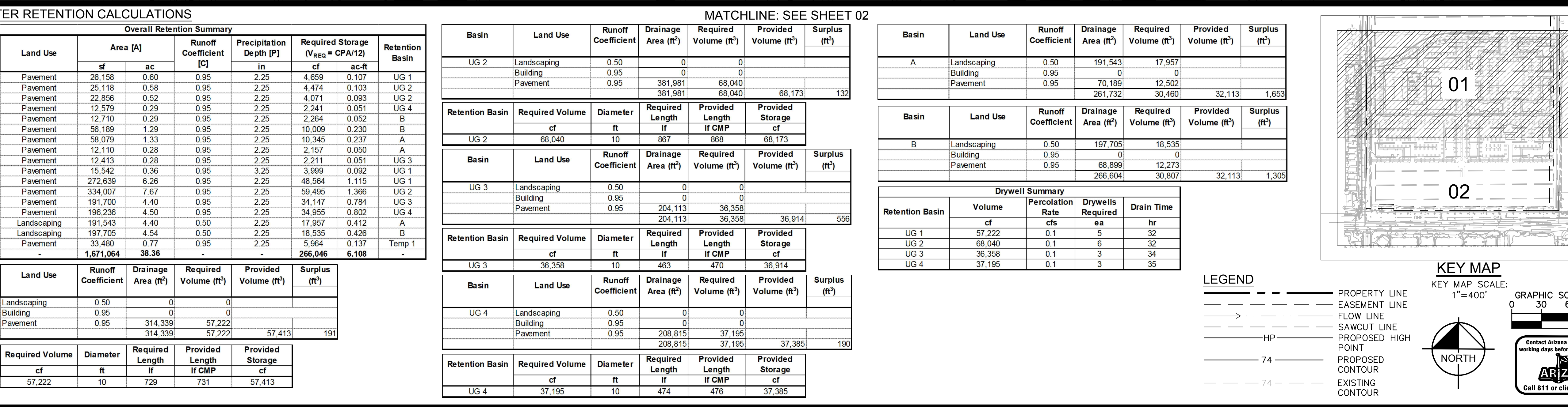
Retention basins have been designed to drain within 36 hours via percolation through drywells. Drywells will be used to drain the retention basins. See drywell calculations and detailed retention volume calculations provided in **Appendix B**.

3.4 404 Permit/Jurisdictional Washes

There are no 404 jurisdictional washes located within the project construction limits.

Figure 2: Proposed Drainage Conditions Exhibit

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XREFS: x588001B x588001BM x588001VP x588001SD - PALCE x588001BMOFF x588001UT Clubhouse-Marble Falls, TX_A201-Central Floor Plan - 811-352-
XREFS: x588001B x588001BM x588001VP x588001SD - PALCE x588001BMOFF x588001UT Clubhouse-Marble Falls, TX_A201-Central Floor Plan - 811-352-
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MATCHLINE: SEE SHEET 02

Basin	Land Use	Runoff Coefficient	Drainage Area (ft²)	Required Volume (ft³)	Provided Volume (ft³)	Surplus (ft³)
UG 2	Landscaping	0.50	0	0		
	Building	0.95	0	0		
	Pavement	0.95	381,981	68,040		
			381,981	68,040	68,173	132
Retention Basin	Required Volume	Diameter	Required Length	Provided Length	Provided Storage	
	cf	ft	lf	lf CMP	cf	
UG 2	68,040	10	867	868	68,173	
Basin	Land Use	Runoff Coefficient	Drainage Area (ft²)	Required Volume (ft³)	Provided Volume (ft³)	Surplus (ft³)
UG 3	Landscaping	0.50	0	0		
	Building	0.95	0	0		
	Pavement	0.95	204,113	36,358		
			204,113	36,358	36,914	556
Retention Basin	Required Volume	Diameter	Required Length	Provided Length	Provided Storage	
	cf	ft	lf	lf CMP	cf	
UG 3	36,358	10	463	470	36,914	
Basin	Land Use	Runoff Coefficient	Drainage Area (ft²)	Required Volume (ft³)	Provided Volume (ft³)	Surplus (ft³)
UG 4	Landscaping	0.50	0	0		
	Building	0.95	0	0		
	Pavement	0.95	208,815	37,195		
			208,815	37,195	37,385	190
Retention Basin	Required Volume	Diameter	Required Length	Provided Length	Provided Storage	
	cf	ft	lf	lf CMP	cf	
UG 4	37,195	10	474	476	37,385	

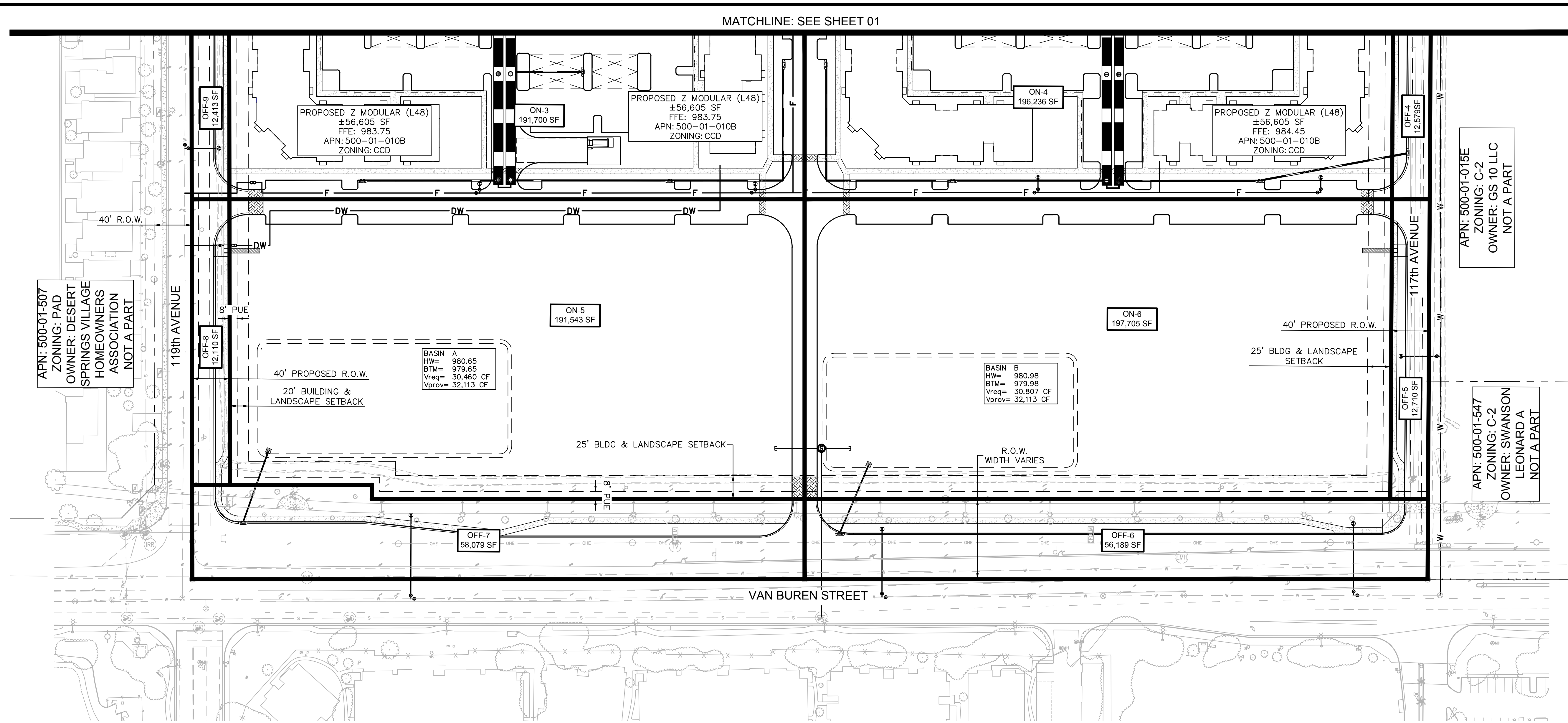
Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA811

Call 811 or click Arizona811.com

01 OF 02 SHEET:

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XREFS: x586001B x586001W x586001V EXHIBIT_SHEETMAP x586001SD - PALCE x586001BM OFF x586001UT Clubhouse-Morale Falls_X_A20-Central Floor Plan - 1st Floor
x586001T x586001E EXHIBIT_SHEETMAP x586001SD - PALCE x586001BM OFF x586001UT Clubhouse-Morale Falls_X_A20-Central Floor Plan - 1st Floor
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STORMWATER RETENTION CALCULATIONS

Overall Retention Summary								
Drainage Area	Land Use	Area [A]		Runoff Coefficient [C]	Precipitation Depth [P]	Required Storage (V _{REQ} = CPA/12)		Retention Basin
		sf	ac			cf	ac-ft	
OFF 1	Pavement	26,158	0.60	0.95	2.25	4,659	0.107	UG 1
OFF 2	Pavement	25,118	0.58	0.95	2.25	4,474	0.103	UG 2
OFF 3	Pavement	22,856	0.52	0.95	2.25	4,071	0.093	UG 2
OFF 4	Pavement	12,579	0.29	0.95	2.25	2,241	0.051	UG 4
OFF 5	Pavement	12,710	0.29	0.95	2.25	2,284	0.052	B
OFF 6	Pavement	56,189	1.29	0.95	2.25	10,009	0.230	B
OFF 7	Pavement	58,079	1.33	0.95	2.25	10,345	0.237	A
OFF 8	Pavement	12,110	0.28	0.95	2.25	2,157	0.050	A
OFF 9	Pavement	12,413	0.28	0.95	2.25	2,211	0.051	UG 3
OFF 10	Pavement	15,542	0.36	0.95	3.25	3,999	0.092	UG 1
ON 1	Pavement	272,639	6.26	0.95	2.25	48,564	1.115	UG 1
ON 2	Pavement	334,007	7.67	0.95	2.25	59,495	1.366	UG 2
ON 3	Pavement	191,700	4.40	0.95	2.25	34,147	0.784	UG 3
ON 4	Pavement	196,236	4.50	0.95	2.25	34,955	0.802	UG 4
ON 5	Landscaping	191,543	4.40	0.50	2.25	17,957	0.412	A
ON 6	Landscaping	197,705	4.54	0.50	2.25	18,535	0.426	B
OFF 11	Pavement	33,480	0.77	0.95	2.25	5,964	0.137	Temp 1
TOTAL	-	1,671,064	38.36	-	-	266,046	6.108	-

Basin	Land Use	Runoff Coefficient	Drainage Area (ft²)	Required Volume (ft³)	Provided Volume (ft³)	Surplus (ft³)
UG 1	Landscaping	0.50	0	0		
	Building	0.95	0	0		
	Pavement	0.95	314,339	57,222		
			314,339	57,222		
					57,413	191

Retention Basin	Required Volume	Diameter	Required Length	Provided Length	Provided Storage
	cf	ft	If	If CMP	cf
UG 1	57,222	10	729	731	57,413

Basin	Land Use	Runoff Coefficient	Drainage Area (ft²)	Required Volume (ft³)	Provided Volume (ft³)	Surplus (ft³)
UG 2	Landscaping	0.50	0	0		
	Building	0.95	0	0		
	Pavement	0.95	381,981	68,040		
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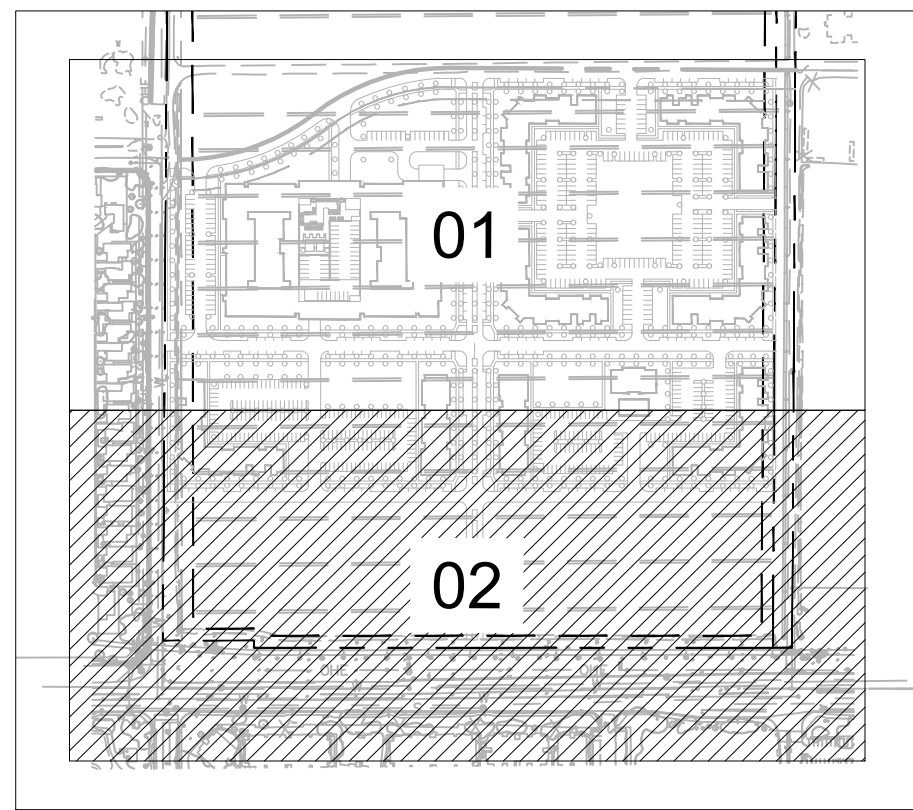
Basin	Land Use	Runoff Coefficient	Drainage Area (ft ²)	Required Volume (ft ³)	Provided Volume (ft ³)	Surplus (ft ³)
A	Landscaping	0.50	191,543	17,957		
	Building	0.95	0	0		
	Pavement	0.95	70,189	12,502		
			261,732	30,460	32,113	1,653

Basin	Land Use	Runoff Coefficient	Drainage Area (ft ²)	Required Volume (ft ³)	Provided Volume (ft ³)	Surplus (ft ³)
B	Landscaping	0.50	197,705	18,535		
	Building	0.95	0	0		
	Pavement	0.95	68,899	12,273		
			266,604	30,807	32,113	1,305

Drywell Summary				
Retention Basin	Volume <i>cf</i>	Percolation Rate <i>cfs</i>	Drywells Required <i>ea</i>	Drain Time <i>hr</i>
UG 1	57,222	0.1	5	32
UG 2	68,040	0.1	6	32
UG 3	36,358	0.1	3	34
UG 4	37,195	0.1	3	35

LEGEND

— — — Existing Conditions
 _____ Proposed Conditions
 - - - Wetland Boundary

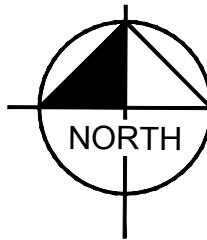


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| ————— | PROPERTY LINE |
| — · — · — | EASEMENT LINE |
| — > — · — · — | FLOW LINE |
| — · — · — | SAWCUT LINE |
| ————— HP ————— | PROPOSED HIGH POINT |
| ————— 74 ————— | PROPOSED CONTOUR |
| — · — · — 74 — · — · — | EXISTING CONTOUR |

KEY MAP

KEY MAP SCALE:
1"=400'



GRAPHIC SCALE IN FEET

0 30 60 120



4.0 PROPOSED DRAINAGE/CONVEYANCE SYSTEMS

4.1 General Discussion

All onsite development has been designed to drain via surface flow to proposed catch basins, scuppers, and curb cuts into underground retention tanks and retention basins. These underground retention tanks and retention basins have been sized to accommodate the volume generated from the 100-yr, 2-hour storm event.

4.2 Street Design Methodology, Parameters and Results

In general, offsite half-street flow is conveyed within the proposed roadways to onsite retention basins and underground retention tanks. No onsite runoff is discharged to offsite facilities or adjacent properties.

Street cross sections consists primarily of 6" vertical curb and gutter to properly convey design flows within the limits of the development. The streets and curbs are designed to carry runoff from the 100-year storm between curbs. When street capacities are exceeded, excess flow is removed from the road through catch basins into retention basins. Adjacent finished floor elevations will be maintained above the 100-year storm, in accordance with Section 2.10 of the GERM.

4.3 Storm Drain Design Methodology, Parameters and Results

Several short segments of storm drain convey the 10-yr runoff from the streets to retention basins. To ensure storm drains function when the retention basins are full during the 100-year peak storm events a proposed 2-ft tail water depth shall be used at all storm drain outlets.

4.4 Riprap Protection

Storm drain outlet riprap protection is to be provided at all outlets leading to an onsite retention basin to mediate and direct flow.

4.5 Finished Floor Elevations

The following criteria will be utilized to establish the minimum finished floor elevations throughout the FUZE 623 development:

- Finished Floors shall be a minimum of 6-inches above high curb or 14-inches above the low curb of the lot, whichever is greater.
- Finished floors shall be 1 foot above the adjacent 100-year water surface elevation of all channels/retention basins.
- All lots will be graded to drain to the street at the front of each lot.

5.0 EROSION/SEDIMENT TRANSPORT ANALYSIS

5.1 Erosion/Sediment Transport Analysis

Prior to construction of the development, a Storm Water Pollution Prevention Plan will be required.

5.2 Stormwater Pollution Prevention Plan (SWPPP)

Storm Water Pollution Prevention Plans will not be prepared for this submittal.

6.0 CONCLUSION

This Final Drainage Report provides the drainage design methods and requirements for FUZE 623. Maricopa County requires the retention of onsite runoff resulting from the 100-year, 2-hour rainfall event. Future changes to the basic data, criteria, or standards presented in this report may require modifications to the recommendations and proposed drainage conditions contained herein.

- 1) Per City of Avondale requirements, storm water retention will be provided onsite for the 100-year, 2-hour storm event.
- 2) Finished floors shall be 1 foot above the adjacent 100-year water surface elevation of all channels or retention basins.

7.0 REFERENCES

City of Avondale, *General Engineering Requirements Manual*, 2018.

Federal Emergency Management Agency, *Flood Insurance Rate Map of Maricopa County, Arizona and Incorporated Areas*. Map Number 04013C2165M. Revised November 5, 2015.

Flood Control District of Maricopa County, *Drainage Design Manual for Maricopa County, Hydrology (Hydrology Manual)*, August 15, 2013.

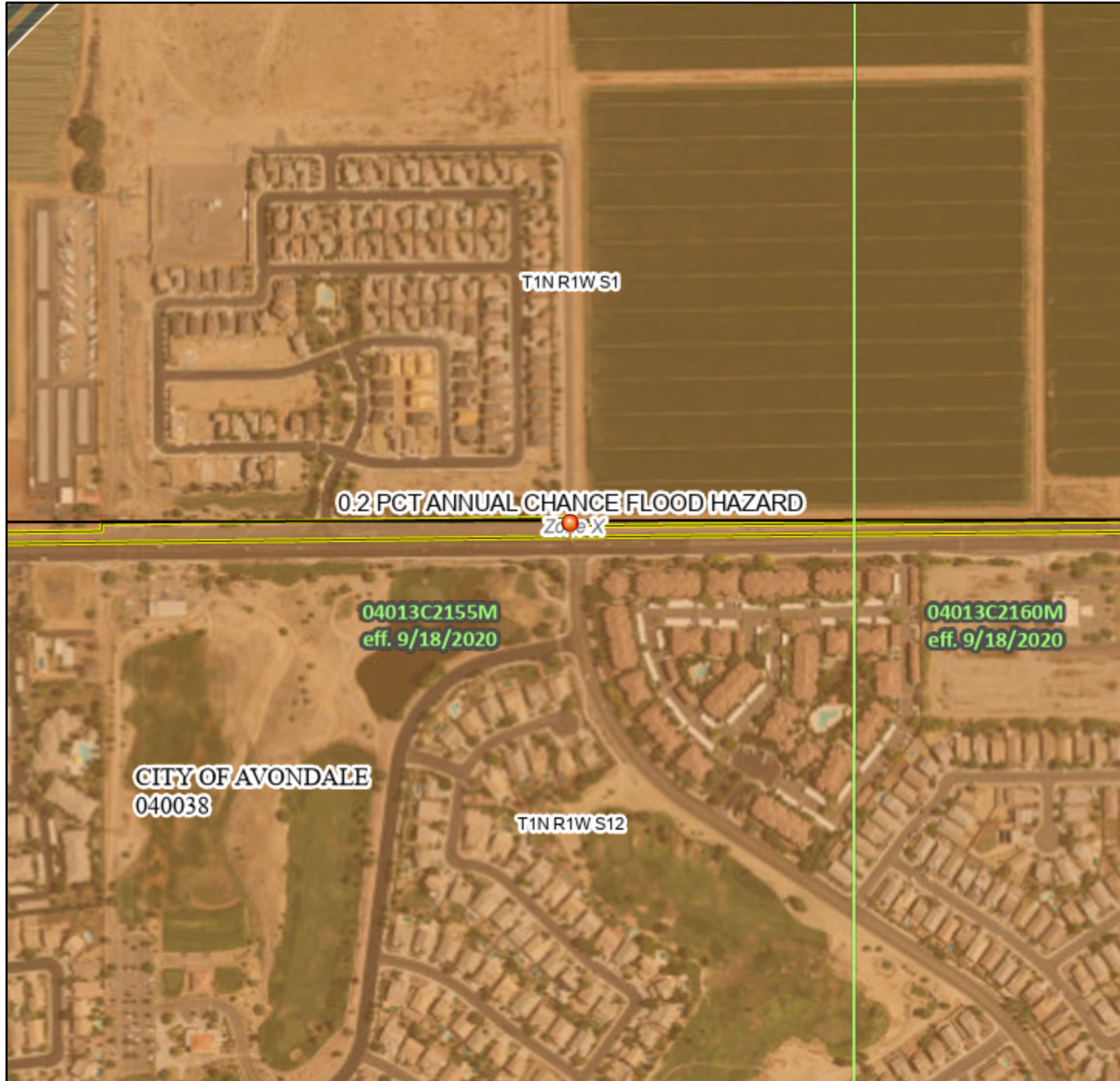
Flood Control District of Maricopa County, *Drainage Design Manual for Maricopa County, Hydraulics (Hydraulics Manual)*, August 15, 2013.

Appendix A – Flood Insurance Rate Map (FIRM)

National Flood Hazard Layer FIRMette



112°19'13"W 33°27'13"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		Coastal Transect
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
		Digital Data Available
MAP PANELS		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/16/2021 at 2:21 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Appendix B – Hydrologic Calculations

Z Modular - Avondale
Stormwater Retention Calculations
3/22/22

Overall Retention Summary

Drainage Area	Land Use	Area [A]		Runoff Coefficient [C]	Precipitation Depth [P]	Required Storage (V _{REQ} = CPA/12)		Retention Basin
		sf	ac			cf	ac-ft	
OFF 1	Pavement	26,158	0.60	0.95	2.25	4,659	0.107	UG 1
OFF 2	Pavement	25,118	0.58	0.95	2.25	4,474	0.103	UG 2
OFF 3	Pavement	22,856	0.52	0.95	2.25	4,071	0.093	UG 2
OFF 4	Pavement	12,579	0.29	0.95	2.25	2,241	0.051	UG 4
OFF 5	Pavement	12,710	0.29	0.95	2.25	2,264	0.052	B
OFF 6	Pavement	56,189	1.29	0.95	2.25	10,009	0.230	B
OFF 7	Pavement	58,079	1.33	0.95	2.25	10,345	0.237	A
OFF 8	Pavement	12,110	0.28	0.95	2.25	2,157	0.050	A
OFF 9	Pavement	12,413	0.28	0.95	2.25	2,211	0.051	UG 3
OFF 10	Pavement	15,542	0.36	0.95	3.25	3,999	0.092	UG 1
ON 1	Pavement	272,639	6.26	0.95	2.25	48,564	1.115	UG 1
ON 2	Pavement	334,007	7.67	0.95	2.25	59,495	1.366	UG 2
ON 3	Pavement	191,700	4.40	0.95	2.25	34,147	0.784	UG 3
ON 4	Pavement	196,236	4.50	0.95	2.25	34,955	0.802	UG 4
ON 5	Landscaping	191,543	4.40	0.50	2.25	17,957	0.412	A
ON 6	Landscaping	197,705	4.54	0.50	2.25	18,535	0.426	B
OFF 11	Pavement	33,480	0.77	0.95	2.25	5,964	0.137	Temp 1
TOTAL	-	1,671,064	38.36	-	-	266,046	6.108	-

Basin	Land Use	Runoff Coefficient	Drainage Area (ft ²)	Required Volume (ft ³)	Provided Volume (ft ³)	Surplus (ft ³)
UG 1	Landscaping	0.50	0	0		
	Building	0.95	0	0		
	Pavement	0.95	314,339	57,222		
			314,339	57,222	57,413	191

Underground Retention Summary

Retention Basin	Required Volume	Diameter	Required Length	Provided Length	Provided Storage
	cf	ft	If	If CMP	cf
UG 1	57,222	10	729	731	57,413

Basin	Land Use	Runoff Coefficient	Drainage Area (ft ²)	Required Volume (ft ³)	Provided Volume (ft ³)	Surplus (ft ³)
UG 2	Landscaping	0.50	0	0		
	Building	0.95	0	0		
	Pavement	0.95	381,981	68,040		
			381,981	68,040	68,173	132

Underground Retention Summary

Retention Basin	Required Volume	Diameter	Required Length	Provided Length	Provided Storage
	cf	ft	If	If CMP	cf
UG 2	68,040	10	867	868	68,173

Z Modular - Avondale
Stormwater Retention Calculations
3/22/22

Basin	Land Use	Runoff Coefficient	Drainage Area (ft ²)	Required Volume (ft ³)	Provided Volume (ft ³)	Surplus (ft ³)
UG 3	Landscaping	0.50	0	0		
	Building	0.95	0	0		
	Pavement	0.95	204,113	36,358		
			204,113	36,358	36,914	556

Underground Retention Summary					
Retention Basin	Required Volume	Diameter	Required Length	Provided Length	Provided Storage
	cf	ft	lf	lf CMP	cf
UG 3	36,358	10	463	470	36,914

Basin	Land Use	Runoff Coefficient	Drainage Area (ft ²)	Required Volume (ft ³)	Provided Volume (ft ³)	Surplus (ft ³)
UG 4	Landscaping	0.50	0	0		
	Building	0.95	0	0		
	Pavement	0.95	208,815	37,195		
			208,815	37,195	37,385	190

Underground Retention Summary					
Retention Basin	Required Volume	Diameter	Required Length	Provided Length	Provided Storage
	cf	ft	lf	lf CMP	cf
UG 4	37,195	10	474	476	37,385

Basin	Land Use	Runoff Coefficient	Drainage Area (ft ²)	Required Volume (ft ³)	Provided Volume (ft ³)	Surplus (ft ³)
A	Landscaping	0.50	191,543	17,957		
	Building	0.95	0	0		
	Pavement	0.95	70,189	12,502		
			261,732	30,460	32,113	1,653

Basin	Land Use	Runoff Coefficient	Drainage Area (ft ²)	Required Volume (ft ³)	Provided Volume (ft ³)	Surplus (ft ³)
B	Landscaping	0.50	197,705	18,535		
	Building	0.95	0	0		
	Pavement	0.95	68,899	12,273		
			266,604	30,807	32,113	1,305

Drywell Summary				
Retention Basin	Volume	Percolation Rate	Drywells Required	Drain Time
	cf	cfs	ea	hr
UG 1	57,222	0.1	5	32
UG 2	68,040	0.1	6	32
UG 3	36,358	0.1	3	34
UG 4	37,195	0.1	3	35

Surface Basin Provided Volume Calculations

A

Elevation [SE]	Total Storage Area [ft ²]	Total Storage Area [acre]	Average Area [acre]	Δ Elev [ft]	Vol [ac-ft]	Σ Vol [SV] [ac-ft]
[ft]						
0	33,626	0.772	0.74	1.0	0.74	0
1	30,599	0.702				0.74
2						0.74
3						0.74

32112.5

B

Elevation [SE]	Total Storage Area [ft ²]	Total Storage Area [acre]	Average Area [acre]	Δ Elev [ft]	Vol [ac-ft]	Σ Vol [SV] [ac-ft]
[ft]						
0	33,626	0.772	0.74	1.0	0.74	0
1	30,599	0.702				0.74
2						0.74
3						0.74

32112.5

Temp 1

Elevation [SE]	Total Storage Area [ft ²]	Total Storage Area [acre]	Average Area [acre]	Δ Elev [ft]	Vol [ac-ft]	Σ Vol [SV] [ac-ft]
[ft]						
0	7,132	0.164	0.15	1.0	0.15	0
1	5,845	0.134				0.15
2						0.15
3						0.15

6488.5

Landscape Legend

- ① Mid-Rise Apartment Building
- ② Garden Style Apartment Building
- ③ Open Lawn
- ④ Dog Park
- ⑤ Boccie Ball Courts
- ⑥ Movie Lawn
- ⑦ PicNc Shaded Structure
- ⑧ Rooftop Pool Deck
- ⑨ Clubhouse Pool
- ⑩ Landscape Courtyard
- ⑪ Detention Pond

Sign Location Legend

- Monument Sign (Large)
- Monument Sign (Pedestal)
- Way-finding Signage



An updated sign location map shall be included with the Site Plan & Design Review application



10212 METRIC BLVD.
AUSTIN, TEXAS 78758
800-327-1104 / 512-494-0002
fsgi.com

FUZE 432
Midland, TX

Start Date: 12/10/2020
Last Revision: 08/09/2021
Job# 92J11534
Dwg. # 92J11534 A1V1S1

Designer: Shawn Wright
Sales Rep: Bruce Moore

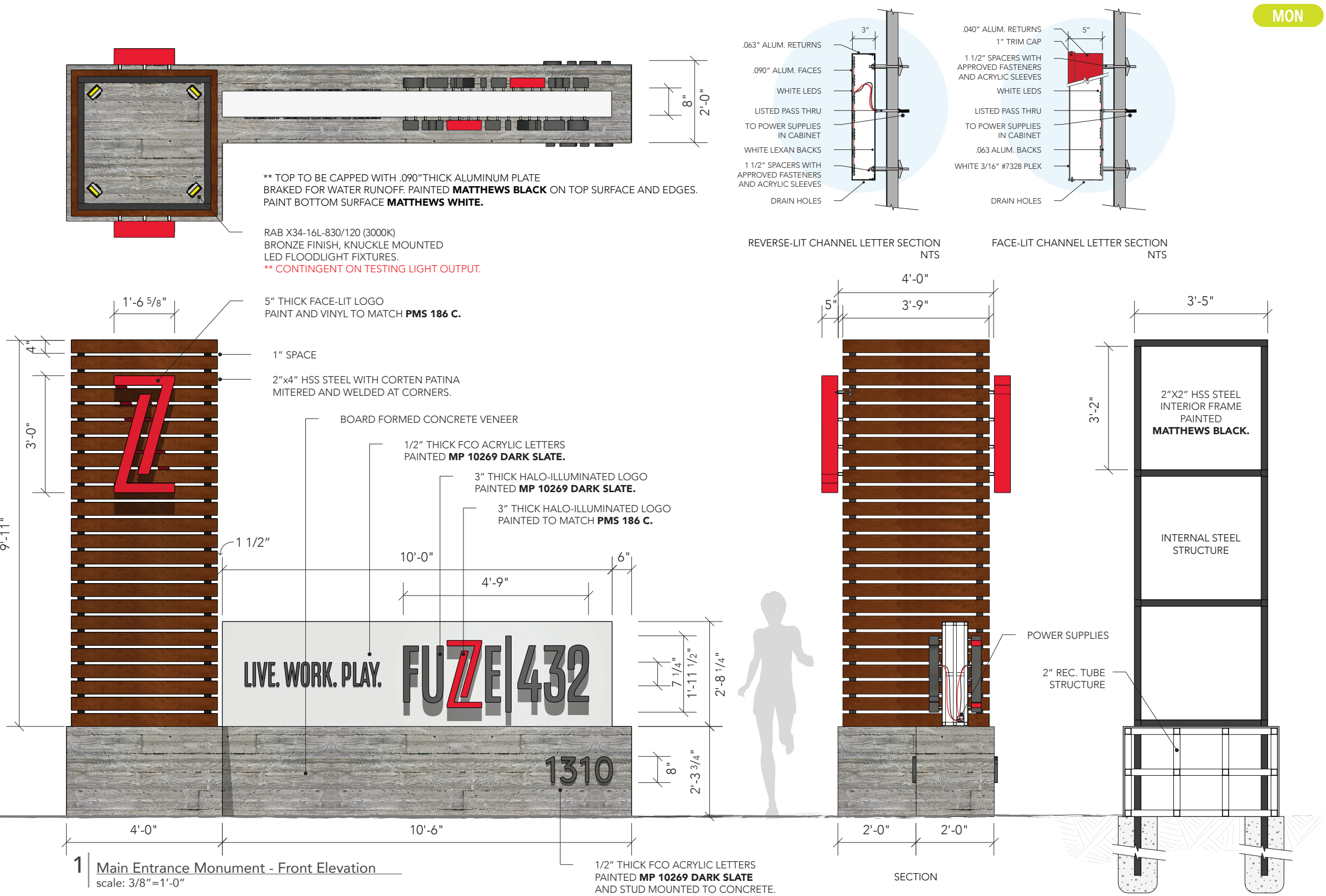
CLIENT APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.
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UL INSTALLATION REQUIREMENTS
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

FABRICATE AND INSTALL ONE (1) DOUBLE SIDED MONUMENT SIGN.

- FABRICATED ALUMINUM SIGN CABINET WITH .090" THICK ALUMINUM CLADDING OVER REC. TUBE FRAME, PAINTED TO MATCH **SW 9624 WINSOME GREY**.
- **"FUZE|432"** - 3" THICK REVERSE-LIT CHANNEL LETTERS INTERNALLY ILLUMINATED WITH WHITE LED'S FOR HALO ILLUMINATION. FACES AND RETURNS PAINTED TO MATCH **MP 10269 DARK SLATE & PMS 186 C.** LETTERS TO BE INDIVIDUALLY MOUNTED WITH 1 1/2" SPACERS TO PANEL SURFACE OF MONUMENT SIGN.
- **"LIVE. WORK. PLAY."** - 1/2" THICK FCO ACRYLIC LETTERS STUD MOUNTED FLUSH TO CABINET AND PAINTED **MP 10269 DARK SLATE**.
- **"Z"** - 5" THICK FACE-LIT CHANNEL LETTERS INTERNALLY ILLUMINATED WITH WHITE LED'S. TRANSLUCENT VINYL ON FACES TO MATCH **PMS 186 C** AND RETURNS PAINTED TO MATCH **PMS 186 C.** LOGO MOUNTED WITH 1.5" SPACERS TO HSS STEEL.
- **TOWER** - 2"x4" HSS STEEL TUBE WITH NATURAL CORTEN PATINA MITERED AND WELDED AT CORNERS TO THE INTERNAL STRUCTURE.
- **RAB X34 - 1600LM - 3000K, BRONZE FINISH, KNUCKLE MOUNTED LED FLOODLIGHT FIXTURES** - MOUNTED AT THE BOTTOM IN ALL FOUR CORNERS, POINTING UP TO "FLOOD" THE INTERIOR WITH LIGHT. TOP CAP WILL HELP TO CONTAIN AND BOUNCE THE LIGHT.
- **TOWER INTERNAL STRUCTURE** - 2" HSS REC. TUBE STRUCTURE DIRECT BURIED INTO CONCRETE AND PAINTED **MATTHEWS BLACK**.
- ELECTRICAL REQUIREMENT: 120V (INSTALLED AT SIGN LOCATION BY OTHERS).





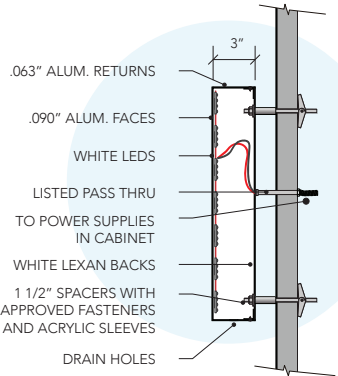
FABRICATE AND INSTALL ONE (1) DOUBLE SIDED MONUMENT SIGN.

- **"Z"** - 3" THICK FACE-LIT CHANNEL LETTERS INTERNALLY ILLUMINATED WITH WHITE LED'S. TRANSLUCENT VINYL ON FACES TO MATCH **PMS 186 C** AND RETURNS PAINTED TO MATCH **PMS 186 C**.
- LOGO MOUNTED WITH 1.5" SPACERS TO HSS STEEL.
- **"FUZE|432"** - 3" THICK REVERSE-LIT CHANNEL LETTERS INTERNALLY ILLUMINATED WITH WHITE LED'S FOR HALO ILLUMINATION. FACES AND RETURNS PAINTED TO MATCH **MP 10269 DARK SLATE & PMS 186 C**.
- LETTERS TO BE INDIVIDUALLY MOUNTED WITH 1" SPACERS TO SURFACE OF 1/4" THICK ALUM. PANEL. PANEL PAINTED **SW 9624 WINSOME GREY**.
- **"LIVE. WORK. PLAY."** - 3" TALL 1/2" THICK FCO ACRYLIC LETTERS PAINTED **MP 10269 DARK SLATE** AND MOUNTED FLUSH TO PANEL.
- **TOWER** - 2"x4" HSS STEEL TUBE WITH NATURAL CORTEN PATINA MITERED AND WELDED AT CORNERS TO THE INTERNAL STRUCTURE.
- **RAB X34 - 1600LM - 3000K, BRONZE FINISH, KNUCKLE MOUNTED LED FLOODLIGHT FIXTURES** - MOUNTED AT THE BOTTOM IN ALL FOUR CORNERS, POINTING UP TO "FLOOD" THE INTERIOR WITH LIGHT. TOP CAP WILL HELP TO CONTAIN AND BOUNCE THE LIGHT.
- **TOWER INTERNAL STRUCTURE** - 2" HSS REC. TUBE STRUCTURE DIRECT BURIED INTO CONCRETE AND PAINTED **MATTHEWS BLACK**.
- ELECTRICAL REQUIREMENT: 120V (INSTALLED AT SIGN LOCATION BY OTHERS).

