



Planning Commission
Notice & Agenda
Wednesday, November 16, 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

September 21, 2022 Planning Commission Meeting Minutes
October 19, 2022 Planning Commission Meeting Minutes

5. PUBLIC HEARING ITEMS

a. ALAMAR - MINOR GENERAL PLAN AMENDMENT – APPLICATION PL-22-0067

The Planning Commission will hold a public hearing and consider a request by Brookfield Lakin LLC for a Minor General Plan Amendment to the Avondale General Plan 2030 Land Use Map for the Alamar Planned Area Development.

Staff Contact: Ann Dolmage, Senior Planner

b. ALAMAR - MAJOR AMENDMENT OF THE ALAMAR PLANNED AREA DEVELOPMENT – APPLICATION PL-22-0089

The Planning Commission will hold a public hearing and consider a request by Brookfield Lakin LLC for a Major Planned Area Development Amendment to a 1,130 gross acre planned area development (PAD) west of Avondale Boulevard and north and south of the Broadway Road alignment.

Staff Contact: Ann Dolmage, Senior Planner

6. COMMISSION ANNOUNCEMENTS

7. PLANNING DIVISION REPORT

8. CALENDAR

9. 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 Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.

**Wednesday, September 21, 2022
6:00 pm**

Note from the Clerk: The September 21, 2022, Planning Commission meeting was held via Zoom at City of Avondale's Municipal Operations Service Center.

1. WELCOME AND CALL TO ORDER

Chair Thompson called Planning Commission meeting to order at 6:02 p.m.

2. ROLL CALL

The following members and representatives were present.

COMMISSIONERS PRESENT IN PERSON/PHONE/VIDEO

Chair, Christopher Thompson
Vice Chair Lisa Osborne
Commissioner Alisha Meginnis
Commissioner Denise Stanfield
Commissioner Linda Warren
Commissioner Larry White
Alternate Julia Arnette

COMMISSIONER EXCUSED ABSENT

Commissioner Alan Agundez-Castillo

CITY STAFF PRESENT

Jodie Novak, Acting Director, Development & Engineering
Nicholle Harris, City Attorney
Jani Wertin, Planner
Barbara Cason, Administrative Assistant

3. OPENING STATEMENT AND INSTRUCTIONS

Chair Thompson read the opening statement

4. APPROVAL OF MINUTES

Chair Thompson called for a motion on the July 20, 2022, meeting minutes. Vice Chair Lisa Osborne motioned to approve the minutes as written; Commissioner Larry White seconded the motion.

Chair, Christopher Thompson	Aye
Vice Chair Lisa Osborne	Aye
Commissioner Alisha Meginnis	Aye
Commissioner Denise Stanfield	Aye
Commissioner Linda Warren	Aye
Commissioner Larry White	Aye
Commissioner Alan Agundez-Castillo	N/A

Upon vote, the motion passed 6 to 0.

5. **PUBLIC HEARING ITEMS:**

a. RIO POINTE - MINOR GENERAL PLAN AMENDMENT - APPLICATION PL-22-0153

b. RIO POINTE - REZONING TO PLANNED AREA DEVELOPMENT (PAD) - APPLICATION PL-22-0154

Jani Wertin, Planner, noted that items 5a and 5b would be presented together. The purpose of these items is to review a proposed Minor General Plan Amendment and rezone for the Rio Pointe Planned Area Development (PAD), conduct separate public hearings for each item, and forward recommendations to the City Council for each item.

Ms. Wertin provided an overview of the property site, which is located on Dysart Road, just south of Washington Street. The site is 4.87 gross acres with a unique configuration measuring approximately 220 feet by 940 feet. The site is currently zoned Community Commercial (C-2) and it has a Local Commercial General Plan designation. The surrounding area includes single-family residential to the north, zoned R1-6. There also a vacant C-2 parcel to the north. To the south is a manufactured home development, zoned for manufactured homes as well as a restaurant zoned C-2. To the east is warehousing and industrial with zoning for general industrial. On the west of Dysart is a pad for the future site of Avondale Townhomes, which will consist of single family for-sale residential units. Other multifamily residential unit apartments are present in the area with R-3 zoning.

The request is for a General Plan Amendment to change the land use designation from Local Commercial to High Density Residential as well as a concurrent rezoning request to change the zoning designation from Community Commercial to Rio Pointe Planned Area Development, which is for townhomes. The High Density Residential designation is a land use category for residential land that will contain densities up to 30 dwelling units per acre, will have limited private outdoor space and rely on shared common recreation. The current designation is for Community Commercial, a land use designation that supports the current C-2 designation, intended for commercial-type businesses.

The proposed development will include 65 townhomes, as a mix of single and two-story units. One bedroom floor plans will consist of 967 square feet and include a carport. The two-story homes will feature two bedrooms with 1,031 square feet and an enclosed garage. All townhomes will be developed in a single phase. The design will be contemporary with Spanish influence. There is variation of the roofline with high-quality materials, such as wood paneling and steel. The development will include 142 parking spaces, 90 of which will be garage and carport space and 52 surface parking spots. Amenities include a pool, clubhouse, fitness center, entertainment room, and outdoor activity lawn.

Development standards for the project are generally aligned with the City's R-3 standards. The applicant is not requesting any deviations in the usages. However, they are requesting deviations in some specific development standards. Overall, the development is consistent with the City's requirements for R-3. There will be one main point of access to the west off Dysart. In response to the neighborhood concerns submitted via petition, staff and the applicants have drafted a stipulation to ensure that the Washington Street access will be limited to emergency access only.

In general, the General Plan Amendment (GPA) and rezoning meet all the required findings. Staff found that the proposed PAD conforms to the General Plan Land Use (with requested amendment) and furthers housing-related goals and objectives of the General Plan. The City would like to see a variety of housing types in the community. The proposed General Plan Amendment (GPA) and rezoning will result in development that is compatible and complementary to the existing uses in the area. There will be for-sale townhomes constructed across the street. Some higher density residential already exists in the area. The subject site has been vacant for some time. The development will be an opportunity to in-fill the area and promote other existing plans in the area.

All required notifications have been completed. Concerns regarding access issues had been resolved prior to the neighborhood meeting, which was held virtually on August 30, 2022. A total of eight attendees were present. Other discussion included the separation and buffering between single-family residential and the proposed development. A stipulation has been added to require an eight-foot masonry wall along the northern portion. This, combined with eight-foot landscape design will provide an adequate buffer for the neighbors to the north of the development.

In summary, staff recommends approval of Application PL-22-0153 Rio Pointe, a request for a Minor Amendment to the General Plan 2030 Land Use Map, changing the land use designation from Local Commercial to High Density Residential. Staff further recommends approval of Application PL-22-0154 Rio Pointe PAD, a request to rezone approximately 4.62 gross acres, the property from Community Commercial (C-2) to Rio Pointe Planned Area Development (PAD), subject to the five (5) conditions of approval as listed in the staff report and an additional stipulation that an eight-foot masonry wall be constructed along the northern property line of the site prior to the issuance of a certificate of occupancy.

Chair Thompson welcomed comments from the applicant.

Carolyn Oberholtzer, Bergin, Frakes, Smalley & Oberholtzer, thanked staff for the presentation. She discussed that the developer, Nico Howard, met with neighborhood members onsite. As the neighborhood understood that the access would be gated, their issues were largely resolved.

Commissioner Warren asked about the property to the south. Ms. Oberholtzer stated that it consists of commercial on the frontage and mobile home to the back.

Chair Thompson opened the public hearing on Application PL-22-0153. There were no requests to speak and Chair Thompson closed the public hearing.

Chair Thompson opened the public hearing on Application PL-22-0154. There were no requests to speak and Chair Thompson closed the public hearing.

Chair Thompson invited a motion on PL-22-0153. Commissioner Osborne moved to recommend approval of application PL-22-0153. Commission Meginnis seconded the motion.

Roll Call Vote:

Chair, Christopher Thompson	Aye
Vice Chair Lisa Osborne	Aye
Commissioner Alisha Meginnis	Aye
Commissioner Denise Stanfield	Aye
Commissioner Linda Warren	Aye
Commissioner Larry White	Aye
Commissioner Alan Agundez-Castillo	N/A

Upon vote, the motion passed 6 to 0.

Chair Thompson invited a motion on PL-22-0154. Commissioner Meginnis moved to recommend approval of application PL-22-0154. Commissioner White seconded the motion.

Roll Call Vote:

Chair, Christopher Thompson	Aye
Vice Chair Lisa Osborne	Aye
Commissioner Alisha Meginnis	Aye
Commissioner Denise Stanfield	Aye
Commissioner Linda Warren	Aye
Commissioner Larry White	Aye
Commissioner Alan Agundez-Castillo	N/A

Upon vote, the motion passed 6 to 0.

c. THREE RIVERS RANCH- MAJOR GENERAL PLAN AMENDMENT-APPLICATION PL-22- 0050

Ms. Wertin addressed Major General Plan Amendment Application PL-22-0050. The purpose of the presentation is to review a proposed request for the Major General Plan Amendment and conduct a public hearing, however, no action will be taken at this time. In order to encourage greater citizen participation, Major General Plan Amendments require two Planning Commission public hearings, one of which will be held at an offsite location. The first hearing is for public comment. The Commission will take action on the request at the second hearing. The second Planning Commission public hearing is scheduled for October 19, 2022, in City Council Chambers. At that time, action will be taken on both the Major General Plan Amendment and concurrent rezoning.

The property is located west of the intersection of the Broadway Road alignment and Dysart Road. This site is 193.98 gross acres, and is located in the jurisdiction of Maricopa County. The site is currently zoned RU43, which allows for development of one-acre, single-family residential lots. The site also carries a General Plan designation of Estate Low Density. The Aqua Fria River is located to the north and west and it is zoned A-1. To the south is the Avondale Water Treatment Facility. To the east is the Tolleson Union High School site, currently vacant. Also to the north is the future location of Alamar Phase 5. To the northeast is zoned A-1. Other site locations include the Harvest dispensary, a residential home lot as well as vacant AG land.

The request is to change the General Plan designation from Mixed Use and Estate Low Density to Medium Density Residential and Medium High Density Residential. This includes approximately 118.43 acres of Mixed Use to the north and 75.56 acres of Estate Low Density to the south. Approximately 156.84 acres will be used for Medium Density residential and 37.17 acres for Medium High Density Residential. There is an annexation and rezoning application running concurrently with the project, which will be further discussed at the second Planning Commission meeting.

The proposal includes a couple of developments, including smaller density single-family residential. Townhomes will be constructed for sale. Another portion will include build to rent single-family casita style units. The City currently has low inventory of unplanned Medium Density Residential as well as high demand for this form of housing. Construction will include required infrastructure improvements, including building up the northern portion of the site, which will result in drainage and traffic benefits. The site is an in-fill parcel with residential area across the street. The project will not pose a significant difference to existing development patterns. The project aligns with the City's land use goals and objectives through the General Plan.

In terms of public participation, the 60-day review has been issued with no comments received. All required notifications have been completed. There is a certificate of adequate school facilities for the location. A neighborhood meeting was held virtually on August 29, 2022. There were four attendees, including two

Commissioners. There were general questions regarding traffic and adequate schools. Following the second Planning Commission hearing, the City Council hearing will be held on November 21, 2022.

Staff recommends that the Planning Commission conduct a public hearing on Application PL-22-0050, Three Rivers Ranch, Major General Plan Amendment.

Chair Thompson invited the applicant to speak. Alex Hayes commented that Ms. Wertin did a great job with the presentation.

Chair Thompson invited questions from the Commission.

Commissioner Warren asked if the site is located within a floodplain and what is being done to guard against flooding. Mr. Hayes stated that any riverway has two aspects, the floodway and the floodplain. Floodways cannot be built upon. This encompasses a small portion of the northwest corner of the property. Engineering solutions are available to raise the site in the floodplain location to protect it from lateral movement of the river. That is the approach that will be taken for the development. It will be raised and filled to enable effective and safe development.

Commissioner Warren noted the indication that the Littleton School District does not have sufficient capacity to accommodate the increased population and asked about a plan to build additional schools. Mr. Hayes clarified that Tolleson has indicated they do have adequate school facilities. Discussions have taken place with Littleton School District on their potential needs and the development of a donation agreement. The developer realizes the importance of offsetting impacts of development. The donation agreement for the single family homes has been developed with the School District's standard language based on square footage. For the rental homes, there is a new framework that better reflects the impacts of the housing product. The agreement has been signed and Littleton indicates they are comfortable with the development moving forward.

Commissioner Osborne asked about studies that have been done regarding how the development will affect the Tres Rios area, particularly in regards to the environmental. Mr. Hayes stated that open space and pedestrian connectivity are important components of the project. Avondale has been smart in its forward thinking to ensure future development has this connectivity. The site has a number of trails that run through the property and connect with existing trails and along Aqua Fria River as well.

Commissioner Osborne sought clarification that access will not be limited to the residents, but will also include public access. Mr. Hayes stated that the trails are for the benefit of the residents, however, they will connect to the broader trail system, which is open to the public.

Commissioner Osborne noted that the City has a great deal of high density development and not much low density acre-home spots. She asked about the City's plan for converting acre lots to high density. Jodie Novak, Acting Director, Development & Engineering, stated that the General Plan, which is the vision for the City, was adopted in 2012 and does show rural ranchette and low densities in the southern portion of the City north of the Estrella mountains and south of Alamar and Verde Trails. This can also be seen south of the SR30 Freeway alignment, along Southern Avenue and other southern areas. In many of the other portions of the City, the General Plan calls for higher density, whether commercial density, employment, medium, medium-high or high density types of land uses. City staff have recently begun work on a General Plan update. Feedback from the Commission and City Council will be sought on these development density issues.

Chair Thompson asked whether a traffic study was done. In particular, he is concerned regarding currently existing high traffic on Dysart and the additional traffic from the proposed development. Mr. Hayes confirmed that a traffic study was performed. The results indicated that Dysart can adequately handle any potential increases. In addition, there will be a 65-foot dedication in the cross-section along the property frontage. This would change the roadway to four lanes, with two through lanes southbound and one lane going north. There would be a right turn lane going southbound into the property and a two-way center lane for access.

Commissioner Osborne asked about the source of the funding for the road expansion. Mr. Hayes confirmed the developer will absorb the cost.

Chair Thompson opened the public hearing on application PL-22-0050. There were no requests to speak and Chair Thompson closed the public hearing.

5. COMMISSION ANNOUNCEMENTS

No announcements

6. ADJOURNMENT

There was no further business, Chair Thompson called for a motion to adjourn. Commissioner Osborne motioned to adjourn; seconded by Commissioner White

Roll Call Vote:

Chair, Christopher Thompson	Aye
Vice Chair Lisa Osborne	Aye
Commissioner Alisha Meginnis	Aye
Commissioner Denise Stanfield	Aye
Commissioner Linda Warren	Aye
Commissioner Larry White	Aye
Commissioner Alan Agundez-Castillo	N/A

Upon vote, the motion passed 6 to 0.

Meeting adjourned at 6:50 p.m.

Chair, Chris Thompson

Date

**Wednesday, October 19, 2022
6:00 pm**

Note from the Clerk: The October 19, 2022, Planning Commission meeting was held in-person at City of Avondale Council Chambers

1. WELCOME AND CALL TO ORDER

Chair Thompson called Planning Commission meeting to order at 6:00 p.m.

2. ROLL CALL

The following members and representatives were present.

COMMISSIONERS PRESENT IN PERSON/PHONE/VIDEO

Chair, Christopher Thompson
Vice Chair Lisa Osborne
Commissioner Denise Stanfield
Commissioner Linda Warren
Commissioner Larry White
Commissioner Alan Agundez-Castillo
Alternate Julia Arnette

COMMISSIONER EXCUSED ABSENT

Commissioner Alisha Meginnis

CITY STAFF PRESENT

Jodie Novak, Acting Director, Development & Engineering
Brandon Cartwright, Attorney
Brian Hughes, Parks and Recreation Director
Barbara Cason, Administrative Assistant

3. OPENING STATEMENT AND INSTRUCTIONS

Chair Thompson read the opening statement.

4. PUBLIC HEARING ITEMS:

- a. THREE RIVERS RANCH - MAJOR PLAN AMENDMENT - APPLICATION PL-22-0050**
- b. THREE RIVERS RANCH - REZONING TO PLANNED AREA DEVELOPMENT (PAD) - APPLICATION PL-22-0110**

Jodie Novak, Acting Director, Development & Engineering, noted that items 4a and 4b would be presented together.

Ms. Novak provided an overview of the site plan area, located west of the intersection of Broadway and Dysart Roads. Located to the south is an existing City wastewater treatment facility. The Dysart Road alignment is to the east. The property is currently within Maricopa County jurisdiction with an annexation in process. The parcel is approximately 194 gross acres/190 net acres. The goal is to complete the annexation. The two cases

will proceed to City Council in November. The parcel will be given an initial zoning of RR-43, which is compatible with the County's RU-43 designation. The applicant is requesting to rezone for a PAD with custom uses. In the current General Plan, the parcel is designated as Estate Low Density Residential (ELDR), however it also has a Mixed Use (MU) designation, which is intended for a village rural entertainment live, work, play district with a mix of residential and commercial uses. The applicant requests to amend these uses. The goal is to have two new land uses, including Medium Density Residential (MDR) and Medium High Density Residential (MHD). The rezoning request is for a PAD, which is a custom zoning district. This focuses on the land uses that the applicant is specifically requesting for their project. Three Rivers Ranch focuses on all residential-type uses, including Single Family and Multifamily Residential. The Major General Plan request requires City Council action with required approval via two-thirds vote. The unit details for the development were reviewed.

Development request:

- 961-unit residential development with single-family, townhouses, and apartments and consisting of 194 acres
- 5.05 dwelling units per acre density

Three types of residential product:

- 530 detached single-family residential home lots
- 120 attached townhouse units
- 311 multi-family apartment units (One and two-story individual casita style units)

Staff believes the request is in conformance with the goals of the General Plan, particularly in regards to the goal to have a mix of housing options. The property is in a unique location, adjacent to the Agua Fria River, with a portion in the flood zone. There is a wastewater treatment facility with an odor boundary. There is not much development existing to the north, with some designation for residential or employment. To the east is a site plan for a future high school. Also in the area is the Alamar Master Planned Community, which includes a mix of regular single family, small lot single family, townhome capacity and a current proposal for a senior age single family subdivision. The proposed mix of residential fits within the character of the area. It improves the area, as the parcel has been vacant for quite some time. The proposed land uses would not adversely affect existing uses nearby. If the General Plan Amendment and rezoning are approved, each will be presented to the City for site plan design review and platting processes.

A brief overview of the proposed rezoning details was provided. A collector road system enters off Dysart, winding westward and then goes north or south into the community. A three to four-acre neighborhood park is proposed and would be managed by the HOA. Other open space, amenities and recreational opportunities will be available with a focus on pedestrian accessibility. No deviations from required parking spaces are requested. Access is primarily from Dysart Road, with the main entrance off of what would be the Broadway Road intersection. The applicant proposes to have the collector street named Three Rivers Ranch Parkway, but such requests must be agreed to by the City. There are secondary emergency access points. Staff feels there will be no significant traffic impacts.

In terms of analysis results, the applicant will be required to conform to the City's adopted design manuals. The project is compatible with adjacent uses and provides adequate transition between housing types and nearby properties. Open space, park and amenities are provided. Modifications are appropriate to achieve the quality of design for the community. There are some setback and lot coverage reductions. Littleton Elementary School District has indicated that they have insufficient capacity to accommodate enrollment. The applicant is working with the District on a standard impact agreement. Tolleson Union High School District indicates they have sufficient capacity to accommodate enrollment.

All required notifications have been completed. The Major General Plan Agreement requires a 60-day review period, which was provided in June, 2022. No comments were received. A neighborhood meeting was held on August 29, 2022 attended by two members of the public and two Commission members. Question topics included traffic, school capacity and water and sewer capacity.

Commissioner Osborne asked about the City's five-year estimated projection for population growth. Ms. Novak stated that at the time the South Avondale Master Plan was brought forth, the population in the City was nearing 95,000. The long-term projection was approximately 100,000.

Chair Thompson inquired as to the level of occupied low density housing in the City. Ms. Novak stated that she did not have figures as to actual occupation. Most of the data shared amongst cities in Maricopa County comes from Maricopa Association of Governments (MAG). The data provided applies to the amount of single family units, but does not track occupation data. Much of the construction is single family, however there has been a pull-back on home sales recently.

Chair Thompson asked about the percentage comparison of High Density, Medium High Density to Rural in Avondale. Ms. Novak did not have an exact figure, but stated that the amount would be very low. Some rural agrarian-style communities have been in place for many years. There is no such new development in the works at this time. The land along Baseline north of the Gila River is planned for low density, large lot residential, however, most of it is farmland at this time or owned by aggregate mining companies.

Commissioner White referred to the 2017 Road Plan for Avondale, noting that it has a connection of Dysart south across the bridge and across the river to connect to Dysart to the south. He inquired whether this development will accelerate the need for the bridge connection. Ms. Novak stated that staff have looked at different arterial streets where a bridge may be needed, however, there are no such plans in the current capital improvement project planning. This project would not precipitate moving the bridge connection forward.

Commissioner Castillo asked whether the fact that part of the land is in the floodplain means that plans to address this have been incorporated into the design. Ms. Novak said this aspect has been discussed as part of the pre-application process and submission of the Major General Plan Amendment and rezoning. All of these aspects go through one to three staff reviews. The applicants are informed that they are in the floodplain and as such, there are standard details and requirements for the creation of pads and walls.

Commissioner Osborne inquired as to studies for environmental impacts, particularly with regard to building in the flood zone. Ms. Novak stated that the City does not require an environmental impact assessment. For engineering, the applicant must submit a Conditional Letter of Map Revision (CLOMR). Staff must ensure that it meets all adopted requirements. If significant problems were anticipated by the construction in the floodplain, staff would not bring the project forward at this time.

Commissioner Warren noted the close proximity to Alamar and asked about the need to address fire and police services. Ms. Novak stated that a parcel is set aside for a combined police and fire substation. This will be in close proximity to serve this and surrounding projects. She was not immediately able to provide a timetable for construction.

Commissioner White referred to the main entrance location and asked whether the roadway exists currently. Ms. Novak stated that it is not yet fully built out. In response to a further question from Commissioner White, she added that she does not believe that completion of the street was part of the Alamar development. Commissioner White expressed concern about the traffic on the two-lane road leading to the two-lane Lower Buckeye Road. Ms. Novak clarified that Dysart Road will become four lanes, with two lanes each direction and a center turn lane.

Commissioner White asked about deceleration lanes and left turn lanes at the main entrance. Ms. Novak stated that this would be via additional review with offsite improvements. There is a stipulation that the developer shall contribute 50 percent of the design and construction costs for a future traffic signal at the intersection.

Chair Thompson asked if a traffic study has been done. He does not agree that Dysart Road can accommodate the increased traffic volumes. Ms. Novak stated that most applications must include a traffic impact analysis as part of a rezoning case review. The analysis is reviewed by the traffic engineering department. In order to have come up with the stipulation regarding the traffic signal, staff would have reviewed the traffic impact analysis to advise the applicant regarding needed lane improvements, right-of-way widths, location of water and sewer lines as well as ensuring adequate road system design. Other segments are in areas of regional commercial, which greatly increases traffic levels. There are no commercial segments in this particular development area.

Chair Thompson asked for clarification on the current status of school capacity. Ms. Novak clarified that cities do not get involved in contract agreements private developers have with school districts. It is a form of courtesy for the applicant to inform the City that they are in communication with the school district. The school districts, in turn, communicate with the City regarding capacity issues.

Commissioner White commented that if the traffic study warrants a traffic signal at the development's main entrance, he would expect that the intersection of Vermeersch and Lower Buckeye would also have to be examined for needed modifications. Currently, there is a dead-end T. Travelers will have to go left or right and currently, there is nothing but a stop sign at the intersection. Ms. Novak agreed that this is a good point. Most of the time, developer-required improvements are within the boundaries of the development and do not typically involve property outside such boundaries. The City will have to look at this when and if the development is completed.

Chair Thompson welcomed comments from the Applicant.

Applicant representative, Alex Hayes, Withey Morris, thanked City staff for their extensive work over the past year. Three Rivers Ranch will bring a variety of high-quality housing products in different market segments. These will appeal to and provide housing solutions for Avondale residents. In terms of adequate school facilities and the development agreement, Tolleson Union High School district indicated they have adequate school facilities. Littleton said they did not have adequate capacity and discussions began. This resulted in a signed donation agreement.

Chair Thompson opened the public hearing on Application PL-22-0050. There were no requests to speak and Chair Thompson closed the public hearing.

Chair Thompson opened the public hearing on Application PL-22-0110. There were no requests to speak and Chair Thompson closed the public hearing.

Chair Thompson invited a motion on PL-22-0050. Commissioner White motioned to recommend approval of application PL-22-0050. Commissioner Agundez Castillo seconded the motion.

Roll Call Vote:

Chair, Christopher Thompson	Nay
Vice Chair Lisa Osborne	Nay
Commissioner Alisha Meginnis	N/A
Commissioner Denise Stanfield	Aye
Commissioner Linda Warren	Aye
Commissioner Larry White	Aye
Commissioner Alan Agundez-Castillo	Aye

Upon vote, the motion passed 4 to 2.

Chair Thompson invited a motion on PL-22-0110. Commissioner Warren motioned to recommend approval of application PL-22-0110. Commissioner Stanfield seconded the motion.

Roll Call Vote:

Chair, Christopher Thompson	Nay
Vice Chair Lisa Osborne	Nay
Commissioner Alisha Meginnis	N/A
Commissioner Denise Stanfield	Aye
Commissioner Linda Warren	Aye
Commissioner Larry White	Aye
Commissioner Alan Agundez-Castillo	Nay

Upon vote, the motion was denied 3 to 3.

5. DISCUSSION ITEMS:

a. PRESENTATION OF ACTIVE TRANSPORTATION PLAN

Brian Hughes, Parks and Recreation Director, introduced consultants Kevin Kugler and Brian Snider of Michael Baker International, who provided a presentation on the draft Active Transportation Plan. Mr. Snider provided an overview of the study boundaries.

The purpose of the study included three objectives:

- Create inventory and gap analysis of existing bike and pedestrian facilities
- Recommend Citywide on and off-street facilities for connectivity
- Develop policies and procedures for an integrated safe and efficient multimodal transportation system

The main purpose of the Active Transportation Plan is to set the foundation to assist the City in receiving funding for implementation of the plan recommendations. Active transportation applies to human-powered movements, such as: Walking, biking, scooter riding and wheelchair travel. The benefits of human-powered transportation were reviewed, including physical, health, economic and environmental.

The "Six Es" are used in the planning and development of active transportation:

- Engineering
- Education
- Encouragement
- Enforcement
- Equity
- Evaluation

The 240-page document includes five sections:

- Introduction
- Existing and Future Conditions Framework
- Public and Stakeholder Involvement
- Recommendations
- Implementation Plan

A brief overview on the sections was provided. A total of 240 projects have been identified. This includes 146 sidewalk projects, 71 bike lane projects, 11 multiuse path projects, 11 wayfinding projects and one crossing project. This supports four key considerations, including: Building a functional pedestrian and bicycle transportation network, coordinating previous planning efforts, connecting pedestrians, bicycles and public

transit and improving signage. The projects were categorized as: Onsite bike facilities, off-street multiuse facilities and pedestrian facilities.

Five evaluation criteria measured a diverse cross-section of needs within the community and categories related to active transportation:

- Proximity and connectivity
- Safety
- Comfort
- Social equity
- Deliverability and constructability

The 240 projects were divided into three planning horizon time frames, including short term (zero to 5 years), mid-term (5 to 20 years) and long-term (20 plus years). A map depicting projects from each time frame was reviewed and samples of projects were briefly outlined. Policies were developed to support the Six Es of active transportation. Over 30 policy considerations are designed for the City to use in implementation and monitoring of active transportation within the City. There are 18 engineering policy considerations to assist in creating safe and convenient modes and locations for safe walking and riding. Five education policies provide residents of all ages with the skills and confidence to walk and bike. Three evaluation and planning policies are designed to evaluate the use of active transportation. A handful of policies have been developed under the encouragement category to help create a strong culture within the City. Three policies are listed under enforcement, which are designed to ensure that roads are safe for all users. There are two policies under equity to help support safe, active and healthy opportunities for underrepresented and vulnerable communities within the City.

Funding opportunities have been identified at the local, regional and federal level. A road map and description has been created to assist the City with securing funds to implement identified projects.

Chair Thompson asked about the intent to expand the sidewalk widths. Mr. Snider stated that the plan first identifies sidewalk gaps that need filling. Those widths would simply coincide with the design requirements listed in the City's design manuals. Typical widths are four to five feet.

A Commissioner asked for clarification on the definition of banner wayfinding signage. Mr. Snider stated that the City has gone through an elaborate wayfinding planning process, developed in 2019. This included recommendation of wayfinding applications across the City. Those recommendations have been included in the plan and some have already been completed. Banner wayfinding signs are displayed on a street pole or street light and provide directional arrows.

A Commissioner asked for clarification on how much of the budget would apply to the first zero to five years. Mr. Snider stated that \$16.2 million is the total amount of the short-term period, \$50 million for the mid-term and \$86 million for long-term.

Commissioner White inquired whether multiuse paths will allow use of motorized Segways and scooters. Mr. Snider stated that few municipalities have thus far been able to create the most ideal solution to the question. These are not addressed in the plan, however policies can be put in place to allow or prohibit use of such devices. For example, the City of Phoenix utilizes a speed limit threshold to determine which devices may use paths or sidewalks.

Commissioner Warren commented that she would like to see more sidewalks constructed in Historic Avondale, which would increase safety in reaching transportation sites. Mr. Snider agreed that Historic Avondale is home to many underserved community members and the area does have many sidewalk gaps. Sidewalks in this area are included in the mid- and long-term time frames because of cost considerations. New sidewalk installation

is very expensive and these projects did not score as well when using the evaluation criteria. The City retains the option to bump up any projects it wishes to prioritize.

Commissioner Castillo commended the inclusion of the project on Buckeye Road. He asked about the plans for accommodate space for cyclists, especially on roads such as Lower Buckeye Road, where some traffic travels at speeds from 50 to 60 miles per hour. Mr. Snider acknowledged the difficult in creating safe environments on busy roadways. One approach is to provide a more connected network overall.

Commissioner Castillo referred to the goal of connecting pedestrians and cyclists to transit and asked whether this takes into account future transportation possibilities. For example, Valley Metro periodically changes their routes and services. Mr. Brian Hughes agreed that there are changes coming to microtransit and Zoom routes. There will be a review process to make any plan changes once these modifications go into effect.

6. COMMISSION ANNOUNCEMENTS

Ms. Novak stated that there are items coming to the Commission over the next couple of months which will necessitate November and December meetings. Recruitment for the vacant planning manager position is ongoing.

7. PLANNING DIVISION REPORT

There was no report.

8. CALENDAR

The next meeting will be November 16th.

9. ADJOURNMENT

There was no further business, Chair Thompson called for a motion to adjourn. Commissioner Warren motioned to adjourn; seconded by Commissioner Osborne.

Roll Call Vote:

Chair, Christopher Thompson	Aye
Vice Chair Lisa Osborne	Aye
Commissioner Alisha Meginnis	N/A
Commissioner Denise Stanfield	Aye
Commissioner Linda Warren	Aye
Commissioner Larry White	Aye
Commissioner Alan Agundez-Castillo	Aye

Upon vote, the motion passed 6 to 0.

Meeting adjourned at 7:26 p.m.

Chair, Chris Thompson

Date



AGENDA ITEM REPORT

SUBJECT: Alamar - Minor General Plan Amendment – Application PL-22-0067

MEETING DATE: 11/16/2022

TO: Planning Commission

FROM: Ann Dolmage, Senior Planner

THROUGH: Jodie Novak, Acting Director of Development & Engineering Services

PURPOSE:

The Planning Commission will hold a public hearing and consider a request by Brookfield Lakin LLC for a Minor General Plan Amendment to the Avondale General Plan 2030 Land Use Map for the Alamar Planned Area Development.