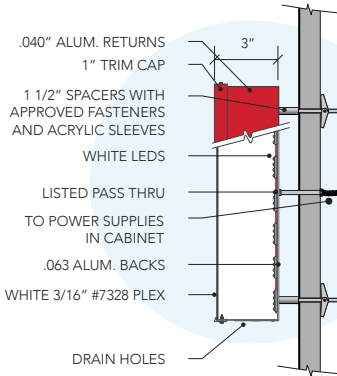


** TOP TO BE CAPPED WITH .090"THICK ALUMINUM PLATE BRAKED FOR WATER RUNOFF. PAINTED **MATTHEWS BLACK** ON TOP SURFACE AND EDGES. PAINT BOTTOM SURFACE **MATTHEWS WHITE**.

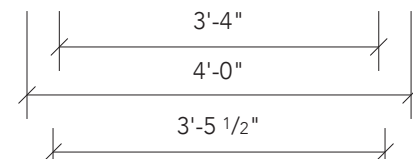
RAB X34-16L-830/120 (3000K) BRONZE FINISH, KNUCKLE MOUNTED LED FLOODLIGHT FIXTURES.
** CONTINGENT ON TESTING LIGHT OUTPUT.



REVERSE-LIT CHANNEL LETTER SECTION NTS



FACE-LIT CHANNEL LETTER SECTION NTS



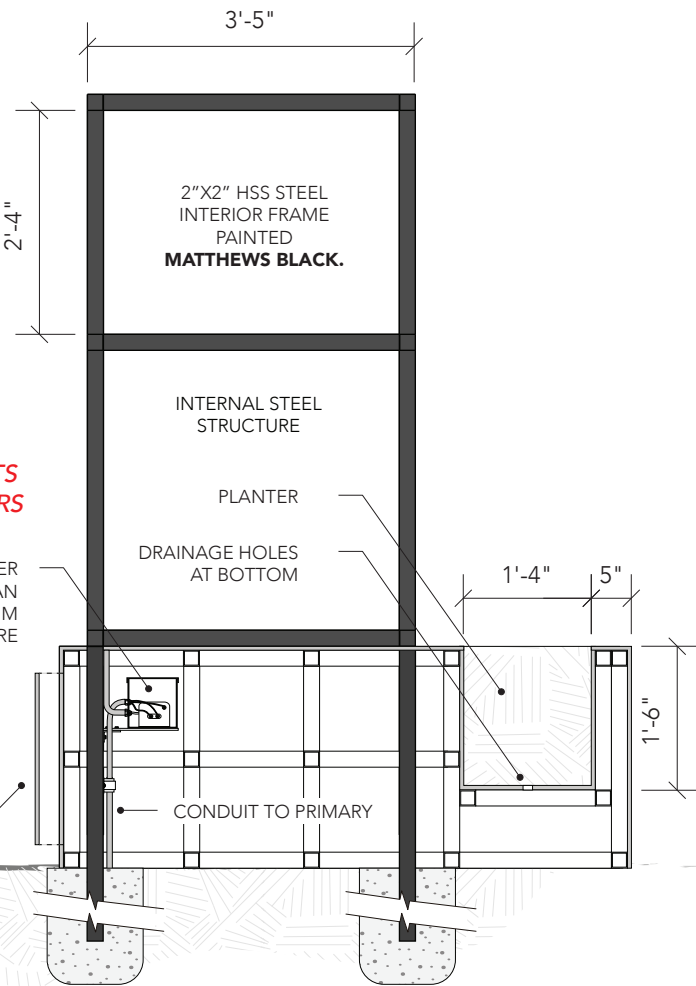
- 1" SPACE
- 2"x4" HSS STEEL WITH CORTEN PATINA MITERED AND WELDED AT CORNERS.
- 3" THICK HALO-ILLUMINATED LOGO PAINTED TO MATCH **PMS 186 C & MP 10269 DARK SLATE**.
- 1/4" THICK ALUM. PANEL MOUNTED FLUSH TO STEEL AND PAINTED TO MATCH **SW 9624 WINSOME GREY**.
- 3 1/2" TALL 1/2" THICK FCO ACRYLIC LETTERS APPLIED TO BACK PLATE WITH VHB TAPE AND SILICONE AS NEEDED FOR SUPPORT. PAINTED **MP 10269 DARK SLATE**.
- 3" THICK FACE-LIT LOGO PAINT AND VINYL TO MATCH **PMS 186 C**.

BOARD FORMED CONCRETE VENEER



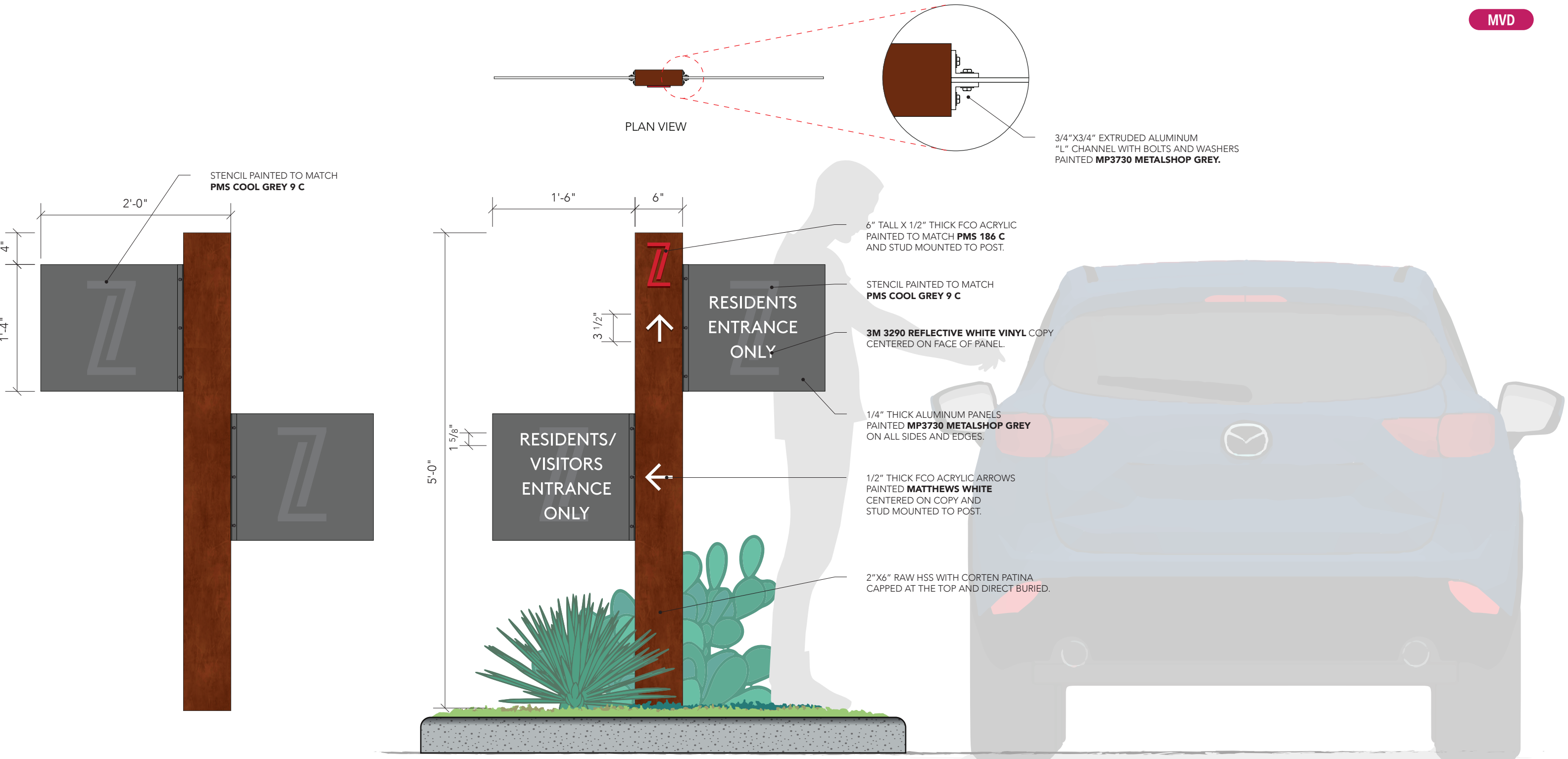
** PLANTS BY OTHERS

LED POWER SUPPLY IN AN ALUMINUM ENCLOSURE

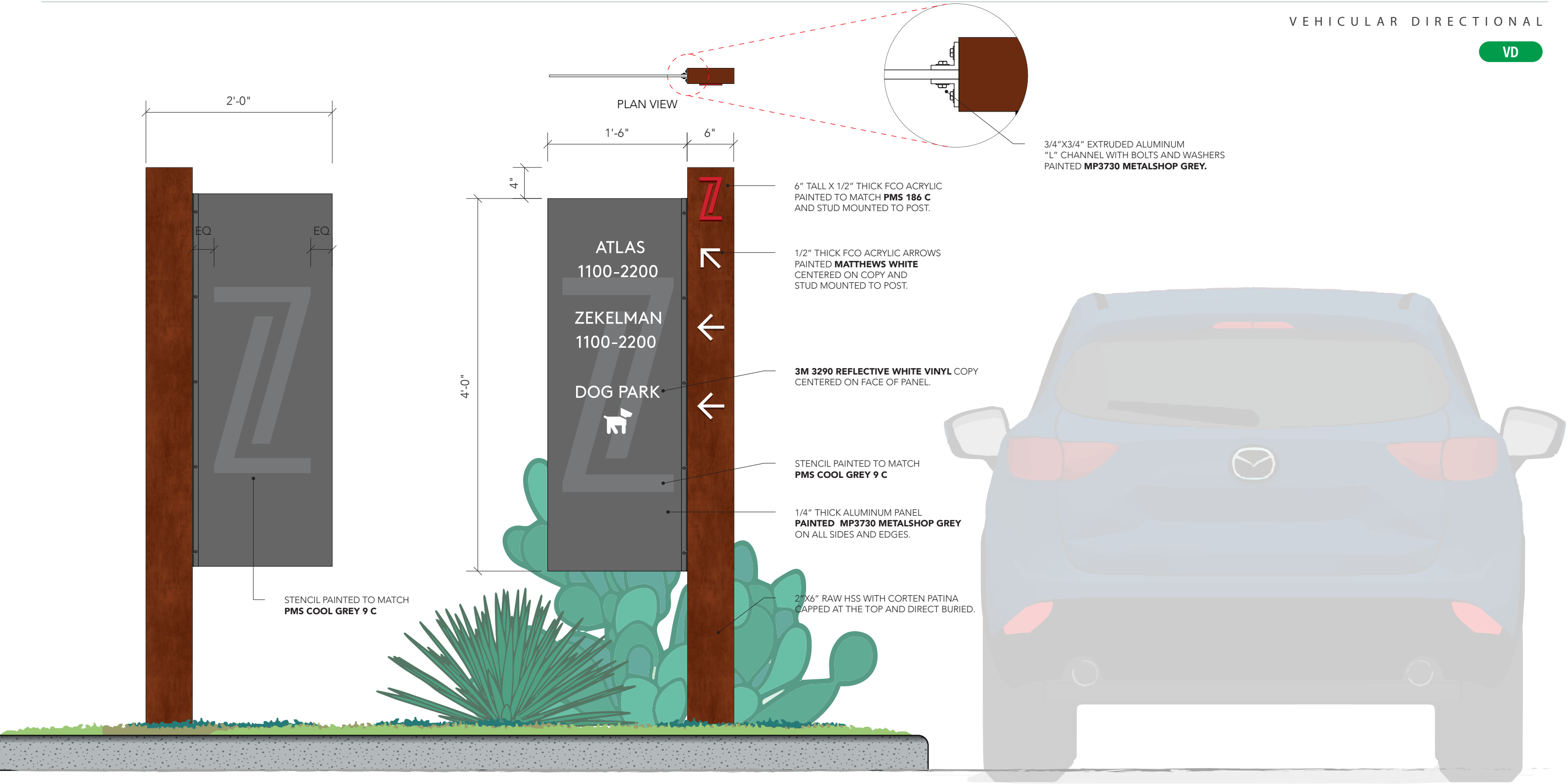


1 Main Entrance Monument - Front Elevation
scale: 1/2"=1'-0"

ACCESS PANEL FOR MAINTENANCE



1 Main Entrance Vehicular Directional - Elevation
scale: 1"=1'-0"

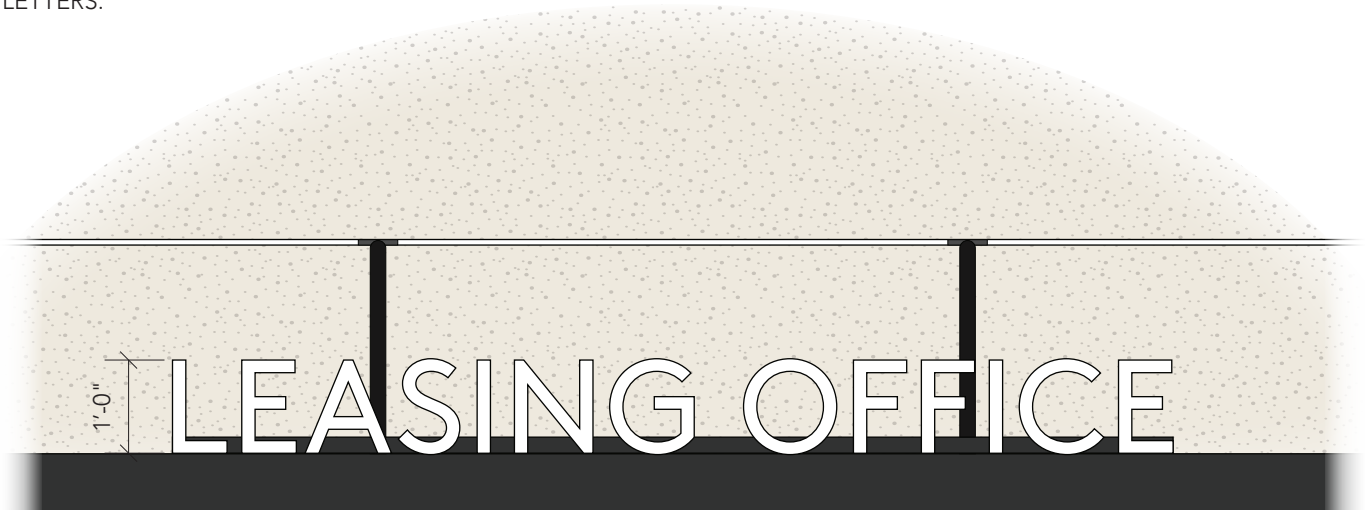


REAR ELEVATION

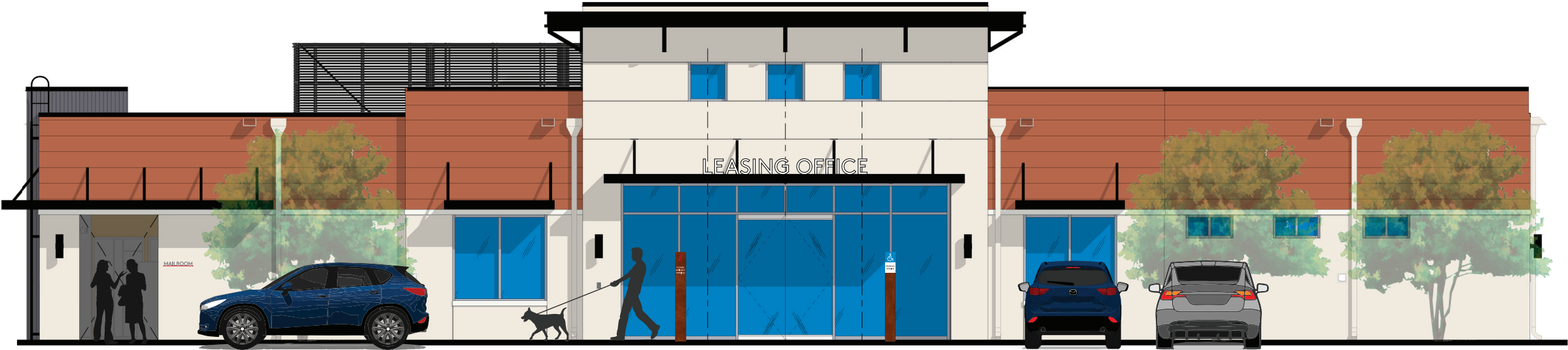
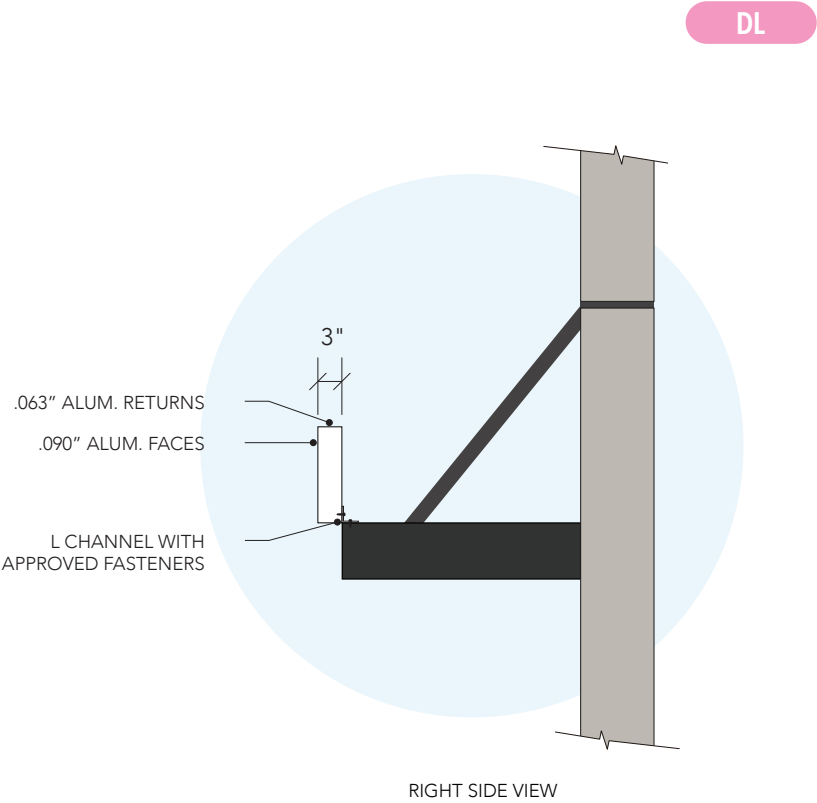
1 Vehicular Directional - Elevation
scale: 1"=1'-0"

FABRICATE AND INSTALL (1) SET OF CANOPY MOUNTED DIMENSIONAL LETTERS.

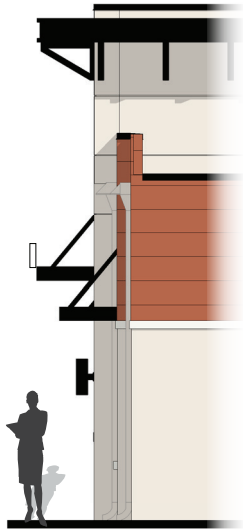
- "LEASING OFFICE"
- 3" DEEP NON-ILLUMINATED CHANNEL LETTERS PAINTED MATTHEWS WHITE ON FACES AND RETURNS.
- LETTERS TO BE INDIVIDUALLY MOUNTED TO 2" SQUARE TUBE 2" FROM FACE OF CANOPY.
- SQUARE TUBING PAINTED TO MATCH CANOPY.



1 | Dimensional Letters (Canopy Mounted) - Elevation
scale: 1/2"=1'-0"



2 | Dimensional Letters (Canopy Mounted) - Elevation
scale: 1/8"=1'-0"



RIGHT SIDE VIEW



10212 METRIC BLVD.
AUSTIN, TEXAS 78758
800-327-1104 / 512-494-0002
fsgi.com

FUZE 432
Midland, TX

Start Date: 12/10/2020
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Designer: Shawn Wright
Sales Rep: Bruce Moore

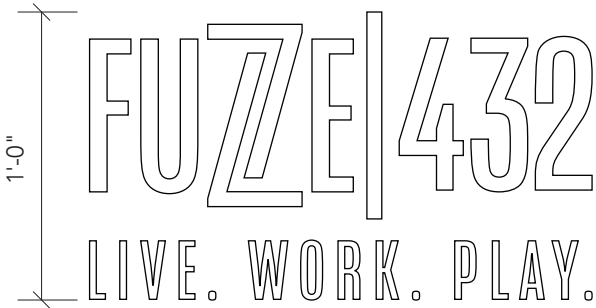
CLIENT APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.
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UL INSTALLATION REQUIREMENTS
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

7.0

**WHITE VINYL APPLIED TO THE SECOND SURFACE.

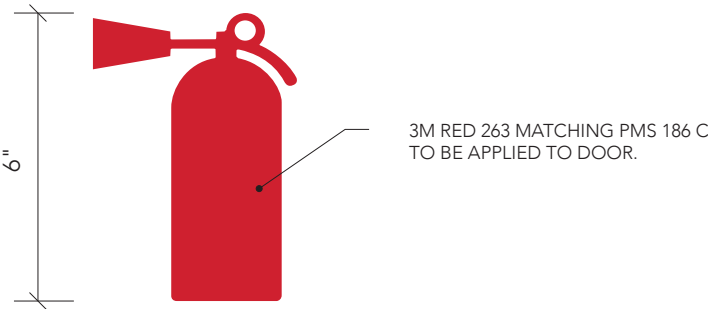


2" OFFICE HOURS:
9AM -6PM

972.616.9507

1 Vinyl Graphics - Elevation
scale: 1 1/2"=1'-0"

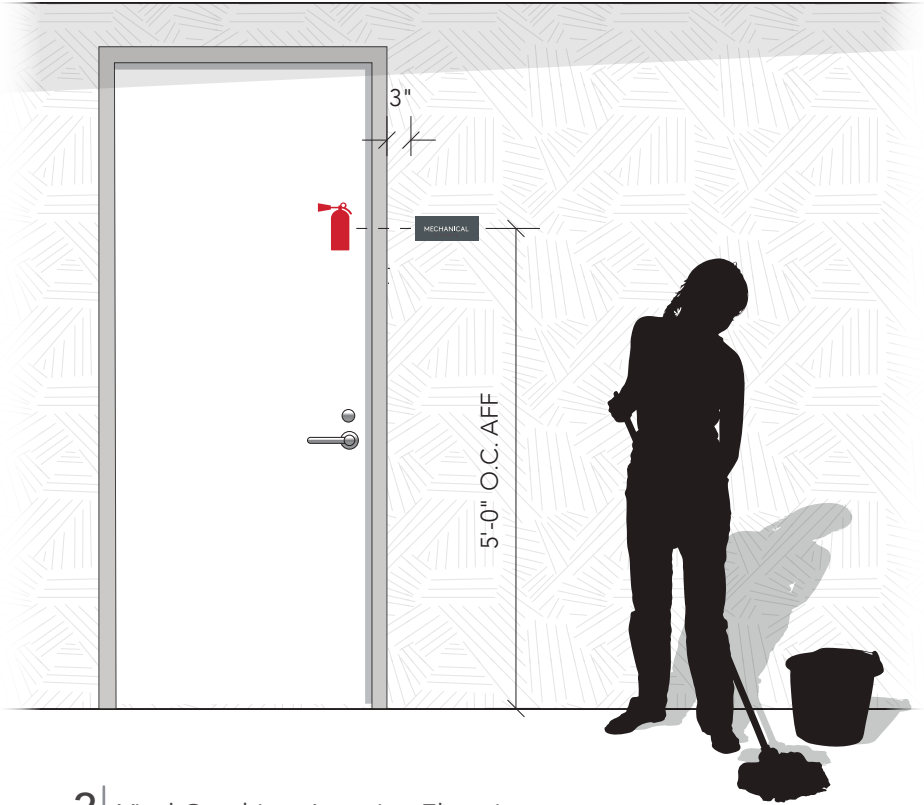
THESE DOORS ARE TO REMAIN
UNLOCKED DURING BUSINESS HOURS.



1 Vinyl Graphics - Elevation
scale: 3"=1'-0"



2 Vinyl Graphics - Location Elevation
scale: 1/4"=1'-0"

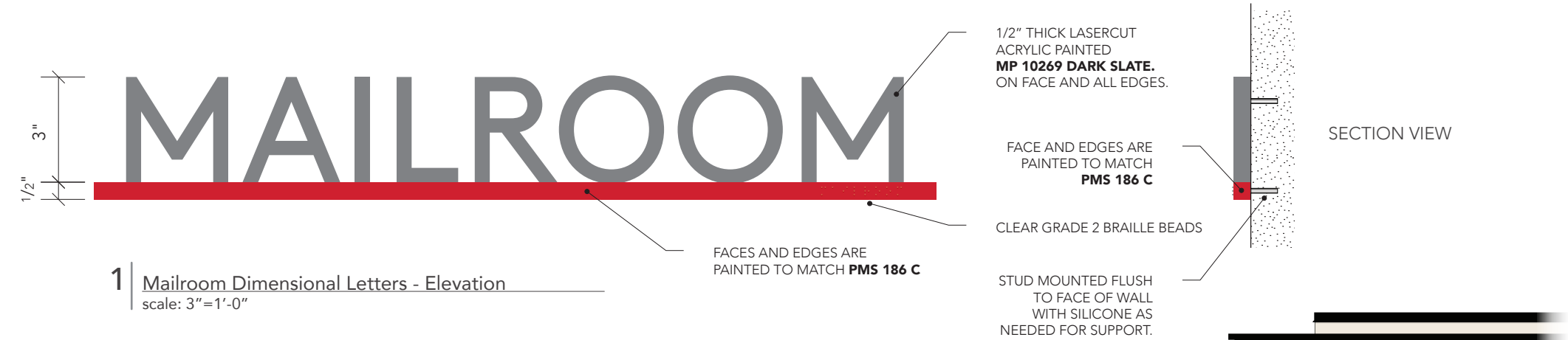


2 Vinyl Graphics - Location Elevation
scale: 1/2"=1'-0"

FABRICATE AND INSTALL (1) SET OF BUILDING MOUNTED DIMENSIONAL LETTERS.

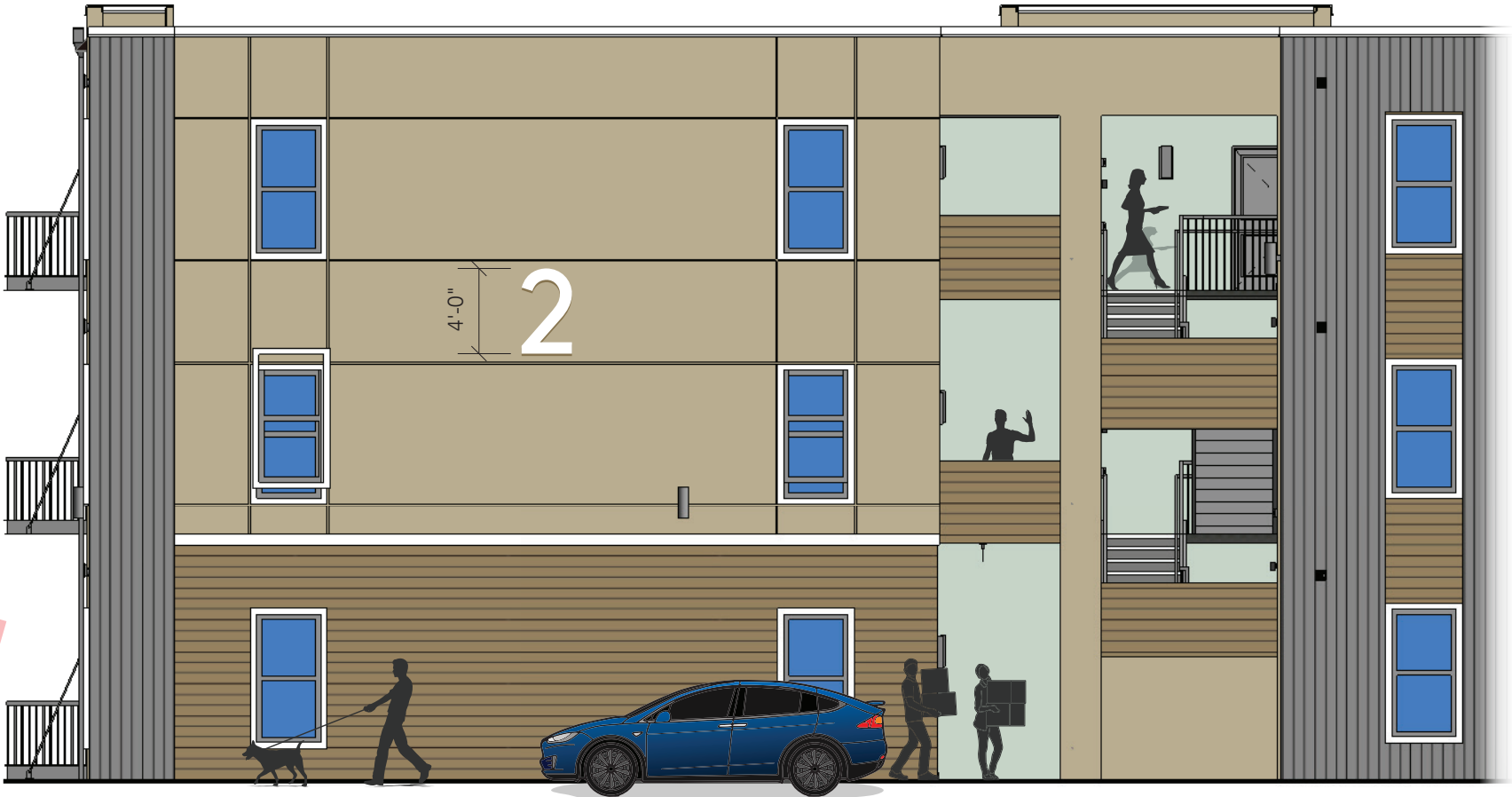
- "MAILROOM"
- 1/2" THICK LASERCUT ACRYLIC LETTERS PAINTED TO MATCH **MP 10269 DARK SLATE AND PMS 186 C** ON FACE AND ALL EDGES.
- SIGN TO BE MOUNTED FLUSH TO FACE OF WALL WITH SILICONE AS NEEDED FOR SUPPORT.

**** LASERCUT AS ONE PIECE**

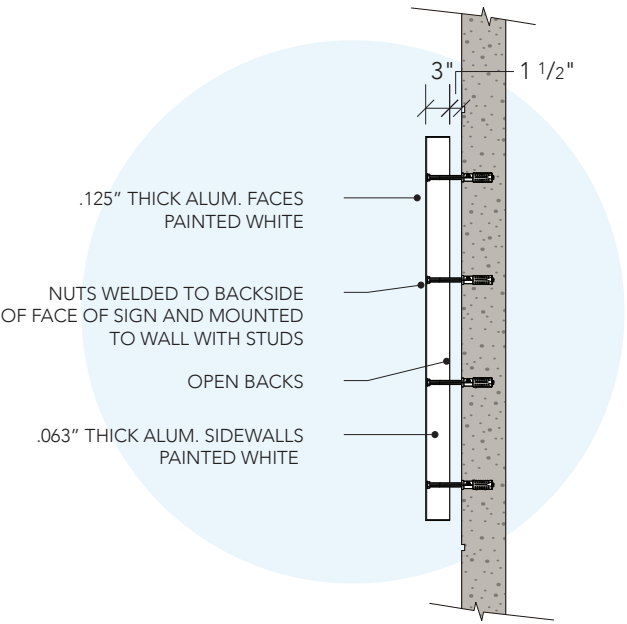


FABRICATE AND INSTALL BUILDING MOUNTED DIMENSIONAL LETTERS.

- "2"
- 3" DEEP NON-ILLUMINATED PAN SIGN WITH OPEN BACKS PAINTED MATTHEWS WHITE ON FACES AND RETURNS.
- .125" THICK ALUM. FACES AND .063" THICK ALUM. SIDEWALLS.
- NUTS TO BE WELDED TO THE BACKSIDE OF THE FACE OF SIGN AND MOUNTED TO WALL WITH STUDS.