BACKGROUND:

The Applicant purchased approximately 10 acres of land from St. John Vianney Church (“SJVC”) located along the northern property boundary and more specifically south and west of the intersection of Illini Street and 125th Avenue. These 10 acres are referred to as the “Church Parcel” and are specifically described in the revised legal description. The proposed Minor General Plan Amendment (Minor GPA), if approved, will amend the General Plan 2030 Land Use Map designations for these 10 acres only from Rural Low Density Residential (RLDR) to Medium Density Residential (MDR). The MDR category allows for development of detached single-family residential homes at a density of 2.5 to 4 dwelling units per acre. The target density in MDR is 2.5 dwelling unit per acre.

The existing uses and zoning of surrounding properties include:

- **NORTH:** Existing single-family developments including Las Ligas, Cantada Ranch, and Fleming Farms. Salt River Project (SRP) switchyard and some areas that are currently being utilized for agriculture. Zoning: A-1, AG, PAD
- **EAST:** Avondale Boulevard, then a mix of agriculture and single-family residential on larger rural County lots. Zoning: PAD, RR-43
- **SOUTH:** Sunland Avenue alignment, then a combination of single-family residential on larger County rural lots and agricultural uses. Zoning: PAD, County
- **WEST:** Dysart Road, then the City’s wastewater treatment plant, an undeveloped school site (Tolleson Union High School District) located in the County, agricultural uses and the Agua Fria River. Zoning: A-1, AG, County

SUMMARY OF REQUEST:

The Applicant is requesting approval of a Minor General Plan Amendment (GPA) to the General Plan 2030 Land Use Map to change the Land Use designation of the “Church Parcel” from Rural Low Density (RLDR) to Medium Density Residential (MDR). The “Church Parcel” will then be integrated into the overall Alamar master planned community.

This request for a Minor GPA (Exhibit B) will revise the General Plan Land Use Map for the subject property from Rural Low Density (RLDR) to Medium Density Residential (MDR). The MDR category accommodates development of suburban detached single-family residential within a density range of 2.5 to 4.0 dwelling units per acre, with a target density of 2.5.

PROCESS:

The General Plan 2030 outlines criteria for what constitutes Minor and Major General Plan Amendments. Amendments to the General Plan will be considered major amendments if they meet one or more of the following criteria, the occurrence of which is intended to result in a substantial alteration of the City's land-use mixture or balance. For Planned Area Developments, a change to the 2012 Plan necessary for the establishment or amendment of a PAD District encompassing 80 gross acres or more that meets one of the following criteria:

- An increase in residential land-use densities that is greater than two Land Use Map categories;
- A net change in the land-use categories affecting greater than 10% of the total land area; or
- Any change in non-residential land-use categories.

Since the subject "Church Parcel" is 10 acres and does not meet any of the criteria for a Major General Plan Amendment, the request is considered a Minor General Plan Amendment.

PUBLIC PARTICIPATION:

A neighborhood meeting (Exhibit E) to discuss the proposal with neighboring property owners and other interested parties was held on June 28, 2022. An overview of the discussion topics is outlined in the Neighborhood Meeting Summary, attached as Exhibit E. The neighborhood meeting attendees had general questions regarding how the Minor General Plan Amendment would affect them. The Applicant responded to each attendee(s) that the "Church Parcel" is a vacant 10-acre property that the applicant had purchased and would fold into the development of Phase 5. All required notifications for the Planning Commission and City Council public hearings have been completed. To date, no public comments regarding this project have been received, nor any concerns or opposition.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

In 2018, City Council approved the Alamar PAD which is located within the areas of the Littleton Elementary School District (Littleton) and Tolleson Union High School District (Tolleson). Tolleson provided the City with signed certificates (Exhibit F) indicating that they have adequate school facilities to accommodate the projected number of new students within the school district's attendance area that will be generated by Alamar. Additionally, Tolleson owns an approximately 56-acre parcel (located in Maricopa County) adjacent to the Alamar, abutting Dysart Road. Tolleson has begun developing the plans for the new high school which is intended to begin construction next Fall of 2023. Currently, high school age students attend La Joya High School, located north of Alamar off Avondale Boulevard and Durango Street.

Littleton Elementary School District had signed the form indicating that they do not have adequate facilities to accommodate the projected students. In response, the Alamar PAD included an approximately 21-acre public elementary school site to be located at the intersection of El Mirage Road and Broadway Road. Littleton has begun construction of the public elementary school and is targeting opening Lakin Elementary School (Lakin) next Fall of 2023. Until Lakin is built, elementary age students attend any school within the Littleton including Littleton Elementary, Collier Elementary, Estrella Vista STEM Academy, and Tres Rios Service Academy. All public schools are located north or west of Alamar.

CONCLUSION:

The purpose of the Planning Commission meeting is to conduct a public hearing for discussion and make a recommendation on this request to the City Council, scheduled for January 9, 2023.

ANALYSIS:

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

recommendation as to why we feel the proposed Minor GPA meets the General Plan analysis findings.

- **The development pattern contained on the Land Use Plan inadequately provides sufficient sites for the use or change proposed in the amendment.**

The ability to relocate the proposal to another site in the City is not an option due to the lack of available vacant parcels adjacent to Alamar and that can adequately accommodate a master planned community the size and scale of Alamar.

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

The existing General Plan Land Use designation for the “Church Parcel” is Rural Low Density and is immediately adjacent to Medium Density Residential and consistent with the majority of the residential land use in Alamar. This proposed land use change in total units will result in an increase in density from 3.3 dwelling units per acre to 3.5 dwelling units per acre which is still below the 4 dwelling units per acre allowed under the Medium Density Residential Target Density of the General Plan.

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

The Development Services, Engineering, and Public Works Departments have reviewed the requested changes to the land use map. The increase in potential dwelling units over the existing land use designation will be accommodated within the existing capacity of the City’s systems. The Minor GPA will not require any larger or more expensive public infrastructure improvements over what would be needed if the area was developed under the existing land use designations.

The proposal will not adversely impact the existing land uses in the area. The minor GPA will assist in facilitating additional residences in the Alamar master planned community. This is in an area that will deliver enhanced infrastructure, a connected roadway network, improvements to the regional drainage solution for the entire area, and will assist in buffering existing residential along the north and south sides of the project area from some of the more existing land uses in the area.

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

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

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

Land Use Goal 4. Ensure all land use decisions meet the long-term social and economic goals of the community.

Land Use Goal 5. Promote land uses that are respectful of the natural environment and which conserve valuable natural resources such as open space, clean air, water, and energy.

Land Use Goal 7. Plan for educational facility locations as development and redevelopment occurs_

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.

Housing Element Goal 4. Require excellence and innovation in residential design and construction.

Conservation, Rehabilitation, and Redevelopment Element, and Neighborhood Preservation and Revitalizations Element Goal 2.

Environmental Planning and Conservation Element - Goal 1: Protect floodways, floodplains, hillsides, and other environmentally sensitive areas from inappropriate development.

Environmental Planning and Conservation Element - Goal 4: Maintain or enhance the quality of Avondale's natural resources.

Environmental Planning and Conservation Element - Goal 8: Conserve Water.

Energy Element- Goal 5: Integrate electric power line corridors, electric substations, and other energy infrastructure into future development.

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

Open Space Element- Goal 2: Create linkages to parks, trails, rivers, and mountains.

Open Space Element- Goal 4: Protect views of and access to mountains and river corridors.

Recreational Amenities Element- Goal 1 Ensure every person has convenient access to safe public parks and affordable recreation opportunities.

Circulation Element- Goal 1. Provide a transportation system that is complementary to the existing and planned land uses.

Bicycling Element - Goal 1. Develop a safe bicycle transportation system that provides connectivity throughout the City, including major public and private facilities, and to transit.

Bicycling Element Goal 3. Increase recreational opportunities for bicyclists throughout Avondale."

Safety Element- Goal 1. Provide a safe and healthy environment for all Avondale residents, employees, and visitors.

Safety Element- Goal 5. Continue to provide for the protection of life and property from the destruction of fire and to mitigate other life-threatening incidents.

Safety Element Goal 6. Provide fire, advanced life support, and emergency medical services to all residents and visitors in the City.

Water Resource Goal 4. Encourage efficient water use and conservation throughout the community.

Urban Design Element Goal 1. Identify and preserve Avondale's cultural resources and local sense-of-place.

Urban Design Element Goal 3. Foster the idea of distinguishable urban neighborhoods and districts within Avondale.

DISCUSSION:

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

STRATEGIC PLAN:

INITIATIVE: Foster sustainable community development

STRATEGIC GOAL: Encourage build-out in residential housing opportunities that support diverse housing options.

INITIATIVE: Encourage and support creative innovation in development and service delivery

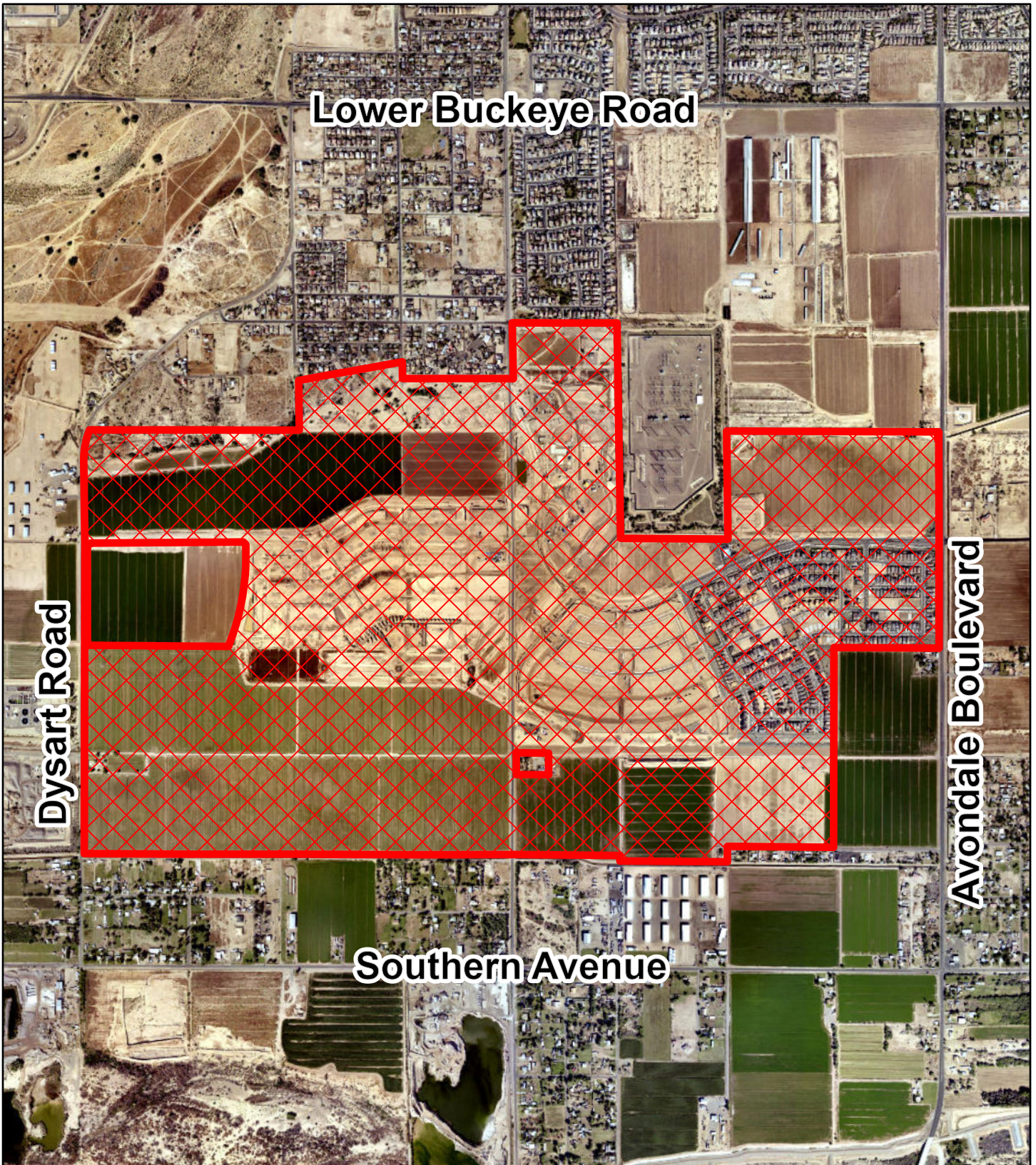
STRATEGIC GOAL: Encourage a flexible environment responsive to market trends.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-22-0067 Alamar, a request for a Minor Amendment to the General Plan 2030 Land Use Map changing the Land Use designation of the subject property from Rural Low Density Residential (RLDR) to Medium Density Residential (MDR).