1 Building ID Signs - Location Elevation
scale: 1/8"=1'-0"



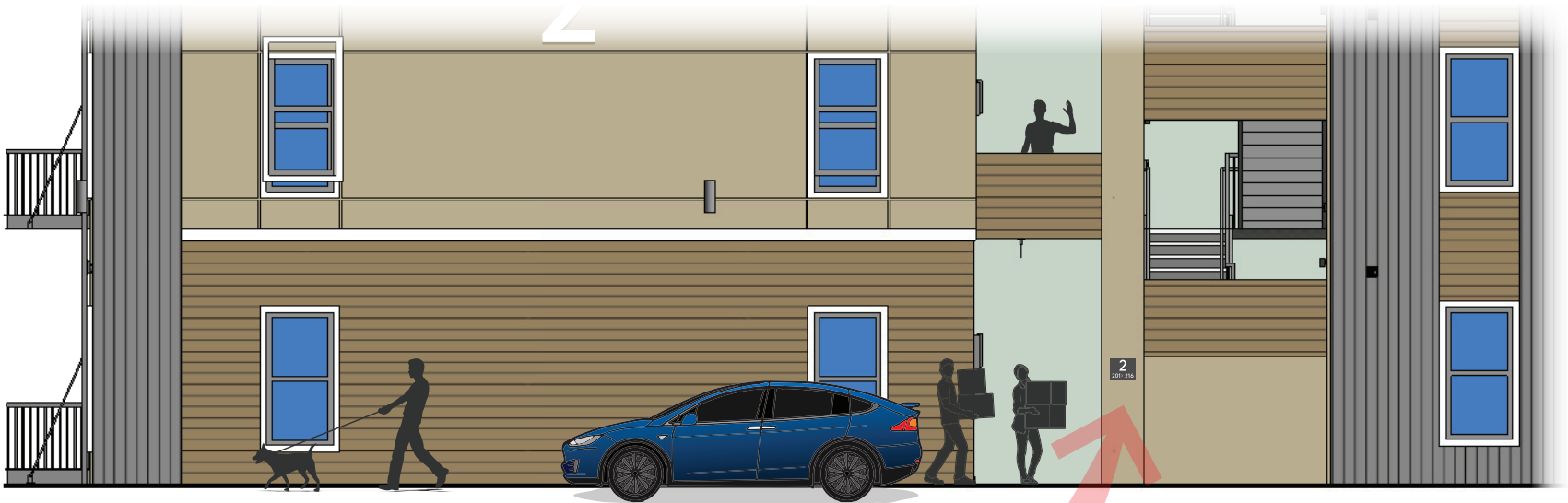
2 Building ID Signs - Section
scale: 1/2"=1'-0"



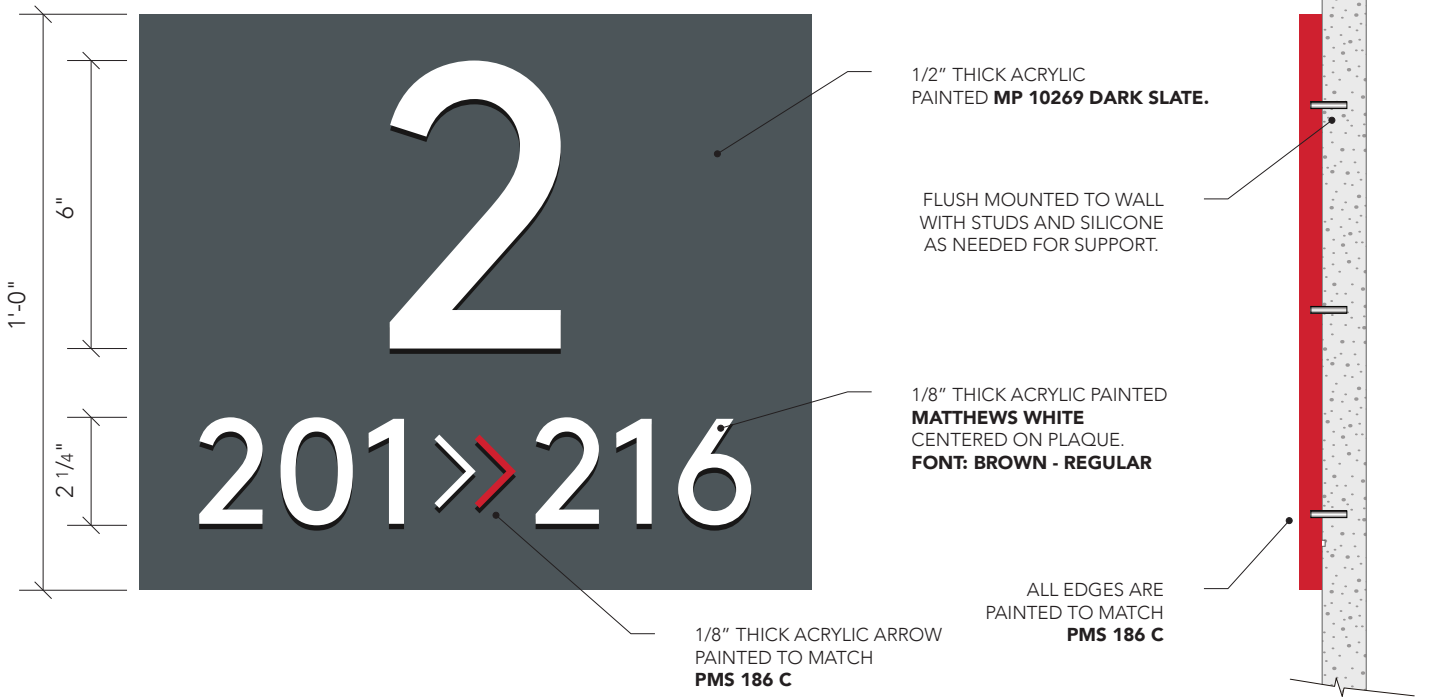
3 Building ID Signs - Overall Location Elevation
scale: 1/16"=1'-0"

FABRICATE AND INSTALL BUILDING MOUNTED
EXTERIOR UNIT ID SIGNS

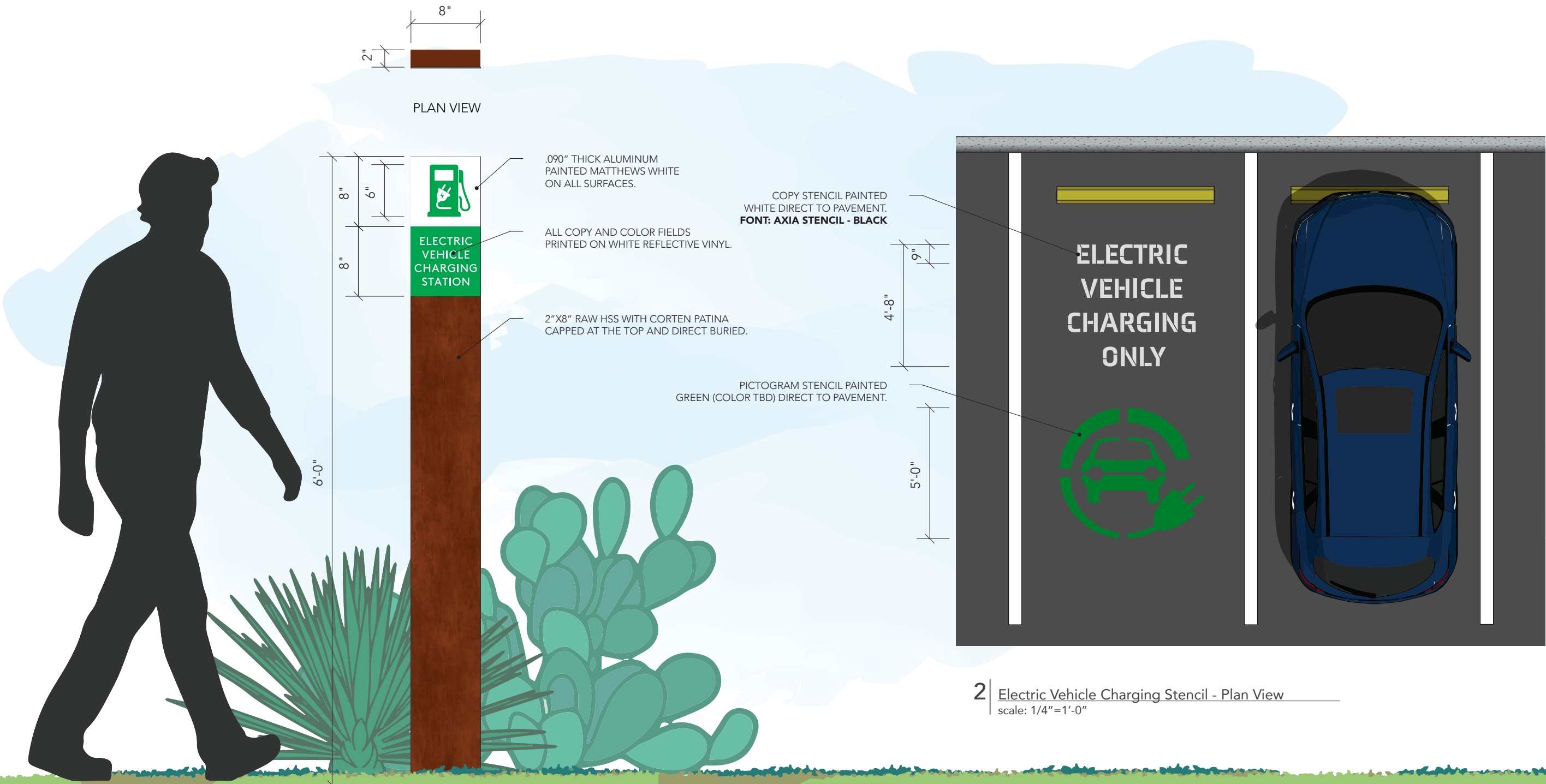
- 1/2" THICK ACRYLIC PAINTED **MP 10269**
DARK SLATE AND FLUSH MOUNTED TO FACE
OF EXTERIOR WALL WITH STUDS AND
SILICONE AS NEEDED FOR SUPPORT.
- ALL LETTERING TO BE 1/8" THICK ACRYLIC
PAINTED **MATTHEWS WHITE** AND **PMS 186 C**
ARROWS.
- ALL EDGES PAINTED TO **MATCH PMS 186C**.



2 | Building ID Signs - Location Elevation
scale: 1/8"=1'-0"

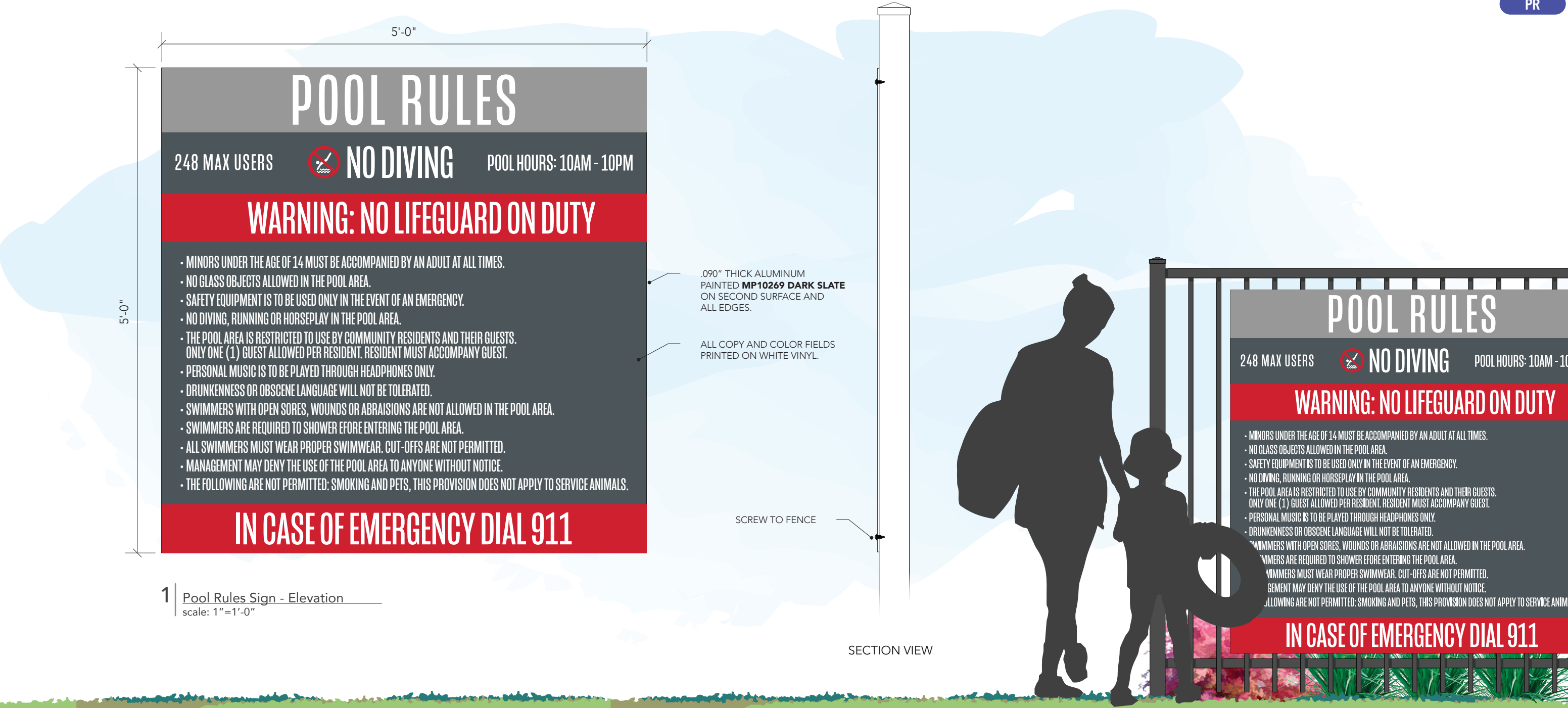


1 | Exterior Unit ID - Elevation
scale: 3"=1'-0"



1 | Electric Vehicle Charging Sign - Elevation
scale: 1"=1'-0"

2 | Electric Vehicle Charging Stencil - Plan View
scale: 1/4"=1'-0"

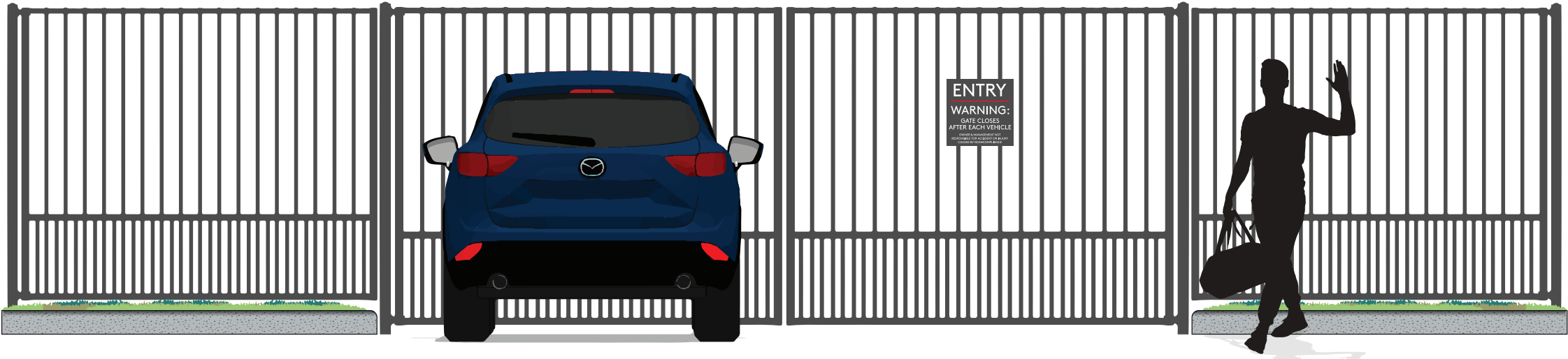




2 | Spa Rules Sign - Location Elevation
scale: 3/4"=1'-0"

FABRICATE AND INSTALL FIVE (5) GATE MOUNTED SIGNS

- .090" THICK ALUMINUM PAINTED TO MATCH **MP 10269 DARK SLATE** ON FACE AND ALL EDGES.
- WHITE VINYL COPY TO BE **3M 3290 REFLECTIVE WHITE VINYL**.
- RED BAR VINYL TO MATCH **PMS 186 C**.
- SIGN TO BE SCREW MOUNTED TO GATE AS NEEDED FOR SUPPORT.

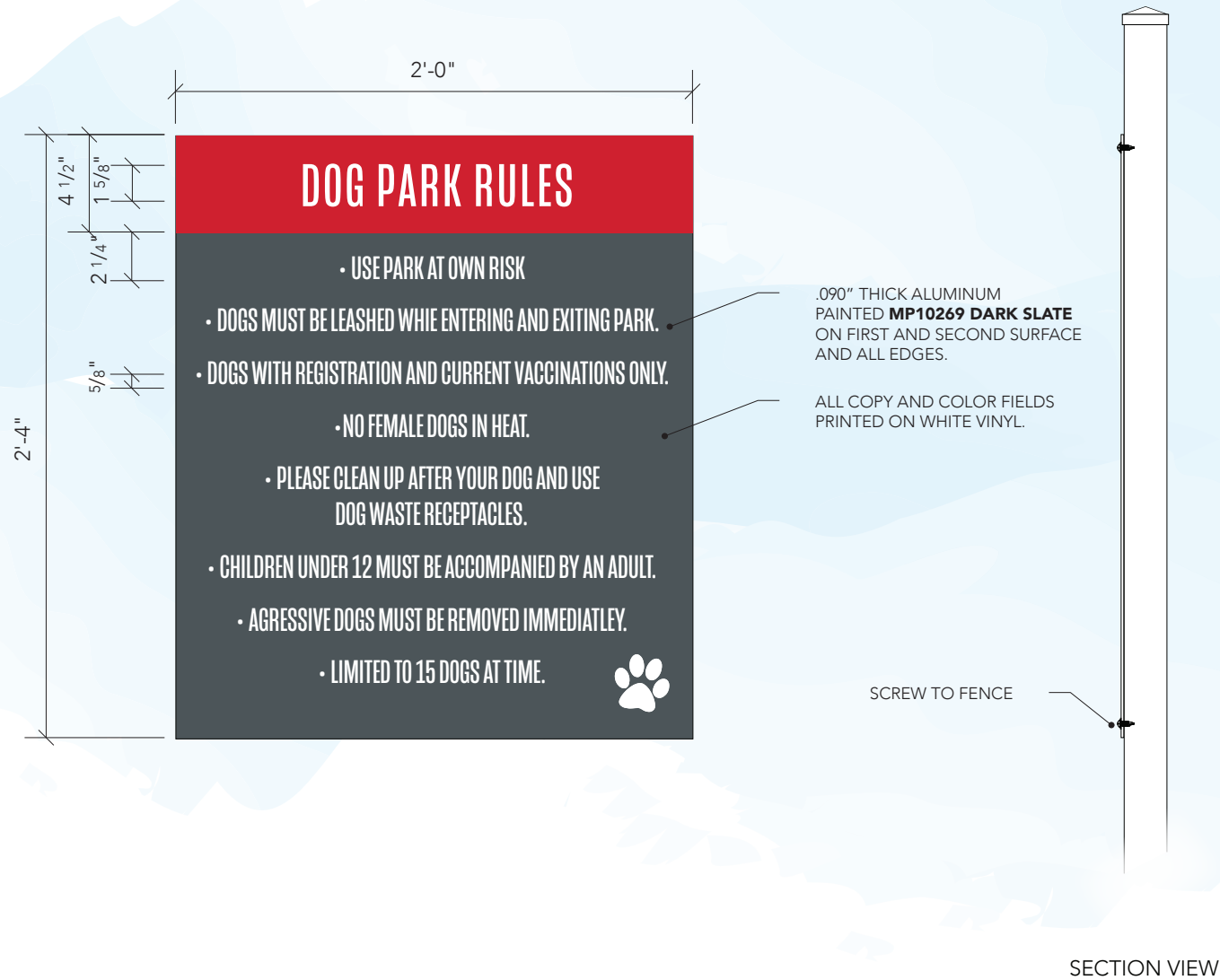


GMS

1 | Gate Mounted Sign - Elevation Location
scale: 3/8"=1'-0"

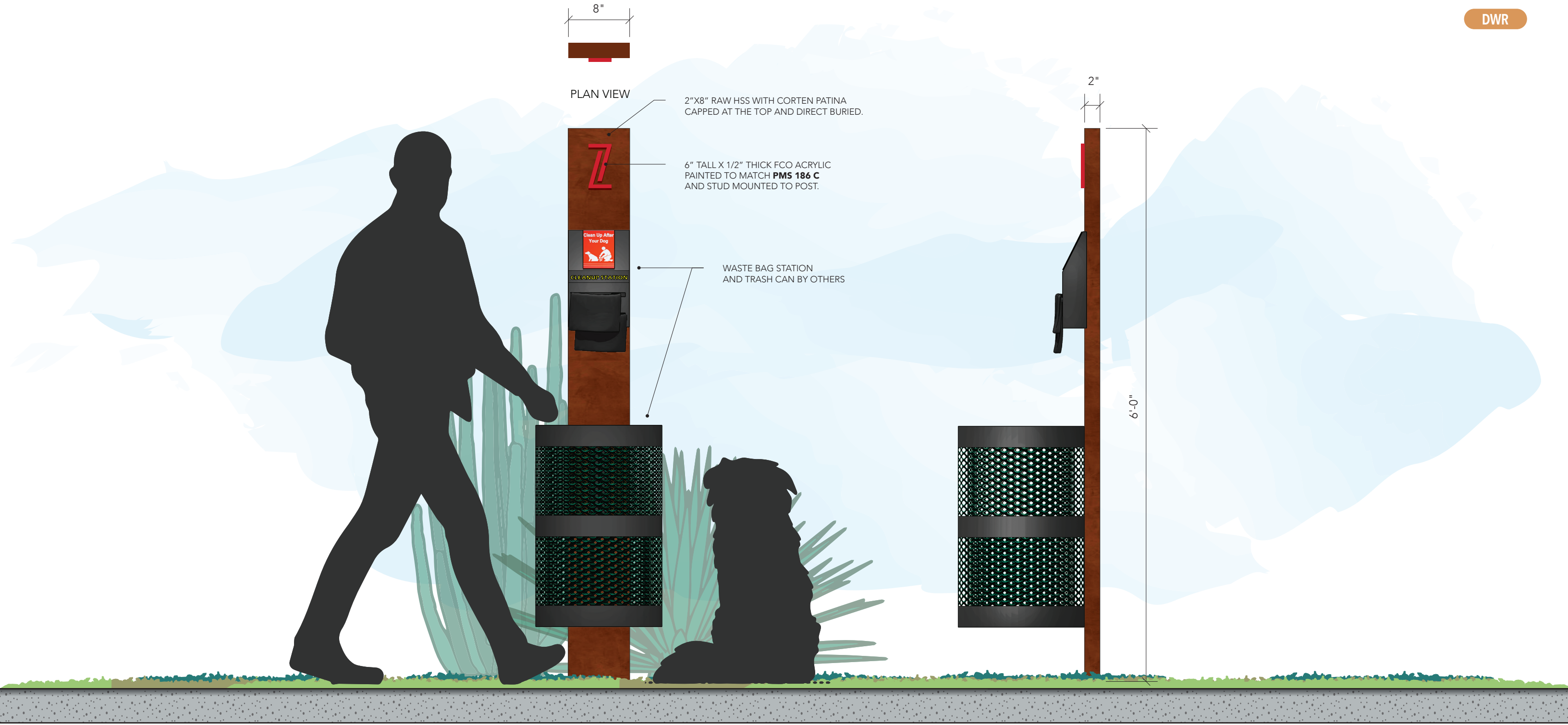


2 | Gate Mounted Sign - Elevation
scale: 3"=1'-0"



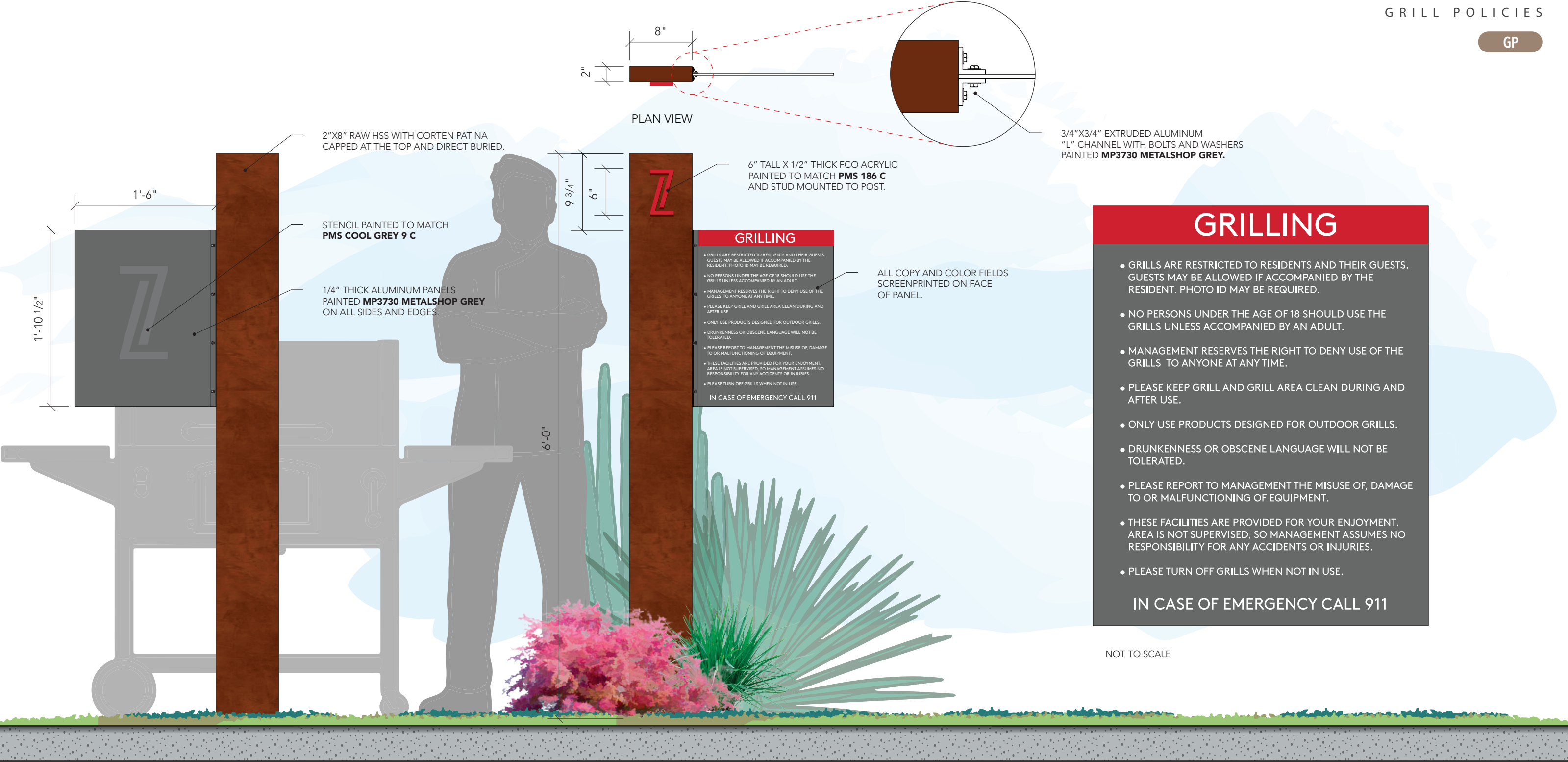
1 Dog Park Rules Sign - Elevation
scale: 1 1/2"=1'-0"

2 Dog Park Rules Sign - Location Elevation
scale: 3/4"=1'-0"



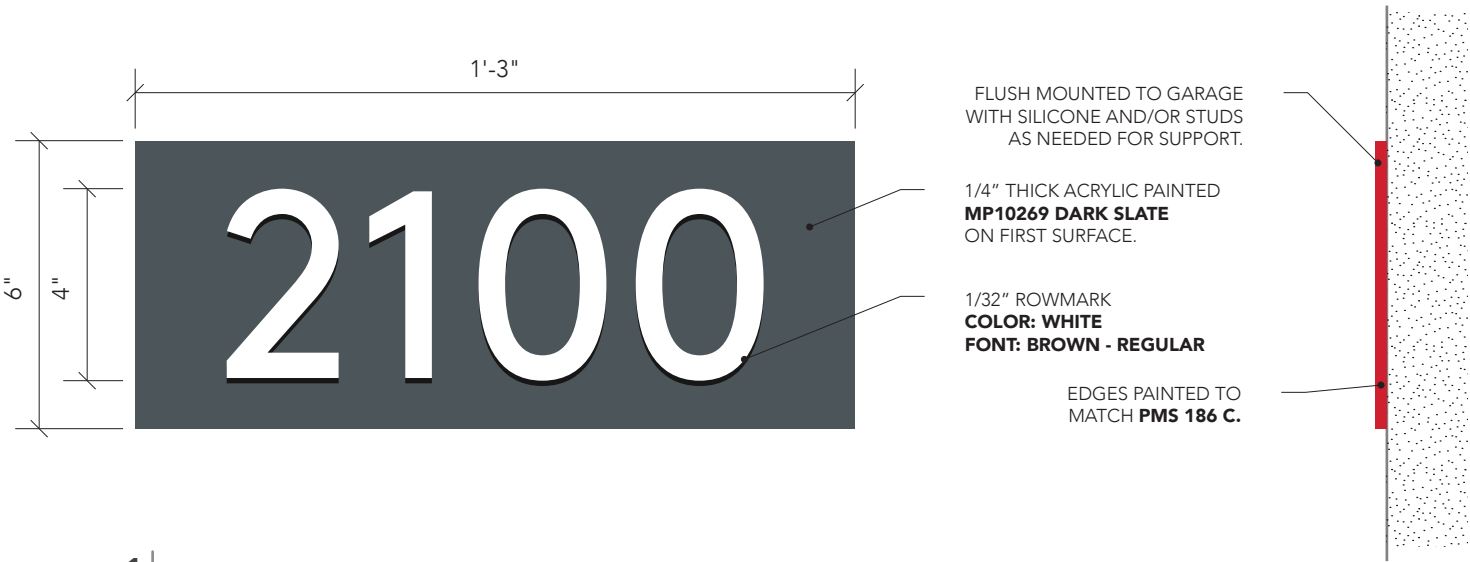
1 Dog Waste Receptacle Sign - Elevation
scale: 1"=1'-0"

RIGHT SIDE ELEVATION



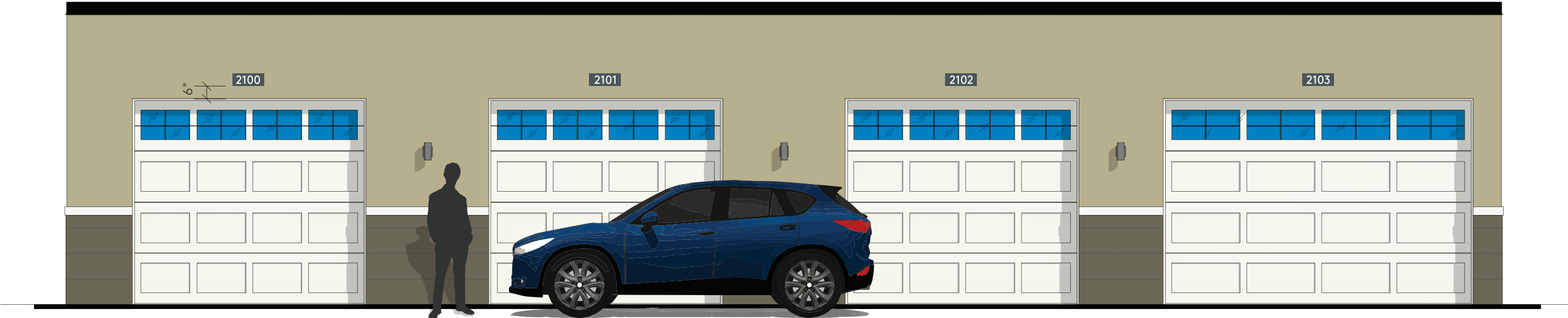
REAR ELEVATION

1 Grill Policies - Elevation
scale: 1"=1'-0"

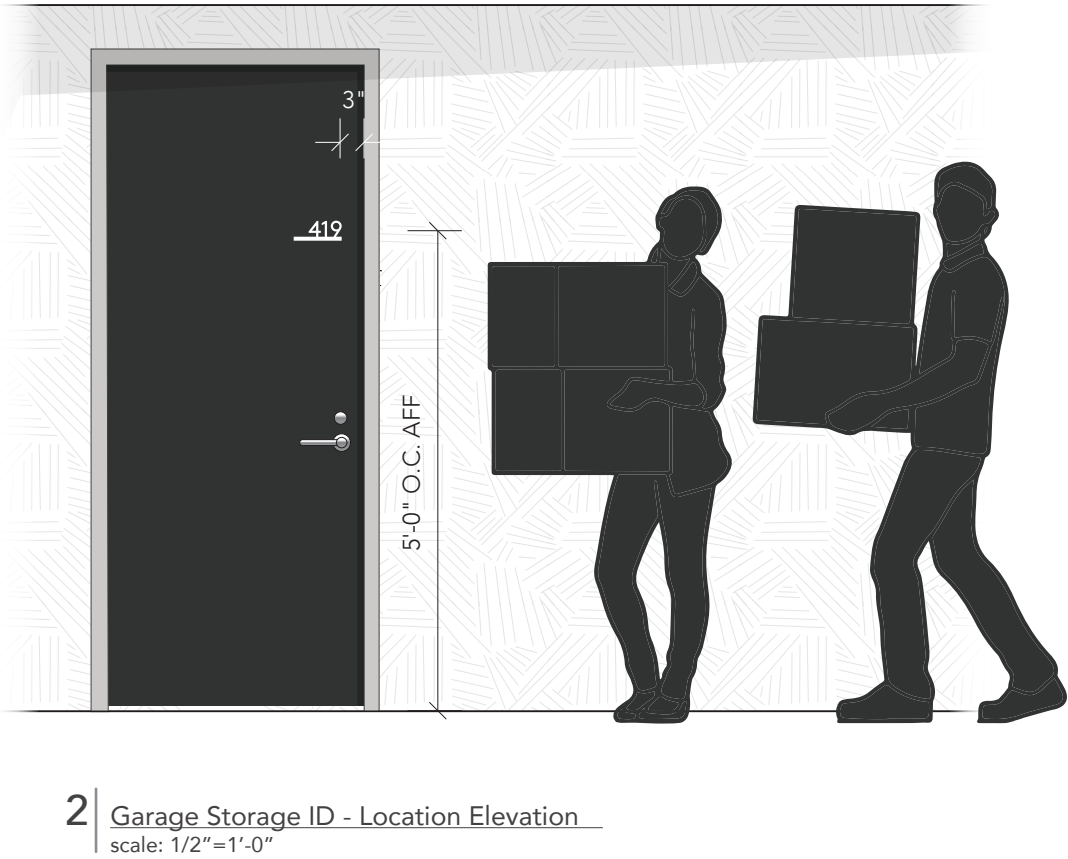
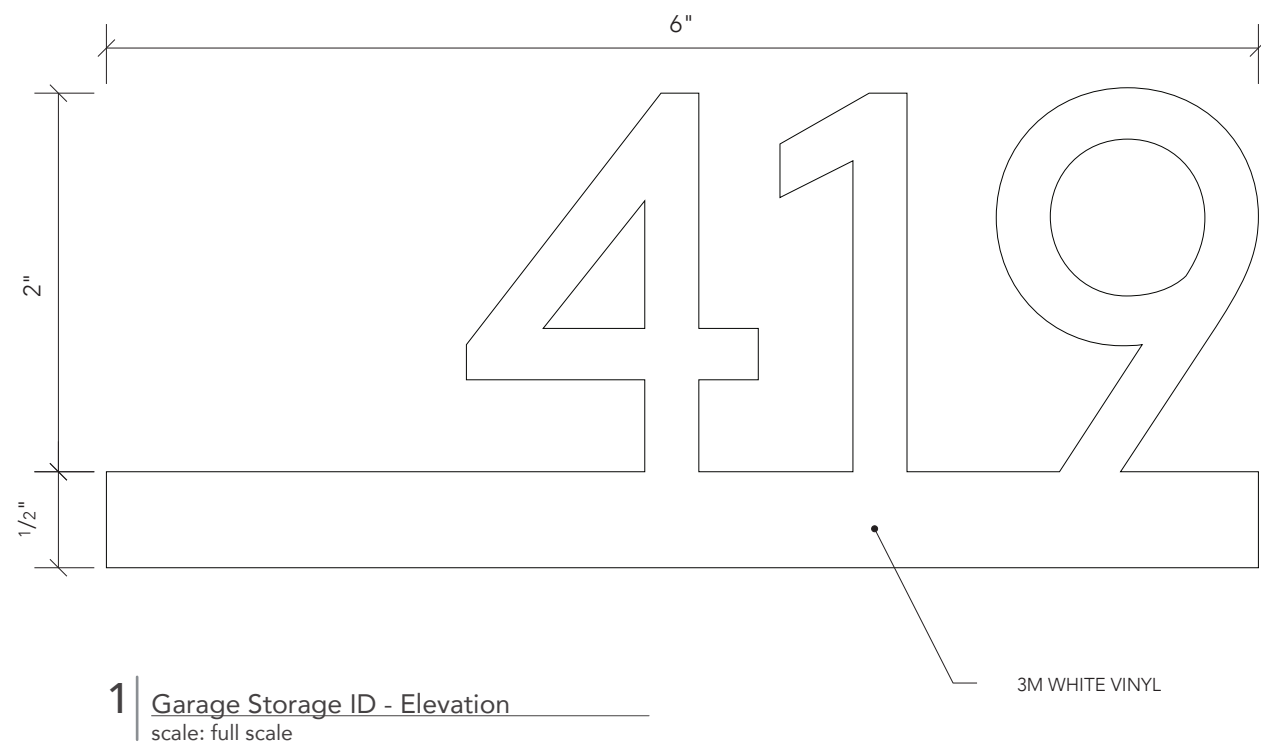


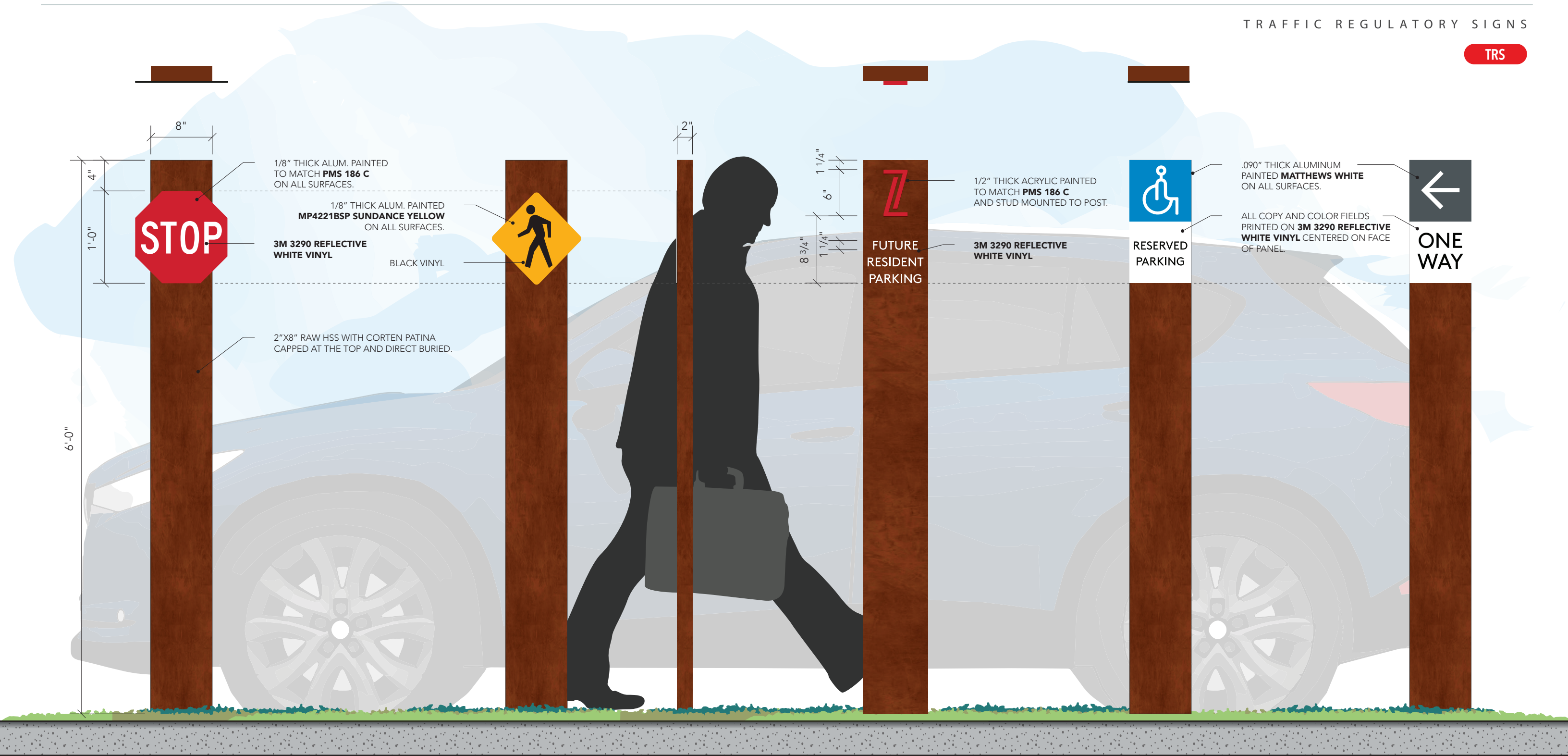
1 | Garage ID Plaques - Location Elevation Elevation
scale: 1/4"=1'-0"

SECTION VIEW

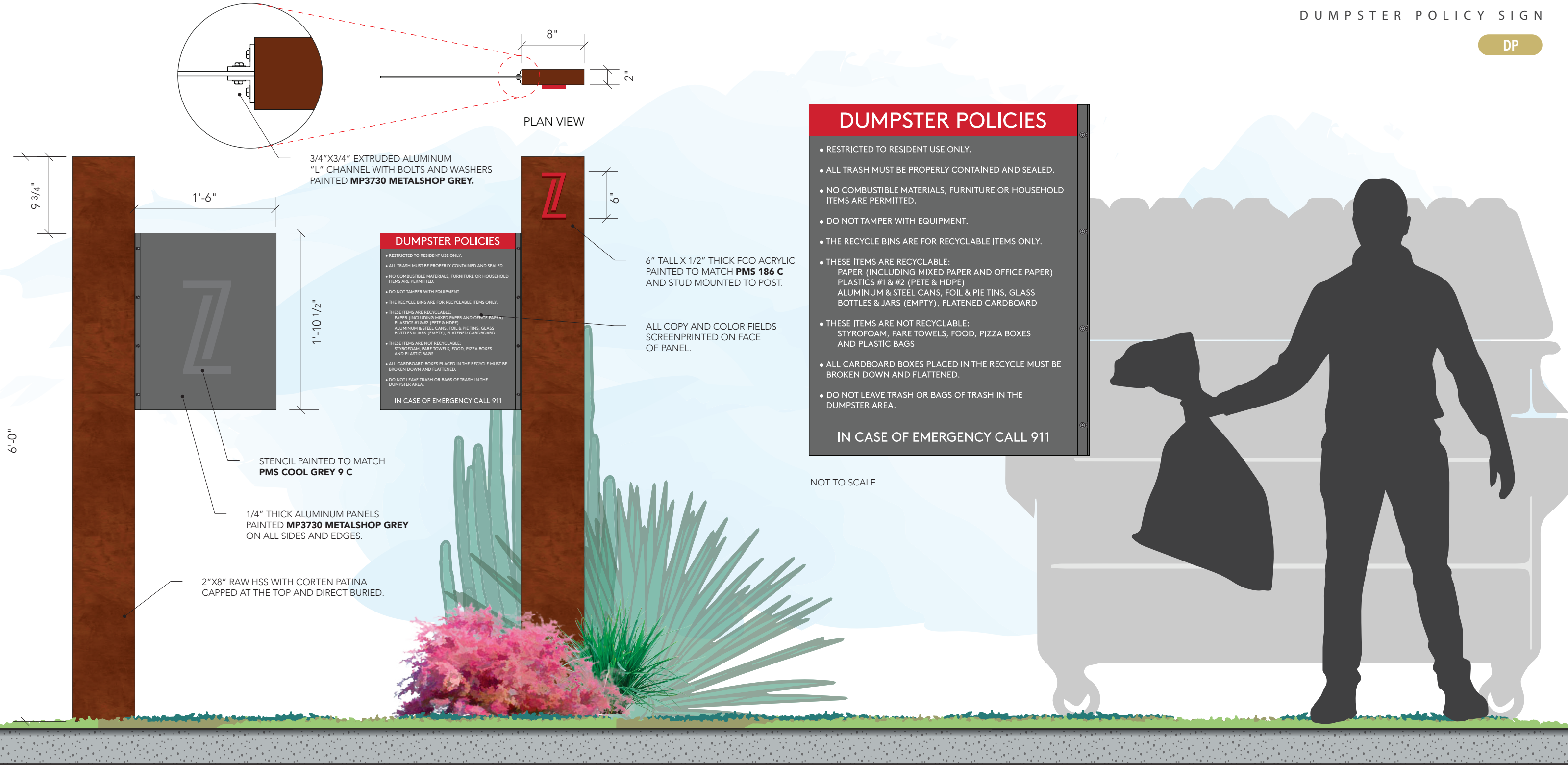


2 | Garage ID Plaques - Location Elevation Elevation
scale: 1/4"=1'-0"





1 | Traffic Regulatory Signs - Elevation
scale: 3/4"=1'-0"



REAR ELEVATION

1 Grill Policies - Elevation
scale: 1"=1'-0"



10212 METRIC BLVD.
AUSTIN, TEXAS 78758
800-327-1104 / 512-494-0002
fsgi.com

FUZE 432
Midland, TX

Start Date: 12/10/2020
Last Revision: 08/09/2021
Job# 92J11534
Dwg. # 92J11534 PP2V1S1

Designer: Shawn Wright
Sales Rep: Bruce Moore

CLIENT APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.
© COPYRIGHT 2021 / ALL RIGHTS RESERVED



UL INSTALLATION REQUIREMENTS
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

22.0



Landscape Legend

- ① Mid-Rise Apartment Building
- ② Garden Style Apartment Building
- ③ Open Lawn
- ④ Dog Park
- ⑤ Bocce Ball Courts
- ⑥ Clubhouse Pool
- ⑦ Riparian Retention Garden

ELEVATIONS – CLUBHOUSE

EXTERIOR FINISH LEGEND			
MARK	MATERIAL / BRAND	COLOR / FINISH	MATERIAL IMAGE
FCP-01	ILLUMINATION - FOG	NICHIHA	
FCP-02	ILLUMINATION - BAY BLUE	NICHIHA	
FCP-03	ILLUMINATION - NICKEL	NICHIHA	

EXTERIOR FINISH LEGEND			
MARK	MATERIAL / BRAND	COLOR / FINISH	MATERIAL IMAGE
FCP-04	VINTAGEWOOD - SPRUCE	NICHIHA	
PT-01	PAINT SHERWIN WILLIAMS	BLACK	
SC-01	STUCOFLEX	307 NOVA WHITE	



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION





ELEVATIONS – 36-UNIT BUILDING

EXTERIOR FINISH LEGEND			
MARK	MATERIAL / BRAND	COLOR / FINISH	MATERIAL IMAGE
FCP-01	ILLUMINATION - FOG	NICHIHA	
FCP-02	ILLUMINATION - BAY BLUE	NICHIHA	
FCP-03	ILLUMINATION - NICKEL	NICHIHA	

EXTERIOR FINISH LEGEND			
MARK	MATERIAL / BRAND	COLOR / FINISH	MATERIAL IMAGE
FCP-04	VINTAGEWOOD - SPRUCE	NICHIHA	
PT-01	PAINT SHERWIN WILLIAMS	BLACK	
SC-01	STUCOFLEX	307 NOVA WHITE	



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION





ELEVATIONS – 48-UNIT BUILDING

EXTERIOR FINISH LEGEND			
MARK	MATERIAL / BRAND	COLOR / FINISH	MATERIAL IMAGE
FCP-01	ILLUMINATION - FOG	NICHIHA	
FCP-02	ILLUMINATION - BAY BLUE	NICHIHA	
FCP-03	ILLUMINATION - NICKEL	NICHIHA	

EXTERIOR FINISH LEGEND			
MARK	MATERIAL / BRAND	COLOR / FINISH	MATERIAL IMAGE
FCP-04	VINTAGEWOOD - SPRUCE	NICHIHA	
PT-01	PAINT SHERWIN WILLIAMS	BLACK	
SC-01	STUCOFLEX	307 NOVA WHITE	



OUTSIDE ELEVATION



OUTSIDE ELEVATION



INSIDE ELEVATION



INSIDE ELEVATION



STAIR ELEVATION

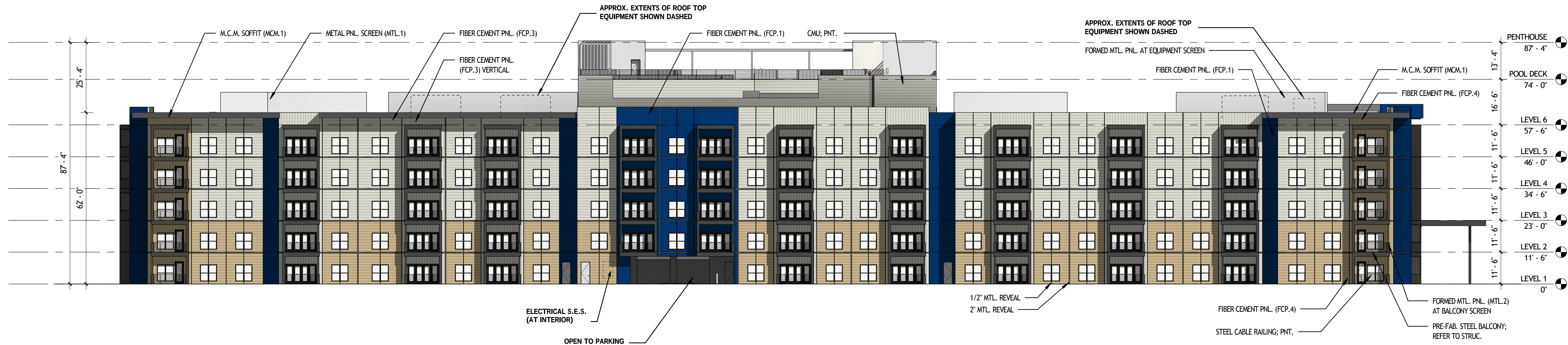


CORNER ELEVATION

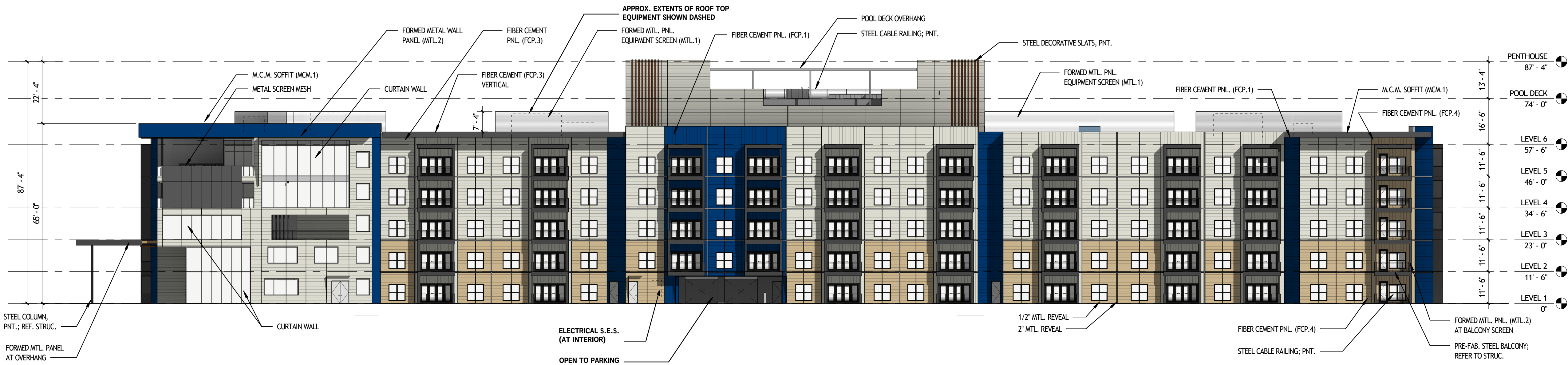


Submitted electronically 12/30/21

Exhibit H



F1 OVERALL ELEVATION SOUTH
3/64" = 1'-0"



A1 OVERALL ELEVATION NORTH
3/64" = 1'-0"

EXTERIOR FINISH COLOR LEGEND

**SWISSPEARL HIGH DENSITY
FIBER CEMENT PANELS (FCP)**



Wrap - FUZE 623

XXXXX W. Corporate Dr.
Avondale, AZ 85323



PRINT THIS SHEET IN COLOR

0 Design Review Board Submission 09/17/21

Issues

Project Number: 16.21255.00

Project Lead: BH

**EXTERIOR BUILDING
ELEVATIONS**

A-201

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

L

K

J

H

G

F

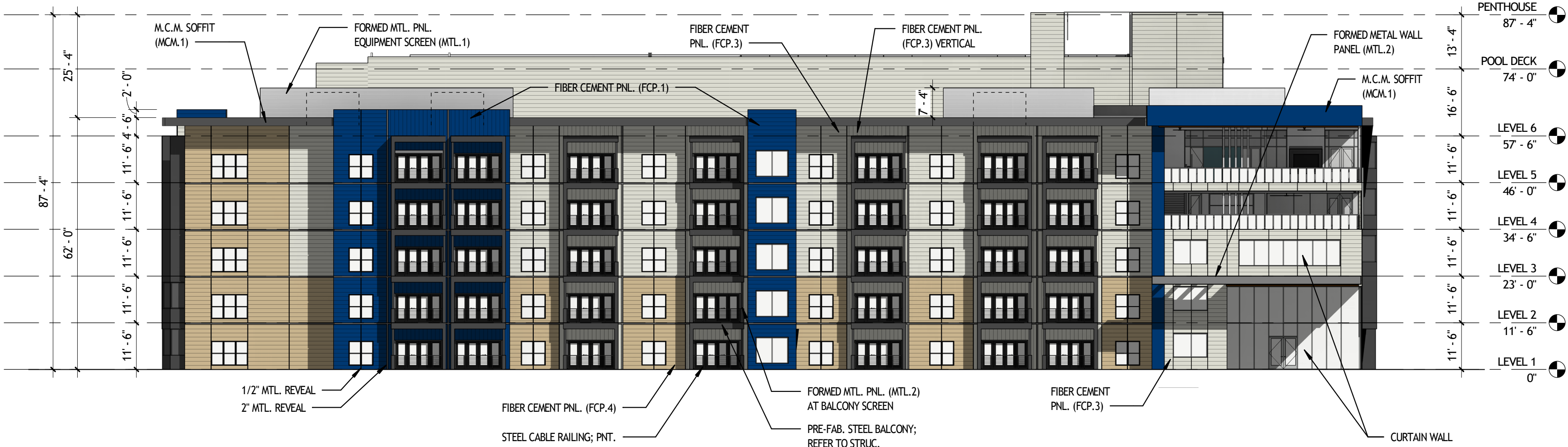
E

D

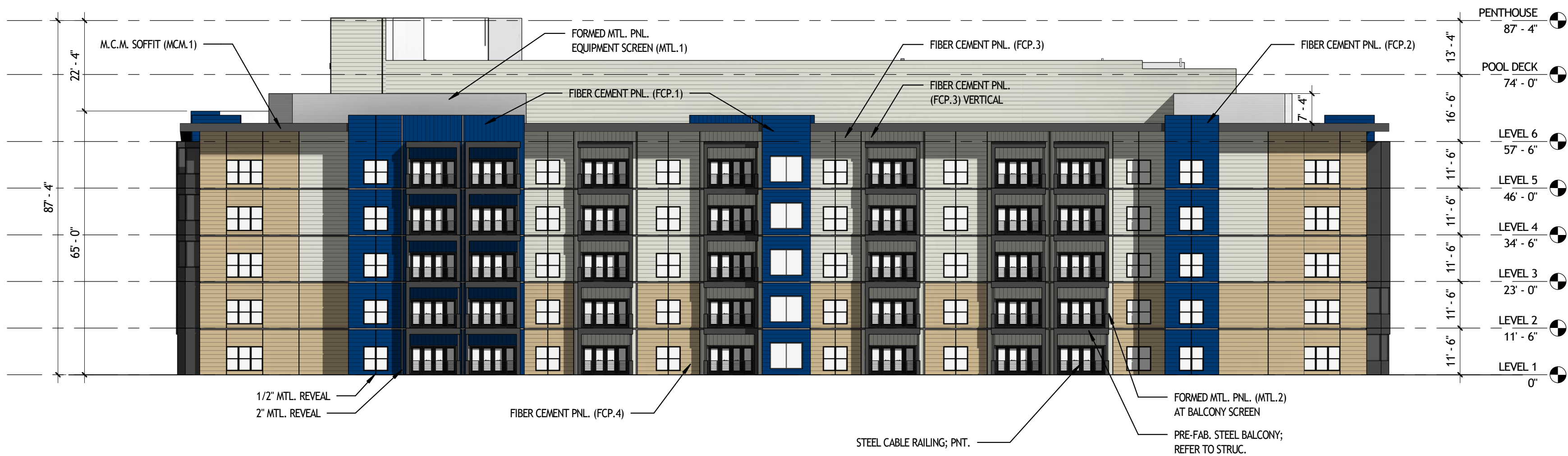
C

B

A



F6 OVERALL ELEVATION EAST
3/64" = 1'-0"



A6 OVERALL ELEVATION WEST
3/64" = 1'-0"

EXTERIOR FINISH COLOR LEGEND			
SWISSPEARL HIGH DENSITY FIBER CEMENT PANELS (FCP)			
FCP.1	FCP.2	FCP.3	FCP.4
			
azurite 7041	cobalt blue 9241	onix 7090	sahara 7001



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STG Design, Inc.
828 West 6th Street
Suite 300
Austin, TX 78703
512.899.3500

Wrap - FUZE 623
XXXXX W. Corporate Dr.
Avondale, AZ 85323



PRINT THIS SHEET IN COLOR

0 Design Review Board Submission 09/17/21

△ Issues

Project Number: 16.21255.00

Project Lead: BH

EXTERIOR BUILDING ELEVATIONS

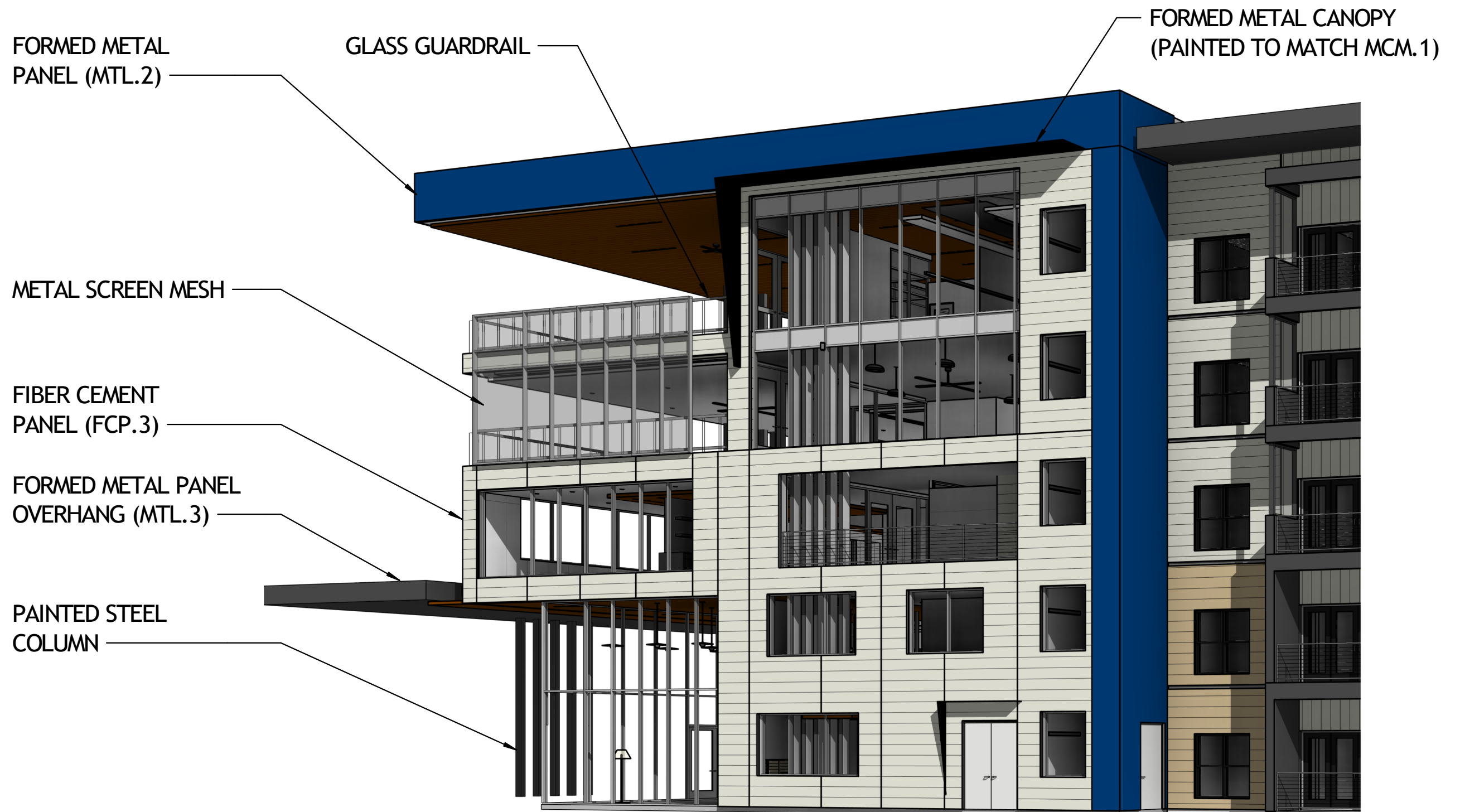
A-202

General File Path: B:\40 PROJECT
Local File Path: B:\40 PROJECT\Drawings\A6 SITE-AVONDALE (Central 2021).rvt

Plot Date: 9/18/2021 1:29:19 PM







FORMED METAL PANEL
EQUIPMENT SCREEN
(MTL.1)

FIBER CEMENT
PANEL (FCP.3)

FORMED METAL
PANEL (MTL.2)

FORMED METAL PANEL
AT BALCONY (MTL.3)

FORMED METAL
CANOPY (PAINTED
TO MATCH MCM.1)

CABLE RAIL

FIBER CEMENT PANEL
(FCP.3)

FORMED METAL
PANEL OVERHANG
(MTL.3)







CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

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

Project: Fuze 623 Project Manager: Adam Baugh
 Request: Rezoning to PAD and General Plan Amendment Acreage/Parcel Size: +/- 47 acres
 Current Density Allowed: Min 15 du/acre; Max 45 du/acre Density Proposed: 29.83 du/ac
 Total number of residential units proposed: 681

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

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

Yes ☐ No ☒

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

Ongoing operational impact is \$545 k to \$599 k per year
One-time equipment cost is \$82 k to \$90 k
One-time facility cost is \$6.25 M to \$6.88 M

Is a school site within the proposed development needed?

Yes ☐ No ☒

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

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

If answered yes, please explain below:

Thus far we have only recieved a request to complete the Avondale Certificate.

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

Date Reviewed: 12-01-2021
 School District: Littleton ESD #65
 District Superintendent: Dr. Roger Freeman
 Phone #: (623) 478-5611
 E-mail: freeman.roger@littletonaz.org
 Signature: [Signature]

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



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

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

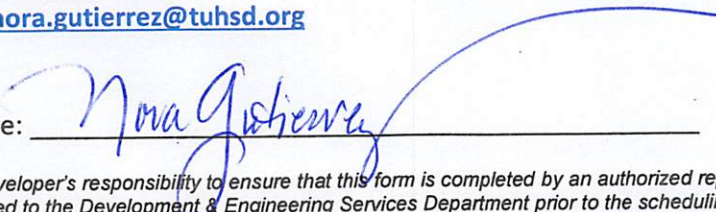
Yes ☐ No ☒

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

If answered yes, please explain below:

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

Date Reviewed: January 14, 2022
School District: Tolleson Union High School District #214
District Superintendent: Nora Gutierrez
Phone #: 623-478-4001
E-mail: nora.gutierrez@tuhsd.org

Signature: 

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



AGENDA ITEM REPORT

SUBJECT: Fairway Residences - Rezone - Application PL-22-0068

MEETING DATE: 7/20/2022

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 Ms. Carolyn Oberholtzer of Bergin, Frakes, Smalley & Oberholtzer, PLLC, on behalf of HAM Fairway, LLC / FWVB, LLC, for a request to Rezone approximately 14.17 net acres at the southwest corner of Fairway Drive and Van Buren Street. A portion of the site is currently zoned R1-6 and the remaining portion is zoned Coldwater Springs PAD. The proposal will change the zoning of both portions to Fairway Residences PAD. The proposed Rezone will allow for a 286-unit multi-family residential project. Commission will take appropriate action and forward a recommendation to City Council.

BACKGROUND:

This proposed request involves two parcels located at the southwest corner of Fairway Drive and Van Buren Street. The property is currently unaddressed and is identified by the Maricopa County Assessor's Office as Parcel Numbers 500-29-007 and 500-27-014.

Assessor's Parcel Number 500-29-007, at the immediate southwest corner of Fairway Drive and Van Buren Street, is approximately 8.06 net acres in size. The parcel is zoned Coldwater Springs PAD and originally allowed C-2 uses; however, a PAD Amendment in 2010 modified this to a limited selection of commercial and office uses to include assisted living facilities. At the time of the amendment, it was expected that a 192-unit assisted living facility would be constructed on this parcel. Following approval of the amendment, no Site Plan application was submitted for the assisted living facility, and the lot has remained undeveloped.

Assessor's Parcel Number 500-27-014 is approximately 6.45 net acres in size, is zoned R1-6, and is undeveloped. The parcel is owned by the City of Avondale and is located immediately east and south of the new Avondale Fire Station #175.

A third parcel, Assessor's Parcel Number 500-27-011, is approximately 0.12 acres in size and is situated between the above two parcels. This parcel is zoned R1-6 and is occupied by a City well. The zoning and use of this parcel will remain unchanged; however, a Re-Plat application will be filed to increase the size of the well parcel and make it more accessible from Van Buren Street, as well as to combine the two parcels that will be developed with apartments into one parcel. Once the Re-Plat is finalized, the apartment site will comprise approximately 14.17 net acres, while the well site will be approximately 0.46 acres and will offer direct access from Van Buren Street instead of access via easement across 500-27-014, as it does currently.

The General Plan Land Use Designation of the above parcels is High-Density Residential in the Avondale

General Plan 2030 (“General Plan”). The High-Density Residential designation is intended for developments of 12 to 30 dwelling units per acre, with a target density of 12 units per acre. Dwellings in this designation are characterized by an emphasis on shared or common open space over private open space, access to transit and other multi-modal amenities, and a village environment with easy access to businesses, services, and recreation.

The existing uses and zoning of surrounding properties include:

NORTH: Zoned Avondale Commerce Center PAD and Coldwater Depot III PAD; General Plan Designations are Education and Business Park. Land uses include a charter school and a commerce park.

EAST: Zoned Coldwater Springs PAD; General Plan Designation is High Density Residential. Land uses include a charter high school (currently under construction) and an apartment complex.

SOUTH: Zoned Coldwater Springs PAD; General Plan Designation is Medium Density Residential. Land use is a single-family residential development.

WEST: Zoned Single Family Residential (R1-6); General Plan Designation is High Density Residential. Land uses include City facilities; a fire station and Water Resources yard.

SUMMARY OF REQUEST:

The applicant is requesting approval of a Rezone of the site from a combination of R1-6 and Coldwater Springs PAD zoning, to Fairway Residences PAD zoning with underlying R-4 zoning. The proposed Rezone will allow for a 286-unit multi-family residential project on approximately 14.17 net acres.

PUBLIC PARTICIPATION:

A Neighborhood Meeting to discuss the proposal with neighboring property owners and other interested parties was held on May 17, 2022 via Zoom. All notices of the meeting were completed at least fifteen days prior to the meeting as required and met notification requirements.

Several members of the community and one member of the City Council attended the Neighborhood Meeting, in addition to City staff and the applicant team. Participants were concerned about increased traffic in the area, especially on Fairway Drive within the Coldwater Springs development. They also stated that motorists sometimes get lost within Coldwater Springs or use local streets as pick-up zones for schoolchildren and expected these issues would worsen as the result of the project. The applicant was asked whether a deceleration lane would be added on southbound Fairway Drive for the resident-only entrance; and the applicant responded that this option was evaluated in the project’s traffic statement but determined not to be necessary. The applicant also noted that the traffic statement concludes that the project site would generate a much higher number of trips if developed for commercial uses than for the proposed multi-family residential development. Additional topics discussed during the meeting included affordable versus market-rate housing, landscape buffers and walls along the south boundary of the project site, and the possibility of an alternative land use such as a grocery store. The applicants stated that the proposed units would be market-rate, that the existing wall along the south boundary is what is shown on the project’s site plan, that trees in the landscape buffer along the south boundary could be selected and located so as not to impact properties to the south, and that commercial development such as a grocery store often follows residential growth.

As of the writing of this staff report, three phone calls and two emails have been received in response to public notifications for the Neighborhood Meeting, the Planning Commission and City Council meetings. All commenters are residents of the Coldwater Springs development to the south of the project site, and all comments expressed disapproval of the project and a desire to keep the existing zoning. Concerns mentioned in these comments include traffic congestion and parking conflicts, changes to the socioeconomic balance of the neighborhood, and the potential for water shortages in the future.

Additionally, five anonymous comments were received through the aVoice/Polco web platform with a range of opinions. One comment expressed approval for the project and wanted it to be built as soon as possible. Another comment stated that multi-family housing projects can provide needed affordable housing, but that the City needs to ensure that strict architectural guidelines are in place to ensure a uniform aesthetic. The remaining three comments expressed disapproval for the project, citing concerns such as the prevalence of rental apartments over for-sale townhomes and condominiums in the City, the cost of constructing new

schools to accommodate additional students, and the need for traffic mitigation measures on Van Buren and Fairway, due to multiple entry/exit points for the existing charter schools and Coldwater Springs Apartments and the tendency of motorists to exceed speed limits on Van Buren.

ANALYSIS:

Conformance with the General Plan

The General Plan designation for the property is High Density Residential, which allows densities between 12 and 30 units per acre. The Rezone request will allow for a multi-family residential project with a density of 20.18 units per acre. Therefore, the request meets the intent of the High Density Residential land use designation and is in conformance with the General Plan.

Permitted Uses

The subject property is currently zoned R1-6 (for single-family residential development) and Coldwater Springs PAD (for commercial or office development). The proposed Rezone will change the zoning of the entire site to Fairway Residences PAD with underlying R-4 zoning to allow a multi-family residential development with a density of 20.18 units per acre. This density is compatible with R-4 standards, which allow densities up to 30 units per acre.

Development Standards

The proposed front, side, and rear yard minimum setbacks are consistent with the R-4 zoning district, with no deviations requested, except that the project requests a zero-foot setback from the City well site. Per the City of Avondale Zoning Ordinance, multi-family buildings two stories or greater in height must be located at least 75 feet from any single-family residential area or zoning district. No two-story or three-story buildings will be located within 75 feet of the southern property line of the development site, which abuts a single-family neighborhood within Coldwater Springs. The only structures within this setback will be single-story garage canopies and trash enclosures.

The proposed lot width, lot depth, maximum building height, and maximum lot coverage are consistent with the R-4 zoning district.

The City of Avondale Multi-Family Residential Design Manual requires a multi-family residential project to devote at least 20% of its site area to usable open space, and to provide at least 80 square feet of private open space for each unit. The project proposes to dedicate 19.8% of the site to usable open space and to provide an average of 100 square feet of private open space per unit (in other words, some units may have less than 80 square feet but others may have more, bringing the average to at least 100 square feet). The applicant's justification for the first deviation is that constraints such as the well site and the project's circulation design, including a vehicle turnaround outside the Fairway entrance gate as requested by staff, allow for slightly less usable space than is typically required. Furthermore, the quality of the shared amenities to include a clubhouse, pool and spa, outdoor kitchen, putting green, sport courts, play structures, dog park, and a looped walking trail will help to compensate for some residents receiving less than 80 square feet of private space.

Parking

The Zoning Ordinance requires 481 parking spaces for residents and 57 for guests for this project, for a total of 538 spaces. The project will provide 539 spaces and therefore will exceed the minimum required.

Per the City of Avondale Multi-Family Residential Design Manual, a minimum of 25% of required parking (excluding guest spaces) should be in garage form. The project will provide 80 garages, which is 16.6% of its required resident parking. Consistent with the provisions of the Design Manual, many of these will be tuck-under garages below carriage units. Standalone garages will be limited to five buildings, each of which will contain eight garages to limit the length of said buildings.

Per the City of Avondale Zoning Ordinance, multi-family residential projects are required to provide at least one assigned, covered space per unit. Though the 80 garages in this development will be assigned to specific units, all 459 surface spaces will be unassigned, so units without garages will not have assigned parking. However, 282 of the surface spaces will be covered. When combined with the 80 garages, a total of 362

spaces will be sheltered in some form.

Per the Avondale Zoning Ordinance, multi-family residential developments are required to install electric vehicle (EV) chargers in 4% of resident spaces and 1% of guest spaces, while 16% of resident spaces and 3% of guest spaces must be EV-capable for future installation. As an alternative to the requirement, the project will install chargers in eight of the surface spaces, while 20 surface spaces and all 80 garages will be EV-capable.

Landscaping

Landscaping on the site will adhere to the Zoning Ordinance's landscaping requirements, with the following deviation: instead of a minimum of 1.5 trees per unit, the proposal will require a minimum of 1.5 trees per ground-level unit. Adherence to landscape requirements will ensure that significant landscape areas, tree sizes, and plant quantities are provided throughout the site. This includes a minimum 15-foot landscape buffer along the southern boundary of the project site, to provide separation between the new multi-family residential development and the existing single-family residential development to the south.

Streets

The development will have one primary access point from Van Buren Street that will allow three-quarters ($\frac{3}{4}$) movement for right-in, right-out, and left-in turns. A secondary gated access will be provided on Fairway Drive for residents only, no guest access, and will include a vehicle turnaround area. Pedestrian connections to Van Buren Street and Fairway Drive will be provided from within the development. Street improvements on Van Buren Street to facilitate access to the project will be completed with the development. No additional improvements to Fairway Drive are contemplated.

DISCUSSION:

Staff recommends approval of the Rezone request for the following reasons:

1. The proposed Rezone from R1-6 and Coldwater Springs PAD to Fairway Residences PAD is in conformance with the General Plan designation of High Density Residential.
2. The proposed Rezone is in conformance with the Multi-Family Residential Design Manual as amended in the PAD.
3. The proposed Rezone will result in compatible land use relationships. Building heights and most setbacks will be consistent with R-4 development standards, and buildings two or more stories in height will maintain a minimum 75-foot setback from the single-family residential development to the south. Sufficient parking to meet the project's minimum requirement will be provided. The primary entrance and exit point for the development site will be from Van Buren Street, and Fairway Drive will provide only a secondary, resident-only entrance/exit.
4. Adequate public infrastructure to support the proposed development either currently exists or will be constructed by the developer.
5. The proposed land use will contribute to Avondale's stock of rental housing units.
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: Develop diverse housing options, to include housing that is affordable to workers and close to their jobs.

BUDGET IMPACT:

No budget impacts.

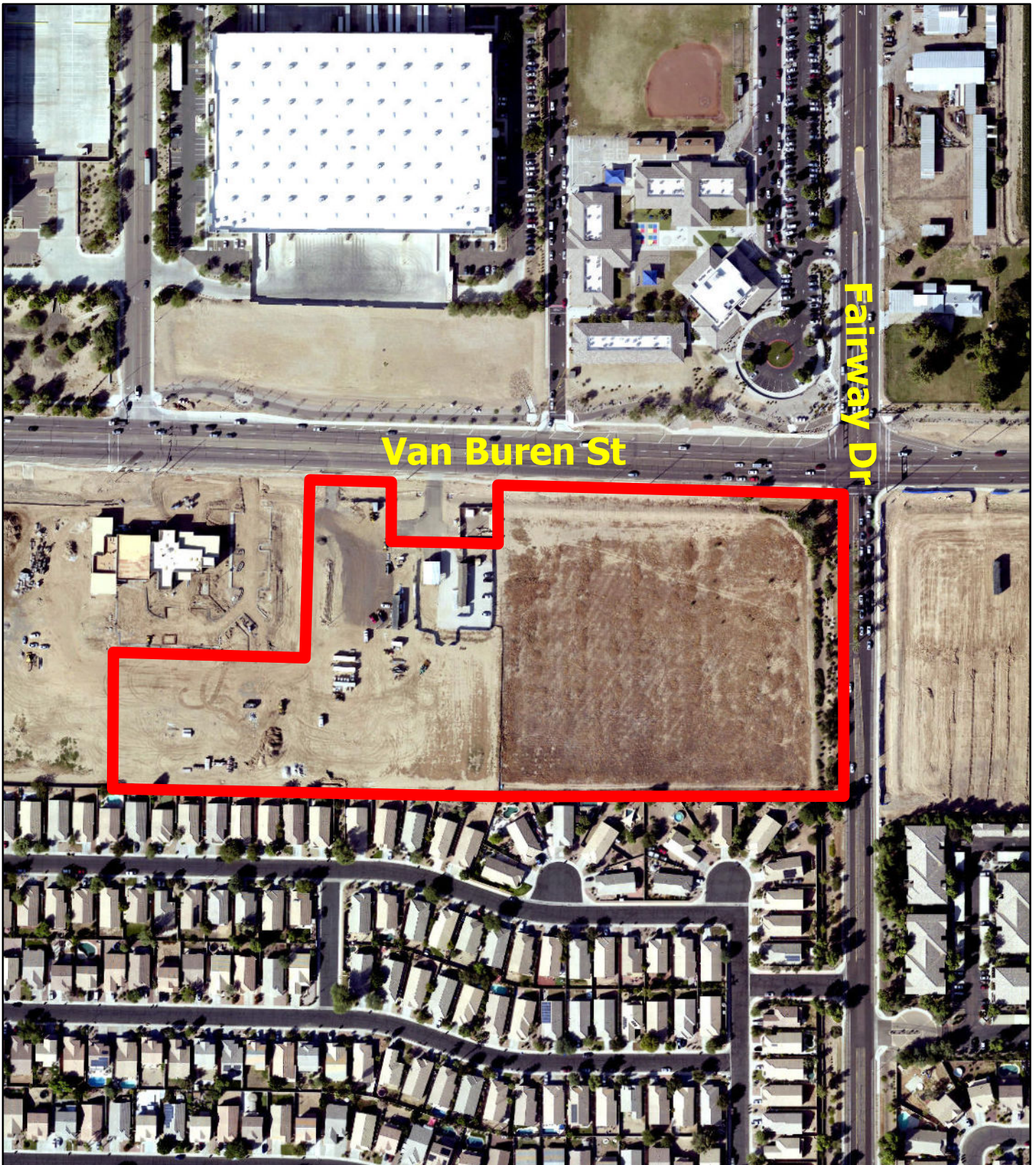
RECOMMENDATION:

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-22-0068, a request to Rezone approximately 14.17 acres from R1-6 and Coldwater Springs Planned Area Development (PAD) to Fairway Residences Planned Area Development (PAD R-4), subject to the following five (5) conditions of approval:

1. Power lines less than 69 kV adjacent to the property shall be converted underground in the first phase of development.
2. Prior to issuance of any construction permits for the project, a Re-Plat shall be approved and recorded to combine the two parcels to be developed and to modify the boundaries of the City well site.
3. All off-site improvements shall be completed in the first phase of development.
4. 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.
5. The development shall be designed and constructed 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.