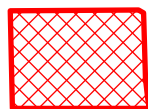
Lower Buckeye Road

Dysart Road

Avondale Boulevard

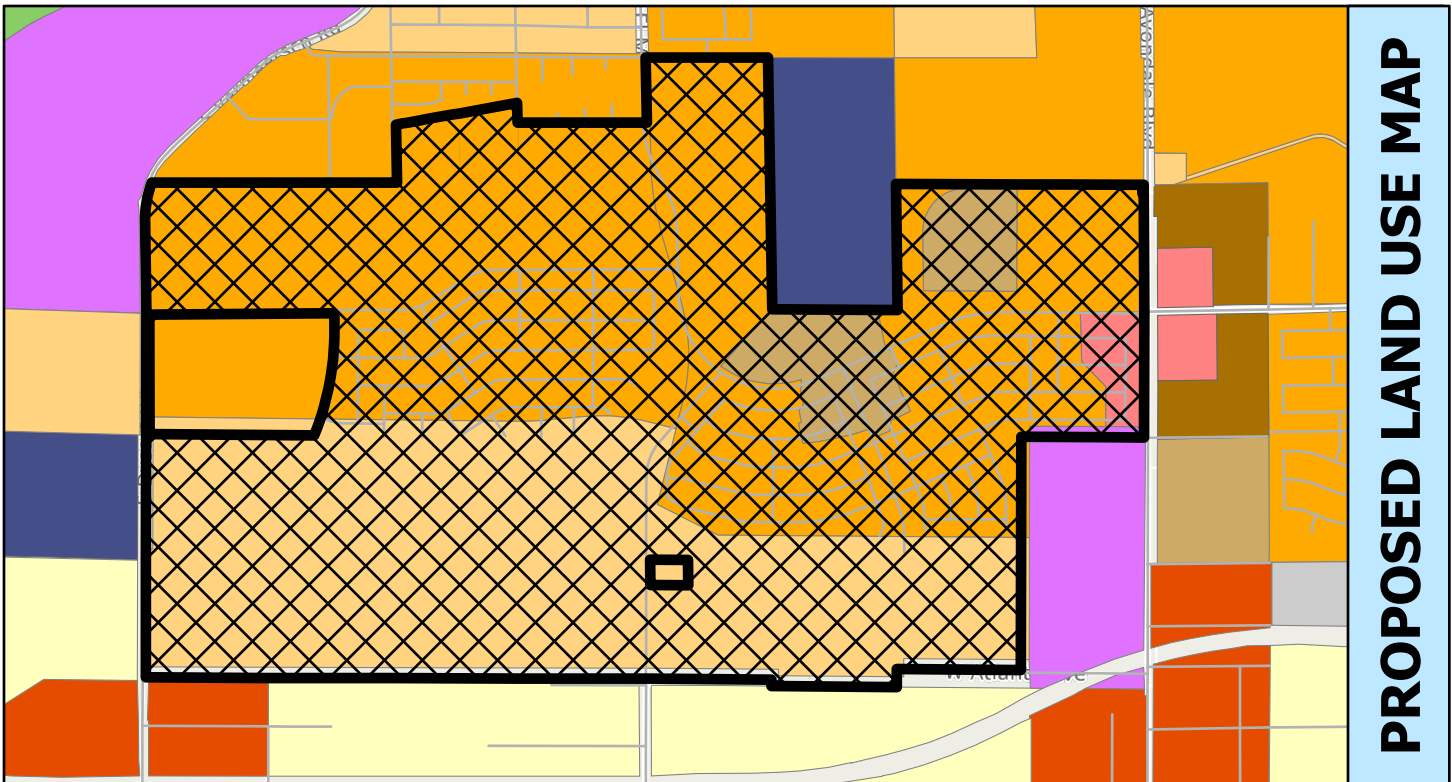
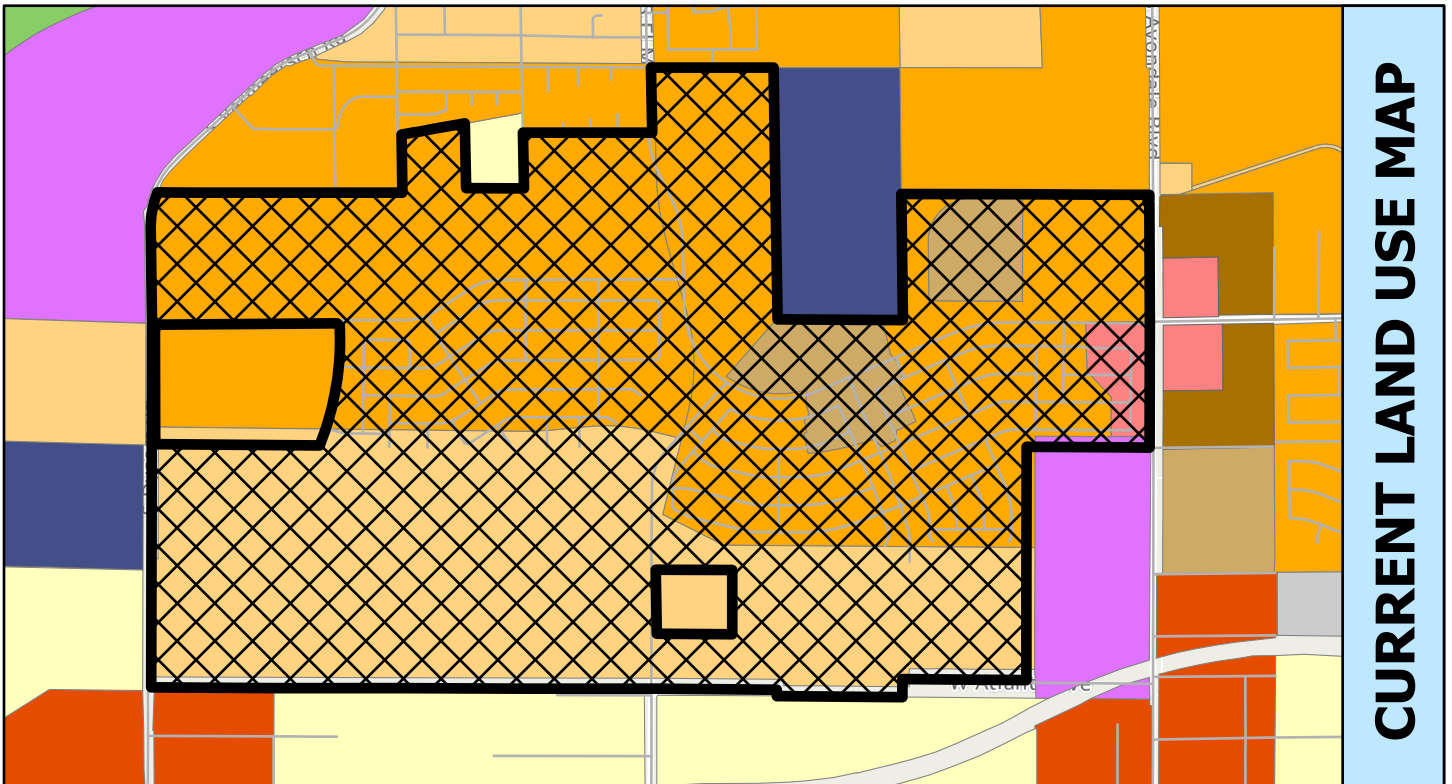
Southern Avenue

Aerial Photograph



Subject Property

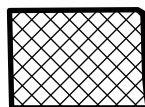




General Plan Land Use

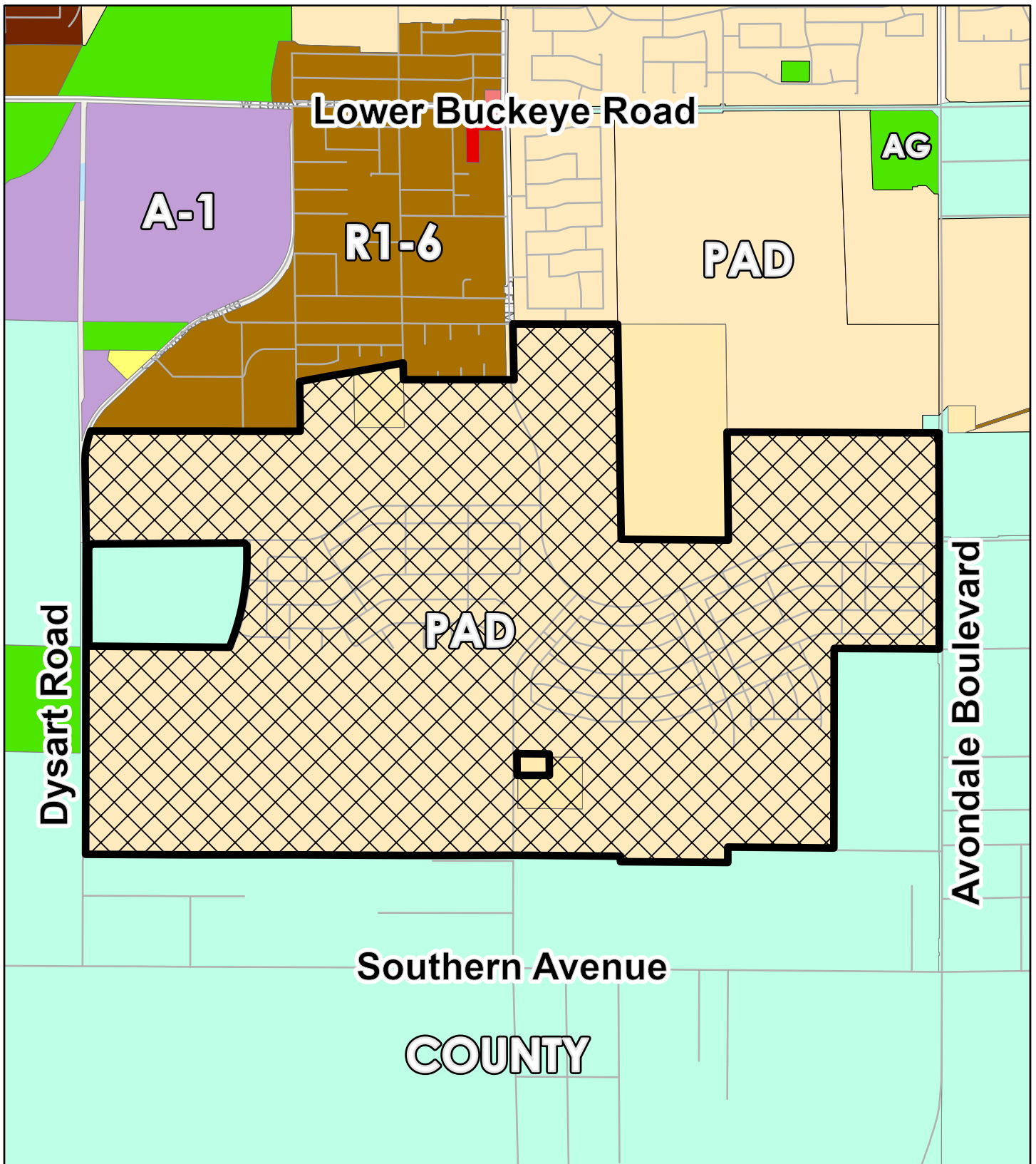


- Local Commercial
- Low Density Residential
- Medium Density Residential
- Medium High Density
- Rural Low Density Residential

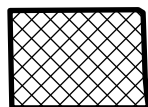


Subject Property





Zoning Vicinity



Subject Property





ALAMAR

CITY OF AVONDALE GENERAL PLAN
MINOR MAP AMENDMENT REQUEST
PROJECT NARRATIVE
PL-22-0067
July 2022

APPLICANT

BROOKFIELD RESIDENTIAL
Contact: Roger Theis
14646 N. Kierland Boulevard, Suite 270
Scottsdale, AZ 85254
Phone: (602) 903-7493
roger.theis@brookfieldpropertiesdevelopment.com

CONSULTANTS

SWABACK, PLLC
Community Planning and Design
7550 E. McDonald Drive
Scottsdale, AZ 85250
Contact: Jeffrey Denzak
Phone: (480) 367-2100
jdenzak@swaback.com

TABLE OF CONTENTS

Narrative3
Exhibit A (Existing General Plan)10
Exhibit B (Existing General Plan Enlargement)11
Exhibit C (Proposed General Plan Enlargement).....12

NARRATIVE

Introduction

ALAMAR (“Property”) is a Planned Area Development (PAD) by Brookfield Residential (Arizona) (“Brookfield”) encompassing approximately 1,130 gross acres of land within the City of Avondale. The property is located west of Avondale Boulevard and north and south of the Broadway Road alignment.

The Property was annexed into the City of Avondale (“City”) in May of 2018. ALAMAR was also zoned to a Planned Area Development (PAD) in May of 2018, subsequently amended in February of 2020, and July of 2021. A concurrent Major PAD Amendment has been submitted along with this General Plan Minor Map Amendment Request which would align the PAD with this land use designation change request.

As Brookfield continues with the thoughtful and strategic planning for the future development of ALAMAR, the pressures on growth and expansion push northwesterly along the north and west boundary of the Property. Brookfield has purchased approximately 10 acres of land from St. John Vianney Church (“SJVC”) located along the northern Property boundary and more specifically south and west of the intersection of Illini Street and S. 125th Avenue. These 10 acres are referred to as the “Church Parcel” and are specifically described in the legal description which accompanies this request.

Purpose

As the City is aware, when planning and developing a master plan community, the developer and the City work cooperatively to implement a vision that is appropriate for the city and creates a community with a distinct sense of place. The development lifecycle of a major master planned community typically spans ten or more years. During this time, it is expected that development conditions will change. Whether such change is initiated by market conditions, change in Council, or change in staff, one feature that is essential to the successful implementation of a master planned community is its flexibility to respond to changing conditions.

From ALAMAR’s initial inception, Brookfield’s vision set out to create a connected, integrated, and holistic master plan community that would result in a strong identity. They believed in this unique opportunity and the opportunity to celebrate the natural beauty of the adjacent Sierra Estrella Mountains by providing a framework for community health and wellness. This focus on health and wellness continues to this day through the design of family-friendly and multi-generational neighborhoods with an abundance of parks connected through a comprehensive network of trails and open spaces.

Request

Brookfield is submitting for a General Plan Minor Map Amendment to adjust the land use designation of the recently purchased Church Parcel from Rural Low Density Residential to Medium Density Residential. The Church Parcel will be integrated into the overall composition of the master plan to further achieve the above stated vision.

Project Justification

The City of Avondale’s General Plan and Zoning Ordinance recognizes the importance of flexibility when

conditions dictate changes and provides several policies that support this Minor Map Amendment.

2030 General Plan Supporting Statement and Policies

First and foremost, Page 15 of the 2030 General Plan and supported by A.R.S. §9-461.06.

“...changes to the 2012 Plan are to be considered major amendments if the resulting change is a “substantial alteration of the municipality’s land use mixture of balance” as established in this 2012 Plan.”

The above statement provides strong support for the proposed Minor Map Amendment. Additional Goals and Policies supporting this proposal are provided hereinafter.

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.”*

Response: the proposed amendment expands ALAMAR’s overall community design fabric, providing a fresh and hip community scene that focuses on social engagement and healthy living. A spirit of health and wellness continues to guide ALAMAR’s development and has been made easy with an abundance of opportunities to hop on a trail and connect with friends and neighbors.

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

Response: ALAMAR continues to include a diverse range of housing product within the community. The proposed amendment allows Brookfield to expand the offerings of high to medium-high density residential, and medium to low density residential.

- *Goal 4: “Ensure all land use decisions meet the long-term social and economic goals of the community.”*

Response: ALAMAR continues to provide executive housing and larger lots for the greater Avondale community. Based on research to date, discussions with the home builder industry and an analysis of comparable projects, the inclusion of executive housing and larger lots greatly expand the current offering in the Southwest Valley. However, it is important to note that ALAMAR will also be providing higher density housing where appropriate, adjacent to higher intensity uses such as utilities, commercial, and public uses. The higher density housing will support more vibrant commercial areas through increased population supporting more diversity of non-residential uses and ultimately higher sales tax revenues.

- *Goal 5: “Promote land uses that are respectful of the natural environment and which conserve valuable natural resources such as open space, clean air, water, and energy.”*

Response: The proposed amendment expands Brookfield’s vision to create a connected, integrated, and holistic master plan community resulting in a strong identity for the City. With the Properties unique location, directly northeast of the confluence of three major river corridors (Salt, Gila, and Agua Fria Rivers), Brookfield believes in the unique opportunity to develop a comprehensive master plan community that embraces the City’s desire to celebrate the natural beauty of the Sierra Estrella Mountains. The provided framework for community health and wellness is achieved through an expansive trail system,

large community park, and efficient drainage design, it is also accomplished through architectural design, community amenities, elements and design components organized around a series of materials and desert treatments that respect the natural environment. Proposed color palettes will be comprised of muted tones and will take clues from natural context of the land, river valley, and adjacent mountains as well as the historic contexts of the surrounding properties.

- *Goal 7: “Plan for educational facility locations as development and redevelopment occurs”.*

Response: Brookfield continues to coordinate with the Littleton Elementary School District (“LESD”) and has proposed a 21-acre school site on the Property. Brookfield understands the importance of schools to a community’s well-being and believes that the elementary school will be a significant asset to the overall fabric of the community. In addition, Brookfield continues its discussions with both the City and the LESD on the potential opportunities for co-locating open space and recreation improvements within the context of land adjacent to the school site.

Cost of Development Element

- *Goal 2: “Preserve and enhance infrastructure and the existing level of public services for residents and businesses.”*

Response: With the continued success of ALAMAR, this project has substantially and will continue to substantially augment the City’s infrastructure and existing level of public services in south Avondale through the reservation of land for the development of a new fire/ safety substation and a new elementary school. Brookfield also reserved land and has contributed to the development of a new 30 +/- acre community park. Through the development of the Property, this project will provide water, sewer, and road connectivity over two square miles where supportive infrastructure that did not and does not currently exist. This will have the added benefit of attracting other users to the area who will be able to capitalize on the new infrastructure.

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”

Response: This proposed amendment allows ALAMAR to continue to provide housing designs with rich character and quality with a range of housing design styles that will help to curtail the typical suburban look of monotony and sameness. Based on the overall community theming and branding, the project continues to include four distinct architectural styles but is not limited to, Spanish Colonial, Territorial Ranch, Craftsman/Bungalow, and Traditional Southwest.

Goal 4: “Require excellence and innovation in residential design and construction.”

Response: Brookfield continues to coordinate all residential building activities to ensure design excellence. A focus on key components and the appropriate design composition will be mandated through the proposed architectural design standards and guidelines in Section 5 of the PAD.

Conservation, Rehabilitation, and Redevelopment Element, and Neighborhood Preservation and Revitalizations Element

- *Goal 2: “Create a true sense of community that stretches beyond neighborhood boundaries.”*

Response: The proposed amendment allows ALAMAR to continue to provide carefully positioned neighborhoods around formative parks and associated open space elements that help foster social engagement help create a special sense of place. Rather than a simple series of block forms repeated over and over, residential blocks continue to be organized in more interesting (and different) shapes, sizes and orientations that help to create for a more varied and visually interesting street scene.