PROPOSED MOTION:

I move that the Planning Commission recommend **APPROVAL** of application PL-22-0068 Fairway Residences PAD, a request to Rezone approximately 14.17 acres from R1-6 and Coldwater Springs Planned Area Development (PAD) to Fairway Residences Planned Area Development (PAD), subject to the five (5) conditions of approval as listed in the staff report.

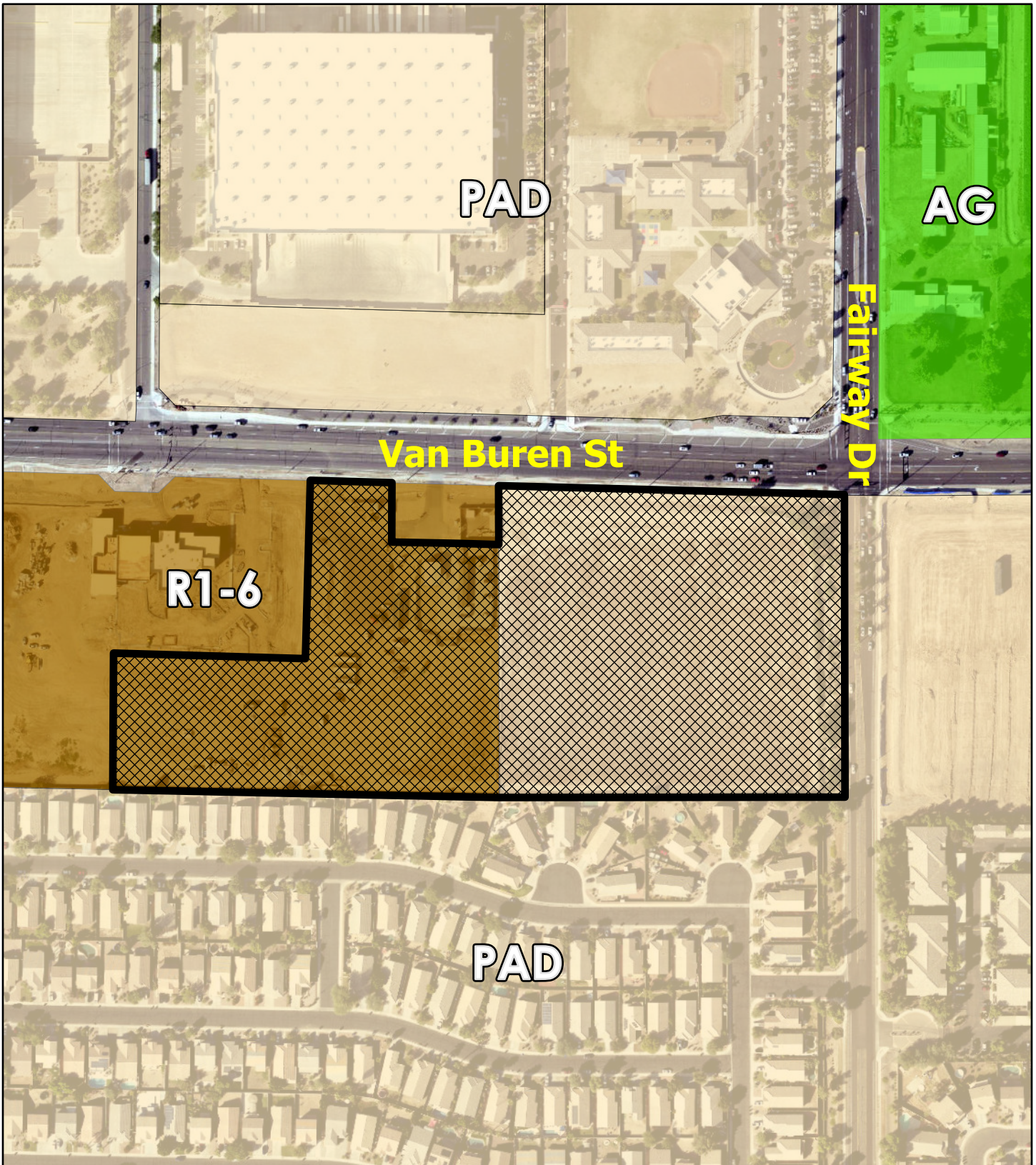


Aerial Photograph

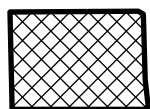


Subject Property



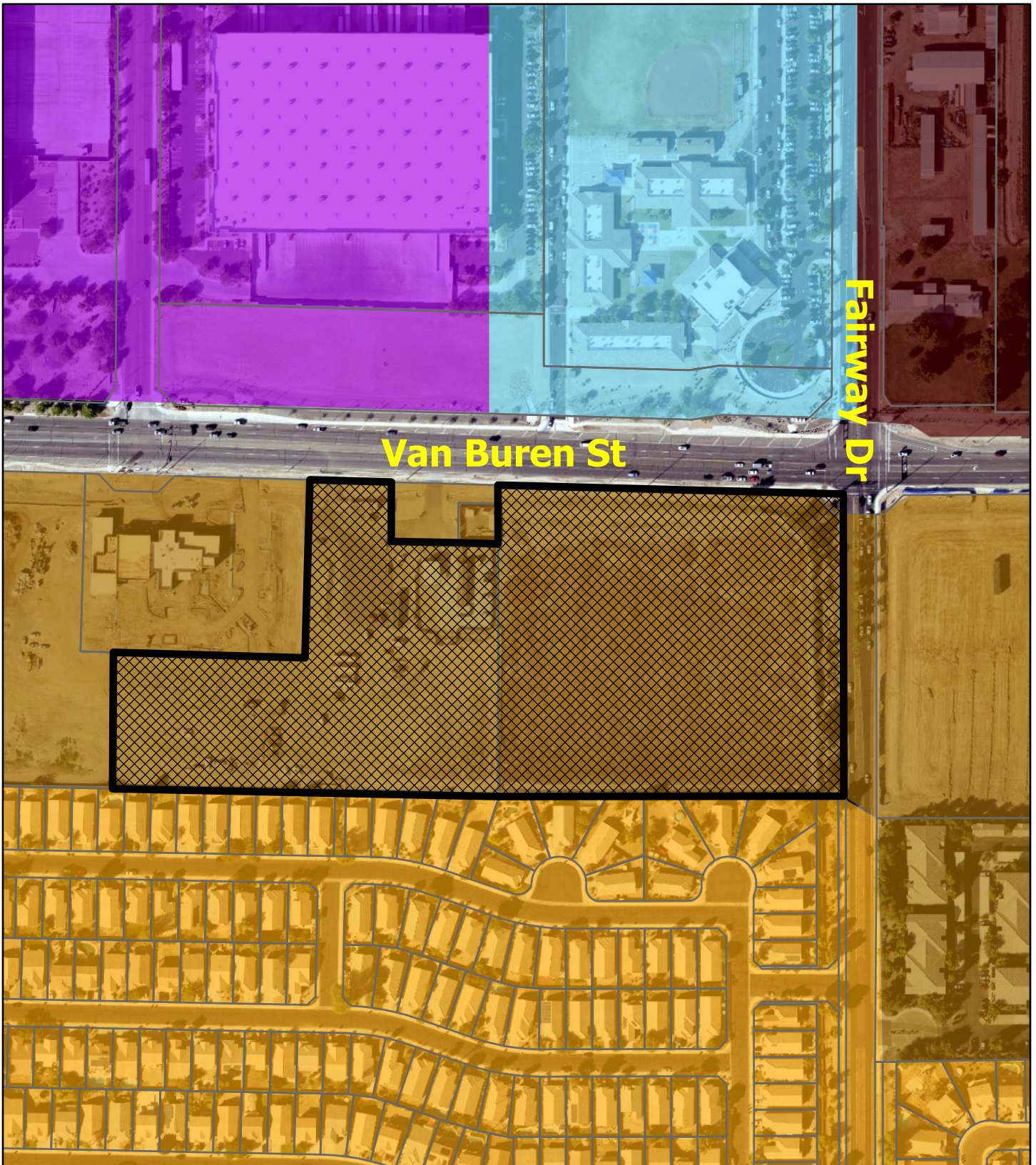


Zoning Vicinity



Subject Property

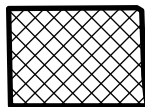




General Plan Land Use



- Business Park
- Education
- High Density Residential
- Urban Residential



Subject Property



Fairway Residences

PAD Amendment Narrative

Application:
Draft: June 10, 2022

3rd Submittal



Project Team

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Coberholtzer@bfsolaw.com
602-888-7860



BERGIN, FRAKES, SMALLEY & OBERHOLTZER

Project Data

Project Location:	SWC Van Buren St. & Fairway Dr. Avondale, AZ
Project Narrative:	New multifamily project, 3 story buildings with amenities including clubhouse with fitness room, pool, dog park
Existing Zoning:	PAD
Proposed Zoning:	PAD based on R-4
APN:	500-29-007 + a portion of 500-27-014
Site Area:	Net: +/- 14.17 AC (Approx. 717,150 S.F.)
Density:	20.18 DU/AC proposed (286 units/14.17 Net AC)

Building Information

Building Height:	Allowed: 45'-0" Provided: 43'-0"
Occupancy:	R-2
Construction Type:	Type V-A, Wood Frame
Fire Sprinklers:	Apartments: NFPA 13-R Clubhouse: NFPA 13
Dwelling Unit Mix:	1 Bedroom = 108 (38%) 2 Bedroom = 148 (52%) 3 Bedroom = 30 (10%) Total Units = 286
Building Mix & Footprint	(9) Building Type 1 x 9,614 S.F. Footprint = 86,526 S.F. (5) Building Type 3 x 5,828 S.F. Footprint = 29,140 S.F. (5) Building Type 4 x 2,165 S.F. Footprint = 10,825 S.F. (6) Garage x 1,905 S.F. Footprint = 11,430 S.F. (1) Clubhouse x 6,054 S.F. Footprint = 6,054 S.F. Total Building Footprint = 143,975 S.F.

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1.0 Project Overview

1.1 Introduction

Fairway Residences (the “**Project**”) is a proposed 14.17-acre multi-family residential development that contemplates fourteen 2 and 3-story apartment buildings with 286 units developed by Ascent Companies, located on the southwest corner of Fairway Drive and Van Buren Street (the “**Property**”) within the City of Avondale (the “**City**”). Ascent Companies is a local multi-family community developer which develops, operates and owns their projects long-term. Their communities in other jurisdictions have won awards for amenities and design and they look forward to bringing their next premier luxury community to this Coldwater Springs and Fairway gateway location in the City.

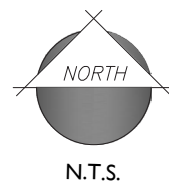
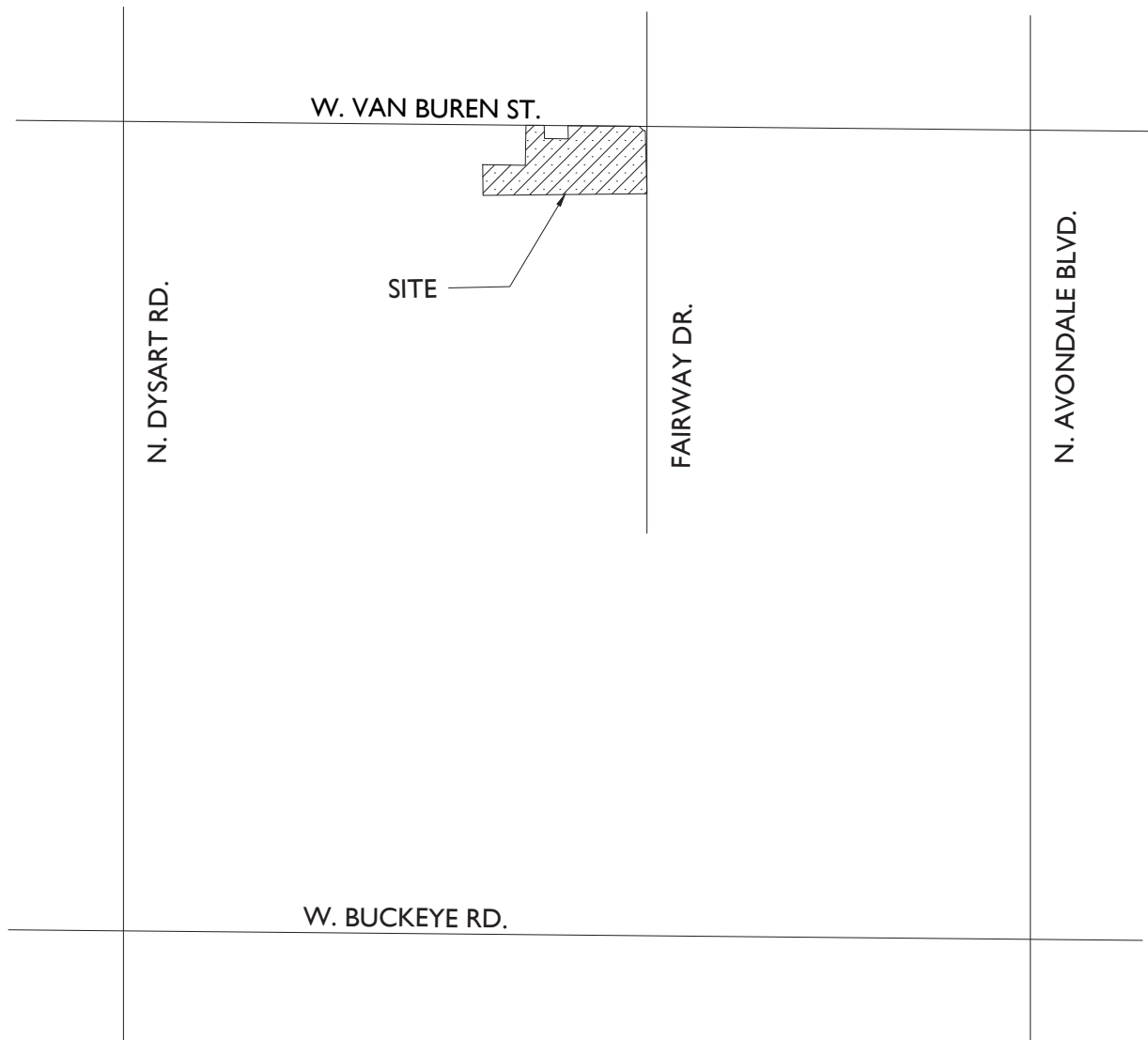
Ascent has partnered with the City to combine the City’s excess property remaining after the completion of the Avondale Fire Station 1755 (APN 500-27-014, “**City Property**”), with the hard corner (APN 500-29-007), to create a cohesive residential development as long envisioned for this property in the Avondale 2030 General Plan (“**General Plan**”). The City Property is currently zoned Urban Residential (“**R1-6**”) and the remaining 8.06 acres is zoned C-O within the Coldwater Springs PAD (Z-97-318-A). Although C-O, the Coldwater Springs PAD was amended in 2010 to add a 55-over, age-restricted 192 unit (28 DU/AC) residential community on this property. Over the intervening decade, demand has substantially increased for market-rate, non-age restricted rental communities targeting a wide population of renters-by-choice. This PAD will facilitate the development of an all-ages community consistent with the property’s High Density Residential (“**HDR**”) designation in the General Plan. The change to the proposed PAD will bring residents in proximity to retail areas at a location accessible and connected by the City’s bike lanes and transit options. The Project will serve as a buffer between the Coldwater Springs neighborhood and the major intersection, while providing for enhanced pedestrian connections through the addition of pedestrian paths.

1.2 Existing Property Conditions and Surrounding Area Conditions

The Property is currently vacant, undeveloped land. The City Property was severed from an adjacent parcel northwest of the Project which is now Avondale Fire Station 175. Along Van Buren there is a 0.12-acre City-owned well-site (APN 500-27-011 and “**City well-site**”). As shown on the Surrounding Uses map and Table 1 below, the Property is effectively an infill development with existing land uses all around it. **See Exhibit 1, Vicinity Map, Exhibit 2: Context Map and Table 1, Surrounding Zoning.**

Table 1: Surrounding Zoning

Direction	General Plan Land Use Category	Existing Zoning	Existing Use
Site	High Density Residential	PAD	Vacant
North, across Van Buren Street	Education, Business Park	PAD	School, Distribution Center
South	Medium Density Residential	PAD	Single-Family Residential
East, across Fairway Drive	High Density Residential	PAD	School
West	Public/Civic	R1-6	Public Utility Facility, Fire Station
Northeast	Urban Residential	AG	Agriculture





1.3 Existing General Plan

The HDR in the General Plan allows for densities from 12 to 30 DU/AC with a target density of 12 DU/AC. This level of intensity is intended to promote a village environment with easy access to services, businesses, and recreation. The Project's location and design provides connections to external attractions with sidewalk and bike connections to Friendship Park, the surrounding Coldwater Springs neighborhoods, the Van Buren Trail, and the BLVD. The proposed density in the PAD caps the units at 286 units (or 20.2 DU/AC), which is in the middle range of the General Plan and less intense than previously approved under the Coldwater Springs PAD.

The General Plan designates the properties south of Van Buren, both east and west of the Fairway intersection as HDR. However, the only other undeveloped piece remaining is a +20-acre property at the southeast corner of Fairway and Van Buren which is now being developed as a high school. As a result, this property is the last opportunity for HDR development at this intersection and within the HDR-designated properties in the area.

See Exhibit 3: General Plan Map.

1.4 Existing and Proposed Zoning

The larger Coldwater Springs PAD is 782 acres and consists of single-family and multi-family residential, a golf course, elementary school, high school, three parks, and four commercial sites. The property within this application is both C-O under the PAD, and R1-6 (City Property). This PAD will replace both entitlements with a new PAD governing the combined properties. **See Exhibit 4: Existing Zoning Map.**

2.0 Project Description

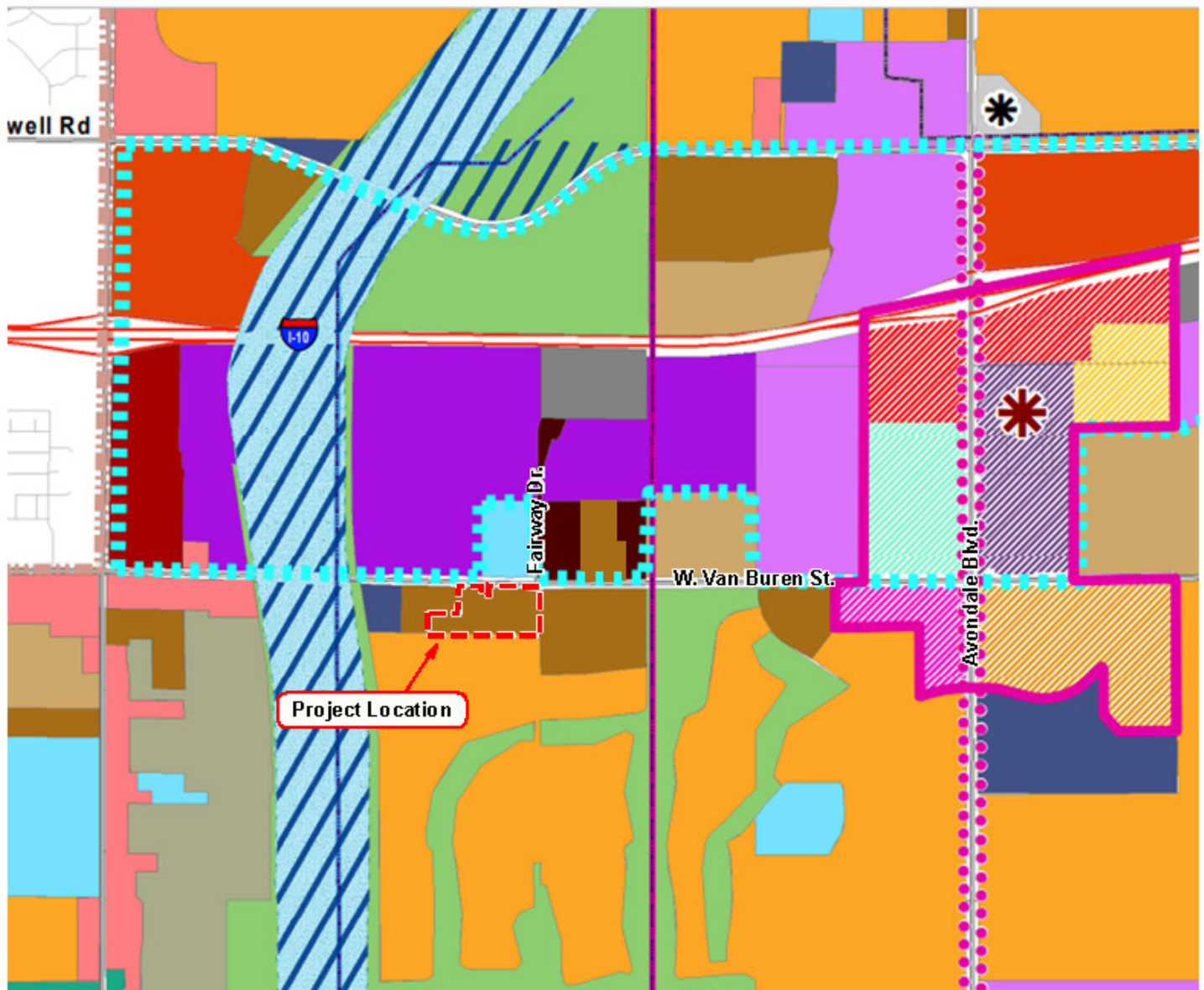
2.1 Development Plan

The Fairway Residences Conceptual Land Use Development Plan includes a modern, boutique multi-family gated community focused on a pet-friendly, quality, amenities, and lifestyle. The conceptual development plan for the Property contemplates multiple two and three-story buildings with a maximum of 24 units in each, surrounding a centrally located community gathering space featuring an approximately 4,400 sq.ft. clubhouse, a pool and spa, and a separate pet amenity space with both tuck-under and separated garages. The ingress and egress to the community is from Van Buren to keep traffic off of Fairway, and only an emergency vehicle access gate to Fairway.

The Project will also offer amenities unique to Fairway Residences such as a rideshare and delivery pickup/drop-off lane with and a green belt feature along the north and east side of the Property. Fairway Residences also include a pocket park at the entrance of the Property which surrounds a covered mailbox area with seating and accommodations for pets. A large setback is maintained from the single-family residential neighborhood to the south, with 3-story buildings placed a minimum of 75' from the shared property boundary. **See Exhibit 5: Land Use Development Plan.**

2.2 Project Character and Theme

The primary theme of Fairway Residences is a contemporary theme with clean lines while providing seamless transitions to an indoor-outdoor residential environment as demonstrated in the architectural renderings submitted with this application. The Project utilizes a blend of modern materials to create a common design aesthetic, while providing for individuality to create emphasis on key site features. The Project's landscaping is planned to compliment the modern-transitional character of the community. Landscape materials will be organized in patterns to bring emphasis to key arrival areas, pedestrian nodes, and recreational areas. A variety of recreation amenities are planned to provide residents of all ages with ample outdoor activities supporting daily lifestyle needs.



GENERAL PLAN

Legend

- Planning Boundary
- Growth Area

Land Use

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

- Neighborhood District
- Gateway District
- Village District
- Park Avenue District
- Promenade District
- Residential District

The Boulevard
(The BLVD)
Specific Plan Area

TOD

- Urban Residential
- Urban Commercial
- High Intensity Office
- Mixed Use

Aggregate Sites

- Existing
- Potential Sites - Privately Owned Land
- Potential Sites - Publicly Owned Land

Roads

- Interstate 10
- Future SR-30 Alignment
- Future Roads
- Avondale Boulevard Employment and Commercial Corridor

Powerlines

- Powerline Trail
- 230 KV Power Lines
- 345 KV Power Lines
- 500 KV Power Lines
- 69 KV Power Lines

Symbols

- Resort
- Medical Center
- Public Recreational/Wildlife Center
- Public Recreational/ASC

Exhibit 3: General Plan Map



Existing Zoning



Proposed Zoning

3.0 Proposed Land Use Development Map



PARKING DATA		
REQUIRED PARKING		
1 BEDROOM	162 SPACES	
2 BEDROOM	259 SPACES	
3 BEDROOM	60 SPACES	
GUEST	57 SPACES	
TOTAL PARKING REQUIRED		538 SPACES
PROVIDED PARKING		
SURFACE SPACES	177 SPACES	33%
COVERED SPACES	282 SPACES	51%
GARAGE SPACES	80 SPACES	16%
TOTAL PARKING PROVIDED		539 SPACES

SITE DATA									
LAND USE	EXISTING ZONING	PROPOSED ZONING	NET AC.	UNITS	DENSITY	USABLE OPEN SPACE		OPEN SPACE	
PUBLIC/CIVIC	PAD	PAD BASED ON R-4	+/- 14.17 AC.	286 D.U.	20.2 D.U./A.C.	3.25 AC	19.8%	5.82 AC.	35.4%

BUILDING DATA						
REQUIRED BUILDING SETBACKS					BUILDING HEIGHTS	
FRONT YARD	SIDE YARD	REAR YARD	STREET SIDE	3 STORY TO S.F.	ALLOWED	PROVIDED
25'-0"	15'-0"	15'-0"	25'-0"	75'-0"	45'-0"	40'-0"

CONCEPTUAL LAND USE DEVELOPMENT PLAN

2.3 Circulation

The Project is located along Van Buren, which is classified as a major arterial and Bus Transit Corridor' in the General Plan. The project's ingress and egress has been located to avoid conflict with other developments in the area and to provide alignment with the Legacy Traditional School to the north. The Fairway Drive driveway is resident access only & exit via remote and will include a turnaround space. No guest entrance will be allowed. Pedestrian connections to Fairway will be provided from within the project. **See Exhibit 3: General Plan Map and Exhibit 6: Circulation Plan**

2.4 Density and Land Use Justification

The proposed Fairway Residences PAD will bring the current R1-6 and C-O zoning into conformance with the current HDR General Plan designation. The General Plan HDR category acknowledges that high density residential developments can take multiple forms, such as patio homes, apartments, condominiums or townhomes. The Fairway Residences project, at 20.2 DU/AC is well within the 12-30 DU range provided for in the General Plan and is below the 28 DU/AC previously approved in the Coldwater Springs PAD. As such, the project density is in conformance with the General Plan and therefore justified.

3.0 Land Uses and Development Standards

The requirements of the Zoning Ordinance, as amended, and Avondale Multi-family Design Manual, as amended, shall apply to Fairway Residences except where explicitly stated otherwise in this PAD. This PAD sets forth the development standards and uses for Fairway Residences and should a conflict exist between any provision in this PAD and the applicable Avondale Zoning Ordinance and applicable Multi-family Design Manual, this PAD will govern.

3.1 Permitted Uses

The permitted uses for Fairway Residences are as set forth in the R-4 Section of the Zoning Ordinance and included as **Appendix A**. All uses not specifically provided for herein are prohibited unless a subsequent determination by the Zoning Administrator finds a specific use to be analogous to a permitted or conditionally permitted use.

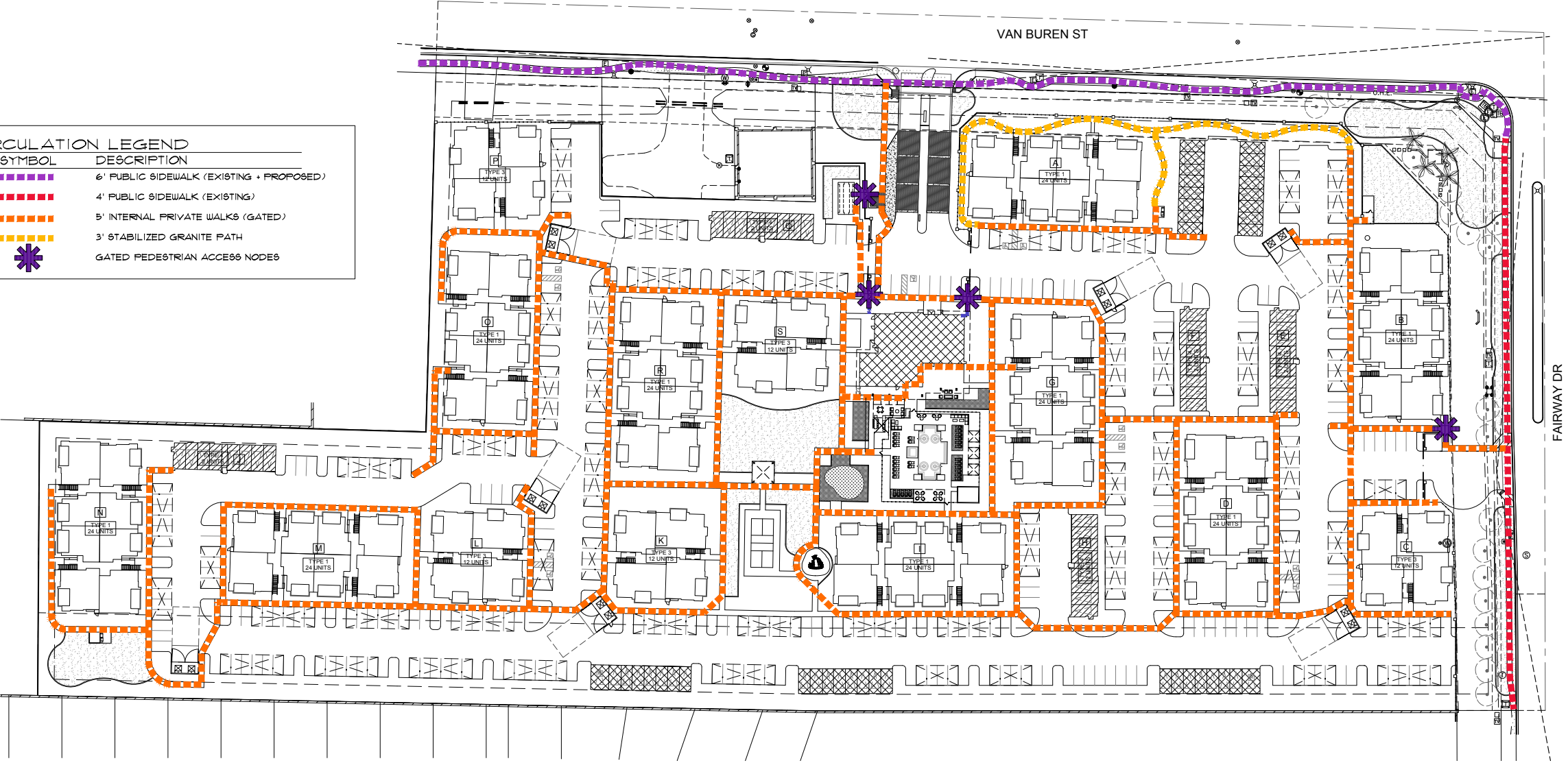
3.2 Development Standards

The project most closely aligns with the City's R-4 Residential Zoning District, and the Development Standards below have been provided in comparison to that district. **Table 3, Development Standards** shall govern the project and deviations from the City's standards are shown in **bold**. Additionally, Section 206.B.3.b requirements for minimum building separation shall be measured from building faces and not corners.

The proposed modifications support the development of adjacent residential communities to existing uses that are infill and established with the predetermination of the uses that surround them. As a result, some modifications are warranted given the project's adjacency to a fire station and well-site. The increase to the required area per unit is provided to ensure the PAD density falls below what would otherwise be permitted in the City's R-4 District.

CIRCULATION LEGEND

SYMBOL	DESCRIPTION
	6' PUBLIC SIDEWALK (EXISTING + PROPOSED)
	4' PUBLIC SIDEWALK (EXISTING)
	5' INTERNAL PRIVATE WALKS (GATED)
	3' STABILIZED GRANITE PATH
	GATED PEDESTRIAN ACCESS NODES



Collaborative V
Design Studio Inc.
7116 East 1st Ave.,
Suite 103
Scottsdale, Arizona
85251
office: 480-347-0590
fax: 480-656-6012

PRELIMINARY
NOT FOR
CONSTRUCTION

LANDSCAPE IMPROVEMENTS
FAIRWAY RESIDENCES
AVONDALE, AZ

CONCEPTUAL CIRCULATION PLAN

DESIGNED BY:	PV/SH
DRAWN BY:	SH
CHECKED BY:	PV/MD
DATE:	FEBRUARY 16, 2022
REVISION:	CITY COMMENTS
	APRIL 27, 2022
	SITE REVISIONS
	JUNE 10, 2022
FAIRWAY RESIDENCES PAD SUBMITTAL	
CLS-6	
6 of 7	

Table 3: Residential Development Standards

	Fairway Residences Avondale	Avondale R-4
Maximum units allowed	1 unit for every 2,100 sf net site area	1 unit for every 1,452 sf net site area
Minimum lot width	50'	50'
Minimum lot depth	100'	100'
Maximum height	45'	45' ²
Maximum building coverage	50%	50%
Minimum setbacks: Front Yard	25'	25' ³
Side Yard	15'	15' ¹
Rear Yard	15'	15'
Street Side	25'	25' ³
City Well Site	0'	-

1. Zero (0) feet for lots with common walls; fifteen (15) feet for lots with no common walls.
2. The maximum height of buildings in the R-4 Zoning District shall be allowed to exceed forty-five (45) feet in height if located on land identified by any of Avondale's specific area plans (e.g. Freeway Corridor Specific Plan, North Avondale Specific Plan) as appropriate for additional height. In those instances, the maximum building height shall not exceed the height specified by the particular specific area plan.
3. May be reduced to eight (8) feet for buildings with individual dwelling units that front onto a residential street and that provide direct access from residential units to the public sidewalk (e.g. townhomes or walk-up apartments). As it relates to this provision, direct access shall be defined as the shortest feasible paved connection to the public sidewalk from the entrance of a residential unit(s). Direct access shall not require pedestrians to navigate through internal sidewalks and exit through a centralized location in order to access the public right-of-way.

4.0 Open Space, Theming, and Landscaping

4.1 Open Space, Trails and Parks

Constraints within the site due to the city owned well site and circulation design necessitate a deviation from the 20% minimum usable open space requirement for the Project. Fairway Residences usable open space standard will be set at 19.8% and include a variety of programmed amenities that include passive and active recreation easily accessible through an internal network of paths accommodating for all age groups. A dog park is prominently located at the corner of Fairway and Van Buren which will activate the corner and create a sense of arrival to the residential portion of Coldwater Springs. In lieu of the requirements otherwise applicable in Section 206.B.2.e of the Avondale Zoning Ordinance, the **average** private open space area across the Project shall be 100 sq.ft. per unit instead of the required minimum of 80 sq. ft. per unit. The Project has been designed with an open space system that is in close proximity to every building and connected by a trail as shown in the Open Space Plan. The drainage easement along the Van Buren frontage will include a walking path to provide for an enhanced walkable connection to the surrounding area in the form of a greenbelt.

The internal Project amenities include a centrally-located pool and spa, putting green, outdoor kitchen, lawn games and sport courts as well as traditional play structures, all accessible by a looped walking trail.