Energy Element

- *Goal 5: “Integrate electric power line corridors, electric substations, and other energy infrastructure into future development.”*

Response: The Property includes a linear electrical corridor and associated easements that includes a “Y” separation near the middle of the Property. Brookfield continues to work closely with and coordinate with the utility providers. Based on this coordination and collaboration, Brookfield plans to utilize the corridors and easements for trails, informal open spaces for recreation, and for detention design requirements.

Environmental Planning and Conservation Element

- *Goal 1: “Protect floodways, floodplains, hillsides, and other environmentally sensitive areas from inappropriate development.”*

Response: Brookfield continues to coordinate with FEMA, creating and submitting multiple Conditional Letters of Map Revisions (“CLOMR”) and multiple Letters of Map Revisions (“LOMR”) as necessary. Brookfield has also been in communication and coordinated accordingly with the design of components related to the Durango Regional Conveyance Channel (“DRCC”) relative to the Property.

- *Goal 4: “Maintain or enhance the quality of Avondale’s natural resources.”*

Response: Brookfield continues to organize community features, elements, and design components around a series of materials and desert treatments that take their clues from the overall community themes of health, wellness, community engagement, and connection to nature.

- *Goal 8: “Conserve Water.”*

Response: ALAMAR will continue to utilize a low water use landscape palette that is appropriate for the desert environment.

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”*

Response: ALAMAR continues to focus on providing an abundance of fun, attractive and healthy opportunities to get outside and reconnect with nature. The community trail system provides convenient linkages to the unique riverfront setting. ALAMAR has become a source of pride for the City of Avondale and continues its focus on livability and long- term sustainability.

- Goal 2: “Create linkages to parks, trails, rivers, and mountains.”

Response: The proposed amendment allows ALAMAR to continue and expands upon its well-connected series of family-friendly neighborhoods. The planned 9.5 miles of trails will further create linkages to the series of specialty designed parks, neighborhoods, and adjacent amenities.

- Goal 3: “Make Avondale’s unique natural setting central to its identity as a Healthy Lifestyle City.”

Response: ALAMAR’s unique location at the convergence of multiple rivers limits transportation circulation west of the Property, as well as significant limitations to the south of the Property. These geographical and physical conditions reinforce the desire to create a carefully crafted destination-oriented master plan community that has become a regional destination within the City. The community is a special asset to the Avondale community complementing the Cities overall fabric while reinforcing the community as a great place to live, work, and play.

- Goal 4: “Protect views of and access to mountains and river corridors.”

Response: One of ALAMAR’s central themes has been and will continue to be its visual and physical access to the surrounding natural areas. With this in mind, the community has been carefully designed with an integrated street system to take advantage of the existing view sheds. The series of designed open spaces, park system, and trail network connecting the family-friendly neighborhoods all help to connect citizens to the surrounding natural areas.

Recreational Amenities Element

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

Response: Brookfield has reserved a large 30+/-acre community park site and has contributed to the development of this site. Additionally, the project includes three strategically located neighborhood parks that will range in size from approximately 2 to 3 acres, as well as a series of formative parks. The neighborhood park spaces are geared toward the community’s adjacent neighborhoods and residents. These parks will incorporate a range of uses providing each one with a unique identity. Brookfield has coordinated with the Littleton Elementary School District (LESD) reserving a 21-acre school site on the Property. 6-acres of the school site will be organized as open space with park amenities for joint use between the LESD and City of Avondale. The formative parks will be the most important aspect of the overall park system that provides direct access to neighborhoods and residents and will be strategically embedded in each grouping of neighborhoods.

Circulation Element

- Goal 1: “Provide a transportation system that is complementary to the existing and planned land uses.”

Response: The proposed amendment allows further complimentary circulation with the existing and planned land uses. While ALAMAR has been designed as a unique destination-oriented master planned community, it still allows for circulation and connectivity around and within the Property.

Bicycling Element

- *Goal 1: “Develop a safe bicycle transportation system that provides connectivity throughout the City, including major public and private facilities, and to transit.”*

Response: This proposed amendment further establishes the community’s connectivity and extensive network of bicycle and pedestrian paths. Connectivity has been planned throughout the community as well as with the larger external Avondale and regional network. The internal network includes over 9.5 miles of trails, which will allow for biking, walking, and jogging.

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

Response: ALAMAR continues its implementation of well-connected neighborhoods, and this proposed amendment provides further connectivity to the trail system which has been thoughtfully integrated into the Community Park to ensure convenient access for residents on foot or on bike. The communities trail network is considered an ‘active’ transportation network that accommodates bicyclist, pedestrians, and handicapped users.

Safety Element

- *Goal 1: “Provide a safe and healthy environment for all Avondale residents, employees, and visitors.”*

Response: ALAMAR’s overall community design fabric has provided a fresh and hip community scene that focuses on social engagement and healthy living. A spirit of health and wellness will be made easy with an abundance of opportunities to hop on a trail and connect with friends and neighbors.

- *Goal 5: “Continue to provide for the protection of life and property from the destruction of fire and to mitigate other life-threatening incidents.”*

Response: Brookfield continues to coordinate with the City and City’s fire department on a fire safety facility location reserved within the Property. The proposed amendment provides improved connectivity with the ability to fully integrate into the community’s neighborhood fabric.

Goal 6: “Provide fire, advanced life support, and emergency medical services to all residents and visitors in the City.”

Response: The proposed fire safety site within the Property will greatly enhance the City’s service area in south Avondale. The proposed amendment provides improved connectivity with the ability to fully integrate into the community’s neighborhood fabric.

Water Resource Element

Goal 4: “Encourage efficient water use and conservation throughout the community.”

Response: ALAMAR will continue to utilize a landscape palette that is appropriate for the desert environment and sensitive to the use of water.

Urban Design Element

Goal 1: “Identify and preserve Avondale’s cultural resources and local sense-of-place.”

Response: The Property is blessed with significant natural resources including the local river corridors and the Sierra Estrella Mountains to the south. These natural features provide the foundation of the community theme, acting as the anchor to develop a distinct sense of place, that is unique to Avondale. The community theme focuses on health and wellness, community engagement, and connections to nature. These goals continue to be achieved through several design features including the hierarchy of parks, the connection of these parks through an extensive trail system, as well as final design details such as lot orientation and road corridor layout that enhance and preserve view corridors.

Goal 3: “Foster the idea of distinguishable urban neighborhoods and districts within Avondale.”

Response: With a continued focus on health and wellness the proposed amendment further allows ALAMAR to carefully integrate family-friendly and multi-generational neighborhoods that provide an abundance of parks, trails, and open spaces. These community amenities encourage social engagement and place a premium on the opportunities to connect back to nature. Brookfield continues to implement a creative interpretive art program through the parks and trails that celebrates the geological history of the land, as well as the nearby mountains and rivers.

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 sustainable and economically.”

Response: The communities fully connected family-friendly neighborhoods and overall trail network will amply provide connectivity throughout the community as well as linkages to the regional trail network.



Vernon D. Swaback FAIA, FAICP

John E. Sather AIA, AICP

Jon C. Bernhard AIA

Michael D. Wetzel, AIA

Jeffrey M. Denzak, ASLA, APA

July 5th, 2022

Mr. Mark Trinidad
City of Avondale
Development & Engineering Services Department
11465 West Civic Center Drive, Suite 110
Avondale, AZ 85323-6804

mtrinidad@avondaleaz.gov

Re: ALAMAR

Neighborhood Meeting Narrative (Minor General Plan Amendment – PL-22-0067 &
Major PAD Amendment – PI-22-0089)

Neighborhood Meeting Attendees

- Development Team: Roger Theis (Brookfield Residential), Jeff Denzak (Swaback), and Troy Hansen (Swaback)
- City Staff: Mark Trinidad
- Public: A copy of the sign in sheet has been provided herein.

Dear Mr. Trinidad:

The following is our narrative for the Minor General Plan Amendment and Alamar Major PAD Amendment Neighborhood Meeting. The meeting took place at La Joya Community High School Lecture Hall, Room 204, located at 11650 W Whyman Avenue, Avondale, AZ 85353 on June 28th, 2022, between 6:00pm and 7:00pm.

The Neighborhood Meeting was orchestrated as an open house with three stations. The first station, "ALAMAR Today" featured context maps, highlighted the construction progress, and featured photography of constructed elements within Phase 1. The second station, "Minor General Plan Map Amendment" presented the proposed changes to Avondale's General Plan Map. Lastly, the third station, "Major PAD Amendment" featured the proposed changes to ALAMAR's PAD.

Most of the public attendees' questions revolved around the status of construction. A summary of those questions are listed below. These questions were answered appropriately.

1. When would the signal at Avondale Blvd and Broadway be built?
2. How long would Broadway be closed off?
3. When will the Avondale Community Park open?
4. When will the elementary school open?
5. Is the High School site part of ALAMAR?
6. How many homes are planned for ALAMAR?

July 5th, 2022

ALAMAR

Neighborhood Meeting Narrative

7. When will the overall ALAMAR community be built out?
8. Is there another pool complex planned?
9. What's planned for the commercial area?
10. What's the timing on SR 30?
11. When will Steadfast Farms open for business?

Some of the public attendees' questions dealt with how the Minor General Plan Map Amendment would affect them. This was handled on a case-by-case basis depending on where the individual or individuals resided. It was described to each individual or individuals that the "Church Site" was a vacant 10 +/- acre piece of land that Brookfield Residential has purchased and would fold right into the development of Phase 5.

Overall, the interaction with the public attendees was positive. No questions, issues, or concerns were raised by the public attendees that would cause revisions, additions, or subtractions from the Minor General Plan Amendment and Major PAD Amendment.

End of Neighborhood Meeting Narrative



ALAMAR NEIGHBORHOOD OPEN HOUSE - SIGN IN SHEET

GENERAL PLAN AMENDMENT & PLANNED AREA DEVELOPMENT (PAD) AMENDMENT

DATE: JUNE 28TH, 2022

TIME: 6:00 PM TO 7:00 PM

LOCATION: LA JOYA COMMUNITY HIGH SCHOOL LECTURE HALL

ADDRESS: 11650 W. WHYMAN AVE., AVONDALE, AZ 85323

NAME

AFFILIATION (PROPERTY OWNER/ RESIDENT/ STAKEHOLDER/ HOA REP.)

Betty Ledesma

SANTANA LEDESMA

George Moreno

Janice + Ralph Woods

Edie + Jonathan Carrillo

Hovan SALEBIAN

Mike Frickstad + Diane D. Carlo

Alfonso Pineda

Preston Flores

Guillermina Gama Z

MARC TRUJILLO

Manuel Gama

Robert Billings

Prop. owner

owner

owner

PRO OWNER

owner

Partner - CITY

Owner.



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for PAD Rezoning and Preliminary Plat has been submitted to the City of Avondale, Department & Engineering Services Department, for review.

Project: Lakin Property Assigned Planner: Rob Gubser
Request: PAD Rezoning Acreage/Parcel Size: 1.128
Zoning: Existing RU-43 Proposed (if applicable): PAD
Density Allowed: 4.1 Density Proposed (if applicable): 3.36

Please review the attached application and check the appropriate box below. It is the applicant's responsibility to ensure that this form is completed and returned to the Development & Engineering Services Department prior to the scheduling of any public hearings or approval of site plan. Upon a complete review of the application, the request may be presented to the Planning Commission and/or City Council at a public hearing.

The District has adequate capacity to accommodate the estimated enrollment from the proposed development

☒ Yes

No

If inadequate capacity, the District is currently working with the applicant/developer to provide or help provide adequate school facilities

☒ Yes

No

Date Reviewed: September 15, 2017

School District: Tolleson Union High School District #214

Authorized District Representative Name/Title: Nora Gutierrez, Superintendent

Phone #: 623-478-4000

E-mail: nora.gutierrez@tuhsd.org (copy Jeremy.calles@tuhsd.org)

Signature: _____



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for PAD Rezoning and Preliminary Plat has been submitted to the City of Avondale, Department & Engineering Services Department, for review.

Project: Lakin Property Assigned Planner: Rob Gubser
Request: PAD Rezoning Acreage/Parcel Size: 1,128
Zoning: Existing RU-43 Proposed (if applicable): PAD
Density Allowed: 4.1 Density Proposed (if applicable): 3.36

Please review the attached application and check the appropriate box below. It is the applicant's responsibility to ensure that this form is completed and returned to the Development & Engineering Services Department prior to the scheduling of any public hearings or approval of site plan. Upon a complete review of the application, the request may be presented to the Planning Commission and/or City Council at a public hearing.

The District has adequate capacity to accommodate the estimated enrollment from the proposed development

Yes

☐ No

If inadequate capacity, the District is currently working with the applicant/developer to provide or help provide adequate school facilities

☒ Yes

☐ No

Date Reviewed: 09-11-2017
School District: Littleton Elementary School District
Authorized District Representative Name/Title: Dr. Roger Freeman, Superintendent
Phone #: (623) 478-5611
E-mail: freeman.roger@littletonaz.org
Signature: [Signature]



AGENDA ITEM REPORT

SUBJECT: Alamar - Major Amendment of the Alamar Planned Area Development – Application PL-22-0089

MEETING DATE: 11/16/2022

TO: Planning Commission

FROM: Ann Dolmage, Senior Planner

THROUGH: Jodie Novak, Acting Director of Development & Engineering Services

PURPOSE:

The Planning Commission will hold a public hearing and consider a request by Brookfield Lakin LLC for a Major Planned Area Development Amendment to a 1,130 gross acre planned area development (PAD) west of Avondale Boulevard and north and south of the Broadway Road alignment.

BACKGROUND:

Alamar represents properties for a Planned Area Development (PAD) zoning amendment (Exhibit A). The overall Alamar PAD area is approximately 1,130 gross acres in overall area and is bordered by Avondale Boulevard on the east, Dysart Road on the west, Illini Street alignment on the north (approximately 3/4 miles south of Lower Buckeye Road), and along the Sunland Avenue/channel alignment to the south (1/4 miles north of Southern Avenue).

The existing land uses and zoning of surrounding properties include:

- **NORTH:** Existing single-family developments including Las Ligas, Cantada Ranch, and Fleming Farms. SRP switchyard and some areas that are currently being utilized for agriculture. Zoning: A-1, AG, PAD
- **EAST:** Avondale Boulevard, then a mix of agriculture and single-family residential on larger rural County lots. Zoning: PAD, RR-43
- **SOUTH:** Sunland Avenue alignment, then a combination of single-family residential on larger County rural lots and agricultural uses. Zoning: PAD, County
- **WEST:** Dysart Road, then the City's wastewater treatment plant, an undeveloped school site (Tolleson Union High School District) located in the County, agricultural uses and the Aqua Fria River. Zoning: A-1, AG, County

DISCUSSION:

SUMMARY OF REQUEST:

The Applicant proposes major zoning amendments to the Alamar Planned Area Development (PAD) through case PL-22-0089, and if approved will amend the Alamar PAD to include the following:

1. Add 20 acres of land and increase the Alamar PAD from 1,120 to 1,150 acres, add 341 residential lots, and increase total units from 3,695 to 4,036.
2. Remove the Heritage Site and relocate the land use and program to Steadfast Farms site.
3. Apply the PAD zoning district for the Heritage Site, Steadfast Farms Site, Church, and Yerington Parcels.

The applicant purchased the “Church Parcel” and “Yerington Living Trust” (YLT) parcels. Each parcel is approximately 10 acres. The “Church Parcel” was purchased from St. John Vianney Church and is located along the northern property boundary and more specifically south and west of the intersection of Illini Street and 125th Avenue and will be included in Phase 5. The YLT parcel is located along El Mirage Road and more specifically north and east of the intersection of Chambers Avenue and El Mirage Road and will be included in Phase 3.

The Major PAD amendment adds 20 acres to the overall Alamar subject property, thereby increasing the total subject property from 1,120 to 1,150 acres. Currently, the General Plan allows for a total of 4,216 dwelling units; however, the Alamar PAD calls for a total of 3,695 units. The inclusion of the Church and YLT parcels into the Alamar PAD would allow for an additional 65 units per the proposed Major PAD amendment, thus increasing the allowed maximum unit count of the Alamar PAD to a total of 4,281. However, this Major PAD amendment increases total units to 4,036 dwelling units.

Remove the Heritage Site and relocate the use to Steadfast Farm Site

Initially, Alamar PAD included the Heritage Site (28 acres) to be located on the western property boundary along Dysart Road. Although the Heritage Site has an underlying residential land use (Medium Density Residential), the Lakin Family (owners of the Heritage Site) intended to develop a “Farm and Ranch Experience Heritage Center.” Unfortunately, the funding for such a center did not come to fruition, so the applicant has purchased the 28 acres from the Lakin Family and with this amendment will incorporate the property into the Alamar PAD. The former Heritage Site is proposed to be developed as part of Phase 6. Phase 6 will also now contain the relocated third Neighborhood Park and feature vehicular connections to El Mirage Road, South 128th Avenue, and Dysart Road.

Replacing the Heritage Site will be Steadfast Farm (Steadfast) a Community Supported Agriculture farm and market. Steadfast will be located along El Mirage Road at the “Y” intersection of the powerline corridor and will grow and sell fruits, vegetables, flowers, and possibly offer pastured poultry eggs utilizing organic practices. The Steadfast Farm will develop a 2-acre market and farm open to Alamar residents and the greater community. Steadfast honors the history of the property and its agrarian heritage. It is anticipated Steadfast Farm will be a distinctive community attraction in Alamar.

Adopt Alamar PAD (Zone) for the former Heritage Site, Steadfast Farm Site, Church and Yerington Parcel(s)

The inclusion of the Church Parcel, Yerington Parcel, and former Heritage site, and removal of the Heritage Site and relocating the use to the Steadfast Farm site requires the accompanying properties to adopt the Alamar PAD zoning. Upon approval of the Alamar PAD amendment, the subject parcels will be zoned Alamar PAD.

PUBLIC PARTICIPATION:

A neighborhood meeting (Exhibit E) to discuss the proposal with neighboring property owners and other interested parties was held on June 28, 2022. An overview of the discussion topics is outlined in the Neighborhood Meeting Summary, attached as Exhibit E. The neighborhood meeting attendees had general questions regarding how the Major General Plan Amendment request would affect them. The applicant responded that the “Church Parcel” is a vacant 10-acre property that the applicant purchased and would fold into the development of Phase 5. All required notifications for the Planning Commission and City Council public hearings have been completed. To date, no public comments regarding this project have been received, nor any concerns or opposition.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

In 2018, City Council approved the Alamar PAD Alamar which is located within the areas of the Littleton

Elementary School District (Littleton) and Tolleson Union High School District (Tolleson). Tolleson provided the City with signed certificates (Exhibit F) indicating that they have adequate school facilities to accommodate the projected number of new students within the school district's attendance area that will be generated by Alamar. Additionally, Tolleson owns an approximately 56-acre parcel (located in Maricopa County) adjacent to the Alamar, abutting Dysart Road. Tolleson has begun developing the plans for the new high school which is intended to begin construction next Fall of 2023. Currently, high school age students attend La Joya High School, located north of Alamar off Avondale Boulevard and Durango Street.

Littleton Elementary School District had signed the form indicating that they do not have adequate facilities to accommodate the projected students. In response, Alamar PAD included an approximately 21-acre public elementary school site to be located at the intersection of El Mirage Road and Broadway Road. Littleton has begun construction of the public elementary school and is targeting opening Lakin Elementary School (Lakin) next Fall of 2023. Until Lakin is built, elementary age students attend any school within the Littleton including Littleton Elementary, Collier Elementary, Estrella Vista STEM Academy, and Tres Rios Service Academy.

All public schools are located north or west of Alamar.

ANALYSIS:

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

1. The proposed PAD amendment is in conformance with the General Plan and applicable specific plan(s). The current General Plan land use designations for the site are shown on Exhibit B. The applicant has submitted a concurrent Minor GPA amendment (PL-22-0067) that will amend the General Plan 2030 Land Use Map designations for the "Church Parcel" (10 acres) only from Rural Low Density Residential (RLDR) to Medium Density Residential (MDR). The MDR category allows for development of detached single-family residential homes at a density of 2.5 to 4 dwelling units per acre. The target density in MDR is 2.5 dwelling unit per acre.

2.The proposed PAD amendment meets the PAD requirements of the Zoning Ordinance, Subdivision Regulations, Design Manuals and other applicable regulations and requirements, unless otherwise modified by the PAD Narrative. The proposed PAD amendment meets all applicable regulations including zoning classifications, development standards, and engineering standards necessary to administer the intended development. Additionally, the PAD includes several additional uses that will help to enrich the overall fabric of the Alamar community, which includes a neighborhood commercial site, a public community park, a public safety facility site, and an elementary school site.

3.That adequate public infrastructure and services exist to serve the proposed development or all necessary public infrastructure and services to serve the proposed development will be completed in connection with development within the PAD. The City's existing public infrastructure is adequate to provide the necessary services for the Alamar PAD. The applicant has or will construct additional infrastructure to support all Alamar developments as each phase of the project develops.

4. The proposed PAD amendment will result in compatible land use relationships within the proposed development and with adjacent properties. The Alamar PAD provides a connected and integrated master plan that will result in residential, commercial, and recreational opportunities for the community, the surrounding areas, and the City. In addition to the community amenities provided, the development will also provide updated infrastructure for the area; a community park, an elementary school site, and a public safety facility site.

5. The development standards of the proposed PAD amendment are consistent with or exceed the desired character of development for the area. The proposed PAD amendment's development standards for the residential homes include requirements such as setbacks, minimum lot width, lot coverage, maximum height, and minimum off-street parking. In addition to the residential development standards, the proposed PAD amendment establishes development standards for the commercial and Steadfast Farm Site. Both sets of development standards closely resemble those of the Neighborhood Commercial (C-1) zoning district with

slight modifications. All development standards contained within the Alamar PAD have been reviewed and are consistent with the desired character of the development.

BUDGET IMPACT:

No budget impacts.

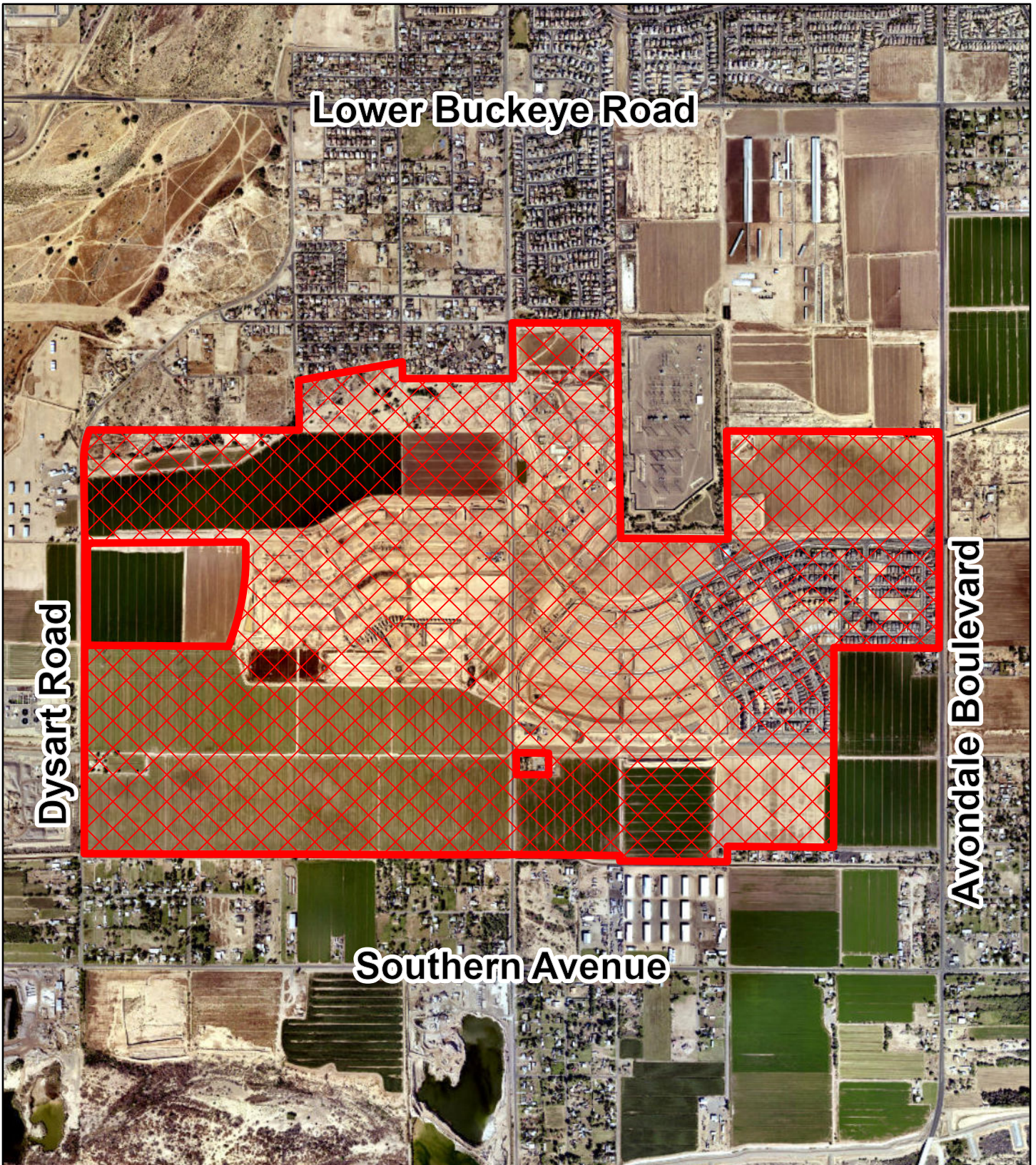
RECOMMENDATION:

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-22-0089, a request to amend the Alamar Planned Area Development, subject to the following six (6) conditions of approval:

1. Development shall conform to the Alamar Major PAD Narrative, dated July 2022 and approved by Ordinance XXXX-XXX and approved with this Application PL-22-0089.
2. All stipulations of the approval of Ordinance 1651-518 and XXXX-XXX shall remain in full force and effect unless explicitly modified by this PAD Amendment.
3. The Applicant and/or Homeowners Association shall be responsible for installation, maintenance, repair, and replacement of all sign types described within the Alamar Master Sign Package, including signs located within the public right-of-way. Maintenance responsibilities shall include the sign structures and any related lighting.
4. The City shall have the right to remove any damaged sign within the public right-of-way if said damaged sign is not repaired within fifteen (15) days of notice being provided to the developer and/or Homeowners Association.
5. In the event that the Homeowners Association no longer wishes to maintain Alamar "Specialty Street Signs", the City will remove the specialty street signs and replace them with standard-issue City street signs.
6. The total allowed units are subject to City acceptance, review, and approval of all required PAD master plan(s) and report(s).

PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-22-0089, a request to amend the Alamar Planned Area Development, subject to six (6) recommended conditions of approval as listed in the staff report.



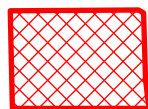
Lower Buckeye Road

Dysart Road

Avondale Boulevard

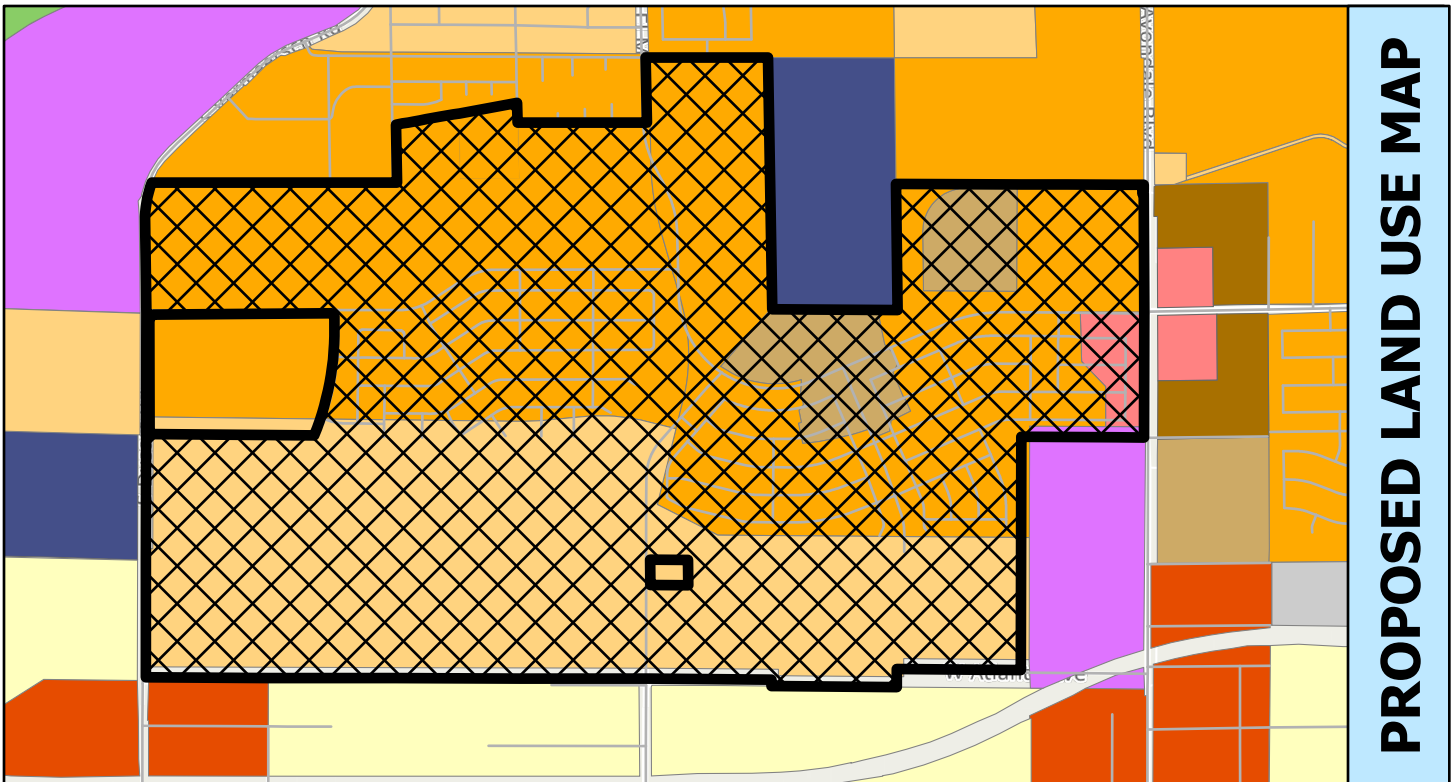
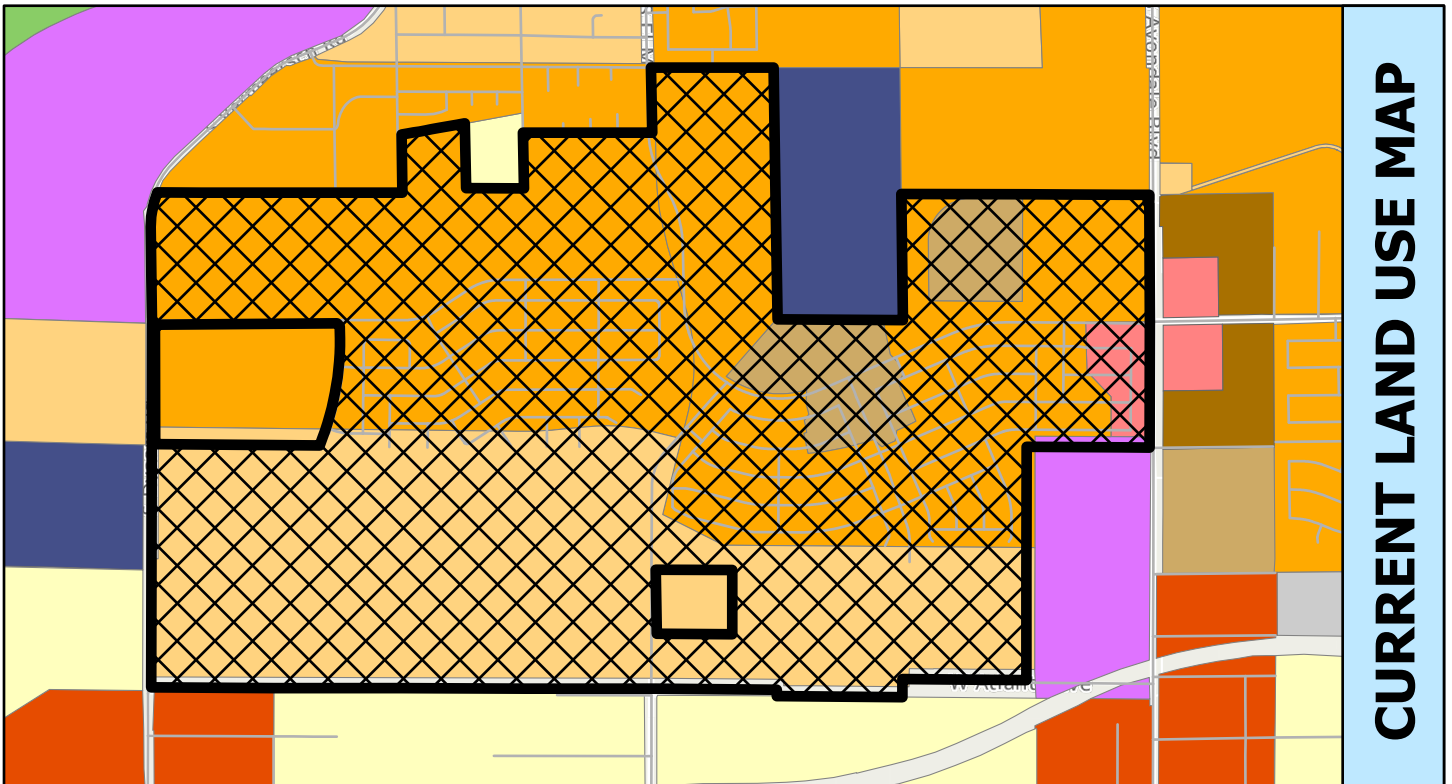
Southern Avenue