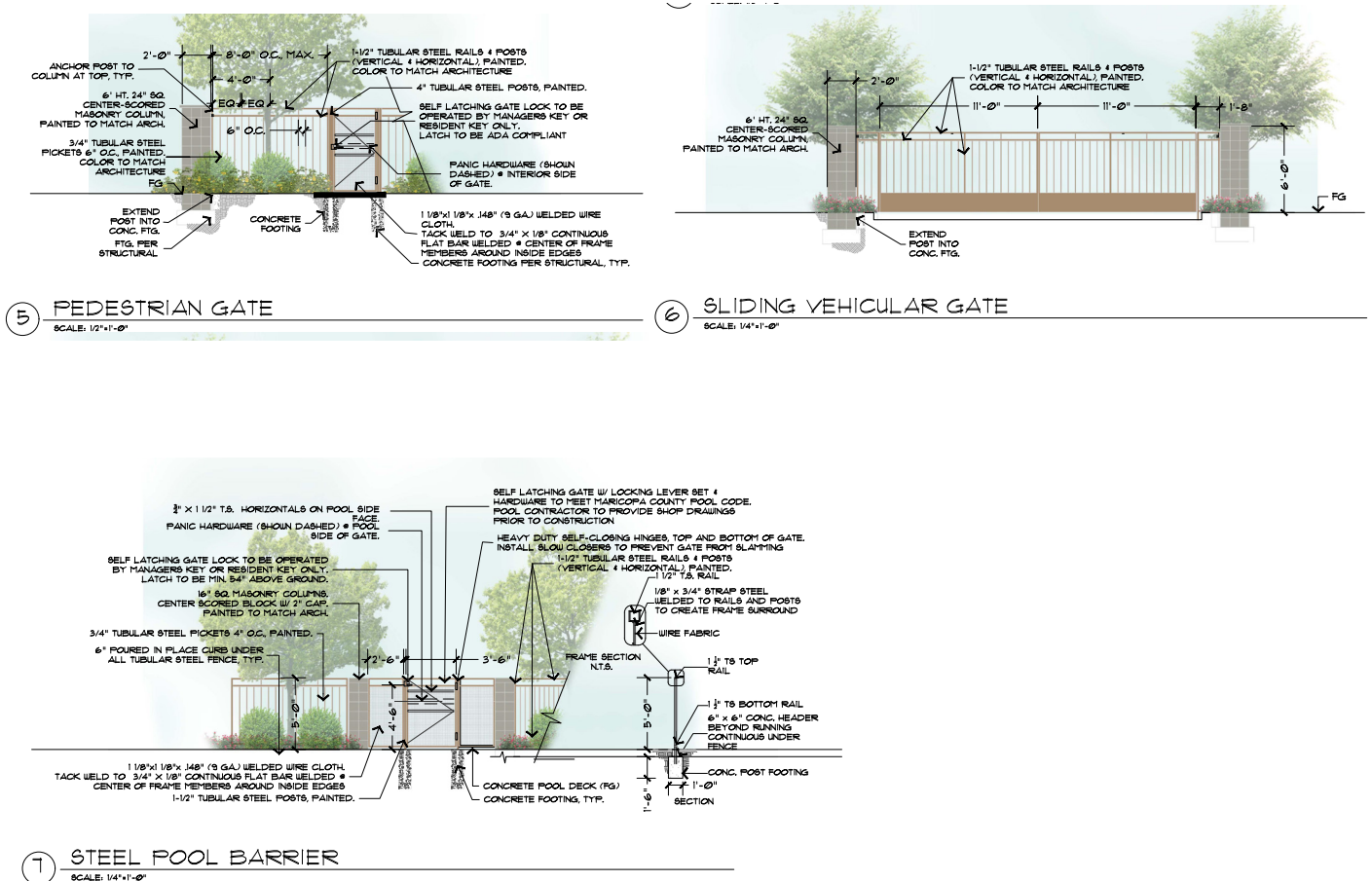
Fairway Residences provide for a comprehensive open space network with planned recreation activities. Residents will enjoy a network of trails which provide clear access to programmed areas. The open space areas will integrate similar or complimentary materials to ensure the aesthetics of the community are integrated within the overall project. Residents will also enjoy living in close proximity to several of Avondale's major park amenities including Friendship Park, which is approximately 1.1 miles away.

See Exhibit 7: Open Space Plan.

4.2 Walls and Monumentation

The walls and monummentation on the project are extensions of the building architectural vernacular. The rectangular shaped monument with pin fastened metal lettering is integrated within a lush landscape setting and contains a stucco façade that matches the site architecture. The base is grounded with scored block while the cap and entry edge complete the architectural composition with a contrasting stucco finish with gray color. These materials and color palettes are utilized once more for architectural cohesiveness within the perimeter fence designs. A solid six foot masonry wall with stucco finish has been used to screen and mitigate unwanted views and are incorporated with a scored block column to enhance the architectural character. A partial view wall wit stucco base and tube steel pickets has been incorporated to screen parking from off site while a full six foot high tube steel picket view fence has been placed to take advantage of the adjacent embellished landscape areas and inviting view corridors from the site.

See Exhibit 8: Wall Plan.

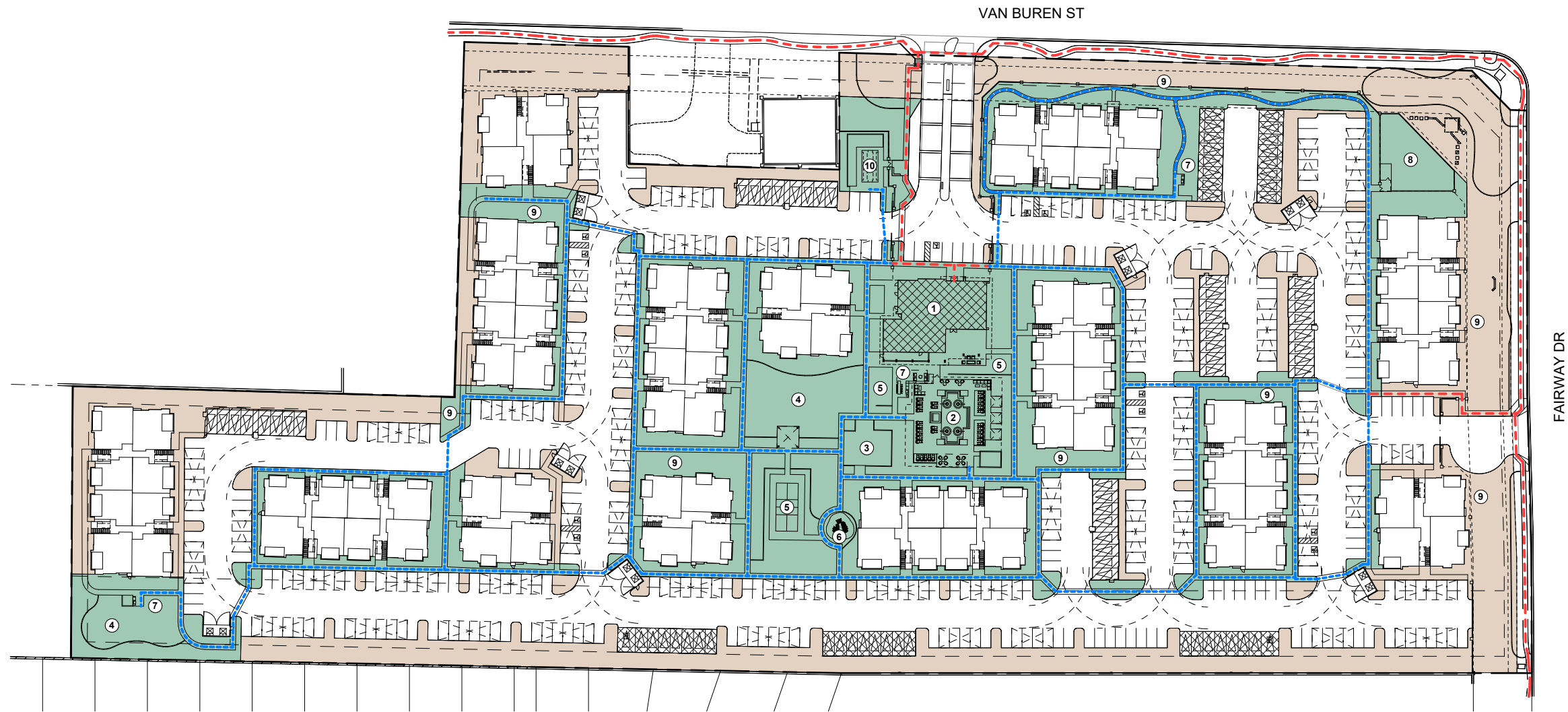


4.3 Landscape

The street-facing portions of the project include a highly landscaped perimeter that will enhance and transition with original landscaping included with the Coldwater Springs development and along Fairway Drive. The landscape materials will be organized in patterns to bring emphasis to key arrival monuments, pedestrian nodes, or recreation areas. Canopy trees will be located along internal trails to provide shade for pedestrians as well as to provide scale against buildings and create structure within programmed areas. Further, significant landscape buffering is planned for the southern property boundary that adjoins the existing residences in Coldwater Springs. Landscape materials along Van Buren and Fairway will be in accordance with the Avondale Street Tree Master Plan and applicable landscaping requirements of the City.

Section 1204.B.3 of the Avondale Zoning Ordinance requires a minimum of one and a half trees per dwelling or guest unit shall be provided. This number of trees shall not include the trees required in a landscape buffer, parking lot, landscape setback or right-of-way planting. In lieu of this requirement and in recognition of the larger average private open spaces provided for the units, the minimum tree count per unit **shall instead be 1.5 trees per ground-level dwelling unit.**

See Exhibit 9 : Landscape Plan and Exhibit 10: Enlarged Landscape Amenities



OPEN SPACE SUMMARY

OPEN SPACE REQUIRED: 143,430 SF USABLE OPEN SPACE
(717,150 SF NET SITE X 20%)

OPEN SPACE PROVIDED:

USABLE OPEN SPACE 141,880 SF (19.8%)

OPEN SPACE 112,170 SF (15.6%)

TOTAL OPEN SPACE 254,050 SF (35.4%)

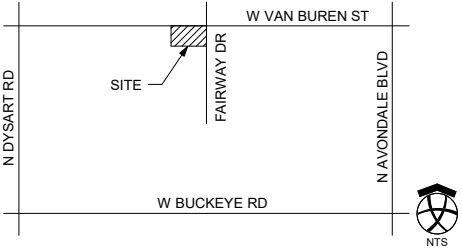
LEGEND

- | | |
|------------------------|-----------------------------|
| 1 CLUBHOUSE | 6 TOT LOT |
| 2 POOL & SPA | 7 OUTDOOR KITCHEN |
| 3 PUTTING GREEN | 8 DOG PARK |
| 4 LAWN | 9 WALKING TRAIL AMENITY |
| 5 GAMING / SPORT COURT | 10 MAIL / RIDE SHARE REFUGE |

--- PEDESTRIAN CONNECTIONS TO VAN BUREN ST & FAIRWAY DR

--- LOOPED WALKING TRAIL CONNECTING OPEN SPACE AND AMENITIES

VICINITY MAP




triARC
architecture & design
1934 East Camelback Rd
Suite 200
Phoenix, AZ 85016
P 602-229-1100
NOT FOR CONSTRUCTION

N.F.C.

NOT FOR CONSTRUCTION

FAIRWAY RESIDENCES
ASCENT COMPANIES
SWC VAN BUREN ST & FAIRWAY DR
AVONDALE, AZ

REV | DATE | DESCRIPTION

PROJECT NUMBER

21-081

ISSUE DATE

06/08/2022

SHEET TITLE

OPEN SPACE
PLAN

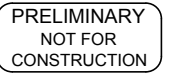
SHEET NUMBER

A-012

1 OPEN SPACE PLAN

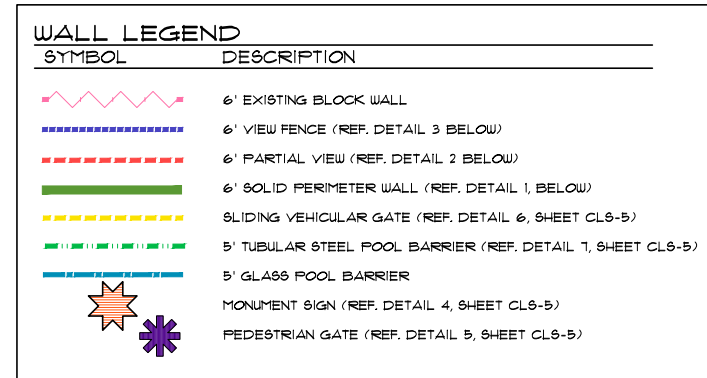
1" = 50'-0"





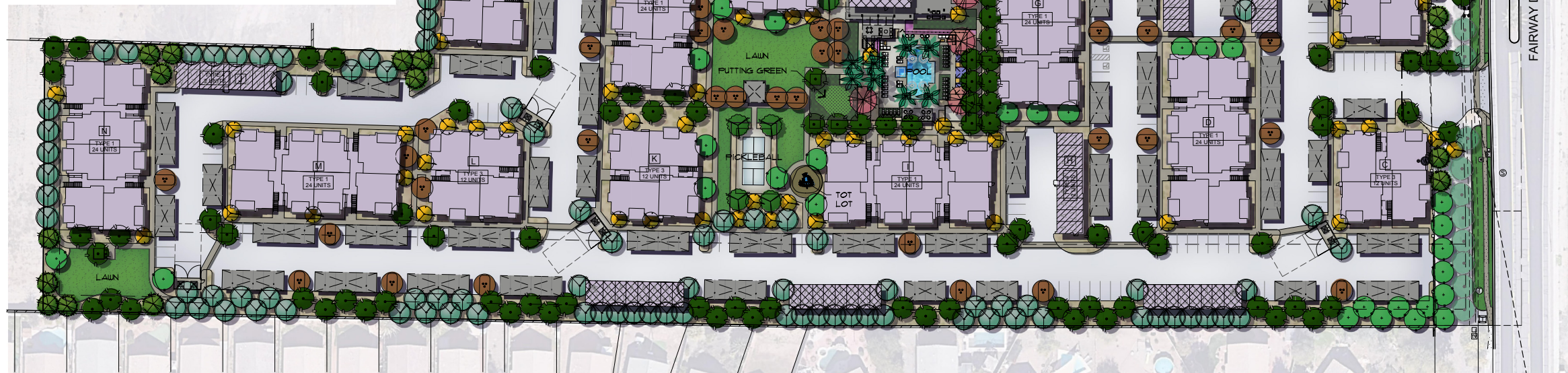
CONCEPTUAL WALL PLAN + ELEVATIONS

CLS-4



PLANTING DATA TABLE

REQUIRED LANDSCAPE IMPROVEMENTS BY ZONING DISTRICT	Required	Provided
A. Single Family Residential (AG, RR-43, RR-18, RI-15, RI-8, RI-6, RI-5)	N/A Trees	N/A Trees
B. Multiple Family Residential (R-2, R-3, R-4, MH)	429 Trees	220 Trees
C. City Center	N/A Trees	N/A Trees
REQUIRED LANDSCAPE AREAS	Required	Provided
D. CP within Employment	N/A Sq Ft.	N/A Sq Ft.
E. A-1 Within Employment	N/A Sq Ft.	N/A Sq Ft.
F. All Development within Multiple Family (35%)	215,288 Sq Ft.	220,106 Sq Ft.
G. All Other Zoning Districts not listed above	N/A Sq Ft.	N/A Sq Ft.
H1. Landscape Setback/Trees (1 per 20 in ft.) East Bndy.	24 Trees	25 Trees
H2. Landscape Setback/Shrubs (10 per 20 in ft.) East Bndy.	235 Shrubs	235 Shrubs
H3. Landscape Setback/Groundcover (65% req.) East Bndy.	N/A Sq Ft.	N/A Sq Ft.
I. Land Use Buffers (1 tree x 15 in ft.) South and West Bndy.	134 Trees	134 Trees
J. Parking Lots (1 tree per island)	84 Trees	84 Trees
K. Building Frontage (50% of frontage, 5' deep)	20,793 Sq Ft.	30,935 Sq Ft.
L. Cactus/Succulents	N/A %	N/A %
M1. Right of Way Trees (1 per 25 in ft.)	54 Trees	56 Trees
M2. Right of Way Shrubs (10 per 25 in ft.)	532 Shrubs	532 Shrubs
N. Special Planting Requirement (PAD, Zoning, etc.)	N/A	N/A
TOTALS	Required	Provided
Total Trees (A-N)	125 Trees	519 Trees
Total Shrubs (A-N)	161 Shrubs	N/A Shrubs
Total Groundcover (A-N)	N/A Sq Ft.	186,068 Sq Ft.
Total Right-of-Way Landscape Area	N/A Sq Ft.	6,103 Sq Ft.
Total Parking Lot Landscape Area	N/A Sq Ft.	18,233 Sq Ft.
Total Usable Open Space	N/A Sq Ft.	N/A Sq Ft.



RENDERED LANDSCAPE PLAN

SCALE: 1"=50'-0"

PLANT LEGEND

BOTANICAL NAME	COMMON NAME	PLANTING SIZE	COMMENTS
TREES			
Acacia salicina	Willow Acacia	24" Box	Standard Trunk
Cassia alpinia gilliesii	Yellow Bird of Paradise	24"/36" Box	Dense Canopy
Dalbergia sissoo	Indian Rosewood	24" Box	Multi-Trunk
Chitalpa tashkentensis	Chitalpa	36" Box	Standard Trunk
Quercus virginiana	Southern Live Oak	24"/36" Box	Dense Canopy
Phoenix dactylifera	Date Palm	18" C.T.H.	Standard Trunk
Pistacia X 'Red Rush'	Red Rush Pistache	24" Box	Dense Canopy
Pinus eldarica	Eldarica Pine	36" Box	Standard Trunk
Prosopis chilensis	Thornless Mesquite	24" Box	Dense Canopy
Washingtonia 'Filibusta'	Hybrid Fan Palm	22" C.T.H.	Standard Trunk
ACCENTS/VINES			
Aloe barbadensis	Medicinal Aloe	5 Gal.	As Per Plan
Agave 'Blue Glow'	Blue Glow Agave	5 Gal.	As Per Plan
Bignonia capreolata	Tangerine Beauty	15 Gal.	As Per Plan
Bougainvillea	Vine Bougainvillea	15 Gal.	As Per Plan
Bougainvillea 'Barbara Karst'	Torch Glow Bougainvillea	5 Gal.	As Per Plan
Dasylirion acrotrichum	Green Spoon	5 Gal.	As Per Plan
Dasylirion quadrangulum	Toothless Spoon	5 Gal.	As Per Plan
Hesperaloe parviflora	Giant Hesperaloe	5 Gal.	As Per Plan
Hesperaloe parviflora	Pink Paradise Red Yucca	5 Gal.	As Per Plan
Hesperaloe parviflora	Brakelights Red Yucca	5 Gal.	As Per Plan
Muhlenbergia rigida	Nashville Grass	5 Gal.	As Per Plan

BOTANICAL NAME	COMMON NAME	PLANTING SIZE	COMMENTS
SHRUBS			
Ruellia equisetiformis	Coral Fountain	5 Gal.	As Per Plan
Dodonaea viscosa	Purple Hopseed Bush	5 Gal.	As Per Plan
Eremophila hydropapha	Blue Bells	5 Gal.	As Per Plan
Murus communis 'Compacta'	Dwarf Myrtle	5 Gal.	As Per Plan
Ruellia peninsularis	Sage Ruellia	5 Gal.	As Per Plan
Tecoma hybrid	Bells of Fire	5 Gal.	As Per Plan
Tecoma stans	Orange Jubilee	5 Gal.	As Per Plan
GROUND COVERS			
Bougainvillea	'Alexandra' Bougainvillea	1 Gal.	As Per Plan
Callistemon 'Little John'	Dwarf Bottlebrush	1 Gal.	As Per Plan
Lantana hybrid	New Gold Lantana	1 Gal.	As Per Plan
Lantana montevidensis	Purple Trailing Lantana	1 Gal.	As Per Plan
Eremophila glabra	Outback Sunrise	1 Gal.	As Per Plan
Eremophila glabra	Winter Blaze	1 Gal.	As Per Plan
Tournefortia chamedryd	Germander	1 Gal.	As Per Plan
MISCELLANEOUS			
Decomposed Granite - 3/4" Screened 'Caramel' or equal 2" Depth in All Planting Areas (Typ.) - 126,068 SF.			
Bermuda Hybrid Sod w/ Extruded Concrete Header - 13,265 SF. PROPOSED (11,333 EXISTING)			
Synthetic Turf - 2,840 SF.			
Synthetic Putting Green - 200 SF.			
Enhanced Paving - Ackerstone 80mm Holland 1 Paver or equal Color: Antique Pewter TM in Herringbone pattern - 2,885 SF.			

FRONTAGE CALCULATIONS

VAN BUREN STREET: 903' - 40' (DRIVES) = 863 LINEAL FEET AREA	REQUIRED TREES	PROVIDED TREES	REQUIRED SHRUBS	PROVIDED SHRUBS
RIGHT-OF-WAY: 1/25' + 19 TREES	1/25' + 19 TREES	31 TREES	10/25' + 346	346 SHRUBS
SETBACK: 1/20' + 44 TREES	1/20' + 44 TREES	46 TREES	10/20' + 432	432 SHRUBS

FAIRWAY DRIVE: 495' - 26' (DRIVES) = 469 LINEAL FEET AREA	REQUIRED TREES	PROVIDED TREES	REQUIRED SHRUBS	PROVIDED SHRUBS
RIGHT-OF-WAY: 1/25' + 19 TREES	1/25' + 19 TREES	19 TREES	10/25' + 188	188 SHRUBS
SETBACK: 1/20' + 24 TREES	1/20' + 24 TREES	25 TREES	10/20' + 235	235 SHRUBS

*NOTE: TOTAL NUMBER OF TREES INCLUDED 2 EXISTING TREES ALONG VAN BUREN STREET AND 16 EXISTING STREET TREES ALONG FAIRWAY DRIVE THAT ARE DESIGNATED TO REMAIN AND BE PROTECTED IN PLACE

AVONDALE GENERAL LANDSCAPE NOTES

- 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.
- Tree caliper and height shall govern over any other planting size information provided on the drawings. Trees specified by container sizes only shall not be accepted.
- 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 attached).
- A 3-foot clear space is required around all fire suppression equipment. No plants may be installed that will encroach upon this clear space when mature.
- 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 sight visibility easement shall be no taller than two (2) feet at full growth.
- THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY AND ACCEPTS NO LIABILITY FOR ERRORS OR OMISSIONS.

NOTE: All construction shall be in accordance with the City of Avondale Supplement to MAG Specifications & Standard Details currently on file and available at the City of Avondale Engineering Department.



Collaborative V
Design Studio Inc.
7116 East 1st Ave.,
Suite 103
Scottsdale, Arizona
85251
office: 480-347-0590
fax: 480-656-6012

PRELIMINARY
NOT FOR
CONSTRUCTION

LANDSCAPE IMPROVEMENTS FAIRWAY RESIDENCES AVONDALE, AZ

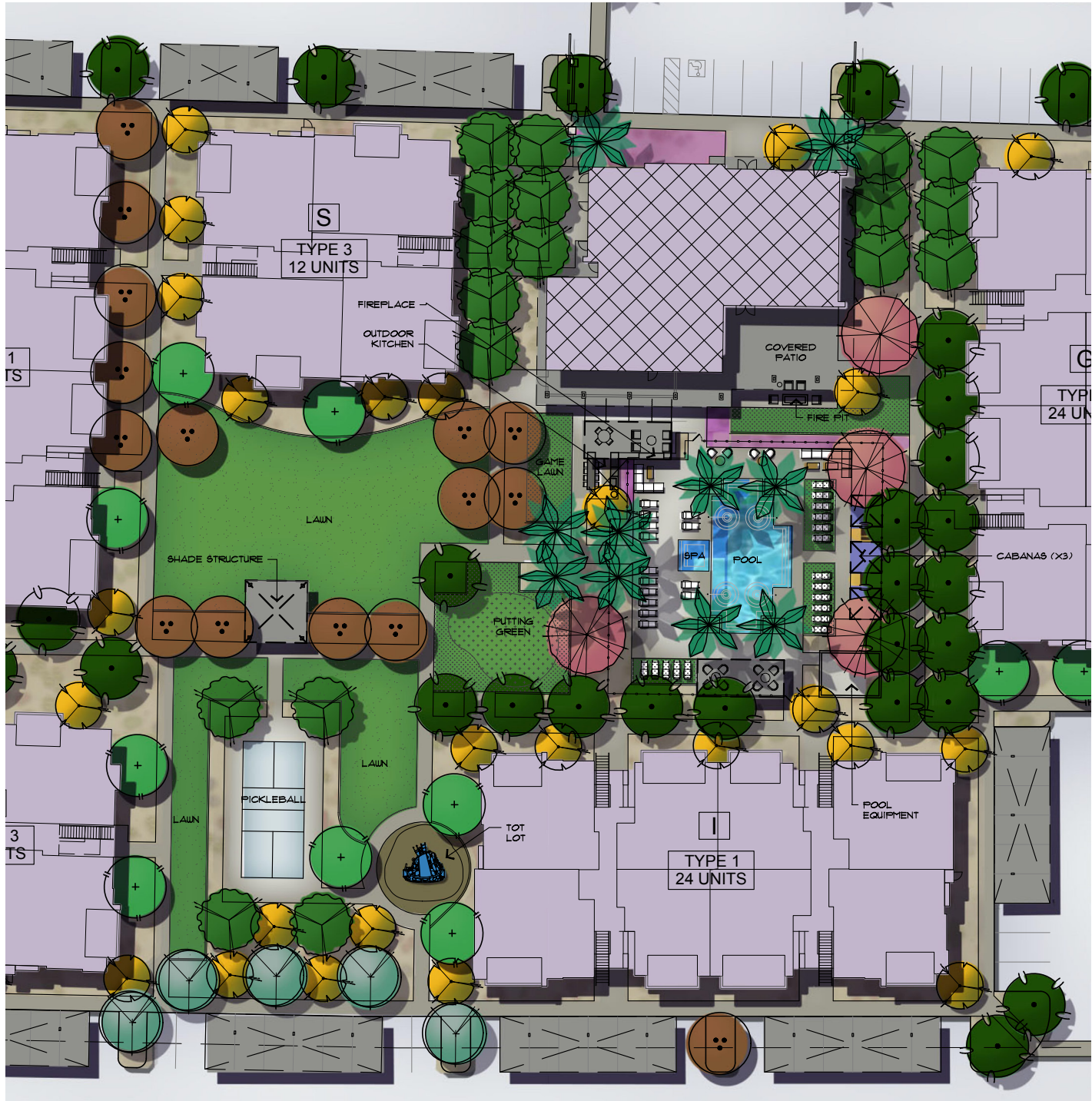
RENDERED LANDSCAPE PLAN

DESIGNED BY:	PV/SH
DRAWN BY:	SH
CHECKED BY:	PV/MD
DATE:	FEBRUARY 16, 2022
REVISIONS:	CITY COMMENTS APRIL 27, 2022 SITE REVISIONS JUNE 10, 2022

FAIRWAY RESIDENCES
PAD SUBMITTAL

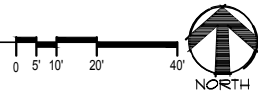
CLS-2

2 of 1



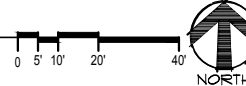
POOL AREA ENLARGEMENT

SCALE: 1"=20'-0"



DOG PARK ENLARGEMENT

SCALE: 1"=20'-0"



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PRELIMINARY
NOT FOR
CONSTRUCTION

LANDSCAPE IMPROVEMENTS FAIRWAY RESIDENCES AVONDALE, AZ

DESIGNED BY:	PV/SH
DRAWN BY:	SH
CHECKED BY:	PV/MD
DATE:	FEBRUARY 16, 2022
REVISION:	CITY COMMENTS APRIL 27, 2022 SITE REVISIONS JUNE 10, 2022
PROJECT:	FAIRWAY RESIDENCES PAD SUBMITTAL

CLS-3
3 of 1

5.0 Design Guidelines

As is acknowledged under the City’s Multi-family Design Manual, the Zoning Administrator has latitude to interpret the qualitative and quantitative standards to provide flexibility so long as projects meet the intent of the Manual, which is guided by the over-arching goal of creating sustainable neighborhoods which promote walkable communities with plentiful open space amenities. The design of Fairway Residences facilitates the placement of many distinct recreational and open space amenities throughout the Project and furthers the goals of both the Design Manual and General Plan. Several modifications to the Design Manual are provided in this section below and in final design, additional flexibility may be required, subject to Zoning Administrator approval.

Site Design

- A. “Provide garages for developments with more than 100 units. Garages should be attached and account for a minimum of twenty-five (25) percent of the required parking, excluding guest parking. Incorporate a portion of the garages under the living quarters to minimize standalone, long garage buildings.”

The PAD provides for 16.6% of the required spaces (less guest spaces) dedicated to garage parking. Consistent with the goals of the Manual, many of the garages are provided in tuck-under form and carriage units are provided to enhance residential options and prevent long garage buildings. Stand-alone garage buildings do not include more than 8 garages.

Open Space

The open space areas are distributed throughout the Project to create diversity in the open space programming and create views to the open space areas and accessibility.

I. “Usable open space may include”:

1. Community pools and splash pads
2. Clubhouses/community center and all interior square footage associated with these uses
3. Play areas
4. Private parks and trails
5. Community gardens
6. Dedicated park sites
7. Multi-use paths inclusive of adjacent drainage or retention spaces provided that the paths are looped and connected to the community; green belt
8. Improved utility corridors
9. Sport courts
10. Seating areas
11. Picnic ramada areas with barbecues outside of retention areas
12. Pickle ball, putting greens, or other similar sports amenities
13. Tot lots
14. Resort-style amenities, entertainment areas
15. Rooftop entertainment spaces

L. Multi-use paths within greenbelts should be a minimum of 6 ft. wide and if no street lighting is provided, low level security lights added.

Building Design

The Project proposes deviation from only one architectural element, which is the minimum balcony area provided. The Manual requires providing a minimum of 80 sq.ft. for each balcony or patio per unit. All units at Fairway Residences exceed this standard, except for one unit type (L1 Carriage), which has approximately 45 sq.ft. of balcony space. This deviation is necessary to achieve placement of these units within the proposed development plan. The balcony space deviated from the Manual is compensated for by the availability to the Project's vast programming of outdoor space and recreation amenities and alternative standard that provides for an average of 100 sq. ft. of private amenity space.

5.1 Architectural Character

The Fairway Residences project is characterized by contemporary and modern architectural designs. The project's building facades are articulated through asymmetrical variations in massing, roof forms, and wall planes. Varying materials such as stucco, brick, and exposed masonry are strategically located to break up the overall building composition by creating the appearance of smaller buildings built next to one another. Contrasting colors are also incorporated to emphasize differences in horizontal and vertical architectural elements and accentuate the project's unique forms. Other enhancements of the project include decorative metal railings at the recessed balconies and large covered outdoor gathering areas at the Clubhouse. The multiple building types in the project provide further variation throughout the site and are composed of several different unit square footages and number of bedrooms that will accommodate diverse households. Notably, carriage buildings are included in the project to reduce the presence of stand-alone garages.

See Exhibit 11: Building 1 Exterior Elevations, Exhibit 15: Building 3 Exterior Elevations, Exhibit 19: Building 4 Floor Plans and Exterior Elevations and Exhibit 20: Clubhouse Exterior Elevations

5.2 Site Design

Rather than concentrating on large-urban form buildings, the project layout focuses on building variety and variation to create a community that complements the areas around it - from the industrial and commercial uses to the north and west, to the single-family residential uses to the south and east. Fairway Residences marries transitions with landscaping and open space amenities to further establish the modern product diversity while taking cues from the adjacent projects that precede it. The Zoning Ordinance requires 538 parking spaces in total for the project, with 2% (11) being ADA accessible. To accommodate future residents access to EV parking spaces, the following standards will apply to the project in lieu of Avondale Zoning Ordinance Section 802.G. requirements. Section 802.G. requires 4% (19) of resident parking and 1% (<1) of visitor parking (or 1 station – whichever is greater) to provide Level 2 EV charging stations installed. In place of these requirements, 4 Level 2 dual-port EV parking stall chargers which will feed 8 vehicles while conduit will be installed for 10 additional future level 2 dual port charging stations (20 spaces) within the Project. Additionally, 100% of the garages will be EV-capable for single-user charging stations (80 garage spaces) which will establish a total of 108 EV capable spaces within the Project. The Zoning Ordinance recognizes that the EV parking standards may be amended the Zoning Administrator in recognition of any applicable technological advancements that justifies an alteration of these requirements.

See Exhibit 12: Building 1 First Floor Plan, Exhibit 13: Building 1 Second Floor Plan, Exhibit 14: Building 1 Third Floor Plan, Exhibit 16: Building 3 First Floor Plan, Exhibit 17: Building 3 Second Floor Plan, Exhibit 18: Building 3 Third Floor Plan, Clubhouse 21: Clubhouse Floor Plan and Exhibit 22: Material Board

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C:\Users\byrnn\Documents\21-081 Ascent Apartments Avondale_brynntriarc.rvt 3/4/2022 11:18:13 AM

EXTERIOR FINISH LEGEND

- PT-A STUCCO, MAIN BODY
DUNN EDWARDS
DEW286 "PRECIOUS PEARLS"
- PT-B STUCCO, MAIN BODY
DUNN EDWARDS
DEC795 "GRAY PEARL"
- PT-C STUCCO, ACCENT, METAL RAILING
DUNN EDWARDS
DET629 "FADE TO BLACK"
- PT-D STUCCO, ACCENT, METAL RAILING
DUNN EDWARDS
DET695 "GRANGE HALL"
- MAS-1 BRICK VENEER
CORONADO STONE - NEW ENGLAND BRICK
DAKOTA BROWN
- GL-1 WINDOWS: VINYL, DUAL PANE, LOW-E
FRAME COLOR: WHITE
- CMU-1 EXPOSED CMU
ECHELON "PRECISION"
COLOR: BLACK CANYON



2 BUILDING 1 SIDE ELEVATION
1/8" = 1'-0"



1 BUILDING 1 FRONT AND REAR ELEVATION
1/8" = 1'-0"



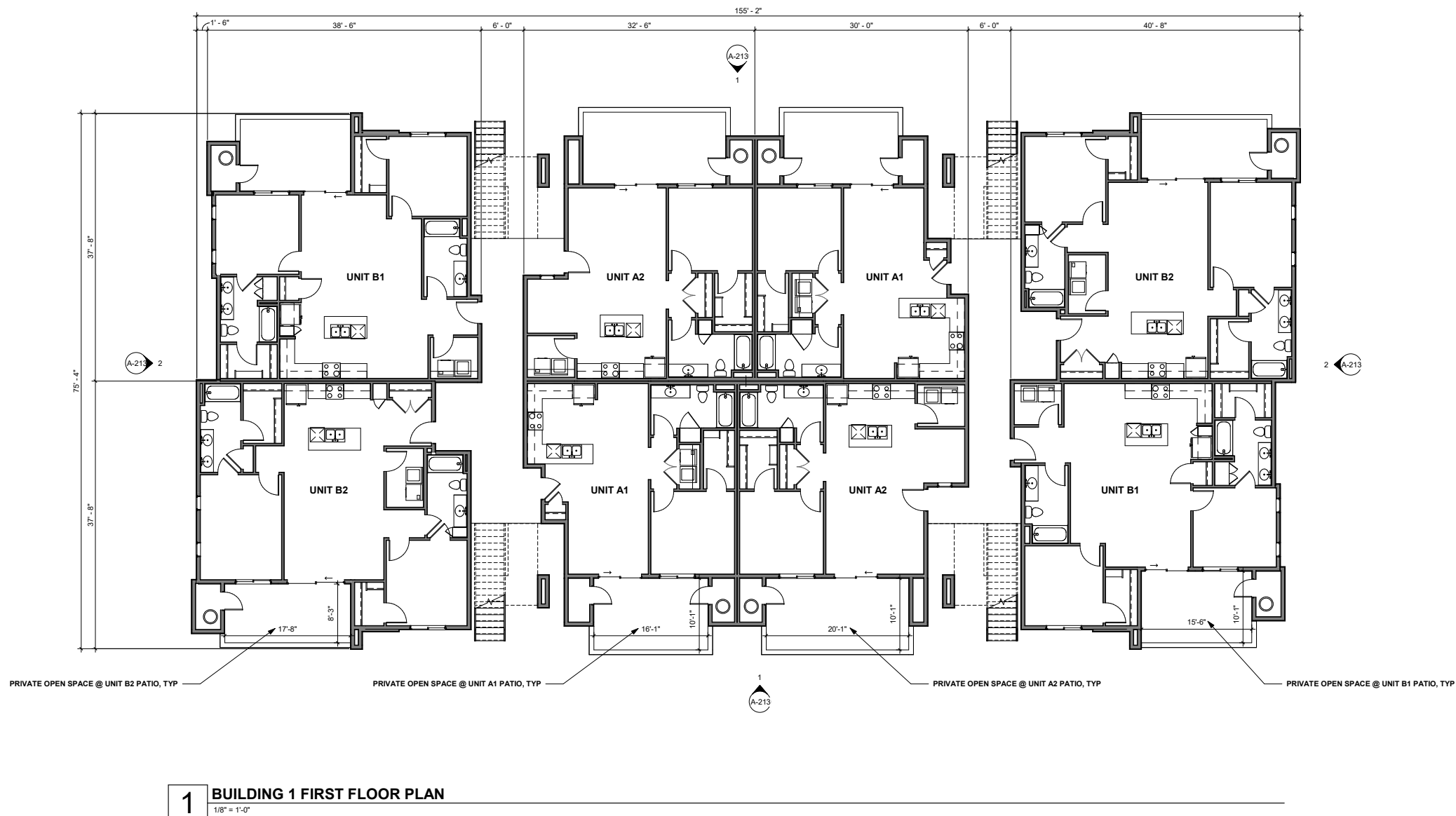
NOT FOR CONSTRUCTION

N.F.C.