Aerial Photograph



Subject Property

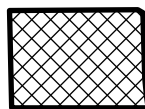




General Plan Land Use

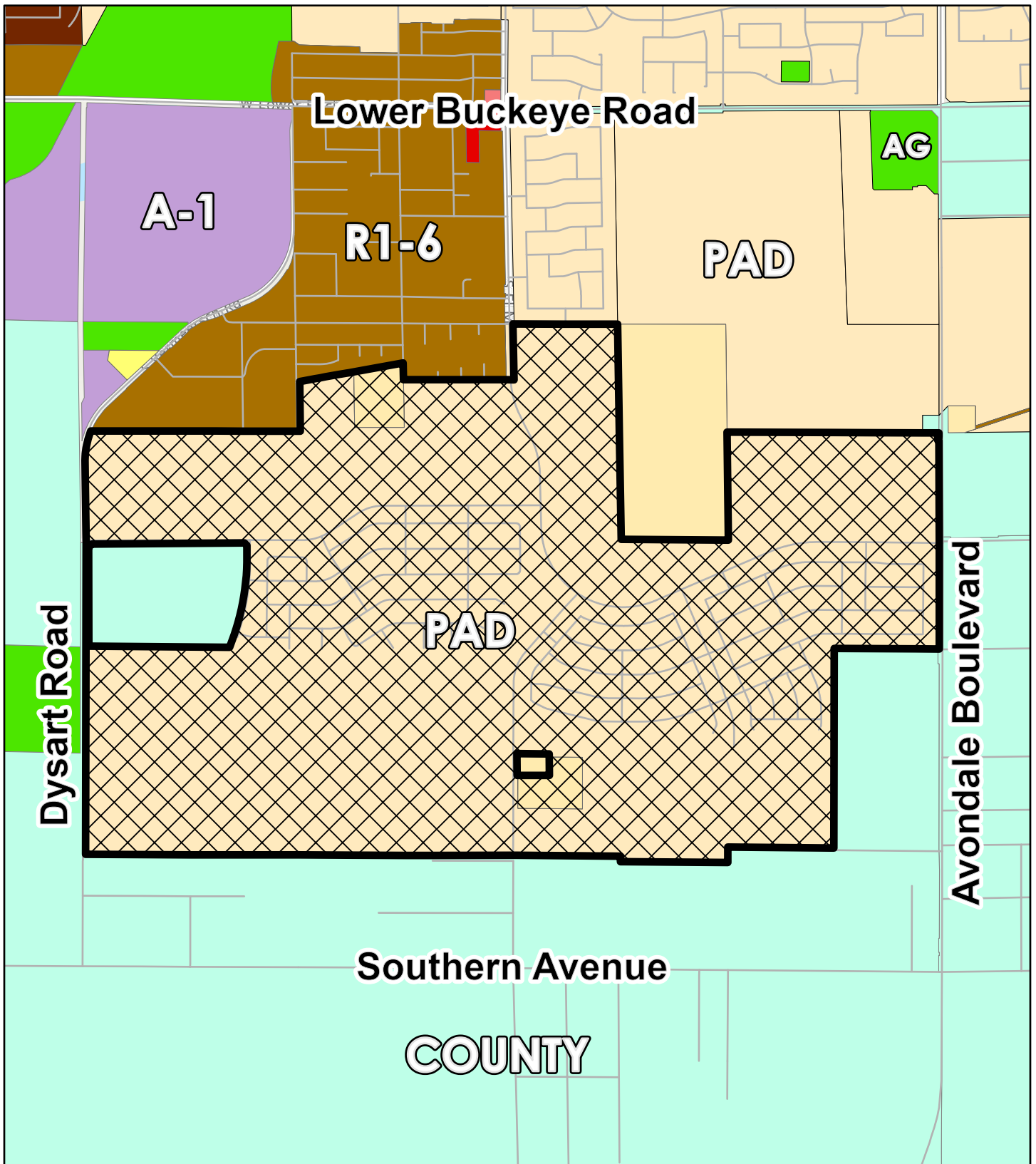


- Local Commercial
- Low Density Residential
- Medium Density Residential
- Medium High Density
- Rural Low Density Residential

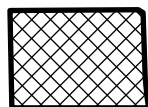


Subject Property





Zoning Vicinity



Subject Property





ALAMAR

CITY OF AVONDALE
MAJOR PAD AMENDMENT
PROJECT NARRATIVE
PL-22-0089
July 2022

APPLICANT

BROOKFIELD RESIDENTIAL

Contact: Roger Theis

14646 N. Kierland Boulevard, Suite 270

Scottsdale, AZ 85254

Phone: (602) 903-7493

roger.theis@brookfieldpropertiesdevelopment.com

CONSULTANTS

SWABACK, PLLC

Community Planning and Design

7550 E. McDonald Drive

Scottsdale, AZ 85250

Contact: Jeffrey Denzak

Phone: (480) 367-2100

jdenzak@swaback.com

NARRATIVE

Introduction

ALAMAR (“Property”) is a Planned Area Development (PAD) by Brookfield Residential (Arizona) LLC (“Brookfield”) currently encompassing approximately 1,130 gross acres of land within the City of Avondale. The property is located west of Avondale Boulevard and north and south of the Broadway Road alignment.

The Property was annexed into the City of Avondale (“City”) in May of 2018. Alamar was also zoned to a Planned Area Development (PAD) in May of 2018, subsequently amended in February of 2020, and July of 2021. A concurrent Minor General Plan Map Amendment has been submitted along with this Major PAD Amendment related to a small portion of land along the northwest border of the property referred to as the “Church Parcel”: and now planned for additional residences within the ALAMAR community.

As Brookfield continues their thoughtful and strategic planning and development of ALAMAR, new opportunities to grow and expand the community have come about. Brookfield is submitting for a Major PAD Amendment to include the following:

- a. an additional 20 acres of land within the PAD,
- b. removing the Heritage Site program while introducing the Steadfast Farm program,
- c. increasing the allowed total unit quantity.

Project Description

From Alamar’s initial inception, Brookfield’s vision set out to create a connected, integrated, and holistic master plan community that would result in a strong identity. Brookfield continues to believe in this special project and the opportunity to celebrate the natural beauty of the adjacent Sierra Estrella Mountains by providing a framework for community health and wellness. This focus on health and wellness continues to this day-through the design of family-friendly and multi-generational neighborhoods with an abundance of parks connected through a comprehensive network of trails and open spaces.

Request

Brookfield is submitting for a Major PAD amendment to include the following items:

- a. an additional 20 acres increasing the total acres from 1,120 to 1,150 acres;
- b. introduce Steadfast Farm, a Community Supported Agriculture (CSA) program;
- c. remove the Heritage Site and relocate the use and program to Steadfast Farm;
- d. an additional 341 lots increasing the total permitted dwelling units from 3,695 to 4,036 dwelling units; and
- e. adopt PAD zone for the Heritage, Steadfast Farm, Church and Yerington Parcel(s).

As stated above, a concurrent Minor General Plan Map Amendment has been submitted along with this Major PAD Amendment Request to change the land use designation of the “Church Parcel” from Rural Low Density to Medium Density Residential. This Major PAD Amendment proposes the adjustments listed below.

1. Brookfield has purchased approximately 10 acres of land from St. John Vianney Church (“SJVC”) located along the northern Property boundary and more specifically south and west of the intersection of Illini Street and S. 125th Avenue. These 10 acres are referred to as the “Church Parcel” and are

specifically described in the legal description accompanying this request. Brookfield has also purchased approximately 10 acres of land from the Yerington Living Trust (“YLT”) located along El Mirage Road and more specifically north and east of the intersection of Chambers Avenue and El Mirage Road. These 10 acres are referred to as the “Yerington Parcel” or and are specifically described in the legal description accompanying this request. The Church Parcel will be folded into the overall fabric of Phase 5 while the Yerington Parcel will be included Phase 3.

2. The Heritage Site was originally located on the western Property boundary along Dysart Road just south of the powerline corridor. Although these 28 acres are already within the ALAMAR PAD and have an underlying residential use per the approved PAD, the land ownership was retained by the previous owner, the Lakin Family, with the intent to develop a “Farm and Ranch Experience Heritage Center.” The finances for such an endeavor have not come to fruition so Brookfield has purchased those 28 acres with the intent to incorporate them into the overall fabric of the community. The Heritage Site will be developed as part of Phase 6 of ALAMAR. This Phase will also now contain the relocated third Neighborhood Park and feature vehicular connections to El Mirage Road, South 128th Avenue, and Dysart Road.

3. The introduction of Steadfast Farm, located along El Mirage Road at the “Y” intersection of the powerline corridor, furthers Brookfield’s vision to create a master plan community that provides the framework for community health and wellness. This cultural mixed-use project will be designed to showcase some of the best organic agricultural practices in Arizona. Steadfast Farm works with communities to offer small scale localized agricultural produce that are based on bio-intensive best-practices. The approximately 2-acre farm and market will have a variety of offerings to the local community including; fruits and vegetables, cut flowers, and a modest farm “store” supported through a robust CSA (Community Supported Agriculture) program (similar to the successful program used at Brookfield’s Eastmark community in Mesa, AZ).

Its implementation will honor the rich history of the property and it’s agrarian heritage. The development will also serve as a distinctive community destination. Brookfield proposes exchanging the approved Heritage Site uses with the Steadfast Farm uses.

4. Brookfield is in escrow to sell Phase 7 to Shea Homes who plans to develop a new Trilogy Community. Trilogy, a leading nation-wide brand, is an age qualified resort style community featuring clubhouses and amenities for active adults. Trilogy strives to create communities that provide enriched lifestyles through opportunities to explore new interests, achieve wellness, and connect to a vibrant social life. Trilogy and ALAMAR are a perfect fit!

ALAMAR’s carefully crafted community fabric with multi-generational neighborhoods, its focus on health and wellness, is heightened and improved with the addition of Trilogy expanding the already diverse range of housing product and amenities ALAMAR provides. This unique opportunity to include an active adult element expands and enhances the initial vision and goals Brookfield established. Brookfield will continue to coordinate all residential building activities to ensure design excellence.

5. With the inclusion of the Church and Yerington Parcel’s, removal of the Heritage Site program, introduction of Steadfast Farm program and Trilogy, Brookfield is proposing an increase to the approved overall unit count for ALAMAR. Currently the General Plan allows for a total of 4,216 units within the ALAMAR PAD (the current ALAMAR PAD only calls for a total of 3,695 units). The inclusion of the Church and Yerington Parcel’s into the ALAMAR PAD would allow for an additional 65 units per the amended General Plan, thus increasing the allowed maximum unit count of ALAMAR to a total of 4,281. Brookfield is proposing an increase to a total of 4,036 units within this Major PAD Amendment.

This proposed change in total units will only result in an increase in density from 3.3 du/ac to 3.5 du/ac (still below the 3.7 du/ac that are allowed within the General Plan).

Project Justification

As the City is aware, when planning and developing a master plan community, the developer and the City work cooperatively to implement a vision that is not only appropriate for the city but creates a community with a distinct sense of place. The development lifecycle of a major master planned community typically spans ten or more years. During this time, it is expected that development conditions will change. Whether such change is initiated by market conditions, change in Council, or change in staff, one feature that is essential to the successful implementation of a master planned community is its flexibility to respond to changing conditions. The City of Avondale's General Plan and Zoning Ordinance, and ALAMAR's PAD recognizes the importance of this dynamic by providing several policies that support this Major PAD Amendment.

2030 General Plan Supporting Statements and Goals

First and foremost, Page 15 of the 2030 General Plan and supported by A.R.S. §9-461.06.

“...changes to the 2012 Plan are to be considered major amendments if the resulting change is a “substantial alteration of the municipality’s land use mixture of balance” as established in this 2012 Plan.”

The above statement provides strong support for the proposed Major PAD Amendment. Additional Goals and Policies supporting this proposal are provided hereinafter.

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.”

Response: the proposed amendment expands ALAMAR's overall community design fabric, providing a fresh and hip community scene that focuses on social engagement and healthy living. A spirit of health and wellness continues to guide Alamar's development and has been made easy with an abundance of opportunities to hop on a trail and connect with friends and neighbors.

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

Response: ALAMAR continues to include a diverse range of housing product within the community. The proposed amendment allows Brookfield to expand the offerings of high to medium-high density residential, and medium to low density residential.

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

Response: Alamar continues to provide executive housing and larger lots for the greater Avondale community. Based on research to date, discussions with the home builder industry and an analysis of comparable projects, the inclusion of executive housing and larger lots greatly expand the current

offering in the Southwest Valley. However, it is important to note that Alamar will also be providing higher density housing where appropriate, adjacent to higher intensity uses such as utilities, commercial, and public uses. The higher density housing will support more vibrant commercial areas through increased population supporting more diversity of non-residential uses and ultimately higher sales tax revenues.

- Goal 5: “Promote land uses that are respectful of the natural environment and which conserve valuable natural resources such as open space, clean air, water, and energy.”

Response: The proposed amendment expands Brookfield’s vision to create a connected, integrated, and holistic master plan community resulting in a strong identity for the City. With the Properties unique location, directly northeast of the confluence of three major river corridors (Salt, Gila, and Agua Fria Rivers), Brookfield believes in the unique opportunity to develop a comprehensive master plan community that embraces the City’s desire to celebrate the natural beauty of the Sierra Estrella Mountains. The provided framework for community health and wellness is achieved through an expansive trail system, large community park, and efficient drainage design, it is also accomplished through architectural design, community amenities, elements and design components organized around a series of materials and desert treatments that respect the natural environment. Proposed color palettes will be comprised of muted tones and will take clues from natural context of the land, river valley, and adjacent mountains as well as the historic contexts of the surrounding properties.

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

Response: Brookfield continues to coordinate with the Littleton Elementary School District (“LESD”) and has proposed a 21-acre school site on the Property. Brookfield understands the importance of schools to a community’s well-being and believes that the elementary school will be a significant asset to the overall fabric of the community. In addition, Brookfield continues its discussions with both the City and the LESD on the potential opportunities for co-locating open space and recreation improvements within the context of land adjacent to the school site.