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FAIRWAY RESIDENCES
ASCENT COMPANIES
SWC VAN BUREN ST & FAIRWAY DR
AVONDALE, AZ

REV	DATE	DESCRIPTION
PROJECT NUMBER		
21-081		
ISSUE DATE		
03/09/2022		
SHEET TITLE		
BUILDING 1 EXTERIOR ELEVATIONS		
SHEET NUMBER		
A-213		



BUILDING 1 AREA SUMMARY (GROSS AREA UNDER ROOF)	
BUILDING 1 1ST FLOOR GROSS	10,094 SF
BUILDING 1 2ND FLOOR GROSS	10,271 SF
BUILDING 1 3RD FLOOR GROSS	9,784 SF
TOTAL GROSS SF	30,149 SF



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FAIRWAY RESIDENCES
ASCENT COMPANIES
SWC VAN BUREN ST & FAIRWAY DR
AVONDALE, AZ

REV	DATE	DESCRIPTION
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PROJECT NUMBER

21-081

ISSUE DATE

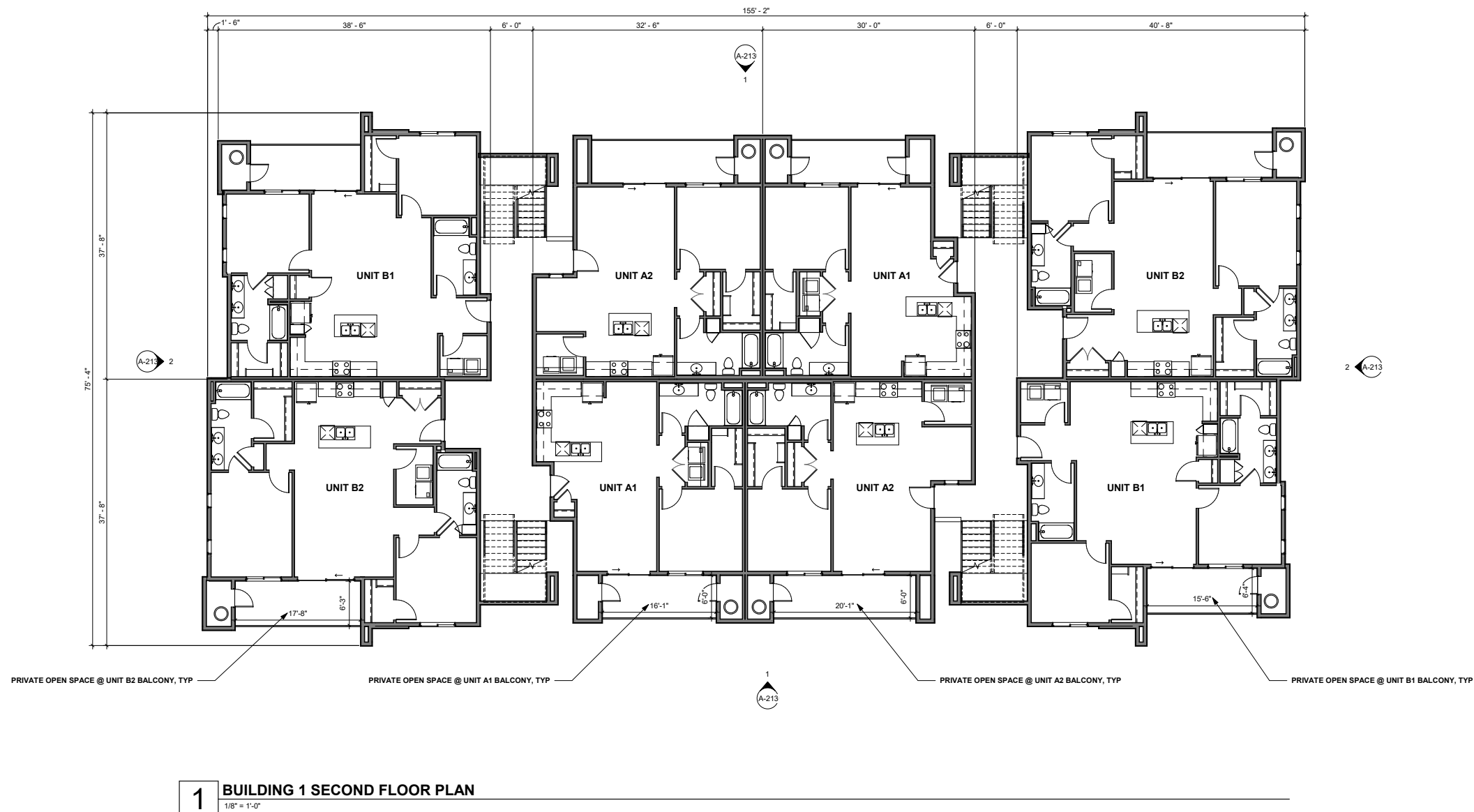
03/09/2022

SHEET TITLE

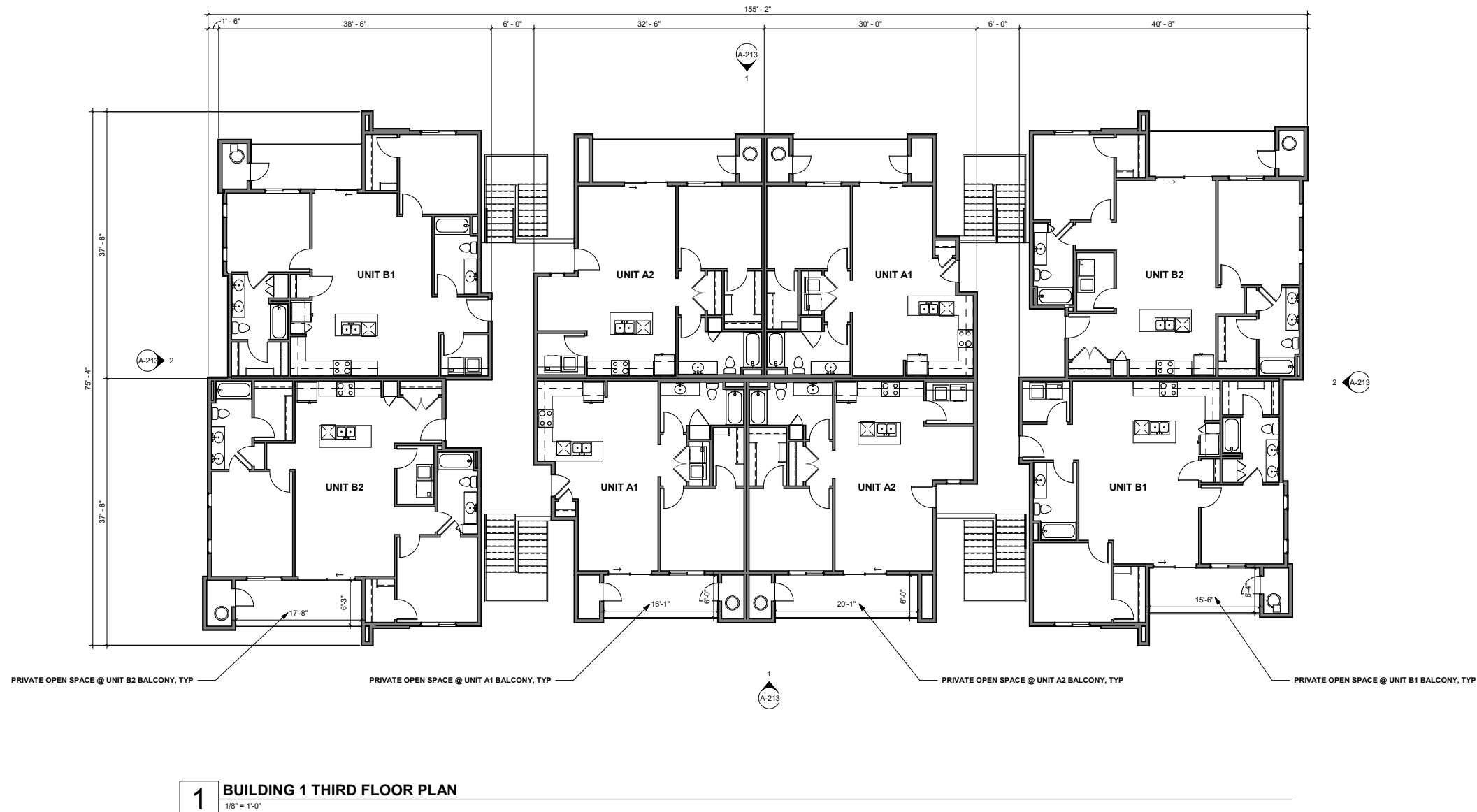
BUILDING 1
FIRST FLOOR
PLAN

SHEET NUMBER

A-210



REV	DATE	DESCRIPTION
PROJECT NUMBER		
21-081		
ISSUE DATE		
03/09/2022		
SHEET TITLE		
BUILDING 1 SECOND FLOOR PLAN		
SHEET NUMBER		
A-211		



REV	DATE	DESCRIPTION
PROJECT NUMBER		
21-081		
ISSUE DATE		
03/09/2022		
SHEET TITLE		
BUILDING 1 THIRD FLOOR PLAN		
SHEET NUMBER		
A-212		

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EXTERIOR FINISH LEGEND

- PT-A STUCCO, MAIN BODY
DUNN EDWARDS
DEW286 "PRECIOUS PEARLS"
- PT-B STUCCO, MAIN BODY
DUNN EDWARDS
DEC795 "GRAY PEARL"
- PT-C STUCCO, ACCENT, METAL RAILING
DUNN EDWARDS
DET629 "FADE TO BLACK"
- PT-D STUCCO, ACCENT, METAL RAILING
DUNN EDWARDS
DET695 "GRANGE HALL"
- MAS-1 BRICK VENEER
CORONADO STONE - NEW ENGLAND BRICK
DAKOTA BROWN
- GL-1 WINDOWS: VINYL, DUAL PANE, LOW-E
FRAME COLOR: WHITE
- CMU-1 EXPOSED CMU
ECHELON "PRECISION"
COLOR: BLACK CANYON



2 BUILDING 3 SIDE ELEVATION
1/8" = 1'-0"



1 BUILDING 3 FRONT AND REAR ELEVATION
1/8" = 1'-0"



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FAIRWAY RESIDENCES
ASCENT COMPANIES
SWC VAN BUREN ST & FAIRWAY DR
AVONDALE, AZ

REV	DATE	DESCRIPTION
PROJECT NUMBER		
21-081		
ISSUE DATE		
03/09/2022		
SHEET TITLE		
BUILDING 3 EXTERIOR ELEVATIONS		
SHEET NUMBER		
A-233		





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FAIRWAY RESIDENCES
ASCENT COMPANIES
SWC VAN BUREN ST & FAIRWAY DR
AVONDALE, AZ

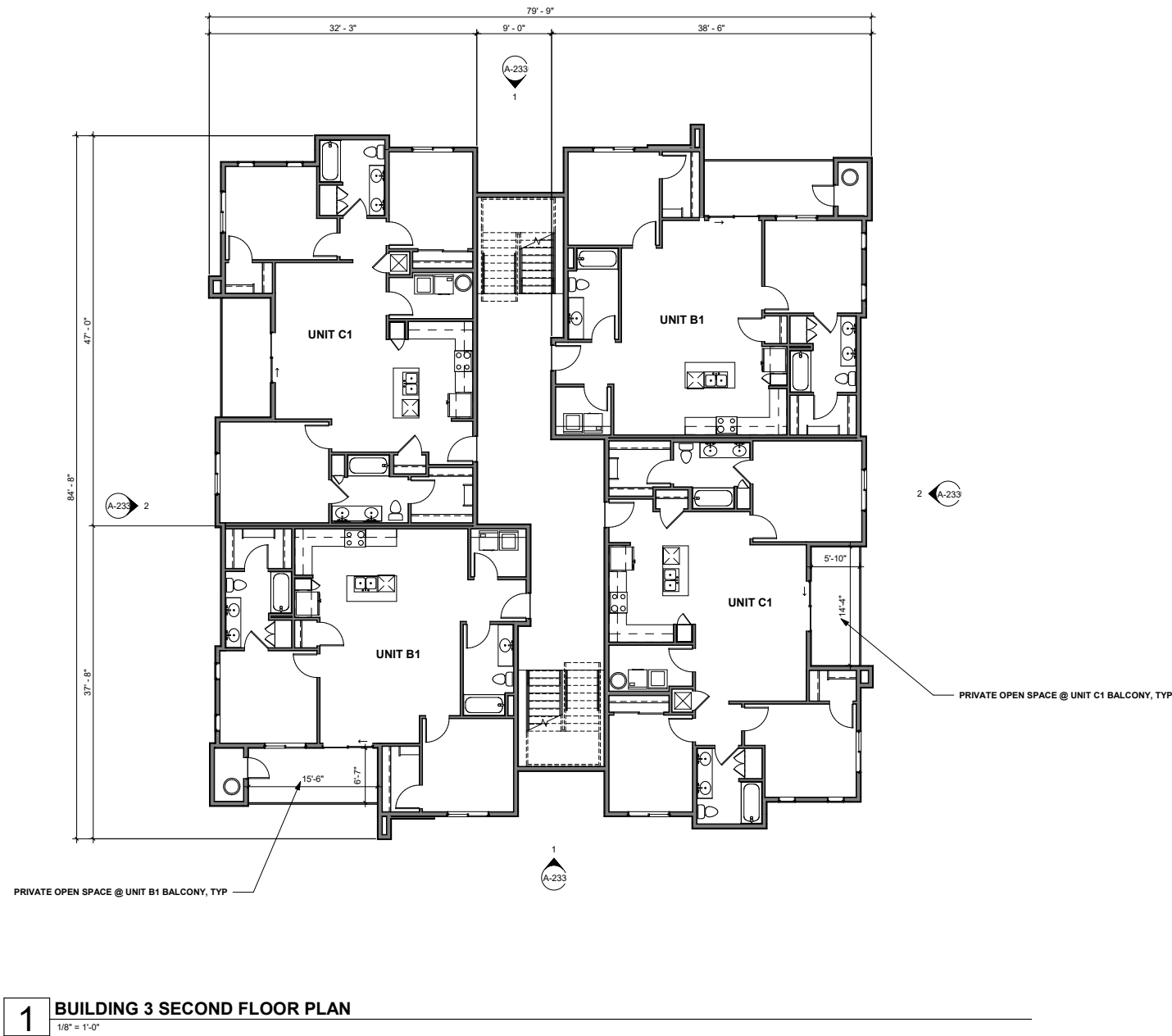
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PROJECT NUMBER
21-081

ISSUE DATE
03/09/2022

SHEET TITLE
BUILDING 3
FIRST FLOOR
PLAN

SHEET NUMBER
A-230





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Phoenix, AZ 85016
P 602-229-1100

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FAIRWAY RESIDENCES
ASCENT COMPANIES
SWC VAN BUREN ST & FAIRWAY DR
AVONDALE, AZ

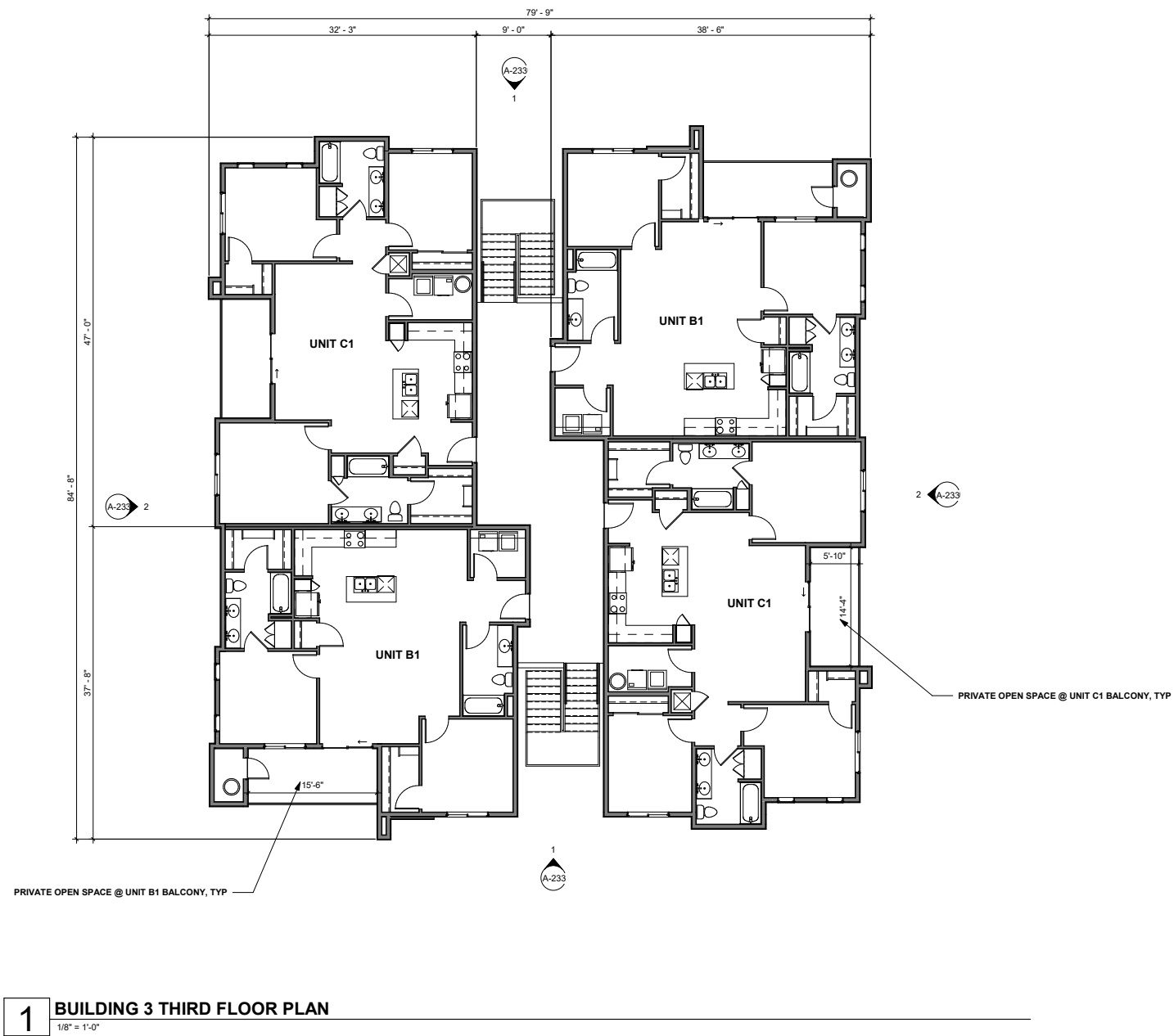
REV	DATE	DESCRIPTION

PROJECT NUMBER
21-081

ISSUE DATE
03/09/2022

SHEET TITLE
BUILDING 3
SECOND
FLOOR PLAN

SHEET NUMBER
A-231



REV	DATE	DESCRIPTION
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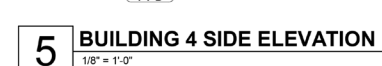
PROJECT NUMBER21-081

ISSUE DATE

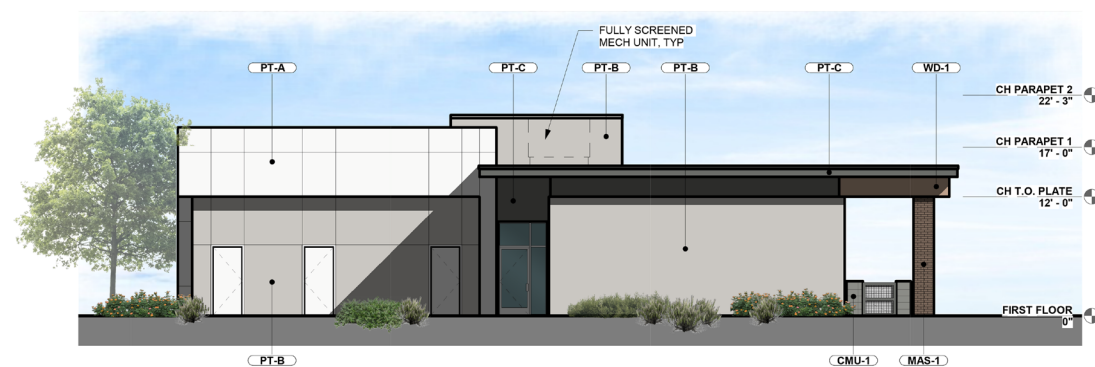
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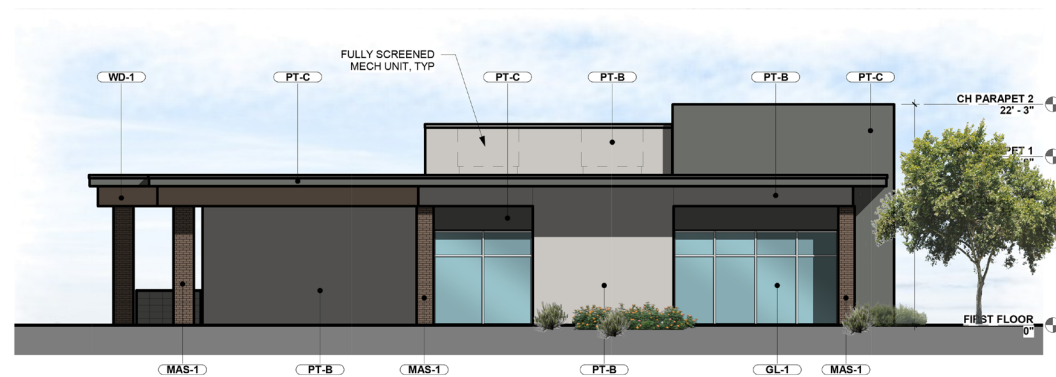
BUILDING 4
FLOOR PLANS
& EXTERIOR
ELEVATIONS

SHEET NUMBER

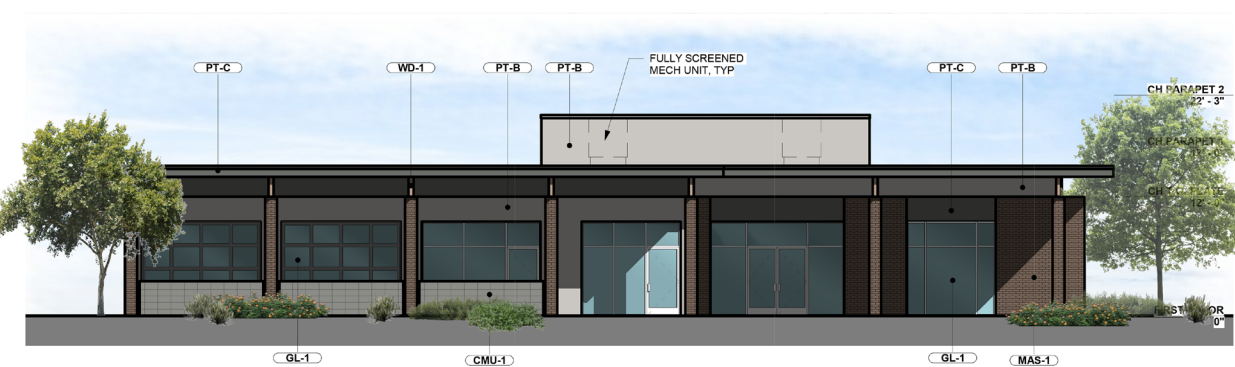
BUILDING 4 AREA SUMMARY (GROSS AREA UNDER ROOF)	
BUILDING 4 1ST FLOOR GROSS	2,169 SF
BUILDING 4 2ND FLOOR GROSS	2,214 SF
TOTAL GROSS SF	4,383 SF



4 CLUBHOUSE SIDE ELEVATION



2 CLUBHOUSE SIDE ELEVATION



3 CLUBHOUSE REAR ELEVATION



1 CLUBHOUSE FRONT ELEVATION

EXTERIOR FINISH LEGEND

-  **PT-A**
STUCCO, MAIN BODY
DUNN EDWARDS
DEW286 "PRECIOUS PEARLS"
-  **PT-B**
STUCCO, MAIN BODY
DUNN EDWARDS
DEC795 "GRAY PEARL"
-  **PT-C**
STUCCO, ACCENT, METAL RAILING
DUNN EDWARDS
DET629 "FADE TO BLACK"
-  **MAS-1**
BRICK VENEER
CORONADO STONE - NEW ENGLAND BRICK
DAKOTA BROWN
-  **GL-1**
WINDOWS: VINYL, DUAL PANE, LOW-E
FRAME COLOR: WHITE
-  **CMU-1**
EXPOSED CMU
ECHELON "PRECISION"
COLOR: BLACK CANYON
-  **WO-1**
EXPOSED WOOD GLULAM



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Suite 200
Phoenix, AZ 85016
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FAIRWAY RESIDENCES
ASCENT COMPANIES
SWC VAN BUREN ST & FAIRWAY DR
AVONDALE, AZ

REV	DATE	DESCRIPTION
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PROJECT NUMBER	
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21-08

ISSUE DATE

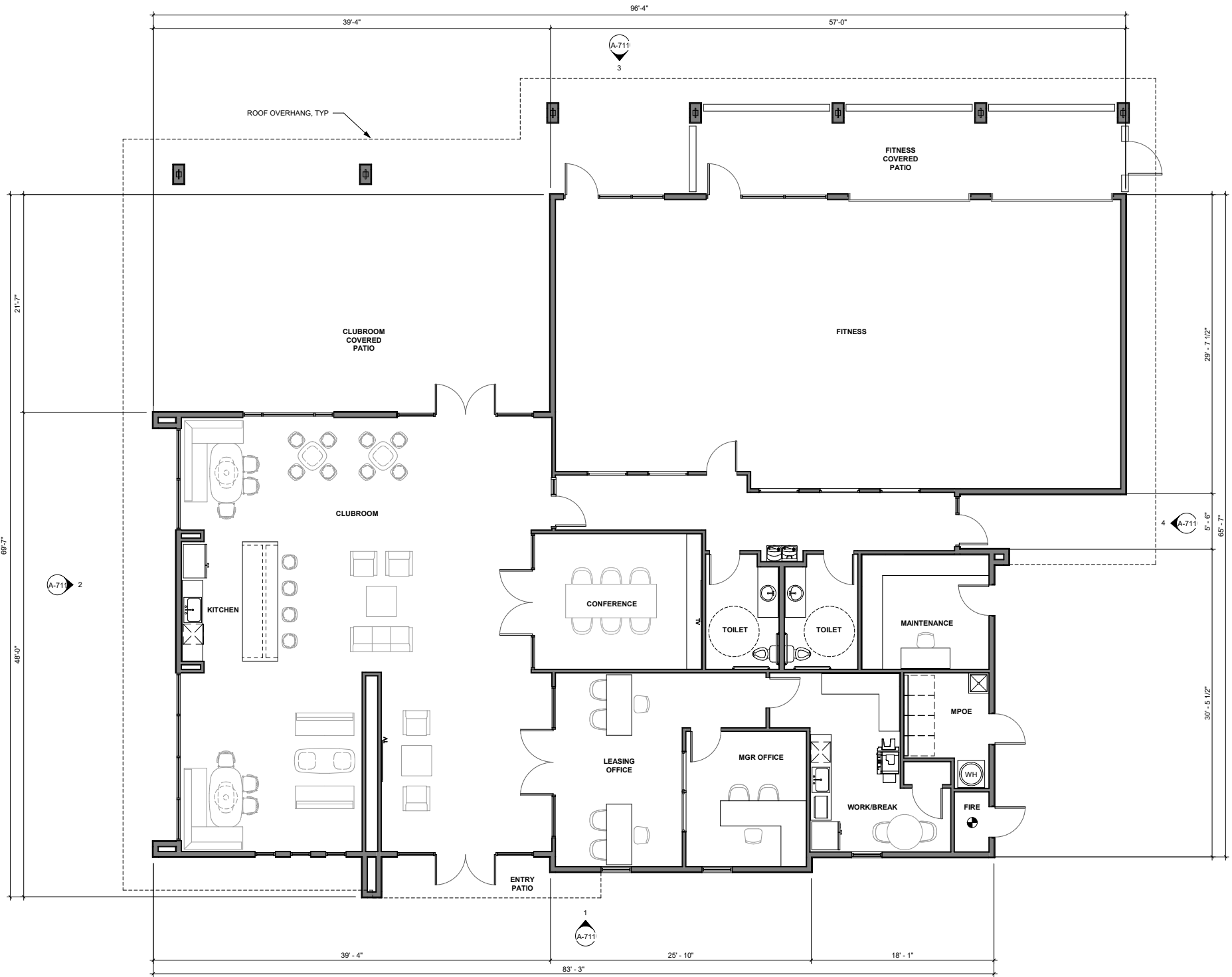
03/09/2025

SHEET TITLE

CLUBHOUSE
EXTERIOR
ELEVATIONS

SHEET NUMBER

A-711



1 CLUBHOUSE FLOOR PLAN
3/16" = 1'-0"

CLUBHOUSE BUILDING AREA SUMMARY (GROSS AREA UNDER ROOF)	
CLUBHOUSE	4,914 SF
CLUBHOUSE ENTRY PATIO	82 SF
CLUBHOUSE FITNESS PATIO	374 SF
CLUBHOUSE REAR PATIO	1,147 SF
TOTAL GROSS SF	6,516 SF

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FAIRWAY RESIDENCES
ASCENT COMPANIES
SWC VAN BUREN ST & FAIRWAY DR
AVONDALE, AZ

REV	DATE	DESCRIPTION
-----	------	-------------

PROJECT NUMBER
21-081

ISSUE DATE
03/09/2022

SHEET TITLE
**CLUBHOUSE
FLOOR PLAN**

SHEET NUMBER
A-710

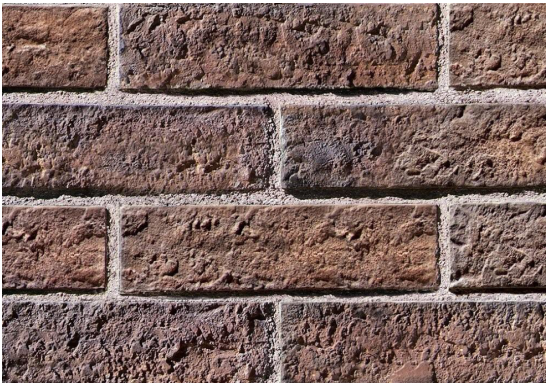


PT-A
STUCCO, MAIN BODY
DUNN EDWARDS
DEW286 "PRECIOUS PEARLS"

PT-B
STUCCO, MAIN BODY
DUNN EDWARDS
DEC795 "GRAY PEARL"

PT-C
STUCCO, ACCENT, METAIL RAILING
DUNN EDWARDS
DET629 "FADE TO BLACK"

PT-D
STUCCO, ACCENT
DUNN EDWARDS
DET695 "GRANGE HALL"



MAS-1
BRICK VENEER
CORONADO STONE "NEW ENGLAND BRICK"
COLOR: DAKOTA BROWN



CMU-1
EXPOSED CMU
ECHELON "PRECISION"
COLOR: BLACK CANYON



GL-1
WINDOWS: VINYL, DUAL PANE, LOW-E
FRAME COLOR: WHITE

 1934 E. Camelback Rd. Suite #200 Phoenix, AZ 85016 P 602 229 1100	NOT FOR CONSTRUCTION	FAIRWAY RESIDENCES ASCENT COMPANIES SWC VAN BUREN ST & FAIRWAY DR AVONDALE, AZ MATERIAL BOARD		PROJECT SF	X,XXX SF	SHEET # MB
				SCALE		
				DATE	03/09/2022	
				PROJECT #	21-081	

6.0 Infrastructure

6.1 Roadway Improvements

Perimeter improvements to Van Buren to facilitate access to the project will be completed with the development. No additional improvements to Fairway Drive are contemplated.

See Exhibit 23: Site Plan

6.2 Utilities

See **Table 5** below detailing the utility providers for Fairway Residences.

Table 5, Utility Providers

Utility	Provider
Water	City of Avondale
Wastewater	City of Avondale
Electric	APS
Natural Gas	Southwest Gas
Phone	CenturyLink/ Cox
Cable	Cox

Fairway Residences Avondale is within the Littleton Elementary School District and Tolleson Union #214 High School District.

6.3 Water

Water service for the Project will be provided by the City of Avondale. Minimum diameter of domestic water mains is 8-inches. The water system will tie into the existing 8-inch water stub onsite to the existing 12-inch waterline in Fairway Drive and the existing 16-inch waterline in Van Buren Street with a dedicated 6-inch fire line and 4-inch domestic line onsite.

Hydrants will be spaced onsite with 300-feet maximum spacing for multi-family residential developments, having a minimum of 3-feet of clearance on all sides and a maximum of 8-feet from the face of curb, as described in the 2018 City of Avondale General Engineering Requirements Manual, Chapter 4, Section Q.

6.4 Wastewater

Wastewater service for the Project will be provided by City of Avondale. A network of 8-inch onsite sewer mains will convey wastewater flows from each building to the southeast portion of the Project. There is an existing 8-inch sewer stub that the sewer system at the project will tie into. The collection system designed for the Project is capable of handling the calculated design flows for the project.

6.5 Drainage

The Property is located within the Federal Emergency Management Agency's (FEMA) Flood Zone X and X-Shaded. The Project will comply with the City and Flood Control District of Maricopa County (FCDMC) design criteria for storm water management. The Project has been designed to retain the 100-yr 2-hr storm event in accordance with County standards. The Project will create no adverse impacts on any downstream property and no offsite drainage adversely impacts the Property.

6.6 Phasing

The project will be developed in a single phase.

7.0 Maintenance of Common Areas and Facilities

The project will be managed by an on-site management company.

DECIDUOUS TREE TRIMMING

- Why prune a tree?
- There are only a few valid reasons to prune a tree in the urban landscape:
- Promote tree's health
 - Reduce hazards to people
 - Train a young tree
 - Increase or decrease flowers/fruit

When to prune a deciduous tree

In general, pruning has a greater benefit if it is performed while the tree is young. Wounds are smaller and recovery is more rapid. This document will discuss pruning young trees and older trees separately.

Deciduous trees are those that lose their leaves and go through a dormant period in response to cold (and sometimes drought). The best time of year to prune is during this dormancy – when all of the foliage has dropped. Generally this occurs from mid-December to the latter part of January.

All pruning should be done before buds show evidence of swelling. Why?

- Less likelihood of tearing bark
- Less likelihood of dripping sap
- More time for recovery before bud break
- Easier to see branch structure
- Less likelihood of stimulating unwanted growth

Pruning Your Tree At Planting Time:

There is no need to prune a newly-planted tree unless branches have been damaged or if major defects in form are present in branches greater than 1 inch in diameter. Major defects include: multiple central leaders, branches with included bark, rubbing branches and water sprouts and suckers. It has been found that removing tips and buds of young trees slows root growth. If trees are left unpruned, expanding buds and new leaves help root expansion and tree establishment. Damaged branches can be removed at their point of origin, or they can be cut back to a lateral branch that will provide foliage and help establishment the first season.

DESERT TREE TRIMMING

Fortunately, extensive pruning is not required for most desert tree species when they are carefully located in arid landscape designs. Proper tree placement and management can significantly reduce the amount of pruning client adapted trees require. When placing trees in the landscape consider the mature height and spread of the tree. If in doubt, mildly exaggerate the mature size rather than underestimate. Plant trees strategically around structures, play areas, pedestrian traffic and other trees so that mature trees can provide maximum shade with minimal interference. Also consider how mature trees will interact with other components and uses of the landscape. When under story plantings are located beneath dense canopy trees (like mesquites), regular thinning of the trees will be needed to admit adequate sunlight for flowering and lush growth. Regular pruning of mature trees can simplify pedestrian access, improve seating and better accommodate play areas.

Growth management is the least exploited strategy to avoid pruning. Many established desert natives can be naturalized to where they can survive with little or no supplemental irrigation. The practice of limiting water and fertilizer serves to significantly slow growth and reduce the need for pruning and thinning. For species that cannot be naturalized, growth and pruning can still be reduced by limiting irrigation and nitrogen.

Periodic thinning is the most desirable method of pruning. Thinning trees before monsoon season can reduce wind damage to branches and uprooting of trees. Removal of large portions of the tree canopy (more than 30%) during the summer can lead to sunburn injuries that can later be colonized by wood boring insects. Avoid hedging or heading back desert species as this will only stimulate excessive branching. Always use clean, sharp tools that are regularly cleaned in a 10% solution of bleach. Some desert species are slow to exhibit the effects of freeze damage. Branches that do not immediately bear leaves in spring may not be damaged. Delay pruning suspect branches until at least the first of June. Remember pruning can reduce spring flowering.

LANDSCAPE MAINTENANCE OVERVIEW

- All landscape material shall be maintained according to the standards as set forth herein on the approved Landscape Maintenance Manual.
- All landscape areas and material shall be maintained in a healthy, neat, clean and weed-free condition.
- Repairs, modifications and/or removal of existing landscaping, other than necessary for utility, infrastructure, or other repairs caused by unforeseen damages, shall require prior approval by the City Planner or authorized designee. Any approved landscaping that has been permanently removed for any reason without the City Landscape Architect's or authorized designee's approval shall be reported to Code Enforcement and a Notice of Violation may be issued. Material replacement shall be in kind and not less than the minimums as set forth herein, at the owner's expense. Planting shall be replaced per the approved landscape plan or as necessary to meet the requirements stated herein.
- Any plant material determined by the City Planner or authorized designee to be unhealthy or in decline shall be replaced in kind and not less than the minimums as set forth herein, at the owner's expense. This includes but is not limited to natural vegetation screens.
- Plant material shall be pruned according to the approved Landscape Maintenance Manual and conform to the current version of the American National Standard, ANSI A302 - Tree Care Operations - Tree, Shrub, and Other Woody Plant maintenance - Standard Practices. Plants shall not be severely pruned such that the natural growth pattern or characteristic forms are significantly altered.
- Tree topping is prohibited. Any tree that has been altered by this measure shall be immediately removed and replaced in kind with a new tree, at the owner's expense.
- Landscape areas on-site, as well as in the adjacent right-of-way, shall be maintained by the owner or owner's association (if applicable), and shall be maintained as approved in the Landscape Maintenance Manual. Any areas designated and intended for the purposes of on-site storm water retention shall be maintained and reserved for that primary purpose. Any alteration or deterioration of those areas shall be considered a violation of this Section 12.
- It shall be a violation of the provisions of this Chapter for any person to abuse, destroy or mutilate any tree, plant, or shrub within the public rights-of-way or to attach or place any rope, wire or other item to or on any plant, other than to appropriately support the plant, unless approved by the City Planner or authorized designee, or allow any gaseous, liquid or solid substance which is harmful to plants to come in contact with their roots, trunks, or leaves.