Cost of Development Element

Goal 2: “Preserve and enhance infrastructure and the existing level of public services for residents and businesses.”

Response: With the continued success of Alamar, this project has substantially and will continue to substantially augment the City’s infrastructure and existing level of public services in south Avondale through the reservation of land for the development of a new fire/ safety substation and a new elementary school. Brookfield also reserved land and has contributed to the development of a new 30 +/- acre community park. Through the development of the Property, this project will provide water, sewer, and road connectivity over two square miles where supportive infrastructure that did not and does not currently exist. This will have the added benefit of attracting other users to the area who will be able to capitalize on the new infrastructure.

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”

Response: This proposed amendment allows Alamar to continue to provide housing designs with rich character and quality with a range of housing design styles that will help to curtail the typical suburban look of monotony and sameness. Based on the overall community theming and branding, the project continues to include four distinct architectural styles but is not limited to, Spanish Colonial, Territorial Ranch, Craftsman/Bungalow, and Traditional Southwest.

Goal 4: “Require excellence and innovation in residential design and construction.”

Response: Brookfield continues to coordinate all residential building activities to ensure design excellence. A focus on key components and the appropriate design composition will be mandated through the proposed architectural design standards and guidelines in Section 5 of the PAD.

Conservation, Rehabilitation, and Redevelopment Element, and Neighborhood Preservation and Revitalizations Element

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

Response: The proposed amendment allows Alamar to continue to provide carefully positioned neighborhoods around formative parks and associated open space elements that help foster social engagement help create a special sense of place. Rather than a simple series of block forms repeated over and over, residential blocks continue to be organized in more interesting (and different) shapes, sizes and orientations that help to create for a more varied and visually interesting street scene.

Energy Element

- Goal 5: “Integrate electric power line corridors, electric substations, and other energy infrastructure into future development.”

Response: The Property includes a linear electrical corridor and associated easements that includes a “Y” separation near the middle of the Property. Brookfield continues to work closely with and coordinate with the utility providers. Based on this coordination and collaboration, Brookfield plans to utilize the corridors and easements for trails, informal open spaces for recreation, and for detention design requirements.

Environmental Planning and Conservation Element

- Goal 1: “Protect floodways, floodplains, hillsides, and other environmentally sensitive areas from inappropriate development”

Response: Brookfield continues to coordinate with FEMA, creating and submitting multiple Conditional Letters of Map Revisions (“CLOMR”) and multiple Letters of Map Revisions (“LOMR”) as necessary. Brookfield has also been in communication and coordinated accordingly with the design of components related to the Durango Regional Conveyance Channel (“DRCC”) relative to the Property.

Goal 4: “Maintain or enhance the quality of Avondale’s natural resources.”

Response: Brookfield continues to organize community features, elements, and design components around a series of materials and desert treatments that take their clues from the overall community themes of health, wellness, community engagement, and connection to nature.

Goal 8: “Conserve water”

Response: Alamar will continue to utilize a low water use landscape palette that is appropriate for the desert environment.

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”

Response: Alamar continues to focus on providing an abundance of fun, attractive and healthy opportunities to get outside and reconnect with nature. The community trail system provides convenient linkages to the unique riverfront setting. Alamar has become a source of pride for the City of Avondale and continues its focus on livability and long-term sustainability.

Goal 2: “Create linkages to parks, trails, rivers, and mountains.”

Response: The proposed amendment allows Alamar to continue and expands upon its well-connected series of family-friendly neighborhoods. The planned 9.5 miles of trails will further create linkages to the series of specialty designed parks, neighborhoods, and adjacent amenities.

Goal 3: “Make Avondale’s unique natural setting central to its identity as a Healthy Lifestyle City.”

Response: Alamar’s unique location at the convergence of multiple rivers limits transportation circulation west of the Property, as well as significant limitations to the south of the Property. These geographical and physical conditions reinforce the desire to create a carefully crafted destination-oriented master plan community that has become a regional destination within the City. The community is a special asset to the Avondale community complementing the Cities overall fabric while reinforcing the community as a great place to live, work, and play.

Goal 4: “Protect views of and access to mountains and river corridors.”

Response: One of Alamar’s central themes has been and will continue to be its visual and physical access to the surrounding natural areas. With this in mind, the community has been carefully designed with an integrated street system to take advantage of the existing view sheds. The series of designed open spaces, park system, and trail network connecting the family-friendly neighborhoods all help to connect citizens to the surrounding natural areas.

Recreational Amenities Element

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

Response: Brookfield has reserved a large 30+/-acre community park site and has contributed to the development of this site. Additionally, the project includes three strategically located neighborhood parks that will range in size from approximately 2 to 3 acres, as well as a series of formative parks. The neighborhood park spaces are geared toward the community’s adjacent neighborhoods and residents.

These parks will incorporate a range of uses providing each one with a unique identity. Brookfield has coordinated with the Littleton Elementary School District (LESD) reserving a 21-acre school site on the Property. 6-acres of the school site will be organized as open space with park amenities for joint use between the LESD and City of Avondale. The formative parks will be the most important aspect of the overall park system that provides direct access to neighborhoods and residents and will be strategically embedded in each grouping of neighborhoods.

Circulation Element

Goal 1: “Provide a transportation system that is complementary to the existing and planned land uses.”

Response: The proposed amendment allows further complimentary circulation with the existing and planned land uses. While Alamar has been designed as a unique destination-oriented master planned community, it still allows for circulation and connectivity around and within the Property.

Bicycling Element

Goal 1: “Develop a safe bicycle transportation system that provides connectivity throughout the City, including major public and private facilities, and to transit.”

Response: This proposed amendment further establishes the community’s connectivity and extensive network of bicycle and pedestrian paths. Connectivity has been planned throughout the community as well as with the larger external Avondale and regional network. The internal network includes over 9.5 miles of trails, which will allow for biking, walking, and jogging.

Goal 3: “Increase recreational opportunities for bicyclists throughout Avondale.”

Response: Alamar continues its implementation of well-connected neighborhoods, and this proposed amendment provides further connectivity to the trail system which has been thoughtfully integrated into the Community Park to ensure convenient access for residents on foot or on bike. The communities trail network is considered an ‘active’ transportation network that accommodates bicyclist, pedestrians, and handicapped users.

Safety Element

Goal 1: “Provide a safe and healthy environment for all Avondale residents, employees, and visitors.”

Response: Alamar’s overall community design fabric has provided a fresh and hip community scene that focuses on social engagement and healthy living. A spirit of health and wellness will be made easy with an abundance of opportunities to hop on a trail and connect with friends and neighbors.

Goal 5: “Continue to provide for the protection of life and property from the destruction of fire and to mitigate other life-threatening incidents.”

Response: Brookfield continues to coordinate with the City and City’s fire department on a fire safety facility location reserved within the Property. The proposed amendment provides improved connectivity with the ability to fully integrate into the community’s neighborhood fabric.

Goal 6: “Provide fire, advanced life support, and emergency medical services to all residents and visitors in the City.”

Response: The proposed fire safety site within the Property will greatly enhance the City’s service area in south Avondale. The proposed amendment provides improved connectivity with the ability to fully integrate into the community’s neighborhood fabric.

Water Resource Element

Goal 4: “Encourage efficient water use and conservation throughout the community.”

Response: Alamar will continue to utilize a landscape palette that is appropriate for the desert environment and sensitive to the use of water.

Urban Design Element

Goal 1: “Identify and preserve Avondale’s cultural resources and local sense-of-place.”

Response: The Property is blessed with significant natural resources including the local river corridors and the Sierra Estrella Mountains to the south. These natural features provide the foundation of the community theme, acting as the anchor to develop a distinct sense of place, that is unique to Avondale. The community theme focuses on health and wellness, community engagement, and connections to nature. These goals continue to be achieved through several design features including the hierarchy of parks, the connection of these parks through an extensive trail system, as well as final design details such as lot orientation and road corridor layout that enhance and preserve view corridors.

Goal 3: “Foster the idea of distinguishable urban neighborhoods and districts within Avondale.”

Response: With a continued focus on health and wellness the proposed amendment further allows Alamar to carefully integrate family-friendly and multi-generational neighborhoods that provide an abundance of parks, trails, and open spaces. These community amenities encourage social engagement and place a premium on the opportunities to connect back to nature. Brookfield continues to implement a creative interpretive art program through the parks and trails that celebrates the geological history of the land, as well as the nearby mountains and rivers.

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 sustainable and economically.”

Response: The communities fully connected family-friendly neighborhoods and overall trail network will amply provide connectivity throughout the community as well as linkages to the regional trail network.

Zoning Ordinance Supporting Statements and Goals

This proposed Major PAD Amendment is supported by the City of Avondale Zoning Ordinance. As stated in Section 601 of the City of Avondale Zoning Ordinance, the purpose of the Planned Area Development (PAD) district is to:

“... promote the development of mixed-use developments and/or residential subdivisions that include residential, commercial or business park development according to an overall plan. It is the intent of the PAD district to:

- a. Encourage creative and innovative planning principles by providing greater flexibility in design.
- b. Establish mixed-use developments or residential neighborhoods that have a distinct character and an established sense of place.
- c. Create residential communities with a mix of lot sizes and complementary uses.
- d. Provide a process that relates the architecture, urban design, and scale of the project to the unique characteristics of the site.
- e. Require the nature and intensity of development to be supported by adequate utilities, transportation, drainage and open spaces to serve the development and to minimize impact on existing or future adjacent development.
- g. Encourage development that is consistent with the policies and the guidelines established in applicable specific plans and the General Plan.

ALAMAR's PAD Supporting Statement and Policies

Page 42 of the Alamar PAD.

“Amendments to the PAD may be necessary from time to time to reflect changes in market conditions or to meet requirements of potential users or builders... The following shall be deemed to be major amendments...

- 2. An overall increase in residential unit count for the Property”

Brookfield remains committed to creating a connected, integrated, and holistic master plan community. The implementation of a PAD is long-term and usually spans one or more business cycles. As cycles evolve and development conditions adjust, there are time when it is necessary to modify the approved uses to maintain the above stated principles. These proposed adjustments ensure continued success the project in both the short and long term.



Vernon D. Swaback FAIA, FAICP

John E. Sather AIA, AICP

Jon C. Bernhard AIA

Michael D. Wetzel, AIA

Jeffrey M. Denzak, ASLA, APA

July 5th, 2022

Mr. Mark Trinidad
City of Avondale
Development & Engineering Services Department
11465 West Civic Center Drive, Suite 110
Avondale, AZ 85323-6804

mtrinidad@avondaleaz.gov

Re: ALAMAR

Neighborhood Meeting Narrative (Minor General Plan Amendment – PL-22-0067 &
Major PAD Amendment – PI-22-0089)

Neighborhood Meeting Attendees

- Development Team: Roger Theis (Brookfield Residential), Jeff Denzak (Swaback), and Troy Hansen (Swaback)
- City Staff: Mark Trinidad
- Public: A copy of the sign in sheet has been provided herein.

Dear Mr. Trinidad:

The following is our narrative for the Minor General Plan Amendment and Alamar Major PAD Amendment Neighborhood Meeting. The meeting took place at La Joya Community High School Lecture Hall, Room 204, located at 11650 W Whyman Avenue, Avondale, AZ 85353 on June 28th, 2022, between 6:00pm and 7:00pm.

The Neighborhood Meeting was orchestrated as an open house with three stations. The first station, "ALAMAR Today" featured context maps, highlighted the construction progress, and featured photography of constructed elements within Phase 1. The second station, "Minor General Plan Map Amendment" presented the proposed changes to Avondale's General Plan Map. Lastly, the third station, "Major PAD Amendment" featured the proposed changes to ALAMAR's PAD.

Most of the public attendees' questions revolved around the status of construction. A summary of those questions are listed below. These questions were answered appropriately.

1. When would the signal at Avondale Blvd and Broadway be built?
2. How long would Broadway be closed off?
3. When will the Avondale Community Park open?
4. When will the elementary school open?
5. Is the High School site part of ALAMAR?
6. How many homes are planned for ALAMAR?

July 5th, 2022

ALAMAR

Neighborhood Meeting Narrative

7. When will the overall ALAMAR community be built out?
8. Is there another pool complex planned?
9. What's planned for the commercial area?
10. What's the timing on SR 30?
11. When will Steadfast Farms open for business?

Some of the public attendees' questions dealt with how the Minor General Plan Map Amendment would affect them. This was handled on a case-by-case basis depending on where the individual or individuals resided. It was described to each individual or individuals that the "Church Site" was a vacant 10 +/- acre piece of land that Brookfield Residential has purchased and would fold right into the development of Phase 5.

Overall, the interaction with the public attendees was positive. No questions, issues, or concerns were raised by the public attendees that would cause revisions, additions, or subtractions from the Minor General Plan Amendment and Major PAD Amendment.

End of Neighborhood Meeting Narrative



ALAMAR NEIGHBORHOOD OPEN HOUSE - SIGN IN SHEET

GENERAL PLAN AMENDMENT & PLANNED AREA DEVELOPMENT (PAD) AMENDMENT

DATE: JUNE 28TH, 2022

TIME: 6:00 PM TO 7:00 PM

LOCATION: LA JOYA COMMUNITY HIGH SCHOOL LECTURE HALL

ADDRESS: 11650 W. WHYMAN AVE., AVONDALE, AZ 85323

NAME

AFFILIATION (PROPERTY OWNER/ RESIDENT/ STAKEHOLDER/ HOA REP.)

Betty Ledesma
SANTANA LEDESMA
George Moreno
Janice + Ralph Woods
Eddie + Jonathan Carrillo
Hovan SALEBIAN
Mike Frickstad + Diane D. Carlo
Alfonso Pineda
Preston Flores
Guillermina Gama Z
MARCE TRUJILLO
Manuel Gama
Robert Billings

Prop. owner
owner
owner
PROPERTY OWNER
owner
PUNYA - CITY

Owner.



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for PAD Rezoning and Preliminary Plat has been submitted to the City of Avondale, Department & Engineering Services Department, for review.

Project: Lakin Property Assigned Planner: Rob Gubser
Request: PAD Rezoning Acreage/Parcel Size: 1.128
Zoning: Existing RU-43 Proposed (if applicable): PAD
Density Allowed: 4.1 Density Proposed (if applicable): 3.36

Please review the attached application and check the appropriate box below. It is the applicant's responsibility to ensure that this form is completed and returned to the Development & Engineering Services Department prior to the scheduling of any public hearings or approval of site plan. Upon a complete review of the application, the request may be presented to the Planning Commission and/or City Council at a public hearing.

The District has adequate capacity to accommodate the estimated enrollment from the proposed development

☒ Yes

No

If inadequate capacity, the District is currently working with the applicant/developer to provide or help provide adequate school facilities

☒ Yes

No

Date Reviewed: September 15, 2017

School District: Tolleson Union High School District #214

Authorized District Representative Name/Title: Nora Gutierrez, Superintendent

Phone #: 623-478-4000

E-mail: nora.gutierrez@tuhsd.org (copy Jeremy.calles@tuhsd.org)

Signature: _____



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for PAD Rezoning and Preliminary Plat has been submitted to the City of Avondale, Department & Engineering Services Department, for review.

Project: Lakin Property Assigned Planner: Rob Gubser
Request: PAD Rezoning Acreage/Parcel Size: 1,128
Zoning: Existing RU-43 Proposed (if applicable): PAD
Density Allowed: 4.1 Density Proposed (if applicable): 3.36

Please review the attached application and check the appropriate box below. It is the applicant's responsibility to ensure that this form is completed and returned to the Development & Engineering Services Department prior to the scheduling of any public hearings or approval of site plan. Upon a complete review of the application, the request may be presented to the Planning Commission and/or City Council at a public hearing.

The District has adequate capacity to accommodate the estimated enrollment from the proposed development

Yes

☐ No

If inadequate capacity, the District is currently working with the applicant/developer to provide or help provide adequate school facilities

☒ Yes

☐ No

Date Reviewed: 09-11-2017
School District: Littleton Elementary School District
Authorized District Representative Name/Title: Dr. Roger Freeman, Superintendent
Phone #: (623) 478-5611
E-mail: freeman.roger@littletonaz.org
Signature: [Signature]