- January
- Shrubs
- Avoid cutting any shrubs back hard during this month due to the low temperatures. Depending on the type of irrigation system in place for shrubs, a general indication of the watering schedule should be 1.5 - 2 hrs per cycle, and depending on the temperatures the schedule should be reduced to one time per week (based on a drip irrigation system).
 - The winter chemical application of pre-emergent weed control will begin again this month. Due to the potential rainfalls this month this could encourage more weed seedlings to germinate and unless this treatment is applied, the weeds can easily become out of control.

- Trees
- The growth of many trees is beginning to slow down and the night temperatures are decreasing. Trees should be cleared up to 12ft from the ground to prevent any nuisance value to pedestrians or vehicles but only minimally keep natural shape of trees intact.

- February
- Shrubs
- We have started natural pruning of shrubs, which is typically done in February and March now that the threat of frost has been reduced. A guideline to the pruning height of various shrubs is as follows:
Groundcover - 4 - 6" (Groundcovers)
Shrubs - 12 - 18" (Shrubs)

- Pruning many of the shrubs to these heights can look very dramatic, at first, but due to favorable weather conditions the plants quickly start to bud out and new growth develops quickly into a more natural looking shrub. During the summer limited pruning is necessary which allows the shrub to flower freely.
- Depending on the type of irrigation system in place for shrubs, a general indication of the watering schedule should be 1.5 - 2 hrs per cycle, and depending on the temperatures the schedule should be reduced to one time per week (based on a drip irrigation system). With all the rain we have been having recently it is recommended that the irrigation stations which supply the trees and shrubs can be turned off for two weeks, if not longer, which will encourage root development.
- The winter chemical application of pre-emergent weed control will continue this month and into March. You should also actively spray weeds in granite areas with Roundup or a similar post-emergent weed control chemical.
- Some of the Lantana are beginning to look poor (turning black/brown) as the weather gets colder. There are two options for dealing with Lantana 1) Lantana can be cut back hard to 3 - 4' in height, before they start to grow back new leaves during the next 4 - 6 weeks. 2) Or you can leave the Lantana with the frost damage leaves / branches present which will protect the roots from further frost attacks and then when the frost threat is over you can cut them back hard.

- Trees
- The growth of many trees is beginning to slow down and the night temperatures are decreasing. Trees should be cleared up to 12ft from the ground to prevent any nuisance value to pedestrians or vehicles but only minimally keep natural shape of trees intact.

- March
- Shrubs
- We have started natural pruning of shrubs, which is typically done in February and March now that the threat of frost has been reduced. A guideline to the pruning height of various shrubs is as follows:
Groundcover - 4 - 6" (Groundcovers)
Shrubs - 12 - 18" (Shrubs)

- Pruning many of the shrubs to these heights can look very dramatic, at first, but due to favorable weather conditions the plants quickly start to bud out and new growth develops quickly into a more natural looking shrub. During the summer limited pruning is necessary which allows the shrub to flower freely.
- Depending on the type of irrigation system in place for shrubs, a general indication of the watering schedule should be 1.5 - 2 hrs per cycle, and depending on the temperatures the schedule should be reduced to one time per week (based on a drip irrigation system). With all the rain we have been having recently it is recommended that the irrigation stations which supply the trees and shrubs can be turned off for two weeks, if not longer, which will encourage root development.
- March is normally the last month in which the application of pre-emergent weed control should take place until July/August. Actively spray weeds in granite areas with Roundup or a similar post-emergent weeds control chemical.

- Trees
- The growth of many trees is beginning to slow down and the night temperatures are decreasing. Trees should be cleared up to 12ft from the ground to prevent any nuisance value to pedestrians or vehicles but only minimally keep natural shape of trees intact.

- April
- Shrubs
- We have started natural pruning of shrubs, which is typically done in February and March now that the threat of frost has been reduced. A guideline to the pruning height of various shrubs is as follows:
Groundcover - 4 - 6" (Groundcovers)
Shrubs - 12 - 18" (Shrubs)

- Pruning many of the shrubs to these heights can look very dramatic, at first, but due to favorable weather conditions the plants quickly start to bud out and new growth develops quickly into a more natural looking shrub. During the summer limited pruning is necessary which allows the shrub to flower freely.
- Depending on the type of irrigation system in place for shrubs, a general indication of the watering schedule should be 2 - 3 hrs per cycle, and depending on the temperatures the schedule should be reduced to one time per week (based on a drip irrigation system). It is much better for the plants to be watered for a long period of time on less of a frequency which will encourage the roots to develop deeper and find a water source.
- The winter application of pre-emergent weed control has now been completed. The next application of pre-emergent weed control should take place until July/August. Actively spray weeds in granite areas with Roundup or a similar post-emergent weeds control chemical.

- Trees
- As the growth of many trees is beginning to increase and they are beginning to produce leaves again, we need to think about trimming trees especially before the trees crews get busy in June and July pruning palm trees. Our crews are clearing up to 12ft from the ground to prevent any nuisance value to pedestrians or vehicles, but most trees would benefit from more structural pruning which will help the shape of the trees, thin out the main branches and also help prevent any storm damage. It is advantageous to complete heavier pruning of your trees at this time of year, since the trees are less stressed than they are during the intense summer heat.

March and April are ideal time to trim trees, before the temperatures increase.

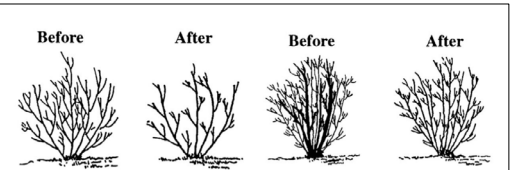


Figure 1. Selective thinning removes the branches back to the point of attachment (left) or to the base of the plant (right) and preserves the natural shape of the plant.

PROPER SHRUB PRUNING TECHNIQUE

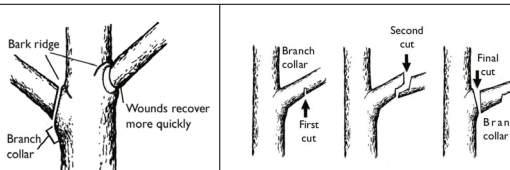


Figure 1. Natural Target Pruning

PROPER TREE PRUNING TECHNIQUE

- May
- Shrubs
- Most of the shrub pruning over the next few months should be a light shaping, removing branches over sidewalks or selectively pruning larger branches. Most shrubs are grown for their flowers and therefore avoid any type of shear trimming, unless necessary, which will allow shrubs to flower as much as possible.
 - Depending on the type of irrigation system in place for shrubs, a general indication of the watering schedule should be 2 - 3 hrs per cycle, and depending on the temperatures the schedule should be one or, if needed, two times per week (based on a drip irrigation system). It is much better for the plants to be watered for a long period of time on less of a frequency which will encourage the roots to develop deeper and find a water source.
 - The next application of pre-emergent weed control should take place until July/August before the summer monsoons. We are also actively spraying weeds in granite areas with Roundup or a similar post-emergent weeds control chemical.

- Trees
- As the growth of many trees is beginning to increase and they are beginning to produce leaves again, we need to think about trimming trees especially before the trees crews get busy in June and July pruning palm trees. Crews should be clearing up to 12ft from the ground to prevent any nuisance value to pedestrians or vehicles, but most trees would benefit from more structural pruning which will help the shape of the trees, thin out the main branches and also help prevent any storm damage. It is advantageous to complete heavier pruning of your trees at this time of year, since the trees are less stressed than they are during the intense summer heat. The more favorable temperatures allow the trees heal quicker after the tree branches have been removed or trimmed.

June

- Shrubs
- Most of the shrub pruning over the next few months should be a light shaping, removing branches over sidewalks or selectively pruning larger branches. Most shrubs are grown for their flowers and therefore avoid any type of shear trimming, unless necessary, which will allow shrubs to flower as much as possible.
 - Depending on the type of irrigation system in place for shrubs, a general indication of the watering schedule should be 2 - 3 hrs per cycle, and depending on the temperatures the schedule should be one or, if needed, two times per week (based on a drip irrigation system). It is much better for the plants to be watered for a long period of time on less of a frequency which will encourage the roots to develop deeper and find a water source.
 - Weeds still appear to be an issue especially the summer weeds such as Russian Thistle and Nutgrass. Special chemicals are required to slowly get rid of these weeds although it can take several applications to finally try taking control of these difficult weeds. Out in the landscape areas you may now begin to have the Bermuda coming up amongst groundcovers, and shrubs, spray Fusilade II to kill the Bermuda before it becomes a big problem and the dead Bermuda has to be manually removed.
 - The next application of pre-emergent weed control should take place until July/August before the summer monsoons.

- Trees
- Most large trees benefit at this time of year from deep root fertilizing. This process involves pressure jetting a fertilizer mix down into the root zone.

July

- Shrubs
- Most of the shrub pruning over the next few months should be a light shaping, removing branches over sidewalks or selectively pruning larger branches. Most shrubs are grown for their flowers and therefore avoid any type of shear trimming, unless necessary, which will allow shrubs to flower as much as possible.
 - Depending on the type of irrigation system in place for shrubs, a general indication of the watering schedule should be 2 - 3 hrs per cycle, and depending on the temperatures the schedule should be one or, if needed, two times per week (based on a drip irrigation system). It is much better for the plants to be watered for a long period of time on less of a frequency which will encourage the roots to develop deeper and find a water source.
 - Weeds still appear to be an issue especially the summer weeds such as Russian Thistle and Nutgrass. Special chemicals are required to slowly get rid of these weeds although it can take several applications to finally try taking control of these difficult weeds. Out in the landscape areas you may now begin to have the Bermuda coming up amongst groundcovers, and shrubs, spray Fusilade II to kill the Bermuda before it becomes a big problem and the dead Bermuda has to be manually removed. Granite areas should be getting sprayed with a pre-emergent weed control chemical during the months of July and August.
 - The next application of pre-emergent weed control should take place until July/August before the summer monsoons. Actively spraying weeds in granite areas with Roundup or a similar post-emergent weeds control chemical.

August

- Shrubs
- Most of the shrub pruning over the next few months should be a light shaping, removing branches over sidewalks or selectively pruning larger branches. Most shrubs are grown for their flowers and therefore avoid any type of shear trimming, unless necessary, which will allow shrubs to flower as much as possible.
 - Depending on the type of irrigation system in place for shrubs, a general indication of the watering schedule should be 2 - 3 hrs per cycle, and depending on the temperatures the schedule should be one or, if needed, two times per week (based on a drip irrigation system). It is much better for the plants to be watered for a long period of time on less of a frequency which will encourage the roots to develop deeper and find a water source.
 - Weeds still appear to be an issue especially the summer weeds such as Russian Thistle and Nutgrass. Special chemicals are required to slowly get rid of these weeds although it can take several applications to finally try taking control of these difficult weeds. Out in the landscape areas you may now begin to have the Bermuda coming up amongst groundcovers, and shrubs, spray Fusilade II to kill the Bermuda before it becomes a big problem and the dead Bermuda has to be manually removed. Granite areas should be getting sprayed with a pre-emergent weed control chemical during the months of July and August.
 - The next application of pre-emergent weed control should take place before the end of August before the summer monsoons and. Also actively spray weeds in granite areas with Roundup or a similar post-emergent weeds control chemical.
 - One of the other pests that become prevalent during hot conditions is spider mites. If given a chance to get a foothold they can quickly kill many landscape plants. Rosemary, Lantana, and many others will have a webbing incasing the leaves and will have thousands of the pinhead sized bugs crawling around. Use a magnifying glass to better identify them.

September

- Shrubs
- Most of the shrub pruning over the next few months should be a light shaping, removing branches over sidewalks or selectively pruning larger branches. Most shrubs are grown for their flowers and therefore avoid any type of shear trimming, unless necessary, which will allow shrubs to flower as much as possible.
 - Depending on the type of irrigation system in place for shrubs, a general indication of the watering schedule should be 2 - 3 hrs per cycle, and depending on the temperatures the schedule should be one or, if needed, two times per week (based on a drip irrigation system). It is much better for the plants to be watered for a long period of time on less of a frequency which will encourage the roots to develop deeper and find a water source.
 - Weeds still appear to be an issue especially the summer weeds such as Russian Thistle and Nutgrass. Special chemicals are required to slowly get rid of these weeds although it can take several applications to finally try taking control of these difficult weeds. Out in the landscape areas you may now begin to have the Bermuda coming up amongst groundcovers, and shrubs, spray Fusilade II to kill the Bermuda before it becomes a big problem and the dead Bermuda has to be manually removed. Granite areas should be getting sprayed with a pre-emergent weed control chemical during the months of July and August.
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 - One of the other pests that become prevalent during hot conditions is spider mites. If given a chance to get a foothold they can quickly kill many landscape plants. Rosemary, Lantana, and many others will have a webbing incasing the leaves and will have thousands of the pinhead sized bugs crawling around. Use a magnifying glass to better identify them.

- Trees
- Mesquite and Palo Verde trees are beginning to grow quickly as the temperature's rise. Crews should be clearing up to 12ft from the ground to prevent any nuisance value to pedestrians or vehicles but only minimally keep natural shape of trees intact.
 - Property Managers should seriously consider making sure that they have a budget line item for tree trimming during Spring.
 - Most large trees and palms benefit at this time of year from deep root fertilizing. This process involves pressure jetting a fertilizer mix down into the root zone. Most trees will show noticeable improvements within weeks of the tree has been fertilized and the tree will benefit from increased root development and make the tree stronger and healthier during the summer months.

LANDSCAPE MAINTENANCE SCHEDULE

- September
- Shrubs
- Most of the shrub pruning over the next few months should be a light shaping, removing branches over sidewalks or selectively pruning larger branches. We want to encourage the shrubs to flower as much as possible, which is why they were planted, rather than continually using gas powered shears to trim the flowers from the shrubs. Use hand pruners or loppers to naturally prune shrubs rather than creating the hedge or table top look. Depending on the type of irrigation system in place for shrubs, a general indication of the watering schedule at this time of year should be 1.5 - 2 hrs per cycle, (based on a drip irrigation system).

- During the overseeding process some of the winter ryegrass seed can migrate into shrubs bed areas and with the overspray from the grass areas you can get some ryegrass growing along the boundary between the shrub beds and the grass areas. These weeds should be removed either mechanically or using a spray application of weedkiller.
- Weeds in grass areas still appear to be an issue especially the summer weeds such as Nutgrass. Special chemicals are required to slowly get rid of these weeds although it can take several applications to finally try taking control of these difficult weeds. Out in the landscape areas you may now begin to have the Bermuda coming up amongst groundcovers, and shrubs, spray Fusilade II to kill the Bermuda before it becomes a big problem and the dead Bermuda has to be manually removed. We are nearing completion of the latest application of pre-emergent chemicals to control weeds. If you are still undecided about whether to approve this treatment the cut-off date will be 15th September. The winter application will begin again in December.

- Trees
- Desert trees such as Mesquites and Palo Verde trees are beginning to slow down, in terms of growth rate. Crews should be clearing up to 12-18ft from the ground to prevent any nuisance value to pedestrians or vehicles, but only if necessary keep natural shape of trees intact. Trim trees back about 10-15% rather than a heavy pruning which takes about 25-30% of branches from the tree. It is important that your trees are trimmed using trained tree climbers under the supervision of a Certified Arborist so that they can correctly assess the pruning requirements for each tree and provide long term recommendations for tree management. It is also essential that you use a company with the correct insurance and Workers Compensation coverage, specifically for tree trimming. The normal coverage for landscape maintenance typically does not cover for tree trimming over 12ft in height.
 - Trim trees in September or October depending on the weather

October

- Shrubs
- Most of the shrub pruning over the next few months should be a light shaping, removing branches over sidewalks or selectively pruning larger branches. We want to encourage the shrubs to flower as much as possible, which is why they were planted, rather than continually using gas powered shears to trim the flowers from the shrubs. We try encouraging our crews to use hand pruners or loppers to naturally prune shrubs rather than creating the hedge or table top look. Depending on the type of irrigation system in place for shrubs, a general indication of the watering schedule at this time of year should be 1.5 - 2 hrs per cycle, (based on a drip irrigation system).
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November

- Shrubs
- Most of the shrub pruning over the next few months should be a light shaping, removing branches over sidewalks or selectively pruning larger branches. We want to encourage the shrubs to flower as much as possible, which is why they were planted, rather than continually using gas powered shears to trim the flowers from the shrubs. We try encouraging our crews to use hand pruners or loppers to naturally prune shrubs rather than creating the hedge or table top look. Depending on the type of irrigation system in place for shrubs, a general indication of the watering schedule at this time of year should be 1.5 - 2 hrs per cycle, (based on a drip irrigation system).
 - During the overseeding process some of the winter ryegrass seed can migrate into shrubs bed areas and with the overspray from the grass areas you can get some ryegrass growing along the boundary between the shrub beds and the grass areas. These weeds should be removed either mechanically or using a spray application of weedkiller.
 - The winter chemical application of pre-emergent weed control will begin again in December. In the meantime, spray weeds in granite areas with Roundup or a similar post-emergent weeds control chemical.

December

- Shrubs
- Most of the shrub pruning over the next two months should be a light shaping, removing branches over sidewalks or selectively pruning larger branches. We want to encourage the shrubs to flower as much as possible, which is why they were planted, rather than continually using gas powered shears to trim the flowers from the shrubs. We try encouraging our crews to use hand pruners or loppers to naturally prune shrubs rather than creating the hedge or table top look.
 - The winter chemical application of pre-emergent weed control will begin again this month

January

- Trees
- The growth of many trees is beginning to slow down and the night temperatures are decreasing. Trees should be cleared up to 12ft from the ground to prevent any nuisance value to pedestrians or vehicles but only minimally keep natural shape of trees intact.

DRIP IRRIGATION WATERING SCHEDULE		
TEMPERATURE HIGHS UNDER 70	WATERING LENGTH	INTERVAL
70-80	0.5 HOURS	EVERY 4 DAYS
80-90	1.0 HOURS	EVERY 3 DAYS
90-100	1.5 HOURS	EVERY OTHER DAY
100+	2.0 HOURS	EVERY DAY



Collaborative V
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Scottsdale, Arizona
85251
office: 480-347-0590
fax: 480-656-6012



EXPIRES 06/30/2019

LANDSCAPE IMPROVEMENTS ASCENT AVONDALE APARTMENTS AVONDALE, AZ

DESIGNED BY: P/SH
OWNED BY: SH
CHECKED BY: P/MD
DATE: FEBRUARY 16, 2022
REVISION:

ASCENT AVONDALE
PAD SUBMITTAL

CLS-7

8.0 Conformance with City Plans

The development proposal in this PAD is in line with the City's long-range planning documents and General Plan.

8.1 General Plan Conformance

The purpose of the 2012 General Plan is to provide Avondale with a community identity that guides the City to achieve sustainable relationships between land use, transportation, quality of life, the environment, and economic prosperity. HDR designates residential land that will contain densities up to 30 dwelling units per acre. This category limits private outdoor space and relies on shared or common open space for recreation. Patio homes, apartments, condominiums or townhomes are suitable for this land use under the HDR designation.

Land Use Element

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

Policy A: Focus attention on urban centers, and develop additional tools to assist in the development and redevelopment of areas unique to Avondale, such as Western Avenue and City Center.

Policy C: Diversify Avondale's housing stock by providing for varied residential types with an emphasis on large lot development in the southern core of the City.

Policy D: Enhance the attractiveness of infill parcels as an option for new development throughout Avondale.

Policy F: Support higher density/urban land uses to support future transit and rail.

The Project will work toward multiple land use goals by adding a higher density mix of housing stock to a crucial infill location on a major corridor (Van Buren is classified as a 'Bus Transit Corridor' and road for future bike lanes in the General Plan). The high density residential combined with the pedestrian connectivity throughout the project and the Coldwater Springs neighborhood will create an ideal setting to support access to future transit in the area.

The Fairway Residences project has access to numerous multi-modal transportation amenities. The Avondale ZOOM Circulator bus stop is less than a mile west of the Project on the northeast corner of Dysart and Van Buren, which provides free transit service to employment, entertainment, and commercial throughout Avondale. The project is also located 1.7 miles from the Goodyear Park-and-Ride. This proximity will allow residents to catch the Valley Metro Express commuter bus (Route 562) directly to downtown Phoenix or connect them to the Valley Metro Rail, providing access to the greater Phoenix metro area and east valley.

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

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

The Project provides new, modern residential options with careful consideration to the pedestrian connections. A significant landscape buffer is provided between the project boundary and the residences south of it in Coldwater Springs to ensure visual screening and buffering in addition to the building setbacks and placement of the three-story buildings in the interior of the project. Although the Property is within close proximity to commercial centers, the Agua Fria River provides a natural aesthetic and noise buffer from areas of high commercial uses to the west. The Avondale Commerce Center to the north of the Project is separated by Van Buren and consists of distribution warehouses that require extra setback and buffer requirements to accommodate for surrounding residential uses. The elementary school to the north and high school to the east of the Project offer great, nearby educational amenities for the full K-12 experience in addition to the local District schools. .

Goal 7: Plan for educational facility locations as development and redevelopment occurs.

Policy A: Maintain a good working relationship with school districts in order to ensure that all new development is adequately served by existing or new school sites.

The school districts serving the project have been notified of the non-age-restricted development proposal and the developer is working with the districts on a donation agreement to provide for a contribution to assist with the provision of adequate facilities in advance of the secondary property taxes that will be generated following the development of the project.

Economic Vitality Theme

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

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

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

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

The Project enhances Avondale's business climate by providing the additional housing necessary for economic development in the region. As a new residential development within a PAD, it is held to a high standard for providing quality and diverse open space elements for the community. With the pool, and other active and passive amenity options, the Project includes a host of options for outdoor enjoyment. The added perimeter greenbelt will also serve the adjacent community and surrounding area.

Neighborhoods Theme, Housing Element

Goal 1: Provide a variety of safe housing opportunities and neighborhoods for all current and prospective Avondale residents.

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

Fairway Residences will provide unique, modern multi-family housing options in an area of the City that currently is entirely single-family in nature. The addition of this housing type, as envisioned by the General Plan, will provide for residential opportunities in close proximity to educational and employment opportunities to reduce commute costs and increase quality of life in a safe housing environment. The project is gated and secure, and the adjacent fire station further enhances that security.

Preservation and Revitalization Element

Goal 2: Create a true sense of community that stretches beyond neighborhood boundaries.

Policy A: Improve the physical connectivity between our neighborhoods as well as between our neighborhoods and nearby non-residential development.

\ The Property lies at the northwest corner of the PAD and acts as the transition point from primarily single-family residential to the Avondale Commerce Center and retail on Van Buren. The existing bike lane on Fairway joins Fairway Residences to a system of biking paths that connect throughout the PAD and to additional multi-modal amenities in the area. This physical pedestrian connectivity in a suburban core combined with transit-oriented elements such as bike lanes and transit options will provide residents the opportunity to lead a healthy lifestyle. This will create a more vibrant, walkable community for all residents in the area and will help foster a true sense of community through Fairway Residences and the Coldwater Springs neighborhood.

Sustainability Theme, Energy Element

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

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

This suburban, horizontally integrated Project has an appropriately scaled two and three-story product adjacent to a variety of transit options, which encourages the minimization of fuel consumption. The Project will also provide residents with electric vehicle (“EV”) charging stations to support current and future EV needs. Additionally, the incorporation of a ride-share drop-off and pickup lane will offer a safe and convenient alternative to individual commuting, further minimizing fuel consumption of residents.

Community Mobility Theme, Circulation Element

Goal 4: Promote and support an integrated transportation system that mitigates congestion, fosters a sense of community, and preserves the environment.

Policy A: Provide and support opportunities for all modes of travel for all ages and abilities.

Policy C: Develop adequate links to arterial roadways from new residential, recreation, and employment areas.

Fairway Residences’s close proximity to the Avondale ZOOM Circulator combined with its internal pedestrian connections to the surrounding neighborhood, promotes and supports an integrated transportation system that mitigates congestion. The multi-modal transportation options for Fairway Residences provide and support opportunities for all modes of travel for all ages and abilities, as younger children will have the ability to walk and ride their bikes throughout the Coldwater Springs community and to the area schools. Further, the Agua Fria Trail and walkway surrounding Fairway Residences provides residents with adequate options to walk and connect with Friendship Park to the north or the communities to the south.

Quality of Life Theme, Urban Design Element

Goal 5: Maximize housing opportunities in locations within a half-mile of transit, with good access to employment areas, neighborhood services, and public facilities in order to promote a healthy community both sustainably and economically.

This proposed high-density Project will maximize housing opportunities in locations within a mile of transit, with good access to employment areas, neighborhood services, and public facilities in order to promote a healthy community both sustainably and economically. The Project provides close proximity to multiple commercial areas such as the Coldwater Plaza Shopping Mall to the west and a commercial center just east along Van Buren.

9.0 Conclusion

The Fairway Residences feature modern amenities and architecture in close proximity to major employers, commercial and recreational amenities. The design of the project is consistent with the General Plan and will complete the development of the entrance to Coldwater Springs in a manner that creates a sense of arrival to Avondale’s playful, residential community. Ascent looks forward to bringing this project to fruition with the City and establish another quality residential community that Avondale is known for.

APPENDIX A: Avondale R-4 Uses

LAND USE	Avondale R-4
Assisted Living Facility	C
Boarding House	C
Child care in the home for four (4) or fewer children not related to the residents, as an accessory to the primary residential use of a dwelling	P
Child care in the home for five (5) to ten (10) children not related to the residents, as an accessory to the primary residential use of a dwelling.	C
Child Care Center in conjunction with a Place of Worship	C
Community Garden, one acre or less	P
Convalescent Home	C
Group Home	P
Home Occupation, as an accessory to the primary residential use of a dwelling.	PC
Manufactured or Mobile Home	-
Multi-Family dwelling	P
Nursing Home	C
Park and recreation areas, public	P
Place of Worship	C
Public utility facility required for local service	PC
Public utility facility with the exception of those allowed as a Use Permitted with Conditions above	C
School, public	P
Single-Family attached dwelling	P
Single-Family detached dwelling	-

P = Permitted Use

PC = Permitted with Conditions

C = Conditional Use Permit Required

- = Not Permitted

Fairway Residences

Summary of Neighborhood Meeting

Avondale, AZ

May 17, 2022 at 6:00 p.m.

Case No. PL-22-0068



Neighborhood Meeting Summary for

Fairway Residences

Avondale, AZ

May 17, 2022 at 6:00 p.m.

Case No. PL-22-0068

The neighborhood meeting for Fairway Residences ("Project") was held at 6:00 p.m. on May 17, 2022, via remote Zoom meeting. The following members of the project team and City staff attended:

Members of the development team present included:

Brad Richardson – Ascent Companies

Andrew Yancey – Bergin, Frakes, Smalley & Oberholtzer

Caleb Weeks – Bergin, Frakes, Smalley & Oberholtzer

Joe Spadafino – CivTech

Jon Hanna - TriArc

Brian Nicholls – EPS Group

Clint Robison – Ascent Companies

Slade Sheaffer – TriArc

Scott Heffernan – Collaborative V

City Officials and Staff:

Ann Dolmage – City of Avondale

Eric Fitzer – City of Avondale

Attendees were let into the meeting at 6:00pm with the meeting beginning at 6:05 pm. The application was presented as a power point via Zoom for the attendees. Ms. Dolmage provided a brief introduction of the project, then turned the presentation over to the Applicant team. Mr. Richardson walked the public through the project overview, location, and existing general plan designation of the property. He discussed Ascent's business of developing, owning, and operating high-quality multi-family properties in the Valley. He further explained the location of the property at the southwest corner of Van Buren Street and Fairway Drive, the existing zoning with a portion within the Coldwater Springs PAD and a portion zoned R1-6, and the proposal to rezone to a PAD to permit the proposed 286-unit multi-family community ("Project"). Mr. Richardson walked the attendees through the development plan, landscape plan, and community amenities of the Project. Mr. Richardson described the development team's discussions with the City regarding a well site on the property as well as anticipated traffic patterns. He discussed the location of the various buildings within the property and the goal to distance residential structures away from the existing single-family homes to the south. In addition, he discussed the various building types and elevations that would make up the community. Mr. Richardson discussed

the thoughtful design that went into the architecture and articulation of the buildings to add visual interest within the community. The presentation ended with a note that public hearing dates were not scheduled yet at this time, but that they were expected to occur this summer.

Mr. Richardson then opened the meeting to questions. Vice Mayor Malone and eight additional members of the public attended the meeting. A summary of the public discussion is below.

Questions and Responses:

A citizen asked if the upcoming public hearings would determine if the development will happen or not.

Mr. Yancey explained that the application was being processed by the City. He explained that City staff will prepare reports for the Planning Commission and ultimately City Council hearings which has the ultimate authority to approve or deny the application.

A citizen asked if any of the units have subsidized or lower income pricing.

Mr. Richardson explained that all units would be market rate.

A resident asked about traffic along Fairway Drive – expressing concerns of increased traffic and speeding along the road. Specific questions were raised about the plans for Fairway Drive with the current charter school, planned high school, and residential uses bringing in more traffic to the community.

Mr. Richardson explained that the City and the development team put a lot of time into the determination of the entrances – specifically working with the City to determine the best way to orient access into the Project. Mr. Richardson explained that the primary entrance was positioned on Van Buren and the entrance on Fairway Drive was specifically a resident only access that would have an automatic gate with no keypad access. He explained that the idea was to locate the majority of the traffic onto Van Buren.

Vice Mayor Malone asked if the Project would be providing a deceleration lane on Fairway Drive for the resident only access. Vice Mayor Malone expressed concerns about residents entering the community from Fairway Drive on a street where drivers may be traveling above the posted speed limit.

Mr. Yancey explained that this was evaluated as part of the application through the traffic statement. He noted that Fairway Drive is a collector street with a posted speed limit of 30 MPH, and that the traffic analysis determined that a deceleration lane was not necessary for the Fairway Drive entrance.

Vice Mayor Malone discussed that she had heard concerns from residents in the adjacent neighborhood about traffic patterns, largely stemming from the schools uses, but also in regard to people using the residential streets of the adjacent communities to make turns on to Fairway Drive.

Mr. Yancey explained that Project residents will most likely become familiar with the school traffic patterns and would largely “self-police” during times of heavy school traffic on Fairway Drive. Mr. Yancey continued by noting that the eastern portion of the property is currently zoned for commercial uses. He explained that the traffic study for the Project provided a comparison of estimated trips from the proposed Project and estimated trips if the entire site

was developed as commercial, and it projected that the commercial development scenario would generate approximately triple the Project's trips.

A question was asked about whether the Project would re-do a traffic study after the high school was opened.

Mr. Fitzer explained that the traffic study and engineering department take into account the other developments within the area – in regard to future uses and legacy issues in the area.

A citizen expressed further concerns about traffic, citing semi-trucks that “get lost” and drive through the neighboring communities as well as people that park within the residential communities to wait for their children to get out of school and walk to their cars. They also discussed a comparison to West Point High School in Avondale and concerns about the traffic there.

Mr. Fitzer explained that the City has no zoning or regulatory authority over the development of charter schools because of state laws. He explained the City would have preferred to have more input regarding placement of charter schools within the community. He explained the currently allowed uses on the site are more intense traffic-wise than the Applicant's proposal, and he emphasized that at some point the property will be developed.

Vice Mayor Malone addressed the West Point High School traffic issues and improvements that the City is making there and explained that staff was listening to residents concerns about general school access and traffic. The citizen who raised the question agreed that there were improvements to the West Point High School access.

A citizen expressed concern due to the added traffic for Fairway when making a left hand turn when driving north, unable to clearly see the traffic heading south.

Mr. Yancey noted that this concern appeared to pertain to an existing condition at the intersection.

Vice Mayor Malone asked if there would be a deceleration lane on Van Buren.

Mr. Yancey explained that similar to Fairway Drive, the traffic analysis showed that a deceleration lane would not be necessary on Van Buren Street and that other uses along Van Buren did not have right-turn deceleration lanes.

Vice Mayor asked about the trees that are being planted along the southern border and whether they would impact adjacent neighbors' yards.

Mr. Richardson explained that the tree planting in that location was intended to provide screening to the neighboring residences, but that the development team would look at proximity to neighbors' yards. He also noted there is approximately 15' between the garage buildings on the southern side of the property and the property boundary.

A citizen asked if the wall on the plan was the existing block wall on-site.

Mr. Richardson explained that yes, the existing wall is what is shown within the presentation.

Vice Mayor Malone asked what type of commercial would be allowed under the current zoning of the property?

Mr. Yancey explained that the commercial uses allowed under the existing PAD amendment included a variety of uses such as retail, medical office, and professional office. In addition, an assisted living facility is permitted under the current entitlements.

A citizen asked why Avondale needed more multifamily housing.

Mr. Richardson explained that job growth in Avondale was driving a need for more housing – especially luxury-style multi-family units. Mr. Yancey and Mr. Richardson explained the market need for this type of housing as well as the idea that this would supplement the existing housing serving new employment uses in Avondale.

A citizen asked if a grocery store could be developed on site.

Mr. Richardson explained that retail often follows rooftops. He explained that traffic generated from a commercial development would be more significant than the proposed Project's traffic. Mr. Yancey also noted that the site has remained vacant under its current zoning.

The meeting ended at 7:20 pm.

Ann Dolmage

From: Jack Gunnette <jbow1945@gmail.com>
Sent: Friday, May 13, 2022 12:12 PM
To: Ann Dolmage
Subject: Rezoning and amendments to property site W Van Buren and Fairway Drive

This Message Is From an External Sender

This message came from outside your organization.

My name is Jack Gunnette and I own a home in Coldwater Springs on W Monroe St. I am not in favor of changing the zoning designation from single- family residential to Multi-family residential.

Our community is growing too fast. With the development of Avari apartments at 354 units on Avondale Blvd. and the prospect of another 286 units we will have added an additional 640 new units to our community. If this new development is approved we will have, at the least, added 960 more people and cars to the already congested streets, This is figuring 1 1/2 people and auto per unit.

With the opening of the new on and off ramps of I 10 at Fairway Drive and the new prep school on the corner of Fairway Drive and W Van Buren even more congestion will happen and I see nothing in the planning that will alleviate this problem. Fairway drive is the shortest way for many of us to enter and leave our homes and it has become more congested.

Other considerations to consider with more people moving into our area is the possible water shortages we may face in the not too distant future.

Thank you for allowing me to voice my concerns.

Jack Gunnette

Ann Dolmage

From: Art Moreno <artmoreno329@gmail.com>
Sent: Wednesday, June 29, 2022 8:14 PM
To: Ann Dolmage
Cc: Eric Fitzer
Subject: development project

Ms Dolmage,

My name is Arturo Moreno, I been a resident of The city of Avondale for nearly Eight years and hopefully this will be my last place of residence, I actually moved from the City of Phoenix because I saw in Avondale a better place to live. During this short time I seen the changes in this city being traffic a major issue and like many other places as the city grows traffic comes with it.

The upcoming project that you have to take place on Fairway Drive and Van Buren Seems illogical to the way the city has been doing the planning all along, if not crazy. We already have Legacy Traditional Charter School on one corner with a High School being build on the other and now you are bringing apartments on the other corner of the street, can you imagine the traffic at 7:30AM or 3:00PM on weekdays??? This area is going to be chaotic!!!

What are we really trying to do???

Is that the only possibility for those lots???

I can see bringing revenue to the City but planning has to play a roll too. I just hope you reconsider the options and don't turn this area into another chaos intersection because of lack of planning.

Best Regards
Arturo Moreno

Sent from my iPhone



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

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

Project: Fairway Residences Project Manager: Carolyn Oberholtzer
 Request: Major PAD Amendment / Site Plan and Design Review Acreage/Parcel Size: 14.17 acres
 Current Density Allowed: 192 age restricted units Density Proposed: 20.04 du/ac
 Total number of residential units proposed: 286

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

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

Yes No x

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

The one-time capital cost to adding estimated students is \$1.38 M for approximate 3.2 classrooms with an ongoing operational cost to adding estimated students of \$245K per year.

Is a school site within the proposed development needed?

Yes No x

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

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

If answered yes, please explain below:

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

Date Reviewed: 4/20/2022

School District: Littleton Elementary School District

District Superintendent: Dr. Roger Freeman

Phone #: (623) 478-5611

E-mail: freeman.roger@littletonaz.org

Signature: 

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



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

Yes ☐ No ☐

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

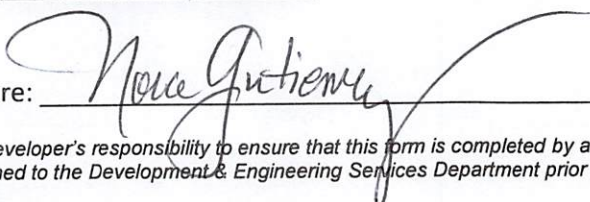
Is a school site within the proposed development needed? Yes ☐ No ☐
If answered yes, how many acres is needed for the school site?

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

If answered yes, please explain below:

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

Date Reviewed: **April 5, 2022**
School District: **Tolleson Union High School District #214**
District Superintendent: **Nora Gutierrez**
Phone #: **623-478-4001**
E-mail: **nora.gutierrez@tuhsd.org**

Signature: 

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